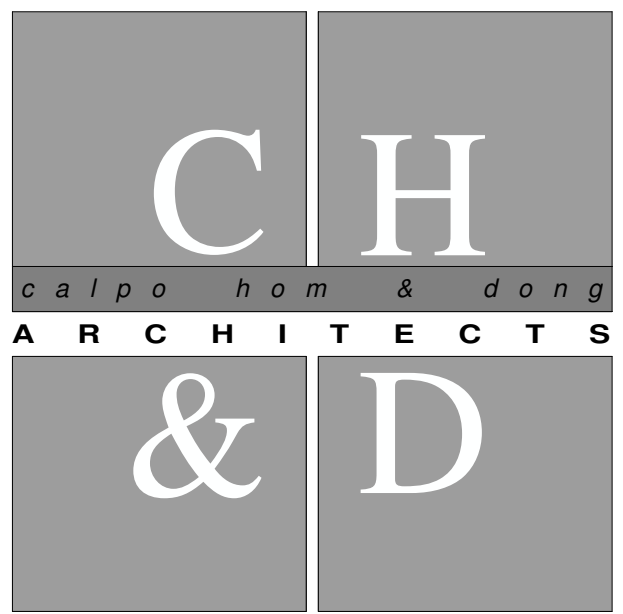


TENANT IMPROVEMENT FOR: JANE HAHN ADA IMPROVEMENTS

306 N. VILLA AVE WILLOWS, CA 95988

DRAWING INDEX

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R 1	(E) SITE PLAN - FOR REFERENCE ONLY
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A.2.1	FLOOR PLAN
A.2.2	DOOR & WINDOW SCHEDULE / INTERIOR ELEVATIONS
A.2.3	FINISH PLAN
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LOANGLE R. NEWSOME		C 22048
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Consultant

Project
JANE HAHN ADA IMPROVEMENTS

**306 N. VILLA AVE.,
WILLOWS, CA 95988**

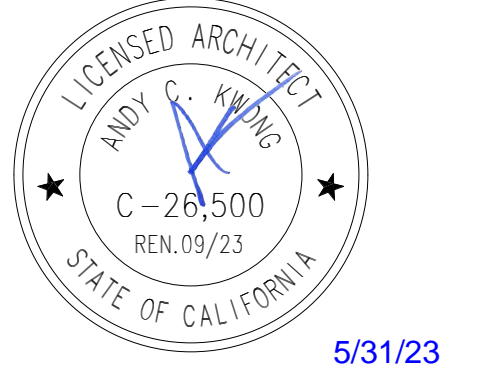
Sheet Title
COVER SHEET

.....
The undersigned architect does not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The architect disclaims responsibility for these plans and specifications if they are used in whole or in part at any other site.

The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

These drawings are not final or to be used for construction until signed by the architect and owner.

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without written consent of the Architect.



Architect ANDY KWONG
Drawn By KREYES / EC

Revisions		
NO.	Date	Description
1	5/26/23	BID REVISION
2	5/15/23	BID REVISION
3	4/7/23	APPENDUM 1
4	9/22/23	BID ADJUSTMENT
5	9/3/23	FCG COMMENTS
6	12/20/22	PLAN SUBMISSION

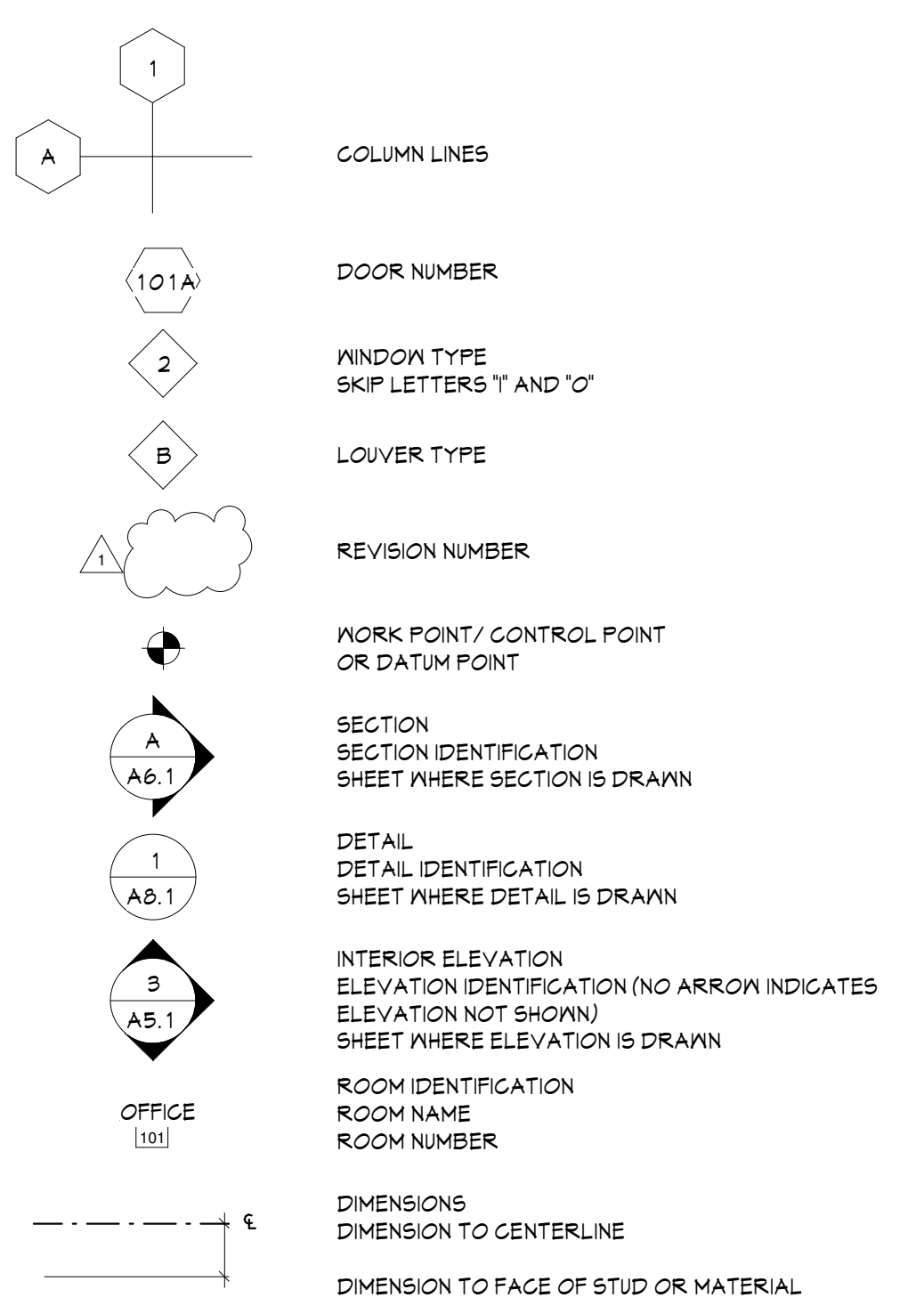
Job No. 22031
Date: JULY 2022



ABBREVIATIONS

AC ASPHALT CONCRETE	GA GAUGE	RGTR REGISTER
ACOUS ACUSTICAL	GALV GALVANIZED	REINF REINFORCED
AD AREA DRAIN	GB GRAB BAR	REQD REQUIRED
ADJ ADJUSTABLE	GL GLASS / GLAZING	RESIL RESILIENT
AFF ABOVE FINISH FLOOR	GND GROUND	RHWS ROUND HEAD WOOD SCREW
AGGR AGGREGATE	GR GRADE	RM ROOM
AL/ALU ALUMINUM	GYP GYPSUM	RO ROUGH OPENING
APPROX APPROXIMATE	GYP BD GYPSUM BOARD	RWD RED WOOD
ARCH ARCHITECTURAL		RWL RAINWATER LEADER
ASPH ASPHALT		
AV AUDIO / VISUAL		
	HB HOSE BIBB	S SOUTH
	HC HOLLOW CORE	SC SOLID CORE
BD BOARD	HDWD HARDWOOD	SCD SEAT COVER DISPENSER
BLDG BUILDING	HDWR HARDWARE	SCHD SCHEDULE
BLK BLOCK	HM HOLLOW METAL	SD SOAP DISPENSER
BLKG BLOCKING	HORIZ HORIZONTAL	SECT SECTION
BM BEAM	HR HOUR	SF SQUARE FEET / FOOT
BOT BOTTOM	HT HEIGHT	SH SHELL
BTWN BETWEEN	HVAC HEATING VENTILATION AND AIR CONDITIONING	SHR SHOWER
		SHT SHEET
		SIM SIMILAR
		SND SANITARY NAPKIN DISPENSER
		SNR SANITARY NAPKIN RECEPTACLE
		SPEC SPECIFICATION
		SS SQUARE
		SS STAINLESS STEEL
		S.SK SERVICE SINK
		STA STATION
		STC SOUND TRANSMISSION CLASS
		STD STANDARD
		STL STEEL
		STOR STORAGE
		STRL STRUCTURAL
		STRUCT STRUCTURAL
		SUP SUSPENDED / SUSPENSION
		SV SHEET VINYL
		SYM SYMMETRICAL
		SYS SYSTEM
		TB TOWEL BAR
		TBD TO BE DETERMINED
		TEL TELEPHONE
		T&G TONGUE & GROOVE
		THK THICK
		TOP OF (N - MALL, C - CURB, P - PAVEMENT, PL - PLATE)
		TPD TOILET PAPER DISPENSER
		TRD TREAD
		TV TELEVISION
		TYP TYPICAL
		UNF UNFINISHED
		URN URINAL
		U/S UNDER SIDE
		VAV VARIABLE AIR VALVE / VOLUME
		VGT VINYL COMPOSITION TILE
		VERT VERTICAL
		VEST VESTIBULE
		W WEST
		W/ WITH
		WC WATER CLOSET
		WD WOOD
		WGS WELDED GALVANIZED STEEL
		W/O WITHOUT
		WP WATER PROOF
		WR WATER RESISTANT
		WSCOT MAINSCOT
		WT WEIGHT
		WVF WELDED WIRE FABRIC
		W AND
		W AT
		W CENTERLINE
		W FOUND
		W SQUARE FOOT (FEET)
		W EXISTING
		W NEW
		W DIAMETER

SYMBOL LEGEND



CONSULTANTS

ARCHITECT ANDY KWONG CALPO HOM & DONG ARCHITECTS 2120 20TH STREET, SUITE ONE SACRAMENTO, CA 95818 (916)446-7741	PROJECT MANAGER GARY GORDON MILLDAN ENGINEERING 2400 WASHINGTON AVE, SUITE 101 REDDING, CA 96001 (530)224-9488
MECHANICAL / PLUMBING MICHAEL McDERMOTT THE McDERMOTT GROUP / VALLEY ENERGY CONSULTANTS 2201 FRANCISCO DRIVE SUITE 140-451 EL DORADO HILLS, CA 95762	ELECTRICAL WILLIAM NORBERG NORBERG ENGINEERING, INC PO BOX 5090 EL DORADO HILLS, CA 95762 (916)966-8322

SCOPE OF WORK

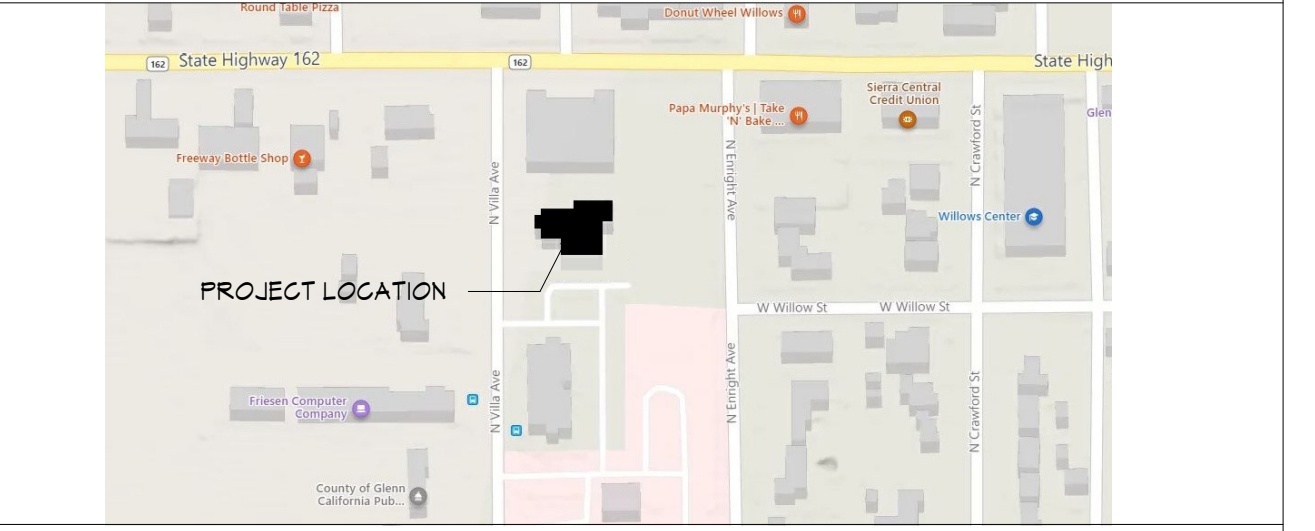
TO PROVIDE COMPLIANCE UPDATES TO EXISTING BUILDING WHICH INCLUDES: ACCESSIBILITY ENTRY SIGNAGE, UPDATE SERVICE COUNTER TO COMPLY WITH CLEARANCE REQUIREMENTS, INFILL OF WALLS.

PREVIOUS FACILITY USE WAS FOR A JUVENILE CORRECTION FACILITY WHICH IS NO LONGER IN USE. BUILDING USE IS CURRENTLY A B OCCUPANCY.

GENERAL NOTES

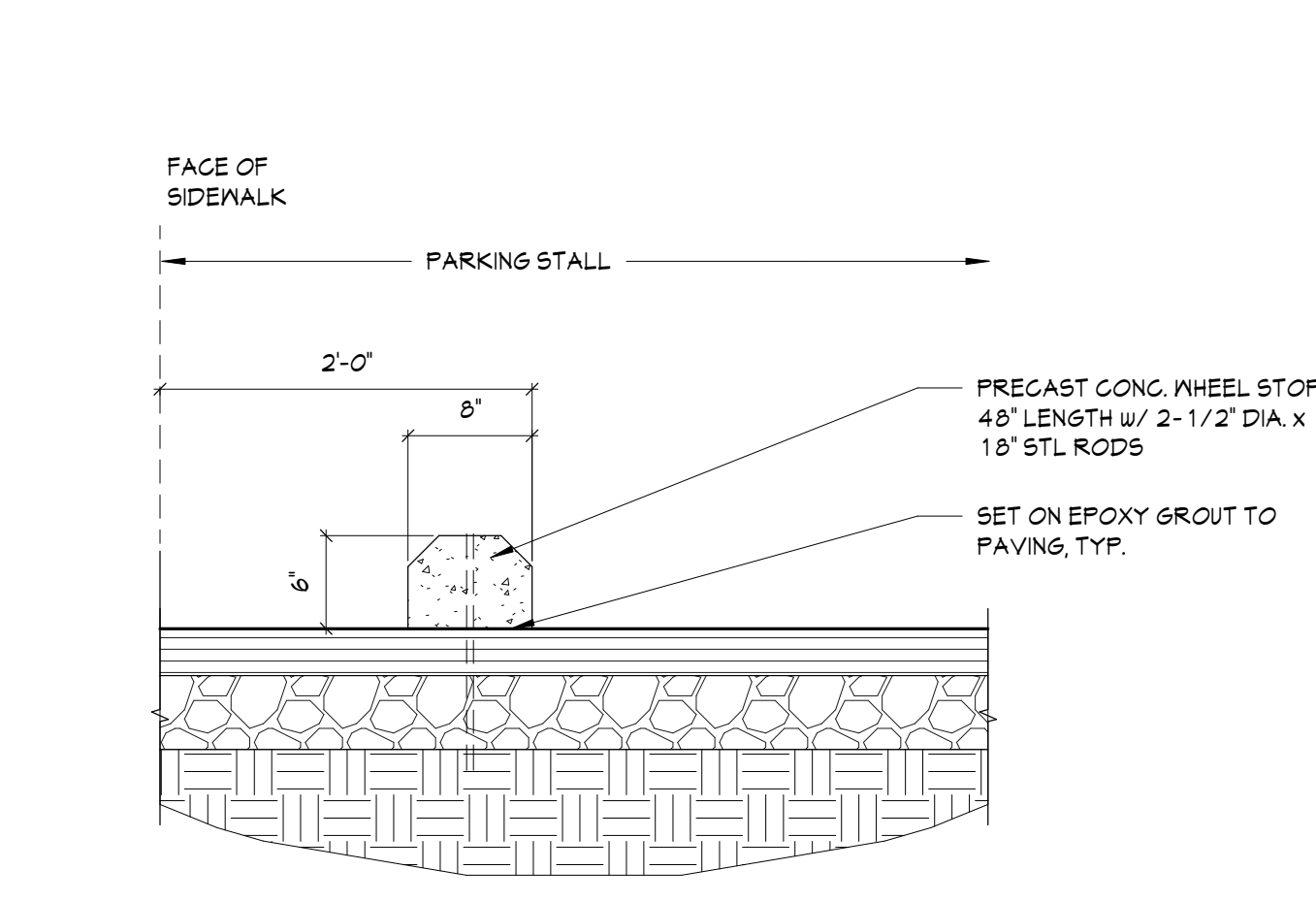
- ALL WORK SHALL COMPLY WITH THE STANDARDS OF THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
 - ALL WORK SHALL COMPLY WITH THE STANDARDS OF THE LATEST ADOPTED EDITIONS OF THE FOLLOWING:
 - 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
 - 2019 CALIFORNIA BUILDING CODE (CBC)
 - 2019 CALIFORNIA ELECTRIC CODE (CEC)
 - 2019 CALIFORNIA MECHANICAL CODE (CMC)
 - 2019 CALIFORNIA PLUMBING CODE (CPC)
 - 2019 CALIFORNIA ENERGY CODE
 - 2019 CALIFORNIA FIRE CODE (CFC)
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (GGBC)
 - 2019 CALIFORNIA REFERENCE STANDARDS CODE
 - CCR TITLE 19 PUBLIC SAFETY DIVISION 1. STATE FIRE MARSHAL
 - 2016 NFPA 13 INSTALLATION OF FIRE SPRINKLERS
 - 2013 NFPA 14 INSTALLATION OF STANDPIPE AND HOSE SYSTEM
 - 2009 NFPA 17A NET CHEMICAL SYSTEMS
 - 2016 NFPA 20 INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION
 - 2016 NFPA 24 INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
 - 2013 NFPA 25 CALIFORNIA EDITION INSPECTION, TESTING & MAINTENANCE OF WATER BASED FIRE PROTECTION SYSTEMS
 - 2016 NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE - AS AMENDED BY CALIFORNIA
- INFORMATION CONTAINED WITHIN THESE DOCUMENTS SHALL NOT BE CONSTRUED TO PERMIT WORKNOT CONFORMING TO REFERENCED CODES.
 - CONTRACTORS SHALL EXAMINE THE DOCUMENTS AND THE SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR TO ANY EXCAVATING. CONTRACTOR TO PROCESS APPLICATION AND OBTAIN DIG PERMIT.
 - THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES, SHORING AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE STRUCTURE AND COMPONENTS, ADJACENT SOILS AND STRUCTURES, UTILITIES AND RIGHT OF WAYS MAY BE SUBJECT TO DURING DEMOLITION.
 - FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN THE STRUCTURAL SLAB, ELEVATIONS, DEPRESSED AREAS AND ALL OTHER REQUIREMENTS MAY BE COORDINATED BY THE CONTRACTOR PRIOR TO THE START OF DEMOLITION.
 - ITEMS MARKED N/C ARE NOT IN CONTRACT. SUCH ITEMS ARE INCLUDED IN THE DOCUMENTS WHEN CONTRACTORS COORDINATION FOR CONSTRUCTION IS REQUIRED.
 - DIMENSIONS:
 - A) IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON DRAWINGS.
 - B) ALL DIMENSIONS ARE TO THE ROUGH UNLESS OTHERWISE NOTED.
 - C) ALL DIMENSION TO STUD PARTITIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
 - D) CEILING HEIGHT DIMENSIONS ARE FROM THE FINISHED FLOOR TO THE FINISHED FACE OF CEILING.
 - E) ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO PROCEEDING WITH CONSTRUCTION. ALL CHALKING OF NEW CONSTRUCTION SHALL BE APPROVED.
 - DETAILS MARKED 'TYPICAL' SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
 - WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OF THE PROJECTS.
 - DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE CENTER IN THE WALL AS SHOWN OR SHALL BE LOCATED 4" FROM FINISHED WALL TO FINISHED JAMB.
 - WHERE FIRE SPINKLERS ARE EXISTING AND / OR REQUIRED BY LOCAL FIRE DISTRICT, AUTOMATIC FIRE SPRINKLER PLANS SHALL BE SUBMITTED BY FIRE SPRINKLER CONTRACTOR TO THE LOCAL FIRE DEPARTMENT FOR SERPERATE REVIEW AND APPROVAL (UNLESS DIRECTED OTHERWISE BY THE LOCAL BUILDING JURISDICTION).
 - WHERE A FIRE ALARM SYSTEM EXISTS AND / OR IS REQUIRED BY LOCAL FIRE DISTRICT, VERIFY AUDIBILITY OF FIRE ALARM DEVICES IN TENANT SPACES AND PROVIDE NEW DEVICES AS REQUIRED TO COMPLY WITH ADA AND LOCAL ORDINANCES (UNLESS DIRECTED OTHERWISE BY THE LOCAL BUILDING JURISDICTION).
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE SECTIONS OF CFC CHAPTER 93, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING MANUFACTURER'S SPECIFICATION SHEETS FOR ALL FLOOR, WALL AND CEILING FINISH MATERIALS TO VERIFY FLAME SPREAD REQUIREMENTS ARE MET. CFC 903.3
 - PRIOR TO FINAL GENERAL CONTRACTOR SHALL PROVIDE DOCUMENTATION INDICATING THAT THE BUILDING HAS BEEN TESTED BY A LICENSED CONTRATOR AND COMPLIES WITH CFC SECTION 510, EMERGENCY RESPONDER RADIO COVERAGE.
- NOTE:
ALL BIDDERS ARE REQUIRED TO TOUR THE PROJECT SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS. BIDDERS ARE REQUIRED TO NOTIFY THE ARCHITECT 5 WORKING DAYS PRIOR TO BID, OF ANY DISCREPANCIES TO EXISTING CONDITIONS AND / OR DOCUMENTS IF NO COMMENTS ARE RECEIVED BY THAT TIME IT IS ASSUMED ALL MODIFICATIONS REQUIRED FOR THIS BUILD-OUT IS INCLUSIVE OF THE SUBMITTED BID.

VICINITY MAP

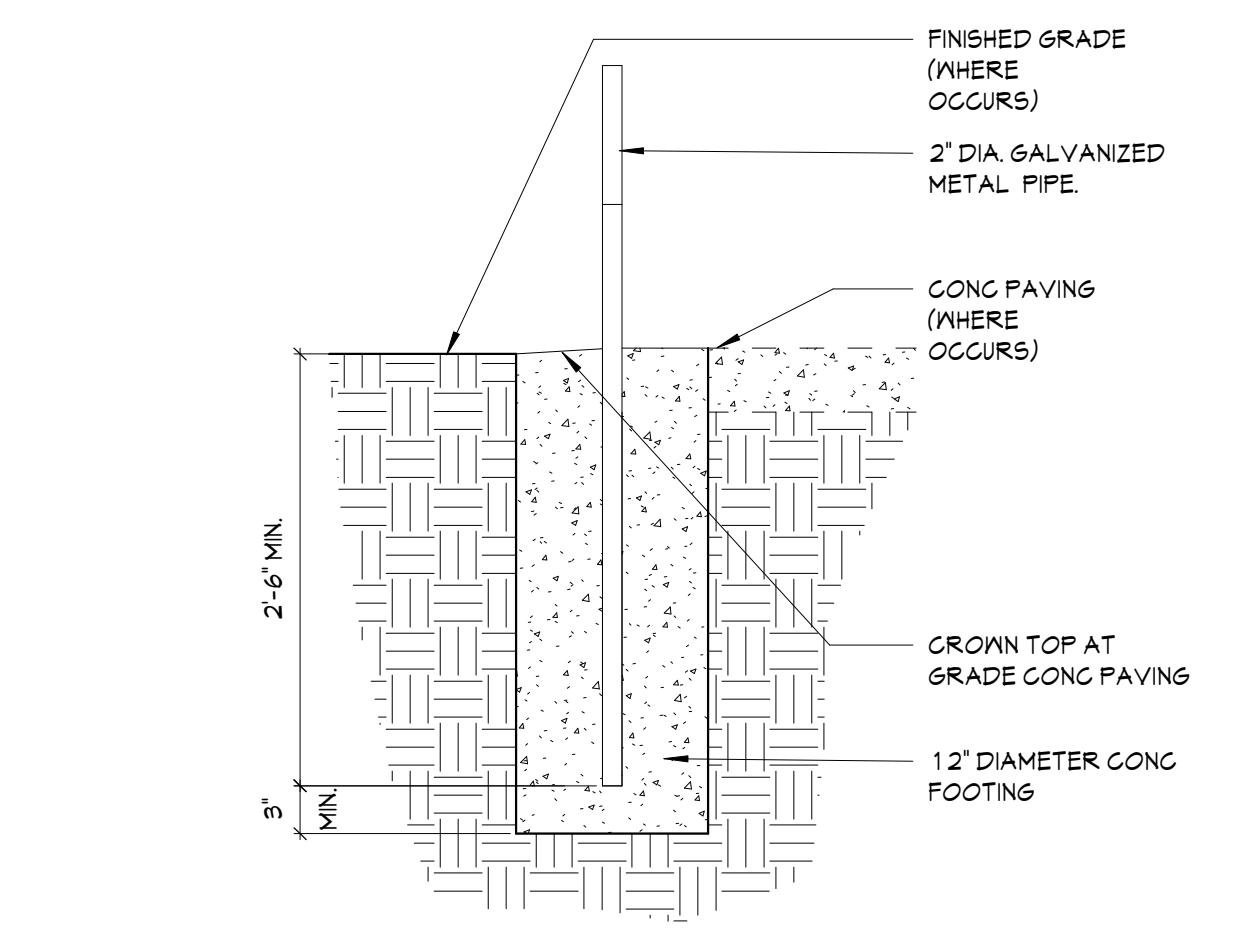


PROJECT DATA

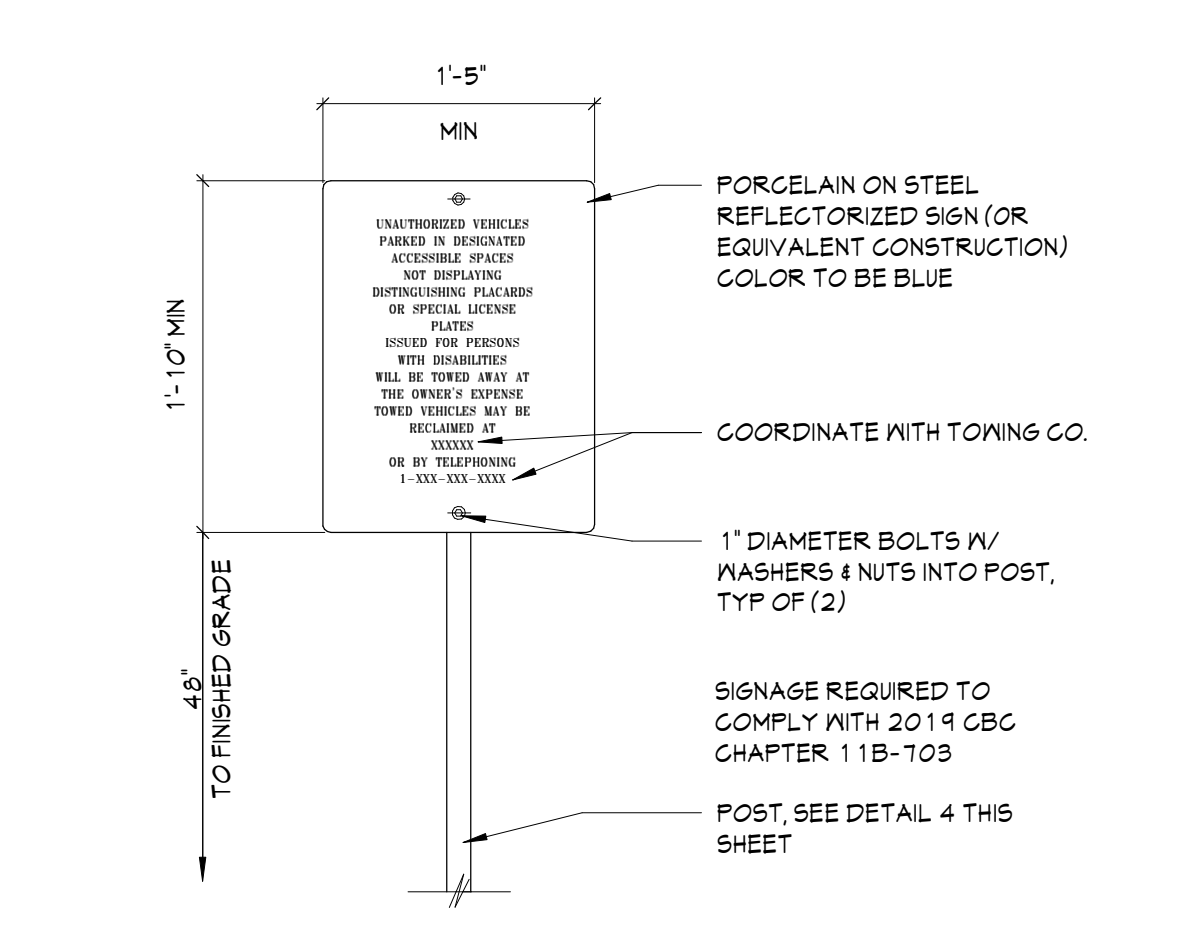
PARCEL # (APN):	001-191-009-000
CONSTRUCTION TYPE:	TYPE V-B
FULLY SPRINKLERED:	YES
OCCUPANCY GROUP:	B
DESCRIPTION OF USE:	GOVERNMENT OFFICE
TOTAL BUILDING AREA:	18,368 SF
AREA OF IMPROVEMENT:	1569 SF
# OF STORIES:	1



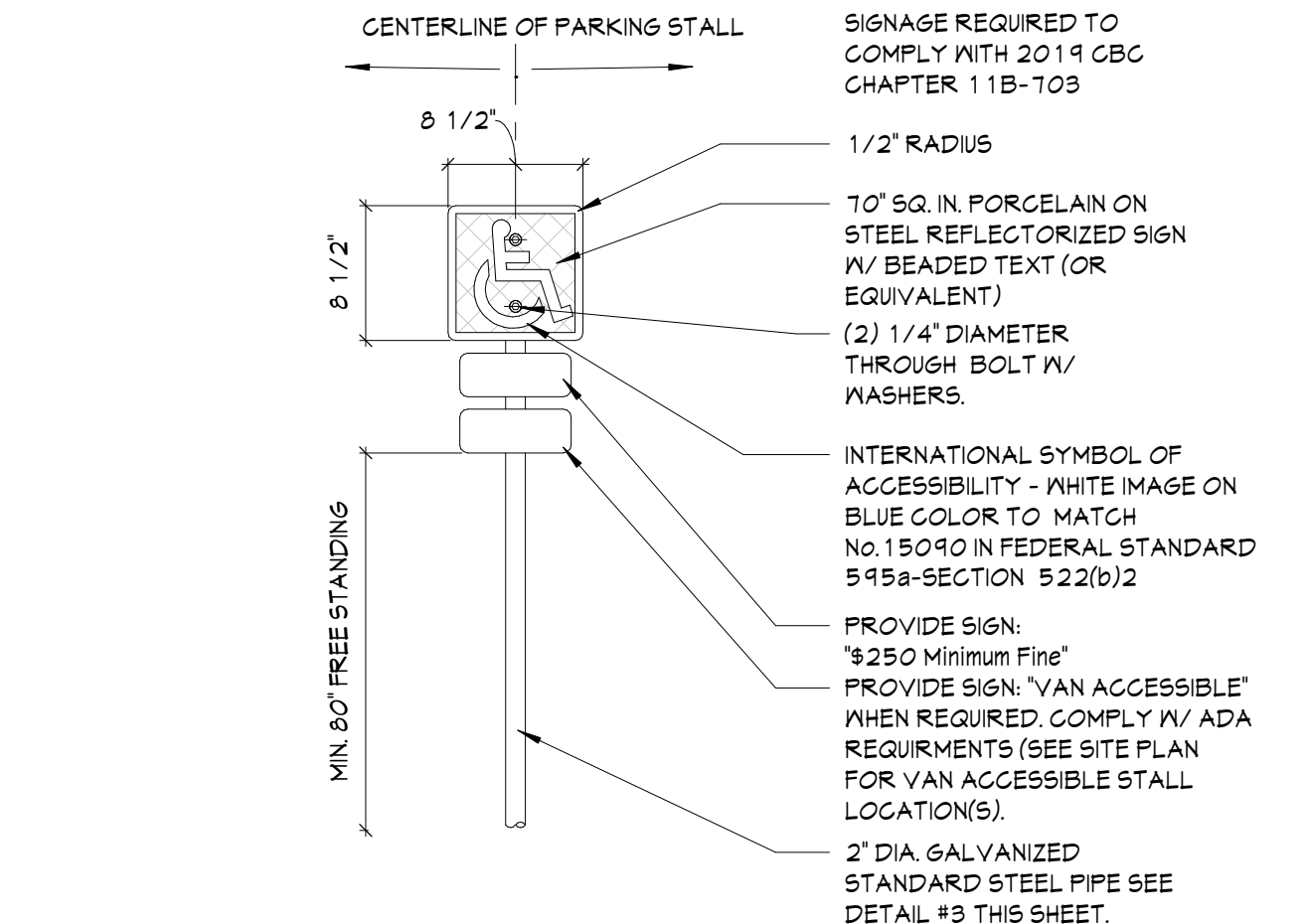
5 WHEEL STOPS
SCALE: 1" = 1'-0"



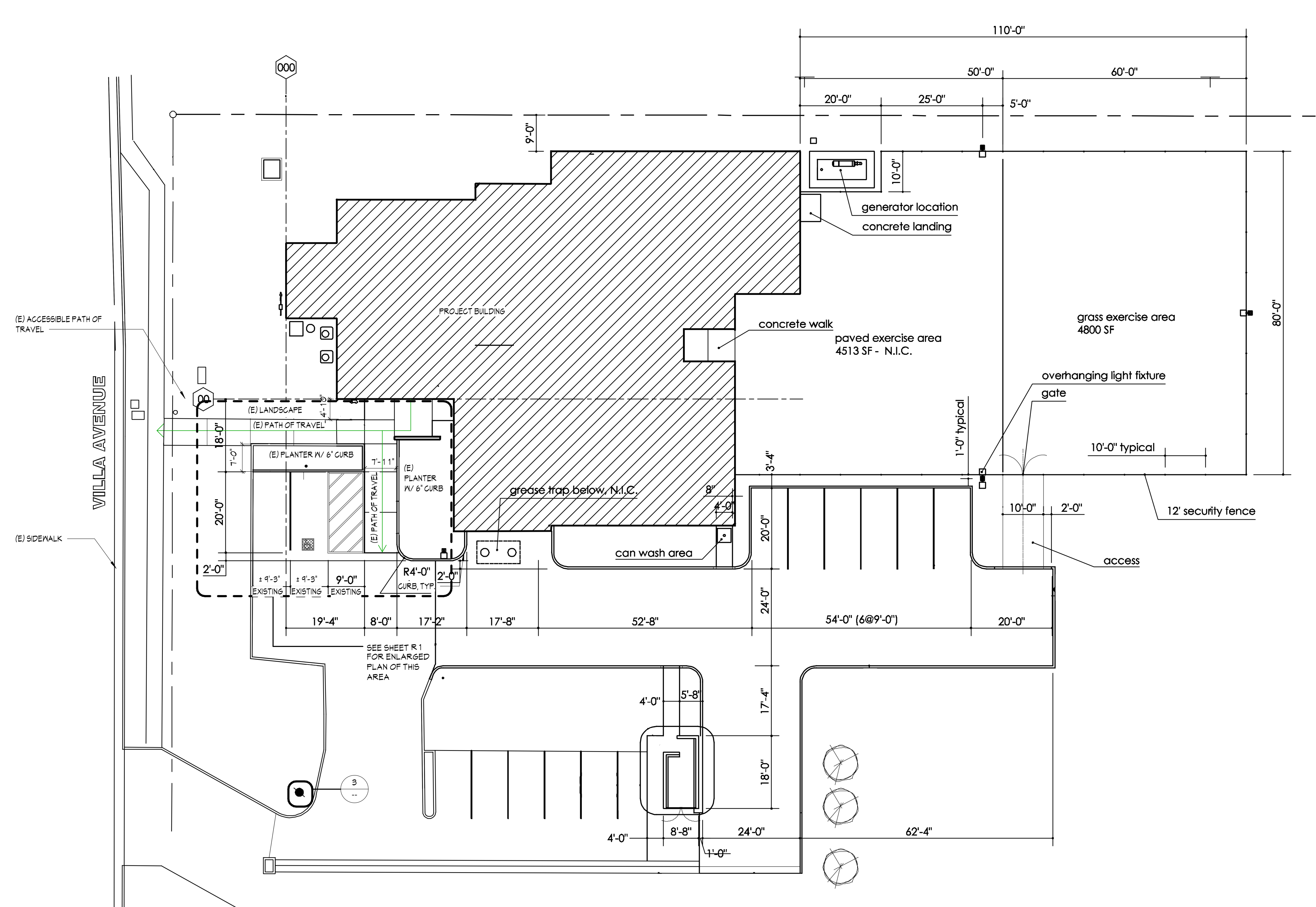
4 POLE BASE
SCALE: 1" = 1'-0"



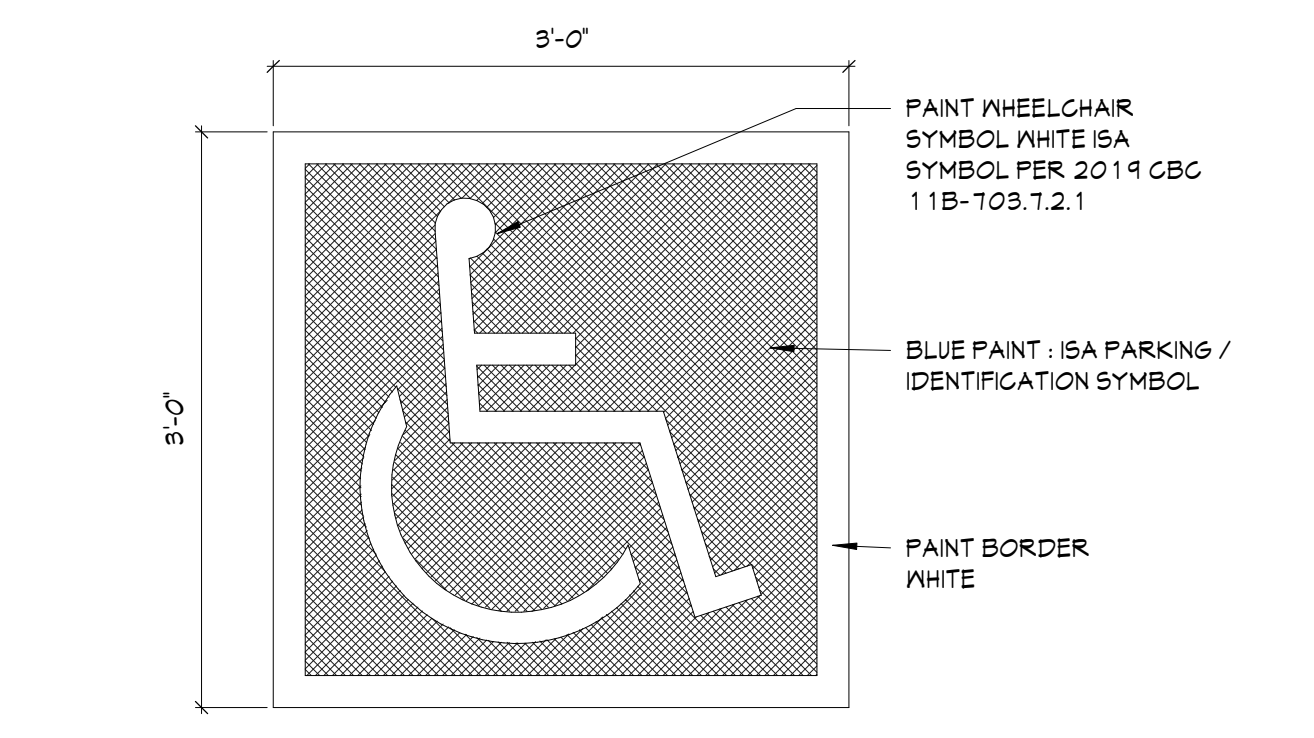
3 ENTRANCE SIGN
SCALE: 1" = 1'-0"



2 ACCESSIBLE SIGN W/ POLE
SCALE: 1" = 1'-0"



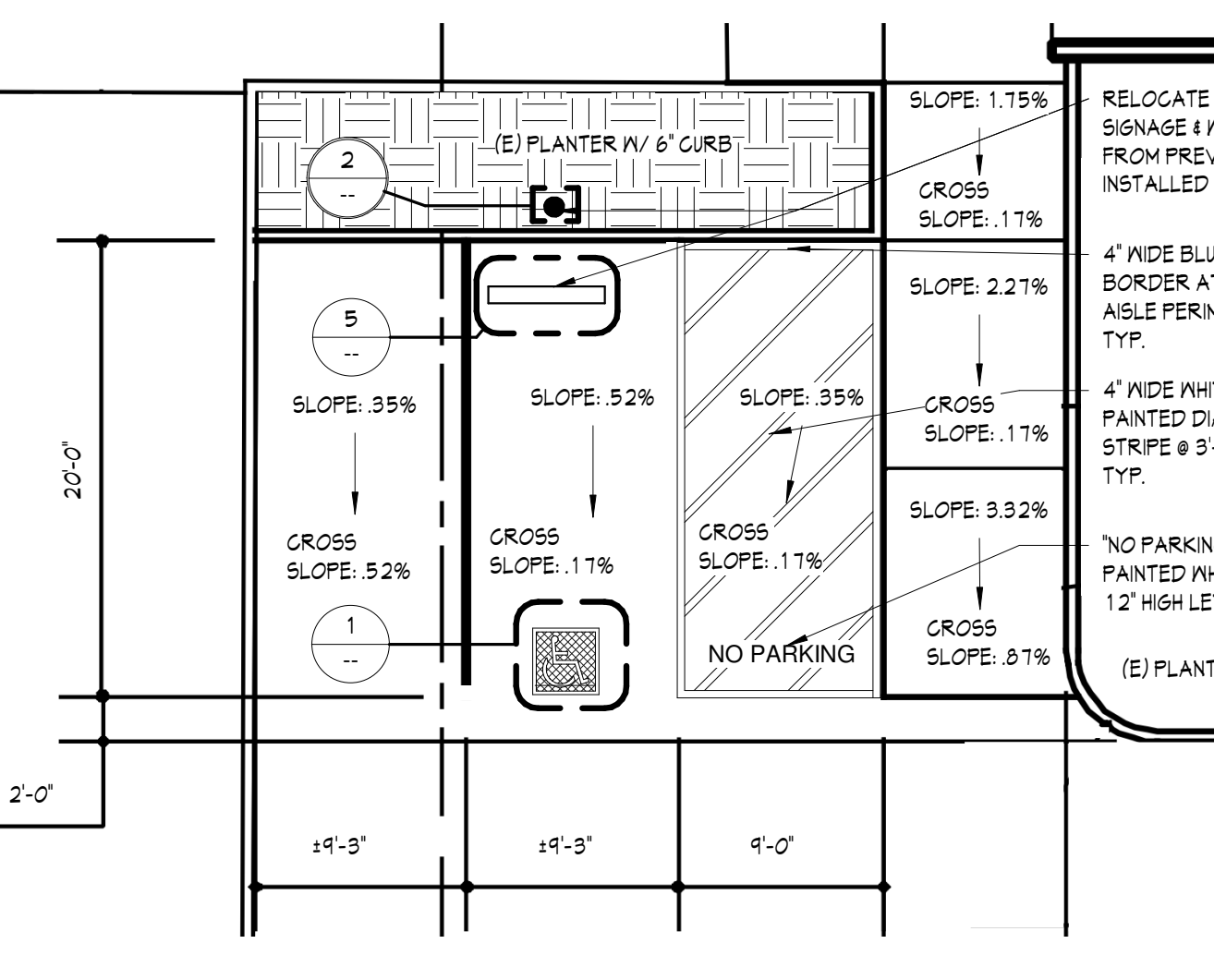
(E) SITE PLAN -FOR REFERENCE ONLY
SCALE: 1/16" = 1'-0"



1 ACCESSIBILITY SYMBOL
SCALE: 1" = 1'-0"

SITE NOTES

- VEHICLE PARKING SPACES TO COMPLY WITH CBC 2019 11B-502.3, EXCEPTION: VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES WIDE MINIMUM WHERE THE ACCESSIBLE IS 96 INCHES WIDE MINIMUM.
- WALKING SURFACES TO COMPLY WITH 2019 CBC 11B-403.3, RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. IF ANY AREA IS NOT IN COMPLIANCE REPLACE AND PROVIDE WALKING SURFACE THAT MEETS CODE COMPLIANCE.
- ALL ACCESSIBLE STANDARDS MUST COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE CHAPTER 11B.



(E) ACCESSIBLE PARKING STALLS
SCALE: 1/8" = 1'-0"

Project
JANE HAHN ADA IMPROVEMENTS
306 N. VILLA AVE., WILLOWS, CA 95988

Sheet Title
(E) SITE PLAN - FOR REFERENCE ONLY

Architect	ANDY KIMONG	
Drawn By	KREYES / EC	
Revisions	NO. Date Description	
Job No.	22031	
Date:	JULY 2022	
	12/20/22	PLAN SUBMISSION

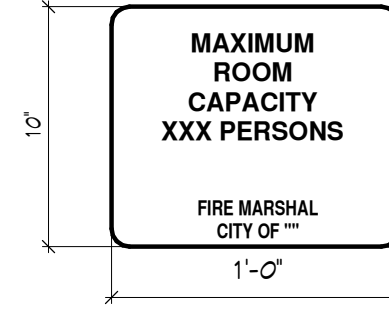
OCCUPANCY EXIT REQUIREMENTS

53 TOTAL OCCUPANTS
MIN # OF EXITS (2019 CBC TABLE 1006.2.1)
53 ÷ 0.2 = 1.06
EXITS REQUIRED: 2
EXITS PROVIDED: 2

OCCUPANCY LOAD

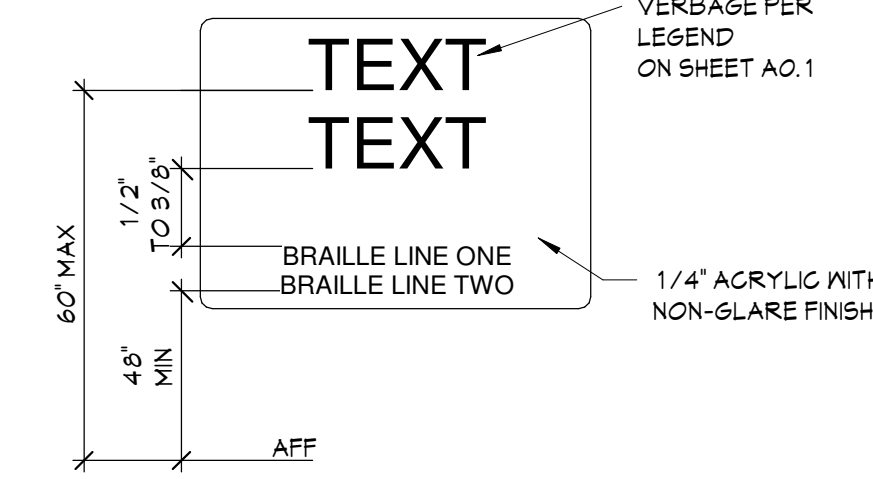
ROOM NUMBER	ROOM NAME	LOAD FACTOR	AREA	OCCUPANT LOAD
1	(E) GARAGE	0	513 SF	0.0
2	(E) LAUNDRY	100	181 SF	1.8
3	(E) STORAGE	300	22 SF	0.1
4	(E) KITCHEN	200	874 SF	4.4
5	(E) STORAGE	300	74 SF	0.3
6	(E) TOILET	0	44 SF	0.0
7	(E) OFFICE	150	71 SF	0.5
8	(E) EXAM	120	143 SF	1.2
9	(E) SHOWER	0	34 SF	0.0
10	(E) RM	0	50 SF	0.0
11	(E) SHOWER	0	38 SF	0.0
12	(E) HOLDING	120	128 SF	1.1
13	(E) HALLWAY	0	377 SF	0.0
14	(E) STORAGE	300	38 SF	0.1
15	(E) STORAGE	300	24 SF	0.1
16	(E) CELL	120	107 SF	0.9
17	(E) CELL	120	107 SF	0.9
18	(E) CELL	120	80 SF	0.7
19	(E) CELL	120	77 SF	0.6
20	(E) CELL	120	82 SF	0.7
21	(E) CELL	120	84 SF	0.7
22	(E) CELL	120	101 SF	0.8
23	(E) STORAGE	300	5 SF	0.0
24	(E) CELL	120	101 SF	0.8
25	(E) STORAGE	300	6 SF	0.0
26	(E) CELL	120	122 SF	1.0
27	(E) STORAGE	300	101 SF	0.3
28	(E) STORAGE	300	5 SF	0.0
29	(E) CELL	120	101 SF	0.8
30	(E) OPEN OFFICE	150	1446 SF	13.0
31	(E) OPEN OFFICE	150	748 SF	5.0
32	(E) OFFICE	150	103 SF	0.7
33	(E) CELL	120	101 SF	0.8
34	(E) CELL	120	101 SF	0.8
35	(E) STORAGE	300	5 SF	0.0
36	(E) JANITOR	300	11 SF	0.0
37	(E) STORAGE	0	52 SF	0.0
101	LOBBY	15	181 SF	12.1
102	(E) RR	0	44 SF	0.0
103	(E) RR	0	76 SF	0.0
104	OPEN OFFICE	150	262 SF	1.7
105	VESTIBULE	0	84 SF	0.0

MAX OCCUPANCY SIGNAGE



- VISUAL CHARACTERS AND SYMBOLS SHALL COMPLY WITH 2019 CBC 11B-703.5.
 - SIGNAGE TO BE ACRYLIC WITH A NON-GLARE FINISH
 - LETTERING TO BE UPPERCASE SERIF OR SANS SERIF FONT CHARACTERS. HEIGHT OF LETTERING 5/8" MIN. TO 2" MAX. IF BELOW 80" A.F.F. AND 3" MIN. IF OVER 80" A.F.F. PER 11B-703.2.
 - SEE EGRESS PLAN AND OCCUPANCY LOAD FOR OCCUPANCY NUMBER TO REPLACE XXX IN THE EXAMPLE SHOWN ABOVE FOR EACH REQUIRED ROOM.
 - WHEN ROOM HAS MULTIPLE CONFIGURATIONS DUE TO OPERATIONAL OR MOVABLE PARTITIONS, PROVIDE MAX OCCUPANCY FOR EACH CONFIGURATION. PROVIDE AS MANY SIGNS AS REQUIRED SUCH THAT EACH CONFIGURATION HAS AT LEAST ONE SIGN.
- ***ALL ACCESSIBLE MEASURES SHALL BE COMPLIANT WITH 2019 CALIFORNIA BUILDING CODE CHAPTER 11B-703

EXIT SIGNAGE



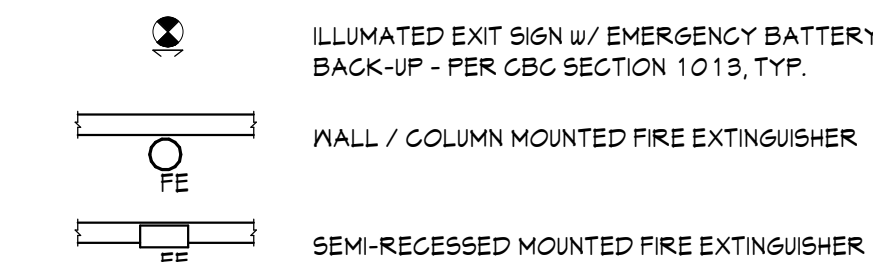
- FINISH & CONTRAST:** CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND MIN. 70% PER ADA26 A4 30.5
- CHARACTER TYPE:** CHARACTERS ON SIGN SHALL BE RAISED 1/32" MIN AND SHALL BE SAN SERIF UPPERCASE CHARACTERS.
- CHARACTER SIZE:** CHARACTERS SHALL BE A MIN. OF 5/8" TO 2" MAX. HIGH.
- CHARACTER PLACEMENT:** CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT. BRAILLE SHALL BE PLACED DIRECTLY BELOW THE TACTILE CHARACTERS, FLUSH LEFT OR CENTERED. WHEN TACTILE TEXT IS MULTI-LINED, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.
- BRAILLE:** CONTRACTED (GRADE 2) BRAILLE SHALL BE USED. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPAGE BETWEEN CELLS. MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED. BRAILLE SHALL MATCH THE RAISED TEXT.

SIGNAGE LEGEND

SYM	DESCRIPTION
A	TACTILE EXIT: "EXIT"
B	TACTILE EXIT: "EXIT ROUTE"
C	ISA ENTRANCE SIGNAGE
D	MAXIMUM OCCUPANCY ROOM SIGNAGE

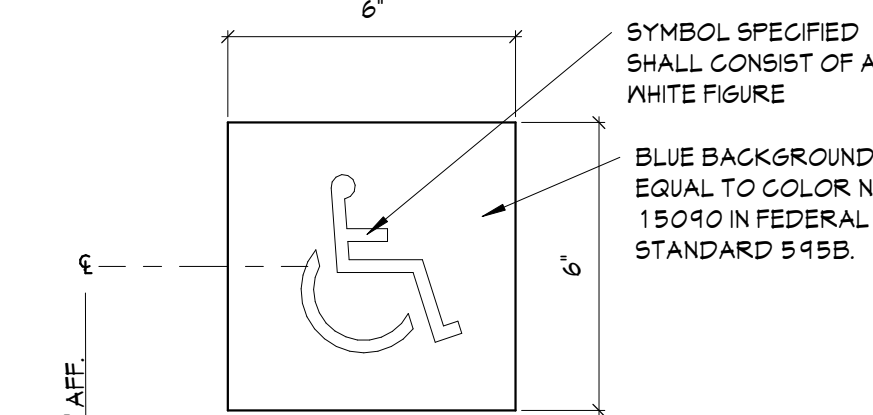
- NOTES:**
- PROVIDE NEW SIGNAGE AS REQ'D PER CBC 2019. IF EXISTING SIGNAGE DOES NOT COMPLY WITH THESE DOCUMENTS REPLACE WITH NEW.
 - PROVIDE NEW SIGNAGE AT EXISTING DOORS IF SIGNAGE IS MISSING.
 - SEE DETAILS FOR SIGN PLACEMENT AND REQUIREMENTS.

EXITING LEGEND



- NOTES:**
- FIRE EXTINGUISHERS TO COMPLY W/ TITLE 19.
 - FIRE EXTINGUISHERS SHALL HAVE A SERVICE TAG AFFIXED TO THEM WHICH PROVIDES PROOF THEY HAVE BEEN INSPECTED AND SERVICED BY A LICENSED FIRE EXTINGUISHER INSPECTOR.
 - ALL LOCATIONS ARE SUBJECT TO CHANGE AT FIRE INSPECTOR'S DISCRETION.

ISA SIGNAGE



- INSTALL SIGNS AT ACCESSIBLE ENTRANCES.
- SIGNAGE SHALL MEET REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND CALIFORNIA BUILDING CODE. INSTALL SIGNS AT ACCESSIBLE ENTRANCES.
- WHERE REQUIRED - PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM WITH CORRESPONDING GRADE 2 BRAILLE.
- THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" MIN. HEIGHT.
- CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- LETTERING TO BE UPPERCASE CHARACTERS. HEIGHT OF LETTERING 5/8" MIN. TO 2" MAX. TO BE RAISED 1/32".

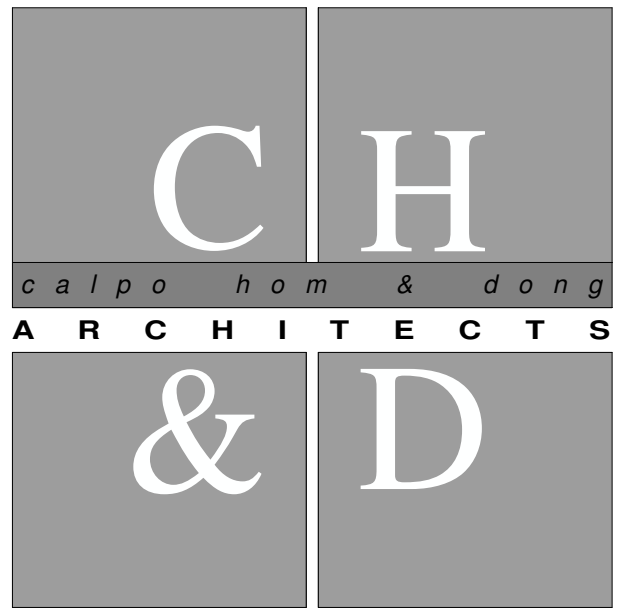
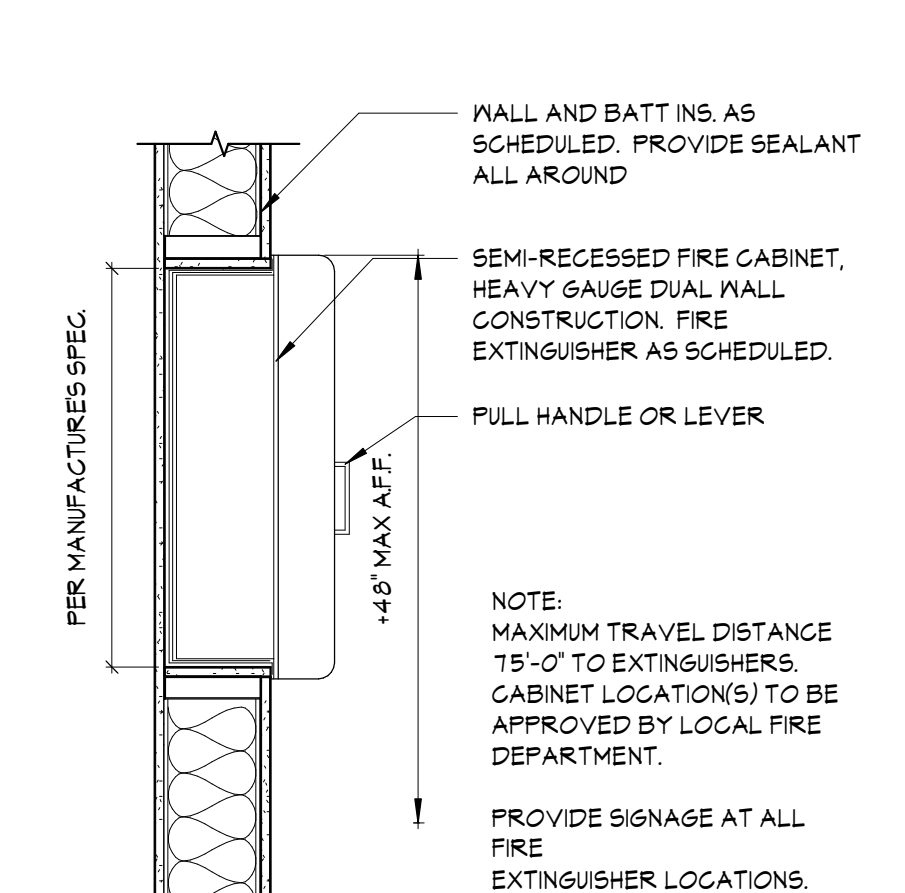
EXITING NOTES

- PER CBC SECTION 1013: EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.
 - PROVIDE TACTILE EXIT SIGNAGE AT ALL EXITS & EXIT ROUTES AS SHOWN ON PLAN PER CBC SECTION 1013.4 AND 11B-216.2. SEE TACTILE SIGNAGE DETAIL THIS SHEET.
 - PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE AT ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE PER CBC SECTION 11B-703.7 AND 11B-703.12. SEE OCCUPANCY/EXITING PLAN THIS SHEET FOR LOCATIONS. SEE DETAIL THIS SHEET.
 - PROVIDE AT ENTRANCE DOORS DURABLE SIGN(S) POSTED ON EGRESS SIDE ON OR ADJACENT TO DOOR THAT STATES: **THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.** THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.
 - ALL EGRESS DOORS ARE TO BE PROVIDED WITH CODE COMPLIANT HARDWARE / EXITING DEVICES PER 2019 CBC SECTION 1010 AND 11B-206.4, TYP.
 - ALL EGRESS DOORS / ROUTES ARE TO BE PROVIDED WITH CODE COMPLIANT MEANS OF EGRESS ILLUMINATION.
 - PER CBC SECTION 1013.1: EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.
 - NO RATED CONDITIONS REQUIRED TO EXIT PROPOSED TENANT SPACE.
- A. PATH OF TRAVEL DOES NOT EXCEED 300'-0" AND COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 100'-0"
- B. ACCESS TO REQUIRED EXITS DOES NOT PASS THRU ADJACENT TENANT SPACES
- C. EGRESS THRU INTERVENING ROOMS COMPLY WITH 2019 CBC SECTION 1016.2.1.
9. THE MINIMUM REQUIRED EGRESS WIDTH SHALL NOT BE LESS THAN REQUIRED BY 2019 CBC SECTION 1005. THE TOTAL WIDTH OF MEANS OF EGRESS IN INCHES SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY 0.9 INCHES PER OCCUPANT FOR STAIRWAYS AND BY 0.2 INCHES PER OCCUPANT FOR OTHER EGRESS COMPONENTS. THE MINIMUM EGRESS WIDTH SHALL NOT BE LESS THAN SPECIFIED ELSEWHERE IN THE CODE.

EXTINGUISHER NOTES

- PORTABLE FIRE EXTINGUISHERS:
 - PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WITH A MINIMUM RATING CAPACITY OF:
 - OFFICE AREA: 10LB, 2A:10B:C.
 - ELECTRICAL AND EQUIPMENT ROOMS: 4A20B:C.
 - VERIFY REQUIREMENTS FOR ANY SPECIAL OCCUPANCY ROOMS WITH FIRE DEPARTMENT
- PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED TO MAINTAIN A MINIMUM OF ONE EXTINGUISHER PER 3,000 SF (OR ANY PORTION THEREOF) AND A MAXIMUM OF 75 FEET TRAVEL DISTANCE TO ANY EXTINGUISHER. VERIFY REQUIRED DISTANCE WITH FIRE DEPARTMENT PRIOR TO INSTALLATION.
- PORTABLE FIRE EXTINGUISHERS SHALL BE BRACKET MOUNTED IN ACCORDANCE WITH CBC SECTION 906. THE TOP OF THE EXTINGUISHER SHALL BE MOUNTED NO GREATER THAN 48" A.F.F.
- WHERE EXTINGUISHERS ARE LOCATED ALONG AISLES WITHIN EQUIPMENT OR STORAGE AREAS, PROVIDE A VISIBLE MARKING ON THE COLUMN OR MALL TO INDICATE THE EXTINGUISHER LOCATION.
- CONTRACTOR SHALL CONFIRM THAT KNOX BOXES ARE LOCATED ADJACENT TO BUILDING ACCESS DOOR TO PROVIDE ACCESS TO FIRE PROTECTION SYSTEM EQUIPMENT.
- FIRE EXTINGUISHERS TO COMPLY W/ TITLE 19. FIRE EXTINGUISHERS SHALL HAVE A SERVICE TAG AFFIXED TO THEM THAT PROVIDES PROOF THEY HAVE BEEN INSPECTED AND SERVICED BY A LICENSED FIRE EXTINGUISHER INSPECTOR. (ALL LOCATIONS ARE SUBJECT TO CHANGE AT FIRE INSPECTOR'S DISCRETION).

EXTINGUISHER DETAIL



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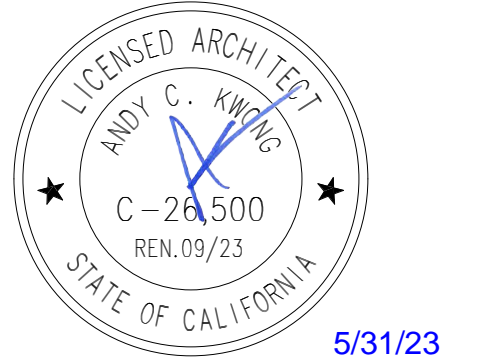
Sheet Title
EGRESS SHEET

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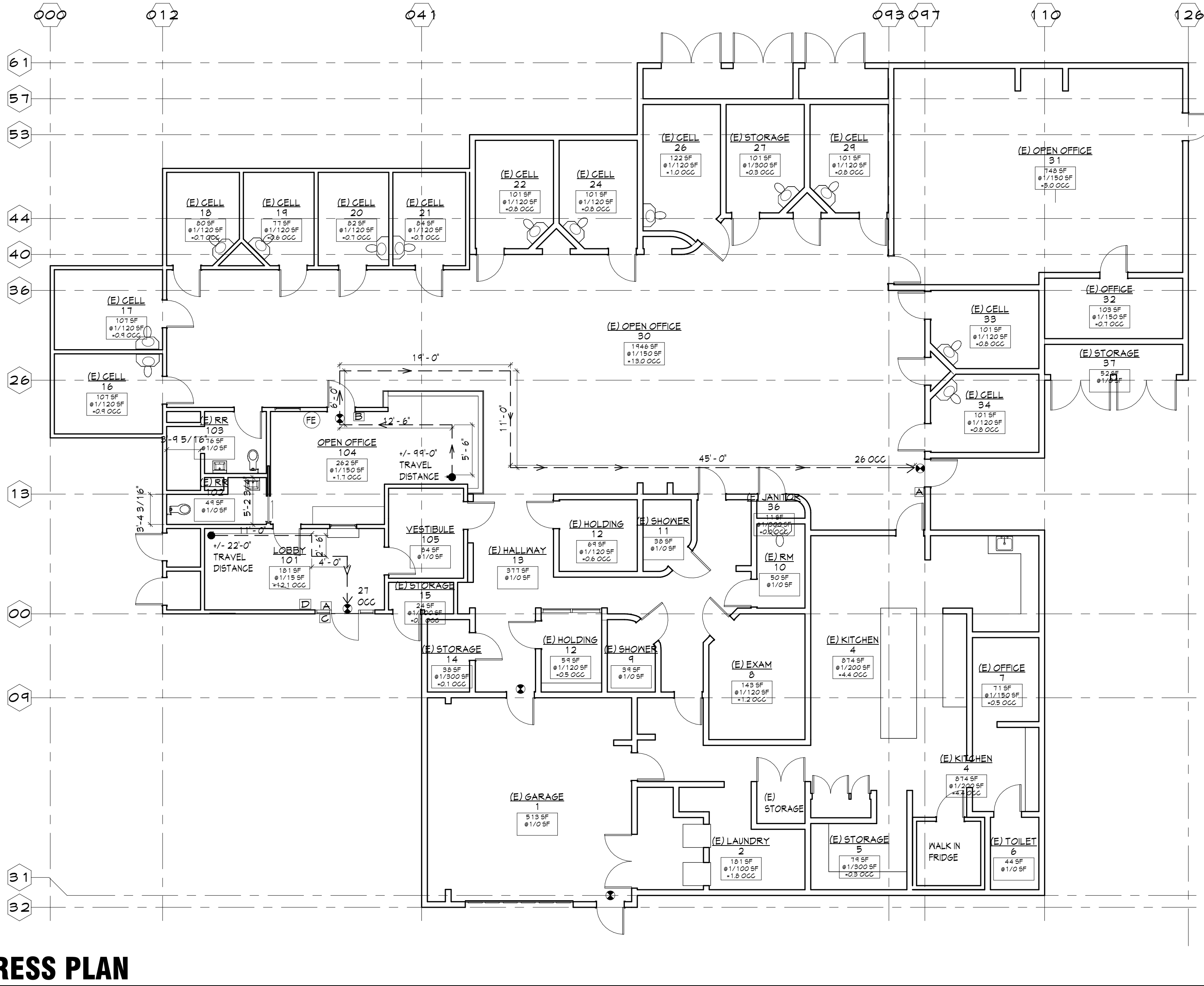


Architect	ANDY KWONG	
Drawn By	KREYES/EC	
Revisions	NO.	Date Description
	Ⓒ	5/26/23 BID REVISION
	Ⓓ	5/15/23 BID REVISION
	Ⓔ	4/7/23 APPENDUM 1
	Ⓕ	9/22/23 BID ADJUSTMENT
	Ⓖ	3/3/23 FC COMMENTS
		12/20/22 PLAN SUBMISSION
Job No.	22031	
Date:	JULY 2022	

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EGRESS PLAN

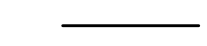
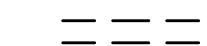
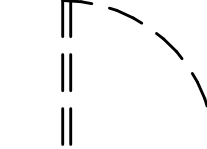
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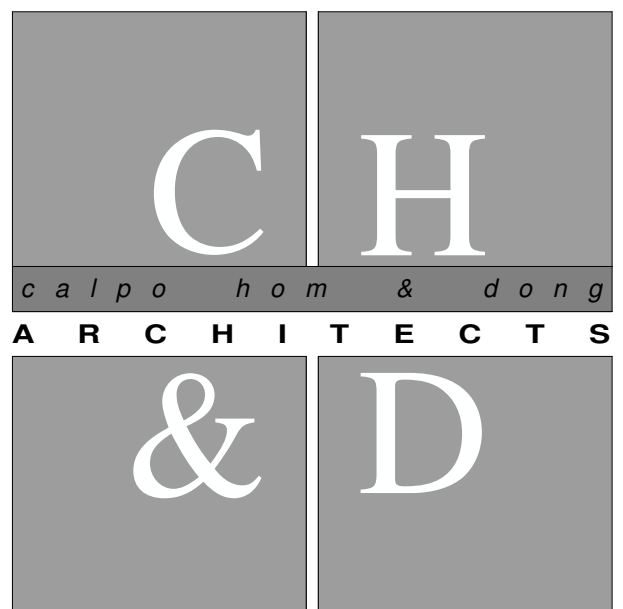


DEMO PLAN NOTES

- ALL TRADES SHALL PERFORM THEIR DEMOLITION IN A WORKMAN LIKE MANNER AS TO NOT DAMAGE ANY OF THE EXISTING CONSTRUCTION TO REMAIN.
- CONTRACTORS TO VISIT SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS TO BE DEMOLISHED.
- THE FOLLOWING WORK SHALL BE PERFORMED BY THE CONTRACTOR(S) (BUT NOT LIMITED TO):
 - REMOVE WALLS AS INDICATED (GYPSUM BOARD AND STUDS).
 - REMOVE DOORS, FRAMES AND ASSOCIATED HARDWARE AS INDICATED WITHIN CONSTRUCTION DOCUMENTS.
 - REMOVE FLOOR COVERING AND MASTIC THROUGHOUT AREA OF WORK. ALL FLOOR FINISHES TO BE NEW.
 - REMOVE MILLWORK THROUGHOUT AREA OF WORK AS INDICATED.
 - REMOVE THERMOSTATS AND RELOCATE AND/OR REPLACE AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
 - RELOCATE AND/OR REPLACE SUPPLY-AIR REGISTERS AND DUCT WORK TO ACCOMMODATE NEW WORK.
 - RELOCATE AND/OR REPLACE RETURN-AIR REGISTERS AND DUCT WORK TO ACCOMMODATE NEW WORK.
 - REMOVE ALL METAL CONDUIT IN WALLS AND CEILINGS AS REQUIRED TO ACCOMMODATE NEW WORK.
 - REMOVE AND STORE ALL LIGHT SWITCHES AND ELECTRICAL OUTLETS AS REQUIRED TO ACCOMMODATE NEW WORK.
- THE DEMOLITION WORK SHALL PROGRESS IN THE FOLLOWING ORDER WHERE APPLICABLE:
 - FLOORING, MASTIC AND WALL BASE.
 - MILLWORK, SINKS AND APPLIANCES
 - DOORS, FRAMES, AND HARDWARE
 - T-BAR CEILING GRID AND TILES OR HARDLIDS
 - ELECTRICAL SWITCHES AND OUTLETS
 - WALLS AND ELECTRICAL CONDUITS
 - PLUMBING AND MECHANICAL
 - FINAL CLEAN-UP
- ALL CONTRACTORS OF THE DEMOLITION WORK SHALL REMOVE THE DEBRIS CAUSED BY THEIR SCOPE OF WORK.
- THE JOB SITE IS TO BE FREE OF ALL DEMOLITION DEBRIS PRIOR TO THE START OF NEW CONSTRUCTION.
- ALL TRADES ARE RESPONSIBLE TO MAINTAIN A CLEAN ENVIRONMENT, FREE OF DEMOLITION DUST AND DEBRIS.
- CONTRACTOR TO PROVIDE ALL PERMITS, AND DUMPSTERS AS REQUIRED TO ACCOMMODATE ENTIRE SCOPE OF DEMOLITION AND NEW CONSTRUCTION WORK.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL DEMOLITION WORK AND SERVICES AS REQUIRED TO PROVIDE NEW IMPROVEMENTS AS INDICATED IN THE PROPOSED PLAN.
- PATCH AND REPAIR FLOOR SURFACE AS REQUIRED FOR A LEVEL CONDITION, READY TO RECEIVE NEW FINISHES.

DEMO LEGEND

-  EXISTING PARTITION TO REMAIN
-  EXISTING PARTITION TO BE REMOVED
-  EXISTING DOORS & FRAMES TO BE REMOVED



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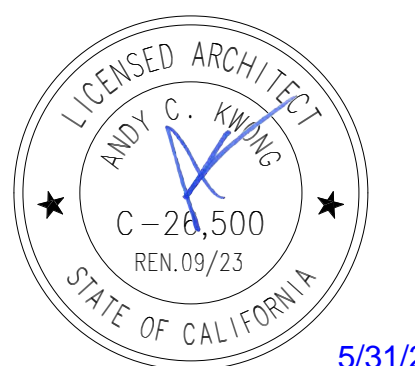
Sheet Title
DEMO FLOOR PLAN

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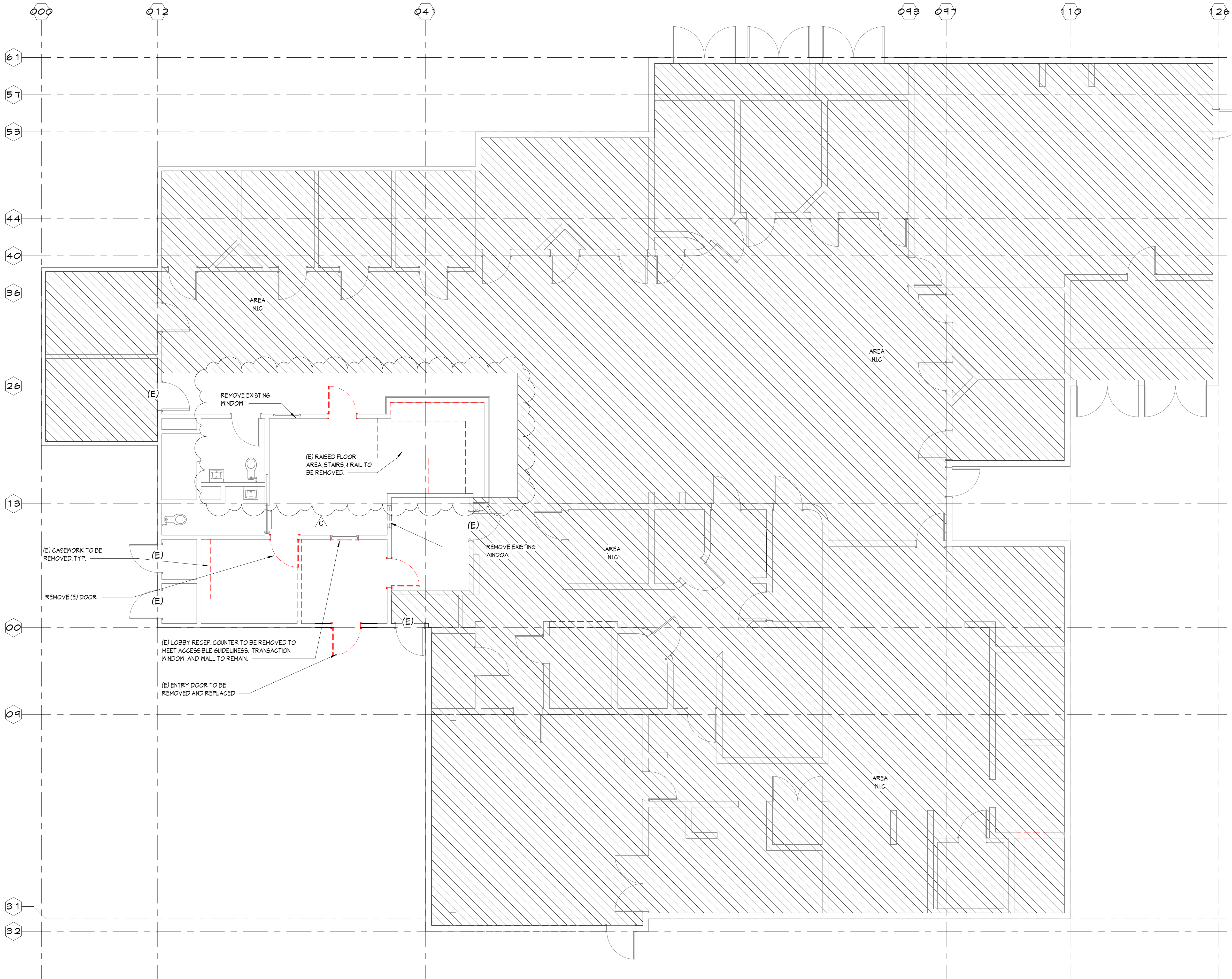


5/31/23

Architect ANDY KWONG
Drawn By KREYES / EC

NO.	Date	Description
Ⓒ	5/26/23	BID REVISION
Ⓓ	5/15/23	BID REVISION
Ⓔ	4/7/23	APPENDUM 1
Ⓐ	9/22/23	BID ADJUSTMENT
Ⓘ	9/9/23	FC COMMENTS
	12/20/22	PLAN SUBMISSION

Job No. 22031
Date: JULY 2022



DEMO PLAN

SCALE: 3/16" = 1'-0"

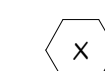
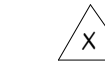


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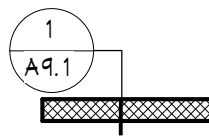
FLOOR PLAN NOTES

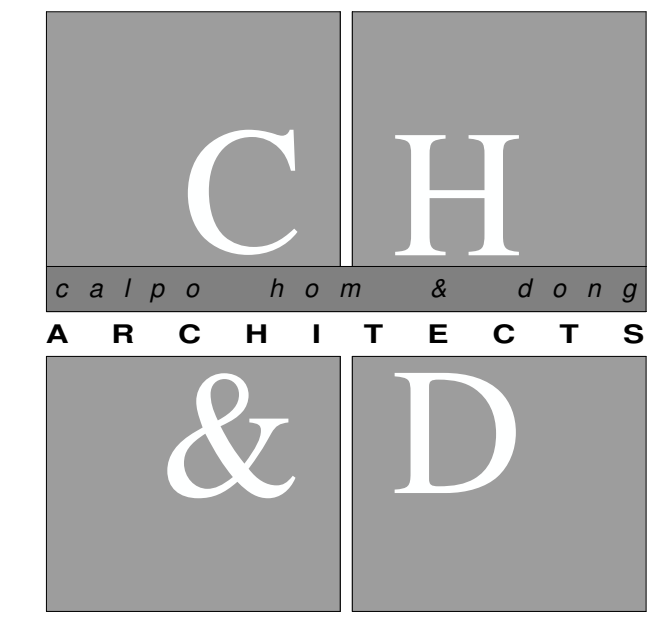
- CONTRACTOR TO FIELD VERIFY AND NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES 5 DAYS PRIOR TO BID DUE DATE.
- ALL CONTRACTORS MUST SURVEY THE PROJECT SITE PRIOR TO START OF DESIGN WORK. ADVISE THE ARCHITECT 5 DAYS PRIOR TO BID, OF ANY DISCREPANCY WITH ARCHITECT'S DRAWINGS.
- ALL CONTRACTORS TO COMPLY W/ ALL CODES & REGULATIONS.
- NOTIFY & OBTAIN APPROVAL OF BUILDING MANAGEMENT OF ANY TEMPORARY STOPPAGE OF BLDG. UTILITIES, SERVICES AND/OR ALARM MONITORING SYSTEM.
- EXISTING CONDITIONS HAVE NOT BEEN FULLY FIELD VERIFIED. CONFIRM SCOPE OF WORK WITH BUILDING OWNER AND ARCHITECT REGARDING EXISTING CONDITIONS NOT SHOWN OR DIFFERENT FROM WHAT IS SHOWN ON THESE DOCUMENTS WHEN ENCOUNTERED.
- OBTAIN BUILDING OWNER'S APPROVAL OF WALL CHALK LINES PRIOR TO INSTALLATION OF BASE TRACKS.
- OBTAIN BUILDING OWNER'S APPROVAL OF ELECTRICAL AND DATA OUTLET LOCATIONS PRIOR TO INSTALLATION. SEE ELECTRICAL DRAWINGS.
- REPAIR PATCH & FINISH ALL GYPSUM BOARD (NEW AND EXISTING) AS REQUIRED TO BE READY FOR FINISH.
- PATCH, REPAIR, AND/OR REPLACE EXISTING CONSTRUCTION IN AREA OF WORK, AS REQUIRED FOR A FINISHED APPEARANCE AND/OR TO MAINTAIN SECURITY.
- PROVIDE ALL DEMOLITION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION & SCOPE OF WORK.
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- PROVIDE METAL STUDS TO MATCH SPECIFIED WALL GAGE AT ALL NEW DOOR JAMBS AND HEAD CONDITIONS.
- STUD GAUGE AND SIZE INDICATED ARE MINIMUM STANDARDS IN NO EVENT SHALL STUD SIZE, GAUGE, AND SPACING FALL BELOW MINIMUM REQUIREMENTS UNLESS OTHERWISE INDICATED.
- PROVIDE FOR CLEANING OF FLOOR IN AREAS OF WORK ONLY.
- ALL FLOORS SHALL BE LEVEL AND CLEAN PRIOR TO START OF WALL ERECTION, PATCH, REPAIR AND/OR REPLACE AS REQUIRED.
- WALLS SHALL BE FINISHED AND PAINTED FROM SLAB TO HEAD ON BOTH SIDES OF THE WALL WHERE WALL IS EXPOSED FULL HEIGHT.
- CONTRACTOR TO COORDINATE STUD SIZE AT PLUMBING WALLS TO ACCOMMODATE LATERAL RUNS.
- ENTRY AND EXIT DOORS ON THE EXTERIOR OF THE BUILDING, AND INCLUDED WITH THIS SCOPE OF WORK, SHALL CONFORM TO TITLE 24 REQUIREMENTS.
 - A. HARDWARE: MAXIMUM EFFORT TO OPERATE DOOR SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. MAXIMUM EFFORT TO OPERATE FIRE DOORS MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
 - B. EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 - C. CONSTRUCTION: THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
 - D. SEE DOOR NOTES FOR ADDITIONAL INFORMATION.
- ALL SELF CLOSING DOORS WITH A LATCH SHALL HAVE REQUIRED DOOR CLEARANCES: PROVIDE MIN 12" STRIKE SIDE CLEARANCE ON PUSH SIDE OF DOORS. PROVIDE MIN 16" STRIKE SIDE CLEARANCE ON THE PULL SIDE OF DOORS. PROVIDE MIN 24" STRIKE SIDE CLEARANCE ON THE PULL SIDE OF EXTERIOR DOORS. PROVIDE MIN 48" DEEP CLEAR SPACE IN FRONT OF THE DOOR ON THE PUSH SIDE AND 60" DEEP CLEAR SPACE IN FRONT OF THE DOOR ON THE PULL SIDE.
- PROVIDE FIRE EXTINGUISHERS AS SHOWN ON PLAN. FIRE EXTINGUISHERS (NEW AND EXISTING) SHALL BE FITTED WITH CURRENT INSPECTION TAGS. INSPECTION OF FIRE EXTINGUISHERS SHALL BE BY A COMPANY LICENSED BY THE FIRE MARSHALL HAVING JURISDICTION. PROVIDE IDENTIFICATION SIGNAGE ABOVE EXTINGUISHER AND AN EMERGENCY EVACUATION SIGN ON THE WALL ADJACENT TO EXTINGUISHER INDICATING PLAN OF SPACE AND PATH OF TRAVEL TO BUILDING EXITS. PORTABLE FIRE EXTINGUISHERS ARE REQUIRED DURING CONSTRUCTION, ALTERATIONS, OR DEMOLITIONS. SIZE, TYPE, AND LOCATION TO BE CONFIRMED BY THE LOCAL FIRE DEPARTMENT HAVING JURISDICTION.
- CLEAN BUILDING AREAS USED DURING CONSTRUCTION PRIOR TO TURNING OVER BUILDING TO OWNER.

SYMBOL LEGEND

-  DOOR SYMBOL FOR CORRESPONDING DOOR SCHEDULE
-  WINDOW SYMBOL FOR CORRESPONDING WINDOW SCHEDULE

WALL LEGEND

-  (E) PARTITION TO REMAIN
-  (N) INFILL TO MATCH (E) CONSTRUCTION, PROVIDE 5/8" TYPE X GYP. BD., ACOUSTICAL BATT INSULATION



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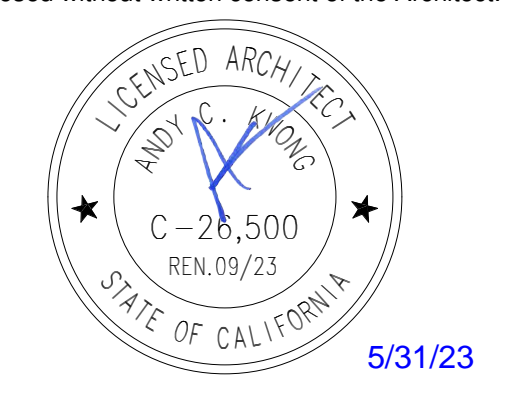
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FLOOR PLAN

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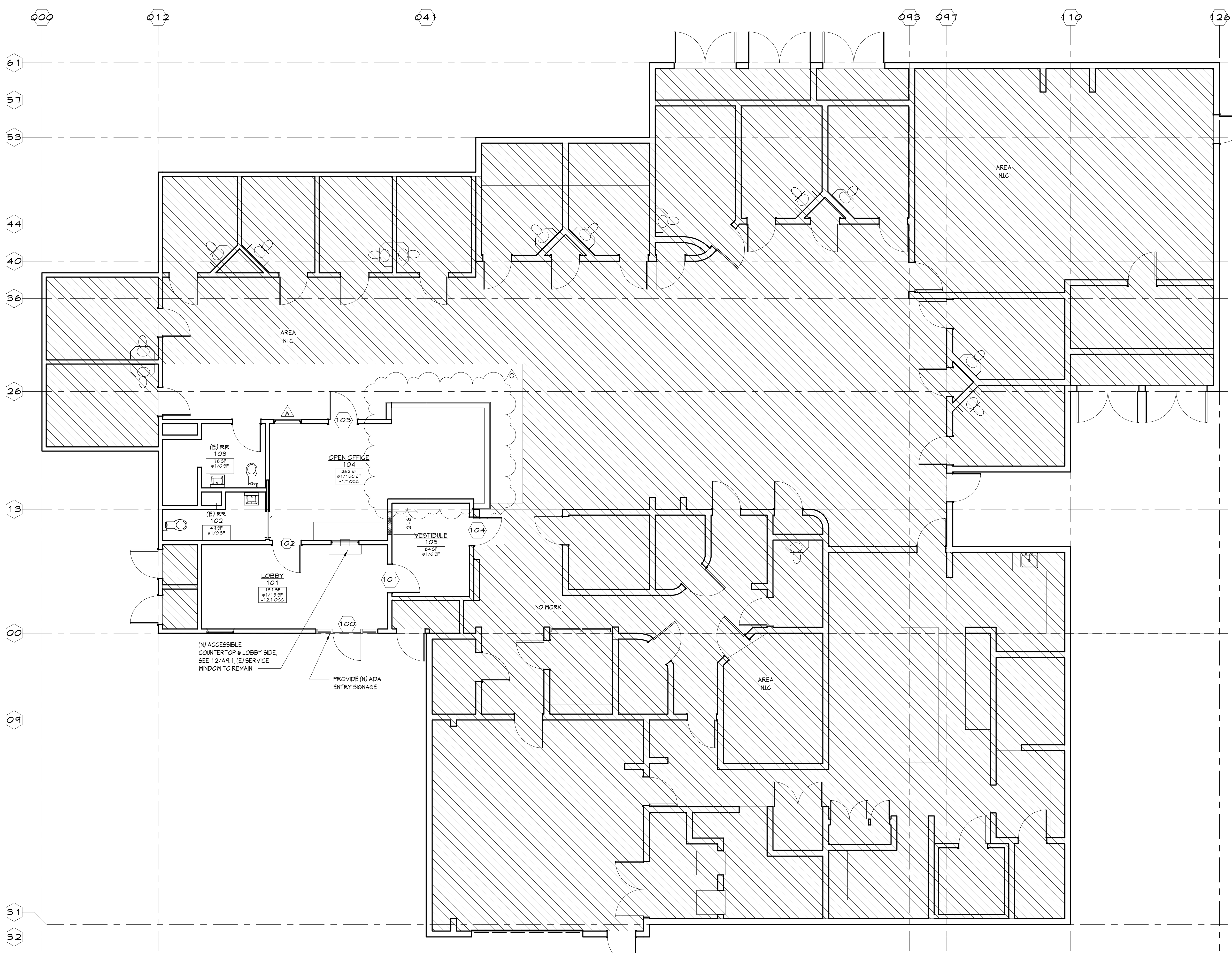


Architect ANDY KWONG
Drawn By KREYES / EC

Revisions		
NO.	Date	Description
1	5/26/23	BID REVISION
2	5/15/23	BID REVISION
3	4/7/23	APPENDUM 1
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6	12/20/22	PLAN SUBMISSION

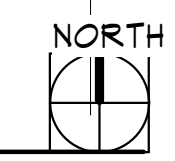
Job No. 22031
Date: JULY 2022

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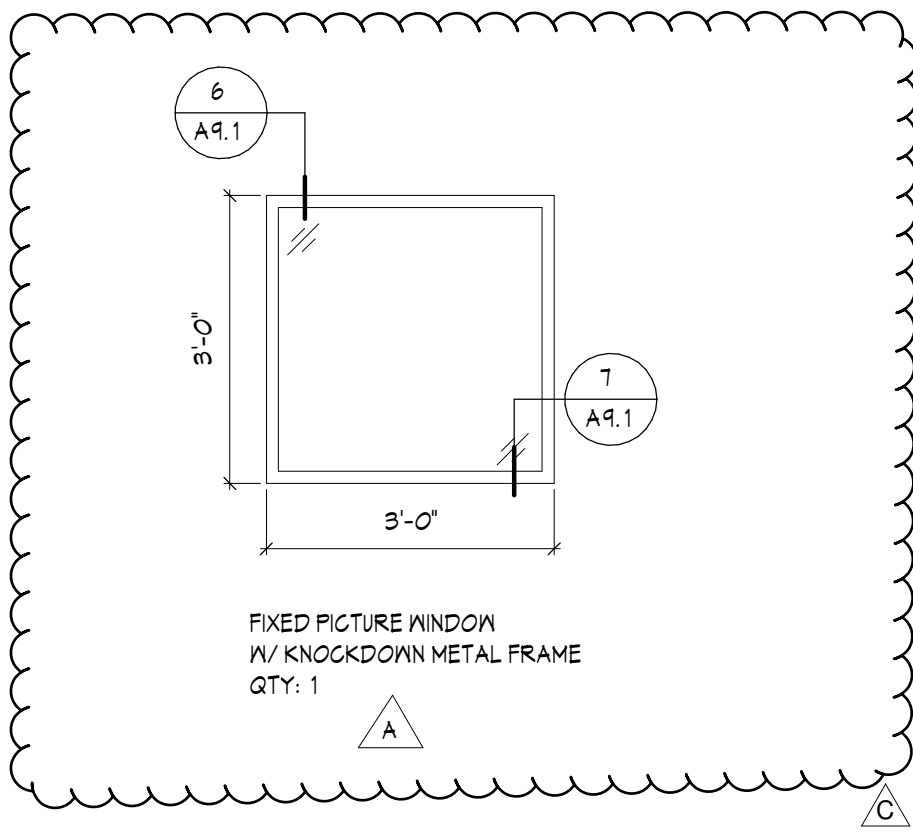


FLOOR PLAN

SCALE: 3/16" = 1'-0"



WINDOW TYPES



DOOR SCHEDULE

Mark	Room	Width	Height	Thickness	Door Material	Door Finish	Door Type	Frame Material	Frame Finish	Frame Type	Fire Rating	Hardware Group	Comments
100	ENTRY	3'-0"	7'-0"	0'-1 3/4"	MTL	FF	D2	ALUM.	FF	F2		B	DOOR REPLACED ONLY, STOREFRONT TO REMAIN ***
101	LOBBY	3'-0"	7'-0"	0'-1 3/4"	WD	PT	D1	KD	FF	F1	--	A	
102	OPEN OFFICE	3'-0"	7'-0"	0'-1 3/4"	WD	PT	D1	KD	FF	F1	--	A	
103	OPEN OFFICE	3'-0"	7'-0"	0'-1 3/4"	WD	PT	D1	KD	FF	F1	--	A	
104	VESTIBULE	3'-0"	7'-0"	0'-1 3/4"	WD	PT	D1	KD	FF	F1	--	A	

GENERAL DOOR NOTES

- ALL SELF-CLOSING DOORS WITH A LATCH SHALL HAVE REQUIRED DOOR CLEARANCES AT DOORS. PROVIDE MIN 12" STRIKE SIDE CLEARANCE ON PUSH SIDE OF DOORS. PROVIDE MIN 18" STRIKE SIDE CLEARANCE ON PULL SIDE OF INTERIOR DOORS. PROVIDE MIN 24" CLEARANCE ON PULL SIDE OF EXTERIOR DOORS. PROVIDE MIN 48" DEEP CLEAR SPACE IN FRONT OF THE DOOR ON THE PUSH SIDE AND 60" DEEP CLEAR SPACE IN FRONT OF THE DOOR ON THE PULL SIDE.
- EXCEPT WHERE OTHERWISE DESIGNATED, DOORS SHALL BE PROVIDED AS A COMPLETE ASSEMBLY.
- EXCEPT WHERE OTHERWISE DESIGNATED WIDTH OF DOOR TO BE MINIMUM 36" PROVIDE REQUIRED 32" NET CLEARANCE BETWEEN FACE OF DOOR AND THE JAMBS.
- ALL NEW HARDWARE TO MATCH (E) IN MANUFACTURER & FINISH. FIELD VERIFY PRIOR TO BID AND / OR INSTALLATION OF NEW HARDWARE IN EXISTING BUILDINGS.
- TWO PAIR BUTTS PER DOOR LEAF FOR 8'-0" HIGH DOORS & TALKER 1-1/2" PAIR BUTTS PER DOOR FOR 7'-0" HIGH DOORS.
- ALL DOOR FRAMES TO MATCH (E) IN SIZE & FINISH. FIELD VERIFY PRIOR TO BID AND/OR INSTALLATION NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL DOORS TO BE LEVER ACTIVATED AS TO MEET CALIFORNIA'S T-24 ACCESSIBILITY REQUIREMENTS GUIDELINES.
- TITLE 24 NOTES:
 - HARDWARE:** MAXIMUM EFFORT TO OPERATE DOOR SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR & INTERIOR DOORS. MAXIMUM EFFORT TO OPERATE FIRE DOORS MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
 - EXIT DOORS:** SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 - CONSTRUCTION:** THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR.
 - DOOR HARDWARE:** TO BE CENTERED BETWEEN 34" MIN AND 44" MAX ABOVE FINISH FLOOR.
 - CLOSURES:** SHALL COMPLY WITH 2019 CBC 11B-404.2.8 DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM LATCH IS 5 SECONDS MINIMUM.
- PROVIDE T-24 SIGNAGE AT ALL ENTRY REQUIRED LOCATIONS.
 - TACTILE EGRESS SIGNAGE:** PROVIDE ON THE EGRESS SIDE OF MAIN ENTRY, EMPLOYEE ENTRY, AND DOORS ALONG EGRESS PATH OF TRAVEL SIGNAGE TO BE INSTALLED ADJACENT TO DOOR NOT THE BASELINE OF THE HIGHEST LINE OF TEXT ON THE SIGN 60" ABOVE THE FINISH FLOOR SIGNAGE TO HAVE CALIFORNIA CONTRACTED GRADE 2 BRAILLE.
 - ISA SIGNAGE:** PROVIDE ON THE ENTRANCE SIDE OF MAIN ENTRY, EMPLOYEE ENTRY AND OTHER PUBLIC ACCESSIBLE ENTRANCES, SIGNAGE TO BE INSTALLED ADJACENT TO DOOR WITH THE CENTERLINE OF THE SIGN 60" ABOVE THE FINISH FLOOR.

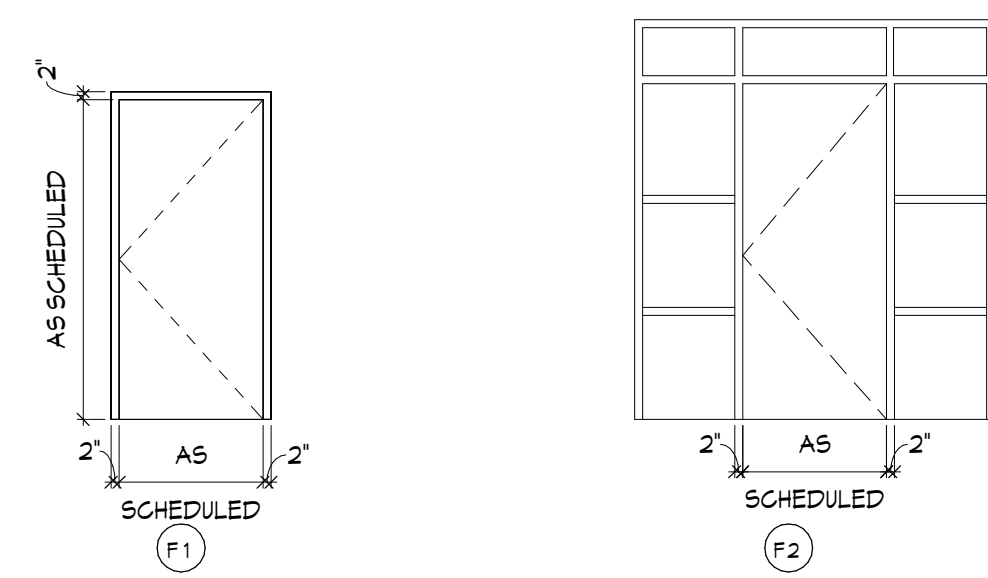
DOOR LEGEND

DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH
SC WOOD SOLID CORE - STAIN GRADE	PT PAINT	PMF PRESSED METAL FRAME	PT PAINT
WD WOOD SOLID CORE - PAINT GRADE	STN STAIN	ALUM. ALUMINUM FRAME	FF FACTORY FINISH
MTL HOLLOW METAL DOOR	FF FACTORY FINISH		

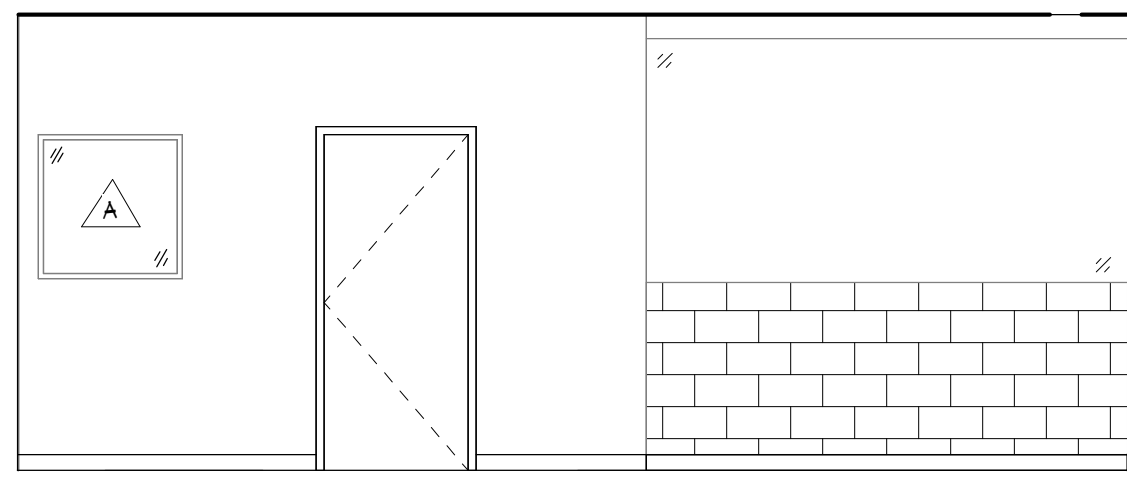
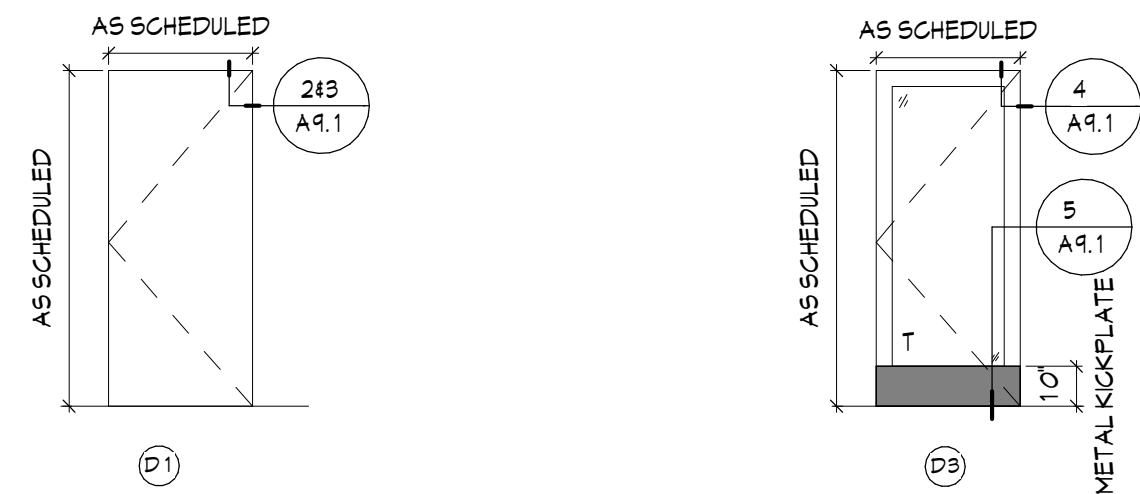
HARDWARE GROUPS

- GROUP A**
- LEVEL HANDLES PER T-24 AND ADA
 - STOREROOM FUNCTION LOCKET
 - SELF CLOSER
 - WALL MOUNTED DOOR STOP
 - SILENCER
 - CARD READER
 - ELECTRONIC STRIKE
- GROUP B**
- M-FORCE SWING DOOR OPERATOR CONFIGURED "LOW ENERGY" PER ANSI A156.19
 - SURFACE MOUNTED INTERIOR MOUNT VISIBLE HEADER CASE IN A STANDARD FINISH (CLEAR ANODIZED ALUMINUM)
 - (1) IQ SERIES CONTROL BOX
 - (1) ON-OFF-HOLD OPEN SWITCH, ACTIVATION BY (4) WIRELESS 4.5" SQUARE
 - STAINLESS STEEL PUSH PLATE ACTUATORS IN A "H/O" SET UP.
 - TO BE INSTALLED BY CERTIFIED STANLEY INSTALLER
 - LEVER HANDLE PER T-24 AND ADA
 - ENTRANCE FUNCTION LOCKSET
 - PANIC HARDWARE IN THE DIRECTION OF EGRESS
 - ELECTRONIC STRIKE
 - CARD READER
 - WEATHERSEALS
 - SILENCERS
 - FLOOR MOUNTED DOOR STOP
 - 10" KICK PLATE
 - ADA ALUM. THRESHOLD
 - PROVIDE REMOTE ELECTRIC STRIKE RELEASE AT RECEPTION COUNTER - LOCATION TO BE DETERMINED BY COUNTY
- ***SUPPLY SUFFICIENT POWER IN ORDER TO OPERATE M-FORCE DOOR OPERATOR

FRAME TYPES

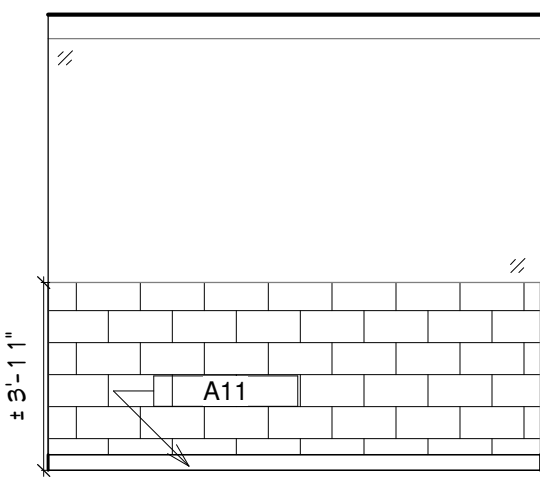


DOOR TYPES

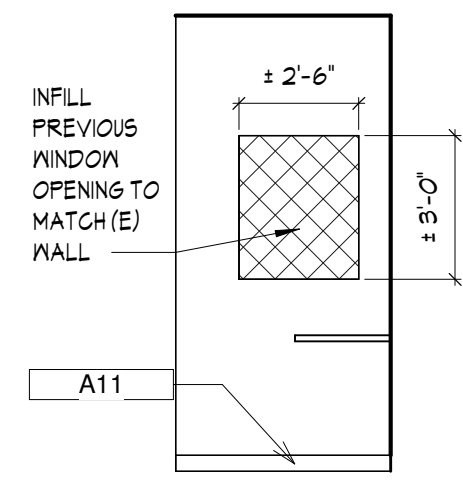


NORTH
OPEN OFFICE

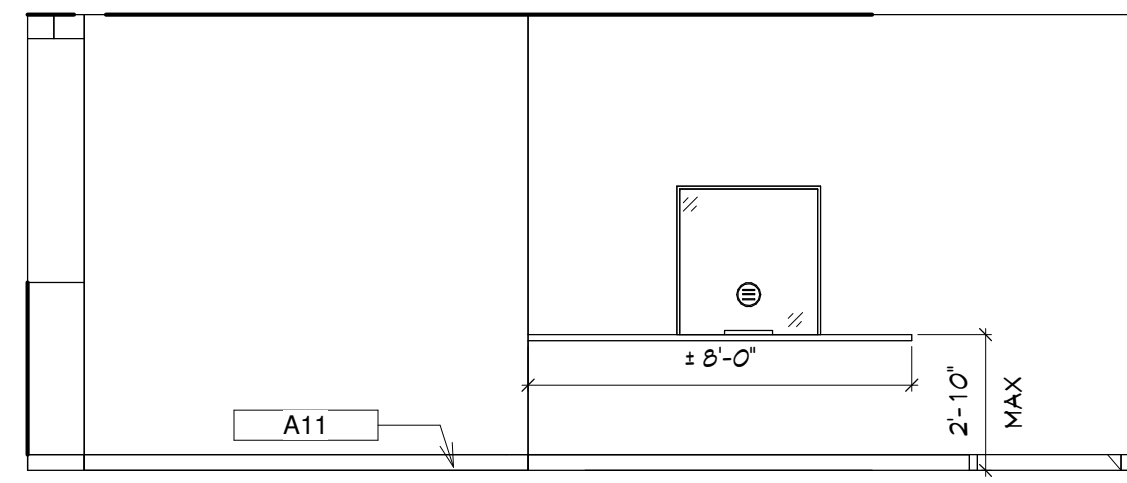
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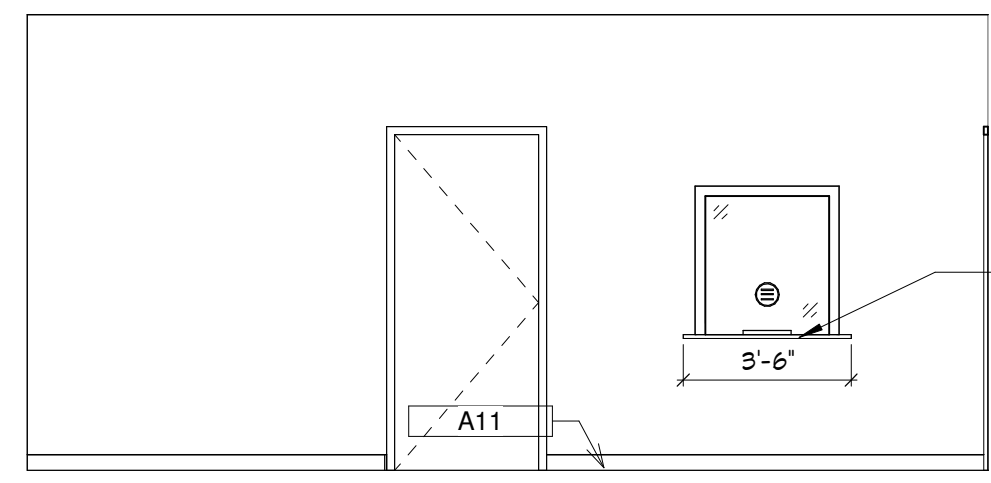
EAST



EAST CONTINUED

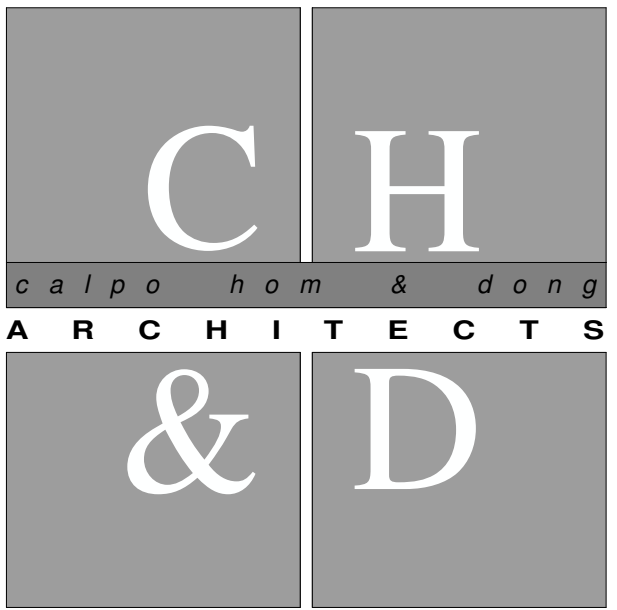


SOUTH



NORTH
LOBBY

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



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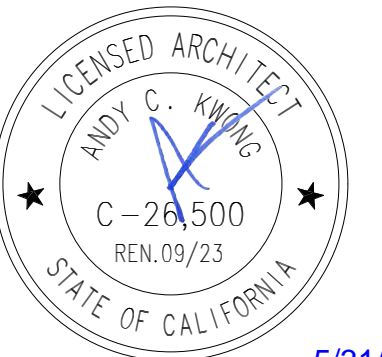
Sheet Title
DOOR & WINDOW SCHEDULE / INTERIOR ELEVATIONS

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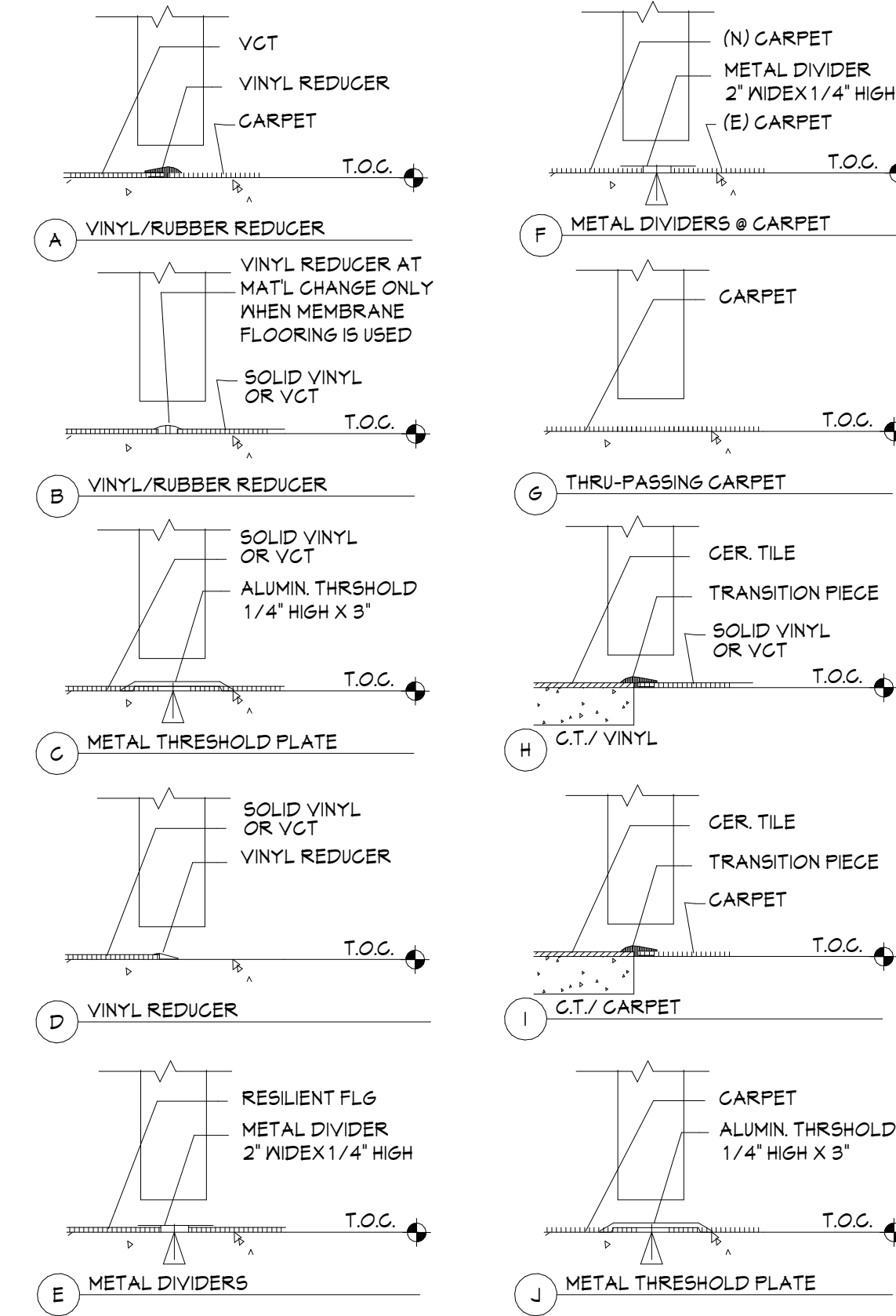
5/31/23

Architect	ANDY KWONG	
Drawn By	KREYES / EC	
Revisions		
NO.	Date	Description
△	5/26/23	BID REVISION
△	5/15/23	BID REVISION
△	4/7/23	APPENDUM 1
△	3/22/23	BID ADJUSTMENT
△	3/3/23	FC COMMENTS
	12/20/22	PLAN SUBMISSION
Job No.	22031	
Date:	JULY 2022	

A2.2

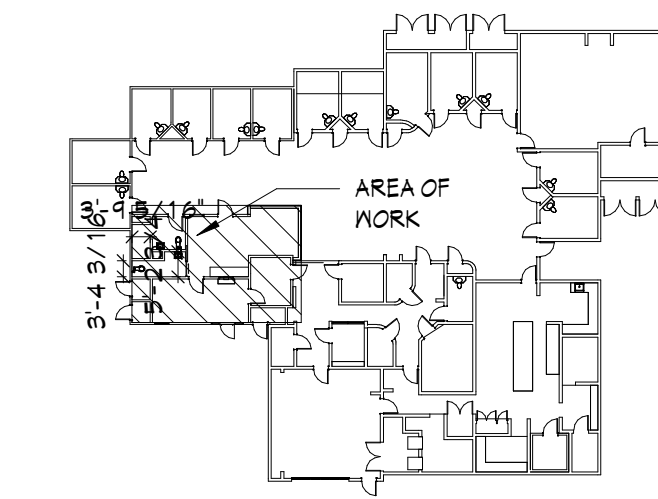
THRESHOLD DETAILS

NOTE: DENOTED BY —X—



WALL LEGEND

WALL	
PAINT:	
PT-1	MANUFACTURER: KELLY MOORE 1040 PREMIUM PROFESSIONAL STYLE/FINISH: SEMI-GLOSS IN RR, ALL OTHER AREAS SATIN COLOR/PATTERN: WHISPER BEIGE NOTE:
BASE	
B-1	TYPE: 4" COVERED RUBBER BASE MANUFACTURER: MANNINGTON BURKE COLOR/PATTERN: BLACK NOTE: USE EGO 515 ULTABOND WALLBASE ADHESIVE
COUNTERTOP FINISHES	
CM-1	TYPE: P-LAM MANUFACTURER: FORMICA COLOR/PATTERN: TBD NOTE:
FLOOR:	
CARPET	
CP-1	MANUFACTURER: SHAW STYLE/FINISH: INTELLECT COLOR: SMARTS 45110 PATTERN: QUARTER TURN SIZE: 24' X 24' ADHESIVE: SHAW D5000
VINYL FLOORING	
LVP-1	MANUFACTURER: SHAW STYLE/FINISH: FORTITUDE, SPC VINYL PLANK COLOR/PATTERN: ALMOND OAK THICKNESS: 12 ML

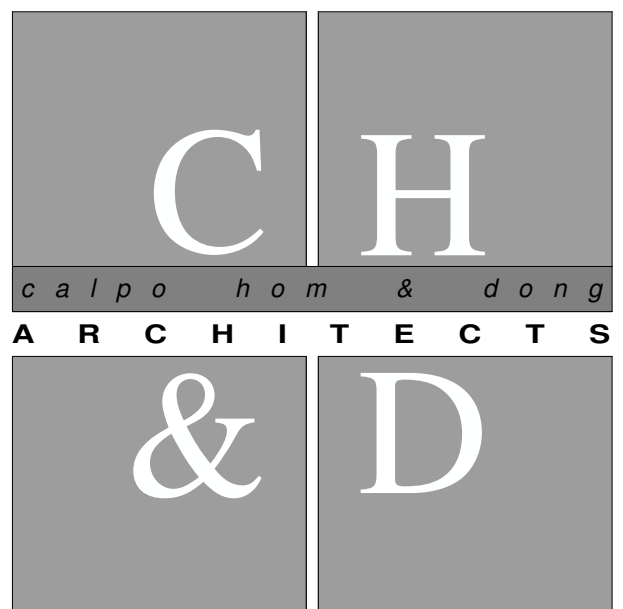


KEYPLAN

SCALE: 1" = 40'-0"

FINISH NOTES

- SUBMIT SAMPLES BEFORE PLACING FULL ORDERS WHERE MATERIALS ARE NOT RETURNABLE. NOTIFY ARCHITECT IMMEDIATELY OF LONG LEAD ORDER ITEMS.
- ALL PAINT FINISH OF METAL PARTS OF DOOR FRAMES, PERIMETER ENCLOSURES, ETC, SHALL BE SEMI-GLOSS, UNLESS OTHERWISE NOTE (U.O.N)
- ALL PAINT SHALL BE APPLIED IN ACCORDANCE W/ THE MANUFACTURER'S SPECIFICATION FOR THE PARTICULAR SURFACE.
- ALL SURFACES SHALL BE PROPERLY PREPARED WITH SEALER PRIOR TO THE INSTALLATION OF WALLCOVERING PER MANUFACTURER'S RECOMMENDATION.
- CONTRACTOR SHALL PAINT AND/OR FINISH NEW INTERIOR WALL W/ PAINT AND/OR FINISHES ACCORDING TO THE FINISH LEGEND. VERIFY WITH OWNER.
- FLOAT ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO FLOOR INSTALLATION.
- NO SUBSTITUTIONS ARE ALLOWED WITHOUT APPROVAL OF ARCHITECT.
- PROVIDE TRANSITION STRIPS @ ALL-DIS-SIMILAR FLOOR COVERING U.O.N. SEE DETAIL. THIS SHEET.
- ALL PAINTS AND COATINGS SHALL MEET CALIFORNIA GREEN BUILDING STANDARD CODE SECTION 5.504.4.1-5.504.4.3.2
- USE SHAW T-180 ADHESIVE FOR LVP FLOORING



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FINISH PLAN

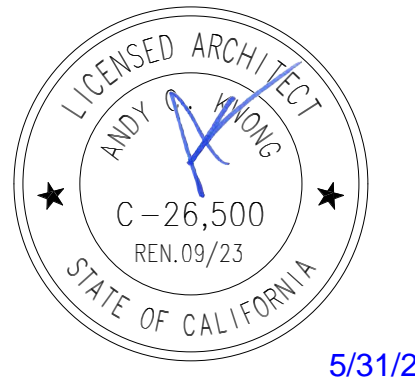
.....

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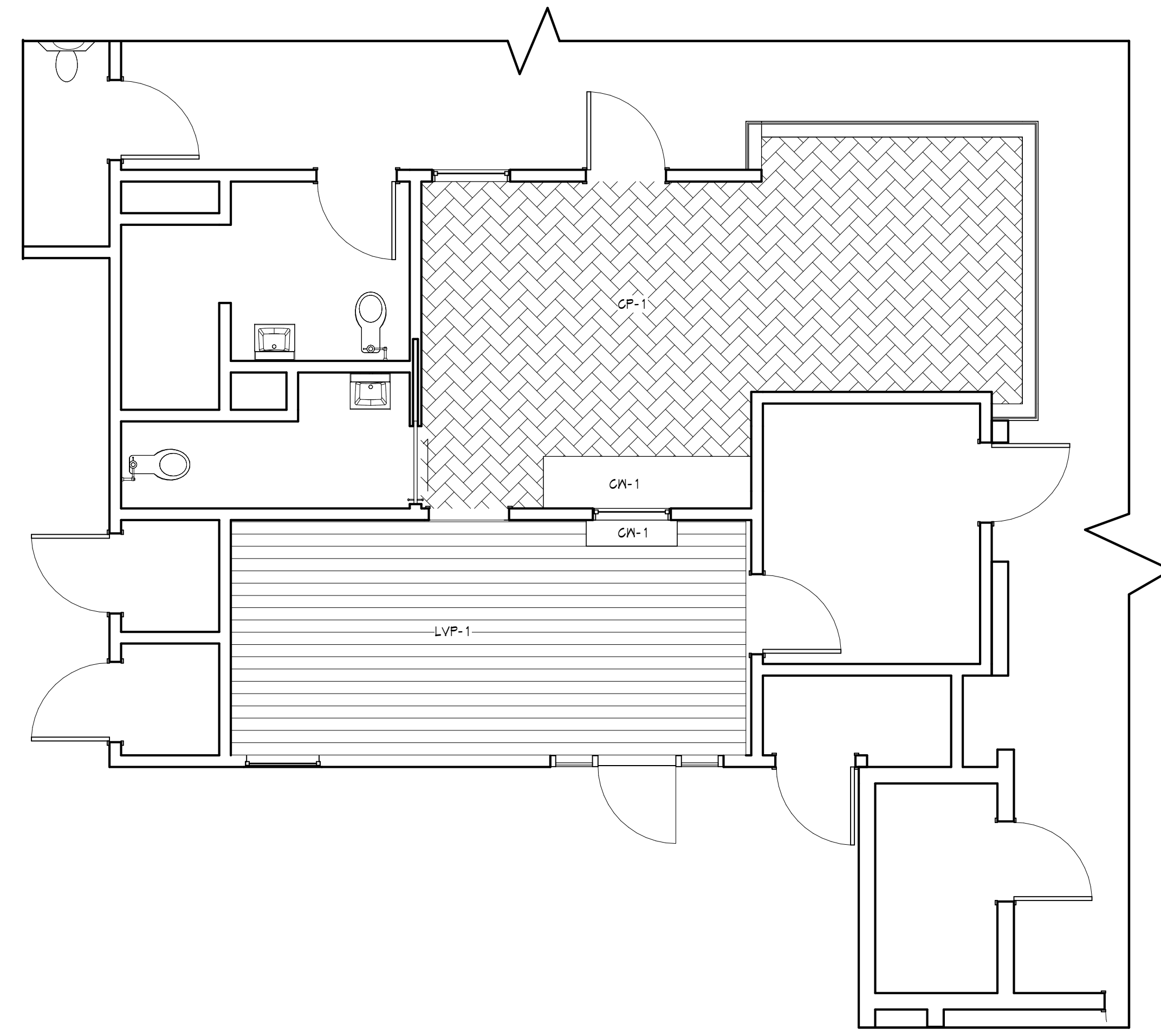
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5/31/23

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Drawn By	KREYES / EC	
Revisions		
NO.	Date	Description
△ C	5/26/23	BID REVISION
△ B	5/15/23	BID REVISION
△ A	4/7/23	APPENDUM 1
△	3/22/23	BID ADJUSTMENT
△	3/3/23	FC COMMENTS
	12/20/22	PLAN SUBMISSION
Job No.	22031	
Date:	JULY 2022	



FINISH PLAN

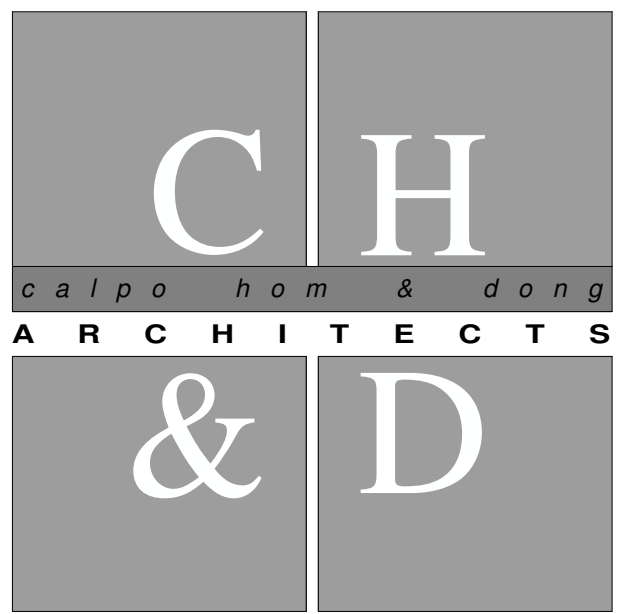
SCALE: 1/4" = 1'-0"



A2.3

CEILING PLAN NOTES

1. ALL CONTRACTORS MUST SURVEY THE PROJECT SITE PRIOR TO START OF DESIGN WORK. ADVISE THE ARCHITECT 5 DAYS PRIOR TO BID, OF ANY DISCREPANCY WITH ARCHITECT'S DRAWINGS.
2. CONTRACTOR TO COORDINATE AND VERIFY LIGHTING INDICATED ON ELECTRICAL DRAWINGS. CONTRACTOR TO VERIFY AND COORDINATE AND / OR MODIFY (WITH ARCHITECT'S APPROVAL) TO AVOID ALL DARKSPOTS AND TO COMPLY WITH TITLE-24 REQUIREMENTS.
3. LIGHTING LEVELS ARE THE RESPONSIBILITY OF THE DESIGN BUILD CONTRACTOR FOR TENANT REQUESTED LIGHTING LEVELS. PROVIDE ADDITIONAL LIGHT FIXTURES (INCLUSIVE OF BID), IF REQUIRED (WITH ARCHITECT'S APPROVAL).
4. ALL CONTRACTORS TO COMPLY W/ ALL CODES & REGULATIONS.
5. CONTRACTORS TO COORDINATE ALL HVAC SUPPLY / RETURN REGISTERS AS REQUIRED TO ACCOMMODATE FOR LIGHTING LAYOUT.
6. CONTRACTOR TO PERFORM OVERHEAD COORDINATION TO AVOID COLLISION BETWEEN TRADES PRIOR TO THE INSTALLATION OF LIGHTS, DUCTWORK, ETC.
7. NOTIFY & OBTAIN APPROVAL OF BUILDING MANAGEMENT OF ANY TEMPORARY STOPPAGE OF BLDG. UTILITIES, SERVICES AND/OR ALARM MONITORING SYSTEM.
8. EXISTING CONDITIONS MAY NOT HAVE BEEN FULLY FIELD VERIFIED. CONFIRM SCOPE OF WORK WITH OWNER, AND ARCHITECT REGARDING EXISTING CONDITIONS NOT SHOWN ON THESE DOCUMENTS WHEN ENCOUNTERED.
9. WHERE EXISTING CEILING ARE USED PATCH, REPAIR, AND / OR REPLACE EXISTING CEILING IN AREA OF WORK TO PROVIDE FOR A CONTINUOUS SYSTEM AND PROVIDE FOR A LIKE NEW APPEARANCE. MODIFY CEILING AS REQUIRED TO COMPLY WITH CURRENT SEISMIC STANDARDS AND CBC REQUIREMENTS.
10. REMOVE ALL EXISTING GYP BOARD CEILING AND FRAMING IN AREA OF WORK AS REQUIRED TO ACCOMMODATE NEW WORK.
 - A. FOR LOBBY AND OPEN OFFICE AREAS, PATCH AND REPAIR GYP BOARD CEILING. DO NOT REPLACE ENTIRE CEILING UNLESS DIRECTED TO DO SO BY CLIENT OR ARCHITECT. IF NECESSARY TO REMOVE BRING TO THE ATTENTION OF CLIENT AND ARCHITECT FIRST.
11. PATCH, REPAIR AND / OR MODIFY EXISTING DRAFT STOPS AS REQUIRED BY CBC SECTION 1113. PROVIDE NEW WHERE REQUIRED.
12. PROVIDE MEANS OF EGRESS ILLUMINATION AS REQUIRED PER CBC SECTION 1006.2 AN EMERGENCY POWER SYSTEM FOR MEANS OF EGRESS ILLUMINATION SHALL BE PER CBC SECTION 1006.3. SEE ELECTRICAL.
13. PROVIDE SMOKE / FIRE DAMPERS AS REQUIRED INCLUDING ALL ELECTRICAL WIRING AND SENSORS TO MAINTAIN RATED CONSTRUCTION WHERE REQUIRED.
14. PROVIDE THROUGH WALL ACCESS INTO ATTIC SPACE ABOVE GYP BOARD CEILING AREAS WHEN CEILING IS SURROUNDED BY WALLS EXTENDING FULL HEIGHT.



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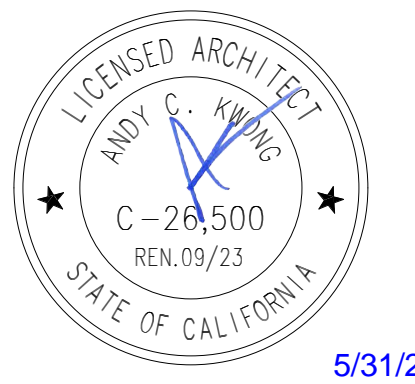
Sheet Title
REFLECTED CEILING PLAN

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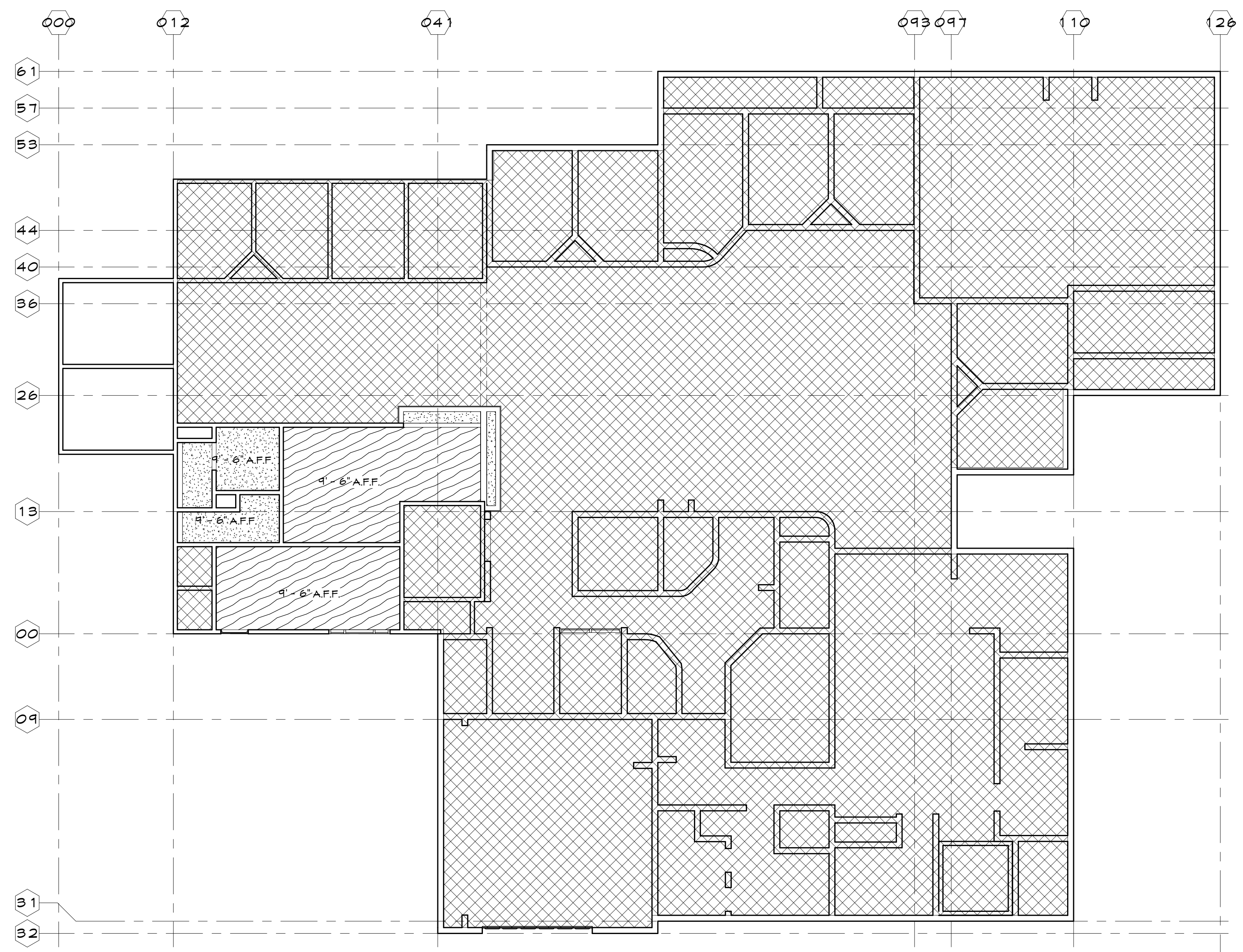
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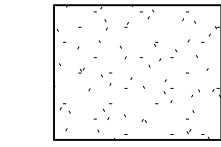
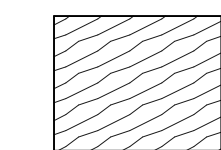
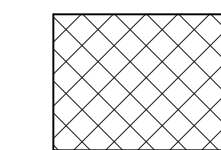


5/31/23

Architect	ANDY KWONG	
Drawn By	KREYES / EC	
Revisions		
NO.	Date	Description
Ⓒ	5/26/23	BID REVISION
Ⓓ	5/15/23	BID REVISION
Ⓔ	4/7/23	APPENDUM 1
Ⓐ	9/22/23	BID ADJUSTMENT
Ⓘ	3/3/23	FC COMMENTS
	12/20/22	PLAN SUBMISSION
Job No.	22031	
Date:	JULY 2022	



CEILING LEGEND

-  (E) GYP BD CEILING
-  PATCH/ REPAIR GYP BOARD AS NEEDED
-  AREA NOT IN CONTRACT

REFLECTED CEILING PLAN

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



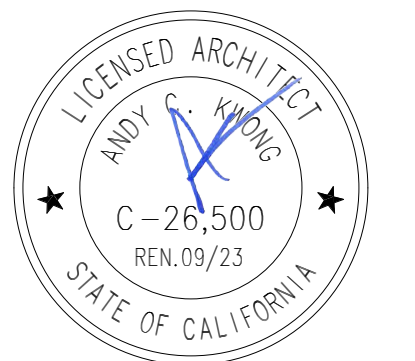
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.....
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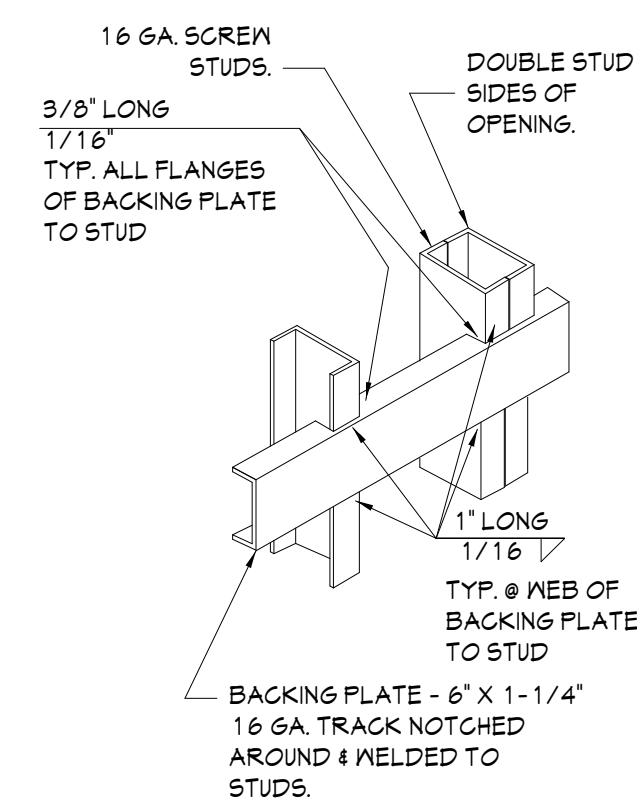
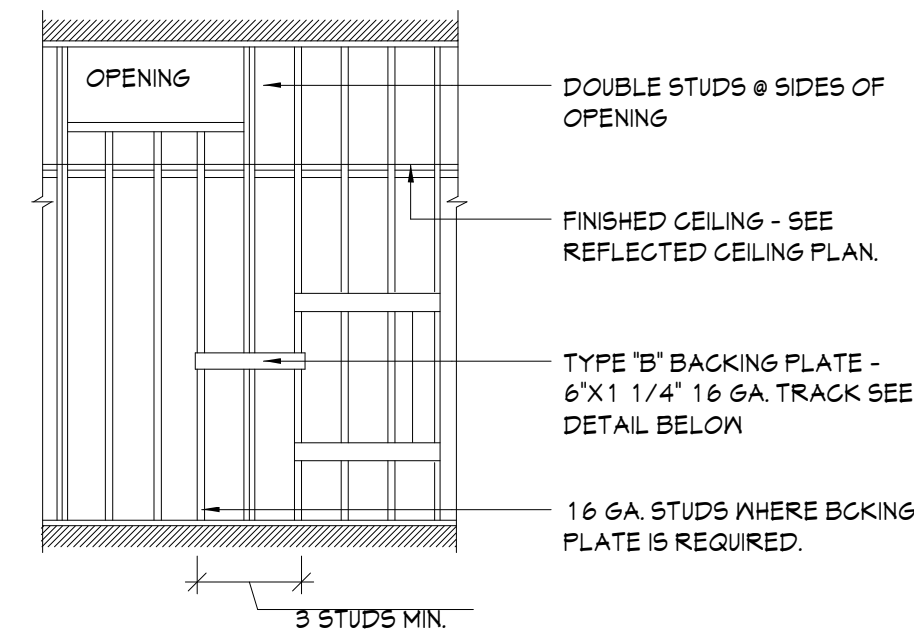
5/31/23

Architect ANDY KWONG

Drawn By KREYES / EC

<i>Revisions</i>		
NO.	Date	Description
Ⓐ	5/26/23	BID REVISION
Ⓑ	5/15/23	BID REVISION
Ⓐ	4/7/23	APPENDUM 1
Ⓐ	9/22/23	BID ADJUSTMENT
Ⓐ	3/3/23	FC COMMENTS
	12/20/22	PLAN SUBMISSION

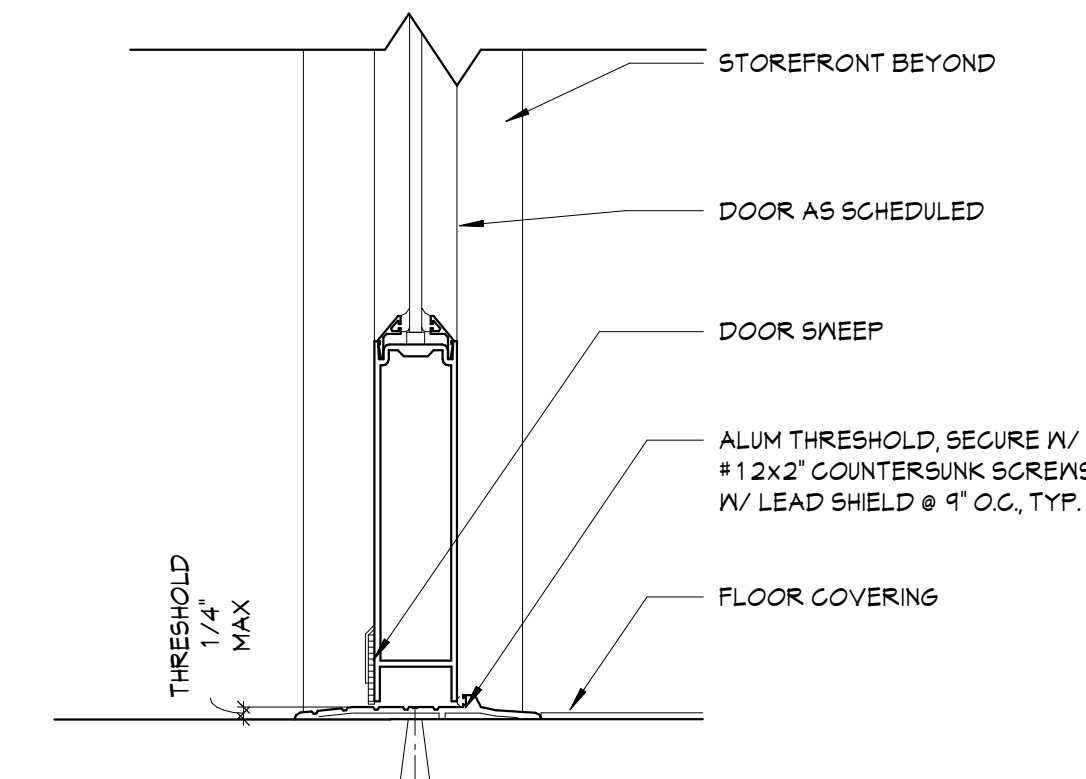
Job No. 22031
Date: JULY 2022



- NOTES:**
1. TYPE 'B' BACKING PLATE FOR UPPER WALL HUNG CABINETS (UP TO 2 SHELVES), BASE CABINETS, FULL HEIGHT CABINETS, FILM VIEWING COUNTERS, WALL HUNG BENCHES, HANDRAILS, GUARDRAILS, WALL HUNG EQUIPMENT, URINALS, ETC. MAXIMUM HEIGHT - 100 POUNDS/FOOT
 2. SEE SPECIFICATIONS FOR STUD GAUGE
 3. VERIFY LENGTH, HEIGHT, LOCATION OF BACKING PLATE AND NUMBER REQUIRED WITH MANUFACTURER OF ITEMS IN NOTE 1.
 4. USE #12 SELF TAPPING SHEET METAL SCREWS WHEN ATTACHING ITEMS TO BACKING PLATE.
 5. WALL STUD FLANGES ARE CONTINUOUS.
 6. FOR GRAB BAR BACKING PLATE SEE DETAIL 4/A4.1

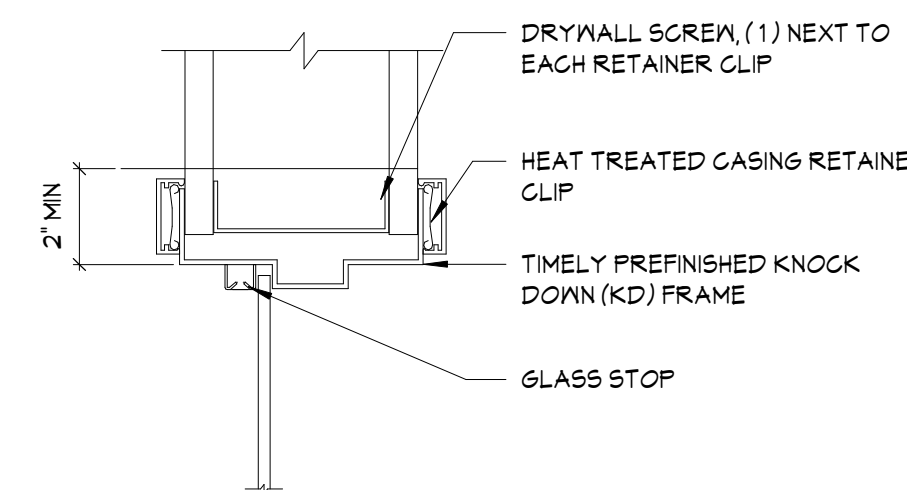
9 BACKING PLATE

SCALE: 1/2" = 1'-0"



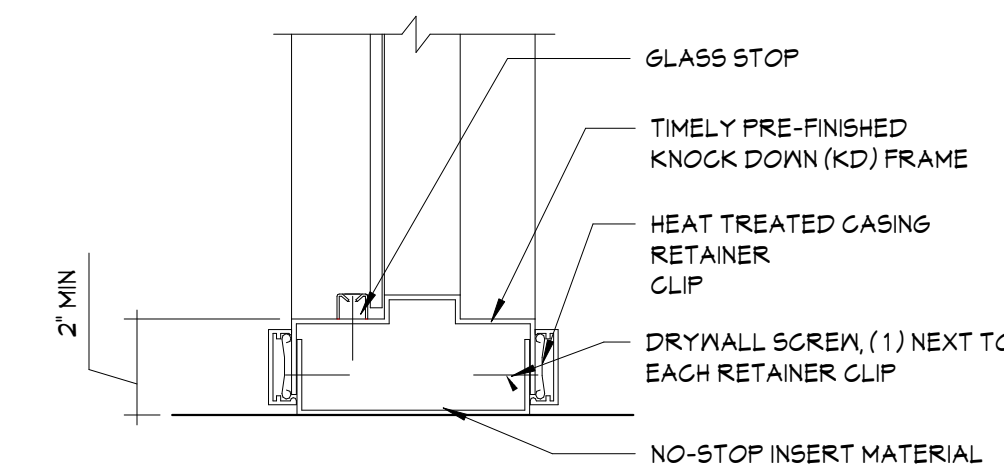
5 STOREFRONT THRESHOLD

SCALE: 3" = 1'-0"



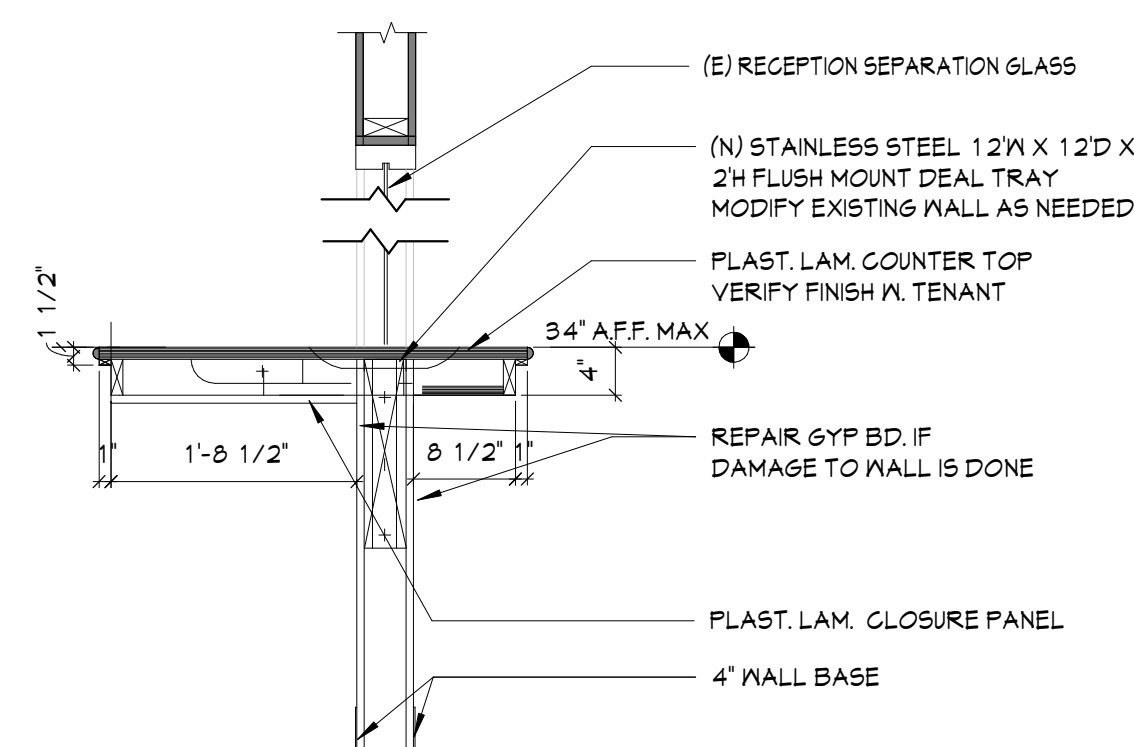
6 WINDOW HEAD

SCALE: 3" = 1'-0"



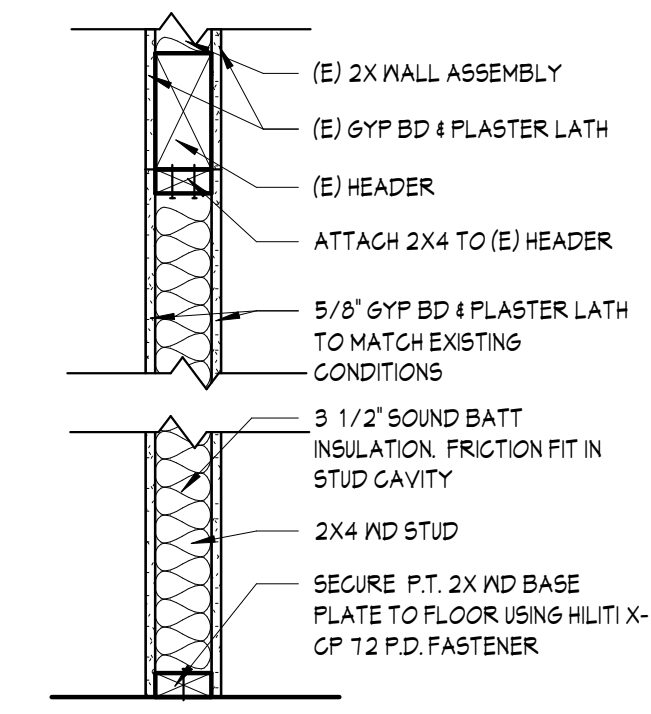
7 WINDOW SILL

SCALE: 3" = 1'-0"



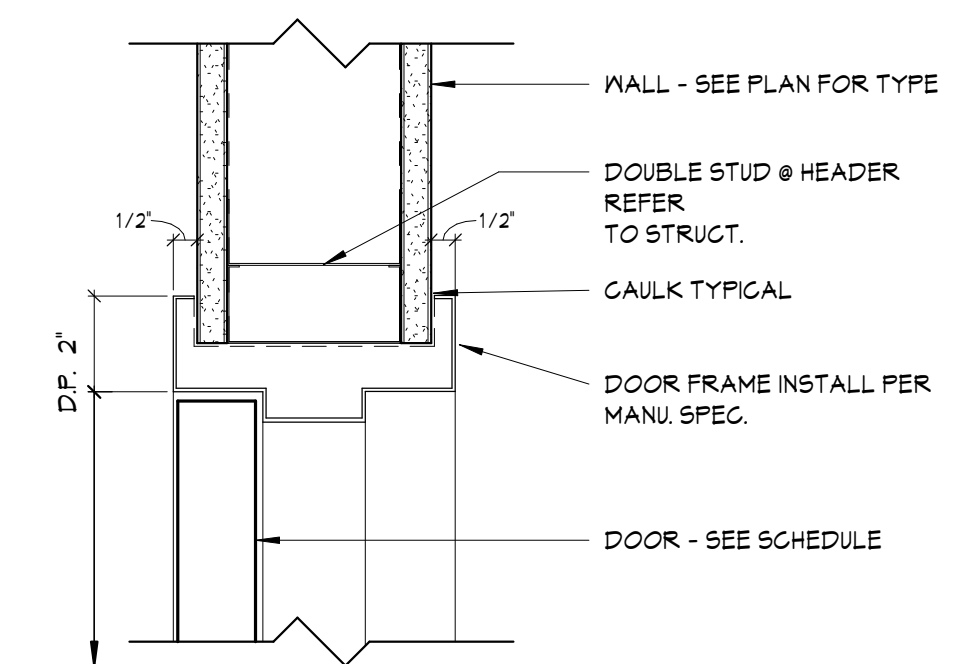
8 RECEPTION COUNTER

SCALE: 3/4" = 1'-0"



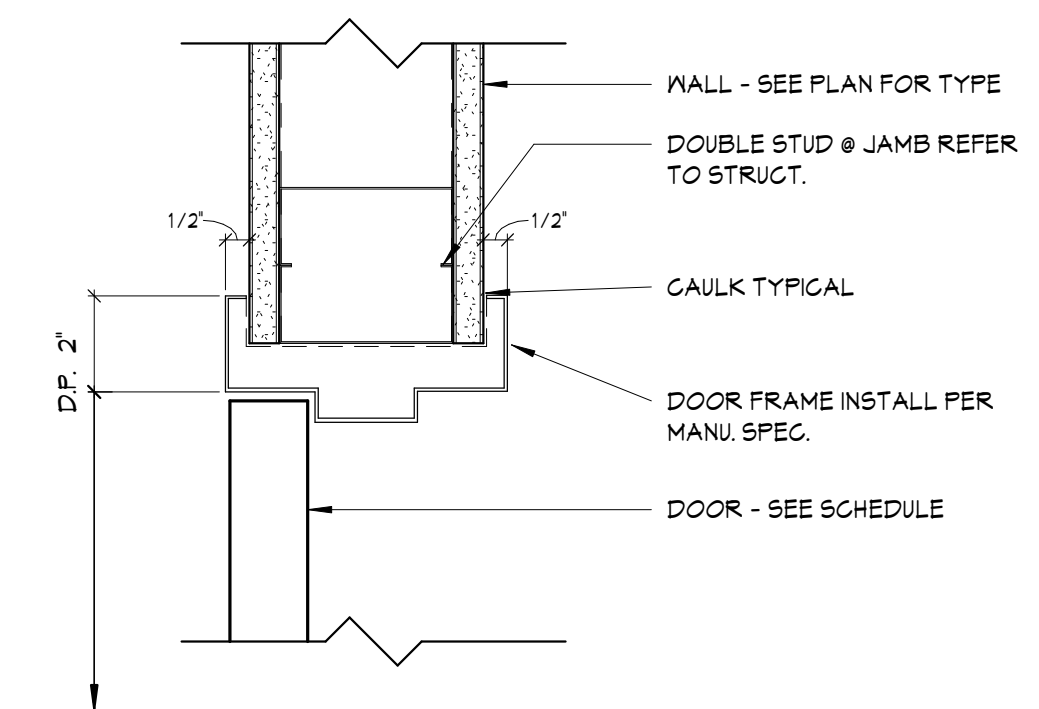
1 INFILL (E) OPENING

SCALE: 1" = 1'-0"



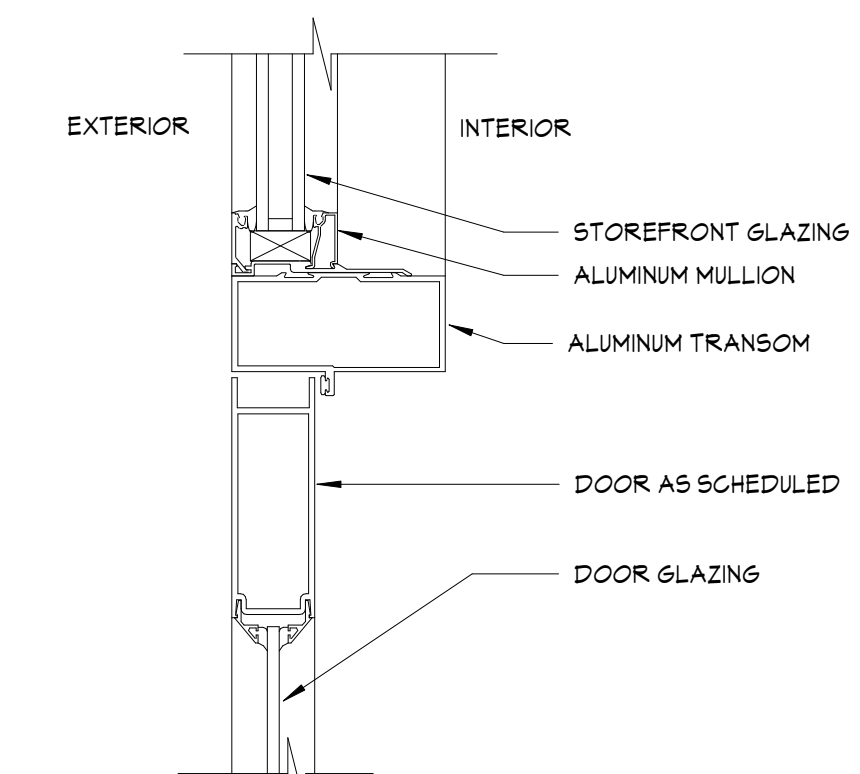
2 DOOR HEADER

SCALE: 3" = 1'-0"



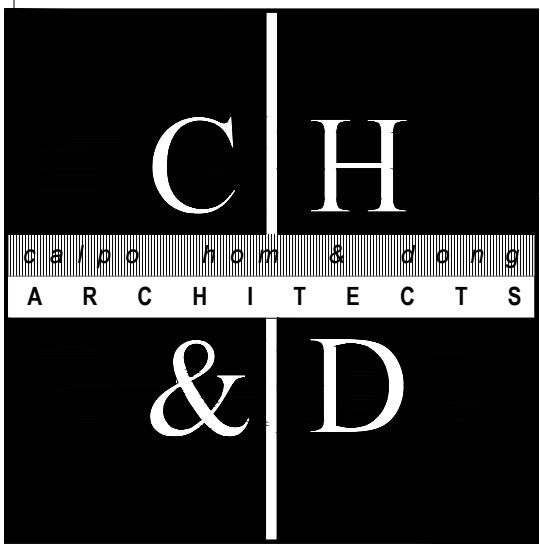
3 DOOR JAMB

SCALE: 3" = 1'-0"



4 STOREFRONT HEADER/JAMB

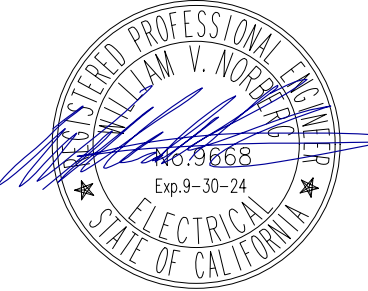
SCALE: 3" = 1'-0"



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 consultant



5/4/23

Project

**JANE HAHN ADA
 IMPROVEMENTS**

**306 N. VILLA AVE.,
 WILLOWS, CA 95988**

Sheet Title

**LIGHTING
 PLAN**

.....
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Architect

Drawn By

Revisions

NO.	DATE	DESCRIPTION
1	12/6/22	Plan Ck #1
2	2/10/23	Plan Ck #2

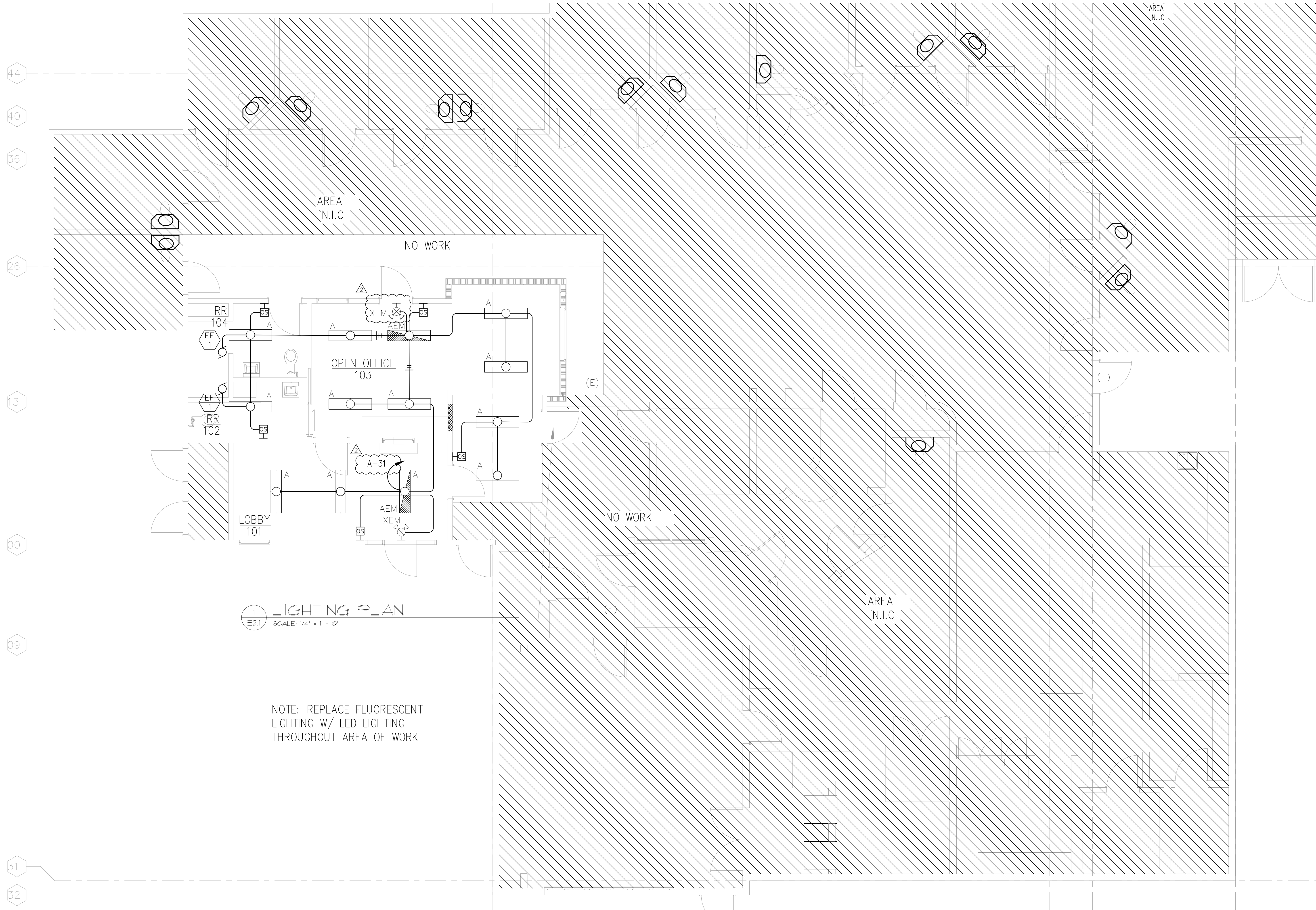
Job No. 22010

Date OCTOBER 28, 2022

Drawing No.

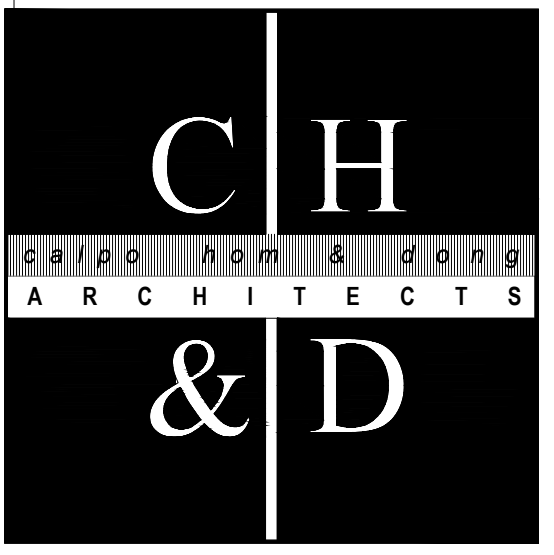
E2.1

OF SHEETS



2023/10/28 10:28:48 AM File Name: C:\projects\306 Villa Ave\306 Villa Ave\306 Villa Ave.dwg Job No: 22010 Job Title: JANE HAHN ADA IMPROVEMENTS Job Location: 306 N. VILLA AVE., WILLOWS, CA 95988

10/5/2023 7:34:49 AM File Name: C:\projects\jane_hahn_ada_improvements - CH&D\230504_22070 Glenn County - Jane Hahn ADA Improvements - CH&D\230504_22070 Glenn County - Jane Hahn ADA Improvements.dwg



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Project
JANE HAHN ADA IMPROVEMENTS

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Sheet Title

ELECTRICAL PLAN

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Drawn By

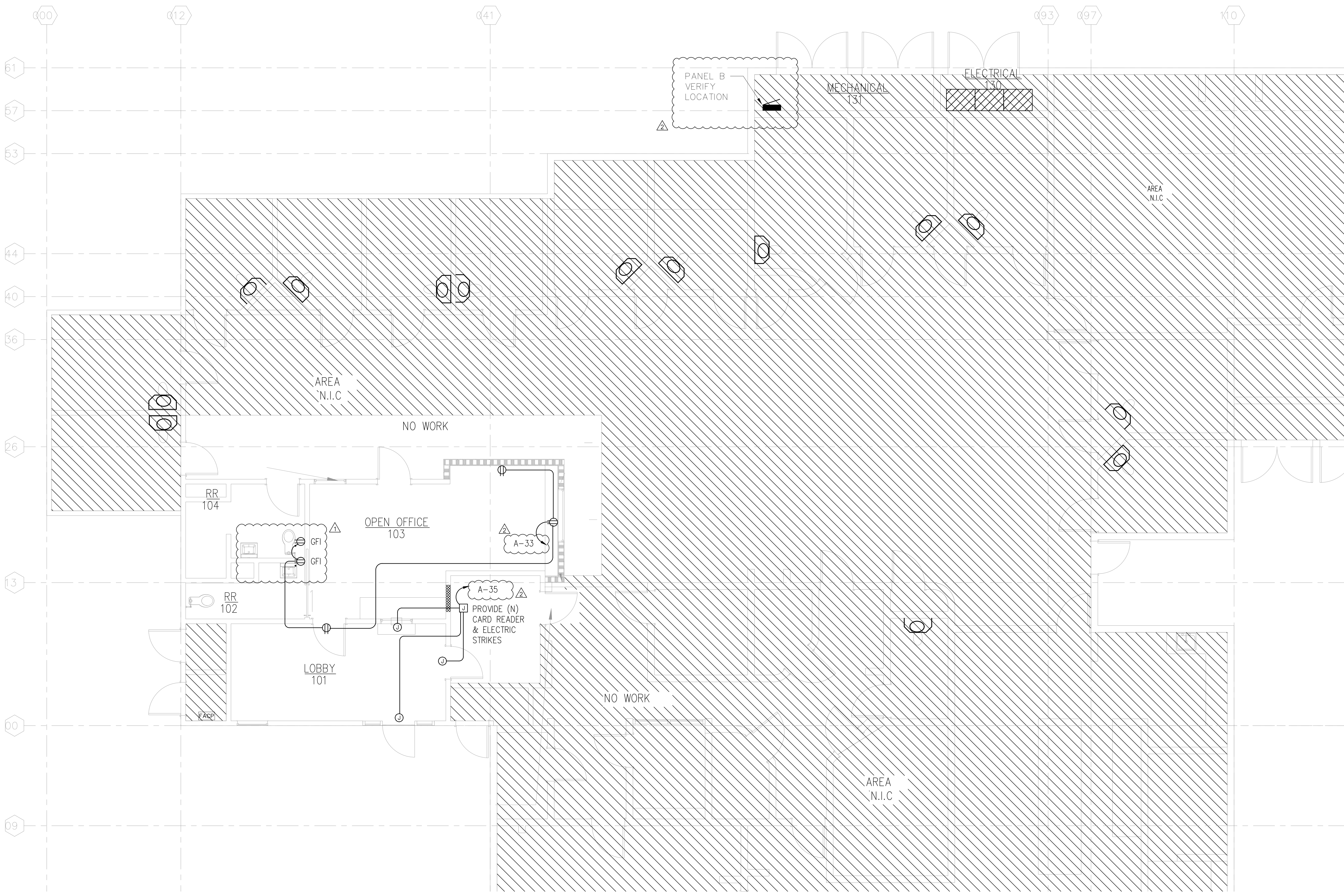
NO.	DATE	DESCRIPTION
1	12/6/22	Plan Ck #1

Job No. 22070
Date OCTOBER 28, 2022

Drawing No.

E2.2

OF SHEETS



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

