# **GENERAL NOTES**

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

# Point Pinos Lighthouse Restoraton

CITY OF PACIFIC GROVE, CALIFORNIA





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

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

TYPE CONSTRUCTION: TYPE V-B OCCUPANCY

SITE AREA 20.76 ACRES

BUILDING SITE COVERAGE:

NEW BUILDINGS: GIFT SHOP:

PROJECT DESCRIPTION:

ZONING

EXISTING LIGHTHOUSE 1231 S.F.

EXISTING OIL BUILDING 125 S.F.

RESTROOM:

# **ABBREVIATIONS**

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

COUNTERSUN

OBSCURE

OVERHANG

PARTITION

RADIUS

REGISTER

REQUIRED

ROUGH OPENING

RIGHT OF WAY

HOSE BIB HARDBOARD HOLLOW CORE HDR. HEADER HDWD. HARDWOOD HDWR. HARDWARE HOLLOW META HORIZONTAL HEIGHT HEATING HOT WATER HEATING, VENTILATING, AND AIR CONDITIONIN I.C.B.O. INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS INSIDE DIAMETER INCLUDED, INCLUDING

OFFICE OPENING OPPOSITE PART. BD. PARTICLE BOARD PL. LAM. PLASTIC LAMINATE PLASTER PLYWOOD

INSULATION INTERIOR INVERT JANITOR JOIST HANGER JOINT LONG, LENGTH LAMINATE, LAMINATED LAVATORY LAG BOLT LOCATE, LOCATION LIGHT WEIGHT

MOULDING

MOUNTED

METAL

NORTH

NEW NATURAL

NOMINAL

NOT IN CONTRACT

NOT TO SCALE

MULLION

MULL.

REINF. MASONRY MATERIAL (S) REQ´D. REQMT. REQUIREMENT MAXIMUM RESIL. RESILIENT MACHINE BOLT MEDICINE CABINET MAN HOLE MECHANICAL MEMB. MEMBRANE MEZZANINE MEZZ. MFR. MANUFACTURE (ER MINIMUM MIRROR MISCELLANEOUS

RESAWN RUBBER REDWOOD RAIN WATER LEADER MALLEABLE IRON WASHEI SOLID BLOCKING MASONRY OPENING SOLID CORE SCHED. SCHEDULE STORM DRAIN SECTION SERVICE SQUARE FEET (FOO' STAIN GRADE SHELF, SHELVING SHOWER

SHTG. SHEATHING ON CENTER OUTSIDE DIAMETER O.H.M.S. OVALHEAD MACHINE SCREW O.H.W.S. OVALHEAD WOOD SCREW STOR. ORIENTED STRAND BOARD POWDER ACTUATED FASTENER SUSP.

BD. PARTICLE BOARD SYM.
PAINT GRADE SYS. PERFORATED POUNDS PER LINEAL FOOT PROPERTY LINE. POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREADED THRESH. THRESHOLD PAPER TOWEL DISPENSER POLYVINYL CHLORIDE RETURN AIR ROOF DRAIN REFRIGERATOR U.O.N. REINFORCED, REINFORCING

TOILET PAPER HOLDER TELEVISION TOP OF WALL R.H.M.S. ROUND HEAD METAL SCREW VARIES R.H.W.S. ROUND HEAD WOOD SCREW VERTICAL VERTICAL GRAIN VINYL TILE WIDE. WIDTH WITH WATER CLOSET WOOD WINDOW WATER HEATER WITHOUT WATERPROOF

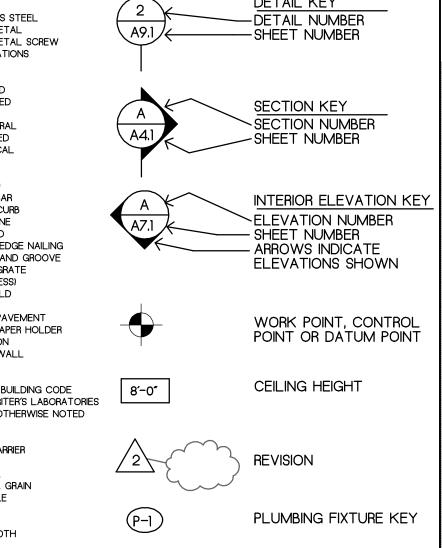
W.W.M. WELDED WIRE MESH

SIMILAR STAINLESS STEEL SHEET METAL SHEET METAL SCREW SPECIFICATIONS STANDARD STAGGEREI STORAGE STRUCTURAL SUSPENDED SYMETRICAL TOWEL BAR TOP OF CURB TELEPHONE TEMPERED

TYPICAL EDGE NAILING TONGUE AND GROOVE TOP OF GRATE THICK (NESS) TOP OF PAVEMENT

UNIFORM BUILDING CODE UNDERWRITER'S LABORATORIES UNLESS OTHERWISE NOTED 2 WOODWORK INSTITUTE OF WATER RESISTANT WOOD SCREW WSCT. WAINSCOT WEIGHT

# SYMBOLS

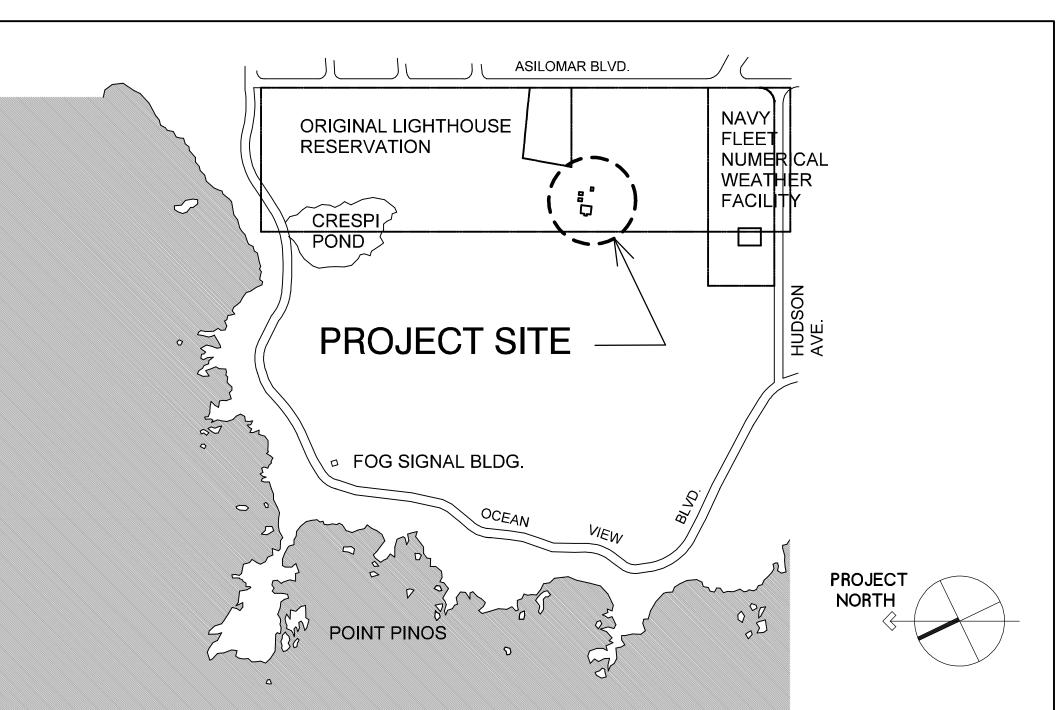


BATH ACCESSORY KEY

WINDOW SYMBOL

DOOR SYMBOL

# **VICINITY MAP**



# SHEET INDEX

**COVER SHEET** 

**OVERALL SITE PLAN** 

SITE PLAN

**OUTBUILDING PLANS & ELEVATIONS** 

**INTERIOR ELEVATIONS** 

SITE DETAILS

**OUTBUILDING SECTION** 

**OUTBUILDING SECTION** 

**SCHEDULES** 

STRUCTURAL NOTES, PLANS & DETAILS

PLUMBING DRAWINGS

ELEC. SYMBOLS, SCHEDS & ABBREV.

**CALIF. ENERGY COMPLIANCE** 

**ELEC. SITE PLAN** 

ELEC. PLANS, PANEL SCHED.

**DOUGLAS HOWE** 

ARCHITECT

516 NINTH STREET

PACIFIC GROVE, CALIFORNIA 831 - 647 - 1774

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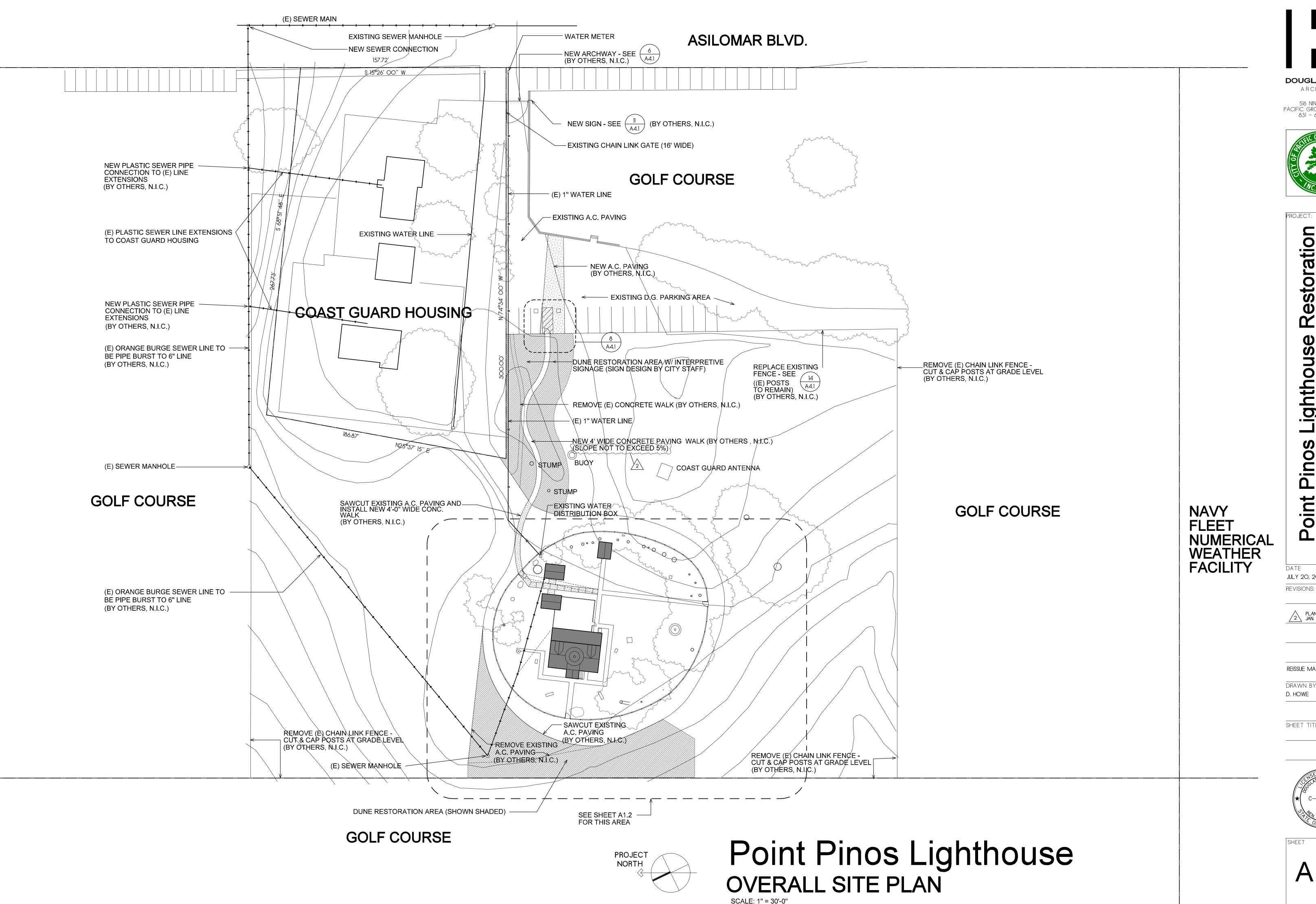
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SHEET TITLE:

D. HOWE

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REVISIONS:



**DOUGLAS HOWE** ARCHITECT





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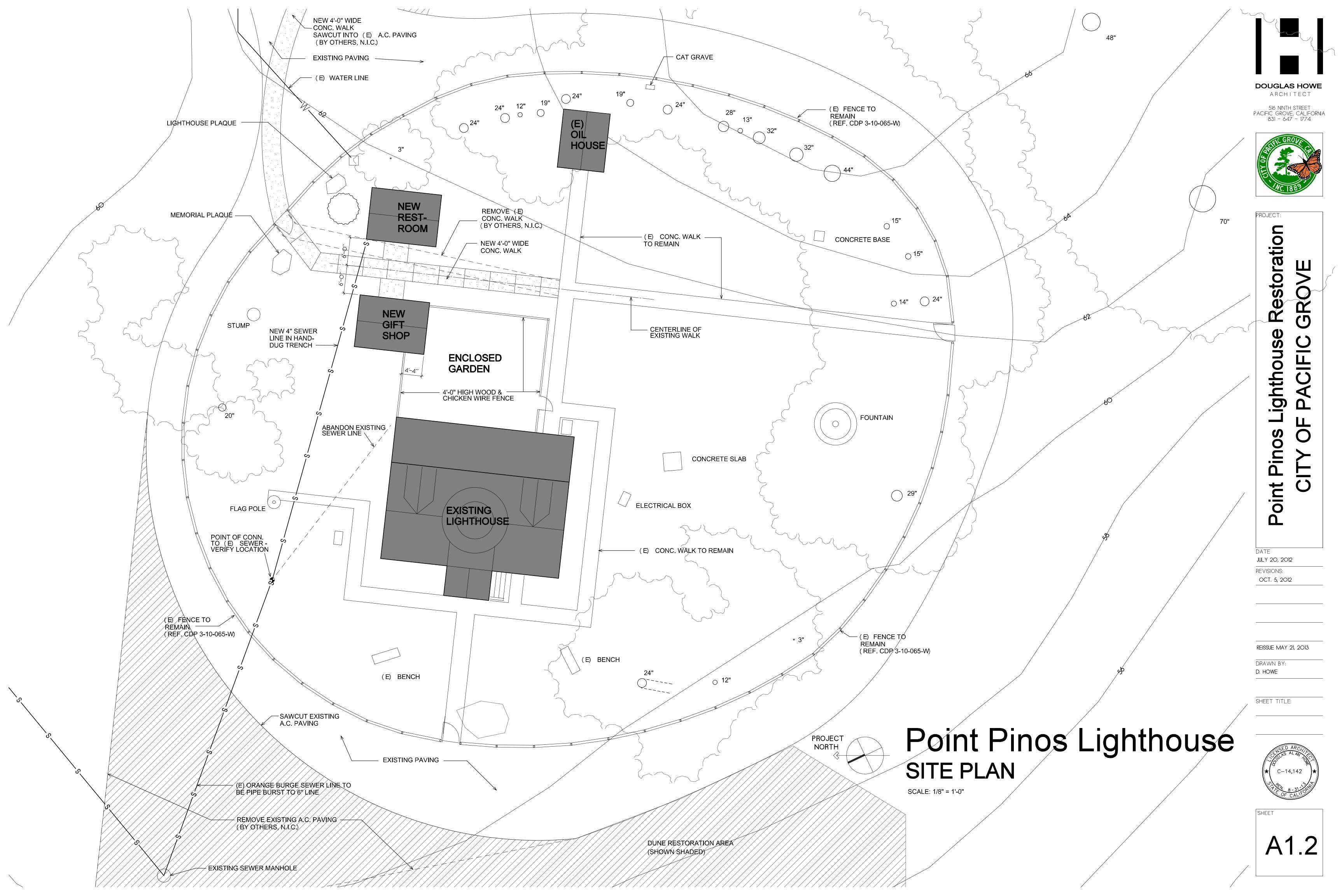
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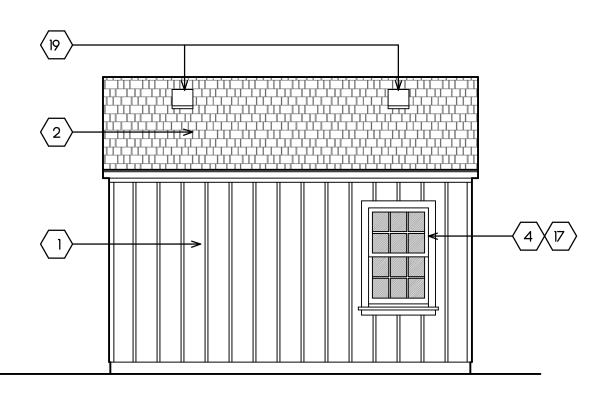
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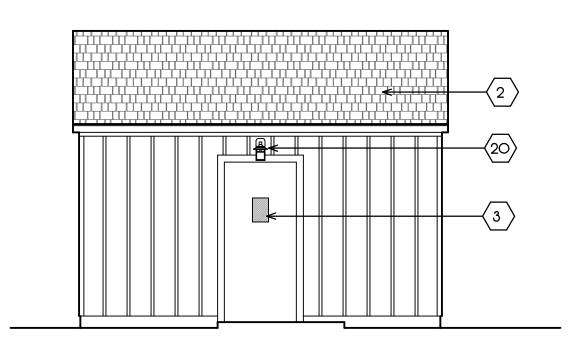




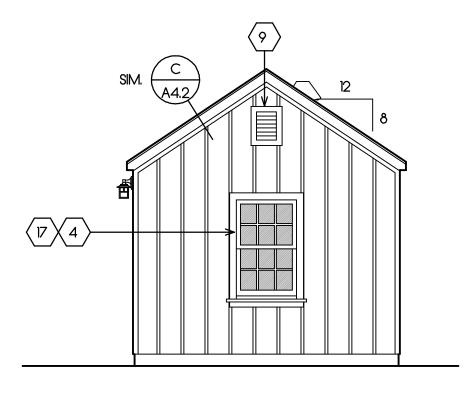


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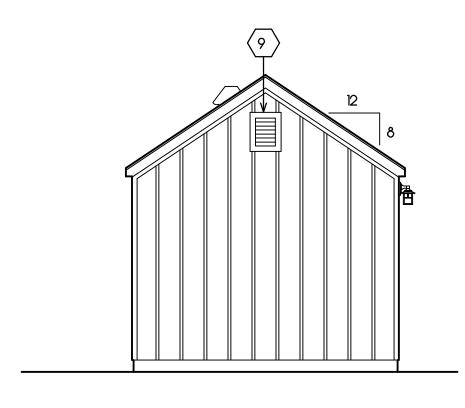
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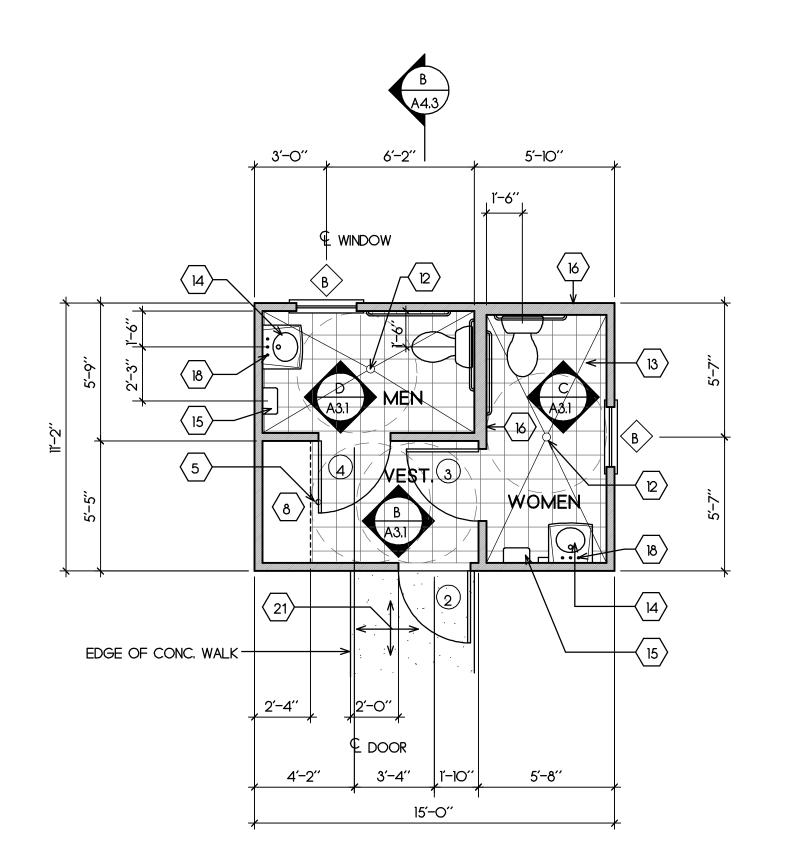
West Elevation



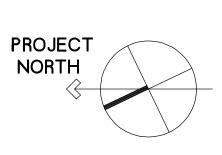
South Elevation



North Elevation



Floor Plan

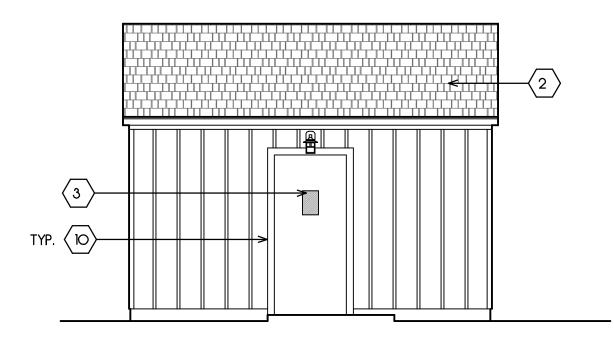


Reflected Ceiling Plan

22" X 30" ATTIC ACCESS

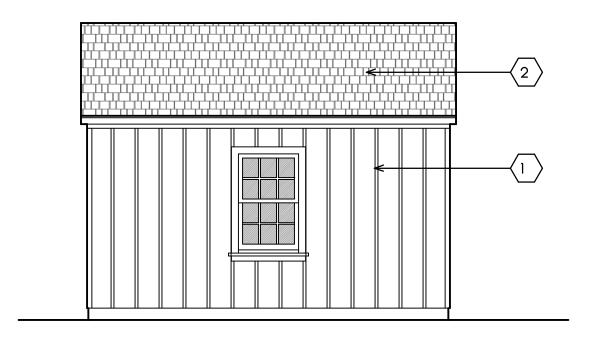
— EXHAUST FAN REGISTERS —

# RESTROOM

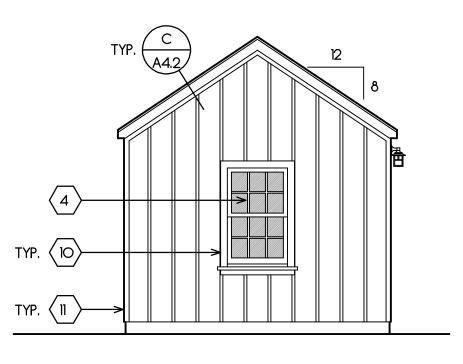


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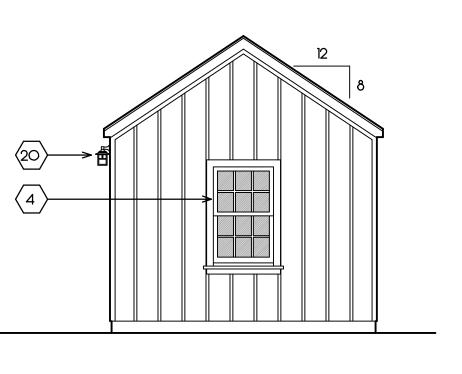
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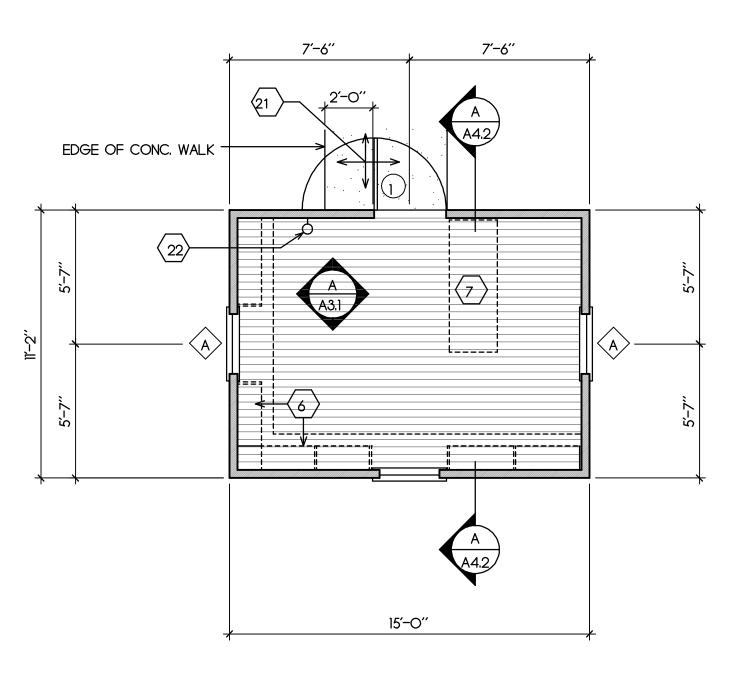
West Elevation



South Elevation



North Elevation



Floor Plan

# SHEET NOTES

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



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D. HOWE

ARCHITECT

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

Restoration

Lighthouse

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**Point** 

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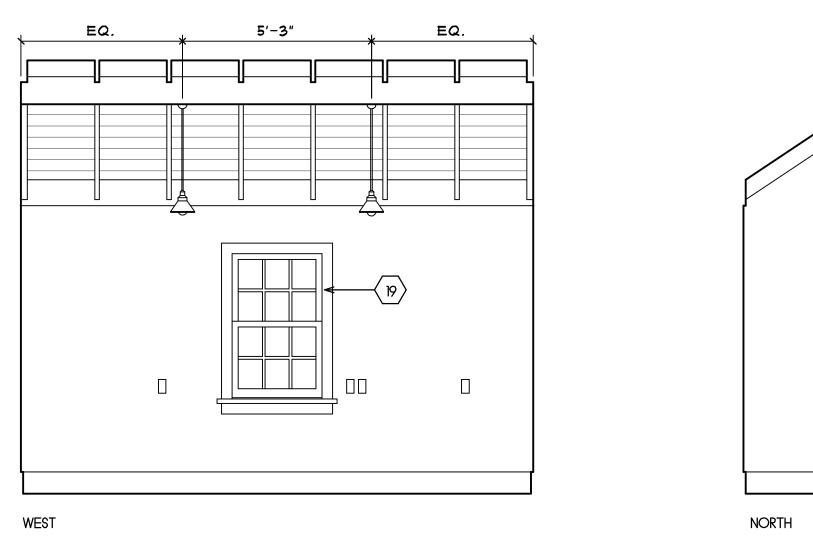
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DATE

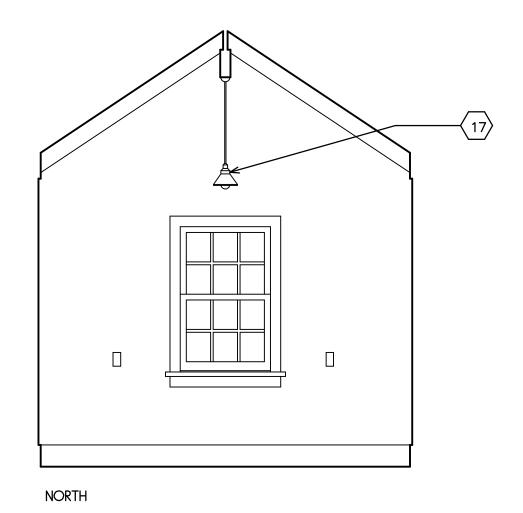
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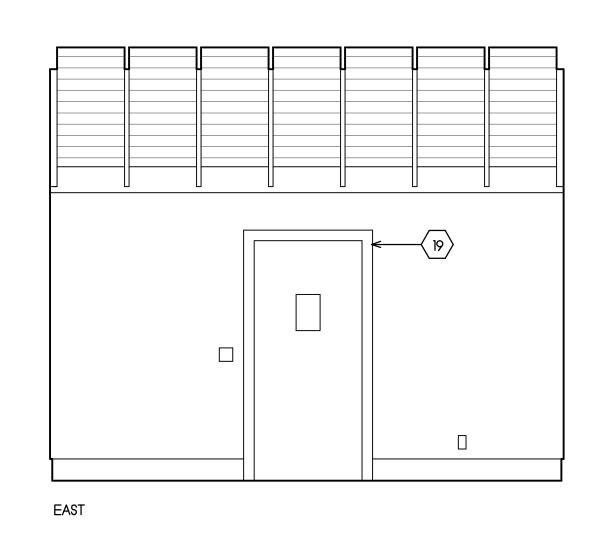
A2.1

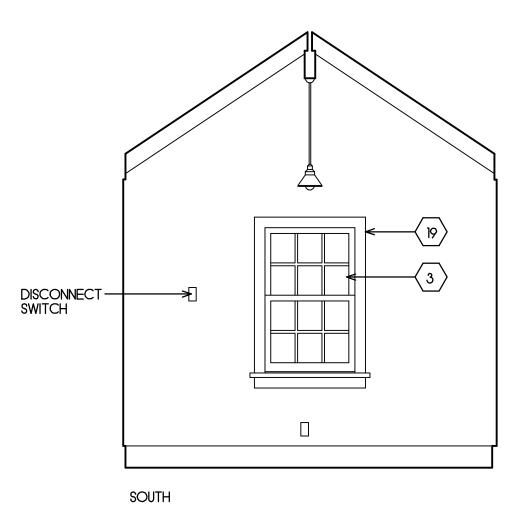
GIFT SHOP SCALE: 1/4" = 1'-0"



SOUTH









1. GYPSUM WALLBOARD.

3. WINDOW.

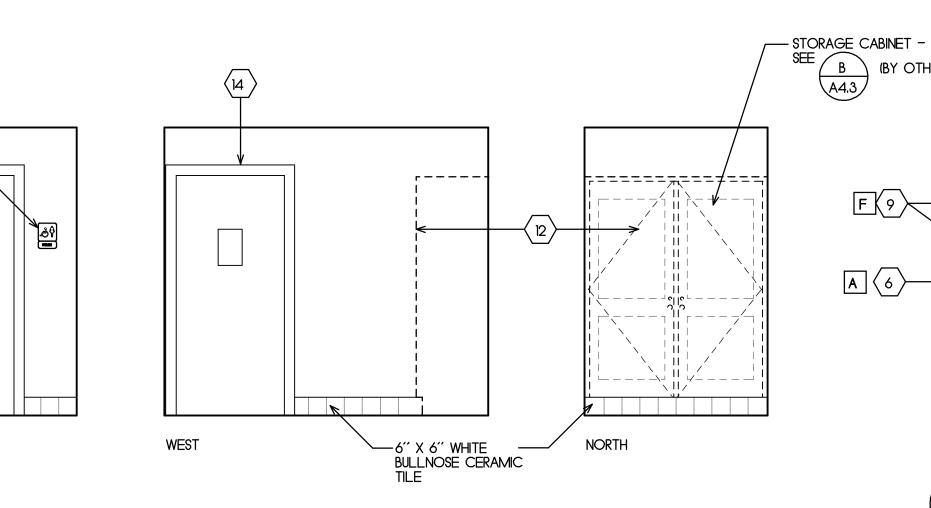
- 2. CERAMIC TILE WAINSCOT SEE  $\begin{pmatrix} F \\ A3.1 \end{pmatrix}$
- 4. INSTANT WATER HEATER SEE PLUMBING DRAWINGS.
- 5. WALL-MOUNTED MIRROR IN METAL FRAME.
- 6. WALL-MOUNTED PAPER TOWEL DISPENSER (N.I.C.)
- 7. ACCESSIBLE WATER CLOSET SEE PLUMBING DRAWINGS.
- 8. WALL-MOUNTED LAVATORY SEE PLUMBING DRAWINGS.
- 9. DOOR MOUNTED HAT/COAT HOOK.
- 10. NOT USED.
- 11. WOOD COUNTERTOP.
- 12. FUTURE SUPPLY CABINET.
- 13. RESTROOM DOOR SIGNAGE SEE  $\left(\frac{16}{A4.1}\right)$
- 14. 1 X 4 CASING (PAINT W/ BEHR ALKYD SEMI-GLOSS ENAMEL).
- 15. INSULATE WASTE LINE & HOT WATER PIPES.
- 16. SOAP DISPENSER MOUNTED IN LAVATORY TO RIGHT OF FAUCET.
- 17. LIGHT FIXTURE SEE ELECTRICAL DRAWINGS.
- 18. WALL STOP SEE DOOR SCHEDULE.
- 19. 1 X 4 REDWOOD CASING (FINISH BY OTHERS, N.I.C.)

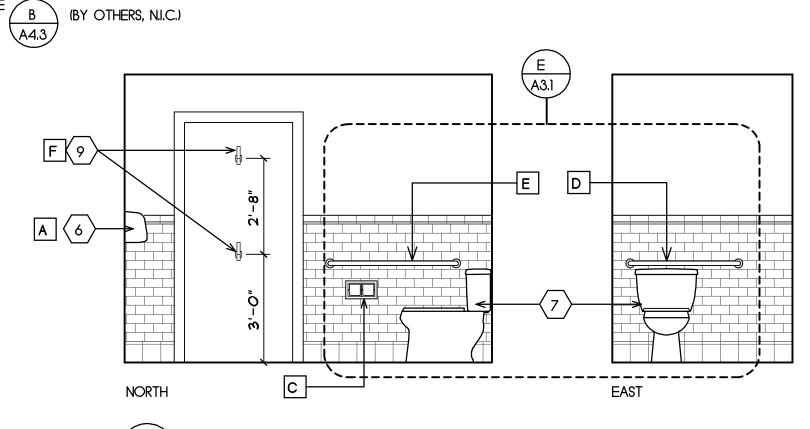


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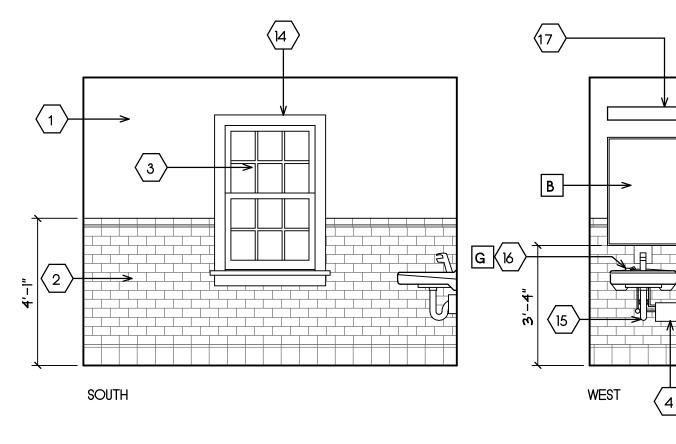
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EAST



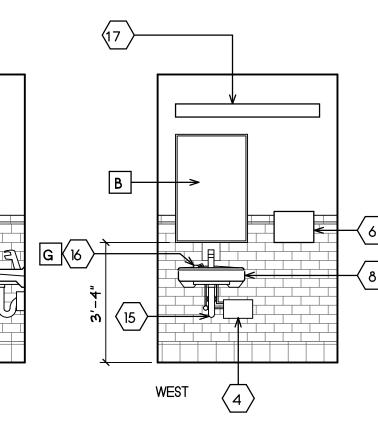


SCALE: 3/8" = 1'-0"



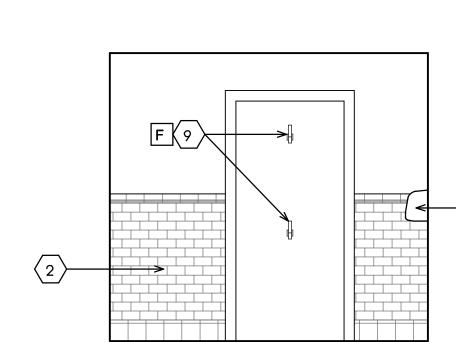
-----2 X 6 "RITTENHOUSE SQ." SHELF RAIL K101

NO SCALE - PERSPECTIVE





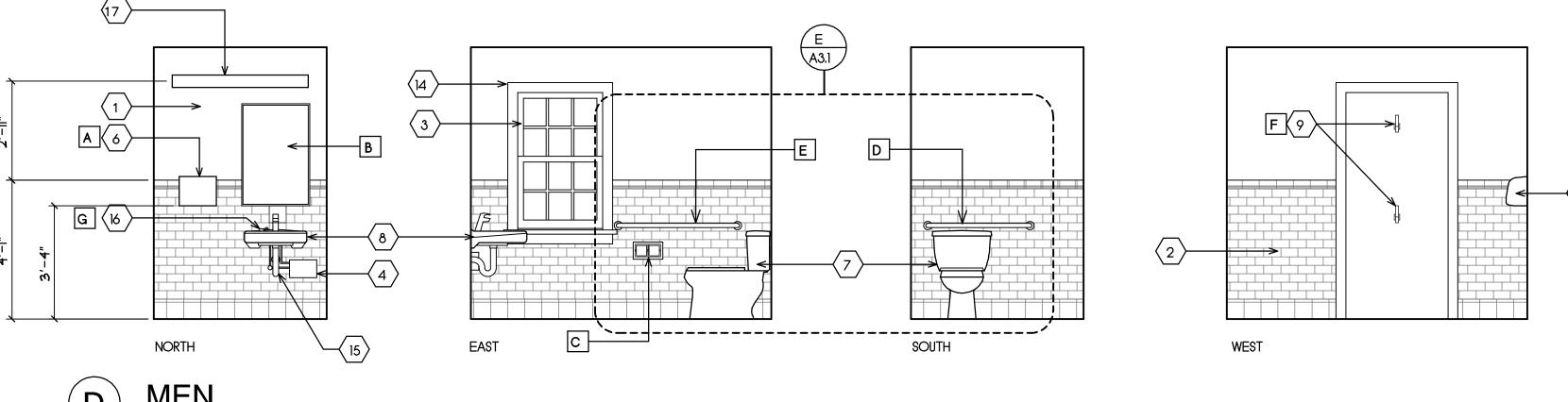
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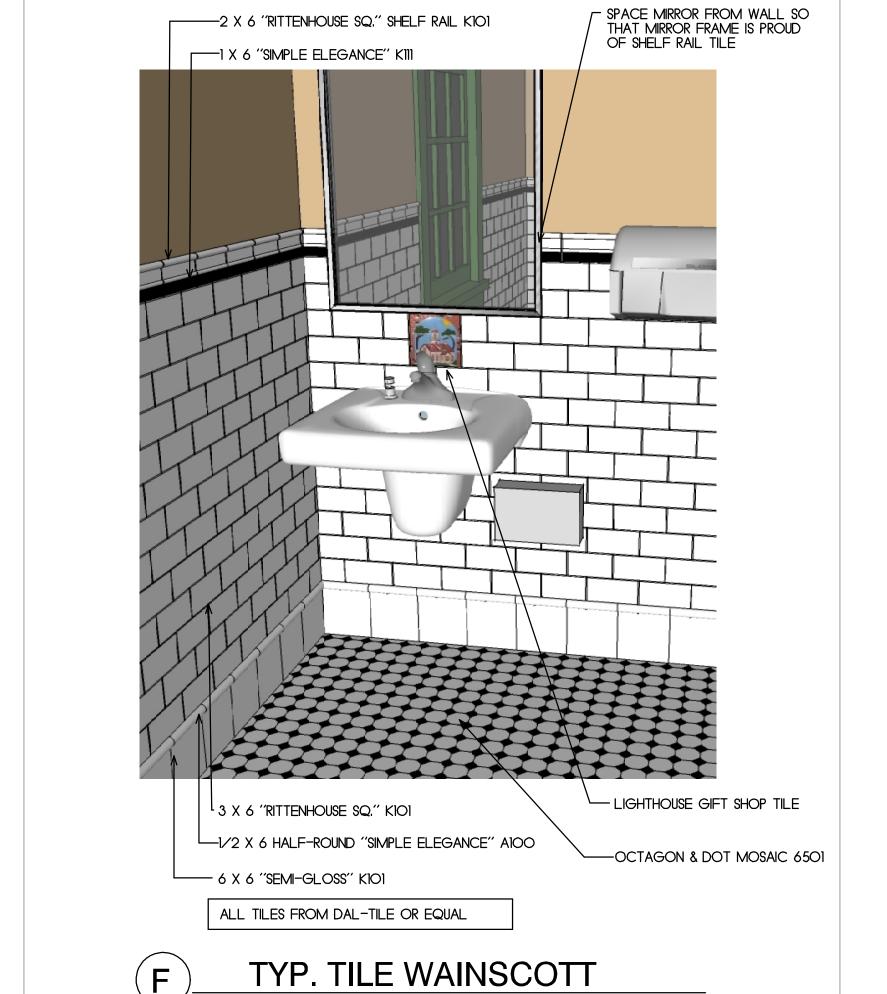


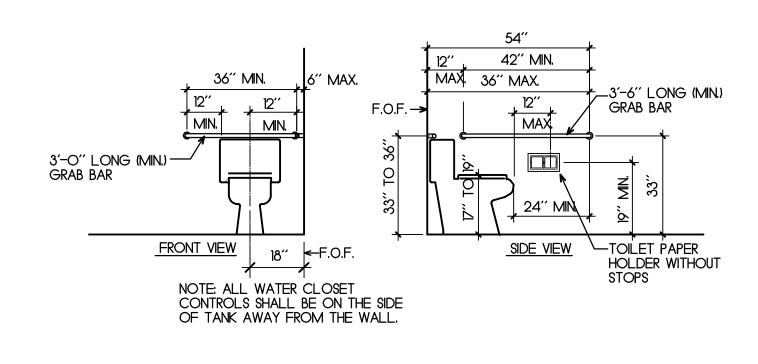
BAT	TH ACCES	SORY S	CHEDULE
MARK	DESCRIPTION	MFR.	MODEL NO.
A	PAPER TOWEL DISPENSER	N.A.	N.I.C SUPPLIED BY OWNER
В	24" X 36" MIRROR IN S. S. FRAME	BOBRICK OR APPROVED EQ.	B-165
С	TOILET PAPER DISPENSER	BOBRICK OR APPROVED EQ.	B-699
D	GRAB BAR	BOBRICK OR APPROVED EQ.	B-6106 x 36"
E	GRAB BAR	BOBRICK OR APPROVED EQ.	B-6106 x 42"

F HAT/COAT HOOK BOBRICK OR APPROVED EQ. B-682

G SOAP DISPENSER BOBRICK OR APPROVED EQ. B-8221







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

**DOUGLAS HOWE** ARCHITECT

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



PROJECT:

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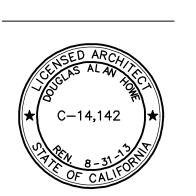
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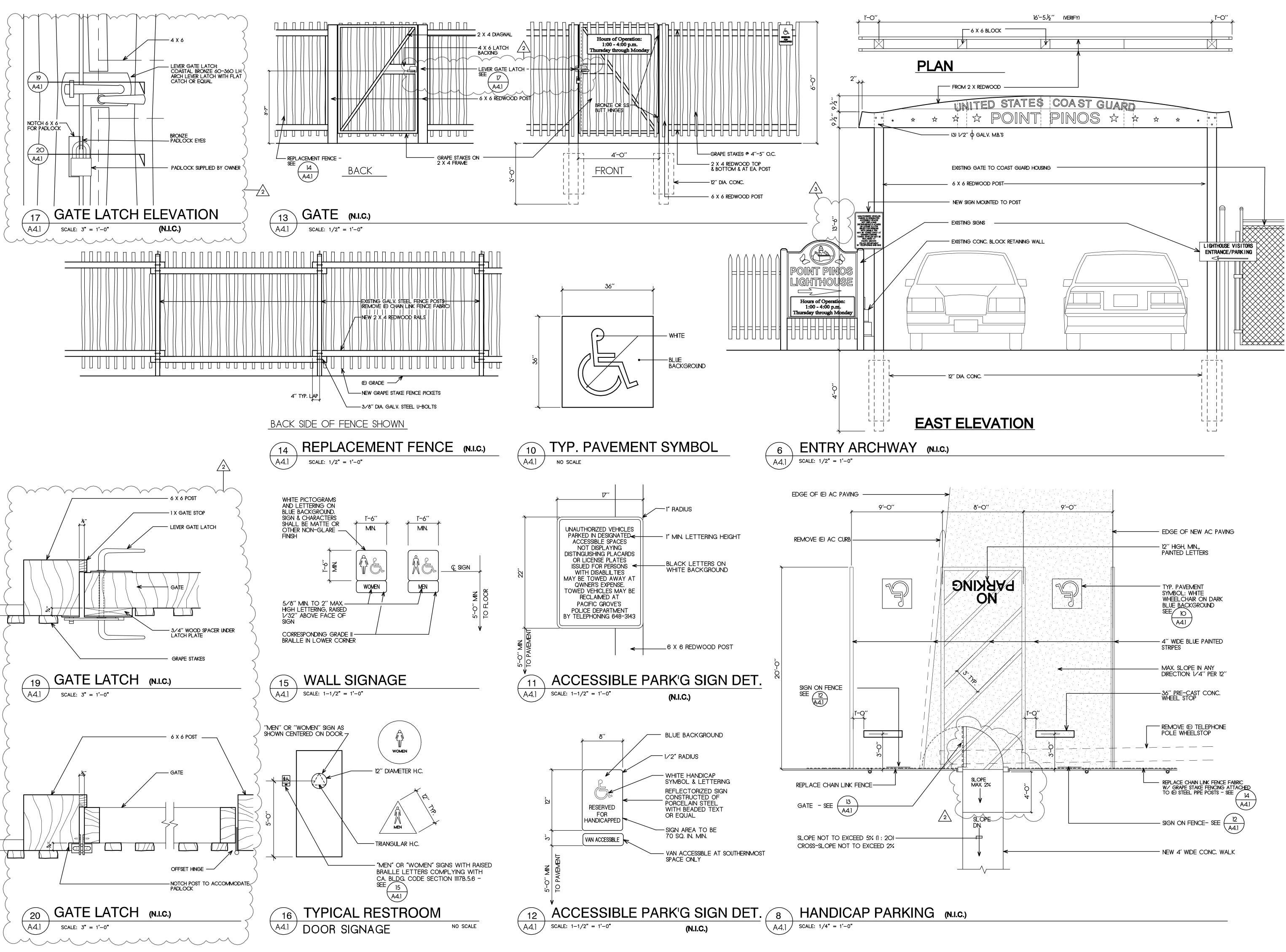
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JULY 20, 2012

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PLAN CHECK
JAN 30, 2013

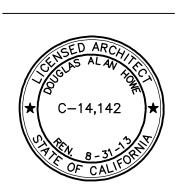
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REISSUE MAY 21, 2013

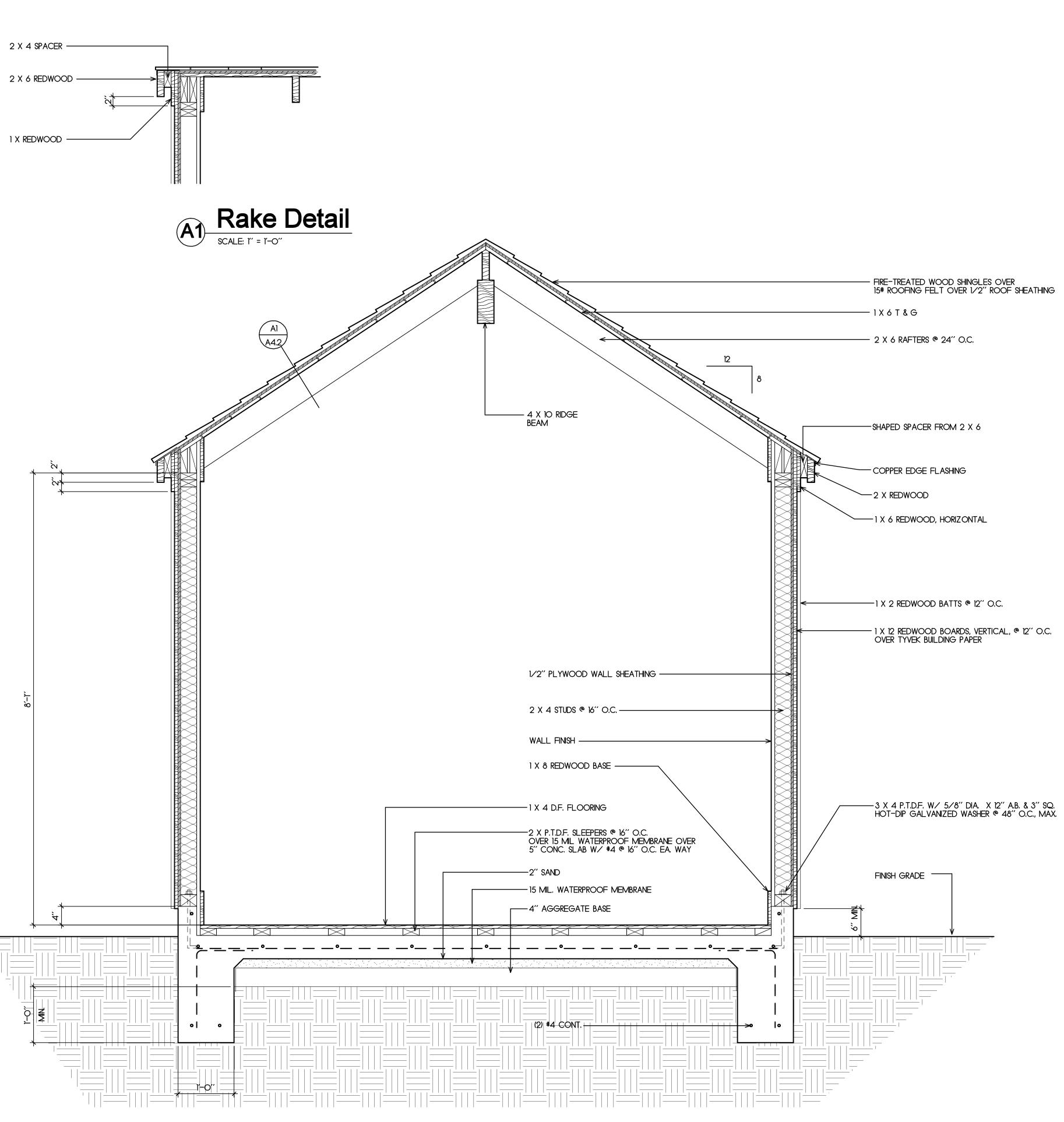
D. HOWE

SHEET TITLE:

DRAWN BY:



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ARCHITECT

516 NINTH STREET

PACIFIC GROVE, CALIFORNIA

831 - 647 - 1774



PROJECT:

# Point Pinos Lighthouse Restoration CITY OF PACIFIC GROVE

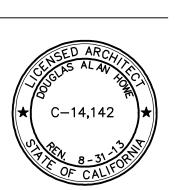
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JULY 20, 2012

REVISIONS:
AUG. 15, 2012

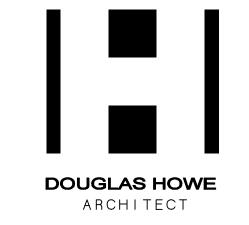
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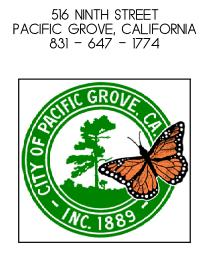
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PROJECT:

# Point Pinos Lighthouse Restoration CITY OF PACIFIC GROVE

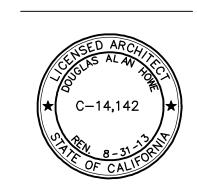
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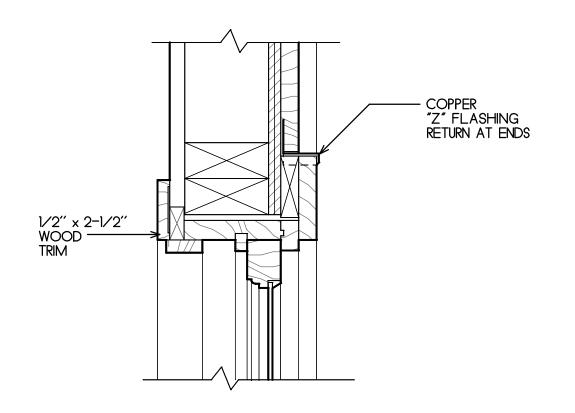
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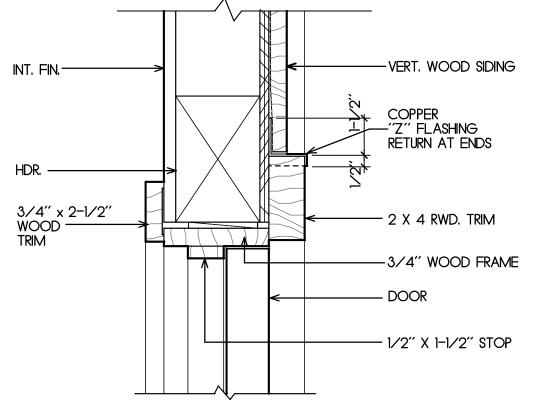
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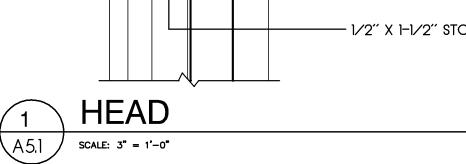


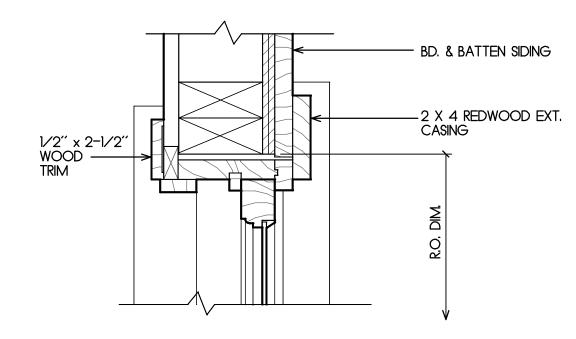
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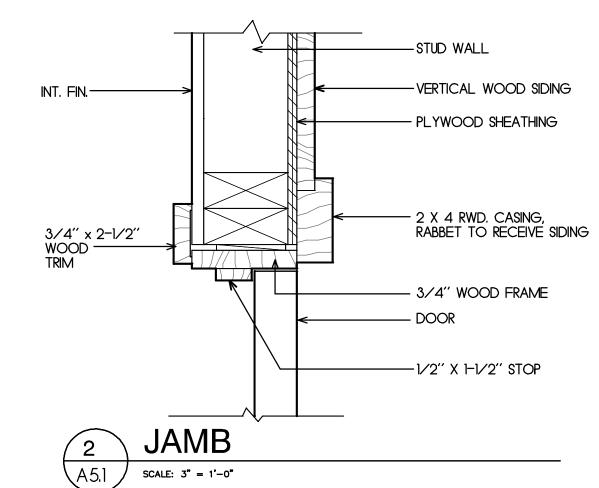




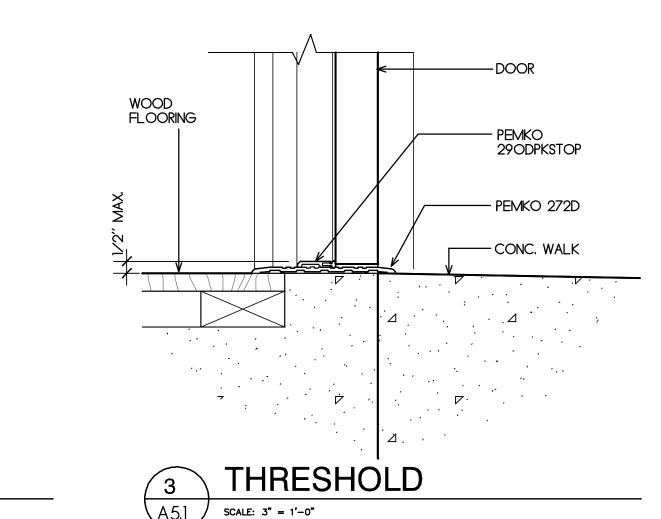


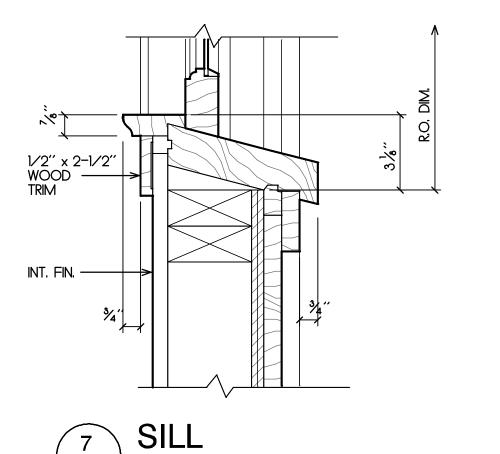






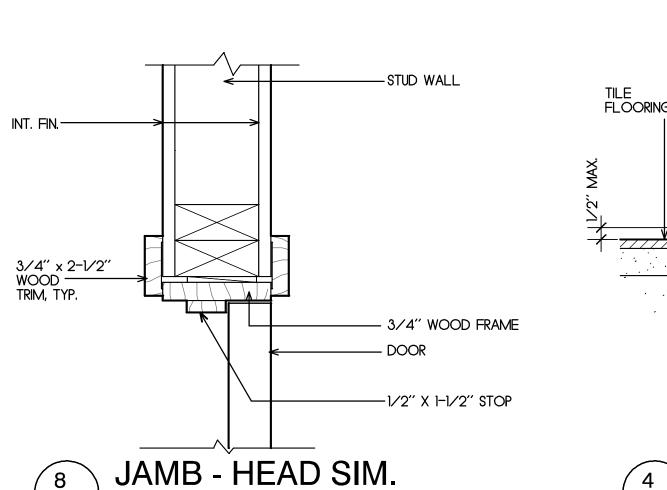


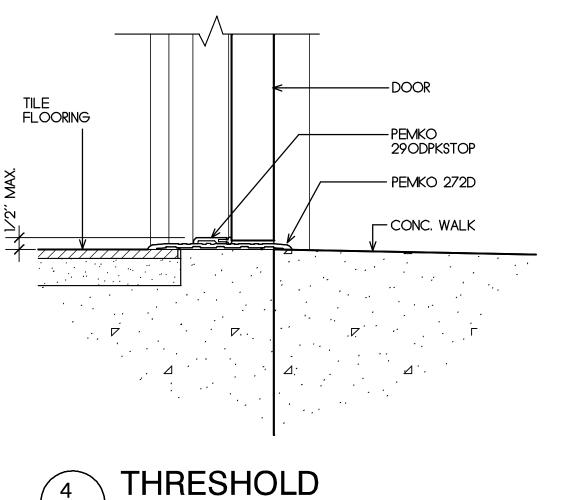




SCALE: 3'' = 1'-0''

SCALE: 3" = 1'-0"





SCALE: 3'' = 1'-0''

ROOM FINISH SCHEDULE								
ROOM NAME	REMARKS							
MEN	FI	В3	W1/W2 *	C2	8′-0″	* W2 WAINSCOT, SEE INTERIOR ELEVATIONS		
WOMEN	FI	В3	W1/W2 *	C2	8′-0″	* W2 WAINSCOT, SEE INTERIOR ELEVATIONS		
VESTIBULE	FI	B2	WI	C2	8′-0″			
GIFT SHOP	F2	B1	W1	C1	SEE BLDG. SECTIONS			
1		1	1	1	1	I		

# **FLOORS**

FI CERAMIC TILE - SEE (- '

F2 WOOD FLOORING:
VERT. GRAIN D.F. 3/4" X 3-1/4" T & G IN
RANDOM LENGTHS 4' TO 10', NO FINISH
HARDNESS RATING: 710 JANKA
GRADE: C+BTR. FLOORING

### WALLS

WI 5/8" GYPSUM WALLBOARD, SMOOTH FIN., (PAINTING BY OTHERS, N.I.C.)

W2 CERAMIC TILE - SEE (F)

#### **BASES**

B1 1 X 8 CLR. HEART REDWOOD (FINISH BY OTHERS, N.I.C.)

B2 ADEX ADNZ8O3 6" X 6" BULLNOSE, WHITE CERAMIC TILE

B3 CERAMIC TILE - SEE FA3.1

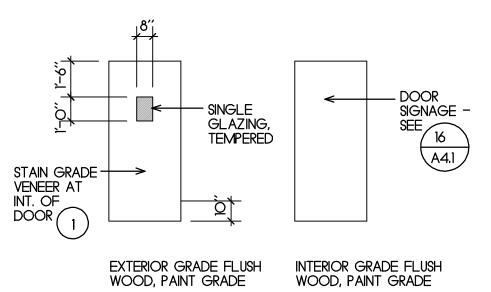
# **CEILINGS**

C1 1 X 6 T & G REDWOOD - (FINISH BY OTHERS, N.I.C.)

C2 5/8" GYPSUM WALLBOARD, SMOOTH FIN., (PAINTING BY OTHERS, N.I.C.)

D	DOOR SCHEDULE											
NO.	TYPE	SIZE			CORE	LAREI	FRAME	DETAILS				HDWR.
190.	IIFE	WIDTH	HEIGHT	THK.	CONE	LABEL TYPE HE	HEAD	JAMB	THRESH	REMARKS	GROUP	
	Α	3′-0″	6′-8″	1-3/4"	S.C.		WOOD	1/A5.1	2/A5.1	3/A5.1		1
2	Α	3′-0″	6'-8"	1-3/4"	S.C.		WOOD	1/A5.1	2/A5.1	4/A5.1		1
3	В	3′-0″	6′-8″	1-3/4"	S.C.		WOOD	8/A5.1	8/A5.1	_		2
4	В	3′-0″	6'-8"	1-3/4"	S.C.		WOOD	8/A5.1	8/A5.1	_		3



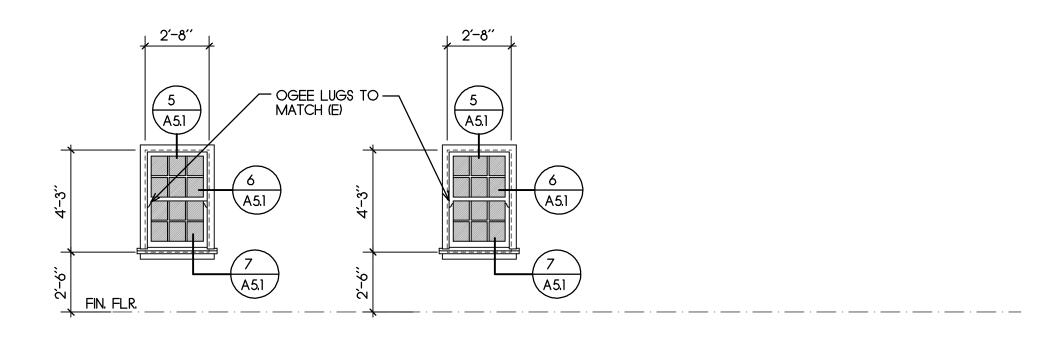


ALL PAINTING OF DOORS BY OTHERS, (N.I.C.)

# HARDWARE GROUPS

GROUP 1			
3 HINGES 1 LOCKSET 1 THRESHOLD 1 BASE STOP/HOLDER	IVES SCHLAGE PEMKO TRIMCO	ND7OPD-TLR SEE THRESHOLD DETAIL	613 613 BRZ BZ
GROUP 2			
3 HINGES 1 LATCHSET 1 DEAD BOLT 1 CLOSER 1 ADA SIGN 1 RESTROOM SIGN 1 WALL STOP	IVES SCHLAGE SCHLAGE LCN TRIMCO TRIMCO TRIMCO	NDIOS - TLR B66OP 4040 EDA 527/8 753/4	613 613 613 695 BLU BLU BZ
GROUP 3			
3 HINGES 1 LATCHSET 1 DEAD BOLT 1 CLOSER 1 ADA SIGN 1 RESTROOM SIGN 1 FLOOR STOP	IVES SCHLAGE SCHLAGE LCN TRIMCO TRIMCO TRIMCO	NDIOS - TLR B66OP 4040 EDA 527/8	613 613 695 BLU BLU BZ

# WINDOW SCHEDULE



A DOUBLE-HUNG WOOD WINDOW SINGLE, CLR. GLAZING

B DOUBLE-HUNG WOOD WINDOW SINGLE, OBSCURE GLAZING

# WINDOW NOTES:

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



DOUGLAS HOWE ARCHITECT 516 NINTH STREET



PROJECT:

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JULY 20, 2012

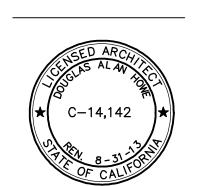
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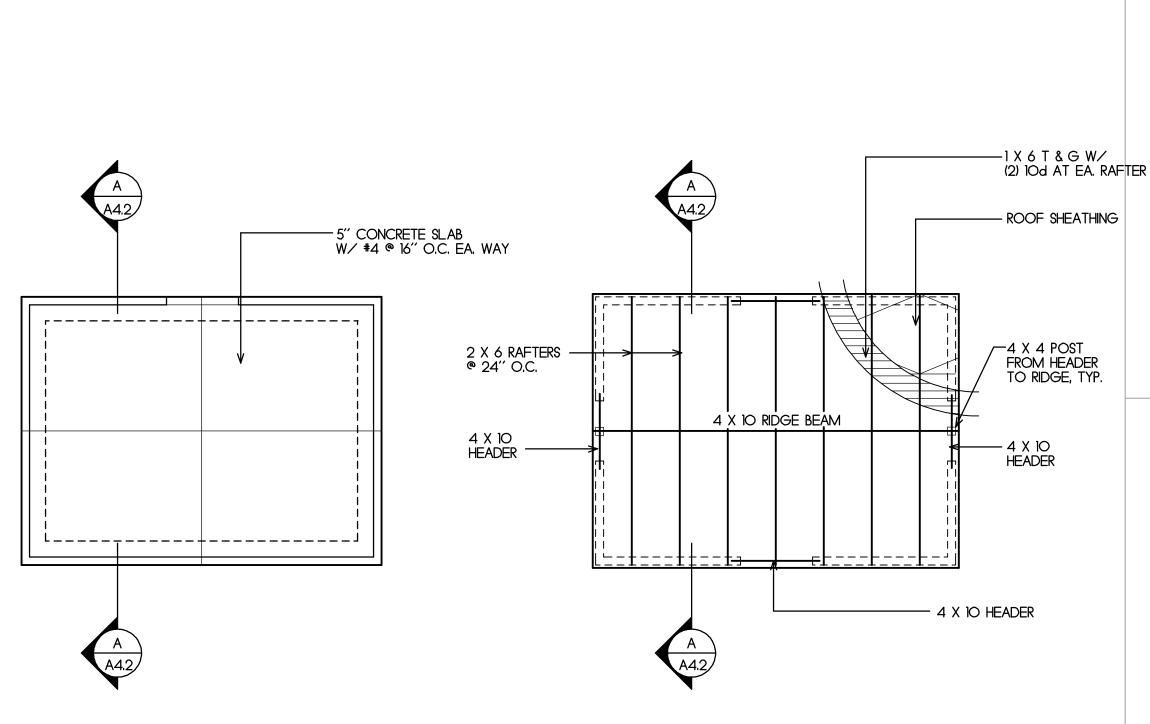
REISSUE MAY 21, 2013

DRAWN BY: D. HOWE

SHEET TITLE: SCHEDULES



SHEET A5.1



Roof Framing Plan

Roof Framing Plan

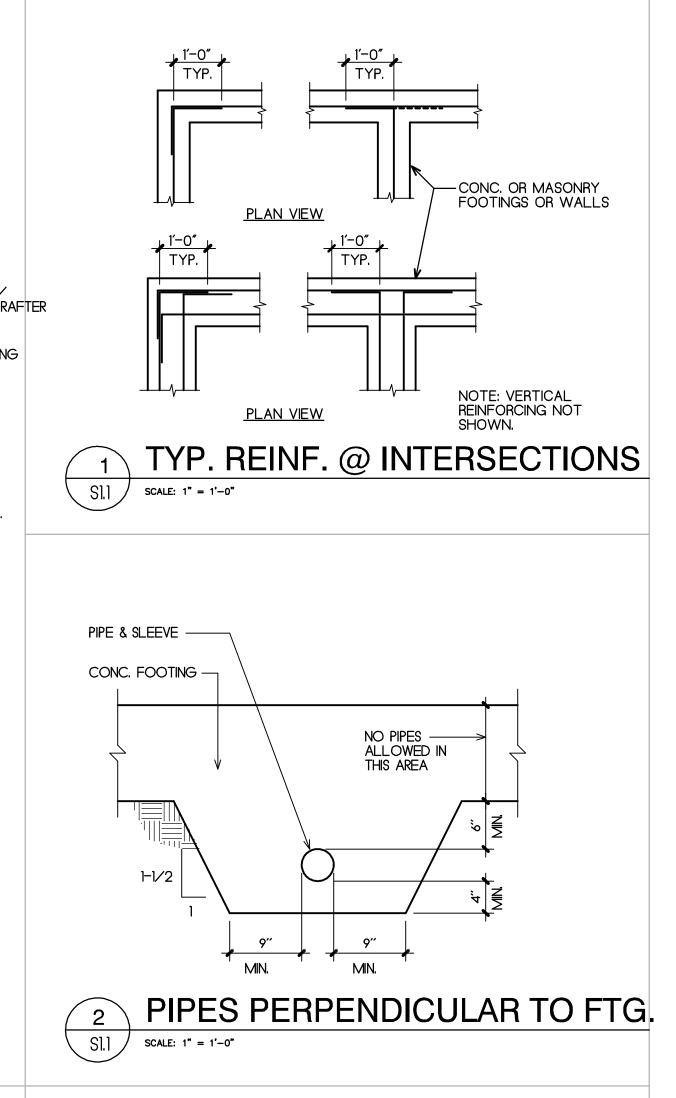
Foundation Plan

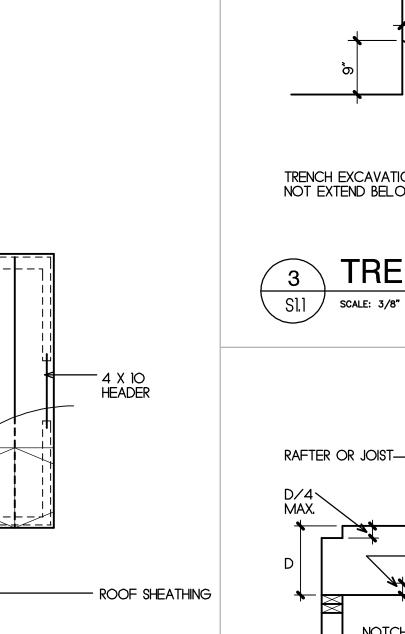
GIFT SHOP

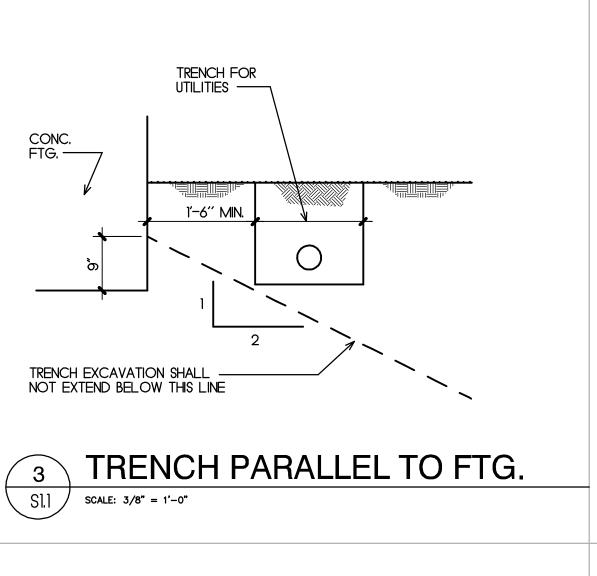
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Foundation Plan

5" CONCRETE SLAB W/ #4 @ 16" O.C. EA. WAY

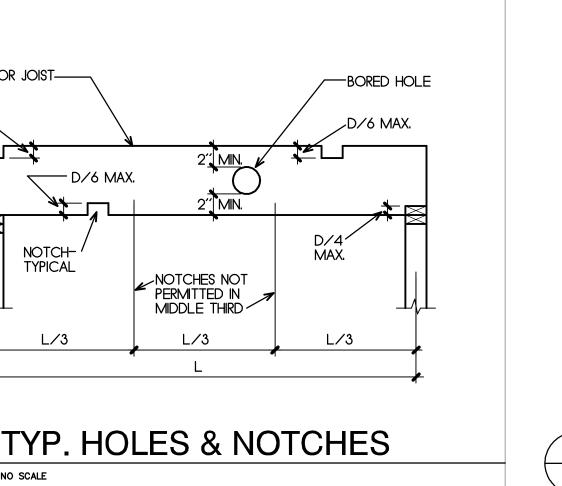






NOTCHES NOT PERMITTED IN MIDDLE THIRD /

L/3



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

. HOLES IN SHEAR WALL

# STRUCTURAL NOTES

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

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

REISSUE MAY 21, 2013

**DOUGLAS HOWE** ARCHITECT

516 NINTH STREET

PACIFIC GROVE, CALIFORNIA 831 - 647 - 1774

PROJECT:

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JULY 20, 2012

REVISIONS:

DRAWN BY: D. HOWE

SHEET TITLE:

TYP. CONTROL JOINTS

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

SHEET

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

4 X 10 HEADER

2 X 6 RAFTERS @ 24" O.C.

4 X 10 HEADER

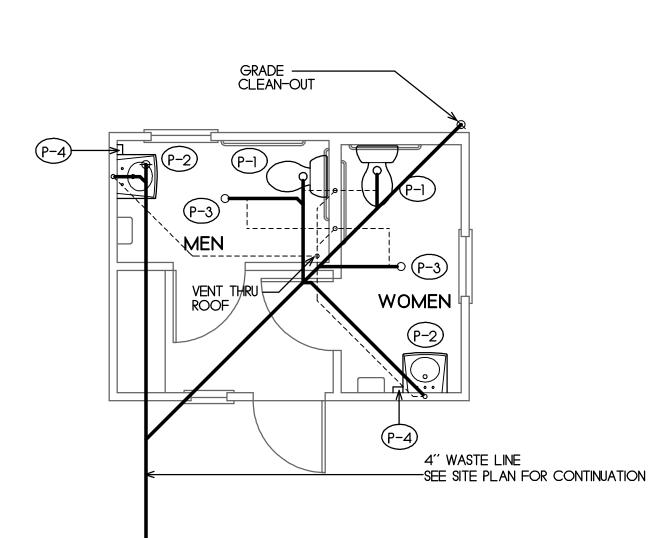
S1.1 /

NOTCH-TYPICAL

L/3

S1.1 /

TOP PLATES



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

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

# NOTES:

- 1. FIXTURES SHALL BE COMPLETE WITH ALL FITTINGS, SUPPORTS, FASTENING DEVICES, FAUCETS, VALVES, 17 GUAGE TRAPS, STOPS, CAULKING AND APPURTENANCES REQUIRED. FIXTURE COLOR SHALL BE WHITE.
- 2. SOIL, WASTE, DRAIN AND VENT PIPE SHALL BE ABS PIPE & FITTINGS CONFORMING TO SCHEDULE 40 ASTM F 628 OR ASTM D 2661, ALL PRODUCTS SHALL BEAR THE SEAL OF A NATIONALLY-RECOGNIZED LISTING OR CERTIFYING AGENCY.
- 3. WATER PIPING SHALL BE HARD WATER COPPER TUBE, CONFORMING TO ASTM 888 TYPE "L" ABOVE GROUND AND TYPE "K" BELOW GROUND, WITH WROUGHT COPPER FITTINGS.
- 4. PIPE INSULATION: INSULATE ALL DOMESTIC HOT WATER AND HOT WATER RETURN PIPING WITH FIBERGLASS I' NOMINAL THICKNESS OWENS-CORNING TYPE ASJ STAPLED IN PLACE WITH VAPOR BARRIER, ALL ELBOWS AND FITTINGS SHALL BE FACTORY PRE-FABRICATED PVC COVERS. ON ALL EXPOSED HOT WATER DROPS, COVER INSULATION WITH PVC COVERING AND SEAL PER MFR'S RECOMMENDATIONS.

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







PROJECT:

# inos Lighthouse Restoration IY OF PACIFIC GROVE

DATE JULY 20, 2012

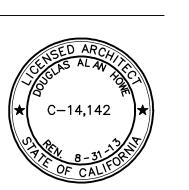
REVISIONS:

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REISSUE MAY 21, 2013

DRAWN BY:

SHEET TITLE:



P1.1

# **GENERAL CONSTRUCTION NOTES**

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. MATERIALS AND EQUIPMENT SHALL BE U.L. LISTED AND LABELED FOR THE APPLICATION.
- 2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTION FEES REQUIRED BY THIS CONTRACT WORK.
- 3. CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING AND ALLOW FOR ALL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK NOTED AND CALLED OUT ON ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN INFORMATION AND BE FAMILIAR WITH ALL OTHER TRADES WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN OTHER TRADES ON PROJECT.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY AND SHALL PROVIDE INSURANCE COVERAGE AS NECESSARY FOR LIABILITY AND PERSONAL, PROPERTY DAMAGE, TO FULLY PROTECT THE OWNER, ARCHITECT AND ENGINEER FROM ANY AND ALL CLAIMS RESULTING FROM THIS
- 5. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AT THE PROJECT SITE INDICATING ALL MODIFICATIONS TO ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL AT THE CONCLUSION OF THE PROJECT PROVIDE ACCURATE "AS-BUILT" DRAWINGS ACCEPTABLE TO THE ARCHITECT.
- 6. ALL MATERIALS PROVIDED TO THE PROJECT SHALL BE NEW. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL INCIDENTAL MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.
- 7. CONTRACTOR SHALL PROVIDE TO THE ARCHITECT A CONSTRUCTION SCHEDULE OF ELECTRICAL WORK. THE CONSTRUCTION SCHEDULE SHALL IDENTIFY ALL SIGNIFICANT MILESTONES WITH COMPLETION DATES.
- 6. CONTRACTOR SHALL PROVIDE ALL REQUIRED "CUTTING, PATCHING, EXCAVATION, BACKFILL AND REPAIRS" NECESSARY TO RESTORE DAMAGED SURFACES TO EQUAL OR BETTER THAN ORIGINAL CONDITIONS EXISTING AT START OF WORK.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.
- IO. ALL ELECTRICAL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF. EXTERIOR CONDUITS RUN INTO BUILDINGS SHALL BE INSTALLED WITH FLASHING, CAULKED AND SEALED. CONDUITS FOR EXTERIOR ELECTRICAL DEVICES SHALL BE RUN INSIDE BUILDING UNLESS OTHERWISE NOTED ON DRAWINGS.
- II. ALL CONDUITS UNLESS OTHERWISE NOTED ON DRAWINGS SHALL HAVE AS A MINIMUM: TWO (2) #125 WITH ONE (1) #12 GROUND. "TICK" MARKS SHOWN ON CIRCUITRY ARE FOR ROUGH ESTIMATING ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODE.
- 12. ALL BRANCH CIRCUITS SHALL HAVE INDIVIDUAL NEUTRALS. SHARED NEUTRALS ON MULTIWIRE CIRCUITS IS NOT ALLOWED.
- 13. ALL 120/2777 LIGHT SWITCHES AND WALL OCCUPANT SENSORS SHALL HAVE A NEUTRAL INSTALLED TO THE DEVICE BOX EXCEPT WHERE A CONDUIT OR SURFACE RACEWAY SYSTEM IS INSTALLED.
- 14. COORDINATE ALL CONDUIT RUNS, ELECTRICAL EQUIPMENT AND PANELS WITH ALL OTHER WORK TO AVOID CONFLICTS.
- 15. SEE ARCHITECTURAL DOCUMENTS FOR EXACT PLACEMENT OF LIGHTING FIXTURES AND DEVICES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING TYPES FROM ARCHITECTURAL DOCUMENTS AND PROVIDE AND INSTALL ALL REQUIRED FIXTURE MOUNTING HARDWARE. PROVIDE AND INSTALL U.L. LISTED FIRE STOP ENCLOSURES FOR ALL RECESSED FIXTURES IN FIRE RATED CEILINGS.
- 16. FROM ALL NEW FLUSH MOUNT PANELS; THE CONTRACTOR SHALL STUB UP INTO ACCESSIBLE CEILING SPACE A MINIMUM OF FOUR (4) 3/4" CONDUITS FOR
- 17. CONTRACTOR SHALL PROVIDE IN EVERY EMPTY CONDUIT A DRAW STRING FOR USE
- 18. ALL CONDUIT AND WIRING SHALL BE CONCEALED WHERE POSSIBLE.
- 19. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO (E) UNDERGROUND SYSTEMS (GAS, WATER, TELEPHONE, ELECTRICAL, SEWER, ETC.). THE CONTRACTOR SHALL REPAIR \$ PAY ALL EXPENSES FOR DAMAGE TO (E) UNDERGROUND SYSTEMS AS A RESULT OF (N) WORK. REPAIR TO DAMAGED UNDERGROUND SYSTEMS SHALL BE TO THE OWNERS SATISFACTION WITHOUT EXTRA EXPENSE TO

# **ELECTRICAL SYMBOLS & ABBREVIATIONS**

			ELECTRICAL	. SYM	BOLS & ABBREVIA	TIOI	NS
			SYMBOLS & ABBREVIATIONS SHOWN ARE I	FOR GENER	AL USE. DISREGARD THOSE WHICH DO I	NOT APPE	AR ON THE PLANS.
0	FLUORESCENT LUMINAIRE - SEE SCHEDULE.	Фр	DEDICATED RECEPTACLE WITH DEDICATED NEUTRAL *		CIRCUIT BREAKER.	FIRE /	<u>ALARM</u>
	EMERGENCY OR NIGHT LIGHT	#	RECEPTACLE DOUBLE DUPLEX *	<b>●</b>    -	GROUND ROD WITH GROUNDWELL BOX		RE ALARM DRAWINGS FO
	STRIP FLUORESCENT LUMINAIRE -	Ф	HALF SMITCHED RECEPTACLE - DUPLEX *	<b>-</b>	GROUND ELECTRODE  NORMALLY OPEN CONTACT.	QUANTI	TIES AND MOUNTING HEIG
	SEE SCHEDULE.  LUMINAIRE - RECESSED - SEE SCHEDULE	ф	SINGLE RECEPTACLE #	— <u>//</u> —	NORMALLY CLOSED CONTACT.	□p `~	MANUAL PULL STATION
□→	RECESSED WALL WASHER	Ψ	, c., c., , , , , , , , , , , , , , , ,	$\boxtimes$	TRANSFORMER - SEE SINGLE LINE FOR SIZE.	X 7	STROBE ONLY
0	LUMINAIRE - SURFACE MOUNTED -	Ф	CONVENIENCE RECEPTACLE - DUPLEX CEILING MOUNTED		PULLBOX		HORN ONLY
_	SEE SCHEDULE.	•	FLOOR MOUNTED DUPLEX RECEPTACLE	$\sim$	FLEX CONDUIT WITH CONNECTION.	\ M	MINI HORN
•••	LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE.	$\bigcirc \bigcirc$	FLOOR MOUNTED BOX	•	CONDUIT - UP.	$\nabla$	HORN/STROBE
Ю	LUMINAIRE - WALL MOUNTED SEE SCHEDULE.	<b>9</b>	POWER OUTLET, SEE PLANS FOR NEMA TYPE *		CONDUIT - DOWN.	_	
<b>-•</b>	BOLLARD OR PATH LIGHT - SEE SCHEDULE		POWER POLE	— E —	CONDUIT EMERGENCY SYSTEM.	<b>(</b>	HEAT DETECTOR
	EXIT LIGHT - DIRECTIONAL ARROWS AS	lacksquare	VOICE/DATA WALL OUTLET - INSTALL ABOVE COUNTER - FIELD VERIFY HEIGHT	— т —	CONDUIT - TELEPHONE	<b>②</b>	SMOKE DETECTOR
<u> </u>	INDICATED - SEE SCHEDULE.  TRACK LIGHTING - SEE SCHEDULE	$\nabla$	VOICE/DATA WALL OUTLET *	<b>—</b> ₩	CONDUIT - TELEVISION	<b>2</b>	DUCT SMOKE DETECTO
	EMERGENCY EXIT LIGHT.	$\nabla_a$	DATA WALL OUTLET NEAR CEILING - 12" BELOW FINISHED CEILING	—_LV—	LOW VOLTAGE WIRING	$\Diamond$	TAMPER SWITCH
\$	SINGLE POLE SWITCH **	igorplus	FLOOR MOUNTED VOICE/DATA OUTLET		SURFACE METAL OR NON-METALLIC RACEWAY  CONDUIT - CONCEALED IN WALLS OR CEILING.	*	FLOW SWITCH
<b>\$</b> a	SINGLE POLE SMITCH, ** a = CIRCUIT CONTROLLED.	$\Phi$	TV OUTLET *		CONDUIT - EXISTING	V N. 1	
\$з	THREE WAY SWITCH **	<u> </u>	INTERIOR SPEAKERS CEILING MOUNTED.		CONDUIT - BELOW SLAB OR	X	POST INDICATING VAL
\$4	FOUR WAY SWITCH **	HS)	INTERIOR SPEAKERS WALL MOUNTED.	<b></b>	UNDERGROUND: 3/4"MIN.  CAPPED CONDUIT. STUB-OUT	<b>*</b> <b>®</b>	FIRE SMOKE DAMPER
\$м	MANUAL MOTOR STARTER	$\Theta$	CLOCK +8'-0" AFF U.O.N. VERIFY BEFORE	<u> </u>	CONDUIT CONTINUATION.	$\bigcap$	BELL (GONG)
\$ĸ	KEY OPERATED SWITCH **	T	INSTALLATION. THERMOSTAT - SEE MECHANICAL DRAWINGS	#10,	CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH	FCP	FIRE ALARM CONTRO
<b>\$</b>	LIGHTING DIMMER * *		DRAWINGS *		CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE	APS	AUXILIARY POWER SU
<b>\$</b>	L.V. SMITCH **		PANELBOARD - FLUSH MOUNTED.		CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES	FSA	FIRE SYSTEM ANNUNC
<b>\$</b>	WALL OCCUPANCY SENSOR **		EQUIPMENT PANEL - FLUSH MOUNTED  PANELBOARD - SURFACE MOUNTED.		WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12AMG.	[ <del>- 3/ \</del> ]	
<b>\$</b> 2	DOUBLE SMITCHED WALL OCCUPANCY SENSOR * *	<b>7777</b> 2	EQUIPMENT PANEL - SURFACE MOUNTED	_		FTR	FIRE ALARM TRANSPO OR TRANSMITTER
	LIGHTING CONTROL OCCUPANCY SENSOR CEILING MOUNTED U.O.N.	$\Theta$	METER W/ CURRENT TRANSFORMER.	2	SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET.	ESR	ELEVATOR STATUS/RE
<	LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED	<u>Ф</u> /Ю	JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES.	3	SCHEDULE SYMBOL; SEE ASSOCIATED	FAC	FIRE ALARM COMMUN
•	SECURITY DOOR CONTACTS.	$\mathcal{O}'$	MOTOR CONNECTION	V K	NOTE ON SAME SHEET.  DETAIL NUMBER	ANN	REMOTE ANNUNCIATOR
⊦⋈→	SECURITY MOTION DETECTOR	ㅁ	NON-FUSED DISCONNECT SWITCH	E3.0 F	DETAIL OR SECTION REFERENCE SHEET NUMBER	EOL	END OF LINE
HC	CCTV CAMERA	ď	FUSED DISCONNECT SWITCH. FUSED WITH DUAL-ELEMENT FUSES SIZED PER	2	- INDICATES QUANTITY OF TELEPHONE OUTLETS		
Ф	CONVENIENCE RECEPTACLE - DUPLEX *	<b>5</b> 7.	EQUIPMENT MFGR'S NAMEPLATE DATA.				
•	DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT	⊠,	COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFGRS NAMEPLATE DATA.	(2)	SEE ASSOCIATED NOTE ON SAME DETAIL		
∯ eFI	GFCI CONVENIENCE RECEPTACLE - DUPLEX *		MAGNETIC STARTER - NEMA SIZE INDICATED. NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED.	F301	FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL		
	LIGHT FIXTURE	E SCI	HEDULE	APPL	ICABLE CODES &	STA	NDARDS

<b>●</b>    -	GROUND ROD WITH GROUNDWELL BOX	NOTE:	
<b></b>   1∙	GROUND ELECTRODE		E ALARM DRAWINGS FOR TIES AND MOUNTING HEIGHTS.
$\dashv\vdash$	NORMALLY OPEN CONTACT.		MANUAL PULL STATION
<b>─</b> //─	NORMALLY CLOSED CONTACT.	∐ <b>p</b> ∀	
$\boxtimes$	TRANSFORMER - SEE SINGLE LINE FOR SIZE.	X 7	STROBE ONLY
	PULLBOX		HORN ONLY
$\sim$	FLEX CONDUIT WITH CONNECTION.	∇ M	MINI HORN
•	CONDUIT - UP.	$\nabla$	HORN/STROBE
•	CONDUIT - DOWN.	_	
— E —	CONDUIT EMERGENCY SYSTEM.	<b>(</b>	HEAT DETECTOR
— т —	CONDUIT - TELEPHONE	<b>②</b>	SMOKE DETECTOR
— <sub>TV</sub> —	CONDUIT - TELEVISION	<u> </u>	DUCT SMOKE DETECTOR
LV	LOW VOLTAGE WIRING	<u>©</u>	TAMPER SWITCH
	SURFACE METAL OR NON-METALLIC RACEWAY	_	
	CONDUIT - CONCEALED IN WALLS OR CEILING.	♦	FLOW SWITCH
	CONDUIT - EXISTING	$\mathring{\mathbb{M}}$	POST INDICATING VALVE
	CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4"MIN.	#	EIDE GNOVE DANDER
<b>E</b>	CAPPED CONDUIT. STUB-OUT	<b>&amp;</b>	FIRE SMOKE DAMPER
<b></b>	CONDUIT CONTINUATION.	分	BELL (GONG)
#10,1	CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12	FCP	FIRE ALARM CONTROL PANEL
	AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS	APS	AUXILIARY POWER SUPPLY
	AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12AMG.	FSA	FIRE SYSTEM ANNUNCIATOR
		FTR	FIRE ALARM TRANSPONDER OR TRANSMITTER
2	SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET.	ESR	ELEVATOR STATUS/RECALL
3	SCHEDULE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET.	FAC	FIRE ALARM COMMUNICATOR
( ) -	-DETAIL NUMBER DETAIL OR SECTION REFERENCE	ANN	REMOTE ANNUNCIATORS
E3.0 R	-SHEET NUMBER -INDICATES QUANTITY OF TELEPHONE OUTLETS	EOL	END OF LINE
2 /	-INDICATES QUANTITY OF DATA OUTLETS		
2-0	DETAIL NOTE REFERENCE SYMBOL SEE ASSOCIATED NOTE ON SAME DETAIL		
F301	FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL		

ALUM./AL ARCH.	ALUMINUM ARCHITECT	(NL)	CONTRACT NIGHT LIGHT	ARCHITECT
AMG	AMERICAN WIRE GAUGE	NO. NOM	NUMBER NOMINAL	516 NINTH STREET
BKR	BREAKER CONDUIT	NTS OAH	NOT TO SCALE OVERALL HEIGHT	PACIFIC GROVE, CALIFOR 831 - 647 - 1774
C CATV	CABLE TV	00	ON CENTER	
CB	CIRCUIT BREAKER	OH	OVERHEAD	
CCTY	CLOSED CIRCUIT TY	PA	PUBLIC ADDRESS	GROV
CKT	CIRCUIT	PB	PULL BOX	13
CL	CENTER LINE	PF	POWER FACTOR	
CLG	CEILING	PH	PHASE	
CO	CONDUIT ONLY	PIR	PASSIVE INFRARED	
CTR	CENTER	PNL	PANEL	
DIM	DIMENSION	PV	PHOTOVOLTAIC	
DIST	DISTRIBUTION	PVC	POLYVINYL	
(E)	EXISTING		CHLORIDE	NC 1989

NOT IN CONTRACT

NOT IN ELECTRICAL

POWER EXISTING TO BE REMOVABLE POLE RECPT'S RECEPTACLES PROJECT: REQUIRED REQUIREMENT(S)

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**t** 

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DATE

JAN. 4, 2013

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DOUGLAS HOWE

SINGLE LINE DIAGRAM STC SYSTEMS TERMINATION SWITCHBOARD TTB TELEPHONE TERMINAL BACKBOARD UON UNLESS OTHERWISE UNDERGROUND

WATT WEATHERPROOF TRANSFORMER

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

MECHANICAL METAL HALIDE MAIN LUGS ONL' MAIN POINT OF ENTRANCE MOUNTED MOUNTING

# FIXTURE NOTES:

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

YPE	DESCRIPTION	LAMPS	MANUFACTURER
A	4' FLUOR. ANGLED WALL BRACKET, CHROME ENDS, 120V ELECTRONIC BALLAST.	(2) 32W T8	DAY-BRITE #AMB232-120EBIOI 7
В	2' × 2' SURFACE MODULAR FLUOR., FLAT AL. FRAME, #12 LENS, 120V ELECTRONIC BALLAST.	(2) 17M TØ	DAY-BRITE #SMR 217-FA-12-120EBIOI 7
С	INCANDECENT PENDANT, ANTIQUE COPPER FINISH, 8" SHADE, BLACK CLOYH CORD, ANTIQUE LAMP, 120V.	(1) 60M QUAD-LOOP TUNGSTEN C8350	REJUVENATION AIII2/B2256 SERIES 7
D	NOT USED		
D1	NOT USED		
XA	ANTIQUE COPPER FLUOR. OUTDOOR WALL LIGHT, PLAIN FROSTED GLASS, 120V., WET LABEL.	(I) I3M 6U24	REJUVENATION 7 A3390 SERIES 7

# **APPLICABLE CODES & STANDARDS**

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

FIRE CODE (IFC) AND CALIFORNIA LATEST ADOPTED AMENDMENTS.

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

# STANDARDS:

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

# SHEET INDEX

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

ABBREVIATIONS

FL00R

EM

EMT

FA

FLUOR.

GND, G

IDF

JB

ΚY

LTG

MTG

LV

GC

ABOVE FINISHED

ELECTRICAL

EMERGENCY

ELECTRICAL

EQUIPMENT

FINISH

FLOOR

FUTURE

GENERAL

GROUND

INTERCOM

KILOVOLT

KILOWATT

LIGHTING LOW YOLTAGE

THOUSAND

CIRCULAR MILS

MAIN DISTRIBUTION

INTERMEDIATE

INCANDESCENT

JUNCTION BOX

STEEL

FIRE ALARM

FIRE ALARM

FLUORESCENT

CONTRACTOR GROUND FAULT

INTERRUPTING

GALVANIZED RIGID

DISTRIBUTION FRAME

KILOVOLT AMPERES

LIGHTING CONTROL

CONTROL PANEL

METALLIC TUBING

CONTRACTOR EVENING LIGHT NIC

(R)

REQMT'S

- POWER & LIGHTING PLANS
- E3.1 ELECTRICAL SPECIFICATIONS.

**REVISIONS: RE-ISSUE 5-21-13** 

**DRAWN BY:** 

CADD

SHEET TITLE: SYMBOLS, ABBREV.

SCHEDULE, CODES,

LIGHT FIXTURE

STANDARDS. NOTES & SHEET INDEX AURUM CONSULTING

**ENGINEERS** 

MONTEREY BAY, INC.

EXP. 6/30/14

Project No. 11132.00 60 Garden Ct • Suite 210 • Monterey, CA 93940

T.831.646.3330 • F.831.646.3336 • www.acemb.com

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

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School   Relocat School   Phase of Construction:   New Commendation Author's Decider   Complex   New Commendation Author's Decider   Complex   Name   J. Elias Cosio   Company   Aurum Consulting Engineers   Address   60 Garden Ct Suite 210   City/State/Zip   Monterey, CA 93940   The Principal Lighting Design   I am eligible under Division 3 (lighting design   I am eligible under Division 3 (lighting design   This Certificate of Compliance compliance with Title 24, Page   The design features represent to document this design on the specifications submitted to the Name   Edridge O. Bell P.E.   Company   Aurum Consulting Engineers Mc   Address   60 Garden Ct Suite 210   City/State/Zip   Monterey, CA 93940   Lighting Mandatory Measures Indicate location on building plans of Mandatory   Lighting Compliance   Complian	er's Declaration e Building aration Statemel e documentation is accepted by the California Busin identifies the lighting s 1 and 6 of the California Busin identifies the lighting s 1 and 6 of the California Busin identifies the property of the conforcement agency enterey Bay  Measures Note Block: WORKSHEETS (chill Energy Efficiency Stand ifficate of Compliance. All thing Controls Credit Work or Lighting Power Allowa ored Method Worksheet Voltage Track Lighting Worksheet Voltage Track Lighti	Statemen ness and Pro gleatures and conformic Code of Compliance fornia Code of Compliance pages required sheet nee  Jorksheet  Constitution of Spaces  Tioned Spaces  Tioned Spaces  Tioned Spaces	omplete.  Interpretation of the spiral procession and performs of Regulatione are correctly procession and performs, works all with this signature. Date procession of the performs please of the performance of the performance of the performs please of the performance of the perform	Signat  Date  CEA # CEPE Phone  Code ance s sitions. nsister  601.  1D: 1111  ID: 1111  ID: 1111	Alteration Tailored  S23/2013 #  831-646-3 to accept respecification at with the incalculation and permit appearmit	esponsibles requirent formatics, plans opplication	Pa  Date  Steed or
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calculation of actual indoor lighting power censity in O 2 wasts penisquare foot is totaled below.	Accordance wit	trifhe Exception to § (48ta).	All politable	lighting in	excess of				=	С
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override switch in sight of the lights. The area of override is not to exceed 5,000 square feet.

the adjacent lot. Diagram of shading during different times of the year is included on plans. §131(c): Display Lighting. Display lighting shall be separately switched on circuits that are 20 amps or less.6.

§130(c)1: Mandatory lighting power determination for medium base sockets without permanently installed ballasts

§132(c)1: All permanently installed outdoor lighting meets the control requirements listed.

D. SPECIFIC APPLICATION LIGHTING WATTAGE ALLOWANCE PER APPLICATION

E. SPECIFIC APPLICATION LIGHTING WATTAGE ALLOWANCE PER AREA

Application Wattage
Number of Allowance Allowance (watts) (B X C) Symbol

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

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

Outdoor Lighting Measures:

OUTDOOR LIGHTING WORKSHEET

Pt. Pinos Lighthouse Toilet & Gift Shop

§132(a): All permanently installed difficulties per Watt or are controlled by a motion sensor.

Automatic Control Devices Certified: All automatic control devices specified are certified, all alternate equipment shall be certified and installed as directed by the manufacturer.

Fluorescent Ballast and Luminaires Certified: All fluorescent fixtures specified for the project are certified and listed in the

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 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

All permanently installed luminaires with lamps rated over 100 Watts either have a lamp efficacy of at least 60 lumens

§132(b): All Luminaires with lamps rated greater than 175 Watts in hardscape area, including parking lots, building entrances, canopies, and all outdoor sales areas meet the Cutoff Requirements.

§132(c): Building facades, parking lots, garages, canopies, and outdoor sales areas meet the Multi-Level Lighting Requirements listed.

§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.

Uniform Reduction for Individual Rooms: All rooms and areas greater than 100 square feet and more than 0.8 watts 

§131(b): per square foot of lighting load shall be controlled with bi-level switching for uniform reduction of lighting within the

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J. Elias Cosio  Company  Aurum Consulting Engineers  Address  60 Garden Ct Suite 210  City/State/Zip  Monterey, CA 93940  Principal Lighting Designer's Decla	ration S	tatement	Date  CEA #  CEPE #  Phone	5/23/2013 831-646-333		r th
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J. Elias Cosio	Signature
Ty Aurum Consulting Engineers	Date 5/23/2013
Aurum Consulting Engineers s	072372013 CEA#
60 Garden Ct Suite 210	CEPE#
te/Zip Monterey, CA 93940	Phone 831-646-3330
This Certificate of Compliance identifies the lighting feature compliance with Title 24, Pages 1 and 6 of the California C The design features represented on this Certificate of Com to document this design on the other applicable compliance	ode of Regulations. pliance are consistent with the information provided e forms, worksheets, calculations, plans and
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5/23/2013

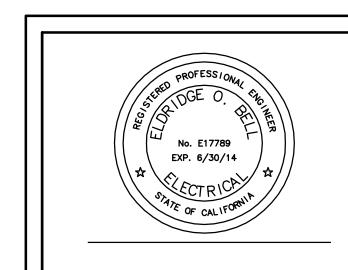
ALLOWANCE

CERTIFICATE OF COMPLIAN	CE	(Part 3	of 41	LT	G-10	CERTIFICATE OF	COMPLIANCE		(Part 4 of 4)	LTG-1
et Name				Care		Project Name			,	Date
t. Pinos Lighthouse Tailet & Gift Shap IDOOR LIGHTING SCHEDULE and FIFLE	N INSPESSIO	LI ENEDAN ALIFARI IAT		6/23	V2013	Pt. Pinos Lighthouse To	,	NO MUST N	T DE COMPINED FOR COM	5/23/201
							CONDITIONED SPACE LIGHT ower for Conditioned Spaces		DI BE COMBINED FOR COMI loor Lighting Power for Uncondi	
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eneral lighting pontrolled separately from display	, ornaments, ar	nd display casa lighting and gil dema	nd responsive	autometi		Installed Lighting	Watt		<b>d</b> Lighting	Watts
introls for rotal stores is \$0,000 ft in accordance				F	ble	(from Conditioned LTG-1C, Pag	e 2)	(from Un	conditioned LTG-1C, Page 2)	
ANDATORY LIGHTING CONTROLS - FI		TION ENERGY CHECKLIST			ector	Lighting Control Credit Conditioned Spaces (from LTG-			Control Credit ioned Spaces (from LTG-2C)	-
Voe/ Description	Number of Units	Cocalion in Luiteing	Specia.	Pass	Tai	Adjusted Installed	_		d Installed	
Occupancy Sensor Wall Mounted Switch -	5	See Plans	1 0	-		Lighting Power	=	Lighting	Power	=
	+ - +		<del>                                     </del>	=		Complies if Installed ≤ Allo	wed ‡	Complie	s if Installed ≤ Allowed	<b>\$</b>
			<del>                                     </del>	===	С	Allowed Lighting Power	TO 20 DEDE #		Lighting Power	
			+ $$	I		Conditioned Spaces (from L	TG-3C or PERF-1)	Uncond	itioned Spaces (from LTG-3C)	
			+ $$	- C		Required Acceptance Test	s			
			+			Designer:				
				Ξ			e designer and attached to the plan juired to check the acceptance tests			
			+			certified as meeting the Acce	eptance Requirements for Code Co	mpliance. If all	the lighting system or control of a	certain type requ
			+ $$	95-24			g and the number of systems. The			
				=			of work appropriately. <b>Forms can</b>			w the responsible
			<del>                                     </del>	-		Enforcement Agenc	<b>y:</b>		<del>,</del>	
			<del>                                     </del>	-	_	Systems Acceptance. Befo	re Occupancy Permit is granted for led in the building or space shall be	a newly constr	ucted building or space or when ev	er new lighting
				STATE OF THE PARTY	CC 300 CC	System with controls is install	ied in the building of space shall be	centitied as me	eting the acceptance Regulremen	IS.
	1		1 -	- ·	Г			to be accepted		
				=		The <b>LTG-2A</b> form is not cons checked and/or filled and sig	sidered a complete form and is not ned. In addition, a Certificate of Ac	ceptance forms	by the enforcement agency unless s shall be submitted to the enforcer	the boxes are ment agency tha
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		Enter total into OL1	C-1C- Da	ma 4 ol 4:				Walle:		20	
Il Fail the	O The wattede of the temp indexerise on Page 2 of the LUMINAIRES	rspection Greekist Form	and take a	peropriate :	action to	a compet.		Inciplans spectio		rγ.	
	Name or Symbol	D <sub>2</sub>	scription	of exemp	llumi	nalies ir	accorda	nce will	1 §147		
IANDAT	ORYCONTROLS				_		Field In	spectio	n 🗆		
#	Description	Localian			_	Des	criplion		Lo	cation	1
2	Photocell -	See Plans			_						
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PECIAL	FEATURES INSPECT	TON CHECKLIST (9	See Page	2 of 4 c	of OLT	(G-1C)					
ne local en	forcement apency should be	y special attention to the i	ten s speci	ed in this c	hetkis	L These i					
arxii nentati Asigo dhati	ion, and special verfication otherwise complies based or	The rocal enforcement agr the adaptizety of the spet	enco de terri dal justifica	rines Ulero: tion and do	degusya Cument	y of the ju ations the	s. I cetion, : nitred	and may r	ejesta odi	Инде	
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iled Insp	ector Notes or Discrepe	ncies:									

	CONTROLS CREDIT	WORKSHE	<u>:ET</u>	(Part 1		LTG-2C
	thouse Toilet & Gift Shop				<b>I</b>	Date <b>5/23/2013</b>
	ISTMENT FACTORS (PAF) FO					
A Separate PAF schedule are on	Worksheet Must Be Filled Out fo	or Conditioned an	d Unconditione	ed Spaces. Con	itrol Credits liste	ed on this
	IONED SPACES	☑	UNCONDITIO	ONED SPACES	;	
Α	В	С	D	Е	F	G
Room # Zone ID Areas	Lighting Control Description <sup>1</sup>	Plan Reference	Room Area (ft²)	Watts of Control Lighting	Power Adjustments Factor <sup>2</sup>	Control Credit Watts (E x F)
Restrooms	Occ Sensor - Multi-Level	A	160	124	0.20	(= x., /
Restrooms	Occ Sensor - Multi-Level	В	160	33	0.20	
Gift Shop	Occ Sensor - Multi-Level	c	160	120	0.20	
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					PAGE TOTAL	
Note:	Building to	otal of non-daylight co	ntrol credit watts fo	or all pages of LT(		
Conditioned and Unconditioned	•	r building total of all da	aylight controls cre	edit watts from LTC	G-2C Page 2 of 2	
Space shall be		BUIL	LDING TOTAL OF N-DAYLIGHT AND	ALL CONTROL	CREDIT WATTS	
separately totaled	Enter in L	FOR BOTH NON, TG-1C; Page 4: Light		t as appropriate for		
	l be consistent with Type of Control defi ent Factor taken from Table 146-C	ined in Table 146-C				

OF COMP	PLIANCE				(	Part 2	of 4)		LTG	-1C	CERTIFICATE OF COMPLIANCE (Part 3 of 4)	OLTG-1C
ise Tollet & Giff								Date 57	23/20	143	Project Name	Date 5 (0.0 (0.0 4.0
	is control sci	JEDIH	C and Cl		ICDEA	TION OF	HEORIE		23/20	113	Pt. Pinos Lighthouse Toilet & Gift Shop	5/23/2013
	LTG-1INST (Setaln)								antio	ъ П	A. OUTDOOR LIGHTING ZONE	
	OLTG-2A (Actain)							eld Inap			OUTDOOR LIGHTING ZONE: □ OLZ 1 □ OLZ 2 □ OLZ 3 □ OLZ 4	
Lumineire Scher		a body an	to venity for	Y IS COM		nd ag 124. Installed		eld Insp	ectio	n u	Is the Outdoor Lighting Zone:	HA
В	- III	С	D	Е		F	G	н		_	Computate the information heless if the defects Outdoor Linkting Zane has been greeneded by the level invitation	un la martina de la contra dela contra de la contra del la contr
Juminske Jesorio See kortinde bel sekeko akmenog 40 vadr Fluo basser Oust Er	kteri 20 well metal natulaj 21 <i>4 Fila Fil</i> ac niter total Into OLTO	July 2 F1C; Pe	50 m migra   1400   140	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Harry Carlotter Control of the Carlotter Carlo	wittage demines (4 a.c.)	Multiparov Cumina os	1 recalled Walfs	Mex	Pad ector	Complete the information below if the default Outdoor Lighting Zone has been amended by the local jurisdictio (JHA):  The site is a government designated park, recreational area, wildlife preserve, or portion thereof, and ha LZ2 or LZ3, in accordance with Table 10-114-A, because the site is contained within such a zone.  The local jurisdiction having authority has officially adopted a change to the State Default Lighting Zone Energy Commission by providing the materials required in §10-114(d) to the Executive Director.  The adopted change is posted on the Energy Commission website.  B. ADDITIONAL LIGHTING POWER ALLOWANCE FOR ORDINANCE REQUIREMENTS  Are additional lighting power allowances for ordinance in Table 147-C used? ☐ Yes ☐ No  Complete the information below if additional lighting power allowances for ordinance requirements are used:  The local jurisdiction having authority has officially adopted specific outdoor light levels, which are expreminimum footcandle levels, by following a public process that allowed for formal public notification, reviethe proposed change.  The local jurisdiction having authority which adopted specific outdoor light levels and has notified the Cothe following materials required §10-114(f) to the Executive Director.	as been designated as and has notified the ssed as average or w, and comment about
	surface, shoe box; for y entelectronic or mag										C. ACCEPTANCE FORMS Required Acceptance Tests	
ce of the lemp (bulb)	cimn IV shall be the ma o used in abcordance - cution Cheecial Form : Dos	Milh Sect Inditake c	on 1800d ar	ra) action to	opried.	Verity Lait Field In	idhe plans nspectio	il recess			Designer:  This form is to be used by the designer and attached to the plans. Listed below is the acceptance test for the LOLTG-2A. The designer is required to check the acceptance tests and list all control devices serving the buildicentified as meeting the Acceptance Requirements for Code Compliance. If all the lighting system or control of a test, list the different lighting and the number of systems. The NAT Section in the Appendix of the Nonreside Appendices Manual describes the test. Since this form will be part of the plans, completion of this section will a party to budget for the scope of work appropriately. Forms can be grouped by type of Luminaire controlled Enforcement Agency:  Systems Acceptance. Before Occupancy Permit is granted for a newly constructed building or space or when	ng or space shall be if a certain type requires intical Reference allow the responsible i. In ever new lighting
										-	system with controls is installed in the building or space shall be certified as meeting the Acceptance Requirem. The OLTG-2A form is not considered a complete form and is not to be accepted by the enforcement agency un	
NTROLS							nspectio				checked and/or filled and signed. In addition, a Certificate of Acceptance forms shall be submitted to the enfor	cement agency that
otocell -	Localian See Plans		*		Des	criplion		Lo	ocation	n	certifies plans, specifications, installation certificates, and operating and maintenance information meet the req §10-103(b) of Title 24 Part 6. The field inspector must receive the properly filled out and signed forms before the final occupancy. A copy of the <b>OLTG-2A</b> for each different lighting luminaire control(s) must be provided to the for their records.	ne building can receive
												ertificate of Acceptance
		_	_	-								
CO INCOCOTOS	H CHECKLIST (C.	- П	0 -5 5	4017	20.403						Luminaires Controlled	OLTG-2A <sup>1</sup>
cency should pay spe	NICHECKLIST (Se celar attention to the ite cool an orden antiscer	n s speci	i ed i ritrisk	thetkist	L These i						Cty. of Like Equipment Requiring Testing Description Controls Location	Outdoor Lighting Acceptance Tests
mplies based on the :	adabilizely of the speci	al <sub>i, u</sub> st fica	tion and do	c iment	dio as ib	tertim					Photocell 2 See Plans	
s or Discrepancie	:5:											
											1. Insert: OMS for Outdoor Motion Sensor; OLSC for Outdoor Lighting Shutoff Controls; OP for Outdoor Photo	ocontrol; ATS for
yBall — User Nonda	ei 8728 - <i>Rim</i> Gai	in: 7/13-	/J <u>5-77TN8:</u> 5	7/64	Ü	11132 55			Page	9 W 12	Astronomical Time Switch; and, STS for Standard (non-astronomical) Time Switch acceptance.  EnergyPro 5.1 by EnergySoft User Number: 6728 RunCode: 2013-05-23708:57:44 ID: 11132.00	Page 10 of 12
											E. 11102.00	, age 10 01 12

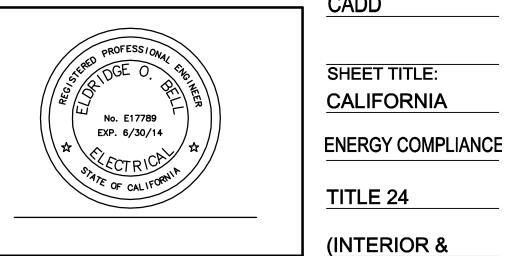




Project No. 11132.00

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**EXTERIOR**) AURUM CONSULTING MONTEREY BAY, INC.

SHEET

DOUGLAS HOWE

ARCHITECT

storation

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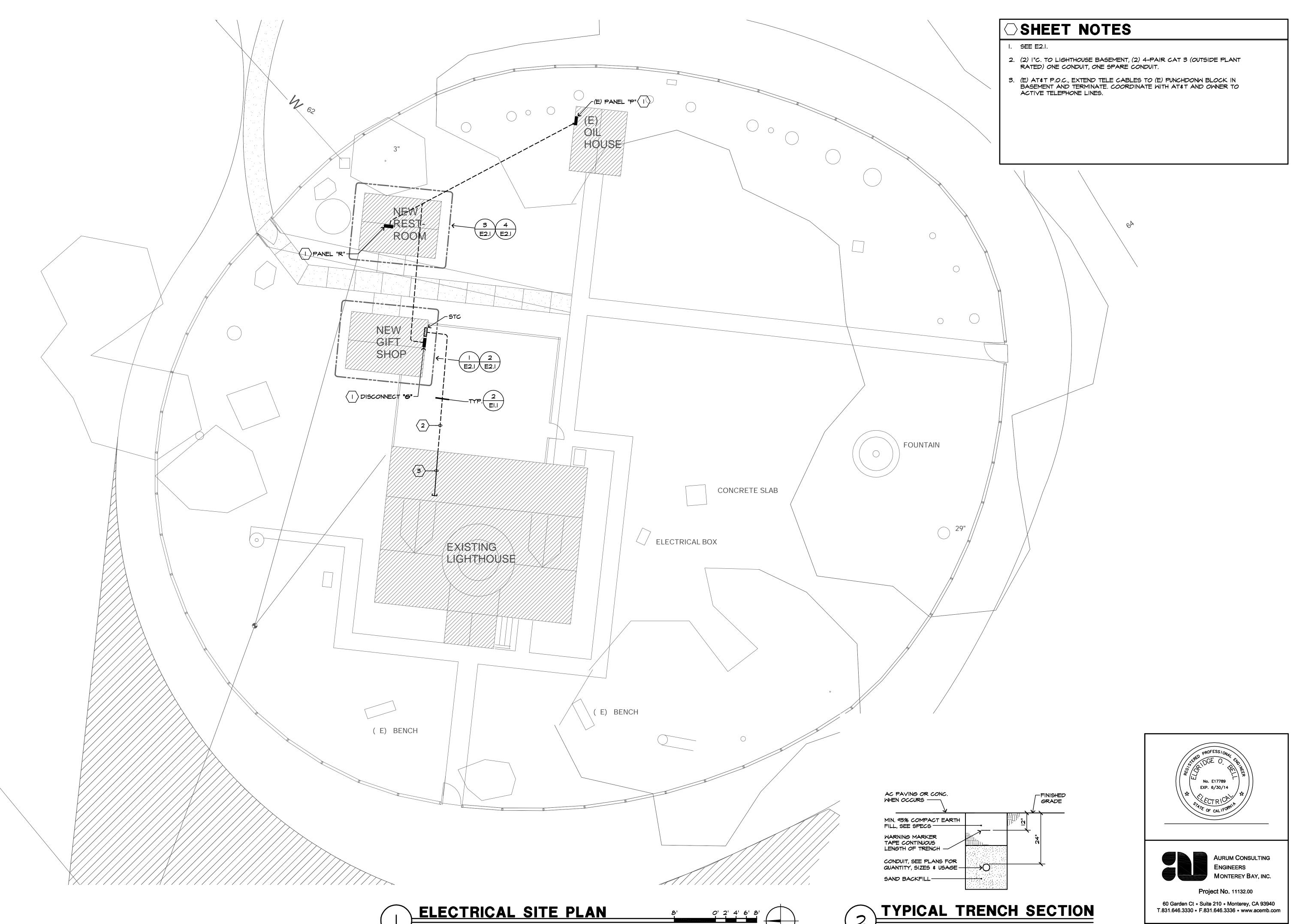
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JAN. 4, 2013

**REVISIONS:** 

**DRAWN BY:** 

RE-ISSUE 5-21-13



NO SCALE

**DOUGLAS HOWE** ARCHITECT



Restoration ighthouse Pinos **Point** 

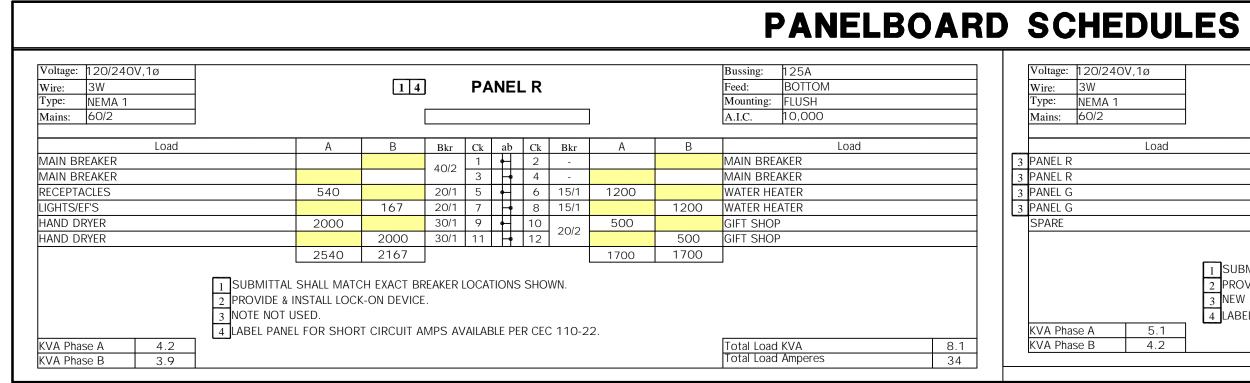
DATE JAN. 4, 2013 REVISIONS: RE-ISSUE 5-21-13

DRAWN BY: CADD

SHEET TITLE: **ELECTRICAL** 

SITE PLAN

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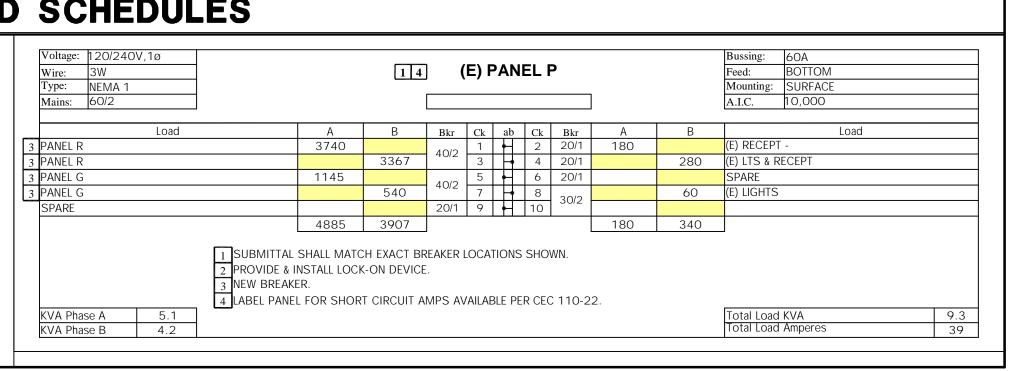


DETAIL NOTES:

ELECTRODE CONDUCTOR [PER CEC TABLE 250.66]

OR ROD NOT LESS THAN 1/2" IN DIAMETER

CONDUCTOR OR ZINC GALVANIZED STEEL REINFORCING BAR



SHEET NOTES



**DOUGLAS HOWE** ARCHITECT

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



PROJECT: estoratio

5. 24" x 24" x 4" SYSTEMS TERMINAL CABINET, FLUSH MOUNTED WITH HINGED AND

6. ½"C. TO STC, WITH (2) 4-PAIR CAT 3.

7. TELE OUTLET, 2-GANG BOX, I-GANG PLASTER RING AND (2) TELE JACKS.

LATCHED DOOR. TERMINATE PHONE WIRES ON PUNCHDOWN BLOCK.

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

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

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

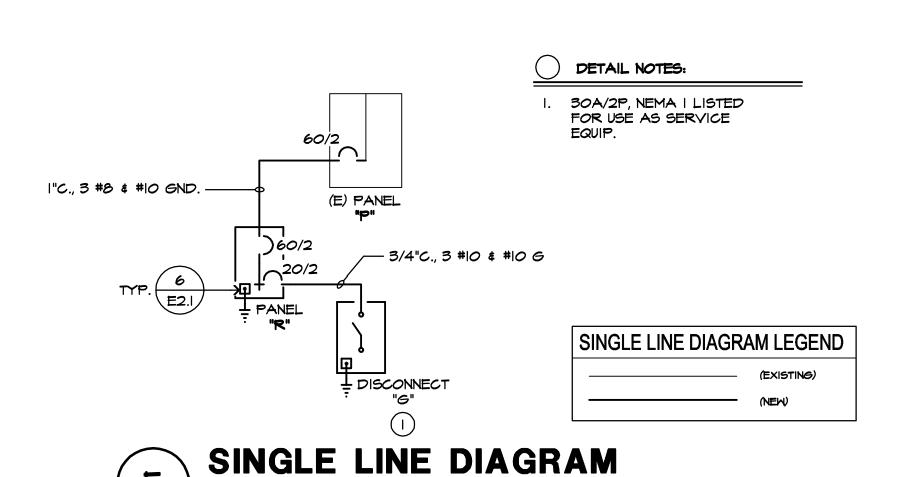
8. DOWN TO RECEPT. BELOW.

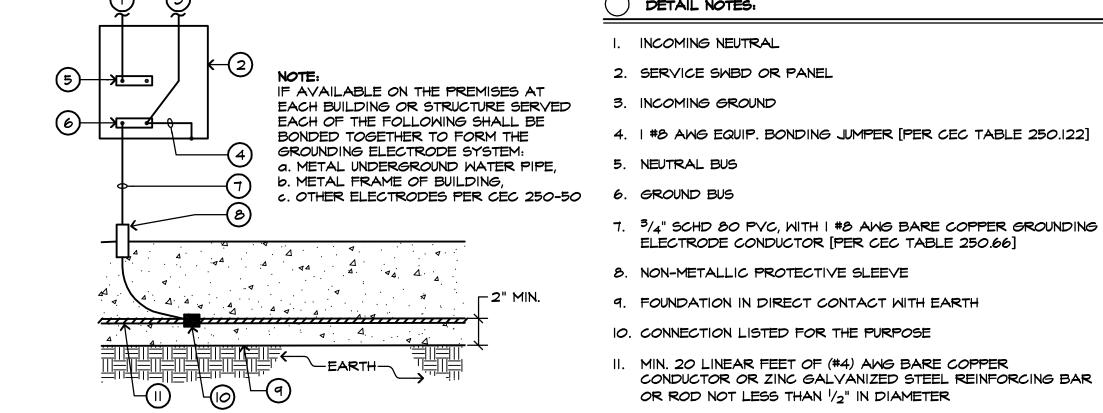
3. EXH. FAN, SWITCH WITH LIGHTS.

9. UP TO LIGHT ABOVE.

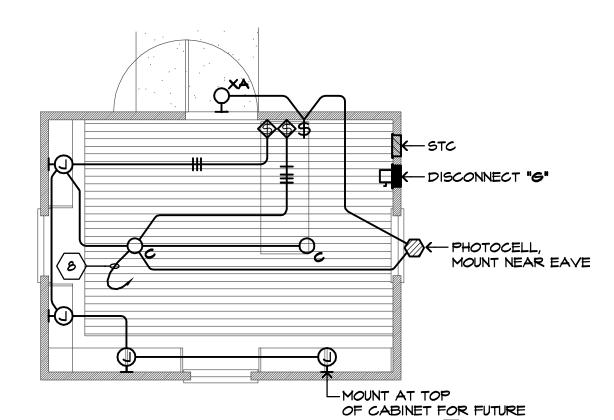
10. TO DISCONNECT "G".

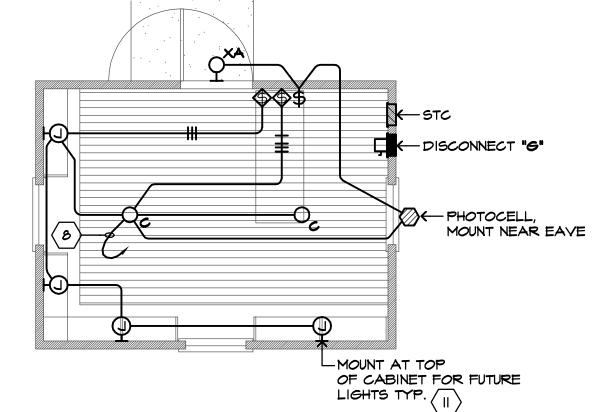
II. VERIFY J-BOX MOUNTING HEIGHT WITH OWNER.





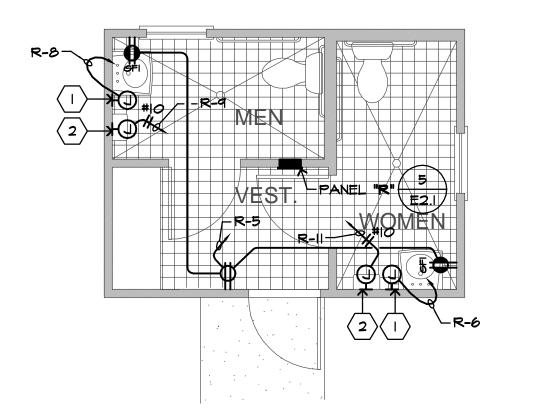
# **DISTRIBUTION PANEL GROUNDING**







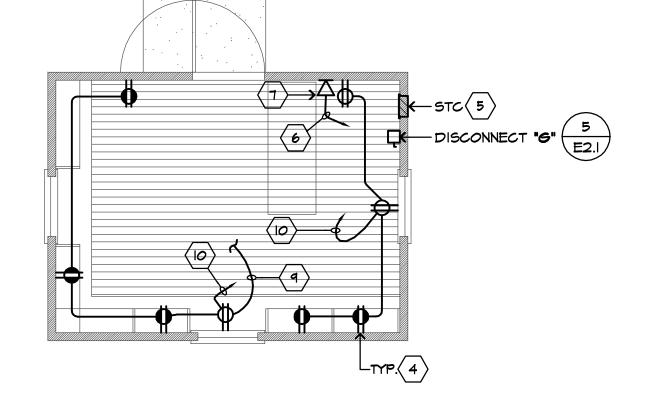




-PANEL **"R"** 

PHOTOCELL

MOUNT NEAR EAVE

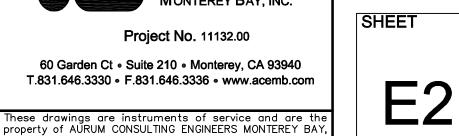






NC. All designs and other information in the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.

EXP. 6/30/14





ighthouse ino **Point** 

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

**DRAWN BY:** CADD

> SHEET TITLE: POWER & LIGHTING PLANS

# PART 1 - GENERAL

#### 1.01 Description of Work:

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

#### 1.02 Submittals:

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

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

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

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

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

#### 1.03 Quality Assurance:

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

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

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

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

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

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

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

E. The electrical contractor shall guarantee all work and materials installed under this contract for a period of one (1) year from date of acceptance by owner.

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

#### 1.04 Contract Documents:

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

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

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

# 1.05 Closeout Submittals:

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

# 1.06 Coordination:

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

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

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

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

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

# 1.07 Job Conditions:

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

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

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

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

# 1.08 Safety and Indemnity:

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

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

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

Owner, the Engineer, their Consultants or their officers, agents and employees.

# 1.09 Access Doors:

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

#### 1.10 Arc Flash:

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

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

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

#### PART 2 - PRODUCTS

### 2.01 Nameplates:

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

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

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

#### PART 3 - EXECUTION

3.01 Workmanship:

color of the surface to which they are affixed.

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

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

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

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

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

#### 3.03 Field Test:

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

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

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

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

# 3.06 Mechanical and Plumbing Electrical Work:

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

- the following: 1. Mechanical and Plumbing Drawings.
- 2. Mechanical and Plumbing sections of these Specifications.
- 3. Manufacturers of the Mechanical and Plumbing equipment supplied. B. The coordination and verification shall include the voltage, ampacity, phase, location and type
- of disconnect, control, and connection required. Any changes that are required as a result of this coordination and verification shall be a part of this Contract.
- C. The Electrical Contractor shall furnish and install the following for all mechanical and plumbing
- 1. Line voltage conduit and wiring.
- 2. Disconnect switches.
- 3. Manual line motor starters. D. Automatic line voltage controls and magnetic starters shall be furnished by the Mechanical and/or Plumbing Contractor and installed and connected by the Electrical Contractor. When subcontracted for by the Mechanical and/or Plumbing Contractor, all line voltage control wiring installed by the Electrical Contractor shall be done per directions from the Mechanical and/or

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

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

# **SECTION 16060**

# GROUNDING

# PART 1 - EXECUTION

# 1.1 Grounding and Bonding:

A. Grounding and bonding shall be as required by codes and local authorities.

B. All electrical equipment shall be grounded, including, but not limited to, panel boards, terminal

C. The ground pole of receptacles shall be connected to their outlet boxes by means of a copper

ground wire connecting to a screw in the back of the box.

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

E. All metal parts of pull boxes shall be grounded per code requirements. F. All ground conductors shall be green insulated copper.

# SECTION 16110

# CONDUITS, RACEWAYS AND FITTINGS

# PART 1 - EXECUTION

1.01 Conduit, Raceway and Fitting Installation:

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

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

interior spaces above six feet over the finished floor, install EMT. D. Flexible metal conduit shall be used only for the connection of recessed lighting fixtures and motor connections unless otherwise noted on the Drawings. Liquid-tight steel flexible conduit shall be used for motor connections.

E. The minimum size raceway shall be 1/2-inch unless indicted otherwise on the Drawings. F. Installation shall comply with the CEC.

G. From pull point to pull point, the sum of the angles of all of the bends and offset shall not

# **ELECTRICAL SPECIFICATIONS**

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

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

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

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

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

K. Provide a nylon pull cord in each empty raceway.

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

#### SECTION 16120

#### LINE VOLTAGE WIRE AND CABLE

# PART 1 - PRODUCTS

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

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

#### 1.02 Terminations

A.Manufacturer - Terminals as manufactured by T&B, Burndy or equal. B. Wire Terminations - Stranded conductors shall be terminated in clamping type terminations

which serve to contain all the strands of the conductor. Curling of a stranded conductor around a screw type terminal is not allowed. For screw type terminations, use a fork type stake-on termination on the stranded conductor. Use only a stake-on tool approved for the fork terminals

C. End Seals - Heat shrink plastic caps of proper size for the wire on which used. 1.03 Tape: A. Tape used for terminations and cable marking shall be compatible with the insulation and jacket

# PART 2 - EXECUTION

2.01 Cable Installation:

of the cable and shall be of plastic material.

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

B. All wiring including low voltage wiring shall be installed in conduit. C. All feeder conductors shall be continuous from equipment to equipment. Splices in feeders are

not permitted unless specifically noted or approved by the Electrical Engineer. D. All branch circuit wiring shall be run concealed in ceiling spaces, walls, below floors or in crawl spaces unless noted otherwise.

#### 2.02 Cable Terminations and Splices:

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

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

2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal. 2.03 Circuit and Conductor Identification:

#### A.Color Coding - Provide color coding for all circuit conductors. Insulation color shall be white for neutrals and green for grounding conductors. Conductor colors shall be as follows:

<u>VOLTAGE</u> <u>240/120V</u> Phase A Red Phase B

Neutral White Ground B. Color coding shall be in the conductor insulation for all conductors #10 AWG and smaller; for

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

larger conductors, color shall be either in the insulation or in colored plastic tape applied at every

# 2.04 Field Tests:

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

# **SECTION 16130**

# OUTLET, JUNCTION AND PULL BOXES

# PART 1 - PRODUCTS

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

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

for the application indicated. C. Conduit bodies: Cadmium plated, cast iron alloy. Conduit bodies with threaded conduit hubs and neoprene gasketed, cast iron covers. Bodies shall be used to facilitate pulling of conductors or to make changes in conduit direction only. Splices are not permitted in conduit bodies.

Crouse-Hinds Form 8 Condulets, Appleton Form 35 Unilets or equal. D.Sheet Metal Boxes: Use standard outlet or concrete ring boxes wherever possible; otherwise use a minimum 16 gauge galvanized sheet metal, NEMA I box sized to Code requirements with covers secured by cadmium plated machine screws located six inches on centers. Circle AW

Products, Hoffman Engineering Company or equal. E. Flush Mounted Pull boxes and Junction boxes: Provide overlapping covers with flush head cover retaining screws, prime coated.

# PART 2 - EXECUTION

#### 2.01 Outlet Boxes A.General:

B. Box Layout:

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

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

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

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

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

Outlet boxes on opposite sides of a common wall shall be separated horizontally by at least one stud or vertical structural member. 4. For outlets mounted above counters, benches or backsplashes, coordinate location and mounting heights with built-in units. Adjust mounting height to agree with required location

for equipment served. 5. On fire rated walls, the total face area of the outlet boxes shall not exceed 100 square inches per 100 square feet of wall area.

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

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

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

be installed on the box.

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

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

#### 2.02 Junction And Pull Boxes A. General:

1. Install junction or pull boxes where required to limit bends in conduit runs to not more than 360 degrees or where pulling tension achieved would exceed the maximum allowable for the

cable to be installed. Note that these boxes are not shown on the Drawings. 2. Locate pull boxes and junction boxes in concealed locations above accessible ceilings or exposed in electrical rooms, utility rooms or storage areas.

3. Install raised covers (plaster rings) on boxes in stud walls or in furred, suspended or exposed

concrete ceilings. Covers shall be of a depth to suit the wall or ceiling finish. 4. Leave no unused openings in any box. Install close-up plugs as required to seal openings. 5. Identify circuit numbers and panel on cover of junction box with black marker pen.

B. Box Layouts: 1. Boxes above hung ceilings having concealed suspension systems shall be located adjacent to openings for removable recessed lighting fixtures.

C. Supports: 1. Boxes installed in metal stud walls shall be equipped with brackets designed for attaching directly to the studs or shall be mounted on specified box supports. 2. Boxes installed in suspended ceilings of gypsum board or lath and plaster construction shall

be mounted to 16 gauge metal channel bars attached to main ceiling runners.

3. Boxes installed in suspended ceilings supporting acoustical tiles or panels shall be supported directly from the structure above. 4. Boxes mounted above suspended acoustical tile ceilings having exposed suspension systems

#### **SECTION 16140 DEVICES WIRING**

# PART 1 - PRODUCTS

1.01 Receptacles:

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

shall be supported directly from the structure above.

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

1.Device shall be rated 20 ampere, 2-pole, 3-wire, 120 volt, conforming to NEMA 5-20

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

configuration. Face shall be nylon composition. Unit shall have an LED type red indicator light, test and reset push buttons. Color shall be as selected by the Architect. 2.GFCI component shall meet UL 943 Class A standards with a tripping time of 1/40 second at 5 milliamperes current unbalance. Operating range shall extend from -31°F to 158°F. Unit

shall have transient voltage protection and shall be ceramic encapsulated for protection 3.Manufacturer: Hubbell #GF20\_ \_LA Series, Leviton #8898 Series.

1. Manufacturer: Hubbell #HBL1221 Series, Leviton #1221 Series

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

B. Timed switches: Shall be as designed by Paragon Electric Company # ET2000f or Watt Stopper TS-200 rated for the voltage specified on drawings. Time out shall be adjustable from 5 minutes up to 12 hours. Unit shall be provided with warning alarm.

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

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

C. Stainless Steel: Plates shall be .040 inches thick with beveled edges and shall be manufactured

from No. 430 alloy having a brushed or satin finish. D. Cast Metal: Plates shall be cast or malleable iron covers with gaskets so as to be moisture

#### resistant or weatherproof. E. Blank Plates: Cover plates for future telephone outlets shall match adjacent device wall plates in appearance and construction.

# PART 2 - EXECUTION

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

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

1. Receptacles 15 Inches from finished floor to bottom of box unless otherwise noted on the drawings

2. Toggle Switches 48 Inches from finished floor to top of box C. Receptacles: 1. Ground each receptacle using a grounding conductor, not a yoke or screw contact. 2. Install receptacles with connections spliced to the branch circuit wiring in such a way that removal of the receptacle will not disrupt neutral continuity and branch circuit power will not

be lost to other receptacles in the same circuit. 2.02 Installation of Wall Plates:

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

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

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

D. Exterior Locations: Install cast metal plates with gaskets on wiring devices in such a manner as

to provide a rain tight weatherproof installation. Cover type shall match box type. Cover shall be [Lockable] outdoor "in-use" type. E. Future Locations: Install blanking cover plates on all unused outlets.

#### 1. After installation of receptacles, energize circuits and test each receptacle to detect lack of ground continuity, reversed polarity, and open neutral condition.

**SECTION 16470** 

A. Receptacles:

2.03 Tests:

# **LOAD CENTERS**

#### PART 1 - PRODUCTS 1.01 Load Centers:

A. General: Lighting and Receptacle Load Centers shall be the automatic circuit breaker type. The number and arrangement of circuits, trip ratings, spares and blank spaces for future circuit breakers shall be as shown on the Drawings or, if not shown, 42 circuits. All circuit breakers shall be quick-make, quick-break, thermal-magnetic, bolt-on type (unless otherwise noted on drawings), with 1, 2 or 3 poles a shown, each with a single operating handle. Tandem or piggy-back breakers shall not be used.

B. Nameplates: 1. Each load center shall have a field mounted identifying, rigid, plastic nameplate giving the panel identification as shown on the Drawings. 2. Each load center shall have a manufacturer's nameplate showing the voltage, bus rating, number

of phases, frequency and number of wires.

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

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

Panelboards shall be suitable for use as service equipment.

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

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

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

#### PART 2 - EXECUTION

# 2.01 Mounting:

A. Load centers shall be mounted with the top of the box 6'-6" above the floor. Panelboards and Distribution Panels shall be plumb within 1/8-inch. The highest breaker operating handle shall

# **SECTION 16475**

# CIRCUIT BREAKERS

# PART 1 - PRODUCTS

D. Two pole breakers shall be common trip.

not be higher than 72 inches above the floor.

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

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

E. The circuit breakers shall be constructed to accommodate the supply connection at either end of the circuit breaker. Circuit breaker shall be suitable for mounting and operation in any position. F. Breakers shall be rated as shown on Drawings. G. Circuit breaker and/or Fuse/circuit breaker combinations for series connected interrupting ratings shall be listed by UL as recognized component combinations for use in the end use

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

equipment in which it is installed. Any series rated combination used shall be marked on the end use equipment per CEC section 110-22. H. Breakers shall be UL listed.

# LIGHTING

SECTION 16500

# PART 1 - PRODUCTS

1.01 Fixtures A. Fixtures shall be of the types, wattage's and voltages shown on the Drawings and be UL classified and labeled for the intended use.

ballasts, diffusers, frames, and related items, including support and braces.

B. Substitutions will not be considered unless the photometric distribution curve indicates the proposed fixture is equal to or exceeds the specified luminaire. C. Luminaire wire, and the current carrying capacity thereof shall be in accordance with the CEC. D. Luminaires and lighting equipment shall be delivered to the project site complete, with

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

A. Ballasts shall be of the types shown on the drawings. Ballasts shall be CBM certified and bear the UL label. Magnetic ballasts shall be the high power factor type. Electronic ballasts shall be suitable for lamps specified by Advance, Magnetek/Universal, Motorola or approved equal.

#### of the nominal line voltage. C. Ballasts producing excessive noise (above 36 dB) or vibration will be rejected and shall be

1.02 Ballasts:

replaced at no expense to the Owner.

Electronic ballast shall be CBM certified and have a 10% maximum total harmonic distortion.

B. All ballasts for fixtures installed outdoors shall provide reliable starting of lamps at 0°F at 90%

A. Lamps shall be new at the time of acceptance and shall be General Electric, Osram /Sylvania, Phillips, or approved equal. B. Unless otherwise noted on the drawings, lamps shall be third generation T8, 3500°K, and 85

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

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

# PART 2 - EXECUTION

2.01 Installation: A. General:

1. All fixtures and luminaires shall be clean and lamps shall be operable at the time of

3. Pendant stem mounted luminaires shall be provided with ball aligners to assure a plumb

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

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

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

2. Install luminaires in accordance with manufacturer's instructions, complete with lamps, ready for operation as indicated.

fixture for all other types.

3. Align, mount, and level the luminaires uniformly. 4. Avoid interference with and provide clearance for equipment. Where an indicated position conflicts with equipment locations, change the location of the luminaire by the minimum distance necessary.

B. Mounting and Supports: 1. Mounting heights shall be as shown on the Drawings. Unless otherwise shown, mounting height shall be measured to the centerline of the outlet box for wall mounted fixtures and to the bottom of the fixture for suspended fixtures and to the bottom of the

2. Luminaire supports shall be anchored to structural members.

4. Fixture supports shall be designed to resist earthquake forces of seismic zone 4. EXP. 6/30/14



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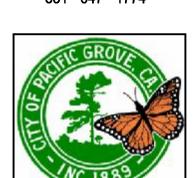
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**DOUGLAS HOWE** 

ARCHITECT



**PROJECT** 

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DATE JAN. 4, 2013

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**DRAWN BY:** 

CADD

SHEET TITLE: ELECTRICAL

SPECIFICATIONS