COUNTY OF MARIN

DEPARTMENT OF PUBLIC WORKS

Quality, Excellence, Innovation

Christopher Blunk, P.E.
DIRECTOR

Administration
PO Box 4186
San Rafael, CA 94913-4186
415 473 6528 T
415 473 3232 TTY
CRS Dial 711

Publicworks.marincounty.gov

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Waste Management

Date: October 13, 2026

To: All Proposers for Planning & Design Development
for the Tenant Improvement Project 350 Ignacio Blvd.

From: Tracie Holland Capital & Planning Project Manager

Re: **Addendum No. 1 & Clarifications**

The proposal deadline is Tuesday October 20, 2026, by 5:00 pm.

You are hereby advised of the following revisions and/or clarifications to said Request for Proposal Documents:

1. **Page 1**: Introduction final sentence has been updated to "The target construction budget for the project is $3M."

2. **Page 2**: Task 3 – Design Development & Permit Package has been updated to indicate OPC required at 30%, 60% and 90% completed documents.

3. **Page 5**: Section 2 was previously mislabeled Section 3, it has been corrected.

4. **Page 10**: Additional drawings were added for reference:
   a. 3rd Floor Tenant Improvement Plans from 2008
   b. 1st Floor Tenant Improvement Plans from 2008
   c. Structural Modification Plans from 2008
   d. Dropbox link to AutoCAD plans https://www.dropbox.com/scl/fo/th495dh909jx846y9eahl/AIpC_ngLIbM0VfcO38e3wv0?rlkey=r18ap1vn251dq4pj8dc7969jo&st=95tqrotl&dl=0

General

All other terms, conditions, and requirements of the original RFP remain unchanged.

Clarifications

1. Questions regarding the Marin County Standard Contract:
   a. As stated on page 8 of the RFP: by submitting a proposal without exceptions, the Proposer accepts all terms and conditions contained in that agreement. Please include a list, if any, of proposed exceptions to the agreement in your proposal for the County's review and consideration.

2. Page 9 of the RFP says that the architect should respond in writing prior to the submission of their proposal that they accept the County's standard professional services agreement. Should this acceptance be sent via email?
    a. Please acknowledge acceptance in proposal.
3. The RFP anticipates an overall project duration of up to 17 months, while the Fee Proposal section states that the contract term will be up to 12 months and that fees for services beyond the one-year term may be renegotiated.
    a. The contract duration is expected to be 2.5 years.
4. Please confirm whether landscape architecture services should be included in the proposal and, if so, clarify the anticipated scope?
    a. It is not anticipated there will be a need for landscape architecture services.
5. Is FF&E specification part of the consultant scope, or will the County handle furniture separately? (understood that FFE is not part of the $4mil). If specification is part of the consultant scope, what is the budget?
    a. The consultant will be expected to plan for FF&E but will not be required to specify individual items.
6. Is the elevator scope just to modernize the existing elevator, or if there is any intent to add a second elevator?
    a. Modernization of existing elevator.
7. Our understanding is the (e) elevator which is not gurney compliant will remain as is as the CBC allows for exceptions for building less than 4'-0" tall if deemed acceptable by the AHJ. Please confirm this understanding is correct.
    a. Correct
8. Is roof replacement included in the project scope, or is the design team only expected to provide a recommendation?
    a. Roof replacement is not currently in the scope.
9. Who is responsible for the security, access-control, and low-voltage design, including requirements related to the Bank of America ATM?
    a. The selected consultant is responsible for security, access-control, and low-voltage design, it is not anticipated Bank of America ATM will require any changes.
10. Is a land survey or civil site base, including utility locations, available or required?
    a. No
11. Does BofA ATM room need cooling or exhaust under this scope of work, or is it existing separate system or exhaust fan, to remain?
    a. It is not anticipated that Bank of America ATM room will require additional cooling or exhaust under this scope of work.
12. Are EV Charging Stations Desired (Level 2) for Public, Employee, or Fleet use?
    a. No

13. Will the County pursue any sustainability certifications (e.g. LEED, WELL)
    a. No
14. Interior designer's role: Will the interior designer remain involved during design? Which party is responsible for coordinating the County's furniture and finish selections with power, lighting, accessibility, and the construction documents?
    a. The Interior Designer will not remain involved in design; their scope is complete.
15. HVAC: The facility assessment recommends replacing aging equipment. Does the County intend to replace the equipment under this project, or should the team evaluate retention and selective modification against replacement?
    a. The County does not intend to replace all equipment at this time.
16. Occupancy and phasing: Will the building be vacant during construction? Must the Bank of America ATM or any existing tenant operations remain accessible and functional?
    a. The building is unoccupied and will remain so during construction. The BofA ATM will remain functional/accessible during construction.
17. Technology and security: Will County IST provide criteria and design for telecommunications, access control, security, and audiovisual systems, or should those disciplines be included in the consultant team?
    a. The County of Marin IST group will only provide information on County standards and will not be responsible for any design.
18. Are any of the 2025 consultants expected to continue? Space Planning - Facilities by Design, Structural – ZFA, Mechanical & Plumbing - 15000 Inc., Electrical, Lighting, & Telecommunications - Brokaw Design
    a. No
19. The conceptual floor plan options in the FAS shows demo and renovation of many spaces but not the restrooms and stairs that were specifically identified as being out of code compliance. Please confirm the project scope and budget includes upgrades to these spaces.
    a. The FAS indicated code deficiencies for the stairs and restrooms but indicated the stairs would be "grandfathered" as compliant through application of the existing building code and suggested overall minor modifications to the restrooms.
20. Will the existing toilet rooms require the selection and specification of new plumbing fixtures, finishes, and accessories?
    a. As required to meet updated code requirements.
21. Are supplemental waterproofing and hazardous material reports as indicated in FAS report available?
    a. No, only what is contained in report.
22. Will the selected team have access to the existing building scans?
    a. Not at this time.

COUNTY OF MARIN

REQUEST FOR PROPOSALS
For

ARCHITECTURAL & ENGINEERING SERVICES

PLANNING & DESIGN DEVELOPMENT
for the Tenant Improvement Project

350 Ignacio Blvd.
Novato, CA

Issued September 22, 2026

Proposals Due:

October 20th
Before 5:00 PM

Tracie Holland, Project Manager
County of Marin, Department of Public Works
3501 Civic Center Drive Rm. 304, San Rafael CA
(415) 250-8789
Tracie.Holland@marincounty.gov

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I. INTRODUCTION

The County of Marin ("County") is seeking proposals from a qualified team of architects and engineers ("Consultant" or "Proposer") to provide professional design, engineering and construction administration services for a tenant improvement project at 350 Ignacio Boulevard in Novato, California. The selected team will be expected to provide a coordinated, permit-ready and bid-ready design, support the County through bidding, and provide construction administration services through project closeout.

The project will adapt the recently acquired office building to support County operations and staff from University of California Cooperative Extension (UCCE), Agriculture Weights & Measures (AWM), and Health & Human Services (H&HS). The work is intended to build upon the County's November 2025 350 Ignacio Boulevard Facility Assessment Study prepared by DLR Group and its subconsultants. The study included facility assessment, programming, conceptual planning, engineering narratives, and probable cost development. The County intends for the selected Consultant to validate and advance that work. The target construction budget for this project is ~~$4M.~~ **$3M.**

The successful Proposer must be prepared to start work immediately upon contract award. The delivery schedule for all services outlined in this RFP is expected to take up to 17 months with design taking approximately 5 months and construction beginning summer 2027.

II. BACKGROUND

350 Ignacio Boulevard in Novato, California is a three-story, multi-tenant office building of type V wood frame construction, built in 1986 and encompassing 16,792 square feet based on published real estate data; the study's 3-D scan produced approximately 17,527 SF of overall gross building area. The building currently contains eight commercial condominium units, with an elevator, two enclosed stairwells, and common restroom facilities at each level. A Bank of America ATM at the south end of the building is expected to remain operational.

The facility at 350 Ignacio was purchased by the County of Marin in spring 2026 for the purpose of moving County staff from leased to owned facilities. The Facility Assessment Study evaluated the building's existing conditions and developed preliminary space requirements and conceptual plans for the intended tenants. The conceptual plans will require some updating to meet the specific needs of new tenants.

The study identified a serviceable architectural condition overall, with localized code, maintenance and repair needs. It also identified aging mechanical equipment, electrical distribution and branch-circuit conditions requiring design attention as part of renovation planning. Structural review found the building generally in good condition, while noting that actual shear-wall locations and framing must be field verified before demolition or structural modifications.

III. SCOPE OF SERVICES

The following scope represents the minimum anticipated services. Proposers may recommend refinements that improve delivery, provided that the proposal clearly identifies any changes.

Task 1 – Project Kickoff and Existing Conditions Verification

- Attend project kickoff meeting with County staff and user representatives.

- Establish communication protocols, decision log, action-item tracking, and deliverable review process.
- Review the Facility Assessment Study, conceptual plans, engineering narratives, available existing drawings, prior studies, and other County-provided documents.
- Identify missing information, design assumptions, potential conflicts, and early investigations needed to proceed.
- Develop and maintain a project schedule showing design, County review, permitting, bidding and construction milestones.
- Conduct detailed site investigation of all areas affected by the project, including architectural, structural, mechanical, plumbing, electrical, lighting, telecommunications, accessibility, life-safety and other relevant systems to update County provided architectural as-built plans.
- Verify dimensions and existing conditions sufficiently to prepare construction documents.
- Identify conditions that differ materially from the Facility Assessment Study.

Task 2 – Programming and Schematic Design

- Meet with County representatives from AWM/UCCE/H&HS representatives to validate current and future operational requirements.
- Meet with DPW Building Maintenance, IST and other County departments to determine County standards and building requirements.
- Develop Schematic Design Documents Progress Set and OPC Construction Cost Estimate (30%) for Stakeholder review based on the County-approved program and preferred conceptual design, with alternatives where required to reconcile program, budget or code.
- Coordinate building systems concepts with architecture and prepare updated engineering narratives.
- Prepare schematic-level probable construction cost and project schedule.

Task 3 – Design Development & Permit Package

- Advance the County-approved schematic design to provide Detailed Design Documents Progress Set (60%) for Stakeholder review and preliminary plan review
- Provide permit-ready Construction Documents Progress Set (90%) for Stakeholder review and plan check
- Implement a Quality Assurance and Quality Control (QA/QC) process to ensure that documents are thoroughly reviewed, all disciplines are coordinated, and the work product is in conformance with the design intent.
- Provide review and comment by a California Certified Access Specialist (CASp) on progress and final set documents.
- Conduct in-person page-turn meetings with project stakeholders to answer questions and collect feedback at 30 %, 60% and 90% complete documents.
- Prepare an Opinion of Probable Construction Cost (OPC) based on the 30% **and 60%** completed documents. Provide an update to the OPC based upon the 90% completed documents.
- Assist the County with securing Building Permits and other regulatory approvals, as required. Produce required signed permit drawings, responding to permit agency questions, and incorporating agency comments into the plans and specifications. Track review comments and maintain a permit comment/ response log. County shall be responsible for payment of all applicable permitting fees.
- Conduct weekly virtual progress check-ins with the County.

Task 4 – Construction Documents

- Prepare 100% complete, coordinated and biddable construction documents including complete plan set and project specification manual based on County standards for all authorized work.
- Use County of Marin Front End Specification documents to develop complete project specification manual. Review County of Marin general conditions document to determine if revisions or supplemental information are needed based on specific project scope.
- Submit draft specification outline/table of contents including technical specification sections for County review with 30% drawing submission.
- Submit draft specification manual, including complete front end (no dates) and technical specifications with 60% drawing submission.
- Submit final specification manual, including technical specification sections that clearly list basis of design/manufacturer/supplier for all products, materials, fixtures and finishes on the project with 90% drawing submission.
-

Task 5 – Design Support During Bidding

- Attend pre-bid site meeting.
- Respond to bidder questions and assist in preparing addenda, if necessary.

Task 6 – Design Support During Construction

- Provide design support throughout construction.
- Attend preconstruction and regularly scheduled construction meetings as required.
- Perform site observations as needed during construction to observe progress and ensure compliance with contract documents.
- Review and respond to contractor submittals, RFIs, substitution requests, and change order proposals.
- Assist with schedule review, payment application review and change order evaluation.
- Maintain an RFI/submittal/change order log and assist County staff with documentation.
- Create punch list, review punch-list work and observe completion.
- Review closeout documentation, O&M manuals, warranties, test reports and record documents.
- Prepare a final project closeout report and support resolution of outstanding deficiencies.
- Review contractor redlines/as-built information and incorporate applicable changes into record drawings.
- Provide final electronic record drawings and specifications in PDF and native/source formats requested by the County.

Deliverables:

- Firm's QA/QC Program or Project-Specific QA/QC Plan
- Technical Memorandum with Construction Cost Estimate at 30% and 90% construction documents (PDF)
- 30% Submittal: Schematic Design Progress Drawings and Draft Specifications (PDF)
- 60% Submittal: Detailed Design Progress Drawings, Specifications and OPC Construction Cost Estimate (PDF).
- 90% Submittal: Construction Drawings and Structural Calculations (stamped and signed) for Permitting, Specification and updated OPC Construction Cost Estimate (PDF)

- 100% Submittal: Final Construction Plans (stamped and signed) and Specification for Bid and Construction (PDF and original source format: AutoCAD/MSWord/Excel)
- Review and comment by a California Certified Access Specialist (CASp) on progress and final set documents.
- Agendas and Meeting Notes from all meetings held during the design phase (PDF)

IV. DESIRED QUALIFICATIONS

The consultant team should demonstrate successful and verifiable experience in providing services for similar projects and for public sector clients. The successful proposal will clearly demonstrate that the consultant is:

- A professional firm whose sole source of income is derived from the professional services they offer to the clients they represent.
- A professional firm without any affiliation with contractors, suppliers, manufacturers, or any interest that could be construed as a conflict of interest to the proposed project.
- A professional firm that has experience delivering projects of similar scope and size.
- A project team whose members possess the skills and expertise needed to deliver the project.
- A project team possessing exceptional problem solving, interpersonal, and communication skills.
- A project team that includes at least one California Certified Access Specialist (CASp).

V. PROPOSAL CONTENT

This section covers the general and background information each firm is to provide when submitting their proposal.

All information contained in the RFP response should be concise and responsive to the content of this request. Fewer pages are better; please do not include complete firm project portfolio. All information requested under Sections 1 and 2 should be provided within a **MAXIMUM of FIFTEEN (15) PAGES**. This limit does not include the proposal cover, section dividers, or any other materials not intended for review. No page limit shall apply to insurance certificates and fee proposal documents (Section 3 and 4).

The proposal should be organized in the following format and must contain, at a minimum, all listed items in the sequence indicated below. Within each section of the response, address the requirements in the order in which they appear below:

Section 1: Cover Letter

Each proposal received must include a letter of submittal including the following:

- Identify the submitting organization, including the company name, business address, including headquarters and all local offices and telephone numbers.
- Identify the name, title, telephone numbers, and e-mail address of the person or persons authorized by the organization to contractually obligate the organization and to be contacted for clarification of the proposal response.

- Statement of Understanding: Demonstrate an understanding of the project scope of work. Provide a brief statement indicating you overall understanding of the County's objectives, and the consultant services being requested.
- Project Approach: Demonstrate an understanding of the project issues. Include a short discussion of your intended approach to delivering the services, which demonstrates an understanding of the underlying issues, challenges, and goals of the effort.
- Qualifications: Summarize the experience, skillsets, areas of expertise, or other qualities that your firm will draw upon to deliver the services outlined in this RFP.
- Be signed by the person authorized to contractually obligate the organization; and,
- Acknowledge receipt of any, and all, addenda to this RFP.

Section 2: References and Experience

Proposer shall demonstrate relevant experience delivering similar projects.

Provide examples of the firm's experience delivering a minimum of three (3) projects of similar scope to this project. Examples should illustrate the firm's experience and success, the experience of individual team members, as well as the experience and success of key sub-consultants, if applicable. For each project provide the following information:

- Project name and location
- Brief description of the project and the contracted scope of work
- Month and year services began and ended
- Construction and/or Project Budget
- Firm's or Team Member's Role
- Client name, address, contact person and telephone. *Please verify in advance that the contacts provided are still currently employed and they are willing to serve as a reference.*

Please provide additional written materials illustrating the firm and/or proposed project team members' relevant experience. If sub-consultants are to be used, provide documentation of the firm/individual's qualifications. Additional materials should be limited to keep the overall proposal submission within the maximum page count specified.

Section 3: Fee Proposal

Proposers shall submit a not-to-exceed fee proposal for the full scope of services as described in section. The fee proposal should be broken down by task, milestone, and/or deliverable, as described in Section III – Scope of Services of this RFP. The Fee Proposal may include an allowance for reimbursable expenses, as required. Travel expenses are not reimbursable.

Proposers shall submit a copy of billing rates for all team members to be applied during the term of the contract. The term of the contract shall be up to 12 months. Should the project extend beyond the 1-year term, the fee for the balance of service may be renegotiated and the contract extended by addendum.

Section 4: Proof of Insurance

Consultant shall provide a certificate(s) of insurance or a copy of their insurance declaration page(s) with their proposal as written evidence of their ability to meet the insurance certificate and other applicable County insurance requirements in accordance with the provisions listed in the sample Professional Services

Contract, provided as Attachment A of this RFP. Professional Liability insurance coverage will be required for this contract. In addition, Consultant shall provide a letter from an insurance agent or other appropriate insuring authority documenting their willingness and ability to endorse their insurance policies naming the County of Marin additional insured.

Fee proposal, rate sheets and insurance certificate shall be submitted in a separate document file.

VI. PRE-PROPOSAL SITE WALK

A mandatory pre-proposal site walk will be held at 350 Ignacio Blvd, Novato CA, on Tuesday, September 29th at 10:00 AM. The purpose of the meeting is to review and clarify the project requirements.

VII. SUBMISSION AND INQUIRIES

Proposals shall be submitted electronically via email to **Tracie.Holland@marincounty.gov** by **Tuesday, October 20, 2026, at 5:00 PM.** Upon receipt, the County will issue a reply-confirmation email to the sender. If a confirmation email is not received ty 12:00 PM the following day, the proposer should promptly call the County at (415) 473-4259 to confirm that their proposal was received.

Proposals received after the time and date specified above will be considered nonresponsive and will be returned to the Consultant.

Any proposals received prior to the time and date specified above may be withdrawn or modified by written request of the Consultant. To be considered, however, the modified Proposal must be received prior to the deadline above.

Unsigned proposals or proposals signed by an individual not authorized to bind the prospective Consultant will be considered nonresponsive and rejected.

The prospective Consultant is advised that should this RFP result in recommendation for award of a contract, the contract will not be in force until it is approved and fully executed by the COUNTY OF MARIN.

All products used or developed in the execution of any contract resulting from this RFQ will remain in the public domain at the completion of the contract.

Any questions related to this RFP shall be submitted in writing to the attention of the Project Manager at the email noted below. Questions will be accepted until 5:00 PM on Tuesday, October 6, 2026. No oral questions or inquiry about this RFQ shall be accepted.

Tracie Holland, Project Manager III
Tracie.Holland@marincounty.gov

Addenda to this RFP, if issued, will be posted on the COUNTY OF MARIN website at:
https://www.marincounty.org/depts/pw/bids-and-proposals

It shall be the Consultant's responsibility to check the COUNTY OF MARIN website to obtain any addenda that may be issued.

VIII. SELECTION PROCESS AND CRITERIA

A DPW selection committee will review and evaluate submitted proposals and develop a ranked list of proposers. The following criteria and scoring sheet will be used to evaluate submittals:

CRITERIA	AVAILABLE POINTS
1. Understanding of and ability to deliver full scope of services.	25
2. Understanding of and strategies in place to meet project objectives.	30
3. Team qualifications	25
4. Relevant project experience	20
TOTAL POINTS	**100**

The selection committee will rank each firm based on the scoring results and determine if interviews are necessary. If interviews are conducted, the final ranking will consider the quality of both the written proposal and the interview. DPW will select the highest-ranked Proposer and negotiate a final contract scope and cost. If the County is unable to reach an agreement with the selected Consultant, the County will proceed to negotiate with next highest-ranked Proposer.

IX. RFP SCHEDULE

County will make every effort to adhere to the following anticipated schedule; however, this calendar is subject to change:

	EVENT	DATE
1.	RFP Issued	Tuesday, September 22, 2026
2.	Site Walk 350 Ignacio Blvd. Novato, CA	Tuesday, September 29, 2026, at 10:00 AM
3.	Last Day to Submit Questions	Tuesday, October 6, 2026, 5:00 PM
4.	**Submission of Proposal**	Tuesday, October 20, 2026, 5:00 PM
5.	Interviews of Short-listed Proposers (if needed)	Week of November 2, 2026
6.	Notification of Final Selection	Week of November 9, 2026
7.	Contract Award by Marin County Board of Supervisors	December/January, 2026
8.	Commence Work	Immediately after Award

**Timeline is tentative and for informational purposes only.*

X. GENERAL CONDITIONS

The issuance of this RFP constitutes only an invitation to present responses. The County reserves the right, at its sole discretion, to determine whether or not any aspect of the response satisfactorily meets the criteria established in the RFP. The County reserves the right to seek additional information and/or clarification from the respondent, the right to confer with any respondent submitting a response and the right to reject any or all responses with or without cause. In the event that the RFP is withdrawn by the County for any reason, the County shall have no liability to any respondent for any costs or expense incurred with the preparation of this RFP or related work. The County reserves the right, at its sole discretion, to waive any irregularities or informality. The County may conduct interviews with any respondent it deems necessary.

The County of Marin reserves the right to reject any and all responses for failure to meet the requirements contained herein, to waive any technicalities and to select the responses which, in the County's sole judgment, best meets the requirements of the project.

The County of Marin Standard Contract is attached to this RFP. By submitting a proposal without exceptions, the Proposer accepts all terms and conditions contained in that agreement.

XI. GENERAL REQUIREMENTS

This procurement will be conducted in accordance with the County's procurement policy and procedures.

Acceptance of Conditions Governing the Procurement
Firm must indicate their acceptance of these general requirements and conditions governing the procurement.

Incurring Cost
Firm agrees to incur all costs associated with the submission of the proposal, or in making necessary studies or designs for the preparation thereof. Further, no reimbursable cost may be incurred in anticipation of an award.

Guarantee of Proposal
Responses to this RFP will be considered firm and irrevocable for ninety (90) days after the due date for receipt of proposals or ninety (90) days after receipt of a best and final offer, if one is submitted.

Form of Proposals
No oral, telephone, or facsimile proposals will be accepted.

Late Responses
All proposals submitted in response to this RFP later than the due date and time will be rejected and sent back to the vendor unopened.

County/Architect Form of Agreement

The form of agreement for this project will be the County of Marin standard professional services agreement (attached). Please note that the Architect will be asked to respond in writing prior to the submission of their proposal that they accept this agreement. The County will not negotiate changes to this agreement.

California Public Records Act (CPRA)

All proposals become the property of the County, which is a public agency subject to the disclosure requirements of the California Public Records Act (PRA, California Government Code §6250 and following).

Levine Act

The Levine Act applies to all agencies whose members are directly elected by the voters. It precludes elected officials from participating in or influencing a decision to issue a "license, permit, or other entitlement for use" if he or she receives any pollical contributions totaling more than $250 in the 12 months before the pendency of the license, permit or use. The Levine Act defines the phase "license, permit or other entitlement for use" to include "all contracts (other than competitively bid, labor, or other personal employment contracts), and all franchises."

Confidentiality

Each proposal, including all documentation submitted in response to this RFP, will be kept confidential until execution of a final agreement, whereas such time all documents become public records under state and local law. The County will not return the original or copies of the RFP response, including any proposals, and any such proposals will be considered public documents regarding which no expectation of compensation or claim of ownership shall remain with the proposer.

Electronic Mail Address

Most of the communication regarding this procurement will be conducted by electronic mail (e-mail). Potential Firms agree to provide the County with a valid e-mail address to receive this correspondence.

Use of Electronic Versions of the RFP

This RFP is being made available by electronic means. By accepting by such means, the proposing firm acknowledges and accepts full responsibility to ensure that no changes are made to the RFP. In the event of conflict between a version of the RFP in the Vendor's possession and the version maintained by the County, procurement manager, the version maintained by the County must govern.

Reservations

The County reserves the right to take the following action(s) at any time, for its own convenience, and at its sole discretion:

(1) Reject any and all proposals.
(2) Cancel the RFP, 72 hours prior to award and issue a new RFP any time thereafter.
Extend any or all deadlines specified in the RFP, including deadlines for accepting responses.
(3) Waive any minor informality, minor irregularity, immaterial defect, or technicality in proposals received when deemed to be in the best interest of the County.
(4) Disqualify any vendor because of any real or apparent conflict of interest or evidence of collusion that is disclosed by the proposal or other data available to the County.
(5) Reject the proposal of any vendor that is in breach of or in default under any other Agreement with the County.

(6) Reject any proposal deemed by the County to be non-responsive, or submitted by a vendor deemed to be unreliable, unqualified, or not responsible.
(7) Accept all or only a portion of the proposal as provided by the firm.

Disclaimer

This document will not be construed as a request or authorization to perform work or supply product at the County's expense. This RFP does not represent a commitment to contract for services. The information in this RFP is accurate to the best of the County's knowledge but is not guaranteed to be correct or complete.

XII. ATTACHMENTS

1. Sample County of Marin Standard Professional Services Agreement
2. Sample Levine Act Disclosure Statement
3. 350 Ignacio Blvd. Facility Assessment Study prepared by DLR Group
4. 3rd Floor Tenant Improvement Plans 2008
5. 1st Floor Tenant Improvement Plans 2008
6. Structural Modification Plans 2008
7. Dropbox link to AutoCAD plans: See addendum memo

CAO Contract Log #_____

COUNTY OF MARIN
PROFESSIONAL SERVICES CONTRACT
2025 - Revised

THIS CONTRACT is made and entered into this _____ day of _____, 20_____, by and between the COUNTY OF MARIN, hereinafter referred to as "County" and , hereinafter referred to as "Contractor."

RECITALS:

WHEREAS, County desires to retain a person or firm to provide the following service: ; and

WHEREAS, Contractor warrants that it is qualified and competent to render the aforesaid services;

NOW, THEREFORE, for and in consideration of the Contract made, and the payments to be made by County, the parties agree to the following:

1. **SCOPE OF SERVICES:**

Contractor agrees to provide all of the services described in **Exhibit A** attached hereto and by this reference made a part hereof.

2. **FURNISHED SERVICES:**

The County agrees to:

A. Guarantee access to and make provisions for the Contractor to enter upon public and private lands as required to perform their work.
B. Make available all pertinent data and records for review.
C. Provide general bid and Contract forms and special provisions format when needed.

3. **FEES AND PAYMENT SCHEDULE:**

The fees and payment schedule for furnishing services under this Contract shall be based on the rate schedule which is attached hereto as **Exhibit B** and by this reference incorporated herein. Said fees shall remain in effect for the entire term of the Contract. Contractor shall provide County with his/her/its Federal Tax I.D. number prior to submitting the first invoice.

4. **MAXIMUM COST TO COUNTY:**

In no event will the cost to County for the services to be provided herein exceed the maximum sum of **$** including direct non-salary expenses. As set forth in section 14 of this Contract, should the funding source for this Contract be reduced, Contractor agrees that this maximum cost to County may be amended by written notice from County to reflect that reduction.

5. **TIME OF CONTRACT:**

This Contract shall commence on , and shall terminate on . Certificate(s) of Insurance must be current on day Contract commences and if scheduled to lapse prior to termination date, must be automatically updated before final payment may be made to Contractor. The final invoice must be submitted within 30 days of completion of the stated scope of services.

6. **INSURANCE:**

Commercial General Liability:
The Contractor shall maintain a commercial general liability insurance policy in the amount of $1,000,000 ($2,000,000 aggregate). The County shall be named as an additional insured on the commercial general liability policy.

Commercial Automobile Liability:
Where the services to be provided under this Contract involve or require the use of any type of vehicle by Contractor, Contractor shall provide comprehensive business or commercial automobile liability coverage, including non-owned and hired automobile liability, in the amount of $1,000,000.00.

Workers' Compensation:
The Contractor acknowledges the State of California requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of the Labor Code. If Contractor has employees, a copy of the certificate evidencing such insurance, a letter of self-insurance, or a copy of the Certificate of Consent to Self-Insure shall be provided to County prior to commencement of work.

Errors and Omissions, Professional Liability or Malpractice Insurance:
Contractor may be required to carry errors and omissions, professional liability or malpractice insurance.

All policies shall remain in force through the life of this Contract and shall be payable on a "per occurrence" basis unless County specifically consents to a "claims made" basis. The insurer shall supply County adequate proof of insurance and/or a certificate of insurance evidencing coverages and limits prior to commencement of work. Should any of the required insurance policies in this Contract be cancelled or non-renewed, it is the Contractor's duty to notify the County immediately upon receipt of the notice of cancellation or non-renewal.

If Contractor does not carry a required insurance coverage and/or does not meet the required limits, the coverage limits and deductibles shall be set forth on a waiver, **Exhibit C**, attached hereto.

Failure to provide and maintain the insurance required by this Contract will constitute a material breach of this Contract. In addition to any other available remedies, County may suspend payment to the Contractor for any services provided during any time that insurance was not in effect and until such time as the Contractor provides adequate evidence that Contractor has obtained the required coverage.

7. **ANTI DISCRIMINATION AND ANTI HARASSMENT:**

Contractor and/or any subcontractor shall not unlawfully discriminate against or harass any individual including, but not limited to, any employee or volunteer of the County of Marin based on race, color, religion, nationality, sex, sexual orientation, age or condition of disability. Contractor and/or any subcontractor understands and agrees that Contractor and/or any subcontractor is bound by and will comply with the anti discrimination and anti harassment mandates of all Federal, State and local statutes, regulations and ordinances including, but not limited to, County of Marin Personnel Management Regulation (PMR) 21.

8. **SUBCONTRACTING:**

The Contractor shall not subcontract nor assign any portion of the work required by this Contract without prior written approval of the County except for any subcontract work identified herein. If Contractor hires a subcontractor under this Contract, Contractor shall require subcontractor to provide and maintain insurance coverage(s) identical to what is required of Contractor under this Contract and shall require subcontractor to name Contractor and County of Marin as an additional insured under this Contract for general liability. It shall be Contractor's responsibility to collect and maintain current evidence of insurance provided by its subcontractors and shall forward to the County evidence of same.

9. **ASSIGNMENT:**

The rights, responsibilities and duties under this Contract are personal to the Contractor and may not be transferred or assigned without the express prior written consent of the County.

10. **LICENSING AND PERMITS:**

The Contractor shall maintain the appropriate licenses throughout the life of this Contract. Contractor shall also obtain any and all permits which might be required by the work to be performed herein.

11. **BOOKS OF RECORD AND AUDIT PROVISION:**

Contractor shall maintain on a current basis complete books and records relating to this Contract. Such records shall include, but not be limited to, documents supporting all bids, all income and all expenditures. The books and records shall be original entry books with a general ledger itemizing all debits and credits for the work on this Contract. In addition, Contractor shall maintain detailed payroll records including all subsistence, travel and field expenses, and canceled checks, receipts and invoices for all items. These documents and records shall be retained for at least five years from the completion of this Contract. Contractor will permit County to audit all books, accounts or records relating to this Contract or all books, accounts or records of any business entities controlled by Contractor who participated in this Contract in any way. Any audit may be conducted on Contractor's premises or, at County's option, Contractor shall provide all books and records within a maximum of fifteen (15) days upon receipt of written notice from County. Contractor shall refund any monies erroneously charged.

12. **WORK PRODUCT/PRE-EXISTING WORK PRODUCT OF CONTRACTOR:**

Any and all work product resulting from this Contract is commissioned by the County of Marin as a work for hire. The County of Marin shall be considered, for all purposes, the author of the work product and shall have all rights of authorship to the work, including, but not limited to, the exclusive right to use, publish, reproduce, copy and make derivative use of, the work product or otherwise grant others limited rights to use the work product.

To the extent Contractor incorporates into the work product any pre-existing work product owned by Contractor, Contractor hereby acknowledges and agrees that ownership of such work product shall be transferred to the County of Marin.

13. **TERMINATION:**

A. If the Contractor fails to provide in any manner the services required under this Contract or otherwise fails to comply with the terms of this Contract or violates any ordinance, regulation or other law which applies to its performance herein, the County may terminate this Contract by giving five (5) calendar days written notice to the party involved.

B. The Contractor shall be excused for failure to perform services herein if such services are prevented by acts of God, strikes, labor disputes or other forces over which the Contractor has no control.

C. Either party hereto may terminate this Contract for any reason by giving thirty (30) calendar days written notice to the other parties. Notice of termination shall be by written notice to the other parties and be sent by registered mail.

D. In the event of termination not the fault of the Contractor, the Contractor shall be paid for services performed to the date of termination in accordance with the terms of this Contract so long as proof of required insurance is provided for the periods covered in the Contract or Amendment(s).

14. **APPROPRIATIONS:**

The County's performance and obligation to pay under this Contract is contingent upon an annual appropriation by the Marin County Board of Supervisors, the State of California or other third party**.** Should the funds not be appropriated County may terminate this Contract with respect to those payments for which such funds are not appropriated. County will give Contractor thirty (30) days' written notice of such termination. All obligations of County to make payments after the termination date will cease.

Where the funding source for this Contract is contingent upon an annual appropriation or grant from the Marin County Board of Supervisors, the State of California or other third party, County's performance and obligation to pay under this Contract is limited by the availability of those funds. Should the funding source for this Contract be eliminated or reduced, upon written notice to Contractor, County may reduce the Maximum Cost to County identified in section 4 to reflect that elimination or reduction.

15. **RELATIONSHIP BETWEEN THE PARTIES:**

It is expressly understood that in the performance of the services herein, the Contractor, and the agents and employees thereof, shall act in an independent capacity and as an independent Contractor and not as officers, employees or agents of the County. Contractor shall be solely responsible to pay all required taxes, including but not limited to, all withholding social security, and workers' compensation.

16. **AMENDMENT:**

This Contract may be amended or modified only by written Contract of all parties.

17. **ASSIGNMENT OF PERSONNEL:**

The Contractor shall not substitute any personnel for those specifically named in its proposal unless personnel with substantially equal or better qualifications and experience are provided, acceptable to County, as is evidenced in writing.

18. **JURISDICTION AND VENUE:**

This Contract shall be construed in accordance with the laws of the State of California and the parties hereto agree that venue shall be in Marin County, California.

19. **INDEMNIFICATION:**

Contractor agrees to indemnify, defend, and hold County, its employees, officers, and agents, harmless from any and all liabilities including, but not limited to, litigation costs and attorney's fees arising from any and all claims and losses to anyone who may be injured or damaged by reason of Contractor's negligence, recklessness or willful misconduct in the performance of this Contract.

20. **DIGITAL ACCESSIBILITY:**

Contractor shall ensure that all digital content and deliverables shall meet the World Wide Web Consortium's (W3C) Web Content Accessibility Guidelines (WCAG), Version 2.2, level AA or most recent version, including any and all other applicable law regarding accessibility requirements. Contractor is responsible for addressing accessibility problems in any implementation, configuration, or documentation delivered or performed by Contractor, and in any software, documents, videos, and/or trainings given and published by Contractor and delivered under this contract. Applicable laws include but are not limited to Americans with Disabilities Act (ADA), 21st Century Communications and Video Accessibility Act (CVAA), and California Government Code Sections 7405 and 11135.

Contractor will engage in good faith with open and effective communication with County of Marin to solve and address accessibility issues. County of Marin will collaborate with Contractor around accessibility, understanding that it is the Contractor's responsibility to conduct accessibility testing, provide proof of compliance, and create accessible deliverables.

21. **COMPLIANCE WITH APPLICABLE LAWS:**

The Contractor shall comply with any and all Federal, State and local laws and resolutions: including, but not limited to the County of Marin Nuclear Free Zone, Living Wage Ordinance, and Board of Supervisors Resolution #2005-97 prohibiting the off-shoring of professional services involving employee/retiree medical and financial data affecting services covered by this Contract. Copies of any of the above-referenced local laws and resolutions may be secured from the Contract Manager referenced in section 21. In addition, the following NOTICES may apply:

1. **Pursuant to California Franchise Tax Board regulations, County will automatically withhold 7% from all payments made to vendors who are non-residents of California.**

2. **Contractor agrees to meet all applicable program access, digital access and physical accessibility requirements under State and Federal laws as may apply to services, programs or activities for the benefit of the public.**

3. **For Contracts involving any State or Federal grant funds, Exhibit D must be attached. Exhibit D shall consist of the printout results obtained by search of the System for Award Management at www.sam.gov.**

Exhibit D - Debarment Certification

By signing and submitting this Contract, the Contractor is agreeing to abide by the debarment requirements as set out below.

- The certification in this clause is a material representation of fact relied upon by County.
- The Contractor shall provide immediate written notice to County if at any time the Contractor learns that its certification was erroneous or has become erroneous by reason of changed circumstances.
- Contractor certifies that none of its principals, affiliates, agents, representatives or contractors are excluded, disqualified or ineligible for the award of contracts by any Federal agency and Contractor further certifies to the best of its knowledge and belief, that it and its principals:
  - Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal Department or Agency;
  - Have not been convicted within the preceding three-years of any of the offenses listed in 2 CFR 180.800(a) or had a civil judgment rendered against it for one of those offenses within that time period;
  - Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or Local) with commission of any of the offenses listed in 2 CFR 180.800(a);
  - Have not had one or more public transactions (Federal, State, or Local) terminated within the preceding three-years for cause or default.
- The Contractor agrees by signing this Contract that it will not knowingly enter into any subcontract or covered transaction with a person who is proposed for debarment, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction.
- Any subcontractor will provide a debarment certification that includes the debarment clause as noted in preceding bullets above, without modification.

22. **NOTICES:**

This Contract shall be managed and administered on County's behalf by the Department Contract Manager named below. All invoices shall be submitted and approved by this Department and all notices shall be given to County at the following location:

Contract Manager: _____

Dept./Location: _____
Telephone No.: _____

Notices shall be given to Contractor at the following address:

Contractor: _____

Address: _____
Telephone No.: _____

23. **ACKNOWLEDGEMENT OF EXHIBITS**

☒ ***Check applicable Exhibits***

			CONTRACTOR'S INITIALS
EXHIBIT A.	☐	**Scope of Services**	
EXHIBIT B.	☐	**Fees and Payment**	
EXHIBIT C.	☐	**Insurance Reduction/Waiver**	

EXHIBIT D.	☐	**Contractor's Debarment Certification**	
EXHIBIT E.	☐	**Subcontractor's Debarment Certification**	
EXHIBIT F.	☐	**Federal Provisions Exhibit / Attachment 1**	

IN WITNESS WHEREOF, the parties have executed this Contract on the date first above written.

CONTRACTOR:

By: _____

Name: _____

Title: _____

APPROVED BY COUNTY OF MARIN:

By: _____

COUNTY COUNSEL REVIEW AND APPROVAL ***(required if template content has been modified)***

County Counsel: _____ Date: _____

EXHIBIT "A"
SCOPE OF SERVICES (required)

EXHIBIT "B"
FEES AND PAYMENT SCHEDULE (required)

COUNTY shall pay CONTRACTOR as follows:

(1) BASE CONTRACT FEE. COUNTY shall pay CONTRACTOR a contract fee of per month not to exceed during the term of the contract. CONTRACTOR shall submit requests for payment via invoice net 30 following provision of services.

(2) MILEAGE. COUNTY shall not pay CONTRACTOR for travel by private, leased or hired vehicle as required by this Contract.

(3) TRAVEL COSTS. COUNTY shall not pay CONTRACTOR for meals, lodging or other travel costs not included in this Contract. All costs above base contract fee (the not to exceed limit) are capped at .

(4) AUTHORIZATION REQUIRED. Services performed by CONTRACTOR and not authorized in this Contract shall not be paid for by COUNTY. Payment for additional services shall be made to CONTRACTOR by COUNTY if, and only if, this Contract is amended by both parties in advance of performing additional services.

(5) MAXIMUM CONTRACT AMOUNT. The maximum term of this Contract is . The maximum amount payable to Contractor under this Contract for this period shall not exceed .

COUNTY OF MARIN

LEVINE ACT DISCLOSURE STATEMENT & FORM

The Levine Act applies to all agencies whose members are directly elected by the voters. It precludes these elected officials from participating in or influencing a decision to issue a "license, permit, or other entitlement for use" if he or she receives any political contributions totaling more than $500 in the 12 months before the pendency of the license, permit or other entitlement for use, and for 12 months following the final decision, from the person or company awarded the license, permit or use.

The Levine Act requirements do not apply to (i) competitively bid contracts that are required by law, agency policy, or agency rule to be awarded pursuant to a competitive process; (ii) labor contracts; (iii) personal employment contracts; (iv) contracts valued under fifty thousand dollars ($50,000); (v) contracts where no party receives financial compensation; (vi) contracts between two or more agencies; (vii) the periodic review or renewal of development agreements unless there is a material modification or amendment proposed to the agreement.

You must complete this form if you are a party, participant or agent that has contributed more than $500 to a member of the Board of Supervisors, or to the Assessor, District Attorney, or Sheriff, within the 12 months prior to a proceeding involving a license, permit or other entitlement for use, as defined in Government Code section 84308, subd. (a). Agents to a party include an attorney, engineer, architect, or other representative, and are subject to the requirements of the Levine Act in the same manner as parties and participants.

Parties are solely responsible for completing this form accurately and should refer to Government Code section 84308, et seq. and to California Code of Regulations, Title 2, section 18438, et seq. If you are uncertain about whether you are required to report or combine a contribution, you should consult with an attorney. Submit separate forms for each elected County officer to whom a contribution was made.

You must complete this form if you are a party, participant or agent that has contributed more than $500 to a member of the Board of Supervisors, or to the Assessor, District Attorney, or Sheriff, within the 12 months prior to a proceeding involving a license, permit or other entitlement for use, as defined in Government Code section 84308, subd. (a). Agents to a party include an attorney, engineer, architect, or other representative, and are subject to the requirements of the Levine Act in the same manner as parties and participants.

Parties are solely responsible for completing this form accurately and should refer to Government Code section 84308, et seq. and to California Code of Regulations, Title 2, section 18438, et seq. If you are uncertain about whether you are required to report or combine a contribution, you should consult with an attorney. Submit separate forms for each elected County officer to whom a contribution was made.

Title or Short Description of Proceeding:

_____

Name of County Officer that Received Contribution: _____

Name of Party to the Proceeding: _____

Name of Person/Entity that Made the Contribution: _____

Contribution Date: _____ Contribution Amount _____

By signing below, I certify that the statements made herein are true and correct and that, as the party or agent to a party, I represent will comply with California Government Code section 84308. I also agree to disclose any contributions made to an elected County Official that participates in this proceeding

_____ _____

Date Signature of Party or Agent

_____

Name of Party or Agent

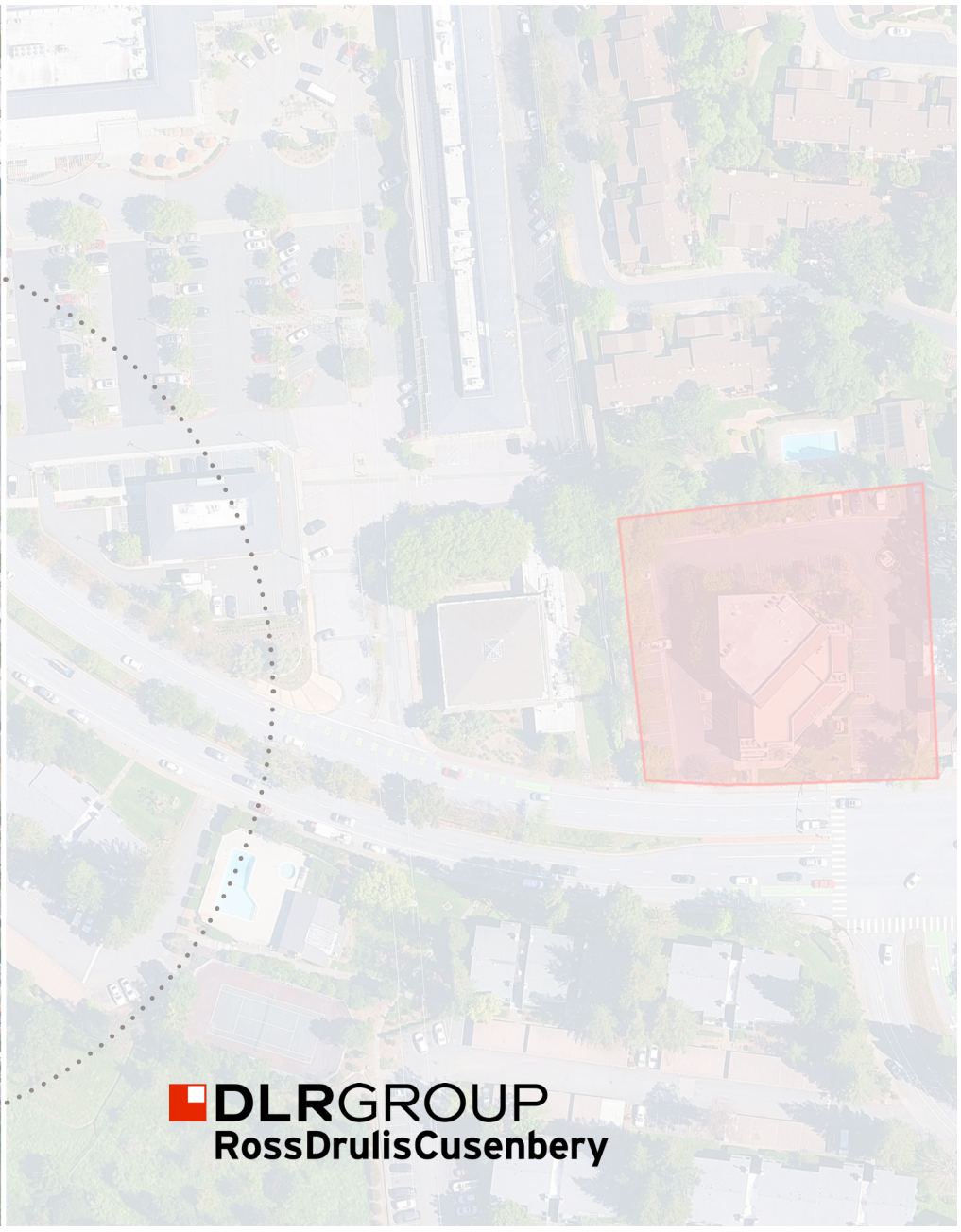
November 13, 2025

MARIN COUNTY 350 IGNACIO BLVD FACILITY ASSESSMENT STUDY

PREPARED FOR:
County of Marin
General Services Agency
3501 Civic Center Drive #427
San Rafael CA







DLRGROUP
RossDrulisCusenbery

NOVEMBER 2025

MARIN COUNTY
350 IGNACIO BOULEVARD
FACILITY ASSESSMENT
STUDY

PREPARED FOR:

County of Marin
General Services Agency
3501 Civic Center Drive #427
San Rafael CA 94903

475 Sansome Street, Suite 700
San Francisco, CA 94111

PREPARED BY:

18294 Sonoma Highway
Sonoma, CA 95476
707-996-8448

ACKNOWLEDGMENTS

Marin County General Services Agency acknowledges the following individuals for their input and guidance during the preparation of the Marin County 350 Ignacio Boulevard Facility Assessment Study.

Marin County General Services Agency (GSA)

Sharyn Mitchell, Capitol Planning and Project Manager

Cumming Group

Joe Capps-Jenner, Project Director

Saul Flores, Project Manager

PROJECT CONSULTANTS

Architecture

DLR Group | RossDrulisCusenbery (DLR Group | RDC)

Michael B. Ross, AIA, NCARB, Principal

Nick Morrow, AIA, Project Manager

Arnold D. Abadines, AAIA, Project Lead

Lynn Ross, Graphics

Structural

ZFA Structural Engineers

Andrew Zafrin, SE, Principal

Marianne Wilson, SE, Principal

Mechanical & Plumbing

15000 Inc.

Matt Torre, PE, Principal

Caroline Kabe, PE

Electrical, Lighting, & Telecommunications

Brokaw Design

Courtney Chuenyane, PE, Principal Engineer

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- Electrical, Lighting, & Telecommunications Assessment & Recommendations

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SECTION 4 – CONCEPTUAL PLANS

SECTION 5 – APPENDICES



350 Ignacio Boulevard Commercial Property

EXECUTIVE SUMMARY

MARIN COUNTY 350 IGNACIO BOULEVARD FACILITY ASSESSMENT STUDY

OVERVIEW

The County of Marin is performing due-diligence investigation as they consider acquiring the commercial office building at **350 Ignacio Blvd., in Novato, California** for the potential renovation and adaptive reuse to house the County of Marin Agriculture, Weights and Measures Department and the University of California Cooperative Extension - Agriculture and Natural Resources Department which have outgrown their existing facility.

The purpose this study is to ascertain costs associated with a potential acquisition of the property, inclusive of deferred maintenance items, required upgrades, and suitability for the proposed programmatic functions within the context of the County's budget.

For this first phase, the study evaluates the facility's existing conditions and provides recommendations for architectural, structural, mechanical, plumbing, and electrical items or features. Note, this aspect of the report will be supplemented with waterproofing and hazardous material information from Cumming Group.

The second phase of this report was the development of preliminary space requirements through user group interviews and conceptual design floor plans with a target renovation value of $1,000,000 supplemented by engineering narratives and validated with a statement of probably cost from Cumming Group.

Building Summary

350 Ignacio Boulevard in Novato, California is a three-story, multi-tenant office building of type V wood frame construction, built in 1986 and encompassing 16,792* SF. The 39 year-old building is divided into eight commercial condominium units – four on the ground floor, three on the second floor, and one on the third floor. These spaces are served by an elevator, two enclosed stairwells, and restroom facilities located adjacent to the central lobby on each level. A Bank of America ATM is located at the south end of the building and is expected to remain operational.

STUDY SCOPE OF WORK

- Data gathering, site visits, observation and photo documentation
- Documentation of findings and recommendations
- Development of proposed conceptual designs
- Development of engineering scope-of-work narratives to support the conceptual designs, inclusive of structural, mechanical, plumbing, and electrical narratives.
- Preparation of a statement of probable cost for 3 design options.
- Draft and Summary Documentation

The facility conditions assessment, conceptual designs, and statement of probably cost will guide the County's decision-making regarding acquisition and renovation feasibility.

SUMMARY OF FINDINGS

Architectural

The building is in serviceable condition requiring minor corrections for code compliance and select areas of maintenance or repair.

Exterior

The vertical wood slat building siding is in generally good condition but exhibits localized areas of warping and may requires minor repair at the base of the exterior wall adjacent planters and worn areas at the inside face of the parapet.

Exterior glazing is largely single pane, and recommended to be replaced for occupant comfort; however window replacement is not required as the proposed interior reconfiguration does not trigger replacement of the windows per the California Energy Code.

The building roof membrane appears to be in decent condition but may require replacement within 5 years. The deck may require minor additional support from below or a similar solution to alleviate minor areas of ponding, and the membrane is at the end of it's useful life.

Interior

The egress components, stairs and elevators are in good condition. Aspects of the stairs and elevators are not compliant with current model codes but are "grandfathered" as compliant through application of the existing building code which are expanded in greater detail within the report.

Interior finishes are good throughout the common spaces inclusive of the bathrooms, albeit of a dated design.

Interior to the office suites, walls and doors are serviceable, likely requiring paint. Acoustic ceiling tile should be patched if possible, all casework requires modification for code compliance and should be replaced, and all carpet should be replaced. The extent of interior finish replacement will likely be dictated by the extent of demolition.

Structural

The structure appears to be in good condition. Areas of the roof and third floor deck that are spongy should be reinforced from below. Due to the limited renovation budget, it is recommended that all renovation avoid the existing shear walls.

Mechanical

The mechanical units are at the end of their useful life and complete replacement is recommended as they appear to be original to the building - roughly 40 years old and two cycles removed from California's progressive ban on refrigerants. In addition, several above-ceiling fan coil units were observed to be leaking condensate and causing damage to the ceiling below. It is recommended that these units be replaced to match the zoning of the proposed space layouts, to comply with Title 24, and for environmental compliance pertaining to refrigerants. Aspects of the duct work and refrigerant line sets may remain with minor servicing and reconfiguration as needed.

Plumbing

The plumbing system and fixtures are in serviceable condition with many flush valves requiring modification or replacement to bring current water consumption into code compliant limits. Minor modifications are required at sinks for safety and code compliance. Proposed conceptual plans (forthcoming) should limit the classroom assembly area occupancy change as this approaches a threshold where additional plumbing fixtures may be required, this is an added cost that should be avoided considering the proposed construction budget.





Preferred Conceptual Design Floor Plans

Electrical

The electrical service is adequate for the proposed use and the system is in general serviceable condition, it is recommended to retain the existing switchboard and modify connections and replace panels throughout the building as they may not be insurable. Several aspects of the electrical wiring are not code compliant, and it is recommended that all branch circuit wiring throughout the building be upgraded to comply with current electrical codes. Light fixtures, although upgraded to LED, are not code compliant and cannot be reused where reconfigured to added performance requirements.

Conceptual Design Summary

The Conceptual Design floor plans indicate that renovating the building to meet the needs of the users is feasible but requires compromises to their current and future space needs as outlined in the preliminary space requirements.

The preferred conceptual design successfully meets the needs of the users with consideration toward the limits of the budget.

The cost of the preferred option is $1,464,102 and entails 7,196 SF of renovation.

The cost of repairs, deferred maintenance,or end-of-useful life items is $1,030,000.

The total project costs, inclusive of soft costs is projected to be $2,992.922.

Considering the County has indicated that their budget for renovation is roughly $1,000,000, it is likely that the County will need to find additional funding to complete both the tenant improvement scope and address those items from the Facility Conditions Assessment.

**The building size of 16,792 SF referenced in this report is useable square footage based on published real estate data. Through the course of this study, the square footage captured via 3-D scanning and resultant overall building gross square footage is 17,527 SF.*



350 Ignacio Boulevard Southwest Entrance

SECTION 1 INTRODUCTION

MARIN COUNTY 350 IGNACIO BOULEVARD FACILITY ASSESSMENT STUDY

OVERVIEW

The County of Marin is performing due-diligence investigation as they consider acquiring the commercial office building at **350 Ignacio Blvd., in Novato, California** for the potential renovation and adaptive reuse to house the County of Marin Agriculture, Weights and Measures Department and the University of California Cooperative Extension - Agriculture and Natural Resources Department which have outgrown their existing facility.

The purpose this study is to ascertain costs associated with a potential acquisition of the property, inclusive of deferred maintenance items, required upgrades, and suitability for the proposed programmatic functions within the context of the County's budget.

For this first phase, the study evaluates the facility's existing conditions and provides recommendations for architectural, structural, mechanical, plumbing, and electrical items or features. Note, this aspect of the report will be supplemented with waterproofing and hazardous material information from Cumming Group.

The second phase of this report is the development of conceptual floor plans with a target renovation value of $1,000,000 which shall be supplemented by narratives from the engineering disciplines and validated with statement of probable cost from Cumming Group.

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350 Ignacio Boulevard in Novato, California is a three-story, multi-tenant office building of type V wood frame construction, built in 1986 and encompassing 16,792 SF. The 39 year-old building is divided into eight commercial

condominium units – four on the ground floor, three on the second floor, and one on the third floor. These spaces are served by an elevator, two enclosed stairwells, and restroom facilities located adjacent to the central lobby on each level. A Bank of America ATM is located at the south end of the building and is expected to remain operational.

STUDY SCOPE OF WORK

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The facility conditions assessment, conceptual designs, and statement of probably cost will guide the County's decision-making regarding acquisition and renovation feasibility.



Three story, multi-tenant office building - South Facade

SECTION 2

FACILITY CONDITIONS ASSESSMENT

GENERAL FACILITY DESCRIPTION

Building Description

The property at **350 Ignacio Boulevard** is a three-story, multi-tenant office building designed in a regional modernist architectural style. It is prominently located at the T-shaped intersection of Alameda Del Prado and Ignacio Boulevard in Novato, California. The existing structure comprises approximately 16,792 SF and was reportedly constructed in 1986.

It appears the building was originally developed as part of a larger, multi-building complex that includes the adjacent office building at 330 Ignacio Boulevard and the restaurant at 340 Ignacio Boulevard. These neighboring buildings share on-site parking, site circulation systems, and have similar architectural features.

Architecturally, the building is an irregular shape that recedes into the site and faces the adjacent intersection. As the structure steps back vertically from the intersection, the mansard roof serves dual purposes: acting as both a guardrail and privacy screen for a series of small second-level decks and a larger third-level terrace. This architectural composition creates a bold presence at the street level, while gradually transitioning into a more articulated, residentially scaled massing as it relates to the surrounding neighborhood.

The main entry lobby, accessed from the interior parking lot, is aligned parallel to the stepped, façade and cuts diagonally through the floor plate at a 45-degree angle. The building's structural grid follows this diagonal orientation of the entry lobby, resulting in interior partitions arranged to create several 45-degree intersections and triangular spaces where interior walls meet the exterior envelope.



Existing Electrical and Telecom Closet



Existing Ad-Hoc Server Closet



Existing Electrical and Telecom Closet Interior

The building is subdivided into eight commercial condominium units—four on the ground floor, three on the second floor, and one on the third floor. These units are served by an elevator, two enclosed stairwells, and restroom facilities located adjacent to the central lobby on each level. A Bank of America ATM is located at the south end of the building and is expected to remain operational.

FACILITY CONDITIONS ASSESSMENT - Architectural

Now 39 years old, the building is generally in good condition and features several recently updated finishes within the common areas and main lobby. Office suites on the first and second floors are similar in overall quality, offering consistent wall finishes, carpeting, window treatments, and door frames, although materials and color schemes vary by suite. Interior casework is minimal and lacks a unified design standard.

The third-floor suite differs in character, featuring upgraded finishes throughout most areas. However, the shared kitchen space has reached the end of its useful life and will require replacement. While the common area restrooms appear to meet ADA accessibility standards and remain functional, they are compact and dated in appearance, and require minor modification for full compliance.

Site Area: Approximately 35,738 SF (or 0.82 acres)

Building Square Feet: Approximately 16,792 SF

Construction Type: V-B, Fully Sprinklered

Services provided at this location

Currently, two tenants occupy the first-floor. A financial advisor company, Alpha Wealth Management and Planning, occupies the northeast corner of the building. An existing Bank of America ATM is situated at the southern end. Only this ATM is expected to remain operational in the new facility.

Architect & Consultant Onsite Visit Schedule

- DLR Group | RDC, 15000 Inc, and ZFA initial site walkthrough occurred on 9/10/25.
- DLR Group | RDC and the DLR Reality Capture group met onsite on 9/25/25 for more detailed review field conditions

Site Description

The .82 acre site gently slopes from west to east, with the building's finished floor elevation sitting approximately 49 inches higher than the adjacent parking area located at the east end of the property.

At the north end of the site, the trash enclosure is positioned in a location with limited vehicle clearance, requiring dumpsters and waste bins to be manually wheeled out for collection by refuse vehicles. Similarly, the recycling enclosure, located at the northwest corner of the property, is flanked by parking spaces on both sides, restricting vehicular access. As a result, recycling bins must also be moved manually to a collection point, as there is no direct route from the drive aisle for collection trucks.

The building transformer is housed in a concrete masonry unit (CMU) enclosure with stone veneer, located on the east side of the building. Access to this enclosure is hindered by two parking spaces directly in front of the double gate, which must be cleared to allow entry.

Electrical panels and telecom equipment are installed at the southeast corner of the building and are only accessible via the adjacent site planter, limiting direct access. The fire sprinkler riser is located in a closet adjacent to



Existing ADA parking at Building Southwest



Perimeter Concrete Walkway around Building



Exterior Windows without Trim

this area, but there is no visible curb or barrier to protect the electrical and telecom equipment from potential water run-off.

Parking Quantity & Accessibility

The site provides a total of 55 parking spaces, including two (2) ADA-accessible stalls. Each accessible space includes an 8'-0" (96") wide access aisle, with a curb ramp at the adjacent sidewalk providing direct access to the first-floor lobby corridor. The northernmost ADA stall is designated as Van Accessible, measuring 9'-0" (108") in width.

Parking extends from the west side of the property, wrapping around to the north side, and terminates at a series of concrete planters. All parking areas east of these planters, including spaces along the east elevation of the building, are reserved for the adjacent Mamita Cocina Mexicana restaurant.

The asphalt concrete (AC) pavement, concrete planters, and curbs throughout the property are in good overall condition, with no significant signs of deterioration, cracking, or settlement noted at the time of assessment.

Site Pathways & Stairs

A minimum 5'-0" wide concrete walkway provides pedestrian circulation around the building's perimeter and is generally in good condition. Access to this walkway is provided by stairs at the northeast side and a 1:12 sloped ramp serving the ADA parking spaces at the southwest corner.

Along the north and east elevations, the site slopes downward toward the adjacent parking lot. On the elevated east side, a stone retaining wall serves as a barrier between the first-floor level and the parking area below, supporting the grade separation. Due to this elevation change, the exposed walkway edge is protected by metal pipe guardrails for pedestrian safety.

Emergency stairwells are located at the southwest and northeast corners of the building and are readily accessible from all floors. Exit signage for these stairwells is clearly visible and in good condition, with no replacements required at this time.

Plantings

The property features abundant and well-maintained landscaping, including ground-level plantings and mature trees surrounding the building. However, planter elevations located immediately adjacent to the first-floor suite perimeter are approximately ½ inch below the interior floor level, raising concerns about potential water intrusion or flooding during heavy rain events.

It is uncertain whether the exterior wall assemblies incorporate perimeter concrete curbs, or whether subsurface drainage piping is present to convey runoff to the site's stormwater system. As as-built utility drawings were not available during the assessment, the existing drainage infrastructure could not be confirmed, and is not in the scope of this study.

Exterior Walls

The building's exterior envelope consists of painted vertical wood slats installed over wood siding and framing, with single-glazed, aluminum-framed windows installed without trim consistent with a modern aesthetic. At the Bank of America ATM fronting Ignacio Boulevard, stone veneer pillars frame the ATM portico, creating a distinct architectural feature. Overall, the siding, veneer, and window systems appear to be in good condition.



Exterior Roof Parapet



Existing Level 3 Casework - circa 1977



Existing Ad-Hoc Wall Mounted Server Rack

It is recommended that the bottom of the wood siding be inspected along the building perimeter to ensure adequate clearance from adjacent soil and planter areas. Planters may need to be cleared or lowered to achieve the code-required separation between wood siding and grade, reducing the risk of dry rot and termite infestation. Localized repairs may be necessary in select areas.

The exterior wall assemblies are presumed to contain R-10 batt insulation. To improve energy efficiency and align with current energy standards, it is recommended to replace the existing single-pane windows with high-performance glazing systems, and to upgrade personnel doors as needed, however this is not required for code compliance.

Exterior Roof Areas

The building's primary roof, which houses air handling units (AHUs), consists of a built-up asphalt roof system surrounded by parapet walls ranging from 10 inches to 36 inches in height. A sloped asphalt shingle roof is located at the southeast corner, overlooking the third-floor outdoor deck. Both roofing assemblies and parapet walls are currently in good condition.

It is recommended that the following be addressed:

- Damaged wood veneer siding should be replace
- Minor roof repairs should be completed
- New sealant should be applied at the parapet intersections to ensure the building envelope remains watertight prior to or immediately following acquisition.
- Parapet coping should be repainted and sealed at all joints

The third-floor outdoor deck features a Dex-O-Tex liquid-applied membrane roof surface with light-colored granules providing a non-slip finish. The deck membrane is believed to be at the end of it's useful life and should be replaced. The deck framing is in good condition, however sagging, as indicated by localized ponding should be addressed at the time of membrane replacement or addressed from below with supports to mitigate ponding without cutting into the roof membrane, otherwise, local cutting, re-sloping, and patch installation may be required for adequate drainage.

The access gates to the second-floor AHU locations require hinge replacements, as some gates are currently falling off. These items should be corrected either prior to or immediately after acquisition.

Exposed concrete deck surfaces at the second-floor outdoor areas are in good condition overall, though cleaning is recommended. Adjacent vertical wood siding panels show signs of water damage and should be replaced as part of routine maintenance.

Interior Finishes

Interior finishes within the tenant suites are in generally good condition. Minor touch-up painting is recommended throughout, assuming existing wall colors are acceptable. In the first and second-floor public corridors, visible roller patterns are apparent, especially where sunlight from northeast and southwest-facing windows strikes the walls. It is recommended that these corridors be repainted using an eggshell finish to create a more uniform and refined appearance.

Several suites contain non-original partitions, closets, and server rooms that have been added over time to accommodate evolving tenant needs. These modifications should be reviewed for potential removal or reconfigura-



Existing Ramp to Level 3 Kitchen Area



Existing Leaks in Ceiling Damaging ACT



Existing Elevator

tion based on anticipated future space planning requirements.

In Suite 200, the existing carpet features a dated, multicolored pattern, and replacement is recommended to match the desired future aesthetic. In Rooms 201C and 202D, flooring also requires replacement. Current conditions include carpet extending into breakroom areas without a transition, or limited sections of resilient tile near sinks. These should be replaced with full resilient flooring or tile for improved durability and hygiene.

In Room 300J, all existing flooring should be removed and replaced with resilient flooring to enhance both durability and appearance.

Casework

The plastic laminate coffee bar casework located in Suites 101, 103, and 105 is currently ADA-compliant in terms of sink height and the presence of an integral toe-kick. However, the design and finishes are outdated, and replacement is recommended as part of any future renovation or modernization efforts.

Break room casework varies across the building and by suite, with some featuring full plastic laminate construction, while others include stained wood cabinetry with solid surface countertops. However, none of the break room casework or sinks on any floor currently meet ADA accessibility standards. Most installations exceed the maximum allowable sink height and lack the required toe-kick for wheelchair users.

This deficiency is most notable in Room 300J, where the original casework remains in place. Full replacement of this casework is recommended to ensure ADA compliance and functional improvements.

Ceilings

The acoustical ceiling tiles (ACT) throughout tenant suites are generally in good condition. However, numerous replacement tiles, installed over time, do not match the original tiles in color or texture, resulting in a visually inconsistent appearance. It is recommended that all mismatched tiles be replaced with new tiles matching the existing ACT pattern and finish to restore uniformity.

Water staining is evident on several ceiling tiles, which upon investigation was revealed to be from leaking condensate lines from mechanical units located directly above the ceiling space.

The mechanical units and or connections should be repaired or replaced and following that replacement ceiling tiles provided.

Elevator

The building is served by a single side-opening elevator providing vertical access to all floors. The elevator is currently in good operating condition, and the ride quality is satisfactory. Minor paint touch-ups are recommended within the elevator cab to maintain appearance.

The elevator cab dimensions cannot accommodate a stretcher laid flat, however this is not required for buildings less than three stories in height. The elevator control room is located adjacent to the elevator shaft on the first floor, with direct access from the main lobby.

Stairs

There are two (2) enclosed egress stairwells, located at the northeast and southwest corners of the building, providing access to all floors. The stair treads and landings are carpeted, with contrasting carpet strips installed at the

top and bottom of each run to enhance visibility and safety. Handrails with a 1-1/2" outside diameter are installed on both sides of each stairwell. The handrail extensions appear to comply with CBC requirements at stair landings.

In contrast, the three (3) exterior stair railings at the northeast corner do not comply with ADA standards. The handrails terminate with curved ends that do not return to the vertical balusters, creating open ends that may pose safety risks.

It is recommended that these non-compliant handrail extensions be removed and replaced with new, code-compliant extensions. New handrails should either be welded to existing vertical balusters or designed to return to grade using pipe sleeves installed in the concrete sidewalk, in accordance with current CBC and ADA guidelines.

CODE COMPLIANCE

Egress Components - Observations

ADA compliance

The site includes two (2) ADA-designated parking spaces, each with an 8'-0" (96") wide access aisle. The northernmost stall is designated Van Accessible, measuring 9'-0" (108") in width. A 6-inch high sidewalk ramp with a 1:12 slope is located at the end of the access aisle, providing direct access to the first-floor lobby corridor.

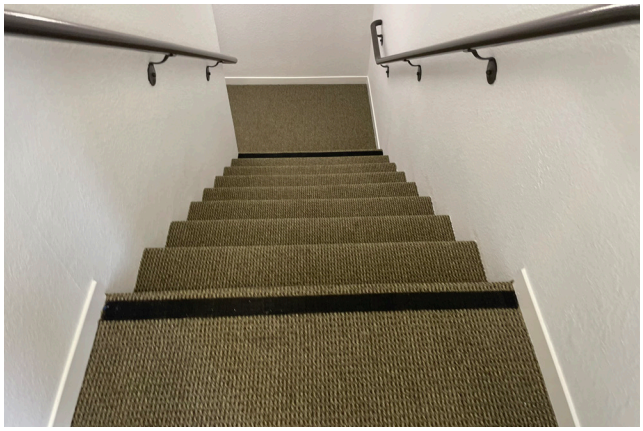
The 2 existing accessible parking spaces and path of travel to the building appear ADA compliant. However, 1 additional accessible parking space is required per CBC 11B-208.2. Verification of the overall parking count relative to planning requirements is not in the scope of the study.

The primary building entry doors located on the accessible route from the parking area appear to be fully compliant. Automatic push-button door operators are not installed or required, provided the force to operate the door does not exceed 5lbs. Operating force was not expressly measured as a part of this study, however the force to operate the doors was not unusual or noteworthy.

Exit doors at both ends of the public lobby and within the public stairways are currently equipped with code required panic hardware. Door push and pull clearances at all tenant suite entries appear to be access compliant, however non-compliant door push clearances at the 1st and 2nd floor men's rooms will require correction in association with any tenant improvements. Egress doors from within the stairways do not have the required 48" deep push clearance, for which the proposed renovation should seek an exception under the California Existing Buildings Code section 804.2 where non-compliant aspects of the egress system are permitted.

The public restrooms on the first and second floors generally conform to ADA requirements for lavatory height, accessible water closet height, and urinal height. However, several exceptions were noted that require modification to achieve full compliance:

- The first- and second-floor Men's Room doors do not meet the required push clearance, requiring modification.
- In the second-floor Men's Room, the lavatory height exceeds the maximum allowable 34 inches.
- The accessible water closet in the third-floor Men's Room has a seat height above the 19-inch maximum.
- The third-floor Women's Room features off-the-shelf lavatory casework that lacks an integral toe-kick, impeding wheelchair accessibility.
- The third-floor Men's and Women's shower rooms contain stepped level changes ranging from ¾ inch to 1 inch, which exceed the allowable threshold for accessible transitions.
- The third floor showers require complete reconfiguration to comply with code.



Existing Egress Stairs



Existing Level 2 Public Restroom Lavatory

CODE COMPLIANCE

Means of Egress

Aspects of the means of egress system do not comply with the current version of the California Building Code, however we believe they may remain as installed as indicated under the California Existing Buildings Code, Section 804.2, exception 2 pertaining, where the means of egress may remain as-constructed as it is assumed to be compliance with the requirements of the building code under which the building was constructed (paraphrased).

The following areas of non-conformance are listed to provide a complete picture of the building:

CBC Section 1006.2.1 & the corresponding table - Upper level floors are compliant for spaces provided with 1 exit. This section permits single exits from B occupancy spaces where the occupant load is less than 49 and the maximum common path of egress travel distance is less than 100', as such exit doors located with less separation than 1/3 the diagonal distance are compliant as the office suite is permitted to have a single means of egress.

CBC Section 1010.1.7 – Door arrangement – space between two doors in a series shall be 48 inches minimum plus the width of a doors swinging onto a space. Doors opening onto the southeast stair landing are non-compliant with only 2' of separation.

We believe that per CEBC 804.2 ex2, the as-constructed arrangement is permitted. Should the building official take issue with the exit access door opening onto the stair landing, that from the suite may be removed as the egress travel distance is within the distance permitted by table 1006.2.1 for spaces with on means of egress.

CBC Section 1011.6 Stairway landings – the width of landings measured perpendicularly to the direction of travel shall not be less than the width of stairways served. The width of the stair is 3'-8", however the landing depth is 3'-5", stair landings are out of conformance with current code by 3". Note that the required width of the stair is only 36" as the cumulative occupant load at the stair is less than 50.

Further within the same CBC Section, doors opening onto landings shall not reduce the landing to less than one-half the required width. Doors from the south-east suite on level one reduces the width to 21" where 22" is required; a similar door at level two appears to be compliant.

California Building Code Chapter 11 - Access Compliance

CBC - Chapter 11B- 202.4 - and the corresponding proposed project value requires the project to be fully accessible.

11B-404 – Doors – At the Level 3 south stair do not provide the required 60" deep maneuvering clearance. At the north stair, doors entering into the stair do not comply with required maneuvering clearance on the swing side of the door entering the stairwell.

Doors into level 2 men's restrooms do not provide sufficient approach, push-side clearance – 48"w & 48" deep clear space.

11B- 602.2.3 / 11B-606 .2 – Door swing & clear floor space at lavatories. Doors are not permitted to swing into the clear 30"x48" space at lavatories per CBC 11B-306. Doors to the first and second floor men's restroom will require repositioning / reconfiguring to comply with code.

11B-608 – Various aspects of the third floor showers are not compliant and the shower will require a reconfiguration for compliance, including widening the compartment to 60" width and allow for entry on the wide end of the shower, relocating the shower head and controls, relocating the seat, and grab bars. In addition, the threshold to the shower area is not in conformance will need to be lowered.

The remaining aspects of the restrooms appear to be largely compliant or easily adapted to compliance with minor relocation of elements.

California Building Code - Chapter 30 Elevators

3002.4a General Stretcher Requirements - Typially all new elevators must accommdate a medical gurney or stretcher per this section of the code. "All buildings and structures with one or more passenger service elevator shall be provided with not less than one medical emergency service elevator to all landings and shall be sized to fit a stretcher laid flat (paraphrased)." 350 Ignacio may seek relief under 3002/4a. exception 5, "Elevators in buildings or structures less than four stories in height for which the local jurisdictional authority has granted an exception in the form of a written document. " This paired with section 804.2 of the California Existing Building Code, mentioned previously in egress compliance should be sufficient evidence to allow the elevator to remain as installed.

California Plumbing Code - Chapter 4 - Plumbing Fixture Count – As of 2022, the California Plumbing Code requires that the plumbing occupant load be calculated in accordance with the building code, which is subsequently used to determine the number of plumbing fixtures required. The A occupancy classroom requires an occupant load factor of 20 and above 100 occupants, another plumbing fixture is required for the building. Unless an alternate means of compliance is requested and approved by the

building department, it is recommended that the classroom be limited to 2000 SF and 100 total occupants at 50 occupants per gender, results in 1 toilet for males and 2 toilets for females. The remainder of the building area is calculated as a business occupancy at 150 SF per occupant, resulting in 89 total occupants, and requiring 2 toilet fixtures for males and 3 toilet fixtures for females. The total number of toilet fixtures required is 3 for males and 5 for females, and matches the existing number of fixtures, therefore no additional fixtures are required.

The following pages contain Facility Conditions Assessment Reports from **ZFA Structural Engineers**, **15000 Inc.** (Mechanical & Plumbing), & **Brokaw Design** (Electrical, Lighting & Telecommunications).

ZFA STRUCTURAL ENGINEERS





Conditions Assessment Report

350 Ignacio Boulevard

350 Ignacio Boulevard
Novato, CA
ZFA Project: 25515

October 29, 2025

Prepared For:

DLR Group

Sonoma, CA

Prepared By:

Marianne Wilson, Principal

250 D Street
Suite 200
Santa Rosa CA 95404
707 526 0992

INTRODUCTION

A general condition assessment structural review of the building located at 350 Ignacio Boulevard in Novato, CA was performed as requested by DLR Group. This review was based on one site visit completed on September 10, 2025 to visually review the general condition of the existing structure.

Original 1986 building drawings were not available for review at the time of assessment. Shear wall calculations from 2008 by Hohbach-Lewin, Inc. were provided. Reference images within Hohbach-Lewin calculations indicate shear wall strengthening of the building occurred between original construction and 2008.

STRUCTURE OVERVIEW

General Site Description

The building is located on a flat commercial lot approximately 0.2 miles west of Highway 101 and approximately one mile south of Highway 37 in Novato on the north side of Ignacio Boulevard. The building has two entrances, one at the northeast and one at the southwest corners of the building and shares a parking lot with the neighboring structure to the east.

Structural System and Materials Description

General

The subject building was originally constructed in 1986 as a three-story, wood framed commercial office building. Total building square footage is approximately 16,800 square feet with approximately 2,900 square feet of exterior decks. Subsequent interior remodels have broken the spaces on each floor level into smaller tenant condominium spaces with shared restroom and circulation spaces. Upper levels step inward to provide multiple outdoor deck areas.

Roof and Floor Framing

The roof and floor structure are wood framed with 2x members at 24 inches and 16 inches on center, respectively, with flush framed glued laminated beams. Roof and floor framing is supported by wood framed bearing walls and interior posts. The roof and floor are sheathed with plywood structural sheathing. 2008 calculations indicate floor framing has concrete topping slab above sheathing.

Walls

Typical exterior wood framed walls were observed to be 2x6 stud construction at first floor electrical room, anticipated typical at building exterior. Exterior plywood sheathing is anticipated but not observed. The exterior wall finish is painted wood vertical siding.

Seismic Force-Resisting System

The primary lateral force resisting system is indicated to be plywood sheathed wood shear walls. The roof and floor diaphragms utilize plywood structural sheathing.

Foundations

The foundations are concrete with concrete slab floor however the specific type of foundation system is unknown.

Field Verification and Condition Assessment

The structure appears in generally good structural condition with minimal structural damage or deterioration apparent except as noted below.

Building Type

Per ASCE/SEI 41-17 Standard for Seismic Evaluation and Retrofit of Existing Buildings, this building appears to fall under the classification for **Building Type W2: Wood Frames, Commercial and Industrial**. As described by ASCE/SEI 41-17: *'These buildings are commercial or industrial buildings with a floor area of 5,000 square feet or more. There are few, if any, interior walls. The floor and roof framing consists of wood or steel trusses, glulam or steel beams, and wood posts or steel columns. The foundation system may consist of a variety of elements. Seismic forces are resisted by flexible diaphragms and exterior stud walls sheathed with plywood, oriented strand board, stucco, plaster, straight or diagonal wood sheathing, or braced with various forms of bracing. Wall openings for storefronts and garages, where present, are framed by post-and-beam framing.'*

Historical Performance

Modern wood frame structures detailed to resist seismic loads were generally not built prior to 1934, except for public schools in high seismic areas. In general, seismic provisions for wood framed structures started to be incorporated into building codes in the 1950's. After 1970, well-defined lateral-force-resisting systems were usually incorporated as part of the design in high seismic areas. Seismic performance of these types of structures is dependent on proper detailing and quality of construction. Wood framed structures with diagonal lumber or plywood sheathed shear wall systems have demonstrated adequate performance in past earthquakes provided they had low height-to-length aspect ratios, acted as a unit, had an adequate number of shear walls, and were reasonably symmetric in plan and elevation. In particular, plywood shear wall systems with height-to-length aspect ratios less than 2-to-1 typically provide acceptable earthquake load resistance strength. However, plywood shear walls generally require hold-downs at each end to resist overturning especially in multistory structures.

Benchmark Buildings

In addition to classifying buildings by type of construction, ASCE 41-17 identifies 'Benchmark Buildings' for each construction type. The detailing of seismic force-resisting systems in Benchmark Buildings is generally considered to satisfy the performance requirements of ASCE 41-17 for the Collapse Prevention seismic performance level for the BSE-2E seismic hazard level. When a building is determined to satisfy Benchmark Building requirements through field verification of construction compliant with benchmark code requirements, only review of foundation and non-structural elements would be required. Even though a building appears meets the benchmark criteria, a full analysis may still be recommended under certain circumstances.

For building type W2, the 1976 Uniform Building Code (UBC) seismic design provisions are referenced as the oldest permitted standard. Since the subject building was constructed in 1986, if the building was designed and constructed to the current building code of the time, it would meet the criteria of a Benchmark Building, however this cannot be confirmed without original structural documentation and field verification of framing.

FINDINGS AND RECOMMENDATIONS

The following items of structural interest were observed during site review of the structure. Items are listed in order of structural significance.

a. CLEARANCE OF STRUCTURE TO GRADE – At multiple locations around the perimeter of the structure, planter beds have been filled with soil up to, or over the elevation of exterior wood siding and assumed elevation of wood framed structural walls. This can lead to moisture and pest intrusion into siding and structural elements, leading to damage of gravity and lateral force resisting systems.

   RECOMMENDATION: Reduce soils elevation at exterior planters to provide eight inches clear from top of grade to siding and structural framing as required by the California Building Code for new construction.

b. ROOF PARAPET – At several locations, the sheathing on the interior face of the rooftop parapet walls showed localized signs of water damage (delamination) and some panel joints were heavily caulked.

   RECOMMENDATION: Verify waterproofing adequate to prevent water intrusion and damage to structural elements.

c. WATER SPOTS AT CEILING – At several locations there were large water spots noted on suspended ceiling tiles (first floor southwest corner, second floor northeast corner). Review of the areas above discolored suspended ceiling tiles found mechanical units and ducting that are presumed to have been leaking water at some point during their lifespan, though only the first-floor mechanical unit had signs of recent leakage. Structural framing at both locations appeared to be free of damage or deterioration.

   RECOMMENDATION: Coordinate repairs of mechanical systems with other consultants as required.

It is our understanding that the building is intended to undergo a tenant improvement that would reconfigure individual suites into combined spaces for use with a single tenant/occupant. Where existing structural systems (posts, bearing walls, shear walls) are modified, localized structural strengthening will be required, while larger scale modifications may require a complete seismic upgrade of the structure. Full extents of structural elements were not observed or documented during the site review, however, walls and posts not shown on as-built plans or plans provided by real estate agents were observed.

In the existing calculations from Hohbach-Lewin for a 2008 remodel, reference images from a prior structural strengthening of the building showing existing and new shear walls were provided, albeit with low image quality. They appeared to indicate numerous interior shear walls at locations within tenant spaces that might typically be assumed as non-structural walls. Full extents of existing shear walls are currently unknown, however additional field verification of shear wall locations should be performed prior to demolition of interior wall construction. Schematic plans with potential existing shear wall locations can be found in Appendix B.

CLOSING

The structural review is based on that which was plainly visible at time of site review and review of available structural documentation. No attempt was made to uncover hidden conditions or perform any destructive or non-destructive testing. The items discussed in this report are subject to revision should more information become available. No structural analysis for loads or capacities was performed under the scope of this review.

We understand you may have questions regarding this evaluation and are available for comment and explanations. Please call with any questions you may have. Thank you for choosing ZFA Structural Engineers to assist you with this building seismic review.

Marianne Wilson
Principal
ZFA Structural Engineers

APPENDIX A – PHOTOGRAPHS



Photo 1: Northeast Corner



Photo 2: Building 1 – Southwest Corner



Photo 3: Grade at Building Perimeter



Photo 4: Grade at Building Perimeter



Photo 5: Water Damage at Ceiling with Mechanical Unit Above (First Floor)

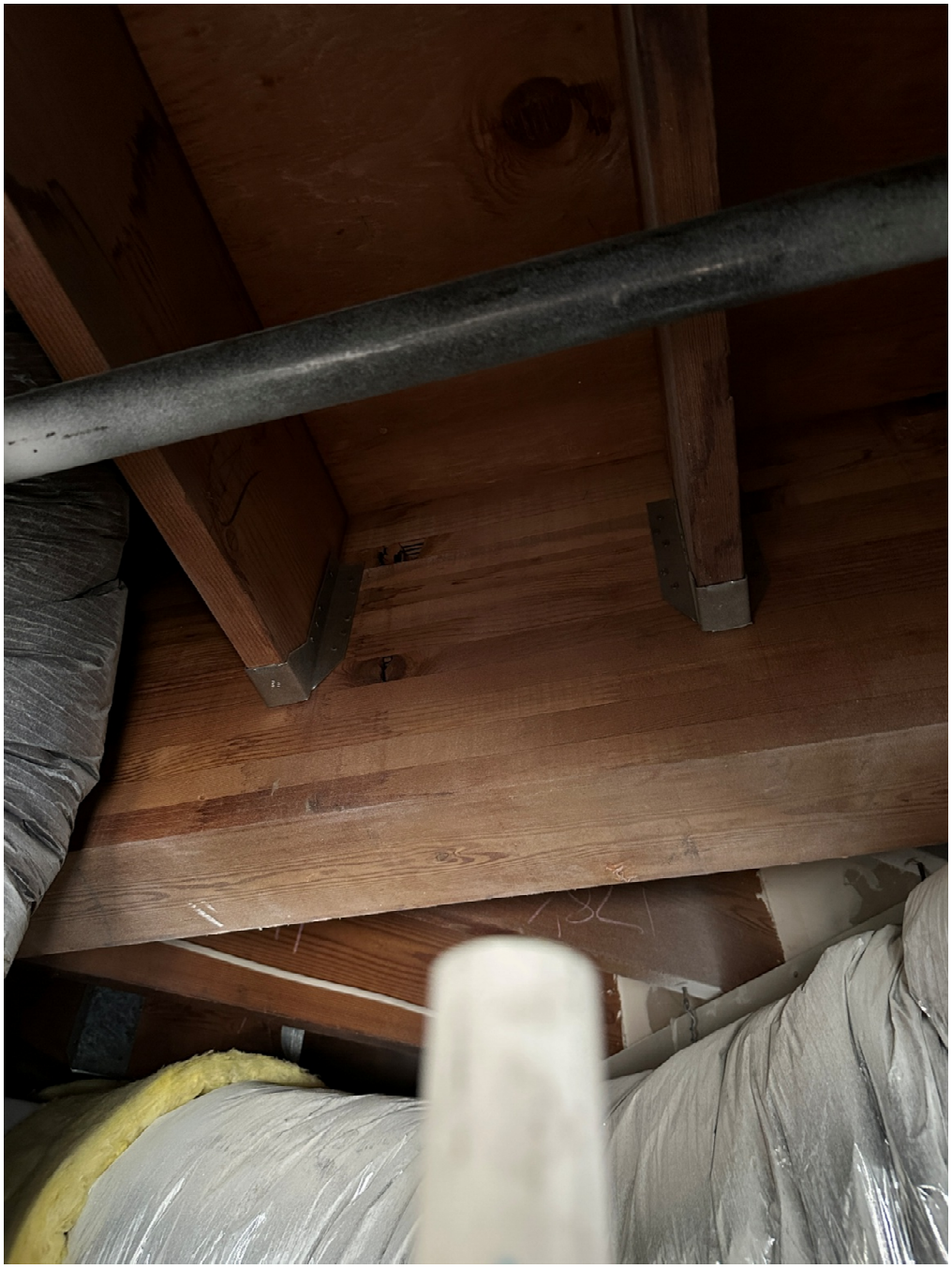
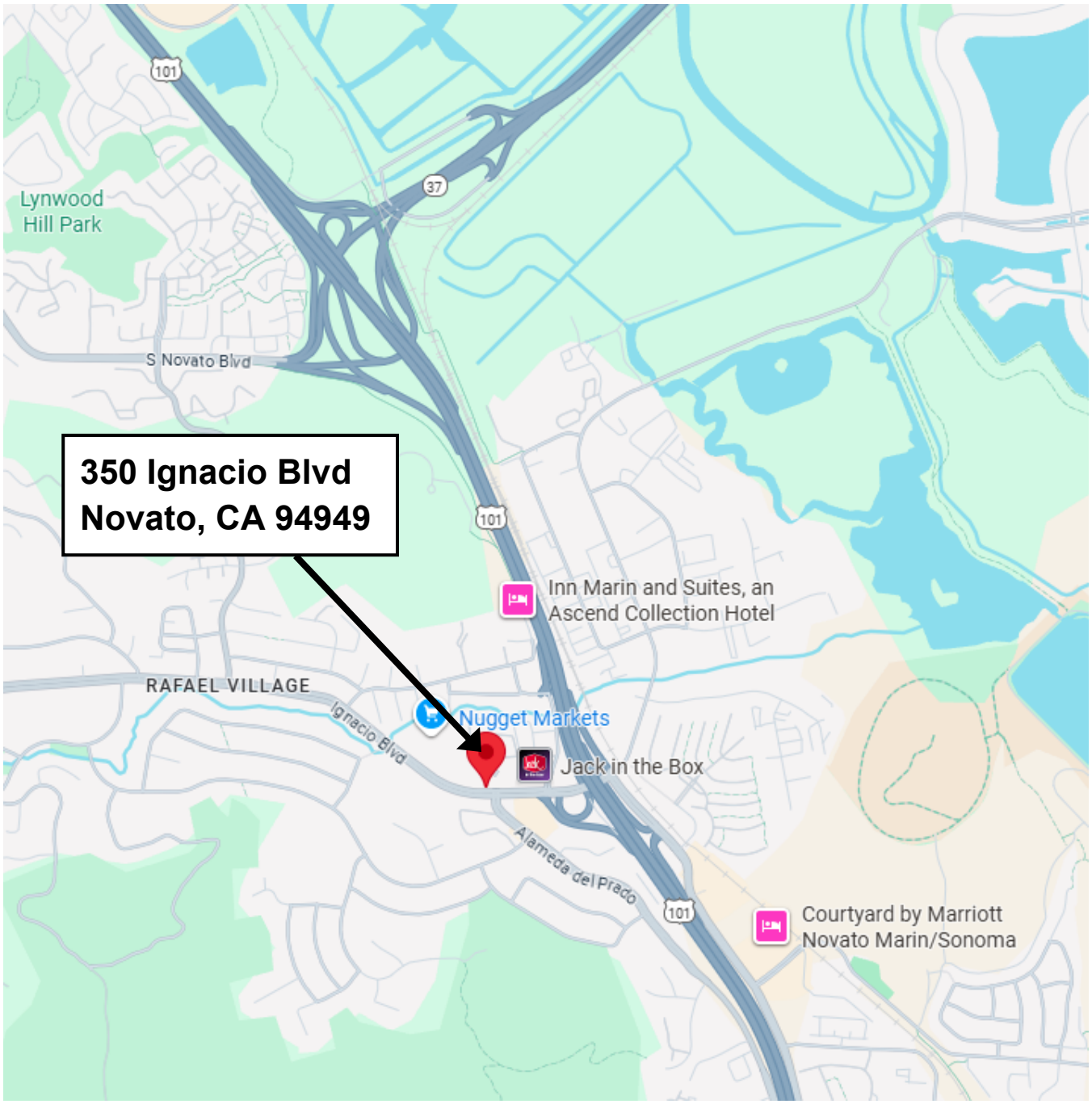


Photo 6: Structural framing above Mechanical Unit (First Floor)

APPENDIX B – MAPS AND PLANS

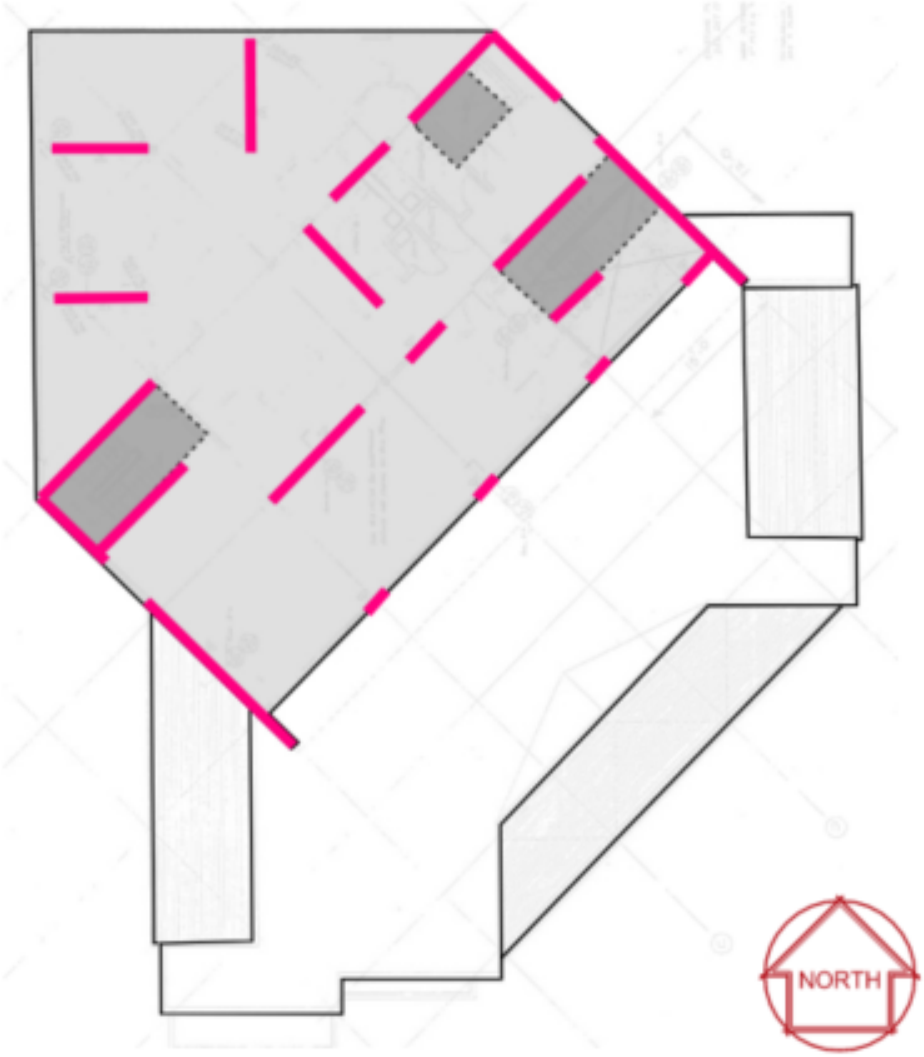
Location Map



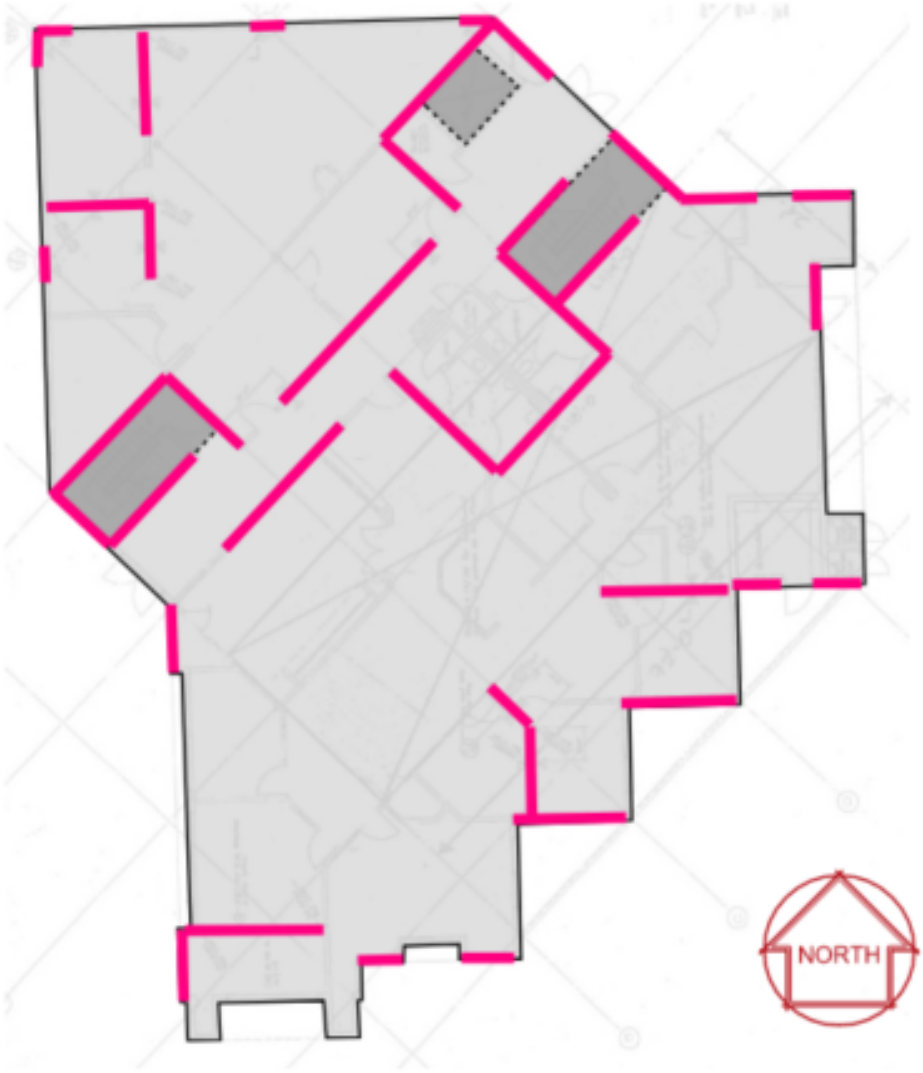
Schematic Shear Wall Plans

The following schematic shear wall plans indicate walls noted to be existing or new shear walls per structural strengthening documents referenced by the 2008 Hohbach-Lewin structural calculations. It is not implied that these are the full extents of all existing wood framed shear walls, nor has it been verified that all of the walls are still located as shown. Removal of finishes and field documentation of actual existing shear wall locations and structural framing is required to confirm full extents of the building structural system.

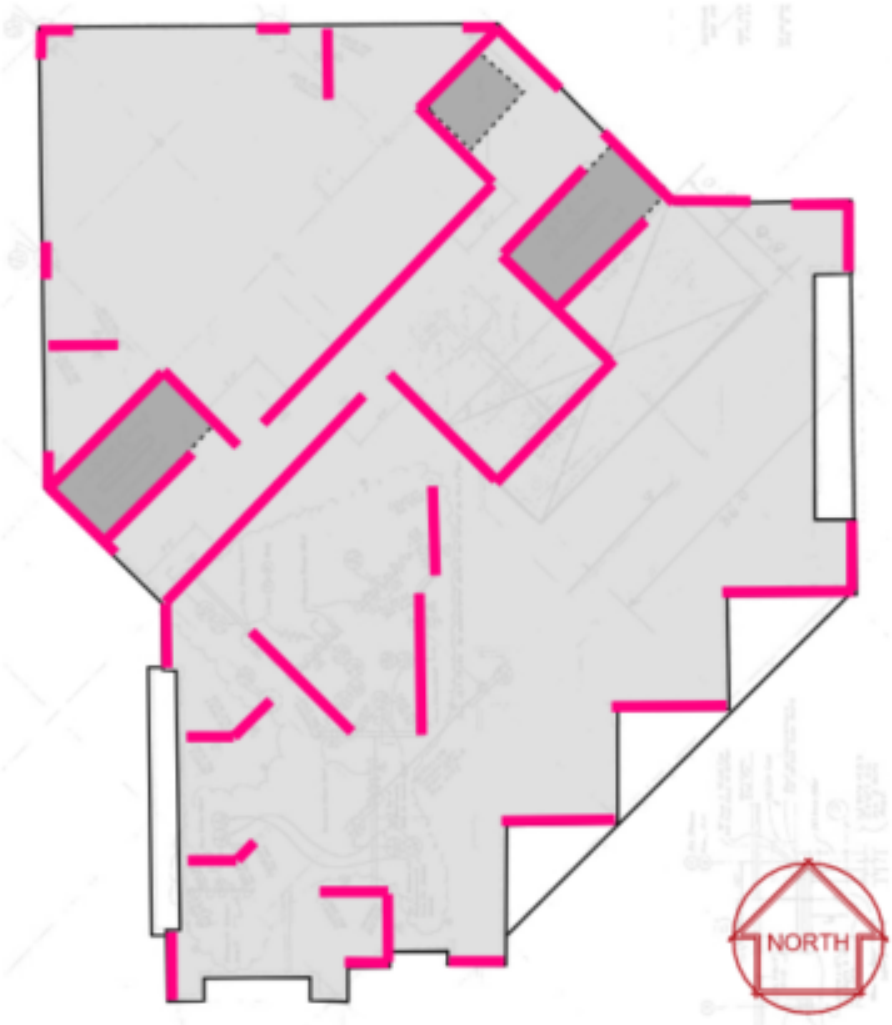
Potential shear wall locations in the following plans are indicated in pink.



Potential Third Floor Shear Wall Locations



Potential Second Floor Shear Wall Locations



Potential First Floor Shear Wall Locations

ZFA STRUCTURAL ENGINEERS
250 d street | suite 200 | santa rosa ca 95404 | 707.526.0992 | zfa.com

MEMO

To:	Nick Morrow
Company Name:	**DLR GROUP, ROSS DRULIS CUSENBERY**
From:	Marianne Wilson, SE
Date:	November 12, 2025
Regarding:	350 Ignacio Blvd – Schematic Structural Remodel Narrative
Project:	25515

STRUCTURAL SYSTEM DESCRIPTIONS

350 Ignacio Boulevard was originally constructed in 1986 as a three-story, wood framed commercial office building. Total building square footage is approximately 16,800 square feet with approximately 2,900 square feet of exterior decks. Subsequent interior remodels have separated the spaces on each floor level into smaller tenant condominium spaces with shared restroom and circulation spaces. Upper levels step inward to provide multiple outdoor deck areas at the second and third floors. The building is located on a generally flat commercial lot adjacent to Highway 101 in Novato.

The roof and floor structure are wood framed with 2x members at 24 inches and 16 inches on center, respectively, with flush framed glued laminated beams. Roof and floor framing is supported by wood framed bearing walls and interior posts. The roof and floor are sheathed with plywood structural sheathing. Ceilings are suspended grid system with drop in tiles. Typical exterior wood framed walls were observed to be 2x6 stud construction at first floor electrical room, anticipated typical at building exterior. Exterior plywood sheathing is anticipated but not observed. The exterior wall finish is painted wood vertical siding.

The primary lateral force resisting system is indicated to be plywood sheathed wood shear walls, likely with hold downs at each end for shorter wall conditions. The roof and floor diaphragms utilize plywood structural sheathing.

The foundations are concrete with concrete slab floor however the specific type of foundation system is unknown.

For additional recommendations not specifically related to remodel modifications see ZFA Conditions Assessment report dated 10/29/2025.

CONCEPTUAL DESIGN REVIEW AND SCHEMATIC STRUCTURAL

Based on the DLR Group conceptual floor plans for interior remodel of the building dated 10/31/2025, three options for alternate programming have been proposed. Remodel scope has been noted for levels one and two, however no modifications were proposed to the third level plan or exterior deck spaces at this time. Each option has varied programming for wings on each side of the building core elements and central corridor, however implications on the existing structure for all three schemes are comparable.

- *Exterior walls* – No modifications noted, no structural scope anticipated.

- *Interior core walls* – Modifications to existing core structural walls appears limited to a new man door or two at both interior levels with remodel scope. Existing structural walls are anticipated to be both bearing and plywood sheathed shear walls. New openings will require wood framed opening construction with header adequate for gravity loads. Reduction in shear wall length may require additional nailing at existing sheathing, or the installation of new sheathing and nailing on the opposite face of wall. Where new openings occur near the ends of existing shear walls, new hold downs may be required to replace those disconnected from the shear wall. Floor to floor blocking at new upper level hold downs, and adhesive anchor bolt to foundations would be required at new hold down elements.

- *Interior suite walls* –

    - Non-structural walls: Removal and reconfiguration of interior non-structural partition walls. New walls to be wood framed or metal stud construction. Brace walls above ceiling level as required or utilize deflection connections at top of walls to underside of floor above.

    - Shear walls: Where interior walls to be removed are existing shear walls, additional plywood sheathed shear wall length, with hold downs as needed, will be required to be provided in close proximity to the removed wall to avoid extensive retrofit of the building lateral force resisting systems. See Existing Interior Shear Wall discussion below.

- *Gravity framing* – No modifications to the existing gravity framing systems noted. Verify no existing structural posts or gravity framing are modified during demolition of existing interior partitions. Classroom programming appears limited to first floor areas on concrete slab floor which will not necessitate structural review for modified assembly loading requirements. Ceiling is anticipated to be similar to existing, suspended grid system with drop in tiles.

- *Foundations* – No modifications to existing foundation elements for modified utilities or other architectural elements are anticipated. Minor strengthening may be required at modified interior shear wall and hold down locations.

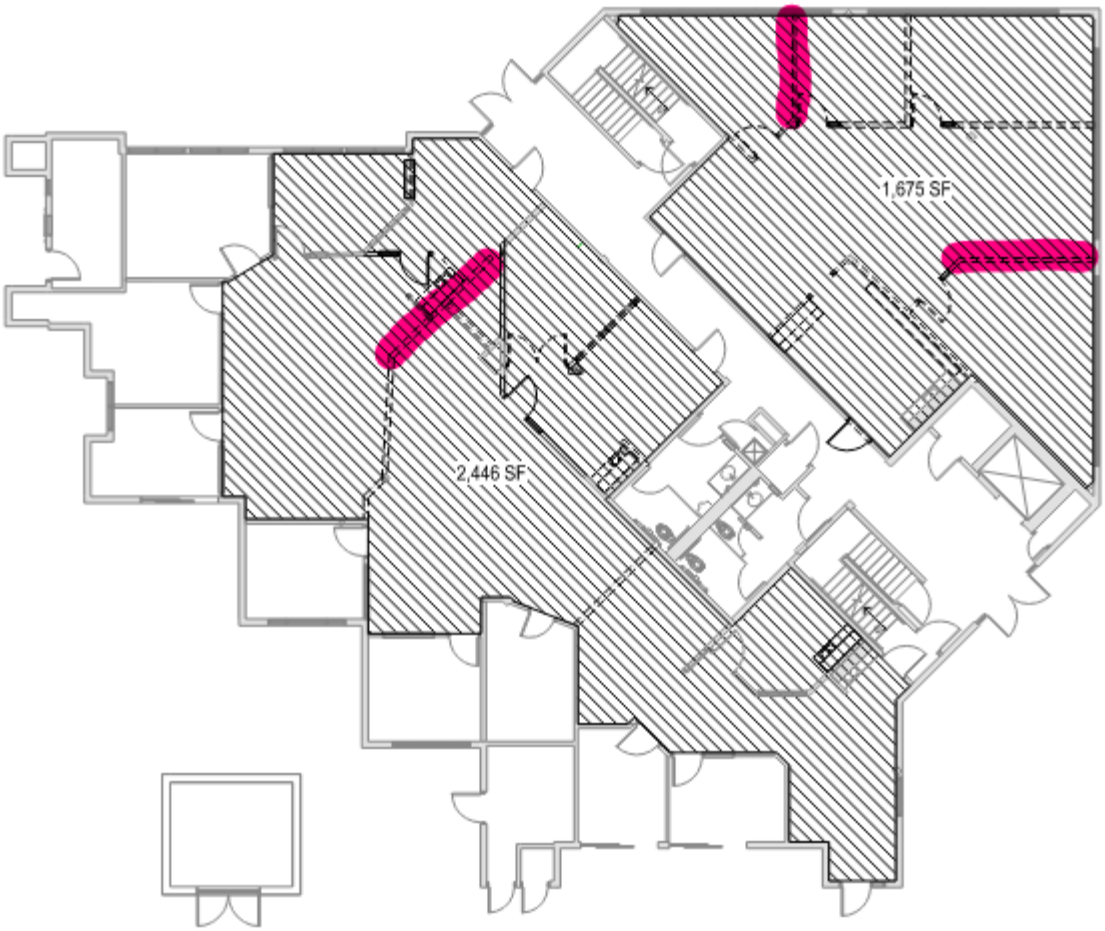
- *Mechanical* – Modifications to mechanical systems is anticipated to include repair or replacement of existing units, with no additional units indicated at this time. If unit replacement is necessary, weight of new units to be verified not to exceed that of the original unit. Where the new unit exceeds the weight of the original unit, local strengthening of the supporting framing may be required, which could include additional floor or roof joists or new beams.

EXISTING INTERIOR SHEAR WALLS

As noted in ZFA's Conditions Assessment Report for the structure dated 10/29/2025, no original structural documentation for the building was available for review. Limited additional information obtained from the building department appears to indicate that several modifications have occurred to the structural systems and shear walls of the structure over time. From available past remodel key plans, numerous interior walls beyond the central core appear to have been incorporated into the lateral force resisting system, though the full extent of affected locations is unclear.

From the proposed demolition plans provided by DLR in the conceptual TI plans, many of the additional existing interior shear walls do not appear to exist in the locations noted, and the existing layout of interior walls does not align with the limited existing documentation. As such, locations of potential existing interior shear walls cannot be estimated without additional site investigation.

Based on limited existing information, the walls indicated in the plans have the most likely potential to be shear walls. We recommend additional site reconnaissance to review existing walls at the noted locations to potentially determine if the wall is a structural element. Walls should be reviewed above the dropped ceiling to observe the construction. If the wall does not extend above ceiling level, the wall would not be anticipated to be a structural wall. However, if the wall extends above ceiling level, to the floor framing above, the wall is potentially structural (bearing or shear wall) and should be reviewed further prior to removal.



Level 1 – Potential Existing Shear Wall Locations



Level 2 – Potential Existing Shear Wall Locations

During the course of demolition, care should be taken to identify potential structural walls not indicated in the limited existing documentation. Similar review of wall conditions above ceiling level should be undertaken and ZFA notified if additional structural walls are discovered.

OUTLINE STRUCTURAL MATERIAL SPECIFICATIONS

Bolts & Anchor Rods:	Machine bolts - ASTM A307 High strength bolts - ASTM F3125 Grade A325 bolts Anchor Bolts/Rods: ASTM F1554 Gr. 36 or 55
Metal Studs:	362S162-43 at interior Members of the "Steel Stud Manufacturers Association (SSMA)" with products meeting ICC-ES ESR-3064P. Members of the "Certified Steel Stud Association (CSSA)" with products meeting ICC-ES ESR-3016 All connections screw-fastened, except king studs & sills skip welded
Wood (WCLIB/WWPA):	2x material – DF #2 4x and thicker – DF #1
Engineered Lumber:	PSL – 2.0E LVL – 1.9E LSL – 1.3E
Wood Connectors:	Simpson Strong Tie
Plywood:	APA Exposure 1 and Structural 1 per PS-1 or PS-2
Glulam Framing:	Douglas Fir Simple span 24F-V4-1.8E Multispan or cantilever 24F-V8-1.8E Alaskan Yellow Cedar at exterior exposed conditions Simple span 20F-V12-1.5E Multispan or cantilever 20F-V13-1.5E
I-Joists:	Redbuilt Weyerhaeuser Boise Cascade Louisiana Pacific

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CONDITION BUILDING ASSESSMENT REPORT FOR:

COUNTY OF MARIN WEIGHTS AND MEASURES & UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION



DLR Group
18924 CA-12 | Sonoma | CA 95476

15000 Inc.
6085 State Farm Dr. #130 | Rohnert Park | CA 94928

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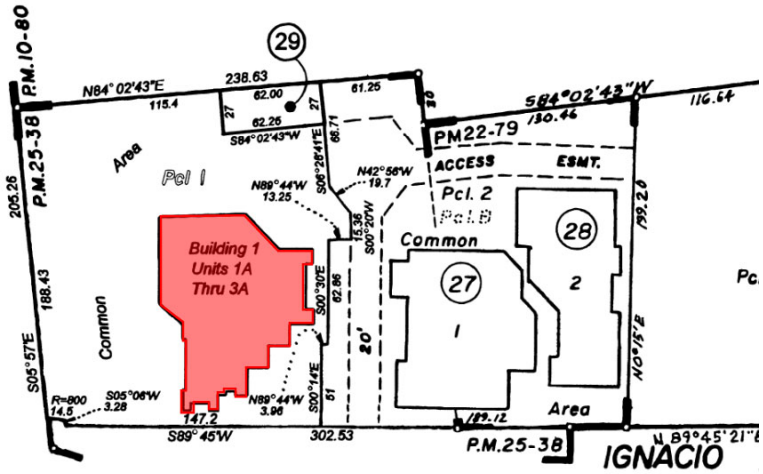
APPENDIX A – ARCHIVE PLANS/EXISTING MECHANICAL LAYOUT……PAGE 21

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BACKGROUND

The proposed County of Marin owned property, which is to house the future Weights & Measures Department/UC Cooperative Extension (APN's shown on map below) is currently a multi-tenant commercial building comprised of three floors with private offices, conference rooms, open-plan work areas, lobby/reception areas, breakroom/kitchen and meeting rooms. The Class A commercial structure was originally constructed in 1986 and consists of approximately 16,972 square feet of interior space and 2,890 square feet of balcony and deck area. The mechanical space conditioning systems are of the split system type with ducted distribution, and each floor contains one bathroom block with floors 1 and 2 having separate men's and women's restrooms, and floor 3 having two single stall restrooms with attached shower rooms. 15000 Inc. was retained as part of the DLR Group|RossDrulisCusenbery assessment team to evaluate plumbing and mechanical space conditioning systems, and make recommendations for system replacement, improvement and retrofit to support new occupant loading and spatial layout.



Building 1

Unit No.	*APN*	*Floor*
1A	*160-211-31*	*1*
1B	*160-211-40*	*1*
1C	*160-211-41*	*1*
1D	*160-211-38*	*1*
1E	*160-211-42*	*1*
2A	*160-211-34*	*2*
2B	*160-211-35*	*2*
2C	*160-211-36*	*2*
3A	*160-211-37*	*3*

OBJECTIVE

The primary objective of the project is to observe and assess the current conditions of the existing structure (highlighted above) as they relate to plumbing and mechanical systems, as well as their associated distribution systems, and make recommendations for areas of improvement in regards to code compliant installations, general site improvements, energy efficiency, and equipment replacement.

METHODOLOGY

The Condition Building Assessment (CBA) is modeled after the ASTM E2018-24 standard for property assessments. A field/site walk was conducted by 15000 Inc. along with DLR Group|RossDrulisCusenbery and subconsultants where video and photos were taken of various features, infrastructure, and utilities serving the building highlighted above, to analyze and make recommendations thereof. Any recommendations made herein shall be field verified for quality assurance.

FINDINGS

PRIORITY RECOMMENDATIONS (Right Hand Columns)

(M)ust: **Immediate (within 1-year):** Code Violation or requires immediate attention; requires preparation of contract documents.

(N)eed: **High Priority (within 1-5 years):** Items requiring attention but can be scheduled; may require preparation of contract documents.

(W)ant: **Low Priority or Life Cycle Replacement (within 6-20 years):** Items that are either low priority or are part of an expected life-cycle replacement project.

Abbreviations

AHU – Air Handling Unit

ASME – American Society of Mechanical Engineers

ASPE – American Society of Civil Engineers

BAS – Building Automation System

BMS – Building Management System

CBC – California Building Code

CEC – California Energy Code

CFH – Cubic Feet Per Hour

CGBS – CalGreen Building Standards

CMC – California Mechanical Code

CPC – California Plumbing Code

CW – Cold Water

DCV – Demand Control Ventilation

DWV – Drain, Waste & Vent

GPF – Gallons Per Flush

GPM – Gallons Per Minute

HW – Hot Water

HVAC – Heating, Ventilation, and Air Conditioning

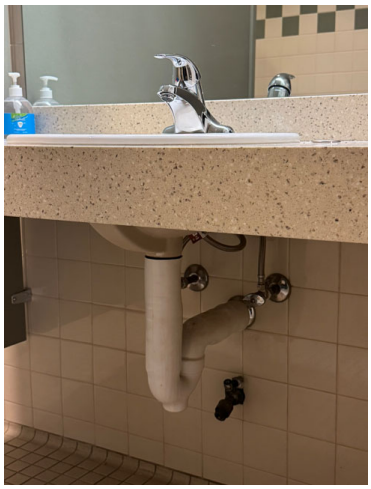
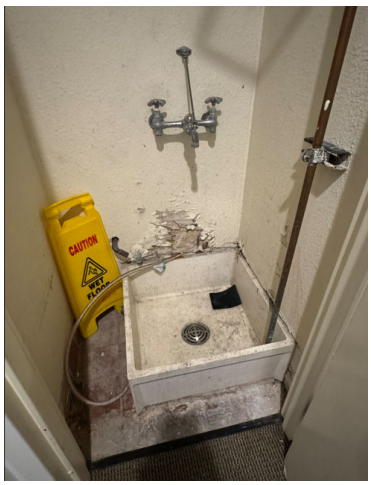
IAQ – Indoor Air Quality

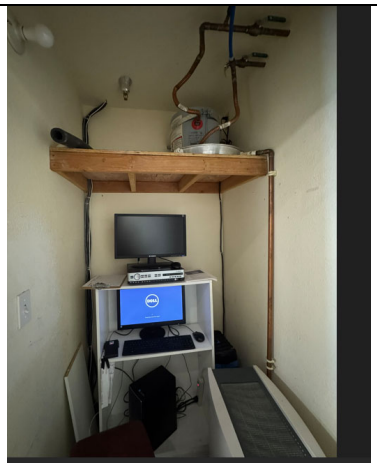
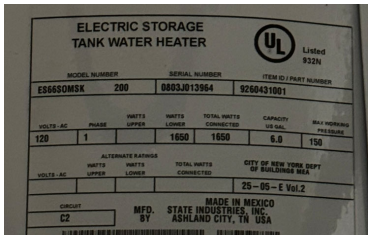
NSF – National Sanitation Foundation

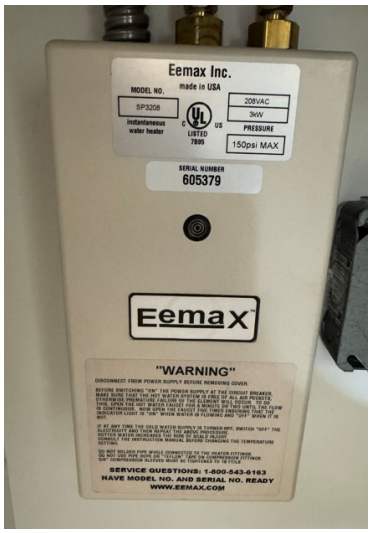
SMACNA – Sheet Metal and Air Condition Contractor's National Association

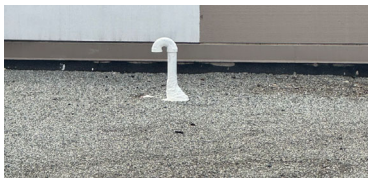
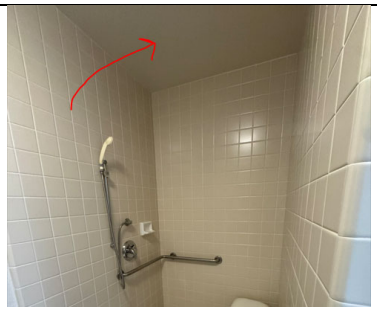
TAB – Test and Balance

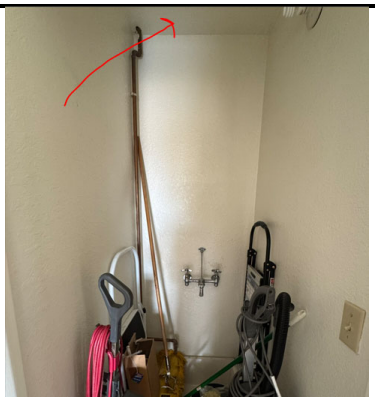
Item	Comments and Recommendations	Photos	M	N	W
9.4.4.1	**ITEM:** Water closet, floor mount with manual flushometer type valve (estimated at 1.6 GPF) **OBSERVATION & RECOMMENDATION**: Water closets were found to be in clean condition and functional at the time of visit. Valves shall have a maximum of 1.28 GPF per 2022 CGBS, Section 5.303.3.1 and it is recommended to replace valves which exceed the maximum. For increased water saving, a 1.0 GPF fixture assembly is recommended with a sensor actuated valve. Areas intended to see increased usage are encouraged to use wall hung fixtures with a wall carrier to allow for better cleaning/sanitation. Wall widths shall be evaluated at each floor to determine feasibility and adequate depth to support a carrier.	 Fig 1. Existing floor mount water closet			X
9.4.4.2	**ITEM:** Urinal, wall hung with automatic flushometer valve (estimated at 1.0 GPF) **OBSERVATION & RECOMMENDATION**: Urinals were found to be in clean condition and functional at the time of visit. Valves serving wall hung fixtures shall have a maximum of flush rate of 0.125 GPF per 2022 CGBS, Section 5.303.3.2.1. Upon observation this valve was found to be a Zurn Flush Retrofit Kit. It is recommended to verify the retrofit assembly is in compliance with current standards, and if found noncompliant, replace to allow for greater water savings and environmental consciousness.	 Fig 2. Existing wall hung urinal			X

Item	Comments and Recommendations	Photos	M	N	W
9.4.4.3	**ITEM:** Lavatory, ledgemount & wall hung with manual faucet (flowrate unable to be determined during time of visit) **OBSERVATION & RECOMMENDATION**: Lavatories were found to be in functional and working condition, however during the time of visit the flow rate could not be determined. It is recommended to confirm the actual flow rate (GPM) against the 2022 CGBS, Section 5.303.3.4.1 maximum flow rate of 0.50 GPM and retrofit with an accessory aerator if found to be in noncompliance. Certain traps were observed to include a cover to safeguard against scalding/abrasive surfaces (while others were found to have a makeshift wrap). The domestic water did not include protection and it is recommended to retrofit the exposed trap and domestic water piping with the Lav Guard 2 Pipe Cover System (or equal) to bring into compliance with 2022 CBC, Section 11B-606.5.	 Fig 3.1 Existing lavatory  Fig 3.2 Existing wall hung lavatory	X		
9.4.4.4	**ITEM:** Mop sink, floor mount with faucet, pail hook and threaded outlet **OBSERVATION & RECOMMENDATION**: Mop sinks were found to be in usable condition, however signs and evidence of water damage were present at the time of visit. It is recommended to patch, texture, and seal damaged portions of the wall to match the surrounding conditions and provide stainless steel splash guards to prevent water damage.	 Fig 4. Existing mop sink (sample)		X	

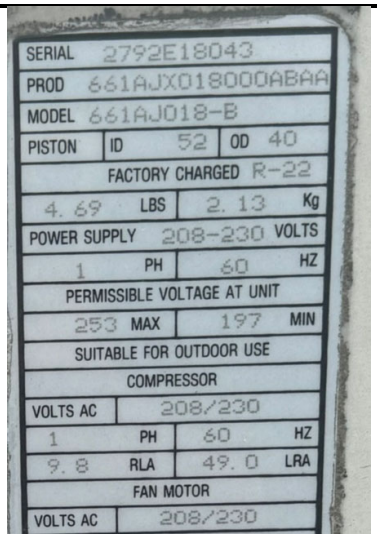
Item	Comments and Recommendations	Photos	M	N	W
9.4.4.5	**ITEM:** Accessible Shower, manual mixing valve and adjustable height/removable wand **OBSERVATION & RECOMMENDATION**: The existing showers were observed to be in functional condition and did not show excessive signs of wear. During the time of visit, the flow rate was not able to be measured, however it recommended to confirm the actual flow rate against 2022 CGBS, Section 5.303.3.3.1, and replace the head should the existing flow rate exceed 1.8 GPM. Note: Shower dimensional control for ADA compliance was not evaluated in accordance with 2022 CBS, Section 11B-608.1 as part of this assessment.	 Fig 5. Existing accessible shower (floor 3)			X
9.4.4.6	**ITEM:** Tank Style Electric Water Heater (1st Floor) Rheem ES66S0MSK 200 (S/N: 0803J013964) **OBSERVATION & RECOMMENDATION**: The water heater currently resides on a platform above an employee workstation, set in a drain pan, and with compliant strapping at the third points. The PRV was found to discharge into the drain pan itself with the drain pan discharged into a mop sink (not pictured). The unit was manufactured in 2003 and is approximately 22 years of age. Rheem water heaters typically have a useful service life of 10-12 years and based on lifespan is recommended for replacement before increased service intervals are required. If the unit is elected to remain for reuse, the PRV pipe is recommended for retrofit and routing to discharge directly into an approved receptacle (mop sink) to avoid overflow, spray or otherwise harming the occupant at the workstation below.	 Fig 6.1 Water heater above station  Fig 6.2 Nameplate data	X		

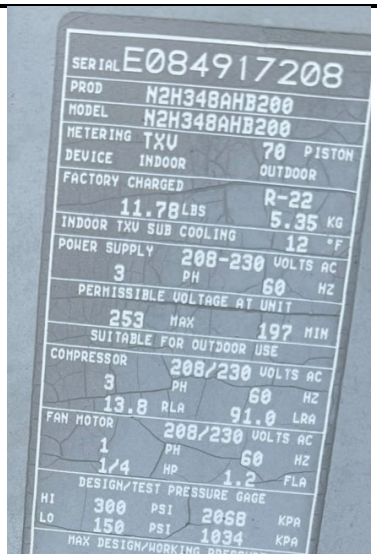
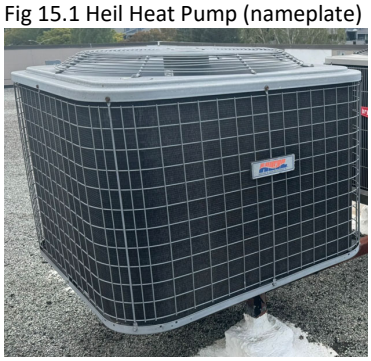
Item	Comments and Recommendations	Photos	M	N	W
9.4.4.7	**ITEM:** Point of Use Electric Water Heater (sample) Eemax SP3208 (S/N: 605379) **OBSERVATION & RECOMMENDATION**: The water heater is a point of use/instantaneous type with a 3kW element, 0.25 GPM activation flowrate, standard flow rate of approximately 0.75 GPM and utilizes 208V/1PH/60Hz power. It was found to be functional during the time of use but did not have an external means of high limit temperature control. The model (SP product line) was discontinued in 2023 and the age of the product is not able to be determined by serial number alone, therefore the actual age of the unit is not able to be determined. Eemax point of use heaters typically have an expected service life of 10-12 years before failure or increase service is expected. It is recommended at a minimum to provide a mixing valve similar or equal to Watts LFMMV to prevent scalding, and replace the unit entirely if approaching or exceeding the 12 year service life.	 Fig 7. Eemax SP3208			X
9.4.4.8	**ITEM:** Uninsulated domestic water piping (general) **OBSERVATION & RECOMMENDATION**: There were many instances observed where the domestic water piping did not include insulation. In addition to decreased energy efficiency, scalding/injury can occur when bare piping is not properly protected. It is recommended to insulate the domestic hot water piping with insulation and associated thickness as required by the 2022 CEC, Table 120.3-A throughout the building to bring into current code compliance.	 Fig 8.1 Uninsulated domestic water piping  Fig 8.2 Uninsulated piping above ceiling		X	

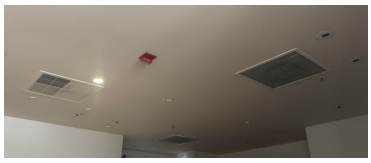
Item	Comments and Recommendations	Photos	M	N	W
9.4.4.9	**ITEM:** Pipe Hangers and Supports **OBSERVATION & RECOMMENDATION**: Much of the distribution drain, waste and vent (DWV) piping, as well as, the domestic water piping was concealed and not readily viewable. Should piping be overspanned, it is recommended to add additional pipe supports to allow for proper support intervals in accordance with 2022 CPC, Table 313.3.	(no photo available)			X
9.4.4.10	**ITEM:** Plumbing Vent Termination **OBSERVATION & RECOMMENDATION**: Plumbing vent terminations at the roof level were observed to terminate with a down turned elbow. While the distance above the roof level adheres to the current code, the manner of termination is not compliant and can lead to improper venting of gases. It is recommended to retrofit the existing vents for a vertical termination with minimum 6” height above the finished roof to bring into compliance with 2022 CPC, Section 960.1.	 Fig. 9 Plumbing vent termination	X		
9.4.5.1	**ITEM:** Shower Room Exhaust (general) **OBSERVATION & RECOMMENDATION**: The shower rooms found on floor three were observed to be without mechanical ventilation/exhaust. It is recommended to retrofit these rooms with dedicated mechanical exhaust per 2022 CMC, Section 405.3 with airflows as required by 2022 CMC, Table 403.7. For a heightened level of moisture removal for intermittent operation, a ceiling exhaust fan with integral dehumidistat is recommended.	 Fig. 10 Shower room without exhaust (sample)	X		

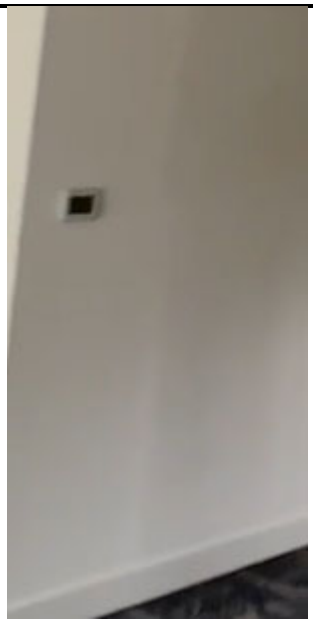
Item	Comments and Recommendations	Photos	M	N	W
9.4.5.2	**ITEM:** Janitor Closet Exhaust (general) **OBSERVATION & RECOMMENDATION**: The janitorial closets were observed to include only a light with manual switch and do not have mechanical ventilation. It is recommended to retrofit the space to allow for mechanical exhaust with a rate not less than 1CFM/SF as required by 2022 CMC, Table 403.7.	 Fig. 11 Janitor closet without exhaust (sample)	X		
9.4.5.3	**ITEM:** Ductwork and Duct Distribution **OBSERVATION & RECOMMENDATION**: Ductwork above the finished ceiling was observed to be a combination of rigid and flexible, with instances of flexible deformed/crimped around piping (Fig 12.2). Instances were observed where space conditioning ductwork did not include insulation and appeared overspanned (Fig 12.1) and was connected using legacy methods (e.g. duct tape) that can degrade over time with temperature fluctuations. It is recommended to support ductwork in accordance with SMACNA Duct Construction Standards, 4th Edition, Chapter 5 – Hanging requirements. Furthermore, ductwork is recommended to be joined in accordance with 2022 CEC, Section 120.4(a) through (g) and insulated to a minimum level of R-8 as required by the aforementioned sections.	 Fig 12.1 Uninsulated ductwork  Fig 12.2 Flex ductwork.			X

Item	Comments and Recommendations	Photos	M	N	W
9.4.5.4	**ITEM:** Split System Fan Coils & Heat Pumps (Carrier) **OBSERVATION & RECOMMENDATION**: Split system heat pump/fan coil configurations serving the building were observed to be a combination of Carrier, Bryant, Day & Night and Heil manufacturers, however this section focuses solely on the Carrier brand units which were found to be the most common brand. Capacities were found to be in the 4T range for the Carrier units and comprised of the 38QH (heat pump) and 40QH product lines with serial numbers beginning with 4986 and 5186, indicating these were manufactured in 1986 and use R22 refrigerant. Rusted condenser fan guards and overall degradation were observed on the heat pump units. Fan coil units were observed with taped edges, primary drain connection and no means of adequate overflow condensate protection from a secondary connection nor drain pan. Full viewing of the equipment was obstructed by other infrastructure limiting tile movement. While still operational, these units far exceed the useful life as qualified by the ASHRAE Equipment Life Expectancy Chart, and furthermore, use of R22 refrigerant is not permissible by current CARB and EPA standards for low GWP split systems. It is recommended to replace these entirely with zoning to match the load profile of the new spatial configuration.	 Fig 13.1 Carrier 38QH heat pumps (sample)  Fig 13.2 Carrier 40HQ fan coil (sample)		X	

Item	Comments and Recommendations	Photos	M	N	W
9.4.5.5	**ITEM:** Split System Fan Coils & Heat Pumps (Day & Night) **OBSERVATION & RECOMMENDATION**: The Day and Night split systems were found, based on serial number documentation, to be manufactured in 1992 using R22 refrigerant. Signs of wear were present on the equipment from rusted components. Refrigerant line suction insulation was completely weathered and in some cases, no longer present on the line itself which could lead to moisture forming. The paired fan coil was not able to be viewed at the time of visit and is assumed to be in similar condition as its associated counterpart. While still operational, these units far exceed the useful life as qualified by the ASHRAE Equipment Life Expectancy Chart, and furthermore, use of R22 refrigerant is not permissible by current CARB and EPA standards for low GWP split systems. It is recommended to replace these entirely with zoning to match the load profile of the new spatial configuration.	 Fig 14.1 Day & Night Heat Pump (Sample nameplate)  Fig 14.2 Day & Night Heat Pump		X	

Item	Comments and Recommendations	Photos	M	N	W
9.4.5.6	**ITEM:** Split System Fan Coils & Heat Pumps (Heil) **OBSERVATION & RECOMMENDATION**: The Heil split systems were found based on serial number to be manufactured in 2008 using R22 refrigerant. There were signs of wear present on the equipment, however the equipment was generally observed to be rust free and well cared for. The paired fan coil was not able to be viewed at the time of visit and is assumed to be in similar condition as its associated counterpart. While still operational, these units exceed the useful life as qualified by the ASHRAE Equipment Life Expectancy Chart, and furthermore, use of R22 refrigerant is not permissible by current CARB and EPA standards for low GWP split systems. It is recommended to replace these entirely with zoning to match the load profile of the new spatial configuration.	 Fig 15.1 Heil Heat Pump (nameplate)  Fig 15.2 Heil Heat Pump		X	
9.4.5.7	**ITEM:** Refrigerant Line Set Insulation (general) **OBSERVATION & RECOMMENDATION**: Insulation was found to either be missing or in an extremely dilapidated state on the refrigerant suction lines. Lack of insulation can cause failure and system inefficiencies from reduced cooling capacity, increased energy consumption, sweating/condensation, and increased equipment (compressor) stress. It is recommended to insulate the refrigerant line sets in accordance with manufacturer recommendations and with minimum thickness as prescribed by 2022 CEC, Table 120.3-A.	 Fig 16.1 Uninsulated refrigerant lines  Fig 16.2 Uninsulated refrigerant lines	X		

Item	Comments and Recommendations	Photos	M	N	W
9.4.5.8	**ITEM:** Rooftop Exhaust Fans (general) **OBSERVATION & RECOMMENDATION**: Exhaust fans at the roof level were found to be curb mounted with integral curb cap. There were visible signs of damage on the units including dented shrouds (Fig 17.1), and areas where rust was present. Nameplate data was not available nor able to be ascertained at the time of visit, however maintenance records indicate the fans have been in service for approximately 10 years. Based on the ASHRAE Equipment Life Expectancy chart, centrifugal exhaust fans have a usable life of 25 years before increased service intervals and degradation become present. Should the bathroom configuration remain the same (fixture count which fans sizing is predicated upon), it is recommended to preserve for reuse until the 25 year mark is reached, and thereafter further evaluate for repair or replacement.	 Fig 17.1 Downblast exhaust fan  Fig 17.2 Downblast exhaust fan			**X**
9.4.5.9	**ITEM:** Air Terminals (Diffusers, Grilles, and Registers) **OBSERVATION & RECOMMENDATION**: A combination of 4-way supply air diffuser with and without perforated face and return air grilles with perforated faces were observed on site and to be in satisfactory condition. Instances of dirt/debris (Fig 18.1) were observed at the perforated face inlets and diffuser outlets. The ASHRAE Equipment Life Expectancy chart qualifies a normal life of approximately 27 years. It is recommended to clean free of dust, dirt and debris with a nonabrasive cleaner for continued use in the current spatial configuration. Return air inlets utilizing a ceiling return air plenum are required to be ducted back to fan coil for combustible ceiling types.	 Fig. 18.1 Return air grille  Fig. 18.2 Supply air diffusers  Fig 18.3 Supply and return air terminals	**X**		

Item	Comments and Recommendations	Photos	M	N	W
9.4.5.10	**ITEM:** Controls Systems | Thermostats **OBSERVATION & RECOMMENDATION**: The split systems were observed to be controlled with standalone thermostats with programming/scheduling capability, but no overall BAS/BMS was observed on site. The ASHRAE Equipment Life Expectancy chart qualifies a normal life of approximately 15 years before increased service and/or malfunction is present. It is recommended to replace the existing thermostats which can be tied into a BMS/BAS type of system for enhanced system monitoring and offsite visibility.	 Fig 19. Wall mounted thermostat			**X**

REFERENCES

Table 1A – Utility Providers

System	Provider	Telephone
Sanitary Sewer	Novato Sanitary District	415-892-1694
Natural Gas	N/A – No NG on site	N/A – No NG on site
Water	North Marin Water District (NMWD)	415-897-4133
Waste Disposal	Recology Sonoma-Marin	800-243-0291

Table 1B - Plumbing System Description

Plumbing System Description	
Water Service	Domestic water is supplied by the City water system.
Supply Piping	The domestic water supply within the building is copper material.
Waste Connection	Sanitary Sewer drains are connected to the City waste system.
Waste Piping	Waste piping within the building is assumed to be cast iron material.
Domestic Water Heating	The building is served by a combination of electric point of use and electric resistance tank storage water heaters.

HVAC SYSTEMS ANALYSIS

In addition to systems observation/recommendations, an analysis was requested for comparative evaluation of existing/baseline loads in comparison with the demands required by future spatial configurations. A building heat gain analysis was conducted using DOE licensed EnergyPro v9.4.1.0 software as a means to qualify existing equipment in support floors 1 and 2 of the building. Occupancy/loading types are broken out in five different groups as noted below:

- Lobby/Corridor/Hall/Transient Space
- Bathroom/Mech/Storage/Core (low occupancy groups)
- Office/Administrative Space
- Lecture/Classroom Areas
- Breakroom Areas

Roof, wall, flooring, glazing and all other building envelope assemblies used for thermal resistance were obtained from archive information and typical construction assemblies used during the era of construction. Assemblies must be verified with modernization plans and the energy model adjusted as required to reflect accuracy of information. The table below is used to illustrate the existing building conditions and baseline metrics as further means of analysis and comparison:

EXISTING SYSTEM METRICS						
FLOOR	AREA	EXISTING SYSTEM TAG	NOMINAL TONNAGE	APPROX. FLOOR AREA	OCC. TYPE	OSA* (CFM)
1	SUITE 100	HP|FC 1-4	4T	6912	B	1037
		HP|FC 1-5	4T		B	
	SUITE 101	HP|FC 1-1	4T		B	
	SUITE 103	HP|FC 1-2	4T		B	
	SUITE 105	HP|FC 1-3	4T		B	
2	SUITE 200	FC|HP 2-1	4T	6505	B	976
	SUITE 201	FC|HP 2-2	4T		B	
		FC|HP 2-3	4T		B	
	SUITE 202	FC|HP 2-4	4T		B	
		FC|HP 2-5	4T		B	
3	SUITE 300	FC|HP 3-1	4T	3375	B	506
		FC|HP 3-2	4T		B	
		FC|HP 3-3	4T		B	
		FC|HP 3-4	4T		B	
		FC|HP 3-5	4T		B	

* OSA PREDICATED ON HISTORICAL METRICS FOR MINIMUM VENTILATION AIR OF 0.15 CFM / SQUARE FOOT, AND IS USED AS A BASELINE METRIC FOR COMPARISON

An analysis of heat gains attributed to each floor was performed to obtain baseline heating, cooling and ventilation values to assist with qualification of the existing system capacities against the requirements of the spatial reconfiguration on the first and second floor. The third floor was not included in analysis as its spatial configuration is to remain as is and no change to the associated heating/cooling systems is anticipated.

VENTILATION ANALYSIS

FLOOR	OPTION #1				OPTION #2				OPTION #3			
	SPACE TYPE	APPROX FLOOR AREA	CFM/SF	CFM	SPACE TYPE	APPROX FLOOR AREA	CFM/SF	CFM	SPACE TYPE	APPROX FLOOR AREA	CFM/SF	CFM
1	OFFICE	2019	0.15	1658	OFFICE	1915	0.15	1677	OFFICE	2282	0.15	1710
	LOBBY/RECEPT	136	0.15		LOBBY/RECEPT	184	0.15		LOBBY/RECEPT	166	0.15	
	CONF	375	0.50		CONF	431	0.50		CONF	525	0.50	
	CLASS/LAB	1788	0.38		CLASS/LAB	1788	0.38		CLASS/LAB	1788	0.38	
	BREAK	224	0.50		BREAK	224	0.50		BREAK	224	0.50	
	(E) CORE	2370	0.15		(E) CORE	2370	0.15		(E) CORE	1927	0.15	
2	OFFICE	3606	0.15	1171	OFFICE	3606	0.15	1171	OFFICE	3606	0.15	1171
	LOBBY/RECEPT	168	0.15		LOBBY/RECEPT	168	0.15		LOBBY/RECEPT	168	0.15	
	CONF	445	0.50		CONF	445	0.50		CONF	445	0.50	
	BREAK	113	0.50		BREAK	113	0.50		BREAK	113	0.50	
	STORAGE	561	0.15		STORAGE	561	0.15		STORAGE	561	0.15	
	(E) CORE	1612	0.15		(E) CORE	1612	0.15		(E) CORE	1612	0.15	

From the analysis above, the first floor has the most drastic increase in outside air ranging from 60% to 65% above the baseline metrics while the second floor sees a nominal increase of 20%.

HEATING/COOLING ANALYSIS

FLOOR	BASELINE		OPTION #1		OPTION #2		OPTION #3		(E) EQUIPMENT CAPACITY	
	HEATING (MBH)	COOLING (MBH)	HEATING (MBH)	COOLING (MBH)	HEATING (MBH)	COOLING (MBH)	HEATING (MBH)	COOLING (MBH)	HEATING (MBH) 27F	COOLING (MBH) 95F
1	118	130	147	155	148	155	149	158	175	170
2	109	136	118	137	118	137	118	137	175	170

NOTES
1 COOLING VALUES REPRESENT SENSIBLE CAPACITIES (SC)
2 NOMINAL 400 CFM/TON VALUES ARE USED TO OBTAIN BASELINE EQUIPMENT HEATING/COOLING CAPACITIES
3 COOLING PEAK AMBIENT TEMP IS AT 90F AND HEATING LOW AMBIENT TEMP IS AT 25F.

Load analysis of the proposed options 1, 2, and 3 determined an increase in required heating/cooling capacities above the baseline calculation. However, the existing equipment at their rated peak/low ambient conditions are capable to accommodate the increase in load shown above without supplemental conditioning.

CONCLUSION

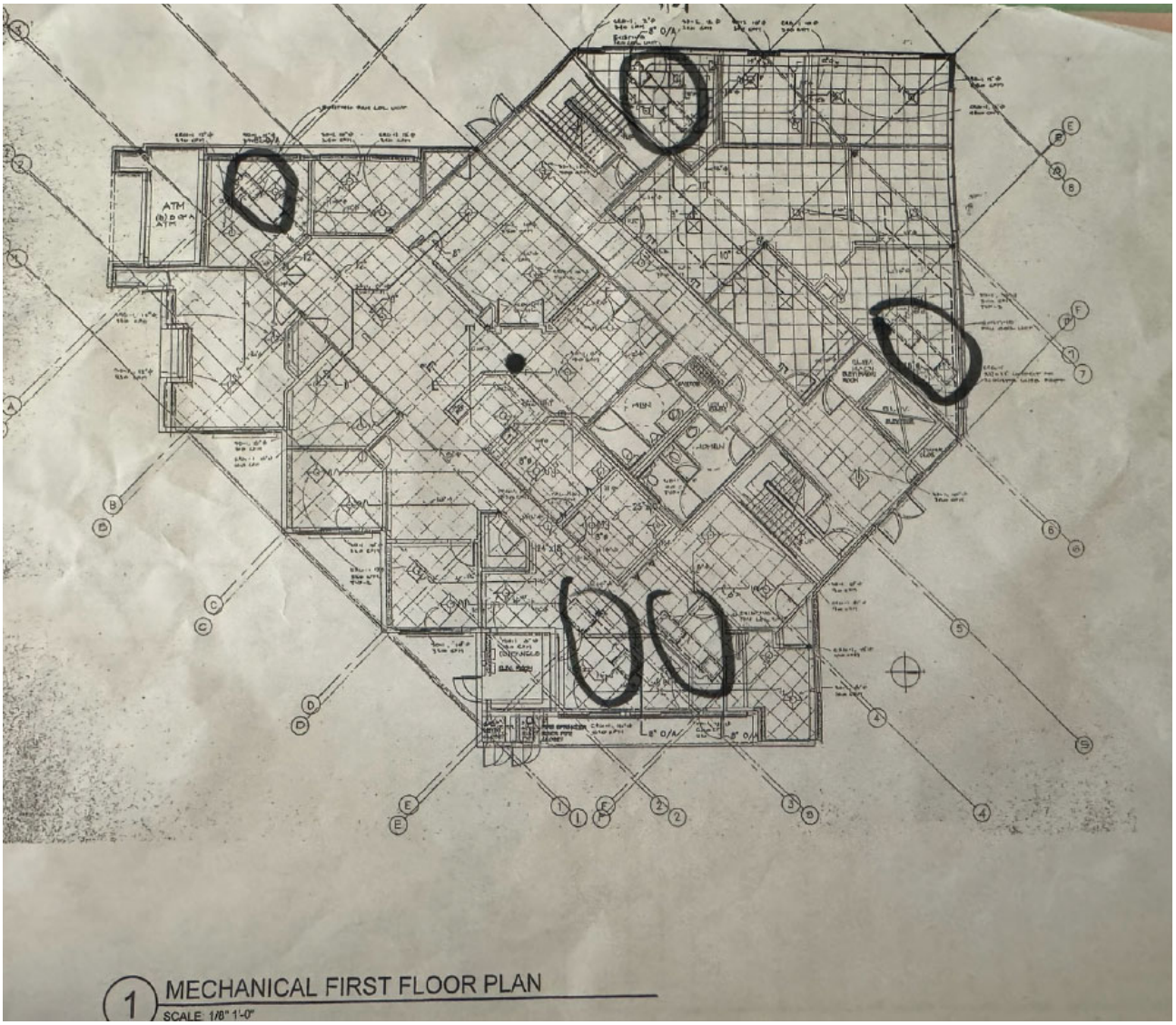
The existing HVAC heating and cooling systems serving the building were observed to have been maintained and kept in operation for decades of continued use as was evident by equipment serial numbers, refrigerant type (R-22) and record logs describing preventative maintenance service. While it is highly recommended to replace the well-aged HVAC heating and cooling equipment within the building for modern energy efficient systems with a low GWP refrigerant, it is permissible for the existing equipment to remain in operation until increased service frequency is no longer cost effective. If the desire remains to reuse the existing equipment to limit first costs, it is highly advisable to allocate separate funding for future equipment replacement and/or increased cost of maintenance for the current systems. Ductwork was found to be in in usable condition and archive plans indicate the ceiling space is used as a return air plenum in select areas. This type of return air system is permissible with a non-combustible ceiling assembly, however, wood assemblies (combustible material) were found above the ceiling which requires a ducted connection from the inlet back to the associated fan coil.

The HP/FC systems serving the building are functionally operational, however, in order to zone and/or accommodate new spatial configurations and load profiles relating to ventilation air, the equipment will require modifications to ductwork and air outlet placement. Ventilation calculations demonstrated the change in occupancy will require modifications to ventilation ductwork and openings to accommodate the increase in required outside air flow rate above the baseline metric. Heat gain load analysis determined the current equipment has the capacity to accommodate a change in occupancy and the associated increase in ventilation air, however proper air distribution will play an important part in thermal comfort. A preTAB (air test and balance) report provided by a California State License Board C-61/D-62 licensed contractor is further recommended to obtain baseline measurement of airflow to assist with future renovation/alteration and balancing of airside systems.

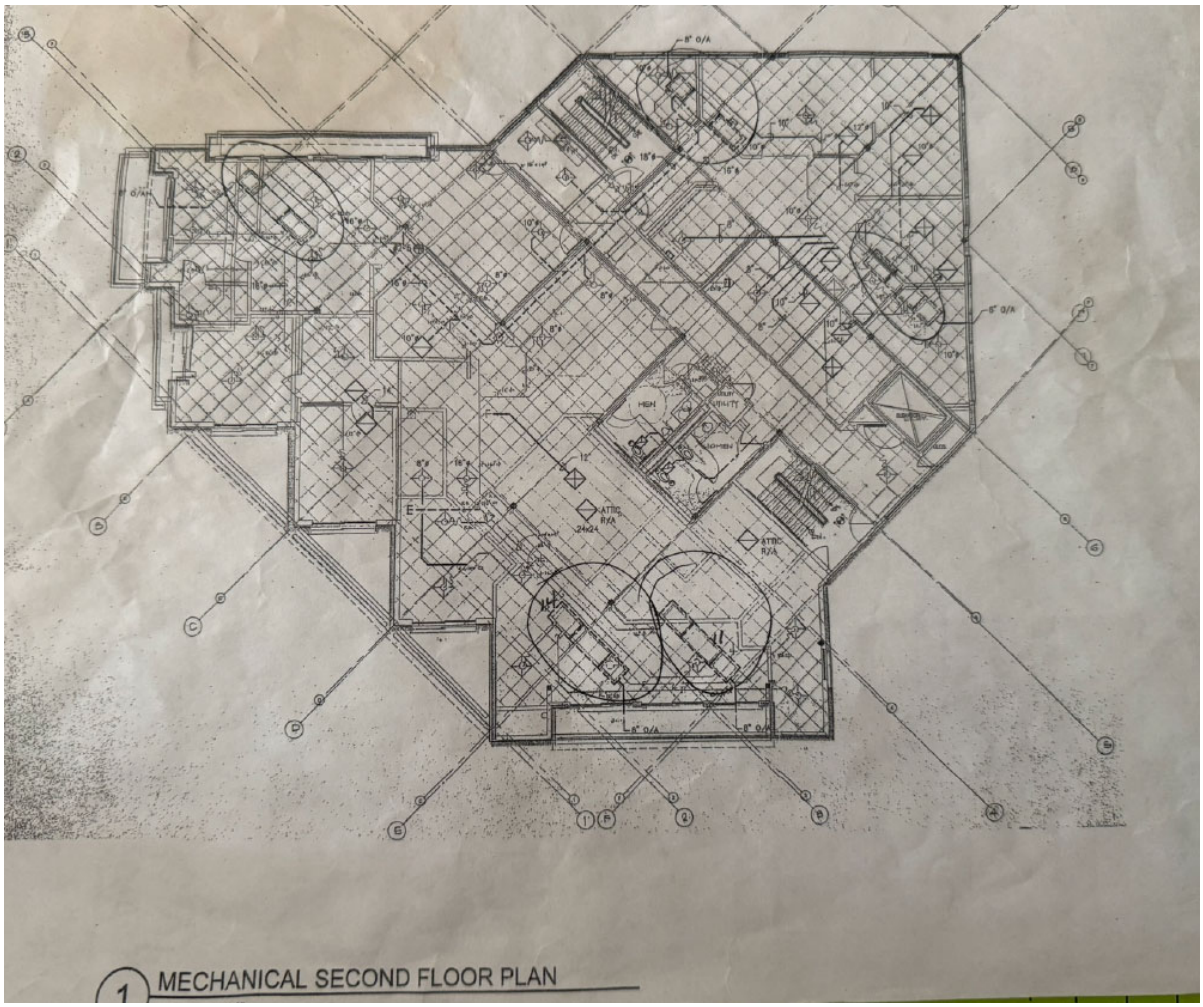
Plumbing fixtures serving the building appeared clean and were in usable condition, however there are opportunities for increased water savings through replacement of fixtures with lower consumption fixtures. The number of fixtures supports the current occupancy type of the building (B-Occupancy per 2022 CPC Table 422.1). Based on preliminary floor plan layouts for spatial reconfiguration, it is not anticipated that additional plumbing fixtures are required. Life safety issues are present in the tank water heater located on the first floor which requires immediate attention to retrofit.

APPENDICES

APPENDIX – A
ARCHIVE PLANS/EXISTING MECHANICAL LAYOUT



Mechanical First Floor Plan



Mechanical Second Floor Plan

APPENDIX – B
HEAT GAIN/LOAD ANALYSIS

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name	Date
350 IGNACIO BLVD	11/11/2025
System Name	**Floor Area**
BASELINE - FLOOR 1	6,912

ENGINEERING CHECKS

Number of Systems	
Heating System	
Output per System	
Total Output (Btuh)	
Output (Btuh/sqft)	
Cooling System	
Output per System	
Total Output (Btuh)	
Total Output (Tons)	
Total Output (Btuh/sqft)	
Total Output (sqft/Ton)	
Air System	
CFM per System	
Airflow (cfm)	
Airflow (cfm/sqft)	
Airflow (cfm/Ton)	
Outside Air (%)	
Outside Air (cfm/sqft)	

Note: values above given at ARI conditions

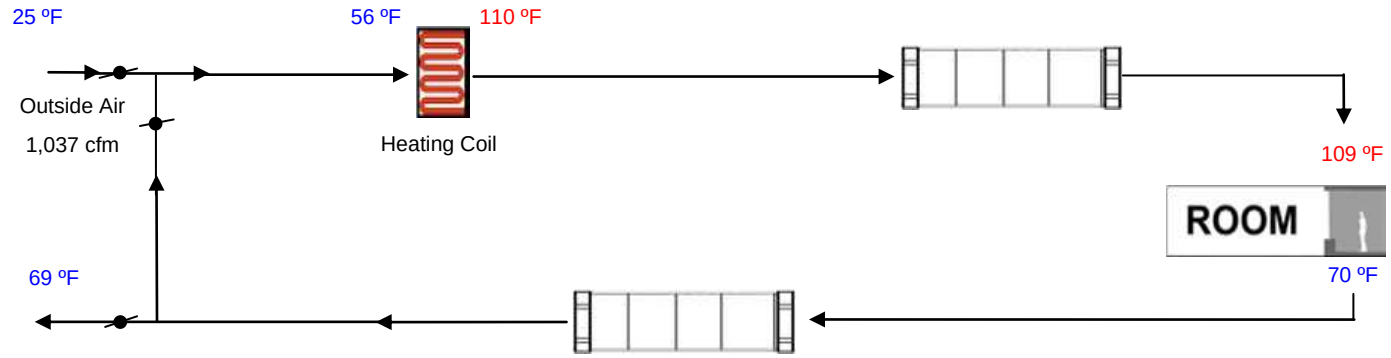
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	**Sensible**	**Latent**	**CFM**	**Sensible**
Total Room Loads	5,678	106,214	13,824	1,490	62,166
Return Vented Lighting		0			
Return Air Ducts		5,311			3,108
Return Fan		0			0
Ventilation	1,037	12,767	-7,214	1,037	48,775
Supply Fan		0			0
Supply Air Ducts		5,311			3,108
TOTAL SYSTEM LOAD		129,602	6,610		117,158

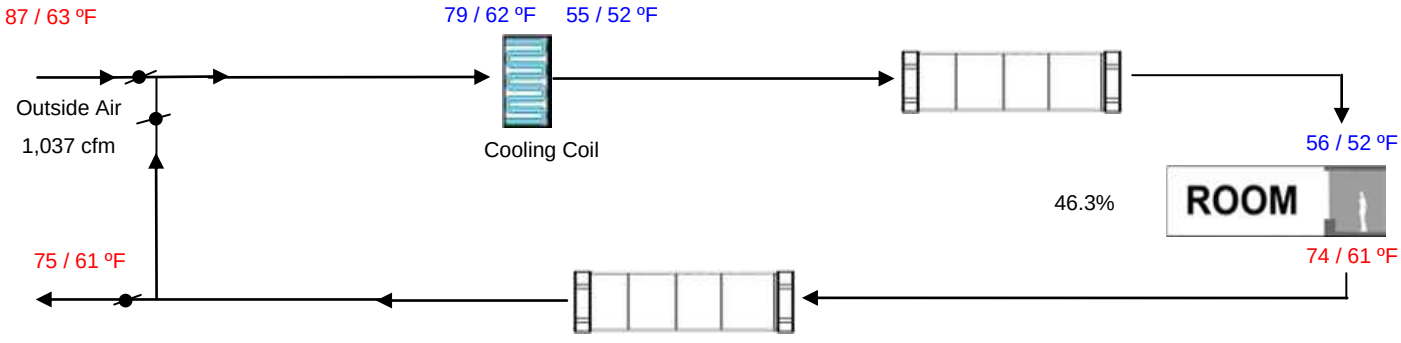
HVAC EQUIPMENT SELECTION

Total Adjusted System Output (Adjusted for Peak Design conditions)				
TIME OF SYSTEM PEAK	Jul 3 PM		Jan 1 AM	

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name	Date
350 IGNACIO BLVD	11/11/2025
System Name	**Floor Area**
BASELINE - FLOOR 2	6,505

ENGINEERING CHECKS

Number of Systems	
Heating System	
Output per System	
Total Output (Btuh)	
Output (Btuh/sqft)	
Cooling System	
Output per System	
Total Output (Btuh)	
Total Output (Tons)	
Total Output (Btuh/sqft)	
Total Output (sqft/Ton)	
Air System	
CFM per System	
Airflow (cfm)	
Airflow (cfm/sqft)	
Airflow (cfm/Ton)	
Outside Air (%)	
Outside Air (cfm/sqft)	

Note: values above given at ARI conditions

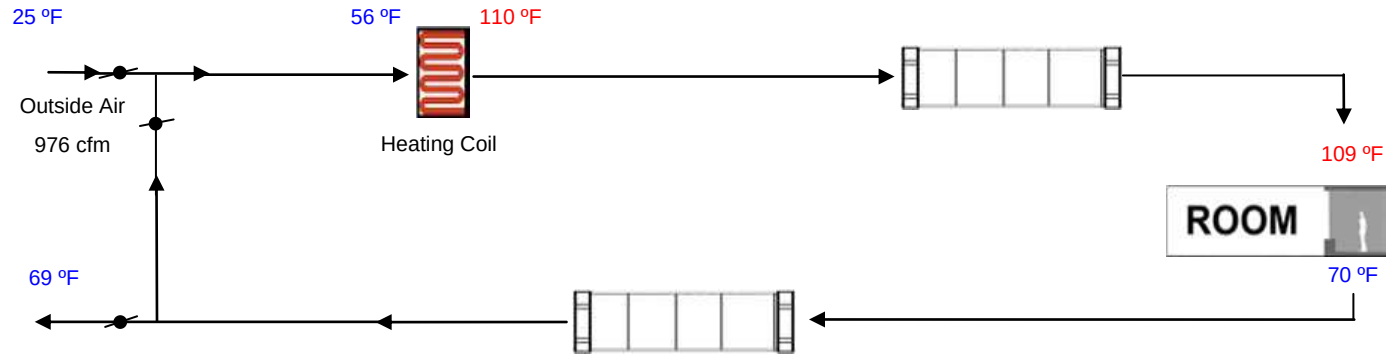
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	**Sensible**	**Latent**	**CFM**	**Sensible**
Total Room Loads	6,089	112,700	13,010	1,368	57,088
Return Vented Lighting		0			
Return Air Ducts		5,635			2,854
Return Fan		0			0
Ventilation	976	11,824	-6,789	976	45,924
Supply Fan		0			0
Supply Air Ducts		5,635			2,854
TOTAL SYSTEM LOAD		135,794	6,221		108,721

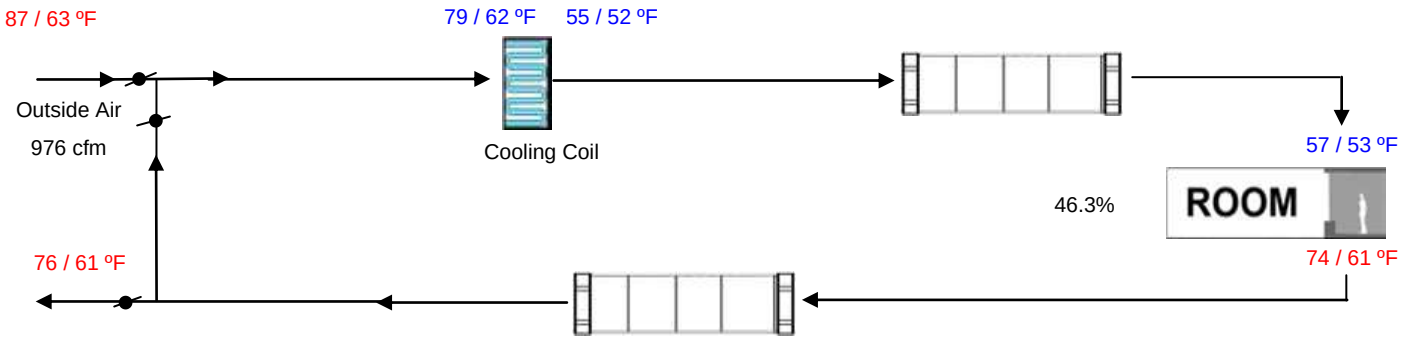
HVAC EQUIPMENT SELECTION

Total Adjusted System Output (Adjusted for Peak Design conditions)				
TIME OF SYSTEM PEAK	Jul 3 PM		Jan 1 AM	

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name	Date
350 IGNACIO BLVD	11/11/2025
System Name	**Floor Area**
OPTION 01 - FLOOR 1 BLOCK	6,912

ENGINEERING CHECKS

Number of Systems	
Heating System	
Output per System	
Total Output (Btuh)	
Output (Btuh/sqft)	
Cooling System	
Output per System	
Total Output (Btuh)	
Total Output (Tons)	
Total Output (Btuh/sqft)	
Total Output (sqft/Ton)	
Air System	
CFM per System	
Airflow (cfm)	
Airflow (cfm/sqft)	
Airflow (cfm/Ton)	
Outside Air (%)	
Outside Air (cfm/sqft)	

Note: values above given at ARI conditions

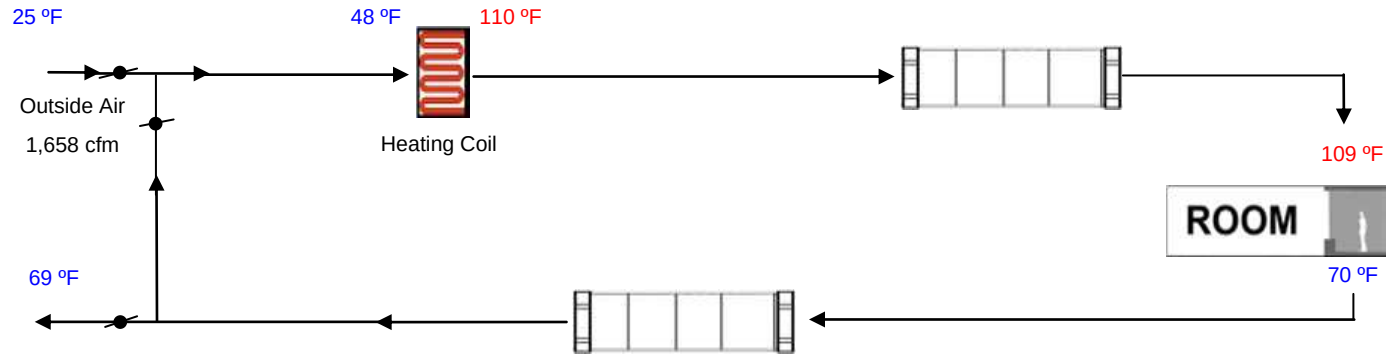
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	**Sensible**	**Latent**	**CFM**	**Sensible**
Total Room Loads	6,603	122,012	30,957	1,490	62,166
Return Vented Lighting		0			
Return Air Ducts		6,101			3,108
Return Fan		0			0
Ventilation	1,658	20,033	-22,914	1,658	77,983
Supply Fan		0			0
Supply Air Ducts		6,101			3,108
TOTAL SYSTEM LOAD		154,246	8,042		146,366

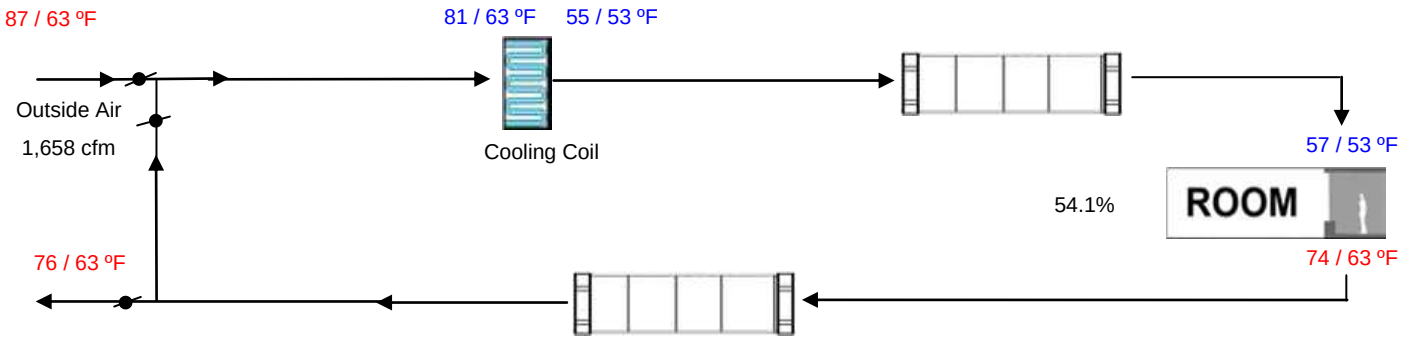
HVAC EQUIPMENT SELECTION

Total Adjusted System Output (Adjusted for Peak Design conditions)				
TIME OF SYSTEM PEAK		Jul 3 PM		Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name	Date
350 IGNACIO BLVD	11/11/2025
System Name	**Floor Area**
OPTION 01 - FLOOR 2 BLOCK	6,505

ENGINEERING CHECKS

Number of Systems	
Heating System	
Output per System	
Total Output (Btuh)	
Output (Btuh/sqft)	
Cooling System	
Output per System	
Total Output (Btuh)	
Total Output (Tons)	
Total Output (Btuh/sqft)	
Total Output (sqft/Ton)	
Air System	
CFM per System	
Airflow (cfm)	
Airflow (cfm/sqft)	
Airflow (cfm/Ton)	
Outside Air (%)	
Outside Air (cfm/sqft)	

Note: values above given at ARI conditions

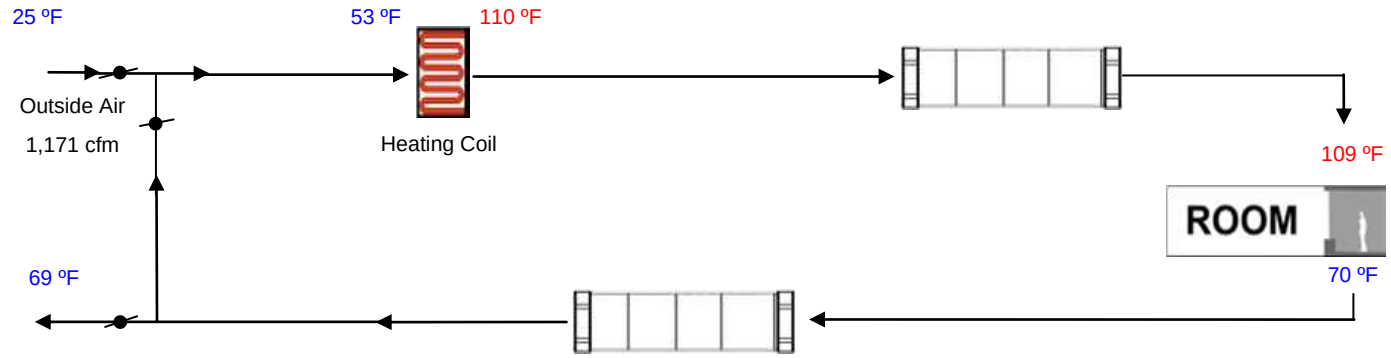
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	**Sensible**	**Latent**	**CFM**	**Sensible**
Total Room Loads	5,995	111,110	18,059	1,368	57,088
Return Vented Lighting		0			
Return Air Ducts		5,555			2,854
Return Fan		0			0
Ventilation	1,171	14,219	-10,865	1,171	55,116
Supply Fan		0			0
Supply Air Ducts		5,555			2,854
TOTAL SYSTEM LOAD		136,440	7,194		117,912

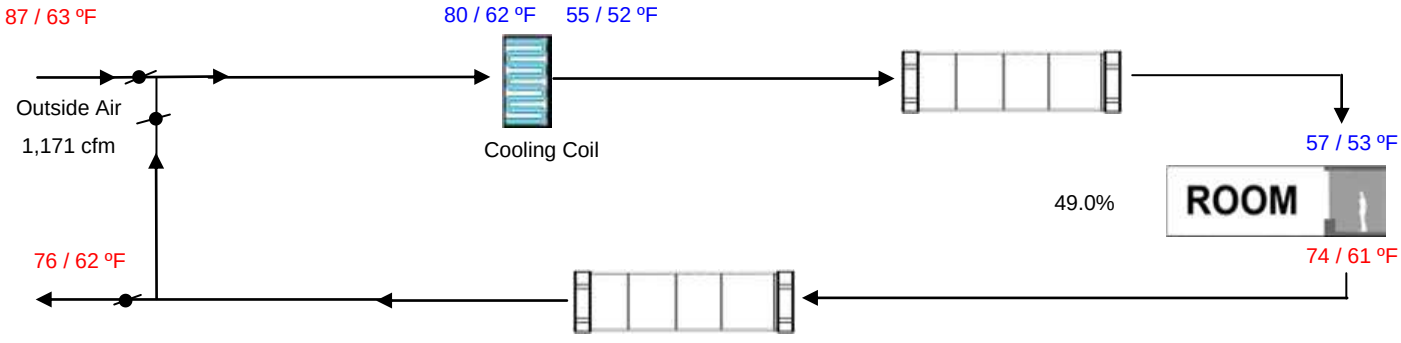
HVAC EQUIPMENT SELECTION

Total Adjusted System Output (Adjusted for Peak Design conditions)				
TIME OF SYSTEM PEAK	Jul 3 PM		Jan 1 AM	

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name	Date
350 IGNACIO BLVD	11/11/2025
System Name	**Floor Area**
OPTION 02 - FLOOR 1 BLOCK	6,912

ENGINEERING CHECKS

Number of Systems	
Heating System	
Output per System	
Total Output (Btuh)	
Output (Btuh/sqft)	
Cooling System	
Output per System	
Total Output (Btuh)	
Total Output (Tons)	
Total Output (Btuh/sqft)	
Total Output (sqft/Ton)	
Air System	
CFM per System	
Airflow (cfm)	
Airflow (cfm/sqft)	
Airflow (cfm/Ton)	
Outside Air (%)	
Outside Air (cfm/sqft)	

Note: values above given at ARI conditions

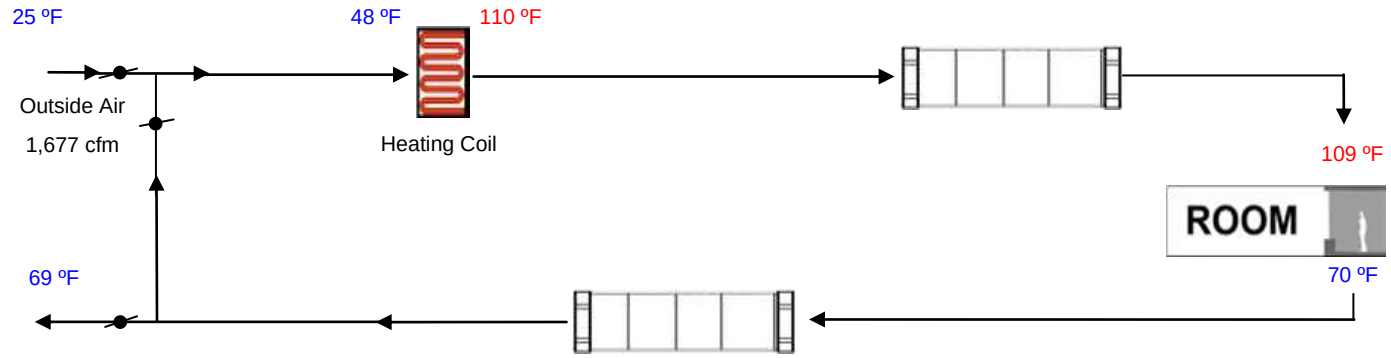
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	**Sensible**	**Latent**	**CFM**	**Sensible**
Total Room Loads	6,629	122,441	31,447	1,490	62,166
Return Vented Lighting		0			
Return Air Ducts		6,122			3,108
Return Fan		0			0
Ventilation	1,677	20,259	-23,463	1,677	78,905
Supply Fan		0			0
Supply Air Ducts		6,122			3,108
TOTAL SYSTEM LOAD		154,945	7,984		147,288

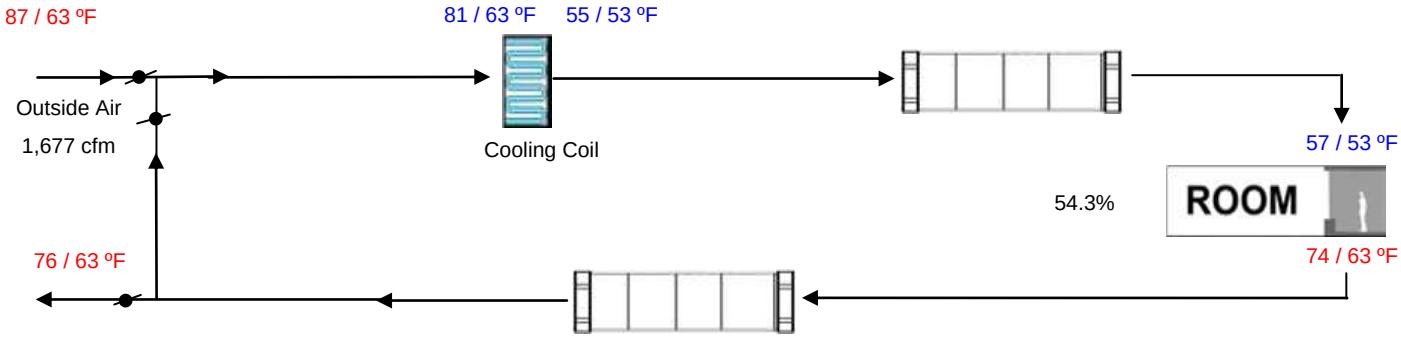
HVAC EQUIPMENT SELECTION

Total Adjusted System Output (Adjusted for Peak Design conditions)				
TIME OF SYSTEM PEAK	Jul 3 PM		Jan 1 AM	

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name	Date
350 IGNACIO BLVD	11/11/2025
System Name	**Floor Area**
OPTION 02 - FLOOR 2 BLOCK	6,505

ENGINEERING CHECKS

Number of Systems	
Heating System	
Output per System	
Total Output (Btuh)	
Output (Btuh/sqft)	
Cooling System	
Output per System	
Total Output (Btuh)	
Total Output (Tons)	
Total Output (Btuh/sqft)	
Total Output (sqft/Ton)	
Air System	
CFM per System	
Airflow (cfm)	
Airflow (cfm/sqft)	
Airflow (cfm/Ton)	
Outside Air (%)	
Outside Air (cfm/sqft)	

Note: values above given at ARI conditions

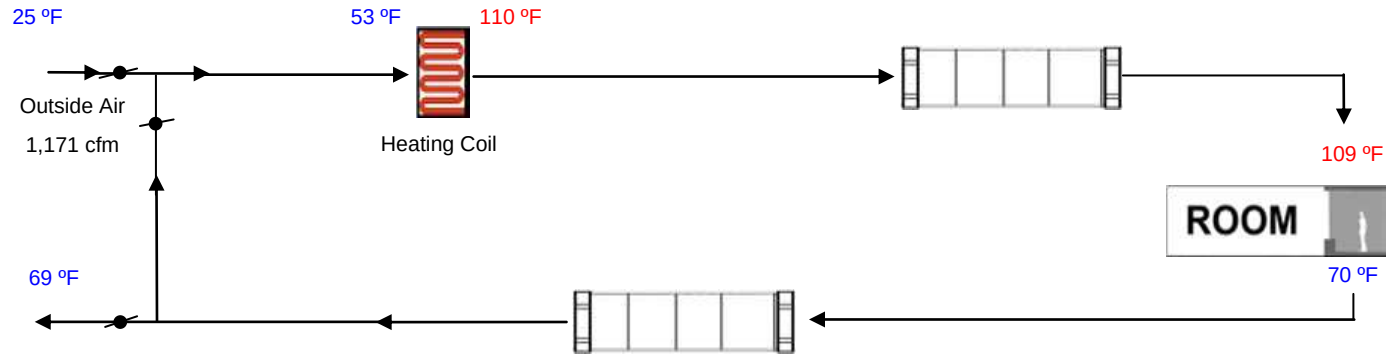
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	**Sensible**	**Latent**	**CFM**	**Sensible**
Total Room Loads	5,995	111,110	18,059	1,368	57,088
Return Vented Lighting		0			
Return Air Ducts		5,555			2,854
Return Fan		0			0
Ventilation	1,171	14,219	-10,865	1,171	55,116
Supply Fan		0			0
Supply Air Ducts		5,555			2,854
TOTAL SYSTEM LOAD		136,440	7,194		117,912

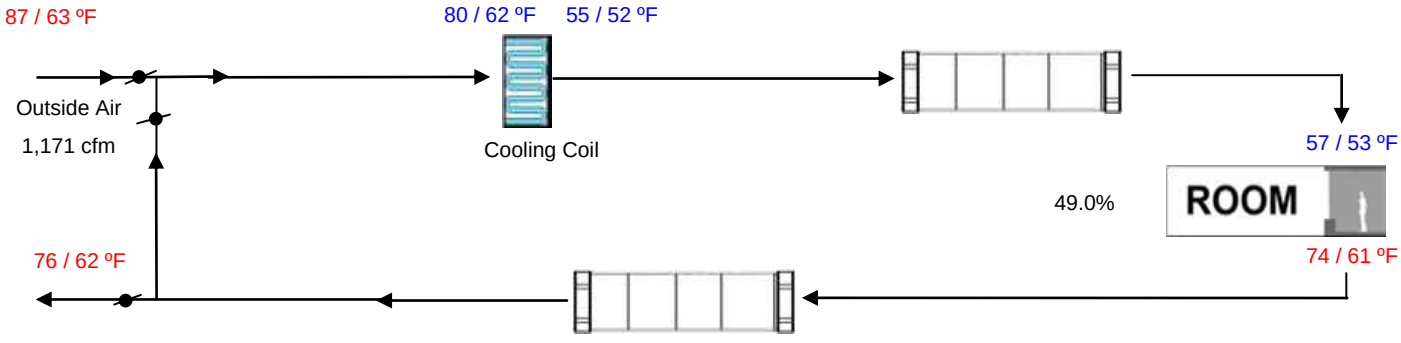
HVAC EQUIPMENT SELECTION

Total Adjusted System Output (Adjusted for Peak Design conditions)				
TIME OF SYSTEM PEAK	Jul 3 PM		Jan 1 AM	

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name	Date
350 IGNACIO BLVD	11/11/2025
System Name	**Floor Area**
OPTION 03 - FLOOR 1 BLOCK	6,912

ENGINEERING CHECKS

Number of Systems	
Heating System	
Output per System	
Total Output (Btuh)	
Output (Btuh/sqft)	
Cooling System	
Output per System	
Total Output (Btuh)	
Total Output (Tons)	
Total Output (Btuh/sqft)	
Total Output (sqft/Ton)	
Air System	
CFM per System	
Airflow (cfm)	
Airflow (cfm/sqft)	
Airflow (cfm/Ton)	
Outside Air (%)	
Outside Air (cfm/sqft)	

Note: values above given at ARI conditions

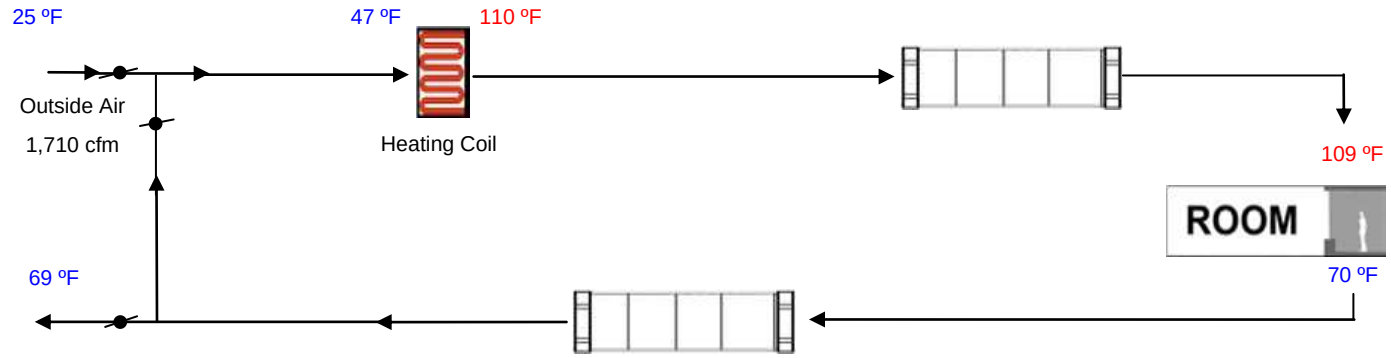
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	**Sensible**	**Latent**	**CFM**	**Sensible**
Total Room Loads	6,769	124,792	32,222	1,490	62,166
Return Vented Lighting		0			
Return Air Ducts		6,240			3,108
Return Fan		0			0
Ventilation	1,710	20,599	-24,355	1,710	80,453
Supply Fan		0			0
Supply Air Ducts		6,240			3,108
TOTAL SYSTEM LOAD		157,870	7,867		148,836

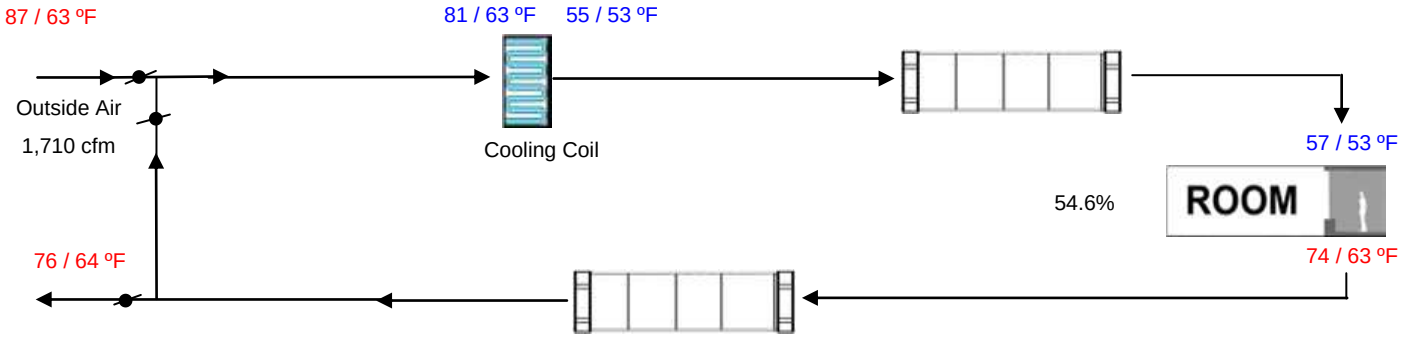
HVAC EQUIPMENT SELECTION

Total Adjusted System Output (Adjusted for Peak Design conditions)				
TIME OF SYSTEM PEAK	Jul 3 PM		Jan 1 AM	

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name	Date
350 IGNACIO BLVD	11/11/2025
System Name	**Floor Area**
OPTION 03 - FLOOR 2 BLOCK	6,505

ENGINEERING CHECKS

Number of Systems	
Heating System	
Output per System	
Total Output (Btuh)	
Output (Btuh/sqft)	
Cooling System	
Output per System	
Total Output (Btuh)	
Total Output (Tons)	
Total Output (Btuh/sqft)	
Total Output (sqft/Ton)	
Air System	
CFM per System	
Airflow (cfm)	
Airflow (cfm/sqft)	
Airflow (cfm/Ton)	
Outside Air (%)	
Outside Air (cfm/sqft)	

Note: values above given at ARI conditions

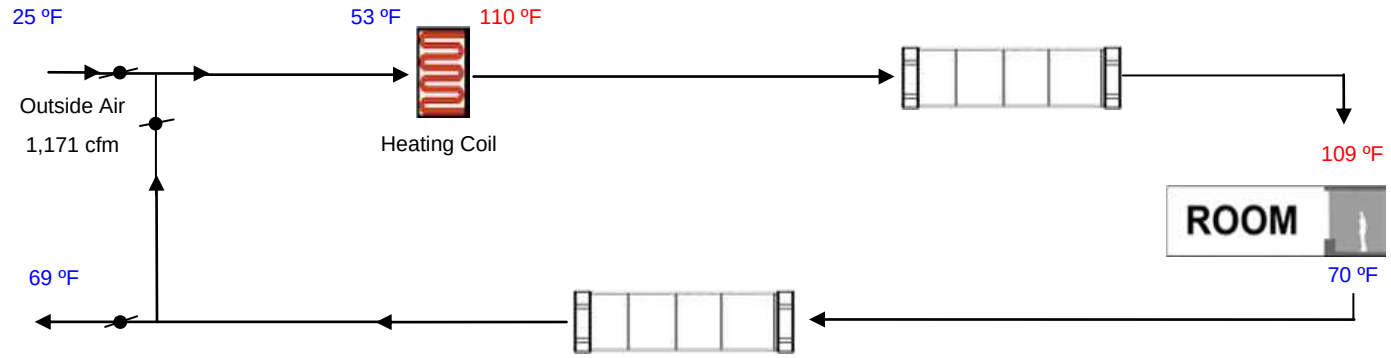
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	**Sensible**	**Latent**	**CFM**	**Sensible**
Total Room Loads	5,995	111,110	18,059	1,368	57,088
Return Vented Lighting		0			
Return Air Ducts		5,555			2,854
Return Fan		0			0
Ventilation	1,171	14,219	-10,865	1,171	55,116
Supply Fan		0			0
Supply Air Ducts		5,555			2,854
TOTAL SYSTEM LOAD		136,440	7,194		117,912

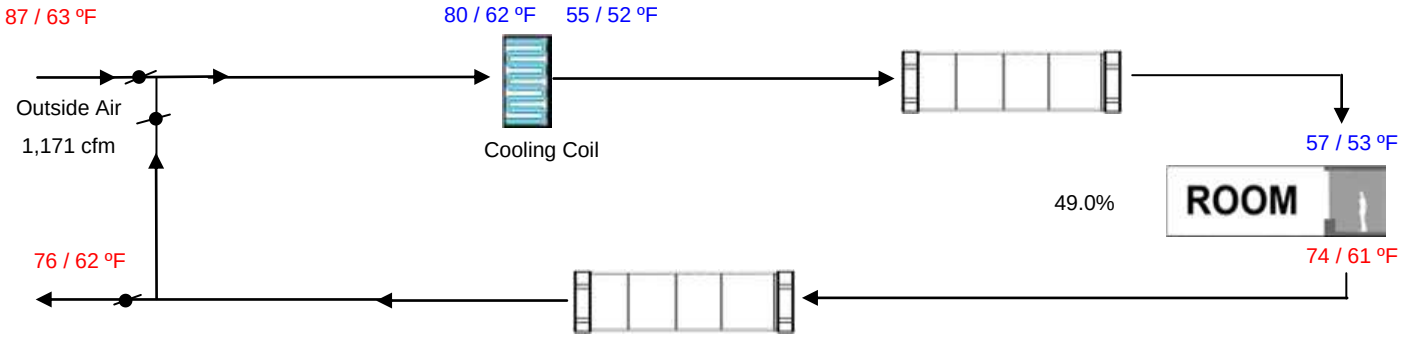
HVAC EQUIPMENT SELECTION

Total Adjusted System Output (Adjusted for Peak Design conditions)				
TIME OF SYSTEM PEAK	Jul 3 PM		Jan 1 AM	

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



APPENDIX – C
ASHRAE EQUIPMENT LIFE EXPECTANCY CHART

ASHRAE Equipment Life Expectancy chart

ASHRAE is the industry organization that sets the standards and guidelines for most all HVAC-R equipment. For additional info about ASHRAE the website is www.ashrae.org .

Equipment Item	Median Years
Air conditioners	
Window unit	10
Residential single or Split Package	15
Commercial through-the wall	15
Water-cooled package	15
Heat Pumps	
Residential air-to-air	15
Commercial air-to-air	15
Commercial water-to-air	19
Roof-top air conditioners	
Single-zone	15
Multi-zone	15
Boilers, hot water (steam)	
Steel water-tube	24 (30)
Steel fire-tube	25 (25)
Cast iron	35 (30)
Electric	15
Burners	21
Furnaces	
Gas- or oil-fired	18
Unit heaters	
Gas or electric	13
Hot water or steam	20
Radiant Heaters	
Electric	10
Hot water or steam	25

Equipment Item	Median Years
Air terminals	
Diffusers, grilles, and registers	27
Induction and fan coil units	20
VAV and double-duct boxes	20
Air washers	17
Ductwork	30
Dampers	20
Fans	
Centrifugal	25
Axial	20
Propeller	15
Ventilating roof-mounted	20
Coils	
DX, water, or steam	20
Electric	15
Heat Exchangers	
Shell-and-tube	24
Reciprocating compressors	20
Packaged chillers	
Reciprocating	20
Centrifugal	23
Absorption	23
Cooling towers	
Galvanized metal	20
Wood	20
Ceramic	34

Equipment Item	Median Years
Air-cooled condensers	20
Evaporative condensers	20
Insulation	
Molded	20
Blanket	24
Pumps	
Base-mounted	20
Pipe-mounted	10
Sump and well	10
Condensate 15	
Reciprocating engines	20
Steam turbines	30
Electric motors	18
Motor starters	17
Electric transformers	30
Controls	
Pneumatic	20
Electric	16
Electronic	15
Valve actuators	
Hydraulic	15
Pneumatic	20
Self-contained	10

Design Analysis

350 Ignacio Blvd

Novato, CA

Brokaw Design

Submittal

November 14, 2025

350 Ignacio
Novato, CA

Electrical

Design Criteria

- NFPA 70, National Electrical Code
- CEC California Building Code, Part 2, Title 24 CCR
- UL Standards

Existing Conditions

Existing Power System – Service entrance

The existing power system on site consist of an interior 1200A, 120/208V 3P main switchboard. The service is feed from a pad mount utility transformer located close to the Electrical room and routed underground into the electrical room.

The service is comprised of a main fuse, (2) six stack meter sections and (2) single meter panel sections with distribution breakers. The service size should be adequate for the building renovations, exact connections and configurations will depend on final building layout. The panel has many options for connecting and distributing power to tenants. Our recommendation is to keep the existing switchboard and modify connections for new building layout.





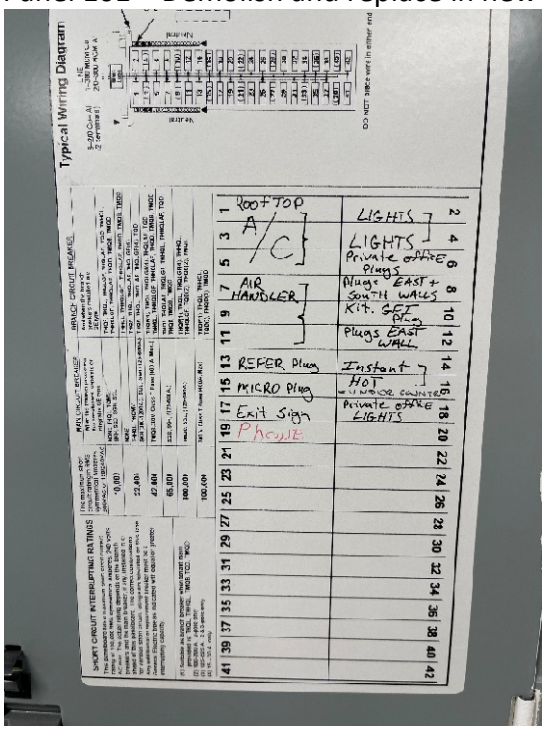
Existing power system – Distribution

There are currently 9 distribution panels in the building. Panels are recommended to be replaced. Many are older and a few are on walls that may be reconfigured or in locations that do not provide the minimum clearance per code. Feeders to the panels appear to be wired to code requirements. Feeders shall extend to new panel locations.

Panel S – Existing Site lighting to remain.



Panel 101 – Demolish and replace in new location.





350 Ignacio
Novato, CA

Panel 103 - Demolish and replace in new location.



Panel 100 “C” - Demolish and replace.





350 Ignacio
Novato, CA

Panel H1 – To Remain



Panel A – To remain





Panel B – To remain



Panel D – To be Demolished and relocated because of clearance issues.



Panel D1 – To be demolished and relocated because of Clearance issues.



It is our recommended the main switchgear can remain for the new layout and that many of the existing feeders can also be reused after testing of existing feeders and equipment. The breaker panels in the space are old “Challenger” panels and should be replaced with newer panels. Many insurance companies will not insure the older panels.

See Floor plans and Schematic Single line at the end of the report for locations and current wire configuration.

Power - General

Upon inspection, it was observed that the electrical wiring within tenant areas does not meet current code requirements. Specifically, Romex cable was found above accessible ceiling spaces, and splice connections were identified outside of approved junction boxes.

We recommend that all branch circuit wiring throughout the building be upgraded to comply with current electrical codes. This includes the use of copper conductors installed in conduit systems such as MC or EMT above accessible ceiling areas, with all splices properly enclosed within junction boxes.

Additionally, we advise the installation of new electrical outlets and faceplates throughout tenant spaces. All receptacles should be tamper-resistant in accordance with applicable safety standards.

Existing general-use receptacles located in common areas, storage rooms, and on the building exterior may remain in place.

For all new tenant spaces. Provide minimum 1 duplex and 1 quad receptacle per office and desk. Contractor shall supply power whip and power poles to any cubicles within the space. Provide new floor boxes for large meeting rooms and classrooms. Provide above counter receptacles at all new counter locations. Provide GFCI protection if a sink is present.



Ground Fault Circuit Interrupter (GFCI) protection should be provided for all receptacles located on the building's exterior, as well as in kitchen and restroom areas, in compliance with code requirements. Weatherproof covers must be installed where required to ensure safe and durable operation.

Lighting - General

Lighting Interior

While the majority of interior lighting fixtures have been upgraded to LED, the newly installed fixtures do not comply with current Title 24 requirements due to the absence of dimming capabilities. In any areas where electrical rewiring or fixture relocation is planned, replacement of non-compliant fixtures will be necessary. Existing Emergency Lighting within the building looks to be compliant with current building codes and no changes are noted.







For optimal performance and flexibility, we recommend installing high-efficiency LED fixtures equipped with integrated wireless controls that support dimming functionality. The proposed lighting control system should include features such as occupancy sensing, daylight harvesting, and automated dimming for sweep-off operations. New dimmer switches should be installed at existing switch locations to maintain user accessibility and control.

Lighting Exterior:

The existing exterior lighting fixtures are of an outdated design and do not comply with current code requirements. Due to the timing of the inspection, nighttime functionality and overall illumination levels could not be verified. Based on available observations, it is assumed that the current lighting provides minimal coverage sufficient for basic operational needs.



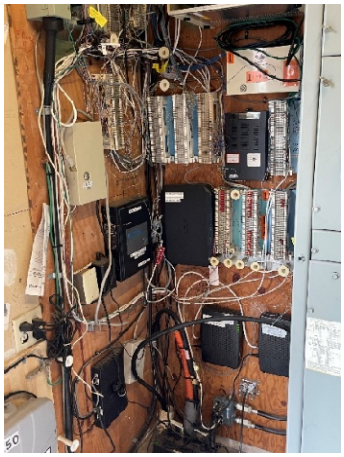
We recommend that the property owner consider replacing the existing fixtures with modern, energy-efficient LED units equipped with integrated control systems and emergency lighting capabilities. Upgrading to compliant LED fixtures will enhance both safety and energy performance, ensuring reliable illumination and adherence to applicable standards. However, upgrade would most likely not be required for building reconfiguration.

For all building reconfigurations it is recommended that existing exterior fixtures on the path of egress are connected through an EM inverter or provided with new EM wet location bug eye lighting on the exterior stairs / pathways to safe dispersal area for minimum of 90-minutes.

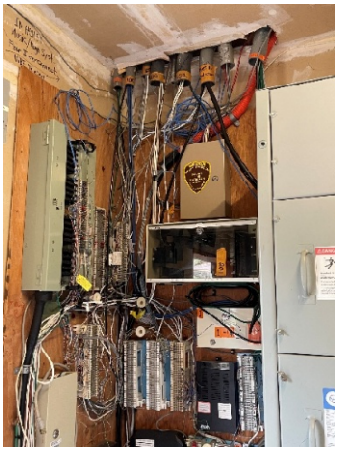
Telecommunications

The existing building has main pathways and Telecomm racks at most current tenant spaces. These may remain or be removed depending on final device layouts and final counts in new building layout. Quantity may be more than needed for combined spaces.

In schematic options where existing offices and existing Telecomm rack remain in place. Telecomm wiring may remain. Contractor to verify existing cabling is mounted on Jhooks and not laid directly on the ceiling tiles. If not, contractor shall provide new Jhooks or cable racks. For all modified tenant spaces, provide minimum 2 (Cat 6) outlets per office or desk. Contractor shall supply telecom poles to all cubicles within the space. Provide new floor boxes for large meeting rooms and classrooms. Provide connection from floor boxes to AV boxes behind all television locations.

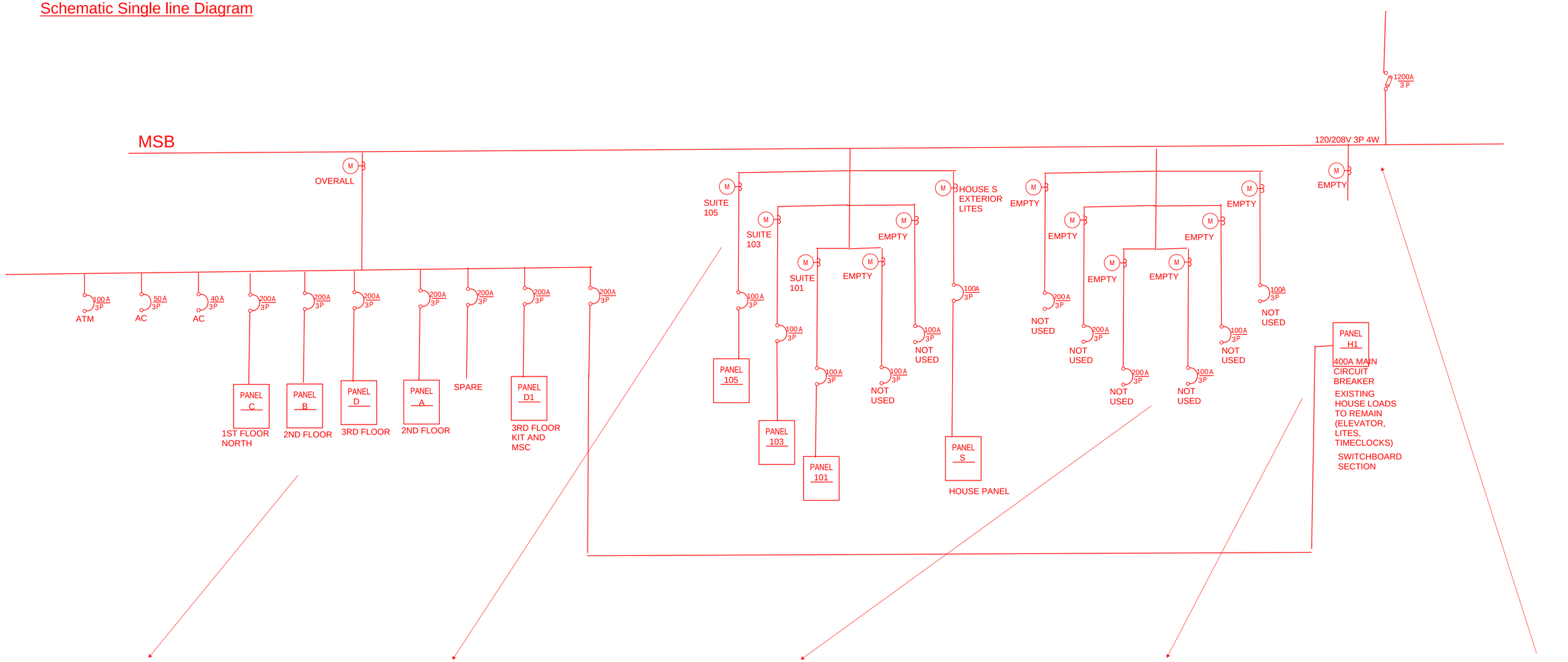






Sincerely,
Courtney Chuenyane, PE
Brokaw Design
707/799-6822
Courtney.Chuenyane@brokawdesign.com

Schematic Single line Diagram







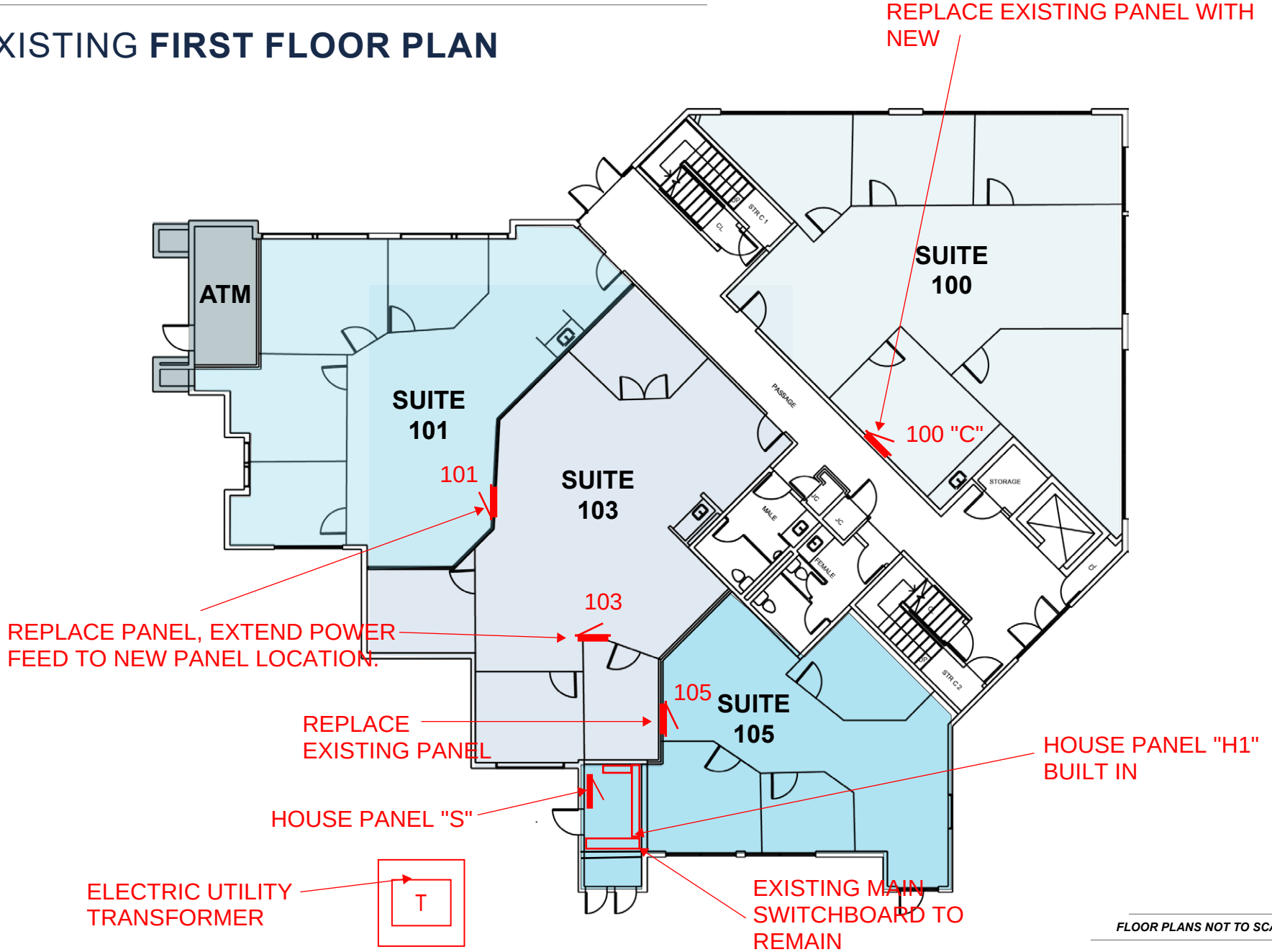






LEVEL	USEABLE SQUARE FEET	NOTES
FIRST FLOOR	±6,023	First floor includes a ±121 USF unit leased to Bank of America as an ATM.

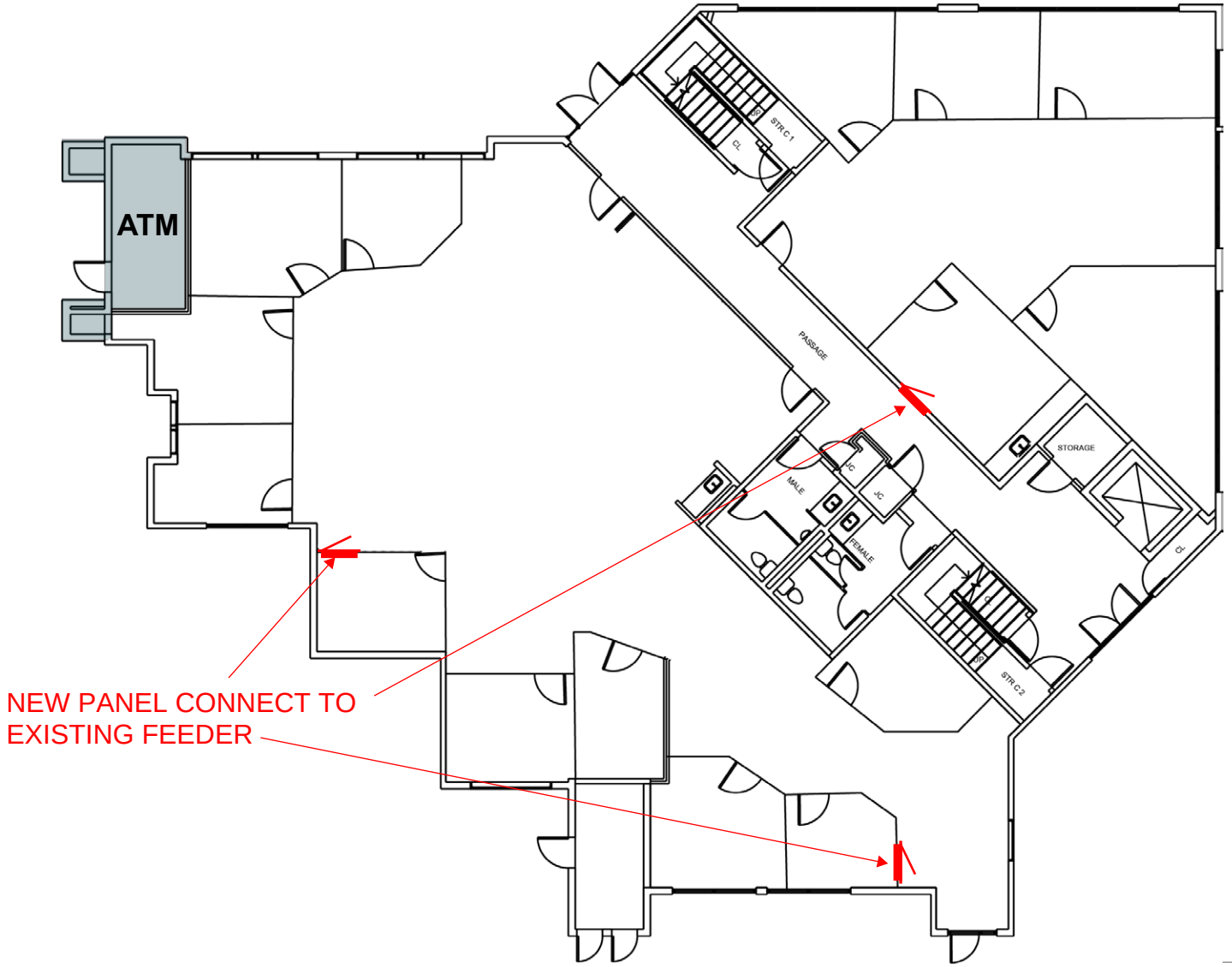
EXISTING **FIRST FLOOR PLAN**



FLOOR PLANS NOT TO SCALE

LEVEL	USEABLE SQUARE FEET	NOTES
FIRST FLOOR	±6,912	First floor includes a ±121 USF unit leased to Bank of America as an ATM.

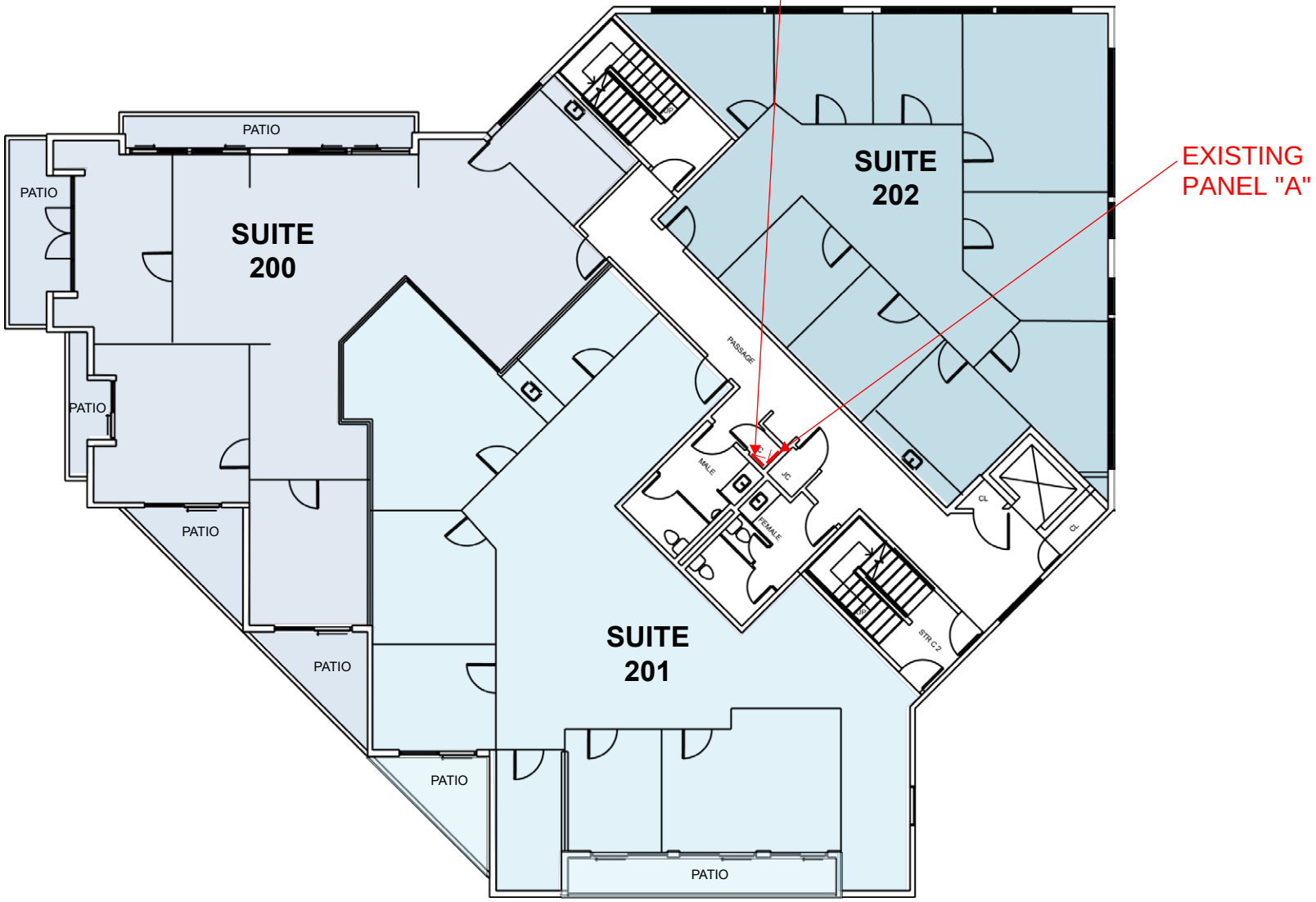
POTENTIAL COMBINED **FIRST FLOOR PLAN**



FLOOR PLANS NOT TO SCALE

LEVEL	USEABLE SQUARE FEET	NOTES
SECOND FLOOR	±6,505	Second floor offers access to 7 private patios, totaling an additional ±648 USF.

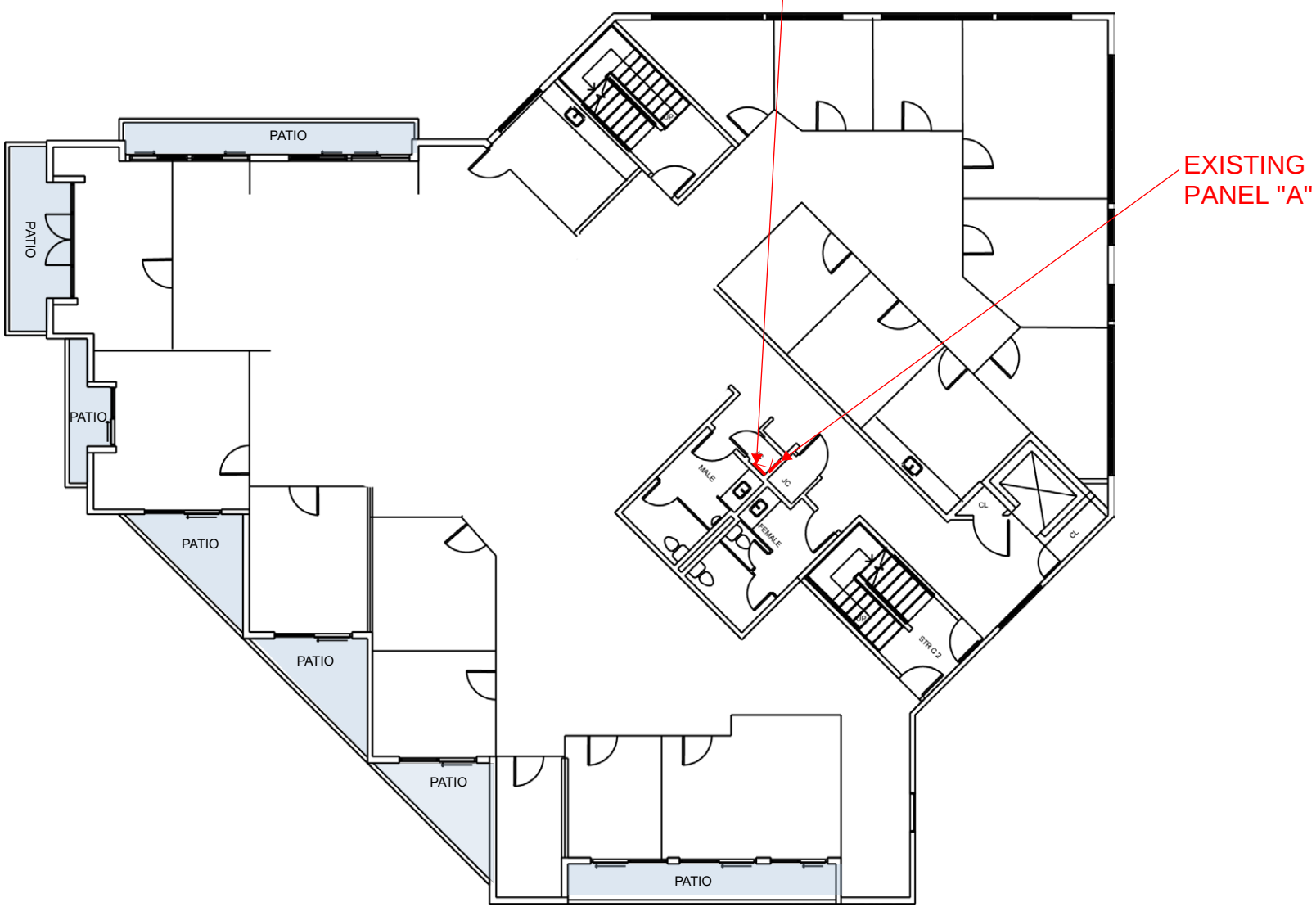
EXISTING **SECOND FLOOR PLAN**



FLOOR PLANS NOT TO SCALE

LEVEL	USEABLE SQUARE FEET	NOTES
SECOND FLOOR	±6,505	Second floor offers access 7 private patios, totaling ±648 useable square feet

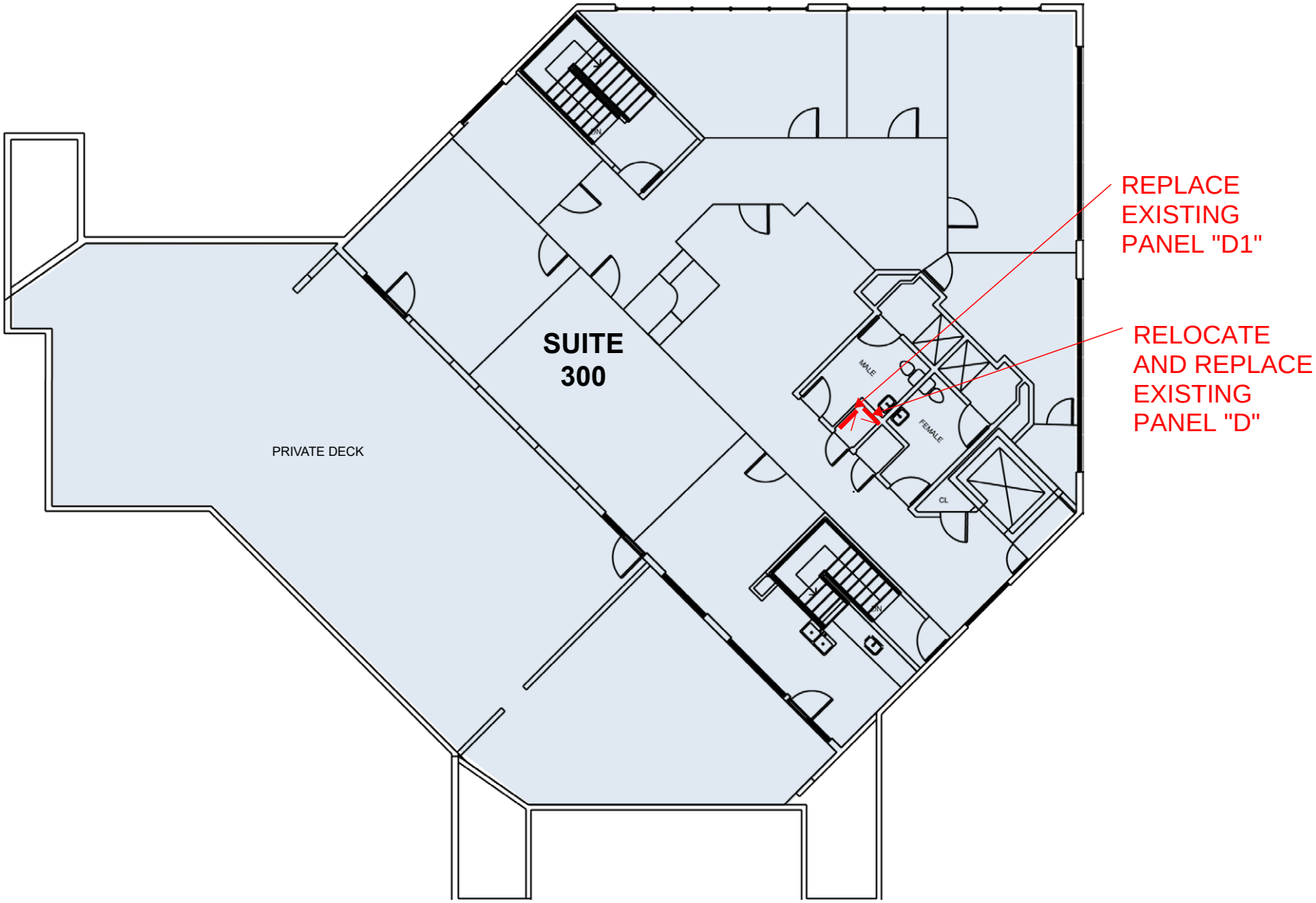
POTENTIAL COMBINED **SECOND FLOOR PLAN**



FLOOR PLANS NOT TO SCALE

LEVEL	USEABLE SQUARE FEET	NOTES
THIRD FLOOR	±3,375	Penthouse offers a full kitchen with a range, showers, and a 2,242 USF private deck

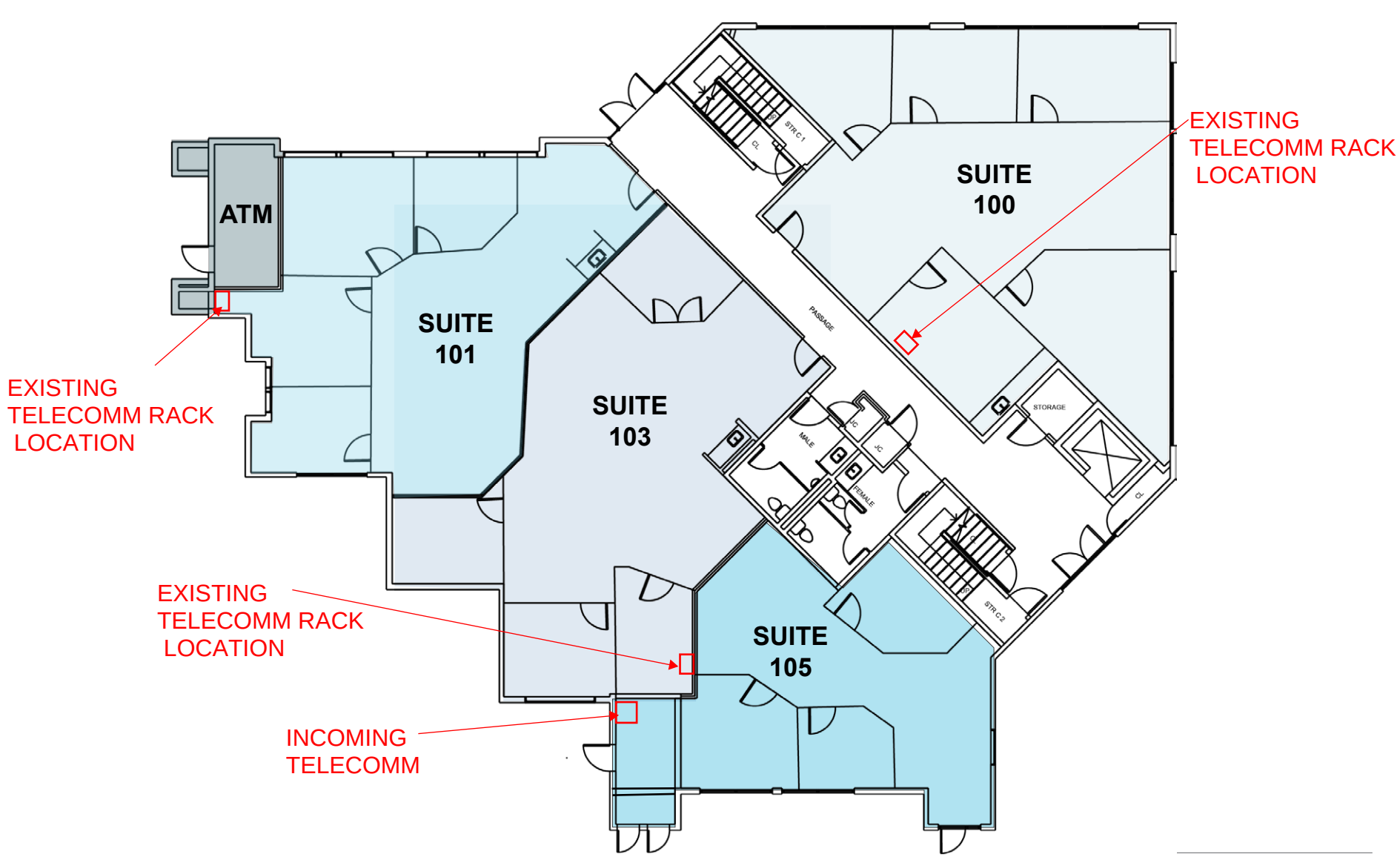
EXISTING **THIRD FLOOR PLAN**



FLOOR PLANS NOT TO SCALE

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FIRST FLOOR	±6,023	First floor includes a ±121 USF unit leased to Bank of America as an ATM.

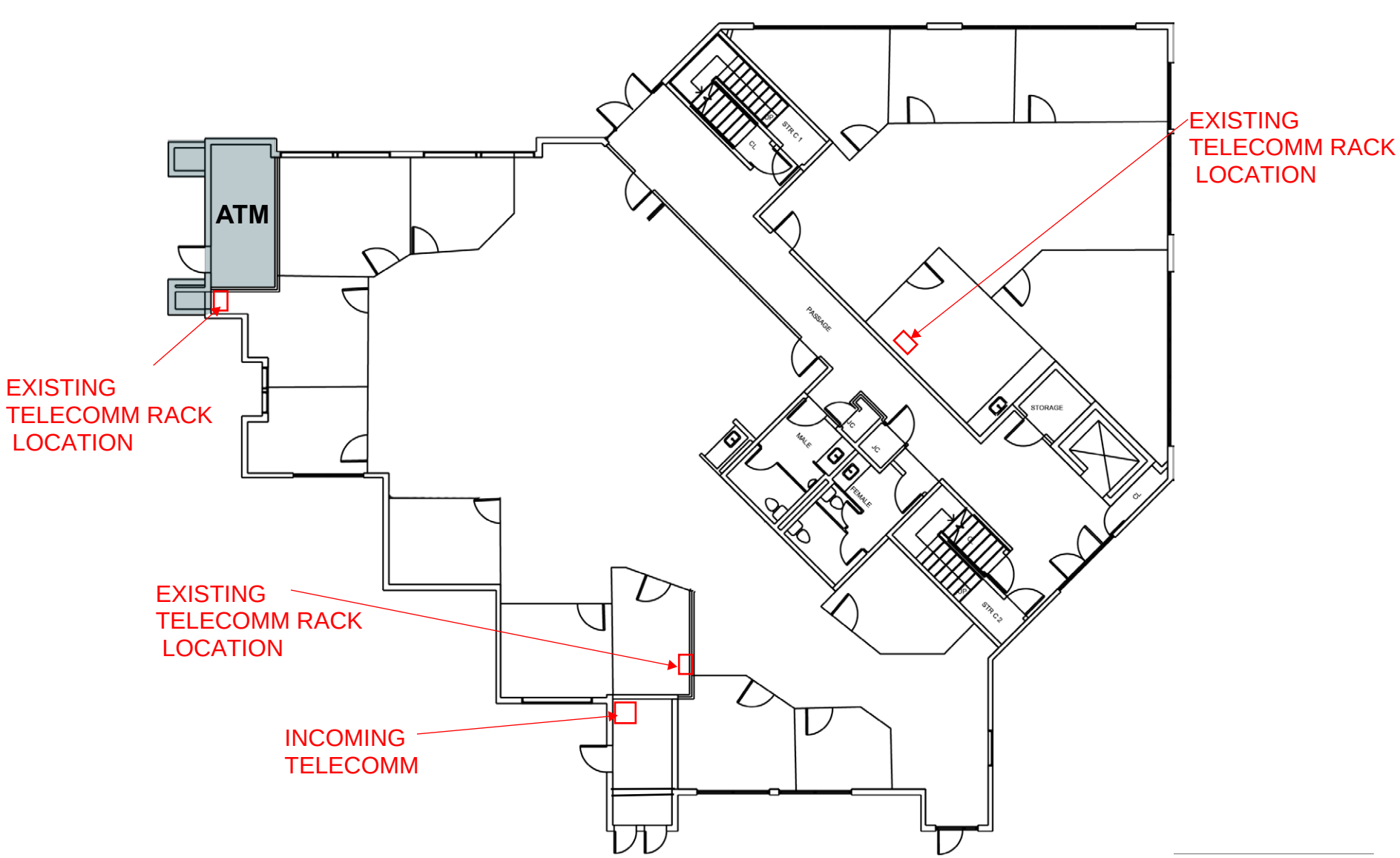
EXISTING FIRST FLOOR PLAN



FLOOR PLANS NOT TO SCALE

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FIRST FLOOR	±6,912	First floor includes a ±121 USF unit leased to Bank of America as an ATM.

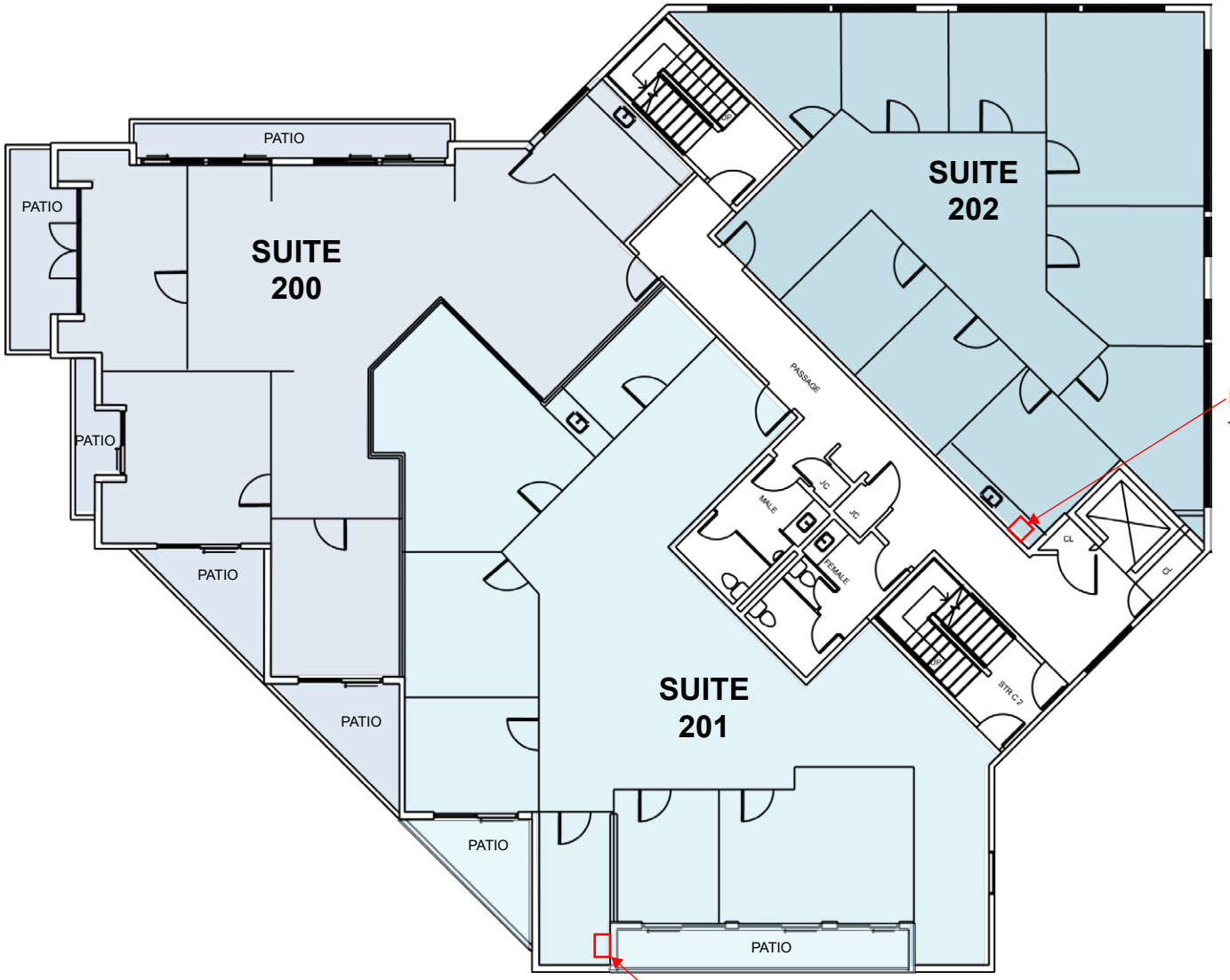
POTENTIAL COMBINED FIRST FLOOR PLAN



FLOOR PLANS NOT TO SCALE

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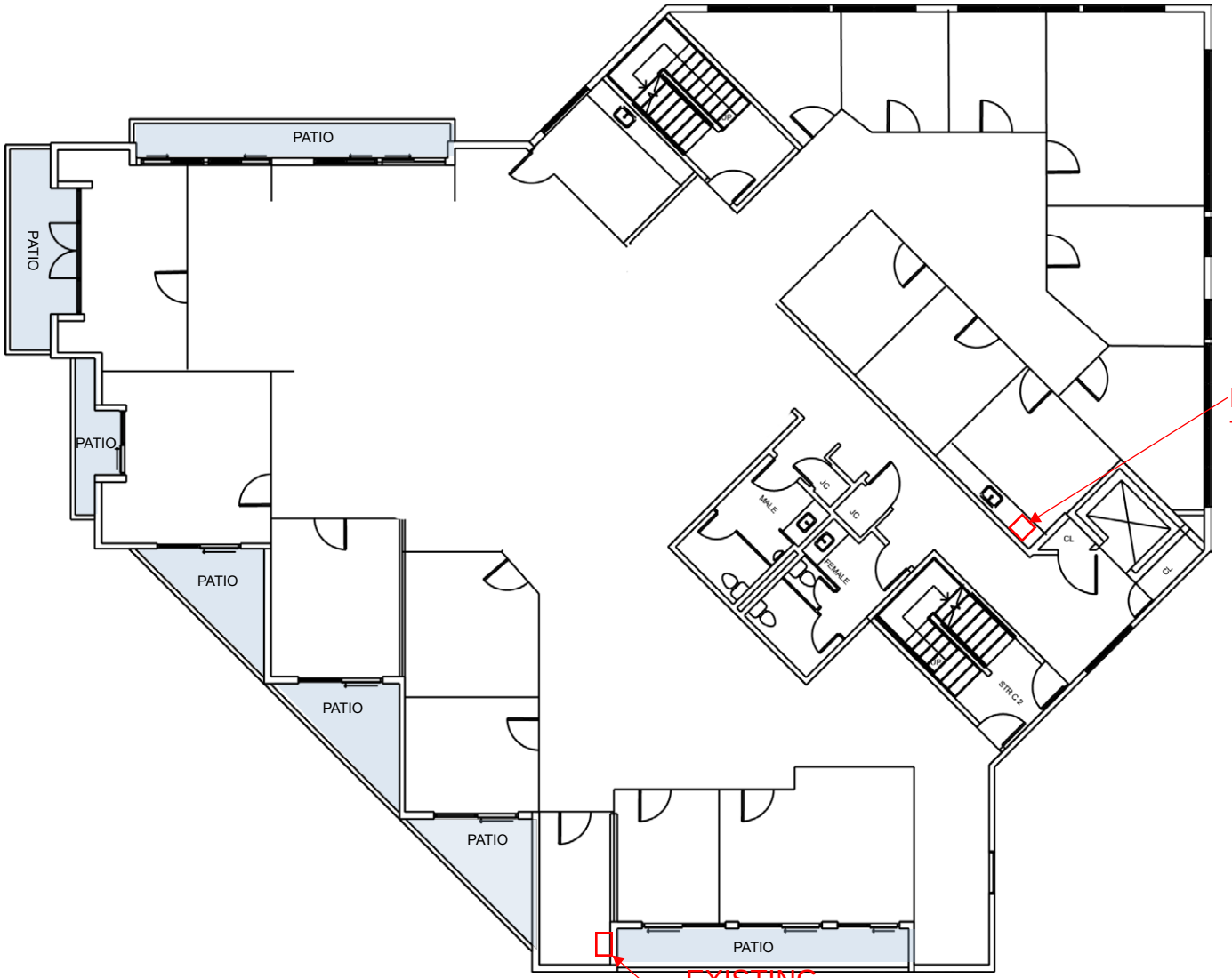
EXISTING **SECOND FLOOR PLAN**



FLOOR PLANS NOT TO SCALE

LEVEL	USEABLE SQUARE FEET	NOTES
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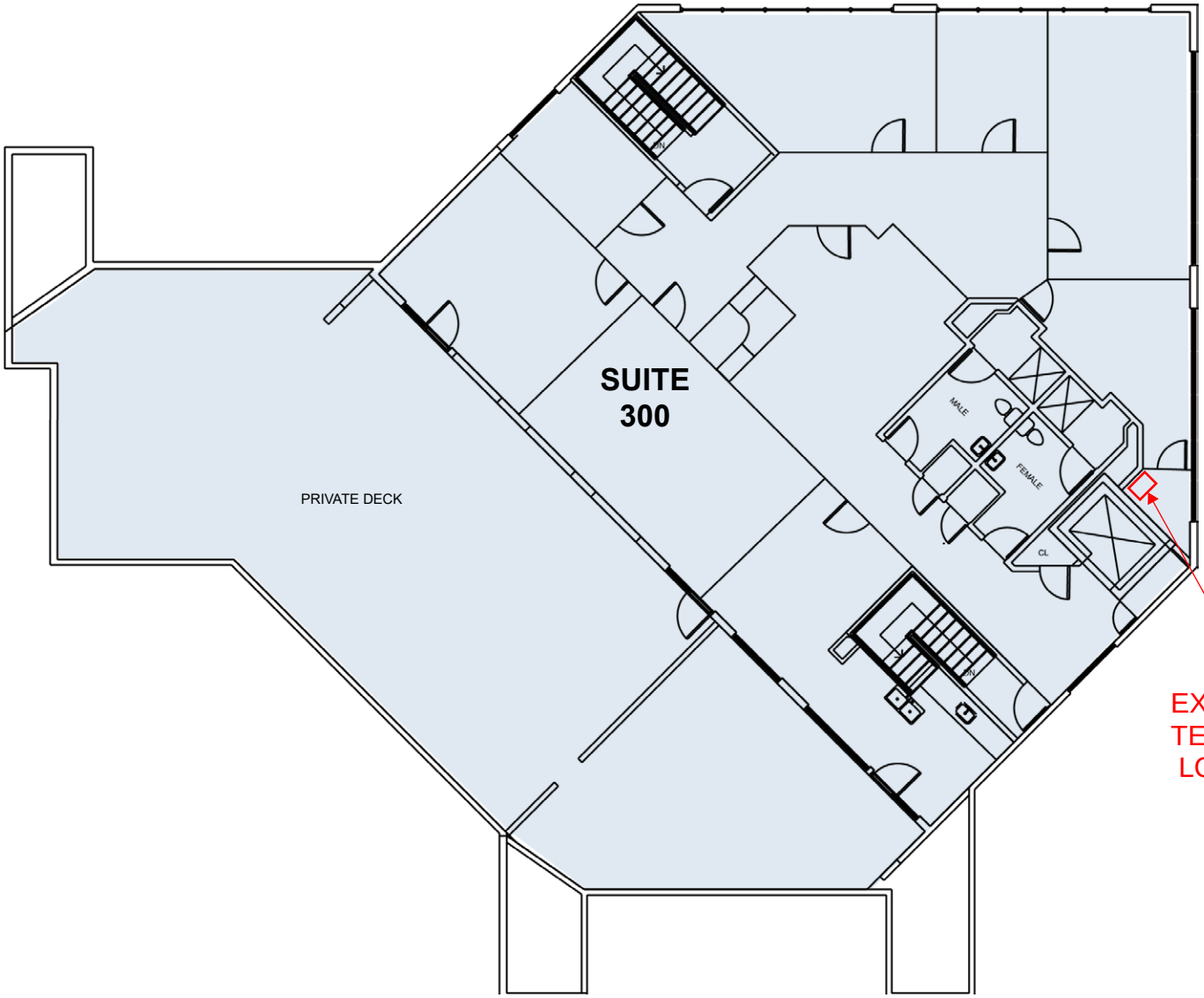
POTENTIAL COMBINED **SECOND FLOOR PLAN**



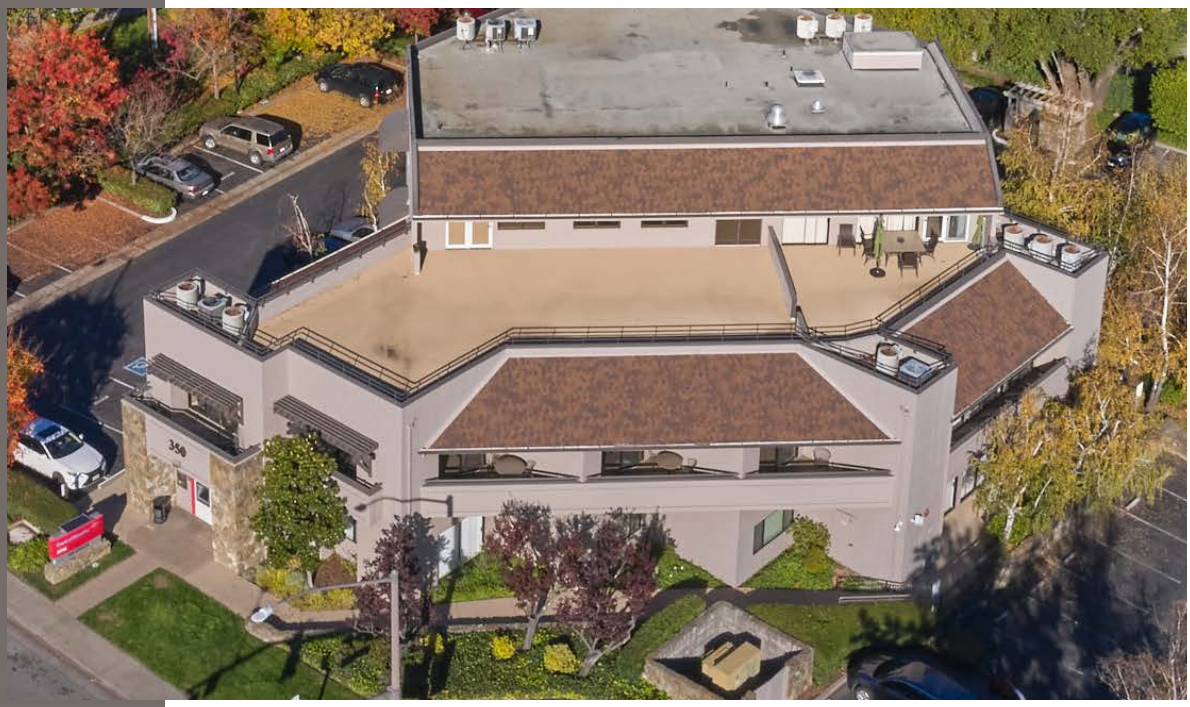
FLOOR PLANS NOT TO SCALE

LEVEL	USEABLE SQUARE FEET	NOTES
THIRD FLOOR	±3,375	Penthouse offers a full kitchen with a range, showers, and a 2,242 USF private deck

EXISTING **THIRD FLOOR PLAN**



FLOOR PLANS NOT TO SCALE



Aerial View of Building

SECTION 3

PRELIMINARY SPACE REQUIREMENTS

PRELIMINARY SPACE REQUIREMENTS (PROGRAM)

DLR Group conducted user group programming meetings on October 14th and 22nd to determine preliminary space needs and a site visit on October 16th, to review and assess the existing facility serving the Marin County Agriculture, Weights, and Measures Department and the University of California Cooperative Extension's Agriculture & Natural Resources Department. Using data provided by the County, programming meetings and assessments, DLR Group developed the following preliminary space requirements that chronicles the existing space requirements and projected future growth of the respective departments.

The University of California Cooperative Extension currently supports 20 staff and requires 5,578 SF and is projected to grow to 24 staff requiring 11,444 SF by 2040.

The County of Marin Agriculture, Weights and Measures Department currently supports 19 staff requiring 3,304 SF and is projected to grow to 23 staff requiring 4,446 SF by 2040.

When adding factors for departmental circulation, and building circulation space to account for common shared spaces both within the respective departments and the building, spaces such as hallways, bathrooms, mechanical rooms, elevators, and stairs, the resultant Building Gross Square Footage required for the 39 staff members and their functions is 12,910 SF and for the projected year 2040 staff of 47, requires 16,605 SF.

The need for dedicated lobby with reception counter, dedicated laboratory space, collaboration spaces, conference rooms, and break rooms were the highest priorities for both tenants, in addition to accommodating staff with offices or workstations located in proximity for collabora-

tion. The current ad-hoc laboratory stations adapted by each tenant are a safety concern and must be addressed; they are either collocated in the common lunch-room kitchen or within a workstation. Additionally, both tenants wish to consolidate their storage on-site, and UCCE aspires to expand their educational offerings to the community through a demonstration kitchen and classroom.

Over the course of Conceptual Design, the County indicated that approximately 3,000 SF shall be reserved for a future tenant.

The resultant overall program area inclusive of the proposed tenant is 15,910 SF currently and 19,905 SF by year 2040, 2,378 SF beyond the 17,527 sf available in the building.

The Preliminary Space Requirements are included on the following pages.

10/29/2025
350 Ignacio Blvd.

Series	Department	Verified [CURRENT YEAR] Staff	Verified [CURRENT YEAR] NSF	Projected [+15 YEARS] Staff	Projected [+15 YEARS] NSF	Projected [+15 YEARS] DGSF
100	UC Cooperative Extension	20	5,578	24	6,998	8,792
200	Agriculture/Weights and Measures	19	3,304	23	4,446	5,647
Total Personnel/NSF		39	8,882	47	11,444	14,439
Departmental Circulation			2,344		2,995	
Departmental Gross SF (DGSF)			11,226		14,439	
Building Spaces/Circulation (15%)			1,684		2,166	
Building Gross SF (BGSF)			12,910		16,605	
Total BGSF						
			68.80%		68.92%	

Parking Requirements					
Staff Parking AWM	14		0		
Staff Parking UCCE	16		0		
Additional Parking AWM - County Fleet Vehicles	19		0		
Additional Parking UCCE	0		0		
Total Parking	**49**	**0**	**0**	**0**	**0**

Site Requirements					
300	Site Requirements	0		0	

Facility Program Reviewed and Approved for Basis of Design

Approving for Marin County | Title | Date

100	UC Cooperative Extension				Verified [Current Year]			Projected [+15 Years]			
Ref. #		**Circ**	**Type**	**NSF**	**Unit 2025**	**Staff**	**Total NSF**	**Unit 2040**	**Staff**	**Total NSF**	**Remarks**
	Personnel										
	Offices										
	Private Office	25%	PO	110	7	7	770	10	10	1100	Is Master Gardener still in this category, or are they 2 of the worksations below?
	Shared Office	25%	PO	140	2	5	280	3	6	420	Contains 2 workstations per office. To be re-evaulated per current needs. Likely needs to be larger, maybe 140 sqft?
	Subtotal					12	1050		16	1520	
	Circulation						263			380	
	Subtotal Private Office						1313			1900	
	Workstations										
	Standard Workstation	35%	WS	56	8	8	448	8	8	448	
	Subtotal					8	448		8	448	
	Circulation						157			157	
	Subtotal Workstations						605			605	
	Total Personnel Spaces					20			24		
	Departmental Spaces										
	Lobby/Entry	25%		150	1	1	150	1	1	150	Receptionist and Patron seating. Secure entry to rest of office. Customer counter and pony gate would suffice
	Breakout Room	25%		110	2	0	220	2	0	220	Small breakout rooms
	Medium conference room	25%		500	1	0	500	1	0	500	Can be shared with AWM. To support 15-20 people
	Classroom	25%		2400	1	0	2400	1	0	2400	Can be shared with AWM. Supports 50-75 people. Can be subdividable, but must be flexible. Adjacent to medium conference room. Have countertop, sink, fridge, microwave, coffee maker, potentially a dishwasher. Supports group work (4-5) - chairs around tables reconfigurable to 40+ lecture seats, requires storage space for microscopes, etc.
	Office work area / supplies	25%		100	1	0	100	1	0	100	Copy machine, printer, supplies
	Office Records	25%		100	1	0	100	1	0	100	Cabinets, drawers, shelves etc.
	Break room / Kitchenette	25%		110	1	0	110	1	0	110	Sink, Refrig., microwave, storage. Should likely be closer to 180 sqft?
	Technology Closet	25%		50	1	0	50	1	0	50	IT, Telephones, etc. Should this be bigger to accommodate growth/new capabilities?
	Lab	25%		150	1	0	150	1	0	150	Sinks, Racks for electric meters, glassware, 36" hood, scale, sample fridge and freezer distinguished from break room fridge.
	Equipment storage (onsite)	25%		100	1	0	100	3	0	300	To accommodate offsite storage. Aspirational ground floor closet
	Equipment storage (offsite)	25%		100	2	0	200	0	0	0	To be consolidated onsite
	Instructional Kitchen	25%		150	0	0	0	1	0	150	Freestanding in galley kitchen layout. Faces Instructional Kitchen Classroom. For future program
	Instructional Kitchen Classroom	25%		800	0	0	0	1	0	800	Faces Instructional Kitchen
	Subtotal						4080			5030	
	Circulation						1020			1258	
	Subtotal Departmental Spaces						5100			6288	
	Total DGSF					**20**	**7017**		**24**	**8792**	
	Series NSF					**0**	5578			6998	
	Series Circ					**0**	1439			1794	

200	Agriculture/Weights and Measures				Verified [Current Year]			Projected [+15 Years]			
Ref. #		**Circ**	**Type**	**NSF**	**Unit 2025**	**Staff**	**Total NSF**	**Unit 2040**	**Staff**	**Total NSF**	**Remarks**
	Personnel										
	Offices										
	Private Office	25%	PO	110	5	5	550	7	7	770	
	Subtotal					5	550		7	770	
	Circulation						138			193	
	Subtotal Private Office						688			963	
	Workstations										
	Standard Work Station	35%	WS	56	14	14	784	16	16	896	
	Subtotal					14	784		16	896	
	Circulation						274			314	
	Subtotal Workstations						1058			1210	
	Total Personnel Spaces					19			23		
	Departmental Spaces										
	Lobby/Entry	25%		200	1	1	200	1	1	200	Receptionist in 1 standard county cubicle and patron seating. Secure entry to rest of office
	Breakout Room	25%		160	2	0	320	3	0	480	3 small breakout/zoom rooms
	Medium conference room	25%		500	1	0	500	2	0	1000	1 Current (10-20 people). 1 additional in 2040 for a total of 2
	Office work area / supplies	25%		100	1	0	100	1	0	100	Copy machine, 3 printers, supply cabinets (toner, paper pens/pencils
	Office Records	25%		100	1	0	100	1	0	100	Filing cabinets, drawers, shelves etc.
	Break room	25%		250	0	0	0	1	0	250	Sink, Refrig., microwave, storage.
	Technology Closet	25%		50	1	0	50	1	0	50	IT, Telephones, etc.
	Lab	25%		200	1	0	200	1	0	200	Sink, abundant counter space, sample refrigerator (no food), vent hood (vapors, but especially powders), microwave (used for drying samples), cabinets (for volumetric testing glassware, scales, gloves, masks, plastic wrap, papertowels, etc.), table and chairs, racks for electric meters (EM), EM testing bench. Lockable cabinet for petroleum and/or pesticide samples (requ'd for maintaining chain of custody), lab coats.
	Equipment storage (onsite)	25%		400	1	0	400	1	0	400	5-gallon gas provers (x4), prover carts (x2), shopping cards (x3), 50-25 lbs weights (x25), 30-lb weight kits (x4), scanner gear (x4), Pesticide sampling kit (x2 - pesticides, organic), Pesticide ipads (x4), EVFS testing gear (x1). Hand trucks, cones, safety equipment, IMPORTANT: due to weight, important to have easy access to organize & move all items.
	Equipment storage (offsite)	25%		100	1	0	100	0	0	0	To be consolidated onsite
	Subtotal						1970			2780	
	Circulation						493			695	
	Subtotal Departmental Spaces						2463			3475	
	Total DGSF					**19**	**4208**		**23**	**5647**	
	Series NSF					**0**	3304			4446	
	Series Circ					**0**	904			1201	

300	Site Requirements				Verified 2025			Projected 2040			
Ref. #		**Circ**	**Type**	**NSF**	**Unit 2025**	**Staff**	**Total NSF**	**Unit 2040**	**Staff**	**Total NSF**	**Remarks**
	Site Requirements										
	Total Site Requirements						**0**			**0**	
	Parking Requirements										
	Staff Parking AWM				14						
	Staff Parking UCCE				16						12-14 staff + 2 fleet vehicles
	Additional Parking AWM - County Fleet Vehicles				19						
	Additional Parking UCCE				40						For larger events with 10-40 attendees 4x per week. Could the County work out a shared agreement with the neighbors, restaurant, etc?
	Total Parking				**89**			**0**			Currently 55 available spots on site (2 ADA)



Entrance to 350 Ignacio Boulevard Facility

SECTION 4

CONCEPTUAL PLANS

CONCEPTUAL PLANS

DLR Group has developed a series of conceptual plans to accommodate UCCE and AWM. The basis of design for the conceptual plans assumes an overall budget is $1,000,000 for the project and roughly allocates $200 / SF across 5,000 SF of renovated area with adjacent areas intended largely to remain with minimal improvements, thus adopting a true adaptive re-use approach to the renovation.

The basis of design scheme was determined to be a reasonable compromise to meet the program and budget, however all schemes developed over the course of this study are included for reference and for the record.



OPTION 1 - LEVEL 1

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

Room Legend

- UCCE OFFICE
- UCCE WORKSTATION
- UCCE CONFERENCE
- UCCE SUPPORT
- UCCE STORAGE
- UNUSABLE
- BUILDING CORE



OPTION 1 - LEVEL 2

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

Room Legend

- AWM OFFICE
- AWM WORKSTATION
- AWM CONFERENCE
- AWM SUPPORT
- AWM STORAGE
- UNUSABLE
- BUILDING CORE
- DECK

Note: Level 2 is the same across all options

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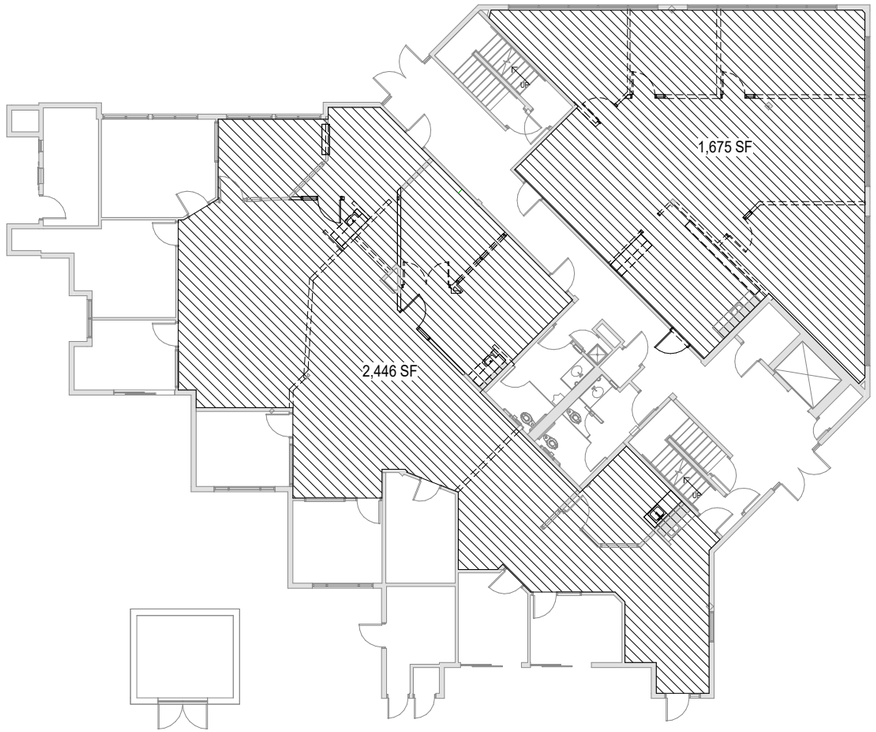
CONCEPTUAL FLOOR PLANS OPTION 1

UCCE & AWM Offices
350 Ignacio Blvd.

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

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OPTION 1 - LEVEL 1

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

Total: 7,064 SF



OPTION 1 - LEVEL 2

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

Note: Level 2 is the same across all options

Level 1 Demolished Walls	
Total Lineal Feet	Total Count
153' - 2"	15

Level 1 Demolished Windows	
Total Lineal Feet	Total Count

Level 1 Demolished Doors	
Total Lineal Feet	Total Count
15' - 0"	5

Level 1 New Walls	
Total Lineal Feet	Total Count
8' - 4"	2

Level 1 New Windows	
Total Lineal Feet	Total Count

Level 1 New Doors	
Total Lineal Feet	Total Count
3' - 0"	1

3 Existing Doors rotated 180 degrees for egress

Level 2 Demolished Walls	
Total Lineal Feet	Total Count
166' - 6"	21

Level 2 Demolished Windows	
Total Lineal Feet	Total Count
17' - 0"	3

Level 2 Demolished Doors	
Total Lineal Feet	Total Count
23' - 4"	7

Level 2 New Walls	
Total Lineal Feet	Total Count
73' - 10"	3

Level 2 New Windows	
Total Lineal Feet	Total Count

Level 2 New Doors	
Total Lineal Feet	Total Count
11' - 8"	4

3 Existing Doors rotated 180 degrees for egress

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DEMOLITION FLOOR PLANS OPTION 1

UCCE & AWM Offices

350 Ignacio Blvd.

N

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

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OPTION 2 - LEVEL 1

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



OPTION 2 - LEVEL 2

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

Room Legend

- UCCE OFFICE
- UCCE WORKSTATION
- UCCE CONFERENCE
- UCCE SUPPORT
- UCCE STORAGE
- UNUSABLE
- BUILDING CORE

Room Legend

- AWM OFFICE
- AWM WORKSTATION
- AWM CONFERENCE
- AWM SUPPORT
- AWM STORAGE
- UNUSABLE
- BUILDING CORE
- DECK

Note: Level 2 is the same across all options

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CONCEPTUAL FLOOR PLANS OPTION 2

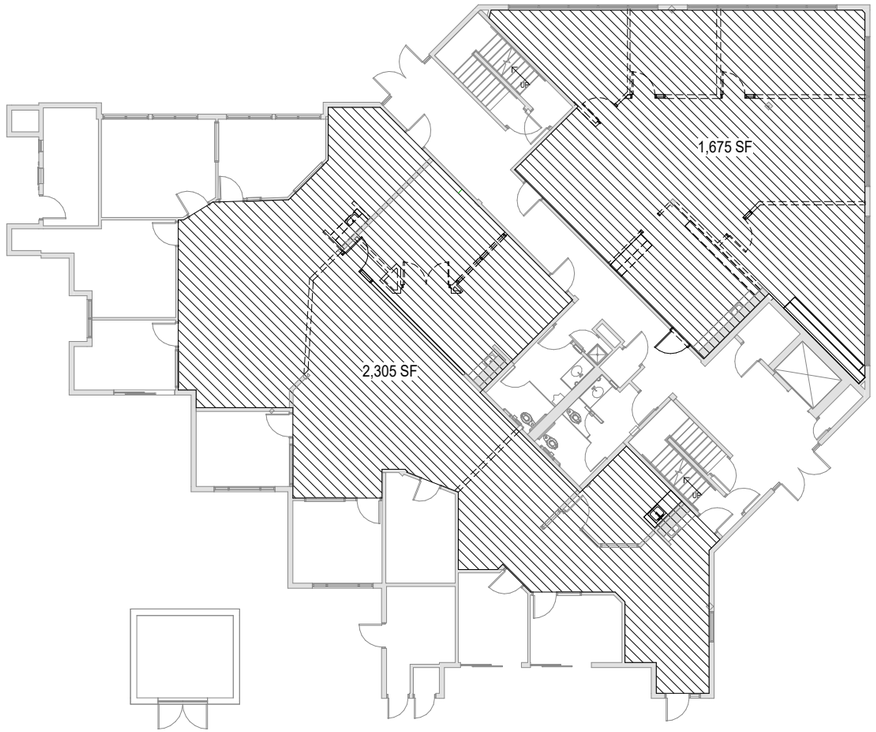
UCCE & AWM Offices

350 Ignacio Blvd.

0 5 10 20
SCALE: 1/8" = 1'-0"

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OPTION 2 - LEVEL 1

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

Total: 6,923 SF



OPTION 2 - LEVEL 2

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

Note: Level 2 is the same across all options

Level 1 Demolished Walls	
Total Lineal Feet	Total Count
153' - 2"	15

Level 1 Demolished Windows	
Total Lineal Feet	Total Count

Level 1 Demolished Doors	
Total Lineal Feet	Total Count
15' - 0"	5

Level 1 New Walls	
Total Lineal Feet	Total Count
8' - 4"	2

Level 1 New Windows	
Total Lineal Feet	Total Count

Level 1 New Doors	
Total Lineal Feet	Total Count
3' - 0"	1

3 Existing Doors rotated 180 degrees for egress

Level 2 Demolished Walls	
Total Lineal Feet	Total Count
166' - 6"	21

Level 2 Demolished Windows	
Total Lineal Feet	Total Count
17' - 0"	3

Level 2 Demolished Doors	
Total Lineal Feet	Total Count
23' - 4"	7

Level 2 New Walls	
Total Lineal Feet	Total Count
73' - 10"	3

Level 2 New Windows	
Total Lineal Feet	Total Count

Level 2 New Doors	
Total Lineal Feet	Total Count
11' - 8"	4

3 Existing Doors rotated 180 degrees for egress

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DEMOLITION FLOOR PLANS OPTION 2

UCCE & AWM Offices

350 Ignacio Blvd.

N

0 5 10 20

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

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OPTION 3 - LEVEL 1

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



OPTION 3 - LEVEL 2

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

Room Legend

- UCCE OFFICE
- UCCE WORKSTATION
- UCCE CONFERENCE
- UCCE SUPPORT
- UCCE STORAGE
- UNUSABLE
- BUILDING CORE

Room Legend

- AWM OFFICE
- AWM WORKSTATION
- AWM CONFERENCE
- AWM SUPPORT
- AWM STORAGE
- UNUSABLE
- BUILDING CORE
- DECK

Note: Level 2 is the same across all options

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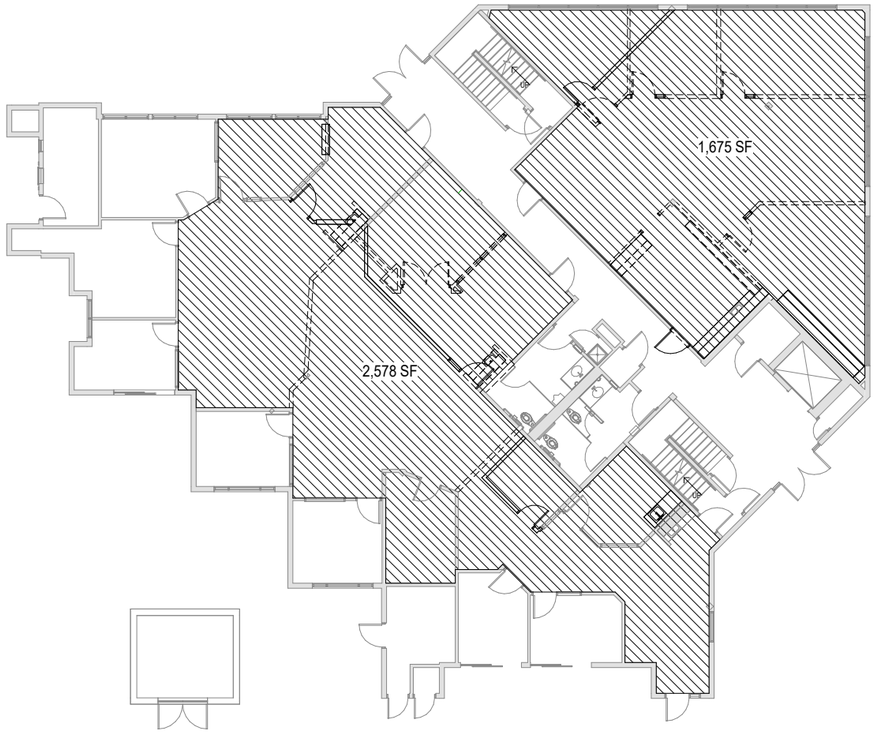
CONCEPTUAL FLOOR PLANS OPTION 3

UCCE & AWM Offices
350 Ignacio Blvd.

N
0 5 10 20
SCALE: 1/8" = 1'-0"

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OPTION 3 - LEVEL 1

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

Total: 7,196 SF



OPTION 3 - LEVEL 2

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

Note: Level 2 is the same across all options

Level 1 Demolished Walls	
Total Lineal Feet	Total Count
153' - 2"	15

Level 1 Demolished Windows	
Total Lineal Feet	Total Count

Level 1 Demolished Doors	
Total Lineal Feet	Total Count
15' - 0"	5

Level 1 New Walls	
Total Lineal Feet	Total Count
8' - 4"	2

Level 1 New Windows	
Total Lineal Feet	Total Count

Level 1 New Doors	
Total Lineal Feet	Total Count
3' - 0"	1

3 Existing Doors rotated 180 degrees for egress

Level 2 Demolished Walls	
Total Lineal Feet	Total Count
166' - 6"	21

Level 2 Demolished Windows	
Total Lineal Feet	Total Count
17' - 0"	3

Level 2 Demolished Doors	
Total Lineal Feet	Total Count
23' - 4"	7

Level 2 New Walls	
Total Lineal Feet	Total Count
73' - 10"	3

Level 2 New Windows	
Total Lineal Feet	Total Count

Level 2 New Doors	
Total Lineal Feet	Total Count
11' - 8"	4

3 Existing Doors rotated 180 degrees for egress

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3.2

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DEMOLITION FLOOR PLANS OPTION 3

UCCE & AWM Offices

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N

0 5 10 20

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

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Site Location

SECTION 6 APPENDICES

The following section documents in detail, the conditions observed on site by the architectural team which were used as the basis for thrchitectural portion of the facility conditions assessment.

350 Ignacio Blvd - Preliminary Facility Assessment R3

Prepared by Tina Harris

Oct 29, 2025

Description

210 tasks in this report.

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#207 General 324
#208 General 325
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#212 General 327
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#2 Paint Touch Up

Status
Open

Type
Issue

Location
105A

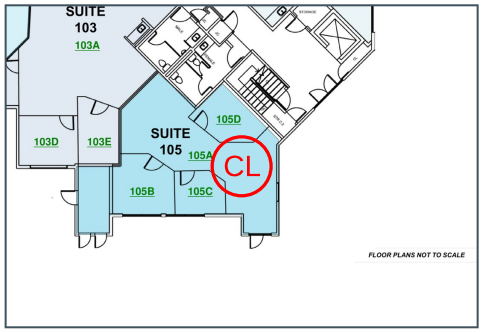
Description
ISSUE: Minor damage to ACT tiles

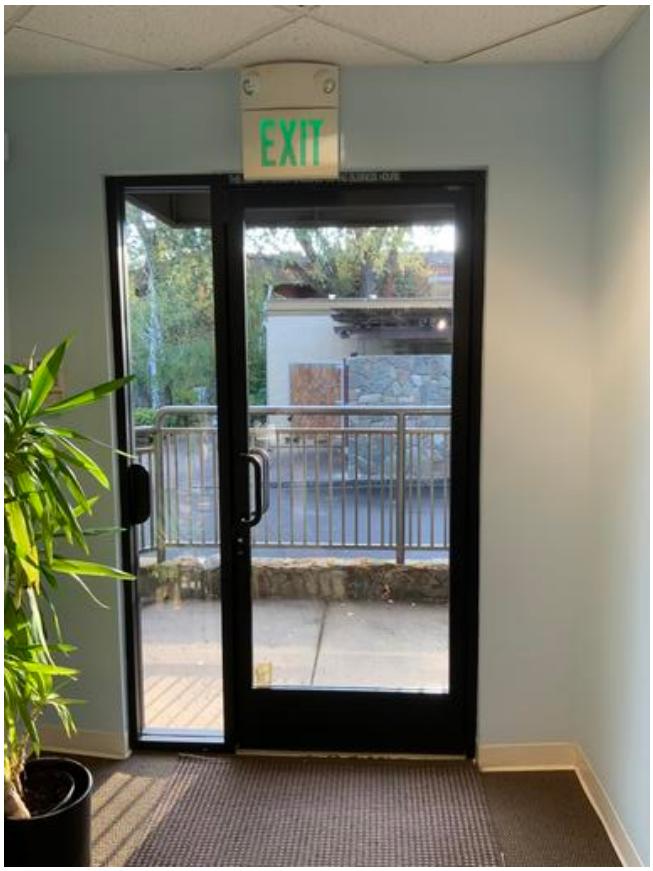
RECOMMENDATION: Replaced damaged ACT and replace with similar tile.

Photos

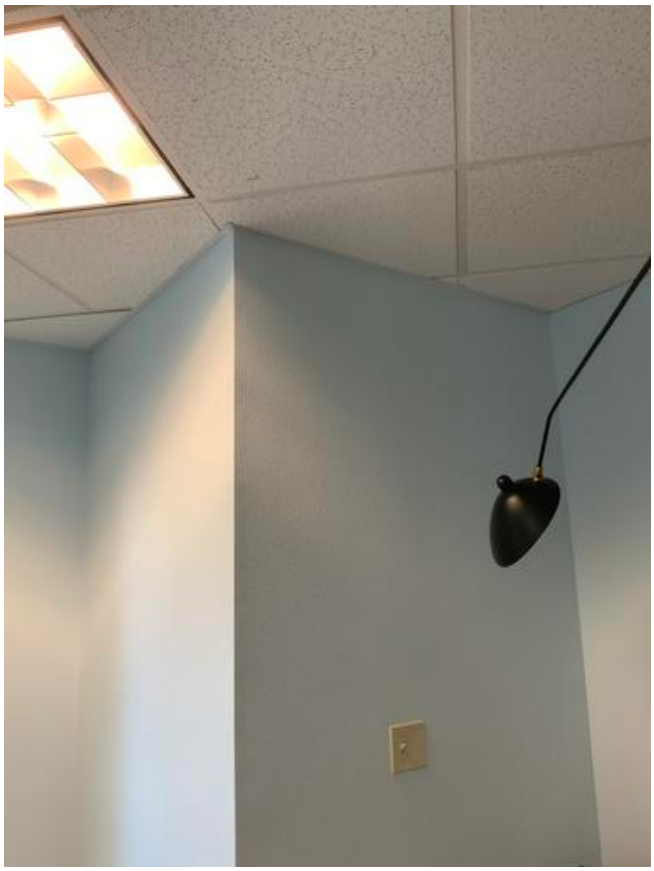
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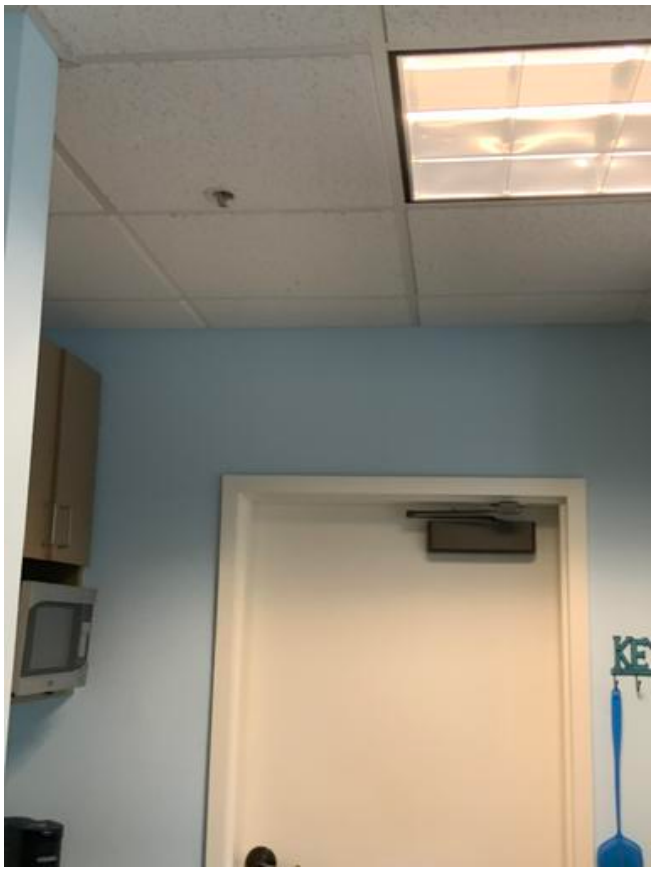
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Sep 25, 2025 8:09 AM



20250925_080935_photo
Tina Harris
Sep 25, 2025 8:09 AM



20250925_080954_photo
Tina Harris
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Tina Harris
Sep 25, 2025 8:10 AM



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#3 Ceiling

Status
Open

Type
Issue

Location
105B

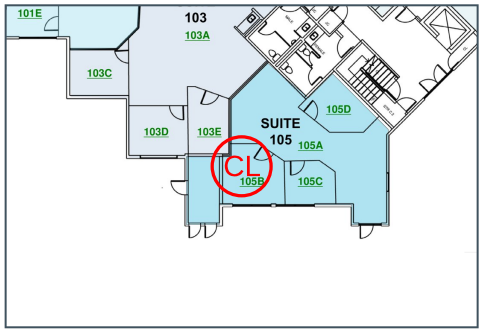
Description
ISSUE: Water damage present at ceiling tiles. Possibly leaking from piping onto ducts/lights than on to tiles below.

RECOMMENDATION: Research and address source of leak to make watertight. Then, replace non-matching ACT with similar color and style ACT for the rest of the ceiling.

Photos

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20250925_081244_photo
Tina Harris
Sep 25, 2025 8:12 AM



20250925_081254_photo
Tina Harris
Sep 25, 2025 8:12 AM

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#4 Carpet

Status
Open

Type
Issue

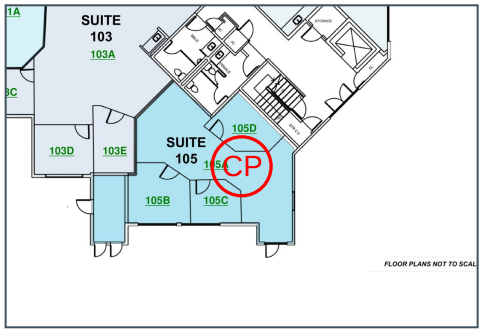
Location
105A

Description
ISSUE: Carpet not laid out flat in space - wrinkling visible at receptionist station

RECOMMENDATION: Remove and revise carpet installation.

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Photos



20250925_081419_photo
Tina Harris
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#5 General

Status
Open

Type
Issue

Location
105A

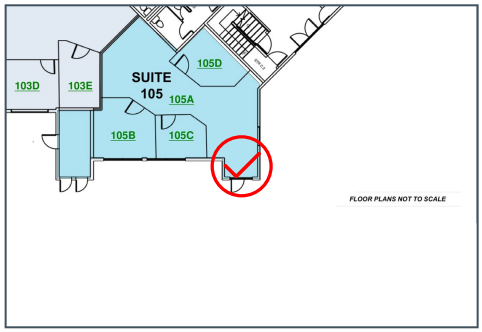
Description
ISSUE: Dramatically sloped floor at entry lobby towards the sidewalk

RECOMMENDATION: None. Noted.

Photos

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20250925_081510_photo
Tina Harris
Sep 25, 2025 8:15 AM

#6 Paint Touch Up

Status
Open

Type
Issue

Location
105A

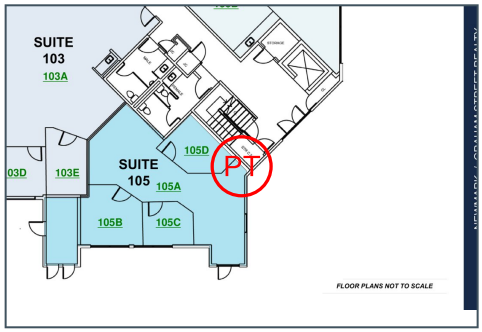
Description
ISSUE: Minor scuffs at the bottom of the door.

RECOMMENDATION: Repaint door.

Photos

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#7 Paint Touch Up

Status
Open

Type
Issue

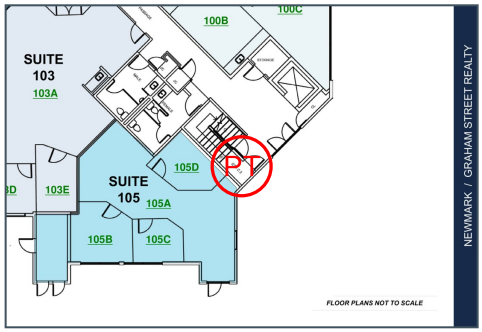
Location
Level 1 - Stair 2

Description
Minor scuffs on the door as it is currently used by active tenant.

Photos

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20250925_082047_photo
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#8 Carpet

Status
Open

Type
Issue

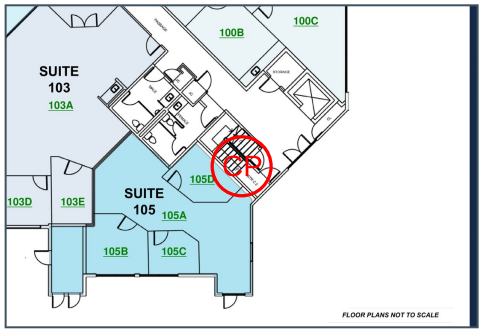
Location
Level 1 - Stair 2

Description
Carpet installed on stairs seems bloated. Minor damage to carpet at last step.

Photos

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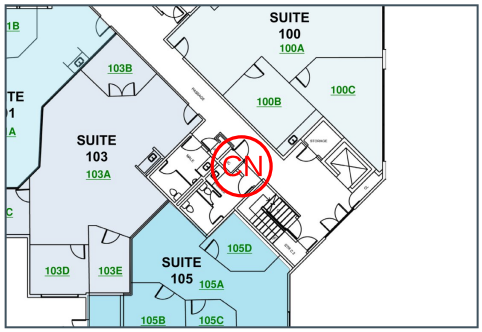
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#9 Cleaning Needed

Status
Open

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Type
Issue

Location
Level 1 Corridor

Photos



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Tina Harris
Sep 25, 2025 8:22 AM

DLRGROUP RossDrulisCusenbery

#10 Paint Touch Up

Status
Open

Type
Issue

Location
Level 1 Women's Restroom

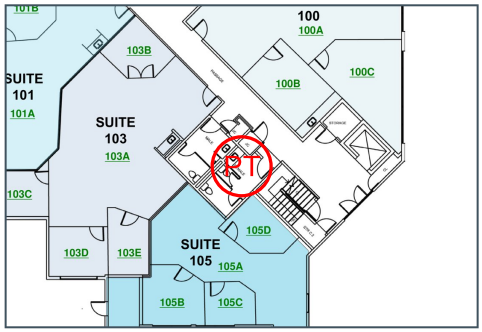
Description
ISSUE: Light "grate" missing to cover all of light, paint required near closer installation

RECOMMENDATION: Replace "grating" on light

Photos

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Sep 25, 2025 4:11 PM
tharris@rdcarchitecture.com

Sheet
5





20250925_082252_photo
Tina Harris
Sep 25, 2025 8:23 AM



20250925_082322_photo
Tina Harris
Sep 25, 2025 8:23 AM

#11 Paint Touch Up

Status
Open

Type
Issue

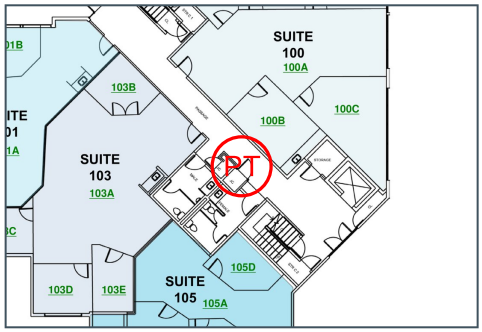
Location
Level 1 Data Closet

Description
Paint touch up needed at inside face of door and inside data closet

Photos

Created
Sep 25, 2025 4:11 PM
tharris@rdcarchitecture.com

Sheet
5

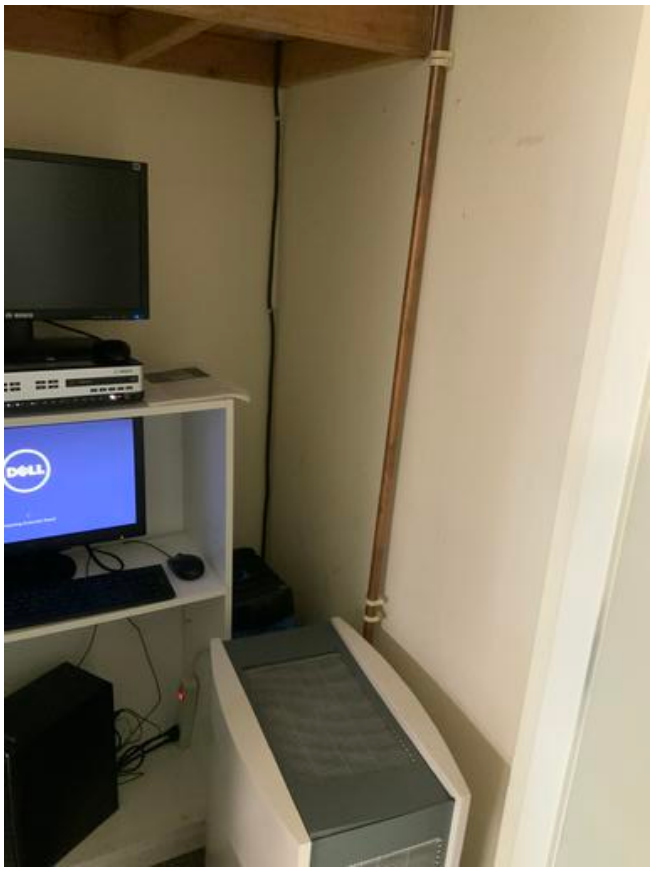




20250925_082411_photo
Tina Harris
Sep 25, 2025 8:24 AM



20250925_082425_photo
Tina Harris
Sep 25, 2025 8:24 AM



20250925_082456_photo
Tina Harris
Sep 25, 2025 8:25 AM

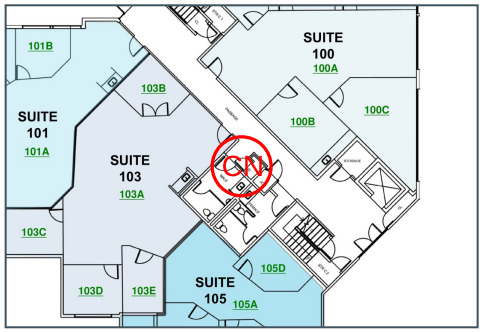
DLRGROUP RossDrulisCusenbery

#12 Cleaning Needed

Status
Open

Created
Sep 25, 2025 4:11 PM
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5



Type
Issue

Location
Level 1 Janitor's Closet

Photos



20250925_082528_photo
Tina Harris
Sep 25, 2025 8:25 AM

DLRGROUP RossDrulisCusenbery

#13 Water Leak

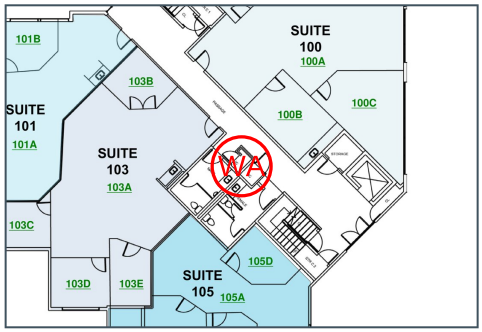
Status
Open

Type
Issue

Description
Water damage to rear wall of janitor closet, minor damage at right wall where gyp. doesn't meet level of floor sink

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Sep 25, 2025 4:11 PM
tharris@rdcarchitecture.com

Sheet
5



Photos



20250925_082556_photo
Tina Harris
Sep 25, 2025 8:26 AM



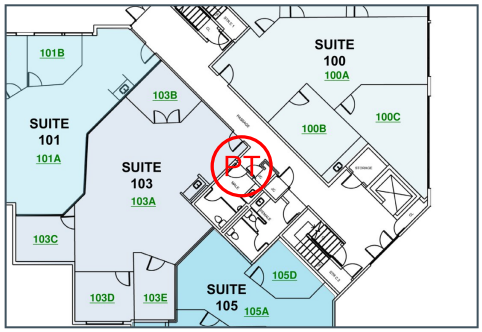
20250925_082613_photo
Tina Harris
Sep 25, 2025 8:26 AM

#14 Paint Touch Up

Status
Open

Created
Sep 25, 2025 4:11 PM
tharris@rdcarchitecture.com

Sheet
5



Type
Issue

Location
Level 2 Men's Restroom

Photos



20250925_082641_photo
Tina Harris
Sep 25, 2025 8:26 AM

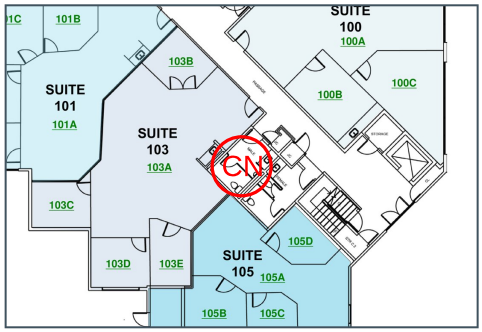
DLRGROUP RossDrulisCusenbery

#15 Cleaning Needed

Status
Open

Created
Sep 25, 2025 4:11 PM
tharris@rdcarchitecture.com

Sheet
5



Type
Issue

Location
Level 1 Men's Restroom

Description
Damage to bottom of toilet partition present

Photos



20250925_082715_photo
Tina Harris
Sep 25, 2025 8:27 AM

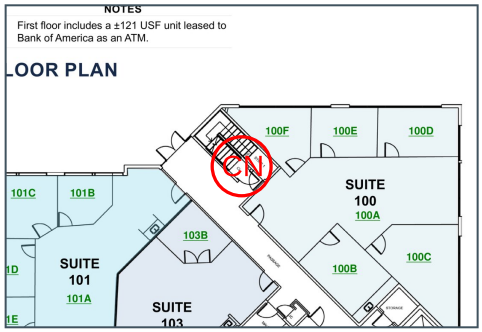
DLRGROUP RossDrulisCusenbery

#16 Cleaning Needed

Status
Open

Created
Sep 25, 2025 4:11 PM
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5



Type
Issue

Location
Level 1 - Stair 1

Description
Miscellaneous building materials stored in closet.

Photos



20250925_082831_photo
Tina Harris
Sep 25, 2025 8:28 AM



20250925_082839_photo
Tina Harris
Sep 25, 2025 8:28 AM

DLRGROUP RossDrulisCusenbery

#17 Carpet

Status
Open

Type
Issue

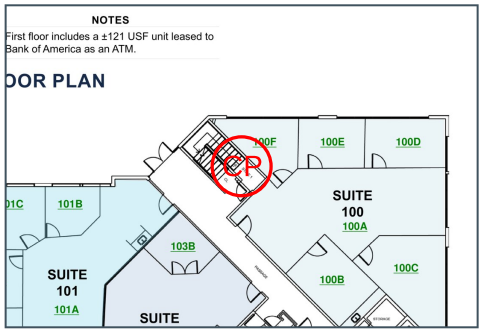
Location
Level 1 - Stair 1

Description
Sim. to other stair. Carpet installation looks poofy. Stain at bottom tread.

Photos

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Sep 25, 2025 4:11 PM
tharris@rdcarchitecture.com

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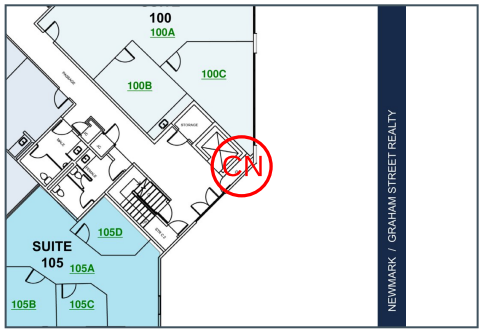
20250925_082919_photo
Tina Harris
Sep 25, 2025 8:29 AM

#18 Cleaning Needed

Status
Open

Created
Sep 25, 2025 4:12 PM
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Sheet
5



Type
Issue

Location
Level 1 Corridor Closet

Description
Various building materials stored in this closet

Photos



20250925_083825_photo
Tina Harris
Sep 25, 2025 8:38 AM



20250925_083834_photo
Tina Harris
Sep 25, 2025 8:38 AM

#19 Paint Touch Up

Status
Open

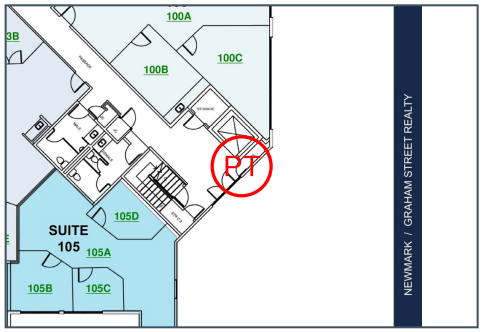
Type
Issue

Location
Level 1 Corridor Closet

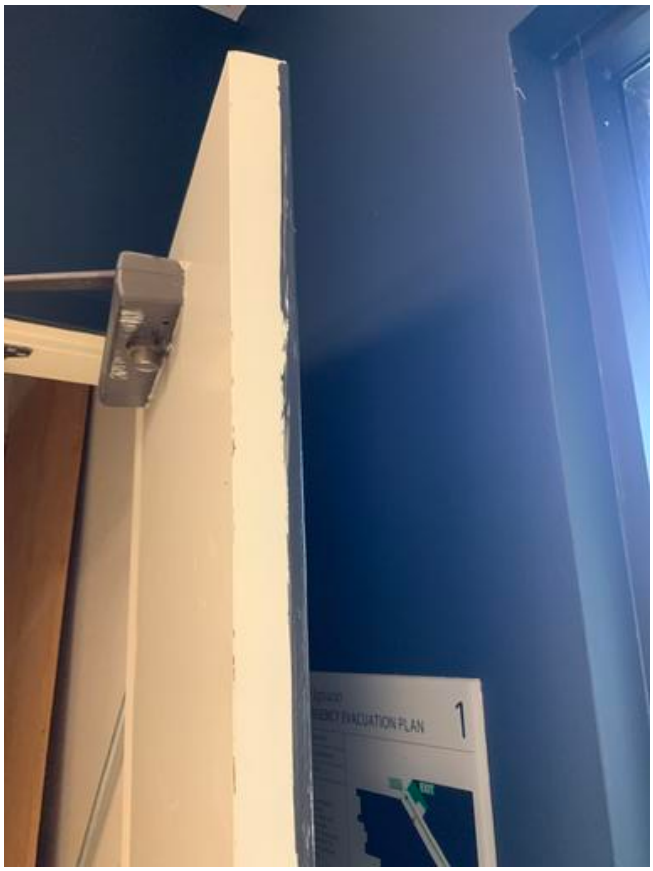
Description
Paint touch up required at door edge perimeter and inside the door

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Sheet
5



Photos



20250925_084005_photo
Tina Harris
Sep 25, 2025 8:40 AM



20250925_084013_photo
Tina Harris
Sep 25, 2025 8:40 AM

#20 General

Status
Open

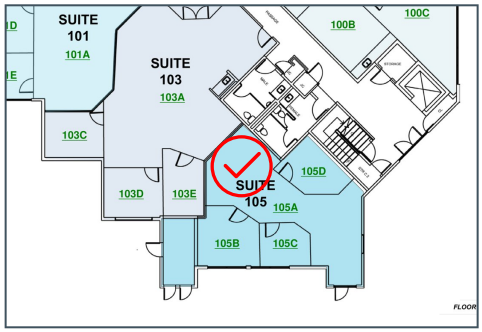
Type
Issue

Location
105A

Description
ISSUE: None. Wall and carpet finishes appear acceptable.

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5

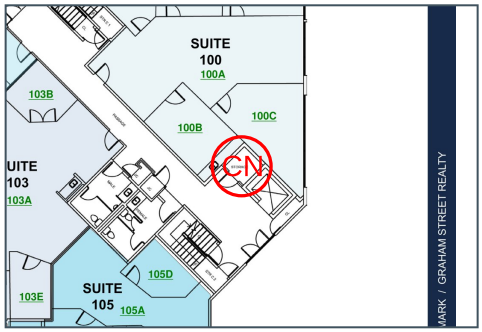


#21 Cleaning Needed

Status
Open

Created
Sep 25, 2025 4:12 PM
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Sheet
5



Type
Issue

Location
Level 1 Corridor Closet

Photos



20250925_085112_photo
Tina Harris
Sep 25, 2025 8:51 AM



20250925_085121_photo
Tina Harris
Sep 25, 2025 8:51 AM



20250925_085127_photo
Tina Harris
Sep 25, 2025 8:51 AM



20250925_085138_photo
Tina Harris
Sep 25, 2025 8:51 AM

#22 Paint Touch Up

Status
Open

Type
Issue

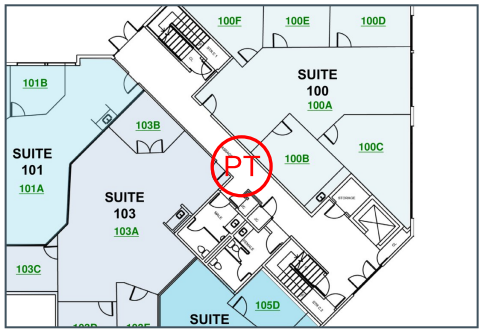
Location
Level 1 Corridor

Description
Paint finish appears to be semi-gloss. Eggshell paint would hide roller lines in wall.

Photos

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5





20250925_085214_photo
Tina Harris
Sep 25, 2025 8:52 AM



20250925_085225_photo
Tina Harris
Sep 25, 2025 8:52 AM



20250925_085243_photo
Tina Harris
Sep 25, 2025 8:52 AM



20250925_085253_photo
Tina Harris
Sep 25, 2025 8:52 AM



20250925_085306_photo
Tina Harris
Sep 25, 2025 8:53 AM

#23 Paint Touch Up

Status
Open

Type
Issue

Location
101 Entry

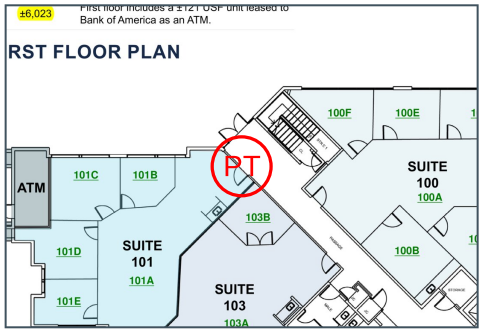
Description
ISSUE: Scratch marks, scuffs on entry door

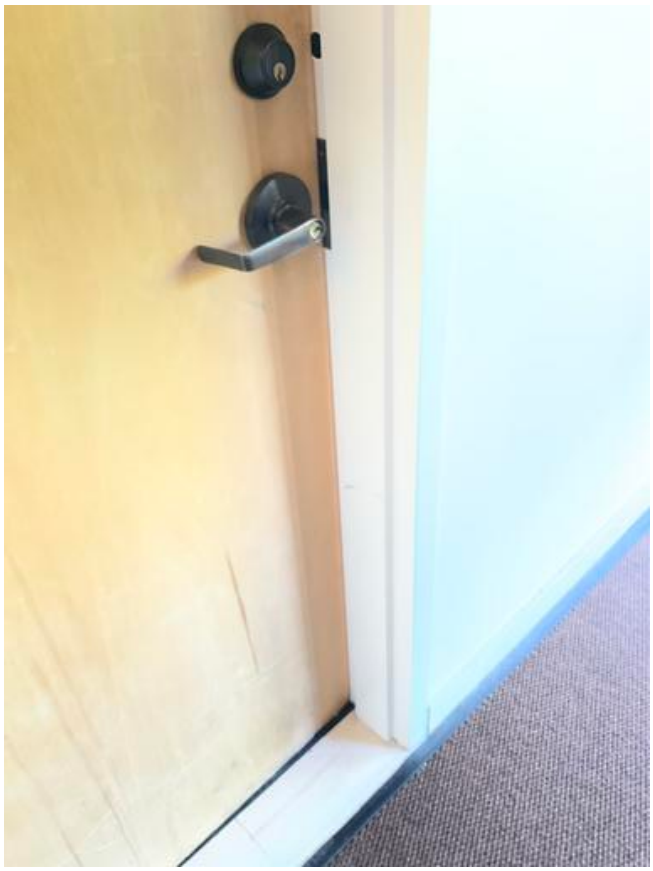
RECOMMENDATION: Provide wood matching paint to conceal door scratches.

Photos

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5





20250925_085349_photo
Tina Harris
Sep 25, 2025 8:53 AM



20250925_090303_photo
Tina Harris
Sep 25, 2025 9:03 AM

DLRGROUP RossDrulisCusenbery

#24 General

Status
Open

Type
Issue

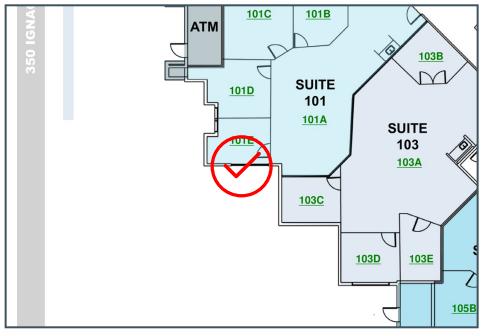
Location
101E

Description
ISSUE: Level of planter equal to sill of sliding window

RECOMMENDATION: Lower planter level to be minimum 1" below floor level.

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Sep 25, 2025 4:12 PM
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Sheet
5



Photos



20250925_085805_photo
Tina Harris
Sep 25, 2025 8:58 AM



20250925_085831_photo
Tina Harris
Sep 25, 2025 8:58 AM

DLRGROUP RossDrulisCusenbery

#25 Cleaning Needed

Status
Open

Type
Issue

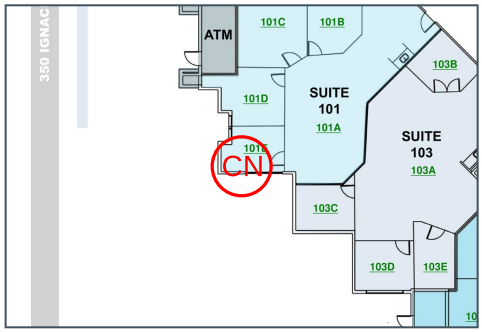
Location
101E

Description
ISSUE: Rubber base peeling off of wall

RECOMMENDATION: Re-adhere base to wall.

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Sep 25, 2025 4:12 PM
tharris@rdcarchitecture.com

Sheet
5



Photos



20250925_085847_photo
Tina Harris
Sep 25, 2025 8:58 AM

DLRGROUP RossDrulisCusenbery

#26 Paint Touch Up

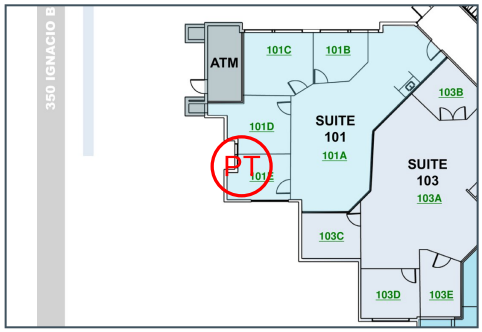
Status
Open

Type
Issue

Location
101E

Created
Sep 25, 2025 4:12 PM
tharris@rdcarchitecture.com

Sheet
5



Description
ISSUE: Marks on wall

RECOMMENDATION:
Repaint to match existing paint color and finish.

Photos



20250925_085908_photo
Tina Harris
Sep 25, 2025 8:59 AM

#27 Casework

Status
Open

Type
Issue

Location
101A

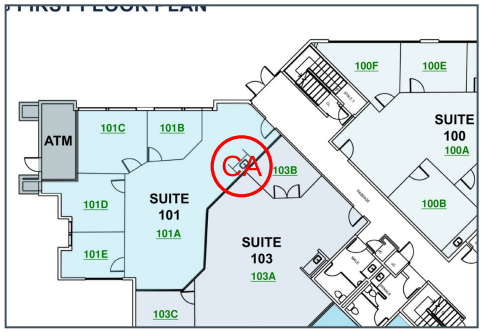
Description
ISSUE: 33.75” countertop height + 1/8" sink lip, 25” counter depth, PLAM cabinet exterior construction w/ melamine interior, PLAM countertop

RECOMMENDATION: Though ADA compliant, recommend to demo and replace with new ADA compliant casework should this remain in new design.

Photos

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5





20250925_090132_photo
Tina Harris
Sep 25, 2025 9:01 AM



20250925_090142_photo
Tina Harris
Sep 25, 2025 9:01 AM



20250925_090155_photo
Tina Harris
Sep 25, 2025 9:01 AM



20250925_090215_photo
Tina Harris
Sep 25, 2025 9:02 AM



20250925_090223_photo
Tina Harris
Sep 25, 2025 9:02 AM

#28 General

Status
Open

Type
Issue

Location
101B

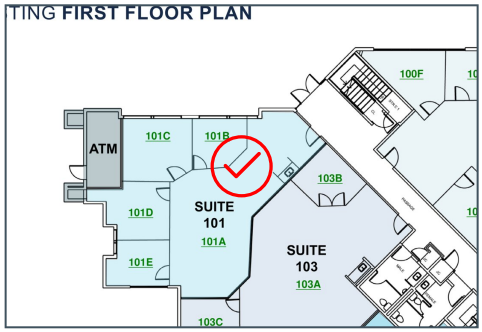
Description
ISSUE: Capped conduit exposed near base of column bump out

RECOMMENDATION: Review condition and verify if these are required or not. If not, cut back conduit to behind wall, patch and repaint.

Photos

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Sep 25, 2025 4:13 PM
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5





20250925_090328_photo
Tina Harris
Sep 25, 2025 9:03 AM

#29 Casework

Status
Open

Type
Issue

Location
101D

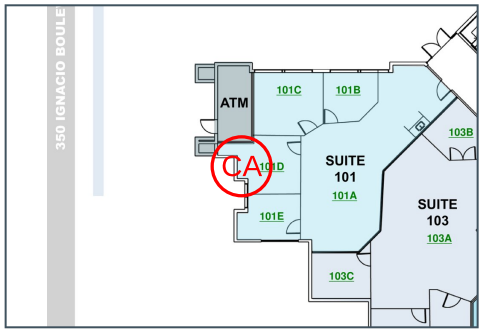
Description
ISSUE: Non-ADA compatible bottom cabinet and upper cabinet

RECOMMENDATION: Remodel non-compliant casework should the tenant choose to keep it. Demo and replace with ADA compliant casework.

Photos

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Sep 25, 2025 4:13 PM
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20250925_090409_photo
Tina Harris
Sep 25, 2025 9:04 AM



20250925_090448_photo
Tina Harris
Sep 25, 2025 9:04 AM



20250925_090459_photo
Tina Harris
Sep 25, 2025 9:05 AM



20250925_090508_photo
Tina Harris
Sep 25, 2025 9:05 AM



20250925_090519_photo
Tina Harris
Sep 25, 2025 9:05 AM

#30 Water Leak

Status
Open

Type
Issue

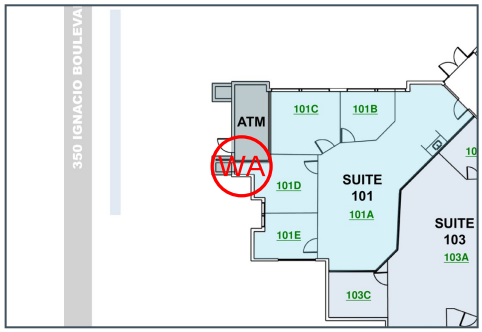
Location
101D

Description
ISSUE: Water leak from above hosed down to bucket below in existing server room

RECOMMENDATION: Research and address source of leak to make watertight.

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Sep 25, 2025 4:13 PM
tharris@rdcarchitecture.com

Sheet
5



Photos



20250925_090610_photo
Tina Harris
Sep 25, 2025 9:06 AM



20250925_090620_photo
Tina Harris
Sep 25, 2025 9:06 AM



20250925_090632_photo
Tina Harris
Sep 25, 2025 9:07 AM

#31 General

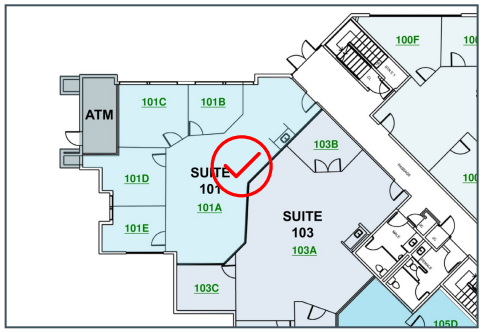
Status
Open

Type
Issue

Description
ISSUE: No interior issues at 101A

Created
Sep 25, 2025 4:13 PM
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5



DLRGROUP RossDrulisCusenbery

#32 General

Status
Open

Type
Issue

Location
101E

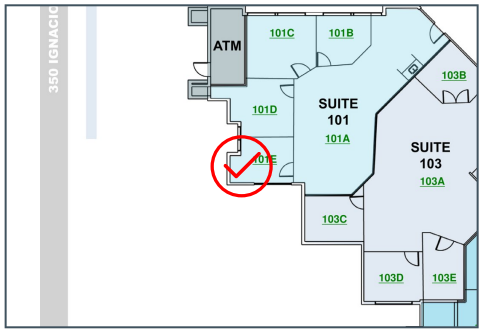
Description
ISSUE: Minor ceiling tile cuts

RECOMMENDATION: Replace ACT tile to match existing.

Photos

Created
Sep 25, 2025 4:13 PM
tharris@rdcarchitecture.com

Sheet
5





20250925_090811_photo
Tina Harris
Sep 25, 2025 9:08 AM

#33 Water Leak

Status
Open

Type
Issue

Location
101C

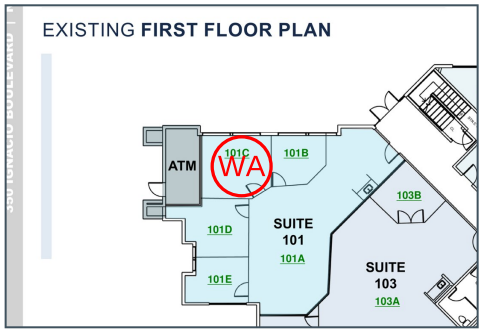
Description
ISSUE: Water damage to ACT tile - water travelling from ductwork above. Water source unknown

RECOMMENDATION: Research and address source of leak to make watertight. Then, replace non-matching ACT with similar color and style ACT for the rest of the ceiling.

Photos

Created
Sep 25, 2025 4:13 PM
tharris@rdcarchitecture.com

Sheet
5





20250925_090910_photo
Tina Harris
Sep 25, 2025 9:09 AM



20250925_090937_photo
Tina Harris
Sep 25, 2025 9:09 AM

DLRGROUP RossDrulisCusenbery

#34 Ceiling

Status
Open

Type
Issue

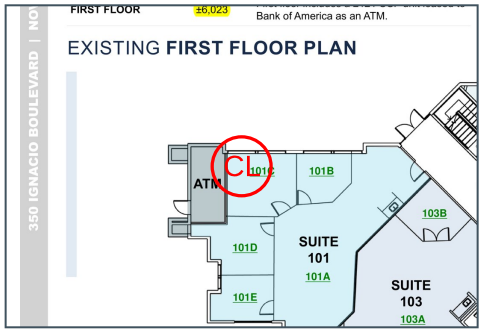
Location
101C

Description
ISSUE: ACT near diffuser missing triangular piece

RECOMMENDATION: replace non-matching ACT with similar color and style ACT for the rest of the ceiling.

Created
Sep 25, 2025 4:13 PM
tharris@rdcarchitecture.com

Sheet
5



Photos



20250925_091011_photo
Tina Harris
Sep 25, 2025 9:10 AM

#35 Water Leak

Status
Open

Type
Issue

Location
101C

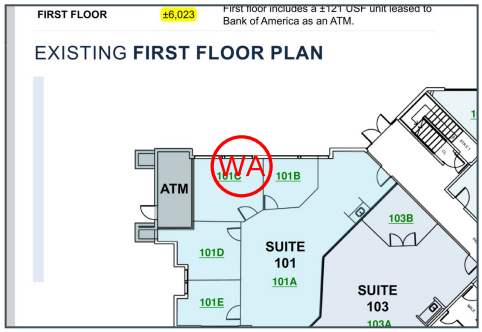
Description
ISSUE: Water damage to ACT tile - water travelling from ductwork above. Water source unknown

RECOMMENDATION: Research and address source of leak to make watertight. Then, replace non-matching ACT with similar color and style ACT for the rest of the ceiling.

Photos

Created
Sep 25, 2025 4:13 PM
tharris@rdcarchitecture.com

Sheet
5





20250925_091034_photo
Tina Harris
Sep 25, 2025 9:10 AM

#36 Paint Touch Up

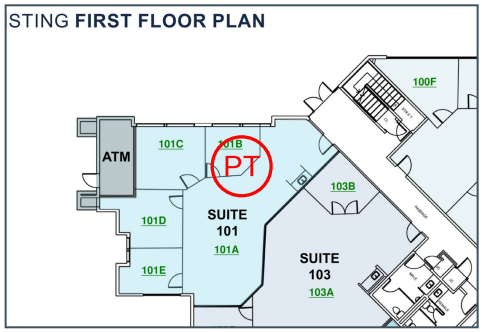
Status
Open

Type
Issue

Location
101B

Created
Sep 25, 2025 4:13 PM
tharris@rdcarchitecture.com

Sheet
5



Description
ISSUE: Marks on wall

RECOMMENDATION:
Repaint with similar matching color and finish

Photos



20250925_091219_photo
Tina Harris
Sep 25, 2025 9:12 AM



20250925_091228_photo
Tina Harris
Sep 25, 2025 9:12 AM

#37 General

Status
Open

Type
Issue

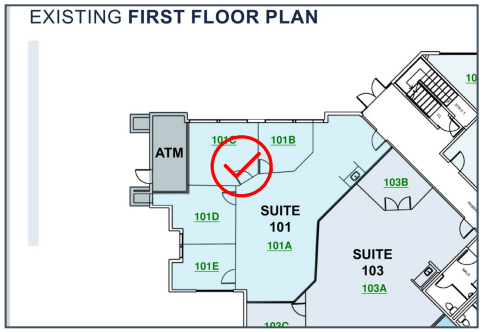
Location
101C

Description
ISSUE: Suite 101 thermostat location

RECOMMENDATION: None. Noted.

Created
Sep 25, 2025 4:13 PM
tharris@rdcarchitecture.com

Sheet
5



Photos



20250925_091338_photo
Tina Harris
Sep 25, 2025 9:13 AM

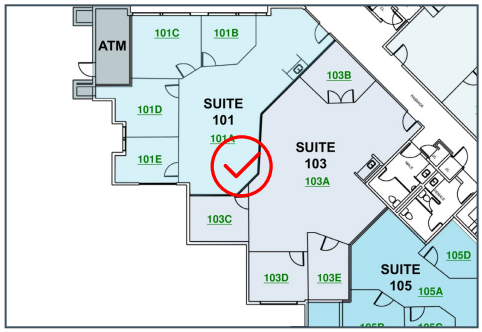
DLRGROUP RossDrulisCusenbery

#38 General

Status
Open

Created
Sep 25, 2025 4:13 PM
tharris@rdcarchitecture.com

Sheet
5



Type
Issue

Location
101A

Description
ISSUE: Suite 101 breaker panel location

RECOMMENDATION: None. Noted.

Photos



20250925_091410_photo
Tina Harris
Sep 25, 2025 9:14 AM

#39 Carpet

Status
Open

Type
Issue

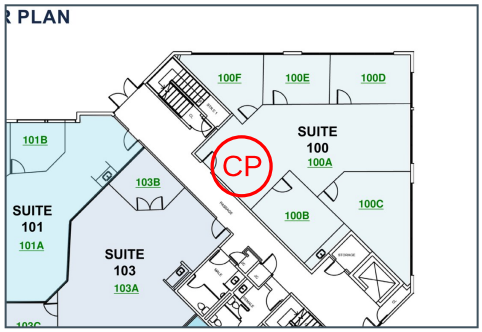
Location
100A

Description
ISSUE: Miscellaneous stains in carpet near entry

RECOMMENDATION: Clean stains from carpet if tenant agrees to keep it. If not, replace all of carpet.

Created
Sep 25, 2025 4:13 PM
tharris@rdcarchitecture.com

Sheet
5



Photos



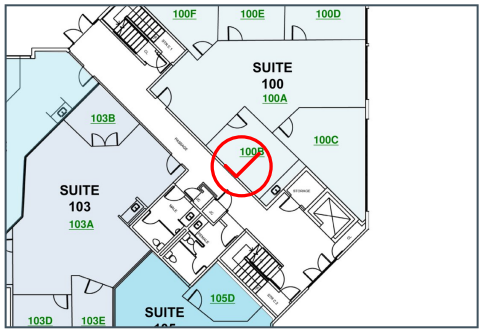
20250925_091515_photo
Tina Harris
Sep 25, 2025 9:15 AM

#40 General

Status
Open

Created
Sep 25, 2025 4:17 PM
tharris@rdcarchitecture.com

Sheet
5



Type
Issue

Location
100B

Description
ISSUE: Server and breaker panel located in breakroom

RECOMMENDATION: None. Noted

Photos



20250925_091548_photo
Tina Harris
Sep 25, 2025 9:15 AM



20250925_091601_photo
Tina Harris
Sep 25, 2025 9:16 AM

#41 Casework

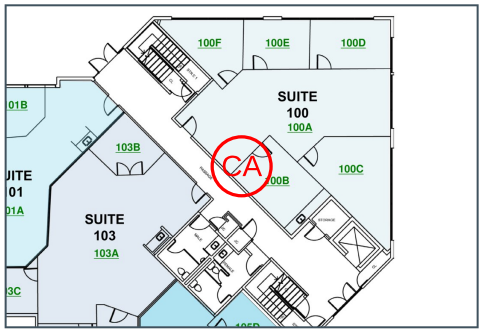
Status
Open

Type
Issue

Location
100B

Created
Sep 25, 2025 4:17 PM
tharris@rdcarchitecture.com

Sheet
5



Description

ISSUE: Casework not in plans. 35.5” countertop height, 25.5” counter depth, painted wood cabinet construction, PLAM countertop

RECOMMENDATION: Remodel casework to be ADA Compliant if the tenant agrees to keep it. Otherwise, demo and install new ADA compliant casework.

Photos



20250925_091633_photo
Tina Harris
Sep 25, 2025 9:16 AM



20250925_091704_photo
Tina Harris
Sep 25, 2025 9:17 AM

#42 Casework

Status
Open

Type
Issue

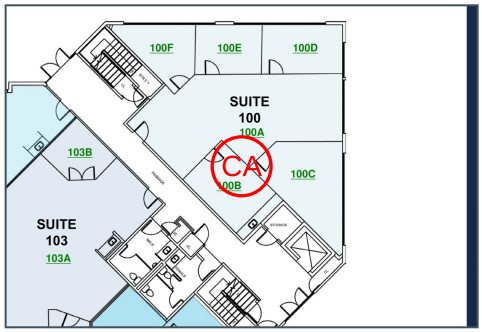
Location
100B

Description
ISSUE: Upper shelves not in plans. Painted wood upper cabinets to match others

RECOMMENDATION: Noted. Keep if the upper cabinets are remodeled. Or, remove or provide new upper cabinets.

Created
Sep 25, 2025 4:17 PM
tharris@rdcarchitecture.com

Sheet
5



Photos



20250925_091749_photo
Tina Harris
Sep 25, 2025 9:17 AM



20250925_091802_photo
Tina Harris
Sep 25, 2025 9:18 AM

DLRGROUP RossDrulisCusenbery

#43 Casework

Status
Open

Type
Issue

Location
100B

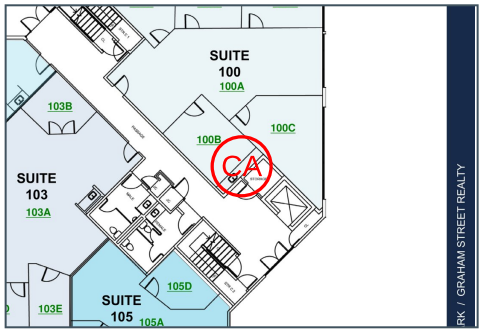
Description
ISSUE: 35.75” countertop height + 1/8" lip @ sink, 25.75” counter depth, upper shelves on walls. Painted wood cabinet w/ PLAM countertop, no integral toe kick

RECOMMENDATION: Remodel casework to be ADA compliant. Or, provide new ADA compliant casework if it is to remain in new design.

Photos

Created
Sep 25, 2025 4:17 PM
tharris@rdcarchitecture.com

Sheet
5





20250925_091847_photo
Tina Harris
Sep 25, 2025 9:18 AM



20250925_091925_photo
Tina Harris
Sep 25, 2025 9:19 AM



20250925_091939_photo
Tina Harris
Sep 25, 2025 9:19 AM



20250925_091946_photo
Tina Harris
Sep 25, 2025 9:20 AM



20250925_092018_photo
Tina Harris
Sep 25, 2025 9:20 AM



20250925_092029_photo
Tina Harris
Sep 25, 2025 9:20 AM

#44 Carpet

Status
Open

Type
Issue

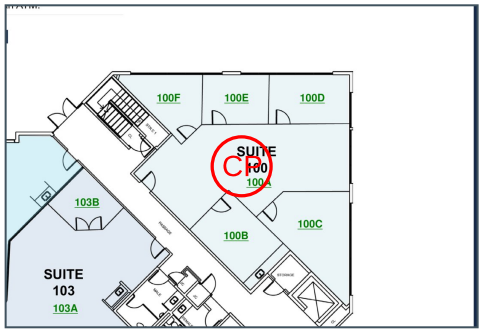
Location
100A

Description
ISSUE: Stains/discoloration in carpet

RECOMMENDATION: Clean stains from carpet if the tenant agrees to keep it. Otherwise, demo carpet and provide new.

Created
Sep 25, 2025 4:17 PM
tharris@rdcarchitecture.com

Sheet
5



Photos



20250925_092055_photo
Tina Harris
Sep 25, 2025 9:20 AM

#45 Carpet

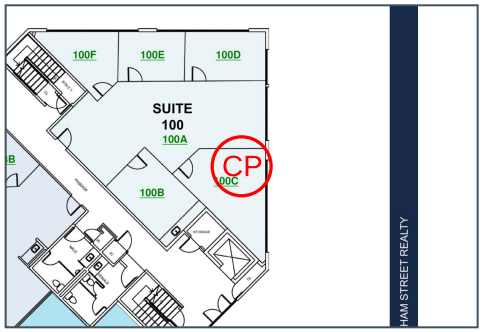
Status
Open

Type
Issue

Location
100C

Created
Sep 25, 2025 4:17 PM
tharris@rdcarchitecture.com

Sheet
5



Description
ISSUE: Stains in carpet

RECOMMENDATION: Clean carpet to remove stains if the tenant keeps the existing carpet. Otherwise, replace the carpet.

Photos



20250925_092148_photo
Tina Harris
Sep 25, 2025 9:21 AM

#46 Paint Touch Up

Status
Open

Type
Issue

Location
100C

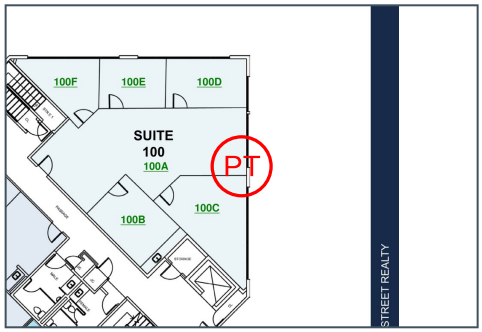
Description
ISSUE: Paint cracking at wall due to settling

RECOMMENDATION: Repair or repaint wall to hide wall cracking.

Photos

Created
Sep 25, 2025 4:17 PM
tharris@rdcarchitecture.com

Sheet
5





20250925_092233_photo
Tina Harris
Sep 25, 2025 9:22 AM



20250925_092242_photo
Tina Harris
Sep 25, 2025 9:22 AM

#47 Ceiling

Status
Open

Type
Issue

Location
100C

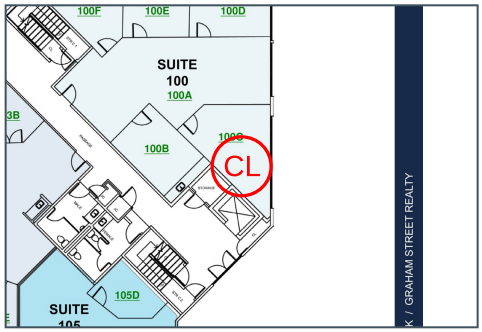
Description
ISSUE: Different color tiles installed as replacement

RECOMMENDATION: Replace non-matching ACT with similar color and style ACT for the rest of the ceiling.

Photos

Created
Sep 25, 2025 4:17 PM
tharris@rdcarchitecture.com

Sheet
5





20250925_092315_photo
Tina Harris
Sep 25, 2025 9:23 AM

#48 General

Status
Open

Type
Issue

Location
100A

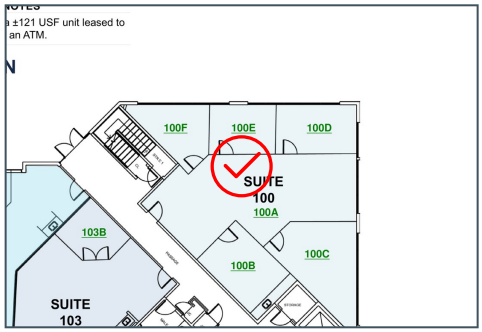
Description
ISSUE: Column in room - not in plans

RECOMMENDATION: None. Noted.

Photos

Created
Sep 25, 2025 4:17 PM
tharris@rdcarchitecture.com

Sheet
5





20250925_092357_photo
Tina Harris
Sep 25, 2025 9:23 AM

DLRGROUP RossDrulisCusenbery

#49 Casework

Status
Open

Type
Issue

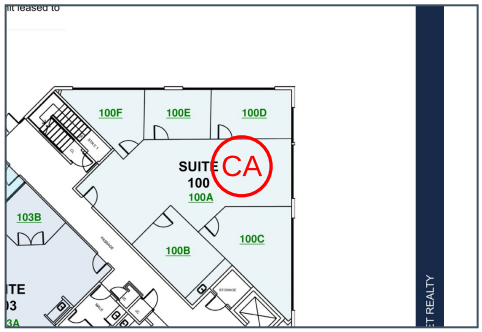
Location
100A

Description
ISSUE: Previous tenant left office desks and chairs in space

RECOMMENDATION: Keep and re-use if tenant finds them acceptable. Otherwise, remove and donate.

Created
Sep 25, 2025 4:17 PM
tharris@rdcarchitecture.com

Sheet
5



Photos



20250925_092446_photo
Tina Harris
Sep 25, 2025 9:24 AM

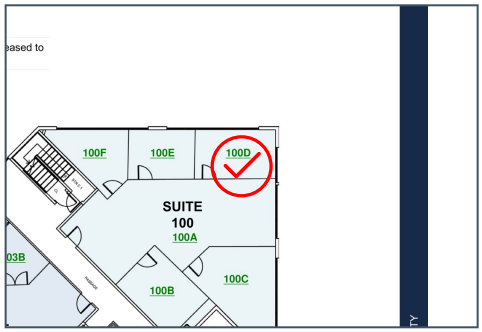
DLRGROUP RossDrulisCusenbery

#50 General

Status
Open

Created
Sep 25, 2025 4:17 PM
tharris@rdcarchitecture.com

Sheet
5



Type
Issue

Location
100D

Description
ISSUE: Location of thermometer for Suite 100

RECOMMENDATION: None. Noted.

Photos



20250925_092545_photo
Tina Harris
Sep 25, 2025 9:25 AM

#51 Flooring

Status
Open

Type
Issue

Location
100B

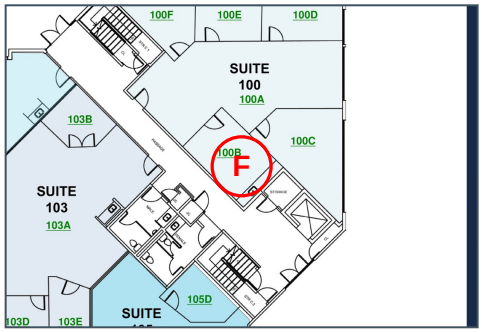
Description
ISSUE: Existing resilient tile

RECOMMENDATION: Noted. Keep flooring if the tenant agrees. Otherwise. replace flooring during new design.

Photos

Created
Sep 25, 2025 4:18 PM
tharris@rdcarchitecture.com

Sheet
5





20250925_092652_photo
Tina Harris
Sep 25, 2025 9:26 AM

#52 Flooring

Status
Open

Type
Issue

Location
100D

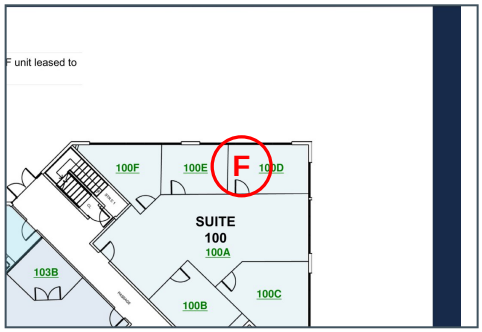
Description
ISSUE: Ceramic tile

RECOMMENDATION: None. Noted.

Photos

Created
Sep 25, 2025 4:18 PM
tharris@rdcarchitecture.com

Sheet
5





20250925_092724_photo
Tina Harris
Sep 25, 2025 9:27 AM



20250925_092733_photo
Tina Harris
Sep 25, 2025 9:27 AM

DLRGROUP RossDrulisCusenbery

#53 Ceiling

Status
Open

Type
Issue

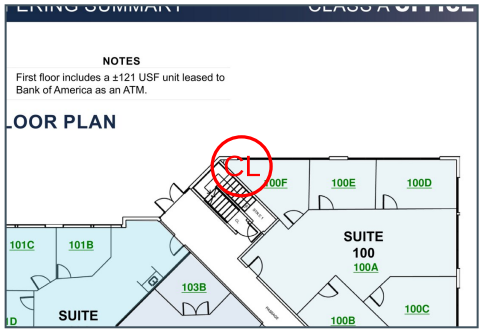
Location
100F

Description
ISSUE: Minor damage to ACT

RECOMMENDATION: Replace damaged ACT tile with matching tile

Created
Sep 25, 2025 4:18 PM
tharris@rdcarchitecture.com

Sheet
5



Photos



20250925_092926_photo
Tina Harris
Sep 25, 2025 9:29 AM

DLRGROUP RossDrulisCusenbery

#54 Ceiling

Status
Open

Type
Issue

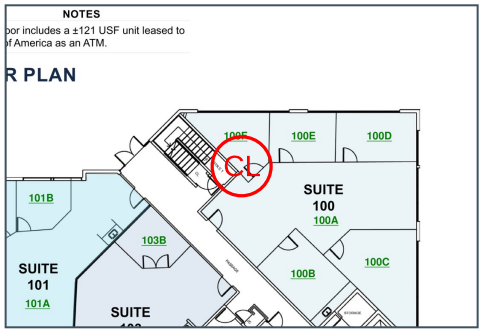
Location
100F

Description
ISSUE: Minor damage to ACT. Also evidence of 1/4" offset wall.

RECOMMENDATION: Replace ceiling tile. Restructure and reframe wall to eliminate offset,

Created
Sep 25, 2025 4:18 PM
tharris@rdcarchitecture.com

Sheet
5



Photos



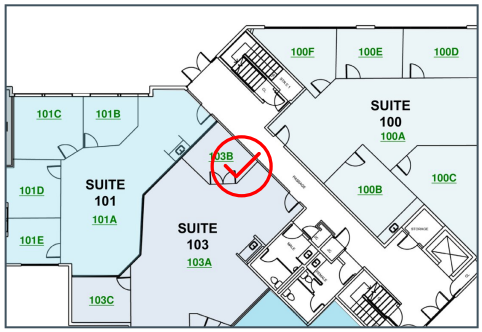
20250925_093227_photo
Tina Harris
Sep 25, 2025 9:32 AM

#55 General

Status
Open

Created
Sep 25, 2025 4:18 PM
tharris@rdcarchitecture.com

Sheet
5



Type
Issue

Location
103B

Description
ISSUE: Window installed - not in plans

RECOMMENDATION: None. Noted.

Photos



20250925_094145_photo
Tina Harris
Sep 25, 2025 9:41 AM

DLRGROUP RossDrulisCusenbery

#56 General

Status
Open

Type
Issue

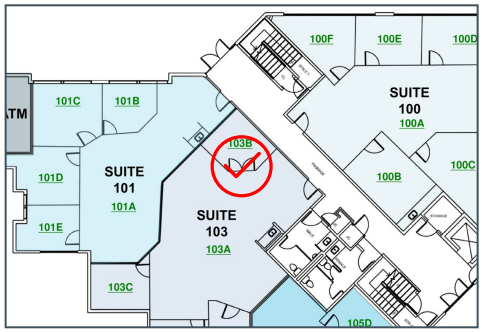
Location
103B

Description
ISSUE: Hardware is present on only (1) of the doors

RECOMMENDATION: None. Noted.

Created
Sep 25, 2025 4:18 PM
tharris@rdcarchitecture.com

Sheet
5



Photos



20250925_094206_photo
Tina Harris
Sep 25, 2025 9:42 AM



20250925_094214_photo
Tina Harris
Sep 25, 2025 9:42 AM

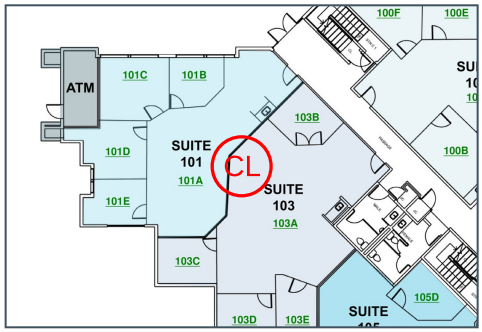
DLRGROUP RossDrulisCusenbery

#57 Ceiling

Status
Open

Created
Sep 25, 2025 4:18 PM
tharris@rdcarchitecture.com

Sheet
5



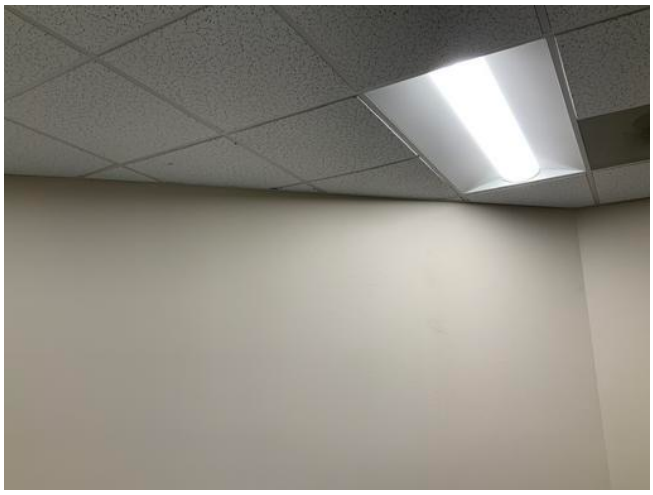
Type
Issue

Location
103A

Description
ISSUE: Damaged ACT

RECOMMENDATION: Replace damaged ACT with similar tile

Photos



20250925_094324_photo
Tina Harris
Sep 25, 2025 9:43 AM

DLRGROUP RossDrulisCusenbery

#58 Paint Touch Up

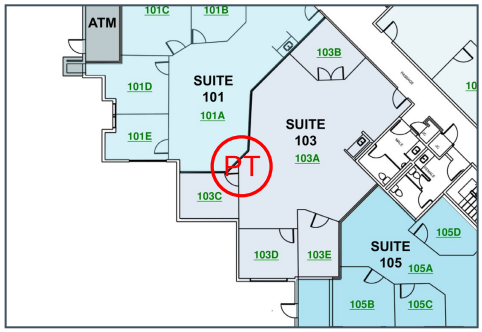
Status
Open

Type
Issue

Location
103A

Created
Sep 25, 2025 4:18 PM
tharris@rdcarchitecture.com

Sheet
5



Description

ISSUE: Touch up required.

RECOMMENDATION: Repaint to match existing paint color and finish.

Photos



20250925_094354_photo
Tina Harris
Sep 25, 2025 9:43 AM

DLRGROUP RossDrulisCusenbery

#59 Ceiling

Status
Open

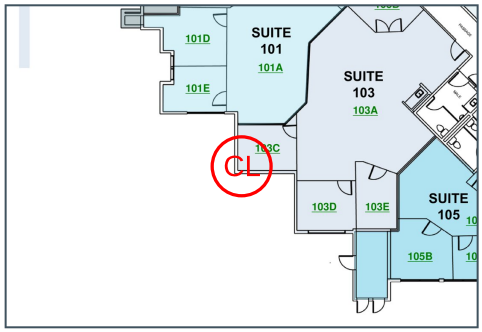
Type
Issue

Location
103C

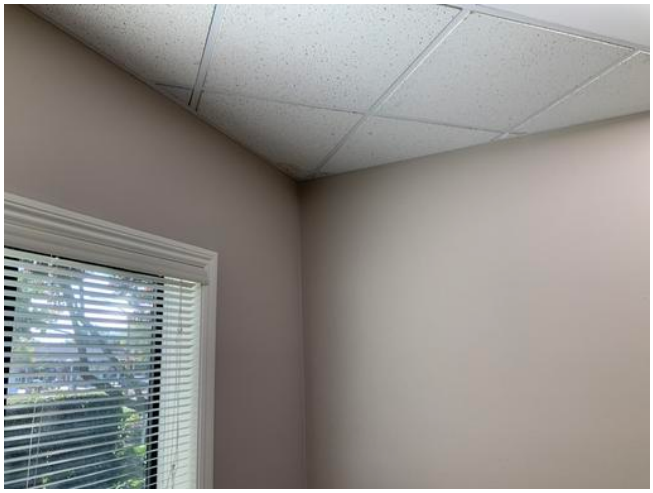
Description
Water damage present at corner ACT

Created
Sep 25, 2025 4:18 PM
tharris@rdcarchitecture.com

Sheet
5



Photos



20250925_094428_photo
Tina Harris
Sep 25, 2025 9:44 AM

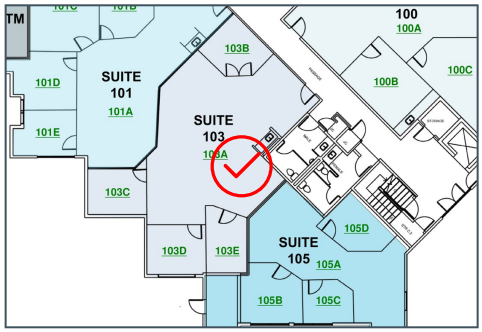
DLRGROUP RossDrulisCusenbery

#60 General

Status
Open

Created
Sep 25, 2025 4:18 PM
tharris@rdcarchitecture.com

Sheet
5



Type
Issue

Location
103A

Description
ISSUE: Location of Suite 103 thermostat

RECOMMENDATION: None. Noted.

Photos



20250925_094510_photo
Tina Harris
Sep 25, 2025 9:45 AM

#61 Paint Touch Up

Status
Open

Type
Issue

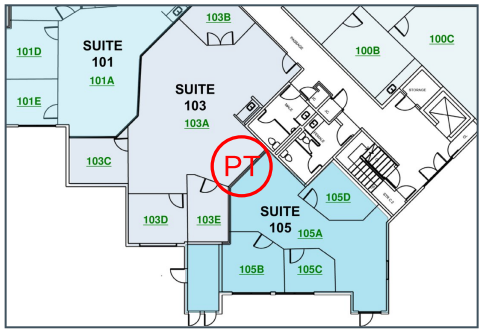
Location
103A

Description
ISSUE: Discoloration - paint touch up required

RECOMMENDATION: Re-paint entire wall surface to match existing paint color and finish.

Created
Sep 25, 2025 4:18 PM
tharris@rdcarchitecture.com

Sheet
5



Photos



20250925_094612_photo
Tina Harris
Sep 25, 2025 9:46 AM

DLRGROUP RossDrulisCusenbery

#62 Casework

Status
Open

Type
Issue

Location
103E

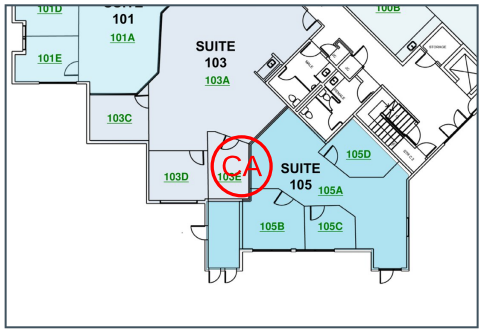
Description
ISSUE: 36” non-ADA countertop height, 26” counter depth, wood cabinet and solid surface countertop

RECOMMENDATION: Remodel non-compliant casework should the tenant choose to keep it. Demo and replace with ADA compliant casework.

Photos

Created
Sep 25, 2025 4:18 PM
tharris@rdcarchitecture.com

Sheet
5

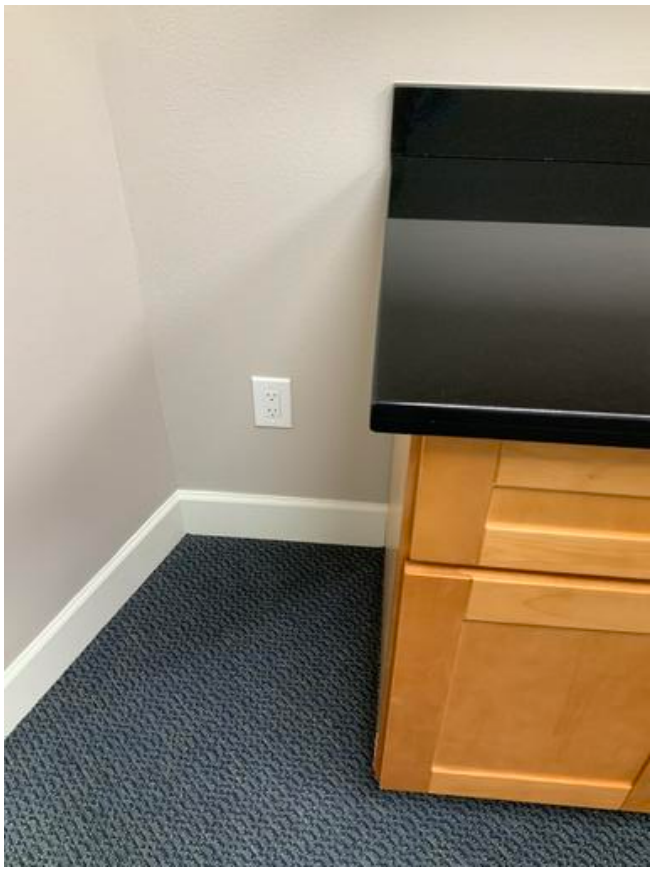




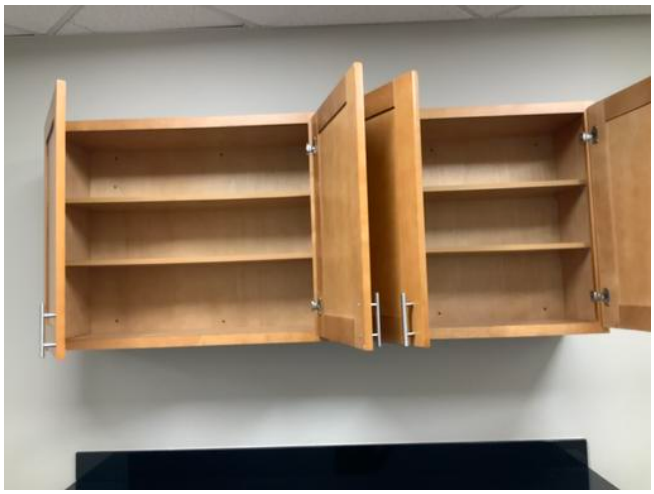
20250925_094654_photo
Tina Harris
Sep 25, 2025 9:47 AM



20250925_094712_photo
Tina Harris
Sep 25, 2025 9:47 AM



20250925_094721_photo
Tina Harris
Sep 25, 2025 9:47 AM



20250925_094740_photo
Tina Harris
Sep 25, 2025 9:48 AM



20250925_094822_photo
Tina Harris
Sep 25, 2025 9:48 AM

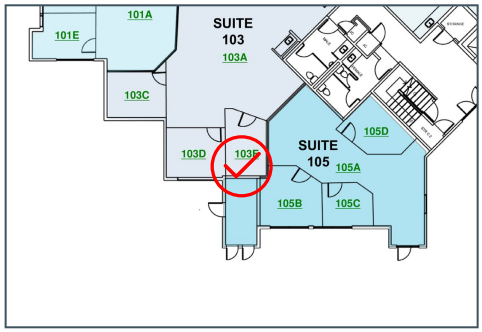
DLRGROUP RossDrulisCusenbery

#63 General

Status
Open

Created
Sep 25, 2025 4:18 PM
tharris@rdcarchitecture.com

Sheet
5



Type
Issue

Location
103E

Description
ISSUE: Server rack and exposed conduit

RECOMMENDATION: None. Noted.

Photos



20250925_094908_photo
Tina Harris
Sep 25, 2025 9:49 AM

#64 Casework

Status
Open

Type
Issue

Location
103A

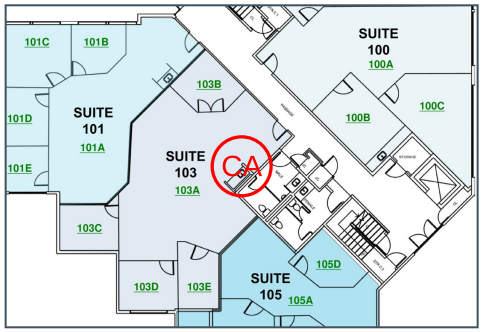
Description
ISSUE: 33.5” countertop height + 1/8" lip of mounted sink, 25” counter depth, sink cabinet with integral toe kick, PLAM cabinet exterior, melamine interior, and PLAM countertop construction

RECOMMENDATION: Though ADA compliant, recommend to demo and replace with new ADA compliant casework.

Photos

Created
Sep 25, 2025 4:18 PM
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20250925_094934_photo
Tina Harris
Sep 25, 2025 9:49 AM



20250925_094958_photo
Tina Harris
Sep 25, 2025 9:50 AM



20250925_095027_photo
Tina Harris
Sep 25, 2025 9:50 AM

#65 General

Status
Open

Type
Issue

Location
103A

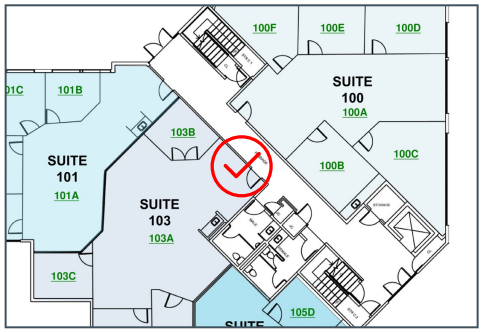
Description
ISSUE: Location of Suite 103 thermostat

RECOMMENDATION: None. Noted.

Photos

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5





20250925_095427_photo
Tina Harris
Sep 25, 2025 9:54 AM

#66 Cleaning Needed

Status
Open

Type
Issue

Location
Level 2 - Closet

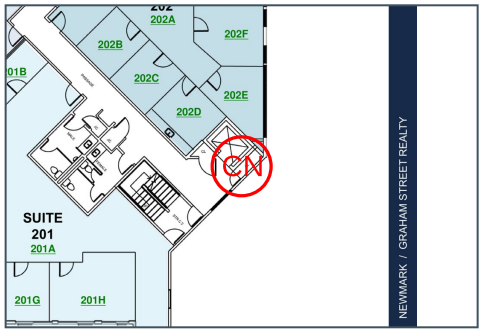
Description
ISSUE: Miscellaneous building materials stored in closet

RECOMMENDATION: None. Noted.

Photos

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Sep 25, 2025 4:19 PM
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7





20250925_100109_photo
Tina Harris
Sep 25, 2025 10:01 AM

#67 General

Status
Open

Type
Issue

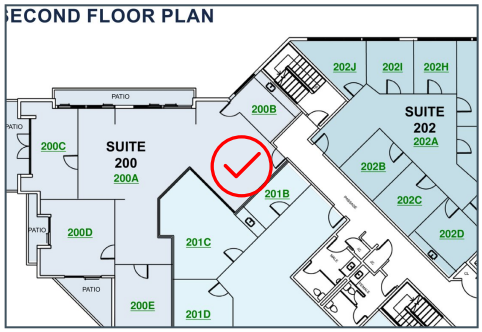
Location
200A

Description
ISSUE: Suite 200 thermostat location

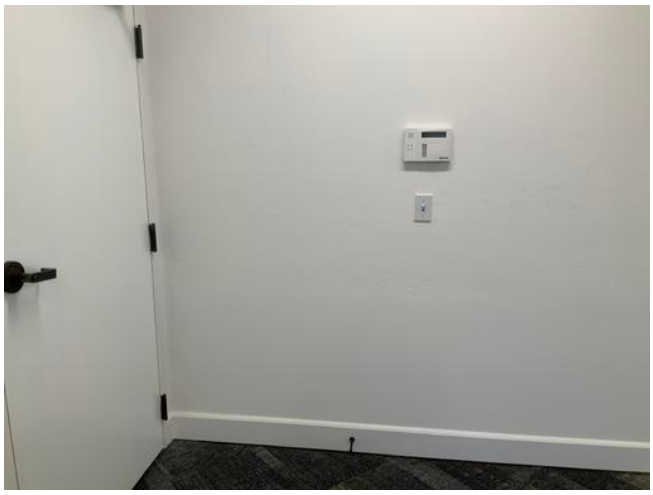
RECOMMENDATION: None. Noted

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Sep 25, 2025 4:19 PM
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7



Photos



20250925_100233_photo
Tina Harris
Sep 25, 2025 10:02 AM

DLRGROUP RossDrulisCusenbery

#68 Ceiling

Status
Open

Type
Issue

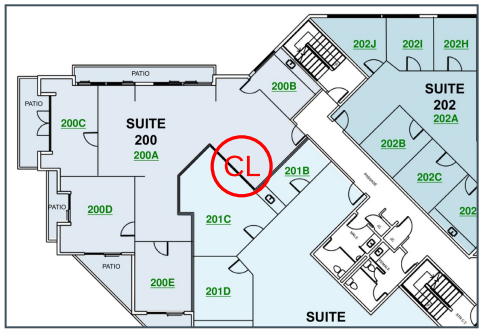
Location
200A

Description
ISSUE: Ceiling and grid appear to be sagging towards wall

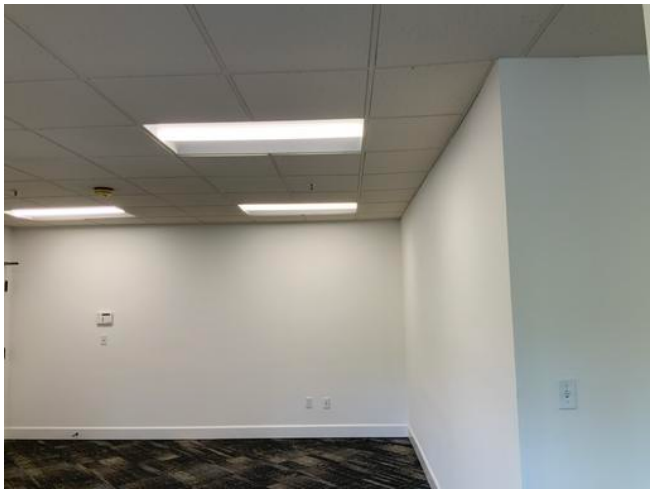
RECOMMENDATION: Check and repair grid supports to level ceiling

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Sep 25, 2025 4:19 PM
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7



Photos



20250925_100330_photo
Tina Harris
Sep 25, 2025 10:03 AM

DLRGROUP RossDrulisCusenbery

#69 General

Status
Open

Type
Issue

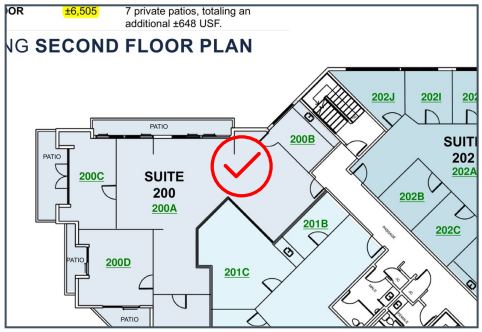
Location
200A

Description
ISSUE: Partial height wall constructed separating break room from open office - not in plans

RECOMMENDATION: Demo partial wall in new design

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Sep 25, 2025 4:19 PM
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7



Photos



20250925_100508_photo
Tina Harris
Sep 25, 2025 10:05 AM

DLRGROUP RossDrulisCusenbery

#70 Ceiling

Status
Open

Type
Issue

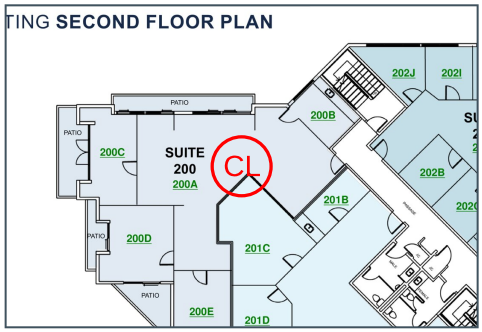
Location
200A

Description
ISSUE: Water damage on ACT. Source of leak unknown.

RECOMMENDATION: Research and address source of leak to make watertight. Then, replace non-matching ACT with similar color and style ACT for the rest of the ceiling.

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Sep 25, 2025 4:19 PM
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7



Photos



20250925_100556_photo
Tina Harris
Sep 25, 2025 10:05 AM

DLRGROUP RossDrulisCusenbery

#71 Ceiling

Status
Open

Type
Issue

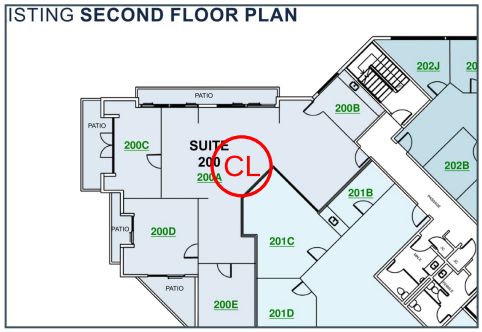
Location
200A

Description
ISSUE: ACT in this area dipping/warping

RECOMMENDATION: Check and repair grid supports to level ceiling

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Sep 25, 2025 4:19 PM
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7



Photos



20250925_100620_photo
Tina Harris
Sep 25, 2025 10:06 AM

DLRGROUP RossDrulisCusenbery

#72 General

Status
Open

Type
Issue

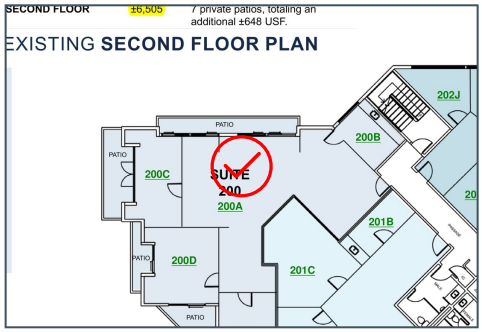
Location
200A

Description
ISSUE: Partial height wall constructed separating break room from open office - not in plans

RECOMMENDATION: Demo partial wall in new design

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Sep 25, 2025 4:19 PM
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7



Photos



20250925_100708_photo
Tina Harris
Sep 25, 2025 10:07 AM

DLRGROUP RossDrulisCusenbery

#73 Cleaning Needed

Status
Open

Type
Issue

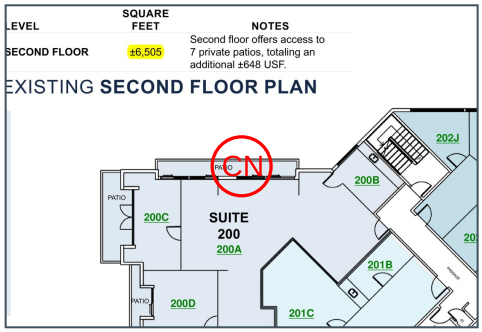
Location
Exterior Patio 200A

Description
ISSUE: Cleanup needed

RECOMMENDATION: Clean outdoor area

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Photos



20250925_100753_photo
Tina Harris
Sep 25, 2025 10:07 AM



20250925_100803_photo
Tina Harris
Sep 25, 2025 10:08 AM



20250925_100814_photo
Tina Harris
Sep 25, 2025 10:08 AM



20250925_100838_photo
Tina Harris
Sep 25, 2025 10:08 AM



20250925_101057_photo
Tina Harris
Sep 25, 2025 10:11 AM



20250925_101106_photo
Tina Harris
Sep 25, 2025 10:11 AM

DLRGROUP RossDrulisCusenbery

#74 Ceiling

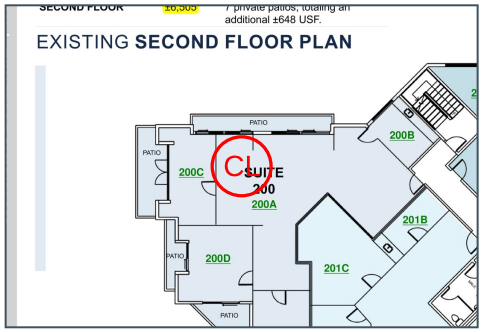
Status
Open

Type
Issue

Location
200A

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7



Description

ISSUE: Unknown conduit poking through ACT - unsure why it is present

RECOMMENDATION: Research reason for this conduit. If it is no longer needed it can be demoed and the affected ACT tile will be replaced.

Photos



20250925_101008_photo
Tina Harris
Sep 25, 2025 10:10 AM

DLRGROUP RossDrulisCusenbery

#75 Ceiling

Status
Open

Type
Issue

Location
200A

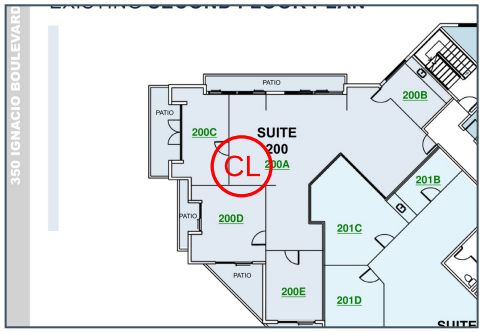
Description
ISSUE: Replacement tile color wrong

RECOMMENDATION: Replace non-matching ACT with similar color and style ACT for the rest of the ceiling.

Photos

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7





20250925_101148_photo
Tina Harris
Sep 25, 2025 10:11 AM

#76 Water Leak

Status
Open

Type
Issue

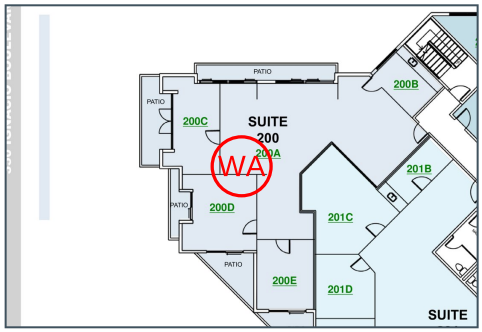
Location
200A

Description
ISSUE: Water leak in tile - leak source unknown

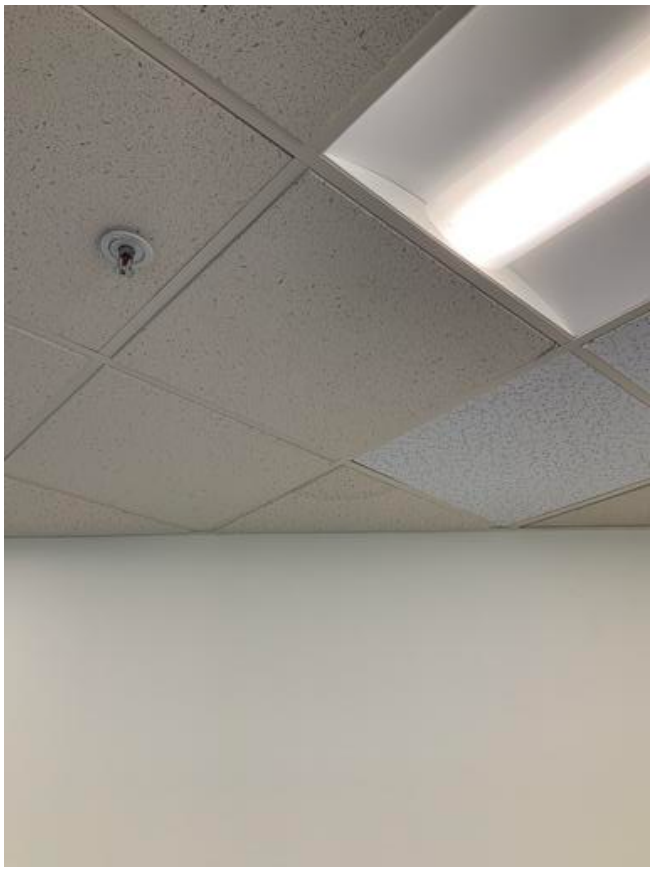
RECOMMENDATION: Research and address source of leak to make watertight. Then, replace non-matching ACT with similar color and style ACT for the rest of the ceiling.

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7



Photos



20250925_101236_photo
Tina Harris
Sep 25, 2025 10:12 AM

DLRGROUP RossDrulisCusenbery

#77 Casework

Status
Open

Type
Issue

Location
105A

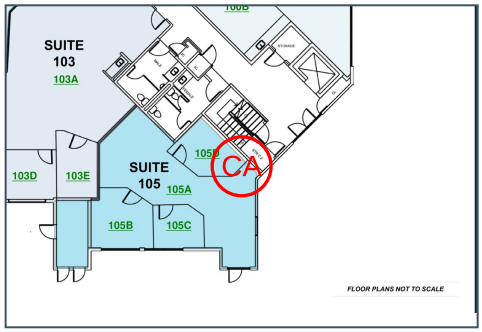
Description
ISSUE: 33.25” counter height + 1/8" counter mounted sink, 17.75” counter depth, integral toe kick, PLAM cabinet construction w/ melamine interior, PLAM countertop

RECOMMENDATION: Though ADA compliant, recommend to demo and replace with new ADA compliant casework should this remain in new design.

Photos

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20250925_101741_photo
Tina Harris
Sep 25, 2025 10:17 AM



20250925_101749_photo
Tina Harris
Sep 25, 2025 10:17 AM



20250925_101804_photo
Tina Harris
Sep 25, 2025 10:18 AM



20250925_101820_photo
Tina Harris
Sep 25, 2025 10:18 AM

DLRGROUP RossDrulisCusenbery

#78 Casework

Status
Open

Type
Issue

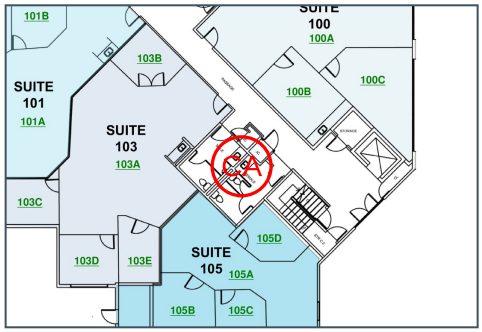
Location
Level 1 Women's Restroom

Description
ISSUE: 33” countertop height + 1/2” mounted sink, 24” counter depth

RECOMMENDATION: Lavatory meets ADA requirements

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Sep 25, 2025 4:19 PM
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5



DLRGROUP RossDrulisCusenbery

#79 Plumbing

Status
Open

Type
Issue

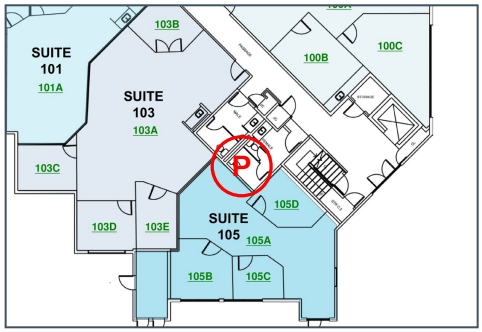
Location
Level 1 Women's Restroom

Description
ISSUE: 19” ADA toilet seat height

RECOMMENDATION: Meets ADA requirements for accessible water closet. However, may need additional water closet due to occupancy plumbing requirements.

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Sep 25, 2025 4:20 PM
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5



DLRGROUP RossDrulisCusenbery

#80 General

Status
Open

Type
Issue

Location
Exterior Closet

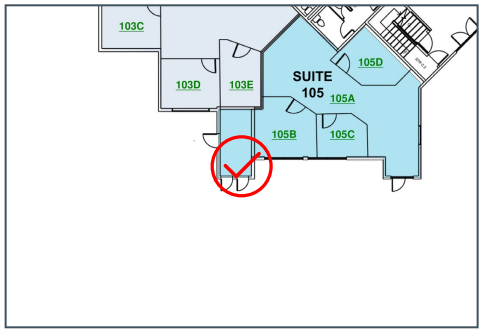
Description
ISSUE: Fire Riser location

RECOMMENDATION: None. Noted.

Photos

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Sep 25, 2025 4:20 PM
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5





20250925_102409_photo
Tina Harris
Sep 25, 2025 10:24 AM



20250925_102418_photo
Tina Harris
Sep 25, 2025 10:24 AM

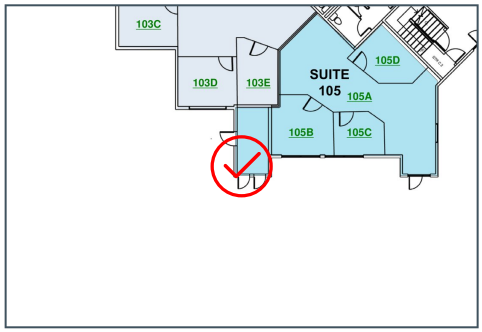
DLRGROUP RossDrulisCusenbery

#81 General

Status
Open

Created
Sep 25, 2025 4:20 PM
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Sheet
5



Type
Issue

Location
Exterior Closet

Description
ISSUE: Currently used for interior/exterior paint storage

RECOMMENDATION: None. Noted.

Photos



20250925_102434_photo
Tina Harris
Sep 25, 2025 10:24 AM

#82 General

Status
Open

Type
Issue

Location
Exterior Closet

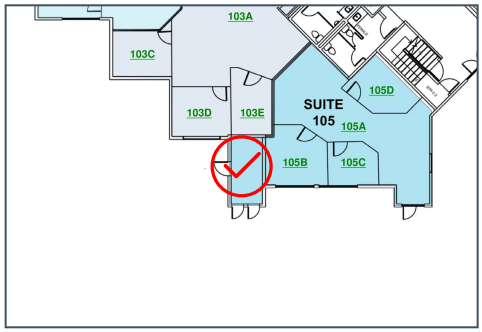
Description
ISSUE: Electric/telephone room

RECOMMENDATION: None. Noted.

Photos

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20250925_102537_photo
Tina Harris
Sep 25, 2025 10:25 AM



20250925_102546_photo
Tina Harris
Sep 25, 2025 10:25 AM



20250925_102600_photo
Tina Harris
Sep 25, 2025 10:26 AM



20250925_102609_photo
Tina Harris
Sep 25, 2025 10:26 AM

DLRGROUP RossDrulisCusenbery

#83 General

Status
Open

Type
Issue

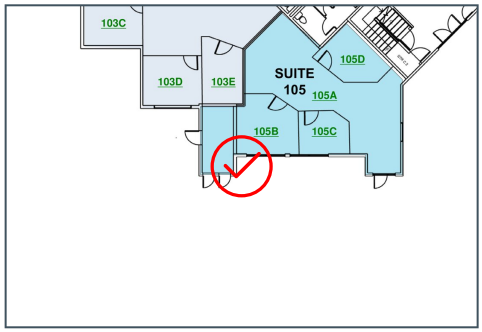
Location
Exterior Outside Suite 105

Description
ISSUE: Overflow outlet kicks out to the sidewalk. However, siding is 1/8" above sidewalk level. Potential for water damage?

RECOMMENDATION: Verify positive water flow from the outlet away from the building.

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Sep 25, 2025 4:20 PM
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Photos



20250925_102738_photo
Tina Harris
Sep 25, 2025 10:27 AM

#84 General

Status
Open

Type
Issue

Location
Exterior Closet

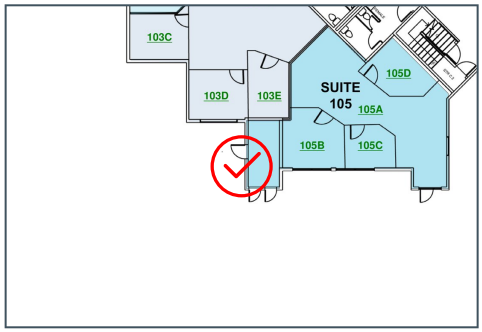
Description
ISSUE: Siding is damaged at this location. Approximately 1" x 1" square section of siding missing.

RECOMMENDATION: Replace section of vertical wood siding and repaint.

Photos

Created
Sep 25, 2025 4:20 PM
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5





20250925_102828_photo
Tina Harris
Sep 25, 2025 10:28 AM

DLRGROUP RossDrulisCusenbery

#85 General

Status
Open

Type
Issue

Location
Exterior Planter off of Suite 103 and 105

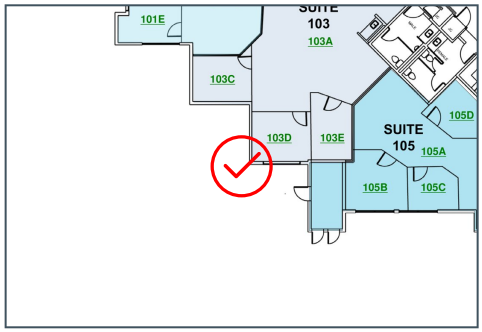
Description
ISSUE: Siding is below level of sidewalk

RECOMMENDATION: Trim vertical wood siding at corner. Install flashing at corner for protection.

Photos

Created
Sep 25, 2025 4:20 PM
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5





20250925_102847_photo
Tina Harris
Sep 25, 2025 10:28 AM

DLRGROUP RossDrulisCusenbery

#86 General

Status
Open

Type
Issue

Location
Exterior Planter off of Suite 101 and 103

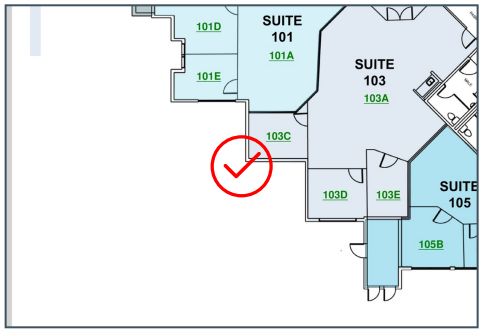
Description
ISSUE: Siding is below level of sidewalk

RECOMMENDATION: Trim vertical wood siding at corner. Install flashing at corner for protection.

Photos

Created
Sep 25, 2025 4:20 PM
tharris@rdcarchitecture.com

Sheet
5





20250925_102906_photo
Tina Harris
Sep 25, 2025 10:29 AM

DLRGROUP RossDrulisCusenbery

#87 General

Status
Open

Type
Issue

Location
Exterior Planter off of Suite 101

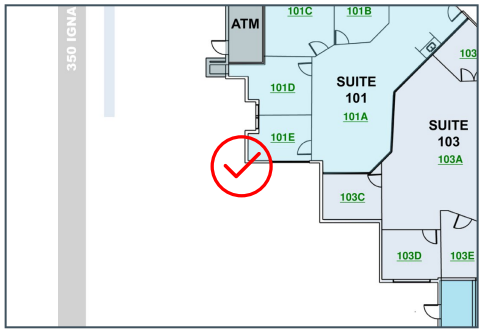
Description
ISSUE: Siding is below level of sidewalk

RECOMMENDATION: Trim vertical wood siding at corner. Install flashing at corner for protection.

Photos

Created
Sep 25, 2025 4:20 PM
tharris@rdcarchitecture.com

Sheet
5





20250925_102931_photo
Tina Harris
Sep 25, 2025 10:32 AM

DLRGROUP RossDrulisCusenbery

#88 Casework

Status
Open

Type
Issue

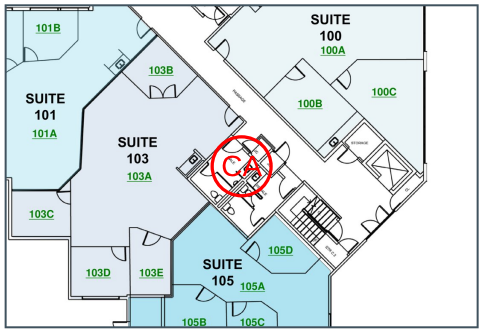
Location
Level 1 Men's Restroom

Description
ISSUE: 33.25” countertop height +1/2” lip of mounted sink, 24’’ counter depth. Urinal 15” high

RECOMMENDATION: Lavatory meets ADA requirements

Created
Sep 25, 2025 4:20 PM
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Sheet
5



#89 Plumbing

Status
Open

Type
Issue

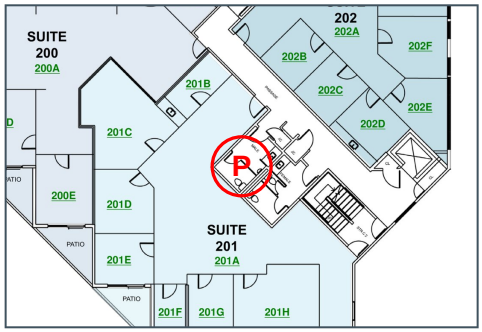
Location
Level 2 Men's Restroom

Description
ISSUE: 15” urinal height, 19” toilet seat height

RECOMMENDATION: Meets ADA requirements for accessible water closet. However, may need additional water closet due to occupancy plumbing requirements.

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Sep 25, 2025 4:20 PM
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Sheet
7



DLRGROUP RossDrulisCusenbery

#90 Casework

Status
Open

Type
Issue

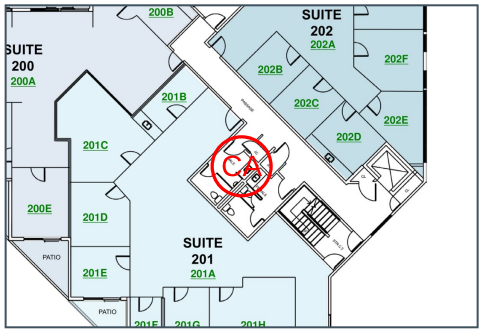
Location
Level 2 Men's Restroom

Description
ISSUE: 33.75” countertop height + 1/2” sink, 23.75” counter depth

RECOMMENDATION:

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Sep 25, 2025 4:20 PM
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7



DLRGROUP RossDrulisCusenbery

#91 Plumbing

Status
Open

Type
Issue

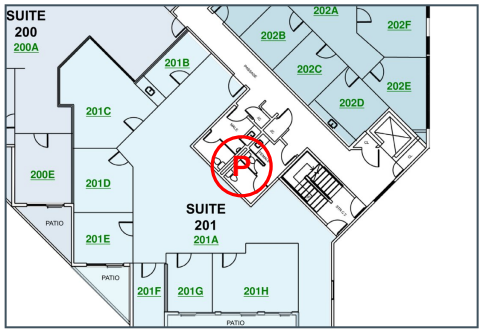
Location
Level 2 Women's Restroom

Description
ISSUE: 19” toilet seat height

RECOMMENDATION: Meets ADA requirements for accessible water closet. However, may need additional water closet due to occupancy plumbing requirements.

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Sep 25, 2025 4:20 PM
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DLRGROUP RossDrulisCusenbery

#92 Casework

Status
Open

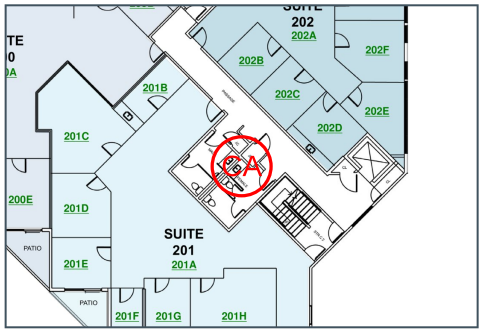
Type
Issue

Location
Level 2 Women's Restroom

Description
23.5” counter depth, 32.75” countertop height + 1/2” sink

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DLRGROUP RossDrulisCusenbery

#93 Electrical

Status
Open

Type
Issue

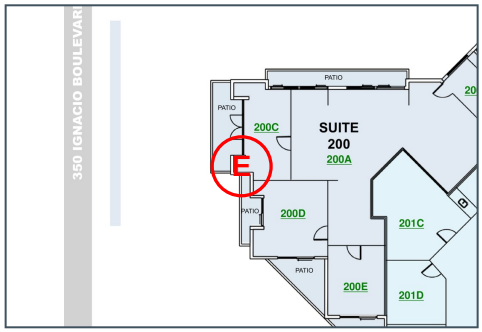
Location
200C

Description
ISSUE: Server closet - not in plans

RECOMMENDATION: Recommend relocating conduit, wiring and rack into separate space in new design

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Sep 25, 2025 4:20 PM
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7



Photos



20250925_104422_photo
Tina Harris
Sep 25, 2025 10:44 AM



20250925_104445_photo
Tina Harris
Sep 25, 2025 10:44 AM

DLRGROUP RossDrulisCusenbery

#94 Paint Touch Up

Status
Open

Type
Issue

Location
200C

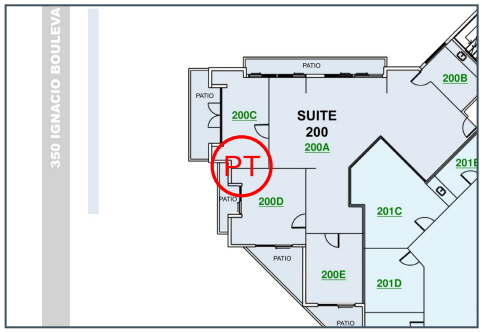
Description
ISSUE: Marks present at wall and base

RECOMMENDATION: Provide paint touch-up

Photos

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7





20250925_104524_photo
Tina Harris
Sep 25, 2025 10:45 AM

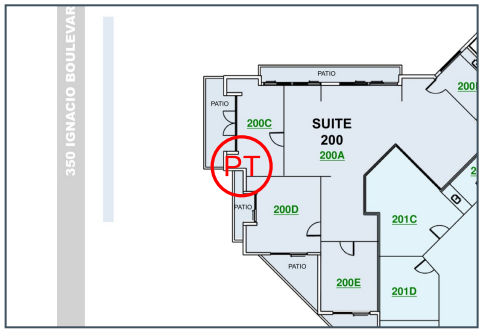
DLRGROUP RossDrulisCusenbery

#95 Paint Touch Up

Status
Open

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Sep 25, 2025 4:20 PM
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Sheet
7



Type
Issue

Description
ISSUE: Paint touch up needed in server closet

RECOMMENDATION: Re-paint closet space

Photos



20250925_104554_photo
Tina Harris
Sep 25, 2025 10:45 AM

#96 Water Leak

Status
Open

Type
Issue

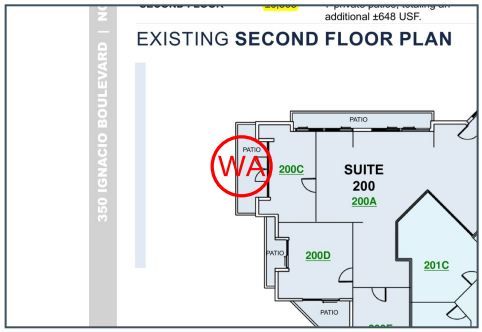
Location
Exterior Patio 200C

Description
ISSUE: Siding water damage - requires panel replacement

RECOMMENDATION: Research, make watertight to prevent damage, and replace siding panel

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Photos



20250925_104640_photo
Tina Harris
Sep 25, 2025 10:46 AM

DLRGROUP RossDrulisCusenbery

#97 General

Status
Open

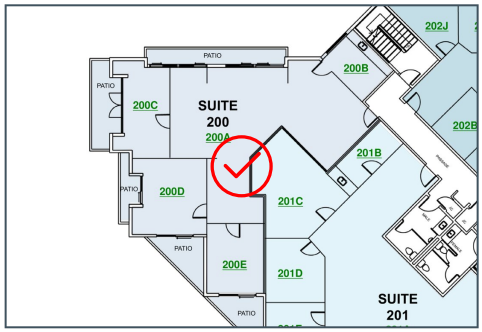
Type
Issue

Location
200A

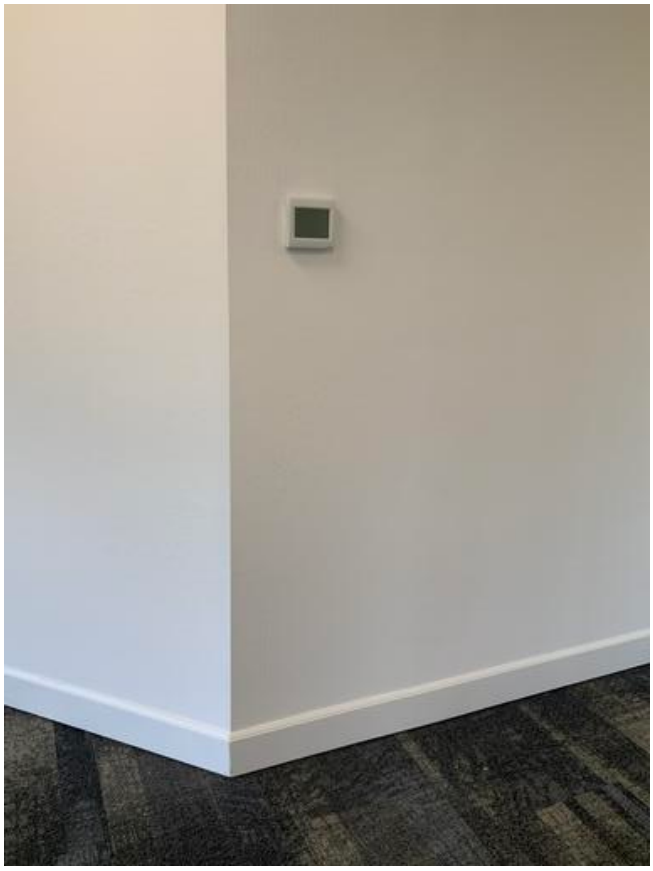
Description
Suite 200 thermostat location

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Photos



20250925_104719_photo
Tina Harris
Sep 25, 2025 10:47 AM

DLRGROUP RossDrulisCusenbery

#98 Casework

Status
Open

Type
Issue

Location
200A

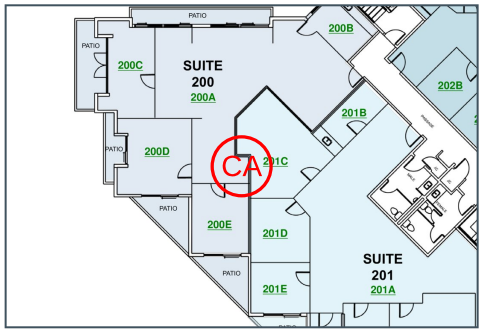
Description
ISSUE: Painted ad-hoc wood shelving w/ sliding door - not in plans.

RECOMMENDATION: Noted. Provide better construction for closet if it is to be kept in new design

Photos

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20250925_104758_photo
Tina Harris
Sep 25, 2025 10:48 AM



20250925_104806_photo
Tina Harris
Sep 25, 2025 10:48 AM

#99 Ceiling

Status
Open

Type
Issue

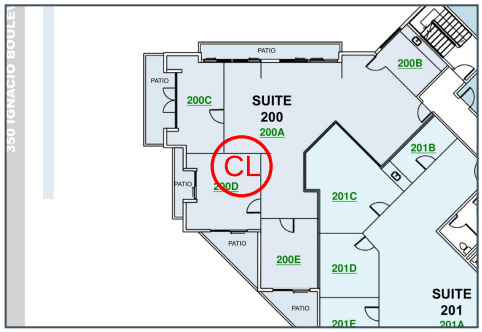
Location
200D

Description
ISSUE: Water damage on ACT - source of leak unknown. Wrong color replacement ACT in certain locations

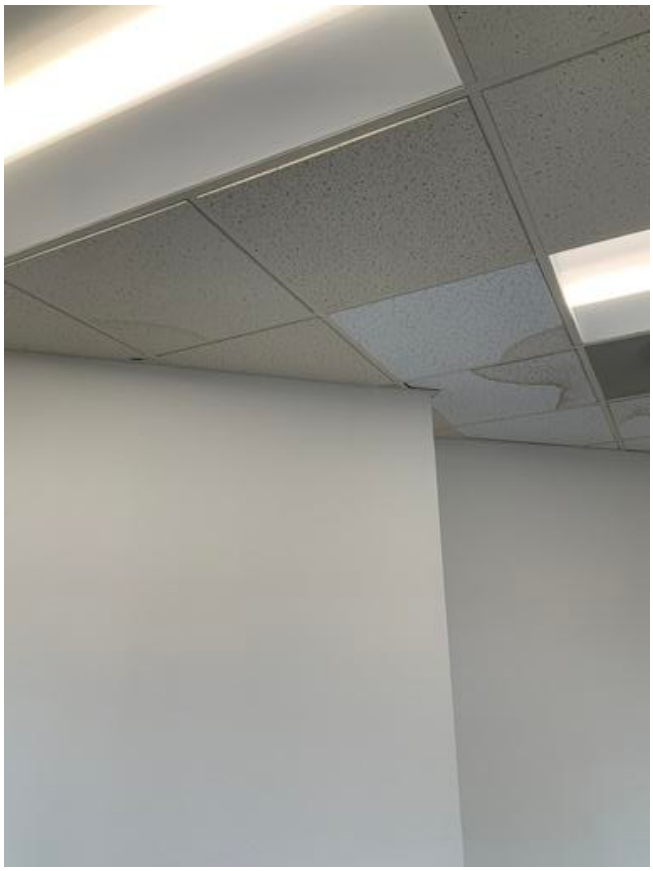
RECOMMENDATION: Research and address source of leak to make watertight. Then, replace non-matching ACT with similar color and style ACT for the rest of the ceiling.

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7



Photos



20250925_104925_photo
Tina Harris
Sep 25, 2025 10:49 AM



20250925_104932_photo
Tina Harris
Sep 25, 2025 10:49 AM

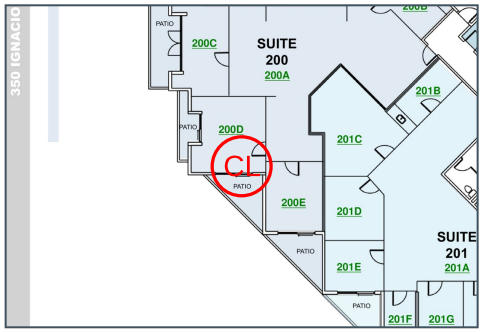
DLRGROUP RossDrulisCusenbery

#100 Ceiling

Status
Open

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Sheet
7



Type
Issue

Location
200D

Description
ISSUE: Discoloration to ACT.

RECOMMENDATION: Replace non-matching ACT with similar color and style ACT for the rest of the ceiling.

Photos



20250925_105005_photo
Tina Harris
Sep 25, 2025 10:50 AM

#101 Ceiling

Status
Open

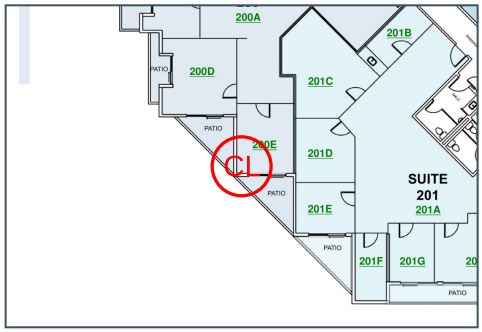
Type
Issue

Description
ISSUE: Odd triangular transition from wall to ceiling.

RECOMMENDATION: Review with as-builts and explore whether this can be revised in new design

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Sheet
7



Photos



20250925_105056_photo
Tina Harris
Sep 25, 2025 10:50 AM

DLRGROUP RossDrulisCusenbery

#102 General

Status
Open

Type
Issue

Location
200A

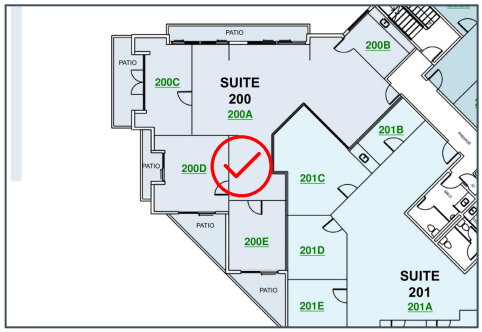
Description
ISSUE: Suite carpet color "unique"

RECOMMENDATION: Replace carpet in new design for space

Photos

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Sep 25, 2025 4:21 PM
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7





20250925_105201_photo
Tina Harris
Sep 25, 2025 10:52 AM

DLRGROUP RossDrulisCusenbery

#103 Casework

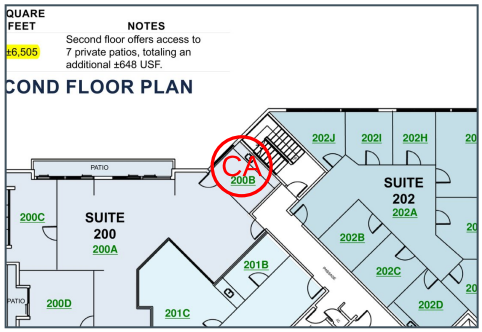
Status
Open

Type
Issue

Location
200B

Created
Sep 25, 2025 4:21 PM
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7



Description

ISSUE: Non-ADA compliant casework. 34.5” counter height + 1/8” sink, 26” depth, 27.25” from center to lowest shelf in upper cabinet, PLAM cabinet construction, melamine interior, integral toe kick, and PLAM countertop

RECOMMENDATION: If room to be kept, provide ADA compliant casework

Photos



20250925_105302_photo
Tina Harris
Sep 25, 2025 10:53 AM



20250925_105315_photo
Tina Harris
Sep 25, 2025 10:53 AM



20250925_105321_photo
Tina Harris
Sep 25, 2025 10:53 AM



20250925_105349_photo
Tina Harris
Sep 25, 2025 10:53 AM



20250925_105357_photo
Tina Harris
Sep 25, 2025 10:53 AM



20250925_105432_photo
Tina Harris
Sep 25, 2025 10:54 AM



20250925_105438_photo
Tina Harris
Sep 25, 2025 10:54 AM

#104 Ceiling

Status
Open

Type
Issue

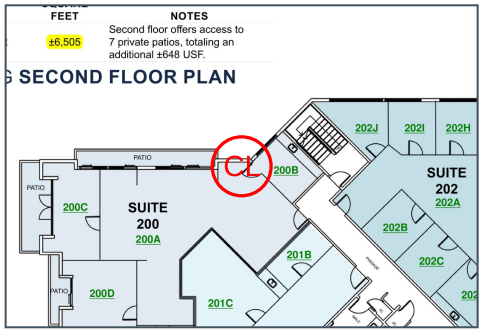
Location
200A

Description
ISSUE: Odd ceiling transition to wall - why does wall "angle" in this location? Structural?

RECOMMENDATION: Review condition w/ structural as-builts and determine if this can be cleaned up

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Sep 25, 2025 4:21 PM
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7



Photos



20250925_105659_photo
Tina Harris
Sep 25, 2025 10:57 AM

DLRGROUP RossDrulisCusenbery

#105 Paint Touch Up

Status
Open

Type
Issue

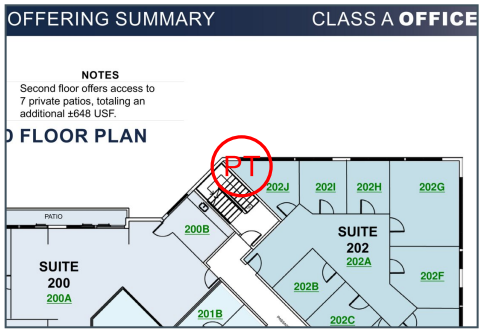
Location
202J

Description
ISSUE: Damage on wall finish (gyp/mud/paint) due to building settlement

RECOMMENDATION: Re-mud and repaint wall

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Sep 25, 2025 4:21 PM
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7



Photos



20250925_105810_photo
Tina Harris
Sep 25, 2025 10:58 AM

DLRGROUP RossDrulisCusenbery

#106 General

Status
Open

Type
Issue

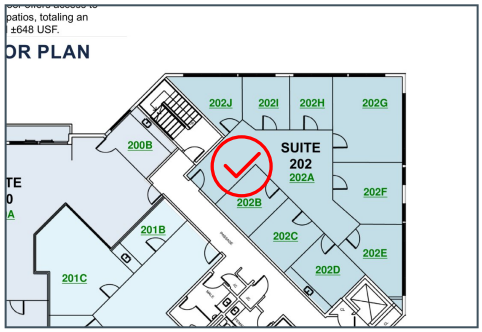
Location
202A

Description
ISSUE: Suite 202 thermostat location

RECOMMENDATION: None. Noted

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Sep 25, 2025 4:21 PM
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Sheet
7



Photos



20250925_105836_photo
Tina Harris
Sep 25, 2025 10:58 AM

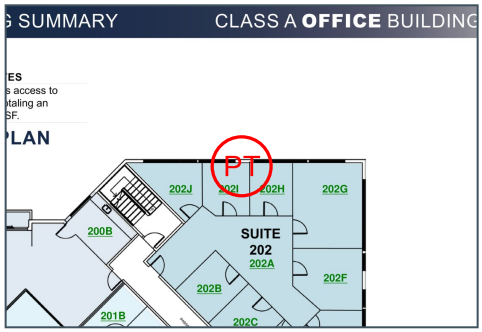
DLRGROUP RossDrulisCusenbery

#107 Paint Touch Up

Status
Open

Created
Sep 25, 2025 4:21 PM
tharris@rdcarchitecture.com

Sheet
7



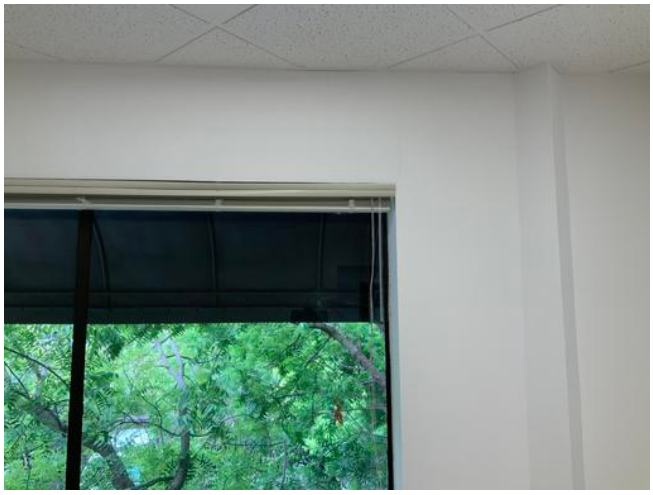
Type
Issue

Location
202I

Description
ISSUE: Marks/discoloration on wall

RECOMMENDATION: Touch up and repaint wall to match existing

Photos



20250925_105924_photo
Tina Harris
Sep 25, 2025 10:59 AM

#108 Paint Touch Up

Status
Open

Type
Issue

Location
202I

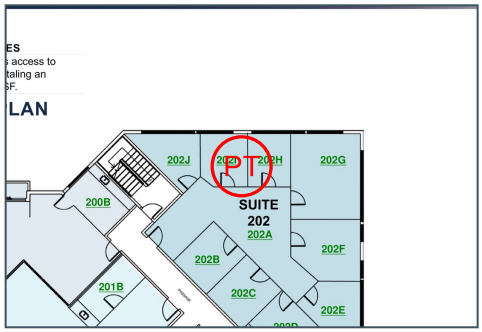
Description
ISSUE: Odd change in wall plane

RECOMMENDATION: Reframe wall to eliminate "jog"

Photos

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Sep 25, 2025 4:21 PM
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Sheet
7





20250925_105955_photo
Tina Harris
Sep 25, 2025 10:59 AM

#109 General

Status
Open

Type
Issue

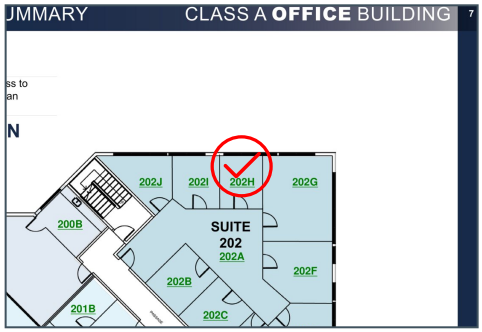
Location
202H

Description
ISSUE: No issues

RECOMMENDATION: Noted

Created
Sep 25, 2025 4:21 PM
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Sheet
7



#110 Carpet

Status
Open

Type
Issue

Location
202G

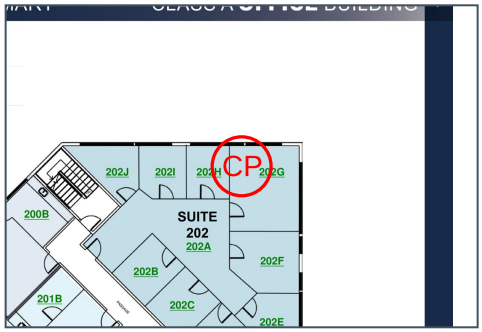
Description
ISSUE: Stain/discoloration in carpet

RECOMMENDATION: Clean carpet

Photos

Created
Sep 25, 2025 4:21 PM
tharris@rdcarchitecture.com

Sheet
7





20250925_110105_photo
Tina Harris
Sep 25, 2025 11:01 AM

#111 Electrical

Status
Open

Type
Issue

Location
202G

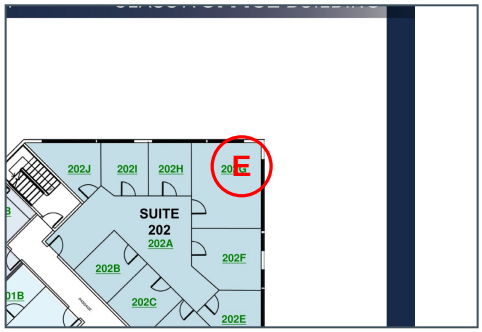
Description
ISSUE: Missing cover plate at wall outlet

RECOMMENDATION: Provide cover plate

Photos

Created
Sep 25, 2025 4:21 PM
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7





20250925_110144_photo
Tina Harris
Sep 25, 2025 11:01 AM

DLRGROUP RossDrulisCusenbery

#112 Ceiling

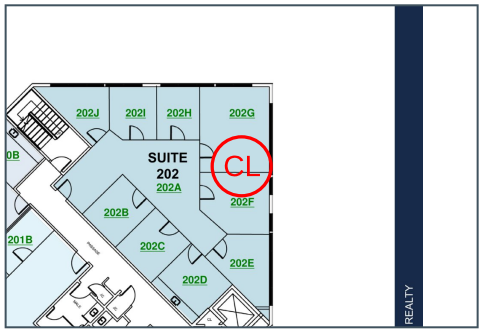
Status
Open

Type
Issue

Location
202G

Created
Sep 25, 2025 4:21 PM
tharris@rdcarchitecture.com

Sheet
7



Description

ISSUE: Wall stops at ceiling. Bad for acoustics between private offices

RECOMMENDATION: If rooms to be kept, suggest applying insulation over the ACT to minimize sound transmission

Photos



20250925_110223_photo
Tina Harris
Sep 25, 2025 11:02 AM



20250925_110238_photo
Tina Harris
Sep 25, 2025 11:02 AM

DLRGROUP RossDrulisCusenbery

#113 General

Status
Open

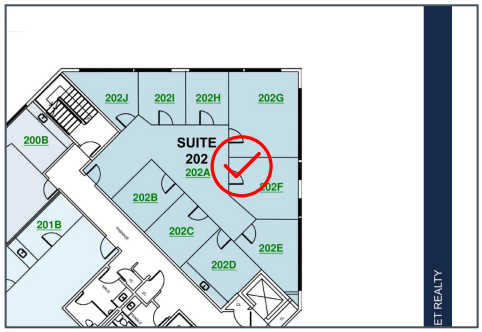
Type
Issue

Description
ISSUE: Odd variation in plane of wall

RECOMMENDATION: Propose reframing wall to eliminate "jog"

Created
Sep 25, 2025 4:22 PM
tharris@rdcarchitecture.com

Sheet
7



Photos



20250925_110317_photo
Tina Harris
Sep 25, 2025 11:03 AM

DLRGROUP RossDrulisCusenbery

#114 Ceiling

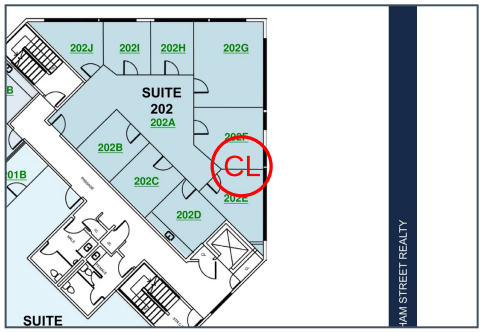
Status
Open

Type
Issue

Location
202F

Created
Sep 25, 2025 4:22 PM
tharris@rdcarchitecture.com

Sheet
7

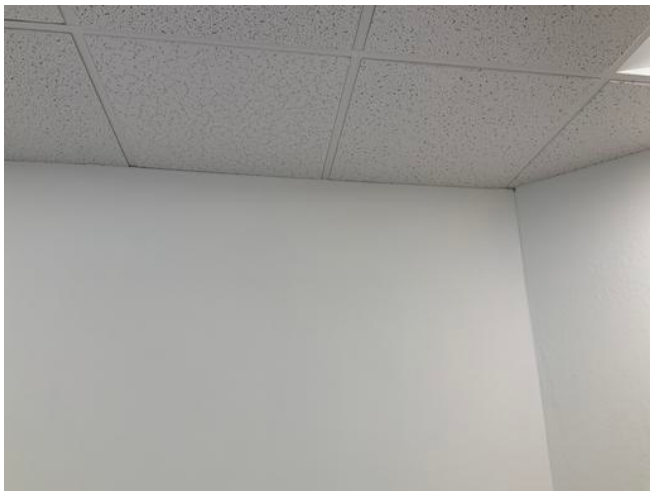


Description

ISSUE: Wall stops at ceiling. Bad for acoustics between private offices

RECOMMENDATION: If rooms to be kept, suggest applying insulation over the ACT to minimize sound transmission

Photos



20250925_110402_photo
Tina Harris
Sep 25, 2025 11:04 AM



20250925_110414_photo
Tina Harris
Sep 25, 2025 11:04 AM

DLRGROUP RossDrulisCusenbery

#115 Ceiling

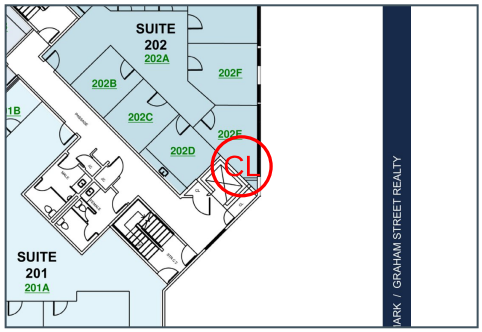
Status
Open

Type
Issue

Location
202E

Created
Sep 25, 2025 4:22 PM
tharris@rdcarchitecture.com

Sheet
7



Description

ISSUE: Water damage to ACT at corner of room

RECOMMENDATION: Research and address source of leak to make watertight. Then, replace non-matching ACT with similar color and style ACT for the rest of the ceiling.

Photos



20250925_110457_photo
Tina Harris
Sep 25, 2025 11:04 AM

#116 Flooring

Status
Open

Type
Issue

Location
202D

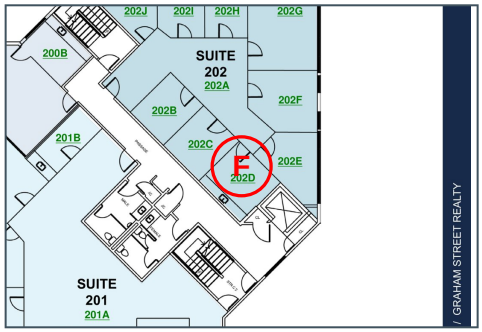
Description
ISSUE: Suite carpet extends to interior of break room

RECOMMENDATION: Remove carpet and replace floor with resilient flooring or tile.

Photos

Created
Sep 25, 2025 4:22 PM
tharris@rdcarchitecture.com

Sheet
7





20250925_110558_photo
Tina Harris
Sep 25, 2025 11:05 AM

DLRGROUP RossDrulisCusenbery

#117 Casework

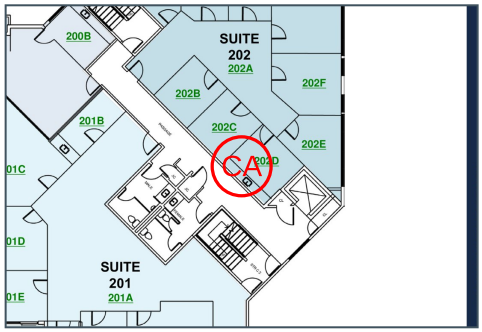
Status
Open

Type
Issue

Location
202D

Created
Sep 25, 2025 4:22 PM
tharris@rdcarchitecture.com

Sheet
7



Description

ISSUE: Non-ADA compliant construction - 1.5” thick backsplash, 25.75” overall counter depth, 35” countertop height + 1/8” lip of sink, 44.5” angled countertop depth at sink, 20” from top of countertop to lower shelf upper cabinet

RECOMMENDATION: If room to be kept, provide ADA compliant casework

Photos



20250925_110720_photo
Tina Harris
Sep 25, 2025 11:07 AM



20250925_110729_photo
Tina Harris
Sep 25, 2025 11:07 AM



20250925_110755_photo
Tina Harris
Sep 25, 2025 11:07 AM



20250925_110822_photo
Tina Harris
Sep 25, 2025 11:08 AM



20250925_110829_photo
Tina Harris
Sep 25, 2025 11:08 AM



20250925_110902_photo
Tina Harris
Sep 25, 2025 11:09 AM



20250925_110909_photo
Tina Harris
Sep 25, 2025 11:09 AM



20250925_110925_photo
Tina Harris
Sep 25, 2025 11:09 AM

DLRGROUP RossDrulisCusenbery

#118 Electrical

Status
Open

Type
Issue

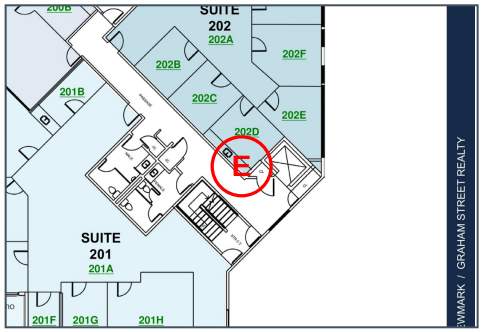
Location
202D

Description
ISSUE: Appears to be old location of server rack

RECOMMENDATION: If room is to be remodeled, propose relocating conduit, wiring and rack into separate room location in Suite

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Sep 25, 2025 4:22 PM
tharris@rdcarchitecture.com

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Photos



20250925_111226_photo
Tina Harris
Sep 25, 2025 11:12 AM

DLRGROUP RossDrulisCusenbery

#119 General

Status
Open

Type
Issue

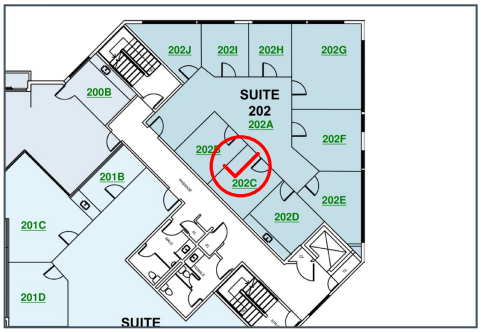
Location
202C

Description
ISSUE: No issues

RECOMMENDATION: None

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Sep 25, 2025 4:22 PM
tharris@rdcarchitecture.com

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7



DLRGROUP RossDrulisCusenbery

#120 Casework

Status
Open

Type
Issue

Location
202B

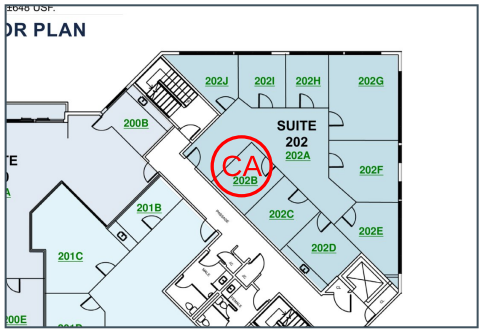
Description
ISSUE: Non-ADA compliant casework. 35.5” countertop height, counter 25.5” depth, 25.25” from countertop to lower shelf.

RECOMMENDATION: If space to be re-used, provide ADA compliant casework.

Photos

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Sep 25, 2025 4:22 PM
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20250925_111524_photo
Tina Harris
Sep 25, 2025 11:15 AM



20250925_111534_photo
Tina Harris
Sep 25, 2025 11:15 AM

#121 General

Status
Open

Type
Issue

Location
202B

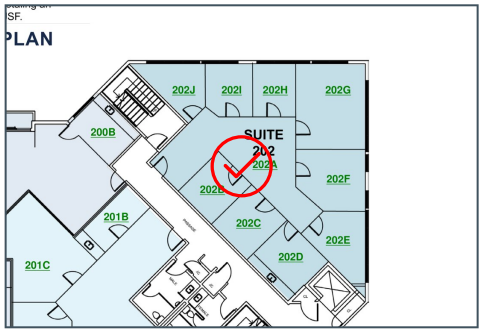
Description
ISSUE: Folding Door - not in plans

RECOMMENDATION: None. Noted

Photos

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Sep 25, 2025 4:23 PM
tharris@rdcarchitecture.com

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7





20250925_112019_photo
Tina Harris
Sep 25, 2025 11:20 AM

#122 General

Status
Open

Type
Issue

Location
201A

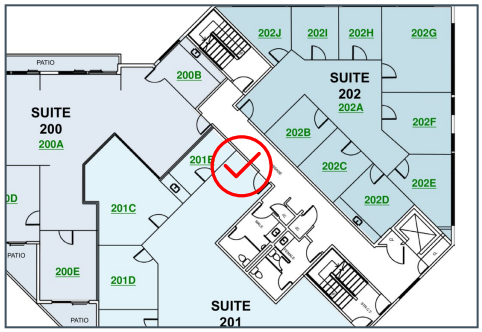
Description
ISSUE: Suite 201 thermostat location

RECOMMENDATION: None. Noted

Photos

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Sep 25, 2025 4:23 PM
tharris@rdcarchitecture.com

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7





20250925_113553_photo
Tina Harris
Sep 25, 2025 11:35 AM

DLRGROUP RossDrulisCusenbery

#123 General

Status
Open

Type
Issue

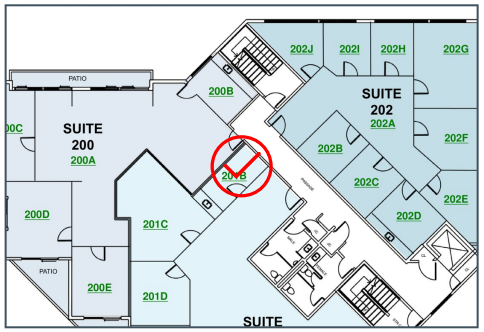
Location
201B

Description
ISSUE: No issues

RECOMMENDATION: None. Noted

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Sep 25, 2025 4:23 PM
tharris@rdcarchitecture.com

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7



DLRGROUP RossDrulisCusenbery

#124 Flooring

Status
Open

Type
Issue

Location
201C

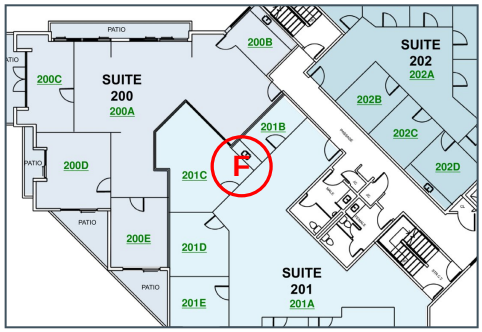
Description
ISSUE: Resilient tile - not on plans

RECOMMENDATION: None, if to be kept. Noted.

Photos

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Sep 25, 2025 4:23 PM
tharris@rdcarchitecture.com

Sheet
7





20250925_113718_photo
Tina Harris
Sep 25, 2025 11:37 AM

DLRGROUP RossDrulisCusenbery

#125 Casework

Status
Open

Type
Issue

Location
201C

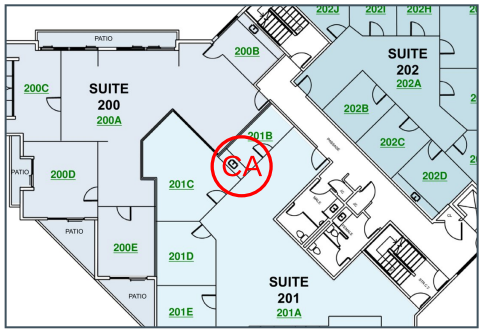
Description
ISSUE: Non-ADA compliant casework. 35.75” countertop height +1/8” lip of sink, 26” counter depth, wood cabinet construction w/ solid surface countertop, no integral toe kick

RECOMMENDATION: Provide ADA compliant casework in new design if this is to be kept

Photos

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tharris@rdcarchitecture.com

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20250925_113754_photo
Tina Harris
Sep 25, 2025 11:38 AM



20250925_113823_photo
Tina Harris
Sep 25, 2025 11:38 AM



20250925_113853_photo
Tina Harris
Sep 25, 2025 11:38 AM



20250925_113904_photo
Tina Harris
Sep 25, 2025 11:39 AM

DLRGROUP RossDrulisCusenbery

#126 General

Status
Open

Type
Issue

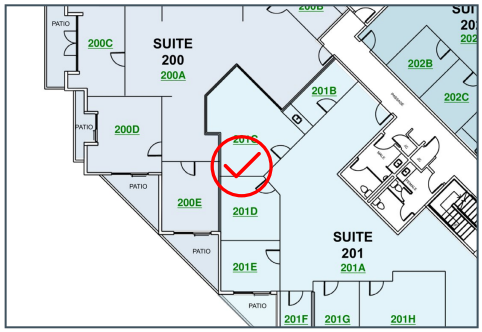
Location
201C

Description
ISSUE: Clerestory window to 201D

RECOMMENDATION: None. Noted

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Sep 25, 2025 4:23 PM
tharris@rdcarchitecture.com

Sheet
7



Photos



20250925_114101_photo
Tina Harris
Sep 25, 2025 11:41 AM

DLRGROUP RossDrulisCusenbery

#127 Ceiling

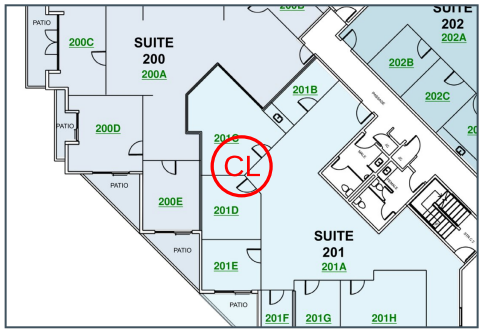
Status
Open

Type
Issue

Location
201C

Created
Sep 25, 2025 4:23 PM
tharris@rdcarchitecture.com

Sheet
7



Description

ISSUE: Wall stops at ceiling level. Bad acoustics for private offices.

RECOMMENDATION: If these walls are to be kept, recommend adding acoustic insulation over ceiling to minimize sound transmission

Photos



20250925_114220_photo
Tina Harris
Sep 25, 2025 11:42 AM



20250925_114229_photo
Tina Harris
Sep 25, 2025 11:42 AM

#128 General

Status
Open

Type
Issue

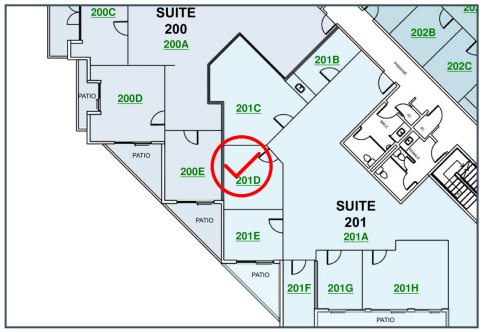
Location
201D

Description
ISSUE: Window added

RECOMMENDATION: None. Noted

Created
Sep 25, 2025 4:23 PM
tharris@rdcarchitecture.com

Sheet
7



DLRGROUP RossDrulisCusenbery

#129 General

Status
Open

Type
Issue

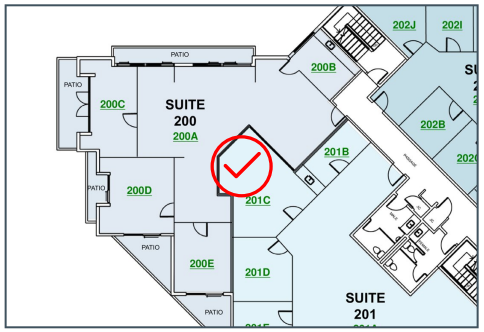
Location
201C

Description
ISSUE: No issues

RECOMMENDATION: None. Noted.

Created
Sep 25, 2025 4:23 PM
tharris@rdcarchitecture.com

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DLRGROUP RossDrulisCusenbery

#130 Window

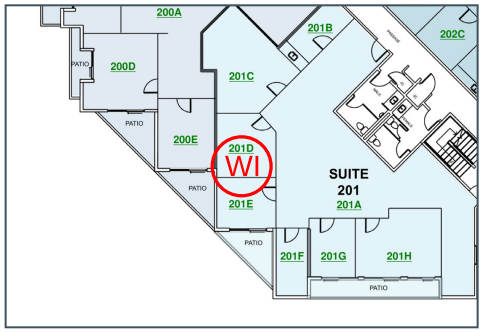
Status
Open

Type
Issue

Location
201D

Created
Sep 25, 2025 4:23 PM
tharris@rdcarchitecture.com

Sheet
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Description
ISSUE: Window location to 201E - not in plans

RECOMMENDATION: None. Noted

Photos



20250925_114415_photo
Tina Harris
Sep 25, 2025 11:44 AM



20250925_114425_photo
Tina Harris
Sep 25, 2025 11:44 AM

DLRGROUP RossDrulisCusenbery

#131 Ceiling

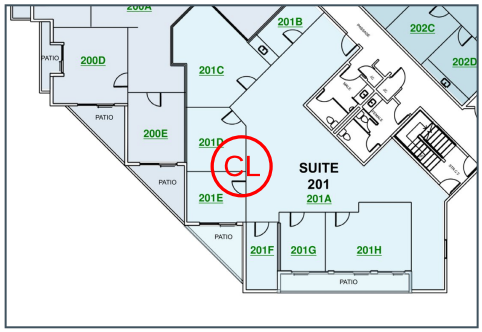
Status
Open

Type
Issue

Location
201D

Created
Sep 25, 2025 4:23 PM
tharris@rdcarchitecture.com

Sheet
7



Description

ISSUE: Wall stops at ceiling level. Bad acoustics for private office.

RECOMMENDATION: If these walls are to be kept, recommend adding acoustic insulation over ceiling to minimize sound transmission

Photos



20250925_114500_photo
Tina Harris
Sep 25, 2025 11:45 AM



20250925_114507_photo
Tina Harris
Sep 25, 2025 11:45 AM

DLRGROUP RossDrulisCusenbery

#132 General

Status
Open

Type
Issue

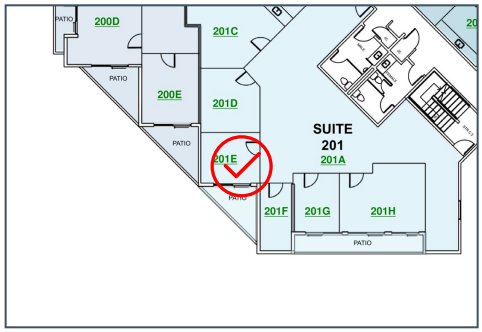
Location
201E

Description
ISSUE: No issues

RECOMMENDATION: None. Noted

Created
Sep 25, 2025 4:23 PM
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Sheet
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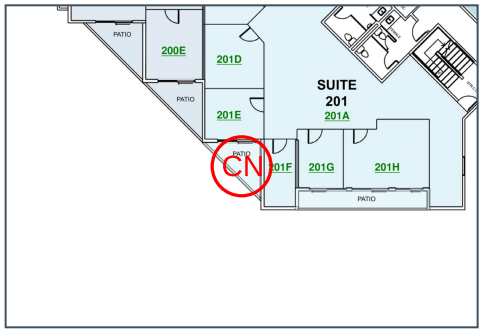
DLRGROUP RossDrulisCusenbery

#133 Cleaning Needed

Status
Open

Created
Sep 25, 2025 4:23 PM
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Type
Issue

Location
201E Patio

Description
Siding may need to be replaced

Photos



20250925_114610_photo
Tina Harris
Sep 25, 2025 11:46 AM

DLRGROUP RossDrulisCusenbery

#134 Ceiling

Status
Open

Type
Issue

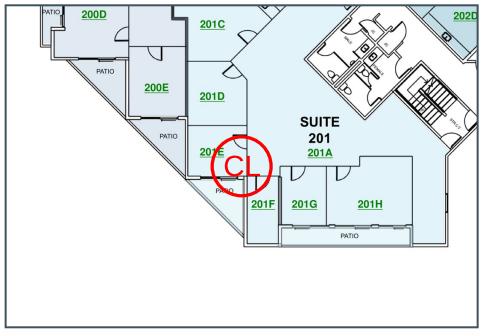
Location
201E

Description
ISSUE: Wall stops at ceiling level. Bad acoustics for private office.

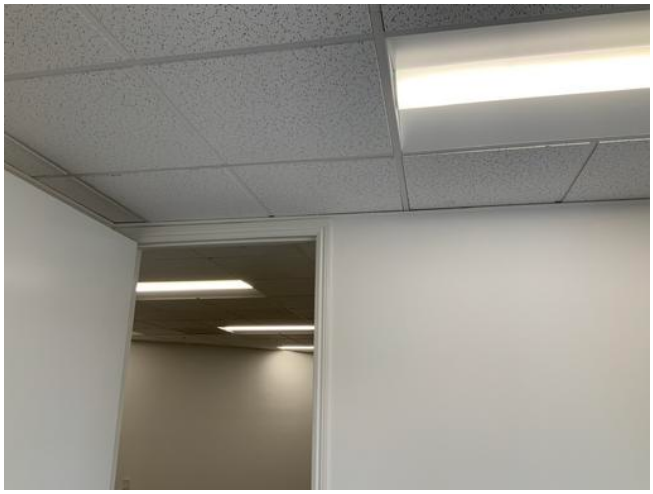
RECOMMENDATION: If these walls are to be kept, recommend adding acoustic insulation over ceiling to minimize sound transmission

Created
Sep 25, 2025 4:23 PM
tharris@rdcarchitecture.com

Sheet
7



Photos



20250925_114630_photo
Tina Harris
Sep 25, 2025 11:46 AM

#135 Electrical

Status
Open

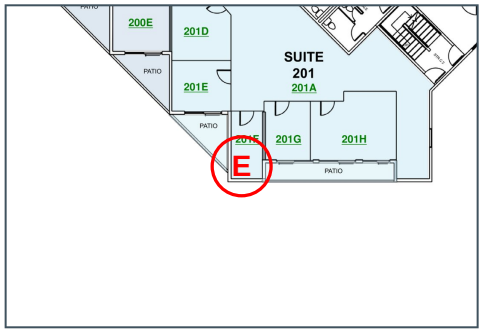
Type
Issue

Location
201F

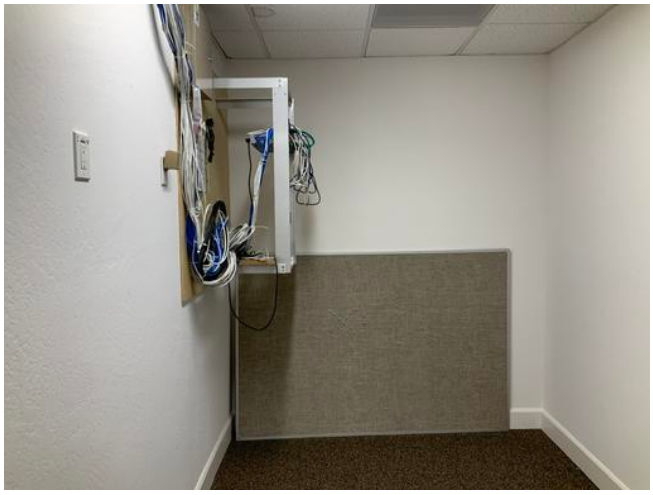
Description
Server room racks and cable

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Sep 25, 2025 4:23 PM
tharris@rdcarchitecture.com

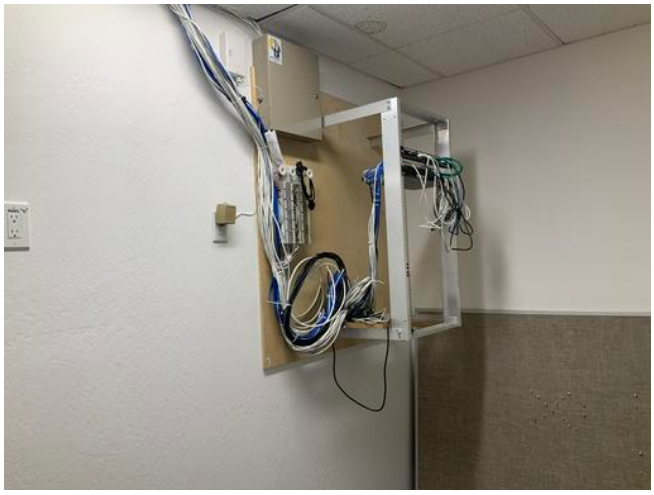
Sheet
7



Photos



20250925_114657_photo
Tina Harris
Sep 25, 2025 11:46 AM



20250925_114704_photo
Tina Harris
Sep 25, 2025 11:47 AM

DLRGROUP RossDrulisCusenbery

#136 Cleaning Needed

Status
Open

Type
Issue

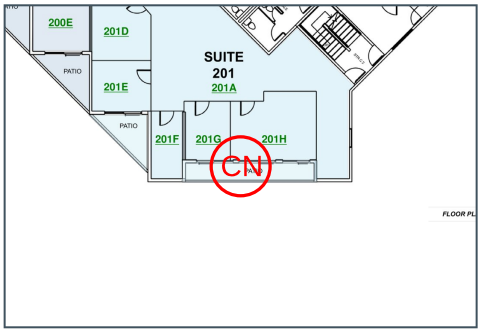
Location
Exterior off Offices 201G and 201H

Description
ISSUE: Cleanup needed

RECOMMENDATION: Clean outdoor area

Created
Sep 25, 2025 4:23 PM
tharris@rdcarchitecture.com

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Photos



20250925_114741_photo
Tina Harris
Sep 25, 2025 11:47 AM



20250925_114748_photo
Tina Harris
Sep 25, 2025 11:47 AM

DLRGROUP RossDrulisCusenbery

#137 Ceiling

Status
Open

Type
Issue

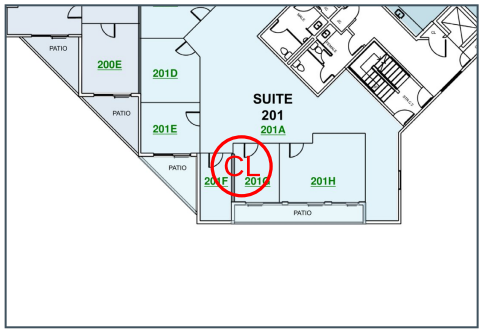
Location
201G

Description
ISSUE: Wall stops at ceiling. Bad acoustics for private office.

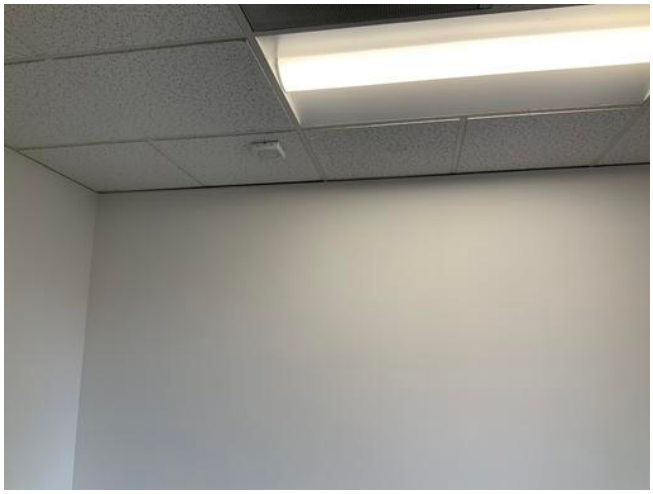
RECOMMENDATION: If these walls are to be kept, recommend adding acoustic insulation over ceiling to minimize sound transmission

Created
Sep 25, 2025 4:23 PM
tharris@rdcarchitecture.com

Sheet
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Photos



20250925_114823_photo
Tina Harris
Sep 25, 2025 11:48 AM

#138 Ceiling

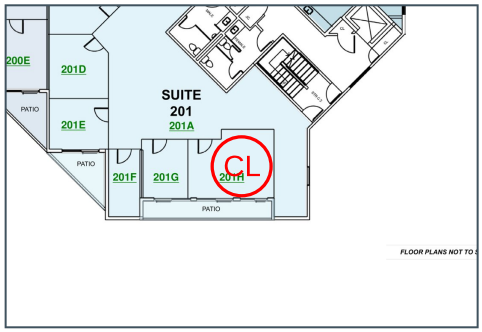
Status
Open

Type
Issue

Location
201H

Created
Sep 25, 2025 4:24 PM
tharris@rdcarchitecture.com

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Description

ISSUE: Severe water damage at ACT - leak source unknown

RECOMMENDATION: Research and address source of leak to make watertight. Then, replace non-matching ACT with similar color and style ACT for the rest of the ceiling.

Photos



20250925_114858_photo
Tina Harris
Sep 25, 2025 11:48 AM



20250925_114910_photo
Tina Harris
Sep 25, 2025 11:49 AM



20250925_114922_photo
Tina Harris
Sep 25, 2025 11:49 AM

#139 Ceiling

Status
Open

Type
Issue

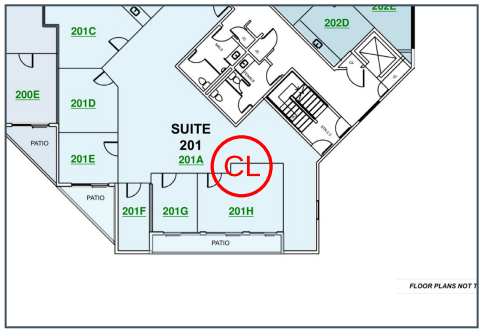
Location
201H

Description
ISSUE: Wall stops at ceiling. Bad acoustics for private office.

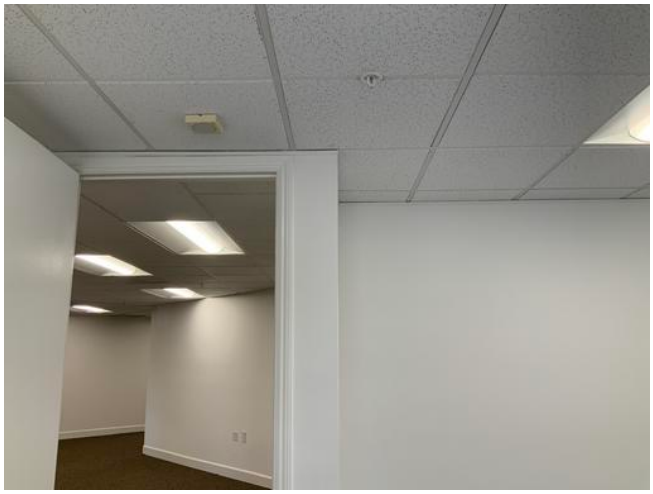
RECOMMENDATION: If these walls are to be kept, recommend adding acoustic insulation over ceiling to minimize sound transmission

Created
Sep 25, 2025 4:24 PM
tharris@rdcarchitecture.com

Sheet
7



Photos



20250925_115022_photo
Tina Harris
Sep 25, 2025 11:50 AM

#140 General

Status
Open

Type
Issue

Location
201A

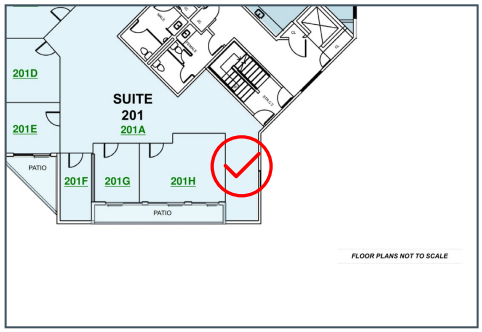
Description
ISSUE: Odd open office space.

RECOMMENDATION: Redesign layout to better occupy available space

Photos

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Sep 25, 2025 4:24 PM
tharris@rdcarchitecture.com

Sheet
7





20250925_115057_photo
Tina Harris
Sep 25, 2025 11:50 AM

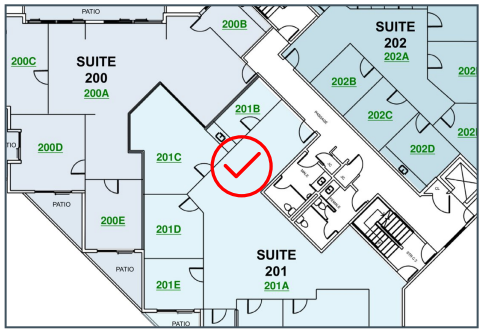
DLRGROUP RossDrulisCusenbery

#141 General

Status
Open

Created
Sep 25, 2025 4:24 PM
tharris@rdcarchitecture.com

Sheet
7



Type
Issue

Location
201A

Description
ISSUE: No issues

RECOMMENDATION: None. Noted

Photos



20250925_115139_photo
Tina Harris
Sep 25, 2025 11:51 AM



20250925_115150_photo
Tina Harris
Sep 25, 2025 11:51 AM

DLRGROUP RossDrulisCusenbery

#142 Paint Touch Up

Status
Open

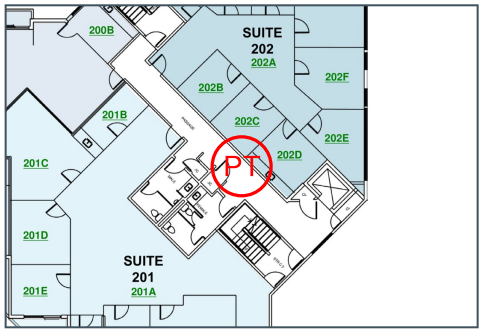
Type
Issue

Location
Level 2 Corridor

Description
Paint finish appears to be semi-gloss. Eggshell paint would hide roller lines in wall.

Created
Sep 25, 2025 4:24 PM
tharris@rdcarchitecture.com

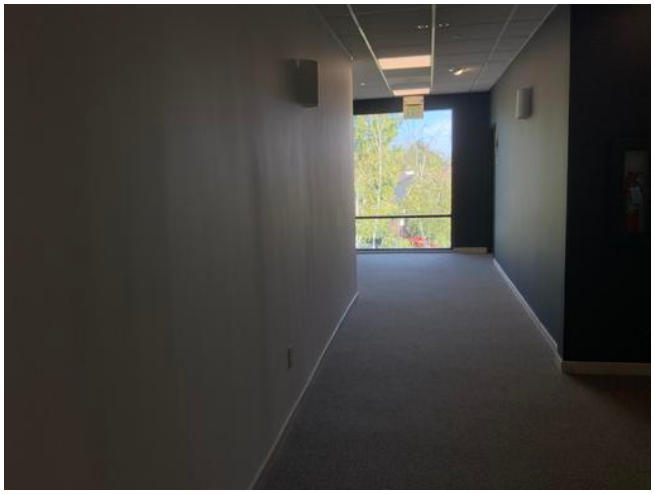
Sheet
7



Photos



20250925_115233_photo
Tina Harris
Sep 25, 2025 11:52 AM



20250925_115253_photo
Tina Harris
Sep 25, 2025 11:52 AM

#143 Flooring

Status
Open

Type
Issue

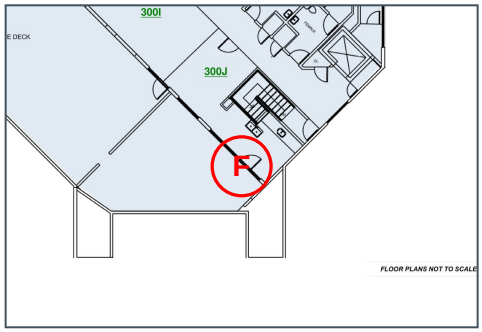
Location
Third Level Exterior

Description
ISSUE: 1/2” transition actual, 1” with threshold

RECOMMENDATION: Explore better ADA compliant thresholds in new design

Created
Sep 25, 2025 4:24 PM
tharris@rdcarchitecture.com

Sheet
9



Photos



20250925_124627_photo
Tina Harris
Sep 25, 2025 12:46 PM



20250925_124636_photo
Tina Harris
Sep 25, 2025 12:46 PM

DLRGROUP RossDrulisCusenbery

#144 Flooring

Status
Open

Type
Issue

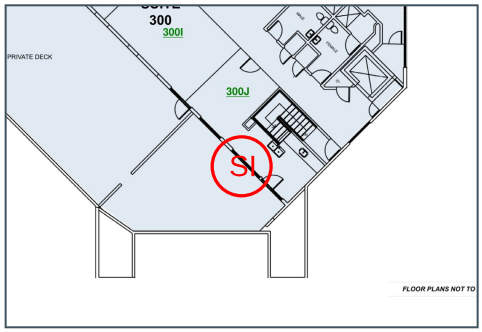
Location
Third Level Exterior

Description
ISSUE: Siding 1/8”-1/4” above flooring

RECOMMENDATION: Replace siding and explore whether the space above decking can be increased

Created
Sep 25, 2025 4:24 PM
tharris@rdcarchitecture.com

Sheet
9



Photos



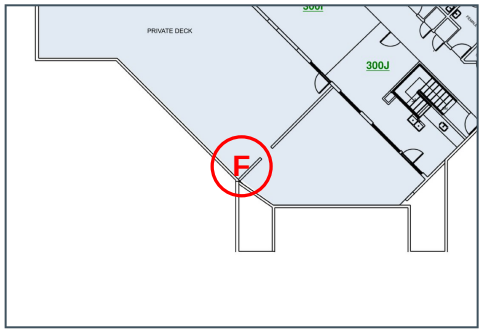
20250925_124731_photo
Tina Harris
Sep 25, 2025 12:47 PM

#145 Flooring

Status
Open

Created
Sep 25, 2025 4:24 PM
tharris@rdcarchitecture.com

Sheet
9



Type
Issue

Location
Third Level Private Deck

Description
ISSUE: Depression, ponding

RECOMMENDATION: Partially demo to inspect and repair floor joists and substrate. Reconstruct and re-patch roof deck surface

Photos



20250925_124816_photo
Tina Harris
Sep 25, 2025 12:48 PM

#146 Siding

Status
Open

Type
Issue

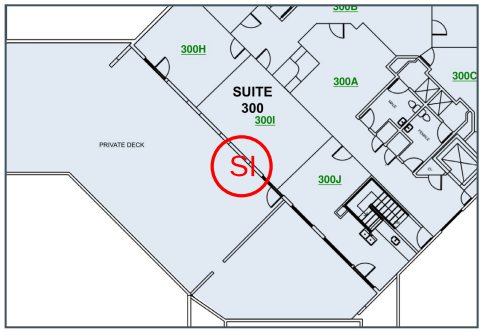
Location
Third Level Exterior

Description
ISSUE: Siding needs to be replaced. Currently between 1/8" and 1/4" above decking

RECOMMENDATION: Replace siding and explore whether the space above decking can be increased

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Sep 25, 2025 4:24 PM
tharris@rdcarchitecture.com

Sheet
9



Photos



20250925_124911_photo
Tina Harris
Sep 25, 2025 12:49 PM



20250925_124919_photo
Tina Harris
Sep 25, 2025 12:49 PM

#147 Flooring

Status
Open

Type
Issue

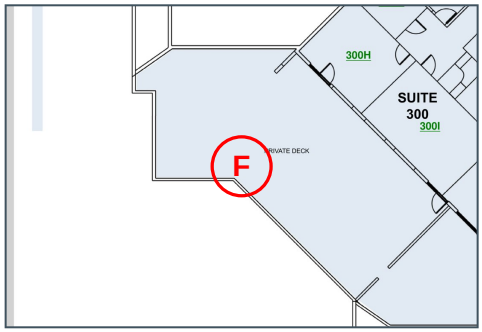
Location
Third Level Private Deck

Description
ISSUE: Depression, ponding

RECOMMENDATION: Partially demo to inspect and repair floor joists and substrate. Reconstruct and re-patch roof deck surface

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Sep 25, 2025 4:24 PM
tharris@rdcarchitecture.com

Sheet
9



Photos



20250925_124951_photo
Tina Harris
Sep 25, 2025 12:49 PM

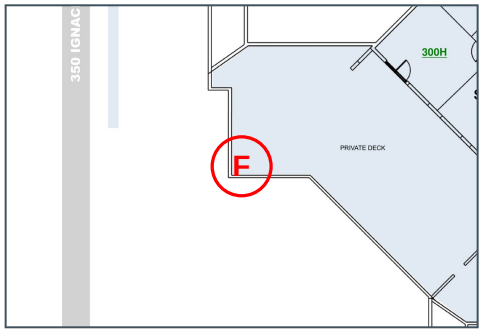
DLRGROUP RossDrulisCusenbery

#148 Flooring

Status
Open

Created
Sep 25, 2025 4:24 PM
tharris@rdcarchitecture.com

Sheet
9



Type
Issue

Location
Third Level Private Deck

Description
ISSUE: Depression, ponding

RECOMMENDATION: Partially demo to inspect and repair floor joists and substrate. Reconstruct and re-patch roof deck surface

Photos



20250925_125031_photo
Tina Harris
Sep 25, 2025 12:50 PM

DLRGROUP RossDrulisCusenbery

#149 Door

Status
Open

Type
Issue

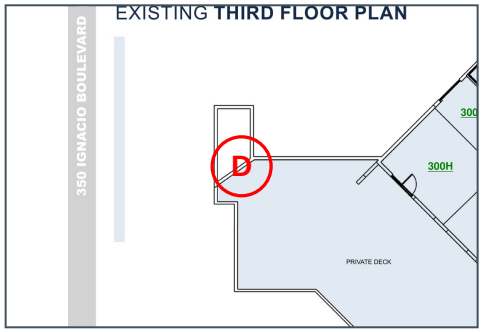
Location
Third Level Private Deck

Description
ISSUE: Service door (or hinge) replacement needed

RECOMMENDATION: Repair or replace hinge. Or, revise to be two swinging doors and limit weight on hinges

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Sep 25, 2025 4:24 PM
tharris@rdcarchitecture.com

Sheet
9



Photos



20250925_125120_photo
Tina Harris
Sep 25, 2025 12:51 PM

DLRGROUP RossDrulisCusenbery

#150 FLOORING

Status
Open

Type
Issue

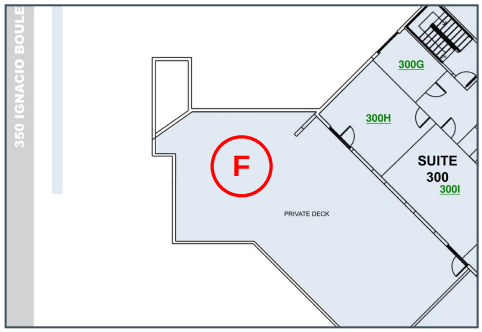
Location
Third Level Private Deck

Description
ISSUE: Can feel minor depressions, sagging in built up roof surface

RECOMMENDATION: Partially demo to inspect and repair floor joists and substrate. Reconstruct and re-patch roof deck surface

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Sep 25, 2025 4:24 PM
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Sheet
9



Photos



20250925_125146_photo
Tina Harris
Sep 25, 2025 12:52 PM

#151 Casework

Status
Open

Type
Issue

Location
300J

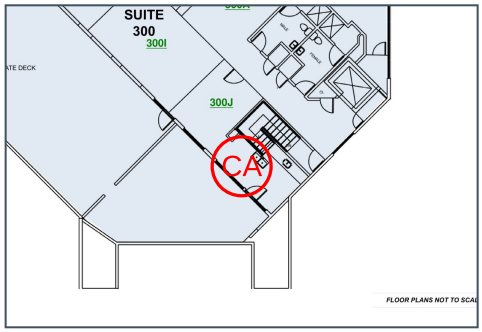
Description
ISSUE: Casework and equipment needs replacement - circa 1970's

RECOMMENDATION: Redesign and replace all in new design

Photos

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Sheet
9





20250925_125327_photo
Tina Harris
Sep 25, 2025 12:53 PM



20250925_125339_photo
Tina Harris
Sep 25, 2025 12:53 PM



20250925_125352_photo
Tina Harris
Sep 25, 2025 12:53 PM



20250925_125404_photo
Tina Harris
Sep 25, 2025 12:54 PM



20250925_125418_photo
Tina Harris
Sep 25, 2025 12:54 PM

#152 General

Status
Open

Type
Issue

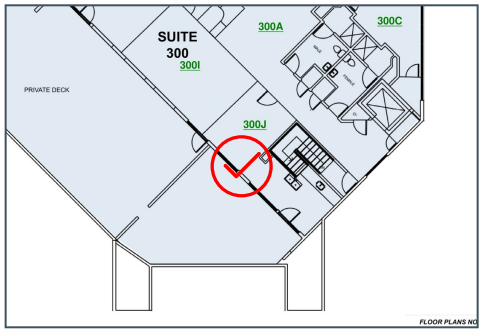
Location
300J

Description
ISSUE: Resilient flooring ramp - approximately 6" tall

RECOMMENDATION: This break room/kitchen must be redesigned

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Sep 25, 2025 4:25 PM
tharris@rdcarchitecture.com

Sheet
9



DLRGROUP RossDrulisCusenbery

#153 Casework

Status
Open

Type
Issue

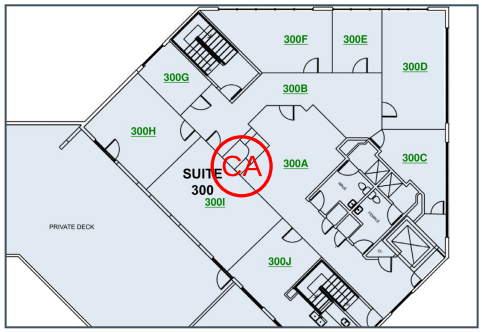
Location
300A

Description
ISSUE: 40” counter/ledge height, 29” counter height ADA

RECOMMENDATION: None. Noted

Created
Sep 25, 2025 4:25 PM
tharris@rdcarchitecture.com

Sheet
9



Photos



20250925_125803_photo
Tina Harris
Sep 25, 2025 12:58 PM



20250925_125819_photo
Tina Harris
Sep 25, 2025 12:58 PM

#154 Flooring

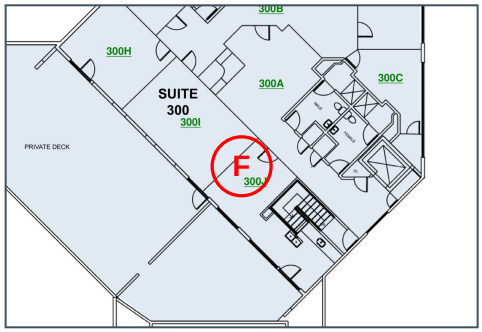
Status
Open

Type
Issue

Location
300J

Created
Sep 25, 2025 4:25 PM
tharris@rdcarchitecture.com

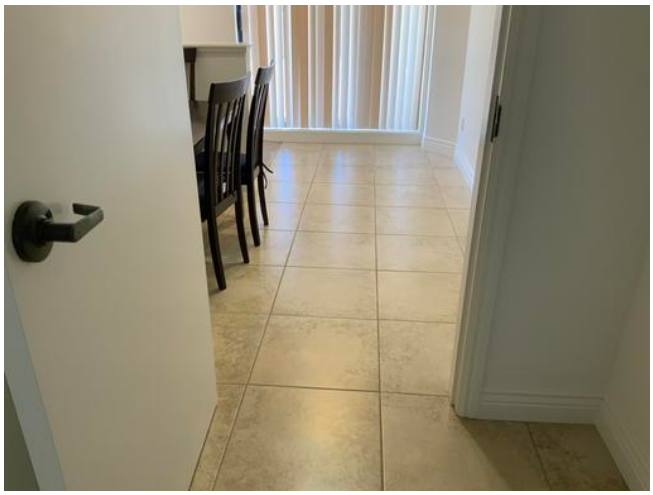
Sheet
9



Description
ISSUE: Ceramic tile flooring

RECOMMENDATION: None. Noted

Photos



20250925_130039_photo
Tina Harris
Sep 25, 2025 1:00 PM

#155 Flooring

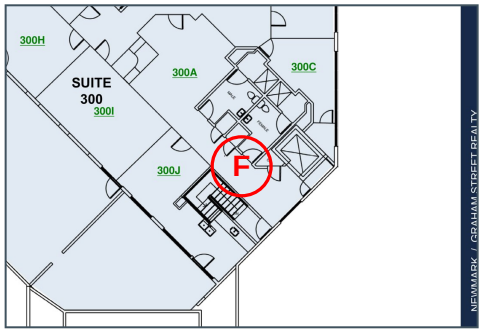
Status
Open

Type
Issue

Location
Level 3 Corridor

Created
Sep 25, 2025 4:25 PM
tharris@rdcarchitecture.com

Sheet
9



Description
ISSUE: Ceramic tile flooring

RECOMMENDATION: None. Noted

Photos



20250925_130103_photo
Tina Harris
Sep 25, 2025 1:01 PM

#156 Flooring

Status
Open

Type
Issue

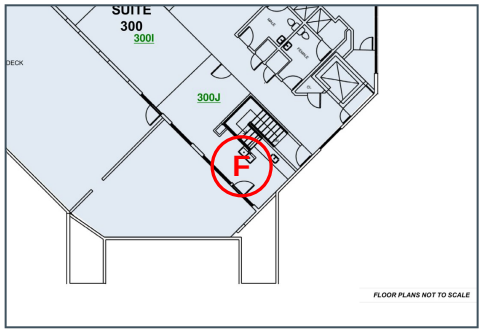
Location
300J

Description
ISSUE: Old resilient flooring

RECOMMENDATION:
Replace flooring as part of break room/kitchen redesign

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9



#157 Flooring

Status
Open

Type
Issue

Location
300A

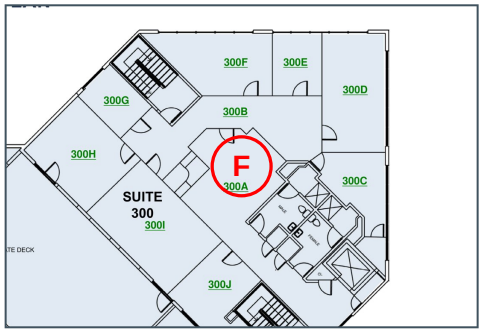
Description
ISSUE: Carpet flooring

RECOMMENDATION: None. Noted

Photos

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Sep 25, 2025 4:25 PM
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9





20250925_130129_photo
Tina Harris
Sep 25, 2025 1:01 PM

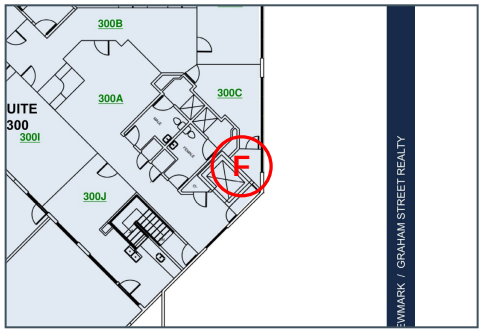
DLRGROUP RossDrulisCusenbery

#158 Flooring

Status
Open

Created
Sep 25, 2025 4:25 PM
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Sheet
9



Type
Issue

Description
Carpet cut

Photos



20250925_130254_photo
Tina Harris
Sep 25, 2025 1:02 PM

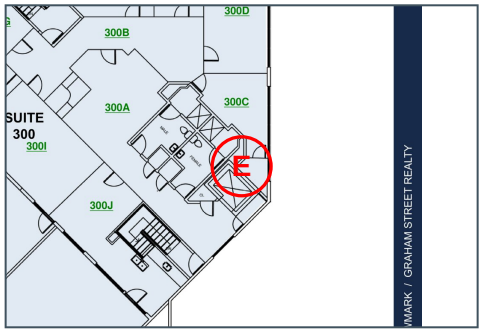
DLRGROUP RossDrulisCusenbery

#159 Electrical

Status
Open

Created
Sep 25, 2025 4:25 PM
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Sheet
9



Type
Issue

Photos



20250925_130319_photo
Tina Harris
Sep 25, 2025 1:03 PM



20250925_130333_photo
Tina Harris
Sep 25, 2025 1:03 PM

#160 Ceiling

Status
Open

Type
Issue

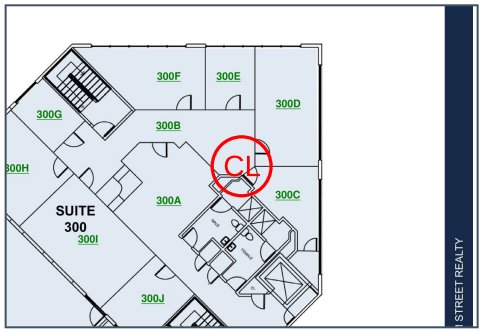
Location
300B

Description
ISSUE: Replacement ceiling tile color is wrong

RECOMMENDATION: Replace non-matching ACT with similar color and style ACT for the rest of the ceiling.

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Sep 25, 2025 4:25 PM
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Sheet
9



Photos



20250925_130426_photo
Tina Harris
Sep 25, 2025 1:04 PM

DLRGROUP RossDrulisCusenbery

#161 General

Status
Open

Type
Issue

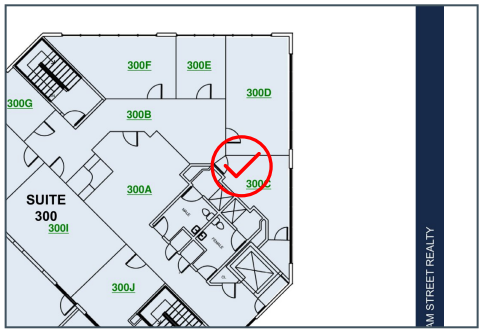
Location
300C

Description
ISSUE: No issues

RECOMMENDATION: None. Noted

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Sep 25, 2025 4:25 PM
tharris@rdcarchitecture.com

Sheet
9



DLRGROUP RossDrulisCusenbery

#162 General

Status
Open

Type
Issue

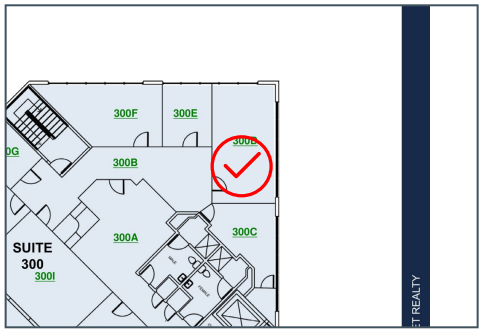
Location
300D

Description
ISSUE: No issues

RECOMMENDATION: None. Noted

Created
Sep 25, 2025 4:25 PM
tharris@rdcarchitecture.com

Sheet
9



#163 General

Status
Open

Type
Issue

Location
300D

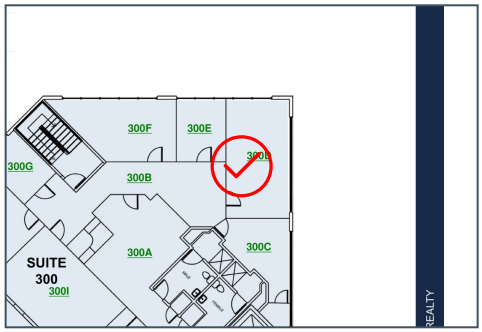
Description
ISSUE: Suite 300 thermostat location

RECOMMENDATION: None. Noted

Photos

Created
Sep 25, 2025 4:25 PM
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Sheet
9





20250925_130643_photo
Tina Harris
Sep 25, 2025 1:06 PM

#164 Window

Status
Open

Type
Issue

Location
300E

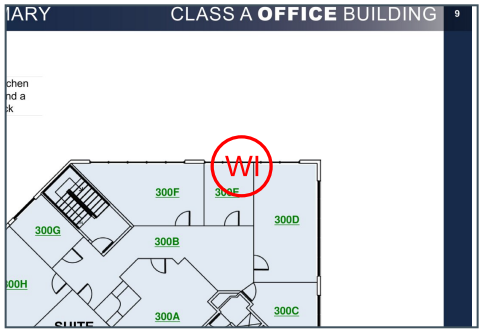
Description
ISSUE: Wall is relocated to expose all of window - not in plans

RECOMMENDATION: None. Noted

Photos

Created
Sep 25, 2025 4:26 PM
tharris@rdcarchitecture.com

Sheet
9





20250925_130731_photo
Tina Harris
Sep 25, 2025 1:07 PM

#165 Window

Status
Open

Type
Issue

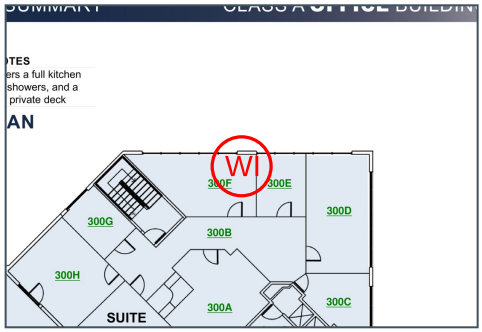
Location
300F

Description
ISSUE: Wall relocated to enclose all of window - not in plans

RECOMMENDATION: None. Noted

Created
Sep 25, 2025 4:40 PM
tharris@rdcarchitecture.com

Sheet
9



Photos



20250925_130824_photo
Tina Harris
Sep 25, 2025 1:08 PM

DLRGROUP RossDrulisCusenbery

#166 General

Status
Open

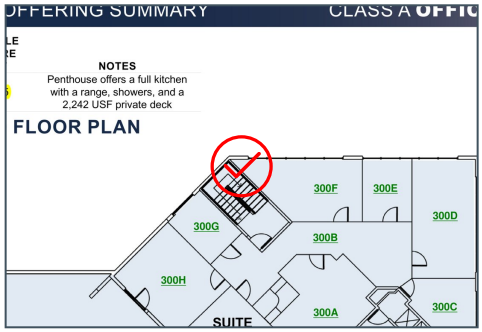
Type
Issue

Location
300F

Description
Closet and door added - not in plans

Created
Sep 25, 2025 4:40 PM
tharris@rdcarchitecture.com

Sheet
9



Photos



20250925_130853_photo
Tina Harris
Sep 25, 2025 1:08 PM

#167 Ceiling

Status
Open

Type
Issue

Location
300F

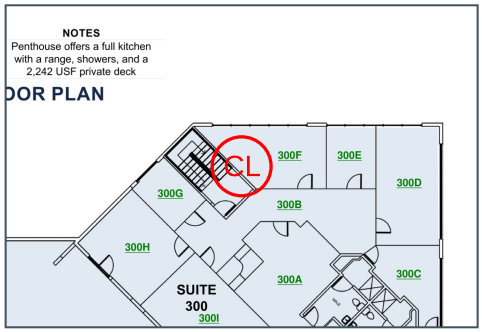
Description
ISSUE: ACT tile replacement required.

RECOMMENDATION: Adjust ceiling grid to minimize amount of 4" (or less) diagonal tile cuts

Photos

Created
Sep 25, 2025 4:40 PM
tharris@rdcarchitecture.com

Sheet
9





20250925_130922_photo
Tina Harris
Sep 25, 2025 1:09 PM

#168 Flooring

Status
Open

Type
Issue

Location
300H

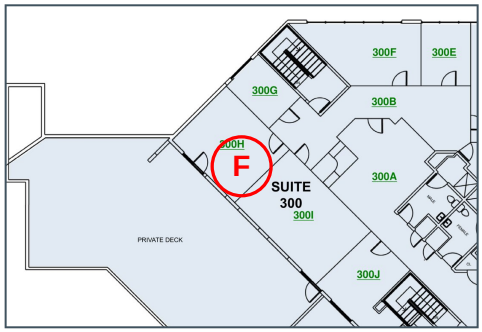
Description
ISSUE: Wood floor in good condition.

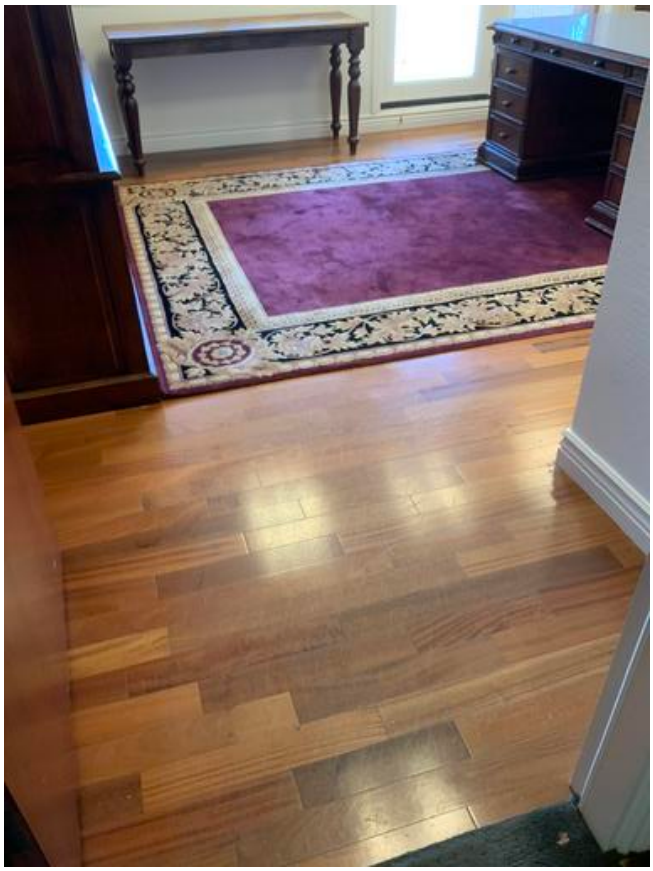
RECOMMENDATION: None. Noted

Photos

Created
Sep 25, 2025 4:40 PM
tharris@rdcarchitecture.com

Sheet
9





20250925_131349_photo
Tina Harris
Sep 25, 2025 1:13 PM



20250925_131356_photo
Tina Harris
Sep 25, 2025 1:13 PM

#169 Flooring

Status
Open

Type
Issue

Location
300I

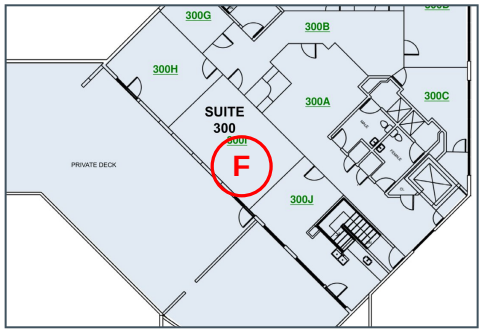
Description
ISSUE: Wood floor, need floor box cover plate

RECOMMENDATION: Replace floor box cover plate w/ similar cover.

Photos

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tharris@rdcarchitecture.com

Sheet
9

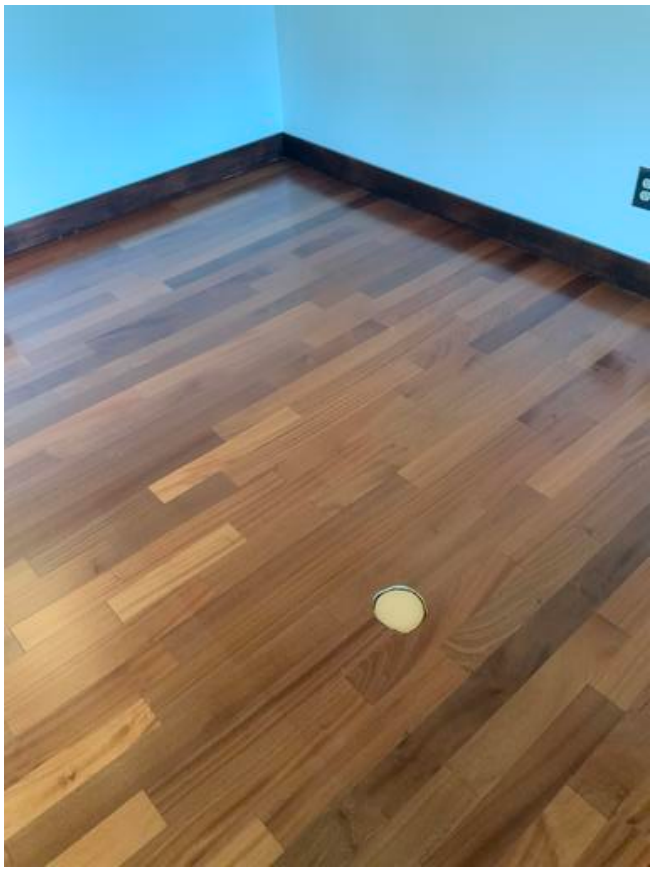




20250925_131031_photo
Tina Harris
Sep 25, 2025 1:10 PM



20250925_131041_photo
Tina Harris
Sep 25, 2025 1:10 PM



20250925_131132_photo
Tina Harris
Sep 25, 2025 1:11 PM



20250925_131145_photo
Tina Harris
Sep 25, 2025 1:11 PM

DLRGROUP RossDrulisCusenbery

#170 Ceiling

Status
Open

Type
Issue

Location
300I

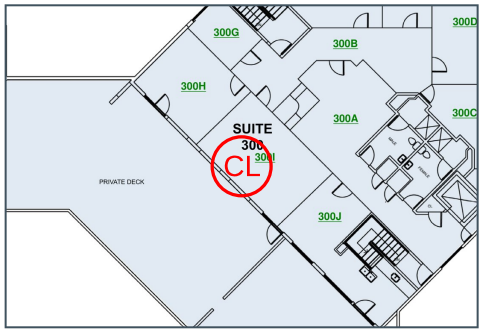
Description
ISSUE: Gyp and soffit ceiling in good condition.

RECOMMENDATION: None. Noted

Photos

Created
Sep 25, 2025 4:40 PM
tharris@rdcarchitecture.com

Sheet
9





20250925_131210_photo
Tina Harris
Sep 25, 2025 1:12 PM

#171 Flooring

Status
Open

Type
Issue

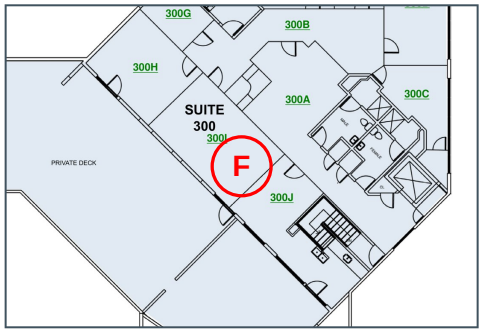
Location
300I

Description
ISSUE: Slight depression in floor, noticeable when walking over it

RECOMMENDATION: Remove wood flooring as needed to reframe floor. Re-install wood flooring if to keep

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Sep 25, 2025 4:40 PM
tharris@rdcarchitecture.com

Sheet
9



DLRGROUP RossDrulisCusenbery

#172 Flooring

Status
Open

Type
Issue

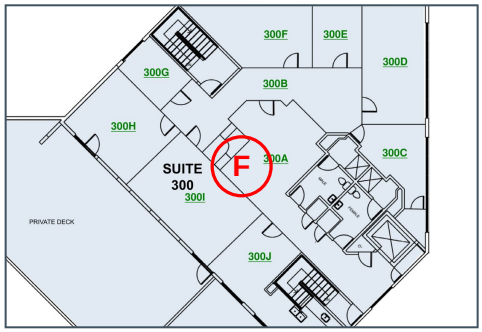
Location
300A

Description
ISSUE: Slight depression in floor right in front of in-place reception desk

RECOMMENDATION: Repair floor framing to eliminate depression.

Created
Sep 25, 2025 4:40 PM
tharris@rdcarchitecture.com

Sheet
9



#173 Casework

Status
Open

Type
Issue

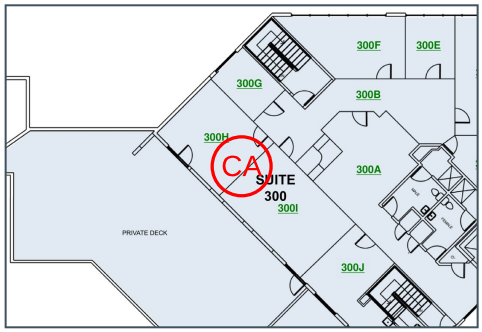
Location
300H

Description
ISSUE: Existing bookshelf from previous tenant.

RECOMMENDATION: Keep if to be re-used. If not, donate.

Created
Sep 25, 2025 4:41 PM
tharris@rdcarchitecture.com

Sheet
9



Photos



20250925_131425_photo
Tina Harris
Sep 25, 2025 1:14 PM

#174 Ceiling

Status
Open

Type
Issue

Location
300H

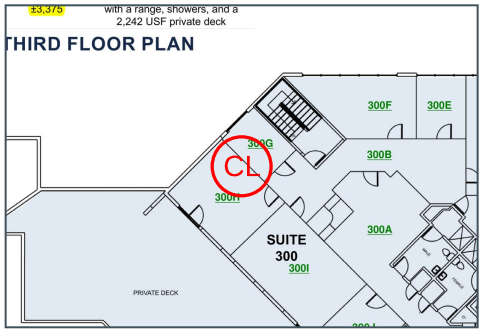
Description
ISSUE: Wall stops at ceiling. Bad acoustics for private office.

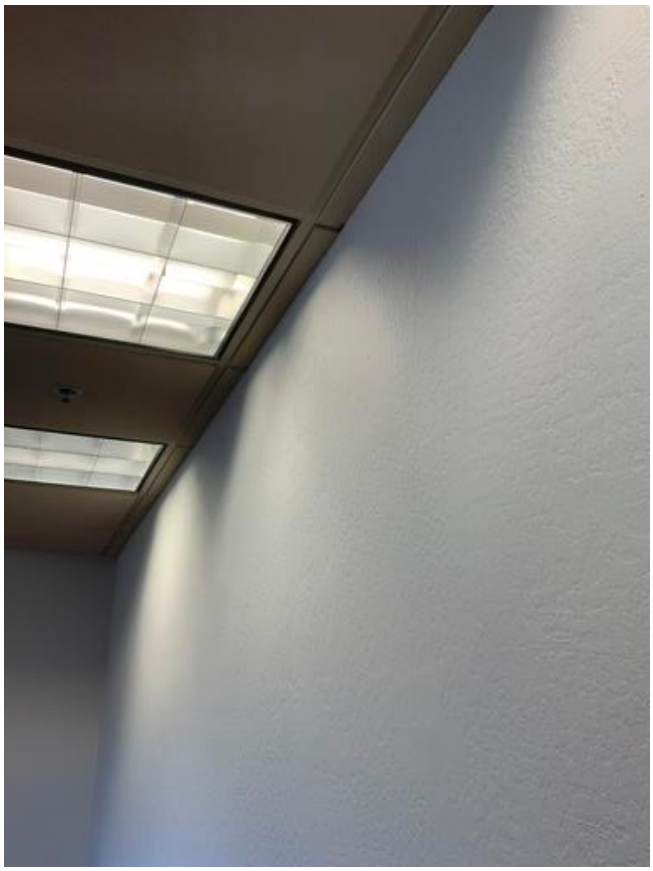
RECOMMENDATION: If rooms to be kept, suggest applying insulation over the ACT to minimize sound transmission

Photos

Created
Sep 25, 2025 4:41 PM
tharris@rdcarchitecture.com

Sheet
9





20250925_131545_photo
Tina Harris
Sep 25, 2025 1:15 PM

DLRGROUP RossDrulisCusenbery

#175 Ceiling

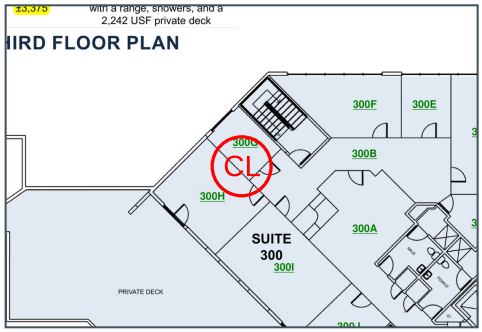
Status
Open

Type
Issue

Location
300G

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Sep 25, 2025 4:41 PM
tharris@rdcarchitecture.com

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9

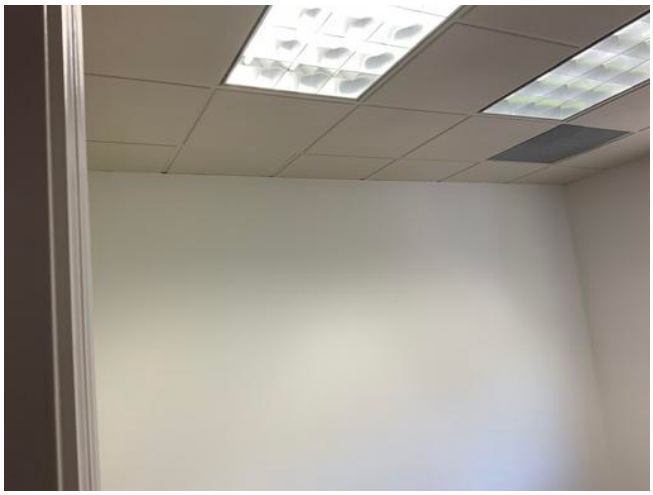


Description

ISSUE: Wall stops at ceiling. Bad acoustics for private office

RECOMMENDATION: If rooms to be kept, suggest applying insulation over the ACT to minimize sound transmission

Photos



20250925_131619_photo
Tina Harris
Sep 25, 2025 1:16 PM

DLRGROUP RossDrulisCusenbery

#176 Plumbing

Status
Open

Type
Issue

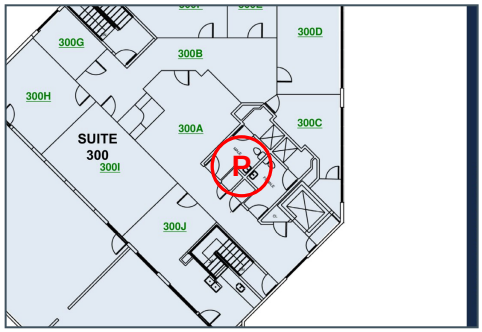
Location
Level 3 Men's Restroom

Description
ISSUE: 33.5" lavatory height. 20-21” toilet seat height. Though wall hung lavatory is ADA compliant, water closet is not.

RECOMMENDATION: Replace water closet w/ ADA compliant fixture

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Sep 25, 2025 4:41 PM
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9



#177 Flooring

Status
Open

Type
Issue

Location
Level 3 Men's Restroom

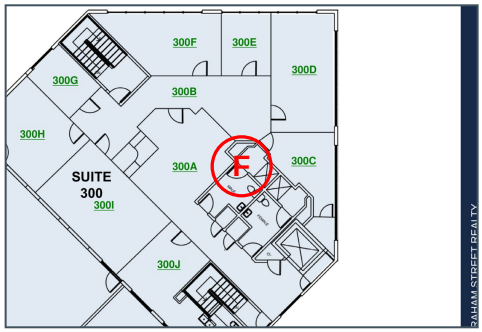
Description
ISSUE: 3/4” step "up" to shower room

RECOMMENDATION: Demo step, redesign to make ADA compliant shower enclosure

Photos

Created
Sep 25, 2025 4:41 PM
tharris@rdcarchitecture.com

Sheet
9





20250925_131838_photo
Tina Harris
Sep 25, 2025 1:18 PM

#178 Flooring

Status
Open

Type
Issue

Location
Level 3 Men's Restroom

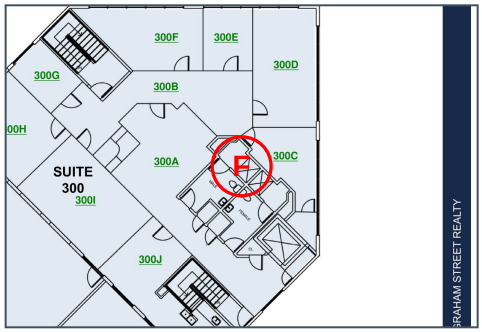
Description
ISSUE: 3/4” step "down" to depressed shower

RECOMMENDATION: Demo step, redesign to make ADA compliant shower enclosure

Photos

Created
Sep 25, 2025 4:41 PM
tharris@rdcarchitecture.com

Sheet
9





20250925_131931_photo
Tina Harris
Sep 25, 2025 1:19 PM

#179 Cleaning Needed

Status
Open

Type
Issue

Location
Level 3 Corridor

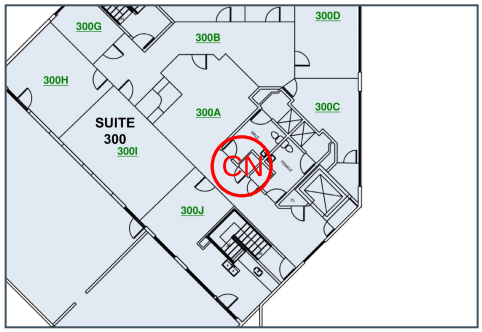
Description
ISSUE: Janitor's Closet

RECOMMENDATION: Review/examine siding to repair any potential areas for water damage

Photos

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Sep 25, 2025 4:41 PM
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9





20250925_132013_photo
Tina Harris
Sep 25, 2025 1:20 PM

DLRGROUP RossDrulisCusenbery

#180 Cleaning Needed

Status
Open

Type
Issue

Location
Level 3 Corridor

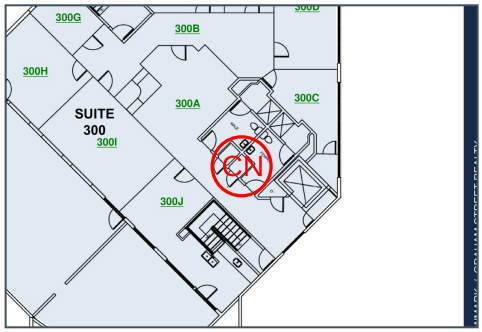
Description
ISSUE: Panels, roof access

RECOMMENDATION: None. Noted

Photos

Created
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9





20250925_132052_photo
Tina Harris
Sep 25, 2025 1:20 PM



20250925_132102_photo
Tina Harris
Sep 25, 2025 1:21 PM



20250925_132115_photo
Tina Harris
Sep 25, 2025 1:21 PM

#181 Casework

Status
Open

Type
Issue

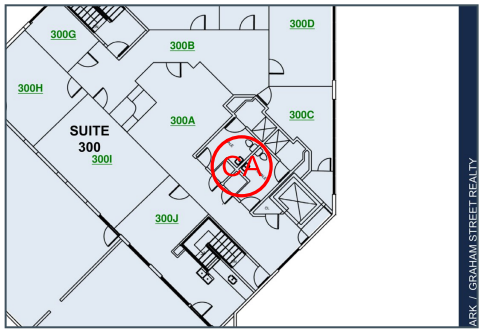
Location
Level 3 Women's Restroom

Description
ISSUE: 33.5” non ADA Sink, no toe kick, PLAM construction

RECOMMENDATION: Replace w/ ADA compliant casework or wall hung lavatory.

Created
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9



Photos



20250925_132247_photo
Tina Harris
Sep 25, 2025 1:22 PM

#182 Plumbing

Status
Open

Type
Issue

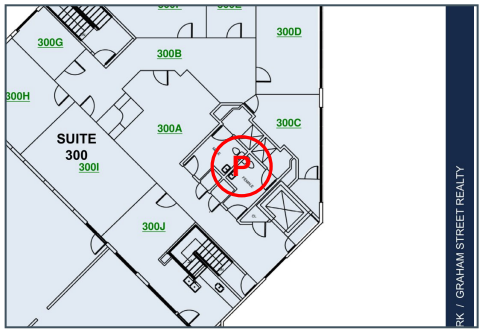
Location
Level 3 Women's Restroom

Description
ISSUE: 19” toilet seat height

RECOMMENDATION: None. Noted.

Created
Sep 25, 2025 4:41 PM
tharris@rdcarchitecture.com

Sheet
9



#183 Flooring

Status
Open

Type
Issue

Location
Level 3 Women's Restroom

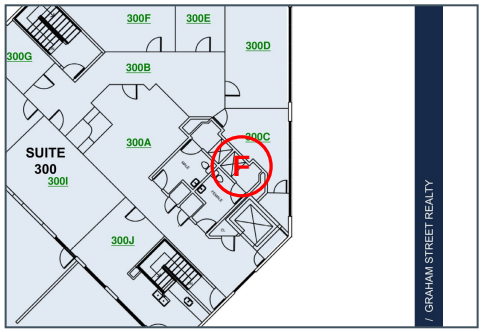
Description
ISSUE: 3/4” step "down" to depressed shower

RECOMMENDATION: Demo step, redesign to make ADA compliant shower enclosure

Photos

Created
Sep 25, 2025 4:41 PM
tharris@rdcarchitecture.com

Sheet
9





20250925_132401_photo
Tina Harris
Sep 25, 2025 1:24 PM

DLRGROUP RossDrulisCusenbery

#184 Flooring

Status
Open

Type
Issue

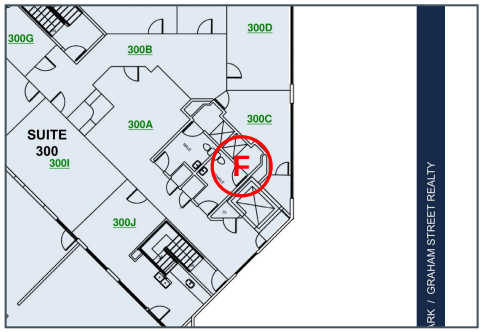
Location
Level 3 Women's Restroom

Description
ISSUE: 3/4’’ step "up" to shower room enclosure.

RECOMMENDATION: Demo step, redesign to make ADA compliant shower enclosure

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Sep 25, 2025 4:41 PM
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9

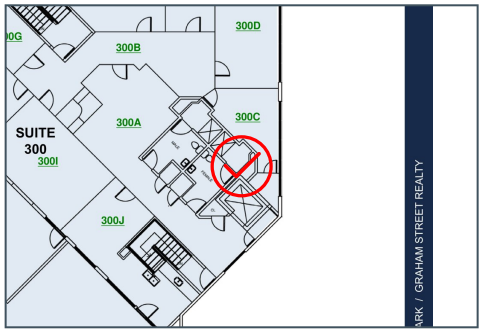


#185 General

Status
Open

Created
Sep 25, 2025 4:41 PM
tharris@rdcarchitecture.com

Sheet
9



Type
Issue

Location
Level 3 Women's Restroom

Description
ISSUE: Built in lockers

RECOMMENDATION: None. Noted

Photos



20250925_132517_photo
Tina Harris
Sep 25, 2025 1:25 PM

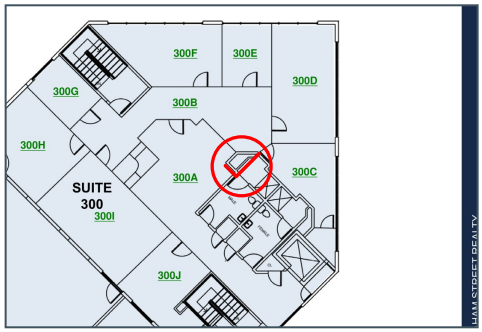
DLRGROUP RossDrulisCusenbery

#186 General

Status
Open

Created
Sep 25, 2025 4:41 PM
tharris@rdcarchitecture.com

Sheet
9



Type
Issue

Location
Level 3 Men's Restroom

Description
ISSUE: Built in lockers

RECOMMENDATION: None. Noted

Photos



20250925_132601_photo
Tina Harris
Sep 25, 2025 1:26 PM

DLRGROUP RossDrulisCusenbery

#187 General

Status
Open

Type
Issue

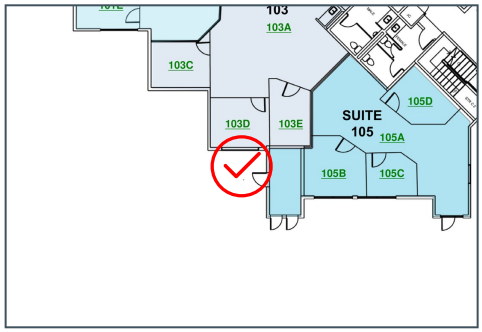
Location
Exterior Planter off of Suite 103 and 105

Description
ISSUE: Planter is below level of sidewalk. Siding is also below level of sidewalk. Need confirmation that planter drains to parking lot. Otherwise strong potential for damage when planter fills with water.

RECOMMENDATION: Verify drainage from planters away from building. Study as-built plans to check for curbs.

Created
Sep 25, 2025 5:42 PM
tharris@rdcarchitecture.com

Sheet
5



DLRGROUP RossDrulisCusenbery

#188 General

Status
Open

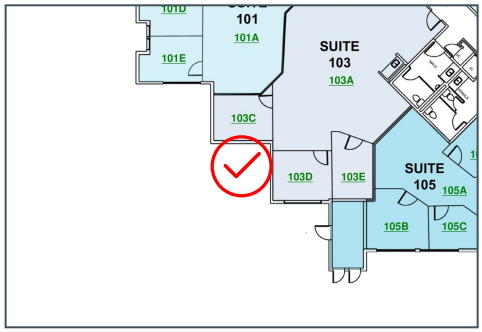
Type
Issue

Description
ISSUE: Planter is below level of sidewalk. Siding is also below level of sidewalk. Need confirmation that planter drains to parking lot. Otherwise strong potential for damage when planter fills with water.

RECOMMENDATION: Verify drainage from planters away from building. Study as-built plans to check for curbs.

Created
Sep 25, 2025 6:11 PM
tharris@rdcarchitecture.com

Sheet
5



DLRGROUP RossDrulisCusenbery

#189 General

Status
Open

Type
Issue

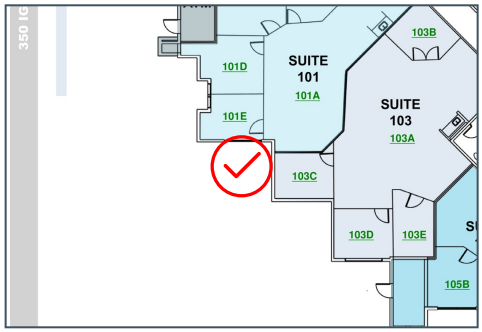
Location
Exterior Planter off of Suite 101 and 103

Description
ISSUE: Planter is below level of sidewalk. Siding is also below level of sidewalk. Need confirmation that planter drains to parking lot. Otherwise strong potential for damage when planter fills with water.

RECOMMENDATION: Verify drainage from planters away from building. Study as-built plans to check for curbs.

Created
Sep 25, 2025 6:11 PM
tharris@rdcarchitecture.com

Sheet
5



DLRGROUP RossDrulisCusenbery

#190 General

Status
Open

Type
Issue

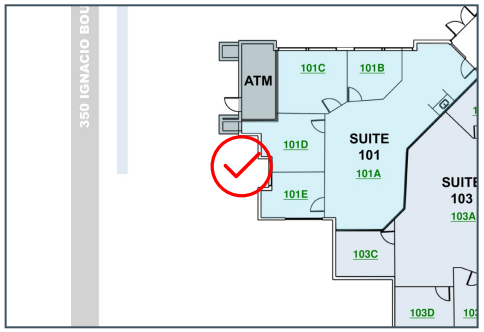
Location
Exterior Planter off of Suite 101

Description
ISSUE: Planter is below level of sidewalk. Siding is also below level of sidewalk. Need confirmation that planter drains to parking lot. Otherwise strong potential for damage when planter fills with water.

RECOMMENDATION: Verify drainage from planters away from building. Study as-built plans to check for curbs.

Created
Sep 25, 2025 6:12 PM
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Sheet
5



DLRGROUP RossDrulisCusenbery

#191 General

Status
Open

Type
Issue

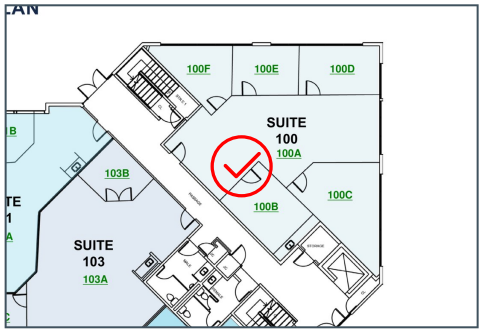
Location
100A

Description
ISSUE: Cased opening, not a door, to room 100B

RECOMMENDATION: None. Noted only.

Created
Sep 25, 2025 6:35 PM
tharris@rdcarchitecture.com

Sheet
5



#192 General

Status
Open

Type
Issue

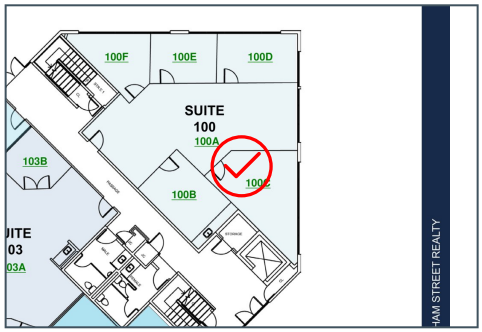
Location
100C

Description
ISSUE: Wall moved (not present in plans)

RECOMMENDATION: None. Noted.

Created
Sep 25, 2025 6:39 PM
tharris@rdcarchitecture.com

Sheet
5



DLRGROUP RossDrulisCusenbery

#193 Window

Status
Open

Type
Issue

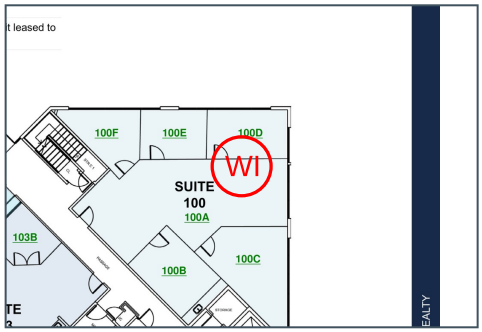
Location
100D

Description
ISSUE: Window installed - not in plans

RECOMMENDATION: None. Noted.

Created
Sep 25, 2025 6:44 PM
tharris@rdcarchitecture.com

Sheet
5



#194 Window

Status
Open

Type
Issue

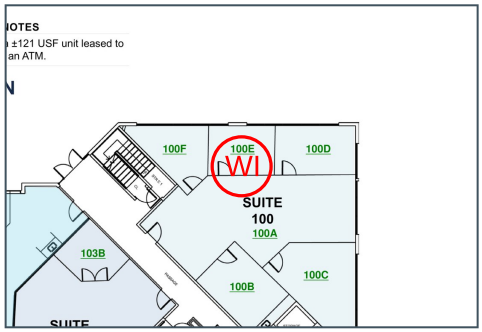
Location
100E

Description
ISSUE: Window installed - not in plans

RECOMMENDATION: None. Noted.

Created
Sep 25, 2025 6:45 PM
tharris@rdcarchitecture.com

Sheet
5



#195 Plumbing

Status
Open

Type
Issue

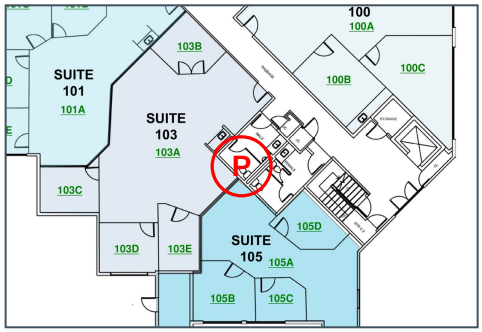
Location
Level 1 Men's Restroom

Description
ISSUE: 19" ADA toilet seat height

RECOMMENDATION: Meets ADA requirements for accessible water closet. However, may need additional water closet due to occupancy plumbing requirements.

Created
Sep 25, 2025 6:48 PM
tharris@rdcarchitecture.com

Sheet
5



DLRGROUP RossDrulisCusenbery

#196 Window

Status
Open

Type
Issue

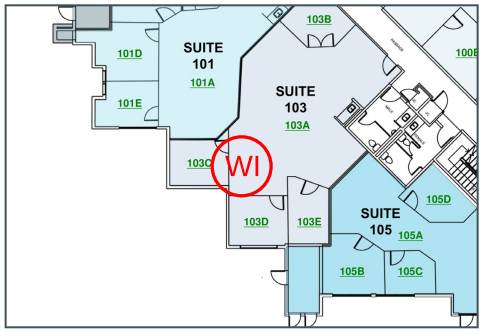
Location
103C

Description
ISSUE: Window installed - not in plans

RECOMMENDATION: None. Noted.

Created
Sep 25, 2025 6:56 PM
tharris@rdcarchitecture.com

Sheet
5



#197 Window

Status
Open

Type
Issue

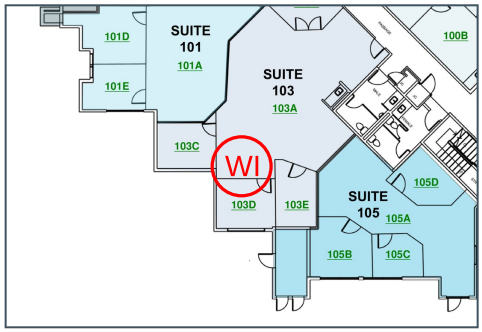
Location
103D

Description
ISSUE: Window installed - not in plans

RECOMMENDATION: None. Noted.

Created
Sep 25, 2025 6:57 PM
tharris@rdcarchitecture.com

Sheet
5



DLRGROUP RossDrulisCusenbery

#198 General

Status
Open

Type
Issue

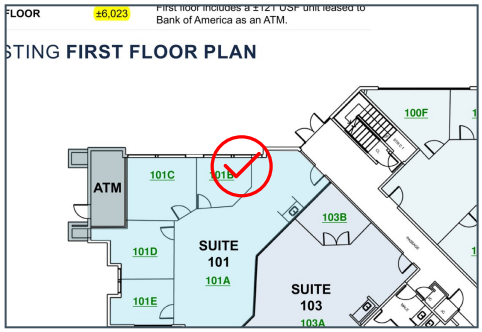
Location
101B

Description
ISSUE: Office wall relocated to enclose all of window - not in plans.

RECOMMENDATION: None. Noted.

Created
Sep 26, 2025 10:55 AM
tharris@rdcarchitecture.com

Sheet
5



DLRGROUP RossDrulisCusenbery

#199 Window

Status
Open

Type
Issue

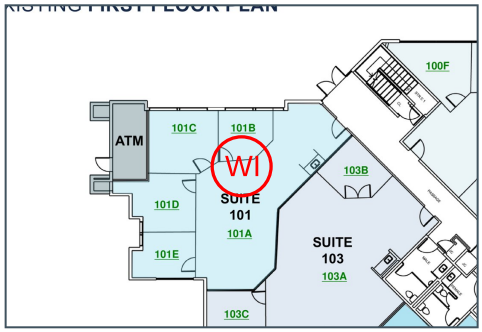
Location
101B

Description
ISSUE: Window location - not in plans

RECOMMENDATION: None. Noted.

Created
Sep 26, 2025 10:56 AM
tharris@rdcarchitecture.com

Sheet
5



DLRGROUP RossDrulisCusenbery

#200 Window

Status
Open

Type
Issue

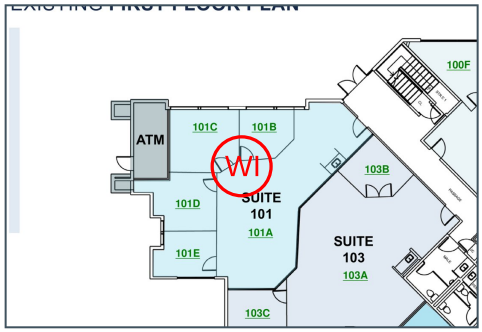
Location
101C

Description
ISSUE: Window location - not in plans

RECOMMENDATION: None. Noted.

Created
Sep 26, 2025 11:26 AM
tharris@rdcarchitecture.com

Sheet
5



DLRGROUP RossDrulisCusenbery

#201 General

Status
Open

Type
Issue

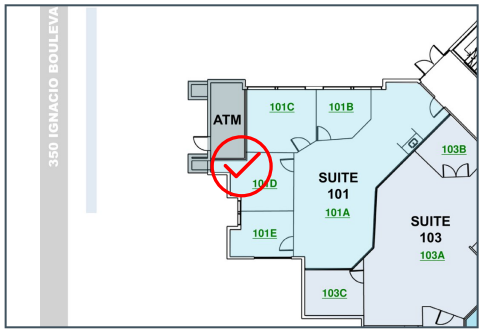
Location
101D

Description
ISSUE: Wall and door added - not in plans. Existing server closet

RECOMMENDATION: None. Noted.

Created
Sep 26, 2025 11:27 AM
tharris@rdcarchitecture.com

Sheet
5



DLRGROUP RossDrulisCusenbery

#202 General

Status
Open

Type
Issue

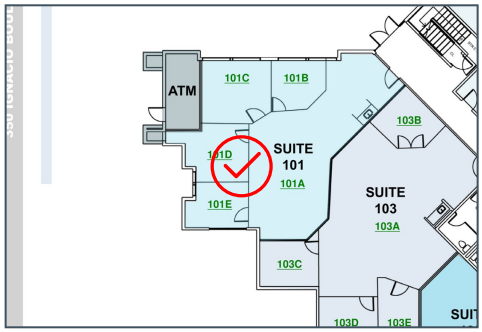
Location
101D

Description
ISSUE: Window location - not on plans

RECOMMENDATION: None. Noted.

Created
Sep 26, 2025 11:30 AM
tharris@rdcarchitecture.com

Sheet
5



DLRGROUP RossDrulisCusenbery

#203 Door

Status
Open

Type
Issue

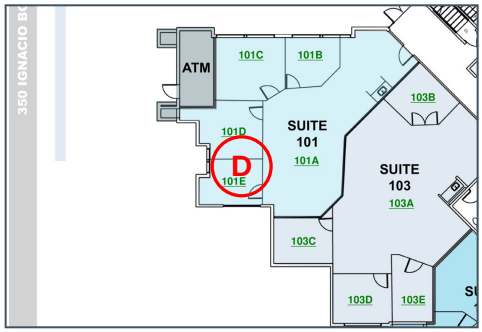
Location
101E

Description
ISSUE: Door relocated to other side of room - not in plans

RECOMMENDATION: None. Noted.

Created
Sep 26, 2025 11:32 AM
tharris@rdcarchitecture.com

Sheet
5



DLRGROUP RossDrulisCusenbery

#204 Window

Status
Open

Type
Issue

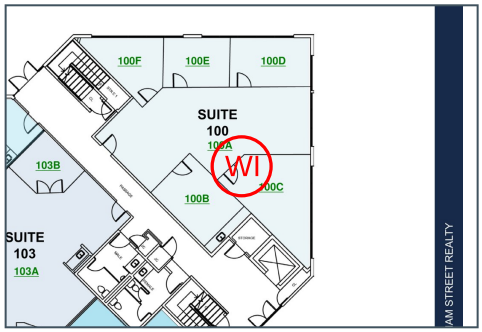
Location
100C

Description
ISSUE: Window location - not in plans

RECOMMENDATION: None. Noted.

Created
Sep 26, 2025 11:54 AM
tharris@rdcarchitecture.com

Sheet
5



DLRGROUP RossDrulisCusenbery

#205 Window

Status
Open

Type
Issue

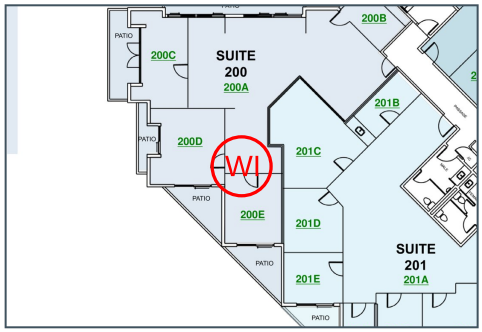
Location
200E

Description
ISSUE: Window location - not in plans. Door moved

RECOMMENDATION: None. Noted

Created
Sep 26, 2025 4:30 PM
tharris@rdcarchitecture.com

Sheet
7



DLRGROUP RossDrulisCusenbery

#206 Window

Status
Open

Type
Issue

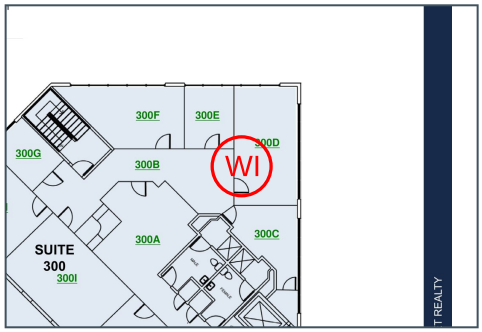
Location
300D

Description
ISSUE: Window location - not in plans

RECOMMENDATION: None. Noted

Created
Sep 26, 2025 5:00 PM
tharris@rdcarchitecture.com

Sheet
9



DLRGROUP RossDrulisCusenbery

#207 General

Status
Open

Type
Issue

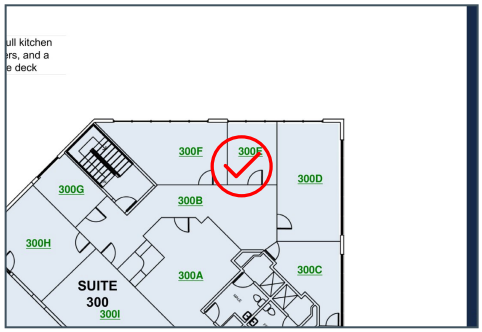
Location
300E

Description
ISSUE: Portion of wall relocated so as to increase office size - not in plans

RECOMMENDATION: None. Noted

Created
Sep 26, 2025 5:02 PM
tharris@rdcarchitecture.com

Sheet
9



DLRGROUP RossDrulisCusenbery

#208 General

Status
Open

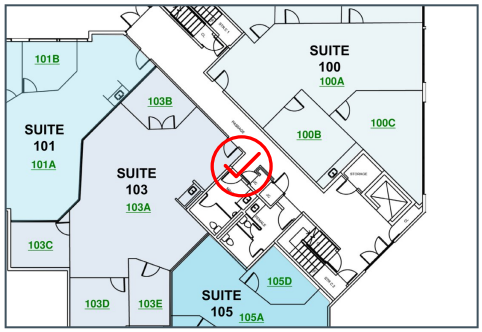
Type
Issue

Location
Level 1 Corridor

Description
Insufficient push clearance - less than 48" clear at door.

Created
Oct 16, 2025 11:17 AM
tharris@rdcarchitecture.com

Sheet
5



DLRGROUP RossDrulisCusenbery

#210 General

Status
Open

Type
Issue

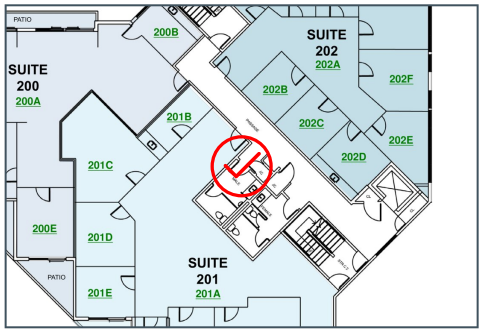
Location
Level 2 Men's Restroom

Description
ISSUE: Insufficient push clearance - less than 48"

RECOMMENDATION: Revise layout to make ADA compliant in new design

Created
Oct 16, 2025 11:18 AM
tharris@rdcarchitecture.com

Sheet
7



DLRGROUP RossDrulisCusenbery

#212 General

Status
Open

Type
Issue

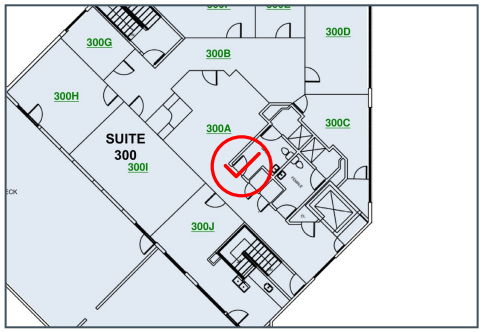
Location
Level 3 Men's Restroom

Description
ISSUE: Insufficient pull clearance - less than 60"

RECOMMENDATION: Redesign to be ADA compliant

Created
Oct 16, 2025 11:20 AM
tharris@rdcarchitecture.com

Sheet
9



#213 General

Status
Open

Type
Issue

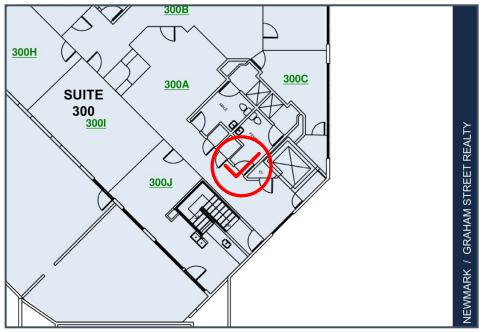
Location
Level 3 Women's Restroom

Description
ISSUE: Insufficient pull clearance - less than 60"

RECOMMENDATION: Redesign to be ADA compliant.

Created
Oct 16, 2025 11:21 AM
tharris@rdcarchitecture.com

Sheet
9



Thank you!

PREPARED BY:

DLRGROUP
RossDrulisCusenbery

18294 Sonoma Highway
Sonoma, CA 95476
707-996-8448

TENANT IMPROVEMENT FOR PROFESSIONAL FINANCIAL INVESTORS

350 IGNACIO BLVD., 3RD FLOOR
NOVATO, CA 94949

GENERAL NOTES

1 DESIGNS REPRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND WERE DEVELOPED FOR USE ON THIS PROJECT ONLY THESE DRAWINGS AND THE DESIGNS THEY REPRESENT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR FIRM OUTSIDE THE SCOPE OF THIS PROJECT WITHOUT WRITTEN PERMISSION FROM RUSSELL & DAVIS ARCHITECTS.

2 THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS, PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS SHALL APPLY TO AND GOVERN THE WORK OF THIS CONTRACT A COPY OF THE GENERAL CONDITIONS, ALTHOUGH NOT BOUND HEREIN, IS AVAILABLE FOR REVIEW AT THE OFFICE OF THE ARCHITECT

3 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT PROMPTLY OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS

4. DISCREPANCIES AND INCONSISTENCIES IN CONTRACT DOCUMENTS· IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE ARCHITECT IN WRITING, DURING THE BIDDING PERIOD, OF ANY INCONSISTENCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS UPON RECEIPT OF THIS INFORMATION, THE ARCHITECT WILL SEND WRITTEN INSTRUCTION TO ALL CONCERNED ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY CLAIMS FOR EXTRAS WILL NOT BE HONORED.

5. TESTING AND INSPECTIONS· THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL TESTING AND INSPECTIONS REQUIRED BY APPLICABLE BUILDING CODES, ORDINANCES OR DIRECTIVES OF GOVERNING BUILDING OFFICIALS. THE OWNER OR ARCHITECT MAY REQUIRE TESTING OF MATERIALS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS THE OWNER SHALL PAY ALL COSTS FOR SUCH TESTING IF THE TESTS INDICATE CONFORMANCE THE CONTRACTOR SHALL PAY COSTS WHEN THE TESTING INDICATES NON-CONFORMANCE.

6 PERMITS AND INSPECTIONS· THE OWNER SHALL PAY FOR PLAN CHECKING FEES AND BUILDING PERMITS EACH CONTRACTOR SHALL SECURE AND PAY FOR PERMITS REQUIRED FOR THEIR WORK AND FOR ALL INSPECTIONS WHICH MAY ALSO BE REQUIRED

7 SCOPE OF WORK· THE SCOPE OF WORK FOR EACH DIVISION SHALL INCLUDE ALL LABOR, MATERIALS, APPLIANCES, EQUIPMENT AND FACILITIES NECESSARY TO DO ALL OF THE WORK INDICATED IN THE DRAWINGS AND SPECIFICATIONS THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER, NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN ON THE DRAWINGS

8. ALL MATERIALS SHALL BE NEW AND UNUSED AND OF HIGH QUALITY IN EVERY RESPECT ALL WORK TO BE DONE IN A PROFESSIONAL MANNER. MANUFACTURER'S MATERIAL, EQUIPMENT, ETC SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS ALL WORKERS AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADE.

9 MATERIALS AND WORKMANSHIP WARRANTY THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE MATERIALS AND CORRECT POOR WORKMANSHIP WITH NO ADDITIONAL COST TO THE OWNER, AND SHALL REMEDY ANY DEFECTS IN MATERIAL OR WORKMANSHIP WHICH APPEAR IN ONE YEAR FROM THE DATE OF COMPLETION OF THE JOB THIS WARRANTY APPLIES TO WORK DONE BY SUBCONTRACTORS AS WELL AS THE WORK DONE BY THE EMPLOYEES OF THE CONTRACTOR

10 SHORING IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING AND FORMWORK AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THIS BUILDING

11. BRACING· TEMPORARY BRACING SHALL BE PROVIDED AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED

12 SHOP DRAWINGS CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NEW FINISH MATERIALS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OR EXECUTION

13 ALL EXTERIOR DOORS SHALL BE WEATHER-STRIPPED ALL SASH AND SLIDING GLASS DOORS TO HAVE WEATHERSTRIPPING

14 ALL GLAZING SHALL COMPLY WITH CHAPTER 24, C B C., 2001 EDITION.

15 ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST APPLICABLE EDITION OF THE NATIONAL ELECTRICAL CODE (N E C) LOCATION AND RATING OF ALL ELECTRICAL PANELS TO BE PROVIDED BY ELECTRICAL CONTRACTOR.

16 SEE TITLE 24 ENERGY COMPLIANCE DOCUMENTS FOR ALL ENERGY CONSERVATION INSULATION AND FURNACE REQUIREMENTS

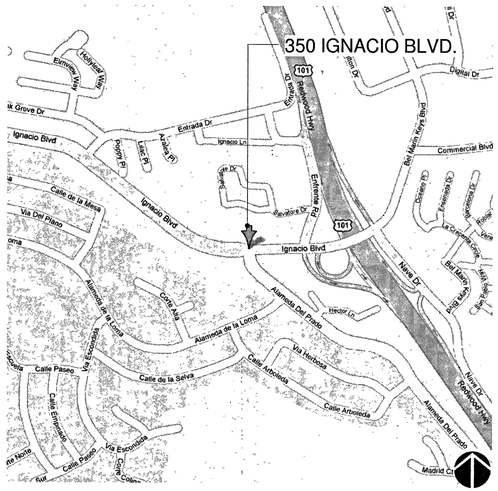
17 HVAC UNITS INSTALLED AS PART OF SHELL DESIGN MECHANICAL CONTRACTOR TO DESIGN AND INSTALL ROUGH & INTERNAIL DUCT WORK, CONTROLS, THERMOSTATS, AND ALL OTHER REQUIRED COMPONENTS COORDINATE HVAC WORK WITH ELECTRICAL CONTRACTOR ALL REQUIRED ENGINEERING OR DRAWINGS FOR MECHANICAL AND PLUMBING SYSTEMS TO BE PROVIDED BY LICENSED CONTRACTOR COORDINATE DUCT LOCATIONS WITH ARCHITECT PRIOR TO THE START OF CONSTRUCTION PROVIDE SMOKE DETECTORS WITH PRIMARY POWER FROM BUILDING WIRING WHERE SHOWN ON DRAWINGS.

18 ALL REQUIRED ENGINEERING OR DRAWINGS FOR ELECTRICAL SYSTEMS TO BE PROVIDED BY LICENSED CONTRACTOR. COORDINATE ALL WORK WITH ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

19 PROVIDE WATER-RESISTANT GYPSUM WALL BOARD AT ALL WET LOCATIONS, INCLUDING BATHROOMS, SHOWER ROOMS AND KITCHENS. PROVIDE CEMENT BACKER BOARD AT ALL AT ALL CERAMIC TILE SURFACES.

20 ALL FIRE PROTECTION & SPRINKLER DESIGN TO BE PROVIDED BY LICENSED CONTRACTOR

VICINITY MAP



ABBREVIATIONS

&	AND	GALV	GALVANIZED	R	RADIUS
(E)	EXISTING	GEN	GENERAL	R C P	REFLECTED CEILING PLAN
(N)	NEW	GRP	GROUP	REF	REFERENCE
@	AT	G W B	GYPSUM WALL BOARD	REQ'D	REQUIRED
AC	AIR CONDITIONING	GYP	GYPSUM	REV.	REVISION
ADD.	ADDENDUM	H C	HANDICAPPED OR HOLLOW CORE	RM	ROOM
A F F.	ABOVE FINISHED FLOOR	H M	HOLLOW METAL	S	SOUTH
ARCH	ARCHITECT OR ARCHITECTURAL	H V.A.C	HEATING, VENTILATION & AIR CONDITIONING	S C	SOLID CORE
B.O.	BOTTOM OF	HDWR	HARDWARE	S F	SQUARE FOOT/ FEET OR STOREFRONT
B O H	BACK OF HOUSE	HR	HOUR	S S	STAINLESS STEEL
BD	BOARD	HT	HEIGHT	SCH	SCHEDULE
BLDG.	BUILDING	IN	INCH (ES)	SECT	SECTION
BULL.	BULLETIN	INT	INTERIOR	SHT	SHEET
C L	CENTER LINE	L L.	LANDLORD OR LEASE LINE	SIM	SIMILAR
C O	CLEAN OUT	LAV.	LAVATORY	SPEC	SPECIFICATION (S)
CLG.	CEILING	LBS	POUNDS	SQ	SQUARE
CLR.	CLEAR	M D F	MEDIUM DENSITY FIBERBOARD	S S D	SEE STRUCTURAL DRAWINGS
C M U	CONCRETE MASONRY UNIT	MACH.	MACHINE	STD	STANDARD (S)
COL	COLUMN	MAX.	MAXIMUM	STL	STEEL
CONC	CONCRETE	MECH	MECHANICAL	STOR.	STORAGE
CONT	CONTINUED OR CONTINUOUS	MEZZ	MEZZANINE	STRUCT	STRUCTURAL
COORD	COORDINATE	MFG	MANUFACTURER	SUSP	SUSPENDED
CORR.	CORRIDOR	MGR.	MANAGER	T & G	TONGUE AND GROVE
CUB	CUBIC	MIN	MINIMUM	T B D	TO BE DETERMINED
DEMO	DEMOLITION	MISC	MISCELLANEOUS	T.O	TOP OF
DIA	DIAMETER	MTD MTL.	MOUNTED	TEL.	TELEPHONE
DTL	DETAIL	N	METAL	TEMP.	TEMPERED
DWG(S)	DRAWING(S)	N T S N/A	NORTH	TYP	TYPICAL
E	EAST	NIC	NOT TO SCALE	U B C	UNIFORM BUILDING CODE
ELEC	ELECTRIC OR ELECTRICAL	NO OR # O C	NOT APPLICABLE	U S	UNDER SIDE
ELEV.	ELEVATION	O.D.	NOT IN CONTRACT	U O N	UNLESS OTHERWISE NOTED
EQ.	EQUAL	O/	NUMBER	VCT	VINYL COMPOSITION TILE
ETC	ETCETERA	OPP	ON CENTER	VEST	VESTIBULE
F.T	FIRE TREATED	PART	OUTSIDE DIAMETER	VIF	VERIFY IN FIELD
FIN	FINISH OR	PJ	OVER	W	WEST
FIXT	FINISHED	PLUMB	OPPOSITE	W H	WATER HEATER
FLR	FIXTURE	PLYWD	PARTITION	W/	WITH
FT	FLOOR		PROJECT	W/O	WITHOUT
GA	FOOT / FEET GUAGE		PLUMBING	WD	WOOD
			PLYWOOD	WT	WEIGHT

PROJECT DIRECTORY

OWNER
Professional Financial Investors, Inc.
420 Alameda Del Prado
Novato, CA
PH. 415-883-2736 x 10
FAX: 415-883-2907
CONTACT: Tim Pritchard, Kevin Ancic
E-MAIL: pfitim@piff.com;
pfikevin@comcast.net

ARCHITECT
Russell & Davis Architects
739 A street, Suite B
San Rafael, CA 94901
PH: (415) 256-8001
FAX: (415) 256-8002
CONTACT: Mukti Patel
E-MAIL: mpatel@rdarchitects.com

GENERAL CONTRACTOR
TBD

MECHANICAL, PLUMBING & FIRE PROTECTION

NO CHANGES MADE TO MECHANICAL & PLUMBING FOR INTERIOR TENANT IMPROVEMENT. (E) TO REMAIN AS IS.

FIRE SPRINKLER SYSTEM DESIGN WILL BE UNDER DEFERRED SUBMITTAL TO NOVATO CITY FIRE DISTRICT

SYMBOL LEGEND

EXTERIOR ELEVATION — 1 / A6 — EXTERIOR ELEVATION NUMBER; SHEET WHERE ELEVATION OCCURS

INTERIOR ELEVATION — 1 / A7 — WALL DESIGNATION NUMBER; SHEET WHERE ELEVATION OCCURS

WALL SECTION — 1 / A8 — WALL SECTION NUMBER; SHEET WHERE SECTION OCCURS

DETAIL BUBBLE — # / 4 / A6 — DETAIL NUMBER; SHEET WHERE DETAIL OCCURS

DETAIL SECTION — 3 / A6 — DETAIL NUMBER; SHEET WHERE DETAIL OCCURS

KEYNOTE: — # — KEYNOTE NUMBER - NUMBER CORRESPONDS TO NUMBER IN KEYNOTE LEGEND

WORKING POINT — +8'-0" / T.O. STUD — ELEVATION TARGET OR WORKING POINT

DOOR KEY — # — DOOR NUMBER (SEE SHEET A0 1)

FLOOR FINISH TAG — FC2 — FINISH REFERENCE (SEE SHEET A0 1)

WALL / CEILING FINISH TAG — B5 — FINISH REFERENCE (SEE SHEET A0 1)

SHEET INDEX

ARCHITECTURAL

A0	Cover Sheet
A0.1	Site Plan
A0.2	ADA Notes & Details
A0.3	Schedules & Title 24
A2.1	Floor Plan
A2.2	Finish Plan
A3.1	Reflected Ceiling Plan
A8.0	Interior Details

PROJECT DATA

APPLICABLE CODES: ALL CONSTRUCTION SHALL COMPLY WITH 2006 UBC / 2001 CBC; 2005 NEC / 2004 CEC; 2001 CMC;2001 CPC; 2001 CFC; 2007 ENERGY EFFICIENCY STANDARDS & APPLICABLE SECTIONS OF NOVATO MUNCIPAL CODE

AP #: 160-211-27
ZONING: PD - GENERAL COMMERCIAL
OCCUPANCY: B - OFFICE
NUMBER OF STORIES: 3
CONSTRUCTION TYPE: V-N (SPRINKLERED)

ACCESSIBILITY: THE EXISTING PARKING AND PATH OF TRAVEL COMPLIES w/ TITLE 24 ACCESSIBILITY PROVISIONS REFER SHEET NO. A0.2

AREA CALCULATIONS:

OFFICE SPACE	SF/OLF	OCCUPANT LOAD	EXIT REQ.	EXIT PROVD.
1ST & 2ND FLOORS:	N.I.C.			
3RD FLOOR:	3055/100	30		

APPROVALS
BY 2 DATE 2
BUILDING 2/26/08
PLANNING 2/11/08
ENGINEERING
FIRE
POLICE
PERMIT NO. B-112008-7

REVISED PLANS

SCOPE OF WORK

INTERIOR TENANT IMPROVEMENT FOR 3rd LEVEL OF AN EXISTING 3 STORY OFFICE BUILDING.
FIRST AND SECOND FLOORS - EXISTING, NO WORK

JOB COPY

Russell + Davis ARCHITECTS
739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256 8002 fax

LICENSED ARCHITECT
COLVIN J RUSSELL
C-28378
NOV 30 2009
RENEWAL DATE
STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

Project No		27031
Drawn By		CR, MP
Checked By		CR
Issued Date		PERMIT SET 02/06/08
Revision	No	Date
Plan Check Comments	1	02/22/08

Matenal herein is for use by authonzed contractors, bidders and subcontractors in connection with this project only All dimensions an these drawings shall take precedence over scaled dimensions Contractors shall be responsible to verify all dimensions and conditions on the job
Russell & Davis Architects must be notified of any variations from the dimensions and conditions shown by these drawings

Sheet Title
Cover Sheet

Scale As indicated

Sheet No.
A0

Of Sheets

EXISTING PARKING,
TYP.

AREA OF WORK -
3RD FLOOR OF EXISTING
BUILDING.
REFER TO ENLARGED PLAN
FOR LAYOUT, SEE SHEET A2.1



EXISTING ADA
PARKING

EXISTING PARKING,
TYP.

Russell + Davis
ARCHITECTS

739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256.8002 fax

LICENSED ARCHITECT
DARRYN J. RUSSELL
C-28378
NOV 30 2009
RENEWAL DATE
STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

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Material herein is for use by authorized contractors, bidders and subcontractors in connection with this project only. All dimensions an these drawings shall take precedence over scaled dimensions. Contractors shall be responsible to verify all dimensions and conditions on the job. Russell & Davis Architects must be notified of any variations from the dimensions and conditions shown by these drawings

Sheet Title
Site Plan

Scale

Sheet No
A0.1
Of Sheets

ADA GENERAL NOTES

1 ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO THE BUILDING AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES

2 ALL HORIZONTAL WALKING SURFACES TO BE CONTINUOUS AND WITHOUT ABRUPT VERTICAL CHANGES EXCEEDING 1/4 IN MAXIMUM ALL HORIZONTAL WALKING SURFACES WILL BE MAINTAINED SLIP RESISTANT

3 WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT

4 WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 48" IN WIDTH. WALK AND SIDEWALK SURFACES SHALL BE SLIP RESISTANT AS FOLLOWS·
   1 SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH
   2 SURFACES WITH A SLOPE OF 6% GRADIENT SHALL HAVE A SLIP-RESISTANT

5 THE FLOOR OR LANDING ON EACH SIDE OF AN EXIT DOOR WILL BE LEVEL AND CLEAR THE LEVEL AREA WILL HAVE A LENGTH IN THE OPPOSITE DIRECTION OF 44 INCHES, AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN A CLOSED POSITION

6 THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS WILL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS

7 ALL WALKS OR AREAS ADJACENT TO EACH ACCESS DOOR SHALL HAVE A LEVEL AREA NOT LESS THAN 60" X 60", WITH AT LEAST 24" WIDE LEVEL AREA EXTENDING TO THE STRIKE SIDE OF THE DOOR AT A DOOR THAT SWINGS OUTWARD

8 DOORS WILL HAVE A CLEAR OPENING OF NOT LESS THAN 32 INCHES WHEN OPEN AND WILL BE OPERABLE BY A SINGLE EFFORT

9. HAND ACTIVATED DOOR OPENING HARDWARE WILL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR, LATCHING AND LOCKING DOORS WILL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS OR PUSH-PULL ACTIVATING BARS LOCKED EXIT DOORS WILL OPERATE AS ABOVE IN EGRESS DIRECTION

10 MAXIMUM EFFORT TO OPERATE DOORS WILL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED/ REQUIRED TO MEET THE ABOVE STANDARDS.

11 THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING WILL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION WHERE NARROW FRAME DOORS ARE USED, A 10 INCH HIGH SMOOTH PANEL WILL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION

12 THRESHOLDS WILL NOT EXCEED 1/2 INCH IN TOTAL HEIGHT VERTICAL FACES WILL NOT EXCEED 1/4 INCH CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH WILL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 CHANGE IN LEVEL GREATER THAN 1/2 INCH WILL BE ACCOMPLISHED BY MEANS

13 SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1/4 INCH PER FOOT IN ANY DIRECTION

14 PROVIDE SIGNS DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND SHALL COMPLY WITH C B C SECTION 1117B 5 PROVIDE TACTILE SIGNAGE AT EVERY ENTRANCE PER CBC 1003 2 8 6 THE CHARACTER TYPE FOR THE SIGNS SHALL BE RAISED 1/32" MIN AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE COMPLYING W/ CBC 1117B 5 6 THE MOUNTING HEIGHT SHALL BE 60" A F F TO THE CENTERLINE OF THE SIGN.

15. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE ALONG APPROACHING PEDESTRIAN WAYS

16 ROOM IDENTIFICATION SIGNAGE SHALL INCLUDE RAISED LETTERS AND BRAILLE IN CONFORMANCE WITH TITLE 24 SECTIONS 1117B 5 6 THRU 1117B 5 6 3
THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PROVIDED AT ALL ENTRANCES AND WITH ADDITIONAL DIRECTIONAL SIGNS AS REQUIRED TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS TITLE 24, SECTION 2-1103 2.4.

17 DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER.

18 GEOMETRIC (CIRCLE AND TRIANGLE) SYMBOLS ON SANITARY FACILITY DOORS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.

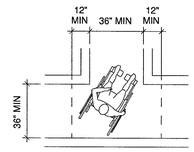
19 ADDITIONAL TOILET ROOM SIGNS WITH RAISED LETTERS AND BRAILLE IN CONFORMANCE WITH C B C SECTION 1117B 5 6 SHALL BE INTALLED ON THE WALL ADJACENT OT THE LATCH OUTSIDE OF THE DOOR WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, SIGN SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLE ON THE RIGHT MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTER LINE OF THE SIGN MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

20 THE STRUCTURAL STRENGTH OF GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL MEET THE SPECIFICATIONS OF C.B C. 1115B 8 3

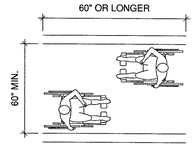
21. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS OF FORCE

22. THE TOILET COMPARTMENT DOOR SHALL PROVIDE A MIN UNOBSTRUCTED OPENING OF 34" WHEN THE DOOR IS LOCATED ON THE SIDE OF THE COMPARTMENT UBC SECTION 1115B 7 1 3

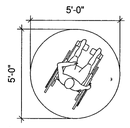
23 ALL PIPES AND DRAINS OF THE LAVATORY SHALL BE SUFFICIENTLY WRAPPED FOR KNEE AND LEG PROTECTION UPC SECTION 1504 2



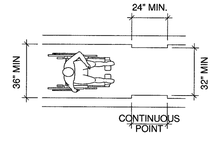
T-SHAPED SPACE FOR 180° TURNS



MINIMUM CLEAR WIDTH FOR TWO WHEELCHAIRS

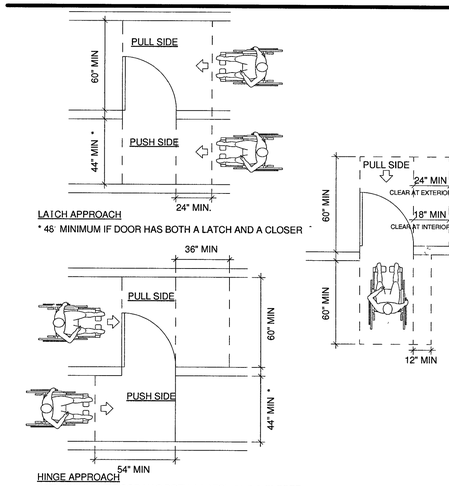


60" DIAMETER SPACE FOR SINGLE WHEELCHAIR

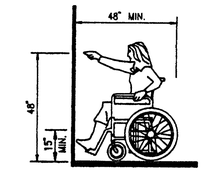


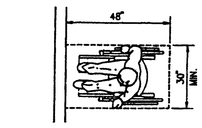
MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR

(5) WHEELCHAIR TURNAROUND SPACE1 — 1/4" = 1'-0"

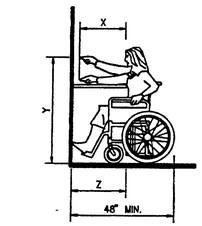


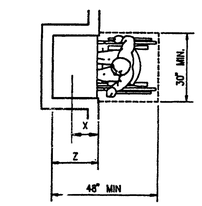
(6) MANUVERING CLEARANCES AT DOORS1 — 1/4" = 1'-0"





(a) HIGH FORWARD REACH LIMIT

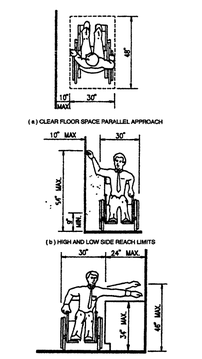




NOTE·
X SHALL BE LESS THAN OR EQUAL TO 25 INCHES
Z SHALL BE GREATER THAN OR EQUAL TO X. WHEN X IS LESS THEN 20 INCHES, THEN Y SHALL BE 48 INCHES MAX WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAX.

(b) MAXIMUM FORWARD REACH OVER AN OBSTRUCTION

(1) FORWARD REACH REQUIREMENTS1 — 1/64" = 1'-0"



(2) SIDE REACH REQUIREMENTS1 — 1/16" = 1'-0"

Russell + Davis ARCHITECTS

739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256.8002 fax

LICENSED ARCHITECT — CRAIG J. RUSSELL — C-28378 — NOV 30 2009 RENEWAL DATE — STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

Project No		27031
Drawn By		CR, MP
Checked By		CR
Issued Date		PERMIT SET 02/06/08
Revision	No.	Date
Plan Check Comments	1	02/22/08

Material hereon is for use by authorized contractors, bidders and subcontractors in connection with this project only All dimensions on these drawings shall take precedence over scaled dimensions Contractors shall be responsible to verify all dimensions and conditions on the job Russell & Davis Architects must be notified of any variations from the dimensions and conditions shown by these drawings

Sheet Title
ADA Notes & Details

Scale As indicated

Sheet No.
A0.2

Of Sheets

DOOR NOTES

1. DOORS WITHIN THE PATH OF TRAVEL FOR HANDICAPPED TO BE OPENABLE WITH A SINGLE EFFORT BY LEVER, PANIC BAR, OR PUSH/PULL HARDWARE ALL OPERATIONAL HARDWARE TO BE 30" - 40" A F F U O N
2. EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT INCLUDE ALL HARDWARE REQUIREMENTS BY LOCAL BUILDING DEPARTMENT
3. DOOR CLOSERS TO BE ADJUSTED TO PROVIDE FOR A MAXIMUM EFFORT TO OPERATE OF 5 Lb FORCE AT FIRE DOOR USE MINIMUM FORCE ACCEPTABLE BY FIRE MARSHAL
4. THRESHOLDS SHALL NOT EXCEED 1/2 HEIGHT
5. BOTH SIDES OF DOOR SHALL BE FINISHED THE SAME UNLESS NOTED OTHERWISE
6. MAIN EXIT DOOR AT SHALL HAVE SIGN ON TOP RAIL STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS IN 1" HIGH LETTERS ON A CONTRASTING BACKGROUND LOCKING DEVICE SHALL BE OF A TYPE READILY DISTINGUISHABLE AS LOCKED
7. UNLESS OTHERWISE NOTED, DOORS NOT LOCATED BY DIMENSION SHALL BE CENTERED ON THE WALL OR LOCATED 4" FROM WALL TO EDGE OF DOOR BACK
8. ALL LEGAL EXITS SHALL BE PROVIDED WITH SELF-ILLUMINATING EXIT SIGNS HAVING 6" HIGH LETTERS WITH 3/4" STROKES IN CONTRASTING LETTERS.
9. ALL DOORS w/ GLASS, TRANSOMS AND SIDELITES SHALL BE DOUBLE GLAZED, LOW-E, TEMPERED SAFETY GLASS.

DOOR SCHEDULE

Door Schedule											
		Door		Sidelight	Door		Frame		Fire		
Door #	Family	Width	Height	Width	Material	Finish	Material	Finish	Rating	Hardware	Comments
1	Single-Flush with 1 Sidelight	3' - 0"	8' - 0"	1' - 0"	Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
2	Single-Flush	3' - 0"	8' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
3	Single-Flush	3' - 0"	8' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
4	Single-Flush	3' - 0"	7' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
5	Single-Flush	3' - 0"	7' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
6	Single-Flush	3' - 0"	8' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
7	Single-Flush with 1 Sidelight	3' - 0"	8' - 0"	3' - 0"	Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
8	Single-Flush with 1 Sidelight	3' - 0"	8' - 0"	3' - 0"	Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
9	Single-Flush	3' - 0"	8' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
10	Single-Flush	3' - 0"	7' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Verify size. New door per opening size
11	Single-Flush_45d	2' - 6"	7' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	
12	Single-Flush	3' - 0"	8' - 0"	.	Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
E01	Single-Flush	3' - 0"	7' - 0"								Existing door to remain; repaint
E02	Single-Flush	2' - 6"	7' - 0"								Existing door to remain; repaint
E03	Single-Flush	2' - 6"	7' - 0"								Existing door to remain; repaint
E04	Single-Flush	3' - 0"	7' - 0"								Existing door to remain; repaint
E05	Single-Flush	2' - 0"	7' - 0"								Existing door to remain; repaint
E06	Single-Flush	3' - 0"	8' - 0"								Existing door to remain; repaint
E07	Single-Flush	3' - 0"	8' - 0"								Existing door to remain; repaint
E08	Single-Flush	3' - 0"	8' - 0"								Existing door to remain; repaint

ALL DOOR/WINDOWS SHALL BE POZZI STAIN-GRADE WOOD WITH DOUBLE GLAZED LOW-E GLASS.
ALL WINDOWS AND TRANSOMS WITHIN 24" OF THE SWING OF ANY DOOR SHALL BE TEMPERED SAFETY GLASS UNITS.

TITLE 24

CERTIFICATE OF COMPLIANCE (Part 1 of 4) LTG-1-C

PROJECT NAME: Professional Financial Investors Inc — DATE: 1/14/2008
PROJECT ADDRESS: 350 Ignacio Blvd Third Floor Novato
PRINCIPAL DESIGNER - LIGHTING: Russell Davis Architects — TELEPHONE: 415-256-8001 — Building Permit #
DOCUMENTATION AUTHOR: Energy Calc Co — TELEPHONE: (415)457-0990 — Checked by/Date — Enforcement Agency Use

GENERAL INFORMATION

DATE OF PLANS — BUILDING CONDITIONED FLOOR AREA: 1,003 Sq Ft — CLIMATE ZONE: 2

BUILDING TYPE: X NONRESIDENTIAL / CONDITIONED SPACES — HIGH RISE RESIDENTIAL / UNCONDITIONED SPACES — HOTEL/MOTEL GUEST ROOM / INDOOR & OUTDOOR SIGNS
PHASE OF CONSTRUCTION: NEW CONSTRUCTION — ADDITION — X ALTERATION
METHOD OF LIGHTING COMPLIANCE: COMPLETE BUILDING / COMMON LIGHTING — X AREA CATEGORY — TAILORED — PERFORMANCE

STATEMENT OF COMPLIANCE

This Certificate of Compliance lists the building features and performance specifications needed to comply with Title 24, Parts 1 and 6 of the California Code of Regulations. This certificate applies only to building lighting requirements
The documentation preparer hereby certifies that the documentation is accurate and complete

DOCUMENTATION AUTHOR: Trisha Stogsdill — SIGNATURE — DATE: 1/14/08

The Principal Lighting Designer hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other calculations submitted with the permit application The proposed building has been designed to meet the lighting requirements contained in Sections 110, 119 130 - 132 146, 148 & 149 of Title 24 Part 6

- The plans & specifications meet the requirements of Part 6 (Sections 10-103a).
- The installation certificates meet the requirements of Part 6 (10-103b 3).
- The operation & maintenance information meet the requirements of Part 6 (10 103c

Please Check One (These sections of the Business and Professions Code are printed in full in the Nonres-dential Manual ;

- hereby affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation and that I am licensed in the State of California as a civil engineer or electrical engineer or I am a licensed architect
- affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code for Section 5537 2 or 6737 3 to sign the document as the person responsible for its preparation and that I am a licensed contractor performing this work
- affirm that I am eligible under the exemption in Division 3 of the Business and Professions Code to sign this document because it pertains to a structure or type of work described as exempt pursuant to Business and Professions Code Sections 5537, 5538 and 6737 1

PRINCIPAL LIGHTING DESIGNER - NAME: Russell Davis Architects — SIGNATURE — DATE: 1/14/08 — LIC # C20378

LIGHTING MANDATORY MEASURES

Indicate location on plans of Note Block for Mandatory Measures

LIGHTING COMPLIANCE FORMS & WORKSHEETS (Check box if worksheet is included)

X	LTG-1-C Parts 1 of 4 and 2 of 4	Certificate of Compliance Part 1 of 4 and 2 of 4 are required for all submittals.
	LTG-1-C, Part 3 of 4	Certificate of Compliance Part 3 of 4 submittal is required only if Control Credits are claimed
X	LTG-1-C, Part 4 of 4	Certificate of Compliance Part 4 of 4 submittal is required when lighting controls are installed
X	LTG-2-C	Indoor Lighting Schedule
X	LTG-3-C	Portable Lighting Worksheet
X	LTG-4-C	Lighting Controls Credit Worksheet
X	LTG-5-C	Indoor Lighting Power Allowance
	LTG-6-C	Tailored Method Worksheet
	LTG-7-C	Room Cavity Ratio Worksheet
	LTG-8-C	Common Lighting Systems Method Worksheet
	LTG-9-C	Line Voltage Track Lighting Worksheet

CERTIFICATE OF COMPLIANCE (Part 2 of 4) LTG-1-C

PROJECT NAME: Professional Financial Investors Inc — DATE: 1/14/2008

INSTALLED INDOOR LIGHTING POWER FOR CONDITIONED AND UNCONDITIONED SPACES

	INSTALLED WATTS
INSTALLED LIGHTING, CONDITIONED SPACES (From LTG-2-C)	1,090
PORTABLE LIGHTING (From LTG-3-C)	86
LIGHTING CONTROL CREDIT, CONDITIONED SPACES (From LTG-4-C)	0
CONDITIONED SPACE ADJUSTED INSTALLED LIGHTING POWER	1,166
INSTALLED LIGHTING, UNCONDITIONED SPACES (From LTG-3-C)	0
LIGHTING CONTROL CREDIT, UNCONDITIONED SPACES (From LTG-4-C)	0
UNCONDITIONED SPACE ADJUSTED INSTALLED LIGHTING POWER	0

ALLOWED INDOOR LIGHTING POWER FOR CONDITIONED SPACES

	ALLOWED WATTS
X COMPLETE BUILDING METHOD (From LTG-5-C)	
AREA CATEGORY METHOD (From LTG-5-C)	
TAILORED METHOD (From LTG-5-C)	
ALLOWED LIGHTING POWER	1,204

ALTERNATE COMPLIANCE

PERFORMANCE METHOD
COMMON LIGHTING SYSTEM (From LTG-6-C)

ALLOWED INDOOR LIGHTING POWER FOR UNCONDITIONED SPACES (From LTG-5-C) — 0

MANDATORY INDOOR AND DAYLIGHTING AUTOMATIC CONTROLS

CONTROL LOCATION (Room #)	CONTROL IDENTIFICATION	CONTROL TYPE (Auto Time Switch, Dimming, etc.)	SPACE CONTROLLED	Check if Daylighting	NOTE TO FIELD

NOTES TO FIELD - For Building Department Use Only

CERTIFICATE OF COMPLIANCE (Part 4 of 4) LTG-1-C

PROJECT NAME: Professional Financial Investors, Inc — DATE: 1/14/2008

Designer
This form is to be used by the designer and attached to the plans Listed below are all the acceptance tests for lighting systems The designer is required to check the boxes by all acceptance tests that apply and list all equipment that require an acceptance test If all equipment of a certain type requires a test list the equipment description and the number of systems to be tested in parentheses The NJ number designates the Section in the Appendix of the Nonresidential ACM Manual that describes the test Also indicate the person responsible for performing the tests (i e the installing contractor, design professional or an agent selected by the owner) Since this form will be part of the plans, completion of this section will allow the responsible party to budget for the scope of work appropriately

Building Departments
Before an occupancy permit is granted for a newly constructed building or space, or a new lighting system serving a building or space is operated for normal use all control devices serving the building or space shall be certified as meeting the Acceptance Requirements for Code Compliance in addition a Certificate of Acceptance, LTG-1-A, Forms shall be submitted to the building department that

A Certifies plans specifications, installation certificates, and operating and maintenance information meet the requirements of § 10-103(b) and Title 24 Part 6

Test Description	Test Performed By
I LTG-2-A Lighting Control Acceptance Document	
- Occupancy Sensor Acceptance	
- Manual Daylight Controls Acceptance	
- Automatic Time Switch Control Acceptance	
Equipment requiring acceptance testing	
LTG-3-A Automatic Daylighting Controls Acceptance Document	
Equipment requiring acceptance testing	

INDOOR LIGHTING SCHEDULE (Part 1 of 2) LTG-2-C

PROJECT NAME: Professional Financial Investors Inc — DATE: 1/14/2008

INSTALLED LIGHTING POWER FOR CONDITIONED SPACES

	Luminaire	Lamps/Ballasts			Installed Watts			
		C	D	E	F	G	H	I	J
Name	Type Description	Qty per Luminaire	Watts per Lamp	Ballast Factor	Total Watts per Luminaire (C x D x E)	Qty of Luminaires	Total Watts (F x G)	Watts per Sq Ft (H / Area)	Total Watts (I x Area)
A	20w Low Voltage Halogen								
B	20w Low Voltage Halogen								
	20 Watt Lamp	1	20	1.0	20	0	X	27	540
	20 Watt Lamp	1	20	1.0	20	0	X	27	540

PAGE TOTAL	1,080
BUILDING TOTAL (sum of all pages)	1,080
PORTABLE LIGHTING (From LTG-3-C)	86
CONTROL CREDIT (From LTG-4-C)	0
ADJUSTED ACTUAL WATTS	1,166

PORTABLE LIGHTING WORKSHEET LTG-3-C

PROJECT NAME: Professional Financial Investors Inc — DATE: 1/14/2008

TABLE 1 - PORTABLE LIGHTING NOT SHOWN ON PLANS FOR OFFICE AREAS >260 SQUARE FEET

A	B	C	D
ROOM # OR ZONE ID	DEFAULT (Watts/ft)	AREA (SF)	TOTAL WATTS (B X C)
Owner's Office	0.2	432	86
TOTAL		432	86

TABLE 2 - PORTABLE LIGHTING SHOWN ON PLANS FOR OFFICE AREAS >250 SQUARE FEET

A	B	C	D	E	F	G
ROOM # OR ZONE ID	PORTABLE LIGHTING Description	# OF FIXT	LUMEN WATTS PER FIXTURE	TASK AREA (SF)	# OF TASK AREAS	TOTAL AREA (SF) (D x E)	TOTAL WATTS (C x E)
TOTAL						0	0

TABLE 3 - PLANS SHOW PORTABLE LIGHTING IS NOT REQUIRED FOR OFFICE AREAS > 250 SQUARE FEET

ROOM # OR ZONE ID	TOTAL AREA (SF)
TOTAL	0

Designer needs to provide detailed documentation that the lighting level provided by the overhead lighting meets the needs of the space The details include luminaire types and mounting locations relative to work areas.

BUILDING SUMMARY - PORTABLE LIGHTING

BUILDING SUMMARY	TOTAL AREA (SF) (FROM TABLES 1+2+3)	TOTAL WATTS
BUILDING TOTAL	432	86

INDOOR LIGHTING POWER ALLOWANCE LTG-5-C

PROJECT NAME: Professional Financial Investors Inc — DATE: 1/14/2008

ALLOWED LIGHTING POWER (Choose One Method)

COMPLETE BUILDING METHOD - CONDITIONED SPACES

BUILDING CATEGORY (From Section 146 Table 146-B)	WATTS PER SF	COMPLETE BLDG AREA	ALLOWED WATTS

AREA CATEGORY METHOD - CONDITIONED SPACES

AREA CATEGORY (From Section 146 Table 146-C)	WATTS PER SF	AREA (SF)	ALLOWED WATTS
Office	1.20	1,003	1,204
		PAGE TOTAL	1,003 — 1,204
		BUILDING TOTAL AREA	1,003 — 1,204 WATTS

TAILORED METHOD - CONDITIONED SPACES

TOTAL ALLOWED WATTS (From LTG-6-C or from computer run) — 0

UNCONDITIONED SPACES

Complete Building and Area Category Methods Category (From Section 146 Table 146-B&C)	WATTS PER SF	AREA (SF)	ALLOWED WATTS
		PAGE TOTAL	0 — 0
		BUILDING TOTAL AREA	0 — 0 WATTS

TAILORED METHOD - UNCONDITIONED SPACES

TOTAL UNCONDITIONED SPACES ALLOWED WATTS (From LTG-5-C and LTG-6-C) — 0

LIGHTING MANDATORY MEASURES LTG-MM

PROJECT NAME: Professional Financial Investors Inc — DATE: 1/14/2008

	DESCRIPTION	Designer	Enforcement
	§131(d)1 For every floor, all interior lighting systems shall be equipped with a separate automatic control to shut off the lighting This automatic control shall meet the requirements of Section 119 and may be an occupancy sensor, automatic time switch or other device capable of automatically shutting off the lighting		
	§131(d)2 Override for Building Lighting Shut-off The automatic building shut-off system is provided with a manual, accessible override switch in eight of the lights The area of override is not to exceed 5,000 square feet.		
	§130(b) Automatic Control Devices Certified All automatic control devices specified are certified, all alternate equipment shall be certified and installed as directed by the manufacturer		
X	§111 Fluorescent Ballast and Luminaires Certified All fluorescent fixtures specified for the project are certified and listed in the Directory All installed fixtures shall be certified		
	§132 Tandem Wiring for One and Three Lamp Fluorescent Fixtures All one and three lamp fluorescent fixtures are tandem wired with two lamp ballasts where required by Standards Section 132, or all one and three lamp fluorescent fixtures are specified with electronic high-frequency ballasts and are exempt from tandem wiring requirements.		
X	§131(a) Individual Room/Area Controls Each room and area in this building is equipped with a separate switch or occupancy sensor device for each area with floor-to-ceiling walls		
X	§131(b) 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 bi-level switching for uniform reduction of lighting within the room		
X	§131(c) Daylight Area Control All rooms with windows and skylights that are greater than 250 square feet and that allow for the effective use of daylight in the area shall have 90% of the lamps in each daylit area controlled by a separate switch, or the effective use of daylight cannot be accomplished because the windows are continuously shaded by a building on the adjacent lot. Diagram of shading during different times of the year is included on plans		
	§131(e) Display Lighting Display lighting shall be separately switched on circuits that are 20 amps or less		

Russell + Davis ARCHITECTS
739 "A" Street, Suite B
San Rafael, CA. 94901
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415.256.8002 fax

LICENSED ARCHITECT — RUSSELL — C-28378 — NOV 30 2007 — RENEWAL DATE — STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

Project No	27031
Drawn By	CR, MP
Checked By.	CR
Issued Date	PERMIT SET 02/06/08

Revision	No	Date
Plan Check Comments	1	02/22/08

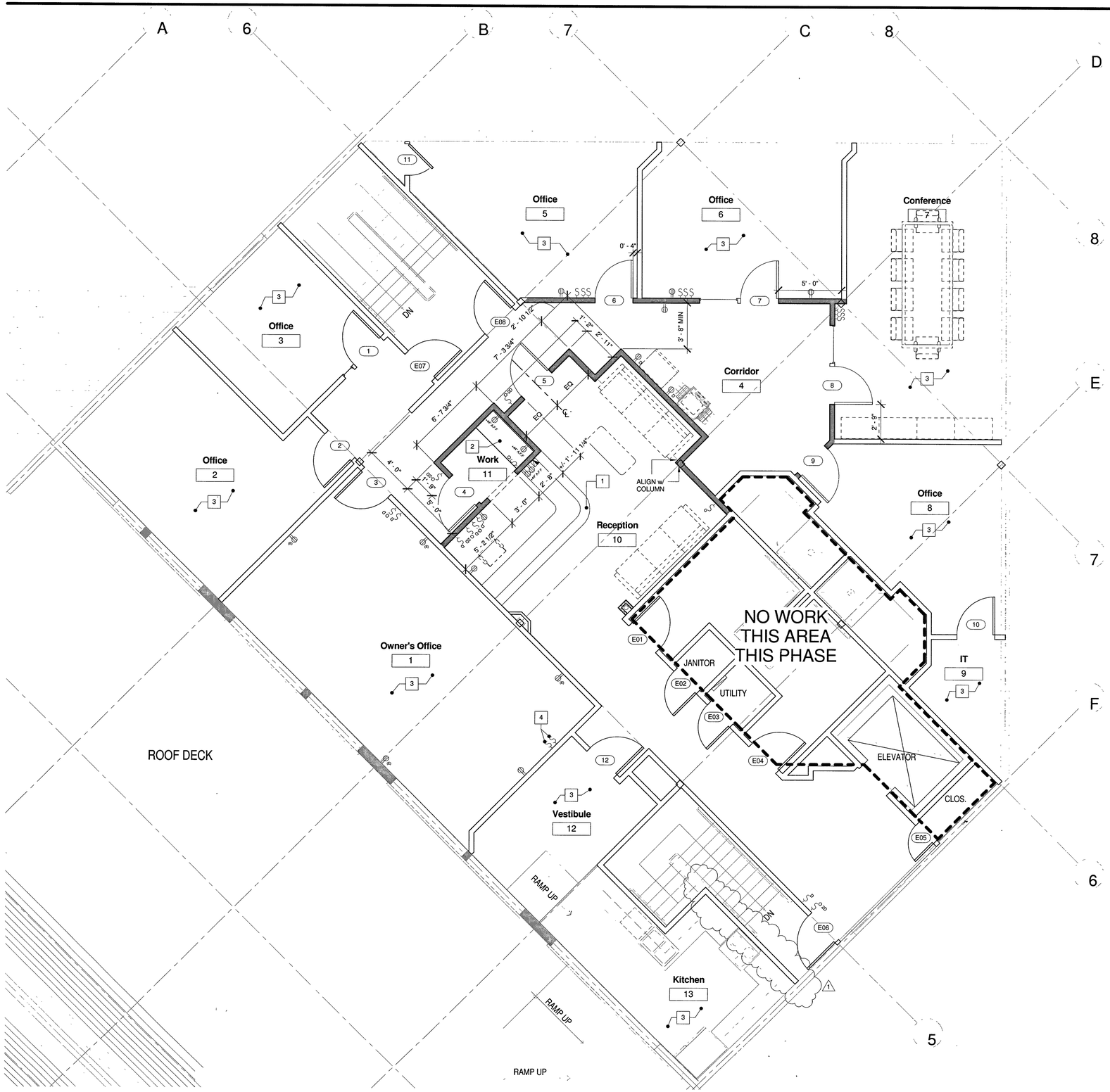
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Sheet Title
Schedules & Title 24

Scale 1/4" = 1'-0"

Sheet No
A0.3

Of Sheets



1 Floor Plan
1/4" = 1'-0"

KEYNOTE LEGEND

Keynote Legend	
Keynote #	Description
1	New reception desk by owners representative
2	New base cabinet and wall mounted shelving by owners representative
3	Existing Electrical, Phone & Data Outlets to remain
4	Existing switch to be demolished in the new scheme

LEGEND

- NEW PARTITION
- EXISTING WALL TO REMAIN
- FURRED WALL
- DUPLEX ELECTRICAL OUTLET @ +15" AFF TO C/L, U O N
- (E) DUPLEX ELECTRICAL OUTLET TO REMAIN IN NEW SCHEME
- DEDICATED DUPLEX ELECTRICAL OUTLET @ +15" AFF TO C/L, U O.N
- PHONE & DATA OUTLET @ +15" AFF TO C/L, U O N

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF GYPSUM WALL BOARD OR GRID LINE ALL ELEVATIONS ARE NOTED FROM FINISH FLOOR ELEVATIONS. (U.O N)
2. ALL GYPSUM BOARD SHALL BE 5/8" TYPE 'X', LEVEL 3 FINISH (U O N).
3. PROVIDE DRYWALL TRIM AT ALL EXPOSED EDGES AND CORNERS
4. G C SHALL VERIFY THAT DEMISING WALLS EXTEND TO STRUCTURE ABOVE AND ALL PENETRATIONS ARE SEALED TIGHT, AS REQUIRED BY LANDLORD AND SHALL PROVIDE ALL WORK REQUIRED TO CORRECT DEFICIENT CONDITIONS
5. ALL WALL FRAMING NOT BRACED TO DEMISING WALLS SHALL BE SECURED OR DIAGONALLY BRACED AT 4'-0" O C
6. THE G C SHALL LEAVE NO GAPS AND FILL SOLID TO PIPING AND DUCTWORK TO MAINTAIN THE STRUCTURAL INTEGR:TY OF DEMISING WALLS AND MAINTAIN A MINIMUM ONE HOUR FIRE SEPARATION
7. THE G C. SHALL PROVIDE CAULK JOINTS WHERE GWB MEETS THE FLOOR OR ROOF DECK. PACK FLUTES AT DECK
8. THE G C IS RESPONSIBLE FOR ALL FLOOR AND WALL PENETRATIONS REQ FOR ELECTRICAL AND MECHANICAL WORK. ALL SUCH OPENINGS SHALL BE FRAMED AND REINFORCED NO PENETRATIONS SHALL BE CUT THOUGH WALLS OR FLOORING WITHOUT PRIOR AUTHORIZATION BY THE LANDLORD
9. ALL ELECTRICAL OUTLETS AND TELEPHONE LINE LOCATIONS SHOWN ARE NEW (E) OUTLETS LOCATIONS WITHIN WALLS NOT DISTURBED BY DEMOLITION ARE TO REMAIN UPGRADE ALL (E) OUTLETS TO GROUNDED OUTLETS
10. G C TO PROVIDE INFORMATION AND SPECS TO BUILDING DEPT PRIOR TO INSTALLATION ELECTRICAL LOADS CALCS ARE TO BE DESIGN BUILD G C TO PROVIDE BUILDING DEPT. WITH LOAD CALCS PRIOR TO ANY ELECTRICAL WORK SEE SHEET A0 FOR FURTHER NOTES AND CLARIFICATIONS
11. PROVIDE BONDING FOR ALL WATER AND GAS PIPING
12. ALL EXISTING FIREPROOFING TO BE MAINTAINED DAMAGE OR REMOVAL OF FIREPROOFING MUST BE REPAIRED OR REPLACED AT NO COST TO OWNER
13. DO NOT COVER EXISTING EXPANSION JOINTS IN BASE BUILDING G C SHALL PROVIDE LIKE EXPANSION JOINTS IN TENANT CONSTRUCTION TO ALLOW FOR BASE BUILDING MOVEMENT.
14. ALL FURNITURE SHOWN FOR REFERENCE ONLY, N I.C

Russell + Davis ARCHITECTS

739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256.8002 fax

LICENSED ARCHITECT
COLLIN J RUSSELL
C-28378
NOV 30 2009
RENEWAL DATE
STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

Project No :		27031
Drawn By		CR, MP
Checked By		CR
Issued Date		PERMIT SET 02/06/08
Revision	No	Date
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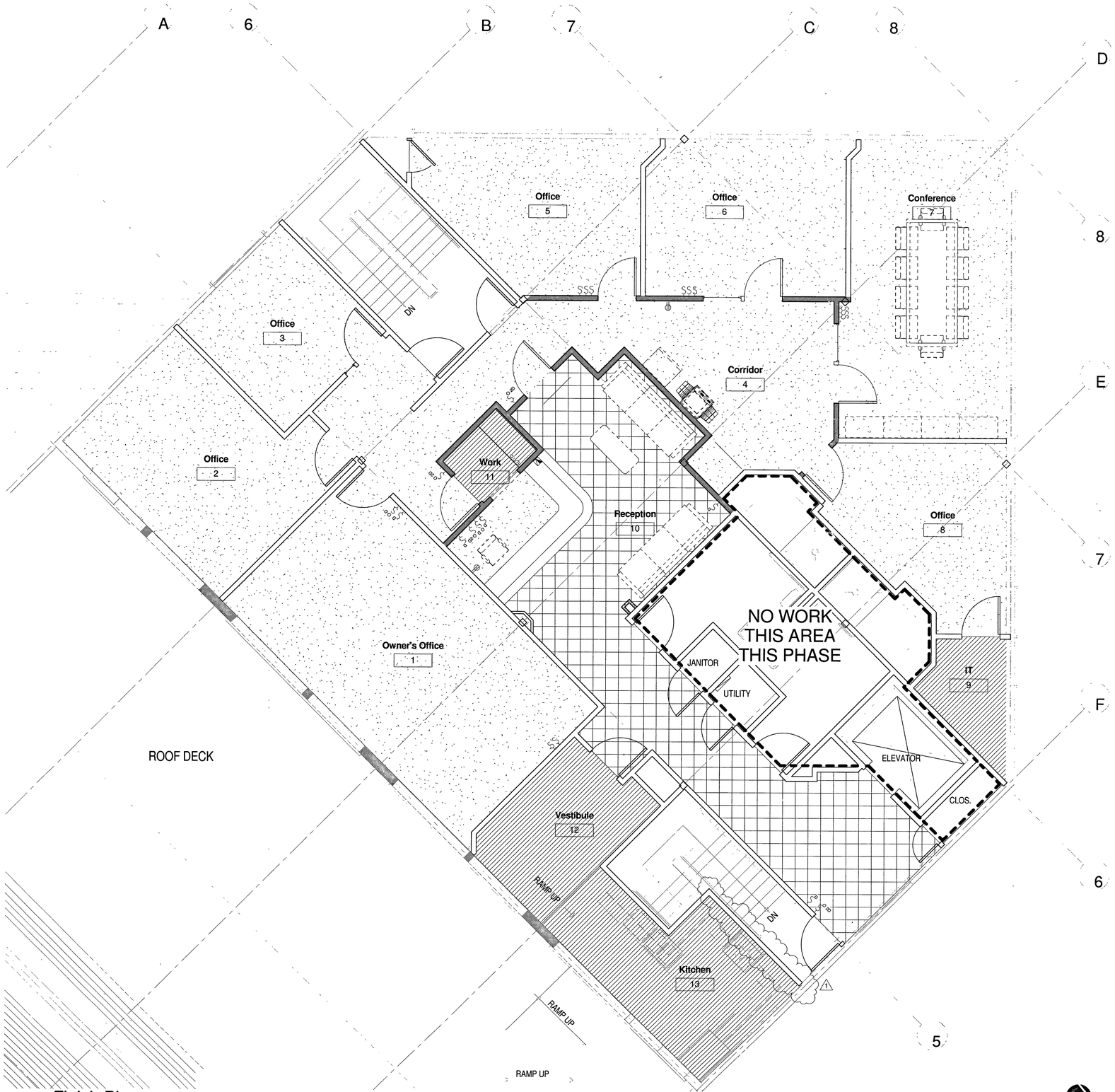
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Sheet Title
Floor Plan

Scale 1/4" = 1'-0"

Sheet No
A2.1

Of Sheets



1 Finish Plan
1/4" = 1'-0"

LEGEND

- Carpet
- Resilient
- Ceramic Tile

FINISH PLAN GENERAL NOTES

1 ALL GWB TO BE FINISHED TO LEVEL 5 FINISH, TYP
2 INTERIOR TO HAVE A MAX OF 2 PAINT COLORS PER ROOM
3 INSTALL ALL TILE PER MANUFACTURER'S INSTRUCTIONS

FINISH SCHEDULE

Finish Schedule							
Room No.	Room Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Ceiling Height	Comments
1	Owner's Office	Carpet	Wood	Painted GWB level 5	Suspended GWB, Level 5	8' - 6"	See soffit details, See sheet A8.0 Detail #10
2	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
3	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
4	Corridor	Carpet	Wood	Painted GWB level 5	New Suspended Acoustical	8' - 6"	
5	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
6	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
7	Conference	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
8	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
9	IT	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
10	Reception	Ceramic Tile	Wood	Painted GWB level 5	Suspended GWB, Level 5	8' - 6"	
11	Work	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
12	Vestibule	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
13	Kitchen	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	Ceiling ht. varies. Paint grid, Color per schedule, New ceiling tile

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739 "A" Street, Suite B
San Rafael, CA. 94901
415 256.8001 tel.
415.256 8002 fax

LICENSED ARCHITECT
CORTEN J RUSSELL
C-28378
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Sheet Title
Finish Plan

Scale 1/4" = 1'-0"

Sheet No.
A2.2

Of Sheets



1 Reflected Ceiling Plan
1/4" = 1'-0"

Keynote Legend	
Keynote #	**Description**
1	New 4" diameter low voltage recessed downlight
2	New 4" diameter low voltage recessed wall washer
3	Relocated existing fluorescent downlight
4	New suspended acoustical ceiling to match existing
5	New suspended GWB ceiling
6	Existing suspended acoustical ceiling to remain. Paint (E) grid per finish schedule. Repair / Replace damaged tiles as required.
7	Existing electrical & lighting to remain in the new scheme
8	(E) column to remain
9	New GWB soffit
10	Existing electrical panel
11	Existing switches relocated as shown in the new scheme

RCP LEGEND

FIXTURE	FIXTURE TYPE	LAMP TYPE	DESCRIPTION
○	(E) RECESSED DOWNLIGHT FLUORESCENT		RELOCATE EXISTING LIGHTING
◎	RECESSED LOW-VOLTAGE DOWNLIGHT	12V, 20W MR16 LAMP	JUNO 442C-WH TRIM, 4" LOW VOLTAGE HOUSING IC44N, w/ DIMMER
◎	RECESSED LOW-VOLTAGE WALL WASHER	12V, 20W MR16 LAMP	JUNO 446-WH TRIM, 4" LOW VOLTAGE HOUSING IC44N, w/ DIMMER
S	OCCUPANCY SENSOR SWITCH		
S	OCCUPANCY SENSOR SWITCH w/ DIMMER		
S D-2D	TWO WAY OCCUPANCY SENSOR SWITCH w/ DIMMER		
S	SWITCH w/ DIMMER		
	EXIT LIGHT		
	EMERGRNCY LIGHT		
	ELECTRICAL PANEL		

RCP GENERAL NOTES

1 ALL ELECTRICAL WORK IS TO BE DESIGN BUILD THE ELECTRICAL SUB CONTRACTOR IS RESPONSIBLE FOR ALL RELATED PERMITS AND TITLE 24 COMPLIANCE DOCUMENTS

2 THE TYPE & LOCATION OF LIGHT FIXTURES SHALL BE AS INDICATED ON THE REFLECTED CEILING PLAN

3 THE G C SHALL SET ALL CEILINGS AND SOFFITS USING A LASER LEVEL TO ACHIEVE A CEILING THAT IS PLUMB, LEVEL, AND SQUARE TO ALL WALLS AND SOFFITS.

4 ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS. VERIFY THICKNESS OF FLOOR CONSTRUCTION WITH FLOORING SUBCONTRACTOR PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION

5. G.C TO COORDINATE WITH CABINET MANF TO PROVIDE SPACE AND SHIELDING UNDER AND ABOVE CABINETS FOR TASK LIGHTING . SEE FIXTURE SCHEDULE

6. ALL SWITCHES TO BE MOUNTED +4'-0" AFF TO C/L

7 RELOCATE EXISTING FIRE ALARMS TO NEW CEILING

Russell + Davis ARCHITECTS

739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256.8002 fax

LICENSED ARCHITECT
CHRISTIN J. RUSSELL
C-28378
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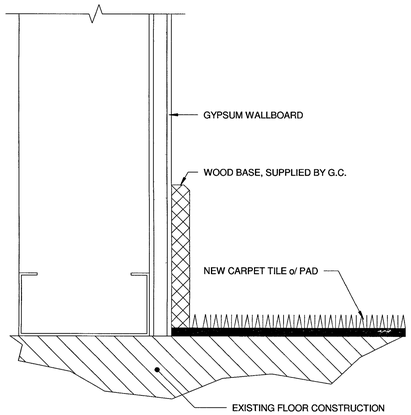
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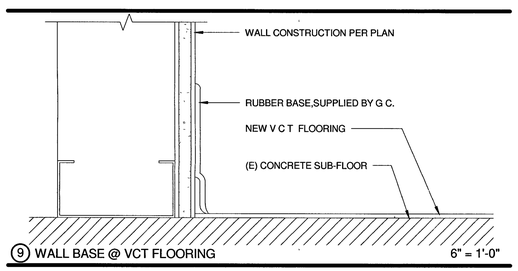
Sheet Title
Reflected Ceiling Plan

Scale 1/4" = 1'-0"

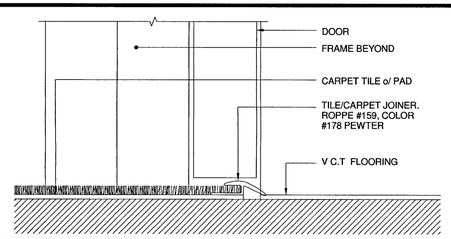
Sheet No
A3.1
Of Sheets



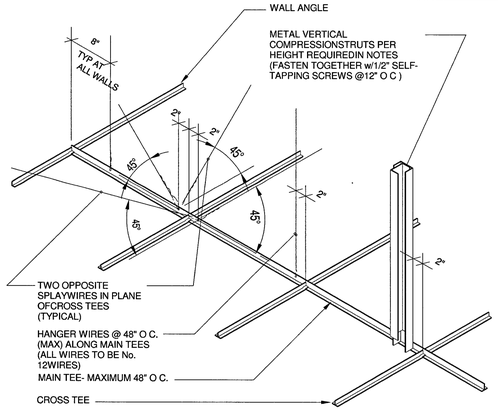
8 WALL BASE @ CARPET FLOORING 6" = 1'-0"



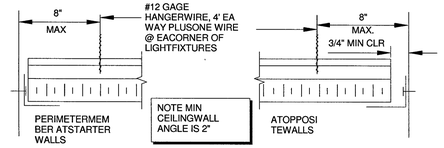
9 WALL BASE @ VCT FLOORING 6" = 1'-0"



10 CARPET TO VCT TRANSITION 3" = 1'-0"



A. CEILING GRID



B. RUNNERS AT WALLS

SUSPENDED CEILING NOTES:

1 BRACE SUSPENDED CEILING LATERALLY AS FOLLOWS -HORIZ RESTRAINTSHALL BE EFFECTED BY 4- No 12 WIRES SECURED TO THE MAIN RUNNERINTERSECTION & SPLAYED 45 DEG. FROM THE PLANE OF THE CEILING.THESE HORIZ RESTRAINT PTS SHALL BE PLACED 12'-0" O C IN BOTHDIRECTIONS WITH THE FIRST POINT WITHIN 4'-0" FROM EACH WALL

2 PROVIDE COMPRESSION STRUTS TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE AT 12'-0" O C IN BOTH DIRECTIONS WITH THE FIRST POINTWITHIN 8'-0" FROM EACH WALL. PLACE STRUT WITHIN 2" OF THE FOUR SPLAYED WIRES ATTACH TOP AND BOTTOM WITH 2" SELF-TAPPING SCREWS

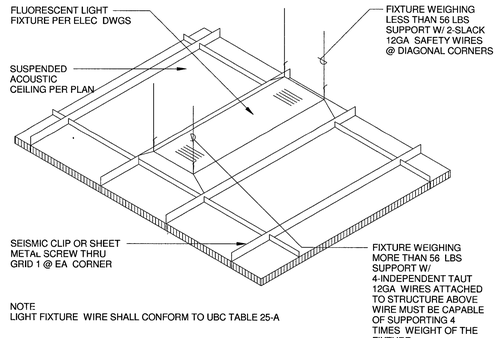
-STRUT SIZES LESS THAN 8'- (1) 3-5/8"x 25 GA METAL STUD
LESS THAN 10'- (2) 1-5/8"x 25 GA METALSTUDS
LESS THAN 15'- (2) 2-1/2"x 25 GA METALSTUDS
LESS THAN 20'- (2) 3-5/8"x 25 GA METAL STUDS

3 SUSPENDED CEILING TO BE DESIGNED FOR LATERAL FORCES (Cp= 0 30& Wp= 4 PSF (MIN))

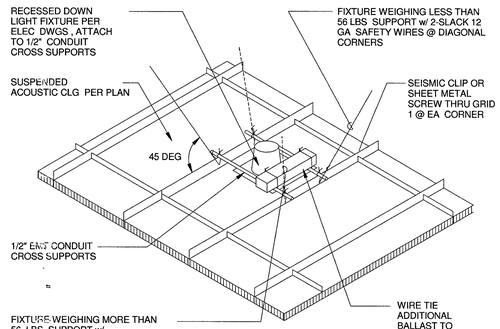
4 LATERAL BRACING TO BE MIN. OF 6" FROM HORIZONTAL PIPING OR DUCT WORKWITHOUT BRACING WIRES TO BE ATTACHED TO GRID AND STRUCTURE IN A MANNERTO SUPPORT A LOAD OF NOT LESS THAN 200 LBS OR ACTUAL LOAD WITH A SAFETYFACTOR OF 2 SUSPEDED CEILINGS SHALL COMPLY WITH U B C. TABLES 25-A ANDCHAPTER 16

NOTE
BRACING SHALL BE DONE ACCORDING TO ICBO REPORT #4071

6 ACT SUSPENDED CEILING 1 1/2" = 1'-0"

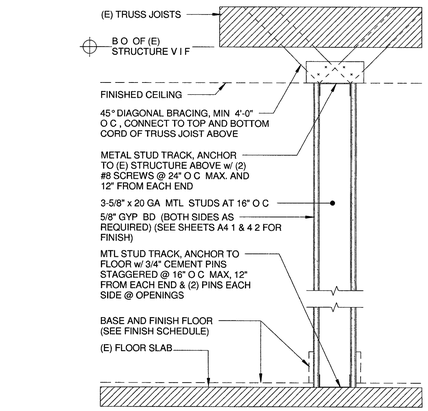


A LIGHT FIXTURE SEISMIC WIRE SUPPORT

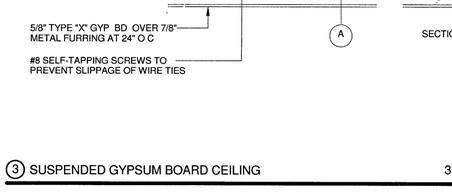


B DOWN LIGHT SEISMIC SUPPORT

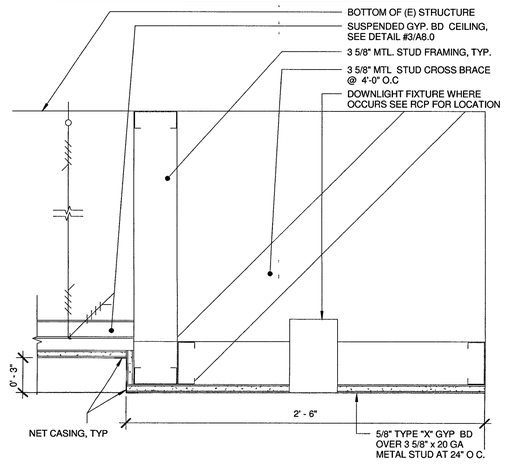
4 LIGHT FIXTURE SEISMIC SUPPORT 3" = 1'-0"



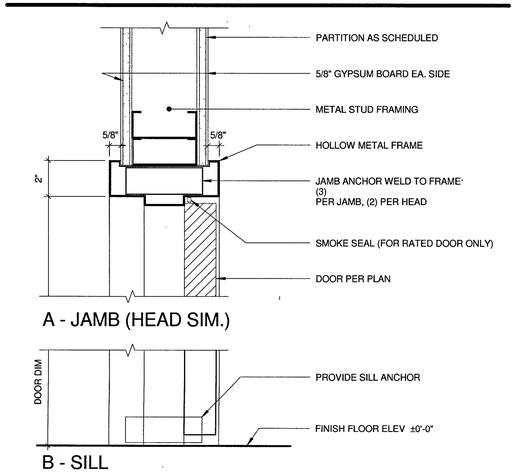
1 TYPICAL INTERIOR WALL DETAIL 1 1/2" = 1'-0"



3 SUSPENDED GYPSUM BOARD CEILING 3" = 1'-0"



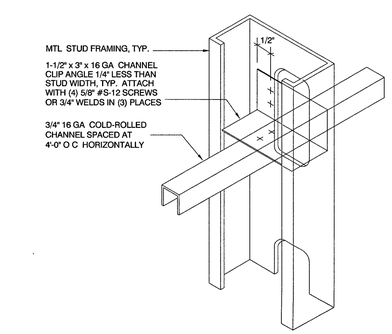
11 GYP. BD. SOFFIT @ OWNERS OFFICE 1 : 6



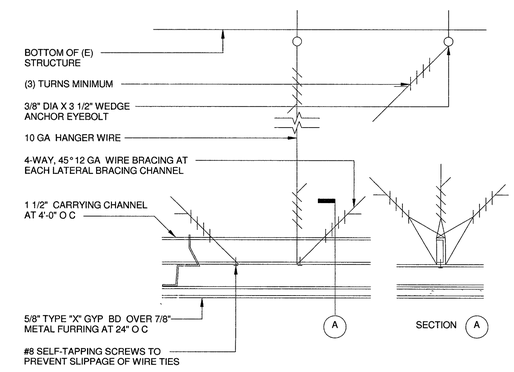
A - JAMB (HEAD SIM.)

B - SILL

7 TYP. INTERIOR DOOR DETAIL 3" = 1'-0"



5 TYPICAL BRIDGING 1 1/2" = 1'-0"



3 SUSPENDED GYPSUM BOARD CEILING 3" = 1'-0"

Russell + Davis ARCHITECTS
739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256.8002 fax

LICENSED ARCHITECT CHRISTOPHER J RUSSELL C-28378 NOV 30 2009 RENEWAL DATE STATE OF CALIFORNIA

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Sheet Title
Interior Details

Scale As indicated

Sheet No
A8.0

Of Sheets

TENANT IMPROVEMENT FOR PROFESSIONAL FINANCIAL INVESTORS

350 IGNACIO BLVD., 3RD FLOOR
NOVATO, CA 94949

GENERAL NOTES

1 DESIGNS REPRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND WERE DEVELOPED FOR USE ON THIS PROJECT ONLY THESE DRAWINGS AND THE DESIGNS THEY REPRESENT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR FIRM OUTSIDE THE SCOPE OF THIS PROJECT WITHOUT WRITTEN PERMISSION FROM RUSSELL & DAVIS ARCHITECTS.

2 THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS, PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS SHALL APPLY TO AND GOVERN THE WORK OF THIS CONTRACT A COPY OF THE GENERAL CONDITIONS, ALTHOUGH NOT BOUND HEREIN, IS AVAILABLE FOR REVIEW AT THE OFFICE OF THE ARCHITECT

3 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT PROMPTLY OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS

4 DISCREPANCIES AND INCONSISTENCIES IN CONTRACT DOCUMENTS IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE ARCHITECT IN WRITING, DURING THE BIDDING PERIOD, OF ANY INCONSISTENCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS UPON RECEIPT OF THIS INFORMATION, THE ARCHITECT WILL SEND WRITTEN INSTRUCTION TO ALL CONCERNED ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR ANY CLAIMS FOR EXTRAS WILL NOT BE HONORED

5 TESTING AND INSPECTIONS THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL TESTING AND INSPECTIONS REQUIRED BY APPLICABLE BUILDING CODES, ORDINANCES OR DIRECTIVES OF GOVERNING BUILDING OFFICIALS THE OWNER OR ARCHITECT MAY REQUIRE TESTING OF MATERIALS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS THE OWNER SHALL PAY ALL COSTS FOR SUCH TESTING IF THE TESTS INDICATE CONFORMANCE THE CONTRACTOR SHALL PAY COSTS WHEN THE TESTING INDICATES NON-CONFORMANCE

6 PERMITS AND INSPECTIONS THE OWNER SHALL PAY FOR PLAN CHECKING FEES AND BUILDING PERMITS EACH CONTRACTOR SHALL SECURE AND PAY FOR PERMITS REQUIRED FOR THEIR WORK AND FOR ALL INSPECTIONS WHICH MAY ALSO BE REQUIRED

7 SCOPE OF WORK THE SCOPE OF WORK FOR EACH DIVISION SHALL INCLUDE ALL LABOR, MATERIALS, APPLIANCES, EQUIPMENT AND FACILITIES NECESSARY TO DO ALL OF THE WORK INDICATED IN THE DRAWINGS AND SPECIFICATIONS THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER, NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN ON THE DRAWINGS

8 ALL MATERIALS SHALL BE NEW AND UNUSED AND OF HIGH QUALITY IN EVERY RESPECT ALL WORK TO BE DONE IN A PROFESSIONAL MANNER MANUFACTURER'S MATERIAL, EQUIPMENT, ETC SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS ALL WORKERS AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADE

9 MATERIALS AND WORKMANSHIP WARRANTY THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE MATERIALS AND CORRECT POOR WORKMANSHIP WITH NO ADDITIONAL COST TO THE OWNER, AND SHALL REMEDY ANY DEFECTS IN MATERIAL OR WORKMANSHIP WHICH APPEAR IN ONE YEAR FROM THE DATE OF COMPLETION OF THE JOB THIS WARRANTY APPLIES TO WORK DONE BY SUBCONTRACTORS AS WELL AS THE WORK DONE BY THE EMPLOYEES OF THE CONTRACTOR

10 SHORING IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING AND FORMWORK AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THIS BUILDING

11 BRACING. TEMPORARY BRACING SHALL BE PROVIDED AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED

12 SHOP DRAWINGS CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NEW FINISH MATERIALS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OR EXECUTION

13 ALL EXTERIOR DOORS SHALL BE WEATHER-STRIPPED ALL SASH AND SLIDING GLASS DOORS TO HAVE WEATHERSTRIPPING.

14. ALL GLAZING SHALL COMPLY WITH CHAPTER 24, C B C., 2001 EDITION

15 ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST APPLICABLE EDITION OF THE NATIONAL ELECTRICAL CODE (N E C) LOCATION AND RATING OF ALL ELECTRICAL PANELS TO BE PROVIDED BY ELECTRICAL CONTRACTOR

16 SEE TITLE 24 ENERGY COMPLIANCE DOCUMENTS FOR ALL ENERGY CONSERVATION INSULATION AND FURNACE REQUIREMENTS

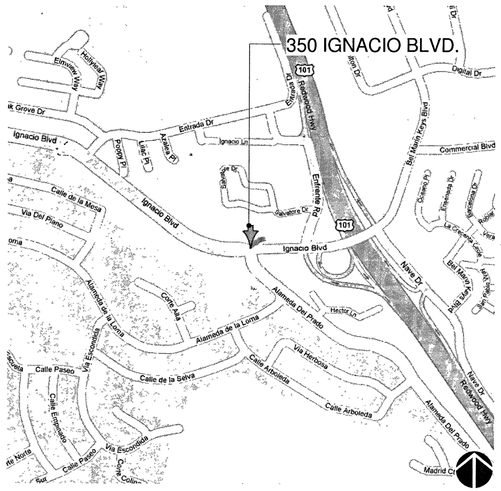
17 HVAC UNITS INSTALLED AS PART OF SHELL DESIGN MECHANICAL CONTRACTOR TO DESIGN AND INSTALL ROUGH & INTERNAIL DUCT WORK, CONTROLS, THERMOSTATS, AND ALL OTHER REQUIRED COMPONENTS COORDINATE HVAC WORK WITH ELECTRICAL CONTRACTOR ALL REQUIRED ENGINEERING OR DRAWINGS FOR MECHANICAL AND PLUMBING SYSTEMS TO BE PROVIDED BY LICENSED CONTRACTOR COORDINATE DUCT LOCATIONS WITH ARCHITECT PRIOR TO THE START OF CONSTRUCTION PROVIDE SMOKE DETECTORS WITH PRIMARY POWER FROM BUILDING WIRING WHERE SHOWN ON DRAWINGS

18 ALL REQUIRED ENGINEERING OR DRAWINGS FOR ELECTRICAL SYSTEMS TO BE PROVIDED BY LICENSED CONTRACTOR COORDINATE ALL WORK WITH ARCHITECT PRIOR TO THE START OF CONSTRUCTION

19 PROVIDE WATER-RESISTANT GYPSUM WALL BOARD AT ALL WET LOCATIONS, INCLUDING BATHROOMS, SHOWER ROOMS AND KITCHENS PROVIDE CEMENT BACKER BOARD AT ALL AT ALL CERAMIC TILE SURFACES

20 ALL FIRE PROTECTION & SPRINKLER DESIGN TO BE PROVIDED BY LICENSED CONTRACTOR

VICINITY MAP



ABBREVIATIONS

&	AND
(E)	EXISTING
(N)	NEW
@	AT
AC	AIR CONDITIONING
ADD.	ADDENDUM
A F F	ABOVE FINISHED FLOOR
ARCH	ARCHITECT OR ARCHITECTURAL
B O	BOTTOM OF
B O H	BACK OF HOUSE
BD.	BOARD
BLDG.	BUILDING
BULL.	BULLETIN
C L	CENTER LINE
C O	CLEAN OUT
CLG	CEILING
CLR	CLEAR
C M U	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT.	CONTINUED OR CONTINUOUS
COORD	COORDINATE
CORR.	CORRIDOR
CUB	CUBIC
DEMO	DEMOLITION
DIA.	DIAMETER
DTL	DETAIL
DWG(S)	DRAWING(S)
E	EAST
ELEC.	ELECTRIC OR ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
ETC.	ETCETERA
F T	FIRE TREATED
FIN	FINISH OR
FIXT	FINISHED
FLR	FIXTURE
FT	FLOOR
GA	FOOT / FEET GUAGE
GALV	GALVANIZED
GEN	GENERAL
GRP	GROUP
G W B	GYPSUM WALL BOARD
GYP.	GYPSUM
H C	HANDICAPPED OR HOLLOW CORE
H M.	HOLLOW METAL
H V A C	HEATING, VENTILATION & AIR CONDITIONING
HDWR	HARDWARE
HR	HOUR
HT.	HEIGHT
IN	INCH (ES)
INT.	INTERIOR
L L.	LANDLORD OR LEASE LINE
LAV	LAVATORY
LBS	POUNDS
M D F	MEDIUM DENSITY FIBERBOARD
MACH	MACHINE
MAX.	MAXIMUM
MECH.	MECHANICAL
MEZZ	MEZZANINE
MFG	MANUFACTURER
MGR	MANAGER
MIN	MINIMUM
MISC.	MISCELLANEOUS
MTD MTL	MOUNTED METAL
N	NORTH
N T S N/A	NOT TO SCALE NOT APPLICABLE
NIC	NOT IN CONTRACT
NO OR # O C	NUMBER
O D	ON CENTER
O/	OUTSIDE DIAMETER
OPP.	OVER
PART.	OPPOSITE
PJ	PARTITION
PLUMB	PROJECT PLUMBING
PLYWD	PLYWOOD
R	RADIUS
R C.P	REFLECTED CEILING PLAN
REF	REFERENCE
REQ'D	REQUIRED
REV	REVISION
RM	ROOM
S	SOUTH
S C	SOLID CORE
S F	SQUARE FOOT/ FEET OR STOREFRONT
S S	STAINLESS STEEL
SCH	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION (S)
SQ	SQUARE
S S D	SEE STRUCTURAL DRAWINGS
STD	STANDARD (S)
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
T & G	TONGUE AND GROVE
T B D	TO BE DETERMINED
T O	TOP OF
TEL	TELEPHONE
TEMP	TEMPERED
TYP	TYPICAL
U.B C	UNIFORM BUILDING CODE
U S	UNDER SIDE
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WEST
W H	WATER HEATER
W/	WITH
W/O	WITHOUT
WD	WOOD
WT	WEIGHT

PROJECT DIRECTORY

OWNER
Professional Financial Investors, Inc.
420 Alameda Del Prado
Novato, CA
PH: 415-883-2736 x 10
FAX: 415-883-2907
CONTACT: Tim Pritchard, Kevin Ancic
E-MAIL: pfitim@piff.com;
pfi.kevin@comcast.net

ARCHITECT
Russell & Davis Architects
739 A street, Suite B
San Rafael, CA 94901
PH: (415) 256-8001
FAX: (415) 256-8002
CONTACT: Mukti Patel
E-MAIL: mpatel@rdarchitects.com

GENERAL CONTRACTOR
TBD

MECHANICAL, PLUMBING & FIRE PROTECTION

NO CHANGES MADE TO MECHANICAL & PLUMBING FOR INTERIOR TENANT IMPROVEMENT. (E) TO REMAIN AS IS.

FIRE SPRINKLER SYSTEM DESIGN WILL BE UNDER DEFERRED SUBMITTAL TO NOVATO CITY FIRE DISTRICT

SYMBOL LEGEND

EXTERIOR ELEVATION — 1 / A6 — EXTERIOR ELEVATION NUMBER; SHEET WHERE ELEVATION OCCURS

INTERIOR ELEVATION — 1 / A7 — WALL DESIGNATION NUMBER; SHEET WHERE ELEVATION OCCURS

WALL SECTION — 1 / A8 — WALL SECTION NUMBER; SHEET WHERE SECTION OCCURS

DETAIL BUBBLE — 4 / A6 — DETAIL NUMBER; SHEET WHERE DETAIL OCCURS

DETAIL SECTION — 3 / A6 — DETAIL NUMBER; SHEET WHERE DETAIL OCCURS

KEYNOTE — # — KEYNOTE NUMBER - NUMBER CORRESPONDS TO NUMBER IN KEYNOTE LEGEND

WORKING POINT — +8'-0" T.O STUD — ELEVATION TARGET OR WORKING POINT

DOOR KEY. — # — DOOR NUMBER (SEE SHEET A0 1)

FLOOR FINISH TAG — FC2 — FINISH REFERENCE (SEE SHEET A0 1)

WALL / CEILING FINISH TAG — B5 — FINISH REFERENCE (SEE SHEET A0 1)

SHEET INDEX

ARCHITECTURAL

A0	Cover Sheet
A0.1	Site Plan
A0.2	ADA Notes & Details
A0.3	Schedules & Title 24
A2.1	Floor Plan
A2.2	Finish Plan
A3.1	Reflected Ceiling Plan
A8.0	Interior Details

PROJECT DATA

APPLICABLE CODES:	ALL CONSTRUCTION SHALL COMPLY WITH 2006 UBC / 2001 CBC; 2005 NEC / 2004 CEC; 2001 CMC;2001 CPC; 2001 CFC; 2007 ENERGY EFFICIENCY STANDARDS & APPLICABLE SECTIONS OF NOVATO MUNCIPAL CODE
AP #:	160-211-27
ZONING:	PD - GENERAL COMMERCIAL
OCCUPANCY:	B - OFFICE
NUMBER OF STORIES:	3
CONSTRUCTION TYPE:	V-N (SPRINKLERED)
ACCESSIBILITY:	THE EXISTING PARKING AND PATH OF TRAVEL COMPLIES w/ TITLE 24 ACCESSIBILITY PROVISIONS REFER SHEET NO. A0.2

AREA CALCULATIONS:

OFFICE SPACE	SF/OLF	OCCUPANT LOAD	EXIT REQ.	EXIT PROVD.
1ST & 2ND FLOORS:	N.I.C.			
3RD FLOOR:	3055/100	30	2	2

SCOPE OF WORK

INTERIOR TENANT IMPROVEMENT FOR 3rd LEVEL OF AN EXISTING 3 STORY OFFICE BUILDING.
FIRST AND SECOND FLOORS - EXISTING, NO WORK

Russell + Davis ARCHITECTS
739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256.8002 fax

LICENSED ARCHITECT
COLIN J RUSSELL
C-28378
NOV 30 2009
RENEWAL DATE
STATE OF CALIFORNIA

Approved
3.6.08
Three Fifty Ignacio, LLC (Association)
541 Douglass Street
San Francisco, CA 94114

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

Project No	27031
Drawn By.	CR, MP
Checked By	CR
Issued Date	PERMIT SET 02/06/08
Revision	No Date

Material herein is for use by authorized contractors, bidders and subcontractors in connection with this project only All dimensions an these drawings shall take precedence over scaled dimensions Contractors shall be responsible to verify all dimensions and conditions on the job Russell & Davis Architects must be notified of any variations from the dimensions and conditions shown by these drawings

Sheet Title
Cover Sheet

Scale As indicated

Sheet No
A0

Of Sheets

EXISTING PARKING,
TYP.

AREA OF WORK -
3RD FLOOR OF EXISTING
BUILDING.
REFER TO ENLARGED PLAN
FOR LAYOUT, SEE SHEET A2.1

EXISTING ADA
PARKING



EXISTING PARKING,
TYP.

Russell + Davis
ARCHITECTS

739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256.8002 fax

LICENSED ARCHITECT
COLIN J. RUSSELL
C-28378
NOV 30 2009
RENEWAL DATE
STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

Project No	27031
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Sheet Title
Site Plan

Scale

Sheet No
A0.1
Of Sheets

ADA GENERAL NOTES

1 ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO THE BUILDING AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES

2 ALL HORIZONTAL WALKING SURFACES TO BE CONTINUOUS AND WITHOUT ABRUPT VERTICAL CHANGES EXCEEDING 1/4 IN MAXIMUM ALL HORIZONTAL WALKING SURFACES WILL BE MAINTAINED SLIP RESISTANT

3. WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT

4 WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 48" IN WIDTH WALK AND SIDEWALK SURFACES SHALL BE SLIP RESISTANT AS FOLLOWS
   1 SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH
   2 SURFACES WITH A SLOPE OF 6% GRADIENT SHALL HAVE A SLIP-RESISTANT

5 THE FLOOR OR LANDING ON EACH SIDE OF AN EXIT DOOR WILL BE LEVEL AND CLEAR THE LEVEL AREA WILL HAVE A LENGTH IN THE OPPOSITE DIRECTION OF 44 INCHES, AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN A CLOSED POSITION

6 THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS WILL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS

7 ALL WALKS OR AREAS ADJACENT TO EACH ACCESS DOOR SHALL HAVE A LEVEL AREA NOT LESS THAN 60" X 60", WITH AT LEAST 24" WIDE LEVEL AREA EXTENDING TO THE STRIKE SIDE OF THE DOOR AT A DOOR THAT SWINGS OUTWARD

8 DOORS WILL HAVE A CLEAR OPENING OF NOT LESS THAN 32 INCHES WHEN OPEN AND WILL BE OPERABLE BY A SINGLE EFFORT

9 HAND ACTIVATED DOOR OPENING HARDWARE WILL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR, LATCHING AND LOCKING DOORS WILL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS OR PUSH-PULL ACTIVATING BARS LOCKED EXIT DOORS WILL OPERATE AS ABOVE IN EGRESS DIRECTION

10 MAXIMUM EFFORT TO OPERATE DOORS WILL NOT EXCEED 5 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED/ REQUIRED TO MEET THE ABOVE STANDARDS

11 THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING WILL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION WHERE NARROW FRAME DOORS ARE USED, A 10 INCH HIGH SMOOTH PANEL WILL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION

12 THRESHOLDS WILL NOT EXCEED 1/2 INCH IN TOTAL HEIGHT VERTICAL FACES WILL NOT EXCEED 1/4 INCH CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH WILL BE BEVELED WITH A SLOPE NO GREATER THAN 1 2 CHANGE IN LEVEL GREATER THAN 1/2 INCH WILL BE ACCOMPLISHED BY MEANS

13 SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1/4 INCH PER FOOT IN ANY DIRECTION.

14 PROVIDE SIGNS DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND SHALL COMPLY WITH C B C SECTION 1117B 5 PROVIDE TACTILE SIGNAGE AT EVERY ENTRANCE PER CBC 1003 2 8 6 THE CHARACTER TYPE FOR THE SIGNS SHALL BE RAISED 1/32" MIN AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE COMPLYING W/ CBC 1117B 5 6 THE MOUNTING HEIGHT SHALL BE 60" A F F. TO THE CENTERLINE OF THE SIGN

15 ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE ALONG APPROACHING PEDESTRIAN WAYS

16 ROOM IDENTIFICATION SIGNAGE SHALL INCLUDE RAISED LETTERS AND BRAILLE IN CONFORMANCE WITH TITLE 24 SECTIONS 1117B 5 6 THRU 1117B 5 6 3
THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PROVIDED AT ALL ENTRANCES AND WITH ADDITIONAL DIRECTIONAL SIGNS AS REQUIRED TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS TITLE 24, SECTION 2-1103 2 4

17 DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER

18 GEOMETRIC (CIRCLE AND TRIANGLE) SYMBOLS ON SANITARY FACILITY DOORS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR

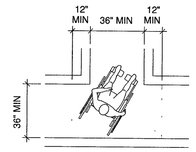
19 ADDITIONAL TOILET ROOM SIGNS WITH RAISED LETTERS AND BRAILLE IN CONFORMANCE WITH C B C SECTION 1117B 5 6 SHALL BE INTALLED ON THE WALL ADJACENT OT THE LATCH OUTSIDE OF THE DOOR WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, SIGN SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLE ON THE RIGHT MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTER LINE OF THE SIGN MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

20 THE STRUCTURAL STRENGTH OF GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL MEET THE SPECIFICATIONS OF C B C. 1115B 8.3

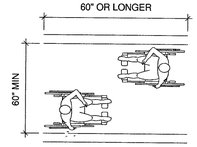
21 CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS OF FORCE

22. THE TOILET COMPARTMENT DOOR SHALL PROVIDE A MIN. UNOBSTRUCTED OPENING OF 34" WHEN THE DOOR IS LOCATED ON THE SIDE OF THE COMPARTMENT. UBC SECTION 1115B 7.1 3

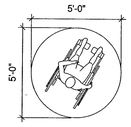
23 ALL PIPES AND DRAINS OF THE LAVATORY SHALL BE SUFFICIENTLY WRAPPED FOR KNEE AND LEG PROTECTION UPC SECTION 1504 2



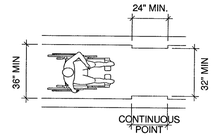
T-SHAPED SPACE FOR 180° TURNS



MINIMUM CLEAR WIDTH FOR TWO WHEELCHAIRS

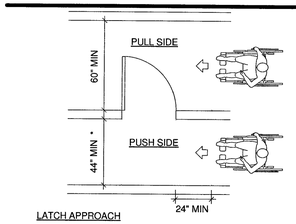


60" DIAMETER SPACE FOR SINGLE WHEELCHAIR

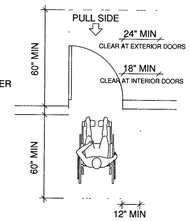


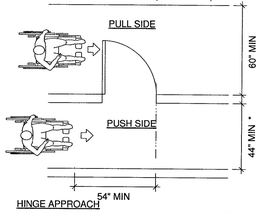
MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR

(5) WHEELCHAIR TURNAROUND SPACE1 — 1/4" = 1'-0"



LATCH APPROACH

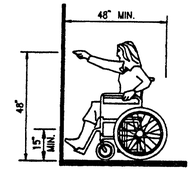


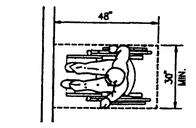


HINGE APPROACH

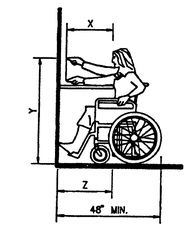
* 48" MINIMUM IF DOOR HAS BOTH A LATCH AND A CLOSER.

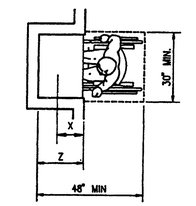
(6) MANUVERING CLEARANCES AT DOORS1 — 1/4" = 1'-0"





(a) HIGH FORWARD REACH LIMIT

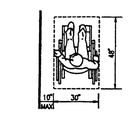




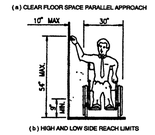
NOTE
X SHALL BE LESS THAN OR EQUAL TO 25 INCHES
Z SHALL BE GREATER THAN OR EQUAL TO X WHEN X IS LESS THEN 20 INCHES, THEN Y SHALL BE 48 INCHES MAX WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAX.

(b) MAXIMUM FORWARD REACH OVER AN OBSTRUCTION

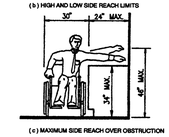
(1) FORWARD REACH REQUIREMENTS1 — 1/64" = 1'-0"



(a) CLEAR FLOOR SPACE PARALLEL APPROACH



(b) HIGH AND LOW SIDE REACH LIMITS



(c) MAXIMUM SIDE REACH OVER OBSTRUCTION

(2) SIDE REACH REQUIREMENTS1 — 1/16" = 1'-0"

Russell + Davis ARCHITECTS

739 "A" Street, Suite B
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LICENSED ARCHITECT COLIN J RUSSELL C-28378 NOV 30 2009 RENEWAL DATE STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

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Sheet Title
ADA Notes & Details

Scale As indicated

Sheet No
A0.2

Of Sheets

DOOR NOTES

1 DOORS WITHIN THE PATH OF TRAVEL FOR HANDICAPPED TO BE OPENABLE WITH A SINGLE EFFORT BY LEVER, PANIC BAR, OR PUSH/PULL HARDWARE ALL OPERATIONAL HARDWARE TO BE 30" - 40" A.F F U O N.

2 EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. INCLUDE ALL HARDWARE REQUIREMENTS BY LOCAL BUILDING DEPARTMENT

3 DOOR CLOSERS TO BE ADJUSTED TO PROVIDE FOR A MAXIMUM EFFORT TO OPERATE OF 5 Lb FORCE AT FIRE DOOR USE MINIMUM FORCE ACCEPTABLE BY FIRE MARSHAL.

4. THRESHOLDS SHALL NOT EXCEED 1/2 HEIGHT

5 BOTH SIDES OF DOOR SHALL BE FINISHED THE SAME UNLESS NOTED OTHERWISE

6 MAIN EXIT DOOR AT SHALL HAVE SIGN ON TOP RAIL STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS IN 1" HIGH LETTERS ON A CONTRASTING BACKGROUND LOCKING DEVICE SHALL BE OF A TYPE READILY DISTINGUISHABLE AS LOCKED

7 UNLESS OTHERWISE NOTED, DOORS NOT LOCATED BY DIMENSION SHALL BE CENTERED ON THE WALL OR LOCATED 4" FROM WALL TO EDGE OF DOOR BACK

8 ALL LEGAL EXITS SHALL BE PROVIDED WITH SELF-ILLUMINATING EXIT SIGNS HAVING 6" HIGH LETTERS WITH 3/4" STROKES IN CONTRASTING LETTERS

9 ALL DOORS w/ GLASS, TRANSOMS AND SIDELITES SHALL BE DOUBLE GLAZED, LOW-E, TEMPERED SAFETY GLASS

DOOR SCHEDULE

Door Schedule											
Door #	Family	Door Width	Door Height	Sidelight Width	Door Material	Door Finish	Frame Material	Frame Finish	Fire Rating	Hardware	Comments
1	Single-Flush with 1 Sidelight	3' - 0"	8' - 0"	1' - 0"	Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
2	Single-Flush	3' - 0"	8' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
3	Single-Flush	3' - 0"	8' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
4	Single-Flush	3' - 0"	7' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
5	Single-Flush	3' - 0"	7' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
6	Single-Flush	3' - 0"	8' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
7	Single-Flush with 1 Sidelight	3' - 0"	8' - 0"	3' - 0"	Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
8	Single-Flush with 1 Sidelight	3' - 0"	8' - 0"	3' - 0"	Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
9	Single-Flush	3' - 0"	8' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
10	Single-Flush	3' - 0"	7' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Verify size. New door per opening size
11	Single-Flush_45d	2' - 6"	7' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	
12	Single-Flush	3' - 0"	8' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
E01	Single-Flush	3' - 0"	7' - 0"								Existing door to remain; repaint
E02	Single-Flush	2' - 6"	7' - 0"								Existing door to remain; repaint
E03	Single-Flush	2' - 6"	7' - 0"								Existing door to remain; repaint
E04	Single-Flush	3' - 0"	7' - 0"								Existing door to remain; repaint
E05	Single-Flush	2' - 0"	7' - 0"								Existing door to remain; repaint
E06	Single-Flush	3' - 0"	8' - 0"								Existing door to remain; repaint
E07	Single-Flush	3' - 0"	8' - 0"								Existing door to remain; repaint
E08	Single-Flush	3' - 0"	8' - 0"								Existing door to remain; repaint

ALL DOOR/WINDOWS SHALL BE POZZI STAIN-GRADE WOOD WITH DOUBLE GLAZED LOW-E GLASS.
ALL WINDOWS AND TRANSOMS WITHIN 24" OF THE SWING OF ANY DOOR SHALL BE TEMPERED SAFETY GLASS UNITS.

TITLE 24

CERTIFICATE OF COMPLIANCE (Part 1 of 4) LTG-1-C

PROJECT NAME: Professional Financial Investors Inc — DATE: 1/14/2008
PROJECT ADDRESS: 350 Ignacio Blvd, Third Floor Novato
PRINCIPAL DESIGNER - LIGHTING: Russell Davis Architects — TELEPHONE: 415-258-8001 — Building Permit #
DOCUMENTATION AUTHOR: Energy Calc Co — TELEPHONE: (415)457-0990 — Checked by/Date — Designer/ Agency use

GENERAL INFORMATION

DATE OF PLANS — BUILDING CONDITIONED FLOOR AREA: 1,003 Sq Ft — CLIMATE ZONE: 2

BUILDING TYPE: X NONRESIDENTIAL; X CONDITIONED SPACES; HIGH RISE RESIDENTIAL; UNCONDITIONED SPACES; HOTEL/MOTEL GUEST ROOM; INDOOR & OUTDOOR SIGNS
PHASE OF CONSTRUCTION: NEW CONSTRUCTION; X ADDITION; ALTERATION
METHOD OF LIGHTING COMPLIANCE: COMPLETE BUILDING; COMMON LIGHTING; X AREA CATEGORY; TAILORED; PERFORMANCE

STATEMENT OF COMPLIANCE

This Certificate of Compliance lists the building features and performance specifications needed to comply with Title 24, Parts 1 and 6 of the California Code of Regulations. This certificate applies only to building lighting requirements
The documentation preparer hereby certifies that the documentation is accurate and complete

DOCUMENTATION AUTHOR: Tisha Stogsdill — SIGNATURE — DATE: 1/14/08

The Principal Lighting Designer hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other calculations submitted with this permit application The proposed building has been designed to meet the lighting requirements contained in Sections * 10, 119 130 - 132 146, 148 & 149 of Title 24, Part 6

The plans & specifications meet the requirements of Part 6 (Sections 10-103a)
The installation certificates meet the requirements of Part 6 (*10-103b 3)
The operation & maintenance information meet the requirements of Pa t 6 (10-103c)

Please Check One (These sections of the Business and Professions Code are printed in full in the Nonresidential Manual.)

I hereby affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation and that I am licensed to practice in the State of California as a civil engineer or electrical engineer or I am a licensed architect.

I affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code by Section 5537.2 or 6737.3 to sign this document as the person responsible for its preparation and that I am a licensed contractor performing this work.

I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code to sign this document because it pertains to a structure or type of work described as exempt pursuant to Business and Professions Code Sections 5537, 5538 and 6737.1

PRINCIPAL LIGHTING DESIGNER - NAME: Russell Davis Architects — SIGNATURE — DATE: 1/14/08 — LIC # C28378

LIGHTING MANDATORY MEASURES

Indicate location on plans of Note Block for Mandatory Measures

LIGHTING COMPLIANCE FORMS & WORKSHEETS (X = Use if worksheet is included)

X LTG 1-C Plans * of 4 and 2 of 4 — Certificate of Compliance Part 1 of 4 and 2 or 4 are required for all submittals.
LTG-1-C, Part 3 of 4 — Certificate of Compliance Part 3 of 4 submittal is required only if Control Credits are claimed
X LTG-1-C Part 4 of 4 — Certificate of Compliance Part 4 of 4 submittal is required when lighting controls are installed
X__ TG 2 C — Indoor Lighting Schedule
X LTG-3-C — Portable Lighting Worksheet
X LTG-4-C — Lighting Controls Credit Worksheet
X LTG-5-C — Indoor Lighting Power Allowance
LTG-6-C — Tailored Method Worksheet
__ TG-*C — Room Cavity Ratio Worksheet
LTG-8-C — Common Lighting Systems Method Worksheet
__ TG-9-C — Line Voltage Track Lighting Worksheet

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CERTIFICATE OF COMPLIANCE (Part 2 of 4) LTG-1-C

PROJECT NAME: Professional Financial Investors, Inc — DATE: 1/14/2008

INSTALLED INDOOR LIGHTING POWER FOR CONDITIONED AND UNCONDITIONED SPACES

	INSTALLED WATTS
INSTALLED LIGHTING CONDITIONED SPACES (From LTG-2-C)	1,080
PORTABLE LIGHTING (From LTG-3-C)	86
LIGHTING CONTROL CREDIT CONDITIONED SPACES (From LTG-4-C)	0
CONDITIONED SPACE ADJUSTED INSTALLED LIGHTING POWER	1,166
INSTALLED LIGHTING, UNCONDITIONED SPACES (From LTG-3-C)	0
LIGHTING CONTROL CREDIT, UNCONDITIONED SPACES (From LTG-4-C)	0
UNCONDITIONED SPACE ADJUSTED INSTALLED LIGHTING POWER	0

ALLOWED INDOOR LIGHTING POWER FOR CONDITIONED SPACES

	ALLOWED WATTS
COMPLETE BUILDING METHOD (From LTG-5-C)	
X AREA CATEGORY METHOD (From LTG-5-C)	
TAILORED METHOD (From LTG-5-C) — ALLOWED LIGHTING POWER	1,394

ALTERNATE COMPLIANCE

PERFORMANCE METHOD
COMMMON LIGHTING SYSTEM (From LTG-8-C)

ALLOWED INDOOR LIGHTING POWER FOR UNCONDITIONED SPACES (From LTG-5-C)

MANDATORY INDOOR AND DAYLIGHTING AUTOMATIC CONTROLS

CONTROL LOCATION (Room #)	CONTROL IDENTIFICATION	CONTROL TYPE (Auto Time Switch, Dimming, etc.)	SPACE CONTROLLED	Check if Exemption	NOTE TO FIELD

NOTES TO FIELD - For Building Department Use Only

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CERTIFICATE OF COMPLIANCE (Part 4 of 4) LTG-1-C

PROJECT NAME: Professional Financial Investors, Inc — DATE: 1/14/2008

Designer
This form is to be used by the designer and attached to the plans Listed below are all the acceptance tests for lighting systems The designer is required to check the boxes by all acceptance tests that apply and list all equipment that require an acceptance test If all equipment of a certain type requires a test list the equipment description and the number of systems to be tested in parentheses The NJ number designates the Section in the Appendix of the Nonresidential ACM Manual that describes the test. Also indicate the person responsible for performing the tests (i e the installing contractor, design professional or an agent selected by the owner) Since this form will be part of the plans completion of this section will allow the responsible party to budget for the scope of work appropriately

Building Departments
Before an occupancy permit is granted for a newly constructed building or space, or a new lighting system system serving a building or space is operated for normal use all control devices serving the building or space shall be certified as meeting the Acceptance Requirements for Code Compliance In addition a Certificate of Acceptance LTG-1-A, Forms shall be submitted to the building department that

A Certifies plans specifications installation certificates and operating and maintenance information meet the requirements of§ 10-103(b) and Title 24 Part 6

Test Description	Test Performed By
LTG-2-A Lighting Control Acceptance Document - Occupancy Sensor Acceptance - Manual Daylight Controls Acceptance - Automatic Time Switch Control Acceptance Equipment requiring acceptance testing	
LTG-3-A Automatic Daylighting Controls Acceptance Document Equipment requiring acceptance testing	

Energy Pro 4.4 by EnergySoft — User Number: 1306 — Job Number: 2014PR — Page 4 of 9

INDOOR LIGHTING SCHEDULE (Part 1 of 2) LTG-2-C

PROJECT NAME: Professional Financial Investors Inc. — DATE: 1/14/2008

INSTALLED LIGHTING POWER FOR CONDITIONED SPACES

Luminaire		Lamps/Ballasts				Installed Watts			
		C	D	E	F	G	H	I	J
Name	Type Description	Number of Lamps per Luminaire	Number of Ballasts per Luminaire	Lamp Watts	Ballast Watts	Luminaire Wattage (C x (D+E))	Total Watts (C x (D+E) x F)	Control Credit (Yes or No)	Adjusted Watts (G x (1-H))
A	20w Low Voltage Halogen								
B	20w Low Voltage Halogen								
	20 Watt Lamp	1	1	20	1 0	20 0	X 27		540,
	20 Watt Lamp	1	1	20	1 0	20 0	X 27		540

PAGE TOTAL 1,080
BUILDING TOTAL (sum of all pages) 1,080
PORTABLE LIGHTING (From LTG-3-C) 86
CONTROL CREDIT (From LTG-4-C) 0
ADJUSTED ACTUAL WATTS 1,166

Energy Pro 4.4 by EnergySoft — User Number: 1306 — Job Number: 2014PR — Page 5 of 9

PORTABLE LIGHTING WORKSHEET LTG-3-C

PROJECT NAME: Professional Financial Investors, Inc — DATE: 1/14/2008

TABLE 1 - PORTABLE LIGHTING NOT SHOWN ON PLANS FOR OFFICE AREAS >250 SQUARE FEET

A ROOM # OR ZONE ID	B DEFAULT (Watts/ft2)	C AREA (SF)	D TOTAL WATTS (B X C)
Owner's Office	0.2	432	86
TOTAL		432	86

TABLE 2 - PORTABLE LIGHTING SHOWN ON PLANS FOR OFFICE AREAS >250 SQUARE FEET

A ROOM # OR ZONE ID	B PORTABLE LIGHTING Description	C # OF FIXT.	D LUMEN WATTS PER FIXTURE	E TASK AREA (SF)	F # OF TASK AREAS	G TOTAL AREA (SF) (D x E)	H TOTAL WATTS (D x F)
TOTAL						0	0

TABLE 3 - PLANS SHOW PORTABLE LIGHTING IS NOT REQUIRED FOR OFFICE AREAS > 250 SQUARE FEET

ROOM # OR ZONE ID	TOTAL AREA (SF)
TOTAL	0

Designer needs to provide detailed documentation that the lighting level provided by the overhead lighting meets the needs of the space The details include luminaire types and mounting locations relative to work areas.

BUILDING SUMMARY - PORTABLE LIGHTING

BUILDING SUMMARY	TOTAL AREA (SF) (FROM TABLES 1+2+3)	TOTAL WATTS
BUILDING TOTAL	432	86

Energy Pro 4.4 by EnergySoft — User Number: 1306 — Job Number: 01 4PR — Page 7 of 9

INDOOR LIGHTING POWER ALLOWANCE LTG-5-C

PROJECT NAME: Professional Financial Investors Inc — DATE: 1/14/2008

ALLOWED LIGHTING POWER (Choose One Method)

COMPLETE BUILDING METHOD - CONDITIONED SPACES

BUILDING CATEGORY (From Section 146 Table 146-B)	WATTS PER SF	COMPLETE BLDG. AREA	ALLOWED WATTS

AREA CATEGORY METHOD - CONDITIONED SPACES

AREA CATEGORY (From Section 146 Table 146-C)	WATTS PER SF	AREA (SF)	ALLOWED WATTS
Office	1.20	1,003	1,204
PAGE TOTAL		1,003	1,204
BUILDING TOTAL		1,003 AREA	1,204 WATTS

TAILORED METHOD - CONDITIONED SPACES

TOTAL ALLOWED WATTS (From LTG-6-C or from computer run) 0

UNCONDITIONED SPACES

Complete Building and Area Category Methods Category (From Section 146 Table 146 B&C)	WATTS PER SF	AREA (SF)	ALLOWED WATTS
PAGE TOTAL		0	0
BUILDING TOTAL		0 AREA	0 WATTS

TAILORED METHOD - UNCONDITIONED SPACES

TOTAL UNCONDITIONED SPACES ALLOWED WATTS (From LTG-5-C and LTG 6-C) 0

Energy Pro 4.4 by EnergySoft — User Number: 1306 — Job Number: 01 4PR — Page 8 of 9

LIGHTING MANDATORY MEASURES LTG-MM

PROJECT NAME: Professional Financial Investors, Inc — DATE: 1/14/2008

DESCRIPTION	Designer	Enforcement
§121(a)1 For every floor, all interior lighting systems shall be equipped with a separate automatic control to shut off the lighting This automatic control shall meet the requirements of Section 119 and may be an occupancy sensor, automatic time switch, or other device capable of automatically shutting off the lighting		
§121(a)2 Override for Building Lighting Shut-off The automatic building shut-off system is provided with a manual, accessible override switch in sight of the lights The area of override is not to exceed 5,000 square feet.		
§119(b) Automatic Control Devices Certified All automatic control devices specified are certified, all alternate equipment shall be certified and installed as directed by the manufacturer		
X §111 Fluorescent Ballast and Luminaires Certified All fluorescent fixtures specified for the project are certified and listed in the Directory All installed fixtures shall be certified		
§132 Tandem Wiring for One and Three Lamp Fluorescent Fixtures All one and three lamp fluorescent fixtures are tandem wired with two lamp ballasts where required by Standards Section 132, or all one and three lamp fluorescent fixtures are specified with electronic high-frequency ballasts and are exempt from tandem wiring requirements.		
X §131(a) Individual Room/Area Controls Each room and area in this building is equipped with a separate switch or occupancy sensor device for each area with floor-to-ceiling walls.		
X §131(b) Uniform Reduction for Individual Rooms All rooms and areas greater than 100 square feet and more than 0 8 watts per square foot of lighting load shall be controlled with bi-level switching for uniform reduction of lighting within the room		
X §131(c) Daylight Area Control All rooms with windows and skylights that are greater than 250 square feet and that allow for the effective use of daylight in the area shall have 90% of the lamps in each daylit area controlled by a separate switch or the effective use of daylight cannot be accomplished because the windows are continuously shaded by a building on the adjacent lot Diagram of shading during different times of the year is included on plans		
§131(e) Display Lighting Display lighting shall be separately switched on circuits that are 20 amps or less		

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Russell Davis ARCHITECTS
739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256 8002 fax

LICENSED ARCHITECT — COLIN J. RUSSELL — C-28378 — NOV 30 2007 — RENEWAL DATE — STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

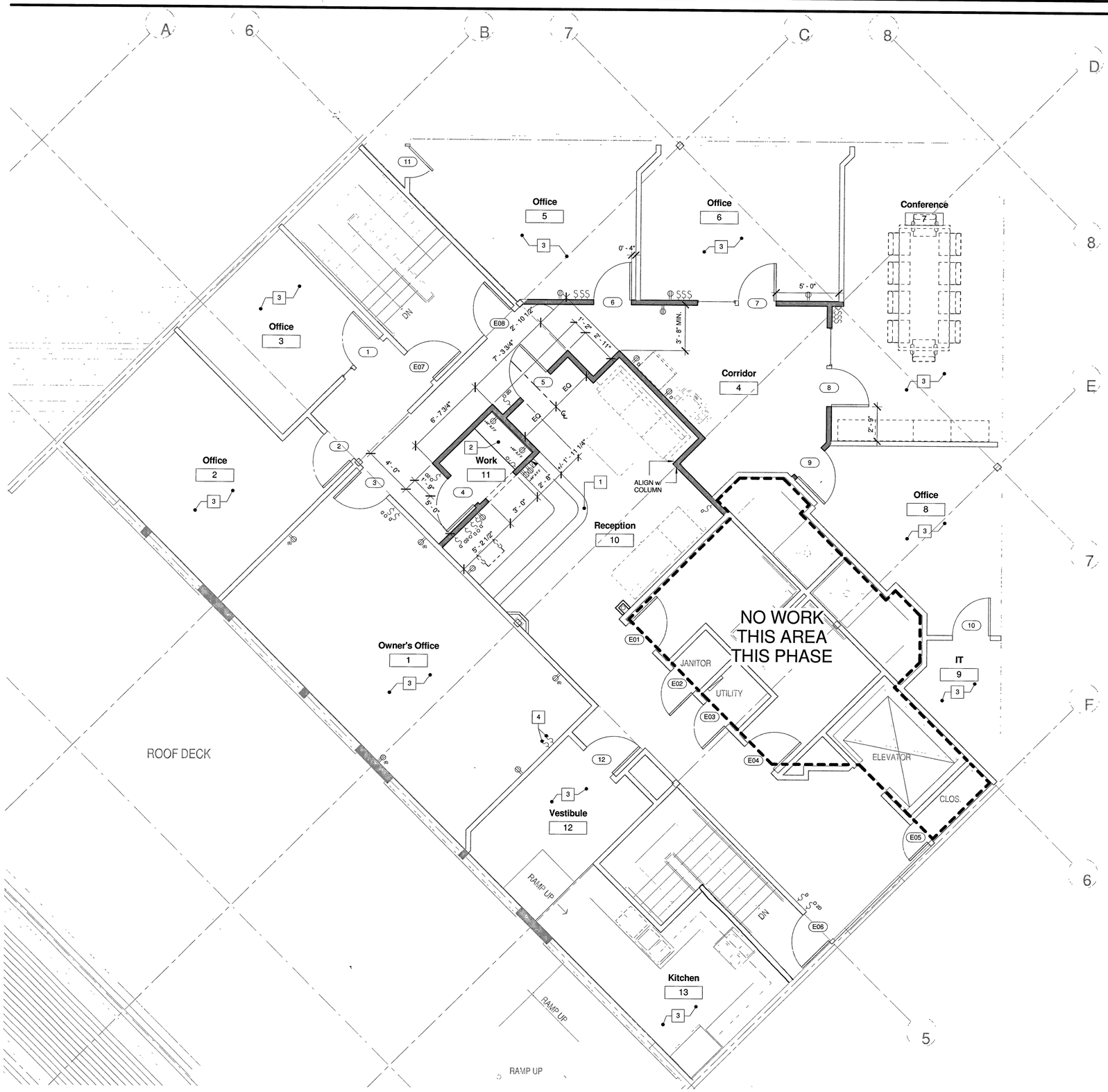
Project No	27031
Drawn By.	CR, MP
Checked By	CR
Issued Date	PERMIT SET 02/06/08
Revision	No Date

Material herein is for use by authorized contractors, bidders and subcontractors in connection with this project only All dimensions an these drawings shall take precedence over scaled dimensions Contractors shall be responsible to verify all dimensions and conditions on the job
Russell & Davis Architects must be notified of any variations from the dimensions and conditions shown by these drawngs

Sheet Title
Schedules & Title 24

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

Sheet No:
A0.3
Of Sheets



1 Floor Plan
1/4" = 1'-0"

KEYNOTE LEGEND

Keynote Legend	
Keynote #	Description
1	New reception desk by owners representative
2	New base cabinet and wall mounted shelving by owners representative
3	Existing Electrical, Phone & Data Outlets to remain
4	Existing switch to be demolished in the new scheme

LEGEND

- NEW PARTITION
- EXISTING WALL TO REMAIN
- FURRED WALL
- DUPLEX ELECTRICAL OUTLET @ +15" AFF TO C/L, U O N
- (E) DUPLEX ELECTRICAL OUTLET TO REMAIN IN NEW SCHEME
- DEDICATED DUPLEX ELECTRICAL OUTLET @ +15" AFF TO C/L, U O N.
- PHONE & DATA OUTLET @ +15" AFF TO C/L, U O N

FLOOR PLAN GENERAL NOTES

1 DIMENSIONS ARE TO FACE OF GYPSUM WALL BOARD OR GRID LINE ALL ELEVATIONS ARE NOTED FROM FINISH FLOOR ELEVATIONS (U O N)

2 ALL GYPSUM BOARD SHALL BE 5/8" TYPE 'X', LEVEL 3 FINISH (U O N).

3 PROVIDE DRYWALL TRIM AT ALL EXPOSED EDGES AND CORNERS

4 G C SHALL VERIFY THAT DEMISING WALLS EXTEND TO STRUCTURE ABOVE AND ALL PENETRATIONS ARE SEALED TIGHT, AS REQUIRED BY LANDLORD AND SHALL PROVIDE ALL WORK REQUIRED TO CORRECT DEFICIENT CONDITIONS

5 ALL WALL FRAMING NOT BRACED TO DEMISING WALLS SHALL BE SECURED OR DIAGONALLY BRACED AT 4'-0" O.C

6 THE G C SHALL LEAVE NO GAPS AND FILL SOLID TO PIPING AND DUCTWORK TO MAINTAIN THE STRUCTURAL INTEGRITY OF DEMISING WALLS AND MAINTAIN A MINIMUM ONE HOUR FIRE SEPARATION

7 THE G C SHALL PROVIDE CAULK JOINTS WHERE GWB MEETS THE FLOOR OR ROOF DECK. PACK FLUTES AT DECK

8. THE G C IS RESPONSIBLE FOR ALL FLOOR AND WALL PENETRATIONS REQ FOR ELECTRICAL AND MECHANICAL WORK ALL SUCH OPENINGS SHALL BE FRAMED AND REINFORCED NO PENETRATIONS SHALL BE CUT THOUGH WALLS OR FLOORING WITHOUT PRIOR AUTHORIZATION BY THE LANDLORD

9 ALL ELECTRICAL OUTLETS AND TELEPHONE LINE LOCATIONS SHOWN ARE NEW. (E) OUTLETS LOCATIONS WITHIN WALLS NOT DISTURBED BY DEMOLITION ARE TO REMAIN UPGRADE ALL (E) OUTLETS TO GROUNDED OUTLETS

10. G C TO PROVIDE INFORMATION AND SPECS TO BUILDING DEPT PRIOR TO INSTALLATION ELECTRICAL LOADS CALCS ARE TO BE DESIGN BUILD G C TO PROVIDE BUILDING DEPT WITH LOAD CALCS PRIOR TO ANY ELECTRICAL WORK SEE SHEET A0 FOR FURTHER NOTES AND CLARIFICATIONS

11 PROVIDE BONDING FOR ALL WATER AND GAS PIPING

12. ALL EXISTING FIREPROOFING TO BE MAINTAINED DAMAGE OR REMOVAL OF FIREPROOFING MUST BE REPAIRED OR REPLACED AT NO COST TO OWNER

13 DO NOT COVER EXISTING EXPANSION JOINTS IN BASE BUILDING G C SHALL PROVIDE LIKE EXPANSION JOINTS IN TENANT CONSTRUCTION TO ALLOW FOR BASE BUILDING MOVEMENT

14 ALL FURNITURE SHOWN FOR REFERENCE ONLY, N I.C

Russell + Davis ARCHITECTS

739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256.8002 fax

LICENSED ARCHITECT COLIN J. RUSSELL C-28378 NOV 30 2009 RENEWAL DATE STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

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Issued Date.	PERMIT SET 02/06/08

Revision	No	Date

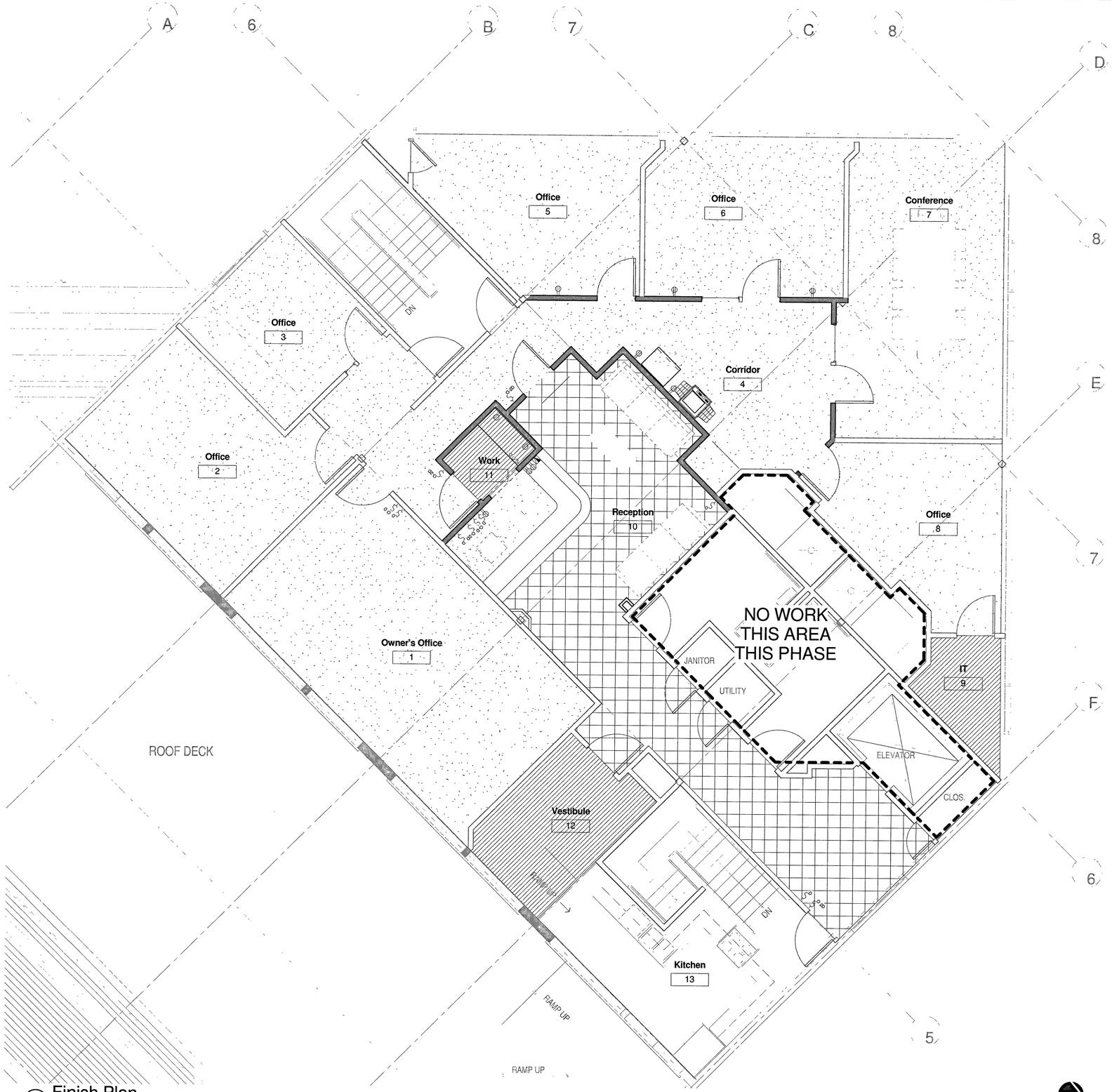
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Sheet Title
Floor Plan

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

Sheet No:
A2.1

Of Sheets



1 Finish Plan
1/4" = 1'-0"

LEGEND

- Carpet
- Resilient
- Ceramic Tile

FINISH PLAN GENERAL NOTES

1 ALL GWB TO BE FINISHED TO LEVEL 5 FINISH, TYP.
2 INTERIOR TO HAVE A MAX OF 2 PAINT COLORS PER ROOM
3 INSTALL ALL TILE PER MANUFACTURER'S INSTRUCTIONS

FINISH SCHEDULE

Finish Schedule							
Room No.	Room Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Ceiling Height	Comments
1	Owner's Office	Carpet	Wood	Painted GWB level 5	Suspended GWB, Level 5	8' - 6"	See soffit details, See sheet A8.0 Detail #10
2	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
3	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
4	Corridor	Carpet	Wood	Painted GWB level 5	New Suspended Acoustical	8' - 6"	
5	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
6	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
7	Conference	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
8	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
9	IT	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
10	Reception	Ceramic Tile	Wood	Painted GWB level 5	Suspended GWB, Level 5	8' - 6"	
11	Work	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
12	Vestibule	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
13	Kitchen	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	Ceiling ht. varies. Paint grid, Color per schedule, New ceiling tile

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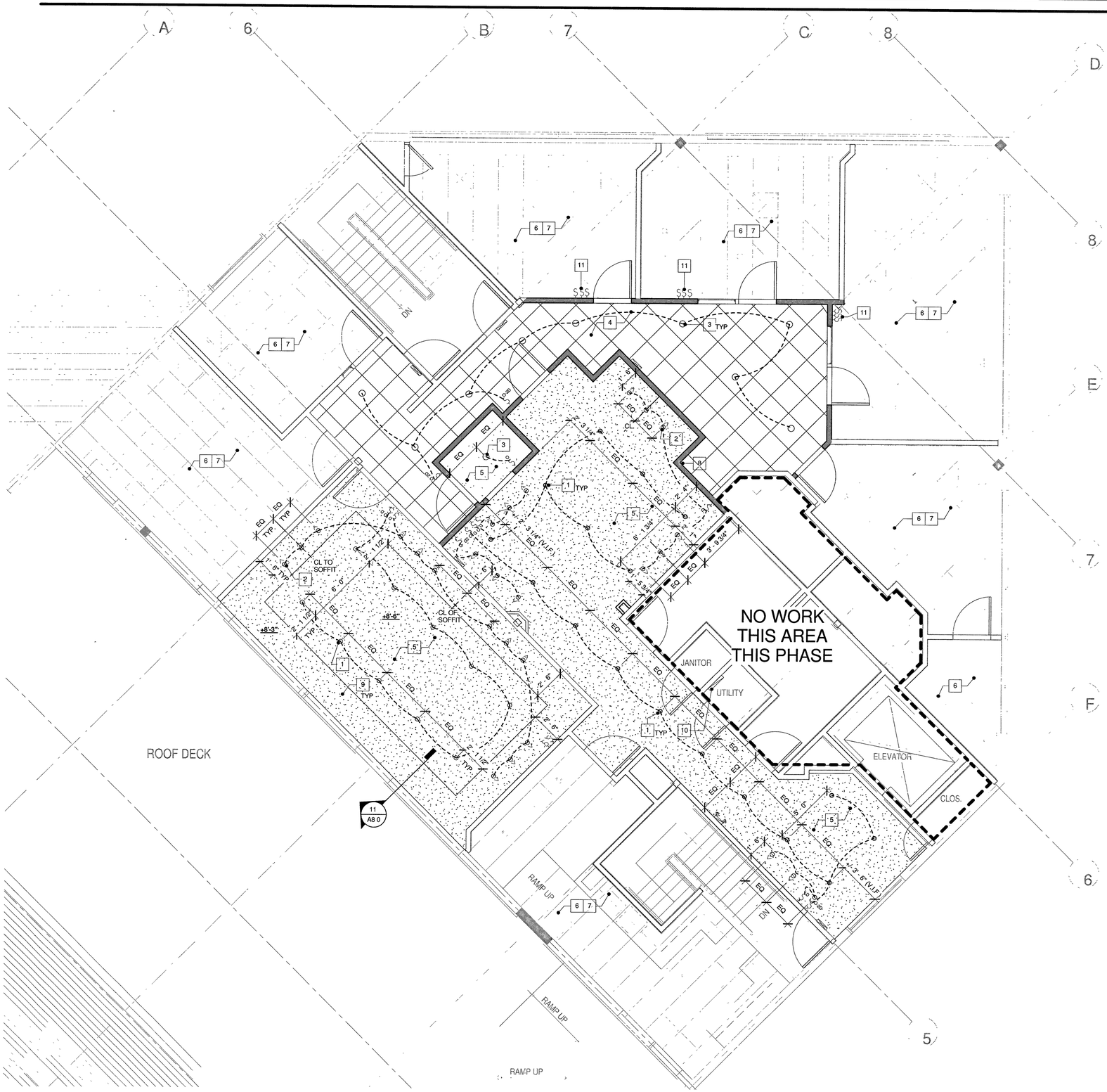
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Sheet Title
Finish Plan

Scale 1/4" = 1'-0"

Sheet No
A2.2

Of Sheets



1 Reflected Ceiling Plan
1/4" = 1'-0"

Keynote Legend	
Keynote #	**Description**
1	New 4" diameter low voltage recessed downlight
2	New 4" diameter low voltage recessed wall washer
3	Relocated existing fluorescent downlight
4	New suspended acoustical ceiling to match existing
5	New suspended GWB ceiling
6	Existing suspended acoustical ceiling to remain. Paint (E) grid per finish schedule. Repair / Replace damaged tiles as required.
7	Existing electrical & lighting to remain in the new scheme
8	(E) column to remain
9	New GWB soffit
10	Existing electrical panel
11	Existing switches relocated as shown in the new scheme

RCP LEGEND

FIXTURE	FIXTURE TYPE	LAMP TYPE	DESCRIPTION
○	(E) RECESSED DOWNLIGHT FLUORESCENT		RELOCATE EXISTING LIGHTING
◎	RECESSED LOW-VOLTAGE DOWNLIGHT	12V, 20W MR16 LAMP	JUNO 442C-WH TRIM, 4" LOW VOLTAGE HOUSING IC44N, w/ DIMMER
◎	RECESSED LOW-VOLTAGE WALL WASHER	12V, 20W MR16 LAMP	JUNO 446-WH TRIM, 4" LOW VOLTAGE HOUSING IC44N, w/ DIMMER
S	OCCUPANCY SENSOR SWITCH		
S	OCCUPANCY SENSOR SWITCH w/ DIMMER		
S2D	TWO WAY OCCUPANCY SENSOR SWITCH w/ DIMMER		
S	SWITCH w/ DIMMER		
	EXIT LIGHT		
	EMERGRNCY LIGHT		
	ELECTRICAL PANEL		

RCP GENERAL NOTES

1. ALL ELECTRICAL WORK IS TO BE DESIGN BUILD THE ELECTRICAL SUB CONTRACTOR IS RESPONSIBLE FOR ALL RELATED PERMITS AND TITLE 24 COMPLIANCE DOCUMENTS.
2. THE TYPE & LOCATION OF LIGHT FIXTURES SHALL BE AS INDICATED ON THE REFLECTED CEILING PLAN
3. THE G.C SHALL SET ALL CEILINGS AND SOFFITS USING A LASER LEVEL TO ACHIEVE A CEILING THAT IS PLUMB, LEVEL, AND SQUARE TO ALL WALLS AND SOFFITS
4. ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS VERIFY THICKNESS OF FLOOR CONSTRUCTION WITH FLOORING SUBCONTRACTOR PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION
5. G.C TO COORDINATE WITH CABINET MANF TO PROVIDE SPACE AND SHIELDING UNDER AND ABOVE CABINETS FOR TASK LIGHTING . SEE FIXTURE SCHEDULE.
6. ALL SWITCHES TO BE MOUNTED +4'-0" AFF TO C/L
7. RELOCATE EXISTING FIRE ALARMS TO NEW CEILING

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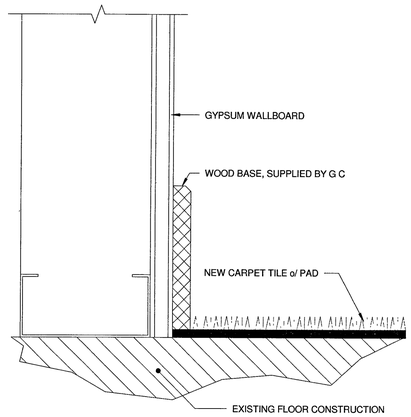
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Sheet Title
Reflected Ceiling Plan

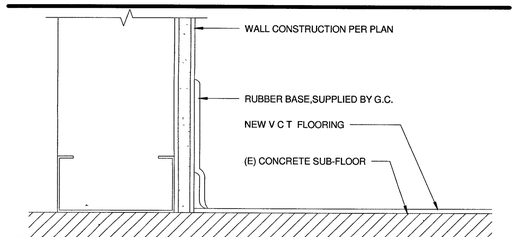
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Sheet No
A3.1

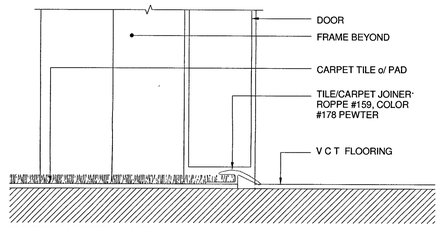
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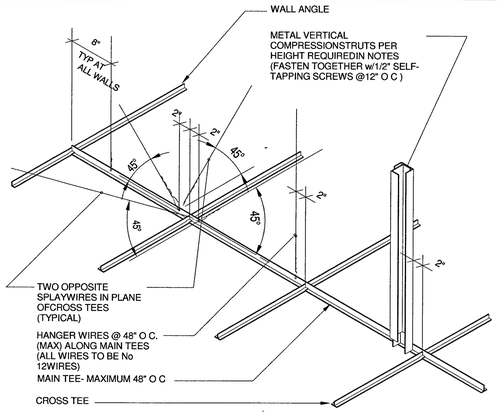
8 WALL BASE @ CARPET FLOORING 6" = 1'-0"



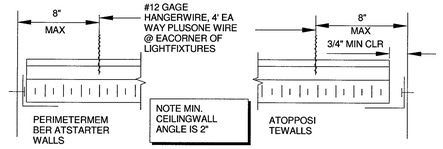
9 WALL BASE @ VCT FLOORING 6" = 1'-0"



10 CARPET TO VCT TRANSITION 3" = 1'-0"



A. CEILING GRID



B. RUNNERS AT WALLS

SUSPENDED CEILING NOTES:

1. BRACE SUSPENDED CEILING LATERALLY AS FOLLOWS -HORIZ RESTRAINTSHALL BE EFFECTED BY 4- No 12 WIRES SECURED TO THE MAIN RUNNERINTERSECTION & SPLAYED 45 DEG FROM THE PLANE OF THE CEILING THESE HORIZ RESTRAINT PTS SHALL BE PLACED 12'-0" O C IN BOTHDIRECTIONS WITH THE FIRST POINT WITHIN 4'-0" FROM EACH WALL.

2 PROVIDE COMPRESSION STRUTS TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE AT 12'-0" O C. IN BOTH DIRECTIONS WITH THE FIRST POINTWITHIN 6'-0" FROM EACH WALL PLACE STRUT WITHIN 2" OF THE FOUR SPLAYED WIRES ATTACH TOP AND BOTTOM WITH 2" SELF-TAPPING SCREWS

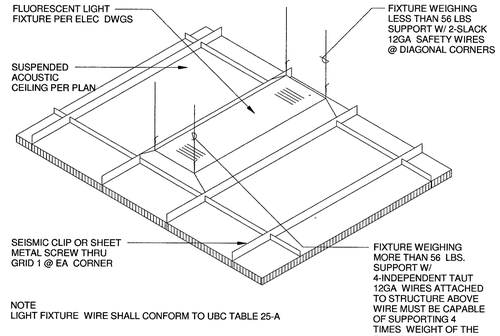
-STRUT SIZES LESS THAN 8'- (1) 3-5/8"x 25 GA METAL STUD
LESS THAN 10'- (2) 1-5/8"x 25 GA. METALSTUDS
LESS THAN 15'- (2) 2-1/2"x 25 GA. METALSTUDS
LESS THAN 20'- (2) 3-5/8"x 25 GA METAL STUDS

3 SUSPENDED CEILING TO BE DESIGNED FOR LATERAL FORCES (Cp= 0 30& Wp= 4 PSF (MIN))

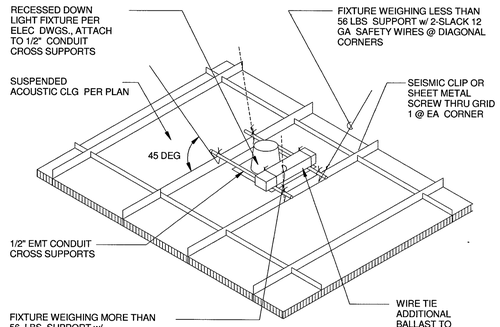
4 LATERAL BRACING TO BE MIN OF 6" FROM HORIZONTAL PIPING OR DUCT WORKWITHOUT BRACING WIRES TO BE ATTACHED TO GRID AND STRUCTURE IN A MANNERTO SUPPORT A LOAD OF NOT LESS THAN 200 LBS OR ACTUAL LOAD WITH A SAFETYFACTOR OF 2 SUSPEDED CEILINGS SHALL COMPLY WITH U B C TABLES 25-A ANDCHAPTER 16

NOTE
BRACING SHALL BE DONE ACCORDING TO ICBO REPORT #4071

6 ACT SUSPENDED CEILING 1 1/2" = 1'-0"

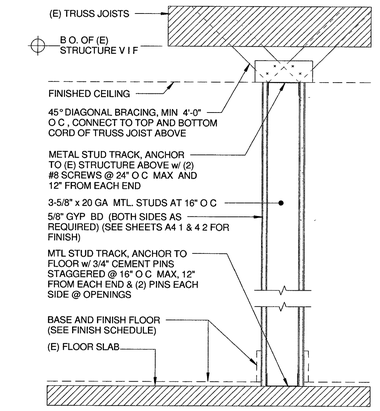


A LIGHT FIXTURE SEISMIC WIRE SUPPORT

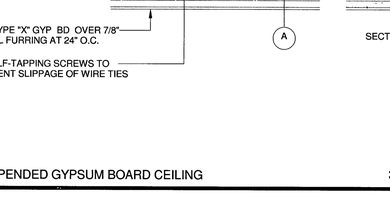


B DOWN LIGHT SEISMIC SUPPORT

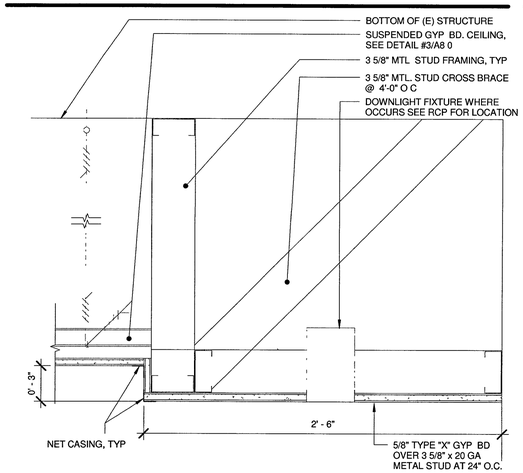
4 LIGHT FIXTURE SEISMIC SUPPORT 3" = 1'-0"



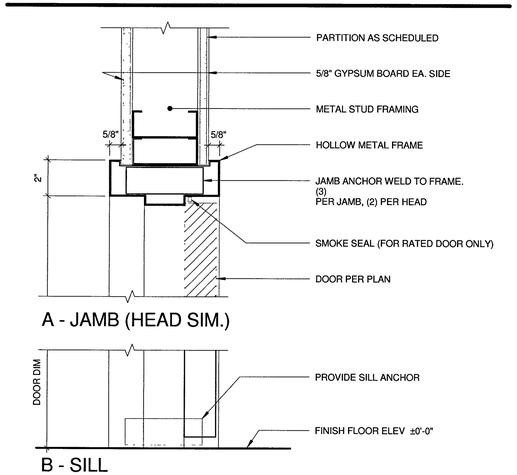
1 TYPICAL INTERIOR WALL DETAIL 1 1/2" = 1'-0"



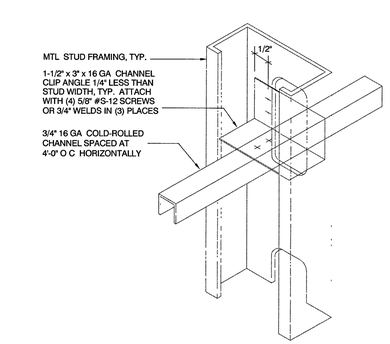
2 FURRED WALL 1 1/2" = 1'-0"



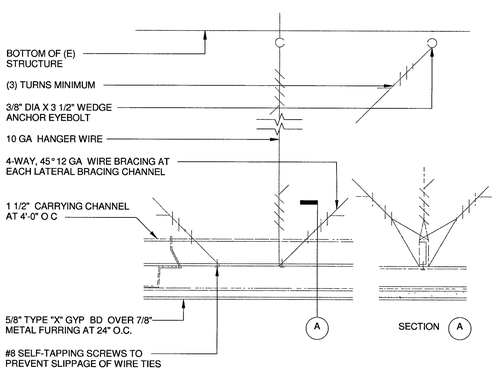
11 GYP. BD. SOFFIT @ OWNERS OFFICE 1 : 6



7 TYP. INTERIOR DOOR DETAIL 3" = 1'-0"



5 TYPICAL BRIDGING 1 1/2" = 1'-0"



3 SUSPENDED GYPSUM BOARD CEILING 3" = 1'-0"

Russell +Davis ARCHITECTS
739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256.8002 fax

LICENSED ARCHITECT COLIN J RUSSELL C-28378 NOV 30 2009 RENEWAL DATE STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

Project No	27031
Drawn By	CR, MP
Checked By	CR
Issued Date	PERMIT SET 02/06/08
Revision	No. Date

Matenal hereen is for use by authonzed contractors, bidders and subcontractors in connection with this project only All dimensions an these drawings shall take precedence over scaled dimensions Contractors shall be responsible to verify all dimensions and conditions on the job Russell & Davis Archtects must be notified of any vanations from the dimensions and conditions shown by these drawngs

Sheet Title
Interior Details

Scale As indicated

Sheet No
A8.0

Of Sheets

DOOR NOTES

1. DOORS WITHIN THE PATH OF TRAVEL FOR HANDICAPPED TO BE OPENABLE WITH A SINGLE EFFORT BY LEVER, PANIC BAR, OR PUSH/PULL HARDWARE. ALL OPERATIONAL HARDWARE TO BE 30" - 40" A F F U.O.N
2. EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT INCLUDE ALL HARDWARE REQUIREMENTS BY LOCAL BUILDING DEPARTMENT
3. DOOR CLOSERS TO BE ADJUSTED TO PROVIDE FOR A MAXIMUM EFFORT TO OPERATE OF 5 Lb FORCE AT FIRE DOOR USE MINIMUM FORCE ACCEPTABLE BY FIRE MARSHAL
4. THRESHOLDS SHALL NOT EXCEED 1/2 HEIGHT.
5. BOTH SIDES OF DOOR SHALL BE FINISHED THE SAME UNLESS NOTED OTHERWISE
6. MAIN EXIT DOOR AT SHALL HAVE SIGN ON TOP RAIL STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS IN 1" HIGH LETTERS ON A CONTRASTING BACKGROUND LOCKING DEVICE SHALL BE OF A TYPE READILY DISTINGUISHABLE AS LOCKED
7. UNLESS OTHERWISE NOTED, DOORS NOT LOCATED BY DIMENSION SHALL BE CENTERED ON THE WALL OR LOCATED 4" FROM WALL TO EDGE OF DOOR BACK
8. ALL LEGAL EXITS SHALL BE PROVIDED WITH SELF-ILLUMINATING EXIT SIGNS HAVING 6" HIGH LETTERS WITH 3/4" STROKES IN CONTRASTING LETTERS
9. ALL DOORS w/ GLASS, TRANSOMS AND SIDELITES SHALL BE DOUBLE GLAZED, LOW-E, TEMPERED SAFETY GLASS

DOOR SCHEDULE

Door Schedule											
		Door		Sidelight	Door		Frame		Fire		
Door #	Family	Width	Height	Width	Material	Finish	Material	Finish	Rating	Hardware	Comments
1	Single-Flush with 1 Sidelight	3' - 0"	8' - 0"	1' - 0"	Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
2	Single-Flush	3' - 0"	8' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
3	Single-Flush	3' - 0"	8' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
4	Single-Flush	3' - 0"	7' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
5	Single-Flush	3' - 0"	7' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
6	Single-Flush	3' - 0"	6' - 8"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
7	Single-Flush with 1 Sidelight	3' - 0"	6' - 8"	3' - 0"	Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
8	Single-Flush with 1 Sidelight	3' - 0"	6' - 8"	3' - 0"	Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
9	Single-Flush	3' - 0"	6' - 8"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
10	Single-Flush	3' - 0"	7' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Verify size. New door per opening size
11	Single-Flush_45d	2' - 6"	7' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	
12	Single-Flush	3' - 0"	8' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
E01	Single-Flush	3' - 0"	7' - 0"								Existing door to remain; repaint
E02	Single-Flush	2' - 6"	7' - 0"								Existing door to remain; repaint
E03	Single-Flush	2' - 6"	7' - 0"								Existing door to remain; repaint
E04	Single-Flush	3' - 0"	7' - 0"								Existing door to remain; repaint
E05	Single-Flush	2' - 0"	7' - 0"								Existing door to remain; repaint
E06	Single-Flush	3' - 0"	8' - 0"								Existing door to remain; repaint
E07	Single-Flush	3' - 0"	8' - 0"								Existing door to remain; repaint
E08	Single-Flush	3' - 0"	8' - 0"								Existing door to remain; repaint

ALL DOOR/WINDOWS SHALL BE POZZI STAIN-GRADE WOOD WITH DOUBLE GLAZED LOW-E GLASS.
ALL WINDOWS AND TRANSOMS WITHIN 24" OF THE SWING OF ANY DOOR SHALL BE TEMPERED SAFETY GLASS UNITS.

TITLE 24

CERTIFICATE OF COMPLIANCE (Part 1 of 4) LTG-1-C

PROJECT NAME: Professional Financial Investors, Inc — DATE: 1/14/2008
PROJECT ADDRESS: 350 Ignacio Blvd Third Floor Novato — Building Permit #
PRINCIPAL DESIGNER: Russel Davis Architects — TELEPHONE: 415-256 8001 — Designer's or Firm's License #
DOCUMENTATION AUTHOR: Energy Cal Co — TELEPHONE: (415)457-0990 — Documentation Author's License #

GENERAL INFORMATION

TYPE OF PLANS:	BUILDING CONDITIONED FLOOR AREA	1,303 Sq Ft	CLIMATE ZONE	2	
BUILDING TYPE	X NONRESIDENTIAL	HIGH RISE RESIDENTIAL		NO ILLUMINATED GUEST ROOMS	
	X COND TIONED SPACES	UNCONDITIONED SPACES		INDOOR & OUTDOOR CSWE	
PHASE OF CONSTRUCTION	NEW CONSTRUCTION	ADDITION	X ALTERATION		
METHOD OF LIGHTING COMPLIANCE	COMPLETE BUILDING COMMON LIGHTING	X AREA CATEGORY	TAILORED	PERFORMANCE	

STATEMENT OF COMPLIANCE

This Certificate of Compliance lists the building features and performance specifications needed to comply with Title 24 Parts 1 and 6 of the California Code of Regulations. This certificate applies only to building lighting requirements. The documentation preparer hereby certifies that the documentation is complete and complete

DOCUMENTATION AUTHOR SIGNATURE: Tisha Stogsdill — DATE: 1/14/08

The proposed lighting designer hereby certifies that the proposed building design represented in these set of construction documents is consistent with the other applicable certificates of compliance, and with any other calculations submitted by the building designer. The proposed building has been designed to meet the lighting requirements contained in Sections 110 1 0 120 132 146 148 & 149 of Title 24 Part 6

The plans & specifications meet the requirements of Part 6, Sections 132 & 133.

The materials listed meet the requirements of Part 6, Sections

The lighting systems have been designed to meet the requirements of Part 6, Section 132

Please Check One (These sections of the Business and Professions Code are contained in the nonresidential Manual.)

I certify that I am eligible under the provisions of Section 7 of the Business and Professions Code to sign this document as the person responsible for the preparation of the plans and that I am licensed contractor performing the work described in the plans and specifications and that I am eligible under the exemption in Section 3 of the Business and Professions Code to sign this document because it pertains to the work of a type I am licensed to perform under the Professions Code Sections 5537 5538 and 5537 7

I certify that I am eligible under the provisions of Section 3 of the Business and Professions Code to sign this document as the person responsible for the preparation of the plans and that I am a licensed architect performing the work described in the plans and specifications

PRINCIPAL LIGHTING DESIGNER NAME: Russell Davis Architects — SIGNATURE — DATE: 1/14/08 — JOB # 020370

LIGHTING MANDATORY MEASURES

Indicate location on plans of Note Block for Mandatory Measures.

LIGHTING COMPLIANCE FORMS & WORKSHEETS (Check all forms completed and included)

A_ TG 1 C Part 1 of 4 and 2 of 4	Certificate of Compliance Part 1 of 4 and 2 of 4 are required for all submittals
_ TG 1 C Part 2 of 4	Certificate of Compliance Part 3 of 4 submittal is required only if control credits are claimed
X _TG 1 C Part 4 of 4	Certificate of Compliance Part 4 of 4 submittal is required when lighting controls are claimed
X TG 7 C	Indoor Lighting Schedule
X TG 9-C	Portable Lighting Worksheet
X TG 14-C	Lighting Controls Credit Worksheet
X TG 5-C	Indoor Lighting Power Allowance
TG 6-C	Tailored Method Worksheet
TG 11 C	Room Cavity Ratio Worksheet
TG 8-C	Common Lighting Systems Method Worksheet
TG 9-C	Low Voltage Track Lighting Worksheet

Report 3.44.0 Requested — User Number: 1 of 3 — Job Number: 1 of 1 — Page 3 of 9

CERTIFICATE OF COMPLIANCE (Part 2 of 4) LTG-1-C

PROJECT NAME: Professional Financial Investors, Inc — DATE: 1/14/2008

INSTALLED INDOOR LIGHTING POWER FOR CONDITIONED AND UNCONDITIONED SPACES

	INSTALLED WATTS
INSTALLED LIGHTING CONDITIONED SPACES (From LTG-1-C)	1,204
PORTABLE LIGHTING (From LTG-3 C)	88
LIGHTING CONTROL CREDIT CONDITIONED SPACES (From LTG-4-C)	0
CONDITIONED SPACE ADJUSTED INSTALLED LIGHTING POWER	1,166
INSTALLED LIGHTING, UNCONDITIONED SPACES (From LTG-2 C)	0
LIGHTING CONTROL CREDIT UNCONDITIONED SPACES (From LTG-4-C)	0
UNCONDITIONED SPACE ADJUSTED INSTALLED LIGHTING POWER	0

ALLOWED INDOOR LIGHTING POWER FOR CONDITIONED SPACES

	ALLOWED WATTS
COMPLETE BUILDING METHOD (From LTG-5-C)	
X AREA CATEGORY METHOD (From LTG-5-C)	
TAILORED METHOD (From LTG-5-C) ALLOWED LIGHTING POWER	1,204

ALTERNATE COMPLIANCE

PERFORMANCE METHOD	
COMMON LIGHTING SYSTEM (From LTG-8-C)	

ALLOWED INDOOR LIGHTING POWER FOR UNCONDITIONED SPACES (From LTG-5-C) — 0

MANDATORY INDOOR AND DAYLIGHTING AUTOMATIC CONTROLS

CONTROL LOCATION (Room #)	CONTROL IDENTIFICATION	CONTROL TYPE (Auto Time Switch Occupancy, etc.)	SPACE CONTROLLED	Check if Complies	NOTE TO FIELD

NOTES TO FIELD - For Building Department Use Only

Report 3.44.0 Requested — User Number: 1 of 3 — Job Number: 1 of 1 — Page 4 of 9

CERTIFICATE OF COMPLIANCE (Part 4 of 4) LTG-1-C

PROJECT NAME: Professional Financial Investors, Inc — DATE: 1/14/2008

Designer:
This form is to be used by the designer and attached to the plans. Items below are all the acceptance tests for lighting systems. The designer is required to check the boxes by all acceptance tests that apply and list all equipment that requires an acceptance test. For equipment of a certain type requires a test, list the equipment description and the number of systems to be tested in parentheses. The Number designates the Section in the Appendix of the Nonresidential ACM Manual that describes the test. Also indicate the person responsible for performing the tests (i.e. the installing contractor, designer, or an agent selected by the owner). Since this form will be part of the plans, completion of this section will allow the responsible party to budget for the scope of work appropriately.

Building Departments
before an occupancy permit is granted for a newly constructed building or space, or a new lighting system system serving a building or space is operated for normal use, all control devices serving the building or space shall be certified as meeting the Acceptance Requirements for Code Compliance in submitted Certificate of Acceptance. LTG-1-A Forms shall be submitted to the building department that:

A Certifies plans, specifications, installation certificates, and operating and maintenance information meet the requirements of§ 10-103(b) and Title 24 Part 6

Test Description	Test Performed By
LTG-2 A Lighting Control Acceptance Document	
Occupancy Sensor Acceptance	
- Manual Daylight Controls Acceptance	
- Automatic Time Switch Control Acceptance	
Equipment requiring acceptance testing	
LTG 3 A Automatic Daylighting Controls Acceptance Document	
Equipment requiring acceptance testing	

INDOOR LIGHTING SCHEDULE (Part 1 of 2) LTG-2-C

PROJECT NAME: Professional Financial Investors, Inc — DATE: 1/14/2008

INSTALLED LIGHTING POWER FOR CONDITIONED SPACES

Luminaire			Lamps/Ballasts			Installed Watts		
	Type Description	Qty	Watts / Lamp	Lamps / Ballast	Ballast Factor	Watts / Luminaire	Luminaire Qty	Total Watts
Name								
A	Low voltage halogen	20 Watt Lamp	1	20	1.0	20.0	X 27	540
B	Low voltage halogen	20 Watt Lamp	1	20	1.0	20.0	X 27	540

PAGE TOTAL	1,080
BUILDING TOTAL (sum of all pages)	1,080
PORTABLE LIGHTING (From LTG-3-C)	88
CONTROL CREDIT (From LTG-4-C)	0
ADJUSTED ACTUAL WATTS	1,166

Report 3.44.0 Requested — User Number: 1 of 3 — Job Number: 1 of 1 — Page 2 of 9

PORTABLE LIGHTING WORKSHEET LTG-3-C

PROJECT NAME: Professional Financial Investors, Inc — DATE: 1/14/2008

TABLE 1 - PORTABLE LIGHTING NOT SHOWN ON PLANS FOR OFFICE AREAS >250 SQUARE FEET

A	B	C	D
ROOM # OR ZONE ID	DESCRIPTION (Watts)	AREA (SF)	TOTAL WATTS (B X C)
Corners Only	2	44	88
	TOTAL	452	88

TABLE 2 - PORTABLE LIGHTING SHOWN ON PLANS FOR OFFICE AREAS >250 SQUARE FEET

A	B	C	D	E	F	G
ROOM # OR ZONE ID	PORTABLE LIGHTING Description	# OF FIXT	LUMEN WATTS PER FIXTURE	TASK AREA (SF)	# OF TASK AREAS	TOTAL AREA (D x E)	TOTAL WATTS (D x C)
						TOTAL	0

TABLE 3 - PLANS SHOW PORTABLE LIGHTING IS NOT REQUIRED FOR OFFICE AREAS > 250 SQUARE FEET

ROOM # OR ZONE ID	TOTAL AREA (SF)
TOTAL	0

Designer needs to provide detailed documentation that the lighting level provided by the overhead lighting meets the needs of the space. The details include luminaire types and mounting locations relative to work areas.

BUILDING SUMMARY - PORTABLE LIGHTING

BUILDING SUMMARY	TOTAL AREA (SF) (FROM TABLES 1+2+3)	TOTAL WATTS
BUILDING TOTAL	452	88

Report 3.44.0 Requested — User Number: 1 of 3 — Job Number: 1 of 1 — Page 1 of 9

INDOOR LIGHTING POWER ALLOWANCE LTG-5-C

PROJECT NAME: Professional Financial Investors, Inc — DATE: 1/14/2008

ALLOWED LIGHTING POWER (Choose One Method)

COMPLETE BUILDING METHOD (Choose One Method)

BUILDING CATEGORY (From Section 146 Table 146-B)	WATTS PER SF	COMPLETE BLDG AREA	ALLOWED WATTS

AREA CATEGORY METHOD - CONDITIONED SPACES

AREA CATEGORY (From Section 146 Table 146-C)	WATTS PER SF	AREA (SF)	ALLOWED WATTS
Office	1.20	1,003	1,204
		PAGE TOTAL	1,003 — 1,204
		BUILDING TOTAL	1,003 — 1,204

TAILORED METHOD - CONDITIONED SPACES

	AREA (SF)	ALLOWED WATTS
		TOTAL ALLOWED WATTS (From "G S-C or from computer run.) — 0

UNCONDITIONED SPACES

Complete Building and Area Category Methods Category (From Section 146 Table "46-B&C)	WATTS PER SF	AREA (SF)	ALLOWED WATTS
		PAGE TOTAL	0 — 0
		BUILDING TOTAL	0 — 0

TAILORED METHOD - UNCONDITIONED SPACES

	AREA	WATTS
TOTAL UNCONDITIONED SPACES ALLOWED WATTS (From "G S-C and - TG-5-C)		0

LIGHTING MANDATORY MEASURES LTG-MM

PROJECT NAME: Professional Financial Investors, Inc — DATE: 1/14/2008

DESCRIPTION	Designer	Enforcement
(§ 121(a)) For every Space all interior lighting system shall be equipped with a separate automatic control device that turns lighting. This automatic control shall meet the requirements of Section 119 and may be an occupancy sensor, automatic time switch, or other device capable of automatically shutting off the lighting.		
(§ 131(b)) Override for Building Lighting Shut-Off. The automatic Building shut-off system is provided with a manual, accessible override switch in sight of the lights. The area of override is not to exceed 5 000 square feet.		
(§ 10(b)) Automatic Control Devices Certified. All automatic control devices are specified are certified all alternate equipment shall be certified and verified as directed by the manufacturer.		
X (§ 11 Fluorescent Ballast and Lum naires Certified. All fluorescent fixtures specified for the project are certified and listed in the Directory. All retrofit fixtures shall be certified.		
(§ 132 Tandem Wiring for Dual and Three Lamp Fluorescent Fixtures. All dual and three lamp fluorescent fixtures are tandem wired with two lamp ballasts where required by Standards Section 132 (a) all dual and three lamp fluorescent fixtures are specified with electronic high frequency ballasts and are exempt from tandem wiring requirements.		
X (§ 131(a) Individual Rooms/Area Controls. Each room and area in the building is equipped with a separate switch or occupancy sensor device for each area with floor-to-ceiling walls.		
X (§ 131(b) Uniform Reduction for Individual Rooms. All rooms and areas greater than 100 square feet and more than 0.8 watts per square foot of lighting load shall be controlled with a level switching for uniform reduction of lighting within the room.		
X (§ 131(c) Daylight Area Control. All rooms with windows and skylights that are greater than 250 square feet and that allow for the effective use of daylight in the area shall have 50% of the lamps in each device area controlled by a separate switch, or the effective use of daylight cannot be accomplished because the windows are continuously shaded by a building on the adjacent lot. Diagrams of sharing during different times of the year is included on plans.		
(§ 131(d) Display Lighting. Display lighting shall be separately switched on circuits that are 20 amps or less.		

Energy Pro 4.4 by EnergySoft — Job Number: 020 — Job Number: 1 of 1 — Page 1 of 1

APPROVALS
BY _____ DATE 3/13/08
BUILDING _____
PLANNING _____
ENGINEERING _____
FIRE _____
POLICE _____
PLANNING NO. 12-TI 2008-7

JOB COPY

REVISED PLANS

Russell Davis ARCHITECTS
739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256.8002 fax

LICENSED ARCHITECT — GEORGE J. RUSSELL — C-28378 — NOV 30 2007 — RENEWAL DATE — STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

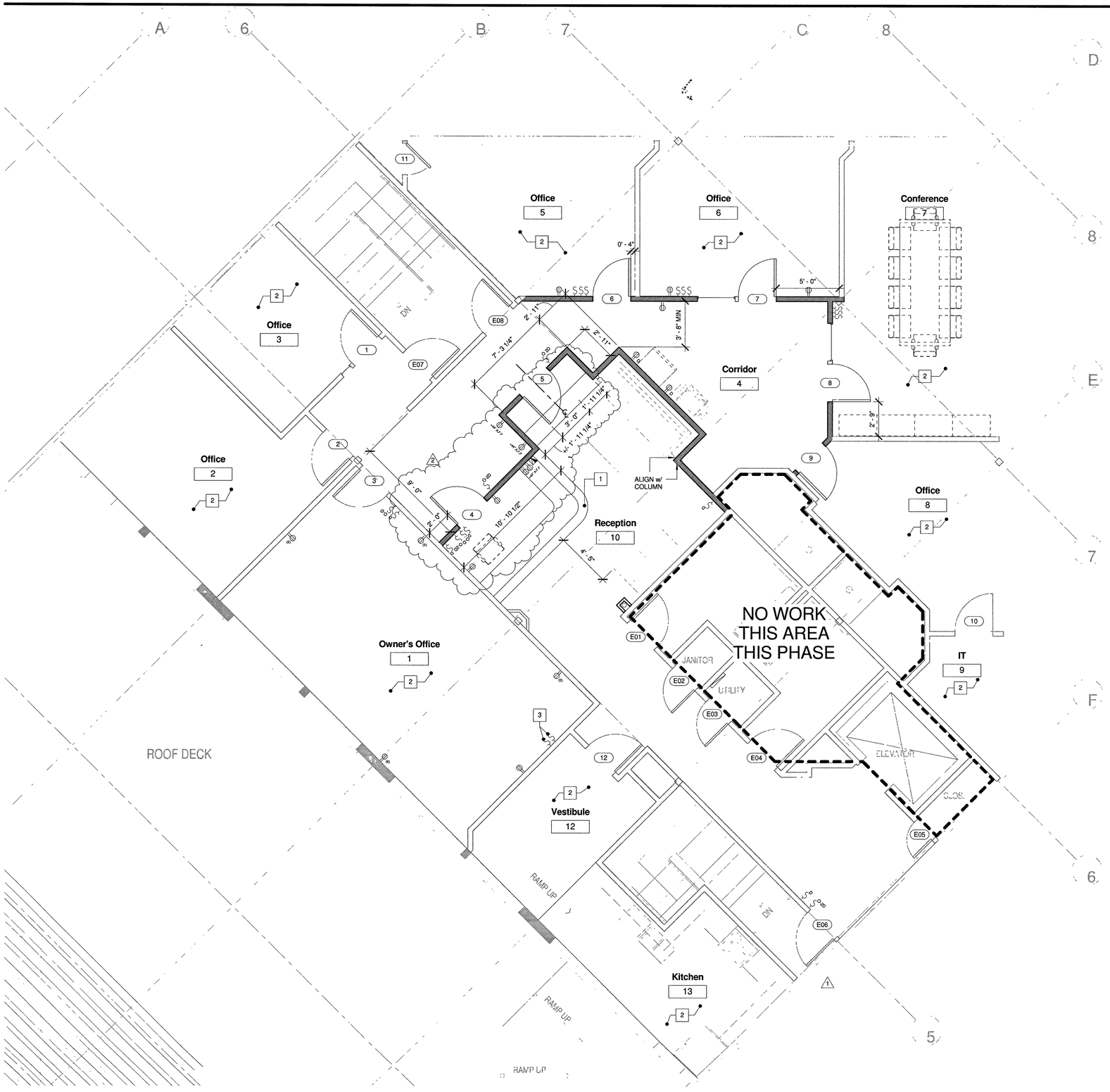
Project No..	27031
Drawn By	CR, MP
Checked By	CR
Issued Date	PERMIT SET 02/06/08
Revision No	Date
Plan Check Comments 1	02/22/08

Material herein is for use by authorized contractors, bidders and subcontractors in connection with this project only. All dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall be responsible to verify all dimensions and conditions on the job. Russell & Davis Architects must be notified of any variations from the dimensions and conditions shown by these drawings.

Sheet Title
Schedules & Title 24

Scale 1/4" = 1'-0"

Sheet No.
A0.3
Of Sheets



1 Floor Plan
1/4" = 1'-0"

KEYNOTE LEGEND

Keynote Legend	
Keynote #	Description
1	New reception desk by owners representative
2	Existing Electrical, Phone & Data Outlets to remain
3	Existing switch to be demolished in the new scheme

LEGEND

- NEW PARTITION
- EXISTING WALL TO REMAIN
- FURRED WALL
- DUPLEX ELECTRICAL OUTLET @ +15" AFF TO C/L, U O N
- (E) DUPLEX ELECTRICAL OUTLET TO REMAIN IN NEW SCHEME
- DEDICATED DUPLEX ELECTRICAL OUTLET @ +15" AFF TO C/L, U O N
- PHONE & DATA OUTLET @ +15" AFF TO C/L, U O N

FLOOR PLAN GENERAL NOTES

1 DIMENSIONS ARE TO FACE OF GYPSUM WALL BOARD OR GRID LINE ALL ELEVATIONS ARE NOTED FROM FINISH FLOOR ELEVATIONS (U O N)

2 ALL GYPSUM BOARD SHALL BE 5/8" TYPE 'X', LEVEL 3 FINISH (U O N)

3 PROVIDE DRYWALL TRIM AT ALL EXPOSED EDGES AND CORNERS

4 G C SHALL VERIFY THAT DEMISING WALLS EXTEND TO STRUCTURE ABOVE AND ALL PENETRATIONS ARE SEALED TIGHT, AS REQUIRED BY LANDLORD AND SHALL PROVIDE ALL WORK REQUIRED TO CORRECT DEFICIENT CONDITIONS

5 ALL WALL FRAMING NOT BRACED TO DEMISING WALLS SHALL BE SECURED OR DIAGONALLY BRACED AT 4'-0" O.C

6. THE G C SHALL LEAVE NO GAPS AND FILL SOLID TO PIPING AND DUCTWORK TO MAINTAIN THE STRUCTURAL INTEGRITY OF DEMISING WALLS AND MAINTAIN A MINIMUM ONE HOUR FIRE SEPARATION

7. THE G C SHALL PROVIDE CAULK JOINTS WHERE GWB MEETS THE FLOOR OR ROOF DECK. PACK FLUTES AT DECK

8 THE G C IS RESPONSIBLE FOR ALL FLOOR AND WALL PENETRATIONS REQ FOR ELECTRICAL AND MECHANICAL WORK ALL SUCH OPENINGS SHALL BE FRAMED AND REINFORCED. NO PENETRATIONS SHALL BE CUT THOUGH WALLS OR FLOORING WITHOUT PRIOR AUTHORIZATION BY THE LANDLORD

9 ALL ELECTRICAL OUTLETS AND TELEPHONE LINE LOCATIONS SHOWN ARE NEW (E) OUTLETS LOCATIONS WITHIN WALLS NOT DISTURBED BY DEMOLITION ARE TO REMAIN. UPGRADE ALL (E) OUTLETS TO GROUNDED OUTLETS.

10. G C TO PROVIDE INFORMATION AND SPECS TO BUILDING DEPT PRIOR TO INSTALLATION. ELECTRICAL LOADS CALCS ARE TO BE DESIGN BUILD. G C TO PROVIDE BUILDING DEPT. WITH LOAD CALCS PRIOR TO ANY ELECTRICAL WORK SEE SHEET A0 FOR FURTHER NOTES AND CLARIFICATIONS

11 PROVIDE BONDING FOR ALL WATER AND GAS PIPING.

12 ALL EXISTING FIREPROOFING TO BE MAINTAINED DAMAGE OR REMOVAL OF FIREPROOFING MUST BE REPAIRED OR REPLACED AT NO COST TO OWNER

13 DO NOT COVER EXISTING EXPANSION JOINTS IN BASE BUILDING G C SHALL PROVIDE LIKE EXPANSION JOINTS IN TENANT CONSTRUCTION TO ALLOW FOR BASE BUILDING MOVEMENT.

14 ALL FURNITURE SHOWN FOR REFERENCE ONLY, N I.C

Russell + Davis ARCHITECTS

739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256.8002 fax

LICENSED ARCHITECT
REGINA RUSSELL
C-28378
NOV 30 2009
RENEWAL DATE
STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

Project No .		27031
Drawn By		CR, MP
Checked By:		CR
Issued Date		PERMIT SET 02/06/08
Revision	No.	Date
Plan Check Comments	1	02/22/08
Client Revisions	2	03/17/08

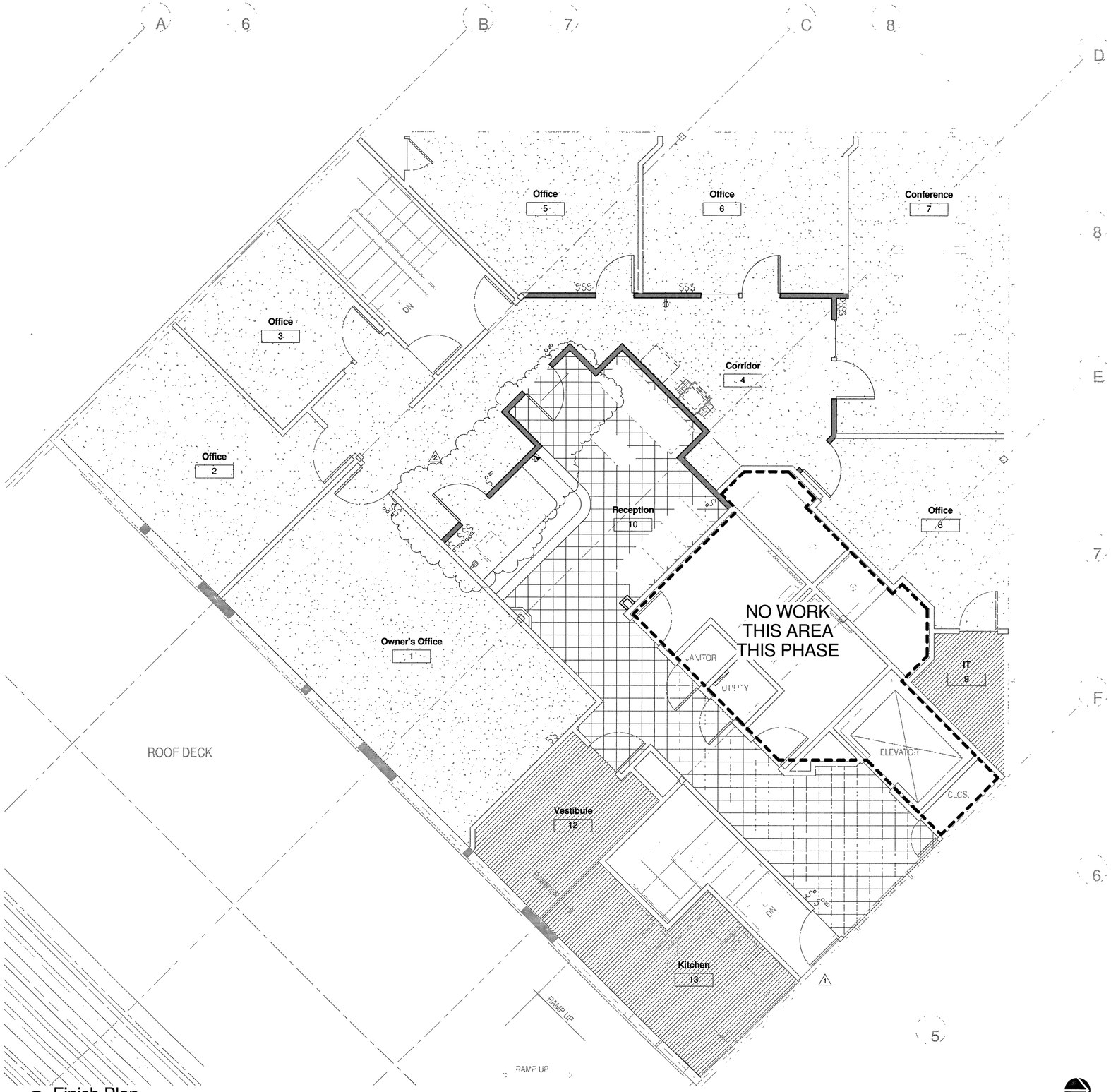
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Sheet Title
Floor Plan

Scale 1/4" = 1'-0"

Sheet No
A2.1

Of Sheets



1 Finish Plan
1/4" = 1'-0"

LEGEND

- Carpet
- Resilient
- Ceramic Tile

FINISH PLAN GENERAL NOTES

1 ALL GWB TO BE FINISHED TO LEVEL 5 FINISH, TYP.
2 INTERIOR TO HAVE A MAX OF 2 PAINT COLORS PER ROOM
3 INSTALL ALL TILE PER MANUFACTURER'S INSTRUCTIONS

FINISH SCHEDULE

Finish Schedule							
Room No.	Room Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Ceiling Height	Comments
1	Owner's Office	Carpet	Wood	Painted GWB level 5	Suspended GWB, Level 5	8' - 6"	See soffit details, See sheet A8.0 Detail #10
2	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
3	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
4	Corridor	Carpet	Wood	Painted GWB level 5	New Suspended Acoustical	8' - 6"	
5	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
6	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
7	Conference	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
8	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
9	IT	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
10	Reception	Ceramic Tile	Wood	Painted GWB level 5	Suspended GWB, Level 5	8' - 6"	
12	Vestibule	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
13	Kitchen	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	Ceiling ht. varies. Paint grid, Color per schedule, New ceiling tile

Russell + Davis ARCHITECTS
739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256.8002 fax

LICENSED ARCHITECT
KEITH A. RUSSELL
C-28378
NOV 30 2009
RENEWAL DATE
STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

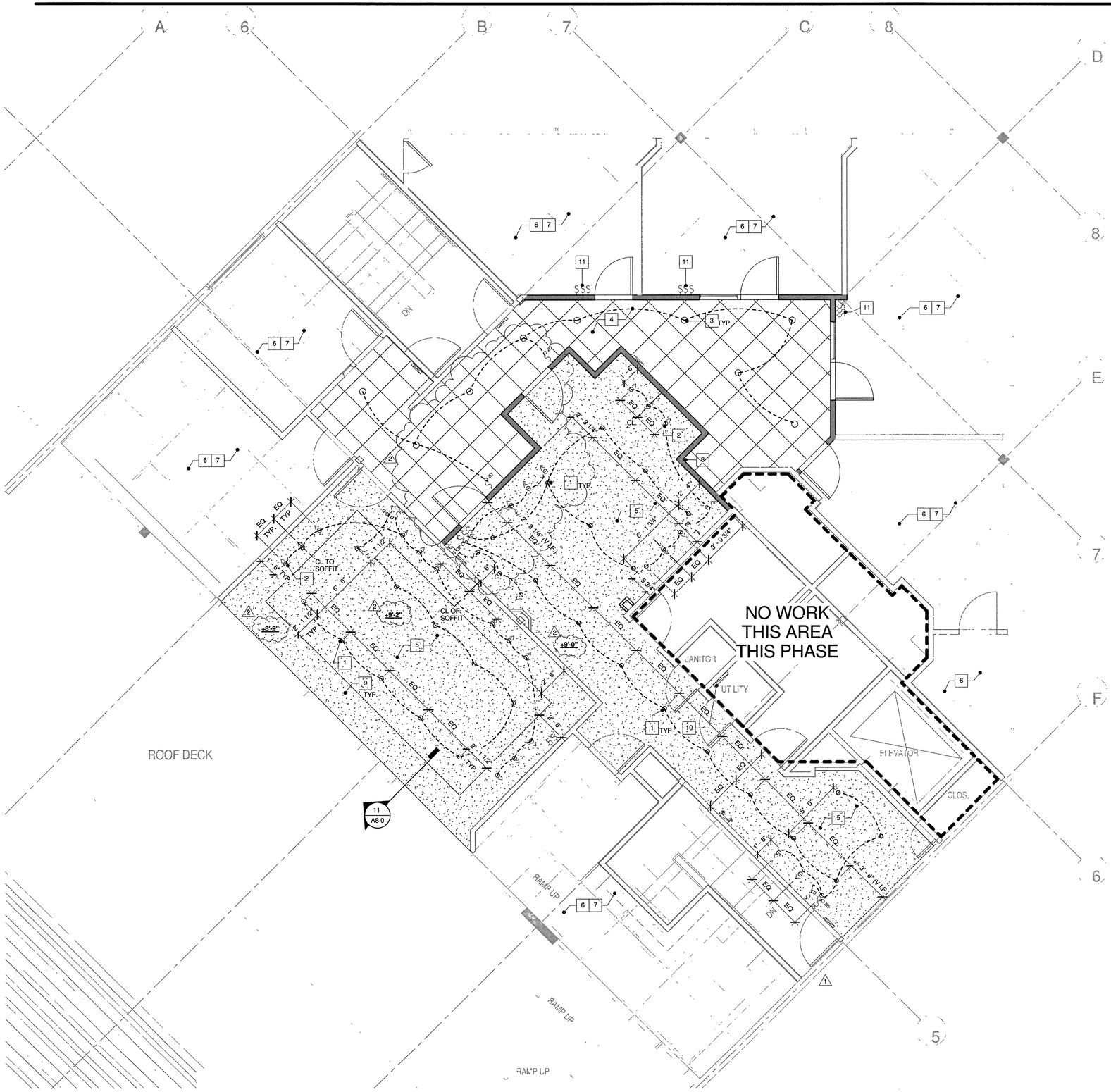
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Sheet Title
Finish Plan

Scale 1/4" = 1'-0"

Sheet No:
A2.2
Of Sheets



1 Reflected Ceiling Plan
1/4" = 1'-0"

Keynote Legend	
Keynote #	**Description**
1	New 4" diameter low voltage recessed downlight
2	New 4" diameter low voltage recessed wall washer
3	Relocated existing fluorescent downlight
4	New suspended acoustical ceiling to match existing
5	New suspended GWB ceiling
6	Existing suspended acoustical ceiling to remain. Paint (E) grid per finish schedule. Repair / Replace damaged tiles as required.
7	Existing electrical & lighting to remain in the new scheme
8	(E) column to remain
9	New GWB soffit
10	Existing electrical panel
11	Existing switches relocated as shown in the new scheme

RCP LEGEND

FIXTURE	FIXTURE TYPE	LAMP TYPE	DESCRIPTION
○	(E) RECESSED DOWNLIGHT FLUORESCENT		RELOCATE EXISTING LIGHTING
◎	RECESSED LOW-VOLTAGE DOWNLIGHT	12V, 20W MR16 LAMP	JUNO 442C-WH TRIM, 4" LOW VOLTAGE HOUSING IC44N, w/ DIMMER
⊖	RECESSED LOW-VOLTAGE WALL WASHER	12V, 20W MR16 LAMP	JUNO 446-WH TRIM, 4" LOW VOLTAGE HOUSING IC44N, w/ DIMMER
S	OCCUPANCY SENSOR SWITCH		
S	OCCUPANCY SENSOR SWITCH w/ DIMMER		
S 0-10	TWO WAY OCCUPANCY SENSOR SWITCH w/ DIMMER		
S	SWITCH w/ DIMMER		
	EXIT LIGHT		
	EMERGRNCY LIGHT		
	ELECTRICAL PANEL		

RCP GENERAL NOTES

1 ALL ELECTRICAL WORK IS TO BE DESIGN BUILD THE ELECTRICAL SUB CONTRACTOR IS RESPONSIBLE FOR ALL RELATED PERMITS AND TITLE 24 COMPLIANCE DOCUMENTS

2 THE TYPE & LOCATION OF LIGHT FIXTURES SHALL BE AS INDICATED ON THE REFLECTED CEILING PLAN

3 THE G C SHALL SET ALL CEILINGS AND SOFFITS USING A LASER LEVEL TO ACHIEVE A CEILING THAT IS PLUMB, LEVEL, AND SQUARE TO ALL WALLS AND SOFFITS

4 ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS VERIFY THICKNESS OF FLOOR CONSTRUCTION WITH FLOORING SUBCONTRACTOR PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION

5 G.C TO COORDINATE WITH CABINET MANF TO PROVIDE SPACE AND SHIELDING UNDER AND ABOVE CABINETS FOR TASK LIGHTING SEE FIXTURE SCHEDULE

6 ALL SWITCHES TO BE MOUNTED +4'-0" AFF TO C/L

7 RELOCATE EXISTING FIRE ALARMS TO NEW CEILING

Russell + Davis ARCHITECTS

739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
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LICENSED ARCHITECT JOHN P. RUSSELL C-28378 NOV 30 2009 RENEWAL DATE STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

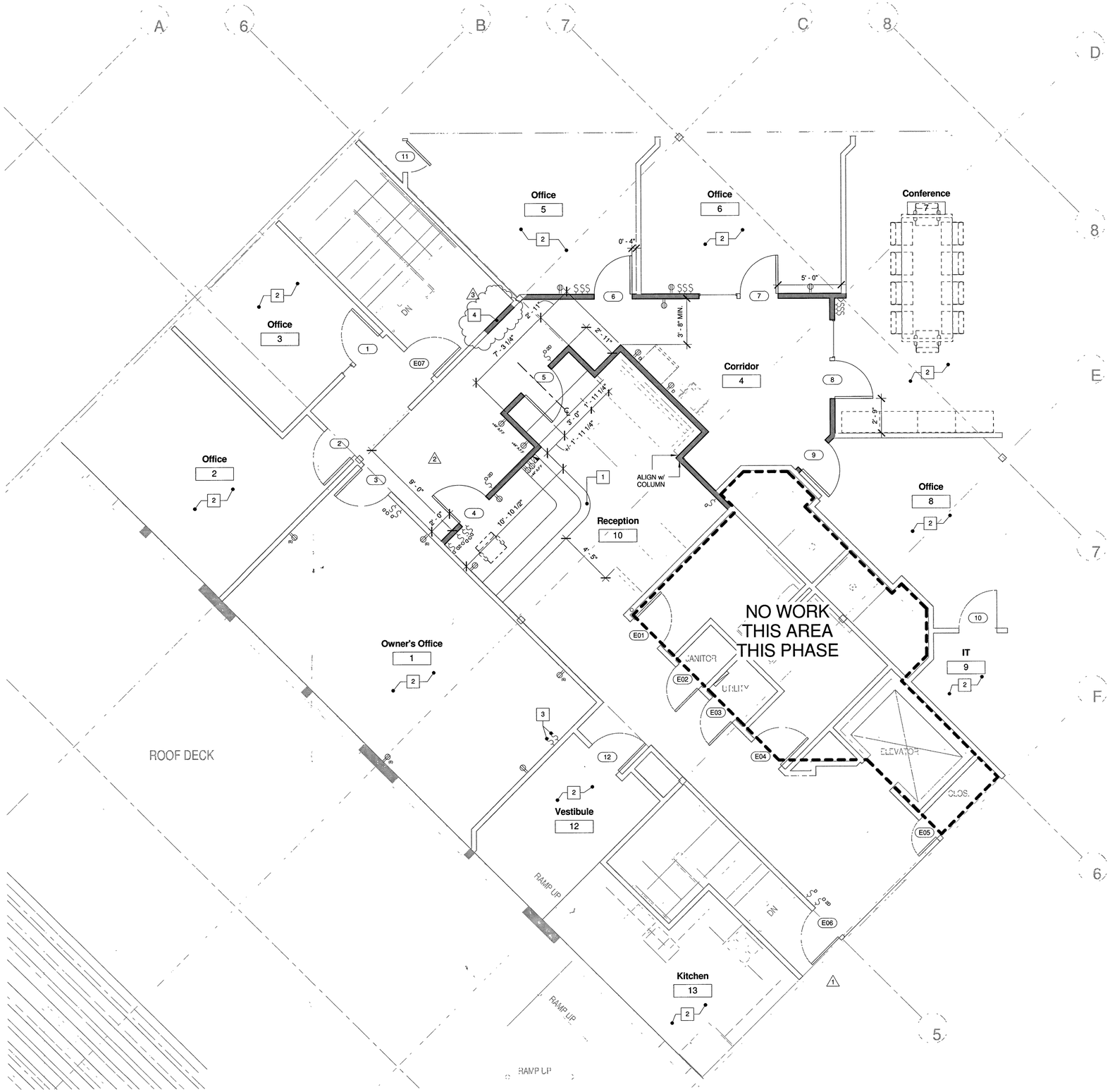
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Sheet Title
Reflected Ceiling Plan

Scale 1/4" = 1'-0"

Sheet No
A3.1
Of Sheets



1 Floor Plan
1/4" = 1'-0"

KEYNOTE LEGEND

Keynote Legend	
Keynote #	Description
1	New reception desk by owners representative
2	Existing Electrical, Phone & Data Outlets to remain
3	Existing switch to be demolished in the new scheme
4	(E) Door to be demolished in the new scheme, Patch & repair to match (E) finish

LEGEND

- NEW PARTITION
- EXISTING WALL TO REMAIN
- FURRED WALL
- DUPLEX ELECTRICAL OUTLET @ +15" AFF TO C/L, U.O.N.
- (E) DUPLEX ELECTRICAL OUTLET TO REMAIN IN NEW SCHEME
- DEDICATED DUPLEX ELECTRICAL OUTLET @ +15" AFF TO C/L, U O N
- PHONE & DATA OUTLET @ +15" AFF TO C/L, U O N

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF GYPSUM WALL BOARD OR GRID LINE ALL ELEVATIONS ARE NOTED FROM FINISH FLOOR ELEVATIONS (U.O.N)
2. ALL GYPSUM BOARD SHALL BE 5/8" TYPE 'X', LEVEL 3 FINISH (U O N)
3. PROVIDE DRYWALL TRIM AT ALL EXPOSED EDGES AND CORNERS
4. G C SHALL VERIFY THAT DEMISING WALLS EXTEND TO STRUCTURE ABOVE AND ALL PENETRATIONS ARE SEALED TIGHT, AS REQUIRED BY LANDLORD AND SHALL PROVIDE ALL WORK REQUIRED TO CORRECT DEFICIENT CONDITIONS.
5. ALL WALL FRAMING NOT BRACED TO DEMISING WALLS SHALL BE SECURED OR DIAGONALLY BRACED AT 4'-0" O C..
6. THE G C. SHALL LEAVE NO GAPS AND FILL SOLID TO PIPING AND DUCTWORK TO MAINTAIN THE STRUCTURAL INTEGRITY OF DEMISING WALLS AND MAINTAIN A MINIMUM ONE HOUR FIRE SEPARATION
7. THE G C. SHALL PROVIDE CAULK JOINTS WHERE GWB MEETS THE FLOOR OR ROOF DECK. PACK FLUTES AT DECK
8. THE G C IS RESPONSIBLE FOR ALL FLOOR AND WALL PENETRATIONS REQ FOR ELECTRICAL AND MECHANICAL WORK ALL SUCH OPENINGS SHALL BE FRAMED AND REINFORCED NO PENETRATIONS SHALL BE CUT THOUGH WALLS OR FLOORING WITHOUT PRIOR AUTHORIZATION BY THE LANDLORD
9. ALL ELECTRICAL OUTLETS AND TELEPHONE LINE LOCATIONS SHOWN ARE NEW (E) OUTLETS LOCATIONS WITHIN WALLS NOT DISTURBED BY DEMOLITION ARE TO REMAIN UPGRADE ALL (E) OUTLETS TO GROUNDED OUTLETS.
10. G C. TO PROVIDE INFORMATION AND SPECS TO BUILDING DEPT PRIOR TO INSTALLATION ELECTRICAL LOADS CALCS ARE TO BE DESIGN BUILD G C TO PROVIDE BUILDING DEPT WITH LOAD CALCS PRIOR TO ANY ELECTRICAL WORK. SEE SHEET A0 FOR FURTHER NOTES AND CLARIFICATIONS.
11. PROVIDE BONDING FOR ALL WATER AND GAS PIPING
12. ALL EXISTING FIREPROOFING TO BE MAINTAINED. DAMAGE OR REMOVAL OF FIREPROOFING MUST BE REPAIRED OR REPLACED AT NO COST TO OWNER
13. DO NOT COVER EXISTING EXPANSION JOINTS IN BASE BUILDING G.C SHALL PROVIDE LIKE EXPANSION JOINTS IN TENANT CONSTRUCTION TO ALLOW FOR BASE BUILDING MOVEMENT
14. ALL FURNITURE SHOWN FOR REFERENCE ONLY, N I C

REVISED PLANS

JOB COPY

APPROVALS

	BY	DATE
BUILDING		4/7/08
PLANNING		
ENGINEERING		
FIRE		
POLICE		

PERMIT NO. B-T1 2008-7

Russell + Davis ARCHITECTS

739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256.8002 fax

LICENSED ARCHITECT COLIN RUSSELL C-28378 NOV 30 2009 RENEWAL DATE STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

Project No		27031
Drawn By.		CR, MP
Checked By		CR
Issued Date.		PERMIT SET 02/06/08
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Plan Check Comments	1	02/22/08
Client Revisions	2	03/13/08
Client Revisions	3	04/16/08

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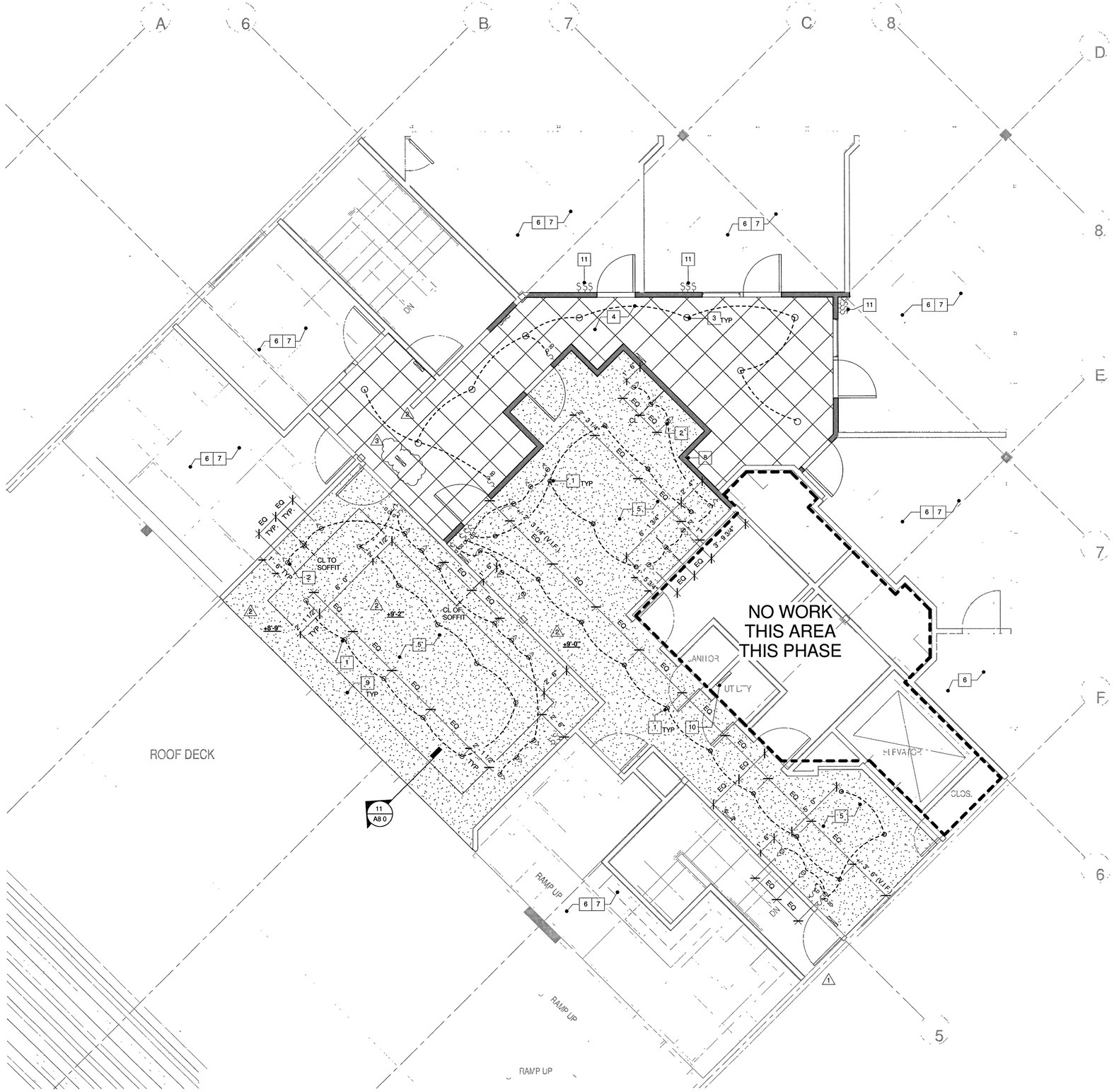
Sheet Title
Floor Plan

Scale 1/4" = 1'-0"

Sheet No

A2.1

Of Sheets



1 Reflected Ceiling Plan
1/4" = 1'-0"

Keynote Legend	
Keynote #	Description
1	New 4" diameter low voltage recessed downlight
2	New 4" diameter low voltage recessed wall washer
3	Relocated existing fluorescent downlight
4	New suspended acoustical ceiling to match existing
5	New suspended GWB ceiling
6	Existing suspended acoustical ceiling to remain. Paint (E) grid per finish schedule. Repair / Replace damaged tiles as required.
7	Existing electrical & lighting to remain in the new scheme
8	(E) column to remain
9	New GWB soffit
10	Existing electrical panel
11	Existing switches relocated as shown in the new scheme

RCP LEGEND

FIXTURE	FIXTURE TYPE	LAMP TYPE	DESCRIPTION
○	(E) RECESSED DOWNLIGHT FLUORESCENT		RELOCATE EXISTING LIGHTING
◎	RECESSED LOW-VOLTAGE DOWNLIGHT	12V, 20W MR16 LAMP	JUNO 442C-WH TRIM, 4" LOW VOLTAGE HOUSING IC44N, w/ DIMMER
◎	RECESSED LOW-VOLTAGE WALL WASHER	12V, 20W MR16 LAMP	JUNO 446-WH TRIM, 4" LOW VOLTAGE HOUSING IC44N, w/ DIMMER
S	OCCUPANCY SENSOR SWITCH		
S	OCCUPANCY SENSOR SWITCH w/ DIMMER		
S2D	TWO WAY OCCUPANCY SENSOR SWITCH w/ DIMMER		
S	SWITCH w/ DIMMER		
	EXIT LIGHT		
	EMERGRNCY LIGHT		
	ELECTRICAL PANEL		

RCP GENERAL NOTES

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3. THE G C SHALL SET ALL CEILINGS AND SOFFITS USING A LASER LEVEL TO ACHIEVE A CEILING THAT IS PLUMB, LEVEL, AND SQUARE TO ALL WALLS AND SOFFITS

4 ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS VERIFY THICKNESS OF FLOOR CONSTRUCTION WITH FLOORING SUBCONTRACTOR PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION.

5 G C TO COORDINATE WITH CABINET MANF TO PROVIDE SPACE AND SHIELDING UNDER AND ABOVE CABINETS FOR TASK LIGHTING... SEE FIXTURE SCHEDULE.

6 ALL SWITCHES TO BE MOUNTED +4'-0" AFF TO C/L

7. RELOCATE EXISTING FIRE ALARMS TO NEW CEILING

Russell + Davis ARCHITECTS

739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256.8002 fax

LICENSED ARCHITECT
DAVID J. RUSSELL
C-28378
NOV 30 2009
RENEWAL DATE
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Sheet Title
Reflected Ceiling Plan

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

Sheet No.
A3.1
Of Sheets

DOOR NOTES

1 DOORS WITHIN THE PATH OF TRAVEL FOR HANDICAPPED TO BE OPENABLE WITH A SINGLE EFFORT BY LEVER, PANIC BAR, OR PUSH/PULL HARDWARE. ALL OPERATIONAL HARDWARE TO BE 30" - 40" A.F.F U.O.N.

2. EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. INCLUDE ALL HARDWARE REQUIREMENTS BY LOCAL BUILDING DEPARTMENT

3 DOOR CLOSERS TO BE ADJUSTED TO PROVIDE FOR A MAXIMUM EFFORT TO OPERATE OF 5 Lb FORCE AT FIRE DOOR USE MINIMUM FORCE ACCEPTABLE BY FIRE MARSHAL

4 THRESHOLDS SHALL NOT EXCEED 1/2 HEIGHT

5 BOTH SIDES OF DOOR SHALL BE FINISHED THE SAME UNLESS NOTED OTHERWISE.

6 MAIN EXIT DOOR AT SHALL HAVE SIGN ON TOP RAIL STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS IN 1" HIGH LETTERS ON A CONTRASTING BACKGROUND LOCKING DEVICE SHALL BE OF A TYPE READILY DISTINGUISHABLE AS LOCKED

7 UNLESS OTHERWISE NOTED, DOORS NOT LOCATED BY DIMENSION SHALL BE CENTERED ON THE WALL OR LOCATED 4" FROM WALL TO EDGE OF DOOR BACK

8 ALL LEGAL EXITS SHALL BE PROVIDED WITH SELF-ILLUMINATING EXIT SIGNS HAVING 6" HIGH LETTERS WITH 3/4" STROKES IN CONTRASTING LETTERS.

9 ALL DOORS w/ GLASS, TRANSOMS AND SIDELITES SHALL BE DOUBLE GLAZED, LOW-E, TEMPERED SAFETY GLASS

DOOR SCHEDULE

Door Schedule											
		Door		Sidelight	Door		Frame		Fire		
Door #	Family	Width	Height	Width	Material	Finish	Material	Finish	Rating	Hardware	Comments
1	Single-Flush with 1 Sidelight	3' - 0"	8' - 0"	1' - 0"	Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
2	Single-Flush	3' - 0"	8' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
3	Single-Flush	3' - 0"	8' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
4	Single-Flush	3' - 0"	7' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
5	Single-Flush	3' - 0"	7' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
6	Single-Flush	3' - 0"	6' - 8"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
7	Single-Flush with 1 Sidelight	3' - 0"	6' - 8"	3' - 0"	Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
8	Single-Flush with 1 Sidelight	3' - 0"	6' - 8"	3' - 0"	Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
9	Single-Flush	3' - 0"	6' - 8"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
10	Single-Flush	3' - 0"	7' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Verify size. New door per opening size
11	Single-Flush_45d	2' - 6"	7' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	
12	Single-Flush	3' - 0"	8' - 0"		Hardwood Veneer	Stain Grade	Wood	Paint		Schlage D series, Oil Rubbed bronze finish	Cherry Wood doors
E01	Single-Flush	3' - 0"	7' - 0"								Existing door to remain; repaint
E02	Single-Flush	2' - 6"	7' - 0"								Existing door to remain; repaint
E03	Single-Flush	2' - 6"	7' - 0"								Existing door to remain; repaint
E04	Single-Flush	3' - 0"	7' - 0"								Existing door to remain; repaint
E05	Single-Flush	2' - 0"	7' - 0"								Existing door to remain; repaint
E06	Single-Flush	3' - 0"	8' - 0"								Existing door to remain; repaint
E07	Single-Flush	3' - 0"	8' - 0"								Existing door to remain; repaint
E08	Single-Flush	3' - 0"	8' - 0"								Existing door to remain; repaint

ALL DOOR/WINDOWS SHALL BE POZZI STAIN-GRADE WOOD WITH DOUBLE GLAZED LOW-E GLASS.
ALL WINDOWS AND TRANSOMS WITHIN 24" OF THE SWING OF ANY DOOR SHALL BE TEMPERED SAFETY GLASS UNITS.

TITLE 24

CERTIFICATE OF COMPLIANCE (Part 1 of 4) LTG-1-C

PROJECT NAME: Professional Financial Investors Inc — DATE: 1/14/2008
PROJECT ADDRESS: 350 Ignacio Blvd Third Floor Novato
PRINCIPAL DESIGNER: Russell Davis Architects — TELEPHONE: 415 256 8201 — BUILDING PERMIT
LOCUM TENS OR AUTHOR: Energy Calc Co — TELEPHONE: (4*5)457-0990 — PERMIT APPLICATION NUMBER

GENERAL INFORMATION

TYPE OF PLANS:	BUILDING CONDITIONED FLOOR AREA: 1,203 Sq Ft	CLIMATE ZONE: 2	
BUILDING TYPE:	X NONRESIDENTIAL / HIGH RISE RESIDENTIAL / HOTEL/MOTEL GUEST ROOM		
	X LONG TERM LODGING SPACES / UNCONDITIONED SPACES / INDOOR & OUTDOOR SIGNS		
PHASE OF CONSTRUCTION:	NEW CONSTRUCTION / ADDITION / X ALTERATION		
METHOD OF DEMONSTRATING COMPLIANCE:	COMPLETE BUILDING / X AREA CATEGORY / TAILORED / PERFORMANCE		
	COMMON LIGHTING		

STATEMENT OF COMPLIANCE

I certify that the following statements, and the building features and systems described in the documents listed on this Certificate of Compliance, comply with the mandatory requirements in Part 6 of Title 24, California Code of Regulations. This certificate applies only to the lighting requirements. The documentation prepared for the building design is complete and consistent with the specifications, assumptions, and drawings.

DOCUMENTATION AUTHOR: Nina Stogsdill — SIGNATURE — DATE: 1/14/08

The proposed lighting and daylighting systems have been designed to meet the requirements of Title 24, Part 1 and Part 6 of the California Energy Code. The proposed building design has been designed to meet the lighting requirements for compliance with Sections 130 through 132 and 140.3 of Part 6.

The plans & specifications submitted with this permit application show all the features necessary to comply with the applicable requirements of Sections 130 through 132 and 140.3 of Part 6.

The lighting systems identified in this certificate of compliance are consistent with the plans, specifications and worksheets.

The proposed building design has been designed to meet the lighting requirements for compliance with Sections 130 through 132 and 140.3 of Part 6.

I certify that the lighting systems in this office, business and professions Code by Section 7027.5 or 7028.15 are the minimum required for the proposed work. I am a licensed contractor performing the work.

I certify that all lighting systems are designed to meet the requirements for compliance with Section 130 through 132 and 140.3 of Part 6 of Title 24 California Code of Regulations.

PRINCIPAL LIGHTING DESIGNER NAME: Russell Davis Architects — SIGNATURE — DATE: 1/14/08 — LIC #: C-28378

LIGHTING MANDATORY MEASURES

Please check the appropriate box for Mandatory Measures.

LIGHTING COMPLIANCE FORMS & WORKSHEETS

X	LTG-1-C Part 1 of 4 and 2 of 4	Certificate of Compliance Part 1 of 4 and 2 of 4 are required for all submittals
	LTG-1-C Part 3 of 4	Certificate of Compliance Part 3 of 4 submittal is required only if Controls Credits are claimed
X	LTG-1-C Part 4 of 4	Certificate of Compliance Part 4 of 4 submittal is required when Lighting controls are installed
X	LTG-2-C	INDOOR LIGHTING SCHEDULE
X	LTG-3-C	PORTABLE LIGHTING WORKSHEET
	LTG-4-C	LIGHTING CONTROLS ACCEPTANCE
X	LTG-5-C	INDOOR LIGHTING POWER ALLOWANCE
	LTG-6-C	OUTDOOR LIGHTING POWER ALLOWANCE
	LTG-7-C	SIGN LIGHTING POWER ALLOWANCE
	LTG-8-C	RESIDENTIAL COMMON LIGHTING WORKSHEET
	LTG-9-C	RESIDENTIAL GARAGE LIGHTING WORKSHEET

CERTIFICATE OF COMPLIANCE (Part 2 of 4) LTG-1-C

PROJECT NAME: Professional Financial Investors Inc — DATE: 1/14/2008

INSTALLED INDOOR LIGHTING POWER FOR CONDITIONED AND UNCONDITIONED SPACES

	INSTALLED WATTS
INSTALLED LIGHTING FOR CONDITIONED SPACES (From LTG-3-C)	1,204
PORTABLE LIGHTING (From LTG-3-C)	86
LIGHTING CONTROL CREDIT CONDITIONED SPACES (From LTG-4-C)	0
CONDITIONED SPACE ADJUSTED INSTALLED LIGHTING POWER	1,290
INSTALLED LIGHTING UNCONDITIONED SPACES (From LTG-3-C)	0
LIGHTING CONTROL CREDIT, UNCONDITIONED SPACES (From LTG-4-C)	0
UNCONDITIONED SPACE ADJUSTED INSTALLED LIGHTING POWER	0

ALLOWED INDOOR LIGHTING POWER FOR CONDITIONED SPACES

		ALLOWED WATTS
	COMPLETE BUILDING METHOD (From LTG-5-C)	
X	AREA CATEGORY METHOD (From LTG-5-C)	
	TAILORED METHOD (From LTG-5-C)	ALLOWED LIGHTING POWER 1,204

ALTERNATE COMPLIANCE

	PERFORMANCE METHOD
	COMMON LIGHTING SYSTEM (From LTG-8-C)

ALLOWED INDOOR LIGHTING POWER FOR UNCONDITIONED SPACES (From LTG-5-C) — 0

MANDATORY INDOOR AND DAYLIGHTING AUTOMATIC CONTROLS

CONTROL LOCATION (Room #)	CONTROL IDENTIFICATION	CONTROL TYPE (Auto Time Switch, Occupancy, etc.)	SPACE CONTROLLED	Daylighting	NOTE TO FIELD

NOTES TO FIELD: For Building Department use Only

CERTIFICATE OF COMPLIANCE (Part 4 of 4) LTG-1-C

PROJECT NAME: Professional Financial Investors Inc — DATE: 1/14/2008

Designer
This form is to be signed by the designer and attached to the plans. Unless below items are the acceptance tests for lighting systems. The designer is required to check the boxes by all acceptance tests that apply and all equipment that requires an acceptance test. Each equipment of a certain type requires a test. Fill the equipment description and the number of systems to be tested in parentheses. The Nonresidential designates the Sections in the Appendix of the Nonresidential ACM Manual that describe the test. Also indicate if a person responsible for performing the tests (i.e. the installing contractor, designer, professional or an agent selected by the owner). Since this form will be part of the plans, completion of this section will allow the responsible party to budget for the scope of work appropriately.

Building Departments
Before an occupancy permit is granted for a newly constructed building or space, or a new lighting system serving a building or space is operated for normal use, all control devices serving the building or space shall be certified as meeting the Acceptance Requirements for Code Compliance. In addition a Certificate of Acceptance (LTG-1-A, 2, 3) forms shall be submitted to the building department that:

A Certifies plans, specifications, installation certificates, and operating and maintenance information meet the requirements of §10-103(b) and Title 24 Part 6

Test Description	Test Performed By
LTG-2-A Lighting Control Acceptance Document - Occupancy Sensor Acceptance - Manual Daylight Controls Acceptance - Automatic Time Switch Control Acceptance	
Equipment requiring acceptance testing	
LTG-3-A Automatic Daylighting Controls Acceptance Document	
Equipment requiring acceptance testing	

INDOOR LIGHTING SCHEDULE (Part 1 of 2) LTG-2-C

PROJECT NAME: Professional Financial Investors, Inc — DATE: 1/14/2008

INSTALLED LIGHTING POWER FOR CONDITIONED SPACES

	Luminaire	Lamps/Ballasts			Installed Watts		
Name	A Total de Voltage Adapter	B Number of Lamps per Luminaire	C Number of Ballasts per Luminaire	D Ballast Factor	E Watts per Lamp	F Watts per Luminaire (B x C x D x E)	G Total Watts (A x F)
A	20W de Voltage Adapter	2	1	1.0	27.0	27	540
B	20W de Voltage Adapter	2	1	1.0	27.0	27	540

PAGE TOTAL 1,080
BUILDING TOTAL (sum of all pages) 1,080
PORTABLE LIGHTING (From LTG-3-C) 86
CONTROL CREDIT (From LTG-4-C) 0
ADJUSTED INSTALLED WATTS 1,166

PORTABLE LIGHTING WORKSHEET LTG-3-C

PROJECT NAME: Professional Financial Investors Inc — DATE: 1/14/2008

TABLE 1 - PORTABLE LIGHTING NOT SHOWN ON PLANS FOR OFFICE AREAS >250 SQUARE FEET

A ROOM # OR ZONE ID	B DESCRIPTION (Image)	C AREA (SF)	D TOTAL WATTS (B X C)
Owners Office	1	432	86
TOTAL		432	86

TABLE 2 - PORTABLE LIGHTING SHOWN ON PLANS FOR OFFICE AREAS >250 SQUARE FEET

A ROOM # OR ZONE ID	B PORTABLE LIGHTING DESCRIPTION	C # OF FIXT	C WATTS PER FIXTURE	D TOTAL AREA (SF)	E # OF TASK AREAS	F TOTAL AREA (SF)	G TOTAL WATTS (C x E)
TOTAL						0	0

TABLE 3 - PLANS SHOW PORTABLE LIGHTING IS NOT REQUIRED FOR OFFICE AREAS > 250 SQUARE FEET

ROOM # OR ZONE ID	TOTAL AREA (SF)	Designer needs to provide detailed documentation that the lighting level provided by the overhead lighting meets the needs of the space. The details include luminaire types and mounting locations relative to work areas.
TOTAL	0	

BUILDING SUMMARY - FOR TABLE 1+2+3

BUILDING SUMMARY	TOTAL AREA (SF) (FROM TABLES 1+2+3)	TOTAL WATTS
BUILDING TOTAL	432	86

INDOOR LIGHTING POWER ALLOWANCE LTG-5-C

PROJECT NAME: Professional Financial Investors Inc — DATE: 1/14/2008

ALLOWED LIGHTING POWER (Choose One Method)

SPACE-BY-SPACE METHOD - CONDITIONED SPACES

BUILDING CATEGORY (From Section 146 Table 146-d)	WATTS PER SF	COMMERCIAL BLDG. AREA	ALLOWED WATTS

AREA CATEGORY METHOD - CONDITIONED SPACES

AREA CATEGORY (From Section 146 Table 146-C)	WATTS PER SF	AREA (SF)	ALLOWED WATTS
Office	1.20	1,003	1,204
PAGE TOTAL		1,003	1,204
BUILDING TOTAL		1,003 AREA	1,204 WATTS

TAILORED METHOD - CONDITIONED SPACES

Complete Building and Area Category Methods Category (From Section 146 Table 146-B&C)	WATTS PER SF	AREA (SF)	ALLOWED WATTS
TOTAL ALLOWED WATTS (From LTG-5-C or from commercial ACM)			0

UNCONDITIONED SPACES

Complete Building and Area Category Methods Category (From Section 146 Table 146-B&C)	WATTS PER SF	AREA (SF)	ALLOWED WATTS
PAGE TOTAL		0	0
BUILDING TOTAL		0 AREA	0 WATTS

TAILORED METHOD - UNCONDITIONED SPACES
TOTAL UNCONDITIONED SPACES ALLOWED WATTS (From LTG-5-C sum LTG 5-C) 0

LIGHTING MANDATORY MEASURES LTG-MM

PROJECT NAME: Professional Financial Investors Inc — DATE: 1/14/2008

	DESCRIPTION	Designer	Enforcement
	§130(b) For every floor, interior lighting systems shall be equipped with a separate automatic control device other than lighting that is capable (within a time period not to exceed 24 hours) of automatically shutting off the lighting		
	§131(d)(2) Override for Building Lighting Shut-off. The automatic building shut-off system may be provided with a manual, accessible override switch or sight of the lighting. The area of override is not to exceed 5,000 square feet.		
	§141(b) Automatic Control Devices Certified. All automatic control devices specified are certified at alternate equipment shall be certified and released as directed by the manufacturer		
X	§111 Fluorescent Ballast and Lamp Types Certified. All fluorescent fixtures specified for the project are certified and listed in the Directory. All ballast and fixtures shall be overload		
	§132 Tandem Wiring for One and Three Lamp Fluorescent Fixtures. At one and three lamp fluorescent fixtures are tandem wired with two lamp ballasts where required by Standards Section 132 or all one and three lamp fluorescent fixtures are specified with electronic high frequency ballasts and are exempt from tandem wiring requirements		
X	§131(a) Individual Occupant Sensing Controls. Each room and area in the building is equipped with a separate switch or occupancy sensor device for each area with floor-to-ceiling walls.		
X	§131(b) Uniform Reduction for Individual Rooms. All rooms and areas greater than 100 square feet and more than 0.8 watts per square foot of lighting load shall be controlled with 5-level switching for uniform reduction of lighting within the room		
X	§131(c) Daylight Area Control. All rooms with windows and skylights that are greater than 250 square feet and that allow for the effective use of daylight in the area shall have 50% of the lamps in each day it area controlled by a separate switch or the effective use of day light cannot be accomplished because the windows are continuously shaded by a building on the adjacent lot. Diagram of shading during different times of the year is included on plans		
	§121(a) Display Lighting. Display lighting shall be separately switched on circuits that are 20 amps or more.		

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739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256.8002 fax

LICENSED ARCHITECT — COLIN J RUSSELL — C-28378 — NOV 30 2007 RENEWAL DATE — STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

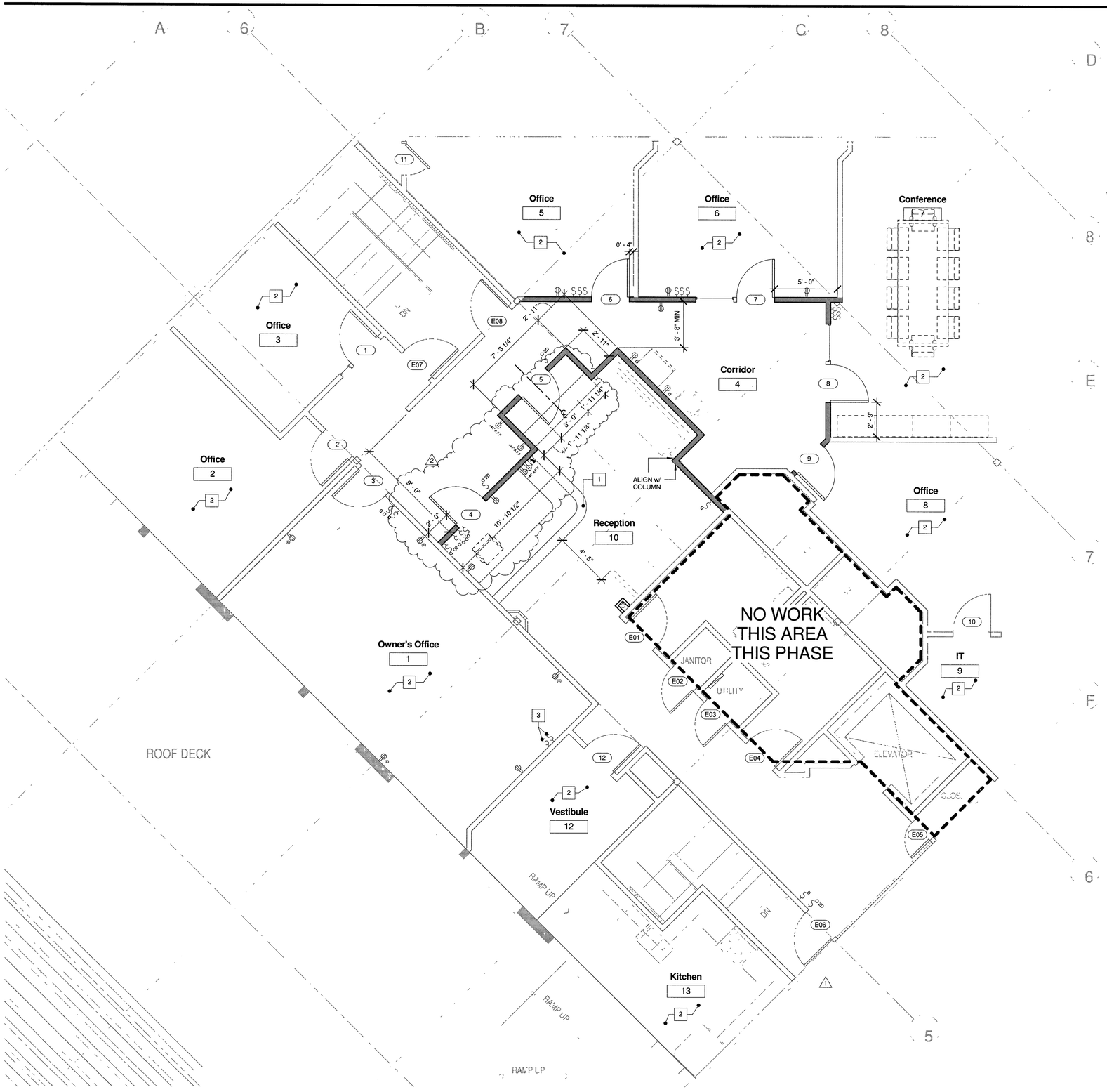
Project No	27031	
Drawn By	CR, MP	
Checked By	CR	
Issued Date	PERMIT SET 02/06/08	
Revision	No	Date
Plan Check Comments	1	02/22/08

Material herein is for use by authorized contractors, bidders and subcontractors in connection with this project only. All dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall be responsible to verify all dimensions and conditions on the job. Russell & Davis Architects must be notified of any variations from the dimensions and conditions shown by these drawings.

Sheet Title
Schedules & Title 24

Scale 1/4" = 1'-0"

Sheet No.
A0.3
Of Sheets



1 Floor Plan
1/4" = 1'-0"

KEYNOTE LEGEND

Keynote Legend	
Keynote #	Description
1	New reception desk by owners representative
2	Existing Electrical, Phone & Data Outlets to remain
3	Existing switch to be demolished in the new scheme

LEGEND

- NEW PARTITION
- EXISTING WALL TO REMAIN
- FURRED WALL
- DUPLEX ELECTRICAL OUTLET @ +15" AFF TO C/L, U O N
- (E) DUPLEX ELECTRICAL OUTLET TO REMAIN IN NEW SCHEME
- DEDICATED DUPLEX ELECTRICAL OUTLET @ +15" AFF TO C/L, U O N.
- PHONE & DATA OUTLET @ +15" AFF TO C/L, U O N

FLOOR PLAN GENERAL NOTES

1 DIMENSIONS ARE TO FACE OF GYPSUM WALL BOARD OR GRID LINE ALL ELEVATIONS ARE NOTED FROM FINISH FLOOR ELEVATIONS (U O.N)

2. ALL GYPSUM BOARD SHALL BE 5/8" TYPE 'X', LEVEL 3 FINISH (U O N).

3 PROVIDE DRYWALL TRIM AT ALL EXPOSED EDGES AND CORNERS

4 G C SHALL VERIFY THAT DEMISING WALLS EXTEND TO STRUCTURE ABOVE AND ALL PENETRATIONS ARE SEALED TIGHT, AS REQUIRED BY LANDLORD AND SHALL PROVIDE ALL WORK REQUIRED TO CORRECT DEFICIENT CONDITIONS

5. ALL WALL FRAMING NOT BRACED TO DEMISING WALLS SHALL BE SECURED OR DIAGONALLY BRACED AT 4'-0" O C

6 THE G C SHALL LEAVE NO GAPS AND FILL SOLID TO PIPING AND DUCTWORK TO MAINTAIN THE STRUCTURAL INTEGRITY OF DEMISING WALLS AND MAINTAIN A MINIMUM ONE HOUR FIRE SEPARATION

7 THE G C SHALL PROVIDE CAULK JOINTS WHERE GWB MEETS THE FLOOR OR ROOF DECK. PACK FLUTES AT DECK

8. THE G C IS RESPONSIBLE FOR ALL FLOOR AND WALL PENETRATIONS REQ FOR ELECTRICAL AND MECHANICAL WORK. ALL SUCH OPENINGS SHALL BE FRAMED AND REINFORCED NO PENETRATIONS SHALL BE CUT THOUGH WALLS OR FLOORING WITHOUT PRIOR AUTHORIZATION BY THE LANDLORD

9 ALL ELECTRICAL OUTLETS AND TELEPHONE LINE LOCATIONS SHOWN ARE NEW (E) OUTLETS LOCATIONS WITHIN WALLS NOT DISTURBED BY DEMOLITION ARE TO REMAIN UPGRADE ALL (E) OUTLETS TO GROUNDED OUTLETS.

10 G C TO PROVIDE INFORMATION AND SPECS TO BUILDING DEPT PRIOR TO INSTALLATION ELECTRICAL LOADS CALCS ARE TO BE DESIGN BUILD. G C TO PROVIDE BUILDING DEPT WITH LOAD CALCS PRIOR TO ANY ELECTRICAL WORK SEE SHEET A0 FOR FURTHER NOTES AND CLARIFICATIONS

11 PROVIDE BONDING FOR ALL WATER AND GAS PIPING

12 ALL EXISTING FIREPROOFING TO BE MAINTAINED DAMAGE OR REMOVAL OF FIREPROOFING MUST BE REPAIRED OR REPLACED AT NO COST TO OWNER

13 DO NOT COVER EXISTING EXPANSION JOINTS IN BASE BUILDING G C SHALL PROVIDE LIKE EXPANSION JOINTS IN TENANT CONSTRUCTION TO ALLOW FOR BASE BUILDING MOVEMENT

14 ALL FURNITURE SHOWN FOR REFERENCE ONLY, N.I C

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739 "A" Street, Suite B
San Rafael, CA. 94901
415.256.8001 tel.
415.256.8002 fax

LICENSED ARCHITECT COLIN J. RUSSELL C-28378 NOV 30 2009 RENEWAL DATE STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements - 3rd Floor, 350 Ignacio Blvd.

Project No.:		27031
Drawn By		CR, MP
Checked By		CR
Issued Date:		PERMIT SET 02/06/08
Revision	No.	Date
Plan Check Comments	1	02/22/08
Client Revisions	2	03/17/08

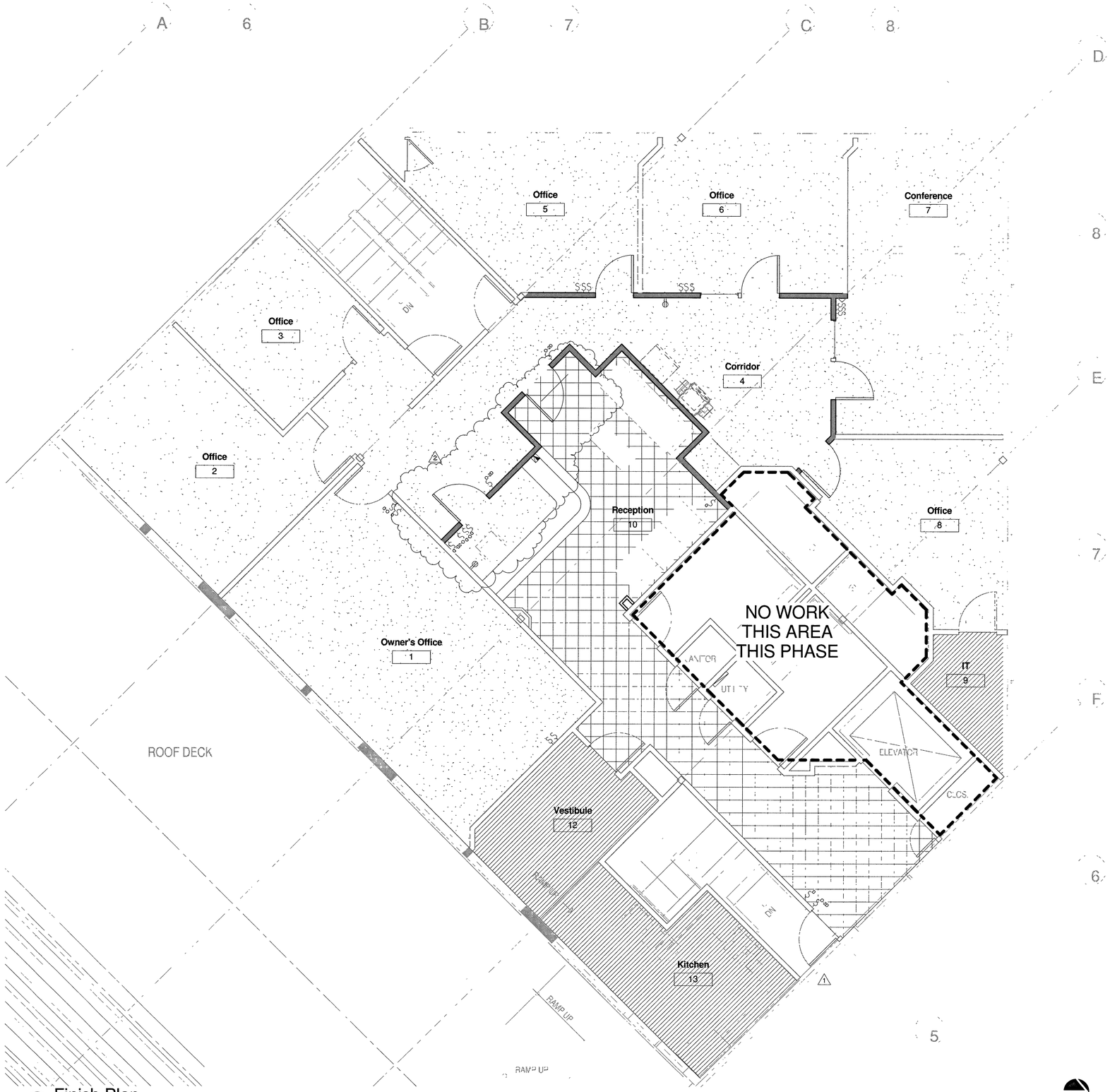
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Sheet Title
Floor Plan

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

Sheet No
A2.1

Of Sheets



1 Finish Plan
1/4" = 1'-0"

LEGEND

- Carpet
- Resilient
- Ceramic Tile

FINISH PLAN GENERAL NOTES

1 ALL GWB TO BE FINISHED TO LEVEL 5 FINISH, TYP
2 INTERIOR TO HAVE A MAX OF 2 PAINT COLORS PER ROOM
3 INSTALL ALL TILE PER MANUFACTURER'S INSTRUCTIONS

FINISH SCHEDULE

Finish Schedule							
Room No.	Room Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Ceiling Height	Comments
1	Owner's Office	Carpet	Wood	Painted GWB level 5	Suspended GWB, Level 5	8' - 6"	See soffit details, See sheet A8.0 Detail #10
2	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
3	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
4	Corridor	Carpet	Wood	Painted GWB level 5	New Suspended Acoustical	8' - 6"	
5	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
6	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
7	Conference	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
8	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
9	IT	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
10	Reception	Ceramic Tile	Wood	Painted GWB level 5	Suspended GWB, Level 5	8' - 6"	
12	Vestibule	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	Paint grid, Color per schedule, New ceiling tile
13	Kitchen	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	Ceiling ht. varies. Paint grid, Color per schedule, New ceiling tile

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415.256.8001 tel.
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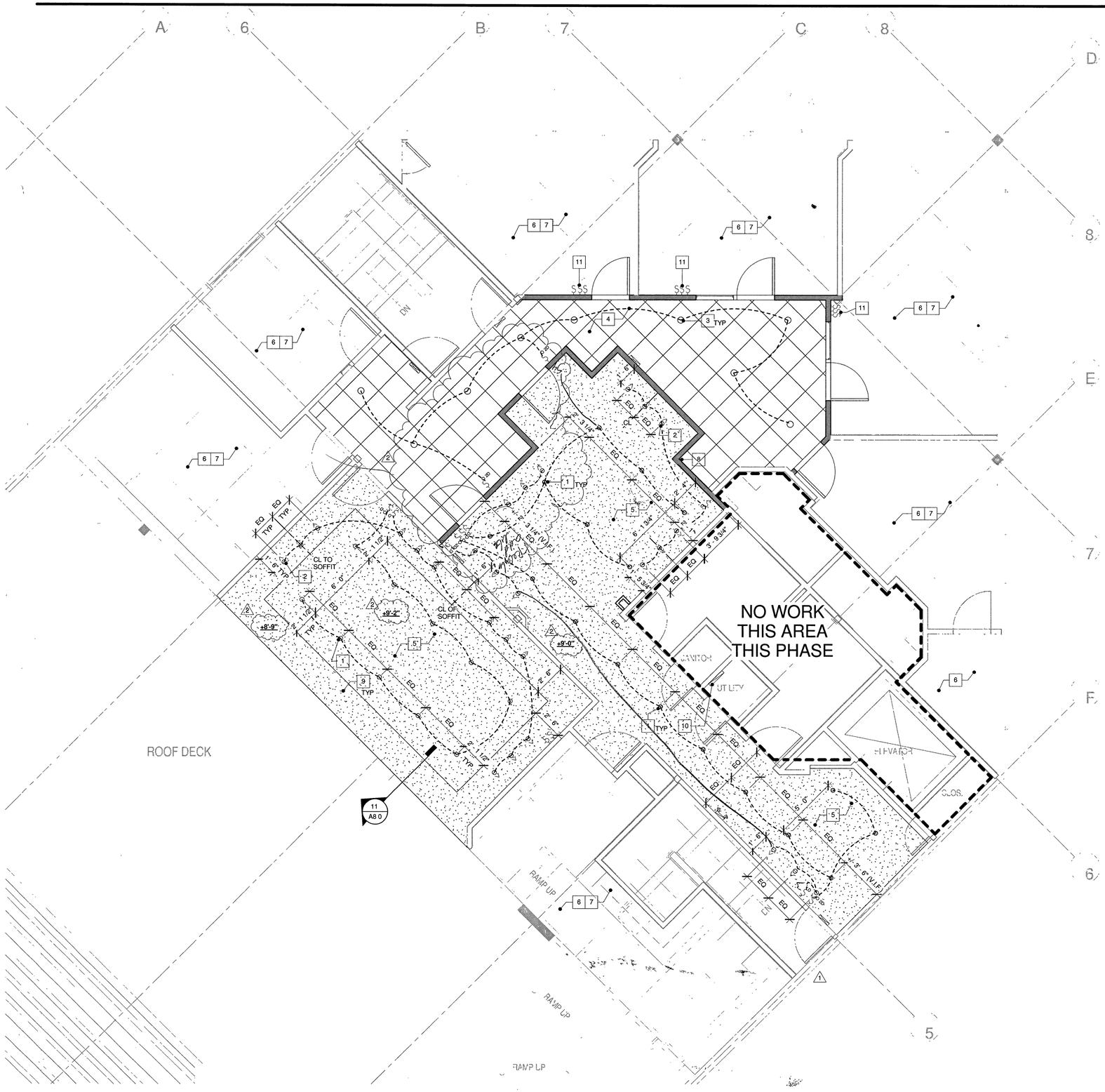
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Sheet Title
Finish Plan

Scale 1/4" = 1'-0"

Sheet No
A2.2

Of Sheets



1 Reflected Ceiling Plan
1/4" = 1'-0"

Keynote Legend	
Keynote #	**Description**
1	New 4" diameter low voltage recessed downlight
2	New 4" diameter low voltage recessed wall washer
3	Relocated existing fluorescent downlight
4	New suspended acoustical ceiling to match existing
5	New suspended GWB ceiling
6	Existing suspended acoustical ceiling to remain. Paint (E) grid per finish schedule. Repair / Replace damaged tiles as required.
7	Existing electrical & lighting to remain in the new scheme
8	(E) column to remain
9	New GWB soffit
10	Existing electrical panel
11	Existing switches relocated as shown in the new scheme

RCP LEGEND

FIXTURE	FIXTURE TYPE	LAMP TYPE	DESCRIPTION
○	(E) RECESSED DOWNLIGHT FLUORESCENT		RELOCATE EXISTING LIGHTING
◎	RECESSED LOW-VOLTAGE DOWNLIGHT	12V, 20W MR16 LAMP	JUNO 442C-WH TRIM, 4" LOW VOLTAGE HOUSING IC44N, w/ DIMMER
◎	RECESSED LOW-VOLTAGE WALL WASHER	12V, 20W MR16 LAMP	JUNO 446-WH TRIM, 4" LOW VOLTAGE HOUSING IC44N, w/ DIMMER
S	OCCUPANCY SENSOR SWITCH		
S	OCCUPANCY SENSOR SWITCH w/ DIMMER		
S2D	TWO WAY OCCUPANCY SENSOR SWITCH w/ DIMMER		
S	SWITCH w/ DIMMER		
	EXIT LIGHT		
	EMERGRNCY LIGHT		
	ELECTRICAL PANEL		

RCP GENERAL NOTES

1. ALL ELECTRICAL WORK IS TO BE DESIGN BUILD THE ELECTRICAL SUB CONTRACTOR IS RESPONSIBLE FOR ALL RELATED PERMITS AND TITLE 24 COMPLIANCE DOCUMENTS
2. THE TYPE & LOCATION OF LIGHT FIXTURES SHALL BE AS INDICATED ON THE REFLECTED CEILING PLAN
3. THE G C SHALL SET ALL CEILINGS AND SOFFITS USING A LASER LEVEL TO ACHIEVE A CEILING THAT IS PLUMB, LEVEL, AND SQUARE TO ALL WALLS AND SOFFITS
4. ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS. VERIFY THICKNESS OF FLOOR CONSTRUCTION WITH FLOORING SUBCONTRACTOR PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION
5. G C TO COORDINATE WITH CABINET MANF TO PROVIDE SPACE AND SHIELDING UNDER AND ABOVE CABINETS FOR TASK LIGHTING SEE FIXTURE SCHEDULE
6. ALL SWITCHES TO BE MOUNTED +4'-0" AFF TO C/L
7. RELOCATE EXISTING FIRE ALARMS TO NEW CEILING

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San Rafael, CA. 94901
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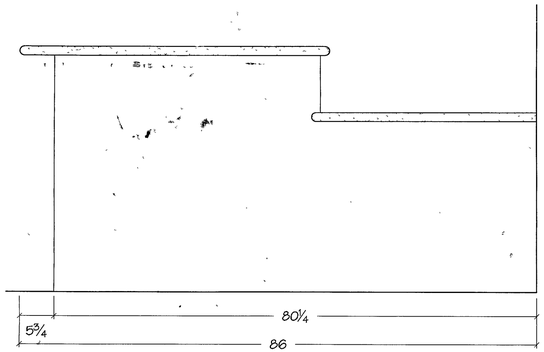
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Sheet Title
Reflected Ceiling Plan

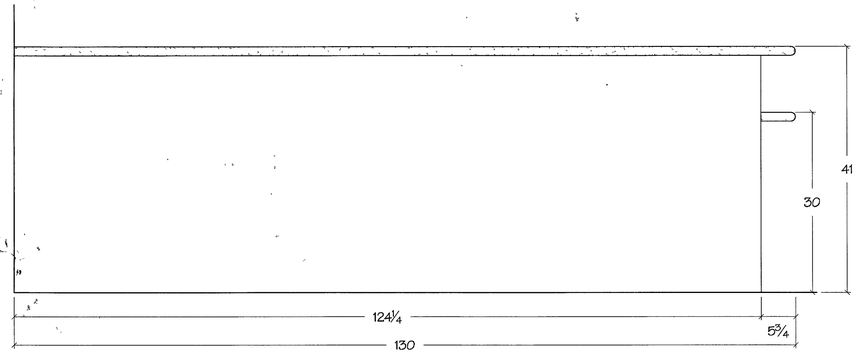
Scale 1/4" = 1'-0"

Sheet No.
A3.1

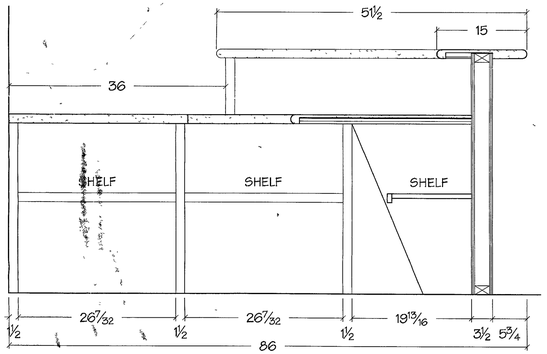
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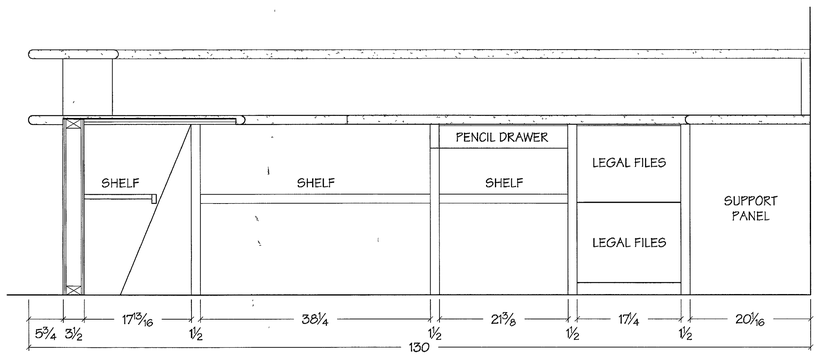
5/01 ADA COUNTER - PUBLIC ELEVATION
SCALE: 1" = 1'0"



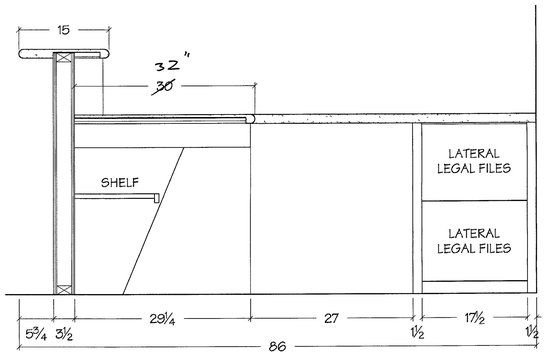
6/01 RECEPTION - PUBLIC ELEVATION
SCALE: 1" = 1'0"



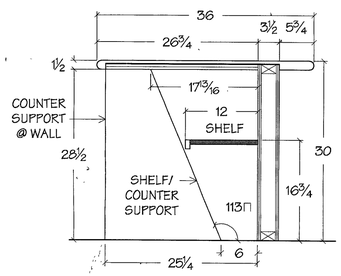
2/01 ADA COUNTER - ELEVATION
SCALE: 1" = 1'0"



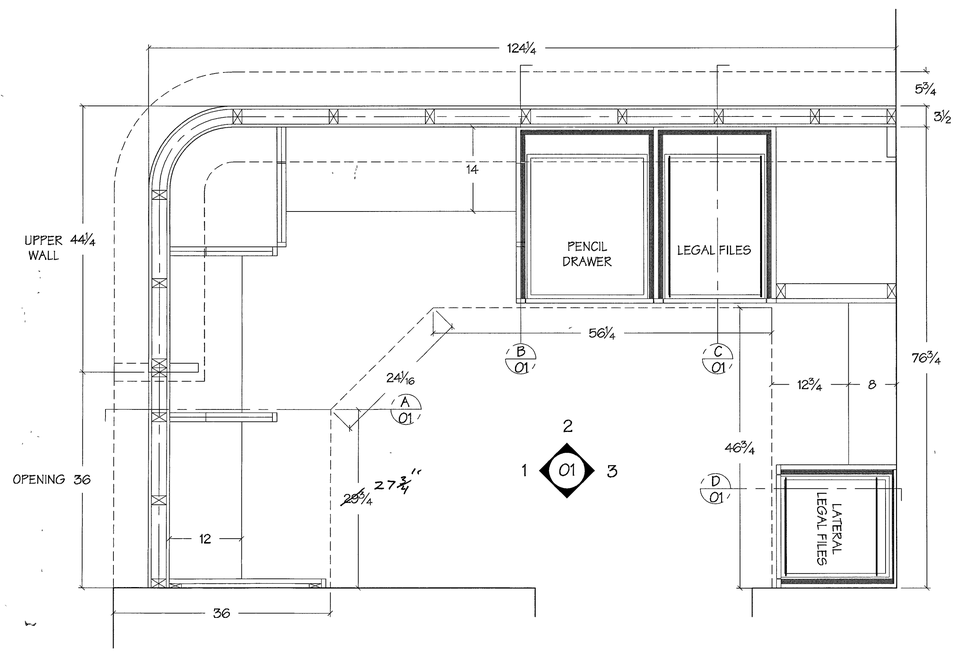
3/01 WORK STATION - ELEVATION
SCALE: 1" = 1'0"



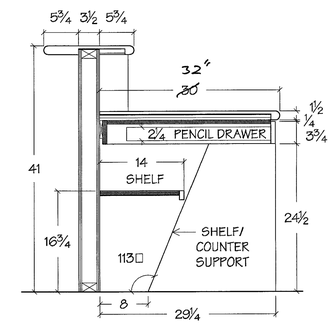
4/01 TYPING STATION - ELEVATION
SCALE: 1" = 1'0"



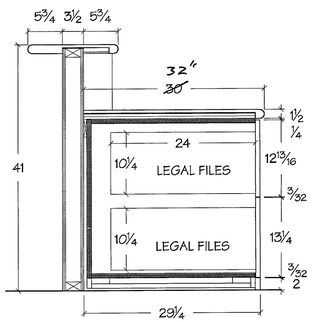
A/01 SECTION
SCALE: 1" = 1'0"



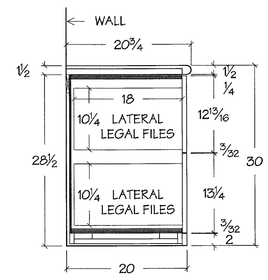
1/01 PLAN VIEW
SCALE: 1" = 1'0"



B/01 SECTION
SCALE: 1" = 1'0"



C/01 SECTION
SCALE: 1" = 1'0"



D/01 SECTION
SCALE: 1" = 1'0"

HAMILTON CABINETS
405 EAST D STREET, SUITE H
PETALUMA, CA 94952
(707) 762-6232

SIGNATURE

PROJECT:

PROFESSIONAL
FINANCIAL
INVESTORS

NOVATO CA

SHEET INFO:

FABRICATION SET

RECEPTION DESK

ISSUED/REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED	04.15.08

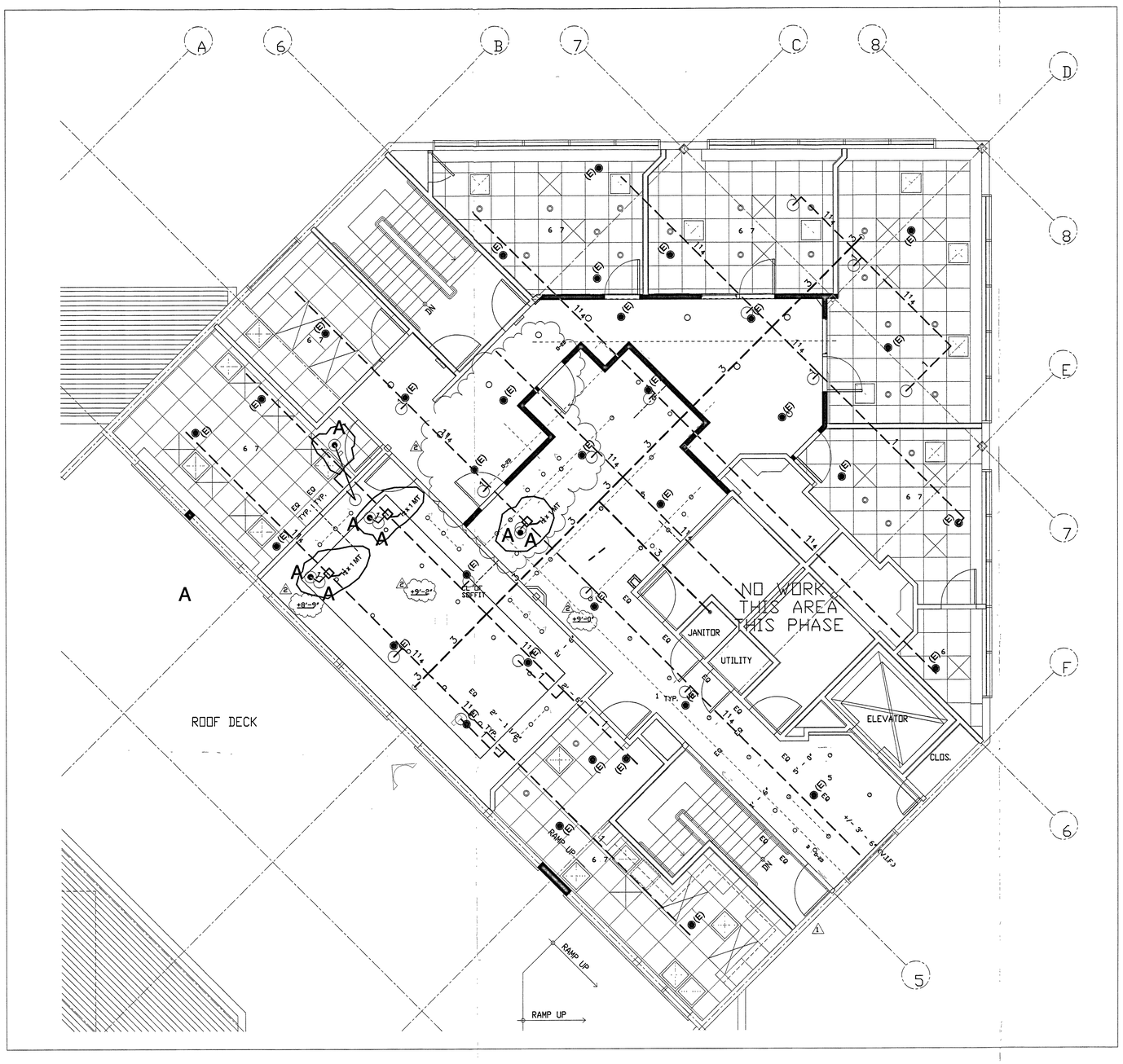
DRAWN BY: CMD

SCALE: 1" = 1' 0"

01

OF 1 SHEETS

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



GENERAL NOTES

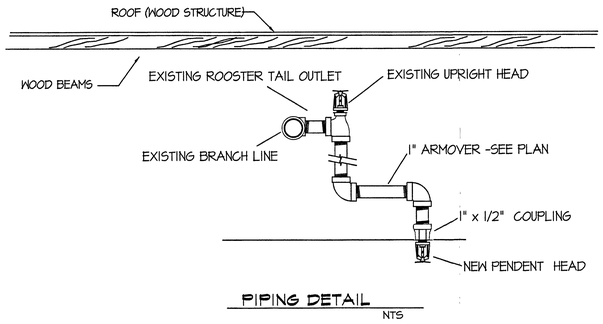
1. THIS SYSTEM IS DESIGNED AND SHALL BE INSTALLED AS PER THE REQUIREMENTS OF NFPA 13, 2002 EDITION, AND LOCAL AUTHORITIES REQUIREMENTS
2. ALL MATERIAL SHALL BE NEW, UL LISTED AND/OR FM APPROVED AS REQUIRED FOR FIRE PROTECTION
3. HANGING AND SWAY BRACING SHALL BE PER NFPA 13, 2002 EDITION, AND LOCAL AUTHORITIES REQUIREMENTS
4. PIPING AS SHOWN IS DIAGRAMATIC. FINAL ROUTING MAY BE DETERMINED IN FIELD DUE TO CONDITIONS ENCOUNTERED
5. ALL PIPING 2" AND SMALLER SHALL BE SCHEDULE 40 BLACK STEEL WITH 125 # CAST IRON FITTINGS
6. DESIGN ON THIS PROJECT IS LIGHT HAZARD (OFFICE) EXISTING SYSTEM IS HYDRAULICALLY CALCULATED TO ORDINARY HAZARD DENSITY

EXISTING PIPE

NEW PIPE

SPRINKLER LEGEND

SYMBOL	QTY	DESCRIPTION
(E)		EXISTING SSP TO REMAIN
A	3	VIKING MODEL MICROMATIC SSU, (K= 5.6), BRASS, 1/2" ORIFICE, 200 DEGREES (SIN # VK 100)
A	4	VIKING MODEL MICROMATIC SSP, (K= 5.6), BRASS, 1/2" ORIFICE, 155 DEGREES (SIN # VK 102)



PIPING DETAIL

NTS

SCOPE OF WORK:

ADD 3 UPRIGHT HEADS AND 4 PENDENT HEADS

FEED FROM EXISTING BRANCH LINES

March 7, 2008 — Sprinkler 11a

VIKING TECHNICAL DATA — **MICROMATIC® AND MicromatichP® STANDARD RESPONSE PENDENT SPRINKLERS**

The Viking Corporation, 210 N Industrial Park Road, Hastings MI 49058
Telephone: 269-945-9501 Technical Services 877-384-5464 Fax: 269-945-4495 Email: techsvcs@vikingcorp.com



1. DESCRIPTION

Viking Micromatic® and MicromatichP® Standard Response Pendent Sprinklers are small, thermosensitive, glass-bulb spray sprinklers available in several different finishes, temperature ratings, and K-Factors to meet design requirements. The special Polyester and Teflon® coatings can be used in decorative applications where colors are desired. In addition, these coatings have been investigated for installation in corrosive atmospheres and are cULus listed as corrosion resistant as indicated in the Approval Chart. (Note: FM Global has no approval classification for Teflon® and Polyester coatings as corrosion resistant.)

Viking standard response sprinklers may be ordered and/or used as open sprinklers (glass bulb and zip cap assembly removed) on deluge systems. Refer to Ordering Instructions on page 11b.

2. LISTINGS AND APPROVALS

cULus Listed: Category VNIV
FM Approved: Classes 2001, 2002, 2006, 2015, and 2017
NYC Approved: MEA 89-92-E, Volume 12
ABS Certified: Certificate 04-HS4078984-PDA
VdS Approved: Certificate G4040088, G4040098, G4060058, G4060059, G4980001, G4980002, G4980005, and G4980007
LPC Approved: Ref. No. 099e06 and 167a04
CE Certified: Standard EN 12259-1, EC-certificate of conformity 0786-CPD-40141, 0786-CPD-40161, 0832-CPD-2001, and 0832-CPD-2003
MED Certified: Standard EN 12259-1, EC-certificate of conformity 0832-MED-1003 and 0832-MED-1008, and RINA Certificate No. MED/977/05CS
NOTE: Other International approval certificates are available upon request.
Refer to the Approval Charts on pages 11d-f and Design Criteria on page 11f for cULus and FM approval requirements that must be followed.

3. TECHNICAL DATA

Specifications:
Available since 1997.
Minimum Operating Pressure: Refer to the Approval Chart
Maximum Working Pressure: Sprinklers VK033 and VK122 are rated for use with water working pressures ranging from the minimum 7 psi (0.5 bar) up to 250 psi (17 bar) for high-pressure systems. High-pressure (HP) sprinklers can be identified by locating "250" stamped on the deflector. All other Part Nos. not mentioned above are rated to a maximum 175 psi (12 bar) wwp.
Factory tested hydrostatically to 500 psi (34.5 bar)
Testing: U.S.A. Patent No. 4,831,870
Thread size: Refer to the Approval Charts
Nominal K-Factor: Refer to the Approval Charts
Glass-bulb fluid temperature rated to -65 °F (-55 °C)
Overall Length: Refer to the Approval Charts

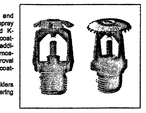
Viking Technical Data may be found on The Viking Corporation's Web site at http://www.vikingpowpinc.com. The Web site may include a more recent edition of this Technical Data Page.

Material Standards:
Frame Casting: Brass UNS-C84400
Deflector: Phosphor Bronze UNS-C51000 or Copper UNS-C19500 for Sprinklers 10139, 10142, 10170, 10173, 10223, and 12105. Brass UNS-C26000 for all other Sprinklers.
Bushing (for Sprinklers 09994, 10189, 10221, and 10222): Brass UNS-C36000
Bulb: Glass, nominal 5 mm diameter

March 7, 2008 — Sprinkler 11q

VIKING TECHNICAL DATA — **MICROMATIC® AND MicromatichP® STANDARD RESPONSE UPRIGHT AND CONVENTIONAL SPRINKLERS**

The Viking Corporation, 210 N Industrial Park Road, Hastings MI 49058
Telephone: 269-945-9501 Technical Services 877-384-5464 Fax: 269-945-4495 Email: techsvcs@vikingcorp.com



1. DESCRIPTION

Viking Micromatic® and MicromatichP® Standard Response Upright and Conventional (Old Style) Sprinklers are small, thermosensitive, glass-bulb spray sprinklers available in several different finishes, temperature ratings, and K-Factors to meet design requirements. The special Polyester and Teflon® coatings can be used in decorative applications where colors are desired. In addition, these coatings have been investigated for installation in corrosive atmospheres and are cULus listed as corrosion resistant as indicated in the Approval Chart. (Note: FM Global has no approval classification for Teflon® and Polyester coatings as corrosion resistant.)

Viking standard response sprinklers may be ordered and/or used as open sprinklers (glass bulb and zip cap assembly removed) on deluge systems. Refer to Ordering Instructions on page 11r.

2. LISTINGS AND APPROVALS

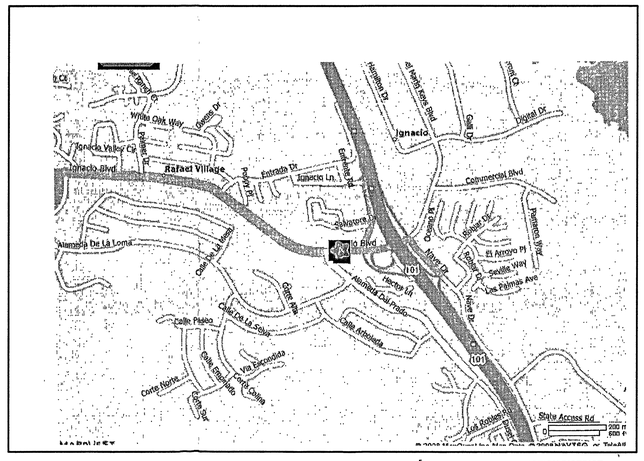
cULus Listed: Category VNIV
FM Approved: Classes 2001, 2002, and 2018
NYC Approved: MEA 89-92-E, Volumes 3 and 12
ABS Certified: Certificate 04-HS4078948-PDA
VdS Approved: Certificate G4060055, G4980001, G4980003, G4980004, G4980006, and G4980008
LPC Approved: Ref. No. 099e06
CE Certified: Standard EN 12259-1, EC-certificate of conformity 0832-CPD-2001, 0832-CPD-2003, 0786-CPD-40137, 0786-CPD-40142, 0786-CPD-40177, and 0786-CPD-40182
MED Certified: Standard EN 12259-1, EC-certificate of conformity 0832-MED-1003 and 0832-MED-1008
NOTE: Other International approval certificates are available upon request
Refer to the Approval Charts on pages 11t and 11u and Design Criteria on page 11v for cULus and FM approval requirements that must be followed.

3. TECHNICAL DATA

Specifications:
Available since 1997.
Minimum Operating Pressure: 7 psi (0.5 bar)
Maximum Working Pressure: Sprinklers VK021 and VK124 are rated for use with water working pressures ranging from the minimum 7 psi (0.5 bar) up to 250 psi (17 bar) for high-pressure systems. High-pressure (HP) sprinklers can be identified by locating "250" stamped on the deflector. All other Part Nos. not mentioned above are rated to a maximum 175 psi (12 bar) wwp.
Factory tested hydrostatically to 500 psi (34.5 bar)
Testing: U.S.A. Patent No. 4,831,870
Thread size: Refer to the Approval Charts
Nominal K-Factor: Refer to the Approval Charts
Glass-bulb fluid temperature rated to -65 °F (-55 °C)
Overall Length: Refer to the Approval Charts

Viking Technical Data may be found on The Viking Corporation's Web site at http://www.vikingpowpinc.com. The Web site may include a more recent edition of this Technical Data Page.

Material Standards:
Frame Casting: Brass UNS-C84400
Deflector: Brass UNS-C23000 or Copper UNS-C19500 for Sprinklers 10138 and 10193. Copper UNS-C19500 for Sprinklers 10141, 10168, 10174, 10220, 10233, and 12106. Brass UNS-C26000 for all other Sprinklers.
Bushing (for Sprinklers 09995, 10191, 10192, 10218, and 10219): Brass UNS-C36000
Bulb: Glass, nominal 5 mm diameter



NOVATO FIRE PROTECTION DISTRICT
these plans have been REVIEWED
for and appear to be in conformance with Local Ordinance and Nationally Recognized Standards for Fire Protection. Regardless of this review, conditions in the field shall meet said ordinance and standards prior to final occupancy.
FIRE MARSHAL — DATE 4/21/08

LICENSED FIRE PROTECTION CONTRACTOR — STATE OF CALIFORNIA

NOTES

REVISIONS		
DATE	DESCRIPTION	BY

SPRINKLER SYMBOLS

SPRINKCAD

AAA Fire protection
30113 Union City Blvd
Union City CA 94587

(800) 543-5556

professional financial advisers
350 Ignacio Blvd
Novato CA

CONTRACTOR: AAA Fire

PIPING PLAN

PERMIT NO.	
CONTRACT NO.	
APPROVAL	
DRAWN BY	MARC DUNCAN
SCALE	1/4" = 1'-0"
DATE	
REVISED	
PLOTTED	FP 1 of 1

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

TENANT IMPROVEMENT FOR PROFESSIONAL FINANCIAL INVESTORS

350 IGNACIO BLVD., 3RD FLOOR
NOVATO, CA 94949

Russell + Davis ARCHITECTS

739 "A" Street, Suite B
San Rafael, CA 94901
415 256 8001 tel
415 256 8002 fax

GENERAL NOTES

1 DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE FOR USE ON THE PROJECT ONLY THESE DRAWINGS AND THE DESIGNS THEY REPRESENT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR FIRM OUTSIDE THE SCOPE OF THIS PROJECT WITHOUT WRITTEN PERMISSION FROM RUSSELL & DAVIS ARCHITECTS

2 THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS, PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS SHALL APPLY TO AND GOVERN THE WORK OF THIS CONTRACT A COPY OF THE GENERAL CONDITIONS, ALTHOUGH NOT BOUND HEREIN, IS AVAILABLE FOR REVIEW AT THE OFFICE OF THE ARCHITECT

3 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT PROMPTLY OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS

4 DISCREPANCIES AND INCONSISTENCIES IN CONTRACT DOCUMENTS IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE ARCHITECT IN WRITING, DURING THE BIDDING PERIOD, OF ANY INCONSISTENCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS UPON RECEIPT OF THIS INFORMATION, THE ARCHITECT WILL SEND WRITTEN INSTRUCTION TO ALL CONCERNED ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY CLAIMS FOR EXTRAS WILL NOT BE HONORED

5 TESTING AND INSPECTIONS THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL TESTING AND INSPECTIONS REQUIRED BY APPLICABLE BUILDING CODES, ORDINANCES OR DIRECTIVES OF GOVERNING BUILDING OFFICIALS THE OWNER OR ARCHITECT MAY REQUIRE TESTING OF MATERIALS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS THE OWNER SHALL PAY ALL COSTS FOR SUCH TESTING IF THE TESTS INDICATE CONFORMANCE THE CONTRACTOR SHALL PAY COSTS WHEN THE TESTING INDICATES NON CONFORMANCE

6 PERMITS AND INSPECTIONS THE OWNER SHALL PAY FOR PLAN CHECKING FEES AND BUILDING PERMITS EACH CONTRACTOR SHALL SECURE AND PAY FOR PERMITS REQUIRED FOR THEIR WORK AND FOR ALL INSPECTIONS WHICH MAY ALSO BE REQUIRED

7 SCOPE OF WORK THE SCOPE OF WORK FOR EACH DIVISION SHALL INCLUDE ALL LABOR, MATERIALS, APPLIANCES, EQUIPMENT AND FACILITIES NECESSARY TO DO ALL OF THE WORK INDICATED IN THE DRAWINGS AND SPECIFICATIONS THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER, NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN ON THE DRAWINGS

8 ALL MATERIALS SHALL BE NEW AND UNUSED AND OF HIGH QUALITY IN EVERY RESPECT ALL WORK TO BE DONE IN A PROFESSIONAL MANNER MANUFACTURER'S MATERIAL, EQUIPMENT, ETC SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS ALL WORKERS AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADE

9 MATERIALS AND WORKMANSHIP WARRANTY THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE MATERIALS AND CORRECT POOR WORKMANSHIP WITH NO ADDITIONAL COST TO THE OWNER, AND SHALL REMEDY ANY DEFECTS IN MATERIAL OR WORKMANSHIP WHICH APPEAR IN ONE YEAR FROM THE DATE OF COMPLETION OF THE JOB THIS WARRANTY APPLIES TO WORK DONE BY SUBCONTRACTORS AS WELL AS THE WORK DONE BY THE EMPLOYEES OF THE CONTRACTOR

10 SHORING IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING AND FORMWORK AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THIS BUILDING

11 BRACING TEMPORARY BRACING SHALL BE PROVIDED AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED

12 SHOP DRAWINGS CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NEW FINISH MATERIALS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OR EXECUTION

13 ALL EXTERIOR DOORS SHALL BE WEATHER-STRIPPED ALL SASH AND SLIDING GLASS DOORS TO HAVE WEATHERSTRIPPING

14 ALL GLAZING SHALL COMPLY WITH CHAPTER 24, C B C , 2001 EDITION

15 ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST APPLICABLE EDITION OF THE NATIONAL ELECTRICAL CODE (N E C) LOCATION AND RATING OF ALL ELECTRICAL PANELS TO BE PROVIDED BY ELECTRICAL CONTRACTOR

16 SEE TITLE 24 ENERGY COMPLIANCE DOCUMENTS FOR ALL ENERGY CONSERVATION INSULATION AND FURNACE REQUIREMENTS

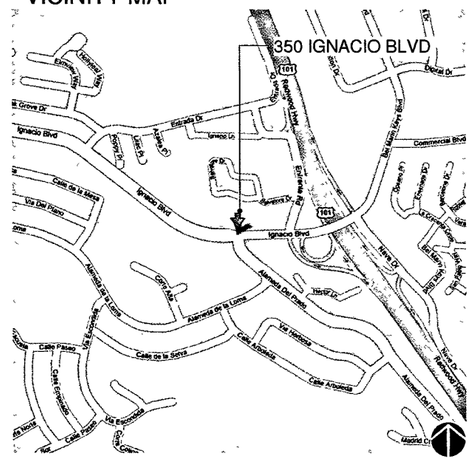
17 HVAC UNITS INSTALLED AS PART OF SHELL DESIGN MECHANICAL CONTRACTOR TO DESIGN AND INSTALL ROUGH & INTERNAL DUCT WORK, CONTROLS, THERMOSTATS, AND ALL OTHER REQUIRED COMPONENTS COORDINATE HVAC WORK WITH ELECTRICAL CONTRACTOR ALL REQUIRED ENGINEERING OR DRAWINGS FOR MECHANICAL AND PLUMBING SYSTEMS TO BE PROVIDED BY LICENSED CONTRACTOR COORDINATE DUCT LOCATIONS WITH ARCHITECT PRIOR TO THE START OF CONSTRUCTION PROVIDE SMOKE DETECTORS WITH PRIMARY POWER FROM BUILDING WIRING WHERE SHOWN ON DRAWINGS

18 ALL REQUIRED ENGINEERING OR DRAWINGS FOR ELECTRICAL SYSTEMS TO BE PROVIDED BY LICENSED CONTRACTOR COORDINATE ALL WORK WITH ARCHITECT PRIOR TO THE START OF CONSTRUCTION

19 PROVIDE WATER RESISTANT GYPSUM WALL BOARD AT ALL WET LOCATIONS, INCLUDING BATHROOMS, SHOWER ROOMS AND KITCHENS PROVIDE CEMENT BACKER BOARD AT ALL AT ALL CERAMIC TILE SURFACES

20 ALL FIRE PROTECTION & SPRINKLER DESIGN TO BE PROVIDED BY LICENSED CONTRACTOR

VICINITY MAP



PROJECT DIRECTORY

OWNER
Professional Financial Investors, Inc
420 Alameda Del Prado
Novato, CA
PH 415 883-2736 x 10
FAX 415-883-2907
CONTACT Tim Pritchard, Kevin Ancic
E-MAIL pfitim@comcast net, pfikevin @comcast net

ARCHITECT
Russell & Davis Architects
739 A street, Suite B
San Rafael, CA 94901
PH (415) 256-8001
FAX (415) 256-8002
CONTACT Mukti Patel
E-MAIL mpatel@rdarchitects com

GENERAL CONTRACTOR
TBD

MECHANICAL
Design-Build under separate permit

ELECTRICAL
Design-Build under separate permit

SHEET INDEX

ARCHITECTURAL

A0	Cover Sheet
A0 1	Site Plan
A0 2	ADA Notes & Details
A0 3	Schedules, Title 24, & Finishes
A2 1	Floor Plan
A2 2	Finish Plan
A3 1	Reflected Ceiling Plan
A4 1	Interior Elevations

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION TO BE DESIGN/BUILD

Professional Financial Advisors Tenant Improvements

ABBREVIATIONS

(E)	EXISTING	GALV	GALVANIZED	R	RADIUS
(N)	NEW	GEN	GENERAL	RCP	REFLECTED CEILING PLAN
@	AT	GRP	GROUP	REF	REFERENCE
AC	AIR CONDITIONING	GWB	GYPSUM WALL BOARD	REQ'D	REQUIRED
ADD	ADDENDUM	GYP	GYPSUM	REV	REVISION
AFF	ABOVE FINISHED FLOOR	HC	HANDICAPPED OR HOLLOW CORE	RM	ROOM
		HM	HOLLOW METAL	S	SOUTH
ARCH	ARCHITECT OR ARCHITECTURAL	HVAC	HEATING VENTILATION & AIR CONDITIONING	SC	SOLID CORE
				SF	SQUARE FOOT/ FEET OR STOREFRONT
BO	BOTTOM OF	HDWR	HARDWARE	SS	STAINLESS STEEL
BOH	BACK OF HOUSE	HR	HOUR	SCH	SCHEDULE
BD	BOARD	HT	HEIGHT	SECT	SECTION
BLDG	BUILDING	IN	INCH (ES)	SHT	SHEET
BULL	BULLETIN	INT	INTERIOR	SIM	SIMILAR
CL	CENTER LINE	LL	LANDLORD OR LEASE LINE	SPEC	SPECIFICATION (S)
CO	CLEAN OUT			SQ	SQUARE
CLG	CEILING	LAV	LAVATORY	SSD	SEE STRUCTURAL DRAWINGS
CLR	CLEAR	LBS	POUNDS	STD	STANDARD (S)
CMU	CONCRETE MASONRY UNIT	MDF	MEDIUM DENSITY FIBERBOARD	STL	STEEL
				STOR	STORAGE
COL	COLUMN	MACH	MACHINE	STRUCT	STRUCTURAL
CONC	CONCRETE	MAX	MAXIMUM	SUSP	SUSPENDED
CONT	CONTINUED OR CONTINUOUS	MECH	MECHANICAL	T&G	TONGUE AND GROVE
		MEZZ	MEZZANINE	TBD	TO BE DETERMINED
COORD	COORDINATE	MFG	MANUFACTURER	TO	TOP OF
CORR	CORRIDOR	MGR	MANAGER	TEL	TELEPHONE
CUB	CUBIC	MIN	MINIMUM	TEMP	TEMPERED
DEMO	DEMOLITION	MISC	MISCELLANEOUS	TYP	TYPICAL
DIA	DIAMETER	MTD	MTL MOUNTED	UBC	UNIFORM BUILDING CODE
DTL	DETAIL	N	METAL	U S	UNDER SIDE
DWG(S)	DRAWING(S)	NTS	N/A NORTH	UON	UNLESS OTHERWISE NOTED
E	EAST	NIC	NOT TO SCALE	VCT	VINYL COMPOSITION TILE
ELEC	ELECTRIC OR ELECTRICAL	NO OR #	OC NOT APPLICABLE	VEST	VESTIBULE
			NOT IN CONTRACT	VIF	VERIFY IN FIELD
ELEV	ELEVATION	OD	NUMBER	W	WEST
EQ	EQUAL	O/	ON CENTER	WH	WATER HEATER
ETC	ETCETERA	OPP	OUTSIDE DIAMETER	W/	WITH
FT	FIRE TREATED	PART	OVER	W/O	WITHOUT
FIN	FINISH OR	PJ	OPPOSITE	WD	WOOD
FIXT	FINISHED	PLUMB	PARTITION	WT	WEIGHT
FLR	FIXTURE	PLYWD	PROJECT PLUMBING PLYWOOD		
FT	FLOOR				
GA	FOOT / FEET GUAGE				

SYMBOL LEGEND

EXTERIOR ELEVATION — 1 / A6 — 1 = EXTERIOR ELEVATION NUMBER; A6 = SHEET WHERE ELEVATION OCCURS

INTERIOR ELEVATION — 1 / A7 — 1 = WALL DESIGNATION NUMBER; A7 = SHEET WHERE ELEVATION OCCURS

WALL SECTION — 1 / A8 — 1 = WALL SECTION NUMBER; A8 = SHEET WHERE SECTION OCCURS

DETAIL BUBBLE — 4 / A6 — 4 = DETAIL NUMBER; A6 = SHEET WHERE DETAIL OCCURS

DETAIL SECTION — 3 / A6 — 3 = DETAIL NUMBER; A6 = SHEET WHERE DETAIL OCCURS

KEYNOTE — # — KEYNOTE NUMBER - NUMBER CORRESPONDS TO NUMBER IN KEYNOTE LEGEND

WORKING POINT — +8 0 T O STUD — ELEVATION TARGET OR WORKING POINT

DOOR KEY — # — DOOR NUMBER (SEE SHEET A0 1)

FLOOR FINISH TAG — FC2 — FINISH REFERENCE (SEE SHEET A0 1)

WALL / CEILING FINISH TAG — B5 — FINISH REFERENCE (SEE SHEET A0 1)

PROJECT DATA

APPLICABLE CODES	ALL CONSTRUCTION SHALL COMPLY WITH 1997 UBC / 2001 CBC, 2004 NEC / 2001 CEC, 2000 UMC / 2001 CMC, 2001 CPC, 2001 CFC, 2005 ENERGY EFFICIENCY STANDARDS, APPLICABLE STATE & LOCAL CODES
AP #	??
ZONING	??
OCCUPANCY	B - OFFICE
NUMBER OF STORIES	3
CONSTRUCTION TYPE	V-N (SPRINKLERED)
ACCESSIBILITY	THE EXISTING PARKING AND PATH OF TRAVEL COMPLIES w/ TITLE 24 ACCESSIBILITY PROVISIONS REFER SHEET NO A0 2

AREA CALCULATIONS

OFFICE SPACE	SF/OLF	OCCUPANT LOAD	EXIT REQ	EXIT PROVD
FIRST FLOOR	N I C (BUILT UNDER SEPERATE PERMIT)			
SECOND FLOOR	??	??	??	

MAXIMUM TRAVEL DISTANCE TO EXIT ?? FEET TO FIRST FLOOR EXTERIOR (250 FEET ALLOWED)

SCOPE OF WORK

INTERIOR TENANT IMPROVEMENT FOR UPPER LEVEL OF 3 STORY OFFICE BUILDING

Project No	27031
Drawn By	Author
Checked By	Checker
Issued Date	PROGRESS

Revision	No	Date

Material hereon is for use by authorized contractors bidders and subcontractors in connection with this project only All dimensions on these drawings shall take precedence over scaled dimensions Contractors shall be responsible to verify all dimensions and conditions on the job Russell & Davis Architects must be notified of any variations from the dimensions and conditions shown by these drawings.

Sheet Title
Cover Sheet

Scale As indicated

Sheet No
A0

Of Sheets

ADA GENERAL NOTES

1 ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO THE BUILDING AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES

2. ALL HORIZONTAL WALKING SURFACES TO BE CONTINUOUS AND WITHOUT ABRUPT VERTICAL CHANGES EXCEEDING 1/4 IN MAXIMUM ALL HORIZONTAL WALKING SURFACES WILL BE MAINTAINED SLIP RESISTANT

3 WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT

4. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 48" IN WIDTH WALK AND SIDEWALK SURFACES SHALL BE SLIP RESISTANT AS FOLLOWS
   1 SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH
   2 SURFACES WITH A SLOPE OF 6% GRADIENT SHALL HAVE A SLIP RESISTANT

5. THE FLOOR OR LANDING ON EACH SIDE OF AN EXIT DOOR WILL BE LEVEL AND CLEAR THE LEVEL AREA WILL HAVE A LENGTH IN THE OPPOSITE DIRECTION OF 44 INCHES, AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN A CLOSED POSITION

6 THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS WILL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS

7 ALL WALKS OR AREAS ADJACENT TO EACH ACCESS DOOR SHALL HAVE A LEVEL AREA NOT LESS THAN 60 X 60 , WITH AT LEAST 24 WIDE LEVEL AREA EXTENDING TO THE STRIKE SIDE OF THE DOOR AT A DOOR THAT SWINGS OUTWARD

8 DOORS WILL HAVE A CLEAR OPENING OF NOT LESS THAN 32 INCHES WHEN OPEN AND WILL BE OPERABLE BY A SINGLE EFFORT

9 HAND ACTIVATED DOOR OPENING HARDWARE WILL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR, LATCHING AND LOCKING DOORS WILL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS OR PUSH PULL ACTIVATING BARS LOCKED EXIT DOORS WILL OPERATE AS ABOVE IN EGRESS DIRECTION

10 MAXIMUM EFFORT TO OPERATE DOORS WILL NOT EXCEED 5 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED/ REQUIRED TO MEET THE ABOVE STANDARDS

11 THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING WILL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION WHERE NARROW FRAME DOORS ARE USED, A 10 INCH HIGH SMOOTH PANEL WILL BE INSTALLED ON THE PUSH SIDE OF THE DOOR WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION

12 THRESHOLDS WILL NOT EXCEED 1/2 INCH IN TOTAL HEIGHT VERTICAL FACES WILL NOT EXCEED 1/4 INCH CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH WILL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 CHANGE IN LEVEL GREATER THAN 1/2 INCH WILL BE ACCOMPLISHED BY MEANS

13 SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1/4 INCH PER FOOT IN ANY DIRECTION

14 PROVIDE SIGNS DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND SHALL COMPLY WITH C B C SECTION 1117B 5 PROVIDE TACTILE SIGNAGE AT EVERY ENTRANCE PER CBC 1003 2 8 6 THE CHARACTER TYPE FOR THE SIGNS SHALL BE RAISED 1/32" MIN AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE COMPLYING W/ CBC 1117B.5 6 THE MOUNTING HEIGHT SHALL BE 60 A F F TO THE CENTERLINE OF THE SIGN

15. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE ALONG APPROACHING PEDESTRIAN WAYS

16 ROOM IDENTIFICATION SIGNAGE SHALL INCLUDE RAISED LETTERS AND BRAILLE IN CONFORMANCE WITH TITLE 24 SECTIONS 1117B 5 6 THRU 1117B 5 6 3 THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PROVIDED AT ALL ENTRANCES AND WITH ADDITIONAL DIRECTIONAL SIGNS AS REQUIRED TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS TITLE 24, SECTION 2-1103 2.4.

17 DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4 THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER

18 GEOMETRIC (CIRCLE AND TRIANGLE) SYMBOLS ON SANITARY FACILITY DOORS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60 AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR

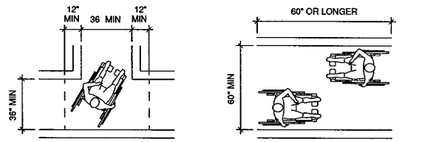
19 ADDITIONAL TOILET ROOM SIGNS WITH RAISED LETTERS AND BRAILLE IN CONFORMANCE WITH C B C SECTION 1117B 5.6 SHALL BE INTALLED ON THE WALL ADJACENT OT THE LATCH OUTSIDE OF THE DOOR WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE SIGN SHALL BE PLACED ON THE NEAREST ADJACENT WALL PREFERABLE ON THE RIGHT MOUNTING HEIGHT SHALL BE 60 ABOVE THE FINISH FLOOR TO THE CENTER LINE OF THE SIGN MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR

20 THE STRUCTURAL STRENGTH OF GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL MEET THE SPECIFICATIONS OF C B C 1115B.8 3

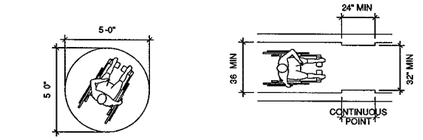
21 CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS OF FORCE

22 THE TOILET COMPARTMENT DOOR SHALL PROVIDE A MIN UNOBSTRUCTED OPENING OF 34" WHEN THE DOOR IS LOCATED ON THE SIDE OF THE COMPARTMENT UBC SECTION 1115B 7 1 3

23 ALL PIPES AND DRAINS OF THE LAVATORY SHALL BE SUFFICIENTLY WRAPPED FOR KNEE AND LEG PROTECTION UPC SECTION 1504 2.



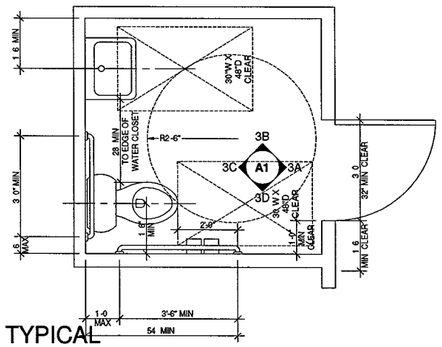
T SHAPED SPACE FOR 180°TURNS — MINIMUM CLEAR WIDTH FOR TWO WHEELCHAIRS



60" DIAMETER SPACE FOR SINGLE WHEELCHAIR — MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR

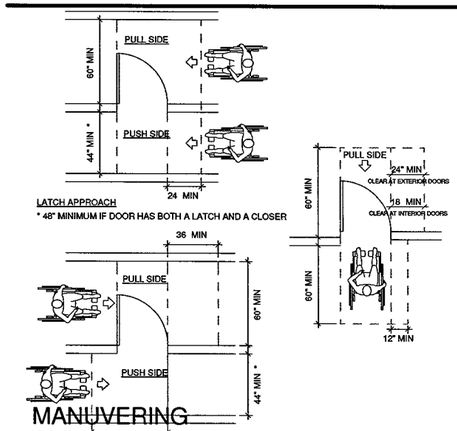
WHEELCHAIR TURNAROUND SPACE1

5 1/4" = 1'-0"



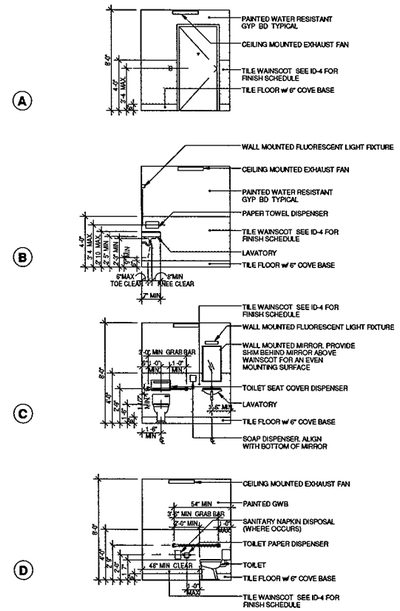
TYPICAL ACCESSIBLE TOILET ROOM PLAN1

3 1/2" = 1'-0"



MANUVERING CLEARANCES AT DOORS1

6 1/4" = 1'-0"



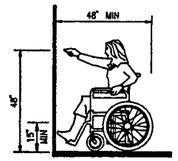
NOTE
ELEVATIONS TO BE USED FOR REQUIRED MOUNTING HEIGHTS AND CLEARANCES ONLY SEE FLOOR PLAN FOR ACTUAL LAYOUT AND DIMENSIONS SEE INTERIOR ELEVATIONS FOR FINISH SCHEDULE

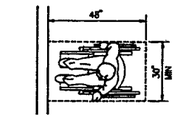
WATER CLOSET VALVE CONTROLS AND FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST (LEVER TYPE) WATER CLOSET VALVE CONTROL SHALL BE MOUNTED ON THE WIDE SIDE

FASTEN TO 18 GA. SHEET METAL OR WOOD (IF ALLOWED) BACKING INSTALLED BETWEEN STUDS AS REQUIRED

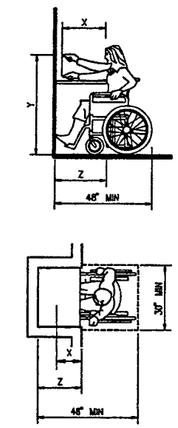
TYPICAL ACCESSIBLE TOILET ROOM ELEVATIONS1

4 3/16" = 1'-0"





(a) HIGH FORWARD REACH LIMIT

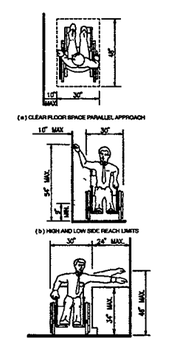


NOTE
X SHALL BE LESS THAN OR EQUAL TO 25 INCHES
Z SHALL BE GREATER THAN OR EQUAL TO X WHEN X IS LESS THEN 20 INCHES, THEN Y SHALL BE 48 INCHES MAX WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAX

(b) MAXIMUM FORWARD REACH OVER AN OBSTRUCTION

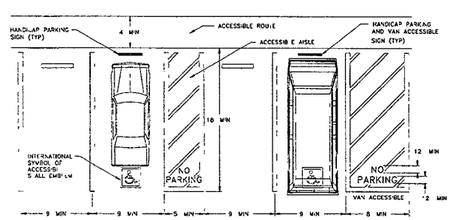
FORWARD REACH REQUIREMENTS1

1 1/64" = 1'-0"



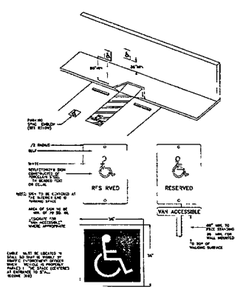
SIDE REACH REQUIREMENTS1

2 1/16" = 1'-0"



ADA Parking1

9 1/8" = 1'-0"



ADA Parking Sinage

7 1/4" = 1'-0"

Russell + Davis ARCHITECTS

739 "A" Street, Suite B
San Rafael, CA 94901
415 256 8001 tel
415 256 8002 fax

LICENSED ARCHITECT
COLIN J RUSSELL
C-28378
NOV 30 2007
RENEWAL DATE
STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements

Project No		27031
Drawn By		MP/SMW
Checked By		CR
Issued Date		PROGRESS
Revision	No	Date
Project Status		

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Sheet Title
ADA Notes & Details

Scale As indicated

Sheet No
A0.2

Of Sheets

TITLE 24

DOOR SCHEDULE

Door Schedule																
Door Number	Door			Sidelight Width	Door			Fire Rating	Hardware	Frame					Comments
	Width	Height	Thickness		Material	Finish	Under Cut			Type	Material	Finish	Jamb	Head	
1	3' - 0"	8' - 0"	0' - 1 3/4"												
2	3' - 0"	8' - 0"	0' - 1 3/4"												
3	3' - 0"	8' - 0"	0' - 1 3/4"	1' - 0"											
4	3' - 0"	8' - 0"	0' - 1 3/4"												
5	3' - 0"	7' - 0"	0' - 1 3/4"												
6	3' - 0"	7' - 0"	0' - 1 3/4"												
7	3' - 0"	7' - 0"	0' - 1 3/4"	3' - 0"											
8	3' - 0"	7' - 0"	0' - 1 3/4"												
9	3' - 0"	7' - 0"	0' - 1 3/4"												
10	3' - 0"	7' - 0"	0' - 1 3/4"												
13	2' - 6"	7' - 0"	0' - 1 3/4"												
14	2' - 6"	7' - 0"	0' - 1 3/4"												
17	3' - 0"	7' - 0"	0' - 1 3/4"												
20	3' - 0"	7' - 0"	0' - 1 3/4"												
E01	3' - 0"	7' - 0"	0' - 1 3/4"												Existing door to remain, repaint
E02	2' - 6"	7' - 0"	0' - 1 3/4"												Existing door to remain, repaint
E03	2' - 6"	7' - 0"	0' - 1 3/4"												Existing door to remain, repaint
E04	3' - 0"	7' - 0"	0' - 1 3/4"												Existing door to remain, repaint

ALL DOOR/WINDOWS SHALL BE POZZI STAIN-GRADE WOOD WITH DOUBLE GLAZED LOW-E GLASS
ALL WINDOWS AND TRANSOMS WITHIN 24" OF THE SWING OF ANY DOOR SHALL BE TEMPERED SAFETY GLASS UNITS

DOOR NOTES

1 DOORS WITHIN THE PATH OF TRAVEL FOR HANDICAPPED TO BE OPENABLE WITH A SINGLE EFFORT BY LEVER, PANIC BAR, OR PUSH/PULL HARDWARE ALL OPERATIONAL HARDWARE TO BE 30 40 A.F.F. U.O.N.
2. EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT INCLUDE ALL HARDWARE REQUIREMENTS BY LOCAL BUILDING DEPARTMENT
3 DOOR CLOSERS TO BE ADJUSTED TO PROVIDE FOR A MAXIMUM EFFORT TO OPERATE OF 5 LBF AT FIRE DOOR USE MINIMUM FORCE ACCEPTABLE BY FIRE MARSHAL
4 THRESHOLDS SHALL NOT EXCEED 1/2 HEIGHT
5 BOTH SIDES OF DOOR SHALL BE FINISHED THE SAME UNLESS NOTED OTHERWISE
6 MAIN EXIT DOOR AT SHALL HAVE SIGN ON TOP RAIL STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS IN 1 HIGH LETTERS ON A CONTSTING BACKGROUND LOCKING DEVICE SHALL BE OF A TYPE READILY DISTINGUISHABLE AS LOCKED
7 UNLESS OTHERWISE NOTED, DOORS NOT LOCATED BY DIMENSION SHALL BE CENTERED ON THE WALL OR LOCATED 4 FROM WALL TO EDGE OF DOOR BACK
8. ALL LEGAL EXITS SHALL BE PROVIDED WITH SELF ILLUMINATING EXIT SIGNS HAVING 6 HIGH LETTERS WITH 3/4" STROKES IN CONTRASTING LETTERS
9 ALL DOORS w/ GLASS TRANSOMS AND SIDELITES SHALL BE DOUBLE GLAZED, LOW E, TEMPERED SAFETY GLASS

FINISH SCHEDULE

Finish Schedule							
Room Number	Room Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Ceiling Height	Comments
1	Owner's Office	Carpet	Wood	Painted GWB level 5	Suspended GWB, Level 5	8' - 6"	See soffit details
2	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	Paint gnd, Color per schedule
3	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	
4	Corridor	Carpet	Wood	Painted GWB level 5	New Suspended Acoustical	8' - 6"	
5	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	
6	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	
7	Conference	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	
8	Office	Carpet	Wood	Painted GWB level 5	Existing Suspended Acoustical	8' - 6"	
9	IT	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	
10	Reception	Carpet	Wood	Painted GWB level 5	Suspended GWB, Level 5	8' - 6"	
11	Work	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	
12	Stor	Resilient	Wood	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	
13	Vestibule	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	
15	Kitchen	Resilient	Resilient	Painted GWB level3	Existing Suspended Acoustical	8' - 6"	Ceiling ht varies

Russell + Davis ARCHITECTS

739 "A" Street, Suite B
San Rafael, CA 94901
415 256 8001 tel
415.256.8002 fax

LICENSED ARCHITECT
COLIN J RUSSELL
C 28378
NOV 30 2007
RENEWAL DATE
STATE OF CALIFORNIA

Professional Financial Advisors Tenant Improvements

Project No	27031
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Sheet Title
Schedules, Title 24, & Finishes

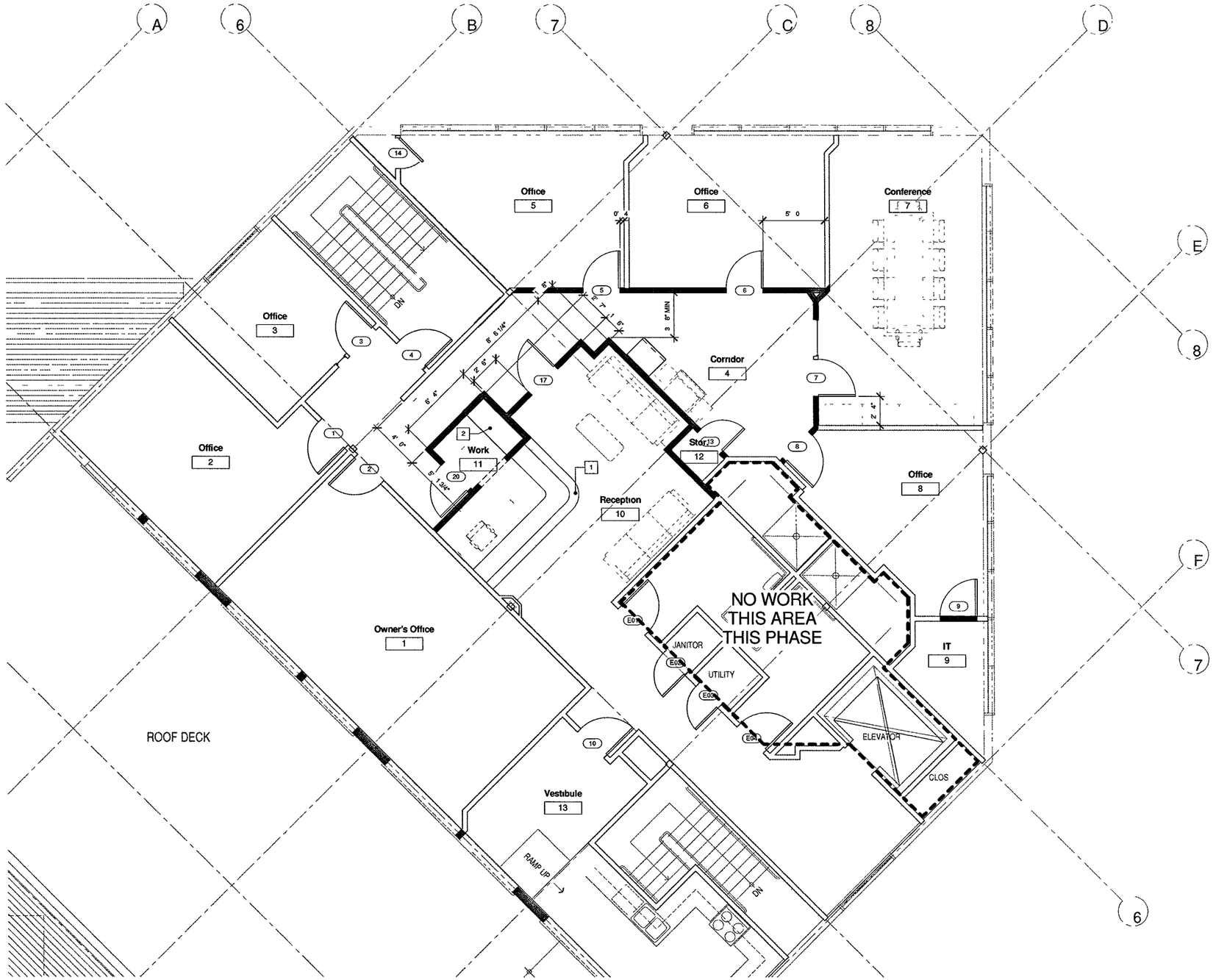
Scale 1/4 = 1 0

Sheet No
A0.3

Of Sheets

Keynote Legend

Keynote #	Description
1	New reception desk by others
2	new base cabinet and wall mounted shelving



1 Floor Plan
1/4" = 1'-0"

LEGEND

- NEW PARTITION
- EXISTING WALL TO REMAIN
- DUPLEX ELECTRICAL OUTLET @ +15 AFF TO C/L, UNLESS OTHER WISE NOTED
- PHONE & DATA OUTLET @ +15 AFF TO C/L, UNLESS OTHER WISE NOTED

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739 "A" Street, Suite B
San Rafael, CA 94901
415 256 8001 tel
415 256 8002 fax

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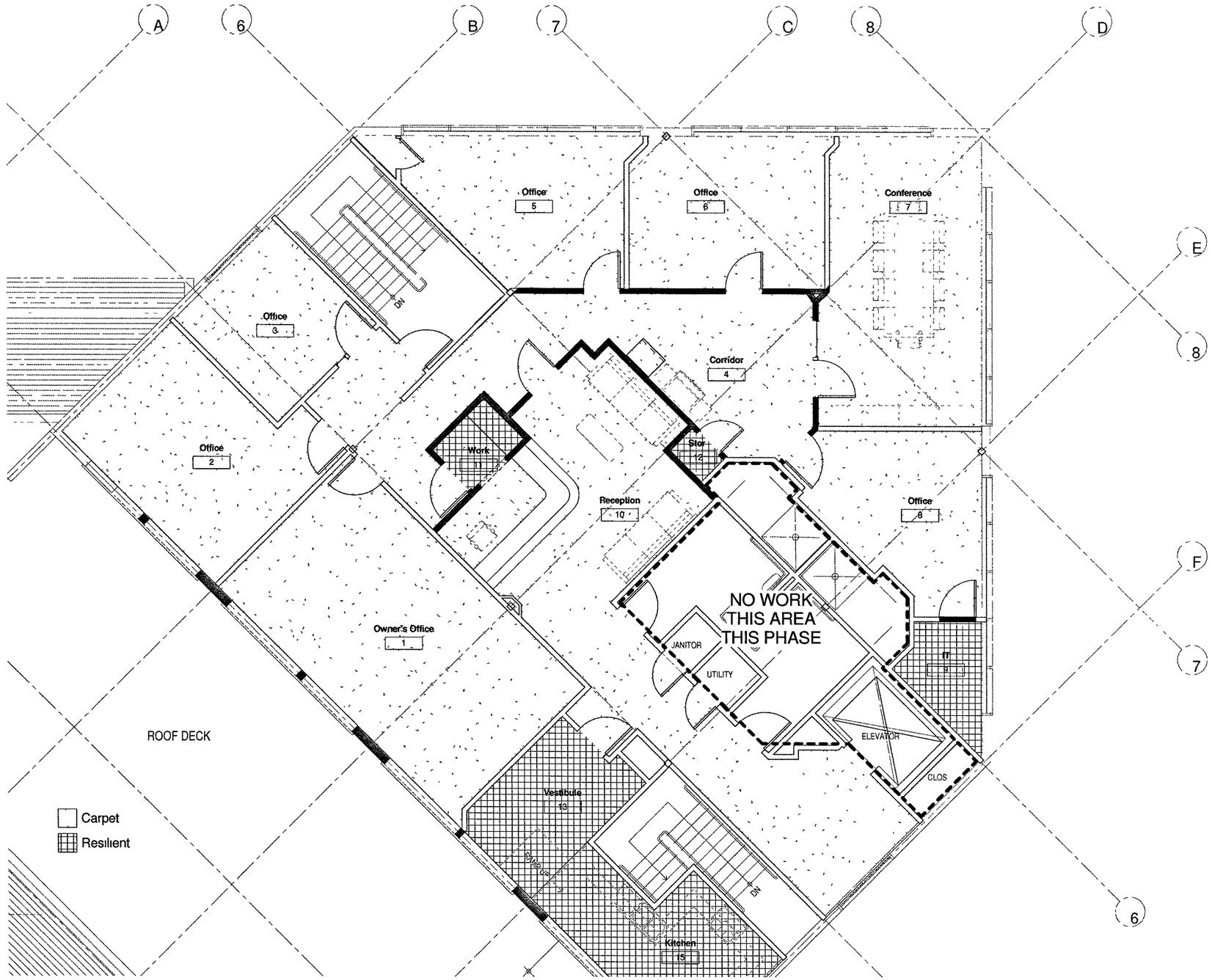
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Sheet Title
Floor Plan

Scale 1/4" = 1' 0

Sheet No
A2.1

Of Sheets



1 Finish Plan
1/4" = 1'-0"

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739 "A" Street, Suite B
San Rafael, CA 94901
415 256 8001 tel
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Sheet Title
Finish Plan

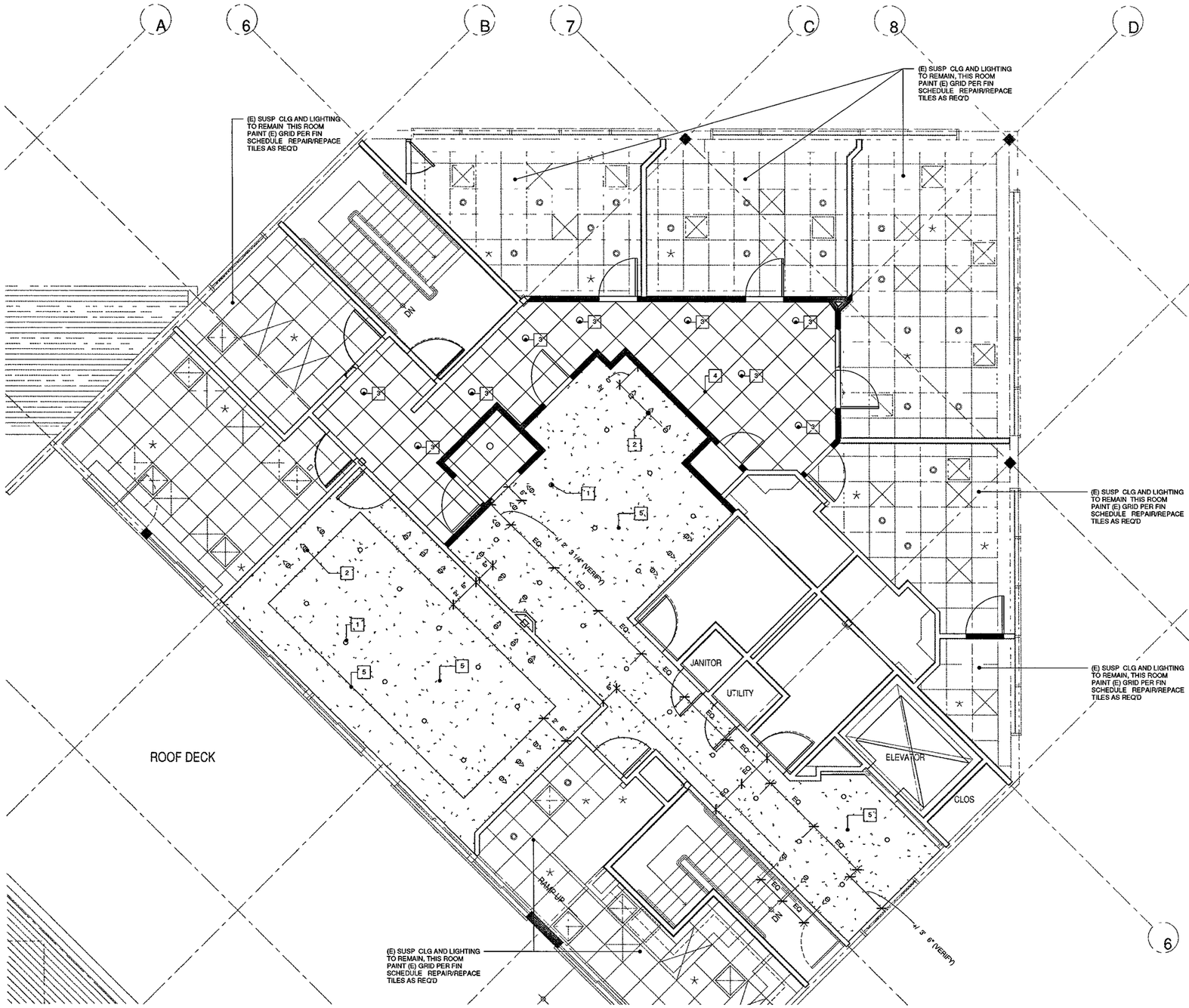
Scale 1/4 = 1 0

Sheet No
A2.2

Of Sheets

Keynote Legend

Keynote #	Description
1	New 4" diameter low voltage recessed downlight
2	New 4" diameter low voltage recessed wall washer
3	Relocated existing fluorescent downlight
4	New suspended acoustical ceiling to match existing
5	New GWB soffit



1 Reflected Ceiling Plan
1/4" = 1'-0"

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739 "A" Street, Suite B
San Rafael, CA 94901
415 256 8001 tel
415.256.8002 fax

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Sheet Title
Reflected Ceiling Plan

Scale 1/4 = 1 0"

Sheet No

A3.1

Of Sheets

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

350 IGNACIO SUITES 101, 103 & 105

350 IGNACIO, SUITES 101, 103 & 105
NOVATO, CA 94949

(For Tenant Improvement Permit Only)

ABBREVIATIONS

&	And	F.A.	Fire Alarm	PRCST.	Pre-cast
∠	Angle	F.B.	Flat Bar	PL.	Plate
@	At	F.D.	Floor Drain	P.LAM.	Plastic Laminate
℄	Centerline	FDN.	Foundation	PLAS.	Plaster
~	Diameter or Round	F.E.	Fire Extinguisher	PLYWD.	Plywood
#	Pound or Number	F.E.C.	Fire Extinguisher Cab	PR.	Pair
(E)	Existing	F.H.C.	Fire Hose Cabinet	PT.	Paint
		FIN.	Finish	P.T.D	Paper Towel Dispenser
ACOUS	Acoustical	FL.	Floor	P.T.D/R	Combination Paper Towel
A.D.	Area Drain	FLASH.	Flashing	PTN.	Partition
ADJ.	Adjustable	FLUOR.	Fluorescent	P.T.R.	Paper Towel Receptacle
AGGR	Aggregate	F.O.C.	Face of Concrete	P.J.	Panel Joint
AL.	Aluminum	F.O.F.	Face of Finish		
APPROX.	Approximate	F.O.M.	Face of Mullion	Q.T.	Quarry Tile
ARCH.	Architectural	F.O.S.	Face of Stud		
ASB.	Asbestos	FPRF.	Fireproof	R.	Riser
ASPH.	Asphalt	F.S.	Full Size	RAD.	Radius
		FT.	Foot or Feet	R.D.	Roof Drain
BD.	Board	FTG.	Footing	REF.	Reference
BITUM.	Bituminous	FURR.	Furring	REFR.	Refrigerator
BLDG.	Building	FUT.	Future	RGTR.	Register
BLK.	Block			REINF.	Reinforced
BLKG.	Blocking	GA.	Gauge	REQ.	Required
BM.	Beam	GALV.	Galvanized	RESIL.	Resilient
B.O.C.	Bottom of Concrete	G.B.	Grab Bar	RM.	Room
B.O.M.	Bottom of Mullion	GL.	Glass	R.O.	Rough Opening
B.O.P.	Bottom of Panel	GND.	Ground	RWD.	Redwood
B.O.R.	Bottom of Reveal	GR.	Grade	R.W.L.	Rain Water Leader
BOT.	Bottom	GYP.	Gypsum		
				S.	South
CAB.	Cabinet	H.B.	Hose Bibb	S.C.	Solid Core
C.B.	Catch Basin	H.C.	Hollow Core	S.C.D.	Seat Cover Dispenser
CEM.	Cement	HDWD.	Hardwood	SCHED.	Schedule
CER.	Ceramic	HDWE.	Hardware	S.D.	Soap Dispenser
C.I.	Cast Iron	H.M.	Hollow Metal	SECT.	Section
C.G.	Corner Guard	HORIZ.	Horizontal	SH.	Shelf
CLG.	Ceiling	HR.	Hour	SHR.	Shower
CLKG.	Caulking	HGT.	Height	SHT.	Sheet
CLO.	Closet			SIM.	Similar
CLR.	Clear	I.D.	Inside Diameter (Dim.)	S.N.D.	Sanitary Napkin Disp.
C.O.	Cased Opening	INSUL.	Insulation	S.N.R.	Sanitary Napkin Recept.
COL.	Column	INT.	Interior	SPEC.	Specification
C.O.M.	Center of Mullion			SQ.	Square
CONC.	Concrete	JAN.	Janitor	S.ST.	Stainless Steel
CONN.	Connection	JT.	Joint	S.SK.	Service Sink
CONSTR.	Construction	KIT.	Kitchen	STA.	Station
CONT.	Continuous	K.O.	Knock Out	STD.	Standard
C.O.R.	Center of Reveal			STL.	Steel
CORR.	Corridor	LAB.	Laboratory	STOR.	Storage
CTSK.	Countersunk	LAM.	Laminate	STRL.	Structural
CNTR.	Counter	LAV.	Lavatory	SUSP.	Suspended
CTR.	Center	LKR.	Locker	SYS.	Symmetrical
		LT.	Light		
DBL.	Double			TRD.	Tread
DEPT.	Department	MAX.	Maximum	T.B.	Towel Bar
D.F.	Drinking Fountain	M.C.	Medicine	T.C.	Top of Curb
DET.	Detail	MECH.	Mechanical	TEL.	Telephone
DIA.	Diameter	MEMB.	Membrane	TER.	Terrazzo
DIM.	Dimension	MET.	Metal	T. & G.	Tongue and Groove
DISP.	Dispenser	MFR.	Manufacturer	THK.	Thick
DN.	Down	MH.	Manhole	T.O.C.	Top of Concrete
D.O.	Door Opening	MIN.	Minimum	T.O.P.	Top of Panel
DR.	Door	MIR.	Mirror	T.O.R.	Top of Reveal
DWR.	Drawer	MISC.	Miscellaneous	T.O.R.C.	Top of Deep Recess
DS.	Downspout	M.O.	Masonry Opening	T.O.M.	Top of Mullion
D.S.P.	Dry Standpipe	MTD.	Mounted	T.O.W.	Top of Wall
DWG	Drawing	MUL.	Mullion	T.P.	Top of Pavement
				T.P.D.	Toilet Paper Dispenser
E.	East	N.	North	T.V.	Television
EA.	Each	N.I.C.	Not In Contract	T.W.	Top of Wall
E.J.	Expansion Joint	NO.	Number	TYP.	Typical
EL.	Elevation	NOM.	Nominal		
ELEC.	Electrical	N.T.S.	Not To Scale	UNF.	Unfinished
ELEV.	Elevator			U.O.N.	Unless Otherwise Noted
EMER.	Emergency	O.A.	Overall	UR.	Urinal
ENCL.	Enclosure	OBS.	Obscure		
E.P.	Electrical Panelboard	O.C.	On Center	VERT.	Vertical
EQ.	Equal	O.D.	Outside Diameter (Dim.)	VEST.	Vestibule
EQPT.	Equipment	OFF.	Office	W.	West
E.W.C.	Electric Water Cooler	OPNG.	Opening	W/	With
EXST.	Existing	OPP.	Opposite	W.C.	Water Closet
EXPO.	Exposed			WD.	Wood
EXP.	Expansion			W/O	Without
EXT.	Exterior			WP	Waterproof
				WSCT.	Wainscot
				WT.	Weight

PROJECT DATA

BUILDING DEPARTMENT: CITY OF NOVATO

BUILDING CODES:
2007 CALIFORNIA BUILDING CODE
2007 CALIFORNIA ELECTRICAL CODE
2007 CALIFORNIA MECHANICAL CODE
2007 CALIFORNIA PLUMBING CODE
2007 CALIFORNIA FIRE CODE
TITLE 24 (ADA) CALIFORNIA ADMINISTRATIVE CODE

OCCUPANCY CLASSIFICATION: PER CBC CHAPTER 3 – B

OCCUPANCY SEPARATION: PER CBC TABLE 508.3.3 – N

TYPE OF CONSTRUCTION: PER CBC CHAPTER 6 (SECTION 602) – V-B

SPRINKLERED: YES

NUMBER OF STORIES: 3

PROJECT SCOPE: THE SCOPE OF THIS PROJECT IS A SECOND GENERATION TENANT IMPROVEMENT OF EXISTING SUITES 101, 103 AND 105.

TENANT OCCUPANCY:

OFFICE (B)	3,351 S.F.
TOTAL	3,351 S.F.

OWNER

Quorum®
Real Estate Group

541 DOUGLASS STREET
SAN FRANCISCO, CA 94114

GAYE QUINN
PH: (415) 970-9820
FAX: (415) 970-9824
quinn@quorum-inc.com
cell (415) 367-9175

GENERAL CONTRACTOR

TBD

ARCHITECT

WARE MALCOMB

5000 EXECUTIVE PARKWAY, SUITE 298
SAN RAMON, CA 94583

HEATHER DENNIS
PH: (925) 244-9620
FAX: (925) 244-9621

CONSULTANTS

ELECTRICAL ENGINEER
DESIGN BUILD

MECHANICAL ENGINEER
DESIGN BUILD

PLUMBING ENGINEER
DESIGN BUILD

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC.
260 SHERIDAN AVENUE
PALO ALTO, CA 94306

DANIEL G. LEWIN
PH: (650) 617-5930
FAX: (650) 617-5932
EMAIL: dlewin@hohbach-lewin.com

DEFERRED SUBMITTAL:

DEFERRED SUBMITTALS THAT NOT SUBMITTED AT THE TIME OF THE APPLICATION MUST HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON THE CONSTRUCTION DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THEY HAVE BEEN REVIEWED AND ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING

1– AUTOMATIC FIRE SPRINKLER SYSTEM.
2– FIRE ALARM SYSTEM.
3– STEEL JOISTS, TRUSSES AND GIRDERS CONFORMING TO SJI STANDARDS SPECIFICATIONS.
4– STEEL STAIRS, HANDRAILS AND GUARDS.
5– HIGH PILED STORAGE RACKING.
6– EXTERIOR BUILDING SIGNAGE.
7– ANCHORAGE DESIGN FOR ALL ELECTRICAL EQUIPMENT REQUIRED.

SHEET INDEX

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A4.1	REFLECTED CEILING PLAN
A5.1	FINISH PLAN
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A8.1	WALL DETAILS
A8.2	CEILING & INTERIOR DETAILS

ELECTRICAL
DESIGN BUILD

MECHANICAL
DESIGN BUILD

PLUMBING
DESIGN BUILD

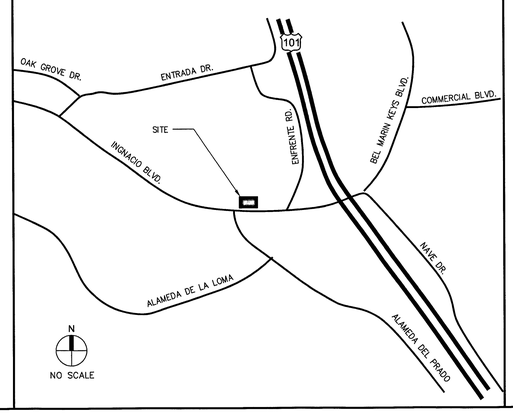
STRUCTURAL

S1.0	STRUCTURAL TITLE SHEET
S2.1	FOUNDATION PLAN
S2.2	PARTIAL 2ND FLOOR PLAN
S5.1	TYPICAL WOOD DETAILS
S8.1	TYPICAL WOOD DETAILS

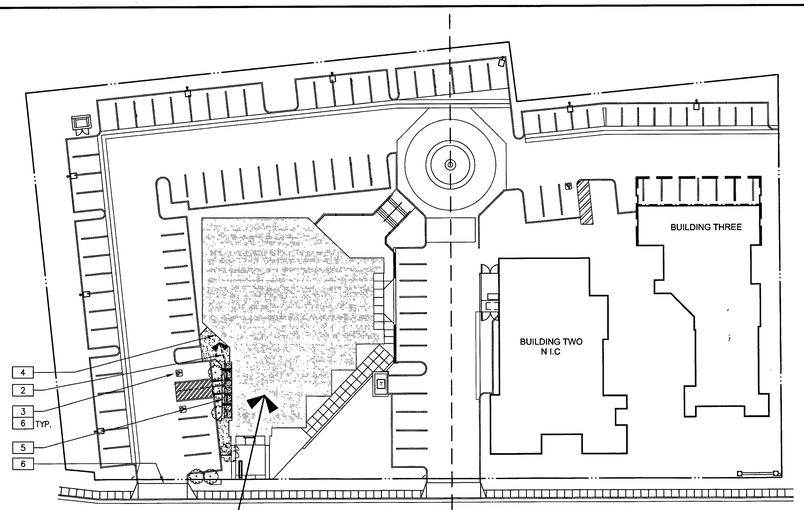
SYMBOLS LEGEND

- ALIGN
- OFFICE / 101 — ROOM NAME / ROOM NUMBER
- NEW DOOR
- ### — DOOR NUMBER (REFER TO DOOR SCHEDULE)
- EXISTING DOOR
- FE — FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER
- FE — WALL-MOUNTED FIRE EXTINGUISHER
- X — KEYNOTE INDICATOR
- X — EQUIPMENT TAG
- X — REVISION CLOUD & DELTA NUMBER
- XX / XXX — DETAIL REFERENCE / SHEET NUMBER
- XX / XXX — DETAIL SECTION REFERENCE / SHEET NUMBER
- XX / XXX — SECTION REFERENCE / SHEET NUMBER
- X / XXX — ELEVATION REFERENCE / SHEET NUMBER
- 1 / 4 X XXX 2 / 3 — ELEVATION VIEW / ELEVATION REFERENCE / SHEET NUMBER
- P / 1 — WALL MATERIAL TYPE / TYPE NUMBER
- C / 1 — FLOOR MATERIAL TYPE / TYPE NUMBER
- PL / 1 — MISC. MATERIAL TYPE / TYPE NUMBER

VICINITY MAP



SITE PLAN



SITE PLAN (for Reference Only)
SCALE: 1:30

PLAN SPECIFIC NOTES

1. EXISTING FULLY ACCESSIBLE PRIMARY ENTRANCE TO REMAIN.
2. HEAVY DASHED LINE INDICATES EXISTING FULLY ACCESSIBLE PATH OF TRAVEL TO REMAIN.
3. EXISTING FULLY ACCESSIBLE HANDICAPPED PARKING TO REMAIN.
4. EXISTING FULLY ACCESSIBLE EGRESS TO REMAIN.
5. EXISTING FULLY ACCESSIBLE CONCRETE WALK TO REMAIN.
6. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH 5'-0" / 8'-0" (AT VAN SPACE) LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. CBC SECTION 1129B.4.1 & 1129B.4.2

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WARE MALCOMB
Leading Design for Commercial Real Estate
architecture
planning
interiors
graphics
site development
5000 executive pkwy, ste. 298
san ramon, california 94583
p 925.244.9620
f 925.244.9621

350 IGNACIO SUITES
350 IGNACIO, SUITES 101, 103 & 105
NOVATO, CALIFORNIA 94949

TITLE SHEET

DATE	REMARKS
4-1-08	PLAN CHECK COMMENTS
4-9-08	MISCELLANEOUS REVISIONS

PA / PM:	H. DENNIS
DRAWN BY	AHF
JOB NO.:	SNR08-6022-00

SHEET
A0.1

M:\jobs08\Quorum Real Estate Group\SNR08-6022-00_350_Ignacio_-_suites_101-105\Cad\CD\6022_A01.DWG

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

DEMOLITION NOTES

1. DRAWINGS OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER TO THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE COMPLETENESS OF THE EXISTING INFORMATION RECORDED. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE IN THE COURSE OF THE DEMOLITION WORK.
2. VERIFY LOCATIONS OF EXISTING MECHANICAL, PLUMBING AND ELECTRICAL UTILITIES. LOCATE AND PROTECT UTILITIES TO REMAIN. DISCONNECT, REMOVE BACK TO NEAREST JUNCTION BOX OR PANEL, AS REQUIRED, AND CAP DESIGNATED UTILITIES WITHIN THE DEMOLITION AREA. REFER TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFO.
3. ALL EXISTING BUILDING UTILITIES SHALL REMAIN IN OPERATION DURING CONSTRUCTION. PROVIDE REROUTING OF UTILITIES SERVING ADJACENT AREAS THAT ARE TO MAINTAIN UNINTERRUPTED SERVICE. ANY TEMPORARY SUSPENSION OF SERVICE SHALL BE COORDINATED AND APPROVED BY THE FACILITY MANAGER, NOT LESS THAN 24 HOURS IN ADVANCE.
4. THE DEMOLITION PLAN KEYNOTES ARE DIAGRAMMATIC AND GENERAL IN NATURE. THE INTENT IS TO ILLUSTRATE THE COMPLETE DEMOLITION OF THE SPACES INDICATED UNLESS NOTED OTHERWISE. FIELD VERIFICATION OF EXISTING CONDITIONS AND SPECIFIC QUANTITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. REMOVAL AND DISPOSAL OF DEMOLITION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY THE HAULING ROUTE THROUGH THE BUILDING, THE DEMOLITION STAGING AREA, AND THE LOCATION OF THE DUMPSTERS WITH THE OWNER PRIOR TO THE START OF DEMOLITION. DISPOSAL OF RUBBISH SHALL BE DONE IN A LEGAL MANNER.
6. THE OWNER RESERVES THE RIGHT TO SALVAGE ANY DEMOLISHED ITEM. VERIFY ITEMS TO BE SALVAGED WITH THE OWNER PRIOR TO THE START OF DEMOLITION. REMOVE, PROTECT, CLEAN, REPAIR FOR REUSE AND TURN OVER SUCH ITEMS AS DIRECTED BY THE OWNER.
7. IN ORDER TO INSTALL SOME OF THE NEW WORK (INCLUDING, BUT NOT LIMITED TO MECHANICAL, PLUMBING OR ELECTRICAL) IT WILL BE NECESSARY FOR THE CONTRACTOR AND HIS SUBCONTRACTORS TO REMOVE AND REPLACE (OR REFINISH) EXISTING WALLS, FLOORS, OR CEILING IN THE AREAS OF THE BUILDING NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL INCLUDE ALL RELATED COSTS IN HIS BASE BID, WHETHER SHOWN ON THESE PLANS OR NOT.
8. PROTECT ADJACENT SPACES NOT SCHEDULED FOR DEMOLITION. PATCH AND REPAIR DAMAGED FINISHES, ITEMS AND FIXTURES TO REMAIN AND/OR REPLACE IN KIND TO MATCH EXISTING FROM DAMAGE DURING THE PROGRESS OF THE WORK. PROVIDE TEMPORARY SAFETY BARRIERS REQUIRED BY CODE AND AS INDICATED TO INSURE PUBLIC SAFETY AND TO ALLOW BUILDING OCCUPANCY. CONTRACTOR TO SUBMIT FOR APPROVAL, BARRIER LOCATIONS, AND METHOD OF CONSTRUCTION TO THE ARCHITECT PRIOR TO INSTALLATION.
9. NOT USED (1)
10. PROVIDE DUST BARRIERS AROUND OPENINGS, TO AND FROM THE CONSTRUCTION AREA. PROVIDE ALL MEANS NECESSARY TO INHIBIT DUST FROM ENTERING OTHER PORTIONS OF THE FACILITY. SUBMIT BARRIER LOCATIONS TO THE ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION.
11. PROVIDE ADEQUATE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES AS REQUIRED TO SAFELY EXECUTE THE WORK IN THE CONSTRUCTION AREA AND THE AREAS ADJACENT TO THE CONSTRUCTION AREA. CEASE OPERATIONS AND NOTIFY THE ARCHITECT IMMEDIATELY IF THE STRUCTURE APPEARS TO BE ENDANGERED. DO NOT RESUME OPERATIONS UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN.
12. CONTRACTOR SHALL MAINTAIN REQUIRED MEANS OF EGRESS AND ENSURE THAT EXIT ROUTES ARE SIGNED, LIGHTED AND PROTECTED IN ACCORDANCE WITH CODE REQUIREMENTS. RELOCATE EXISTING AND/OR PROVIDE SMOKE PROTECTORS AND LIFE SAFETY EQUIPMENT FOR ADEQUATE COVERAGE.
13. PROVIDE TEMPORARY NON-COMBUSTIBLE CONSTRUCTION BARRIERS WHERE REQUIRED BY CODE AND THE GOVERNING FIRE AUTHORITY. MINIMUM REQUIREMENTS:

    A.FULL HEIGHT WALL FROM FLOOR TO CEILING.
    B.STUDS AT 24" O.C., WITH 5/8" TYPE 'X' GYPSUM BOARD.
    C.NON-COMBUSTIBLE ACCESS DOOR WITH 3 HINGES AND SPRING CLOSER.
14. SURVEY EXISTING FLOORS AND CLEARLY MARK ON FLOOR SURFACE THE LOCATIONS OF ALL BEAMS AND JOISTS. MARK ALL CORE DRILL PENETRATIONS AND RECEIVE STRUCTURAL ENGINEER'S APPROVAL PRIOR TO DRILLING CONCRETE.
15. CUT RIGID MATERIALS USING MASONRY SAW OR CORE DRILL. PNEUMATIC TOOLS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL.
16. ALL CORE DRILLING OR OTHER NOISY WORK SHALL BE SCHEDULED 48 HOURS IN ADVANCE WITH THE OWNER.
17. APPLY CEMENT BASE FLOOR PATCH AS REQUIRED TO FILL DINGS, NAIL HOLES, CHIPS AND CRACKS.
18. AT FLOOR AREAS SCHEDULED TO RECIEVE NEW FLOOR COVERING, REMOVE EXISTING FLOOR COVERING AND PREPARE SUBSTRATE FOR NEW FLOOR COVERING PER SPECIFICATIONS AND MANUFACTURER'S REQUIREMENTS.
19. AT ABANDONED PENETRATIONS OF FIRE RATED WALLS, CEILING OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS WITH FIRE RATED MATERIAL TO FULL THICKNESS OF THE PENETRATED ELEMENT. ALL PATCHING OF EXISTING WORK TO REMAIN SHALL MATCH FINISH PER SCHEDULE OR WHERE UNSCHEDULED TO MATCH EXISTING FINISHES TO REMAIN, AND SHALL MEET OR EXCEED FIRE RATING INDICATED ON FLOOR PLAN AND AS REQUIRED BY THE FIRE/LIFE SAFETY NSPECTOR.
20. COORDINATE EXISTING SPRINKLER LINE AND HEAD LOCATION WITH NEW PLAN. SUBMIT SPRINKLER SHOP DRAWINGS TO ARCHITECT FOR REVIEW WITH THE CITY FIRE DEPARTMENT.
21. CONTRACTOR IS RESPONSIBLE FOR BUILDING SECURITY DURING DEMOLITION PHASE. PROTECT ALL OPENINGS FROM WEATHER CONDITIONS AND SECURE THEM TO PREVENT VANDALISM.
22. DO NOT PERFORM ANY WORK THAT WILL VOID WARRANTIES OF EXISTING WEATHER EXPOSED OR MOISTURE RESISTANT ELEMENTS WITHOUT PRIOR APPROVAL FROM THE OWNER.
23. ARCHITECT ASSUMES NO RESPONSIBILITY RELATING TO ANY TOXIC MATERIALS, INCLUDING ASBESTOS, AND ASSUMES NO RESPONSIBILITY TO ITS EXISTENCE OR REMOVAL. THE OWNER WILL TAKE ACTION FOR DIRECTLY CONTRACTING WITH A CONSULTANT OR SPECIALIST, LICENSED BY THE STATE, FOR SUCH SERVICES SHOULD THOSE SERVICES BE REQUIRED ON THE PROJECT.

CEILING NOTES

1. SEE ELECTRICAL ENGINEERING DRAWINGS FOR SPECIFICATIONS OF NEW BUILDING STANDARD LIGHT FIXTURES, SWITCHES, EXIT SIGNS, ETC.
2. ALL REPLACMENT FLUORESCENT LAMPS TO MATCH BUILDING STANDARD – SAME COLOR AND MANUFACTURER.
3. FIELD VERIFY EXISTING CEILING GRID LOCATION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES ON PLANS.
4. WHERE DISCREPANCIES IN LOCATION OF LIGHT FIXTURES, AIR DIFFUSERS, GRILLES, ETC. OCCUR ON THE ELECTRIAL ENGINEERING PLANS, THE ARCHITECTURAL PLANS SHALL GOVERN.
   NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATIONS.
5. FIELD VERIFY ALL CLEARANCES OF DUCTS, PIPES, SPRINKLERS, ETC., AND NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION OF LIGHTS, ETC.
6. PLACEMENT OF LIGHT FIXTURES IN AREAS WHERE MAIN DUCTS MAY CAUSE INTERFERENCE MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
7. CONDUIT ABOVE CEILING MUST BE A MINIMUM OF 12" ABOVE THE CEILING GRID.
8. NO COMBUSTIBLE MATERIALS SHALL BE USED IN THE PLENUM SPACE, INCLUDING ALUMINUM FLEX, ALUMINUM CONDUIT, AND POT METAL CONNECTORS.
9. ALL JUNCTION BOXES AND MECHANICAL EQUIPMENT REQUIRING ACCESS FOR SERVICE SHALL BE LOCATED OVER ACOUSTICAL CEILINGS. NO ACCESS HATCHES SHALL BE INSTALLED IN GYPSUM BOARD CEILINGS WITHOUT PRIOR APPROVAL BY ARCHITECT. (NO EXCEPTION)
10. ALL SPRINKLER HEADS AT HARD-LID CEILINGS ARE TO BE FULLY RECESSED AND CONCEALED. HEADS ARE TO BE CENTERED BETWEEN LIGHTS IN A UNIFORM ARCHITECTURAL PATTERN. G.C. TO PROVIDE A SUBMITTAL WITH SPRINKLER HEAD LOCATIONS FOR ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
11. ALL HARD-LID CEILINGS ARE TO BE INSTALLED WITH LINEAR DIFFUSERS. G.C. TO PROVIDE A SUBMITTAL WITH ALL LINEAR DIFFUSER LOCATIONS PRIOR TO INSTALLATION.
12. LOCATE RECESSED DOWN LIGHTS, WALL WASHERS, SMOKE DETECTORS, EXIT SIGNS, SPEAKERS, FIRE SPRINKLERS, ETC. IN CENTER OF 24"x24" CEILING TILES OR IN CENTER OF 24"x24" PORTION OF 24"x48" CEILING TILES, UNLESS NOTED OTHERWISE.
13. PROVIDE SWITCHES AND LIGHT SENSORS FOR OPEN AREAS AND PRIVATE OFFICES. ACTUAL LOCATION OF ALL SWITCHES TO BE DETERMINED BY ELECTRICAL ENGINEER.
14. WHERE EXIT SIGNS ARE REQUIRED PER STATE & LOCAL CODES, THEY SHALL BE ILLUMINATED PER SAID CODES AND THE NEC. LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECT.
15. PROVIDE BACK-UP POWER FOR EXIT SIGNS PER STATE & LOCAL CODES.
16. THE MEANS OF EGRESS TRAVEL SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL.
17. EMERGENCY LIGHTING SHALL BE (2) SEPARATE SOURCES OF POWER AND SHALL COMPLY WITH THE NEC.

FINISH NOTES

1. NO FINISH SUBSTITUTIONS MAY BE MADE UNLESS APPROVED BY ARCHITECT.
2. APPLICATION OF CONTROLLED INTERIOR FINISHES SHALL BE IN CONFORMANCE WITH STATE & LOCAL CODES.
3. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.
4. SUBMIT THE FOLLOWING SAMPLES FOR ARCHITECT'S APPROVAL:
   A. THREE (3) 12" X 12" SAMPLES FOR ALL PAINT, VINYL AND FABRIC FINISHES AND COLORS APPLIED TO A SUBSTRATE WHICH IS REPRESENTATIVE OF THE SURFACE TO BE FINISHED. SUBMIT PAINT SAMPLES FROM THE PAINT LOT OR LOTS INTENDED FOR APPLICATION.
   B. ONE (1) 24" X 24" MOCK-UP WITH SAMPLE SEAM (CENTERED) OF ALL FABRIC AND VINYL FINISHES AND COLOR.
   C. THREE (3) 12" X 12" SAMPLES OF ALL FLOOR COVERING.
   D. SUBMIT ACTUAL CUTTINGS OF EACH PRODUCT FOR COLOR/QUALITY CONTROL.
5. WHERE MATERIALS ARE NOT RETURNABLE, SUBMIT SAMPLES TO ARCHITECT BEFORE PLACING FULL ORDERS.
6. SUBMIT SEAMING PLAN FOR CARPET TO ARCHITECT FOR APPROVAL PRIOR TO CARPET ORDER.
7. NOTIFY ARCHITECT IMMEDIATELY OF ITEMS WITH LONG LEAD TIMES.
8. ALL PAINT FINISH OF METAL PARTS OF DOORS, HANDRAILS, PERIMETER ENCLOSURES, ETC., SHALL BE SEMI-GLOSS, UNLESS OTHERWISE NOTED.
9. WHERE PAINT COLORS CHANGE, CORNERS ARE TO BE CUT-IN FREE OF OVERLAPPING.
10. PRIOR TO THE INSTALLATION OF WALL COVERINGS, SURFACES SHALL BE PROPERLY PREPARED WITH SEALER PER MANUFACTURER'S RECOMMENDATIONS.
11. CONTRACTOR TO VERIFY CONDITION AND LEVEL OF FLOOR SO AS TO RECEIVE NEW FINISHES WITHOUT BOWING AT FLOOR OR WALL BASE. CONTRACTOR IS RESPONSIBLE FOR ALL FLOOR PREPARATION.
12. ALL CARPETING SHALL BE INSTALLED WITH GLUE DOWN METHOD, UNLESS NOTED OTHERWISE.
13. WHERE FLOOR-MOUNTED OUTLETS ARE REQUIRED ON CARPETED AREA, CUT CARPET IN AN "X" OVER FLOOR HOLE AND INSTALL CARPET OVER TOP. DO NOT TRIM CARPET.
14. ALL V.C.T. TO BE INSTALLED WITH FULL TILE FROM VINYL THRESHOLD STRIP AND FULL TILE FROM WALL ADJACENT TO DOOR SWING, U.N.O.
15. PROVIDE AND INSTALL SPECIFIED BASE FOR ALL AREAS TO RECEIVE FLOORING.
16. CONTRACTOR SHALL PROVIDE PRE-FORMED RUBBER BASE CORNERS. DO NOT CUT OR BEND STRAIGHT BASE TO MAKE CORNERS.
17. MILLWORK LOWER CABINETS ARE NOT TO RECEIVE WALL BASE UNLESS INDICATED ON FINISH PLANS.
18. FLOOR FINISHES TO CONTINUE UNDERNEATH "OPEN FLOOR" AREAS OF MILLWORK, INCLUDING SINK AREA AND AT ALL UNDER-COUNTER EQUIPMENT AREAS WHICH ARE OPEN TO THE FLOOR.

PARTITION PLAN NOTES

1. CONTRACTOR AND ARCHITECT TO REVIEW & APPROVE CHALK LINES OF PARTITION LAYOUT PRIOR TO COMMENCEMENT OF PARTITION CONSTRUCTION.
2. EXTEND ALL STUDS AND WALL MATERIALS TO CONSTRUCTION ABOVE, UNLESS OTHERWISE INDICATED.
3. ALL CONDUIT PIPING IN ELECTRICAL ROOM TO BE CONCEALED WITHIN THE WALL CONSTRUCTION.
4. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION.
5. CONTRACTOR SHALL USE 3-5/8" METAL STUDS MINIMUM AT ALL PLUMBING WALLS. CONTRACTOR TO VERIFY ACTUAL DEPTH REQUIRED, ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.
6. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.
10. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
11. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED. SEE PLUMBING DRAWINGS.
12. ALL PLUMBING CLEAN-OUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEAN-OUT LOCATIONS WITH EQUIPMENT, AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
13. ALL MILLWORK SHALL CONFORM TO STATE & LOCAL WOODWORKING STANDARDS.
14. FIELD MEASURE AS REQUIRED FOR ALL MILLWORK CONDITIONS PRIOR TO FABRICATION.
15. PROVIDE AND INSTALL ALL NECESSARY WALL BACKING, STIFFENERS, BRACING, BACK-UP PLATES AND/ OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL-MOUNTED OR SUSPENDED EQUIPMENT OR BUILT-IN ITEMS. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.
16. PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL CONNECTIONS AND PLUMBING SUPPLY, FITTINGS & CONNECTORS TO COMPLETE INSTALLATION OF APPLIANCES & EQUIPMENT INDICATED ON PLAN. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.
17. EXACT LOCATION OF FIRE EXTINGUISHER CABINETS TO BE CONFIRMED WITH ARCHITECT BEFORE INSTALLATION. PROVIDE ADDITIONAL FIRE EXTINGUISHERS & CABINETS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTORS.
18. CONTRACTOR TO VERIFY LOCATION OF ALL THERMOSTATS WITH ARCHITECT PRIOR TO INSTALLATION.
19. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.
20. PREPARE ALL FLOOR SURFACES AS REQUIRED TO RECEIVE FINISHES AS NOTED ON FINISH PLAN, ENLARGED FINISH PLANS & FINISH LEGEND.
21. UNLESS OTHERWISE NOTED, ALL GYPSUM BOARD SURFACES, WALLS, AND CEILINGS SHALL BE TAPED, SANDED SMOOTH TO A "LEVEL 4" FINISH, SO AS TO RECEIVE PAINT OR WALL COVERING MATERIAL.
22. PROVIDE SOUND INSULATION AT PERIMETER WALLS OF RESTROOMS, LOBBY, STAIRS, AND ACROSS CEILING OF RESTROOMS TO CREATE AN ACOUSTIC ENVELOPE, UNLESS NOTED OTHERWISE.

POWER & SIGNAL NOTES

1. COORDINATE TELEPHONE/DATA INSTALLATION WITH APPROPRIATE SUB-CONTRACTOR.
2. ALL EXISTING ELECTRICAL DEVICES ARE TO REMAIN, UNLESS NOTED OTHERWISE.
3. ALL OUTLETS TO BE INSTALLED AT LOCATIONS SHOWN BY DIMENSIONS ON THE POWER & SIGNAL PLAN. DIMENSION ALL OUTLETS FROM THE CENTERLINE OF THE OUTLET BOX. NON-DIMENSIONED OUTLETS ARE TO LOCATED AT THE NEAREST WALL STUD.
4. WHEN OUTLETS ARE GROUPED TOGETHER (2 OR MORE), THEY ARE TO BE SPACED NO MORE THAN 2" APART.
5. ALL NEW WALL MOUNTED 15, 20, AND 30 AMP RECEPTACLES OUTLETS TO BE CENTERED AT +18" A.F.F., U.N.O.
6. ALL TELEPHONE AND DATA CABLE TO BE TEFLON COATED PLENUM RATED CABLE, SUPPORTED INDEPENDENTLY FROM SUSPENDED CEILING SYSTEM. CABLING TO BE SUPPLIED BY TENANT; ALL PULLS AND TERMINATIONS BY GENERAL CONTRACTOR.
7. LOCATIONS OF FURNITURE POWER FEEDS SHALL ACCOMMODATE CIRCUITS AND WIRE PER ELECTRICAL DRAWINGS. TENANT SHALL BE RESPONSIBLE FOR PROVIDING FURNITURE POWER FEED, GENERAL CONTRACTOR SHALL INSTALL THE POWER FEED.
8. WHERE DEDICATED ELECTRICAL OUTLETS ARE NOTED WITHIN THE FURNITURE PANEL SYSTEM, THE PANEL SYSTEM SHALL ACCOMMODATE THIS REQUIREMENT.
9. FLOOR OUTLETS ARE ACCEPTABLE NEXT TO SLIDING PANELS/WALLS AND OTHER SPECIAL CONVENIENT LOCATIONS.
10. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH CABINET WORK, LAMPS AND FIXTURES ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR.
11. CUT-OUTS FOR SWITCHES, OUTLETS, ETC. AS REQUIRED BY THE CABINET CONTRACTOR ARE TO BE COORDINATED WITH THE ELECTRICAL CONTRACTOR, U.N.O. ALL RECEPTACLES WHERE MILLWORK OCCURS SHALL BE LOCATED PER ELEVATIONS OF THE MILLWORK ITEM IN QUESTION.
12. ALL WALL COVER PLATES SHALL BE WHITE, UNLESS BUILDING STANDARD IS DIFFERENT, MATCH BUILDING STANDARD. CUT-OUTS FOR SWITCHES, OUTLETS, ETC. AS REQUIRED BY THE CABINET CONTRACTOR ARE TO BE COORDINATED WITH THE ELECTRICAL CONTRACTOR, U.N.O. ALL RECEPTACLES WHERE MILLWORK OCCURS SHALL BE LOCATED PER ELEVATIONS OF THE MILLWORK ITEM IN QUESTION.
13. ALL SEPARATE CIRCUIT RECEPTACLES TO BE ORANGE COLOR WITH BUILDING STANDARD COLOR COVER PLATE.

FIRE AUTHORITY NOTES

1. FINAL INSPECTION BY FIRE DEPARTMENT IS REQUIRED – SCHEDULE 72 HOURS IN ADVANCE.
2. THE PROJECT ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER LOCAL FIRE DEPARTMENT STANDARDS.
3. AN UNOBSTRUCTED ALL-WEATHER FIRE APPARATUS ACCESS ROAD SHALL BE IN PLACE PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING MATERIALS TO THE SITE.
4. FIRE PREVENTION WATER SERVICE SHALL BE IN SERVICE PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING MATERIALS TO THE SITE.
5. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH LOCAL FIRE AUTHORITY.
6. FIRE SPRINKLER SYSTEM(S) SHALL MEET STATE & LOCAL FIRE CODES AND BE PROVIDED TO PROTECT ENTIRE BUILDING INCLUDING PROJECTIONS OVER 4 FEET AND SPRAY BOOTH.
7. FIRE SPRINKLER SYSTEM(S) AND ALL CONTROL VALVES, INCLUDING EXTERIOR SHALL BE SUPERVISED BY A U.L. LISTED CENTRAL ALARM STATION OR PER STATE & LOCAL FIRE CODES.
8. ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS 100 OR MORE.
9. ELECTRICAL SUBCONTRACTORS TO INSTALL WIRING FOR FIRE SPRINKLER, ALARM BELL AND TELEPHONE WARNING AS REQUIRED BY FIRE DEPARTMENT.
10. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES.
11. COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIXED FIRE PROTECTION EQUIPMENT INCLUDING AUTOMATIC SPRINKLERS AND OTHER FIRE-PROTECTION SYSTEMS, SHALL BE SUBMITTED BY INSTALLING CONTRACTOR. SUCH PLANS SHALL BE APPROVED BY LOCAL FIRE AUTHORITY PRIOR TO INSTALLATION.
12. LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR. VERIFY QUANTITY & EXACT LOCATION FROM FIRE DEPARTMENT PRIOR TO ORDERING.
13. AT LEAST ONE (1) FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 3,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.
14. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH STATE & LOCAL FIRE CODES. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO ANY MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED PRIOR TO THE STORAGE AND USE OF HAZARDOUS MATERIALS.
15. BUILDING(S) NOT APPROVED FOR HIGH-PILED STOCK (MATERIALS IN CLOSELY PACKED PILES OR ON PALLETS, OR IN RACKS WHERE THE TOP OF STORAGE EXCEEDS 12 FEET IN HEIGHT, AND 6 FEET FOR GROUP "A" PLASTICS AND CERTAIN OTHER HIGH-HAZARD COMMODITIES). HIGH-PILED STOCK SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO MATERIALS BEING STORED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR HIGH-PILED STORAGE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES.
16. A LETTER OF INTENDED USE MAY BE REQUIRED BY THE FIRE INSPECTOR.

DOOR NOTES

1. VERIFY THAT ALL DOORS AND DOOR HARDWARE MEET THE REQUIREMENTS OF ALL GOVERNING CODES & STANDARDS. NOTIFY THE ARCHITECT IMMEDIATELY IN CASE OF DISCREPANCY.
2. FIELD MEASURE, AS REQUIRED, ALL DOORS PRIOR TO FABRICATION.
3. PROVIDE A SIGN ON OR NEAR THE MAIN EXIT DOOR READING, "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".
4. LATCHING AND LOCKING DOORS THAT ARE HAND OPERATED SHALL BE OPERABLE WITH A SINGLE EFFORT WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE (LEVER OR PUSH TYPE). VERIFY CONDITION AT EXISTING DOORS.
5. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED THE FOLLOWING PER THE REQUIREMENTS OF THE ADA:
   - INTERIOR DOORS – 5 POUNDS
   - EXTERIOR DOORS – 5 POUNDS
   - FIRE DOORS – 15 POUNDS
6. RATED DOORS SHALL COMPLY WITH WITH REQUIREMENTS OF ALL GOVERNING CODES & STANDARDS.
7. ALL HARDWARE TO BE LEVER-TYPE PER STATE OF ALL GOVERNING CODES & STANDARDS AND THE ADA.
8. OPENING HARDWARE IS TO BE CENTERED BETWEEN 30" AND 44" ABOVE FINISH FLOOR. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND MATCH NEW.
9. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
10. PROVIDE WEATHER SEALS ON ALL EXTERIOR DOORS PER ANSI STANDARDS.
11. CONTRACTOR IS RESPONSIBLE TO COORDINATE & VERIFY ALL DOOR FRAME THROAT THICKNESS' FOR EACH LOCATION.
12. ALL DOOR FRAMES TO BE FACTORY FINISHED.
13. ALL DOOR STOPS TO HAVE 2x6 BACKING IN THE WALL BEHIND.
14. MAXIMUM UNDERCUT OF ALL DOORS NOT IN A RATED CORRIDOR SHALL NOT EXCEED 1/2" ABOVE FINISH FLOOR SURFACE.
15. CONTRACTOR SHALL REFINISH ANY BLEMISHED DOOR OR REPLACE SAID DOOR IF NOT ABLE TO REFINISH TO "AS NEW" CONDITION.

GLAZING NOTES

1. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS.
2. GLASS SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES.
3. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
4. ALL GLAZING WITHIN A 24" ARC OF EITHER EDGE OF A DOOR AND WITHIN 60" OF THE FLOOR SHALL BE TEMPERED.
5. ALL GLASS SHALL COMPLY WITH THE REQUIREMENTS OF STATE AND LOCAL CODES.

GENERAL PROJECT NOTES

GENERAL NOTES:

1. THIS PROJECT AND ALL WORK ASSOCIATED WITH PROJECT SHALL CONFORM TO STATE AND LOCAL JURISDICTION CODE REQUIREMENTS.
2. THE TERM "ARCHITECT" OR "DESIGNER" AS USED IN THESE DOCUMENTS REFERS TO WARE MALCOMB.
3. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE ON PROCEDURE, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE DESIGN ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. DURING DEMOLITION AND/OR CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER OR ARCHITECT.
5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
6. ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH "OTHER" CONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER AND TENANT.
7. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR EXAMINING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ITEMS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.
8. CONTRACTOR SHALL MAINTAIN RECORD DOCUMENTS OF CONSTRUCTION CHANGES ("AS-BUILT DRAWINGS") AND SHALL PROVIDE SAID DOCUMENTATION TO THE ARCHITECT UPON COMPLETION OF CONSTRUCTION – NO EXCEPTION ALLOWED.
9. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE TO COORDINATE WITH ALL SUBCONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER, TENANT, OR BOTH, WHICH ARE UNDER SEPARATE CONTRACT WITH THE OWNER, OR TENANT, OR BOTH.
10. THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, OTHER DRAWINGS, AND JOB SPECIFICATIONS ARE SUPPLEMENTARY TO ARCHITECTURAL CONSTRUCTION DRAWINGS. ANY DISCREPANCY BETWEEN THESE DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
11. THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
12. INSTALL ALL MANUFACTURERD ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURERR'S SPECIFICATIONS, UNLESS NOTED OTHERWISE.
13. ANY WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION DRAWINGS, WITHOUT THE PRIOR APPROVAL OF THE OWNER AND THE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
14. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR THAT WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE. THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT HAVING LONG LEAD TIMES.
15. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE, OR A LOWER PRICE WITH CREDIT TO THE OWNER / TENANT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE, AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.
16. PROJECT SPECIFICATIONS ARE AN INTEGRAL PART OF THESE PLANS – SUBSTITUTIONS FOR SPECIFIED MATERIALS REQUIRE THE WRITTEN APPROVAL FROM THE ARCHITECT.
17. UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SUBMIT ONE (1) SET OF SHOP DRAWINGS. SHOP DRAWINGS SHOULD INCLUDE DETAILED, FABRICATION AND ERECTION DRAWINGS, SETTING DRAWINGS, DIAGRAMMATIC DRAWINGS, AND MATERIAL SCHEDULES. LOCATION AND ORIENTATION OF ALL ITEMS SHOULD BE CLEARLY INDICATED. BEGIN FABRICATION OF SHOP ITEMS AFTER RECEIVING ARCHITECT'S OR DESIGNER'S APPROVAL OF SHOP DRAWINGS.
18. THE ARCHITECT'S REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS, IN WRITING, AND BROUGHT TO THE ATTENTION OF THE ARCHITECT SUCH DEVIATIONS AT THE TIME OF THE SUBMISSION, NOR SHALL IT RELIEVE HIM (GENERAL CONTRACTOR) FROM RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS PRIOR TO STARTING CONSTRUCTION.
20. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE STATE LABOR DEPARTMENT IN COMPLIANCE WITH CURRENT LABOR CODES.
21. PROVIDE CONTINUOUS INSPECTIONS AS SET FORTH IN STATE AND LOCAL CODES AND PER CONTRACT DOCUMENTS AS NEEDED.
22. PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THIS PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT A SIGNED CERTIFICATE TO THE DEPARTMENT OF BUILDING AND SAFETY STATING THAT ALL WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY.

DRAWING NOTES:

1. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THESE DOCUMENTS SHALL BE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FINISH OR CENTERLINE OF GRIDS.
2. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FLOOR SLAB, UNLESS OTHERWISE NOTED.
3. DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. THE TERM "ALIGN", AS USED IN THESE DOCUMENTS, SHALL MEAN TO ACCURATELY LOCATE FINISHES IN THE SAME PLANE.
5. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
6. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
7. COLUMN CENTERLINES (GRID LINES) ARE SHOWN FOR DIMENSIONING PURPOSES.

INTERIOR / EXTERIOR NOTES:

1. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC. ARE TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.
2. CONTRACTOR, ALONG WITH MECHANICAL CONTRACTOR, SHALL PROVIDE AND LOCATE ACCESS DOORS/PANELS IN WALL & CEILING CONSTRUCTION AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING & ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED ACCESS PANEL LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL PENETRATIONS AT RATED CONSTRUCTION SHALL BE PROTECTED TO MAINTAIN RATING.
4. WHERE OCCURS, CONTRACTOR SHALL PATCH ANY EXISTING WALLS AND/OR CEILINGS AS NEEDED TO REFURBISH THE LEASE SPACE AND REPAIR ALL DAMAGES CAUSED BY CONTRACTOR.
5. INTERIOR WALLS AND CEILINGS SHALL BE INSTALLED IN ACCORDANCE TO STATE & LOCAL CODES, INCLUDING REQUIREMENTS FOR FLAME SPREAD AND SMOKE DENSITY RATINGS FOR FINISH MATERIALS.
6. WHEN USED, ALL NOISE BARRIER BATTS (SOUND INSULATION) AND INSULATION BATTS SHALL BE NON-COMBUSTIBLE AND SHALL NOT CONTAIN OR UTILIZE OZONE DEPLETING COMPOUNDS.
7. ALL NEW CONSTRUCTION MATERIALS SHALL BE 100% ASBESTOS-FREE.

JOB SITE NOTES:

1. WHERE EXISTING TENANTS/BUSINESSES ARE ADJACENT TO THE JOB SITE/TENANT, THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION NOISE – EXTREME NOISE CONSTRUCTION SHALL OCCUR AT NON-TYPICAL BUSINESS HOURS. CONTRACTOR SHOULD NOTIFY BUILDING REPRESENTATIVE OF SPECIAL CIRCUMSTANCES IN ADVANCE PRIOR TO WORK.
2. THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
3. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE BUILDING REPRESENTATIVE OF THE LOCATION OF DISPOSAL SITES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF THE JOB AFTER ITS COMPLETION. WHERE APPLICABLE, CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO, THE EXTERIOR AND THE INTERIOR OF THE BUILDING, THE PATH OF TRAVEL TO THE JOB SITE, PARKING LOTS, ELEVATORS, LOBBIES, AND CORRIDOR CARPETS.
5. THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION, WHERE REQUIRED PER STATE AND LOCAL CODES.
6. IF TRENCHES OR EXCAVATIONS 5'-0" OR MORE IN DEPTH ARE REQUIRED, OBTAIN ISSUANCE OF A BUILDING OR GRADING PERMIT.
7. NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WITHIN THE BUILDING WHICH DOES NOT COMPLY WITH THE LOCAL FIRE AUTHORITY AND STATE & COUNTY REQUIREMENTS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETURN AIR GRILLES, DIFFUSERS & DUCTS TO KEEP DUST FROM ENTERING INTO BUILDING AIR DISTRIBUTION SYSTEMS.
9. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE DONE SO IN ACCORDANCE WITH STATE & LOCAL CODES.

VENTILATION NOTES:

1. UNLESS OTHERWISE NOTED, ALL ENCLOSED PORTIONS OF BUILDINGS CUSTOMARILY OCCUPIED BY PEOPLE SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 1/20 OF THE TOTAL FLOOR AREA, OR SHALL BE PROVIDED MECHANICALLY OPERATED VENTILATION SYSTEM. MECHANICALLY OPERATED WITH A VENTILATION SYSTEM SHALL BE CAPABLE OF SUPPLYING A MIN. 15 CUBIC FEET PER MIN. OUTSIDE AIR PER OCCUPANT DURING SUCH TIME AS THE BUILDING IS OCCUPIED. IF THE VELOCITY OF AIR AT A REGISTER EXCEEDS 10 FEET PER SECOND, THE REGISTER SHALL BE PLACED MORE THAN 8 FEET ABOVE THE FLOOR DIRECTLY BENEATH.
2. UNLESS OTHERWISE NOTED, TOILET ROOMS SHALL BE PROVIDED WITH A FULLY OPENABLE EXTERIOR WINDOW AT LEAST 350 SQ. FEET OR A VERTICAL DUCT NOT LESS THAN 100 SQ., INCHES IN AREA FOR THE FIRST WATER CLOSET PLUS 50 ADDITIONAL SQ. INCHES FOR EACH ADDITIONAL WATER CLOSET, OR A MECHANICALLY OPERATED EXHAUST SYSTEM CAPABLE OF PROVIDING A COMPLETE AIR CHANGE EVERY 15 MIN. SUCH MECHANICALLY OPERATED EXHAUST SYSTEMS SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE, AND THE POINT OF DISCHARGE SHALL BE AT LEAST 3 FEET FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

WARE MALCOMB
Leading Design for Commercial Real Estate
architecture
planning
interiors
graphics
site development
5000 executive pkwy. ste. 298
san ramon. california 94583
p 925.244.9620
f 925.244.9621

350 IGNACIO SUITES
350 IGNACIO, SUITES 101, 103 & 105
NOVATO, CALIFORNIA 94949

GENERAL NOTES

	DATE	REMARKS
	4-1-08	PLAN CHECK COMMENTS
1	4-9-08	MISCELLANEOUS REVISIONS

PA / PM	H. DENNIS
DRAWN BY	AHF
JOB NO :	SNR08-6022-00

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ACCESSIBLE ROUTE OF TRAVEL

NOTE: ACCESSIBLE ROUTE OF TRAVEL IS DEFINED AS "A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES IN AN ACCESSIBLE BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A SEVERE DISABILITY USING A WHEELCHAIR AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES", AND THAT IS CONSISTENT WITH THE DEFINITION OF 'PATH OF TRAVEL' PER STATE & LOCAL CODES.

1. WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SITE, ACCESSIBLE ROUTES OF TRAVEL SHALL BE PROVIDED BETWEEN BUILDINGS AND ACCESSIBLE SITE FACILITIES.
2. THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE THE MOST PRACTICAL DIRECT ROUTE BETWEEN ACCESSIBLE BUILDING ENTRANCES, ACCESSIBLE SITE FACILITIES, AND THE ACCESSIBLE ENTRANCE TO THE SITE.
3. WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES AND BETWEEN THE BUILDING AND THE PUBLIC WAY.
4. EXCEPT WITHIN AN INDIVIDUAL DWELLING UNIT, AN ACCESSIBLE ROUTE OF TRAVEL SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS, OR OTHER SPACES USED FOR SIMILAR PURPOSES.
5. AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS, TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE SHALL, TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC.
6. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES THAT ARE ON THE SAME SITE.
7. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY.
8. WHEN MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE.

EGRESS & AREAS FOR EVACUATION ASSISTANCE

NOTE: AREAS OF EVACUATION ASSISTANCE ARE NOT REQUIRED IN BUILDINGS OR FACILITIES HAVING A SUPERVISED AUTOMATIC SPRINKLER SYSTEM.

NOTE: IN ALTERATIONS OF EXISTING BUILDINGS, AREAS OF EVACUATION ASSISTANCE ARE NOT REQUIRED.

1. IN BUILDINGS OR PORTIONS OF BUILDINGS REQUIRED TO BE ACCESSIBLE, ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED IN THE SAME NUMBER AS REQUIRED FOR EXITS PER "EGRESS" CHAPTER OF LOCAL CODE.
2. WHEN AN EXIT REQUIRED BY STATE AND LOCAL CODES IS NOT ACCESSIBLE, AN AREA FOR EVACUATION ASSISTANCE SHALL BE PROVIDED AND SHALL ADJOIN AN ACCESSIBLE ROUTE OF TRAVEL.
3. AN AREA FOR EVACUATION ASSISTANCE SHALL BE ONE OF THE FOLLOWING:
   - A PORTION OF A STAIRWAY LANDING WITHIN A SMOKEPROOF ENCLOSURE THAT COMPLIES WITH LOCAL CODES.
   - A PORTION OF AN EXTERIOR EXIT BALCONY LOCATED IMMEDIATELY ADJACENT TO AN EXIT STAIRWAY WHEN THE EXTERIOR EXIT BALCONY COMPLIES WITH LOCAL CODE REQUIREMENTS. OPENINGS TO THE EXTERIOR OF THE BUILDING LOCATED WITHIN 20 FEET OF THE AREA FOR EVACUATION ASSISTANCE SHALL BE PROTECTED WITH FIRE ASSEMBLIES HAVING A 3/4-HOUR FIRE PROTECTION RATING.
   - A PORTION OF A ONE-HOUR FIRE-RESISTIVE CORRIDOR COMPLYING WITH LOCAL CODE REQUIREMENTS LOCATED IMMEDIATELY ADJACENT TO AN EXIT ENCLOSURE.
   - A VESTIBULE LOCATED IMMEDIATELY ADJACENT TO AN EXIT ENCLOSURE AND CONSTRUCTED TO THE SAME FIRE-RESISTIVE STANDARDS AS REQUIRED BY LOCAL CODE.
   - A PORTION OF A STAIRWAY LANDING WITHIN AN EXIT ENCLOSURE WHICH IS VENTED TO THE EXTERIOR AND IS SEPARATED FROM THE INTERIOR OF THE BUILDING BY NOT LESS THAN ONE-HOUR FIRE-RESISTIVE DOOR ASSEMBLIES.
   - WHEN APPROVED BY THE BUILDING OFFICIAL, AN AREA OR ROOM WHICH IS SEPARATED FROM OTHER PORTIONS OF THE BUILDING BY A SMOKE BARRIER. SMOKE BARRIERS SHALL HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN ONE HOUR AND SHALL COMPLETELY ENCLOSE THE AREA OR ROOM. DOORS IN THE SMOKE BARRIER SHALL BE TIGHT-FITTING SMOKE- AND DRAFT-CONTROL ASSEMBLIES HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES AND SHALL BE SELF-CLOSING OR AUTOMATIC CLOSING. THE AREA OR ROOM SHALL BE PROVIDED WITH AN EXIT DIRECTLY TO AN EXIT ENCLOSURE. WHEN THE ROOM OR AREA EXITS INTO AN EXIT ENCLOSURE WHICH IS REQUIRED TO BE OF MORE THAN ONE-HOUR FIRE-RESISTIVE CONSTRUCTION, THE ROOM OR AREA SHALL HAVE THE SAME FIRE-RESISTIVE CONSTRUCTION, INCLUDING THE SAME OPENING PROTECTION, AS REQUIRED FOR THE ADJACENT EXIT ENCLOSURE.
   - AN ELEVATOR LOBBY COMPLYING WITH LOCAL CODE REQUIREMENTS.
4. EACH AREA FOR EVACUATION ASSISTANCE SHALL PROVIDE AT LEAST TWO ACCESSIBLE AREAS THAT ARE NOT LESS THAN 30 INCHES BY 48 INCHES. THE AREA FOR EVACUATION ASSISTANCE SHALL NOT ENCROACH ON ANY REQUIRED EXIT WIDTH. THE TOTAL NUMBER OF SUCH 30-INCH BY 48 INCH AREAS PER STORY SHALL BE NOT LESS THAN ONE FOR EVERY 200 PERSONS OF CALCULATED OCCUPANT LOAD SERVED BY THE AREA FOR EVACUATION ASSISTANCE.
5. EACH STAIRWAY ADJACENT TO AN AREA FOR EVACUATION ASSISTANCE SHALL HAVE A MINIMUM CLEAR WIDTH OF 48 INCHES BETWEEN HANDRAILS.
6. A TELEPHONE WITH CONTROLLED ACCESS TO A PUBLIC TELEPHONE SYSTEM OR ANOTHER METHOD OF TWO-WAY COMMUNICATION SHALL BE PROVIDED BETWEEN EACH AREA OF REFUGE AND THE PRIMARY ENTRY. THE FIRE DEPARTMENT MAY APPROVE A LOCATION OTHER THAN THE PRIMARY ENTRY.
7. A METHOD OF TWO-WAY COMMUNICATION WITH BOTH VISIBLE AND AUDIBLE COMMUNICATION, SHALL BE PROVIDED BETWEEN EACH AREA OF EVACUATION ASSISTANCE AND THE PRIMARY ENTRY. A BUTTON IN THE AREA OF RESCUE ASSISTANCE SHALL ACTIVATE BOTH A LIGHT IN THE AREA OF RESCUE ASSISTANCE INDICATING THAT RESCUE HAS BEEN REQUESTED AND A LIGHT AT THE PRIMARY ENTRY INDICATING THAT RESCUE IS BEING REQUESTED. A BUTTON AT THE PRIMARY ENTRY SHALL ACTIVATE BOTH A LIGHT AT THE PRIMARY ENTRY AND A LIGHT IN THE AREA OF RESCUE ASSISTANCE INDICATING THAT THE REQUEST HAS BEEN RECEIVED.
8. EACH AREA FOR EVACUATION ASSISTANCE SHALL BE IDENTIFIED BY A SIGN WITH STATES "AREA FOR EVACUATION ASSISTANCE" AND THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL BE ILLUMINATED WHEN EXIT SIGN ILLUMINATION IS REQUIRED. IN EACH AREA FOR EVACUATION ASSISTANCE, INSTRUCTIONS ON THE USE OF THE AREA UNDER EMERGENCY CONDITIONS SHALL BE POSTED ADJOINING THE TWO-WAY COMMUNICATION SYSTEM.
9. WITHIN A BUILDING OF ANY HEIGHT OR OCCUPANCY CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL CODES, AN AREA FOR EVACUATION ASSISTANCE MAY BE LOCATED IN THE ELEVATOR LOBBY (HIGH-RISE ALTERNATIVE) WHEN:
   - THE AREA FOR EVACUATION ASSISTANCE COMPLIES WITH THE REQUIREMENTS FOR SIZE, TWO-WAY COMMUNICATION, AND IDENTIFICATION AS SPECIFIED PER LOCAL CODE, AND
   - ELEVATOR SHAFTS AND ADJACENT LOBBIES ARE PRESSURIZED AS REQUIRED FOR SMOKEPROOF ENCLOSURES PER LOCAL CODES. SUCH PRESSURIZATION SYSTEM SHALL BE ACTIVATED BY SMOKE DETECTORS ON EACH FLOOR LOCATED IN A MANNER APPROVED BY THE BUILDING OFFICIAL. PRESSURIZATION EQUIPMENT AND ITS DUCTWORK WITHIN THE BUILDING SHALL BE SEPARATED FROM OTHER PORTIONS OF THE BUILDING BY A MINIMUM TWO-HOUR FIRE-RESISTIVE CONSTRUCTION.

NOTIFICATION APPLIANCES FOR THE HEARING IMPAIRED

1. IF EMERGENCY WARNING SYSTEMS ARE REQUIRED, THEY SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. EMERGENCY WARNING SYSTEMS AS PART OF THE FIRE-ALARM SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 AS AMENDED PER STATE AND LOCAL CODES.
2. APPROVED NOTIFICATION APPLIANCES FOR THE HEARING IMPAIRED SHALL BE INSTALLED IN THE FOLLOWING AREAS:
   - CORRIDORS
   - MUSIC PRACTICE ROOMS
   - BAND ROOMS
   - GYMNASIUMS
   - MULTI-PURPOSE ROOMS
   - OCCUPATIONAL SHOPS
   - OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARM
   - LOBBIES
   - MEETING ROOMS
   - ANY OTHER AREA FOR COMMON USE

HAZARDS & PROTRUDING OBJECTS

1. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.
2. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES.
3. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12" MAXIMUM FROM 27" TO 80" ABOVE THE GROUND OR FINISHED FLOOR.
4. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.
5. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80" MINIMUM CLEAR HEAD ROOM.
6. WHEREVER SIGNS MOUNTED ON POSTS OR PYLONS PROTRUDE FROM THE POSTS OR PYLONS AND THE BOTTOM EDGE OF THE SIGN IS AT LESS THAN 80" ABOVE THE FINISHED FLOOR OR GROUND LEVEL, THE EDGES OF SUCH SIGNS SHALL BE ROUNDED OR EASED AND THE CORNERS SHALL HAVE A MINIMUM RADIUS OF 0.125".

ENTRANCES, EXITS & DOORS

NOTE: THE TERM "EXIT DOOR" SHALL MEAN ALL OF THOSE DOORS OR DOORWAYS ALONG THE PATH OF EXIT TRAVEL ANYWHERE IN A MEANS OF EGRESS SYSTEM.

NOTE: THE USE OF THE TERM "EXIT DOOR" APPLIES TO ALL DOORS THAT PROVIDE ACCESS, THAT IS, ENTRANCES, PASSAGE DOORS, ETC.

1. ALL ENTRANCES AND ALL EXTERIOR GROUND-FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.
2. DURING PERIODS OF PARTIAL OR RESTRICTED USE OF A BUILDING OR FACILITY, THE ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES.
3. RECESSED DOORMATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC.
4. EXIT DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32" WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.
5. EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET 8 INCHES IN HEIGHT.
6. IN COMPUTING THE EXIT WIDTH AS REQUIRED BY STATE AND LOCAL CODES, THE NET DIMENSION OF THE DOORWAY/EXITWAY SHALL BE USED.
7. FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
8. OPENINGS MORE THAN 24" IN DEPTH SHALL COMPLY WITH STATE & LOCAL CODES.
9. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
10. WHEN AN AUTOMATIC DOOR OPERATOR IS UTILIZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
11. REVOLVING DOORS SHALL NOT BE USED AS A REQUIRED ENTRANCE FOR PERSONS WITH DISABILITIES.
12. REVOLVING, SLIDING AND OVERHEAD DOORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE USED AS REQUIRED EXIT DOORS.
13. ALL GATES, INCLUDING TICKET GATES, SHALL MEET ALL APPLICABLE ACCESSIBILITY SPECIFICATIONS OF DOORS.
14. WHEN PERMANENTLY MOUNTED FOLDING OR MOVEABLE PARTITIONS ARE USED TO DIVIDE A ROOM INTO SMALLER SPACES, EXITS FROM THESE ENCLOSURES SHALL BE PROVIDED AS REQUIRED PER LOCAL CODES.
15. WHERE PIVOTED OR BALANCED DOORS ARE USED AND PANIC HARDWARE IS REQUIRED, PANIC HARDWARE SHALL BE OF THE PUSH-PAD TYPE AND THE PAD SHALL NOT EXCEED ACROSS MORE THAN HALF OF THE WIDTH OF THE DOOR MEASURED FROM THE LATCH SIDE.
16. EXIT DOORS SHALL SWING IN THE DIRECTION OF THE PATH OF TRAVEL WHERE THE AREA SERVED HAS AN OCCUPANT LOAD OF 50 OR MORE.
17. REGARDLESS OF THE OCCUPANT LOAD, THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR.
18. THE FLOOR OR LANDING ON EACH SIDE OF A DOOR SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL. CHANGE IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
19. LANDINGS SHALL BE LEVEL EXCEPT THAT EXTERIOR LANDINGS MAY HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE).
20. MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL BE PER STATE & LOCAL CODES. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR.
21. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60 INCHES AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48 INCHES AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
    EXCEPTION: THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING SHALL BE A MINIMUM OF 44 INCHES WHERE THE DOOR HAS NO CLOSER AND APPROACH TO THE DOOR BY A PERSON IN A WHEELCHAIR CAN BE MADE FROM THE LATCH SIDE, OR IF THE DOOR HAS NEITHER LATCH NOR CLOSER AND APPROACH CAN BE MADE FROM THE HINGE SIDE.
22. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND A MINIMUM OF 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND A MINIMUM OF 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS. AN ADDITIONAL 12 INCHES IS REQUIRED AT THE PUSH SIDE, IF DOOR IS EQUIPPED WITH BOTH LATCH AND CLOSER.
23. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY, SHALL PROVIDE A MINIMUM OF 48 INCHES OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.
24. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
25. IF THE DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LANDING EDGE OF THE DOOR.
26. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.
27. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
28. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10-INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
29. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
30. BARS, GRILLES, GRATES, OR SIMILAR DEVICES PLACED OVER ANY REQUIRED EXIT DOOR, SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR ANY SPECIAL KNOWLEDGE OR EFFORT. SUCH BARS, GRILLES, GRATES, OR SIMILAR DEVICES SHALL BE EQUIPPED WITH AN APPROVED RELEASE DEVICE FOR USE BY THE FIRE DEPARTMENT ONLY ON THE EXTERIOR SIDE FOR THE PURPOSE OF FIRE DEPARTMENT EMERGENCY ACCESS, WHEN REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
31. MANUALLY OPERATED EDGE- OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS OR ANY OTHER TYPE OF DEVICE THAT MAY BE USED TO CLOSE OR RESTRAIN THE DOOR OTHER THAN BY OPERATION OF THE LOCKING DEVICE SHALL NOT BE USED. WHERE EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOORKNOB OR SURFACE-MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

CONTROLS AND OPERATING MECHANISMS

1. CONTROLS AND OPERATING MECHANISMS ARE REQUIRED TO BE ACCESSIBLE PER LOCAL CODES.
2. CLEAR FLOOR SPACE COMPLYING WITH LOCAL CODES THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT.
3. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN 48 INCHES OF THE FLOOR BUT NOT LOWER THAN 15 INCHES IF FORWARD APPROACHED AND WITHIN 54 INCHES BUT NOT LOWER THAN 9 INCHES IF SIDE APPROACHED.
4. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS OF FORCE.
5. FAUCET CONTROLS AND OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5-POUND-FORCE. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

ELECTRICAL

1. WHERE ACCESS FOR PERSONS WITH DISABILITIES IS REQUIRED, THE CENTER OF ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPS OR LESS SHALL BE INSTALLED NOT MORE THAN 48" NOR LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.
2. WHERE ACCESS FOR PERSONS WITH DISABILITIES IS REQUIRED, THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE NOT MORE THAN 48" ABOVE THE FINISHED FLOOR OR WORKING PLATFORM.
3. THE CENTER OF FIRE ALARM MANUAL PULL STATIONS SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE, OR SIDEWALK.

SIGNS & IDENTIFICATION

1. WHEN NEW OR ADDITIONAL SIGNS AND/OR IDENTIFICATION DEVICES ARE PROVIDED, OR WHEN EXISTING SIGNS AND/OR IDENTIFICATION DEVICES ARE REPLACED OR ALTERED, THE NEW OR ALTERED SIGNS AND/OR IDENTIFICATION DEVICES SHALL COMPLY WITH LOCAL CODES. THE ADDITION OF OR REPLACEMENT OF SIGNS AND/OR IDENTIFICATION DEVICES SHALL NOT TRIGGER ANY ADDITIONAL PATH OF TRAVEL REQUIREMENTS.
2. WHEN SIGNS IDENTIFY PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH LOCAL CODES.
3. WHEN SIGNS DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND SPACE OF A BUILDING OR SITE, THEY SHALL COMPLY WITH LOCAL CODES.
4. WHEN SIGNS IDENTIFY, DIRECT OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURE OF A BUILDING OR SITE, THEY SHALL INCLUDE THE APPROPRIATE SYMBOL OF ACCESSIBILITY AND SHALL COMPLY WITH LOCAL CODES.
5. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUNDS, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
6. CHARACTERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
7. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE WITH LOCAL CODE, THE MINIMUM CHARACTER HEIGHT SHALL BE 3 INCHES.
8. WHEN RAISED CHARACTERS ARE REQUIRED OR WHEN PICTORAL SYMBOLS (PICTOGRAMS) ARE USED ON SUCH (ABOVE) SIGNS, THEY SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
   - CHARACTERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE COMPLYING WITH LOCAL CODE.
   - RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8" AND A MAXIMUM OF 2" HIGH.
   - PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MINIMUM OF 6" IN HEIGHT.
9. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/10" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.
10. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
11. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN STATE CODE AND AS SPECIFICALLY REQUIRED BELOW:
    - HE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B.
      EXCEPTION: THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE SPECIAL SIGNS AND IDENTIFICATION NECESSARY TO COMPLEMENT DECOR OR UNIQUE DESIGN WHEN IT IS DETERMINED THAT SUCH SIGNS AND IDENTIFICATION PROVIDE ADEQUATE DIRECTION TO PERSONS WITH DISABILITIES.
    - ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, UTILIZING THE SYMBOL, AT JUNCTIONS, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.
    - BUILDINGS THAT HAVE BEEN REMODELED TO PROVIDE SPECIFIC SANITARY FACILITIES AND/OR ELEVATORS FOR PUBLIC USE SHALL HAVE THIS INFORMATION POSTED IN THE BUILDING LOBBY, PREFERABLY AS PART OF THE BUILDING DIRECTORY. THE INFORMATION SHALL BE ACCOMPANIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
12. WHERE THE INTERNATIONAL SYMBOL OF TTY IS REQUIRED, IT SHALL COMPLY WITH LOCAL CODES.
13. WHERE TELEPHONES WITH VOLUME CONTROLS ARE REQUIRED TO BE IDENTIFIED, THE IDENTIFICATION SYMBOL SHALL BE A TELEPHONE HANDSET WITH RADIATING SOUNDWAVES, AS SHOWN PER FIGURE IN LOCAL CODE.
14. WHERE ASSISTIVE LISTENING SYSTEMS ARE REQUIRED TO BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS, IT SHALL COMPLY WITH FIGURE PER LOCAL CODE.
15. WHENEVER SIGNS SHALL REFER TO TEXT TELEPHONES FOR PEOPLE WHO ARE DEAF OR HARD OF HEARING, THE TERM "TTY" SHALL BE USED; THE TERM "TTD" SHALL NOT BE USED.
16. AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH LOCAL CODES.
18. PER STATE CODE, TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
    - WHEREVER BASIC BUILDING CODE PROVISIONS REQUIRE EXIT SIGNS FROM A ROOM OR AREA TO A CORRIDOR OR HALLWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS, "EXIT ROUTE"
    - EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD, "EXIT".
    - EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP. THE TACTILE EXIT SIGN SHALL HAVE THE FOLLOWING WORDS AS APPROPRIATE: "EXIT STAIR DOWN", "EXIT RAMP DOWN", "EXIT STAIR UP", "EXIT RAMP UP".
    - EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS, "EXIT ROUTE"
19. TACTILE STAIR LEVEL IDENTIFICATION SIGNS (COMPLYING WITH STATE ACCESSIBILITY CODES) SHALL BE LOCATED AT EACH FLOOR LEVEL LANDING IN ALL ENCLOSED STAIRWAYS IN BUILDINGS TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT THE EXIT DISCHARDE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE-POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL.

CORRIDORS, HALLWAYS AND AISLES

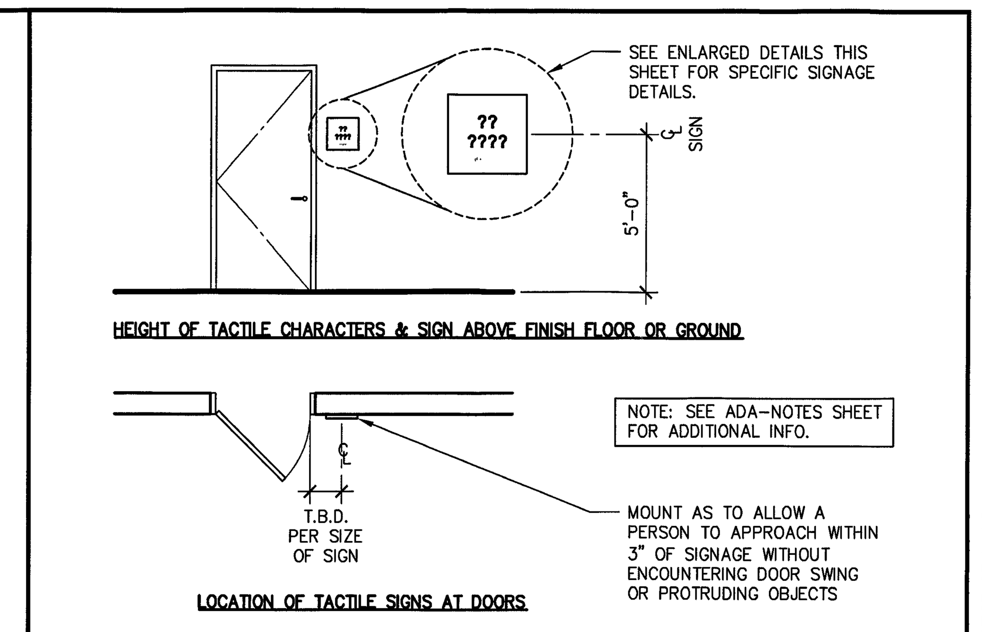
NOTE: THE TERM CORRIDOR SHALL INCLUDE EXTERIOR EXIT BALCONIES AND ANY COVERED OR ENCLOSED EXIT PASSAGEWAY, INCLUDING WALKWAYS, TUNNELS AND MALLS. PARTITIONS, RAILS, COUNTERS, AND OTHER SIMILAR SPACE DIVIDERS NOT OVER 5'-9" IN HEIGHT ABOVE THE FLOOR SHALL NOT BE CONSTRUED TO FORM CORRIDORS.

1. EVERY CORRIDOR AND HALLWAY SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAN 44 INCHES IN WIDTH. CORRIDORS AND HALLWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36 INCHES.
2. CORRIDORS AND HALLWAYS THAT ARE LOCATED ON AN ACCESSIBLE ROUTE AND EXCEED 200 FEET IN LENGTH SHALL HAVE A MINIMUM CLEAR WIDTH OF 60 INCHES. IF AN ACCESSIBLE ROUTE HAS LESS THAN 60 INCHES CLEAR WIDTH, THEN PASSING SPACES AT LEAST 60 INCHES BY 60 INCHES SHALL BE LOCATED AT REASONABLE INTERVALS NOT TO EXCEED 200 FEET. A "T" INTERSECTION OF TWO CORRIDORS OR WALKS IS AN ACCEPTABLE PASSING PLACE.
3. THE REQUIRED WIDTH OF CORRIDORS SHALL BE UNOBSTRUCTED, WITH THIS EXCEPTION: DOORS, WHEN FULLY OPENED, AND HANDRAILS SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7 INCHES. DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE HALF. OTHER NONSTRUCTURAL PROJECTIONS SUCH AS TRIM AND SIMILAR DECORATIVE FEATURES MAY PROJECT INTO THE REQUIRED WIDTH 1-1/2" FROM EACH SIDE.
4. CIRCULATION AISLES AND PEDESTRIAN WAYS SHALL BE SIZED ACCORDING TO FUNCTIONAL REQUIREMENTS AND IN NO CASE SHALL BE LESS THAN 36 INCHES IN CLEAR WIDTH.

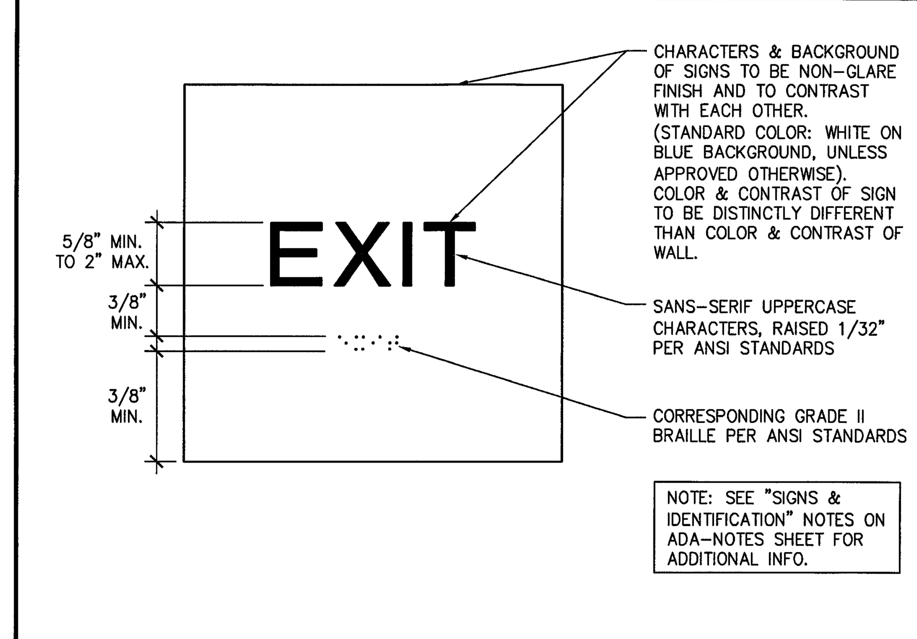
FLOORS, LEVELS AND SURFACES

NOTE: "LEVEL AREA" IS DEFINED AS A SPECIFIED SURFACE THAT DOES NOT HAVE A SLOPE IN ANY DIRECTION EXCEEDING 1/4 INCH IN ONE FOOT FROM THE HORIZONTAL (2.083% GRADIENT).

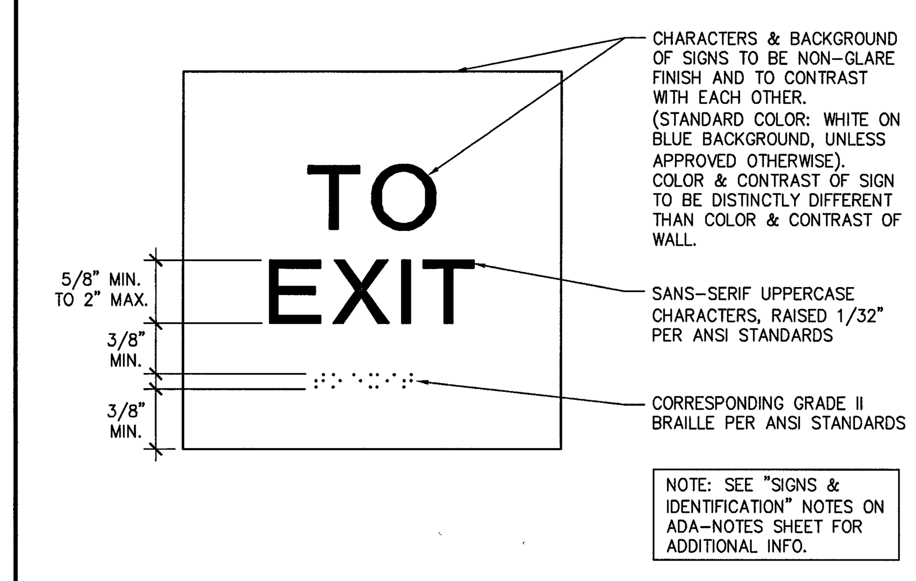
1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS.
2. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, AND SLIP-RESISTANT.
3. CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT.
4. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP NO STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL.
5. IF CARPET OR CARPET TILE IS USED ON A GROUND OR FLOOR SURFACE, IT SHALL BE SECURELY ATTACHED; HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD; AND HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. THE MAXIMUM PILE HEIGHT SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH STATE & LOCAL CODES.



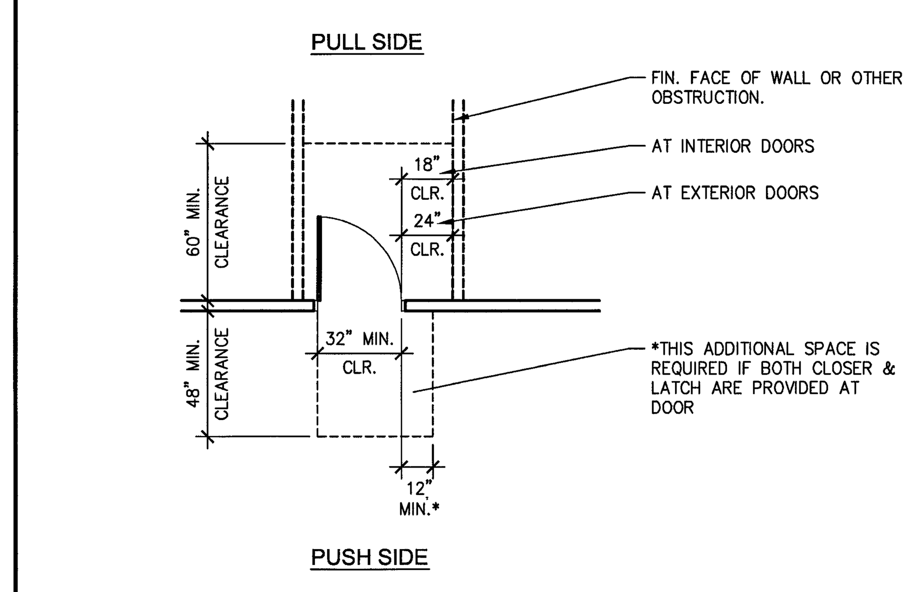
TYP. TACTILE SIGN INSTALLATION (1)
SCALE: 1/4"=1'-0" IHCSI-Tactile_sign-01



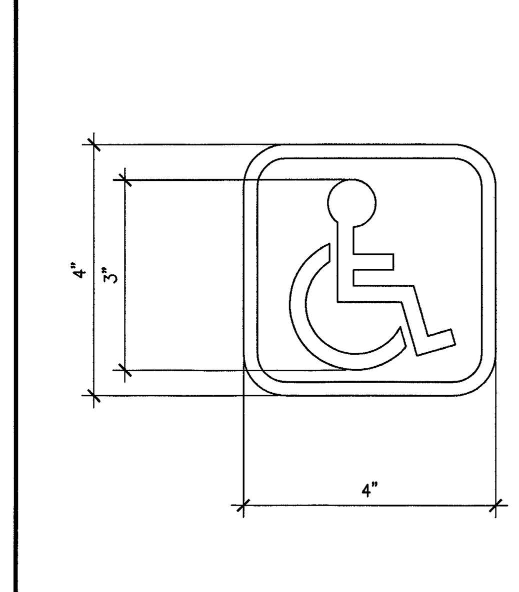
TACTILE "EXIT" SIGN (2)
SCALE: 3"= 1'-0" IHCSI-Tactile_exit-01



TACTILE "TO EXIT" SIGN (3)
SCALE: 3"= 1'-0" IHCSI-Tactile_to_exit-01



TYP. CLEARANCE AT DOOR (4)
SCALE: NONE IDRMI-Clearance_door-01



NOTE:

INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE POSTED AT ENTRANCES AND FACILITIES ACCESSIBLE AND USABLE BY INDIVIDUALS WITH DISABILITIES. SIGNAGE TO BE POSTED ON LATCH SIDE OF DOOR MOUNTED 60" ABOVE FINISH FLOOR WITH CHARACTERS AND NUMBERS MINIMUM 3" IN HEIGHT. SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND.

ACCESSIBLE SIGNAGE @ ENTRY (5)
SCALE: 6"=1'-0" ESIHC-Sign_access_entry-01

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ACCESSIBILITY NOTES & DETAILS

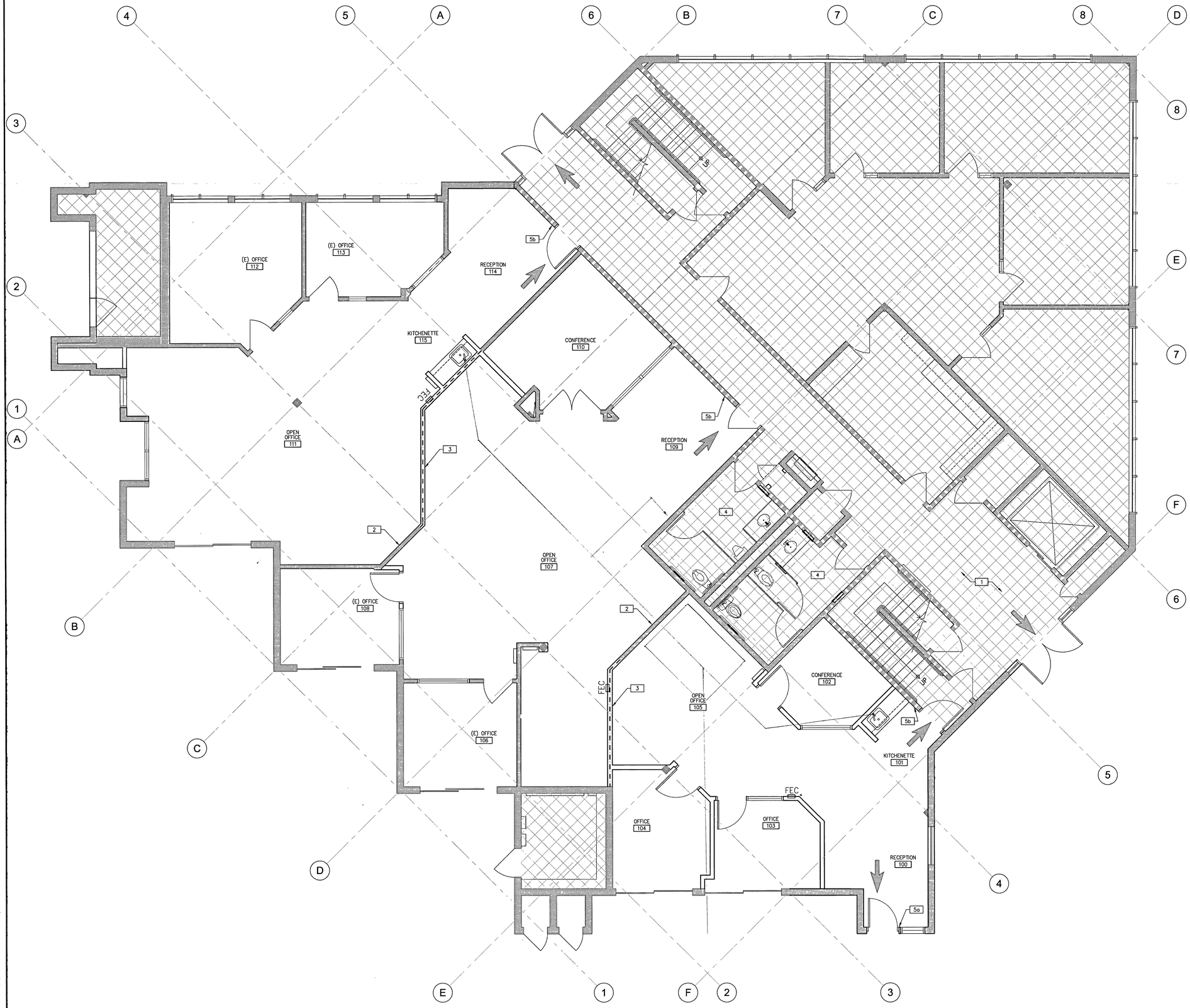
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SHEET
A0.3

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OCCUPANCY & EXIT PLAN

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

N

SEE SHEET A0.2 FOR GENERAL NOTES RELATING TO DOORS

PLAN SPECIFIC NOTES

1. EXISTING 1-HR RATED ELEVATOR LOBBY WITH STAIR TO REMAIN.
2. EXISTING TENANT SEPARATION WALL TO REMAIN.
3. NEW TENANT SEPARATION WALL.
4. EXISTING FULLY ACCESSIBLE RESTROOM FACILITY.
5. GENERAL CONTRACTOR TO PROVIDE AND INSTALL WALL-MOUNTED TACTILE SIGNS LISTED BELOW AT LOCATIONS INDICATED. SEE DETAILS 1 THRU 7 ON SHEET A0.3a.
   a) "EXIT"
   b) "TO EXIT"

EXITING ANALYSIS

ROOM NUMBER	ROOM NAME	OCC. GROUP	OCC. LOAD FACTOR	SQUARE FOOTAGE	OCC. LOAD	REQUIRED EXIT WIDTH	EXIT WIDTH PROVIDED
100	RECEPTION	B	100	102	1	.15	36"
101	KITCHENETTE	ACC	–	28	–	–	36"
102	CONFERENCE	B	15	90	6	.9	36"
103	OFFICE	B	100	100	1	.15	36"
104	OFFICE	B	100	118	2	.3	36"
105	OPEN OFFICE	B	100	375	4	.6	36"
106	(E) OFFICE	B	100	127	2	.3	36"
107	OPEN OFFICE	B	100	820	9	1.35	36"
108	(E) OFFICE	B	100	123	2	.3	36"
109	RECEPTION	B	100	117	2	.3	36"
110	CONFERENCE	B	15	178	12	1.8	36"
111	OPEN OFFICE	B	100	689	7	1.05	36"
112	(E) OFFICE	B	100	191	2	.3	36"
113	(E) OFFICE	B	100	130	2	.3	36"
114	RECEPTION	B	100	157	2	.3	36"
115	KITCHENETTE	ACC	–	43	–	–	36"

LEGEND

- INDICATES FULLY ACCESSIBLE EXIT
- INDICATES EXISTING EXIT
- NOT A PART

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OCCUPANCY & EXIT PLAN

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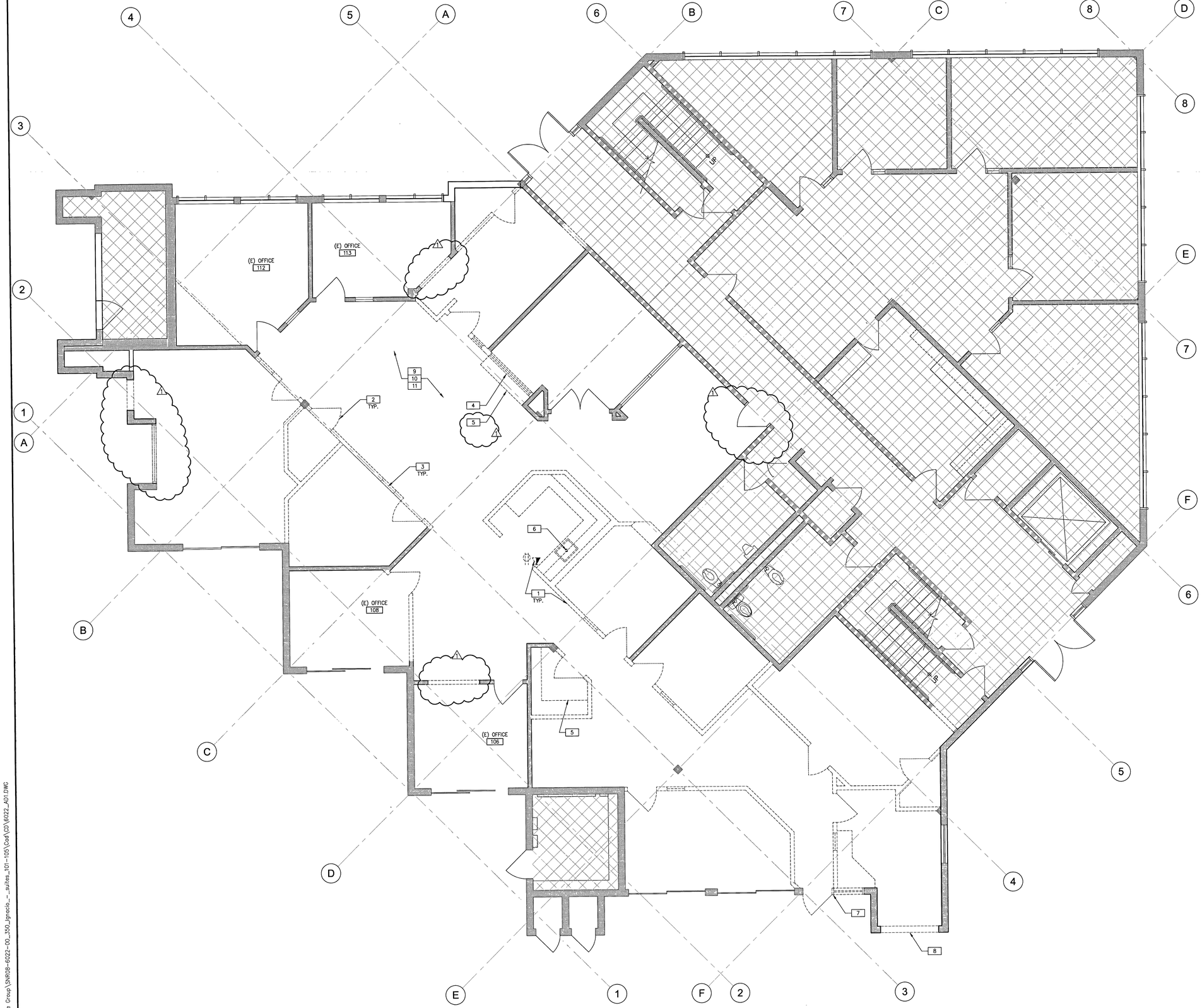
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A1.1

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

N

SEE SHEET A0.2 FOR GENERAL NOTES

PLAN SPECIFIC NOTES

1. REMOVE PARTITIONS AND RELATED ELECTRICAL OUTLETS AS INDICATED. TERMINATE ELECTRICAL LINES BACK TO POINT OF ORIGIN.
2. REMOVE DOOR ASSEMBLY.
3. REMOVE SIDELIGHT ASSEMBLY.
4. REMOVE INTERIOR GLAZING.
5. REMOVE EXISTING MILLWORK.
6. REMOVE EXISTING MILLWORK & SINK. CAP PLUMBING AS REQUIRED.
7. REMOVE EXTERIOR STOREFRONT DOOR AND GLAZING SYSTEM ASSEMBLY.
8. CUT-IN OPENING AT EXTERIOR WALL PANEL TO ACCOMMODATE NEW 3'-0" SOTREFRONT DOOR WTIH SIDELITE TO MATCH EXISTING.
9. REMOVE ALL WALL FINISHES THROUGHOUT. SKIM COAT AS REQUIRED FOR NEW WALL FINISHES PER FINISH PLANS.
10. REMOVE 4" RUBBER BASE THROUGHOUT. SKIM COAT WALLS TO PREPARE FOR NEW BASE. SEE FINISH PLAN.
11. REMOVE ALL CARPETING THROUGHOUT. PREP FOR NEW FLOOR FINISHES PER FINISH PLAN.

WALL LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING 1-HR RATED PARTITION
- EXISTING CONSTRUCTION TO BE REMOVED
- NOT A PART

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DEMOLITION PLAN

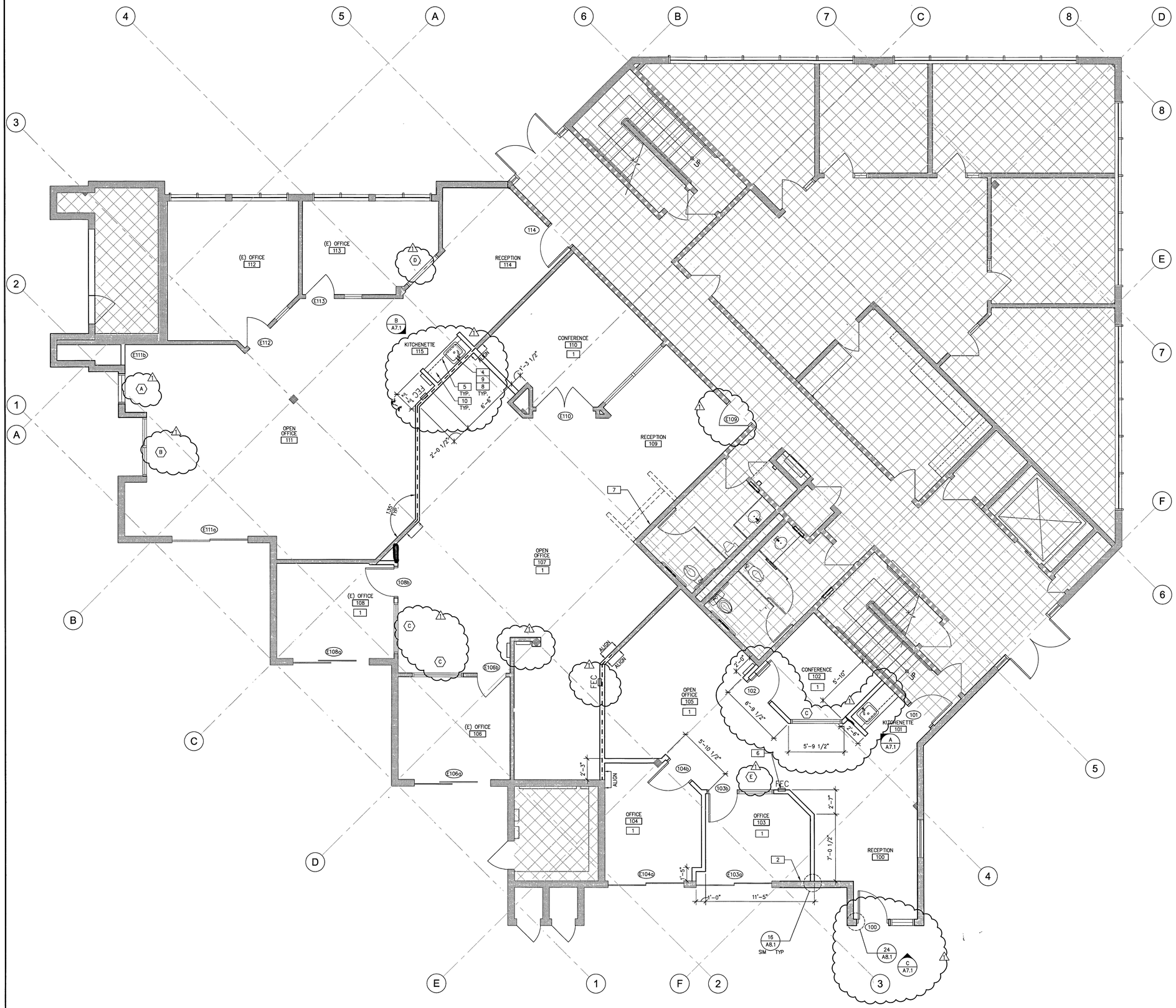
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SHEET
AD.1

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

N

SEE SHEET A0.2 FOR GENERAL NOTES

PLAN SPECIFIC NOTES

1. NEW WALLS OF THIS ROOM/AREA TO BE INSULATED WITH R-11, UNFACED FIBERGLASS INSULATION.
2. INFILL WALL WHERE DOOR REMOVED. MATCH ADJACENT CONSTRUCTION.
3. NOT USED
4. PROVIDE PLASTIC LAMINATE UPPER & LOWER CABINETRY WITH DRAWERS, BACK SPLASH AND SINGLE-BASIN STAINLESS STEEL SINK WITH INSTA-HOT.
5. MICROWAVE TO BE PROVIDED AND INSTALLED BY TENANT.
6. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER BY POTTER-ROEMER. CABINET TO BE ALTA SERIES #7013-DV, STEEL WITH RECOATABLE WHITE FINISH - PAINT (SEMI-GLOSS) TO MATCH ADJACENT WALL. EXTINGUISHER TO BE #3005, 2A:10B:C. SEE DETAIL 17 ON SHEET A8.1.
7. STUB OUT PLUMBING FOR FUTURE KITCHENETTE.
8. SAW-CUT EXISTING FLOOR THIS AREA AS REQUIRED FOR NEW PLUMBING. VERIFY CONSTRUCTION PRIOR TO DEMOLITION.SEE DETAIL 3 ON SHEET A6.2.
9. CONTRACTOR TO PROVIDE AND INSTALL DAYTON SINGLE BOWL MODEL D11719 AND DELTA KITCHEN FAUCET 100.
10. CONTRACTOR TO PROVIDE AND INSTALL KENMORE REFRIGERATOR #94673.

WALL LEGEND

- EXISTING CONSTRUCTION
- EXISTING 1-HR RATED PARTITION
- D / A8.1 — FULL HEIGHT NON-RATED PARTITION TO STRUCTURE
- F / A8.1 — PARTITION TO UNDERSIDE OF CEILING
- FUTURE PARTITION
- NOT A PART

NOTE: SEE METAL WALL STUD TABLE ON SHEET A8.1 TO SELECT APPROPRIATE WALL STUD SIZE FOR WALL HEIGHT.

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PARTITION PLAN

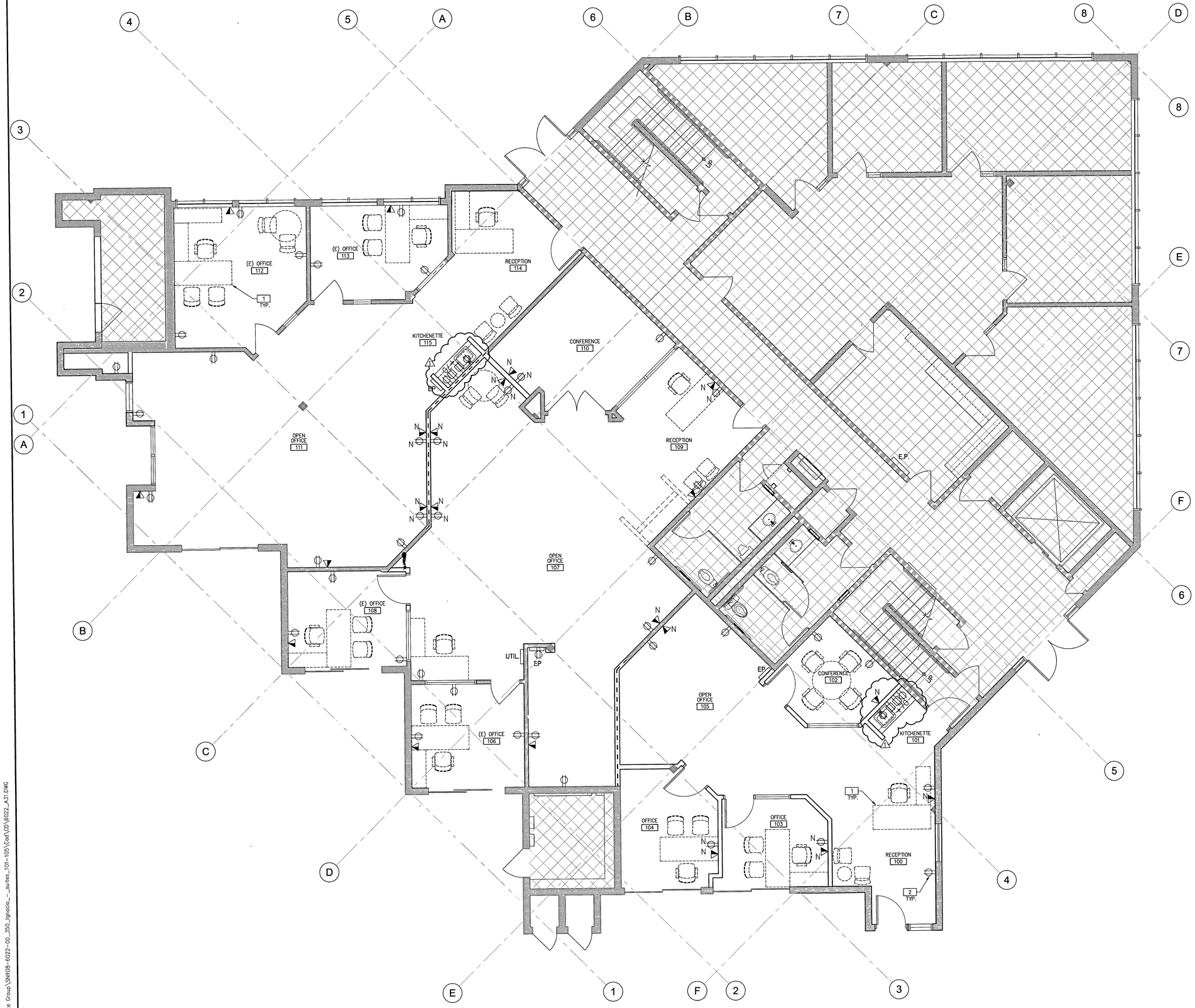
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SHEET
A2.1

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POWER AND SIGNAL PLAN
SCALE: 1/4"=1'-0"

SEE SHEET A0.2 FOR GENERAL NOTES

PLAN SPECIFIC NOTES

1. ALL FURNITURE TO BE PROVIDED AND INSTALLED BY TENANT. VERIFY EXACT LOCATIONS WITH FURNITURE DEALER PRIOR TO INSTALLATION OF RELATED POWER & SIGNAL CONNECTIONS.
2. EXISTING ELECTRICAL OUTLET TO REMAIN.

NOT A PART

POWER & SIGNAL LEGEND

- EXISTING 110v. DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N.
- EXISTING COMBINATION TELEPHONE/DATA OUTLET MUD RING, WALL-MOUNTED AT 18" A.F.F., U.O.N. PROVIDE PULL ROPE TO ABOVE ACCESSIBLE CEILING SPACE.
- N — NEW 110v. DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N.
- N — NEW 110v. DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.
- N — NEW COMBINATION TELEPHONE/DATA OUTLET MUD RING, WALL-MOUNTED AT 18" A.F.F., U.O.N. PROVIDE PULL ROPE TO ABOVE ACCESSIBLE CEILING SPACE.
- N — NEW WALL-MOUNTED ELECTRICAL PANEL

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POWER & SIGNAL PLAN

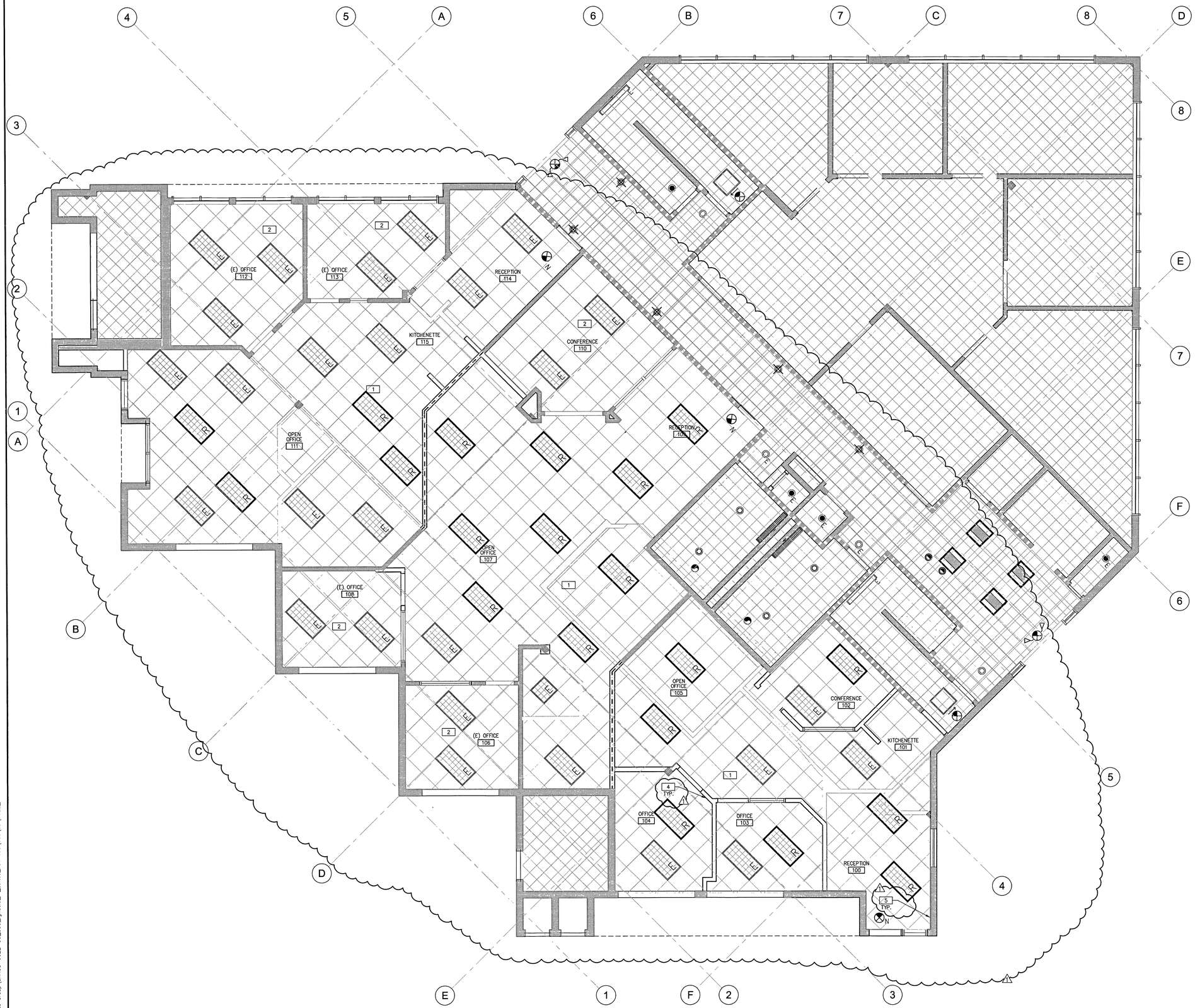
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A3.1

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REFLECTED CEILING PLAN

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

SEE SHEET A0.2 FOR GENERAL NOTES

PLAN SPECIFIC NOTES

1. MATCH EXISTING
2. THE CEILING/LIGHTING IN THIS ROOM/AREA IS EXISTING TO REMAIN.
3. NOT USED
4. SEE DETAIL 1 ON SHEET A8.2 FOR TYPICAL INSTALLATION OF LIGHT SWITCHES AND T-STATS THROUGHOUT, U.N.O.
5. SEE DETAIL 2 ON SHEET A8.2 FOR INSTALLATION OF LIGHT SWITCHES AND T-STATS AT ROOMS WITH SIDELITES.

CEILING LEGEND

- EXISTING 2'x4' FLUORESCENT LIGHT FIXTURE TO REMAIN
- EXISTING 2'x2' FLUORESCENT LIGHT FIXTURE TO REMAIN
- R — RELOCATED EXISTING 2'x4' FLUORESCENT LIGHT FIXTURE
- R — EXISTING 2'x2' FLUORESCENT LIGHT FIXTURE TO REMAIN
- EXIT/N — NEW CEILING-MOUNTED EXIT SIGN W/ BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED - SEE ELEC. DWGS.

NOTE: EXIT SIGNS SHALL BE SELF-LUMINOUS TYPE OR ELECTRICALLY ILLUMINATED & ENERGIZED FROM SEPARATE CIRCUITS, ONE OF WHICH SHALL BE FROM STORAGE BATTERIES OR AN ON-SITE GENERATOR.

NOTE: ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.

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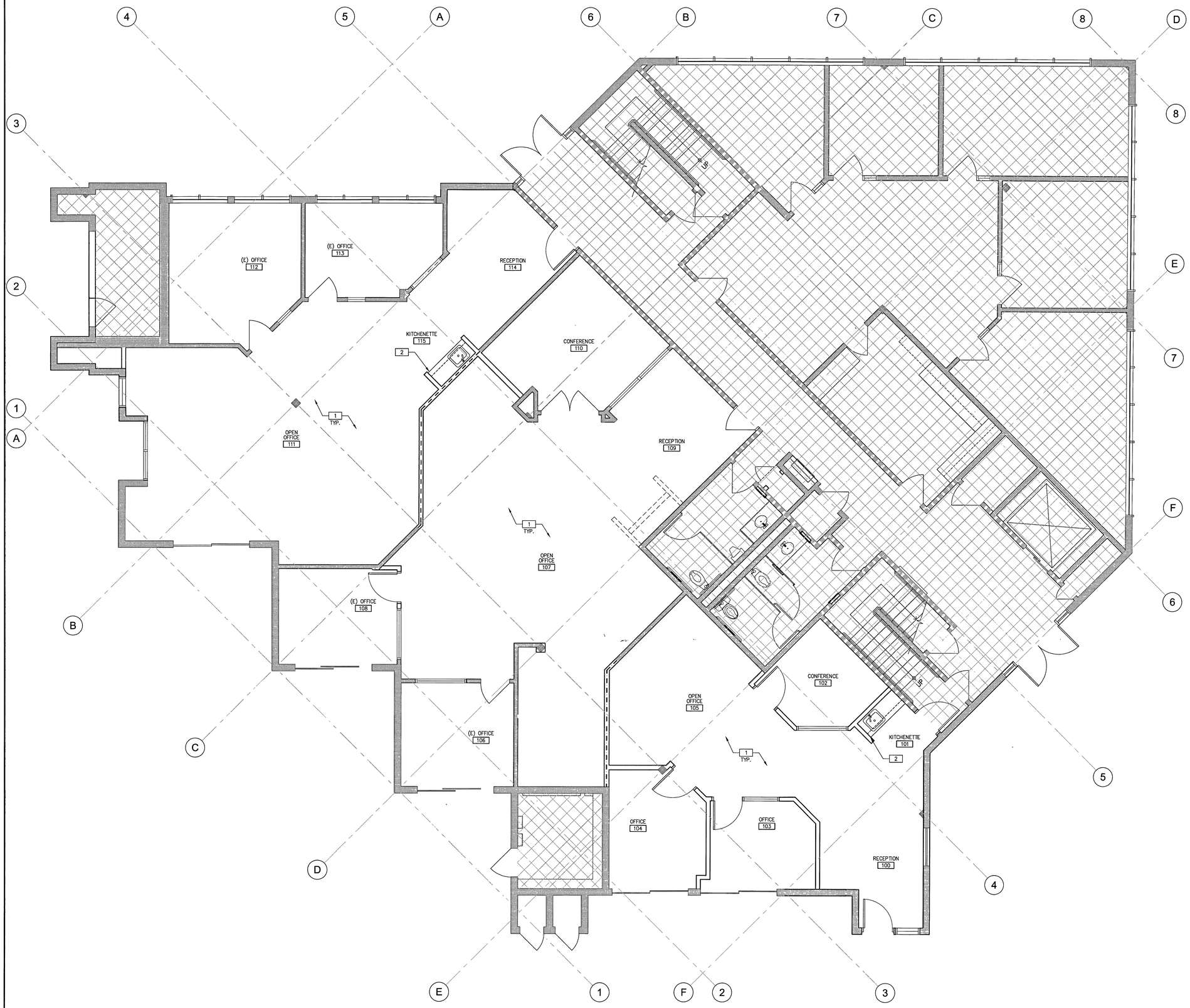
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A4.1

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

SEE SHEET A0.2 FOR GENERAL NOTES

PLAN SPECIFIC NOTES

1. ALL ROOMS TO RECEIVE PAINT (P-1), CARPET (C-1) AND RUBBER BASE (RB-1), U.O.N. (1)
2. SEE MILLWORK ELEVATIONS FOR FINISHES
3. ALL ELECTRICAL PANELS TO BE PAINTED SAME COLOR AS ADJACENT WALL.
4. GYPSUM BOARD TO BE TAPED AND SANDED BEFORE PAINTING.

NOT A PART

FINISH LEGEND

WALL FINISHES

P-1
ITEM: PAINT – TYPICAL THROUGHOUT, U.N.O.
MFR: BENJAMIN MOORE
COLOR/NO: INT. RM. LINEN WHITE
FINISH: EGGSHELL

P-2
ITEM: PAINT – ALL DOORS AND TRIM
MFR: BENJAMIN MOORE
COLOR/NO: INT. RM. LINEN WHITE
FINISH: SEMI-GLOSS

RB-1
ITEM: RUBBER BASE
MFR: BERKE MERCER – SBR RUBBER PREMIUM
COLOR/NO: 170 BRIGHT WHITE
SIZE/STYLE: 4" COVED

FLOOR FINISHES

C-1
ITEM: TBD
MFR: TBD
COLOR/NO: TBD
FINISH: TBD

MISCELLANEOUS FINISHES

PL-1
ITEM: PLASTIC LAMINATE – COUNTER TOPS
MFR: WILSONART
COLOR/NO: 4814-60 TUNGSTEN EV

PL-2
ITEM: PLASTIC LAMINATE – CABINET FACES
MFR: FORMICA
COLOR/NO: 7697-58 BISQUE CERAMIC

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FINISH PLAN

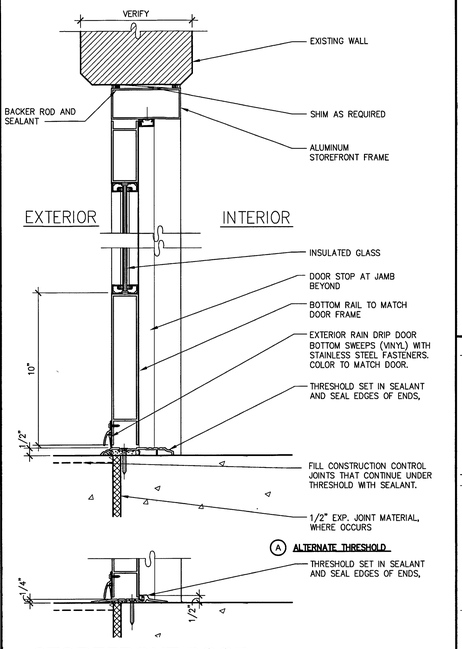
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A5.1

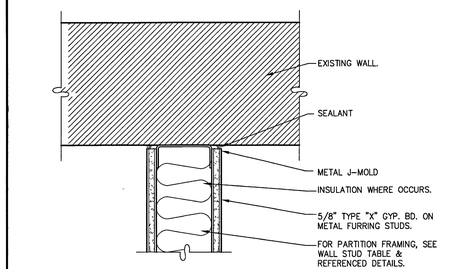
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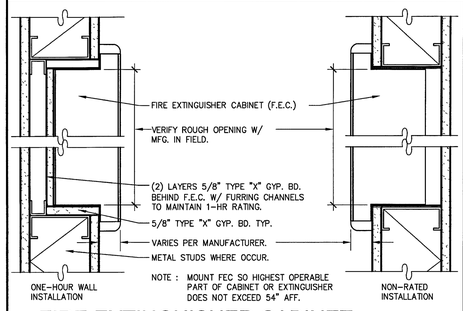
STOREFRONT DOOR

SCALE: 3" = 1'-0" EDRSF-Door-01 (22)



WALL AT PERIMETER

SCALE: 3"=1'-0" IWACO-Wall_perimeter-01 (16)



FIRE EXTINGUISHER CABINET

SCALE: 3" = 1'-0" IFPMI-FEC-01 (17)

MEMBER DEPTH
(EXAMPLE: 6" =600 X 1/100 INCHES) ALL MEMEBER DEPTHS ARE TAKEN IN 1/100 INCHES. FOR ALL "I" SECTIONS MEMBER DEPTH IS THE INSIDE DIMENSION.

STYLE
(EXAMPLE: STUD OR JOIST SECTION = S) THE FOUR ALPHA CHARACTERS UTILIZED BY THE DESIGNATOR SYSTEM ARE:
S = STUD OR JOIST, T = TRACK, U = CHANNEL, F = FURRING

600 S 162-54

FLANGE WIDTH
(EXAMPLE: 1 5/8" = 1.625" ~ 162 X 1/100 INCHES) ALL FLANGE WIDTHS ARE TAKEN IN 1/100 INCHES.

MATERIAL THICKNESS
(EXAMPLE: 0.054 IN. = 54 MILS; 1 MIL =1/1000 IN.) MATERIAL THICKNESS IS THE MINIMUM BASE METAL THICKNESS IN MILS. MINIMUM BASE METAL THICKNESS REPRESENTS 95% OF THE DESIGN THICKNESS.

INTERIOR NON-STRUCTURAL COMPOSITE

USE FOR FURRING PURPOSES ONLY, U.N.O.

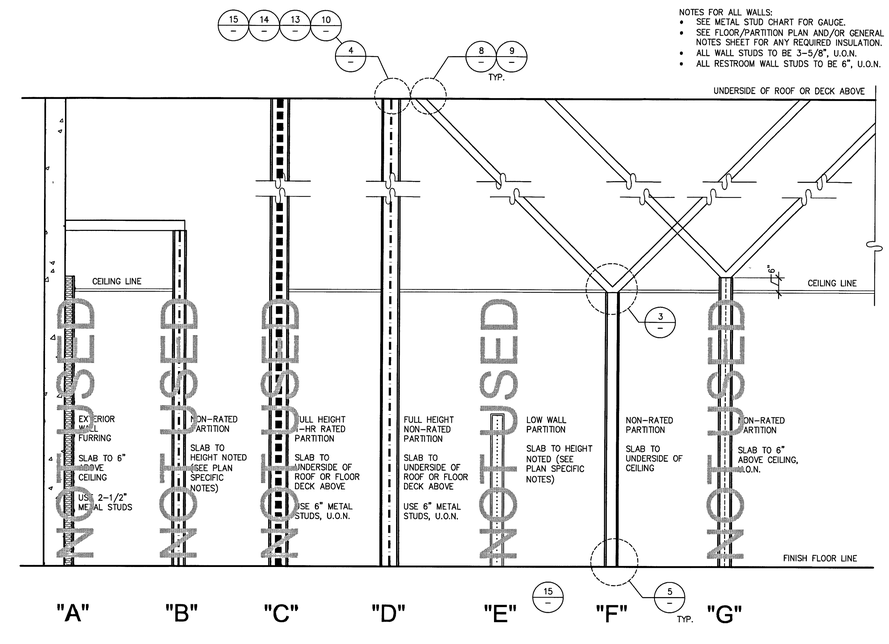
(S) STUD MEMBER	SPACING (IN.) O.C.	5 PSF L/240
250S125-18	12"	11'-11"
250S125-18	16"	11'-3"
250S125-18	24"	10'-7"
250S125-33	12"	13'-11"
250S125-33	16"	12'-10"
250S125-33	24"	11'-7"
250S125-43	12"	15'-9"
250S125-43	16"	14'-9"
250S125-43	24"	13'-6"
362S125-18	12"	15'-4"
362S125-18	16"	14'-4"
362S125-18	24"	13'-5"
362S125-33	12"	17'-10"
362S125-33	16"	16'-5"
362S125-33	24"	14'-9"
362S125-43	12"	19'-7"
362S125-43	16"	18'-0"
362S125-43	24"	16'-3"
362S125-54 (50 KSI)	12"	21'-2"
362S125-54 (50 KSI)	16"	19'-7"
362S125-54 (50 KSI)	24"	17'-8"
362S125-68 (50 KSI)	12"	21'-10"
362S125-68 (50 KSI)	16"	20'-0"
362S125-68 (50 KSI)	24"	17'-8"
400S125-18	12"	16'-5"
400S125-18	16"	15'-4"
400S125-18	24"	14'-2"
400S125-33	12"	19'-11"
400S125-33	16"	18'-4"
400S125-33	24"	16'-5"

(S) STUD MEMBER	SPACING (IN.) O.C.	5 PSF L/240
400S125-43	12"	21'-2"
400S125-43	16"	19'-5"
400S125-43	24"	17'-2"
400S125-54 (50 KSI)	12"	22'-11"
400S125-54 (50 KSI)	16"	21'-1"
400S125-54 (50 KSI)	24"	18'-10"
400S125-68 (50 KSI)	12"	25'-0"
400S125-68 (50 KSI)	16"	23'-1"
400S125-68 (50 KSI)	24"	20'-9"
600S125-18	12"	22'-1"
600S125-18	16"	19'-9"
600S125-18	24"	16'-9"
600S125-33	12"	26'-9"
600S125-33	16"	24'-6"
600S125-33	24"	21'-7"
600S125-43	12"	30'-7"
600S125-43	16"	28'-3"
600S125-43	24"	25'-7"
600S125-54 (50 KSI)	12"	32'-6"
600S125-54 (50 KSI)	16"	30'-0"
600S125-54 (50 KSI)	24"	27'-0"
600S125-68 (50 KSI)	12"	34'-8"
600S125-68 (50 KSI)	16"	32'-0"
600S125-68 (50 KSI)	24"	28'-9"
800S125-43	12"	37'-6"
800S125-43	16"	34'-4"
800S125-43	24"	30'-6"
800S125-54 (50 KSI)	12"	40'-0"
800S125-54 (50 KSI)	16"	36'-8"
800S125-54 (50 KSI)	24"	32'-6"
800S125-68 (50 KSI)	12"	43'-4"
800S125-68 (50 KSI)	16"	39'-9"
800S125-68 (50 KSI)	24"	35'-5"

NOTE: ALL STUD INFORMATION IS BASED ON STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) ICC-ER-4943P

LIMITING WALL HEIGHT TABLE-L/240

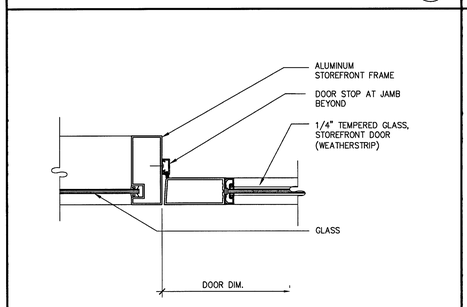
SCALE: NONE IWAMT-Height_table-L_240 (12)



NOTES FOR ALL WALLS:
- SEE METAL STUD CHART FOR GAUGE.
- SEE FLOOR/PARTITION PLAN AND/OR GENERAL NOTES SHEET FOR ANY REQUIRED INSULATION.
- ALL WALL STUDS TO BE 3-5/8", U.O.N.
- ALL RESTROOM WALL STUDS TO BE 6", U.O.N.

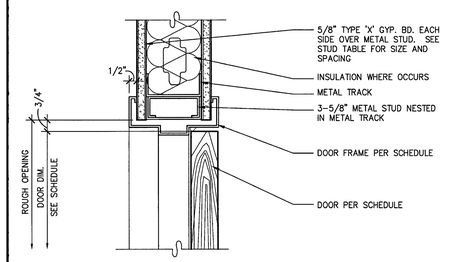
WALL TYPE SCHEDULE

SCALE: 1/2"=1'-0" (IWAMT-Wall_type_schedule-01) (2)



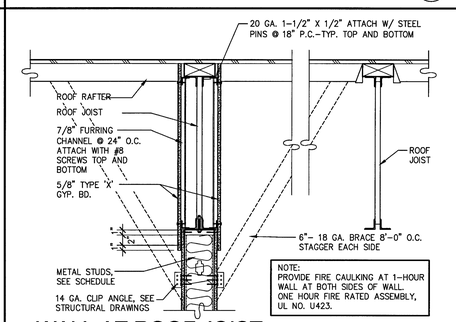
STOREFRONT JAMB

SCALE: 3"=1'-0" EDRSF-Jamb-01 (23)



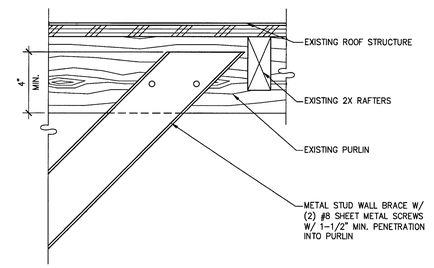
DOOR HEAD (JAMB SIM.)

SCALE: 3" = 1'-0" IDRAL-Head-07 (18)



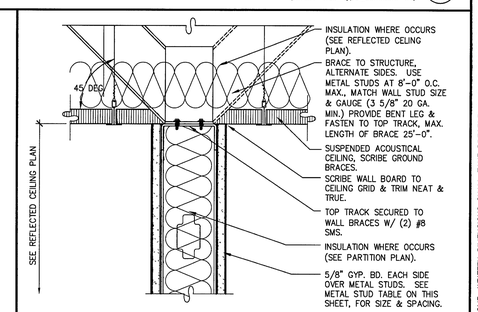
WALL AT ROOF JOIST

SCALE: 1"=1'-0" IWAMT-Wall_roof_joist-01 (13)



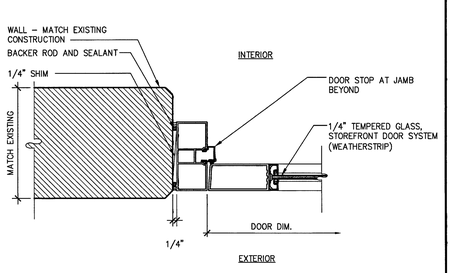
WALL BRACE AT PURLIN

SCALE: 3" = 1'-0" IWAMT-Wall_brace_purlin-01 (8)



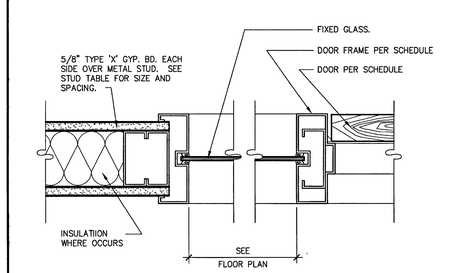
PARTITION TO UNDERSIDE OF CLG.

SCALE: 3"=1'-0" IWAMT-Prtn_under_side_clng (3)



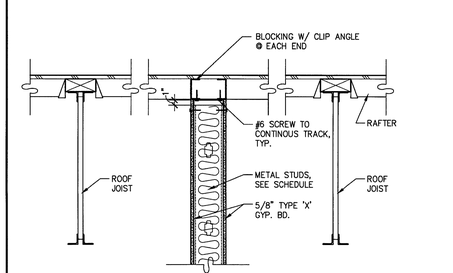
STOREFRONT DOOR JAMB AT WALL

SCALE: 3"=1'-0" EDRSF-Jamb-01_wall (24)



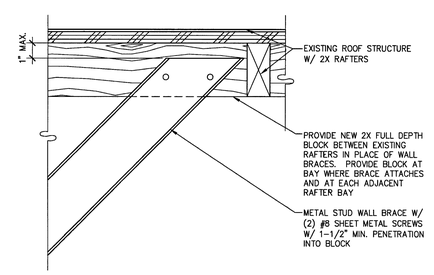
INTEGRAL DOOR & WINDOW JAMB

SCALE: 3"= 1'-0" IDRAL-Jamb-03_integral (19)



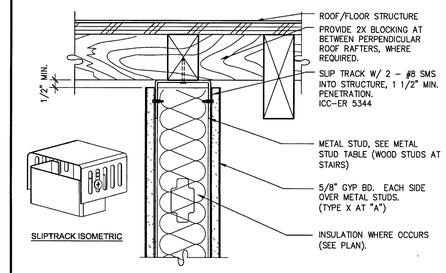
WALL AT ROOF RAFTER

SCALE: 1"=1'-0" IWAMT-Wall_roof_rafter-02 (14)



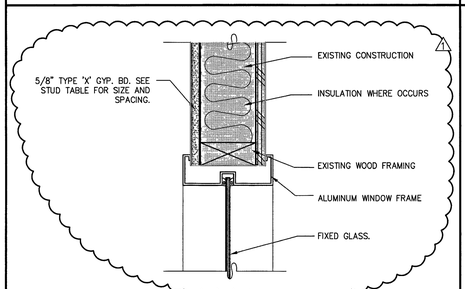
WALL BRACE BETWEEN PURLINS

SCALE: 3" = 1'-0" IWAMT-Wall_brace_purlin-02 (9)



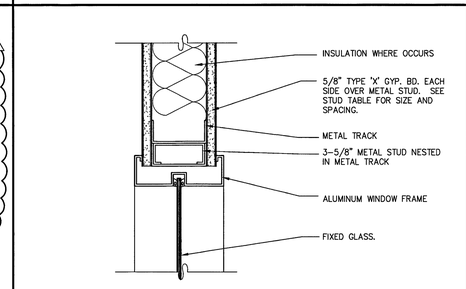
FULL HEIGHT NON-RATED WALL

SCALE: 3" = 1'-0" IWAMT-Prtn_full_height-01 (4)



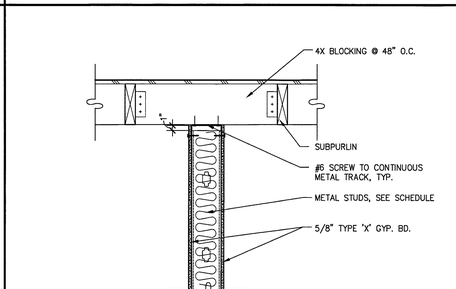
EXTERIOR WINDOW HEAD (JAMB & SILL SIM)

SCALE: 3"= 1'-0" IWAL-Window_head-01 (25)



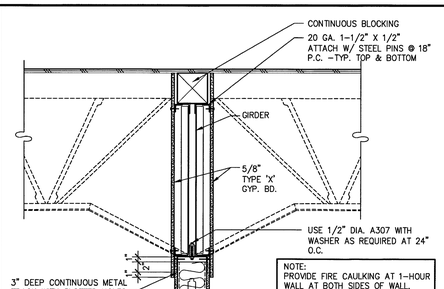
WINDOW HEAD (JAMB & SILL SIM)

SCALE: 3"= 1'-0" IWAL-Window_head-01 (20)



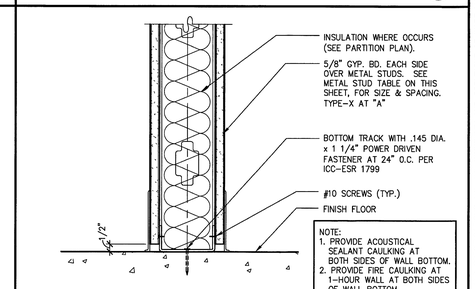
WALL PARALLEL TO SUBPURLIN

SCALE: 1"=1'-0" IWAMT-Head_purling-01 (15)



WALL AT GIRDER

SCALE: 1"=1'-0" IWAMT-Wall_grider-01 (10)



WALL BASE

SCALE: 3"=1'-0" IWAMT-Wall_base (5)

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NOVATO, CALIFORNIA 94949

WALL DETAILS

DATE	REMARKS
4-1-08	PLAN CHECK COMMENTS
4-9-08	MISCELLANEOUS REVISIONS

PA / PM:	H. DENNIS
DRAWN BY	-
JOB NO	SNR08-6022-00

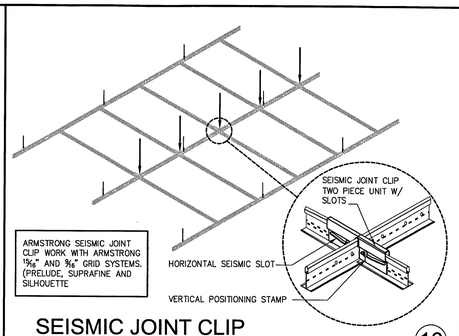
SHEET A8.1

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CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

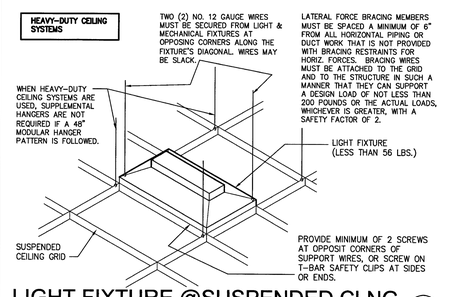
21



SEISMIC JOINT CLIP

SCALE: N.T.S. ICEAC-Clng_grid_seismic-ARMSTRONG (16)

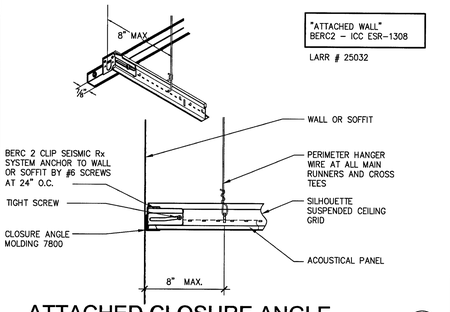
22



LIGHT FIXTURE @SUSPENDED CLNG.

SCALE: N.T.S. ICEAC-Susp_light_heavyduty-02 (17)

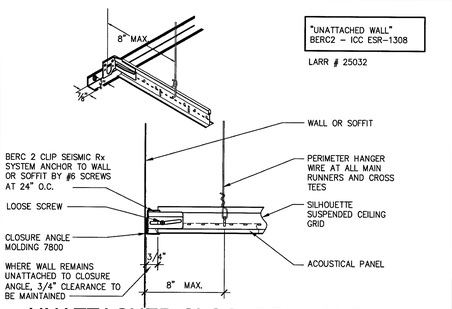
23



ATTACHED CLOSURE ANGLE

SCALE: 3" = 1'-0" ICEAC-Clng_grid_wall_attach-ARMSTRONG (18)

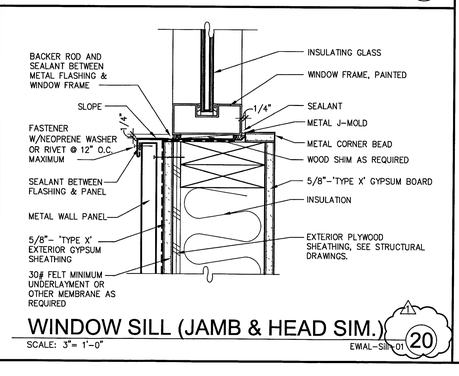
24



UNATTACHED CLOSURE ANGLE

SCALE: 3" = 1'-0" ICEAC-Clng_grid_wall_unattach-ARMSTRONG (19)

25



WINDOW SILL (JAMB & HEAD SIM.)

SCALE: 3"= 1'-0" EWAL-Sill-01 (20)

STANDARD COMPRESSION STRUT TABLE

Section 25.1.D.2.d.2: LATERAL FORCE BRACING.... A STRUT FASTENED TO THE MAIN RUNNER SHALL BE EXTENDED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE.

THE FOLLOWING IS TO BE CONSIDERED WITH COMPLYING WITH THE ABOVE SECTION:

1. IN A STRUCTURE WHERE THE ROOF SYSTEM IS COMPOSED OF BEAMS, PURLINS, AND SUB-PURLINS, THE 2 X 4 SUB-PURLINS ARE NOT TO BE CONSIDERED AS STRUCTURAL MEMBERS SUPPORTING THE ROOF.
2. THE STRUT SHALL BE VERTICAL, AND SHALL NOT HANG MORE THAN 1 IN 6 OUT-OF-PLUMB. SOME EXAMPLES OF ACCEPTABLE STRUTS ARE AS FOLLOWS:

STANDARD CEILING GRID

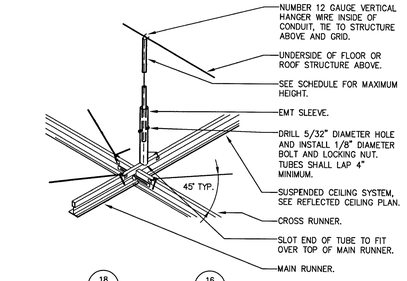
EMT:

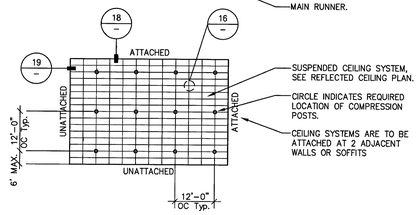
ELECTRICAL METALLIC TUBING	
1/2"	TO 5'-10"
3/4"	TO 7'-8"
1"	TO 9'-9"

2 METER METAL GRID

ELECTRICAL METALLIC TUBING	
1/2"	TO 4'-0"
3/4"	TO 5'-3"
1"	TO 6'-7"
1-1/4"	TO 8'-8"
1-1/2"	TO 10'-0"
2"	TO 12'-9"
2-1/2"	TO 16'-9"
3"	TO 20'-4"

CONDUIT CAN BE FLATTENED AT THE ENDS AND CONNECTED TO THE T-BAR MAIN RUNNER WITH ONE #10 SHEET METAL SCREW AND TO THE STRUCTURAL ROOF/FLOOR MEMBER WITH TWO #10 WOOD SCREWS. OTHER CONNECTIONS ARE ACCEPTABLE, BUT SHOULD FIRST BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW.





METAL STUDS:

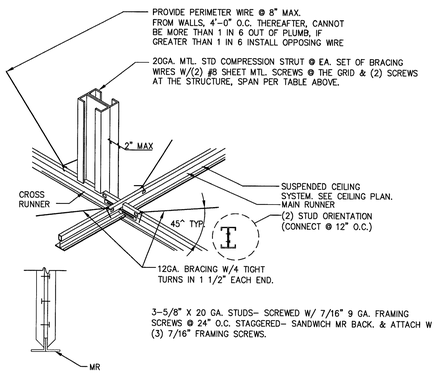
THE FOLLOWING SPANS ARE BASED UPON STUDS HAVING A 1-5/8" LEG WITH A 3/8" RETURN. DOUBLE STUDS ARE CONNECTED TOGETHER IN THE SHAPE OF A I-I, WITH ONE #6 SHEET METAL SCREW AT 16" O.C.

STEEL STUDS	
1-5/8 X 20 GA.	TO 12'-0"
DBL 1-5/8 X 20 GA	TO 15'-0"
2-1/2" X 20 GA	TO 13'-6"
DBL 2-1/2" X 20 GA	TO 15'-0"

ATTACH THE METAL STUD TO THE T-BAR MAIN RUNNER AND STRUCTURE ROOF/FLOOR MEMBER WITH TWO #6 SCREWS.

NOTE:

1. STRUTS OTHER THAN EMT MAY REQUIRE ENGINEERING CALCULATIONS.
2. STRUTS OVER 12 FEET MAY REQUIRE ENGINEERING CALCULATIONS. LONG AND HEAVY STRUTS PRESENT ADDITIONAL SEISMIC HAZARD; THEREFORE, THE APPLICANT MAY BE REQUIRED TO PROVIDE CALCULATIONS SHOWING THAT ADDITIONAL STRUT ELEMENTS SUCH AS MAIN RUNNERS, VERTICAL AND SPLAYED WIRED, ETC. ICBO 4071
3. T-BAR SHALL COMPLY WITH SECTIONS OF THE IBC CHAPTER 2506 AND CHAPTER 35

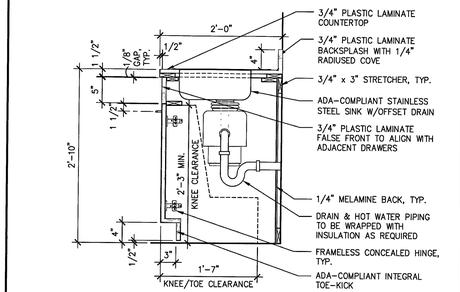


MANUFACTURED STRUTS:

MANUFACTURED STRUTS MAY BE ACCEPTABLE IF ENGINEERING IS SUBMITTED TO THE BUILDING DIVISION FOR REVIEW.

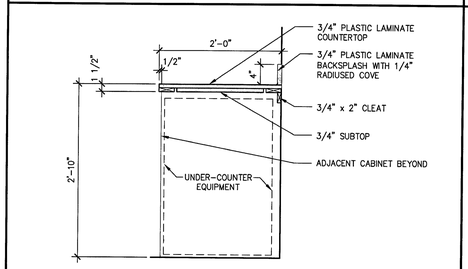
COMPRESSION STRUT

SCALE: N.T.S. ICEAC-Susp_vertical_strut-03 (15)



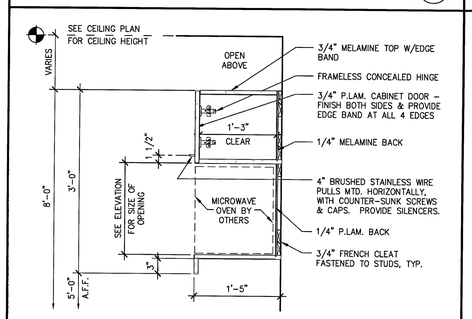
LOWER CABINET AT SINK

SCALE: 1"=1'-0" IMWCB-Low_sink_splash-01 (6)



LOWER CAB. AT EQUIP. OPENING

SCALE: 1"=1'-0" IMWCB-Low_equipment_splash-01 (7)



UPPER CABINETS @ MICROWAVE

SCALE: 1"=1'-0" IMWCB-Up_microwave-01 (8)

MEMBER DEPTH

(EXAMPLE: 6" = 600 X 1/100 INCHES) ALL MEMEBER DEPTHS ARE TAKEN IN 1/100 INCHES. FOR ALL "T" SECTIONS MEMBER DEPTH IS THE INSIDE DIMENSION.

FLANGE WIDTH

(EXAMPLE: 1 5/8" = 1.625" ~ 162 X 1/100 INCHES) ALL FLANGE WIDTHS ARE TAKEN IN 1/100 INCHES.

600 S 162 54

STYLE

(EXAMPLE: STUD OR JOIST SECTION = S) THE FOUR ALPHA CHARACTERS UTILIZED BY THE DESIGNATOR SYSTEM ARE:

S = STUD OR JOIST, T = TRACK, U = CHANNEL, F = FURRING

MATERIAL THICKNESS

(EXAMPLE: 0.054 IN = 54 MILS; 1 MIL =1/1000 IN.) MATERIAL THICKNESS IS THE MINIMUM BASE METAL THICKNESS IN MILS. MINIMUM BASE METAL THICKNESS REPRESENTS 95% OF THE DESIGN THICKNESS.

CEILING SPAN TABLE NOTES

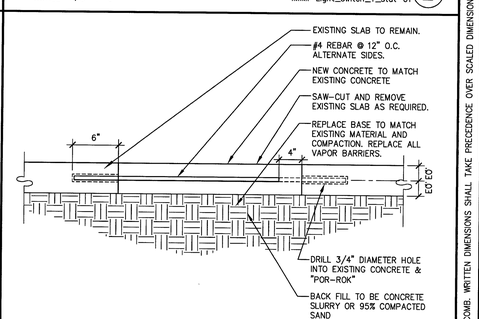
1. VALUES ARE FOR SINGLE SPANS.
2. ALLOWABLE CEILING SPAN CALCULATIONS BASED ON 33KSI YIELD STRENGTH STEEL.
3. FOR FULLY BRACED CEILINGS, USE MID-SPAN BRACED VALUES.
4. END BEARING LENGTH = 1" MINIMUM.

SECTION	(MIL)	4 PSF LATERAL SUPPORT OF COMPRESSION FLANGE UNSUPPORTED JOIST SPACING (IN.) O.C. 12"	16"	24"	MID-SPAN JOIST SPACING (IN.) O.C. 12"	16"	24"
362S125	18	9'-5"	8'-9"	7'-9"	13'-3"	12'-3"	10'-10"
362S125	27	10'-8"	9'-11"	8'-10"	15'-3"	14'-2"	12'-7"
362S125	30	11'-0"	10'-2"	9'-2"	15'-8"	14'-6"	13'-1"
362S125	33	11'-5"	10'-7"	9'-5"	16'-3"	15'-0"	13'-6"
362S125	43	12'-9"	11'-8"	10'-5"	17'-9"	16'-5"	14'-8"
362S137	27	12'-1"	11'-2"	10'-1"	17'-5"	16'-2"	14'-6"
362S137	33	12'-11"	11'-11"	10'-8"	18'-5"	17'-1"	15'-4"
362S137	43	14'-3"	13'-2"	11'-9"	20'-1"	18'-7"	16'-7"
362S162	33	14'-8"	13'-7"	12'-2"	20'-9"	18'-11"	16'-6"
362S162	43	16'-2"	14'-11"	13'-4"	22'-7"	20'-7"	17'-11"
400S125	27	11'-0"	10'-2"	9'-1"	15'-9"	14'-7"	13'-1"
400S125	30	11'-4"	10'-6"	9'-5"	16'-2"	15'-0"	13'-5"
400S125	33	11'-9"	10'-10"	9'-8"	16'-9"	15'-6"	13'-10"
400S125	43	13'-0"	12'-0"	10'-8"	18'-3"	16'-10"	15'-1"
400S137	27	12'-5"	11'-6"	10'-4"	17'-11"	16'-7"	15'-0"
400S137	33	13'-3"	12'-3"	11'-0"	18'-11"	17'-7"	15'-10"
400S137	43	14'-7"	13'-6"	12'-0"	20'-7"	19'-1"	17'-1"
400S162	33	15'-1"	13'-11"	12'-6"	21'-8"	20'-1"	17'-10"
400S162	43	16'-7"	15'-3"	13'-8"	23'-5"	21'-8"	19'-4"
600S125	27	12'-4"	11'-5"	10'-4"	17'-10"	16'-7"	14'-11"
600S125	30	12'-9"	11'-9"	10'-7"	18'-4"	17'-0"	15'-4"
600S125	33	13'-2"	12'-2"	10'-11"	18'-10"	17'-6"	15'-9"
600S125	43	14'-5"	13'-3"	11'-10"	20'-5"	18'-11"	16'-11"
600S137	33	14'-10"	13'-9"	12'-4"	21'-4"	19'-10"	17'-10"
600S137	43	16'-2"	14'-11"	13'-4"	23'-0"	21'-4"	19'-2"
600S162	33	16'-10"	15'-7"	14'-0"	24'-4"	22'-7"	20'-4"
600S162	43	18'-4"	16'-11"	15'-2"	26'-3"	24'-4"	21'-10"

NOTE: ALL JOIST INFORMATION IS BASED ON STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) ICC-ER-4943P

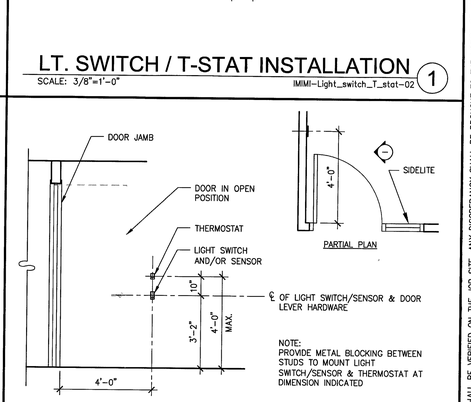
ALLOWABLE CEILING SPANS - L/240

SCALE: NONE ICEMT-Allowable_span-L240 (10)



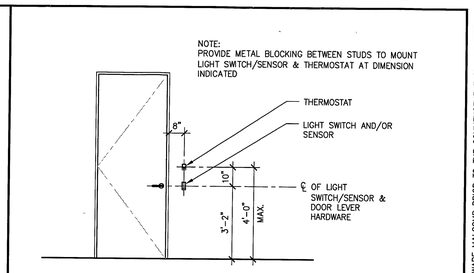
SAW-CUT CONCRETE SLAB REPAIR

SCALE: 1-1/2"=1'-0" IFLMI-Saw_cut_conc_slab_repair-01 (3)



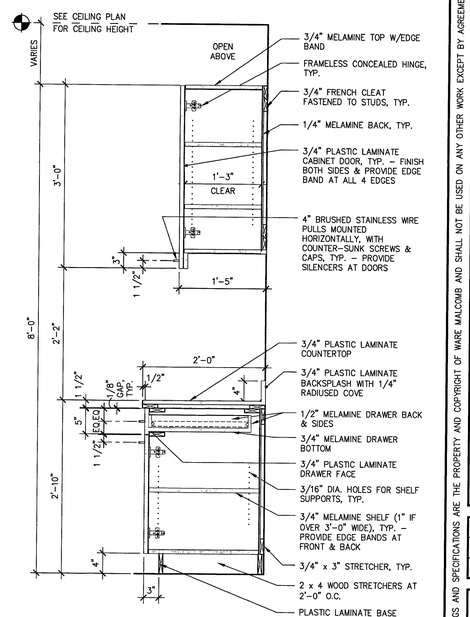
LT. SWITCH / T-STAT @ SIDELITE

SCALE: 3/8"=1'-0" IMIMI-Light_switch_T_stat-01 (2)



LT. SWITCH / T-STAT INSTALLATION

SCALE: 3/8"=1'-0" IMIMI-Light_switch_T_stat-02 (1)



UPPER/LOWER CABINETS

SCALE: 1"=1'-0" IMWCB-Up_low_drws_splash-01 (5)

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site development
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san ramon, california 94583
p 925.244.9620
f 925.244.9621

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MISCELLANEOUS DETAILS

DATE	REMARKS
4-1-08	PLAN CHECK COMMENTS
4-9-08	MISCELLANEOUS REVISIONS

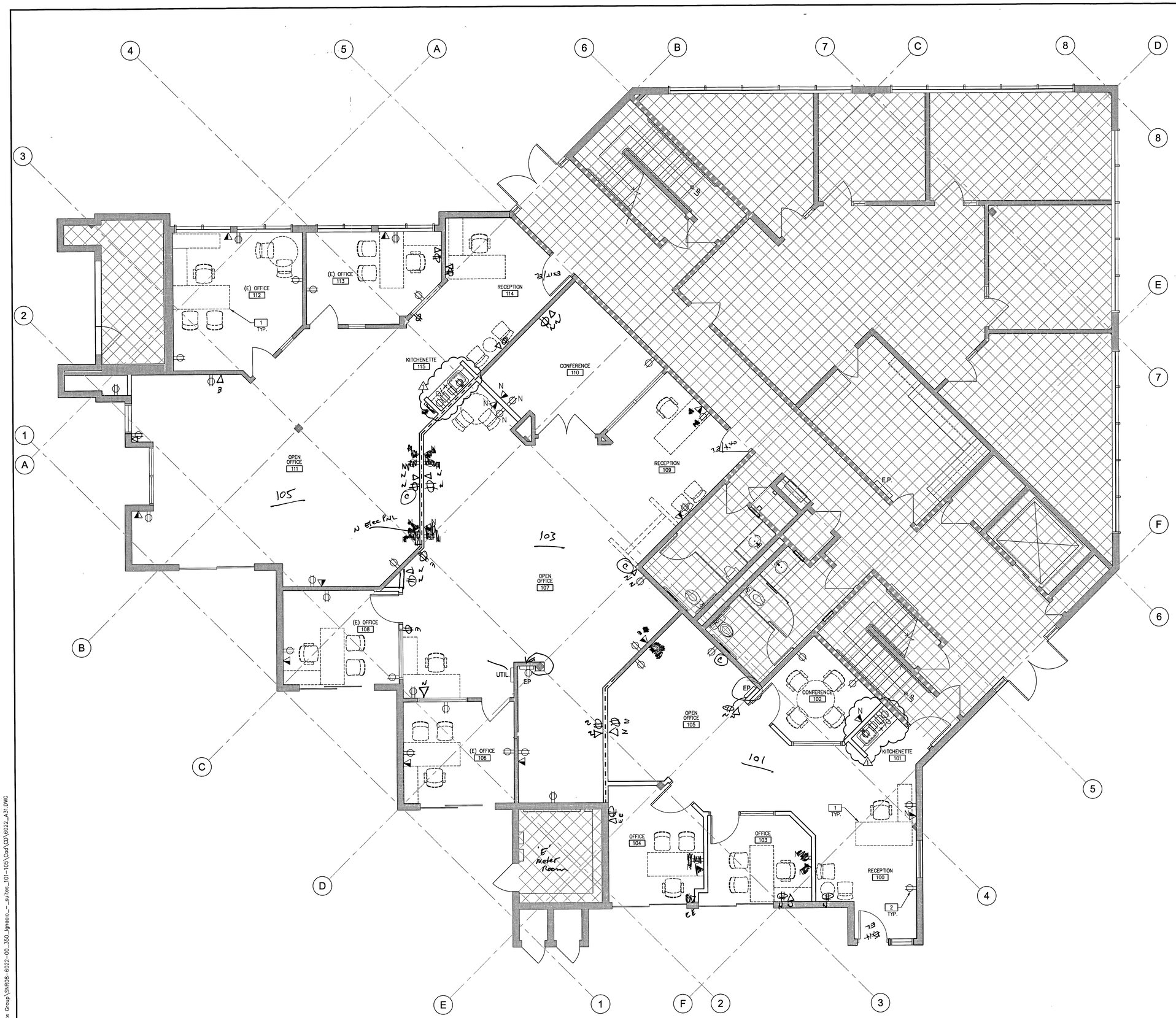
PA / PM	H. DENNIS
DRAWN BY.	AHF
JOB NO	SNR08-6022-00

SHEET

A8.2

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CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



POWER AND SIGNAL PLAN

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

SEE SHEET A0.2 FOR GENERAL NOTES

PLAN SPECIFIC NOTES

1. ALL FURNITURE TO BE PROVIDED AND INSTALLED BY TENANT. VERIFY EXACT LOCATIONS WITH FURNITURE DEALER PRIOR TO INSTALLATION OF RELATED POWER & SIGNAL CONNECTIONS.
2. EXISTING ELECTRICAL OUTLET TO REMAIN.

NOT A PART

POWER & SIGNAL LEGEND

- EXISTING 110v. DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N.
- EXISTING COMBINATION TELEPHONE/DATA OUTLET MUD RING, WALL-MOUNTED AT 18" A.F.F., U.O.N. PROVIDE PULL ROPE TO ABOVE ACCESSIBLE CEILING SPACE.
- Φ_N NEW 110v. DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N.
- Φ_N NEW 110v. DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.
- Φ_N NEW COMBINATION TELEPHONE/DATA OUTLET MUD RING, WALL-MOUNTED AT 18" A.F.F., U.O.N. PROVIDE PULL ROPE TO ABOVE ACCESSIBLE CEILING SPACE.
- $\square_N$ NEW WALL-MOUNTED ELECTRICAL PANEL

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san ramon, california 94583
T 925.244.6600
F 925.244.9621

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350 IGNACIO, SUITES 101, 103 & 105

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POWER & SIGNAL PLAN

	DATE	REMARKS
1	4-1-08	PLAN CHECK COMMENTS
2	4-9-08	MISCELLANEOUS REVISIONS

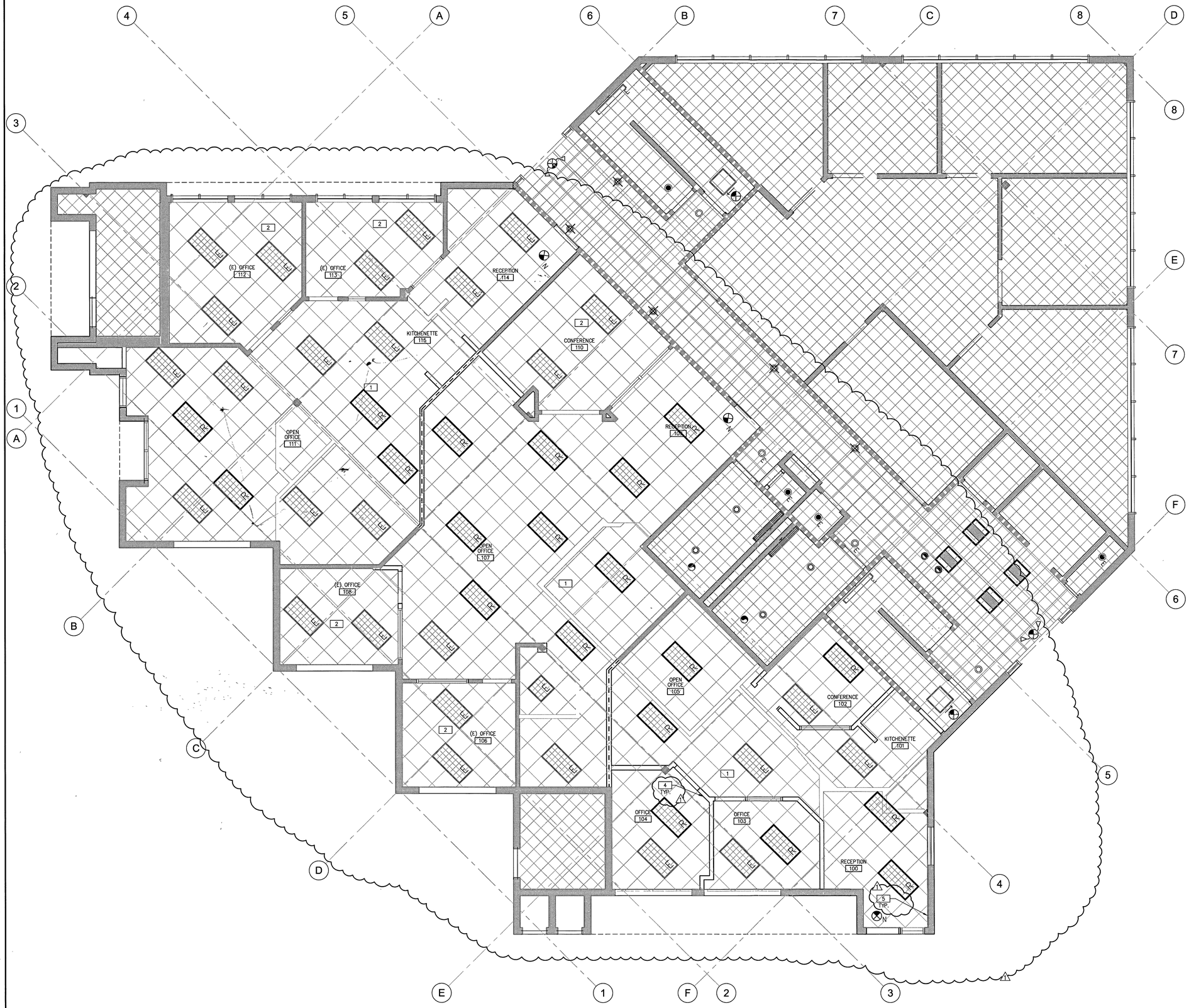
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JOB NO.:	SNR08-6022-00

SHEET

A3.1

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REFLECTED CEILING PLAN

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

SEE SHEET A0.2 FOR GENERAL NOTES

PLAN SPECIFIC NOTES

1. MATCH EXISTING
2. THE CEILING/LIGHTING IN THIS ROOM/AREA IS EXISTING TO REMAIN.
3. NOT USED
4. SEE DETAIL 1 ON SHEET A8.2 FOR TYPICAL INSTALLATION OF LIGHT SWITCHES AND T-STATS THROUGHOUT, U.N.O.
5. SEE DETAIL 2 ON SHEET A8.2 FOR INSTALLATION OF LIGHT SWITCHES AND T-STATS AT ROOMS WITH SIDELITES.

CEILING LEGEND

- EXISTING 2'x4' FLUORESCENT LIGHT FIXTURE TO REMAIN
- EXISTING 2'x2' FLUORESCENT LIGHT FIXTURE TO REMAIN
- R — RELOCATED EXISTING 2'x4' FLUORESCENT LIGHT FIXTURE
- R — EXISTING 2'x2' FLUORESCENT LIGHT FIXTURE TO REMAIN
- NEW CEILING-MOUNTED EXIT SIGN W/ BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED - SEE ELEC. DWGS.

NOTE: EXIT SIGNS SHALL BE SELF-LUMINOUS TYPE OR ELECTRICALLY ILLUMINATED & ENERGIZED FROM SEPARATE CIRCUITS, ONE OF WHICH SHALL BE FROM STORAGE BATTERIES OR AN ON-SITE GENERATOR.

NOTE: ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.

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REFLECTED CEILING PLAN

DATE	REMARKS
4-1-08	PLAN CHECK COMMENTS
4-9-08	MISCELLANEOUS REVISIONS

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SHEET

A4.1

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GENERAL

- **GENERAL**

A. THESE DRAWINGS ARE COPY RIGHTED INSTRUMENTS OF SERVICE OF HOHBACH-LEWIN, INC. FOR USE ONLY ON THIS PROJECT.

B. CONTRACTOR RESPONSIBILITY - CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES AND SAFETY PRECAUTIONS, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING.

C. DIMENSIONS - USE WRITTEN DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES. WHERE NO DIMENSIONS ARE PROVIDED OBTAIN CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

D. COORDINATION - OPENINGS THROUGH WALLS AND FLOORS FOR MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE COORDINATED BY CONTRACTOR AND CONSTRUCTED PER TYPICAL DETAILS SHOWN IN THESE DOCUMENTS. NO MECHANICAL OR ELECTRICAL SYSTEM COMPONENTS SHALL BE EMBEDDED IN SLABS OR WALLS UNLESS SPECIFICALLY DETAILED IN THESE DOCUMENTS.

E. OMISSIONS AND CONFLICTS - OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM. IF CERTAIN FEATURES ARE NOT FULLY DELINEATED IN THE CONSTRUCTION DOCUMENTS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE DELINEATED.

F. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.

G. NO CHANGE IN SIZE OR DIMENSION OF A STRUCTURAL MEMBER, NOR SHALL ANY OPENINGS BE MADE IN ANY STRUCTURAL MEMBER, WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

H. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

I. THE CONTRACTOR SHALL INFORM THE ENGINEER, IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATION BY THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC, UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ENGINEER OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE ENGINEER HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

J. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: TYPES OF FLOOR FINISH AND THEIR LOCATION, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, FOR ROADWAY PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.

- **EXISTING CONSTRUCTION/ CONDITIONS:**

A. SHORING: THE CONTRACTOR SHALL PROVIDE SHORING WHEREVER NECESSARY TO ALLOW INSTALLATION OF THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL SHORING AND TEMPORARY WORK REQUIRED THROUGHOUT THE PROGRESS OF THE WORK.

B. EXISTING CONSTRUCTION: EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM LIMITED VISUAL OBSERVATIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD OF ALL EXCEPTIONS AND RECEIVE DIRECTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

C. DEMOLITION: THE REMOVAL, CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE AND WITH APPROPRIATE TOOLS IN ORDER TO NOT JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED DEMOLITION.

- **DESIGN BASIS**

A. APPLICABLE CODE: CALIFORNIA BUILDING CODE (CBC), 2007 EDITION.

B. LATERAL LOADS:

1. DESIGN SEISMIC CRITERIA:
   SITE CLASS: D
   S_{DS} = 1.0g
   S_{D1} = 0.6g
   IMPORTANCE FACTOR, I = 1.0
   DESIGN CATEGORY = D
   RESPONSE MODIFICATION COEFF, R = 6.5
   DESIGN SEISMIC COEFF, V = 0.20W (STRENGTH)

- **MATERIAL**

- WOOD

A. FRAMING LUMBER - DOUGLAS FIR U.O.N.:
   1. JOISTS AND RAFTERS: NO. 1
   2. POSTS, BEAMS, AND HEADERS: NO. 1
   3. STUDS, PLATES, BLOCKS, LIGHT FRAMING AND MISC: NO. 2
   4. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESERVATIVE TREATED.
   5. ALL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 15% PRIOR TO FINAL FRAMING INSPECTION.

B. SHEATHING:
   1. WALL SHEATHING: 19/32 INCH APA C-D, INTERIOR WITH EXTERIOR GLUE.

C. FRAMING HARDWARE: AS MANUFACTURED BY SIMPSON CO. OR APPROVED EQUAL. SIMPSON DESIGNATIONS USED.

D. NAILS: COMMON WIRE GAGE U.O.N. NAILING TO CONFORM TO CBC TABLE 2304.9.1 U.O.N.

E. BOLTS: ASTM A307. PROVIDE WASHER UNDER HEADS AND NUTS.

F. LAG SCREWS PER ANSI/ ASME STANDARD B18.2.1 PROVIDE LEAD HOLE SAME DIAMETER AND DEPTH AS SHANK AND THEN DRILL HOLE 60% - 70% OF SHANK DIAMETER FOR THREADED PORTIONS.

G. MICRO-LAM® 1.9E (LVL); PARALLEL STRAND LUMBER 2.0E (PSL) "PARALLAM"; TIMBER STRAND 1.55E (LSL) SHALL BE MANUFACTURED BY TRUS JOIST OR EQUIVALENT APPROVED ICC MANUFACTURED PRODUCT.

H. HOLDDOWNS: AS MANUFACTURED BY SIMPSON OR APPROVED EQUIVALENT

I. PRESSURE TREATED LUMBER:
   1. PRESSURE TREATED D.F. SHALL BE AWPB STAMPED, AMMONIACAL COPPER QUAT (ACQ), COPPER BORON AZOLE (CBA), OR BORATE TREATED AWPA STANDARD C2, MINIMUM 0.40 INCH PENETRATION INCISED.
   2. ALL PRESERVATIVE TREATED LUMBER SHALL BE FIELD-APPLIED WITH PRESERVATIVE WHERE CUT AND DRILLED ON SITE WITH COPPER NATHENATE (2% COPPER AS METAL).
   3. USE HOT DIPPED GALVANIZED HARDWARE, IE. BOLTS, NAIL, ETC. FOR ALL ATTACHMENT TO ACQ OR CBA TREATED MEMBERS.

- EXPANSION ANCHORS (HILTI)

A. TYPICAL EXPANSION BOLTS ARE HILTI KWIK-BOLT TZ AND SHALL COMPLY TO ICC REPORT #1917 (9/05)

B. INSTALLATION: INSTALL THE EXPANSION ANCHORS IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN ICC RESEARCH COMMITTEE RECOMMENDATIONS FOR THE SPECIFIC EXPANSION BOLT.

C. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1701 OF THE CBC.

ALLOWABLE LOAD WITH f'_c = 2500 PSI (NORMAL WEIGHT CONCRETE)
VERIFY MINIMUM EXISTING CONCRETE STRENGTH IN FIELD.

		CARBON STEEL		STAINLESS STEEL			
DIA.	MINIMUM EMBED	SHEAR	TENSION	SHEAR	TENSION	CRITICAL EDGE DISTANCE	MINIMUM SPACING
3/8"	2"	999#	1006#	1252#	1037#	4"	2 1/2"
1/2"	3 1/4"	2839#	2178#	3079#	2207#	6"	2 3/4"
5/8"	4"	4678#	3014#	5245#	3584#	6 3/4"	3"
3/4"	4 3/4"	6313#	3900#	6471#	3900#	9"	4"

VALUES ARE FOR SINGLE ANCHOR WITH NO EDGE DISTANCE OR SPACING REDUCTION. FOR OTHER CASES CALCULATION OF REDUCTION PER ACI 318-02 IS REQUIRED.

- **TESTING, SPECIAL INSPECTIONS, AND STRUCTURAL OBSERVATION**

THE FOLLOWING WORK IS REQUIRED TO BE SPECIAL INSPECTED PER 2007 CBC SECTION 1704 AND 1707.

STRUCTURAL OBSERVATION BY HOHBACH-LEWIN INC
DIAPHRAGM AND SHEAR WALL NAILING
TIE DOWN INSTALLATION AND SHEAR WALL HARDWARE

SYMBOL

- DETAIL NUMBER / SHEET NUMBER
- HOLD DOWN, SEE DET. 5/S5.1 FOR PHD AT FOUNDATION.
- CONTINUOUS WOOD MEMBER IN SECTION
- WOOD BLOCKING MEMBER IN SECTION
- POST ABOVE FRAMING
- POST BELOW FRAMING
- WALLS ABOVE
- WALLS BELOW
- SHEAR WALL ABOVE SEE DET. 2/S8.1 AND 3/S8.1 FOR SCHEDULE AND OTHER REQUIREMENTS
  "#" DENOTES EDGE NAILING. IN ADDITION TO THE SPECIFIC LOCATIONS SHOWN ON THE PLANS, ALL THE NEW SHEAR WALLS SHALL BE SHEATHED WITH PLYWOOD INCLUDING ABOVE AND BELOW ALL WALL OPENINGS, AND INCLUDING GABLE WALLS. NAIL PER MARK " # " ON DET. 2/S8.1.
- SHEAR WALL BELOW SEE FLOOR PLAN BELOW FOR NAILING INFORMATION
- FRAMING MEMBER
  DIAGRAMMATIC EXTENT OF FRAMING
- DBL. — DOUBLE JOISTS OR RAFTER.
- HDR — HEADER BELOW FRAMING USE TYP. HEADER PER SCHEDULE (3/S8.1) SIZE ON PLAN SUPERSEEDS SCHEDULE
- CMST12 (X,Y) — HORIZONTAL COLLECTOR STRAP, SEE 5/S8.1 AT FLOOR
  CENTER OF STRAP
  X=LENGTH TO LEFT
  Y=LENGTH TO RIGHT
  BOTH IN FEET

NOTE:
FOR CLARITY STRAP ARE SHOWN OFFSET FROM WALL. SEE SPECIFIED DETAILS FOR ACTUAL STRAP LOCATION.

STRUCTURAL SHEET INDEX

S1.0	GENERAL STRUCTURAL TITLE SHEET
S2.1	FOUNDATION PLAN
S2.2	PARTIAL SECOND FLOOR FRAMING PLAN
S5.1	CONCRETE DETAILS
S8.1	TYPICAL WOOD DETAILS

ABBREVIATIONS

&	AND	MAX.	MAXIMUM
A.B.	ANCHOR BOLT	M.B.	MACHINE BOLTS (UNFINISHED)
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
BLDG.	BUILDING	N.S.	NEAR SIDE
BLKG.	BLOCKING	NTS.	NOT TO SCALE
BM.	BEAM		
B.O.C.	BOTTOM OF CONCRETE	O.C.	ON CENTER
BOT.	BOTTOM	OPP.	OPPOSITE
℄	CENTER LINE	PL.	PLATE
C.G.S.	CENTER OF GRAVITY OF POST-TENSIONING STRAND	PLY.	PLYWOOD
		P/T	POST TENSIONING
C.J.	CONTROL JOINT		
CLR.	CLEAR COVER	R.C.J.	ROUGHENED CONSTRUCTION JOINT
COL.	COLUMN	REINF.	REINFORCEMENT
CONC.	CONCRETE	REQ.	REQUIRED
CONT.	CONTINUOUS		
		S.A.D.	SEE ARCHITECTURAL DRAWINGS
DBL.	DOUBLE	S.C.D.	SEE CIVIL DRAWINGS
DET.	DETAIL	SCHED.	SCHEDULE
D.C.	DEMAND CRITICAL	S.D.B.O.	SEE DRAWINGS BY OTHERS
D.F.	DOUGLAS FIR	SIM.	SIMILAR
DWG.	DRAWING	S.J.	SEISMIC JOINT
		S.L.R.S.	SEISMIC LOAD RESISTING SYSYEM
E.A.	EACH	S.M.D.	SEE MECHANICAL DRAWINGS
EL.	ELEVATION	SPEC.	SPECIFICATION
E.W.	EACH WAY	SQ.	SQUARE
EXT.	EXTERIOR	SYM.	SYMMETRICAL
FDN.	FOUNDATION	T&B	TOP AND BOTTOM
FIN.	FINISH	T&G	TONGUE AND GROOVE
FL.	FLOOR	T.D.	TIE DOWN
F.O.C.	FACE OF CONCRETE	T.O.C.	TOP OF CONCRETE
F.O.S.	FACE OF STUD	T.O.F.	TOP OF FINISH
F.S.	FAR SIDE	T.O.S.	TOP OF STEEL FRAMING
FTG.	FOOTING	T.P.	TOP OF PLATE
		TYP.	TYPICAL
G.C.	GENERAL CONTRACTOR		
H.D.	HOLD DOWN	U.O.N.	UNLESS OTHERWISE NOTED
HDR.	HEADER		
HORIZ.	HORIZONTAL	VERT.	VERTICAL
HSS	HOLLOW STEEL SECTION	V.I.F.	VERIFY IN FIELD
J.H.	JOIST HANGER	W/	WITH
		W/O	WITHOUT
L.V.F.	LOW-VELOCITY FASTENER		

GENERAL DESCRIPTION OF PROJECT SCOPE RELATED TO STRUCTURAL

- PROVIDE (N) FRAMING AS NECESSARY FOR NEW DEMISING WALLS AND FOR THE LIMITED REMOVAL OF PORTION OF AN EXISTING SHEAR WALL.
- WHERE EXISTING SHEAR IS REDUCED IN LENGTH, A NEW SHEAR WALL HAS BEEN ADDED THAT EXCEEDS THE CAPACITY OF THE REMOVED ELEMENT.
- ALL NEW WORK IS DETAILED AND CONSTRUCTED IN ACCORDANCE WITH 2007 CBC REQUIREMENTS, HOWEVER THESE EXISTING STRUCTURE MAY NOT MEET ALL CURRENT CBC 2007 DESIGN REQUIREMENTS.

NAILING SCHEDULE (CBC TABLE 2304.9.1)

CONNECTION[1]	NAILING[2]
1. Joist to sill or girder, toenail	3-8d
2. Bridging to joists, toenail each end	2-8d
6. Sole plate to joist or blocking, face nail Sole plate to joist or blocking, at braced wall panels	16d at 16" o.c. 3-16d per 16"
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8d, toenails or 2-16d, end nail
9. Double studs, face nail	16d at 24" o.c.
10. Doubled top plates, face nail Double top plates, lap splice (EXCEPT SHEAR WALLS)	16d at 16" o.c. 8-16d
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	8d at 6" o.c.
13. Top plates, laps and intersections, face nail	2-16d
15. Ceiling joist to plate, toenail	3-8d
16. Continuous header to stud, toenail	4-8d
17. Ceiling joists, laps over partitions, face nail	3-16d
18. Ceiling joists to parallel rafters, face nail	3-16d
19. Rafter to plate, toenail	3-8d
23. Built-up corner studs	16d at 24" o.c.
24. Built-up girder and beams	20d at 32" o.c. at top and bottom and staggered 2-20d at ends and at each splice
26. Collar tie to rafter face nail	3-10d
27. Jack rafter to hip toenail Jack rafter to hip face nail	3-10d 2-16d
28. Roof rafter to 2-by ridge beam toenail Roof rafter to 2-by ridge beam face nail	2-16d 2-16d
29. Joist to band joist face nail	3-16d
2" DECKING	2-16d at each bearing

NOTES:

1. NAILING PER SCHEDULE ABOVE IS TO BE USED WHERE NAILING IS NOT SPECIFIED ON PLANS OR DETAILS. NAILING PER PLANS AND DETAILS SUPERCEDED NAILING SCHEDULE UNLESS APPROVED BY ENGINEER.
2. NAIL SPECIFIED ARE COMMON: 8d= 2 1/2"x0.131" 10d= 3"x0.148" 16d= 3 1/2"x0.162"

FOR ALTERNATE NAILING AND INFORMATION NOT SHOWN, SEE COMPLETE TABLE CBC 2304.9.1

PROJECT

MODIFICATIONS TO EXISTING BUILDING
350 IGNACIO BLVD.
NOVATO, CA 94949

CONSULTANT

HOHBACH-LEWIN, INC.
STRUCTURAL ENGINEERS
260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-9530, Fax (650) 617-9532

STAMPS

REGISTERED PROFESSIONAL ENGINEER
DANIEL G. LEWIN
S 3272
Exp.03-31-09
STRUCTURAL
STATE OF CALIFORNIA

STATE

MILESTONES

CDMC 3-11-08

SHEET

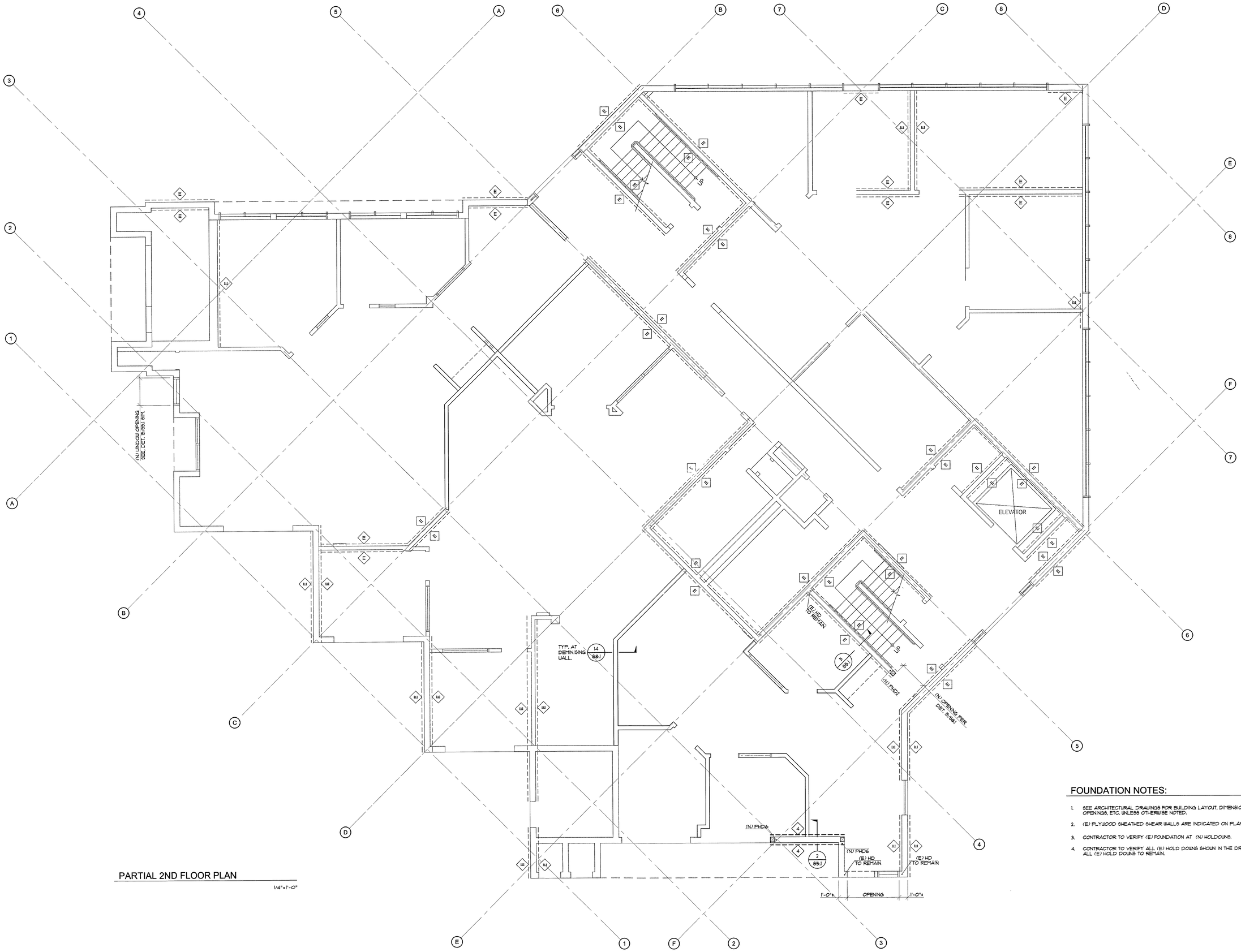
STRUCTURAL TITLE SHEET

DATE 03/27/08

JOB # 5514

SHEET # **S1.0**

HOHBACH-LEWIN # 5514



PARTIAL 2ND FLOOR PLAN

1/4"=1'-0"

FOUNDATION NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS, OPENINGS, ETC. UNLESS OTHERWISE NOTED.
2. (E) PLYWOOD SHEATHED SHEAR WALLS ARE INDICATED ON PLAN THUS: (E)
3. CONTRACTOR TO VERIFY (E) FOUNDATION AT (N) HOLDOWNS.
4. CONTRACTOR TO VERIFY ALL (E) HOLD DOWNS SHOWN IN THE DRAWING. ALL (E) HOLD DOWNS TO REMAIN.

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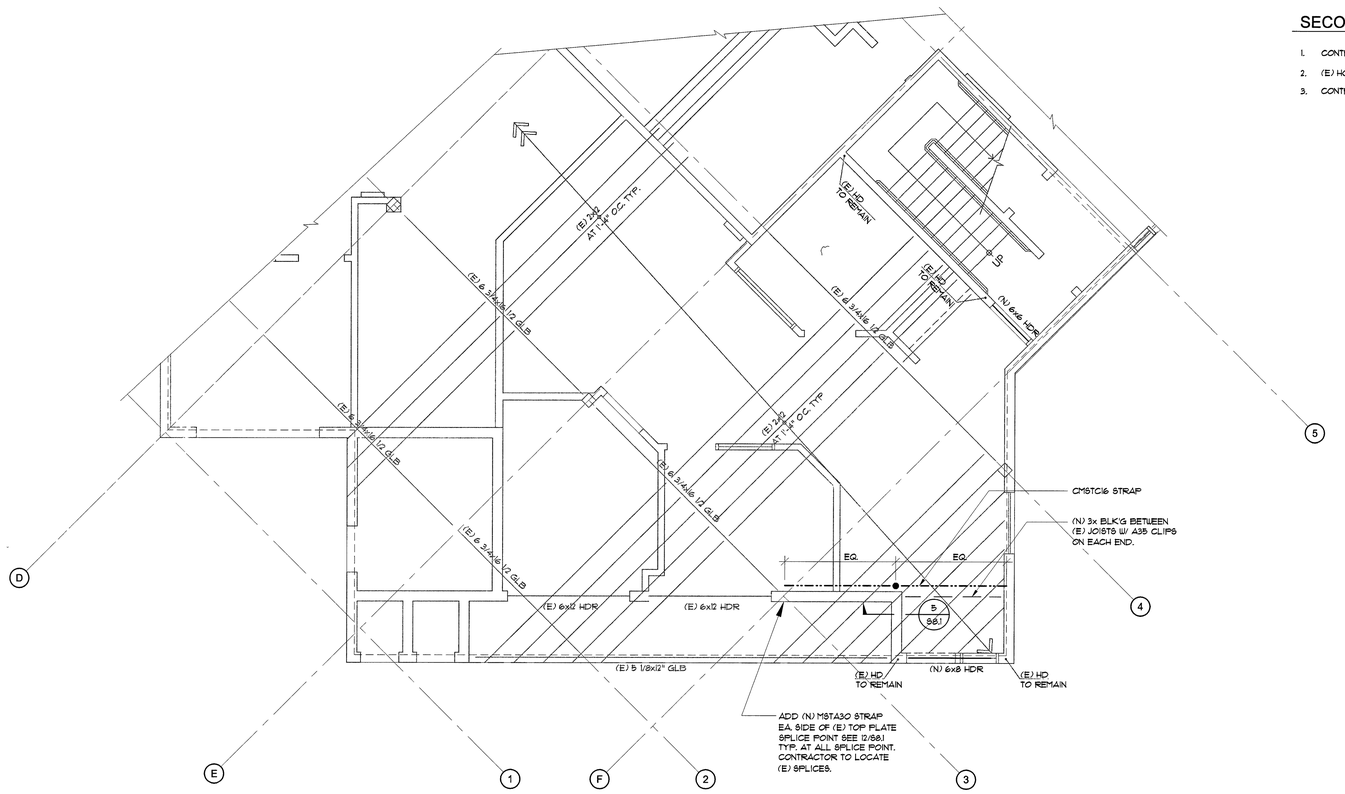
FOUNDATION PLAN

DATE 03/27/08

JOB # 5514

SHEET # **S2.1**

HOHBACH-LEWIN # 5514



PARTIAL 2ND FLOOR PLAN

1/4"=1'-0"

SECOND FLOOR FRAMING NOTES:

1. CONTRACTOR TO VERIFY (E) HOLDOWN BETWEEN FLOOR.
2. (E) HOLDOWNS TO REMAIN. DO NOT REMOVE (E) HOLDOWN.
3. CONTRACTOR TO VERIFY (E) DOUBLE TOP PLATE SPLICE ALONG NEW SHEAR WALL LINE.

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STRUCTURAL ENGINEERS
2200 Bridgeway, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

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REGISTERED PROFESSIONAL ENGINEER
DANIEL G. LEWIN
S 3272
Exp.03-31-09
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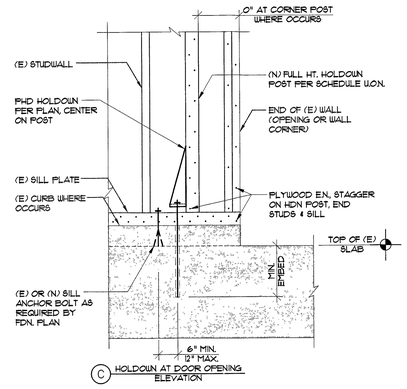
PARTIAL 2ND FLOOR PLAN

DATE 03/27/08

JOB # 5514

SHEET # **S2.2**

HOHBACH-LEWIN # 5514

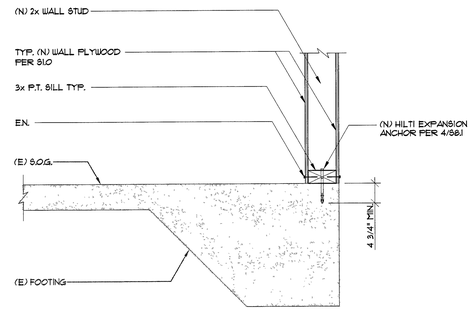


C HOLDOWN AT DOOR OPENING ELEVATION

HOLDOWN	MIN. POST SIZE	A.B. DIA.	MIN. A.B. EMBED	DRILLED HOLE DIA.	PULL TEST (LBS)
FHD2	4x 8W	5/8"	10"	1 1/2"	5700
FHD3	4x 8W	5/8"	10"	1 1/2"	5700
FHD6	4x 8W	7/8"	1'-0"	2"	9300
HDQ8	6x 8W	7/8"	1'-0"	2"	9300

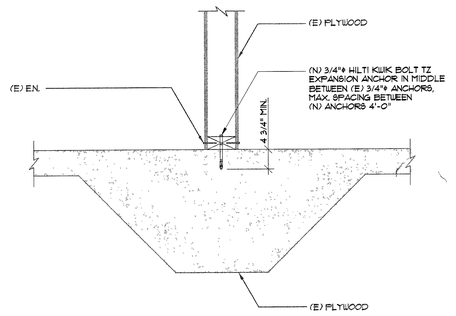
1. FOLLOW ALL MANUFACTURER'S GUIDELINES. (N) ANCHOR BOLTS TO BE SET IN HIGH STRENGTH GROUT, USE MASTER FLOW 928.
2. 8W = STUD WALL WIDTH
3. PROVIDE (N) MIN. POST SIZE PER SCHEDULE
4. HOLE THROUGH SILL PLATE AT HD A.B. SHALL BE A.B.Ø + 1/4"
5. DO NOT DAMAGE (E) REINFORCING FOR ANCHOR INSTALLATION, EXCEPT THAT (E) CURB REINF. MAY BE CUT IF REQUIRED.
6. REMOVE, REPAIR, REPLACE (E) WALL FINISHES & UTILITIES AS REQUIRED TO INSTALL NEW HOLDOWNS.
7. CONTRACTOR TO VERIFY (E) FOOTINGS.

5 TYP. (N) HOLDOWN AT (E) FOUNDATION



2

1"=1'-0"



3

1"=1'-0"

13 | 9 | 5 | 1

14 | 10 | 6 | 2

15 | 11 | 7 | 3

16 | 12 | 8 | 4

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260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-9530, Fax (650) 617-5932

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SHEET

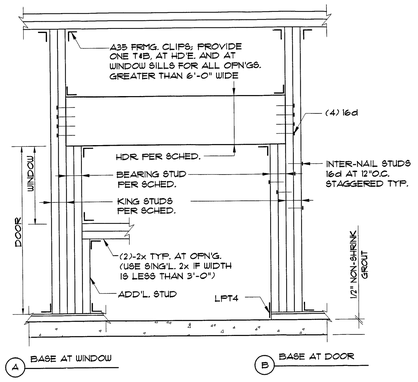
TYPICAL WOOD DETAILS

DATE 03/27/08

JOB # 5514

SHEET # **S5.1**

HOHBACH-LEWIN # 5514



NOTES:

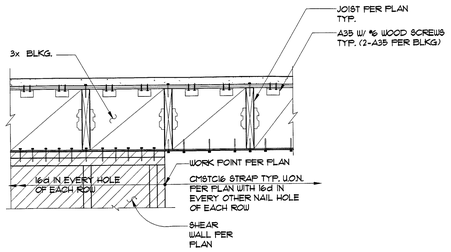
1. UNLESS SPECIFICALLY NOTED OTHERWISE ON FRM'G. PLANS, ALL HD'RS SHALL BE PER SCHEDULE SHOWN BELOW.

HD'R SCHEDULE			
MAX. OPN'G WIDTH	BEARING STUD	KING STUD	MIN. HD'R SIZE(1)
3'-6"	2x	2x	SIII x6
6'-0"	2x	2x	SIII x10
8'-0"	(2)2x	(2)2x	SIII x10
10'-0"	(2)2x	(2)2x	SIII x12
12'-0"	(2)2x	(2)2x	SIII x12

SIII. = STUD WIDTH

2. SEE CBC TABLE 23A-II-B-1 FOR OTHER NAILING REQUIREMENTS NOT SHOWN OR NOTED.

13 ELEVATION - TYPICAL OPENING IN WOOD FRAMED WALL



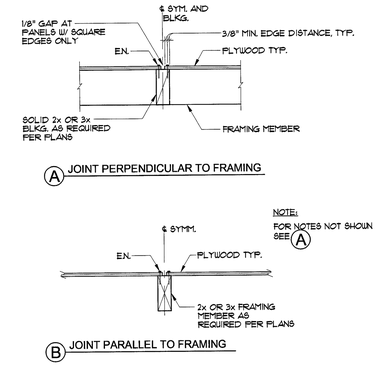
5 HORIZONTAL STRAP DETAIL

1"=1'-0"

1. USE 10d SHORTS (2 1/4"x0.148") COMMON WIRE NAILS U.O.N.
2. ◇ NUMBER SHOWN IN SYMBOL REPRESENTS PLYWOOD PANEL EDGE NAILING IN INCHES.
3. LTP4 OR REC MAY BE USED AS AN ALTERNATE TO A35.
4. FOR ANCHOR BOLT AND MUD SILL DETAIL SEE DET. 4/-.
5. SOLE PLATE NAILING AND SCREWS AT FLOOR SHALL BE SPACED PER SCHEDULE FOR SHEAR WALL BELOW AS SHOWN ON DETAIL DET. 2A/-.
6. ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL BE 3x OR GREATER OR DOUBLE 2x NAILED OR SCREWED TOGETHER PER SCHEDULE, DET. 2/-. NAILS SHALL BE STAGGERED AT ADJOINING PANEL EDGES.
7. FOLLOW MANUFACTURER'S INSTALLATION REQUIREMENTS.
8. FOR ADDITIONAL SHEAR WALL FRAMING INFORMATION SEE DET. 3/-.
9. SOLE & SCREWS ARE FOR INTERIOR SHEAR WALLS
10. 2x MUD SILL MAY BE USED AT 6" NAILED SHEAR WALLS WITH 5/8"ø ANCHOR BOLTS AT 3'-4" O.C. MINIMUM.
11. 8d COMMON NAILS SHALL BE USED WITH LTP4 SHEAR CLIPS.
12. SEE DETAILS 2/- FOR SHEAR WALL SCHEDULE.
13. SEE DETAILS 3/- FOR SHEAR WALL ELEVATION.

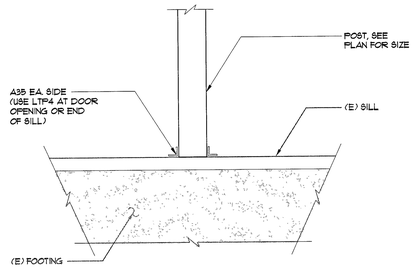
1 SHEAR WALL SCHEDULE NOTES

N.T.S.



14 TYPICAL DEMISING WALL AT (E) SLAB

1"=1'-0"

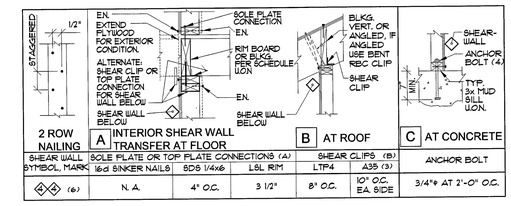


10 POST BASE AT EXISTING FOOTING

1"=1'-0"

6 PLYWOOD NAILING

N.T.S.



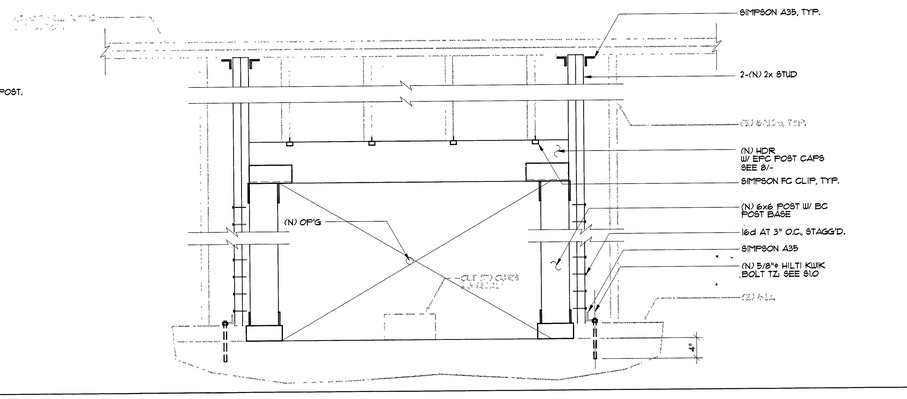
SHEAR WALL SYMBOL, MARK	SOLE PLATE OR TOP PLATE CONNECTIONS (A)			SHEAR CLIPS (B)		ANCHOR BOLT
	16d SINKER NAILS	SDS 1/4x6	L6L RIM	LTP4	A35 (3)	
◇/◇ (6)	N. A.	4" O.C.	3 1/2"	8" O.C.	10" O.C. EA SIDE	3/4"ø AT 2'-0" O.C.

(A) EITHER NAILS OR SCREWS MAY BE USED FOR SOLE PLATE CONNECTION PER SCHEDULE
(B) EITHER A35 OR LTP4 MAY BE USED FOR SHEAR CLIPS AS APPLICABLE PER SCHEDULE

2 SHEAR WALL SCHEDULE

N.T.S.

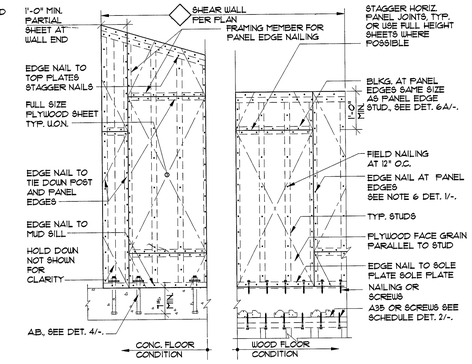
NOTE:
1. EDGE NAIL PLY TO (N) BM & POSTS W/ 10d AT 4" O.C. EA. SIDE
2. SEE DET. 13/- FOR INFO. NOT SHOWN.
3. HOLDDOWN AT POST IS NOT SHOWN FOR CLARITY. SEE PLAN FOR HOLDDOWN AT POST.



15 (N) OPENING IN (E) SHEAR WALL

1"=1'-0"

NOTES:
1. SEE SHEET S1.0 FOR PANEL THICKNESS AND GRADE.
2. HOLD DOWNS NOT SHOWN FOR CLARITY.

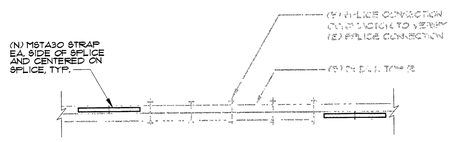


3 SHEAR WALL ELEVATION

N.T.S.

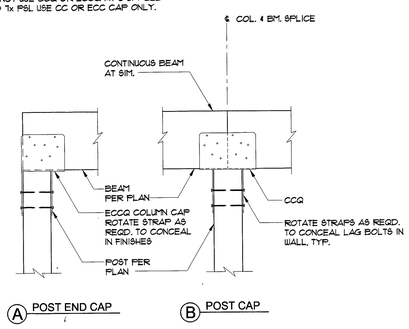
16 -

1"=1'-0"



12

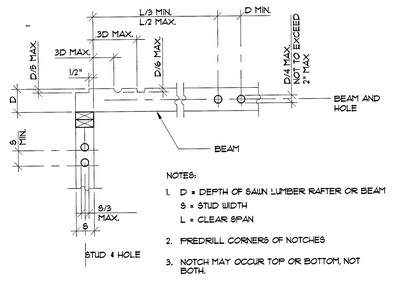
1"=1'-0"



NOTE:
1. DO NOT USE CCQ OR ECCQ AT 8 3/4 GLB AND 7x PSL. USE CC OR ECC CAP ONLY.

8 TYPICAL BEAM TO POST CONNECTION

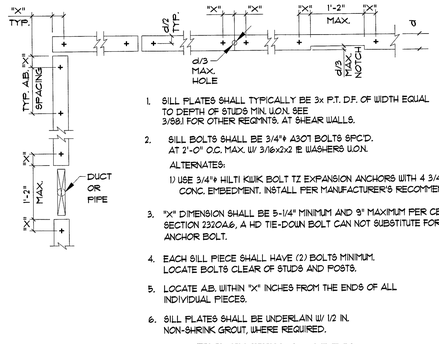
1"=1'-0"



NOTES:
1. D = DEPTH OF SAWN LUMBER RAFTER OR BEAM
   S = STUD WIDTH
   L = CLEAR SPAN
2. PREDRILL CORNERS OF NOTCHES
3. NOTCH MAY OCCUR TOP OR BOTTOM, NOT BOTH.
4. NO HOLES WITHIN 2 INCHES OF MEMBER TOP OR BOTTOM.

7 ALLOWABLE HOLES FOR SAWN LUMBER MEMBERS

1"=1'-0"



1. SILL PLATES SHALL TYPICALLY BE 3x P.T. D.F. OF WIDTH EQUAL TO DEPTH OF STUDS MIN. U.O.N. SEE 3/S8.1 FOR OTHER REQMNTS. AT SHEAR WALLS.
2. SILL BOLTS SHALL BE 3/4"ø A307 BOLTS SPC'D. AT 2'-0" O.C. MAX. W/ 3/16x2x2 ℄ WASHERS U.O.N.
   ALTERNATES:
   1) USE 3/4"ø HILTI KWIK BOLT TZ EXPANSION ANCHORS WITH 4 3/4" MINIMUM CONC. EMBEDMENT. INSTALL PER MANUFACTURER'S RECOMMENDATION.
3. "X" DIMENSION SHALL BE 5-1/4" MINIMUM AND 9" MAXIMUM PER CBC SECTION 2320.4.6, A HD TIE-DOWN BOLT CAN NOT SUBSTITUTE FOR AN ANCHOR BOLT.
4. EACH SILL PIECE SHALL HAVE (2) BOLTS MINIMUM. LOCATE BOLTS CLEAR OF STUDS AND POSTS.
5. LOCATE A.B. WITHIN "X" INCHES FROM THE ENDS OF ALL INDIVIDUAL PIECES.
6. SILL PLATES SHALL BE UNDERLAIN W/ 1/2 IN. NON-SHRINK GROUT, WHERE REQUIRED.

4 SILL PLATE ANCHOR BOLT REQUIREMENTS

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MILESTONES

SHEET

TYPICAL WOOD DETAILS

DATE 03/27/08
JOB # 5514
SHEET # **S8.1**

HOHBACH-LEWIN # 5514

GENERAL

- **GENERAL**

A. THESE DRAWINGS ARE COPY RIGHTED INSTRUMENTS OF SERVICE OF HOHBACH-LEWIN, INC. FOR USE ONLY ON THIS PROJECT.

B. CONTRACTOR RESPONSIBILITY - CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES AND SAFETY PRECAUTIONS, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING.

C. DIMENSIONS - USE WRITTEN DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES. WHERE NO DIMENSIONS ARE PROVIDED OBTAIN CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

D. COORDINATION - OPENINGS THROUGH WALLS AND FLOORS FOR MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE COORDINATED BY CONTRACTOR AND CONSTRUCTED PER TYPICAL DETAILS SHOWN IN THESE DOCUMENTS. NO MECHANICAL OR ELECTRICAL SYSTEM COMPONENTS SHALL BE EMBEDDED IN SLABS OR WALLS UNLESS SPECIFICALLY DETAILED IN THESE DOCUMENTS.

E. OMISSIONS AND CONFLICTS - OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM. IF CERTAIN FEATURES ARE NOT FULLY DELINEATED IN THE CONSTRUCTION DOCUMENTS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE DELINEATED.

F. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.

G. NO CHANGE IN SIZE OR DIMENSION OF A STRUCTURAL MEMBER, NOR SHALL ANY OPENINGS BE MADE IN ANY STRUCTURAL MEMBER, WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

H. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

I. THE CONTRACTOR SHALL INFORM THE ENGINEER, IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATION BY THE ENGINEER'S REVIEW OF: SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ENGINEER OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE ENGINEER HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

J. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: TYPES OF FLOOR FINISH AND THEIR LOCATION, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, FOR ROADWAY PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.

- **EXISTING CONSTRUCTION/ CONDITIONS:**

A. SHORING: THE CONTRACTOR SHALL PROVIDE SHORING WHEREVER NECESSARY TO ALLOW INSTALLATION OF THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL SHORING AND TEMPORARY WORK REQUIRED THROUGHOUT THE PROGRESS OF THE WORK.

B. EXISTING CONSTRUCTION: EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM LIMITED VISUAL OBSERVATIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD OF ALL EXCEPTIONS AND RECEIVE DIRECTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

C. DEMOLITION: THE REMOVAL, CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE AND WITH APPROPRIATE TOOLS IN ORDER TO NOT JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED DEMOLITION.

- **DESIGN BASIS**

A. APPLICABLE CODE: CALIFORNIA BUILDING CODE (CBC), 2007 EDITION.

B. LATERAL LOADS:

1. DESIGN SEISMIC CRITERIA:
   SITE CLASS: D
   S_{DS} = 1.0g
   S_{D1} = 0.6g
   IMPORTANCE FACTOR, I = 1.0
   DESIGN CATEGORY = D
   RESPONSE MODIFICATION COEFF., R = 6.5
   DESIGN SEISMIC COEFF., V = 0.20W (STRENGTH)

- **MATERIAL**

- WOOD

A. FRAMING LUMBER - DOUGLAS FIR U.O.N.:
   1. JOISTS AND RAFTERS: NO. 1
   2. POSTS, BEAMS, AND HEADERS: NO. 1
   3. STUDS, PLATES, BLOCKS, LIGHT FRAMING AND MISC: NO. 2
   4. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESERVATIVE TREATED.
   5. ALL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 15% PRIOR TO FINAL FRAMING INSPECTION.

B. SHEATHING:
   1. WALL SHEATHING: 19/32 INCH APA C-D, INTERIOR WITH EXTERIOR GLUE.

C. FRAMING HARDWARE: AS MANUFACTURED BY SIMPSON CO. OR APPROVED EQUAL. SIMPSON DESIGNATIONS USED.

D. NAILS: COMMON WIRE GAGE U.O.N. NAILING TO CONFORM TO CBC TABLE 2304.9.1 U.O.N.

E. BOLTS: ASTM A307. PROVIDE WASHER UNDER HEADS AND NUTS.

F. LAG SCREWS PER ANSI/ ASME STANDARD B18.2.1 PROVIDE LEAD HOLE SAME DIAMETER AND DEPTH AS SHANK AND THEN DRILL HOLE 60% - 70% OF SHANK DIAMETER FOR THREADED PORTIONS.

G. MICRO-LAM® 1.8E (V.L.) 'PARALLEL STRAND LUMBER 2.0E (PSL) 'PARALLAM'; TIMBER STRAND 1.55E (LSL) SHALL BE MANUFACTURED BY TRUS JOIST OR EQUIVALENT APPROVED ICC MANUFACTURED PRODUCT.

H. HOLDDOWNS: AS MANUFACTURED BY SIMPSON OR APPROVED EQUIVALENT

I. PRESSURE TREATED LUMBER:
   1. PRESSURE TREATED D.F. SHALL BE AWPB STAMPED. AMMONIACAL COPPER QUAT (ACQ), COPPER BORON AZOLE (CBA), OR BORATE TREATED AWPA STANDARD C2, MINIMUM 0.40 INCH. PENETRATION INCISED.
   2. ALL PRESERVATIVE TREATED LUMBER SHALL BE FIELD-APPLIED WITH PRESERVATIVE WHERE CUT AND DRILLED ON SITE WITH COPPER NATHENATE (2% COPPER AS METAL).
   3. USE HOT DIPPED GALVANIZED HARDWARE, IE. BOLTS, NAIL, ETC. FOR ALL ATTACHMENT TO ACQ OR CBA TREATED MEMBERS.

- EXPANSION ANCHORS (HILTI)

A. TYPICAL EXPANSION BOLTS ARE HILTI KWIK-BOLT TZ AND SHALL COMPLY TO ICC REPORT #5971 (9/05)

B. INSTALLATION: INSTALL THE EXPANSION ANCHORS IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN ICC RESEARCH COMMITTEE RECOMMENDATIONS FOR THE SPECIFIC EXPANSION BOLT.

C. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1701 OF THE CBC.

ALLOWABLE LOAD WITH F'c = 2500 PSI (NORMAL WEIGHT CONCRETE)
VERIFY MINIMUM EXISTING CONCRETE STRENGTH IN FIELD.

		CARBON STEEL		STAINLESS STEEL			
DIA.	MINIMUM EMBED	SHEAR	TENSION	SHEAR	TENSION	CRITICAL EDGE DISTANCE	MINIMUM SPACING
3/8"	2"	999#	1006#	1252#	1037#	4"	2 1/2"
1/2"	3 1/4"	2839#	2178#	3079#	2207#	6"	2 3/4"
5/8"	4"	4678#	3014#	5248#	3584#	6 3/4"	3"
3/4"	4 3/4"	6311#	3900#	6477#	3900#	9"	4"

VALUES ARE FOR SINGLE ANCHOR WITH NO EDGE DISTANCE OR SPACING REDUCTION. FOR OTHER CASES CALCULATION OF REDUCTION PER ACI 318-02 IS REQUIRED.

- **TESTING, SPECIAL INSPECTIONS, AND STRUCTURAL OBSERVATION**

THE FOLLOWING WORK IS REQUIRED TO BE SPECIAL INSPECTED PER 2007 CBC SECTION 1704 AND 1707.

STRUCTURAL OBSERVATION BY HOHBACH-LEWIN INC.
DIAPHRAGM AND SHEAR WALL NAILING
TIE DOWN INSTALLATION AND SHEAR WALL HARDWARE

SYMBOL

- DETAIL NUMBER / SHEET NUMBER
- HOLD DOWN, SEE DET. 9/S9.1 FOR FHD AT FOUNDATION.
- CONTINUOUS WOOD MEMBER IN SECTION
- WOOD BLOCKING MEMBER IN SECTION
- POST ABOVE FRAMING
- POST BELOW FRAMING
- WALLS ABOVE.
- WALLS BELOW.
- SHEAR WALL ABOVE SEE DET. 2/S8.1 AND 3/S8.1 FOR SCHEDULE AND OTHER REQUIREMENTS
  "# " DENOTES EDGE NAILING. IN ADDITION TO THE SPECIFIC LOCATIONS SHOWN ON THE PLANS, ALL THE NEW SHEAR WALLS SHALL BE SHEATHED WITH PLYWOOD INCLUDING ABOVE AND BELOW ALL WALL OPENINGS, AND INCLUDING GABLE WALLS. NAIL PER MARK "# " ON DET. 2/S8.1.
- SHEAR WALL BELOW SEE FLOOR PLAN BELOW FOR NAILING INFORMATION
- FRAMING MEMBER
- DIAGRAMMATIC EXTENT OF FRAMING
- DBL. — DOUBLE JOISTS OR RAFTER.
- HDR. — HEADER BELOW FRAMING USE TYP. HEADER PER SCHEDULE 13/S8.1 SIZE ON PLAN SUPERSEEDS SCHEDULE
- CMSTR (XX') — HORIZONTAL COLLECTOR STRAP, SEE 5/S8.1 AT FLOOR.
  - CENTER OF STRAP
  - X=LENGTH TO LEFT
  - Y=LENGTH TO RIGHT
  - BOTH IN FEET

NOTE:
FOR CLARITY STRAP ARE SHOWN OFFSET FROM WALL. SEE SPECIFIED DETAILS FOR ACTUAL STRAP LOCATION.

STRUCTURAL SHEET INDEX

S1.0	GENERAL STRUCTURAL TITLE SHEET
S2.1	FOUNDATION PLAN
S2.2	PARTIAL SECOND FLOOR FRAMING PLAN
S5.1	CONCRETE DETAILS
S8.1	TYPICAL WOOD DETAILS

ABBREVIATIONS

&	AND	MAX.	MAXIMUM
A.B.	ANCHOR BOLT	M.B.	MACHINE BOLTS (UNFINISHED)
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
BLDG.	BUILDING	N.S.	NEAR SIDE
BLKG.	BLOCKING	NTS.	NOT TO SCALE
BM.	BEAM		
B.O.C.	BOTTOM OF CONCRETE	O.C.	ON CENTER
BOT.	BOTTOM	OPP.	OPPOSITE
℄	CENTER LINE	PL	PLATE
C.G.S.	CENTER OF GRAVITY OF POST-TENSIONING STRAND	PLY.	PLYWOOD
		P/T	POST TENSIONING
C.J.	CONTROL JOINT		
CLR.	CLEAR COVER	R.C.J.	ROUGHENED CONSTRUCTION JOINT
COL.	COLUMN	REINF.	REINFORCEMENT
CONC.	CONCRETE	REQ.	REQUIRED
CONT.	CONTINUOUS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
		S.C.D.	SEE CIVIL DRAWINGS
DBL.	DOUBLE	SCHED.	SCHEDULE
DET.	DETAIL	S.D.B.O.	SEE DRAWINGS BY OTHERS
D.C.	DEMAND CRITICAL	SIM.	SIMILAR
D.F.	DOUGLAS FIR	S.J.	SEISMIC JOINT
DWG.	DRAWING	S.L.R.S.	SEISMIC LOAD RESISTING SYSYEM
		S.M.D.	SEE MECHANICAL DRAWINGS
EA.	EACH	SPEC.	SPECIFICATION
EL.	ELEVATION	SQ.	SQUARE
E.W.	EACH WAY	SYM.	SYMMETRICAL
EXT.	EXTERIOR		
FDN.	FOUNDATION	T&B	TOP AND BOTTOM
FIN.	FINISH	T&G	TONGUE AND GROOVE
FL.	FLOOR	T.D.	TIE DOWN
F.O.C.	FACE OF CONCRETE	T.O.C.	TOP OF CONCRETE
F.O.S.	FACE OF STUD	T.O.F.	TOP OF FINISH
FTG.	FOOTING	T.O.S.	TOP OF STEEL FRAMING
		T.P.	TOP OF PLATE
G.C.	GENERAL CONTRACTOR	TYP.	TYPICAL
H.D.	HOLD DOWN	U.O.N.	UNLESS OTHERWISE NOTED
HDR.	HEADER		
HORIZ.	HORIZONTAL	VERT.	VERTICAL
HSS	HOLLOW STEEL SECTION	V.I.F.	VERIFY IN FIELD
J.H.	JOIST HANGER	W/	WITH
		W/O	WITHOUT
L.V.F.	LOW-VELOCITY FASTENER		

GENERAL DESCRIPTION OF PROJECT SCOPE RELATED TO STRUCTURAL

- PROVIDE (N) FRAMING AS NECESSARY FOR NEW DEMISING WALLS AND FOR THE LIMITED REMOVAL OF PORTION OF AN EXISTING SHEAR WALL.
- WHERE EXISTING SHEAR IS REDUCED IN LENGTH, A NEW SHEAR WALL HAS BEEN ADDED THAT EXCEEDS THE CAPACITY OF THE REMOVED ELEMENT.
- ALL NEW WORK IS DETAILED AND CONSTRUCTED IN ACCORDANCE WITH 2007 CBC REQUIREMENTS, HOWEVER THESE EXISTING STRUCTURE MAY NOT MEET ALL CURRENT CBC 2007 DESIGN REQUIREMENTS.

NAILING SCHEDULE (CBC TABLE 2304.9.1)

CONNECTION [1]	NAILING [2]
1. Joist to sill or girder, toenail	3-8d
2. Bridging to joists, toenail each end	2-8d
6. Sole plate to joist or blocking, face nail Sole plate to joist or blocking, at braced wall panels	16d at 16" o.c. 3-16d per 16"
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8d, toenails or 2-16d, end nail
9. Double studs, face nail	16d at 24" o.c.
10. Doubled top plates, face nail Double top plates, lap splice (EXCEPT SHEAR WALLS)	16d at 16" o.c. 8-16d
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	8d at 6" o.c.
13. Top plates, laps and intersections, face nail	2-16d
15. Ceiling joist to plate, toenail	3-8d
16. Continuous header to stud, toenail	4-8d
17. Ceiling joists, laps over partitions, face nail	3-16d
18. Ceiling joists to parallel rafters, face nail	3-16d
19. Rafter to plate, toenail	3-8d
23. Built-up corner studs	16d at 24" o.c.
24. Built-up girder and beams	20d at 32" o.c. at top and bottom and staggered 2-20d at ends and at each splice
26. Collar tie to rafter face nail	3-10d
27. Jack rafter to hip toenail Jack rafter to hip face nail	3-10d 2-16d
28. Roof rafter to 2-by ridge beam toenail Roof rafter to 2-by ridge beam face nail	2-16d 2-16d
29. Joist to band joist face nail	3-16d
2" DECKING	2-16d at each bearing

NOTES:

1. NAILING PER SCHEDULE ABOVE IS TO BE USED WHERE NAILING IS NOT SPECIFIED ON PLANS OR DETAILS. NAILING PER PLANS AND DETAILS SUPPERCEED NAILING SCHEDULE UNLESS APPROVED BY ENGINEER.
2. NAIL SPECIFIED ARE COMMON: 8d= 2 1/2"x0.131" 10d= 3"x0.148" 16d= 3 1/2"x0.162"

FOR ALTERNATE NAILING AND INFORMATION NOT SHOWN, SEE COMPLETE TABLE CBC 2304.9.1

PROJECT

MODIFICATIONS TO EXISTING BUILDING
350 IGNACIO BLVD.
NOVATO, CA 94949

CONSULTANT

HOHBACH-LEWIN, INC.
STRUCTURAL ENGINEERS
200 Sherman Avenue, Suite 150
Berkeley, CA 94707
(650) 617-5930, Fax (650) 617-5932

STAMPS

REGISTERED PROFESSIONAL ENGINEER
DANIEL G. LEWIN
S 3272
Exp.03-31-09
STRUCTURAL
STATE OF CALIFORNIA

STATE

MILESTONES

SHEET

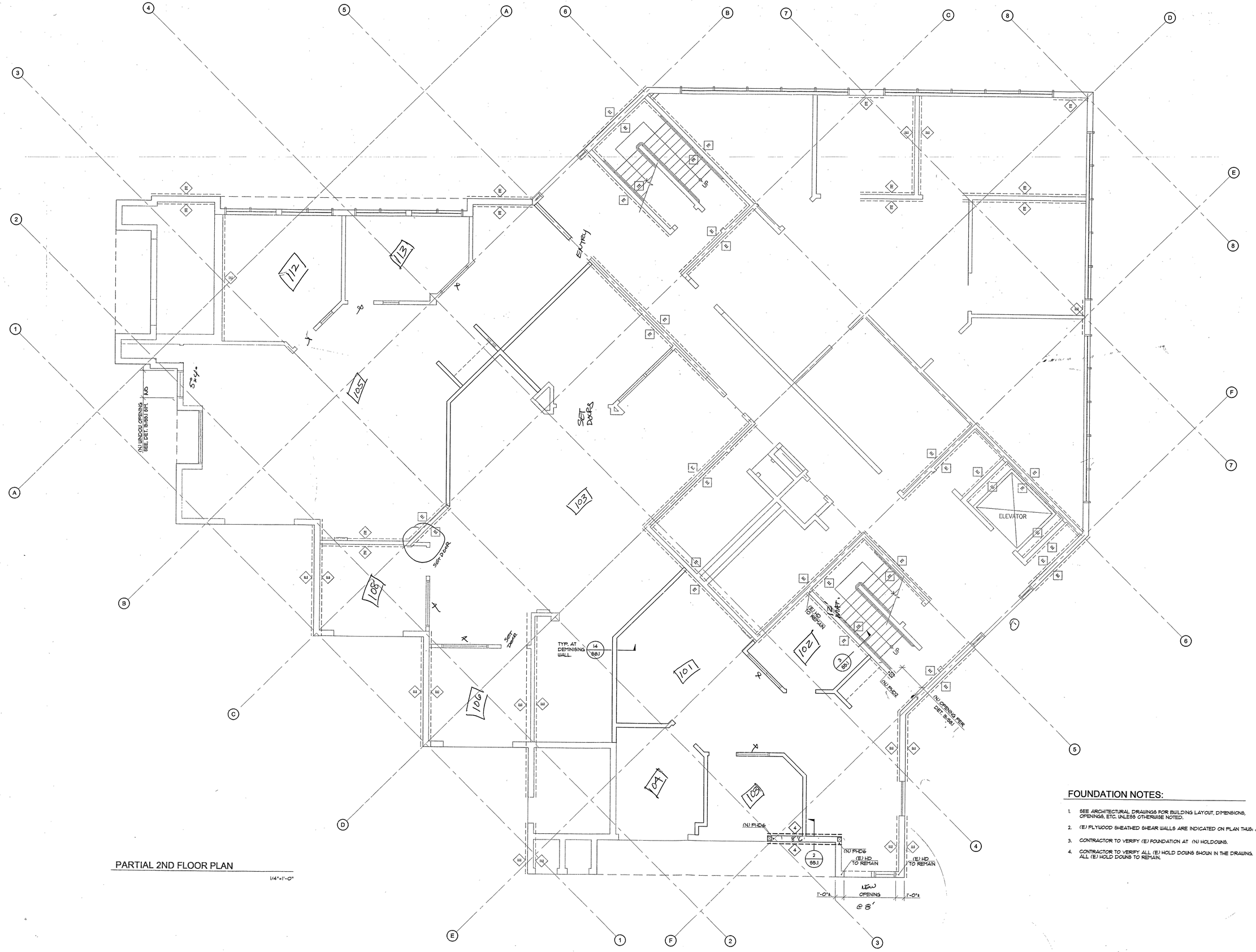
STRUCTURAL TITLE SHEET

DATE 03/27/08

JOB # 5514

SHEET # **S1.0**

HOHBACH-LEWIN #



PARTIAL 2ND FLOOR PLAN

1/4"=1'-0"

FOUNDATION NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS, OPENINGS, ETC. UNLESS OTHERWISE NOTED.
2. (E) PLYWOOD SHEATHED SHEAR WALLS ARE INDICATED ON PLAN THUS: (E)
3. CONTRACTOR TO VERIFY (E) FOUNDATION AT (N) HOLDOWNS.
4. CONTRACTOR TO VERIFY ALL (E) HOLD DOWNS SHOWN IN THE DRAWING. ALL (E) HOLD DOWNS TO REMAIN.

PROJECT

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NOVATO, CA 94949

CONSULTANT

HOHBACH-LEWIN, INC.
STRUCTURAL ENGINEERS
260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

STAMPS

REGISTERED PROFESSIONAL ENGINEER
DANIEL G. LEWIN
S 3272
Exp.03-31-09
STRUCTURAL
STATE OF CALIFORNIA

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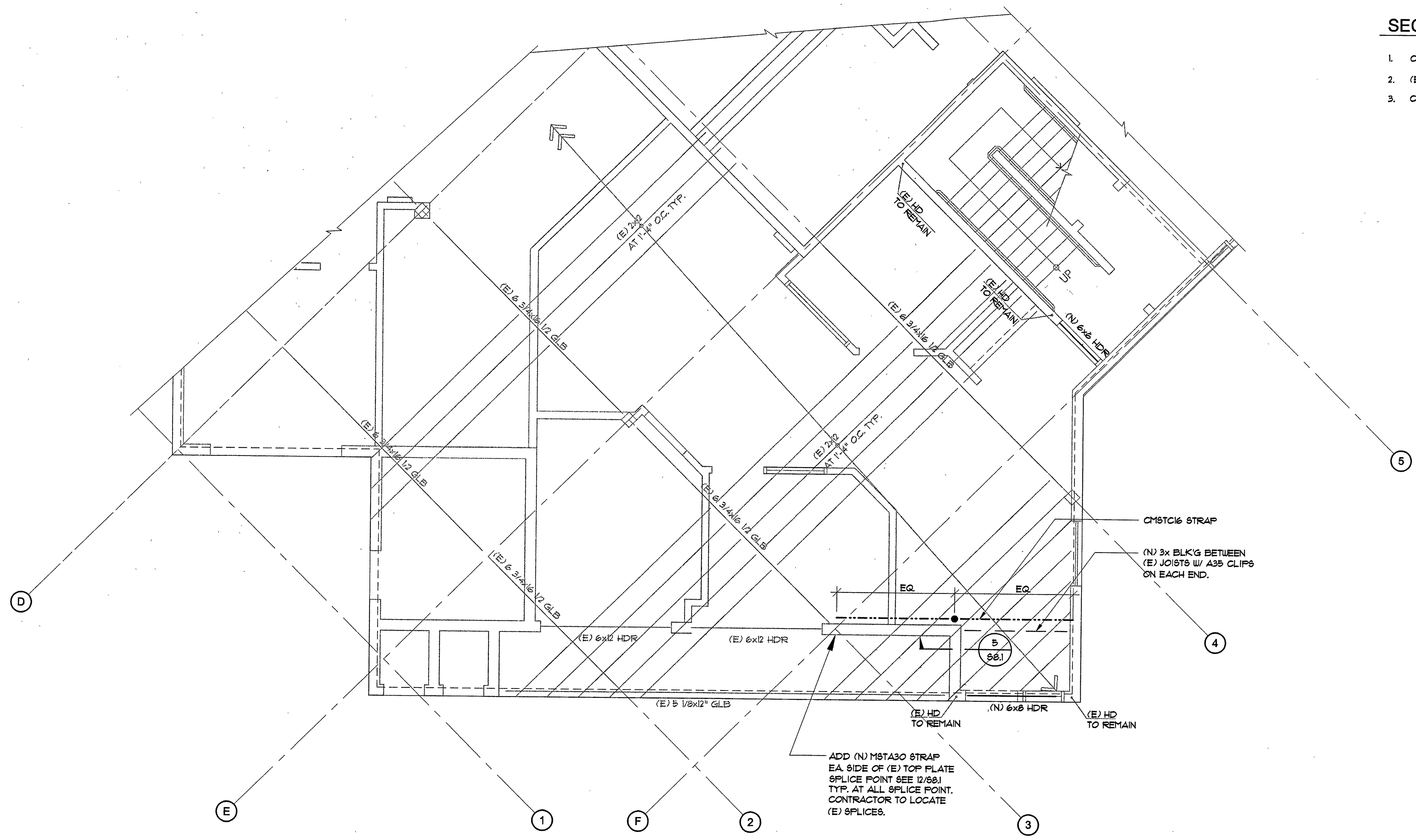
MILESTONES

SHEET

FOUNDATION PLAN

DATE 03/27/08
JOB # 5514
SHEET # **S2.1**

HOHBACH-LEWIN # 5514



PARTIAL 2ND FLOOR PLAN

1/4"=1'-0"

SECOND FLOOR FRAMING NOTES:

1. CONTRACTOR TO VERIFY (E) HOLDOWN BETWEEN FLOOR.
2. (E) HOLDOWNS TO REMAIN. DO NOT REMOVE (E) HOLDOWN.
3. CONTRACTOR TO VERIFY (E) DOUBLE TOP PLATE SPLICE ALONG NEW SHEAR WALL LINE.

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STRUCTURAL ENGINEERS
260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

STAMPS

REGISTERED PROFESSIONAL ENGINEER
DANIEL G. LEWIN
S 3272
Exp.03-31-09
STRUCTURAL
STATE OF CALIFORNIA

STATE

MILESTONES

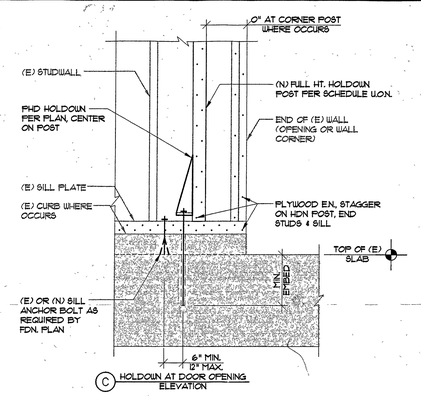
SHEET

PARTIAL 2ND FLOOR PLAN

DATE 03/27/08

JOB # 5514

SHEET # **S2.2**

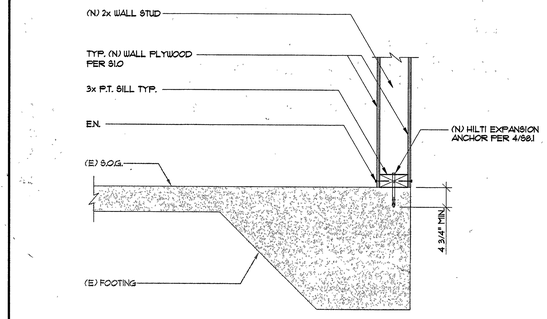


C HOLDOWN AT DOOR OPENING ELEVATION

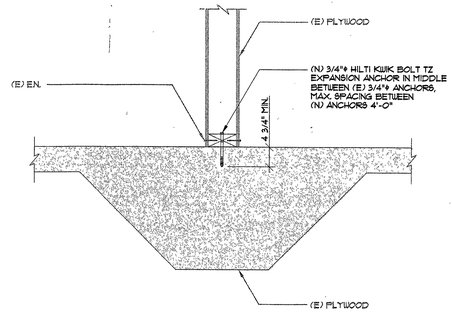
HOLDOWN	MIN. POST SIZE	A.B. DIA.	MIN. A.B. EMBED	DRILLED HOLE DIA.	PULL TEST (LBS)
PHD2	4x SW	5/8"	10"	1 1/2"	5700
PHD5	4x SW	5/8"	10"	1 1/2"	5700
PHD6	4x SW	7/8"	1'-0"	2"	9300
HDQ8	6x SW	7/8"	1'-0"	2"	9300

1. FOLLOW ALL MANUFACTURER'S GUIDELINES. (N) ANCHOR BOLTS TO BE SET IN HIGH STRENGTH GROUT; USE MASTER FLOW 928.
2. SW = STUD WALL WIDTH
3. PROVIDE (N) MIN. POST SIZE PER SCHEDULE
4. HOLE THROUGH SILL PLATE AT HD A.B. SHALL BE A.B.ø + 1/4"
5. DO NOT DAMAGE (E) REINFORCING FOR ANCHOR INSTALLATION, EXCEPT THAT (E) CURB REINF. MAY BE CUT IF REQUIRED.
6. REMOVE, REPAIR, REPLACE (E) WALL FINISHES & UTILITIES AS REQUIRED TO INSTALL NEW HOLDOWNS.
7. CONTRACTOR TO VERIFY (E) FOOTINGS.

5 TYP. (N) HOLDOWN AT (E) FOUNDATION



2 1"=1'-0"



3 1"=1'-0"

PROJECT

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260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930 Fax (650) 617-5932

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DANIEL G. LEWIN
S 3272
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STRUCTURAL
STATE OF CALIFORNIA

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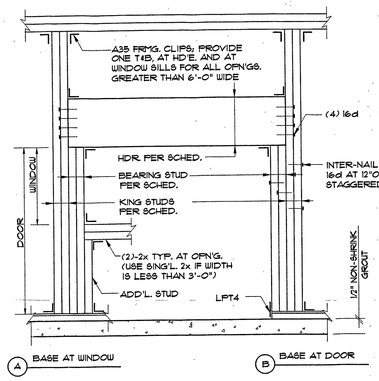
MILESTONES

SHEET

TYPICAL WOOD DETAILS

DATE 03/27/08
JOB # 5514
SHEET # **S5.1**

HOHBACH-LEWIN # 5514



NOTES:

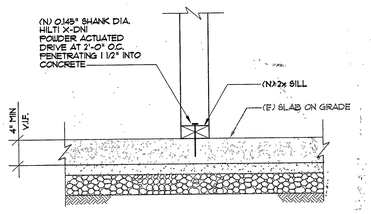
1. UNLESS SPECIFICALLY NOTED OTHERWISE ON FRM'G. PLANS, ALL HD'RS SHALL BE PER SCHEDULE SHOWN BELOW.

HD'R SCHEDULE			
MAX. OPN'G WIDTH	BEARING STUD	KING STUD	MIN. HD'R SIZE(1)
3'-6"	2x	2x	S.W.x6
6'-0"	2x	2x	S.W.x10
8'-0"	(2)2x	(2)2x	S.W.x10
10'-0"	(2)2x	(2)2x	S.W.x12
12'-0"	(2)2x	(2)2x	S.W.x12

S.W. = STUD WIDTH

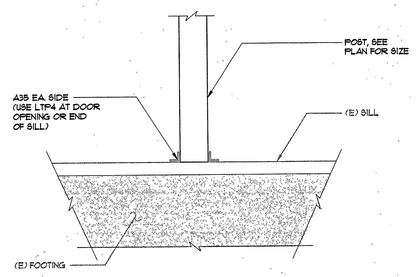
2. SEE CBC TABLE 23A-II-B-1 FOR OTHER NAILING REQUIREMENTS NOT SHOWN OR NOTED.

13 ELEVATION - TYPICAL OPENING IN WOOD FRAMED WALL



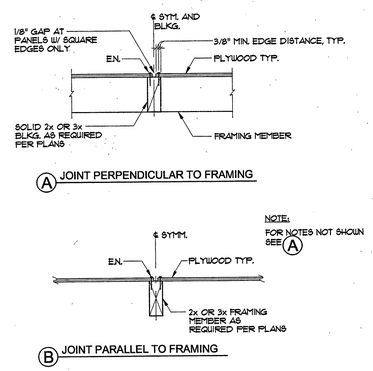
14 TYPICAL DEMISING WALL AT (E) SLAB

1"=1'-0"



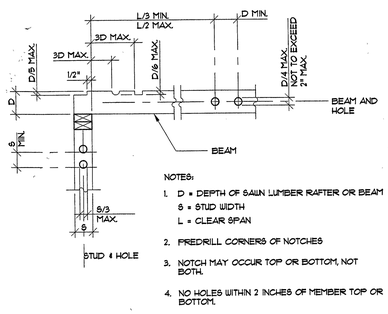
10 POST BASE AT EXISTING FOOTING

1"=1'-0"



6 PLYWOOD NAILING

N.T.S.



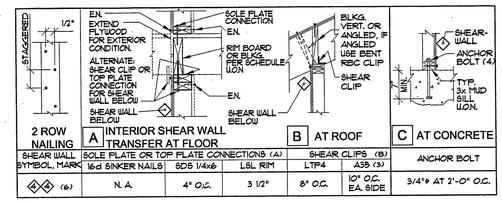
5 HORIZONTAL STRAP DETAIL

1"=1'-0"

1. USE 10d SHORTS (2 1/4"x0.148") COMMON WIRE NAILS U.O.N.
2. ◇4◇ NUMBER SHOWN IN SYMBOL REPRESENTS PLYWOOD PANEL EDGE NAILING IN INCHES.
3. LTP4 OR RBC MAY BE USED AS AN ALTERNATE TO A35.
4. FOR ANCHOR BOLT AND MUD SILL DETAIL, SEE DET. 4/-.
5. SOLE PLATE NAILING AND SCREWS AT FLOOR SHALL BE SPACED PER SCHEDULE FOR SHEAR WALL BELOW AS SHOWN ON DETAIL DET. 2A/-.
6. ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL BE 3x OR GREATER OR DOUBLE 2x NAILED OR SCREWED TOGETHER PER SCHEDULE, DET. 2/-. NAILS SHALL BE STAGGERED AT ADJOINING PANEL EDGES.
7. FOLLOW MANUFACTURER'S INSTALLATION REQUIREMENTS.
8. FOR ADDITIONAL SHEAR WALL FRAMING INFORMATION SEE DET. 3/-.
9. SOLE & SCREWS ARE FOR INTERIOR SHEAR WALLS
10. 2x MUD SILL MAY BE USED AT 6" NAILED SHEAR WALLS WITH 5/8"ø ANCHOR BOLTS AT 3'-4" O.C. MINIMUM.
11. 8d COMMON NAILS SHALL BE USED WITH LTP4 SHEAR CLIPS.
12. SEE DETAILS 2/- FOR SHEAR WALL SCHEDULE.
13. SEE DETAILS 3/- FOR SHEAR WALL ELEVATION.

1 SHEAR WALL SCHEDULE NOTES

N.T.S.



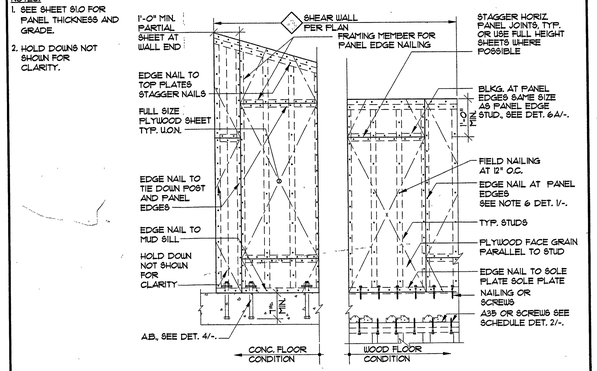
SHEAR WALL SYMBOL MARK	SOLE PLATE OR TOP PLATE CONNECTIONS (A)		SHEAR CLIPS (B)		ANCHOR BOLT
	16d SINKER NAILS	SDS 1/4x8	LSL RIM	LTP4	A35 (3)	
◇4◇ (6)	N.A.	4" O.C.	3 1/2"	8" O.C.	10" O.C. EA. SIDE	3/4"ø AT 2'-0" O.C.

(A) EITHER NAILS OR SCREWS MAY BE USED FOR SOLE PLATE CONNECTION PER SCHEDULE
(B) EITHER A35 OR LTP4 MAY BE USED FOR SHEAR CLIPS AS APPLICABLE PER SCHEDULE

2 SHEAR WALL SCHEDULE

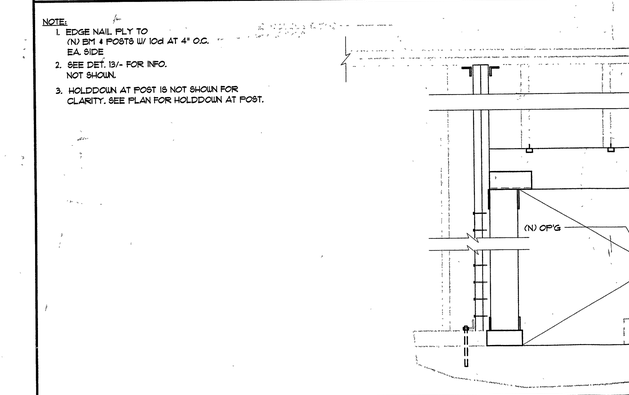
N.T.S.

NOTES:
1. SEE SHEET S1.0 FOR PANEL THICKNESS AND GRADE.
2. HOLD DOWNS NOT SHOWN FOR CLARITY.



3 SHEAR WALL ELEVATION

N.T.S.



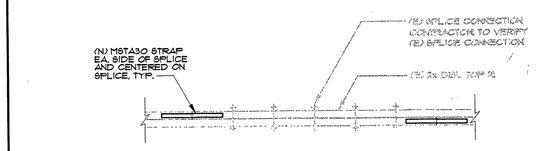
15 (N) OPENING IN (E) SHEAR WALL

1"=1'-0"

NOTES:
1. D = DEPTH OF SAWN LUMBER RAFTER OR BEAM
   S = STUD WIDTH
   L = CLEAR SPAN
2. PREDRILL CORNERS OF NOTCHES
3. NOTCH MAY OCCUR TOP OR BOTTOM, NOT BOTH.
4. NO HOLES WITHIN 2 INCHES OF MEMBER TOP OR BOTTOM.

7 ALLOWABLE HOLES FOR SAWN LUMBER MEMBERS

1"=1'-0"



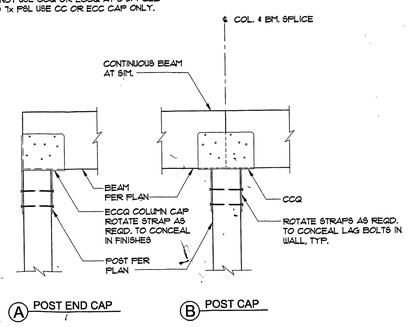
16 -

1"=1'-0"

12

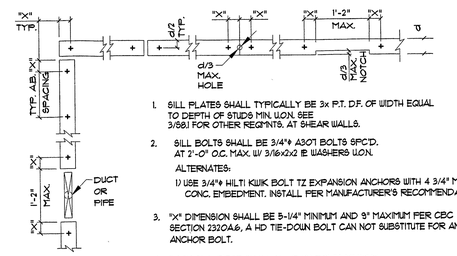
1"=1'-0"

NOTE:
1. DO NOT USE CCQ OR ECCQ AT 8 3/4 GLB AND 7x PSL USE CC OR ECC CAP ONLY.



8 TYPICAL BEAM TO POST CONNECTION

1"=1'-0"



1. SILL PLATES SHALL TYPICALLY BE 3x P.T. D.F. OF WIDTH EQUAL TO DEPTH OF STUDS MIN. U.O.N. SEE 3/S8.1 FOR OTHER REQ'MTS. AT SHEAR WALLS.
2. SILL BOLTS SHALL BE 3/4"ø A307 BOLTS SPC'D. AT 2'-0" O.C. MAX. W/ 3/16x2x2 ▣ WASHERS U.O.N.
   ALTERNATES:
   1) USE 3/4"ø HILTI KWIK BOLT TZ EXPANSION ANCHORS WITH 4 3/4" MINIMUM CONC. EMBEDMENT. INSTALL PER MANUFACTURER'S RECOMMENDATION.
3. "X" DIMENSION SHALL BE 5-1/4" MINIMUM AND 9" MAXIMUM PER CBC SECTION 2320A.6, A HD TIE-DOWN BOLT CAN NOT SUBSTITUTE FOR AN ANCHOR BOLT.
4. EACH SILL PIECE SHALL HAVE (2) BOLTS MINIMUM. LOCATE BOLTS CLEAR OF STUDS AND POSTS.
5. LOCATE A.B. WITHIN "X" INCHES FROM THE ENDS OF ALL INDIVIDUAL PIECES.
6. SILL PLATES SHALL BE UNDERLAIN W/ 1/2 IN. NON-SHRINK GROUT, WHERE REQUIRED.

4 SILL PLATE ANCHOR BOLT REQUIREMENTS

PROJECT

MODIFICATIONS TO EXISTING BUILDING
350 IGNACIO BLVD.
NOVATO, CA 94949

CONSULTANT

HOHBACH-LEWIN, INC.
STRUCTURAL ENGINEERS
261 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-9530, Fax: (650) 617-9532

STAMPS

REGISTERED PROFESSIONAL ENGINEER
DANIEL G. LEWIN
S 3272
Exp.03-31-09
STRUCTURAL
STATE OF CALIFORNIA

STATE

MILESTONES

SHEET

TYPICAL WOOD DETAILS

DATE 03/27/08
JOB # 5514
SHEET # S8.1

HOHBACH-LEWIN # 5514