

General Conditions

BUILDING PC REVIEW

stamps and attachments

CONTRACTOR SHALL NOT DEVIATE FROM THE APPROVED PLANS. REQUESTS FOR CHANGES SHALL BE MADE IN WRITING TO THE BUILDING DEPARTMENT. CHANGES MADE WITHOUT PRIOR APPROVAL SHALL BE SUBJECT TO REJECTION OF THE WORK.

WARNING: ACCESSIBLE ROUTES OF TRAVEL ARE REQUIRED TO ALL SITE FACILTIES AND ALL BUILDING ENTRACES. THSE PLANS MAY NEED REVISION TO COORDINATE WITH FUTURE IMPROVEMENTS.

The Application for Unreasonable Hardship Determination for Accessibility Upgrades is part of the approved plan set

Structural calculations are part of the approved plan set



SONOMA COUNTY REDCOM EXPANSION
TENANT IMPROVEMENTS
2796 VENTURA AVE. SANTA ROSA, CA



REVIEWED FOR CODE COMPLIANCE
PERMIT SONOMA
BUILDING PLAN CHECK

Date Stamped 9/30/2025
Permit # BLD25-3988
Plans Examiner Paul Marquez

The reviewed and approved plans shall be printed and provided as a job site copy for the inspector.

THE BUILDER/CONTRACTOR SHALL NOT DEVIATE FROM THESE REVIEWED AND APPROVED PLANS.

APPROVAL OF THESE PLANS IS SUBJECT TO COMPLIANCE WITH ALL CODE REQUIREMENTS, SPECIAL INSPECTIONS WHEN REQUIRED, AND ALL REQUIRED FIELD INSPECTIONS, CODES.

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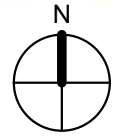
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PROJECT SITE



NOT TO SCALE



VICINITY MAP



NOT TO SCALE



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Sonoma County
REDCOM
Expansion, Tenant
Improvements

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No.	Description	Date
1.	PLAN CHECK	09/05/2025

PERMIT SUBMITTAL

Sheet Title

COVER SHEET

Drawn By Author

Checked By Checker

Scale:

NOT TO SCALE

Date:

06.25.2025

Project No. 2020093

A0.00

Drawing No.

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GENERAL REQUIREMENTS			GENERAL NOTES	
1. THE CONTRACTOR SHALL VISIT THE SITE AND BE FULLY COGNIZANT OF ALL FIELD CONDITIONS PRIOR TO SUBMITTING BID. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE SUBMITTING BID AND STARTING WORK. ANY CONFLICT OR DISCREPANCY BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING, BEFORE PROCEEDING WITH ANY WORK OR PRESENTATION OF BID. ONLY WRITTEN DIMENSIONS ON THE DRAWINGS SHALL BE USED. DO NOT SCALE THE DRAWINGS 2. ALL WORK SHALL CONFORM TO ALL GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, APPLICABLE WITH THE STANDARDS OF CARE, THAT ARE REQUIRED BY PUBLIC AUTHORITIES WITH JURISDICTION OVER THIS PROJECT. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL APPLY 3. THE CONTRACT DOCUMENTS INCLUDE THE AGREEMENT BETWEEN THE OWNER AND GENERAL CONTRACTOR, THE GENERAL CONDITIONS, THE DRAWINGS AND ALL SEPARATE DOCUMENTS LISTED ON SHEET A0.01 OR OTHERWISE NOTED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR. 4. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND COORDINATE WORK WITH INSTALLATION OF "NOT IN CONTRACT" (NIC) ITEMS, AND COORDINATE DESIGN DETAILS WITH ALL OTHER DISCIPLINES BEFORE ORDERING OR INSTALLING ANY WORK. 5. THE CONTRACTOR SHALL PATCH AND REFINISH ANY SURFACES DAMAGED DURING CONSTRUCTION OR REPLACED TO MATCH SIMILAR/SAME FINISHES EXISTING ON SITE. 6. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATION OF ANY NEW AND EXISTING MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING, SPRINKLER EQUIPMENT (INCLUDING ALL PIPING, DUCTWORK AND CONDUIT); AND ENSURE THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. ANY CONFLICT MUST BE RESOLVED IN WRITING BEFORE INSTALLATION OF WORK IN THE AREA OF CONFLICT. THE CONTRACTOR SHALL SUBMIT COORDINATION DRAWINGS PRIOR TO STARTING OF THE WORK. 7. SHOP DRAWINGS FOR ALL MILLWORK AND CASEWORK SHALL BE SUBMITTED TO AND REVIEWED BY THE ARCHITECT PRIOR TO FABRICATION OF MILLWORK. 8. PROVIDE STRUCTURAL BACKING FOR ALL NEW CABINETS, GRAB BARS, TOILET ROOM, EQUIPMENT, SHELVES, HARDWARE, LIGHTING FIXTURES, SERVER CABINETS/RACKS FLAT SCREEN VIDEO MONITORS AND OTHER BUILDING ELEMENTS REQUIRING SECURE ANCHORAGE 9. THE CONTRACTOR SHALL MAINTAIN STRICT CONTROL OF CLEANLINESS AND PREVENT DUST FROM LEAVING CONSTRUCTION AREAS. CONSTRUCTION WORK SHALL NOT PREVENT THE OWNER FROM USING THE PREMISES IN AREAS NOT AFFECTED BY THE NEW WORK. CONSTRUCTION VEHICLES AND EQUIPMENT SHALL BE DEPLOYED IN A MANNER WHICH CAUSES AS LITTLE DISRUPTION AS POSSIBLE TO THE ONGOING BUSINESS OPERATIONS. 10. SEALANT, CAULKING AND FLASHING LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURERS' INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY PRACTICES 11. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, PROVIDING TRENCHING, CONDUIT AND CONNECTIONS TO AND BETWEEN THE BUILDINGS FOR ALL UTILITIES AND CONFORMING WITH ALL UTILITY COMPANY AND GOVERNMENT AGENCY REQUIREMENTS AS REQUIRED BY THE CONTRACT DOCUMENTS 12. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE VISITS WILL NOT INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES 13. THE DESIGN ADEQUACY AND SAFETY OF THE ERECTION BRACING, SHORING AND TEMPORARY SUPPORTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, OBSERVATION VISITS TO THE JOB SITE BY ARCHITECT'S PERSONNEL SHALL NOT INCLUDE INSPECTION OR APPROVAL OF THE ABOVE ITEMS. 14. THESE PLANS ARE THE PROPERTY OF DLR GROUP ROSSDRULISCUSENBERY (DRLJRD), AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY WORK OTHER THAN THE LOCATIONS SHOWN HEREIN. 15. BUILDING INSPECTOR NOTE: ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS. ALL CHANGES SHALL BE MADE TO THE ORIGINALS BY DLR GROUP ROSSDRULISCUSENBERY (DRLJRD). DRLJRD SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN ACCORD WITH THIS REQUIREMENT. ALL USERS OF THESE DRAWINGS AGREE BY USING SAID DRAWINGS TO HOLD DRLJRD HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO REQUIREMENTS AND MINIMUM STANDARDS OF THE BUILDING CODE IN FORCE, APPLICABLE LOCAL ORDINANCES AND ACCEPTED STANDARDS OF GOOD CRAFTSMANSHIP 16. HAZARDOUS MATERIALS DISCOVERY, TESTING AND ABATEMENT: ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DISCOVERY, TESTING OR ABATEMENT OF HAZARDOUS MATERIALS. THE OWNER SHALL BE RESPONSIBLE FOR THE DISCOVERY, TESTING AND ABATEMENT OF ANY HAZARDOUS MATERIALS SHOULD THEY OCCUR IN THE WORK AREA, PRIOR TO COMMENCEMENT OF WORK. 17. AT MINIMUM, ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, GUIDELINES AND REQUIREMENTS. 18. THE CONTRACTOR SHALL MEET ALL 2022 CALGREEN BUILDING CODE REQUIREMENTS. 19. THE CONTRACTOR SHALL PROVIDE AN OPERATIONS, MAINTENANCE AND WARRANTY MANUAL FOR ALL BUILDING SYSTEMS TO THE OWNER UPON COMPLETION OF THE WORK. 20. ALL BUILDING MATERIALS MUST MEET THE VOC LIMITS AS OUTLINED IN THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE. 21. THE CONTRACTOR IS TO RECEIVE APPROVAL FROM THE ARCHITECT FOR ANY PROPOSED SUBSTITUTIONS PRIOR TO PURCHASE, FABRICATION OR INSTALLATION. 22. THE CONTRACTOR SHALL PROVIDE TAPED FULL SCALE ROOM LAYOUTS ON SUBFLOOR FOR APPROVAL BY OWNER PRIOR TO CONSTRUCTION OF NEW PARTITIONS. 23. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING, SCHEDULING AND PAYING FOR ALL PERMITS, FEES, INSPECTIONS, AND APPROVALS. 24. SUPERVISION AND CONSTRUCTION PROCEDURES: THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL SUBCONTRACTORS AND SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS OR ENTITIES PERFORMING PORTIONS OF THE WORK FOR OR ON BEHALF OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS. 26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION OF WORK ALREADY PERFORMED TO DETERMINE THAT SUCH WORK IS IN PROPER CONDITION TO RECEIVE SUBSEQUENT WORK. 27. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT WILL BE OF GOOD QUALITY AND NEW UNLESS THE CONTRACT DOCUMENTS REQUIRE OR PERMIT OTHERWISE. THE CONTRACTOR FURTHER WARRANTS THAT THE WORK WILL CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND WILL BE FREE FROM DEFECTS. WORK, MATERIAL OR EQUIPMENT NOT CONFORMING TO THESE REQUIREMENTS MAY BE CONSIDERED DEFECTIVE. THE CONTRACTOR'S WARRANTY EXCLUDES REMEDY FOR DAMAGE OR DEFECT CAUSED BY ABUSE, ALTERATIONS TO THE WORK NOT EXECUTED BY THE CONTRACTOR, IMPROPER OR INSUFFICIENT MAINTENANCE, IMPROPER OPERATION, OR NORMAL WEAR AND TEAR AND NORMAL USAGE. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT PROVIDED UNDER THIS CONTRACT.	33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING THE DISCHARGE OF POLLUTANTS OR WASTE FROM THE PROJECT SITE DURING AND AFTER CONSTRUCTION. THE CONTRACTOR SHALL EMPLOY BEST MANAGEMENT PRACTICES (BMP) FOR EFFECTIVENESS INCLUDING BUT NOT LIMITED TO: SILT FENCING, STRAW WATTLES, EROSION BLANKETS, CHECK DAMS, RIP RAP CONSTRUCTION, CONSTRUCTION ENTRANCES TO CONTROL SOIL DISCHARGE, PRIMARY AND SECONDARY CONTAINMENT OF FOR PETROLEUM PRODUCTS, PAINTS, LIME AND OTHER MATERIALS OF CONCERN AND PERFORMANCE MEASURES SUCH AS SILT TRAPS, GALLERIES, RAIN GARDEN, AND STORM WATER TREATMENT SYSTEMS THAT ADDRESS POST CONSTRUCTION STORM WATER RUNOFF. THE CONTRACT DOES NOT DICTATE ONE BMP OVER ANOTHER, HOWEVER THE CONTRACTOR MUST PROVIDE AN EFFECTIVE COMBINATION OF BMP'S TO MEET THE INTENT OF PREVENTING OR MINIMIZING THE DISCHARGE OF POLLUTANTS FROM THE SITE. 34. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE, INCLUDING THE DRAWINGS AND SPECIFICATIONS, AND WILL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE CONTRACTOR, SUBCONTRACTORS, SUB-SUBCONTRACTORS, AND MATERIAL OR EQUIPMENT SUPPLIERS SHALL NOT OWN OR CLAIM A COPYRIGHT IN THE INSTRUMENTS OF SERVICE. SUBMITTAL OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THIS PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S OR ARCHITECT'S CONSULTANTS' RESERVED RIGHTS. 35. THE CONTRACTOR, SUBCONTRACTORS, SUB-SUBCONTRACTORS AND MATERIAL OR EQUIPMENT SUPPLIERS ARE AUTHORIZED TO USE AND REPRODUCE THE INSTRUMENTS OF SERVICE PROVIDED TO THEM SOLELY AND EXCLUSIVELY FOR THE EXECUTION OF THE WORK. ALL COPIES MADE UNDER THIS AUTHORIZATION SHALL BEAR THE COPYRIGHT NOTICE, IF ANY, SHOWN ON THE INSTRUMENTS OF SERVICE. THE CONTRACTOR, SUBCONTRACTOR, SUB-SUBCONTRACTOR, AND MATERIAL OR EQUIPMENT SUPPLIERS MAY NOT USE THE INSTRUMENTS OF SERVICE OF SERVICE ON OTHER PROJECTS OR FOR THE ADDITIONS TO THIS PROJECT OUTSIDE THE SCOPE OF THE WORK WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE OWNER, ARCHITECT AND THE ARCHITECT'S CONSULTANTS. 36. THE CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY APPLICABLE LAWS, STATUTES, ORDINANCES, CODES, RULES AND REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES APPLICABLE TO PERFORMANCE OF THE WORK, IF THE CONTRACTOR PERFORMS WORK KNOWN TO BE CONTRARY TO APPLICABLE LAWS, STATUTES, ORDINANCES, CODES, RULES AND REGULATIONS, OR LAWFUL ORDERS OF PUBLIC AUTHORITIES, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH WORK AND SHALL BEAR THE COSTS ATTRIBUTABLE TO CORRECTION. 37. IF THE CONTRACTOR ENCOUNTERS CONDITIONS AT THE SITE THAT ARE (1) SUBSURFACE OR OTHERWISE CONCEALED PHYSICAL CONDITIONS THAT DIFFER MATERIALLY FROM THOSE INDICATED IN THE CONTRACT DOCUMENTS OR (2) UNKNOWN PHYSICAL CONDITIONS OF AN UNUSUAL NATURE, THAT DIFFER MATERIALLY FROM THOSE ORDINARILY FOUND TO EXIST AND GENERALLY RECOGNIZED AS INHERENT IN CONSTRUCTION ACTIVITIES OF THE CHARACTER PROVIDED FOR IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY PROVIDE NOTICE TO THE OWNER AND THE ARCHITECT. 38. THE CONTRACTOR SHALL MAINTAIN AT THE SITE FOR THE OWNER ONE COPY OF THE DRAWINGS, SPECIFICATIONS, ADDENDA, CHANGE ORDERS AND OTHER MODIFICATIONS, IN GOOD ORDER AND MARKED CURRENTLY TO INDICATE FIELD CHANGES AND SELECTIONS MADE DURING CONSTRUCTION, AND ONE COPY OF APPROVED SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR REQUIRED SUBMITTALS. THESE SHALL BE AVAILABLE TO THE ARCHITECT AND SHALL BE DELIVERED TO THE ARCHITECT FOR SUBMITTAL TO THE OWNER UPON COMPLETION OF THE WORK AS A RECORD OF THE WORK CONSTRUCTED. 39. THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY APPLICABLE LAWS, STATUTES, ORDINANCES, CODES, RULES AND REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES AND THE CONTRACT DOCUMENTS AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT. 40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, FITTING OR PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY. ALL AREAS REQUIRING CUTTING, FITTING AND PATCHING SHALL BE RESTORED TO THE CONDITION EXISTING PRIOR TO THE CUTTING, FITTING AND PATCHING, UNLESS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS. 41. THE CONTRACTOR SHALL NOT DAMAGE OR ENDANGER A PORTION OF THE WORK OR FULLY OR PARTIALLY COMPLETED CONSTRUCTION OF THE OWNER OR SEPARATE CONTRACTORS BY CUTTING, PATCHING OR OTHERWISE ALTERING SUCH CONSTRUCTION, OR BY EXCAVATION. THE CONTRACTOR SHALL NOT CUT OR OTHERWISE ALTER SUCH CONSTRUCTION BY THE OWNER OR A SEPARATE CONTRACTOR EXCEPT WITH WRITTEN CONSENT OF THE OWNER AND OF SUCH SEPARATE CONTRACTOR; SUCH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. THE CONTRACTOR SHALL NOT UNREASONABLY WITHHOLD FROM THE OWNER OR A SEPARATE CONTRACTOR THE CONTRACTOR'S CONSENT TO CUTTING OR OTHERWISE ALTERING THE WORK. 42. THE CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY OPERATIONS UNDER THE CONTRACT. AT COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE WASTE MATERIALS, RUBBISH, THE CONTRACTOR'S TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS FROM AND ABOUT THE PROJECT. 43. CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS: THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS NECESSARY IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS. 44. ORGANIZATION OF THE SPECIFICATIONS INTO DIVISIONS, SECTIONS AND ARTICLES, AND ARRANGEMENT OF DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE. 45. UNLESS OTHERWISE STATED IN THE CONTRACT DOCUMENTS, WORDS THAT HAVE WELL-KNOWN TECHNICAL OR CONSTRUCTION INDUSTRY MEANINGS ARE USED IN THE CONTRACT DOCUMENTS IN ACCORDANCE WITH SUCH RECOGNIZED MEANINGS. 46. PLANS AND SPECIFICATIONS (WHEN SPECIFICATIONS ARE INCLUDED IN THE CONTRACT DOCUMENTS): IT IS THE INTENT OF THE PLANS AND SPECIFICATIONS TO DESCRIBE A FUNCTIONAL COMPLETE PROJECT (OR PART THEREOF) TO BE CONSTRUCTED IN ACCORDANCE WITH CONTRACT DOCUMENTS. FOR CONVENIENCE, THE SPECIFICATIONS ARE ARRANGED IN SEVERAL SECTIONS BUT SUCH SEPARATION SHALL NOT BE CONSIDERED AS THE LIMITS OF THE WORK REQUIRED BY ANY SEPARATE TRADE. THE TERMS AND CONDITIONS OF SUCH LIMITATIONS ARE WHOLLY BETWEEN THE CONTRACTOR AND HIS SUBCONTRACTORS. IN GENERAL, THE SPECIAL PROVISIONS, GENERAL PROVISIONS, AND OTHER SECTIONS OF THE SPECIFICATIONS INDICATE THE RESPONSIBILITIES OF THE CONTRACTOR AND THE QUALITY OF MATERIAL AND METHODS OF WORKMANSHIP. THE PLANS INDICATE DIMENSIONS, QUANTITIES, POSITIONS AND VARIOUS OTHER DETAILS OF CONSTRUCTION. 47. REFERENCES TO STANDARDS AND CODES: REFERENCES TO STANDARD SPECIFICATIONS (WHEN INCLUDED IN THE CONTRACT DOCUMENTS) MANUALS OR CODES OF AND TECHNICAL SOCIETY, ORGANIZATION OR ASSOCIATION, OR TO THE LAWS OR REGULATIONS OF ANY GOVERNMENTAL AUTHORITY, WHETHER SUCH REFERENCES BE SPECIFIC OR BY IMPLICATION, SHALL MEAN THE LATEST STANDARD SPECIFICATION, MANUAL, CODE OR LAWS OR REGULATIONS IN EFFECT AT THE TIME OF THE OPENING BIDS (OR, ON THE EFFECTIVE DATE OF THE AGREEMENT IF THERE WERE NO BIDS), EXCEPT AS MAY BE OTHERWISE SPECIFICALLY STATED. HOWEVER, NO PROVISIONS OF ANY REFERENCED STANDARD SPECIFICATIONS, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE INTO THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF CITY, CONTRACTOR OR ENGINEER, OR ANY OF THEIR CONSULTANTS, AGENTS OR EMPLOYEES, FROM THOSE SET FORTH IN THE CONTRACT DOCUMENT, NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE ENGINEER, OR ANY OF THE ENGINEER'S CONSULTANTS, AGENTS OR EMPLOYEES, ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITY FOR THE CONTRACTOR. 48. CONTRACT DOCUMENTS AND PRECEDENCE: THE CONTRACT DOCUMENTS CONSIST OF THE DOCUMENTS LISTED BELOW, IN ORDER OF PRECEDENCE. IF THERE IS A CONFLICT BETWEEN COMPONENT PARTS OF THE CONTRACT DOCUMENTS, THE DOCUMENT HIGHEST IN PRECEDENCE CONTROLS. A) CHANGE ORDERS, B) PROJECT DIRECTIVES, C) PERMITS ISSUED BY OTHER AGENCIES, D) PERMITS ISSUED BY CITY OR COUNTY, E) AGREEMENT AND REQUIRED AGREEMENT FORMS- BID BOND, FAITHFUL PERFORMANCE AND LABOR AND MATERIAL BONDS, WARRANTY BONDS, INSURANCE ENDORSEMENTS, WORKERS COMPENSATION CERTIFICATION, F) PROJECT SPECIFICATIONS IN THE FOLLOWING ORDER- ADDENDA, BID PROPOSAL INCLUDING ALL BID PROPOSAL FORMS, NOTICE INVITING SEALED PROPOSALS, SPECIAL PROVISIONS, TECHNICAL PROVISIONS, EXHIBITS TO THE PROPOSAL AND GENERAL PROVISIONS, G) PROJECT PLANS AND DRAWINGS, H) COUNTY STANDARD SPECIFICATIONS, I) COUNTY STANDARD PLANS. 49. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS SHALL HAVE THE SAME EFFECT AS IF SHOWN IN BOTH. TECHNICAL SPECIFICATIONS TAKE PRIORITY OVER GENERAL DRAWINGS. ANY WORK SHOWN ON ONE DRAWING SHALL BE CONSTRUED TO BE SHOWN IN ALL DRAWINGS AND THE CONTRACTOR WILL COORDINATE THE WORK AND THE DRAWINGS. 50. FIRE SAFETY DURING CONSTRUCTION SHALL COMPLY WITH CHAPTER 33 OF THE CALIFORNIA FIRE CODE.		1. DEFINITIONS A. "TYPICAL" OR "TYP." MEANS IDENTICAL FOR ALL CONDITIONS, UNLESS OTHERWISE NOTES B. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATIONS C. "PROVIDE" MEANS TO FURNISH AND INSTALL D. "FURNISH" MEANS TO FURNISH, AND OTHERS TO INSTALL 2. DIMENSIONING RULES A. HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF FINISH UNLESS OTHERWISE NOTED B. DIMENSIONS NOTED "HOLD", "CLEAR" OR "CLR" MUST BE PRECISELY MAINTAINED C. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT OR UNLESS NOTED (+/-) D. DIMENSIONS TO THE EXTERIOR WALL ARE TO THE OUTSIDE FINISHED FACE OF WALL UNLESS OTHERWISE NOTED E. VERTICAL DIMENSIONS FOR CASEWORK AND MISCELLANEOUS EQUIPMENT ARE FROM THE FINISHED FLOOR, UNLESS OTHERWISE NOTED F. DO NOT SCALE DRAWINGS. IF CONTRACTOR IS UNABLE TO LOCATE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION G. DIMENSIONS MARKED V.I.F. SHALL BE "VERIFIED IN FIELD" BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION 3. THE ORIGINAL OF THESE DRAWINGS MEASURE 30" X 42". IF THE SHEETS IN USE ARE SMALLER THAN THE ORIGINAL SHEETS HAVE BEEN REDUCED IN SIZE AND THE SCALE MUST BE REDUCED ACCORDINGLY 4. REPETITIVE ITEMS NOTED IN ONE CONDITION ARE TO BE PROVIDED COMPLETE IN ALL SIMILAR CONDITIONS 5. DETAILS ARE KEYED TO REPRESENTATIVE LOCATIONS ONLY AND APPLY TO ALL SIMILAR CONDITIONS 6. QUESTIONS REGARDING DOCUMENTS, DISCREPANCIES, DOUBTS AS TO MEANING, OMISSIONS OR CONFLICTS IN THE VARIOUS PARTS OF THE CONTRACT DOCUMENTS SHALL BE REFERRED IMMEDIATELY TO THE ARCHITECT, IN WRITING, BEFORE PROCEEDING WITH THE WORK	

6/26/2025 12:02:07 PM Autodesk Desktop/175-14719-00 Sonoma CO REDCOM Expansion/75-14719-00 REDCOM Expansion_AR_2024.rvt

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LICENSED ARCHITECT

MICHAEL B. ROSS

No. C-18867

8/31/2025

RENEWAL DATE

STATE OF CALIFORNIA

REVISIONS

No.	Description	Date
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PERMIT SUBMITTAL

Sheet Title

GENERAL REQUIREMENTS AND GENERAL NOTES

Drawn By Author

Checked By Checker

Scale:

1/4" = 1'-0"

Date:

06.25.2025

Project No.

2020093

Reviewed For Code Compliance - Permit Sonoma

Plans amount: 10
Permit #: BLD25-39810
File Saved: 9/30/2025

Michael B. Ross

8/31/2025

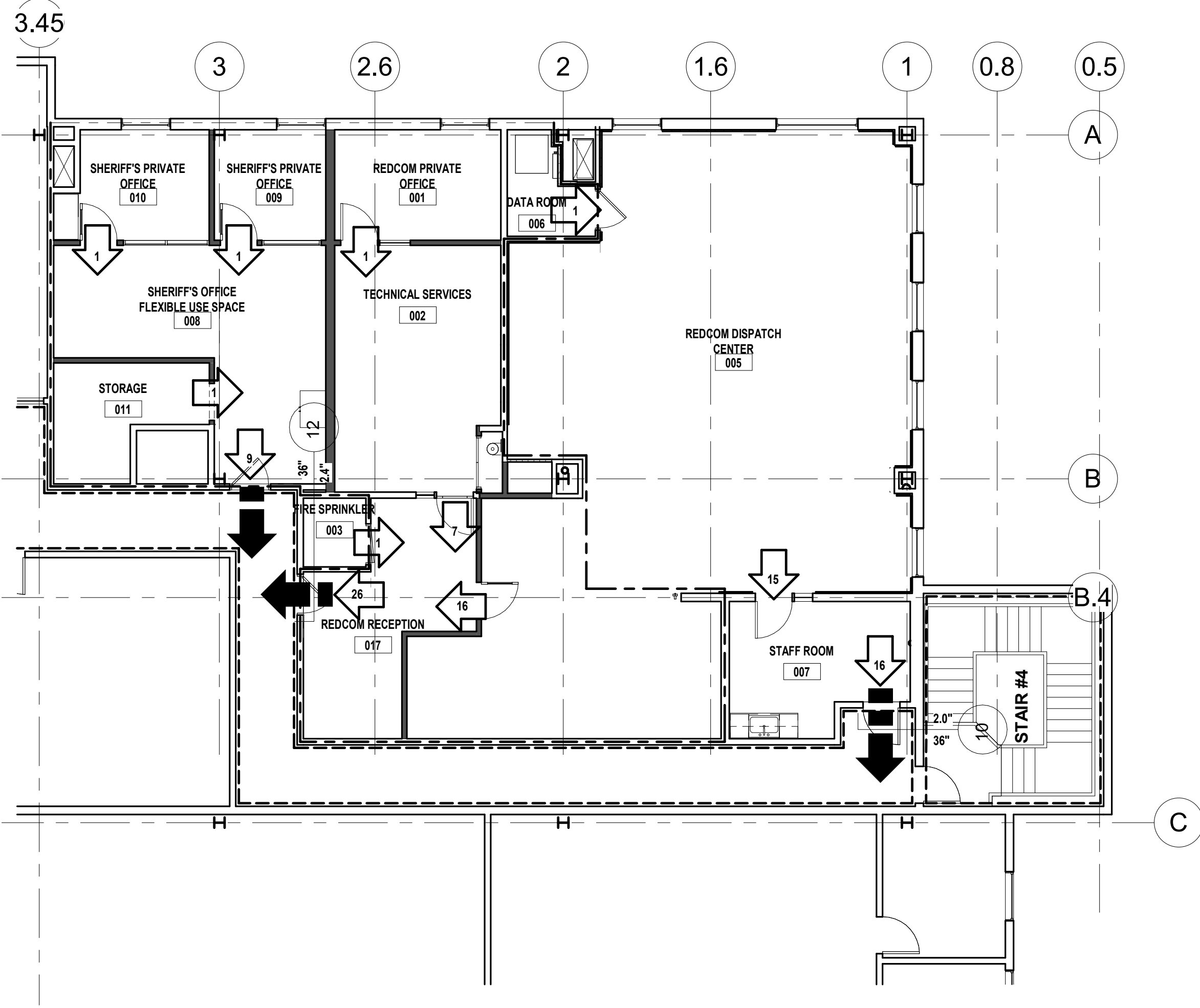
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Drawing No.

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1 SECOND FLOOR REDCOM EXITING PLAN
1/8" = 1'-0"

Room Schedule- Code Analysis							
Level	Room Number	Name	Occupancy	Area	O.L.F.	O.L. Calculated	O.L. Rounded
SECOND FLOOR	001	REDCOM PRIVATE OFFICE	B	121 SF	150 SF	0.8	1
SECOND FLOOR	002	TECHNICAL SERVICES	B	260 SF	50 SF	5.2	6
SECOND FLOOR	005	REDCOM DISPATCH CENTER	B	1444 SF	50 SF	28.9	30
SECOND FLOOR	006	DATA ROOM	-	48 SF	300 SF	0.2	1
SECOND FLOOR	008	SHERIFF'S OFFICE FLEXIBLE USE SPACE	B	295 SF	50 SF	5.9	6
SECOND FLOOR	009	SHERIFF'S PRIVATE OFFICE	B	81 SF	150 SF	0.5	1
SECOND FLOOR	010	SHERIFF'S PRIVATE OFFICE	B	103 SF	150 SF	0.7	1
SECOND FLOOR	011	STORAGE	-	93 SF	300 SF	0.3	1
SECOND FLOOR	014	FM200 CL.		9 SF			
SECOND FLOOR	017	REDCOM RECEPTION	B	189 SF	150 SF	1.3	2
Grand total				2644 SF		43.8	49

NOTE
PER SECTION 1004.8 CALIFORNIA BUILDING CODE, "THE OCCUPANT LOAD FACTOR FOR CONCENTRATED BUSINESS USE SHALL BE APPLIED TO TELEPHONE CALL CENTERS, TRADING FLOORS, ELECTRONIC DATA PROCESSING CENTERS AND SIMILAR BUSINESS USE AREAS WITH A HIGHER DENSITY OF OCCUPANTS THAN WOULD NORMALLY BE EXPECTED IN A TYPICAL BUSINESS OCCUPANCY ENVIRONMENT. WHERE APPROVED BY THE BUILDING OFFICIAL, THE OCCUPANT LOAD FOR CONCENTRATED BUSINESS USE AREAS SHALL BE THE ACTUAL OCCUPANT LOAD, BUT NOT LESS THAN ONE OCCUPANT PER 50 SQUARE FEET OF GROSS OCCUPIABLE FLOOR SPACE."

OCCUPANCY LOAD FACTOR

(REFERENCE: TABLE 1004.1.1) (SECTION 1004.8)
BUSINESS AREAS (OFFICE, LOBBY) 150
CONCENTRATED BUSINESS USE AREA 50
KITCHEN 200
ACCESSORY STORAGE AREAS, MECH. EQUIPMENT ROOM 300

BUILDING CODE SUMMARY

1. APPLICABLE REGULATIONS: CONFORM TO MOST CURRENTLY ADOPTED EDITION OF THE FOLLOWING CODES, GUIDELINES AND STANDARDS
2022 CALIFORNIA BUILDING CODE
NFPA 101, LIFE SAFETY CODE - CHAPTERS 5 AND 13
NFPA 13, SPRINKLER SYSTEMS WITH APPROVED CALIFORNIA AMENDMENTS
CALIFORNIA MECHANICAL CODE
CALIFORNIA PLUMBING CODE
CALIFORNIA ELECTRIC CODE
CALIFORNIA ENERGY CODE
UNIFORM FIRE CODE WITH APPROVED CALIFORNIA AMENDMENTS
2022 TITLE 19 - PUBLIC SAFETY, STATE FIRE MARSHAL
CALIFORNIA CODE OF REGULATIONS
2022 TITLE 24 - CALIFORNIA CODE OF REGULATIONS, AMERICANS WITH DISABILITIES ACT
ACCESSIBILITY GUIDELINES (2022 TITLE II)
UNIFORM ACCESSIBILITY STANDARDS
APPLICABLE STANDARDS
UL - UNDERWRITERS LABORATORIES FIRE RESISTANCE DIRECTORY
UL - UNDERWRITERS LABORATORY BUILDING MATERIALS DIRECTORY
SMACNA - FIRE, SMOKE AND RADIATION DAMPER INSTALLATION GUIDE FOR HVAC SYSTEMS
2. BUILDING TYPE
(TABLE 503.2(2)) TYPE I-B, OCCUPANCY B
3. OCCUPANCY SEPARATION (PER TABLE 508.4 - 2022 CBC)
4. FIRE PROTECTION OF BUILDING ELEMENTS (TABLE 601 - 2022), 0 HOUR FIRE RATING FOR:
- PRIMARY STRUCTURAL FRAME
- EXTERIOR AND INTERIOR BEARING WALLS
- NONBEARING WALLS AND PARTITIONS - INTERIOR
- FLOOR CONSTRUCTION AND SECONDARY MEMBERS
- ROOF CONSTRUCTION AND SECONDARY MEMBERS
5. OCCUPANT LOAD
PER TABLE 1004.5 - CHAPTER 10 MEANS OF EGRESS - CALIFORNIA BUILDING CODE 2022

ALLOWABLE BUILDING AREA

TOTAL BUILDING TENANT IMPROVEMENT AREA 1,634 SF
BUILDING TYPE TYPE I-B
OCCUPANCY TYPES (SECTION 304.1) B
BASIC ALLOWABLE AREA: (TABLE 503) 5 OCCUPANCY: 37,500 SF PER FLOOR 5 STORIES MAX.
ALLOWABLE AREA INCREASE: AUTOMATIC FIRE SPRINKLER: 2 TIMES
TOTAL ALLOWABLE AREA: 75,000 SF PER FLOOR

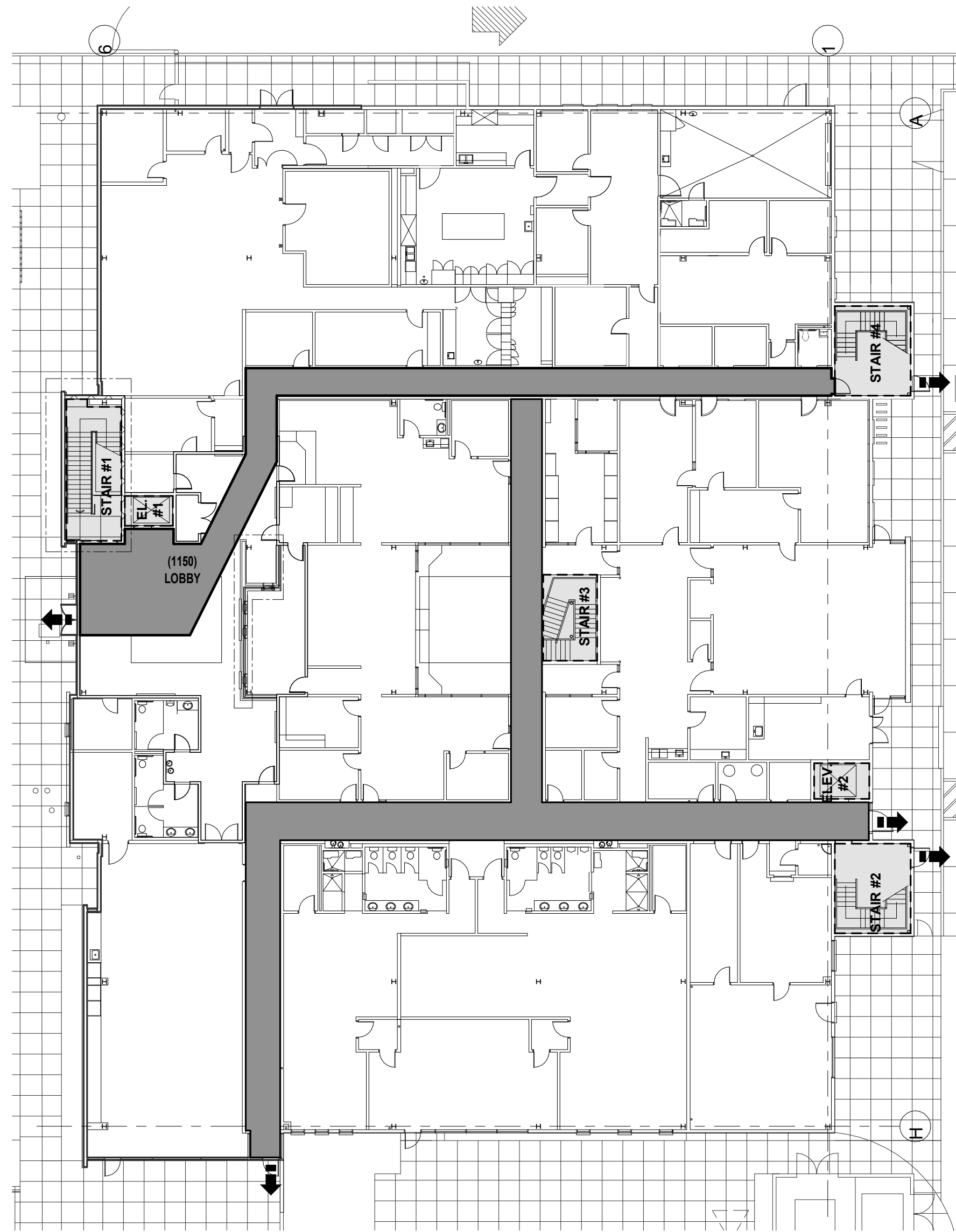
EXIT PLAN LEGEND

----- EXISTING FIRE RATED WALL - 1 HOUR
X EXIT DIRECTION, OCCUPANT LOAD
ACCESSIBLE ROUTE AND PATH OF TRAVEL TO EXIT CORRIDOR
4.5" REQUIRED EXIT WIDTH
72" OCCUPANT LOAD FOR KEYS DOOR PROVIDED EXIT WIDTH
--- LIMIT OF WORK
EXISTING EXIT CORRIDOR
EXISTING STAIR/ELEVATOR
PROJECT AREA
NO WORK AT SITE AND FIRST FLOOR

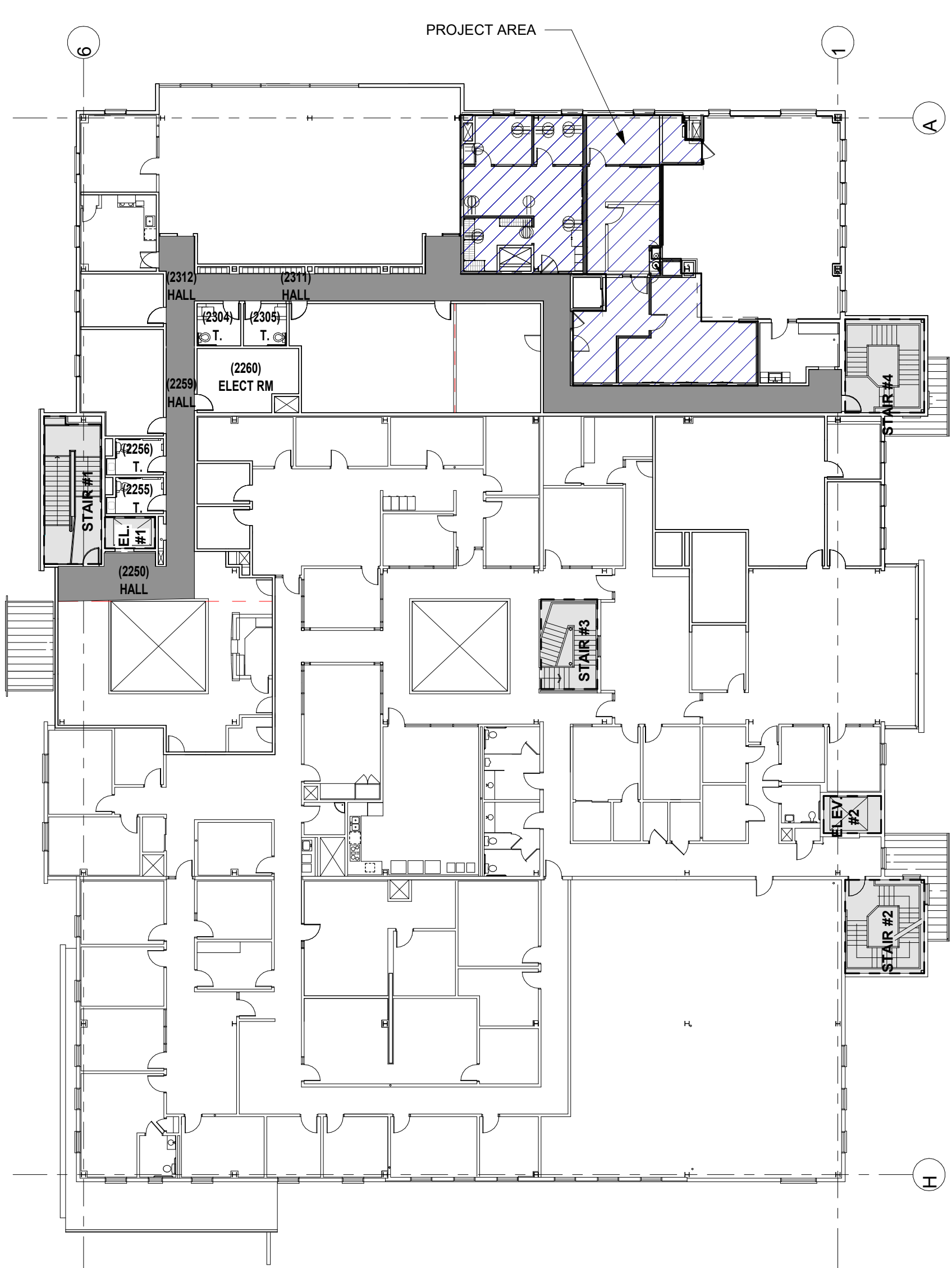
NOTE

FIRE DEPARTMENT REQUIREMENTS AT ORIGINAL BUILDING PERMIT SUBMITTAL

SITE ACCESS:
1. THERE SHALL BE TENANT AGREEMENT TO SHARE THE EXISTING KEY BOX OR PROVIDE AN ADDITIONAL FIRE DEPARTMENT KEY BOX. AT A MINIMUM, THE BOX SHALL CONTAIN ALL KEYS AND ACCESS CODES NECESSARY FOR THE OPERATION OF ALL FIRE SAFETY SYSTEMS AND UTILITY CONTROLS FOR BOTH TENANTS. THE OWNER SHALL NOTIFY THE FIRE CODE OFFICIAL AND PROVIDE A NEW KEY WHEN A LOCK IS CHANGED OR REKEYED. [10 CFC 506.1, 506.2]
EXTERIOR:
1. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE A MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STRIKE WIDTH OF 0.5 INCHES [10 CFC 505.1]
EXIT SYSTEM:
1. EXIT SIGNS AND DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED WHEN EXIT DOORS ARE NOT CLEARLY IDENTIFIABLE OR WHEN THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE. EXIT SIGNS SHALL PROVIDE CONTINUOUS ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. [10 CFC 1011.1][10 CFC 1011.2][10 CFC 1011.5.3]
2. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE MEANS OF EGRESS IN AREAS THAT REQUIRE TWO OR MORE EXITS. [2010 CFC 1006.3]
3. EXIT SIGNS SHALL INCLUDE INTEGRAL EMERGENCY LIGHTS THAT HAVE A BATTERY BACKUP THAT PROVIDES THE NECESSARY 90 MINUTES OF ILLUMINATION.
4. EXIT SIGNS SHALL INCLUDE INTEGRAL EMERGENCY LIGHTS THAT PROVIDE NECESSARY LIGHTING IN THE PATH OF EGRESS.
FIRE EXTINGUISHERS:
1. SIZE AND DISTRIBUTION OF FIRE EXTINGUISHERS SHALL BE BASED ON THE HAZARDOUS PRESENT. DURING CONSTRUCTION, PROVIDE A MINIMUM 2A RATED FIRE EXTINGUISHER. [10 CFC 1415.1][10 CFC 906][10 CFC 906.3]
2. FOLLOWING PROJECT COMPLETION PROVIDE A 2A10B:C FIRE EXTINGUISHERS FOR EACH 3000 SQUARE FEET OF FLOOR AREA WITH A TRAVEL DISTANCE OF 75 FEET OR LESS AND ON EACH FLOOR. [119 SEC. 568]
FIRE PROTECTION SYSTEMS:
1. REQUIRED FIRE SPRINKLER SYSTEMS SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION. [2010 CFC 904.1.1]
2. WHEN THERE IS A RELOCATION OF 15 OR MORE FIRE SPRINKLERS OR A CUMULATIVE ADDITION OF 10 OR MORE SPRINKLER HEADS TO A SYSTEM OR MODIFICATION TO THE EXISTING FM200 SYSTEM, A PERMIT AND PLAN REVIEW SHALL BE REQUIRED, ON A DEFERRED APPROVAL BASIS BY THE GENERAL CONTRACTOR.
3. BUILDINGS ALTERED, REMODELED OR ADDED TO THAT ARE EQUIPPED WITH FIRE PROTECTION OR FIRE-EXTINGUISHING SYSTEMS SHALL BE MAINTAINED ACCORDING TO ORIGINAL INSTALLATION STANDARDS, ADDITIONS, REPAIRS, ALTERATIONS AND SERVICING SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE NATIONAL FIRE PROTECTION ASSOCIATION. [2010 CFC 901.4]
4. VERIFY THAT THIS SYSTEM BEEN INSPECTED AND TESTED IN ACCORDANCE WITH THE FREQUENCIES REQUIRED BY NFPA 25 (WITHIN A CURRENT 5 YEAR CERTIFICATION OR SHALL BE RECERTIFIED). [10 CFC 901.5] [2022 TITLE 19, DIVISION 1, SECTION 2404] (1)
THIS PROJECT IS SUBJECT TO TESTING AND INSPECTION PRIOR TO FINAL APPROVAL. [2010 CFC 106.2]



2 FIRST FLOOR EXITING PLAN
1" = 20'-0"



3 SECOND FLOOR EXITING PLAN
1" = 20'-0"

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LICENSED ARCHITECT
MICHAEL B. ROSS
No. C-18987
8/31/2025
RENEWAL DATE

Sonoma County REDCOM Expansion, Tenant Improvements

2796 Ventura Avenue,
2nd Floor
Santa Rosa, CA 95403

REVISIONS

No.	Description	Date
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PERMIT SUBMITTAL

CODE ANALYSIS

Sheet Title
Drawn By Author
Checked By Checker
Scale:
As indicated
Date:
06.25.2025
Project No. 2020093

A0.03

Drawing No.
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ACCESSIBILITY REQUIREMENTS

- RAMPS**
1. ANY PATH OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 1-FOOT RISE IN 20-FEET OF HORIZONTAL RUN (5%).
2. PEDESTRIAN RAMPS SHALL BE A MINIMUM 48-INCHES CLEAR WIDTH BUT NOT LESS THAN THE WIDTH REQUIRED FOR EXITS.
3. THE MAXIMUM SLOPE OF A RAMP IN THE PATH OF TRAVEL SHALL BE 1-FOOT RISE IN 12-FEET OF HORIZONTAL RUN (8.33%).
4. RAMP LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP.
5. ALL LANDING WIDTHS SHALL BE NOT LESS THAN THE RAMP LEADING TO IT EXCEPT TOP LANDING WIDTH SHALL NOT BE LESS THAN 60".
6. THE WIDTH OF THE LANDING SHALL EXTEND 24-INCHES PAST THE STRIKE EDGE OF ANY DOOR OR GATE FOR EXTERIOR RAMPS AND 18- INCHES PAST THE STRIKE EDGE FOR INTERIOR RAMPS.
7. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY SECTIONS 11B-404.2.4 AND 11B-404.3.2 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. DOORS WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 3 INCHES (76MM). DOORS, IN ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES (1067MM)
8. THE CROSS-SLOPE ON A RAMP OR THE SLOPE ACROSS A RAMP LANDING IN ANY DIRECTION SHALL NOT EXCEED 1:48 SLOPE (2.1% GRADIENT).
9. THE SURFACE OF RAMPS SHALL BE SLIP RESISTANT.
10. WHERE THE RAMP SURFACE IS NOT BOUNDED BY A WALL OR FENCE, THE RAMP SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS.
11. A GUIDE CURB A MINIMUM OF 2-INCHES IN HEIGHT SHALL BE PROVIDED AT EACH SIDE OF THE RAMP, OR
12. A WHEEL GUIDE RAIL SHALL BE PROVIDED, CENTERED 3-INCHES PLUS OR MINUS 1-INCH ABOVE THE SURFACE OR THE RAMP.

ENTRANCES

1. ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.
2. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND WITH ADDITIONAL DIRECTIONAL SIGNS AS REQUIRED VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
3. EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3-FEET IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90-DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32-INCHES.
4. WHERE A PAIR OF DOORS IS UTILIZED AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 90-DEGREES FROM ITS CLOSED POSITION.
5. WHEN AN AUTOMATIC DOOR OPERATOR IS UTILIZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WITH THE DOOR POSITIONED AT AN ANGLE OF 90-DEGREES FROM ITS CLOSED POSITION.
6. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
7. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE LOCATED NO LESS THAN 34-INCHES AND NO MORE THAN 44-INCHES ABOVE THE FLOOR.
8. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL (NOT TO EXCEED 1:48 SLOPE) AND CLEAR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60 INCHES. THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. AS REQUIRED BY TABLE 11B-404.2.4.1 & FIGURES 11B-404.2.1,11B-404.2.2, 11B-404.2.4.3 & 11B-404.2.4.6.4.
9. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24-INCHES PAST STRIKE EDGE OF THE DOOR FOR THE EXTERIOR SIDE OF AN EXTERIOR DOOR AND 18- INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS AND THE INTERIOR SIDE OF AN EXTERIOR DOOR IF DOOR IS EQUIPPED WITH A CLOSER AND LATCH.

ENTRANCES (CONTINUED)

10. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2-INCH LOWER THAN THE THRESHOLD OF THE DOOR AND SHALL NOT REQUIRE 1/4-INCH AND 1/2-INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
11. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY SHALL PROVIDE A MINIMUM OF 48-INCHES OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90-DEGREES FROM ITS CLOSED POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.
12. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT EXCEEDING 15 LBS, SHALL BE USED.
13. THE BOTTOM 10 INCHES OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION PER C.B.C. SECTION 11B-404.2.10.

FLOORS AND LEVELS

1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS OR SPECIAL ACCESS LIFTS.
2. FLOOR SURFACES SHALL BE SLIP-RESISTANT.

CORRIDORS AND AISLES

1. EVERY CORRIDOR AND HALLWAY SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAN 44-INCHES IN WIDTH. CORRIDOR AND HALLWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36-INCHES IN WIDTH.
2. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEATS, TABLES, MERCHANDISE, EQUIPMENT OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT.
3. EVERY AISLE SHALL NOT BE LESS THAN 36-INCHES WIDE IF SERVING ONLY ONE SIDE AND NOT LESS THAN 44-INCHES WIDE IF SERVING BOTH SIDES.

SANITARY FACILITIES (GENERAL)

1. WHEN SANITARY FACILITIES ARE LOCATED ON ACCESSIBLE FLOORS OF A BUILDING, THEY SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.
2. WHERE SEPARATE FACILITIES ARE PROVIDED FOR NON-DISABLED PERSONS OF EACH SEX, SEPARATE FACILITIES SHALL BE PROVIDED FOR PERSONS WITH DISABILITIES OF EACH SEX ALSO. WHERE MULTIPLE SINGLE USE TOILET ROOMS ARE CLUSTERED AT A SINGLE LOCATION, 50 % BUT NOT FEWER THAN 1 MUST BE ACCESSIBLE.
3. ALL DOORWAYS LEADING TO SANITARY FACILITIES SHALL HAVE 32-INCHES CLEAR UNOBSTRUCTED OPENINGS.
4. DOORWAYS LEADING TO SANITARY FACILITIES SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL IN COMPLIANCE WITH THIS SECTION. GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 58 INCHES MIN TO 60 INCHES MAX AND THEIR COLOR OR CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR OR CONTRAST OF THE DOOR. MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4 INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 INCH THICK AND 12 INCHES IN DIAMETER. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4 INCH THICK, 12 INCHES IN DIAMETER WITH A 1/4 INCH THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12 INCH DIAMETER. SEE SIGNAGE SECTION FOR ADDITIONAL SIGN REQUIREMENTS.

TOILET ROOM FIXTURES AND ACCESSORIES

1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17-INCHES AND A MAXIMUM OF 19-INCHES MEASURED TO THE TOP OF THE TOILET SEAT A.F.F.
2. PROVIDE 17-18 INCHES FROM THE CENTERLINE OF THE WATER CLOSET TO THE ADJACENT WALL FINISH.

TOILET ROOM FIXTURES AND ACCESSORIES (CONTINUED)

3. TOILET FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED, OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE OPEN SIDE OF THE TOILET AREAS, NO MORE THAN 44-INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
4. IF THE ACCESSIBLE WATER CLOSET COMPARTMENT HAS A SIDE OPENING DRAIN, A MINIMUM 60-INCHES WIDE BY 48-INCHES DEEP CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. REFER TO CBC 11B-604.8.
5. FOR AMBULATORY STALLS, GRAB BARS SHALL NOT PROJECT MORE THAN 3 INCHES ON EACH SIDE INTO THE CLEAR OF THE COMPARTMENT. WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR OPENING WIDTH OF 32-INCHES WHEN LOCATED AT THE END AND 34-INCHES WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90-DEGREES FROM ITS CLOSED POSITION.
6. A CLEAR FLOOR SPACE 30-INCHES WIDE X 48-INCHES LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN AN ACCESSIBLE ROUTE AND SHALL EXTEND A MAXIMUM OF 19-INCHES INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY.
7. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29-INCHES FROM THE FLOOR TO THE BOTTOM OF THE APRON OR THE OUTSIDE BOTTOM EDGE OF THE LAVATORY REDUCING TO 27-INCHES AT A POINT LOCATED 8-INCHES BACK FROM THE FRONT EDGE. IN ADDITION A MINIMUM 9-INCH HIGH TOE CLEARANCE MUST BE PROVIDED EXTENDING BACK TOWARD THE WALL TO A DISTANCE NO MORE THAN 6-INCHES FROM THE BACK WALL.
8. A MAXIMUM HEIGHT TO THE TOP OF THE ACCESSIBLE LAVATORY SHALL BE NO HIGHER THAN 34-INCHES.
9. WATER AND DRAIN PIPES, INCLUDING DRAIN VALVES AND ANY OTHER ELEMENTS, UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
10. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE PERMITTED. TYPES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10-SECONDS.
11. MIRRORS ABOVE ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE BOTTOM EDGE OF REFLECTIVE SURFACE NOT MORE THAN 40-INCHES FROM THE FLOOR.
12. AT LEAST ONE OF EACH TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, DISPENSERS SHALL BE LOCATED WITH ALL OPERABLE PARTS WITHIN 40-INCHES FROM THE FLOOR.
13. TOILET ISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 7-9 INCHES AT 19" A.F.F. TO THE CENTER LINE OF THE LOWEST T.P. ROLL OR DISPENSING OUTLET OF THE FRONT EDGE OF THE TOILET SEAT.
14. THE INSIDE AND OUTSIDE OF COMPARTMENT DOORS SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING, OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST PER C.B.C. SECTION 11B-309.4

GRAB BARS

1. GRAB BARS SHALL BE LOCATED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL. GRAB BARS SHALL BE SECURELY ATTACHED AND CENTERED 33-36 INCHES AFF TO THE TOP OF THE BAR ABOVE AND PARALLEL TO THE FLOOR.
2. GRAB BARS AT THE SIDE SHALL BE AT LEAST 42-INCHES LONG WITH THE REAR END POSITIONED 12-INCHES MAXIMUM FROM THE REAR WALL, AND EXTEND MINIMUM 54-INCHES FROM THE REAR WALL WITH THE FRONT END POSITIONED 24-INCHES MINIMUM IN FRONT OF THE WATER CLOSET. THE REAR GRAB BAR SHALL BE 36-INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12-INCHES TOWARD NEAREST SIDE WALL SIDE AND 24-INCHES MINIMUM ON THE OPEN SIDE.
3. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4-INCHES TO 1 1/2-INCHES OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
4. IF THE GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2" INCHES.
5. A GRAB BAR AND ANY WALL OR THE SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

GRAB BARS (CONTINUED)

6. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTING.
7. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8"-INCH.
8. STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED BY THE APPLICATION OF 250 LBS. POINT LOAD.

FIXED OR BUILT-IN SEATING TABLES AND COUNTERS

1. WHERE FIXED OR BUILT-IN SEATING, TABLES OR COUNTERS ARE PROVIDED AT ACCESSIBLE PUBLIC USE OR COMMON USE AREAS, 5 PERCENT, BUT NEVER LESS THAN ONE, MUST BE ACCESSIBLE.
2. ACCESSIBLE TABLE OR COUNTER SURFACE SHALL BE A MINIMUM OF 36 INCHES LONG AND TOPS SHALL BE BETWEEN 28-INCHES AND 34-INCHES ABOVE THE FLOOR.

SIGNAGE

1. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
2. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED. MINIMUM CHARACTER HEIGHT SHALL BE 3-INCHES.
3. LETTERS AND NUMBERS SHALL BE RAISED 1/32-INCH, UPPER CASE, SANS SERIF TYPE, AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8-INCH HIGH, BUT NOT HIGHER THAN 2-INCHES. PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MINIMUM OF 6-INCHES IN HEIGHT.
4. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
5. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE APPROACH SIDE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 48" TO BOTTOM OF LOWEST LINE OF BRAILLE CHARACTER AND NO HIGHER THAN 60" TO THE BOTTOM OF THE UPPER MOST ROW OF TACTILE CHARACTERS. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE 18" X 18" MINIMUM IS CENTERED ON THE TACTILE CHARACTERS AND BEYOND THE ARC OF ANY DOOR SWINGS FROM THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.
6. PROVIDE "TACTILE" EXIT SIGNAGE IN ADDITION TO THE REGULAR EXIT SIGNS REQUIRED BY THE CODE AT THE FOLLOWING LOCATIONS PER C.B.C. SECTION 1013.4 (THE TERM "TACTILE" EXIT SIGNS SHALL BE THOSE REQUIRED SIGNS THAT COMPLY WITH SECTION 11B-703):
- A. EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT" AND ASSOCIATED BRAILLE
 - B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE TO AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE" AND ASSOCIATED BRAILLE

CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS

1. EVERY CORRIDOR AND HALLWAY SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAN 44-INCHES IN WIDTH. CORRIDOR AND HALLWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36-INCHES IN WIDTH.
2. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE FOR A WHEELCHAIR SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER WHEELCHAIR CLEAR FLOOR SPACE. IF A CLEAR FLOOR SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR A PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCE SHALL BE PROVIDED.
3. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEATS, TABLES, MERCHANDISE, EQUIPMENT OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT.
4. EVERY AISLE SHALL NOT BE LESS THAN 36-INCHES WIDE IF SERVING ONLY ONE SIDE AND NOT LESS THAN 44-INCHES WIDE IF SERVING BOTH SIDES.

CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS (CONTINUED)

5. IF THE CLEAR FLOOR SPACE ONLY ALLOWS FORWARD APPROACH TO AN OBJECT, THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL BE 48- INCHES. IF THE HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE HORIZONTAL DIMENSION OF THE OBSTRUCTION SHALL BE LESS THAN OR EQUAL TO 25-INCHES. THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL BE 44-INCHES WHEN THE HORIZONTAL DIMENSION OF THE OBSTRUCTION IS BETWEEN 20-INCHES AND 25-INCHES.
6. IF THE CLEAR FLOOR SPACE ALLOWS PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR, THE MAXIMUM HIGH SIDE REACH ALLOWED SHALL BE 48-INCHES AND THE LOW SIDE REACH SHALL BE NO LESS THAN 15-INCHES ABOVE THE FLOOR. SIDE REACH IS ALLOWED OVER A MAXIMUM 34-INCH HIGH OBSTRUCTION PROVIDED THE HORIZONTAL DIMENSION OF THE OBSTRUCTION DOES NOT EXCEED 24-INCHES. WHEN THE HORIZONTAL DIMENSION IS BETWEEN 10"-24" MAX, THE HIGH REACH SHALL NOT EXCEED 46".

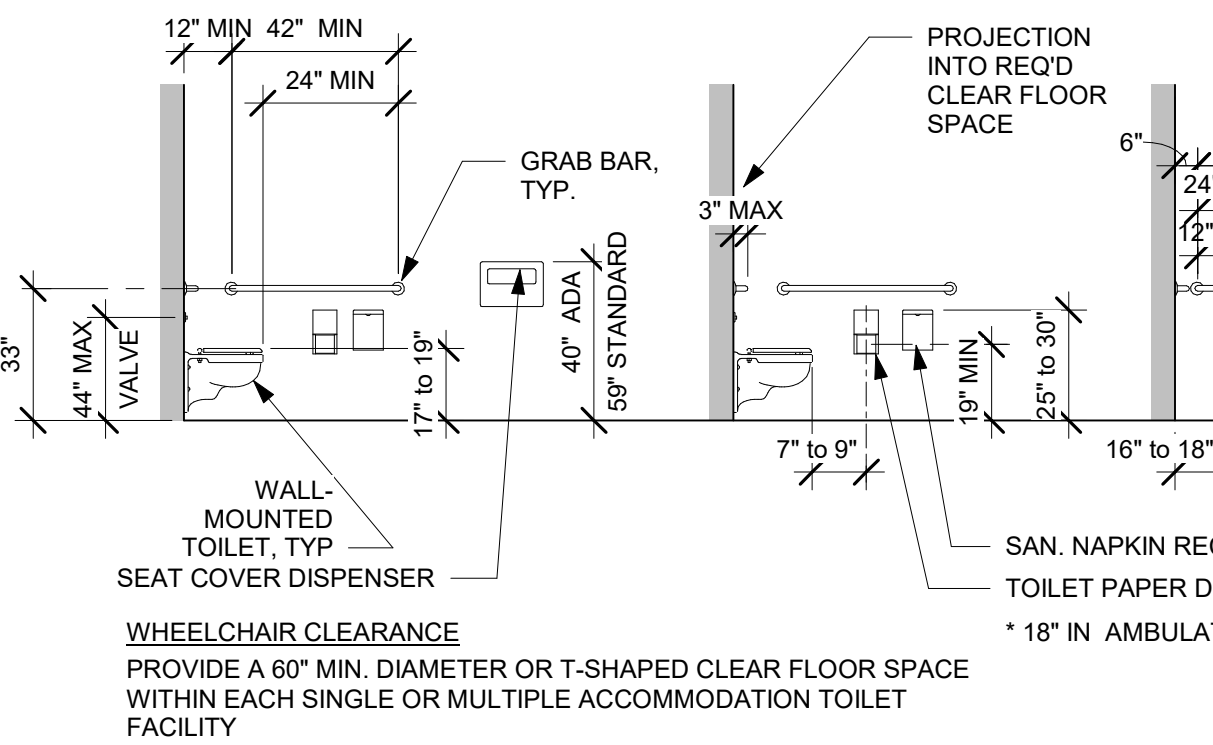
ADDITIONAL REQUIREMENTS

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES. THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE AS SET FORTH IN THESE BUILDING STANDARDS.

MOUNTING HEIGHT AND CLEARANCE

NOTES: 1. DIMENSIONS FROM FLOOR ARE MEASURED FROM FLOOR FINISH

WATER CLOSETS IN WHEELCHAIR-ACCESSIBLE LOCATIONS

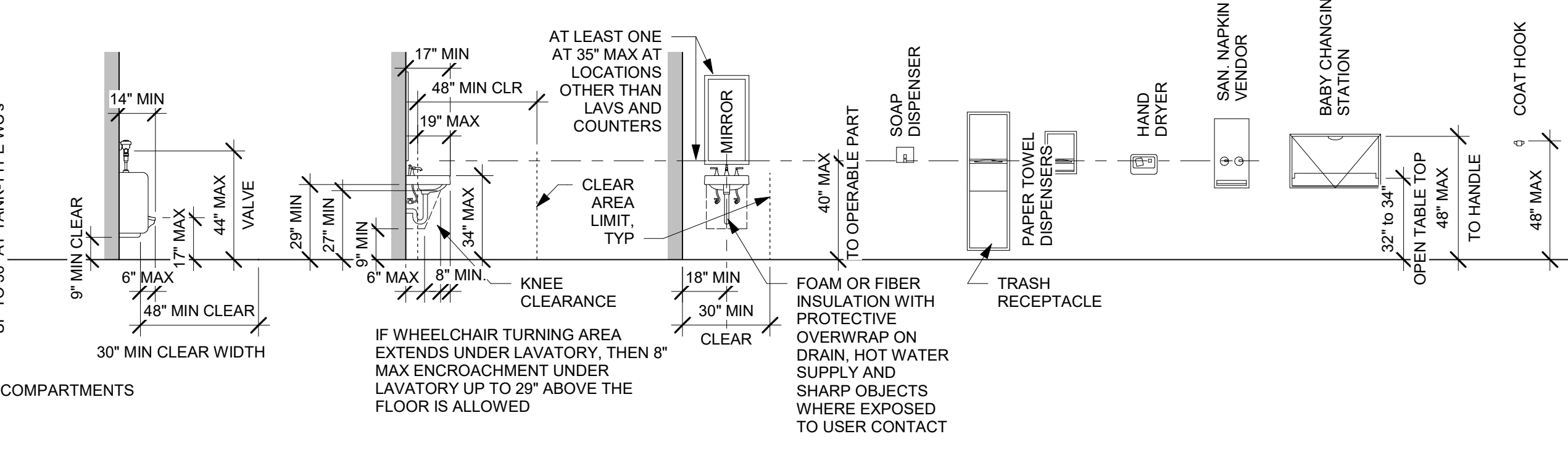


URINALS

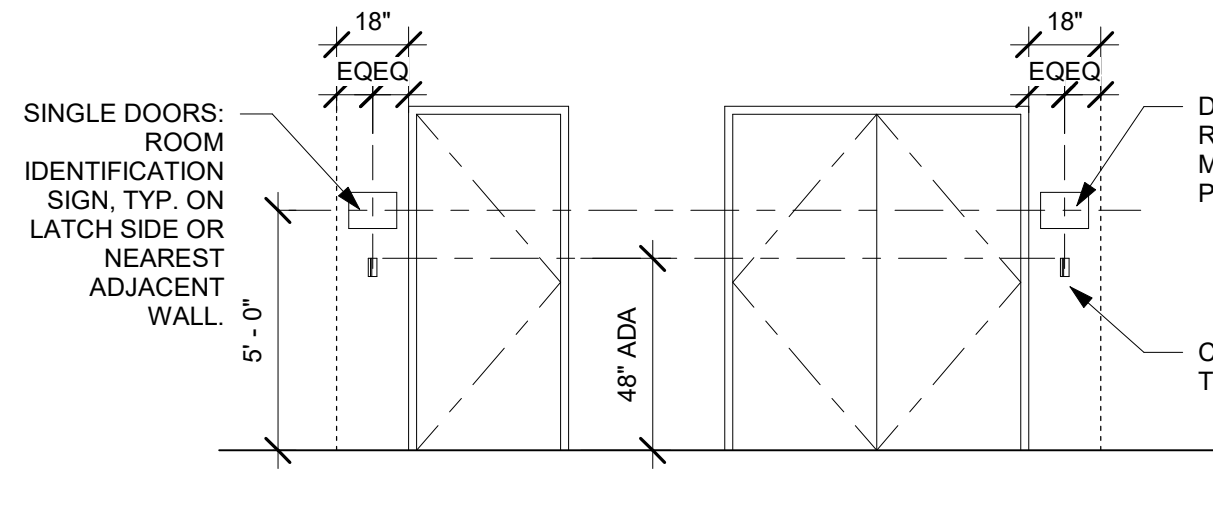
LAVATORIES

TOILET ROOM ACCESSORIES

CONTROLS, OUTLETS, VISUAL & AUDIBLE ALARMS, FECs, ...

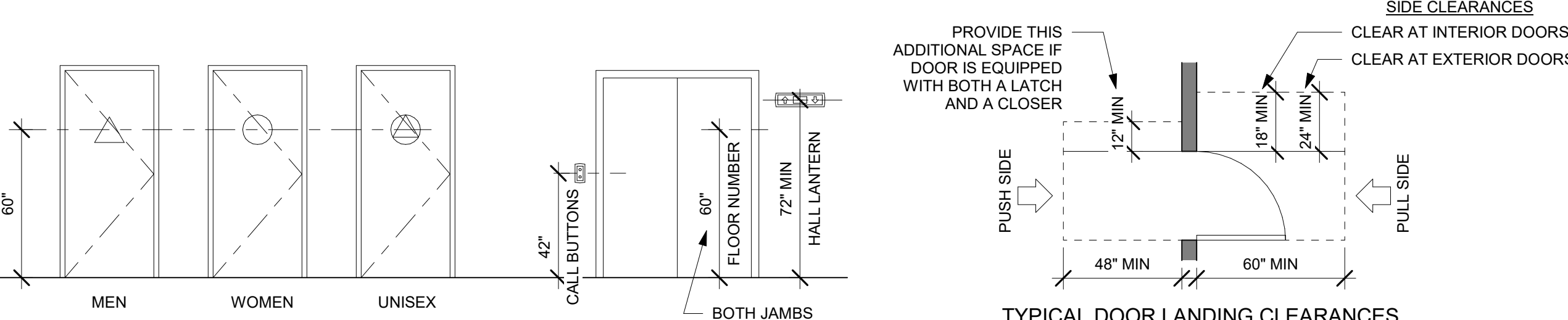


MOUNTING HEIGHTS AT DOORS*

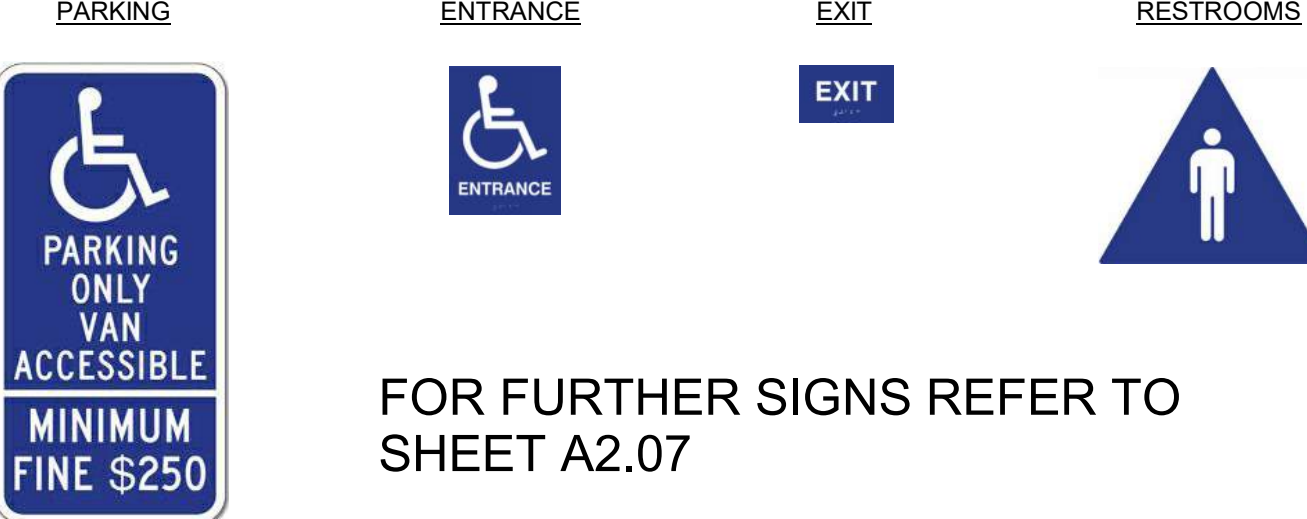


ELEVATOR ENTRANCES

DOOR CLEARANCES



SIGNAGE SAMPLES (NOT TO SCALE)



FOR FURTHER SIGNS REFER TO SHEET A2.07

DLR GROUP
Ross Drulis Cusenbery

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LICENSED ARCHITECT
MICHAEL B. ROSS
No. C-18867
9/23/2025
RENEWAL DATE

**Sonoma County
REDCOM
Expansion, Tenant
Improvements**

2796 Ventura Avenue,
2nd Floor
Santa Rosa, CA 95403

REVISIONS

No.	Description	Date
1.	PLAN CHECK	09/25/2025

Sheet Title

ADA REQUIREMENTS

Drawn By Author

Checked By Checker

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

Date:
06.25.2025

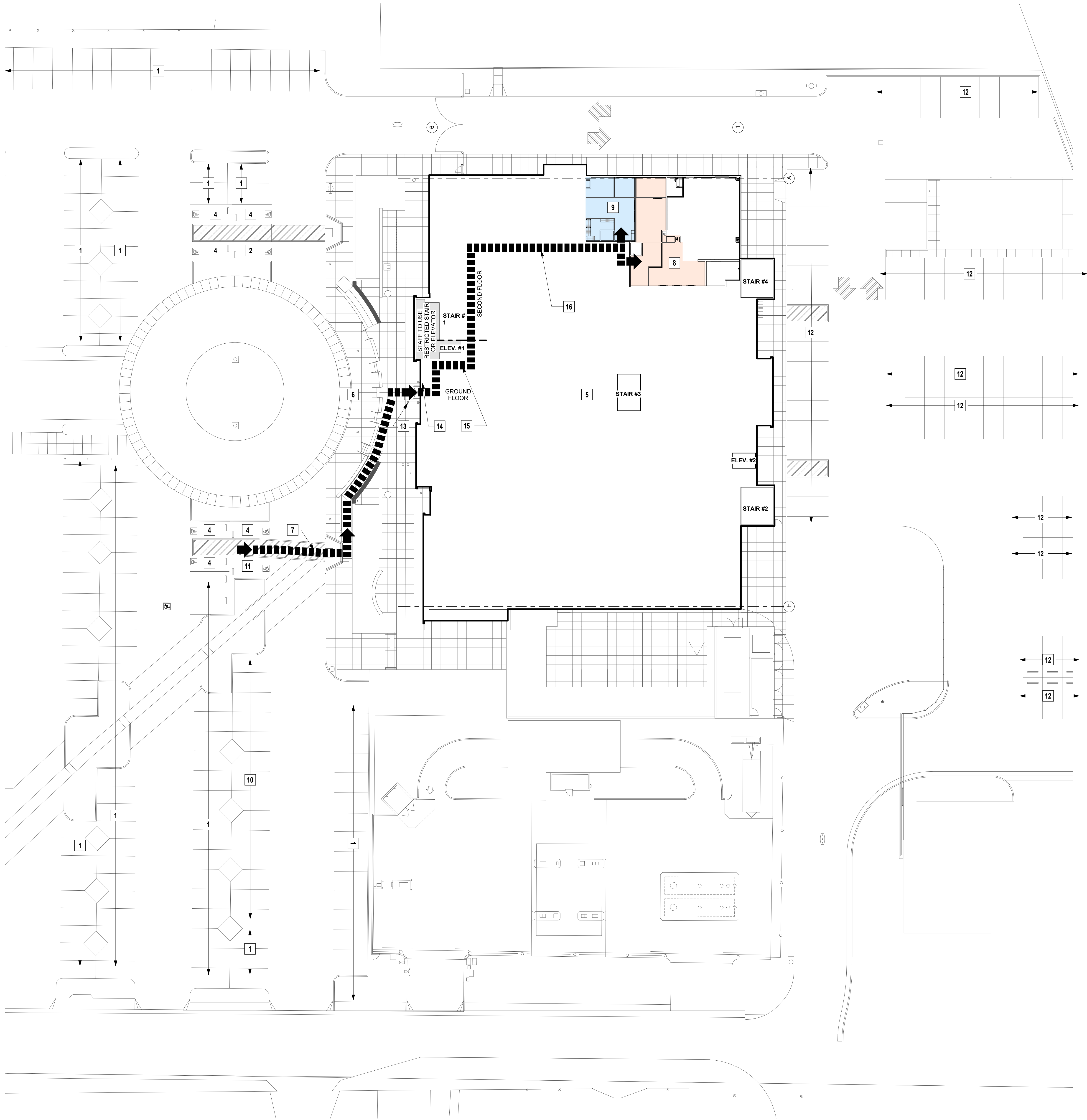
Project No. 2020093

Drawing No.

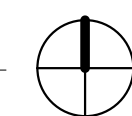
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6/26/2025 12:02:10 PM Autodesk/Draw/175-54179-00 Sonoma CO REDCOM Expansion/75-54179-00 REDCOM Expansion_AR_2024.rvt



1 SITE PLAN
1" = 20'-0"



NEW FLOOR PLAN - KEYNOTES

- | | |
|----|--|
| 1 | (E) PARKING SPACE |
| 2 | (E) VAN ACCESSIBLE PARKING SPACE W/ ACCESSIBLE AISLE |
| 3 | NOT USED |
| 4 | (E) ADA PARKING SPACE |
| 5 | (E) SHERIFF'S BUILDING |
| 6 | (E) SIDEWALK |
| 7 | (E) ACCESSIBLE PATH OF TRAVEL FROM PARKING TO MAIN OFFICE ENTRY |
| 8 | (N) REDCOM OFFICES |
| 9 | (N) SHERIFF OFFICES |
| 10 | (E) REDCOM PARKING SPACE |
| 11 | (E) REDCOM ACCESSIBLE PARKING SPACE |
| 12 | (E) POLICE CAR PARKING |
| 13 | (E) EXTERIOR ACCESSIBLE AUTOMATIC DOOR ACTIVATION PLATE |
| 14 | (E) INTERIOR ACCESSIBLE AUTOMATIC DOOR ACTIVATION PLATE |
| 15 | (E) ACCESSIBLE PATH OF TRAVEL TO SECOND FLOOR VIA STAIR AND ELEVATOR |
| 16 | (E) ACCESSIBLE PATH OF TRAVEL ON SECOND FLOOR |

LEGEND

-  EXISTING ACCESSIBLE PATH OF TRAVEL
-  PROPOSED AREA OF REDCOM OFFICES
-  PROPOSED AREA OF SHERIFF

GENERAL NOTE

NO WORK AT SITE.



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SITE ACCESS PLAN

Drawn By Author

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Scale:

As indicated

Date:

06.25.2025

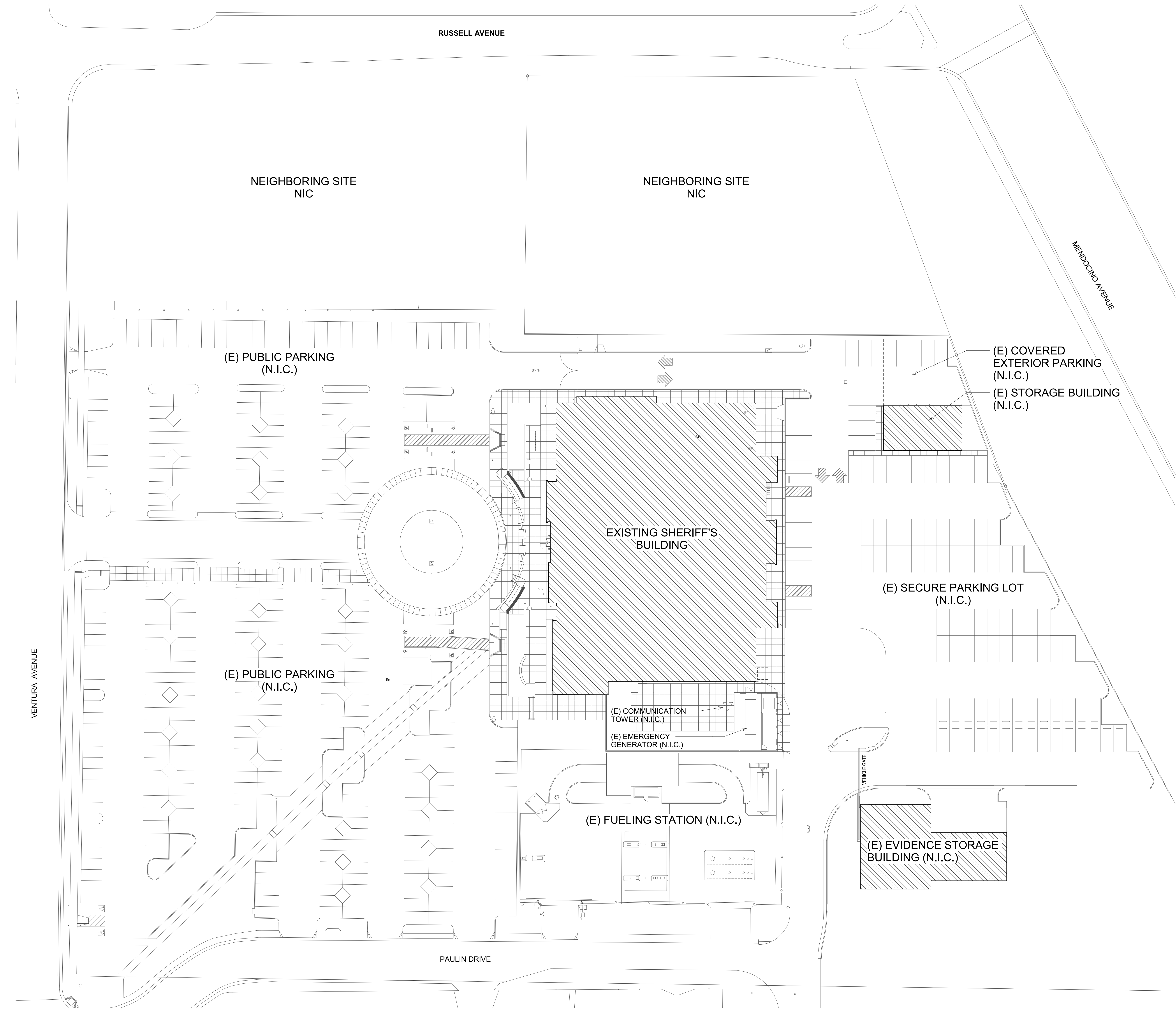
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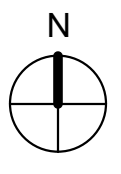
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1 SITE PLAN - NO WORK
1" = 30'-0"

Graphic Scale: 1 inch = 30 feet
0 30' 60' 120'



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SITE PLAN

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Scale:
1" = 30'-0"
Date:
06.25.2025
Project No. 2020093

File Stamped: 9/30/2025 Permit #: BLD25-3980 Plans amount: 3 Pa Marquez
REVIEWED FOR CODE COMPLIANCE - PERMIT SONOMA

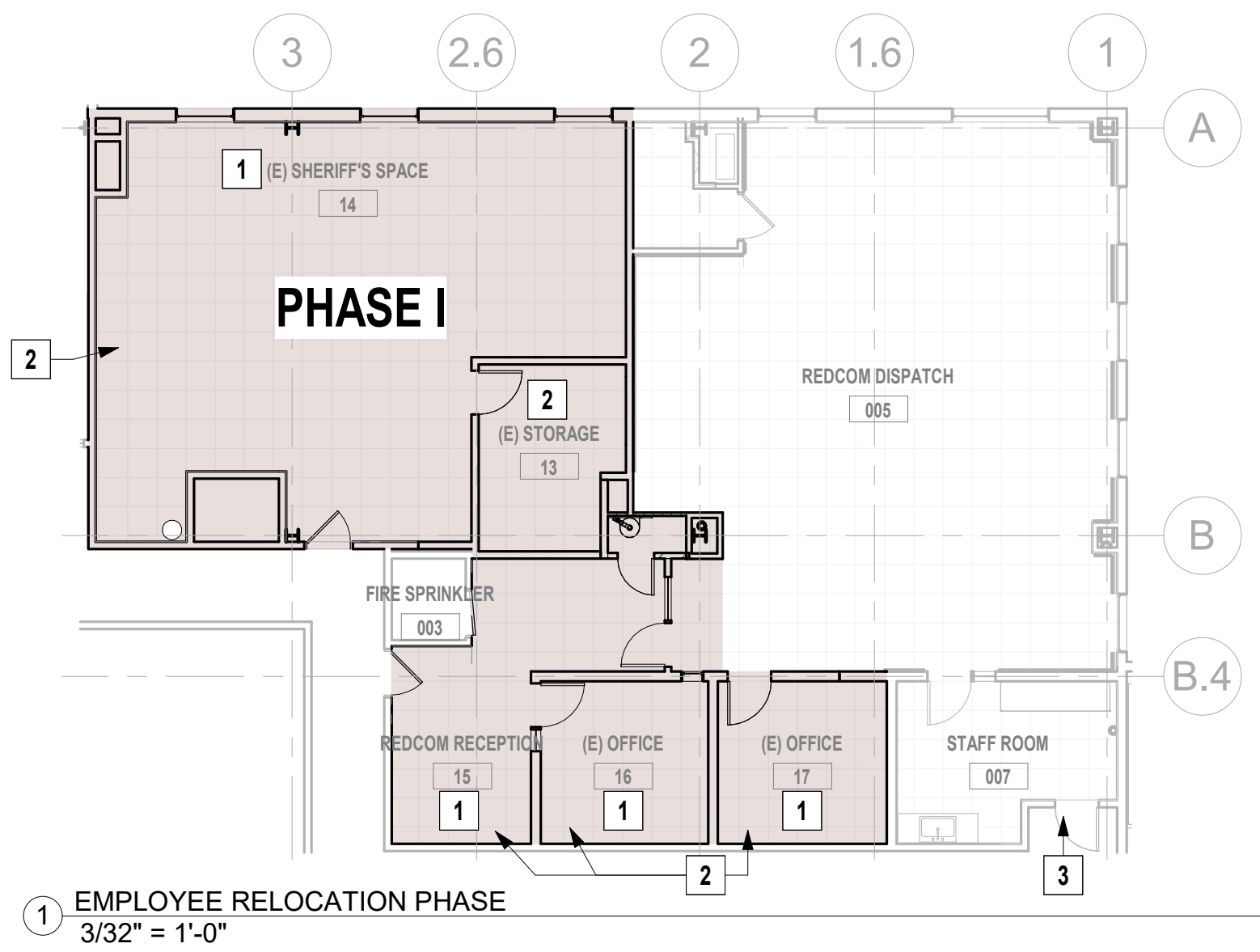


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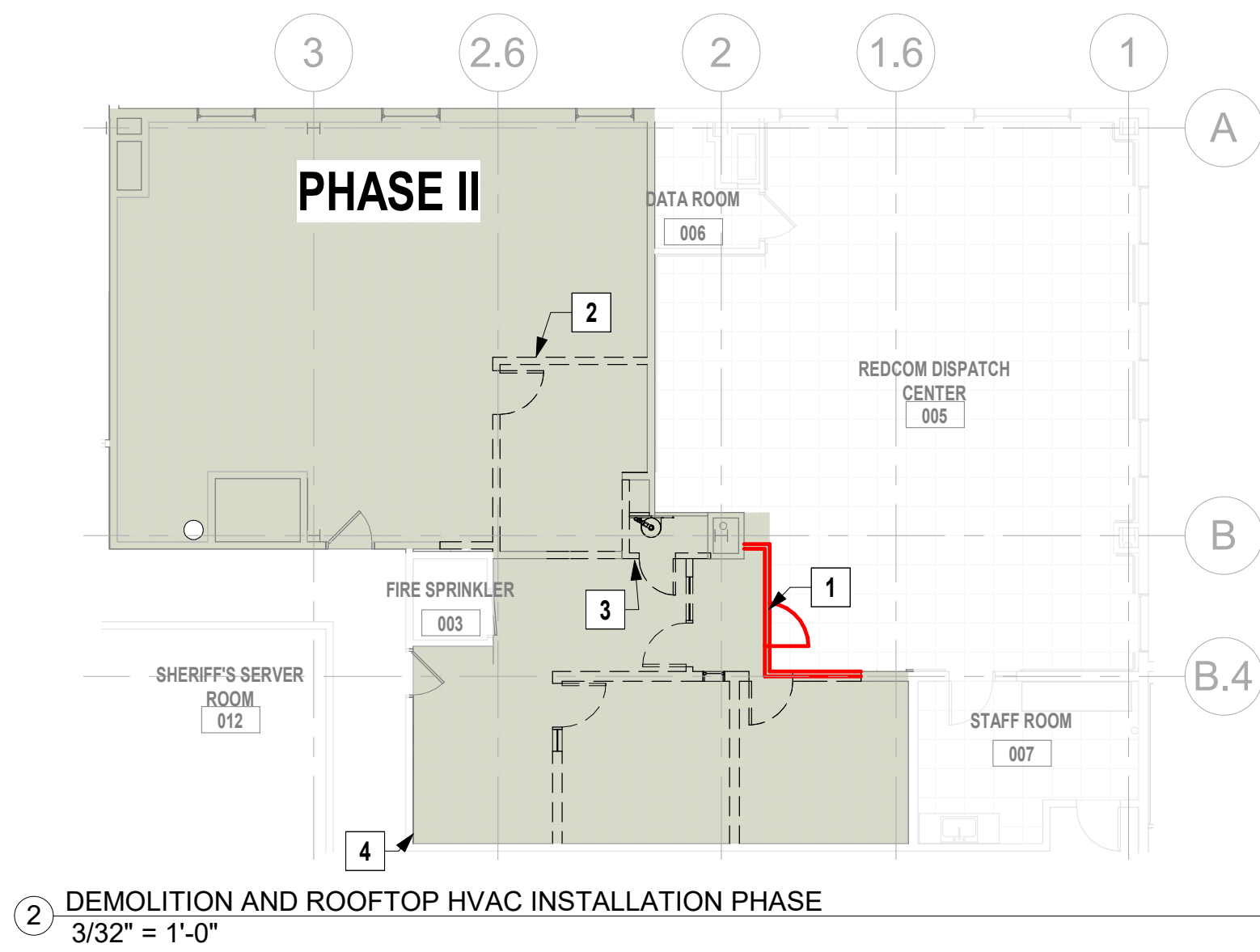
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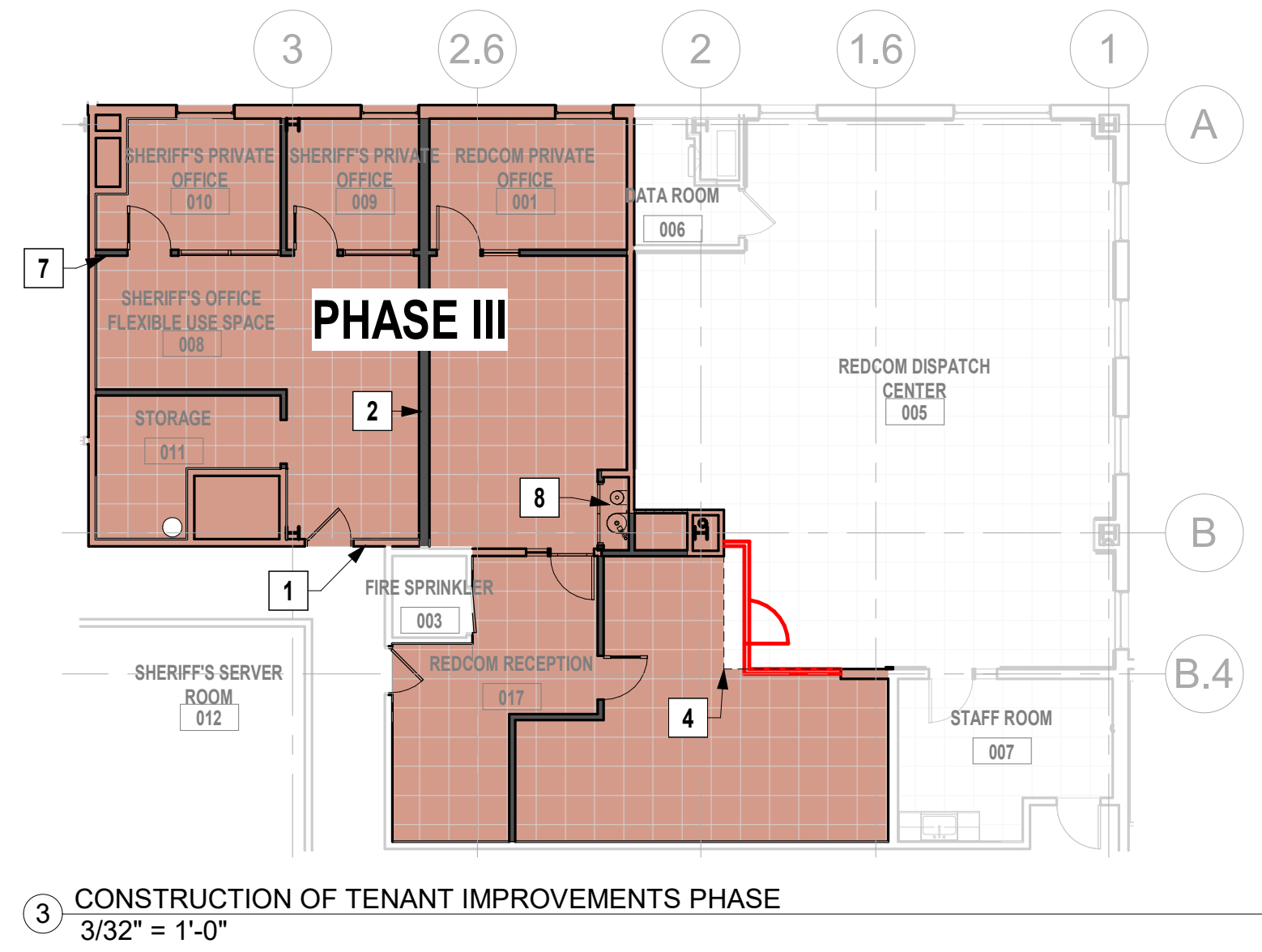
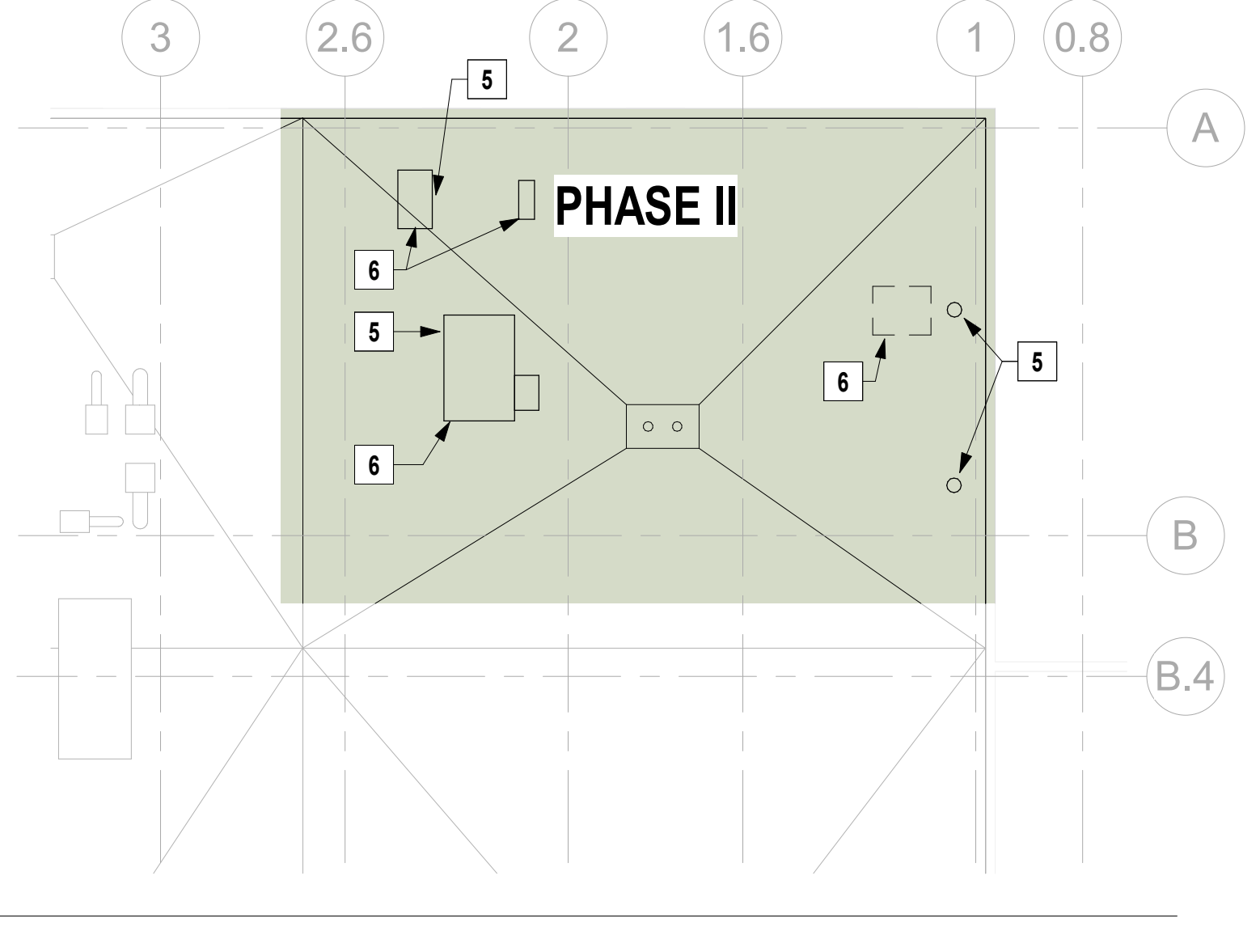
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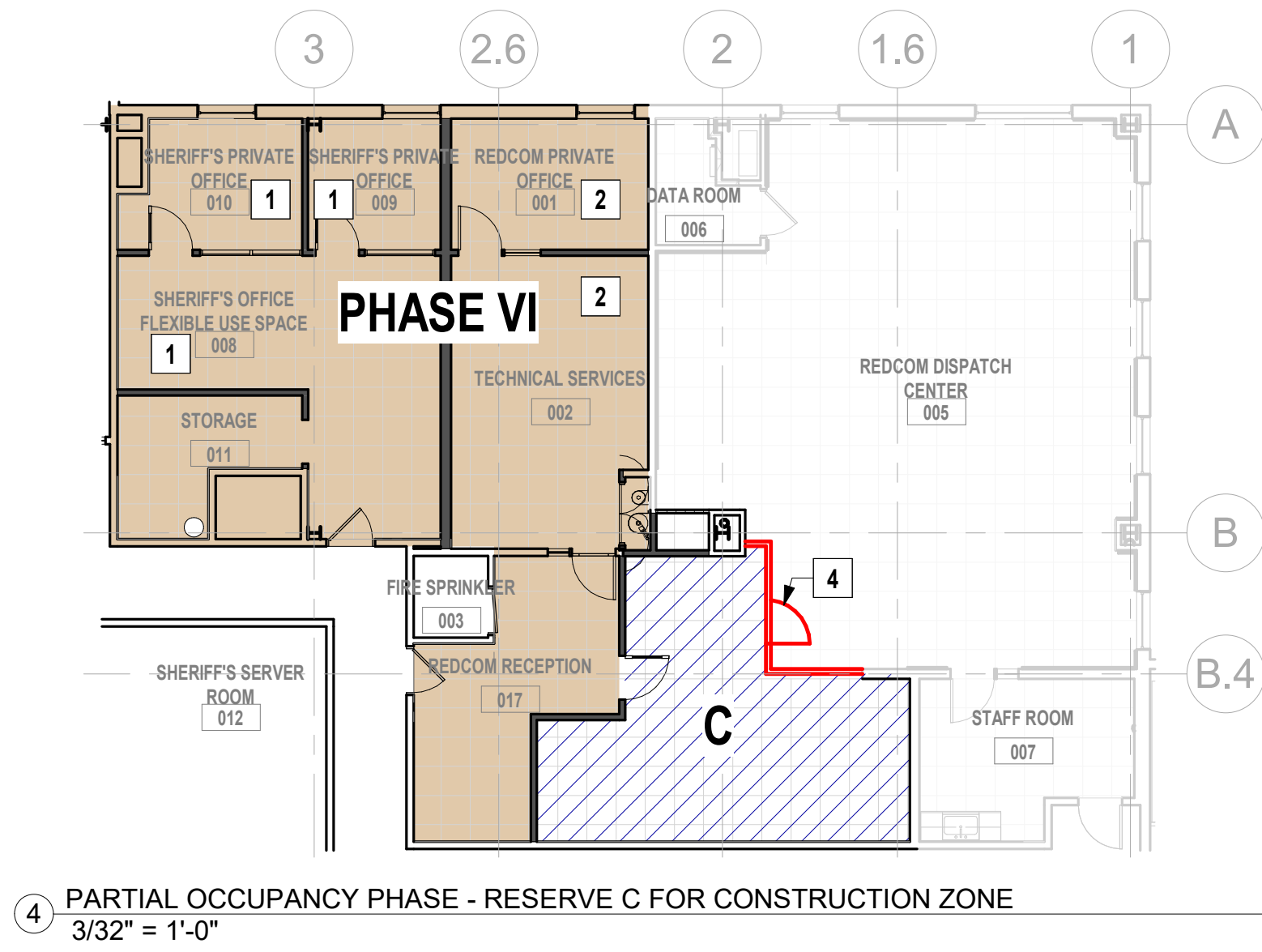
1 EMPLOYEE RELOCATION PHASE
3/32" = 1'-0"



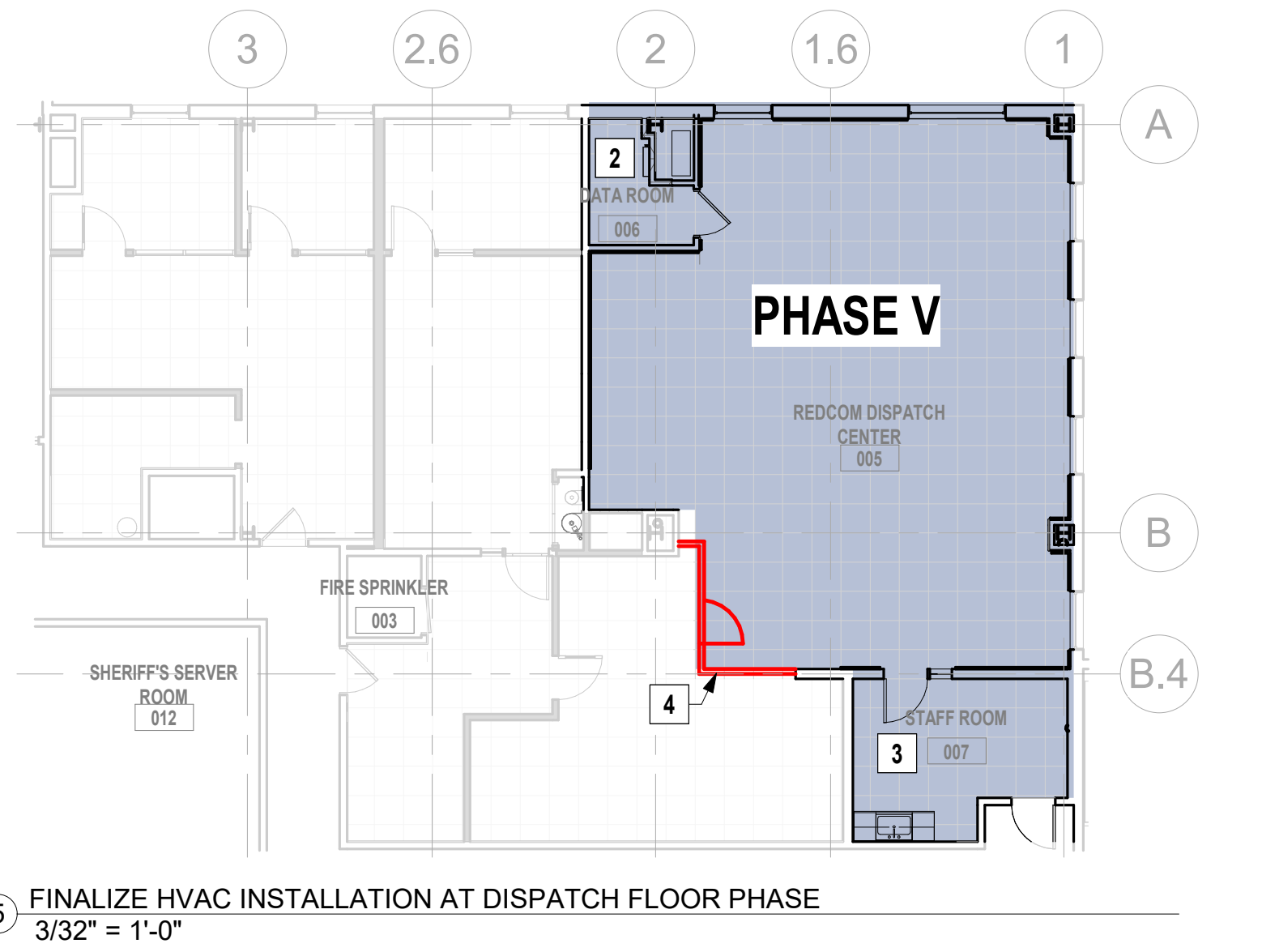
2 DEMOLITION AND ROOFTOP HVAC INSTALLATION PHASE
3/32" = 1'-0"



3 CONSTRUCTION OF TENANT IMPROVEMENTS PHASE
3/32" = 1'-0"



4 PARTIAL OCCUPANCY PHASE - RESERVE C FOR CONSTRUCTION ZONE
3/32" = 1'-0"



5 FINALIZE HVAC INSTALLATION AT DISPATCH FLOOR PHASE
3/32" = 1'-0"

PHASE I

1. RELOCATE SHERIFF'S EMPLOYEES AND REDCOM EMPLOYEES AS REQUIRED
2. REMOVING EXISTING FURNITURE AND EQUIPMENTS
3. REDIRECT REDCOM DISPATCH CENTER EMPLOYEES TO USE STAFF ROOM ENTRY AS MAIN ENTRY AND EXIT DURING CONSTRUCTION

PHASE II

1. CONSTRUCT A TEMPORARY CONSTRUCTION BARRIER AND DOORWAY TO SEPARATE ACTIVE DISPATCH CENTER FROM CONSTRUCTION ZONE
2. DEMO WALLS PER DEMO PLAN AT THIS AREA
3. DEMO FM200 CLOSET WALL PER DEMO PLAN - PROTECT AND PRESERVE FM200
4. DEMO CEILING AND FIXTURES PER RCP AT THIS AREA
5. DEMO ROOF PENETRATIONS FOR NEW ROOF TOP UNITS
6. ADD ROOF STRUCTURAL FRAMING FOR NEW RTU'S
7. INSTALL ALL PROPOSED ROOFTOP HVAC SYSTEMS
8. REPAIR AND SEAL ALL PENETRATIONS AT ROOF

PHASE III

1. CONSTRUCT TENANT IMPROVEMENTS
2. NEW DEMISING WALL STRUCTURE
3. INSTALLATION OF ALL MEP WORK ABOVE THE CEILING COMPLETELY AT THIS AREA PER PROPOSED MEP
4. BUILD OUT NEW SOFFIT PER PROPOSED REFLECTED CEILING PLAN
5. INSTALL NEW CEILINGS
6. FINISH MEP INSTALLATION IN THIS AREA
7. COMPLETE BUILD OUT OF ALL NEW WALLS, DOORS AND INTERIOR FINISHES PER PROPOSED FLOOR PLAN AT THIS AREA
8. RELOCATE FM200 SYSTEM AND TEST FOR FIRE MARSHAL APPROVAL
9. INSTALL ALL OFCI, OFCI, AND FF&E

PHASE IV

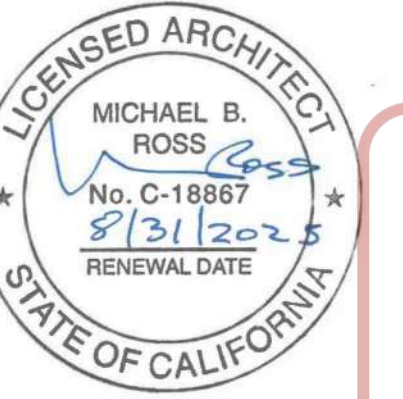
1. SHERIFF'S EMPLOYEES MOVE BACK TO THEIR SPACE
2. REDCOM EMPLOYEES LOCATED AT 001, 002, 017 ROOM MOVE TO THEIR NEW SPACES
3. C. MAINTAIN THIS AREA AS CONSTRUCTION ZONE UPON COMPLETION OF WORK
4. PROVIDE ACCESS FROM CONSTRUCTION ZONE TO DISPATCH CENTER THROUGH TEMPORARY CONSTRUCTION BARRIER

PHASE V

1. TEMPORARILY BRING OFFLINE NO MORE THAN TWO DISPATCH CONSOLES AT A TIME, AS REQUIRED AT REDCOM DISPATCH CENTER TO FINISH ABOVE CEILING HVAC WORK AT THIS AREA
2. COMPLETE ALL MEP WORK AT DATA ROOM
3. COMPLETE ALL MEP WORK AT STAFF ROOM
4. REMOVE THE TEMPORARY CONSTRUCTION BARRIERS
5. REOCCUPY ALL SPACES

NOTE:

THE PRELIMINARY CONSTRUCTION PHASING PLAN DEPICTS AN ASSUMED LEVEL OF EFFORT AND COORDINATION REQUIRED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR IS REQUIRED TO PREPARE A FINAL CONSTRUCTION PHASING AND EXISTING CONDITIONS PROTECTION PLAN COORDINATED AND APPROVED BY SONOMA COUNTY PUBLIC INFRASTRUCTURE, SHERIFF'S DEPARTMENT & REDCOM PRIOR TO INITIATION OF THE WORK.



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**PRELIMINARY
CONSTRUCTION
PHASING PLAN**

Drawn By Author Checked By Checker

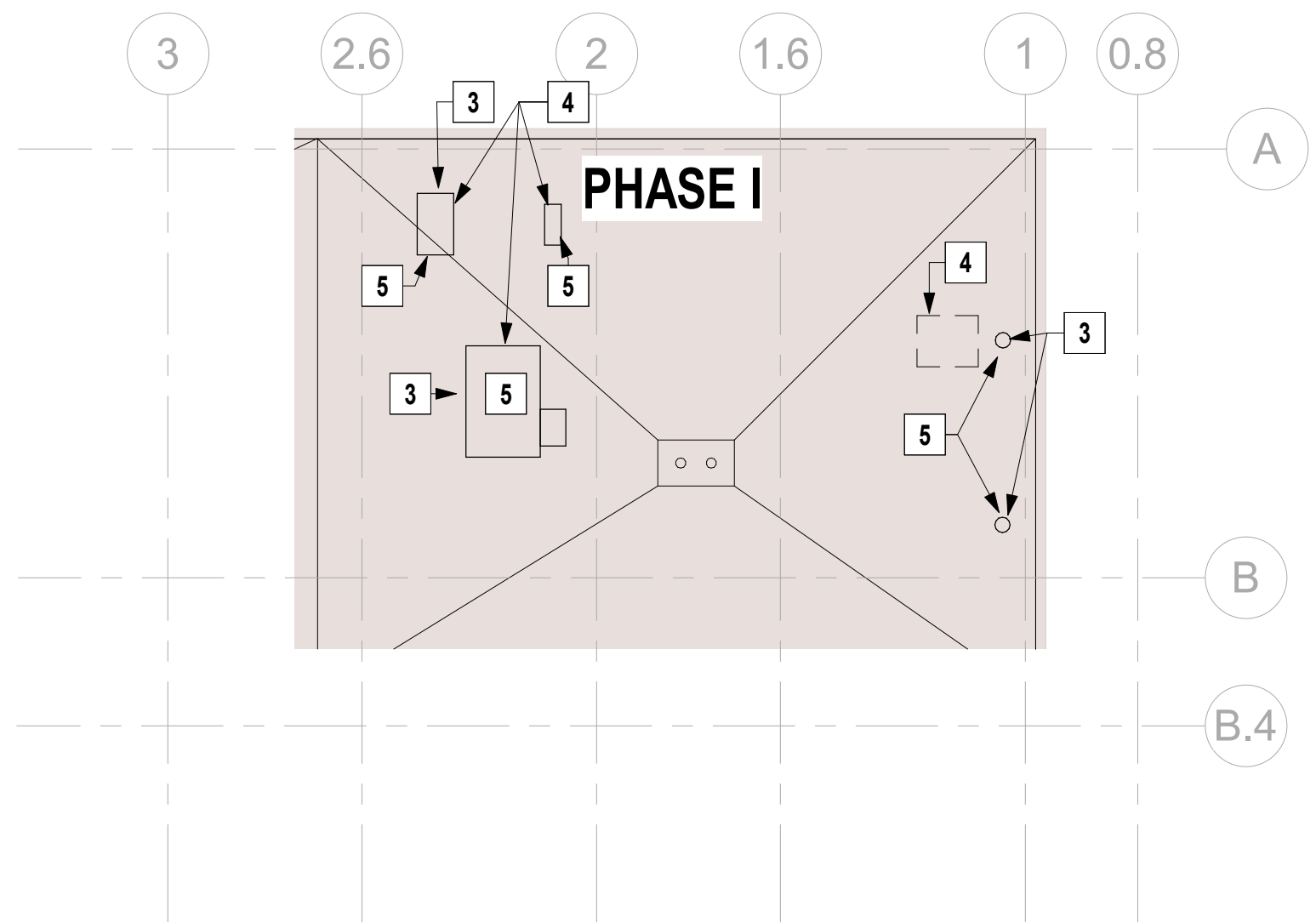
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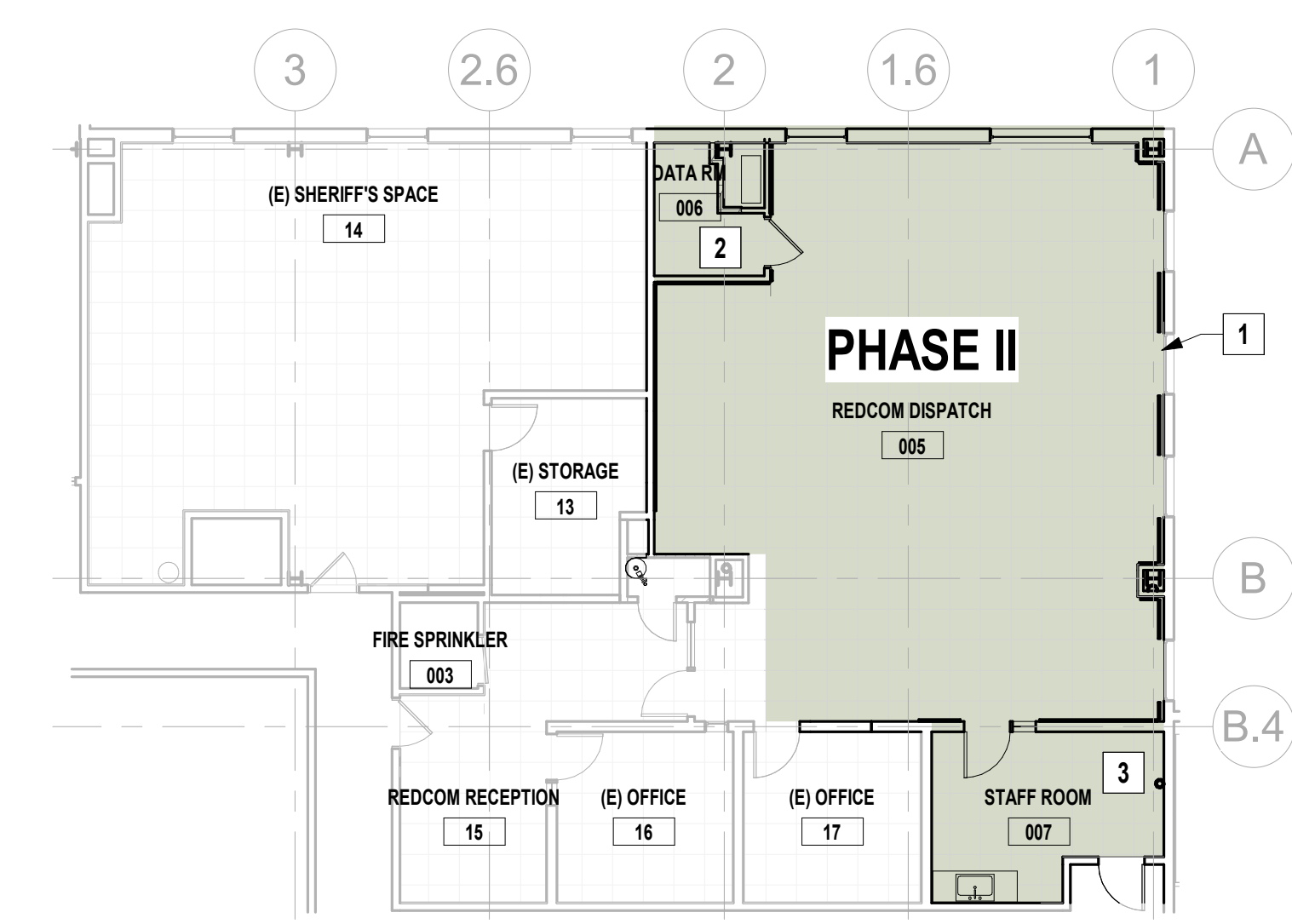
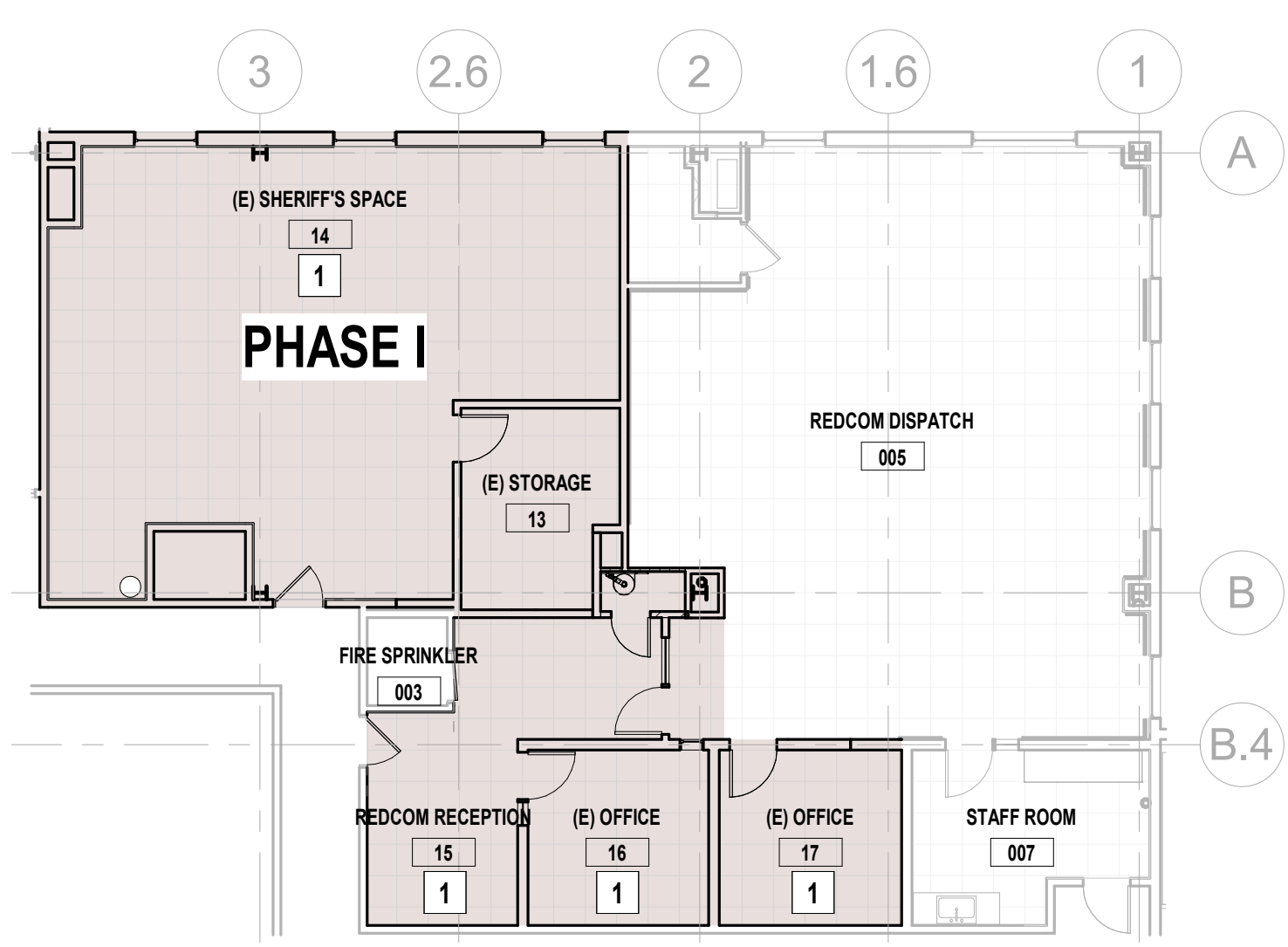
Project No. 2020093

A2.00
Drawing No.

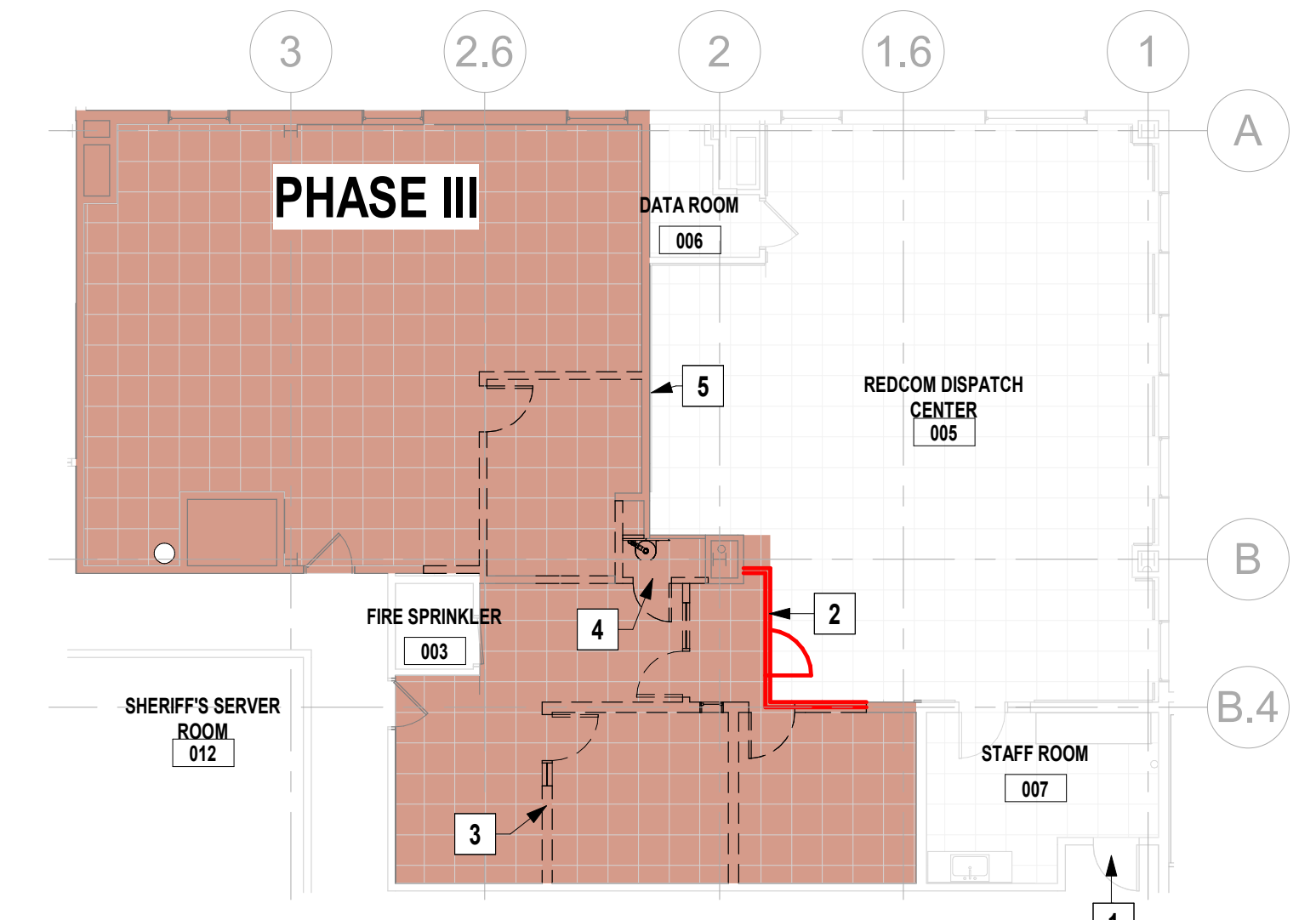
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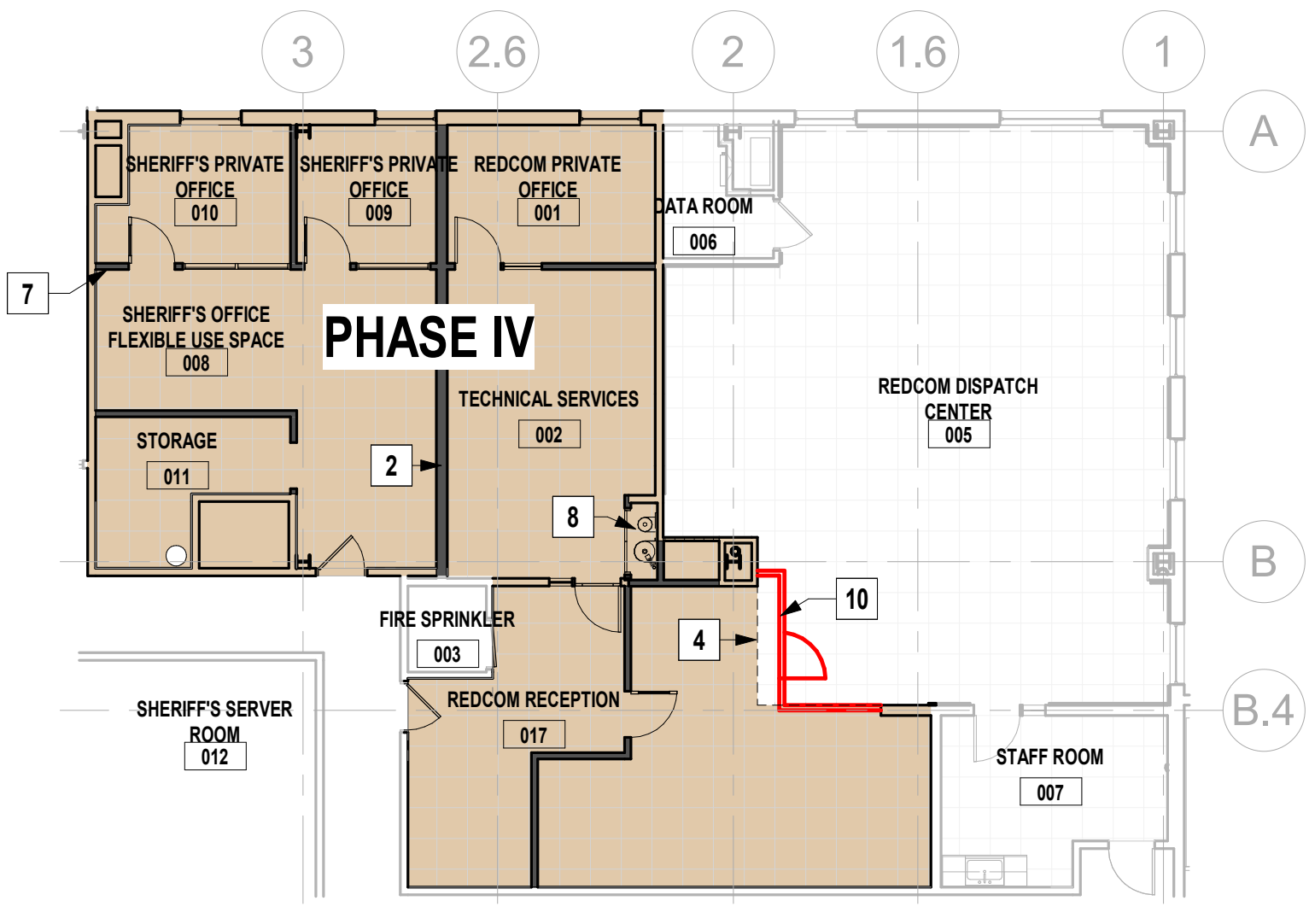
① EMPLOYEE RELOCATION & ROOF TOP WORK PHASE
3/32" = 1'-0"



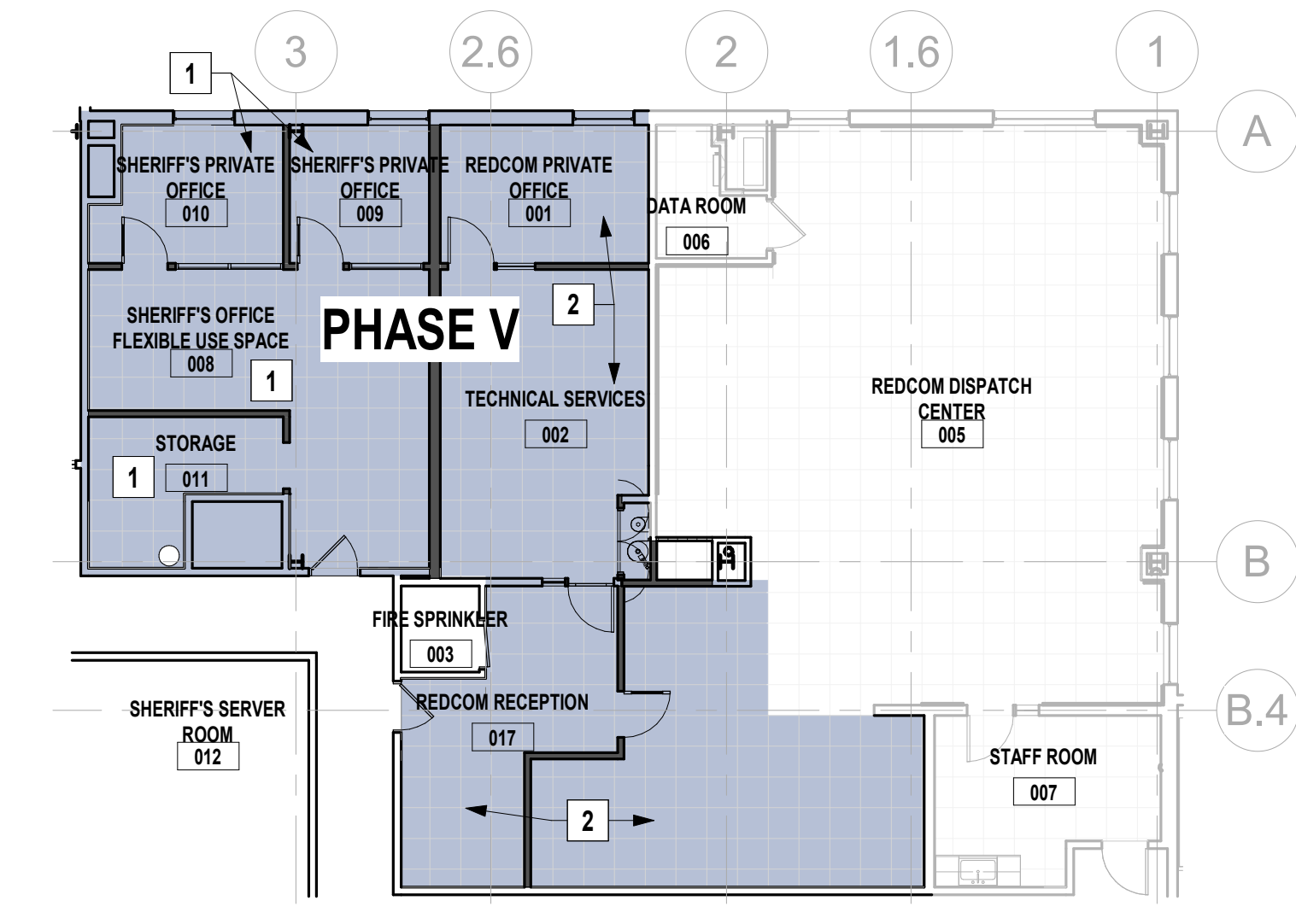
② HVAC INSTALLATION AT DISPATCH FLOOR PHASE
3/32" = 1'-0"



③ DEMOLITION AND ROOFTOP HVAC INSTALLATION PHASE
3/32" = 1'-0"



④ CONSTRUCTION OF TENANT IMPROVEMENT PHASE
3/32" = 1'-0"



⑤ SPACE OCCUPANCY
3/32" = 1'-0"

PHASE I

1. RELOCATE SHERIFF'S EMPLOYEES AND REDCOM EMPLOYEES AS REQUIRED
2. REMOVING EXISTING FURNITURE AND EQUIPMENT AT THIS AREA
3. DEMO ROOF PENETRATIONS FOR NEW ROOF TOP UNITS
4. CONSTRUCT ROOF STRUCTURAL FRAMING FOR NEW MECH UNITS
5. INSTALL ALL PROPOSED ROOFTOP MECH UNITS
6. REPAIR AND SEAL ALL PENETRATIONS AT ROOF

PHASE II

1. TEMPORARILY TAKE OFFLINE NO MORE THAN TWO DISPATCH CONSOLES AT A TIME, AS REQUIRED AT REDCOM DISPATCH CENTER TO FINISH ABOVE CEILING HVAC WORK AT THIS AREA
2. COMPLETE ALL MEP WORK AT DATA ROOM
3. COMPLETE ALL MEP WORK AT STAFF ROOM

PHASE III

1. REDIRECT REDCOM DISPATCH CENTER EMPLOYEES TO USE STAFF ROOM ENTRY AS THE MAIN ENTRY AND EXIT DURING CONSTRUCTION
2. CONSTRUCT A TEMPORARY CONSTRUCTION BARRIER AND DOOR WAY TO SEPARATE ACTIVE DISPATCH CENTER FROM CONSTRUCTION ZONE
3. DEMO WALLS PER DEMO PLAN
4. DEMO FM200 CLOSET WALL PER DEMO PLAN - PROTECT AND PRESERVE FM200
5. DEMO CEILING AND FIXTURES PER RCP AT THIS AREA

PHASE IV

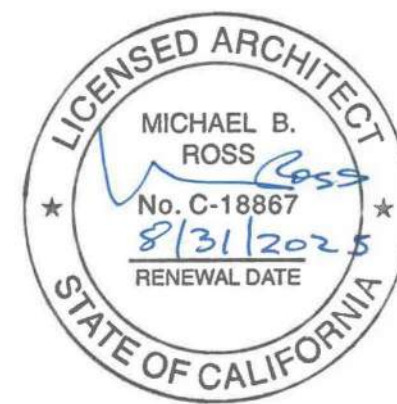
1. CONSTRUCT TENANT IMPROVEMENTS
2. NEW DEMISING WALL STRUCTURE
3. INSTALLATION OF ALL REMAINING MEP WORK ABOVE THE CEILING
4. BUILD OUT NEW SOFFIT PER PROPOSED REFLECTED CEILING PLAN
5. INSTALL NEW CEILINGS
6. FINISH MEP INSTALLATION IN THIS AREA
7. COMPLETE BUILD OUT OF ALL NEW WALLS, DOORS AND CURTAIN WALLS PER PROPOSED FLOOR PLAN AT THIS AREA
8. RELOCATE FM200 SYSTEM TEST FOR FIRE MARSHAL APPROVAL
9. INSTALL ALL OTC, OFC, AND PF&E
10. REMOVE TEMPORARY CONSTRUCTION BARRIER

PHASE V

1. SHERIFF'S EMPLOYEES MOVE BACK TO THEIR SPACE
2. REDCOM EMPLOYEES MOVE TO THEIR NEW SPACES

NOTE:

THE PRELIMINARY CONSTRUCTION PHASING PLAN DEPICTS AN ASSUMED LEVEL OF EFFORT AND COORDINATION REQUIRED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR IS REQUIRED TO PREPARE A FINAL CONSTRUCTION PHASING AND EXISTING CONDITIONS PROTECTION PLAN COORDINATED AND APPROVED BY SONOMA COUNTY PUBLIC INFRASTRUCTURE, SHERIFF'S DEPARTMENT & REDCOM PRIOR TO INITIATION OF THE WORK.



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PRELIMINARY CONSTRUCTION PHASING PLAN - OPT 2

Drawn By Author

Checked By Checker

Scale:

As indicated

Date:

06.25.2025

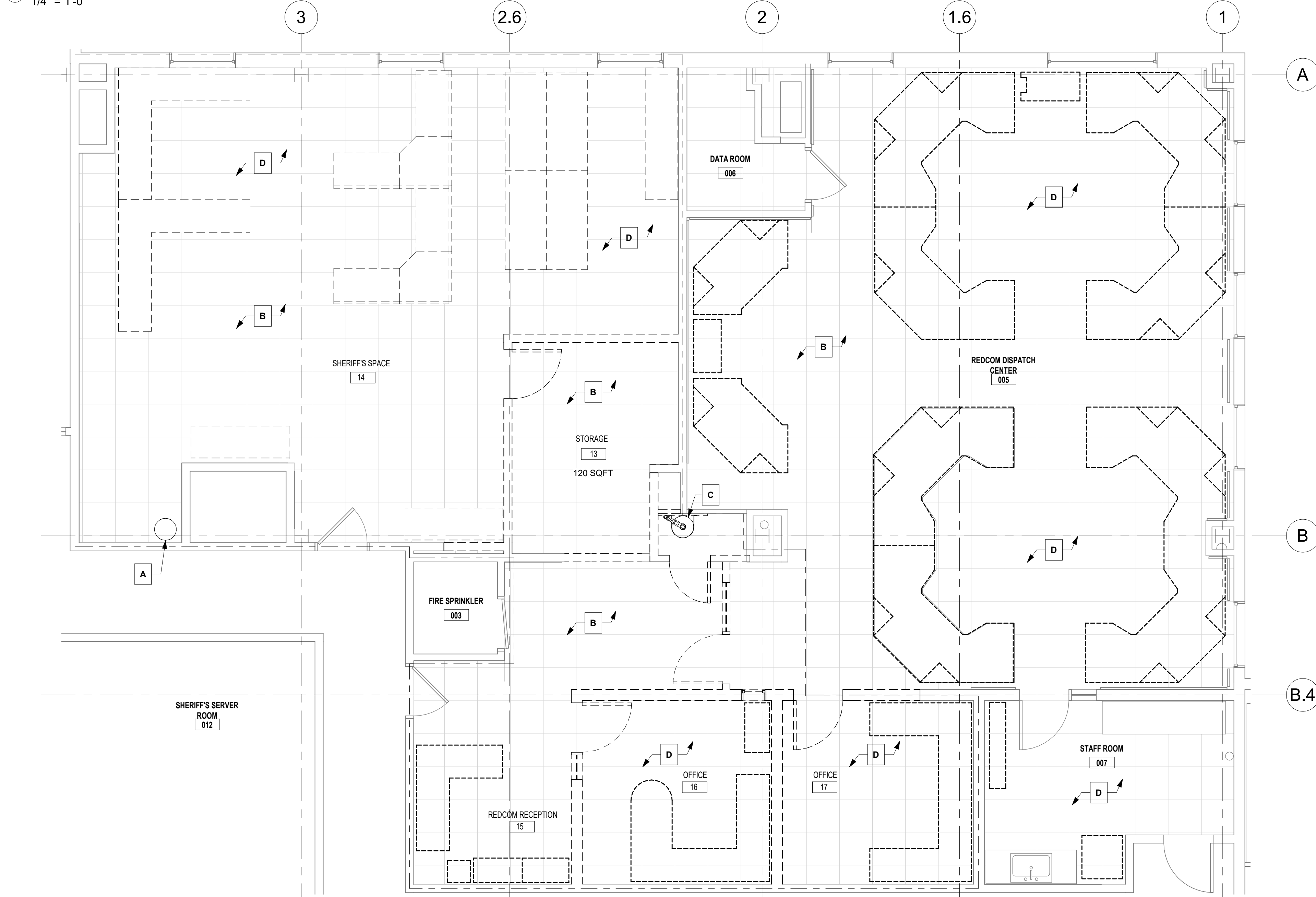
Project No. 2020093

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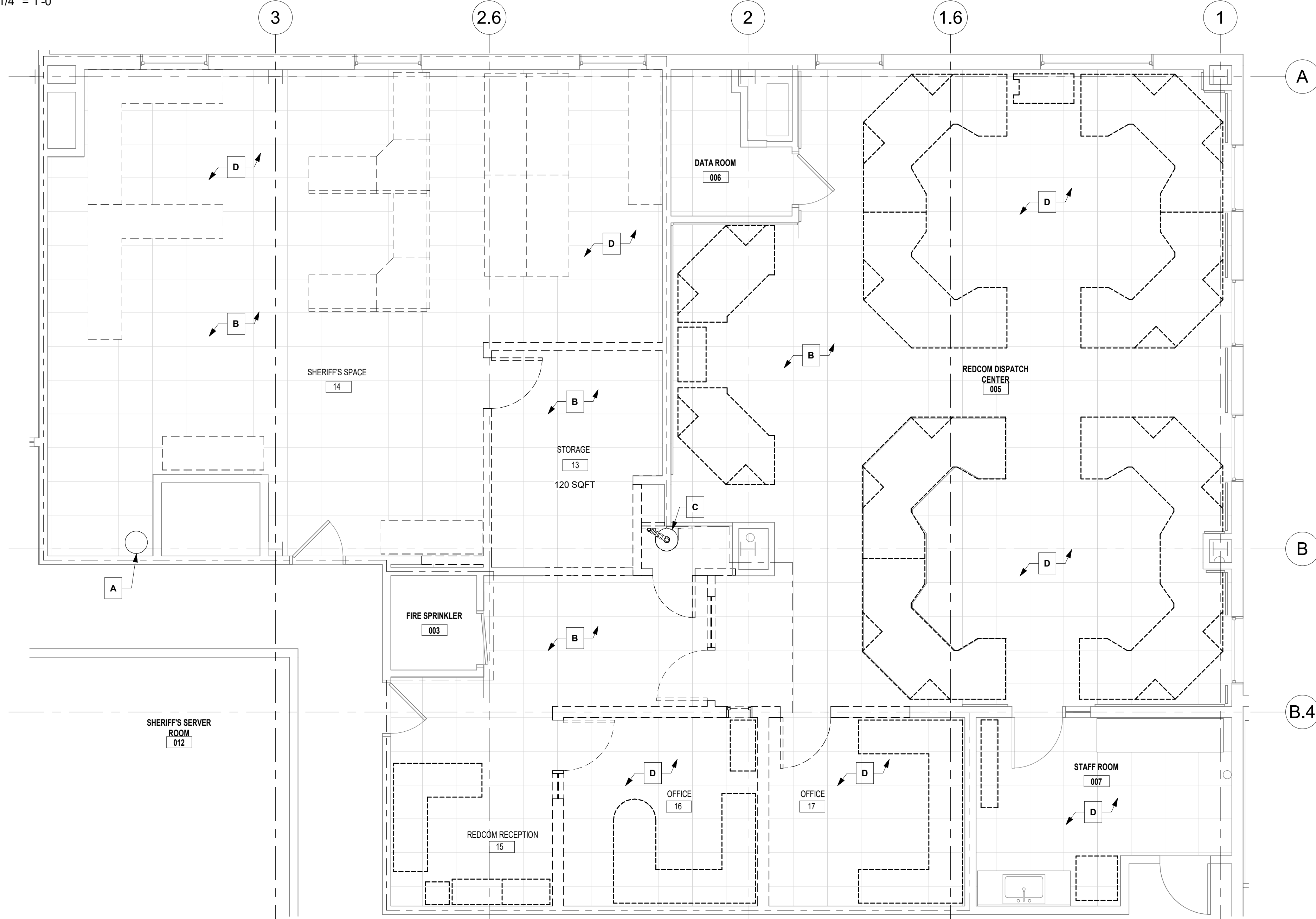
Drawing No.

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2 SECOND FLOOR PLAN - PROPOSED
1/4" = 1'-0"



1 SECOND FLOOR PLAN - DEMO/ EXISTING
1/4" = 1'-0"



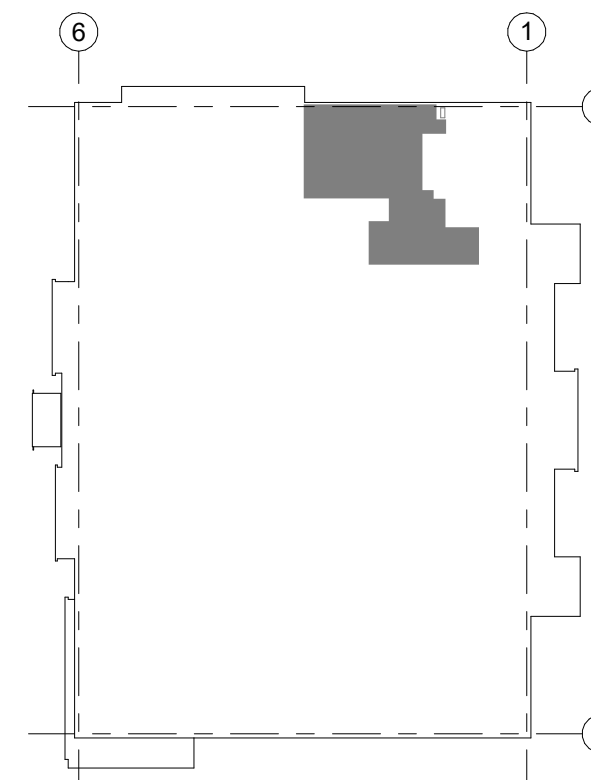
PROPOSED FLOOR PLAN - KEYNOTES

- (E) FM-200 FIRE SUPPRESSION TANK. PRESERVE, PROTECT, RELOCATE, RECONNECT, TEST, SECURE FIRE MARSHAL APPROVAL OF FULLY OPERATIONAL FM200 SYSTEM.
- 24" DEEP METAL SHELVING - OFOI
- 7'x4'6" WORKSTATION - OFOI
- 6'x2'6" DROP-IN WORKSTATION - OFOI
- 8'x8'10" WORKSTATION - OFOI
- 6'x2' SIT/STAND DESK FOR FLEXIBLE USE - OFOI
- 7'6"x8" RECEPTION WORKSTATION - OFOI
- 10'x5' WORKSTATION - OFOI
- 8'x8" DISPATCH CONSOLE - OFOI
- 13'x8'10" WORKSTATION - OFOI
- 8'x6'9" DISPATCH CONSOLE - OFOI
- REINSTALL (E) FM-200 TANK AS SHOWN, RE-PIPE AS REQUIRED TO NEW LOCATION WITH SEAMLESS SCHEDULE 40 PIPE AND FITTINGS AS REQUIRED AND RECOMMISSION (E) TANK AND SYSTEM.
- 7'x5' WORKSTATION - OFOI
- LOCKERS - OFOI
- MAGNETIC GLASS WHITEBOARD INSTALLED WITHIN STOREFRONT
- NOT USED
- WALL MOUNTED VIDEO MONITOR
- 52"x64" MAP - OFOI
- 18" DEEP METAL SHELVING - OFOI
- BASE CABINET WITH COUNTER TOP - OFOI
- TALL CABINET WITH COAT ROD - CFCI
- (N) SUSPENDED, GYP-BOARD SOFFIT AT AREA OF CEILING HEIGHT CHANGE
- EXISTING TO REMAIN - PRESERVE & PROTECT
- (N) FABRIC WRAPPED ACOUSTIC WALL PANELS
- REPLACE NEW ALL SUSPENDED CEILING SYSTEMS REMOVED FOR THE INSTALLATION OF THE WORK WITH MATCHING SYSTEMS CURRENTLY IN PLACE (TYP).

LEGEND

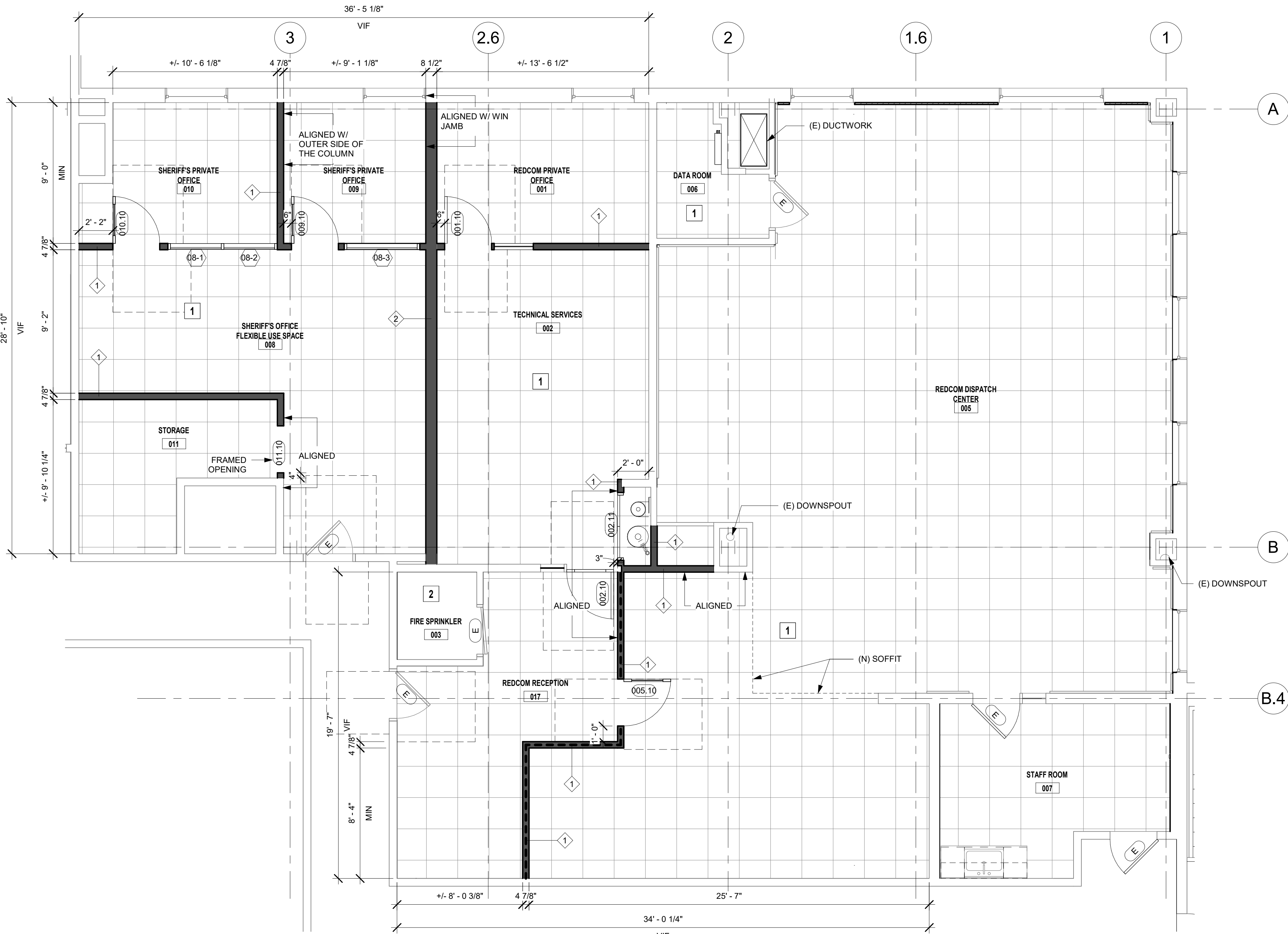
- (N) WALL - FOR TYPES REFER TO A2.11 AND A6.10
- (E) TO REMAIN
- REQUIRED ADA PULL AND PUSH DOOR CLEARANCE
- LIMIT OF WORK
- EXISTING TO REMAIN SYSTEMS FURNITURE CONSOLE WORKSTATIONS
- NOT IN CONTRACT (NIC)
- (E) WALL/FLOOR TO BE DEMOLISHED
- FLOOR TYPES
- (E) ACCESS FLOOR TO REMAIN - 12" ABV. (E) CONC. SLAB

KEY PLAN

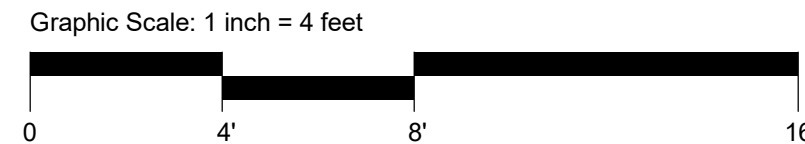
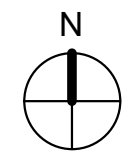


DEMOLITION PLAN - KEYNOTES

- (E) FM-200 FIRE SUPPRESSION TANK. PRESERVE & PROTECT.
- (E) FLOORING TO REMAIN - CUTTING AND PATCHING INCLUDING REMOVAL AND REPLACEMENT IN KIND OF EXISTING RAISED FLOORING SYSTEMS AS REQUIRED.
- REMOVE, PRESERVE AND PROTECT EXISTING FM-200 FIRE SUPPRESSION TANK AND FITTINGS. DECOMMISSION TANK AND REMOVE FROM SERVICE TO ALLOW FOR RE-WORK AS REQUIRED PER THE NEW FLOOR PLAN LAYOUT AND SAVE FOR RE-INSTALLATION
- REMOVE EXISTING SUSPENDED CEILINGS AS REQUIRED FOR THE INSTALLATION OF THE WORK



1 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



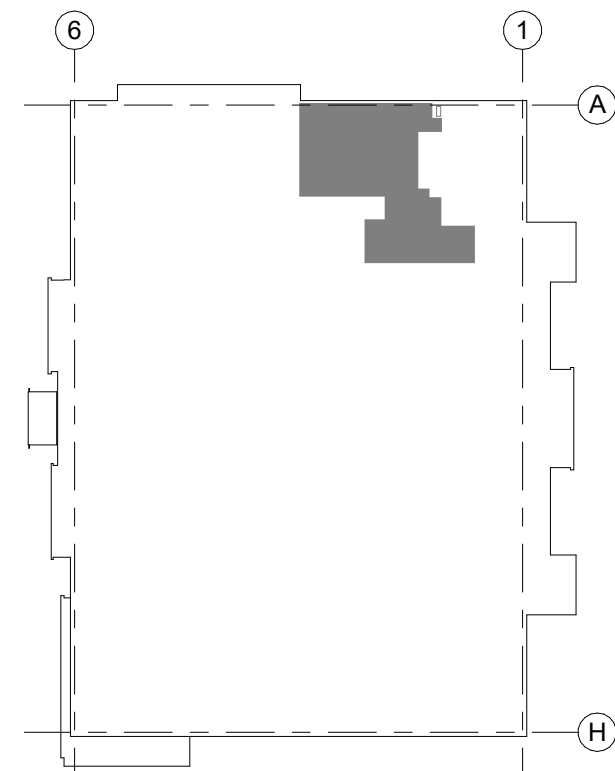
NEW FLOOR PLAN - KEYNOTES

- 1 (E) ACCESS FLOORING TO REMAIN. PRESERVE & PROTECT
- 2 (E) CONCRETE FLOORING TO REMAIN. PRESERVE & PROTECT

LEGEND

- (N) WALL - FOR TYPES REFER TO A2.11 AND A6.10
- (E) TO REMAIN
- REQUIRED ADA PULL AND PUSH DOOR CLEARANCE
- LIMIT OF WORK
- EXISTING TO REMAIN SYSTEMS FURNITURE CONSOLE WORKSTATIONS
- NOT IN CONTRACT (NIC)
- (E) WALL/FLOOR TO BE DEMOLISHED
- FLOOR TYPES
 - (E) ACCESS FLOOR TO REMAIN - 12" ABV. (E) CONC. SLAB
- FM-200 SEALED WALL

KEY PLAN



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No. Description Date

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Sheet Title

DIMENSION FLOOR PLAN

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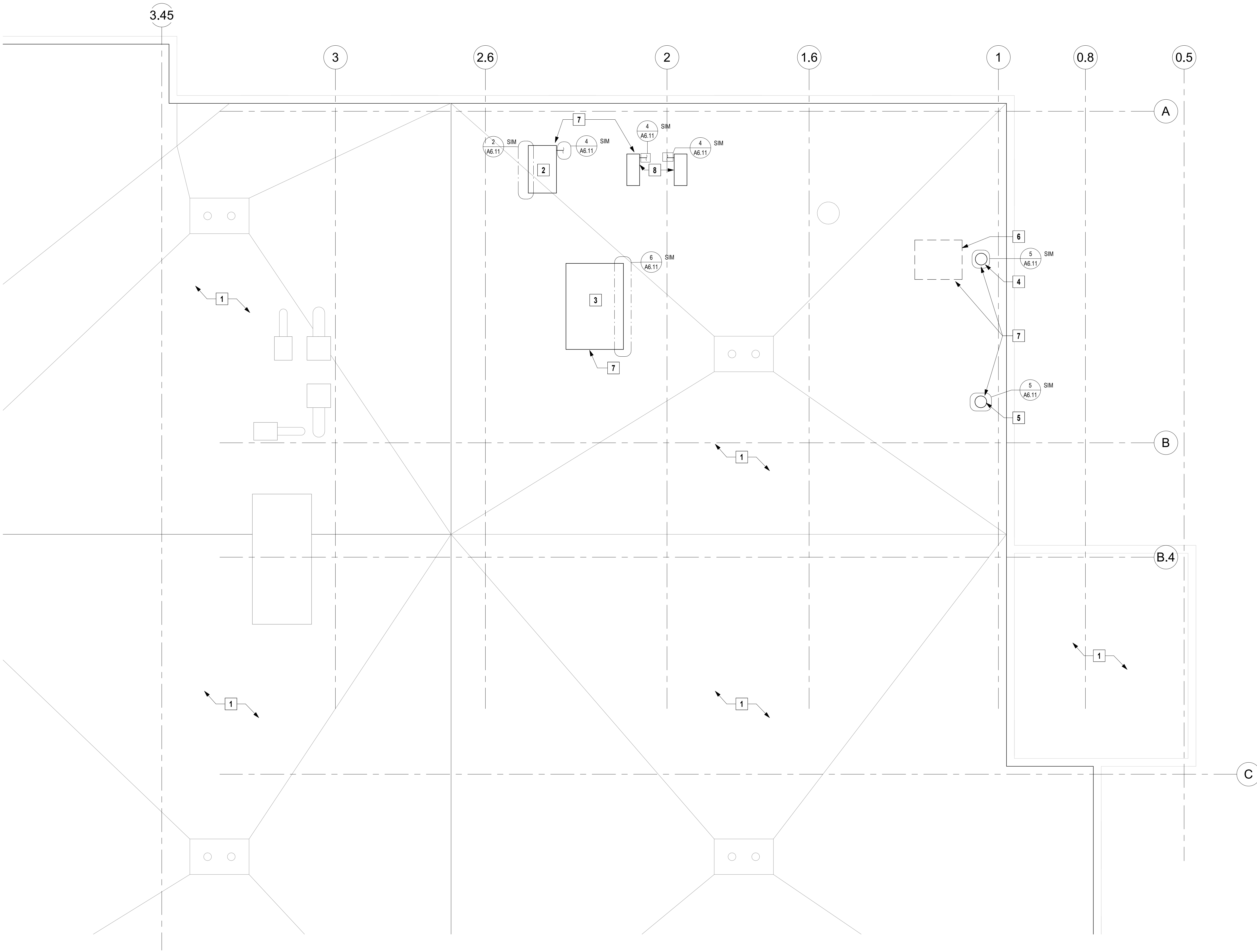
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06.25.2025

Project No. 2020093

A2.11

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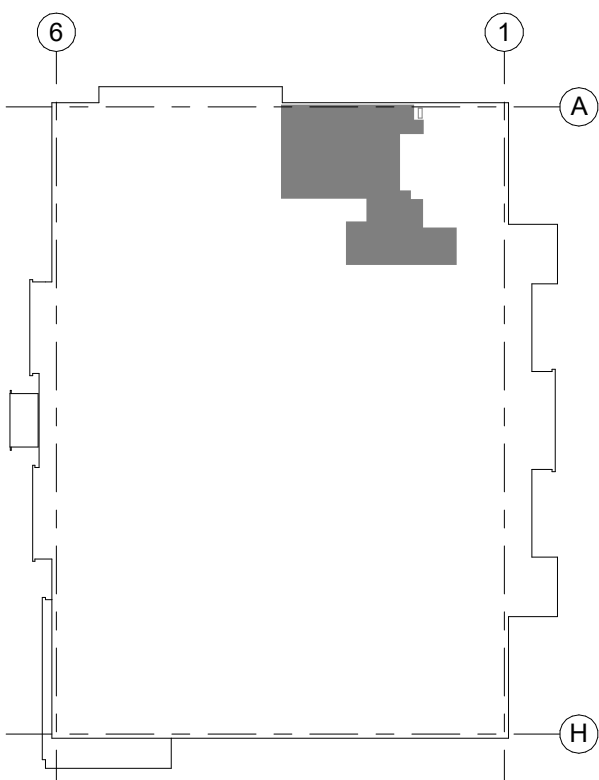


1 ROOF PLAN
1/4" = 1'-0"

ROOF PLAN - KEYNOTES

- 1 EXISTING ROOF MEMBRANE, RIGID INSULATION, EQUIPMENT AND CRICKETS, TYP
- 2 (N) HEAT PUMP REFER TO MECHANICAL AND STRUCTURAL FOR LOCATION AND REQUIRMENTS
- 3 (N) VERTICAL DISCHARGE RTU. UNIT REFER TO MECHANICAL AND STRUCTURAL FOR LOCATION AND REQUIRMENTS
- 4 (N) GRAVITY INTAKE VENTILATOR REFER TO MECHANICAL AND STRUCTURAL FOR LOCATION AND REQUIRMENTS
- 5 (N) GRAVITY RELIEF VENTILATOR REFER TO MECHANICAL AND STRUCTURAL FOR LOCATION AND REQUIRMENTS
- 6 (N) ERV UNIT SUSPENDED ABOVE THE CEILING BELOW ROOF REFER TO MECHANICAL AND STRUCTURAL FOR LOCATION AND REQUIRMENTS
- 7 DEMO ROOFING AS REQUIRED TO INSTALL NEW MECHANICAL UNITS, REFER TO MECHANICAL AND STRUCTURAL. PATCHING AS REQUIRED.
- 8 (N) CONDENSING UNIT REFER TO MECHANICAL AND STRUCTURAL FOR LOCATION AND REQUIRMENTS

KEY PLAN



GENERAL NOTES

THE CONTRACTOR IS RESPONSIBLE FOR ROOF CUTTING, PATCHING, STRUCTURAL STRENGTHENING AND REPAIR TO ACHIEVE A COMPLETE WATERTIGHT CONDITION AT ALL ROOF PENETRATIONS



Sonoma County
REDCOM
Expansion, Tenant
Improvements

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ROOF PLAN

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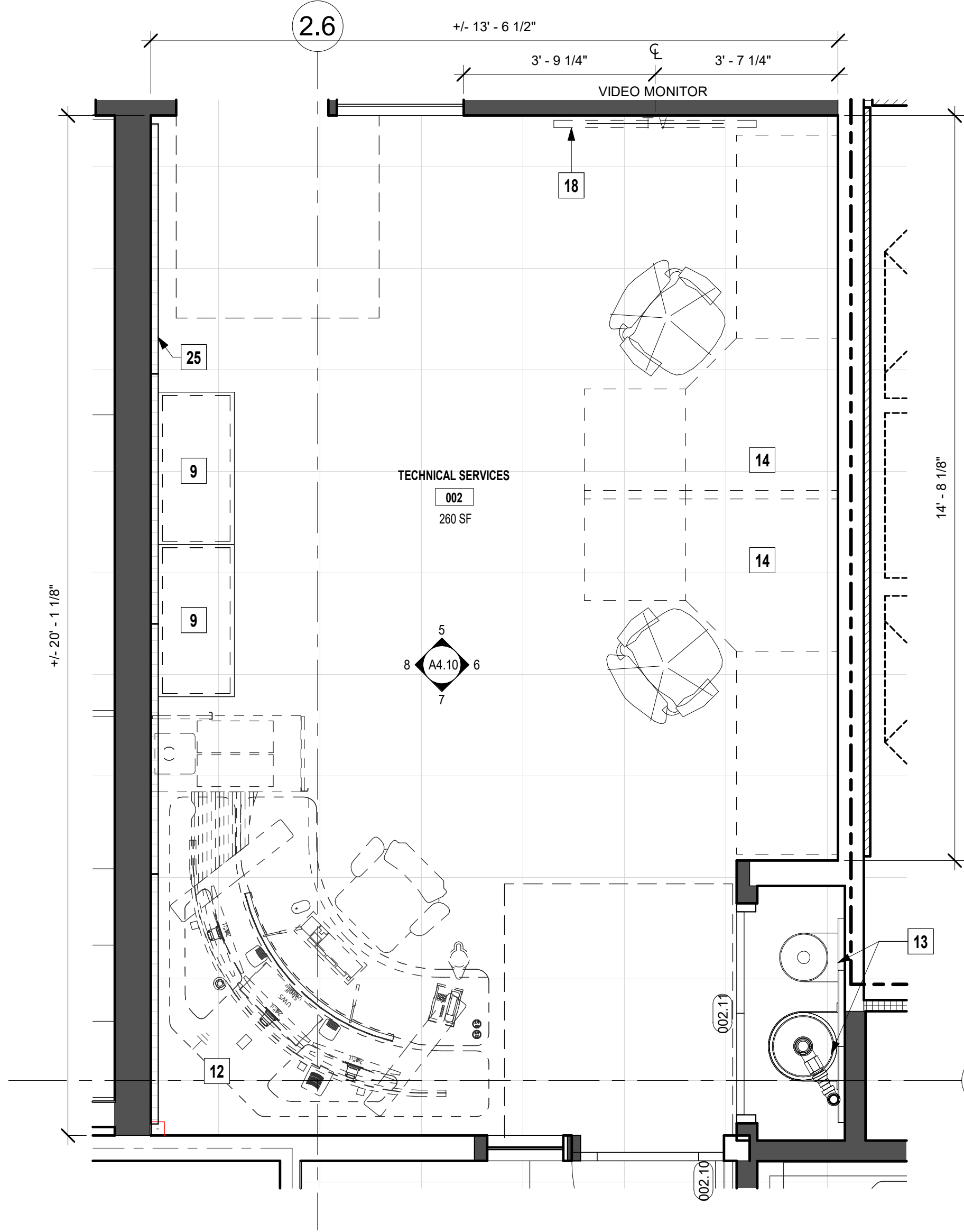
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CA 95476

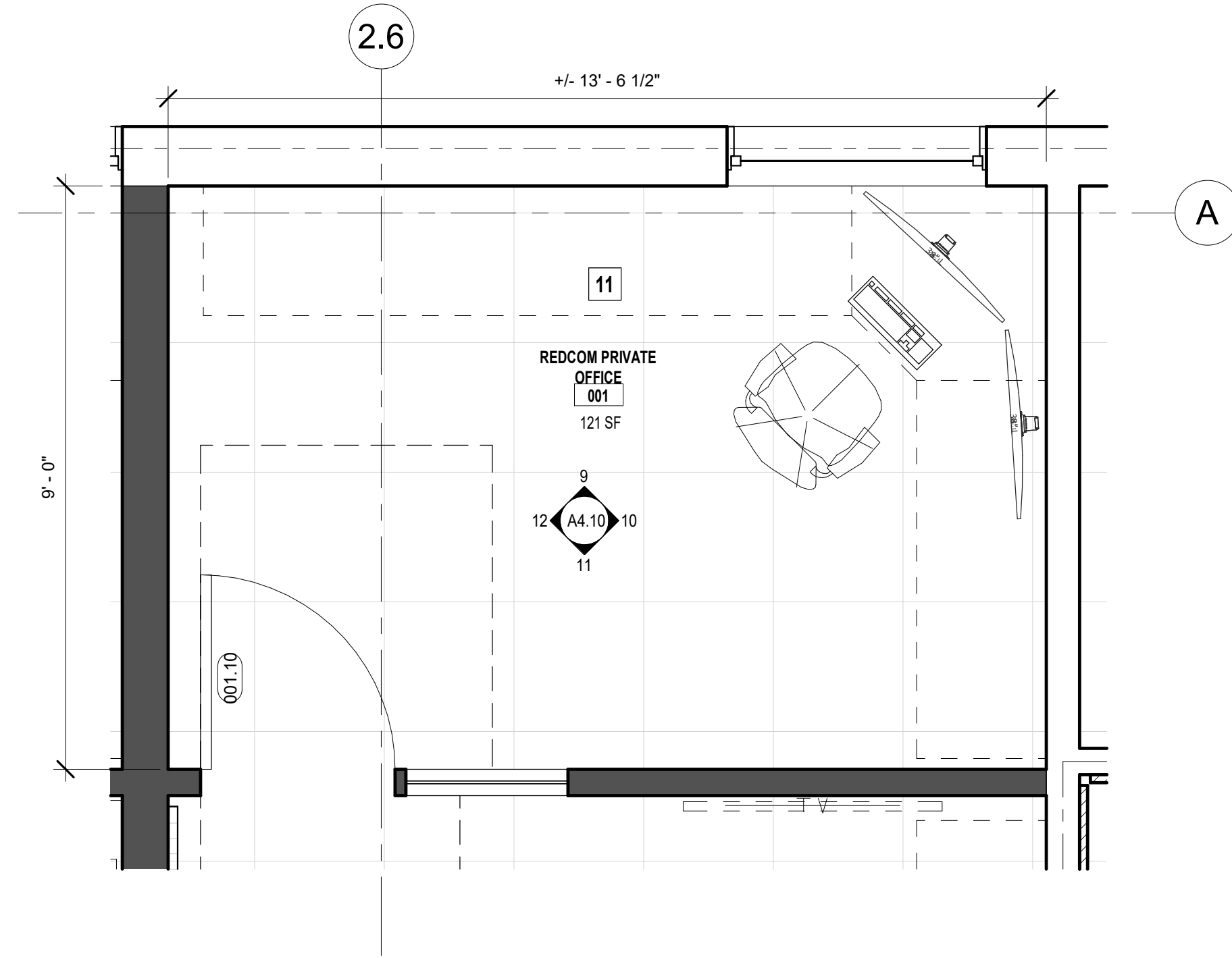
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File Stamped: 9/30/2025 Permit #: BLD25-39801 Plans amount: Paid Marquez REVIEWED FOR CODE COMPLIANCE - PERMIT SONOMA

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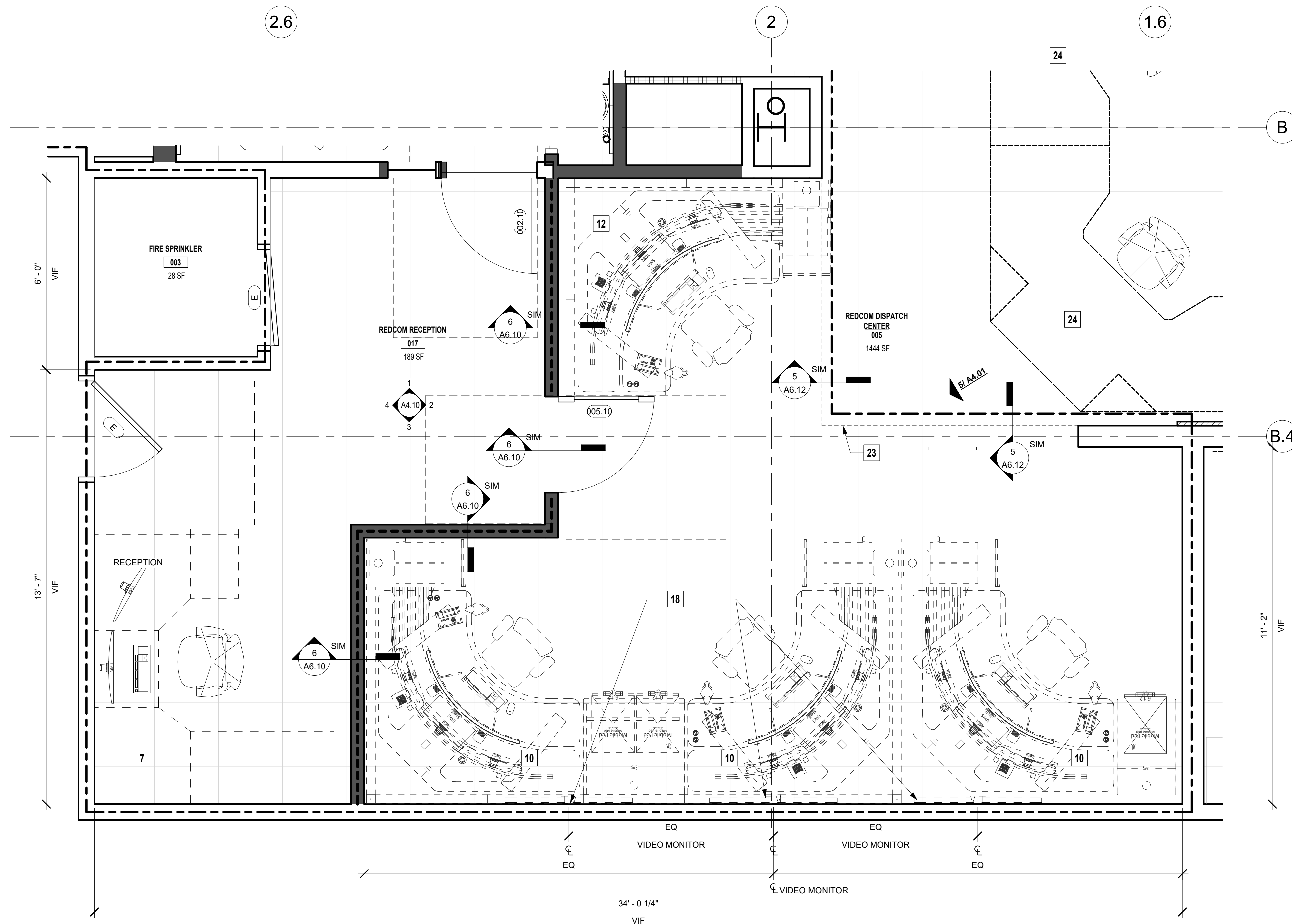
3 002 TECHNICAL SERVICES - ENLARGED FLOOR PLAN
1/2" = 1'-0"



4 001 REDCOM PRIVATE OFFICE - ENLARGED FLOOR PLAN
1/2" = 1'-0"



5 REDCOM DISPATCH - 3D VIEW



1 007&005 REDCOM RECEPTION & DISPATCH - ENLARGED FLOOR PLAN
1/2" = 1'-0"



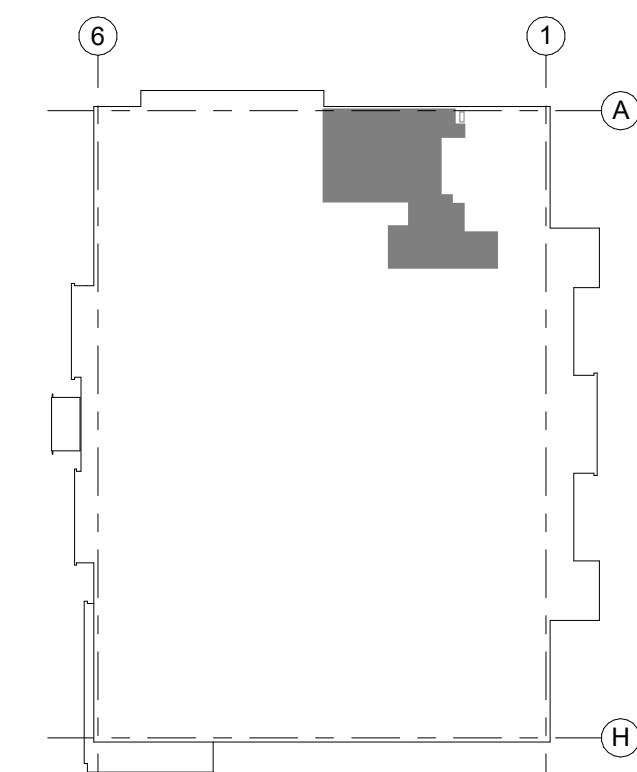
NEW FLOOR PLAN - KEYNOTES

- (E) FM-200 FIRE SUPPRESSION TANK. PRESERVE, PROTECT, RELOCATE, RECONNECT, TEST, SECURE FIRE MARSHAL APPROVAL OF FULLY OPERATIONAL FM200 SYSTEM.
- 24" DEEP METAL SHELVING - OFOI
- 7'x4'6" WORKSTATION - OFOI
- 6'x2'6" DROP-IN WORKSTATION - OFOI
- 8'x8'10" WORKSTATION - OFOI
- 6'x2' SIT/STAND DESK FOR FLEXIBLE USE - OFOI
- 7'6"x8" RECEPTION WORKSTATION - OFOI
- 10'x5' WORKSTATION - OFOI
- FREE STANDING LATERAL FILE DRAWER - OFOI
- 8'x8' DISPATCH CONSOLE - OFOI
- 13'x8'10" WORKSTATION - OFOI
- 8'x6'9" DISPATCH CONSOLE - OFOI
- REINSTALL (E) FM-200 TANK AS SHOWN, RE-PIPE AS REQUIRED TO NEW LOCATION WITH SEAMLESS SCHEDULE 40 PIPE AND FITTINGS AS REQUIRED AND RECOMMISSION (E) TANK AND SYSTEM.
- 7'x5' WORKSTATION - OFOI
- LOCKERS - OFOI
- MAGNETIC GLASS WHITEBOARD INSTALLED WITHIN STOREFRONT
- NOT USED
- WALL MOUNTED VIDEO MONITOR
- 52"x64" MAP - OFOI
- 18" DEEP METAL SHELVING - OFOI
- BASE CABINET WITH COUNTER TOP - OFOI
- TALL CABINET WITH COAT ROD - CFCI
- (N) SUSPENDED, GYP-BOARD SOFFIT AT AREA OF CEILING HEIGHT CHANGE
- EXISTING TO REMAIN - PRESERVE & PROTECT
- (N) FABRIC WRAPPED ACOUSTIC WALL PANELS
- REPLACE NEW ALL SUSPENDED CEILING SYSTEMS REMOVED FOR THE INSTALLATION OF THE WORK WITH MATCHING SYSTEMS CURRENTLY IN PLACE (TYP).

LEGEND

- (N) WALL - FOR TYPES REFER TO A2.11 AND A6.10
- (E) TO REMAIN
- REQUIRED ADA PULL AND PUSH DOOR CLEARANCE
- LIMIT OF WORK
- EXISTING TO REMAIN SYSTEMS FURNITURE CONSOLE WORKSTATIONS
- NOT IN CONTRACT (NIC)
- (E) WALL/FLOOR TO BE DEMOLISHED
- FLOOR TYPES
- (E) ACCESS FLOOR TO REMAIN - 12" ABV. (E) CONC. SLAB
- FM-200 SEALED WALL

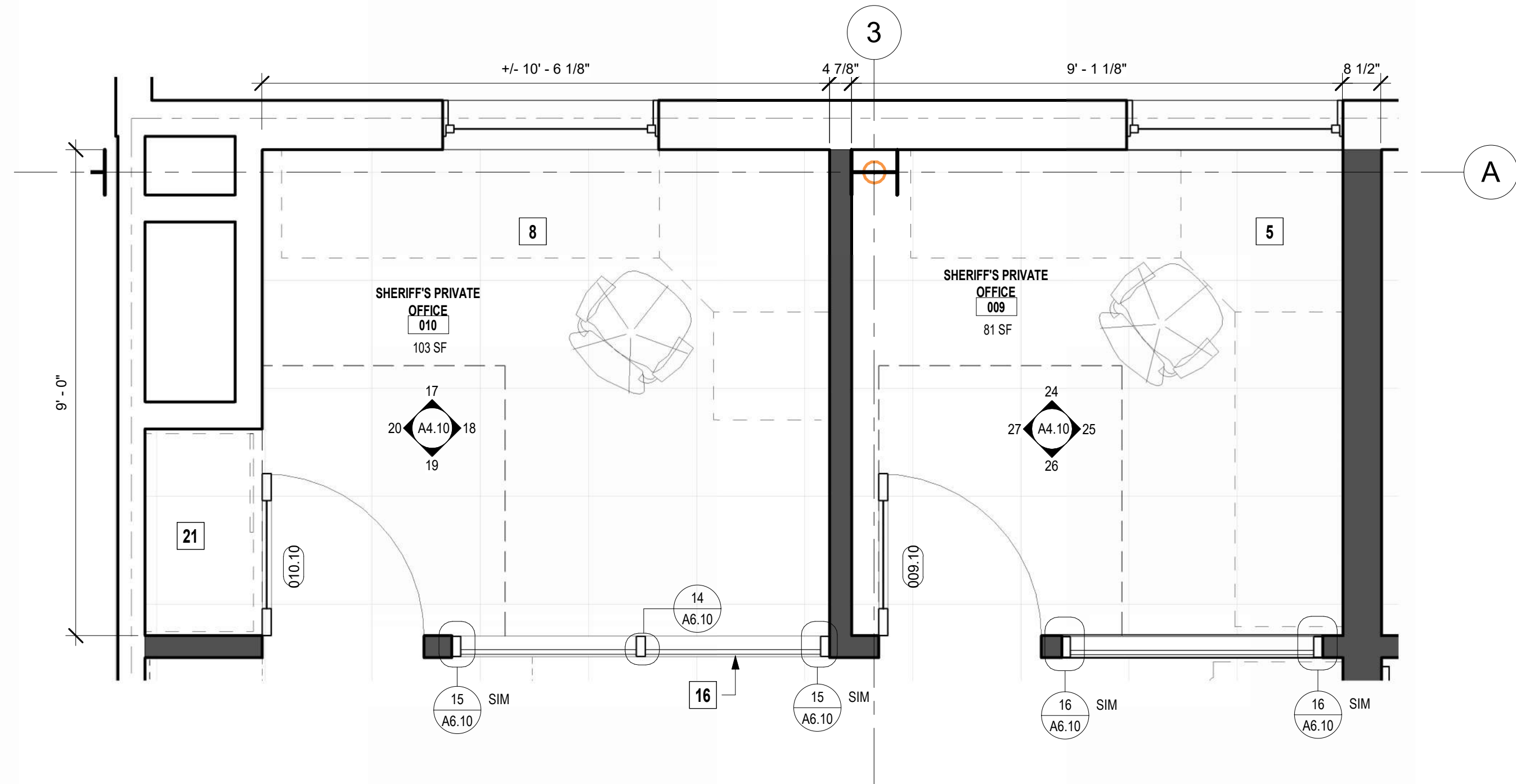
KEY PLAN



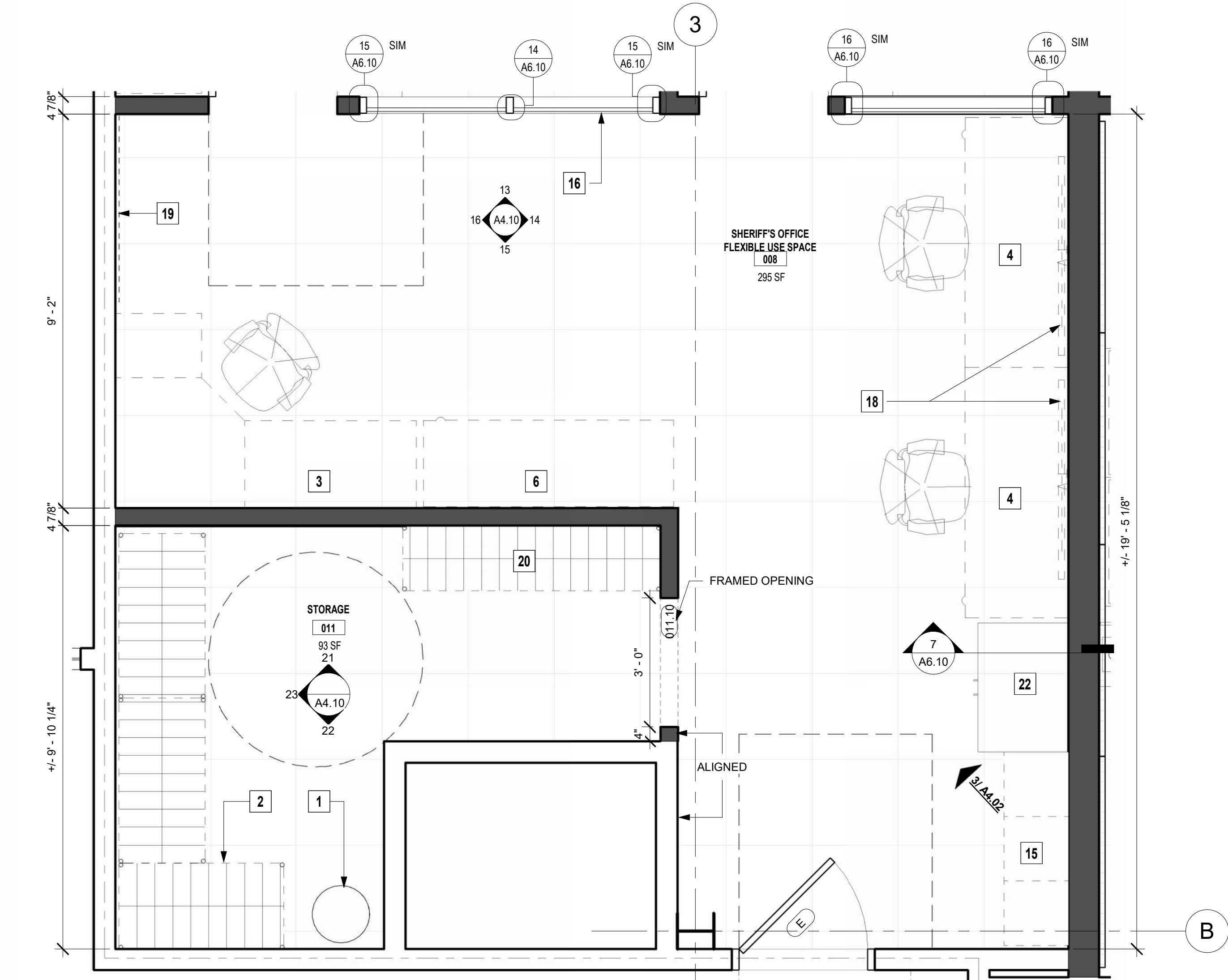
GENERAL NOTES

- REFER TO SHEET A0.04 FOR ACCESSIBILITY GUIDELINES AND INSTALLATION REQUIREMENTS
- THE CONTRACTOR SHALL VERIFY DIMENSIONS AND COORDINATE WORK WITH THE INSTALLATION OF "OWNER FURNISHED, CONTRACTOR INSTALLED" (OFICI) ITEMS AND "OWNER FURNISHED, OWNER INSTALLED" (OFOI) ITEMS. COORDINATE ARCHITECTURAL DETAILS WITH ALL OTHER DISCIPLINES BEFORE ORDERING OR INSTALLING ANY WORK
- PROVIDE SOLID BLOCKING IN WALLS AT WALL MOUNTED ACCESSORIES, CABINETS, RACKS, WALL SUPPORTED EQUIPMENT, OPEN SHELVING SYSTEM, ETC. COORDINATE WITH OWNER
- AT ALL (E) WALLS WITH GYP. BD. TO REMAIN PROVIDE A (N) FINISH TO MATCH THE ADJACENT FINISH OF (N) WALLS, AND PATCH AND REPAIR AS REQUIRED SO THAT THE FINISHED ROOM HAS A CONTINUOUS AND CONSISTENT APPEARANCE THROUGHOUT.
- REFER TO DETAILS FOR SUBSTRATE INFORMATION
- SEE TYP. BUILDING ACCESSIBLE SIGNAGE REQUIRED AND SHEET A0.04 FOR ADDITIONAL REQUIREMENTS, TYP.
- SEE MECHANICAL AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION
- COORDINATE ALL POWER AND TEL/DATA REQUIREMENTS WITH OFCI AND OFOI EQUIPMENT
- COORDINATE ALL ROUGH-IN REQUIREMENTS WITH (N) OFCI AND OFOI EQUIPMENT
- ALL WELDS SHALL BE CONTINUOUS AND GROUND SMOOTH

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009 & 010 PRIVATE OFFICE - ENLARGED FLOOR PLAN
1/2" = 1'-0"



008 & 011 SHERIFF'S OFFICE FLEXIBLE USE SPACE & KITCHENETTE/STORAGE - ENLARGED FLOOR PLAN
1/2" = 1'-0"



SHERIFF'S OFFICE OPEN SPACE - 3D VIEW



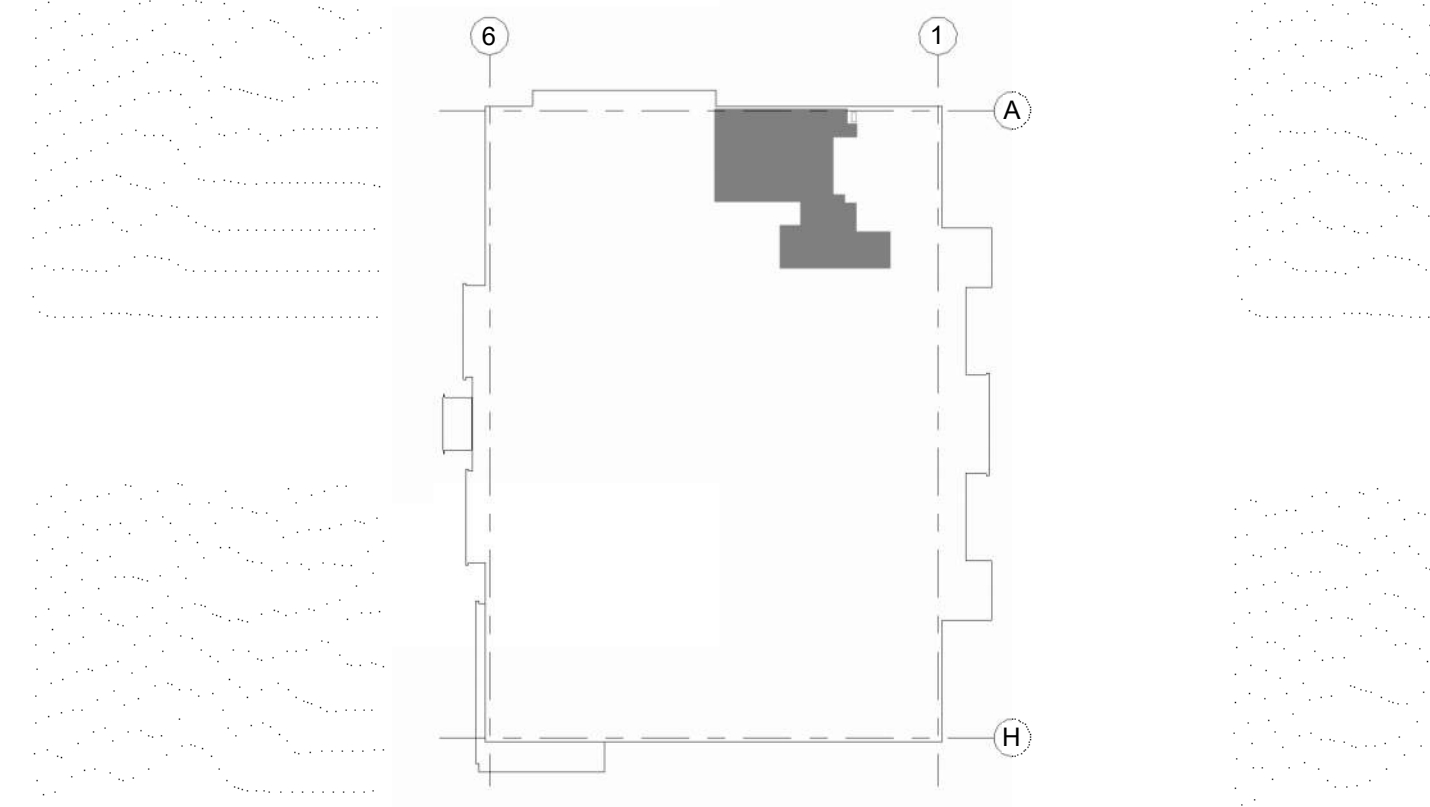
NEW FLOOR PLAN - KEYNOTES

- (E) FM-200 FIRE SUPPRESSION TANK. PRESERVE, PROTECT, RELOCATE, RECONNECT, TEST, SECURE FIRE MARSHAL APPROVAL OF FULLY OPERATIONAL FM200 SYSTEM.
- 24" DEEP METAL SHELVING - OFOI
- 7'x4'6" WORKSTATION - OFOI
- 6'x2'6" DROP-IN WORKSTATION - OFOI
- 8'x8'10" WORKSTATION - OFOI
- 6'x2' SIT/STAND DESK FOR FLEXIBLE USE - OFOI
- 7'6'x8' RECEPTION WORKSTATION - OFOI
- 10'x5' WORKSTATION - OFOI
- FREE STANDING LATERAL FILE DRAWER - OFOI
- 8'x8' DISPATCH CONSOLE - OFOI
- 13'x8'10" WORKSTATION - OFOI
- 8'x6'9" DISPATCH CONSOLE - OFOI
- REINSTALL (E) FM-200 TANK AS SHOWN, RE-PIPE AS REQUIRED TO NEW LOCATION WITH SEAMLESS SCHEDULE 40 PIPE AND FITTINGS AS REQUIRED AND RECOMMISSION (E) TANK AND SYSTEM.
- 7'x5' WORKSTATION - OFOI
- LOCKERS - OFOI
- MAGNETIC GLASS WHITEBOARD INSTALLED WITHIN STOREFRONT
- NOT USED
- WALL MOUNTED VIDEO MONITOR
- 52"x64" MAP - OFOI
- 18" DEEP METAL SHELVING - OFOI
- BASE CABINET WITH COUNTER TOP - OFOI
- TALL CABINET WITH COAT ROD - CFCI
- (N) SUSPENDED, GYP-BOARD SOFFIT AT AREA OF CEILING HEIGHT CHANGE
- EXISTING TO REMAIN - PRESERVE & PROTECT
- (N) FABRIC WRAPPED ACOUSTIC WALL PANELS
- REPLACE NEW ALL SUSPENDED CEILING SYSTEMS REMOVED FOR THE INSTALLATION OF THE WORK WITH MATCHING SYSTEMS CURRENTLY IN PLACE (TYP).

LEGEND

- (N) WALL - FOR TYPES REFER TO A2.11 AND A6.10
- (E) TO REMAIN
- REQUIRED ADA PULL AND PUSH DOOR CLEARANCE
- LIMIT OF WORK
- EXISTING TO REMAIN SYSTEMS FURNITURE CONSOLE WORKSTATIONS
- NOT IN CONTRACT (NIC)
- (E) WALL/FLOOR TO BE DEMOLISHED
- FLOOR TYPES
- (E) ACCESS FLOOR TO REMAIN - 12" ABV. (E) CONC. SLAB
- FM-200 SEALED WALL

KEY PLAN



GENERAL NOTES

- REFER TO SHEET A0.04 FOR ACCESSIBILITY GUIDELINES AND INSTALLATION REQUIREMENTS
- THE CONTRACTOR SHALL VERIFY DIMENSIONS AND COORDINATE WORK WITH THE INSTALLATION OF "OWNER FURNISHED, CONTRACTOR INSTALLED" (OFICI) ITEMS AND "OWNER FURNISHED, OWNER INSTALLED" (OFOI) ITEMS. COORDINATE ARCHITECTURAL DETAILS WITH ALL OTHER DISCIPLINES BEFORE ORDERING OR INSTALLING ANY WORK.
- PROVIDE SOLID BLOCKING IN WALLS AT WALL MOUNTED ACCESSORIES, CABINETS, RACKS, WALL SUPPORTED EQUIPMENT, OPEN SHELVING SYSTEM, ETC. COORDINATE WITH OWNER.
- AT ALL (E) WALLS WITH GYP. BD. TO REMAIN PROVIDE A (N) FINISH TO MATCH THE ADJACENT FINISH OF (N) WALLS, AND PATCH AND REPAIR AS REQUIRED SO THAT THE FINISHED ROOM HAS A CONTINUOUS AND CONSISTENT APPEARANCE THROUGHOUT.
- REFER TO DETAILS FOR SUBSTRATE INFORMATION
- SEE TYP. BUILDING ACCESSIBLE SIGNAGE REQUIRED AND SHEET A0.04 FOR ADDITIONAL REQUIREMENTS, TYP.
- SEE MECHANICAL AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION
- COORDINATE ALL POWER AND TEL/DATA REQUIREMENTS WITH OFCI AND OFOI EQUIPMENT
- COORDINATE ALL ROUGH-IN REQUIREMENTS WITH (N) OFCI AND OFOI EQUIPMENT
- ALL WELDS SHALL BE CONTINUOUS AND GROUND SMOOTH



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ENLARGED FLOOR PLANS - LEVEL TWO NORTH

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Checked By Checker

Scale:
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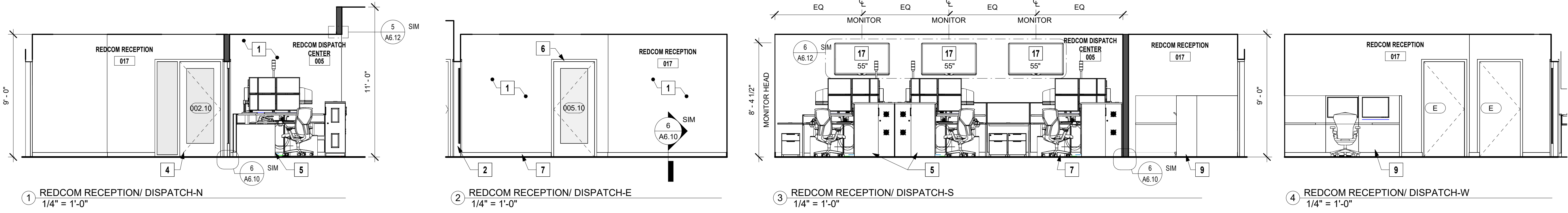
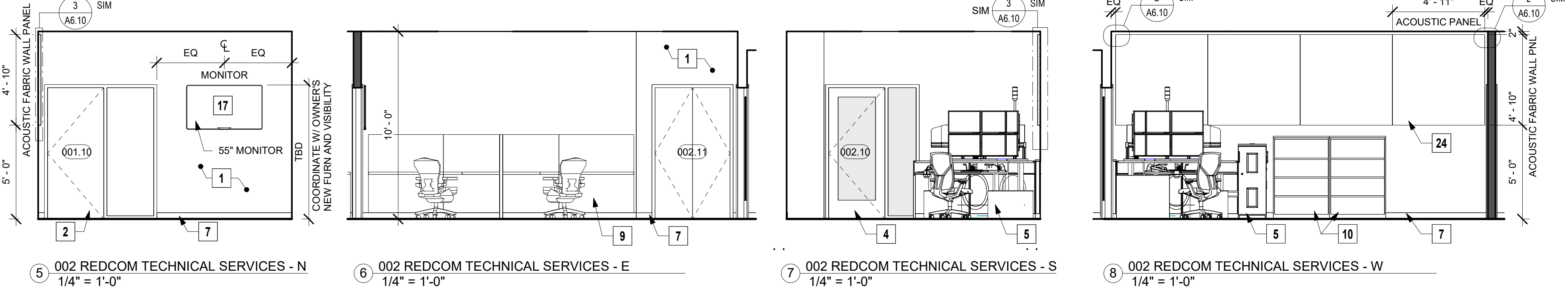
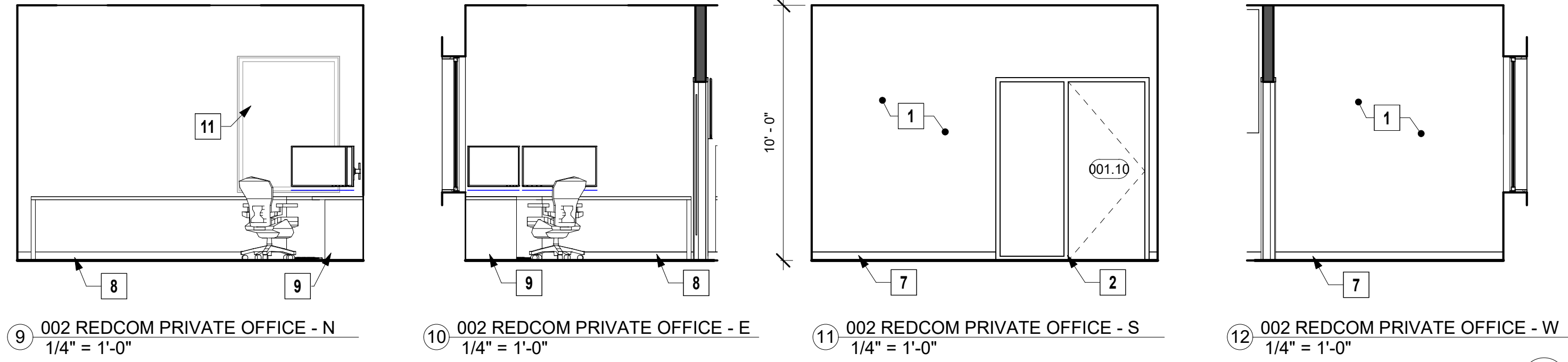
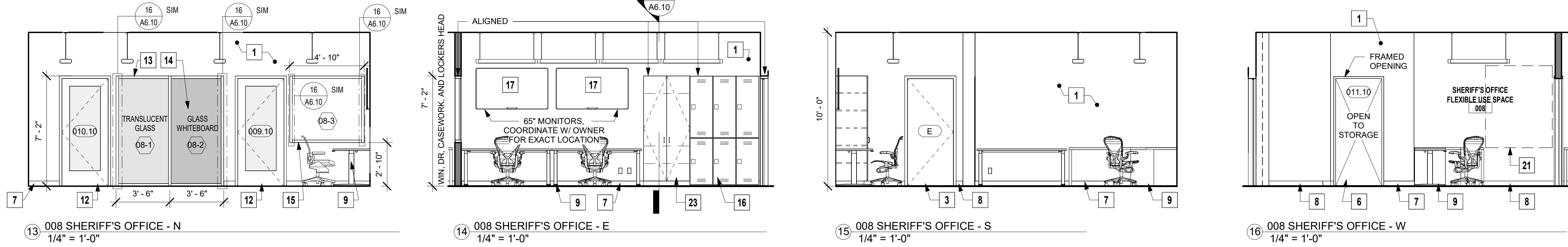
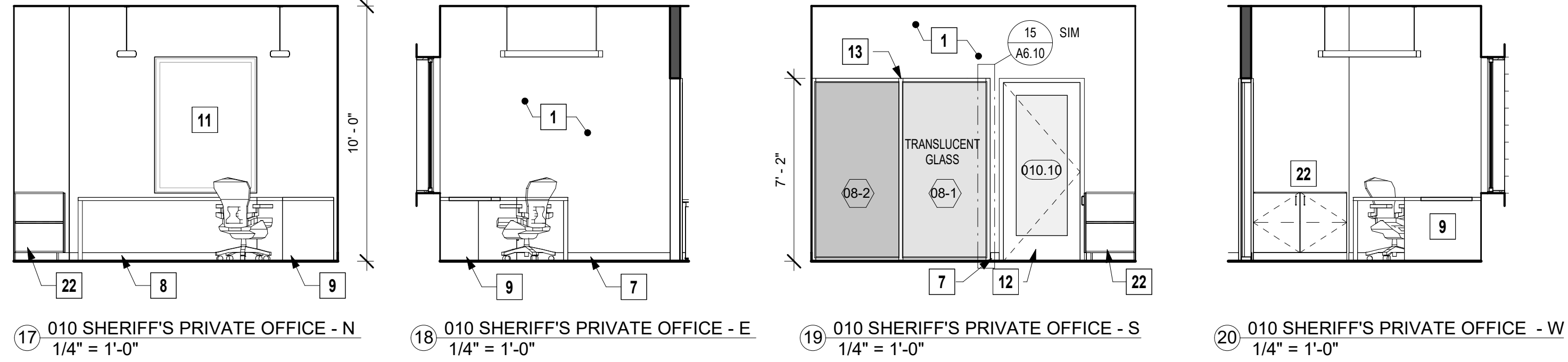
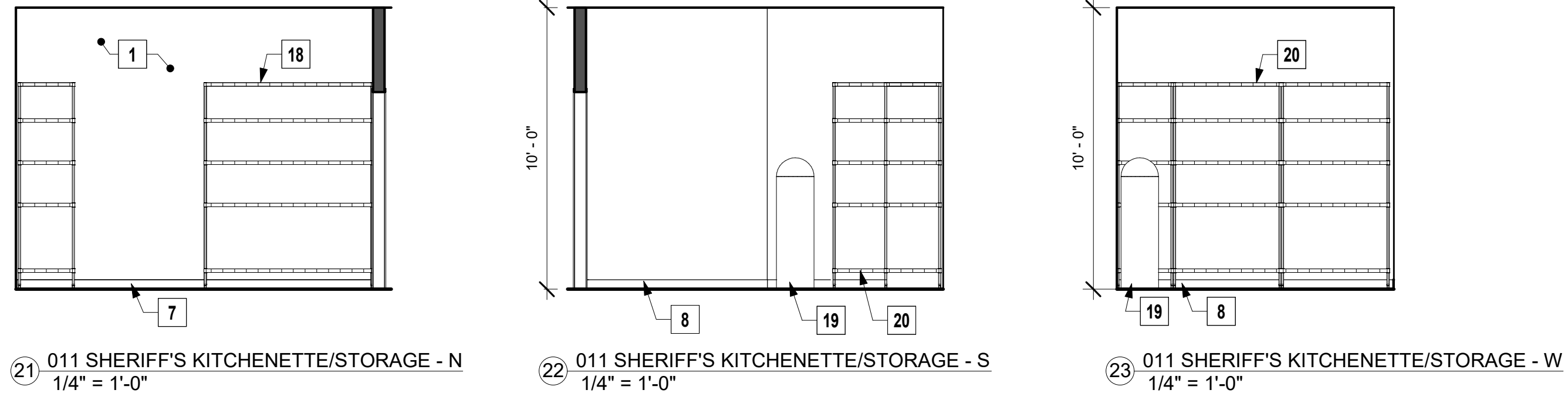
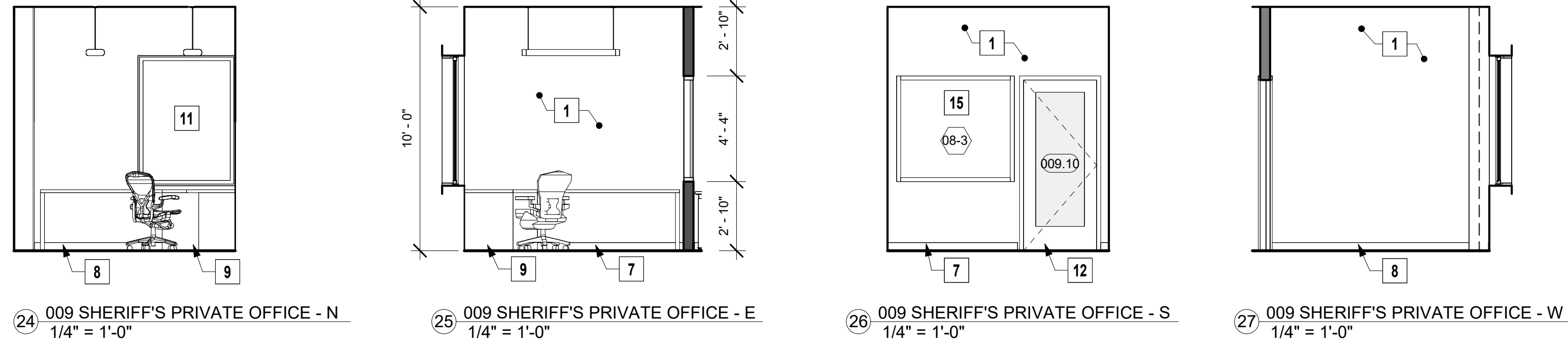
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06.25.2025

Project No. 2020093

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INTERIOR ELEVATION KEYNOTES

- 1 PROVIDE LEVEL 4 GYP. BD. FINISH FOR ALL NEW WALLS - SEE WALL TYPES AND FINISH SCHEDULE
- 2 (N) DOOR W/ TEMPERED SIDE LITE, REFER TO DOOR SCHEDULE
- 3 (E) DOOR TO REMAIN
- 4 (N) GLASS DOOR W/ TEMPERED SIDE LITE, REFER TO DOOR SCHEDULE
- 5 (N) DISPATCH CONSOLES
- 6 (N) DOOR FRAME OPENING, REFER TO DOOR SCHEDULE
- 7 (N) 4" RUBBER BASE AT NEW WALLS - MATCH (E) - REFER TO FLOOR PLANS
- 8 (E) 4" BASE TO REMAIN
- 9 (N) WORKSTATION
- 10 (N) FREE STANDING LATERAL FILE DRAWER
- 11 (E) WINDOW TO REMAIN
- 12 (N) GLASS DOOR, REFER TO DOOR SCHEDULE
- 13 (N) INTERIOR STOREFRONT
- 14 (N) MAGNETIC GLASS WHITEBOARD INSTALLED WITHIN STOREFRONT REFER TO 15/A6.10
- 15 (N) INTERIOR STOREFRONT WINDOW REFER TO 16/A6.10
- 16 (N) SHERIFF'S OFFICE LOCKERS
- 17 (N) WALL VIDEO MOUNTED MONITOR W/ WALL MOUNT
- 18 (N) 18" DEEP METAL SHELVING
- 19 (E) FM-200 FIRE SUPPRESSION TANK.
- 20 (N) 24" DEEP METAL SHELVING
- 21 52"x64" MAP PIN UP LOCATION
- 22 (N) BASE CABINET WITH COUNTER TOP
- 23 (N) TALL CABINET WITH COAT ROD
- 24 (N) FABRIC WRAPPED ACOUSTIC WALL PANELS

LEGEND

GENERAL NOTES

1. REFER TO SHEET A0.03 FOR ACCESSIBILITY GUIDELINES AND INSTALLATION REQUIREMENTS
2. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND COORDINATE WORK WITH THE INSTALLATION OF "OWNER FURNISHED, CONTRACTOR INSTALLED" (OFCI) ITEMS AND "OWNER FURNISHED, OWNER INSTALLED" (OFON) ITEMS. COORDINATE ARCHITECTURAL DETAILS WITH ALL OTHER DISCIPLINES BEFORE ORDERING OR INSTALLING ANY WORK
3. AT ALL (E) WALLS WITH GYP. BD. TO REMAIN PROVIDE A (N) FINISH TO MATCH THE ADJACENT FINISH OF (N) WALLS, AND PATCH AND REPAIR AS REQUIRED SO THAT THE FINISHED ROOM HAS A CONTINUOUS AND CONSISTENT APPEARANCE THROUGHOUT
4. SEE TYP. BUILDING ACCESSIBLE SIGNAGE REQUIRED AND SHEET A0.03 FOR ADDITIONAL REQUIREMENTS, TYP
5. SEE M/E SHEETS FOR ADDITIONAL INFORMATION
6. COORDINATE ALL POWER AND TEL/DATA REQUIREMENTS WITH OFCI AND OFOI EQUIPMENT
7. COORDINATE ALL ROUGH-IN REQUIREMENTS WITH (N) OFCI AND OFOI EQUIPMENT

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REDCOM
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INTERIOR ELEVATIONS

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Date:
06.25.2025

Project No. 2020093



- 1 EXISTING ACOUSTIC CEILING TILE TO REMAIN
- 2 DEMO EXISTING ACOUSTIC CEILING TILE
- 3 PROTECT AND PRESERVE FIRE SPRINKLER WHERE CEILING TILE IS DEMOLISHED

DEFLECTOR					
(E) STD AIR SUPPLY REG. LOCATION CRITERIA ONLY FOR QUANTITIES AND TECHNICAL SPEC. S.M.D.	(E) STD RETURN AIR REG. FOR LOCATION CRITERIA ONLY FOR QUANTITIES AND TECHNICAL SPEC. S.M.D.	(E) AC1 - A.C.T. 24"x24" - ACOUSTIC CEILING TILE	(E) AC2 - A.C.T. 24"x48" - ACOUSTIC CEILING TILE		
(E) FAN COIL. LOCATION ONLY. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION AND TYPE.	SUSPENDED PENDANT LIGHT; FOR LOCATION PURPOSES ONLY. S.E.D.	(E) RECESSED LINEAR LIGHT; FOR LOCATION PURPOSES ONLY. S.E.D.	RECESSED TROFFER LIGHT; FOR LOCATION PURPOSES ONLY. S.E.D.		
SP (E) SPRINKLER FOR LOCATION CRITERIA ONLY FOR QUANTITIES AND TECHNICAL SPEC. SEE FIRE PROTECTION DRAWINGS FOR MORE INFORMATION AND TYPE.	FM 200 (E) FIRE SUPPRESSION SYSTEM FOR LOCATION CRITERIA ONLY FOR QUANTITIES AND TECHNICAL SPEC. SEE FIRE PROTECTION DRAWINGS FOR MORE INFORMATION AND TYPE.	SD (E) SMOKE DETECTOR, FOR LOCATION CRITERIA ONLY FOR QUANTITIES AND TECHNICAL SPEC. S.E.D.	DEMOLISHED LIMIT OF WORK		
(E) SECURITY OR ALM. CAMERA, FOR LOCATION CRITERIA ONLY	BLANK CEILING BOX COVER	(E) FIRE ALARM, FOR LOCATION CRITERIA ONLY FOR QUANTITIES AND TECHNICAL SPEC. S.E.D.			

1. REFER TO SECTIONS AND DETAILS FOR SUBSTRATE INFORMATION
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES
3. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL EQUIPMENT AND LAYOUTS. DUCT TESTS WILL BE REQUIRED FOR NEW CONSTRUCTION. NEW DUCTWORK ABOVE CEILING TO BE INSULATED.
4. REMOVE (E) ACT TO EXAM - CUTTING AND PATCHING INCLUDING REMOVAL AND REPLACEMENT IN KIND OF EXISTING ACT AS REQUIRED.
5. PROTECT AND PRESERVE ALL FIRE SPRINKLER AND SMOKE DETECTOR EXISTING TO REMAIN.

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No.	Description	Date

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**REFLECTED CEILING
PLAN - EXISTING AND
DEMO**

Date:
06.25.2025

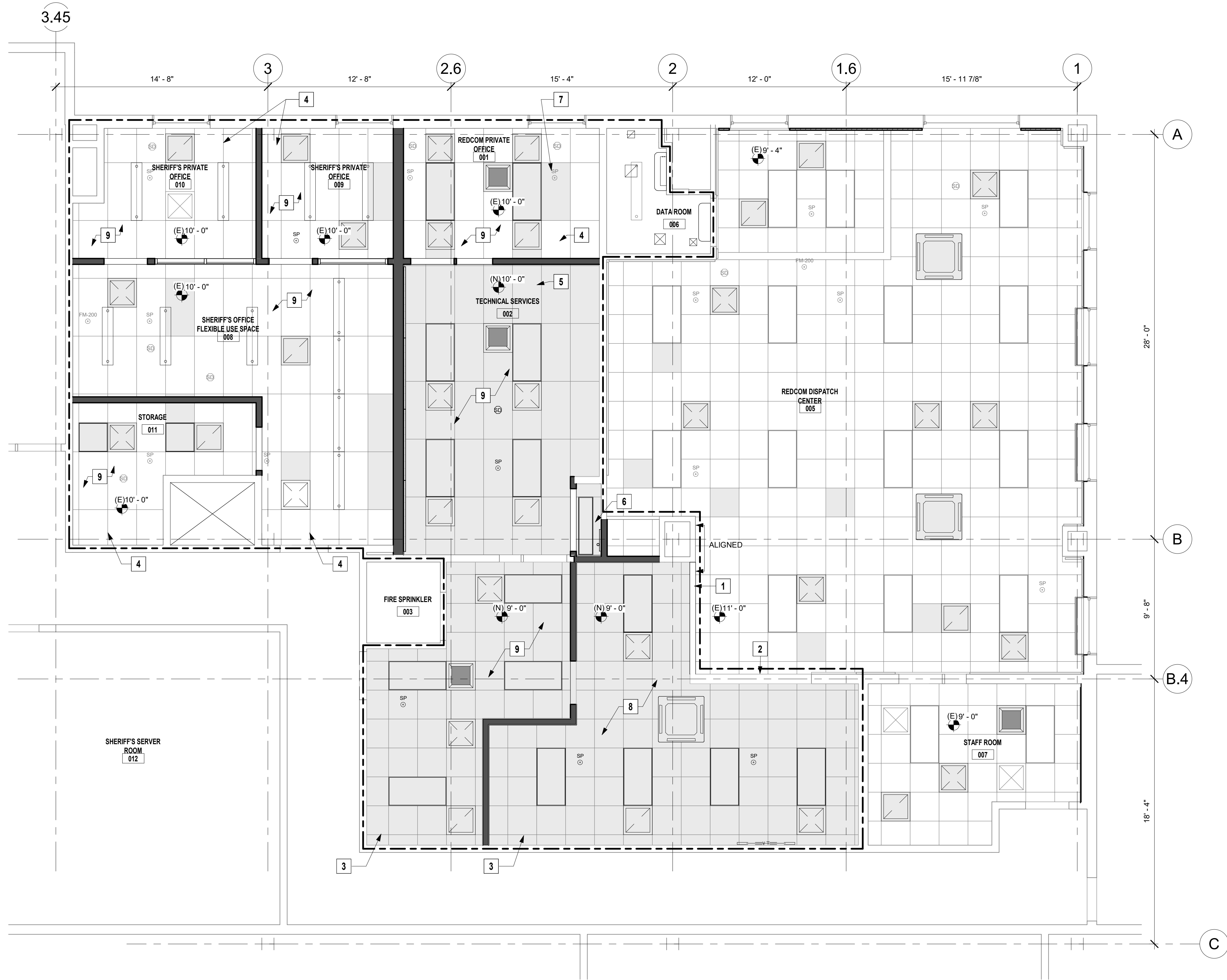
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1 SECOND FLOOR PROPOSED REFLECTED CEILING PLAN
1/4" = 1'-0"



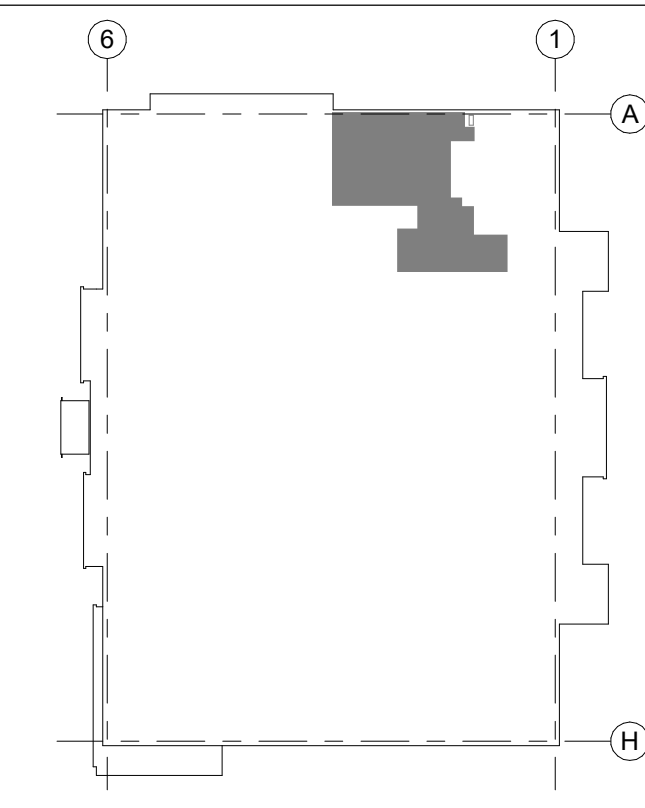
NEW RCP - KEYNOTES

- 1 NEW SOFFIT ALIGNED WITH EXISTING WALL, MATCH EXISTING SOFFIT
- 2 EXISTING SOFFIT TO REMAIN
- 3 NEW 24"x24" ACOUSTIC CEILING TILE WITH 9'-0" CEILING HEIGHT, MATCH (E), REFER TO A6.12 FOR TYP DETAIL
- 4 EXISTING ACOUSTIC CEILING TILE TO REMAIN
- 5 NEW 24"x48" ACOUSTIC CEILING TILE WITH 10'-0" CEILING HEIGHT, MATCH (E), REFER TO A6.12 FOR TYP DETAIL
- 6 NEW 24"x48" ACOUSTIC CEILING TILE WITH 10'-0" CEILING HEIGHT, MATCH (E), REFER TO A6.12 FOR TYP DETAIL
- 7 PROTECT AND PRESERVE EXISTING FIRE SPRINKLER
- 8 EXPAND (E) FM200 SYSTEM AND ALL HEAT & SMOKE DETECTORS TO COVER THIS AREA
- 9 AREA COVERED BY NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM

LEGEND

	DEFLECTOR		STD AIR SUPPLY REG. LOCATION CRITERIA ONLY FOR QUANTITIES AND TECHNICAL SPEC. S.M.D.		STD RETURN AIR REG. FOR LOCATION CRITERIA ONLY FOR QUANTITIES AND TECHNICAL SPEC. S.M.D.
	FAN COIL, LOCATION ONLY, SEE MECHANICAL DRAWINGS FOR MORE INFORMATION AND TYPE.		SUSPENDED PENDANT LIGHT, LOCATION PURPOSES ONLY, S.E.D.		RECESSED LINEAR LIGHT, LOCATION PURPOSES ONLY, S.E.D.
	RECESSED TROFFER LIGHT, LOCATION PURPOSES ONLY, S.E.D.		SPRINKLER FOR LOCATION CRITERIA ONLY FOR QUANTITIES AND TECHNICAL SPEC. SEE FIRE PROTECTION DRAWINGS FOR MORE INFORMATION AND TYPE.		FIRE SUPPRESSION SYSTEM FOR LOCATION CRITERIA ONLY FOR QUANTITIES AND TECHNICAL SPEC. SEE FIRE PROTECTION DRAWINGS FOR MORE INFORMATION AND TYPE.
	SMOKE DETECTOR, FOR LOCATION CRITERIA ONLY FOR QUANTITIES AND TECHNICAL SPEC. S.E.D.		WALL MOUNTED FAN COIL, FOR LOCATION CRITERIA ONLY FOR QUANTITIES AND TECHNICAL SPEC. S.E.D.		DEMOLISHED
	LIMIT OF WORK		SECURITY OR AV CAMERA, FOR LOCATION CRITERIA ONLY		BLANK CEILING BOX COVER
	FIRE ALARM, FOR LOCATION CRITERIA ONLY FOR QUANTITIES AND TECHNICAL SPEC. S.E.D.		(E) AC1 - A.C.T. 24"x24" - ACOUSTIC CEILING TILE		(E) AC2 - A.C.T. 24"x48" - ACOUSTIC CEILING TILE
	(N) AC1 - A.C.T. 24"x24" - ACOUSTIC CEILING TILE		(N) AC2 - A.C.T. 24"x48" - ACOUSTIC CEILING TILE		(N) AC3 - A.C.T. 24"x24" - ACOUSTIC CEILING TILE
	(N) AC4 - A.C.T. 24"x48" - ACOUSTIC CEILING TILE				

KEY PLAN



GENERAL NOTES

1. REFER TO SECTIONS AND DETAILS FOR SUBSTRATE INFORMATION
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES
3. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL EQUIPMENT AND LAYOUTS. DUCT TESTS WILL BE REQUIRED FOR NEW CONSTRUCTION. NEW DUCTWORK ABOVE CEILING TO BE INSULATED.
4. WHERE (E) ACT TO REMAIN - CUTTING AND PATCHING INCLUDING REMOVAL AND REPLACEMENT IN KIND OF EXISTING ACT AS REQUIRED.
5. PROTECT AND PRESERVE ALL FIRE SPRINKLER AND SMOKE DETECTOR EXISTING TO REMAIN.

DLRGROUP

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Sonoma County
REDCOM
Expansion, Tenant
Improvements
2796 Ventura Avenue,
2nd Floor
Santa Rosa, CA 95403

REVISIONS		
No.	Description	Date

PERMIT SUBMITTAL

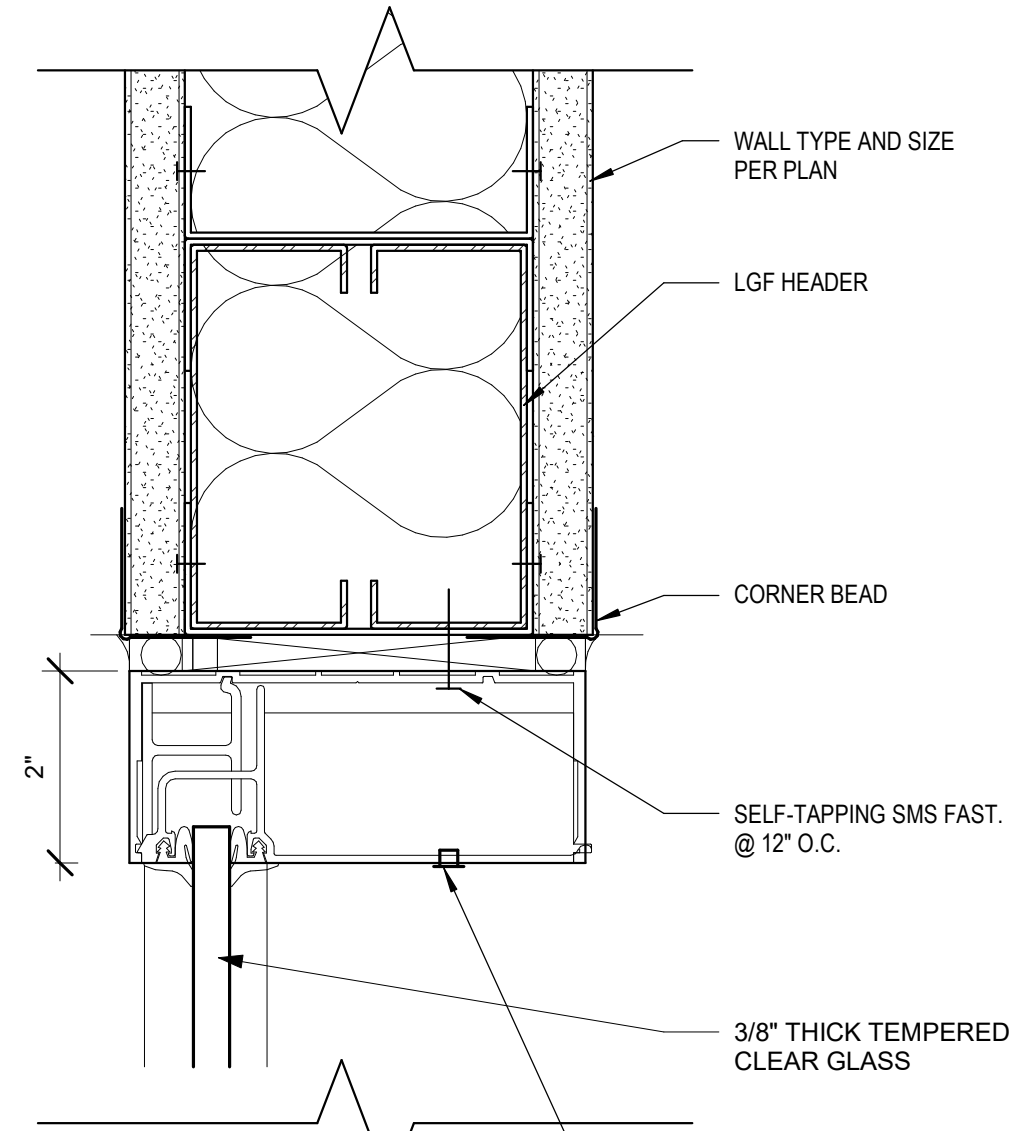
Sheet Title
REFLECTED CEILING
PLAN - PROPOSED
Drawn By Author
Checked By Checker
Scale:
As indicated
Date:
06.25.2025
Project No. 2020093

A5.20
Drawing No.

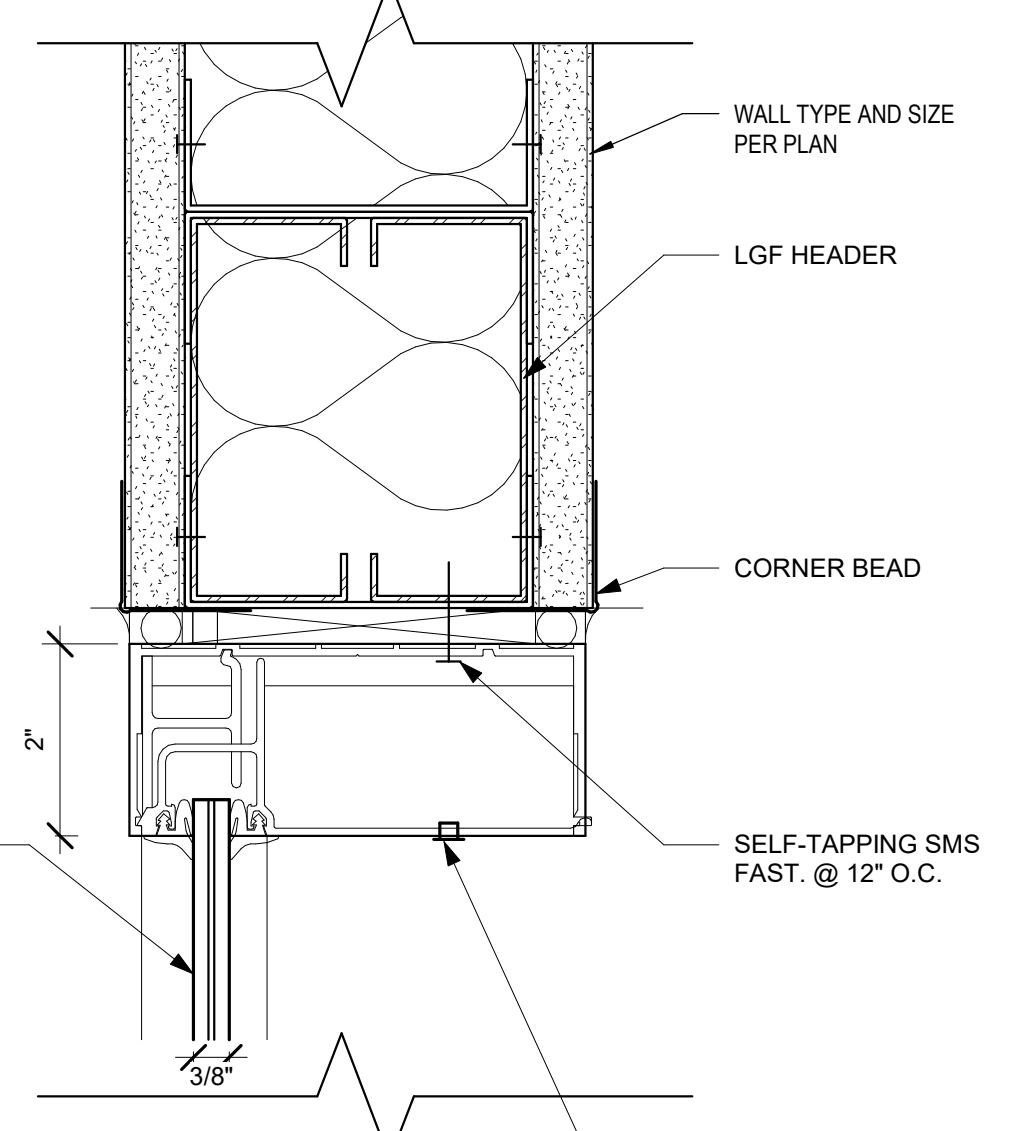
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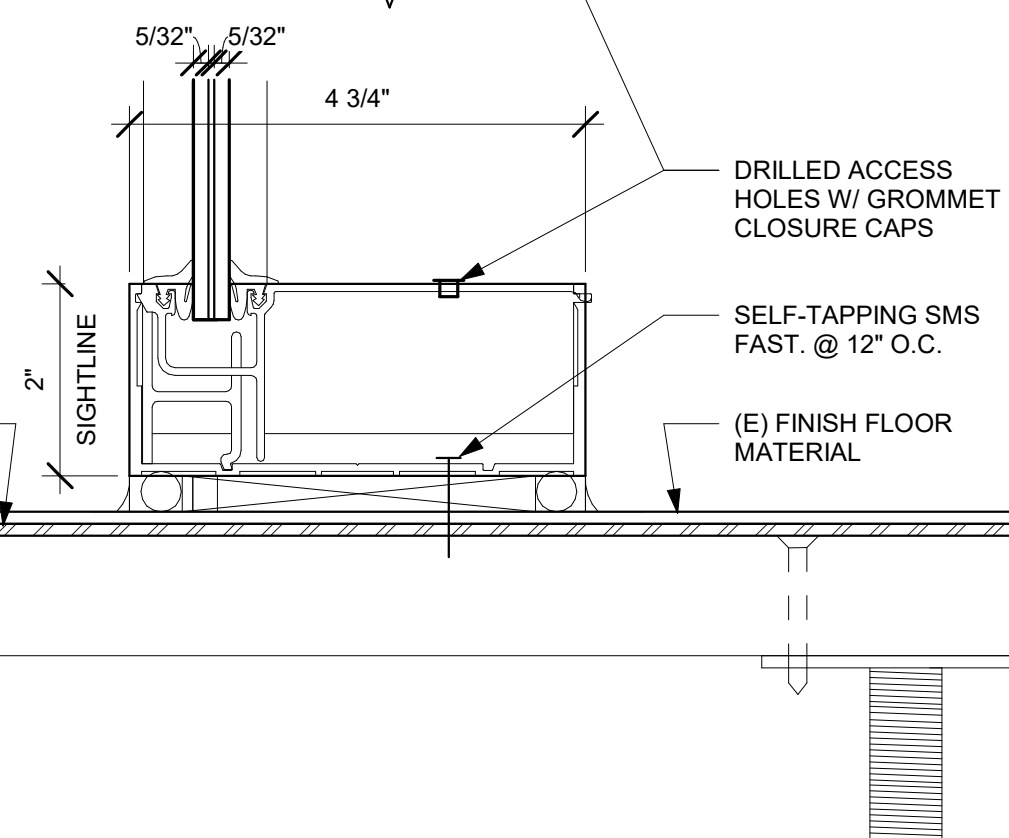
17 INTERIOR GLAZING - JAMB - TYP
6" = 1'-0"



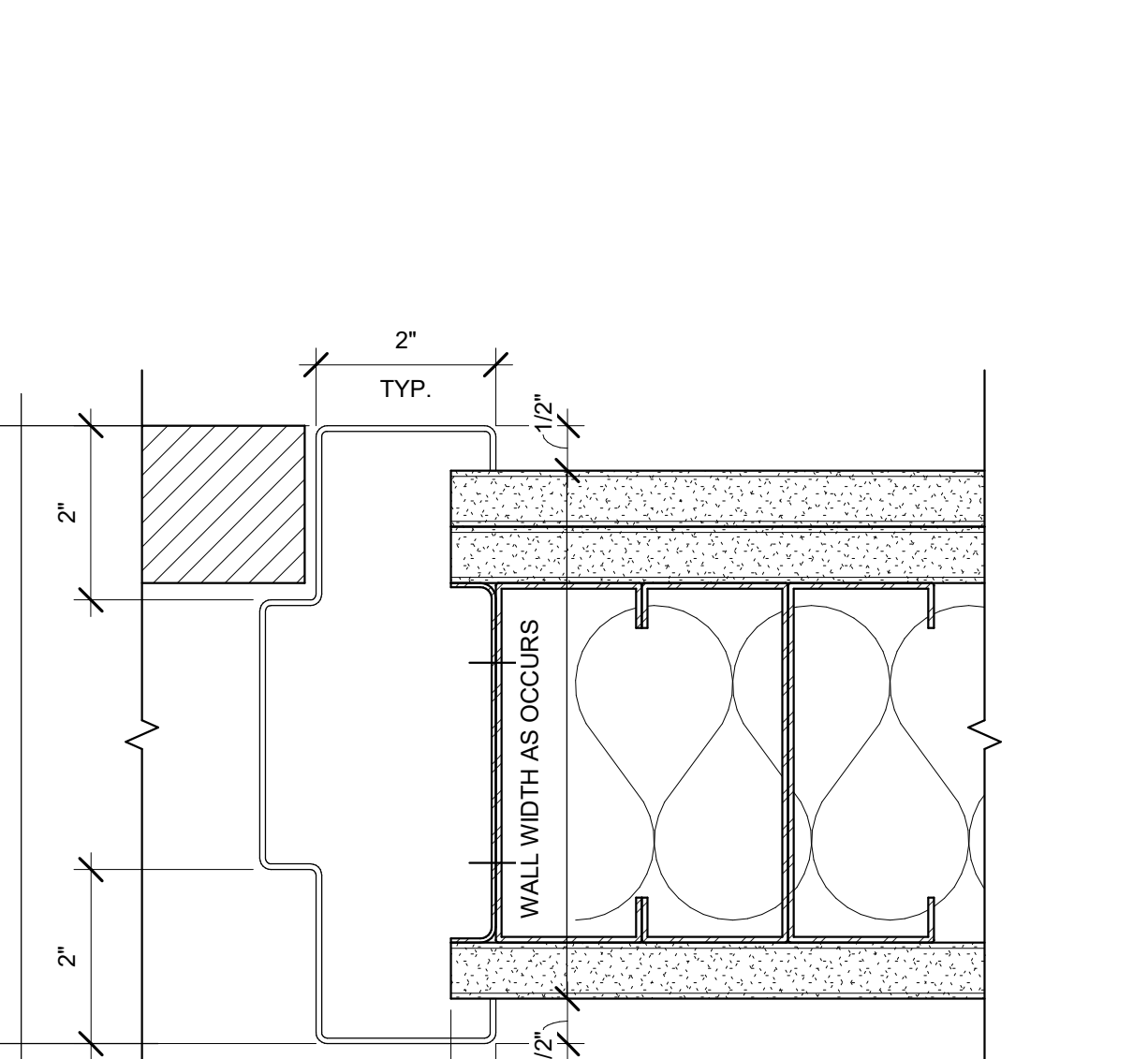
16 INTERIOR GLAZING - HEAD AND SILL AT WALL - TYP
6" = 1'-0"



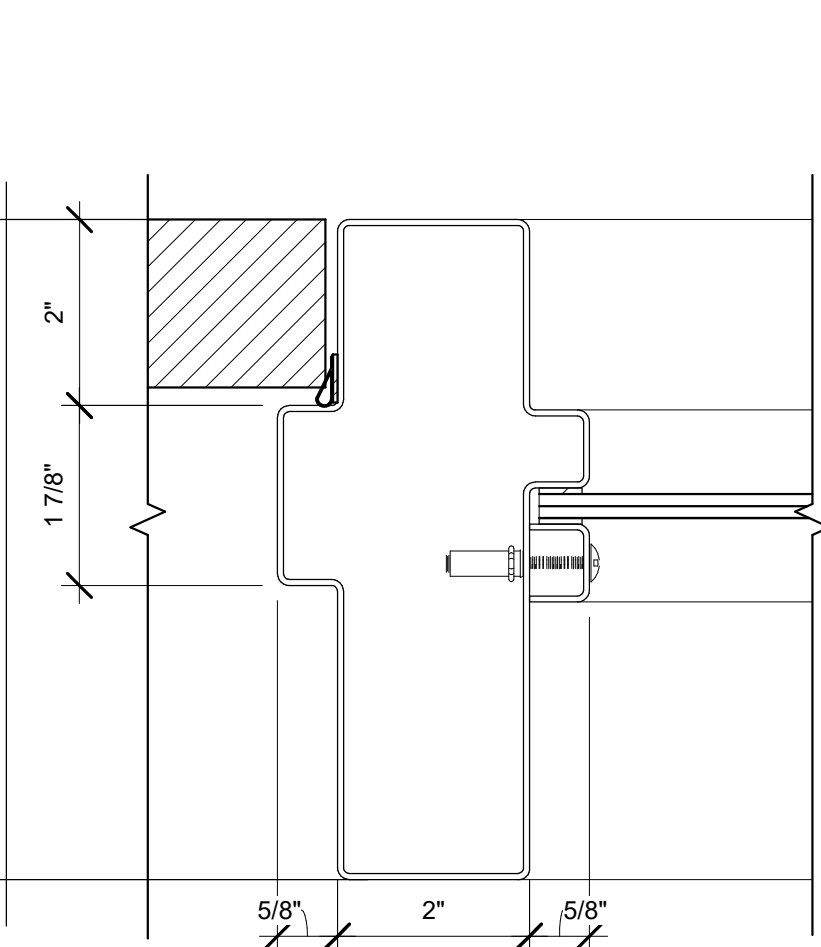
15 INTERIOR GLAZING - HEAD AND SILL AT FLOOR - TYP
6" = 1'-0"



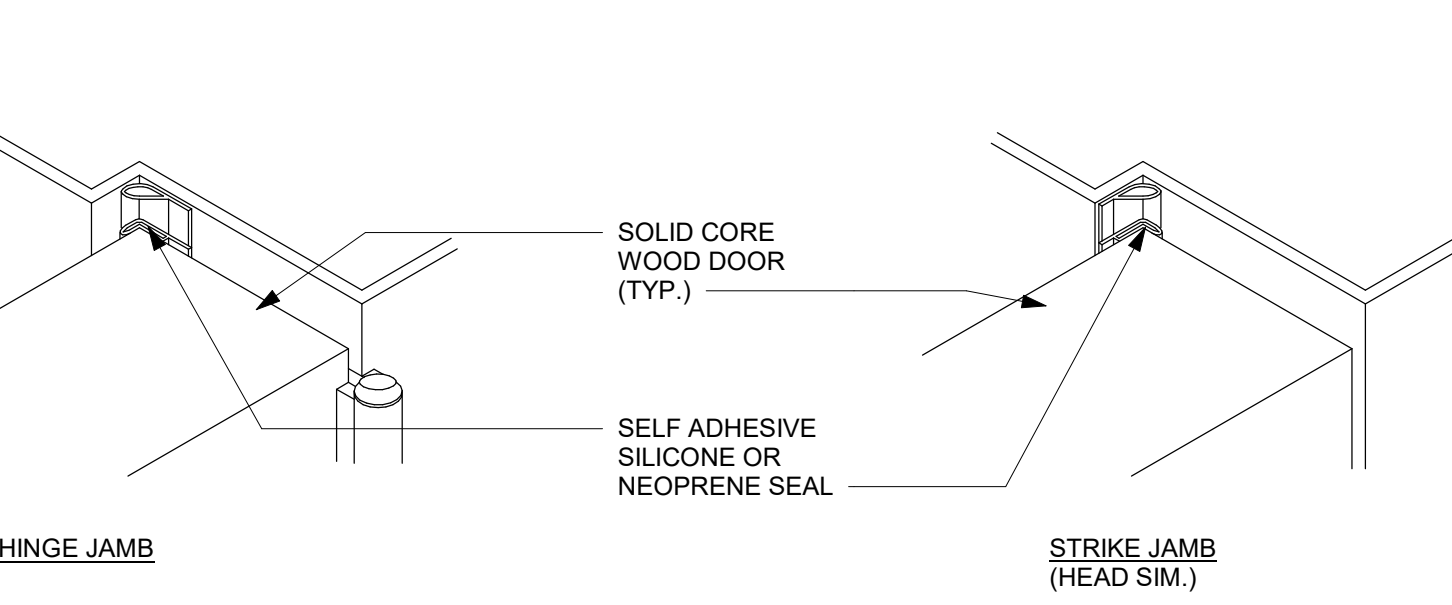
14 CURTAIN WALL - MULLION - VERTICAL
6" = 1'-0"



12 HOLLOW METAL DOOR AT JAMB
6" = 1'-0"



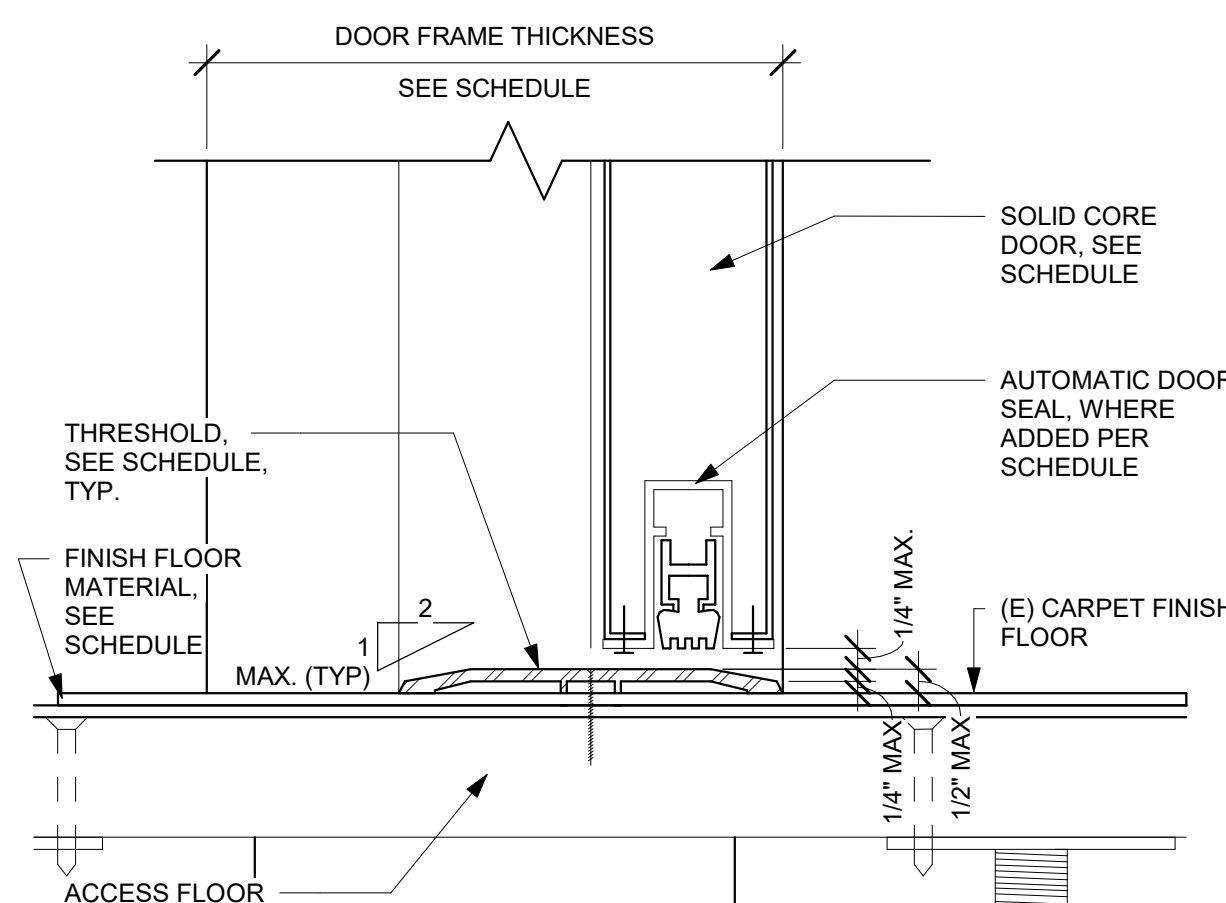
11 HOLLOW METAL FRAME W/ SIDELITE (HM WINDOW SIM.)
6" = 1'-0"



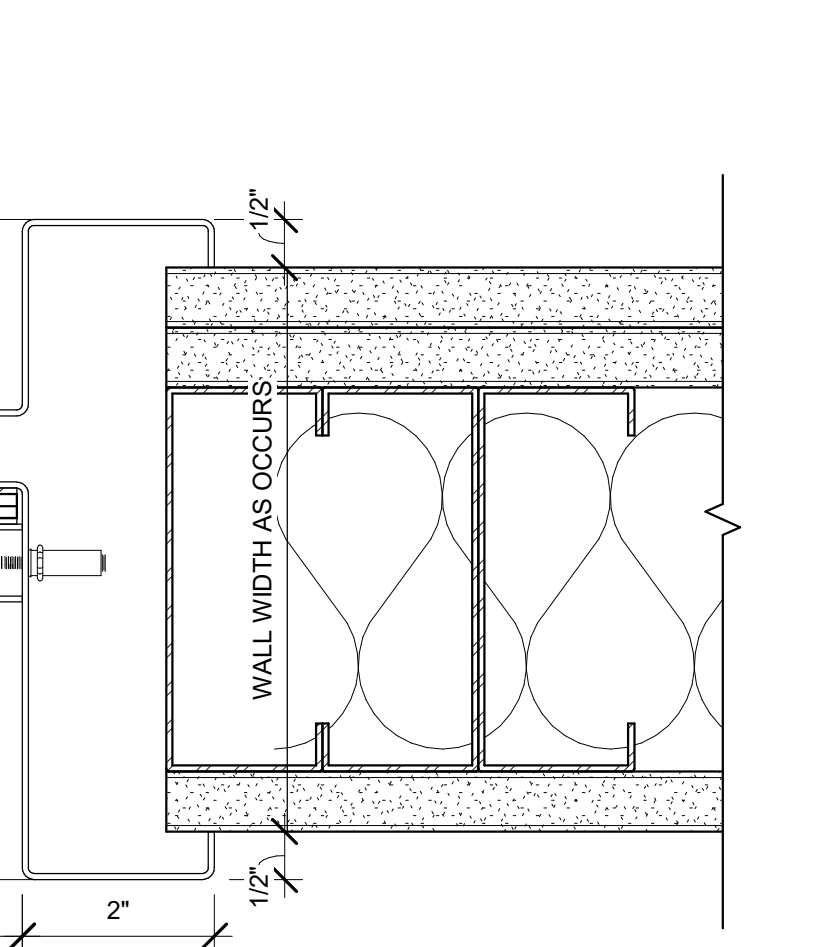
NOTES:

1. INSTALL DOOR IN FRAME WITH 1/8" MAX TOLERANCE @ HEAD, HINGE AND STRIKE JAMB.
2. PERIMETER SEAL SHALL ALWAYS BE MIN. SEMI COMPRESSED WITH DOOR CLOSED. IF TOLERANCE @ PERIMETER IS GREATER THAN 1/8" & DOOR CANNOT BE ADJUSTED, REPLACE WITH 1/2" SEAL INSTEAD OF 1/4" SEAL.
3. ALL GAPS @ INTERSECTION OF ASTRAGAL & AUTOMATIC DOOR BOTTOM SHALL BE SEALED.
4. SEE FINISH SCHEDULE FOR SPECIFIC FLOOR FINISH CONDITIONS

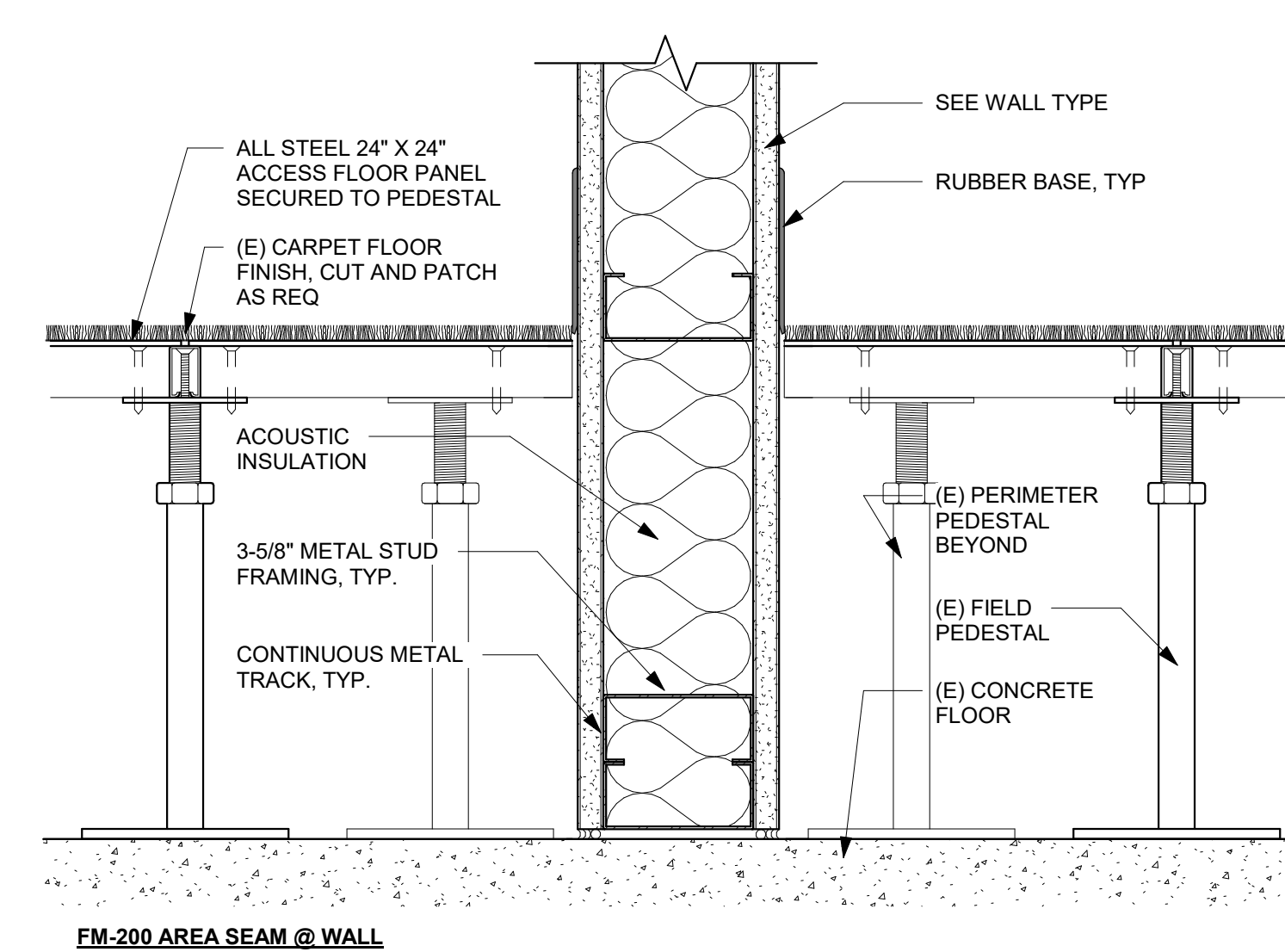
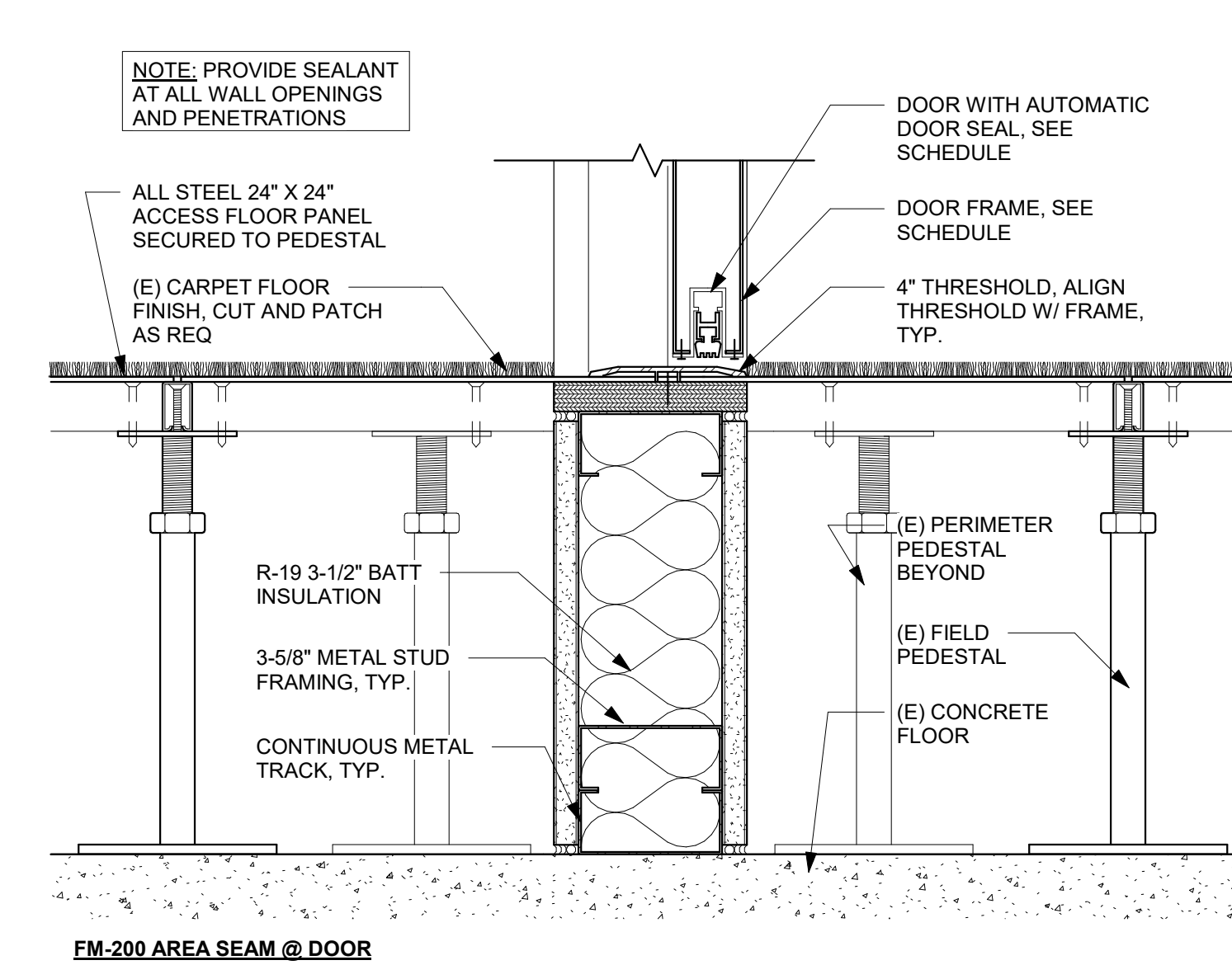
10 SEALS AND THRESHOLD
6" = 1'-0"



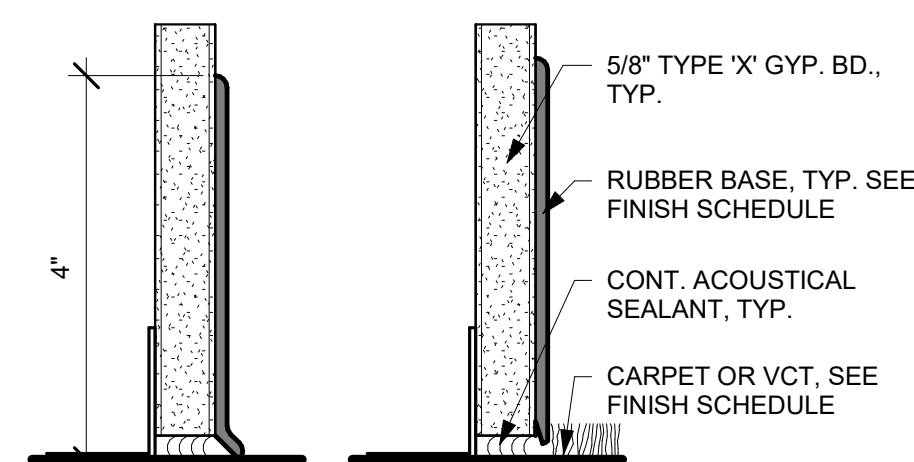
13 INTERIOR HOLLOW METAL DOOR HEAD
6" = 1'-0"



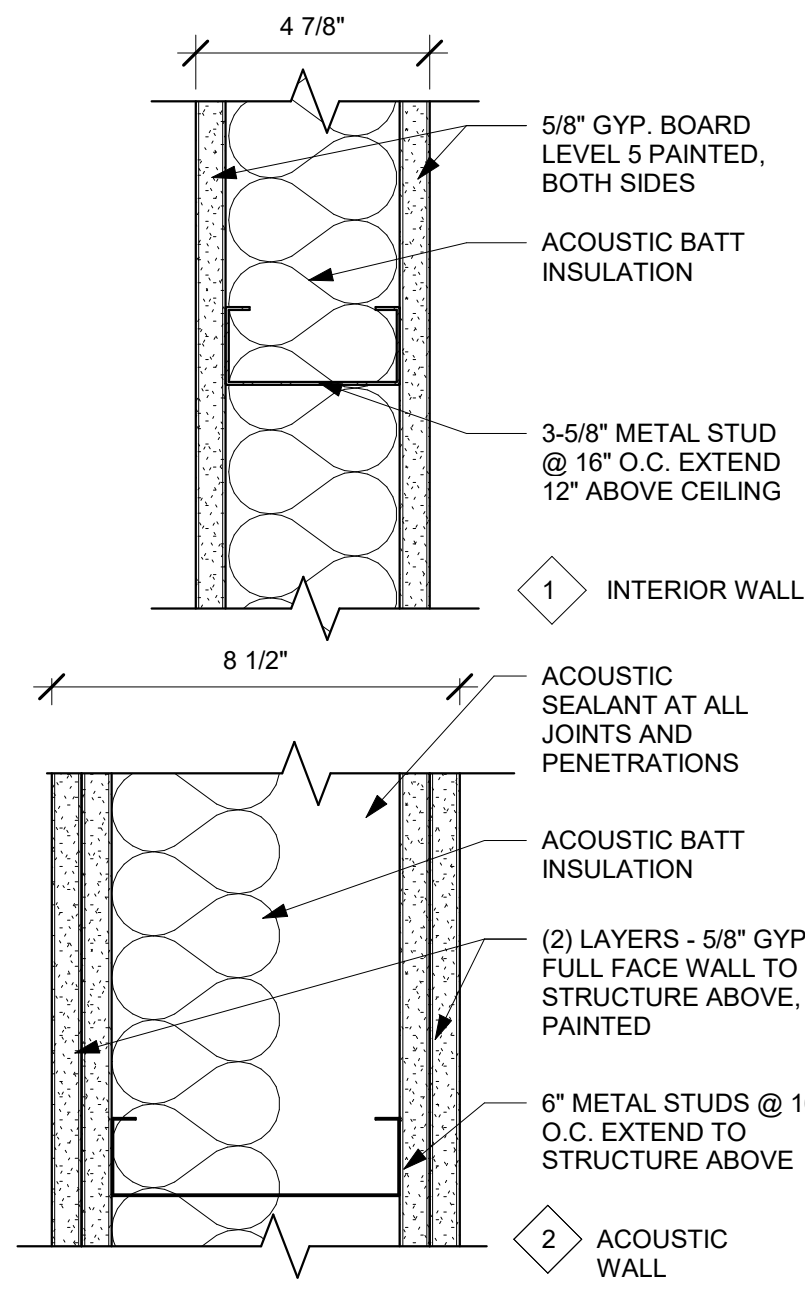
7 SECTION AT COAT CABINET
1 1/2" = 1'-0"



5 DV- RUBBER BASE @ TYPICAL WALL
6" = 1'-0"

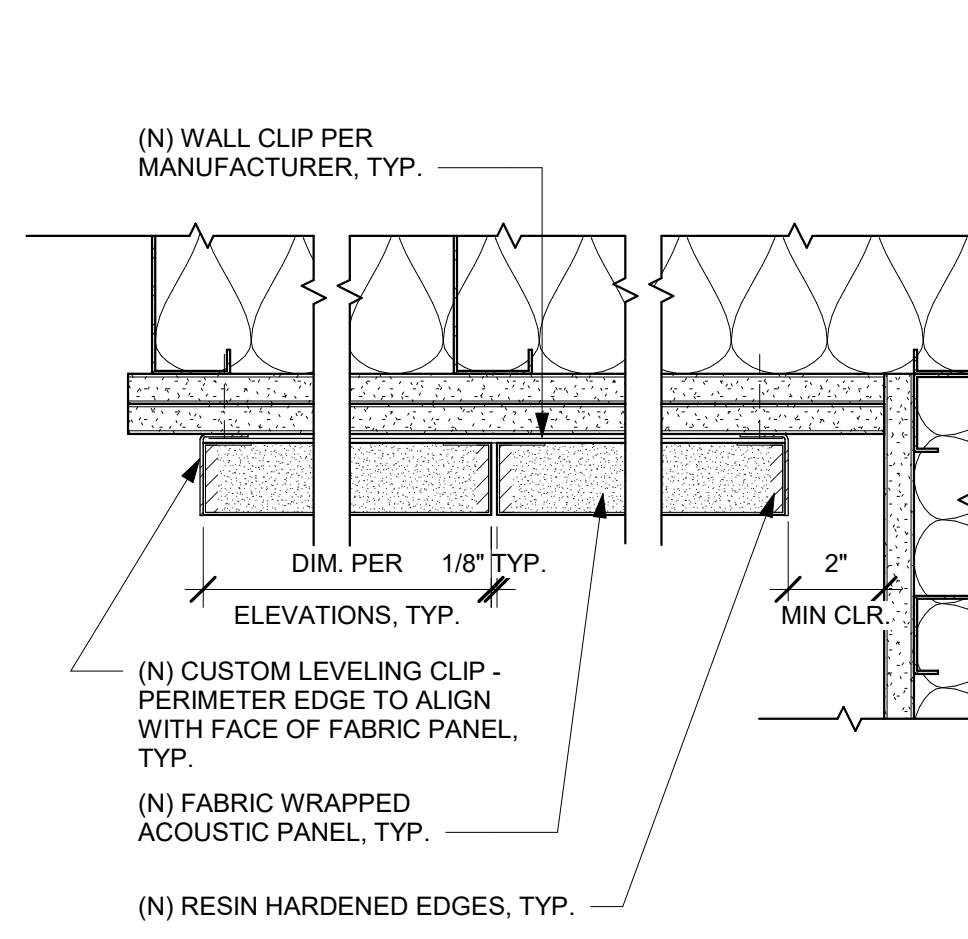


1 INTERIOR WALL TYPES
3" = 1'-0"

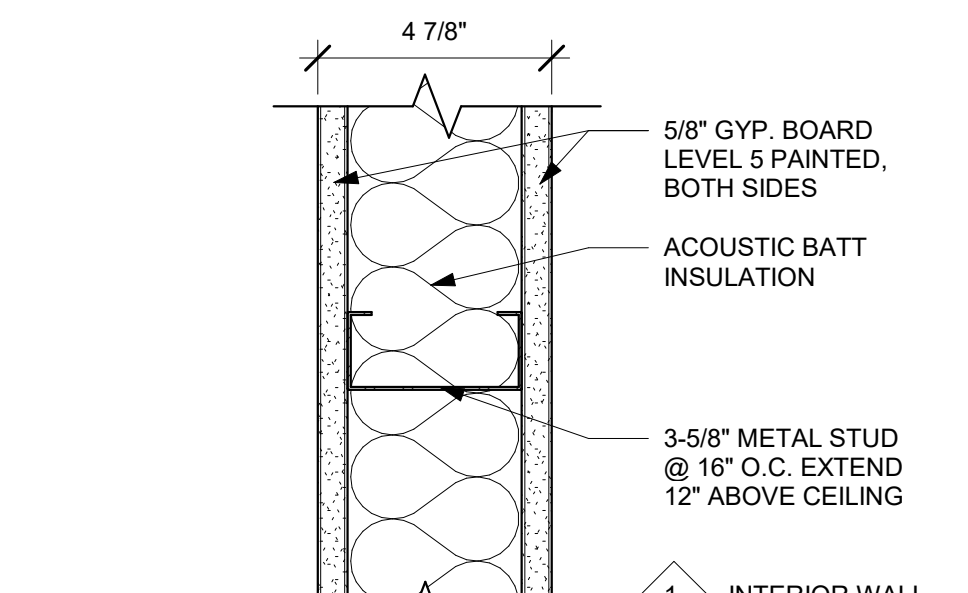


NOTE: UNLESS OTHERWISE INDICATED ALL NEW PARTITIONS SHALL EXTEND A MINIMUM OF 12" ABOVE THE FINISH FACE OF SUSPENDED CEILINGS UNLESS THERE IS A CONFLICT WITH EXISTING STRUCTURE OR MEP SYSTEMS.

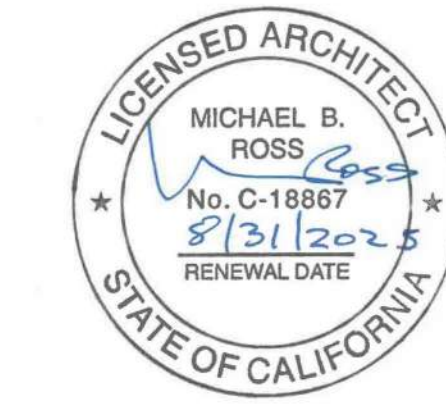
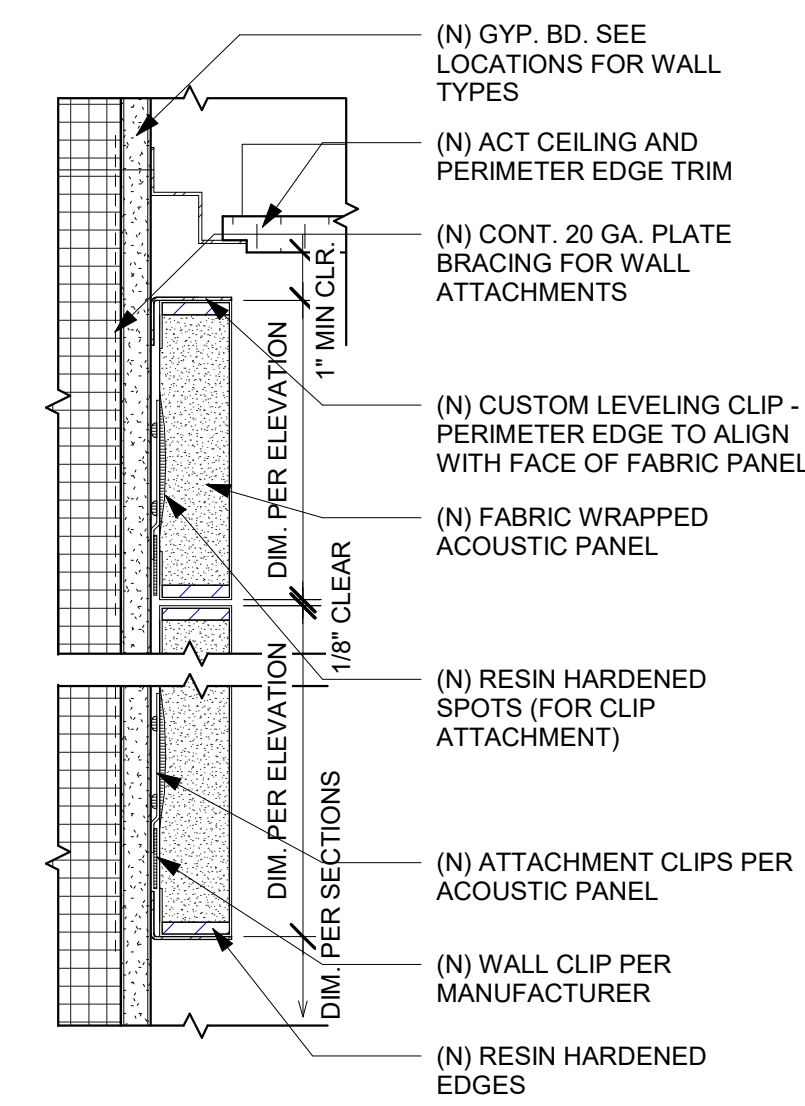
3 TYP. FABRIC PANEL VERTICAL SECTION
3" = 1'-0"



2 TYP. FABRIC PANEL HORIZONTAL SECTION
3" = 1'-0"



CONDITION @ EXTERIOR CMU WALLS SHOWN - INTERIOR STUD WALLS SIM.



**Sonoma County
REDCOM
Expansion, Tenant
Improvements**

2796 Ventura Avenue,
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Sheet Title

WALL TYPES AND
DETAILS

Drawn By Author

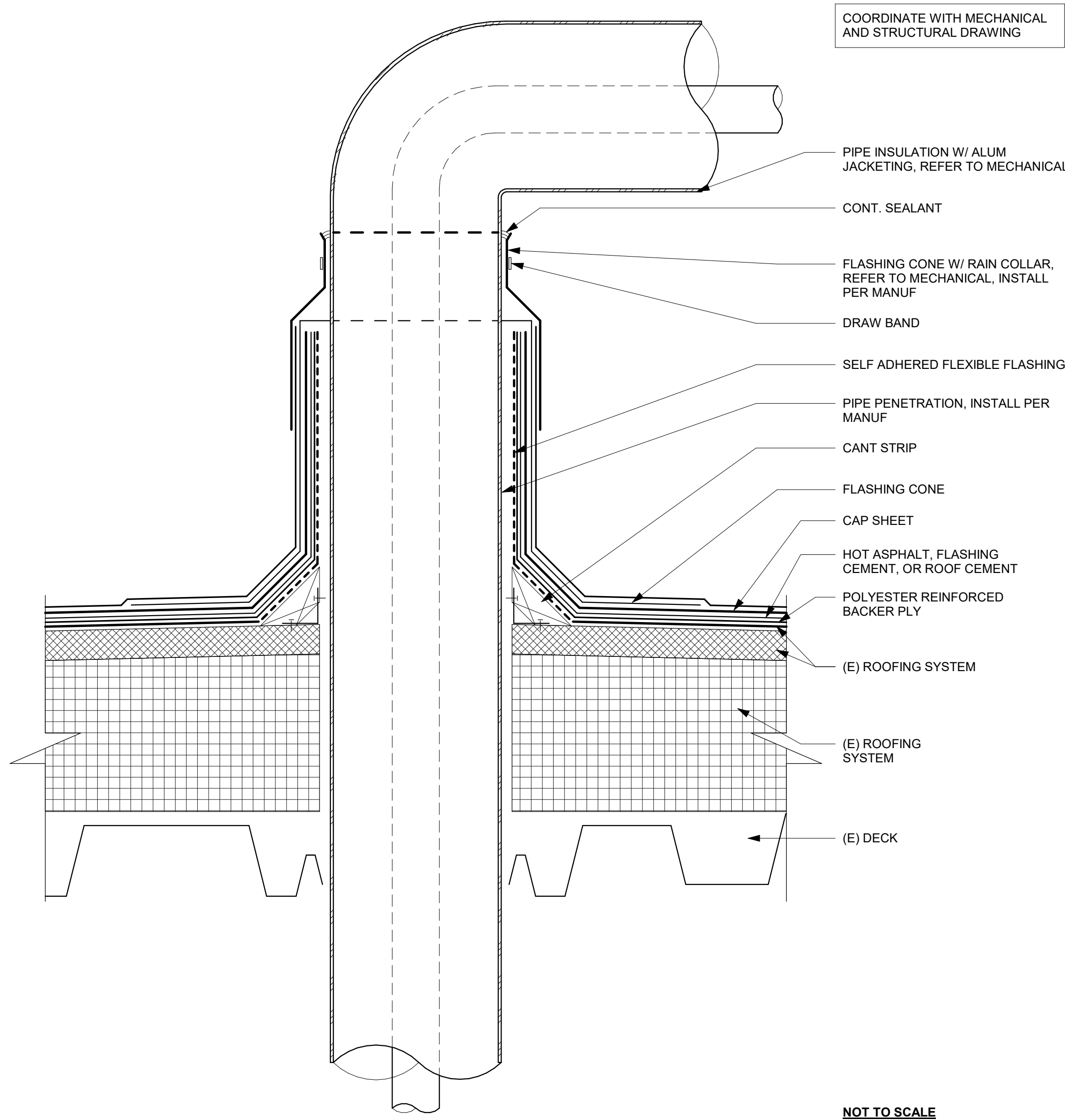
Scale:
As indicated

Date:
06.25.2025

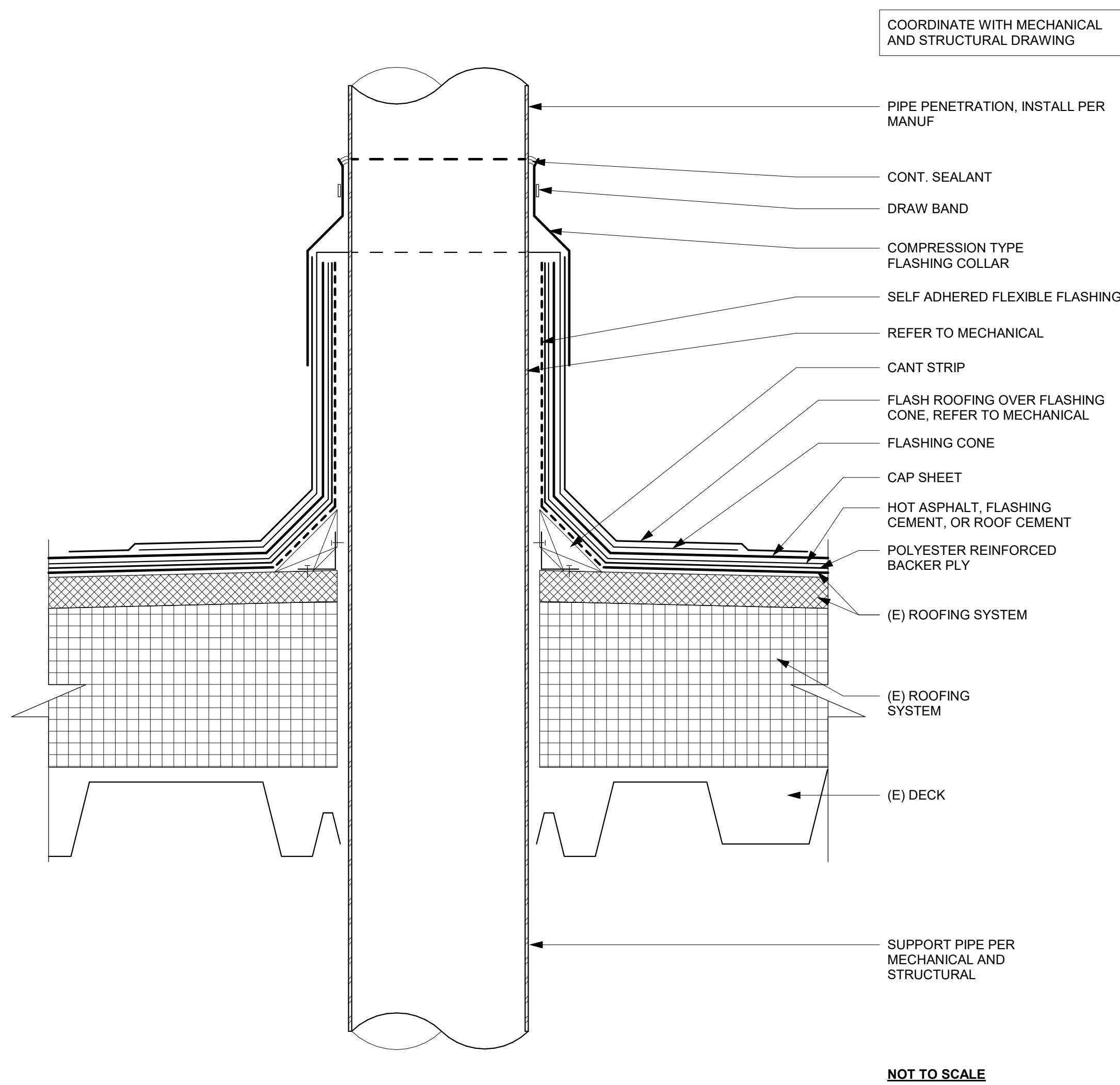
Project No. 2020093

A6.10
Drawing No.

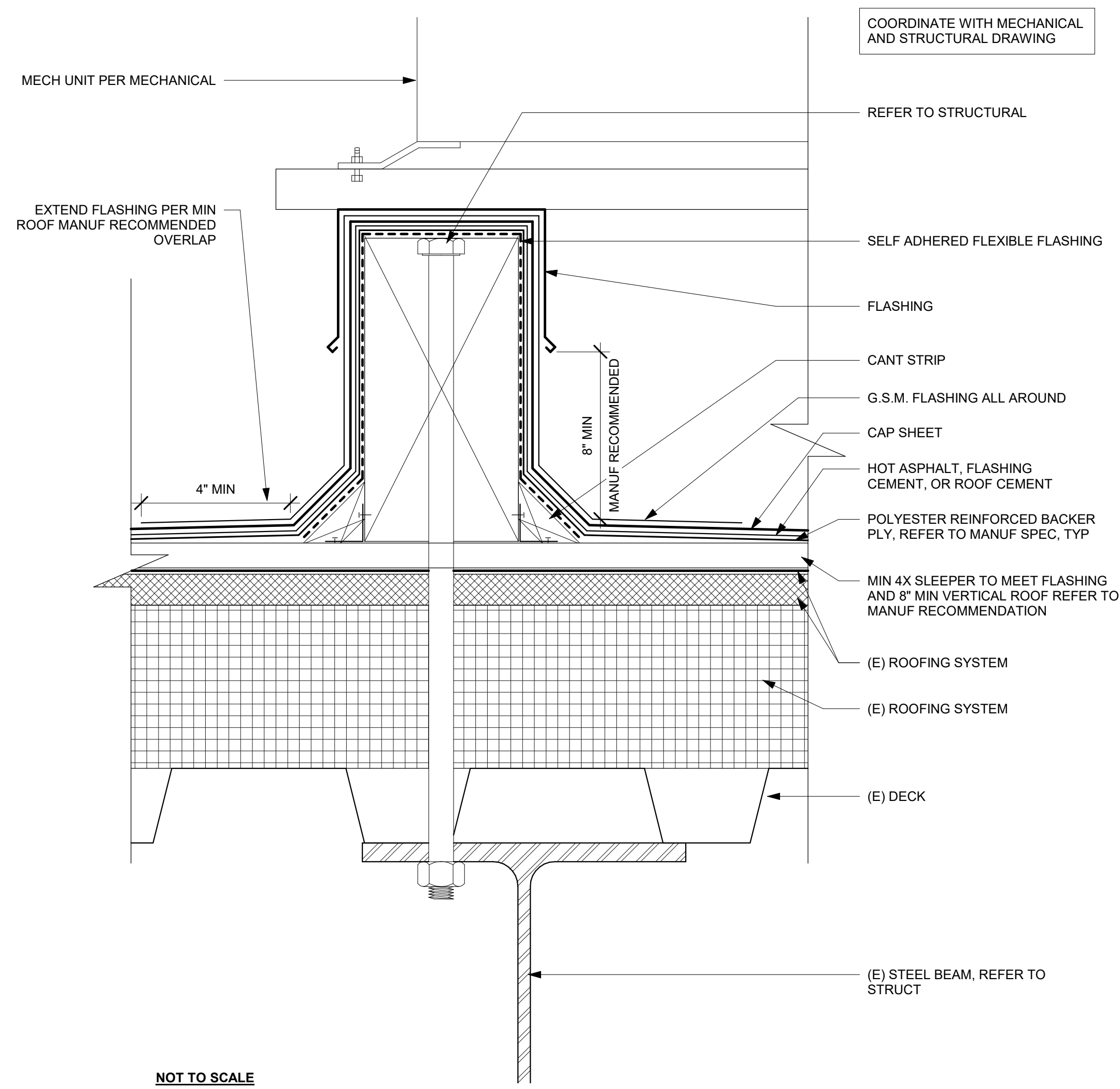
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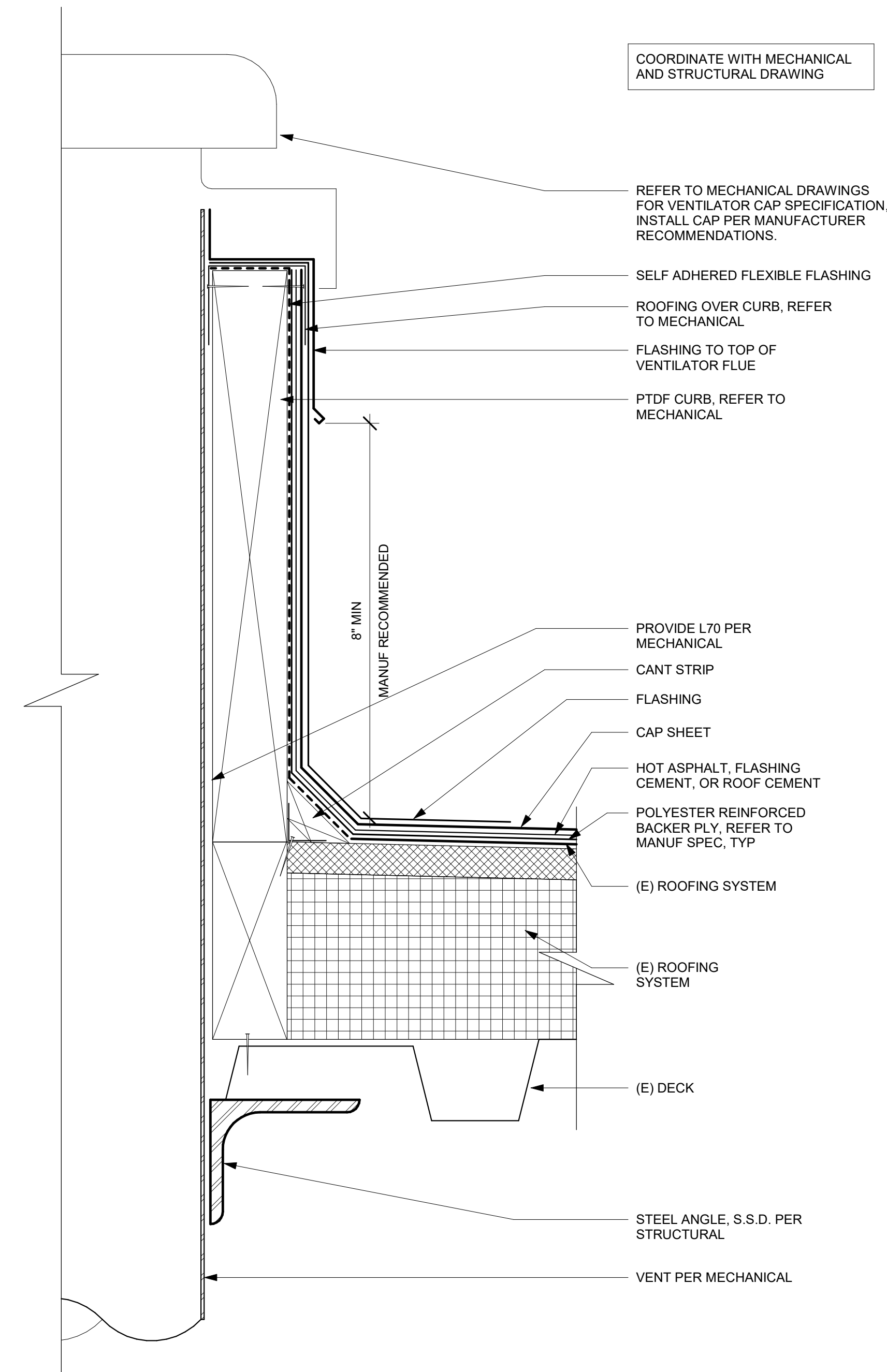
4 TYP PVC ROOF WATERPROOFING @ REFRIGERANT LINES THROUGH ROOF
6" = 1'-0"



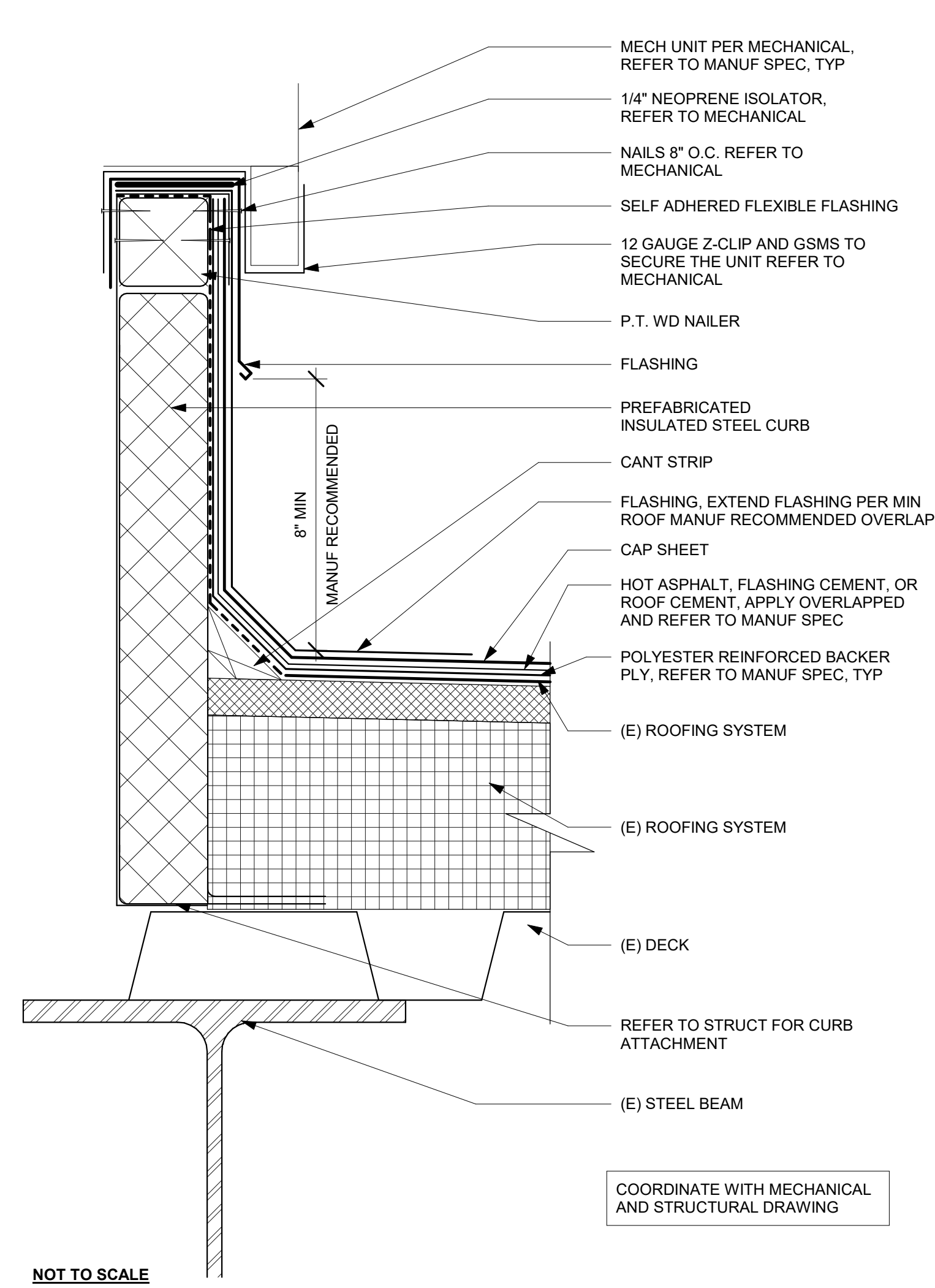
3 TYP PVC ROOF WATERPROOFING @ PIPE ROOF PENETRATION
6" = 1'-0"



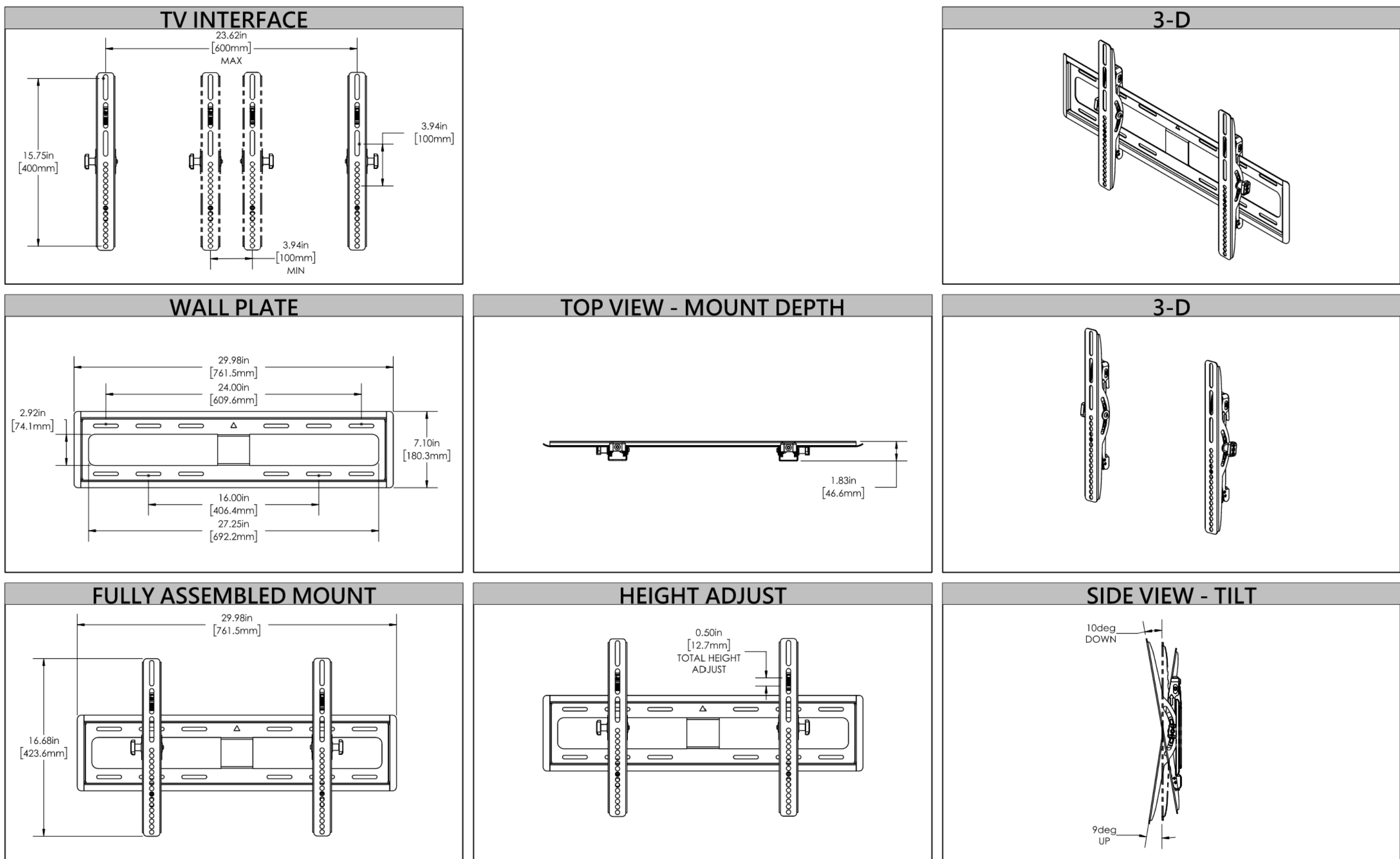
2 TYP CURB MOUNTING WATERPROOFING DETAIL WITHOUT VENT
6" = 1'-0"



5 TYP ROOF WATERPROOFING @ VENTILATOR ROOF PENETRATION
6" = 1'-0"

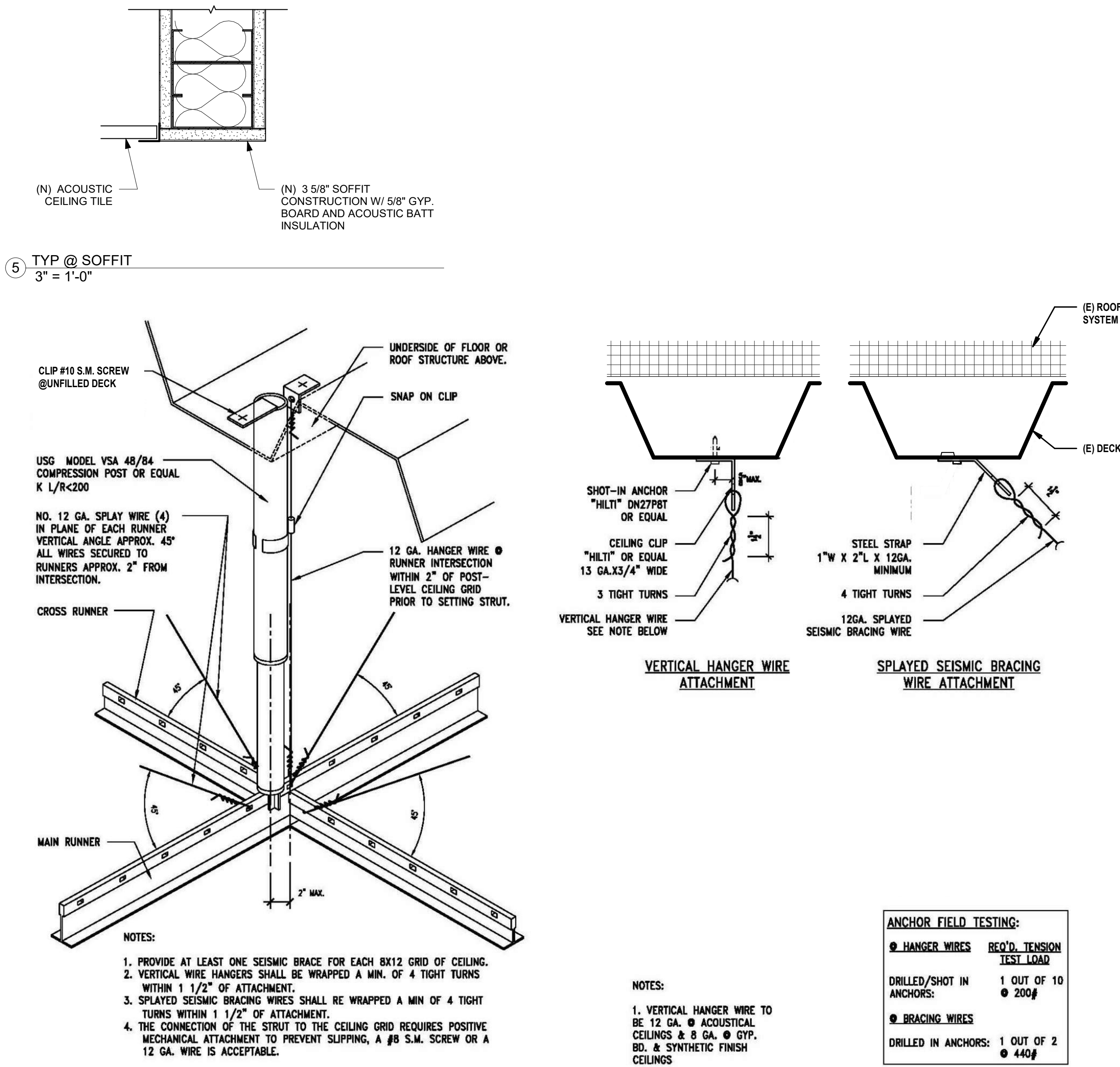


6 TYP CURB MOUNTING WATERPROOFING DETAIL
6" = 1'-0"

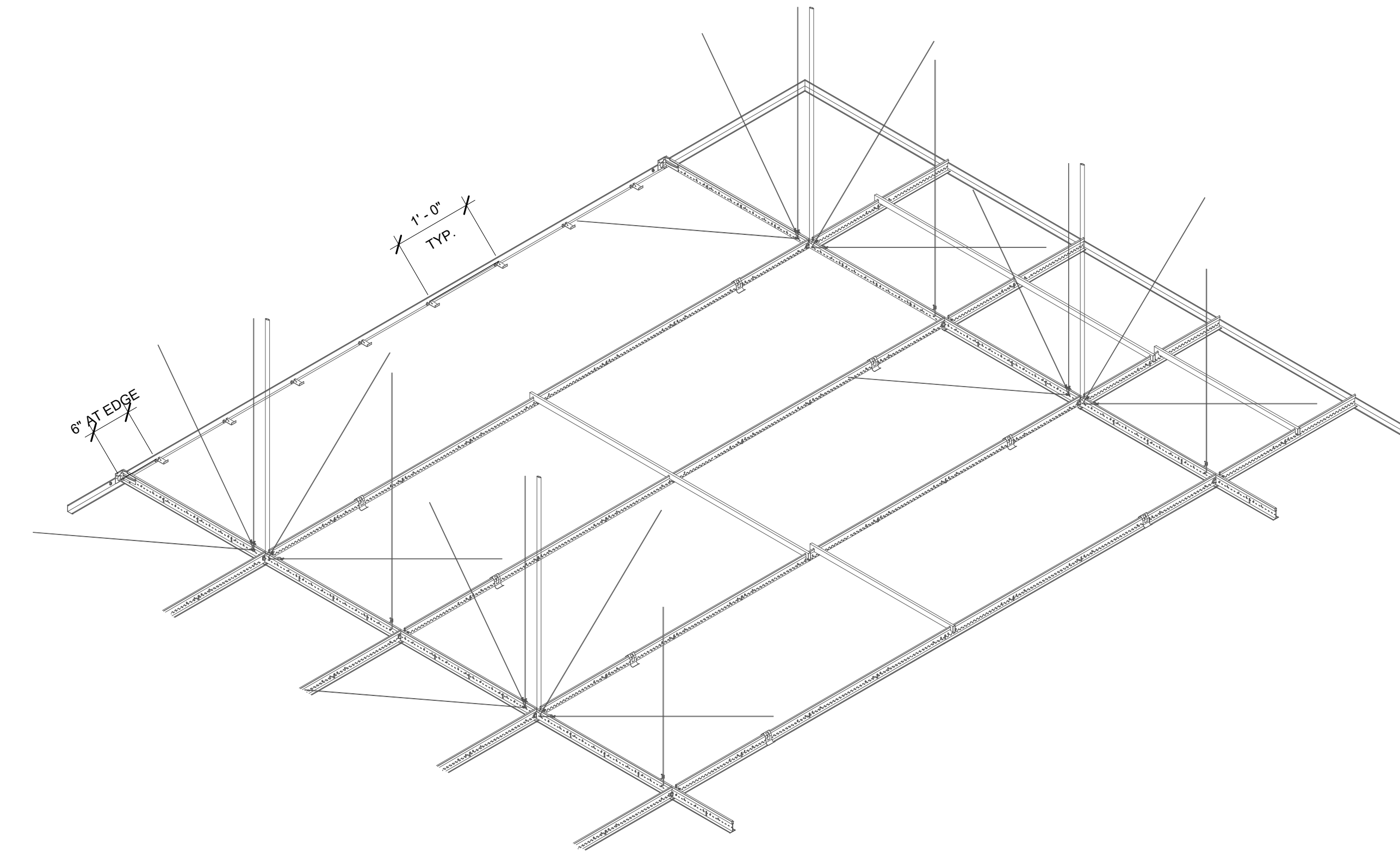
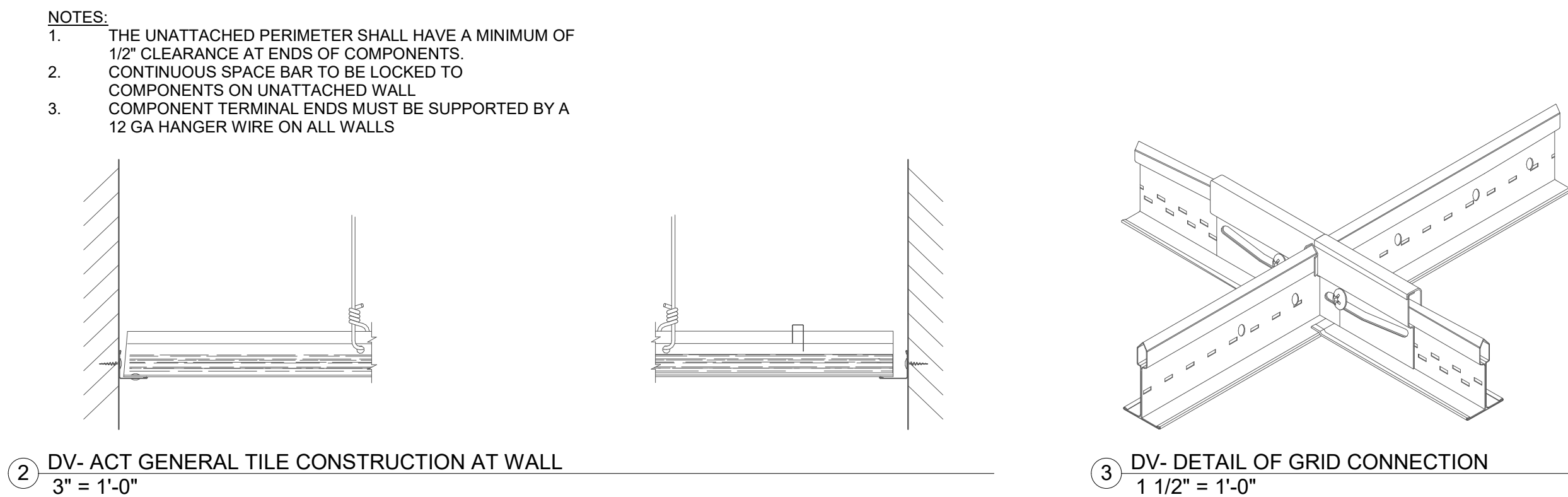


NOTE: SANUS/LEGRAND ARE THE BASIS OF THE DESIGN FOR THIS PROJECT.

6 VIDEO MONITOR WALL MNT - TYP
1 1/2" = 1'-0"



4 DV- ACT SUSPENDED CEILING CONNECTION
1/2" = 1'-0"



OFOI, OFCI AND CFCI SCHEDULE

Specialty Equipment Schedule												
REDCOM Space												
Mark	Count	Description	Supplier/ Installer	Manufacturer	Model	Width (length)	Depth	Height	Electrical / Power	Data	Comments	
R-11	1	Workstation	OFOI	TBD	TBD	13'-0"	8'-10"					
R-14	2	Workstation	OFOI	TBD	TBD	7'-0"	5'-0"					
R-7	1	Reception Workstation	OFOI	TBD	TBD	7'-6"	8'-0"					
R-12	2	Dispatch Console	OFOI	TBD	TBD	8'-0"	6'-9"					
R-9	2	Free Standing Lateral File Drawer	OFOI	TBD	TBD	3'-0"	1'-6"	4'-5"				
R-10	3	Dispatch Console	OFOI	TBD	TBD	8'-0"	8'-0"					
R-26	9	Work chair	OFOI	TBD	TBD	N/A	N/A					
R-18	4	55" Monitor	OFOI	TBD	TBD				X			
R-27	4	Monitor Mounting Bracket	OFCI	TBD	TBD	TBD	TBD	TBD				
Sheriff's Space												
Mark	Count	Description	Supplier/ Installer	Manufacturer	Model	Width (length)	Depth	Height	Electrical / Power	Data	Comments	
SH-3	1	Workstation	OFOI	TBD	TBD	7'-0"	4'-6"					
SH-4	2	Workstation	OFOI	TBD	TBD	6'-0"	2'-6"					
SH-5	1	Workstation	OFOI	TBD	TBD	8'-0"	8'-10"					
SH-6	1	Sit/Stand Desk	OFOI	TBD	TBD	6'-0"	2'-0"		X			
SH-8	1	Workstation	OFOI	TBD	TBD	10'-0"	5'-0"					
SH-2	3	Metal Shelf	OFOI	TBD	TBD	6'-0"	2'-0"	7'-4"				
SH-20	1	Metal Shelf	OFOI	TBD	TBD	3'-10"	1'-6"	7'-4"				
SH-15	3	Double stacked lockers	OFOI	TBD	TBD	1'-6"	1'-6"	7'-2"				
SH-21	1	Base Cabinet with Counter Top	OFCI	TBD	TBD							
SH-22	1	Tall Cabinet with Coat Rod & Shelves	CFCI			3'-0"	2'-1 1/4"	7'-2"			see details	
SH-18	2	65" Monitor	OFOI	TBD	TBD				X			
SH-27	2	Monitor Mounting Bracket	OFCI	TBD	TBD	TBD	TBD	TBD				
SH-19	1	Map	OFOI	TBD	TBD	4'-4"		5'-4"				
SH-26	5	Work chair	OFOI	TBD	TBD	N/A	N/A					

FINISH SCHEDULE AND LEGEND										
Finish Schedule										
Number	Name	Floor Finish	Base Finish	Wall Finish, N	Wall Finish, E	Wall Finish, S	Wall Finish, W	Ceiling Finish	Ceiling Color	Comments
001	REDCOM PRIVATE OFFICE	-	RB1	-	-	P1	P1	-	N/A	
002	TECHNICAL SERVICES	-	RB1	P1	-	-	P1	ACT1	MATCH (E)	
005	REDCOM DISPATCH CENTER	-	RB1	P1	-	-	P1	ACT1	MATCH (E)	
006	DATA ROOM	-	-	-	-	-	-	-	N/A	
008	SHERIFF'S OFFICE FLEXIBLE USE SPACE	-	RB1	P1	P1	P1	-	-	N/A	
009	SHERIFF'S PRIVATE OFFICE	-	RB1	-	P1	P1	P1	-	N/A	
010	SHERIFF'S PRIVATE OFFICE	-	RB1	-	P1	P1	-	-	N/A	
011	STORAGE	-	RB1	P1	P1	-	-	-	N/A	
014	FM200 CL	-	-	-	P1	P1	P1	ACT1	MATCH (E)	
017	REDCOM RECEPTION	-	RB1	-	P1	-	-	ACT1	MATCH (E)	

FINISH NOTES:

- ITEMS WITH "-" DENOTE EXISTING FINISHES THAT ARE N.I.C. - PRESERVE AND PROTECT.
- RB1 - RUBBER BASE - TO MATCH EXISTING - ONLY AT NEW WALLS
- P1 - FLAT LATEX OVER PRIME COAT PAINT TO MATCH EXISTING - ONLY AT NEW WALLS
- ACT - 2X2 OR 2X4 ARMSTRONG SILHOUETTE XL W/ 1/8" REVEAL SUSPENSION SYSTEM W/ ULTIMA - TO MATCH EXISTING - FOR MORE INFORMATION REFER TO RCP
- P2 - SEMI GLOSS LATEX OVER PRIME COAT

FRAME TYPES

WHERE NOTED, MODIFY FRAME FOR ELECTRIC STRIKE

TYPE 1: 1/4" CLEAR GLASS

* GLASS NOTED WITH "T" SHALL BE TEMPERED

REQUIRED PRODUCTS			PROVIDE SAMPLES	PROVIDE CUTSHEETS
PRODUCT	MANUF	NOTES		
5/32" ON 5/32" BACK-PAINTED BACK TO BACK MAGNETIC AND LAMINATED TEMPERED GLASS	CLARUS WHITE BOARD	FINISH WHITE	X	
VIDEO MONITOR MOUNTS	SANUS	TILTING WALL BRACKET FOR LARGE TV'S UP TO 90"	X	X
CARPET TILES	INTERFACE	COLOR TO MATCH EXISTING, SELECTED BY ARCHITECT	X	X
RUBBER BASE	ROPPE PINNACLE	TP, COLOR SELECTED BY ARCHITECT	X	
PAINT BRAND, COLOR, SHEER	BENJAMIN MOORE	COLOR SELECTED BY ARCHITECT	X	
DRYWALL FINISH LEVEL TYP		LEVEL 4 GYP BOARD		
CEILING TEE BAR AND TILE SYSTEMS	ARMSTRONG SILHOUETTE XL 9/16" BOLT W/ 1/8" REVEAL SUSPENSION SYSTEM W/	COLOR SELECTED BY ARCHITECT	X	
ACOUSTIC FABRIC WRAPPED WALL PANELS	ALPHASORB	COLOR SELECTED BY ARCHITECT	X	X
GYP BOARD TYP		5/8" TYPE X GYP BOARD		
DOOR WOOD		SOLID CORE MAPLE FOR STAIN FINISH	X	

DOOR TYPES

A B C D

TYPE 1: 1/4" TEMPERED CLEAR GLASS

* GLASS NOTED WITH "T" SHALL BE TEMPERED

DOOR SCHEDULE

DOORS																	FRAME			
DOOR #	ROOM NAME	FIRE RATING	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	DOOR FINISH	DOOR PANEL MATERIAL	DOOR GLAZING	OPERATION	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	SIDELIGHT WIDTH	SIDELIGHT GLAZING	HARDWARE	COMMENT			
001.10	REDCOM PRIVATE OFFICE		3' - 0"	7' - 0"	2"	A	STAIN	WOOD		LH	A	HM	PAINT - P2	2' - 6"	CLEAR TEMPERED GLASS	NO. 01	PAINT TO MATCH (E)			
002.10	TECHNICAL SERVICES		3' - 0"	7' - 0"	2"	C	STAIN	WOOD/GLASS	CLEAR TEMPERED GLASS	RHR	B	HM	PAINT - P2	1' - 6"	CLEAR TEMPERED GLASS	NO. 02	PAINT TO MATCH (E)			
002.11	FM200 CL		4' - 0"	7' - 0"	1 3/4"	D	STAIN	WOOD		DOUBLE	D	HM	PAINT - P2			NO. 04	PAINT TO MATCH (E)			
005.10	REDCOM DISPATCH CENTER		3' - 0"	7' - 0"	2"	C	STAIN	WOOD/GLASS	CLEAR TEMPERED GLASS	LH	C	HM	PAINT - P2			NO. 03	PAINT TO MATCH (E)			
009.10	SHERIFF'S PRIVATE OFFICE		3' - 0"	7' - 0"	2"	C	STAIN	WOOD/GLASS	CLEAR TEMPERED GLASS	LH	C	HM	PAINT - P2			NO. 01	PAINT TO MATCH (E)			
010.10	SHERIFF'S PRIVATE OFFICE		3' - 0"	7' - 0"	2"	C	STAIN	WOOD/GLASS	CLEAR TEMPERED GLASS	LH	C	HM	PAINT - P2			NO. 01	PAINT TO MATCH (E)			
011.10	STORAGE		0' - 0"	0' - 0"	0"	N/A	N/A	N/A	N/A	N/A	C	HM	PAINT - P2				FRAMED OPENING, PAINT TO MATCH (E)			

NOTE:

P2 - SEMIGLOSS LATEX OVER PRIME COAT

DOOR HARDWARE SCHEDULE

HARDWARE GROUP NO. 01

For use on Door #(s):
001.10 009.10 010.10

Provide each door(s) with the following:

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA HINGE	5B81 4.5 X 4.5	652	IVE
1	EA ENTRANCE/OFFICE LOCK	ND50PD SPA	626	SCH
1	EA FLOOR STOP	FS436	626	IVE
1	EA GASKETING	488SBK PSA	BK	ZER

HARDWARE GROUP NO. 02

For use on Door #(s):
002.10

Provide each door(s) with the following:

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA HINGE	5B81 4.5 X 4.5	652	IVE
1	EA ENTRANCE/OFFICE LOCK	ND50PD SPA	626	SCH
1	EA SURFACE CLOSER	4040XP EDA	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA FLOOR STOP	FS436	626	IVE
1	EA GASKETING	488SBK PSA	BK	ZER

HARDWARE GROUP NO. 03

For use on Door #(s):
005.10

Provide each door(s) with the following:

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA HINGE	5B81 4.5 X 4.5	652	IVE
1	EA ENTRANCE/OFFICE LOCK	ND50PD SPA	626	SCH
1	EA SURFACE CLOSER	4040XP	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA FLOOR STOP	FS436	626	IVE
1	EA GASKETING	488SBK PSA	BK	ZER
1	EA DOOR BOTTOM	360AA	AA	ZER
1	EA THRESHOLD	PER DETAIL 10/A6.10	AA	ZER

HARDWARE GROUP NO. 04

For use on Door #(s):
002.11

Provide each door(s) with the following:

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
6	EA HINGE	5B81 4.5 X 4.5	652	IVE
1	SET CONST LATCHING BOLT	FB61P	630	IVE
1	EA DUST PROOF STRIKE	DP2	626	IVE
1	EA STOREROOM LOCK	ND80PD SPA	626	SCH
2	EA OH STOP	100S	630	GLY
1	EA GASKETING	488SBK PSA	BK	ZER
1	EA ASTRAGAL	43STST	STST	ZER

INTERIOR GLAZING SYSTEM TYPES

TYPE 1: 1/4" TEMPERED CLEAR GLASS

* GLASS NOTED WITH "T" SHALL BE TEMPERED

INTERIOR GLAZING SYSTEM SCHEDULE

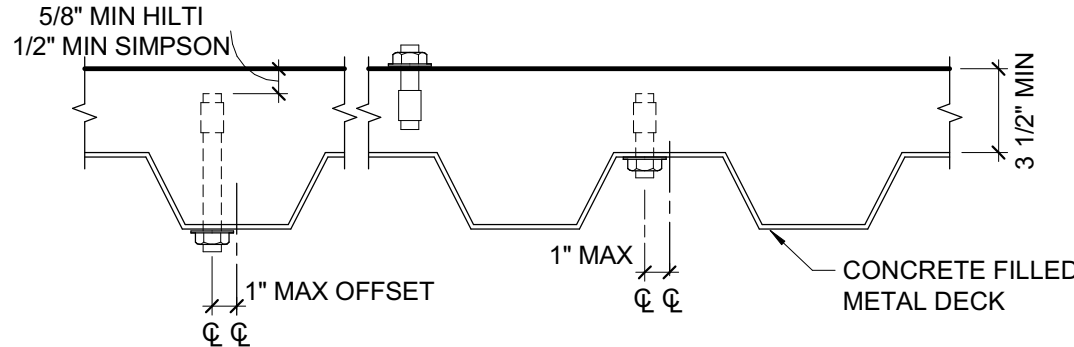
#	TYPE	GLAZING MATERIAL	COUNT	HEIGHT	WIDTH	GLAZING THICKNESS	MULLION FINISH	MULLION'S SIGHTLINE	FRAME MANUFACTURE	COMMENT
08-3	Glazed	CLEAR TEMPERED GLASS	1	4' - 0"	4' - 6"	3/8"	PAINT	2"	KAWNEER	TRIFAB VERSAGLAZE 450 FRAMING SYSTEM, MATCH (E) PAINT
08-1	Glazed	TRANSLUCENT TEMPERED GLASS	1	6' - 10"	3' - 3"	3/8"	PAINT	2"	KAWNEER	TRIFAB VERSAGLAZE 450 FRAMING SYSTEM, MATCH (E) PAINT
08-2	Glazed	TEMPERED GLASS MAGNETIC WHITE BOARD	1	6' - 10"	3' - 3"	5/32" ON 5/32"	PAINT	2"	KAWNEER	TRIFAB VERSAGLAZE 450 FRAMING SYSTEM, MATCH (E) PAINT

GENERAL NOTES

1. ALL NEW INTERIOR WOOD DOORS AND FRAMES TO BE PAINTED TO MATCH EXISTING
2. PROVIDE COMPLETE FIRE RATED ASSEMBLY @ RATED CONDITIONS
3. VERIFY ALL DOOR HEIGHTS AND COORDINATE REQUIRED ROUGH OPENINGS
4. VERIFY ALL WINDOW FRAME AND DOOR ROUGH OPENINGS PRIOR TO FABRICATION WITH FIELD CONDITIONS - DIMENSIONS AT WINDOW AND FRAME TYPES ARE NORMAL
5. SEE MISC. DOOR INFORMATION DETAILS
6. SAW CUT PORTION TO BE REMOVED, MINIMIZE AREA OF DEMOLITION, CLEAN AND READY TO RECEIVE NEW DOOR ASSEMBLY, PROVIDE NECESSARY FLASHING AND WATERPROOFING MEMBRANE, IF REQUIRED, PATCH AND REPAIR TO MATCH AND ALIGN WITH ADJACENT SURFACE FINISH
7. RATED DOORS AND FRAMES TO BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING, THEREOF, FOLLOWED BY THE LETTER "S" (THE NAME OF THE MANUFACTURER AND THE IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKSMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY PER C.B.C. SECTION 1004.3.4.3.2.11.158.1.1.5.4
8. MAXIMUM THRESHOLD AT DOORS SHALL BE 12 INCH PER C.B.C. SECTION 1133B.2.4.1
9. RATED DOORS SHALL BE MAINTAINED SELF-CLOSING OR SHALL BE AUTOMATIC CLOSING BY ACTUATION OF A SMOKE DETECTOR IN ACCORDANCE WITH SECTION 712.3 SMOKE AND DRAWT-COMMIT DOOR ASSEMBLIES SHALL BE PROVIDED WITH A GASKET INSTALLED SO AS TO PROVIDE A SEAL, WHERE THE DOOR MEETS THE STOP, ON BOTH SIDES AND ACROSS THE TOP PER C.B.C. SECTION 1004.3.4.3.2.1
10. (E) FLOORING TO REMAIN - CUTTING AND PATCHING INCLUDING REMOVAL AND REPLACEMENT IN KIND OF EXISTING RAISED FLOORING SYSTEMS AS REQUIRED.

 MICHAEL B. ROSS No. C-18887 8/31/2025 RENEWAL DATE		
Sonoma County REDCOM Expansion, Tenant Improvements		
2796 Ventura Avenue, 2nd Floor Santa Rosa, CA 95403		
No.	Description	Date
Date Stamped: 9/30/2025 Plans Stamp: Paul Marquez		
PERMIT SUBMITTAL		
SCHEDULES		
Drawn By Author Checked By Checker		
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Project No. 2020093		
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Drawing No.		

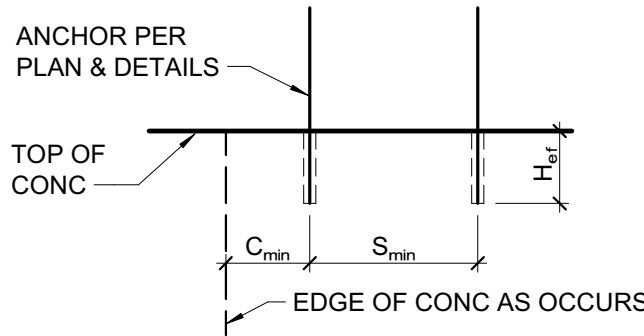
CARBON STEEL EXPANSION ANCHOR IN 3000 PSI MIN CONC				
ANCHOR TYPE	ANCHOR AND PILOT HOLE DIA	MINIMUM EMBEDMENT H _{min}	MINIMUM SPCG S _{min}	INSTALL TORQUE (FT-LB)
SIMPSON STRONG-BOLT 2 (ICC-ESR 3037)	¾"	1 ½"	3"	30
	½"	2 ¾"	6"	60
	1 ½"	1 ½"	3"	30
	1 ½"	2 ¾"	6"	60
	1 ½"	1 ½"	3"	30
HILTI KB1 (IAMPO-ER 678)	¾"	1 ½"	8"	20
	½"	2 ¾"	8 ½"	40



- NOTES:**
1. INSTALL EXPANSION ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 OF THE CBC AND THE REQUIREMENTS OF THE ICC REPORTS. INSTALLED ANCHORS SHALL BRING CONNECTED PLIES INTO FIRM CONTACT, MEETING THE INSTALL TORQUE BUT NOT EXCEEDING THE MAXIMUM INSTALL TORQUE.
 2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
 3. HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN INSTALLING DRILLED-IN ANCHORS IN EXISTING REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
 4. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND TIGHTENING TORQUE.

3 EXPANSION ANCHOR TO DECK
1 1/2" = 1'-0"

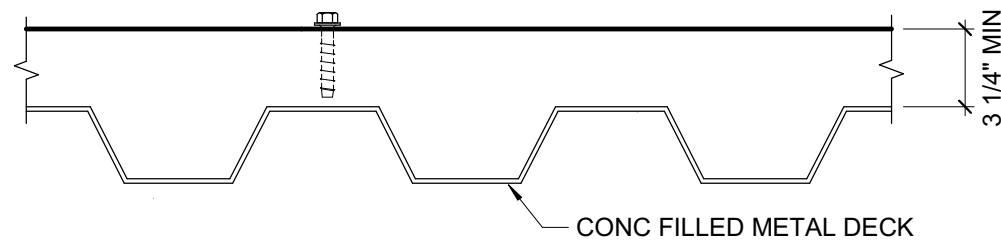
ADHESIVE ANCHOR IN 2500 PSI MIN CONCRETE							
ADHESIVE TYPE	ANCHOR		PILOT HOLE REBAR	MIN EMBED UNO H _{min}	MIN EDGE DISTANCE C _{min}	MIN SPCG S _{min}	MIN CONC DEPTH H _{min}
	THRD ROD	REBAR					
SIMPSON SET-3G (ICC-ESR 4057)	-	#3	½"Ø	3"	1 ½"	3"	H _{ef} + 1 ½"
	-	#4	¾"Ø	4"	1 ½"	3"	H _{ef} + 1 ½"
	-	#5	¾"Ø	5"	1 ½"	3"	H _{ef} + 1 ½"
	¾"Ø	-	¾"Ø	3"	1 ½"	3"	H _{ef} + 1 ½"
	½"Ø	-	¾"Ø	4"	1 ½"	3"	H _{ef} + 1 ½"
	½"Ø	-	1 ½"Ø	5"	1 ½"	3"	H _{ef} + 1 ½"
	¾"Ø	#6	¾"Ø	6"	1 ½"	3"	H _{ef} + 1 ½"
	¾"Ø	#7	1"Ø	7"	1 ½"	3"	H _{ef} + 2"
	1"Ø	#8	1 ½"Ø	8"	1 ½"	3"	H _{ef} + 2 ½"
	1 ½"Ø	#10	1 ½"Ø	10"	2 ½"	6"	H _{ef} + 2 ½"
HILTI HIT-HY 200R V3 (ICC-ESR 4868)	¾"Ø	N/A	¾"Ø	3"	1 ½"	1 ½"	
	N/A	#3	½"Ø	3"	1 ½"	1 ½"	H _{ef} + 1 ½"
	½"Ø	N/A	¾"Ø	4"	1 ½"	2 ½"	
	N/A	#4	¾"Ø	4"	1 ½"	2 ½"	
	¾"Ø	#5	¾"Ø	5"	1 ½"	3 ½"	H _{ef} + 1 ½"
	¾"Ø	#6	¾"Ø	6"	1 ½"	3 ½"	H _{ef} + 1 ½"
	½"Ø	#7	1"Ø	7"	1 ½"	4 ½"	H _{ef} + 2"
	½"Ø	#8	1 ½"Ø	8"	1 ½"	5"	H _{ef} + 2 ½"
	N/A	#9	1 ½"Ø	9"	1 ½"	5 ½"	
	1 ½"Ø	N/A	1 ½"Ø	10"	1 ½"	6 ½"	H _{ef} + 2 ½"
N/A	#10	1 ½"Ø	10"	1 ½"	6 ½"	H _{ef} + 3"	



- NOTES:**
1. INSTALL ADHESIVE ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT.
 2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING, AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
 3. HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN DRILLING HOLES IN EXISTING CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
 4. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 AND THE REQUIREMENTS OF THE ICC REPORTS. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND ADHESIVE INJECTION.

1 ADHESIVE ANCHOR IN CONCRETE
3/4" = 1'-0"

SCREW ANCHOR IN 2500 PSI MIN CONCRETE					
ANCHOR TYPE	ANCHOR AND PILOT HOLE DIA	MINIMUM EMBEDMENT H _{min}	MINIMUM SPCG S _{min}	MINIMUM INSTALL TORQUE (FT-LB)	MAXIMUM INSTALL TORQUE (FT-LB)
SIMPSON TITEN HD (ICC-ESR 2713)	¾"	1 ½"	1 ½"	10	24
	¾"	2 ½"	3"	10	50
HILTI KH-EZ (ICC-ESR 3027)	¾"	1 ½"	1 ½"	10	18
	¾"	2 ½"	3"	10	40



- NOTES:**
1. INSTALL SCREW ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 OF THE CBC AND THE REQUIREMENTS OF THE ICC REPORTS. INSTALLED ANCHORS SHALL BRING CONNECTED PLIES INTO FIRM CONTACT, MEETING THE INSTALL TORQUE BUT NOT EXCEEDING THE MAXIMUM INSTALL TORQUE.
 2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
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 4. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND TIGHTENING TORQUE.

2 SCREW ANCHOR BOLT TO TOP OF DECK
1 1/2" = 1'-0"

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santa rosa ca 95404
zfa job no. 21332

zfa.com
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JUN 25 2025

**Sonoma County
Sheriff's Office
Administration
Building: REDCOM,
Sheriff Office
Tenant
Improvement**

2796 Ventura Ave,
2nd Floor
Santa Rosa, CA 95403

REVISIONS

No. Description Date

PERMIT SUBMITTAL

Sheet Title

**TYPICAL CONCRETE
DETAILS**

Drawn By JS

Checked By AJZ

Scale:
As indicated

Date:

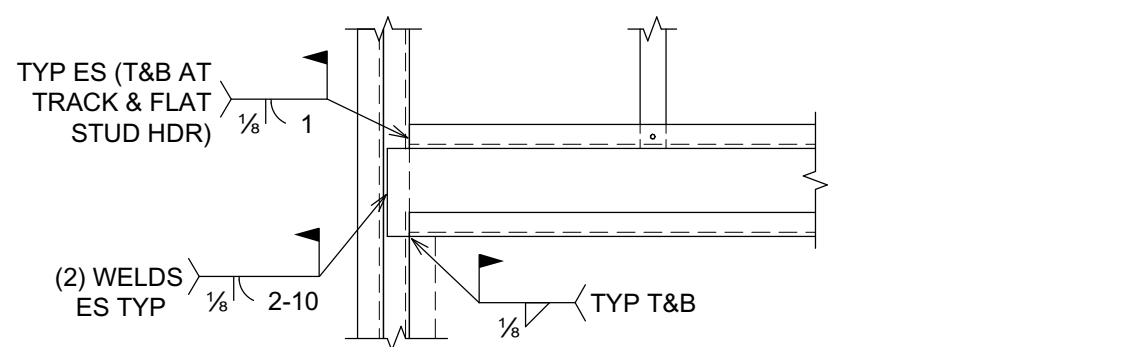
06.25.2025

Project No. 2020093

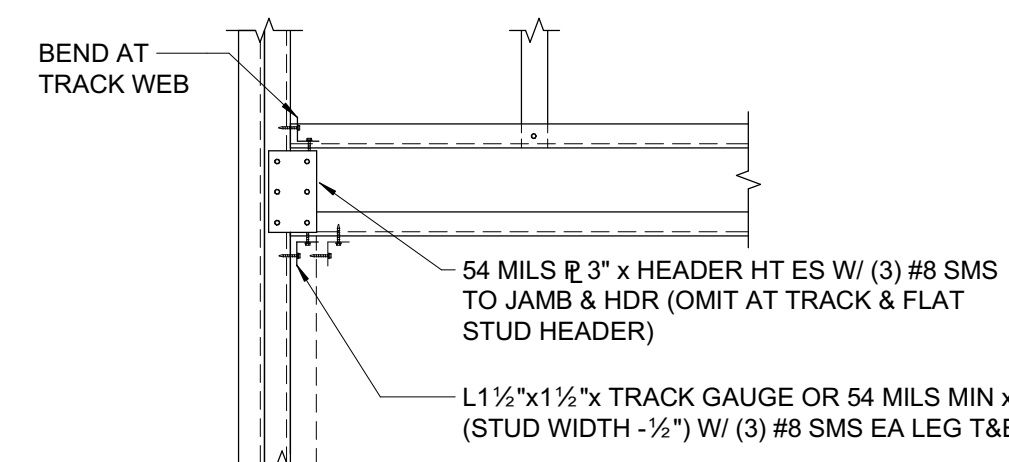
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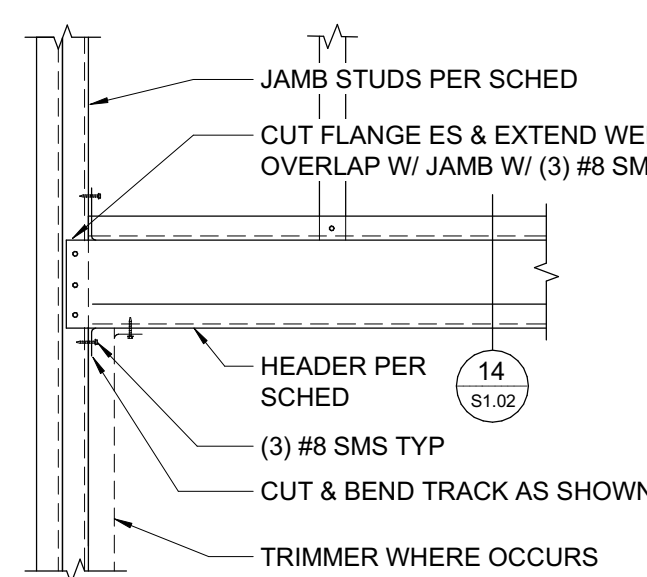
If this drawing is not 30" x 42", it is a reduced print - scale accordingly. All rights reserved. Material may not be reproduced in any form without permission from RossDrulisCusenbery Architecture, Inc.



C WELDED CONNECTION

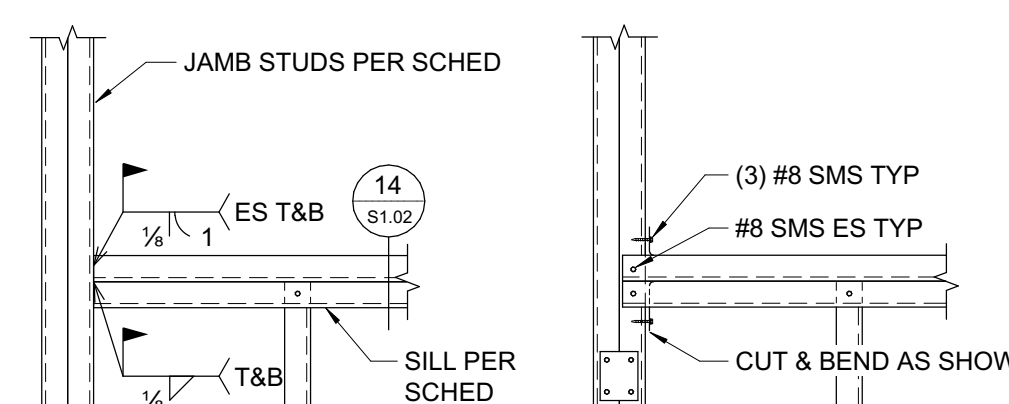


B ALT SCREWED CONNECTION (INTERIOR NON-BRG ONLY)



A SCREWED CONNECTION

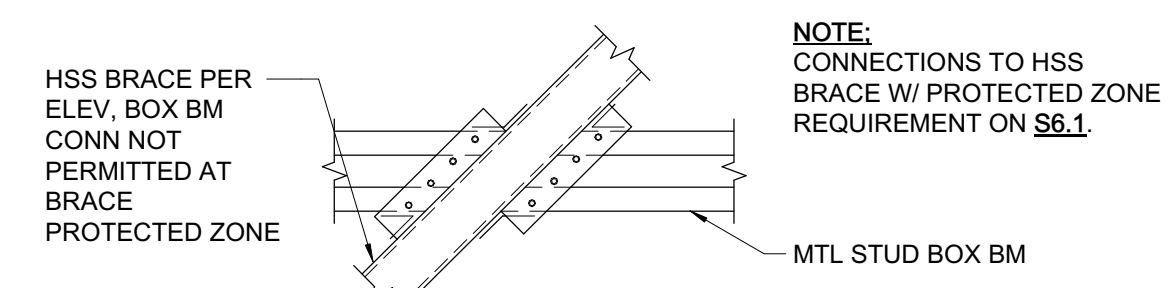
11 TYPICAL HEADER CONNECTION
1\"/>



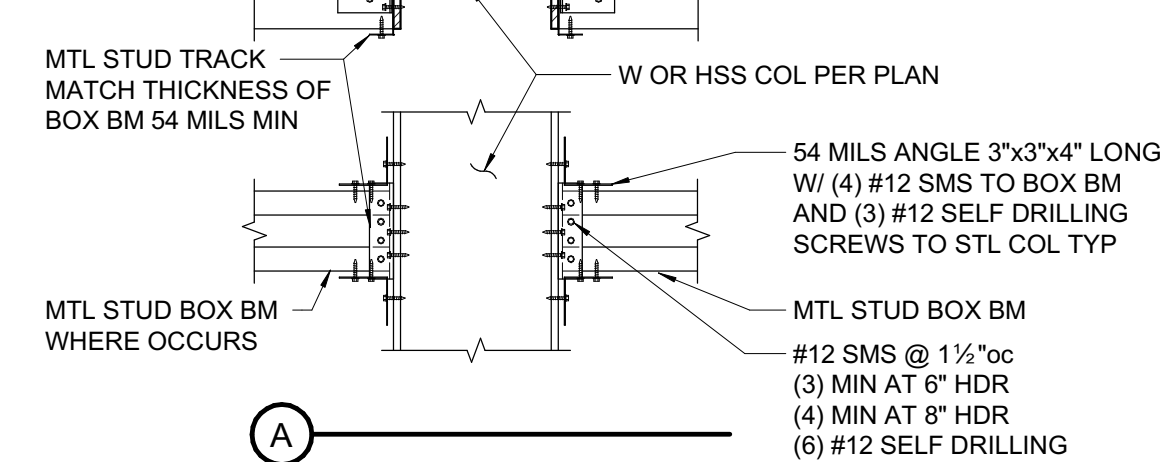
A WELDED CONNECTION

B ALT CONNECTION

12 TYPICAL SILL CONNECTION
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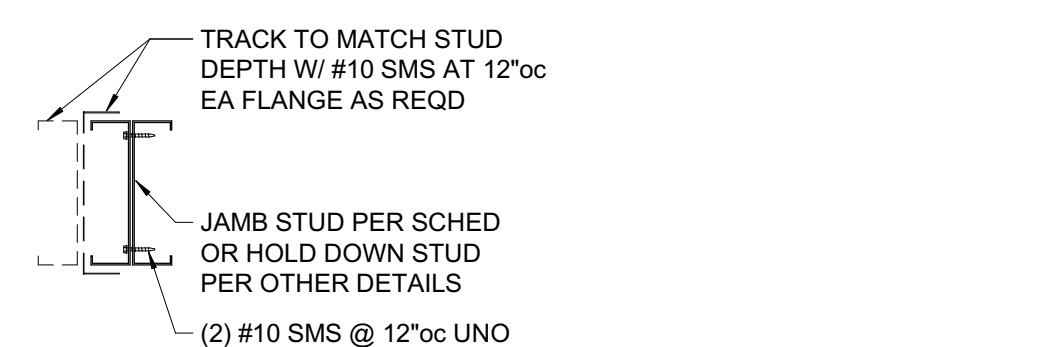


B

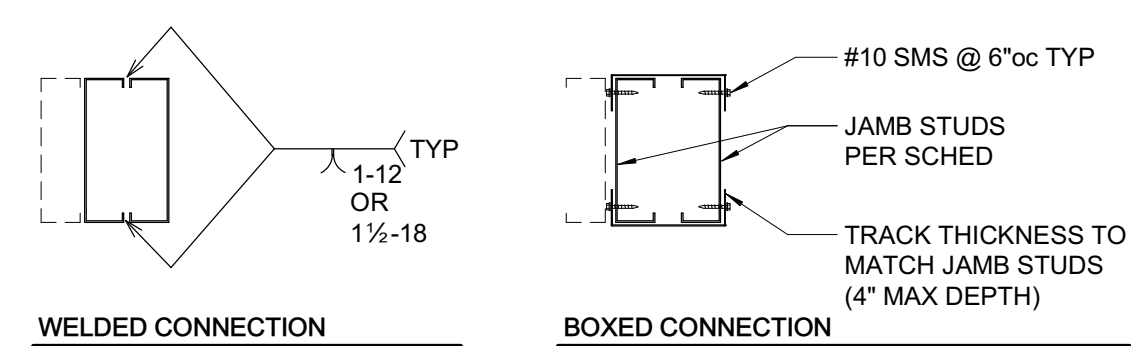


A

13 BOX HEADER CONN TO STEEL FRAMING
1\"/>

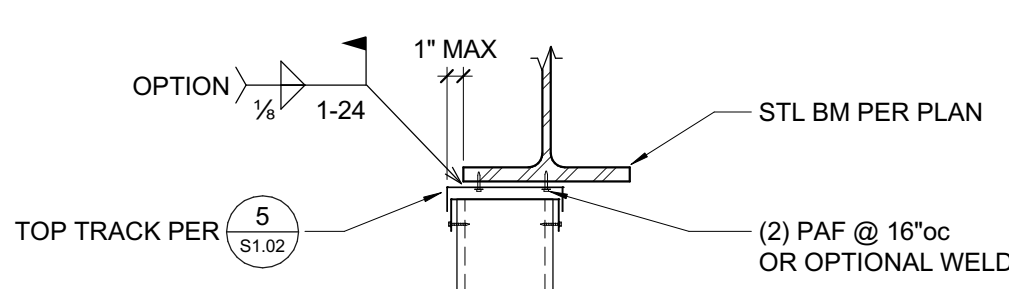


BACK-TO-BACK CONNECTION

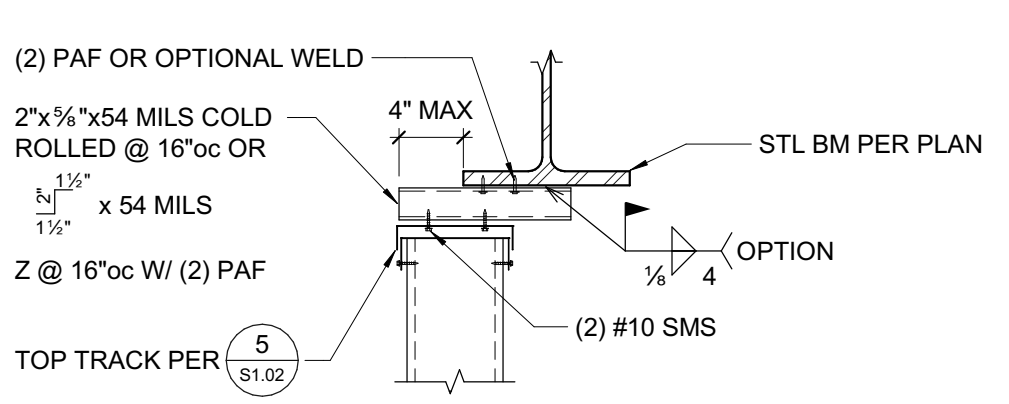


A JAMB STUD CONFIGURATIONS

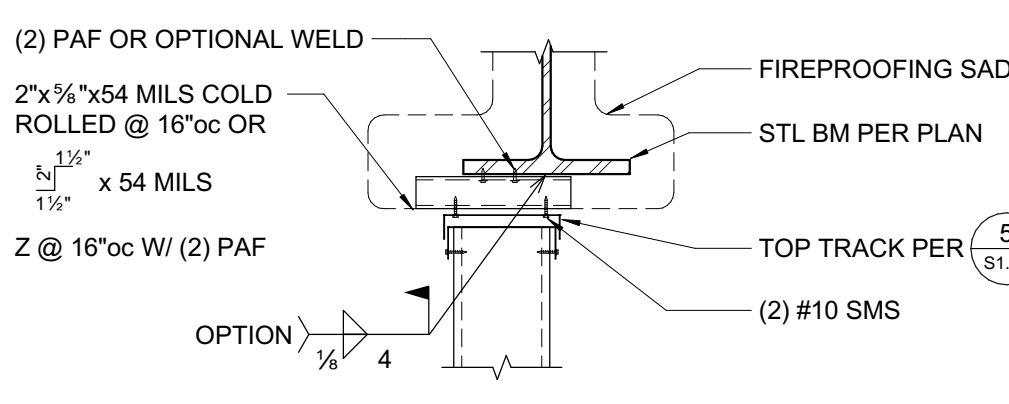
14 TYPICAL NON-BEARING HEADERS AND SILLS
1\"/>



A WALL AT BM



B WALL OFFSET AT BM

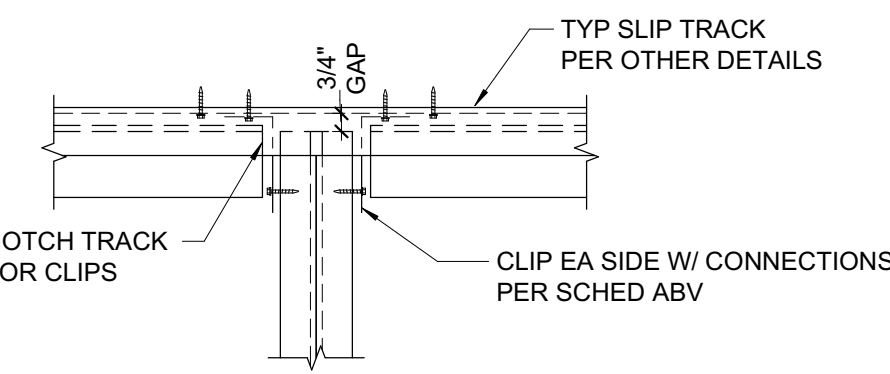


C WALL AT BM W/ FIREPROOFING

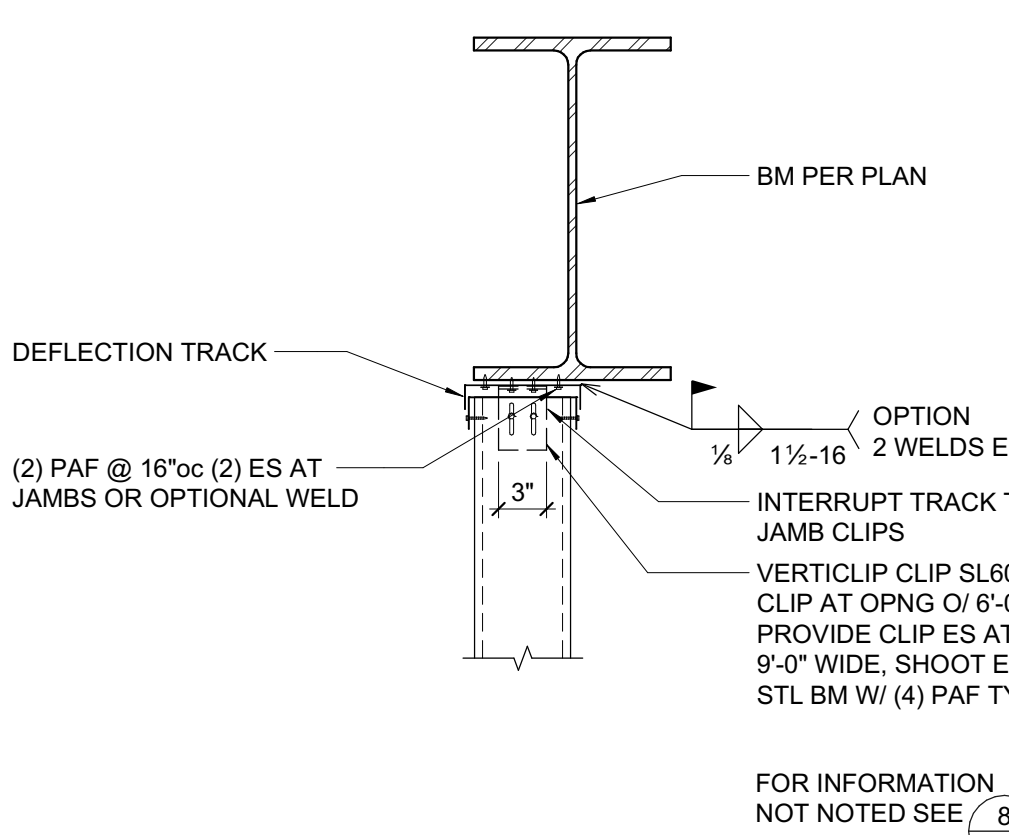
8 ATTACHMENT OF NON-BEARING STUDS TO STEEL BEAM
1\"/>

CLIP	CONN TO STUD	CONN TO ABV	MIN JAMB STUD THICKNESS	NOTES
SIMPSON SCW	(2) #14 SMS	(2) #12	43 MILS	
STL NETWORK SL CLIP	(3) #12 SMS	(3) #12	43 MILS	
4"x2"x97MILSX4 CLIP W/ 1/2"x2" VSH	(2) #12 SMS	(2) #12	43 MILS	

NOTE: PROVIDE CLIP ES JAMB STUD AT ALL OPENING GREATER THAN 4'-0"



9 JAMB STUD DEFLECTION TRACK
1\"/>



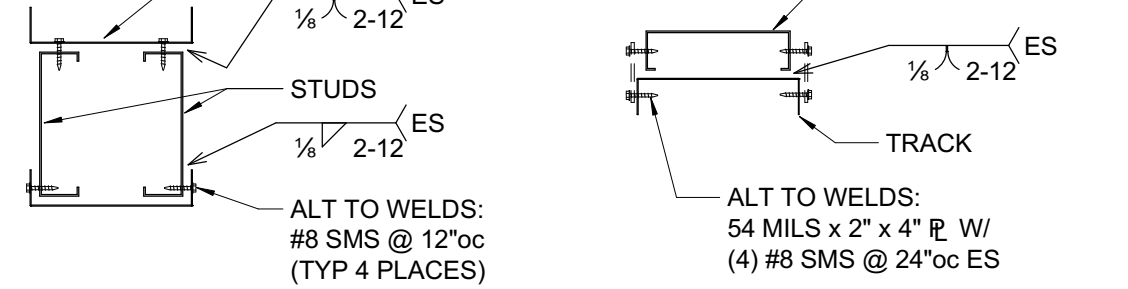
10 ATTACHMENT OF JAMB STUDS TO STEEL BEAM
1\"/>



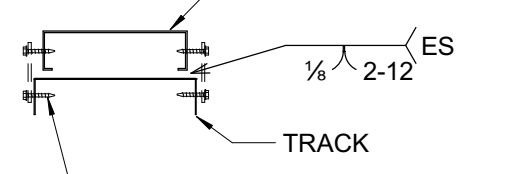
NOTE: SEE SCHEDULE 1 FOR REGD TRACK AND STUD SIZES.



TRACK & STUD



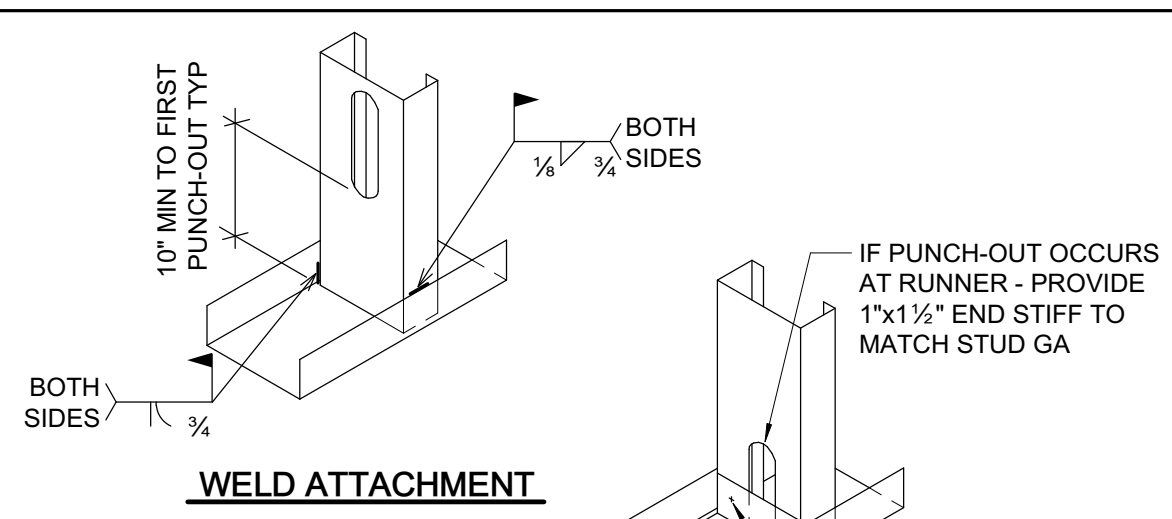
MULTIPLE TRACKS & STUDS



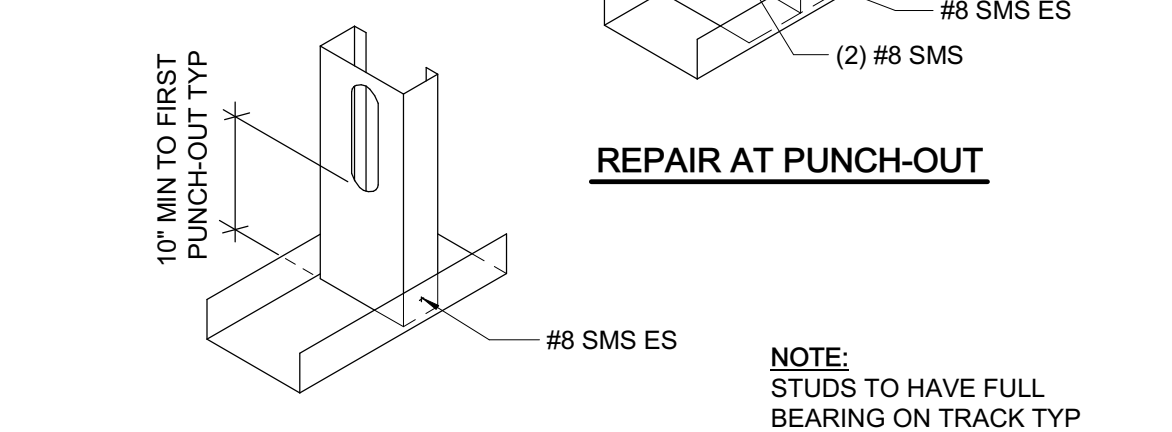
TRACK & STUD

B HEADER CONFIGURATIONS

C SILL CONFIGURATIONS



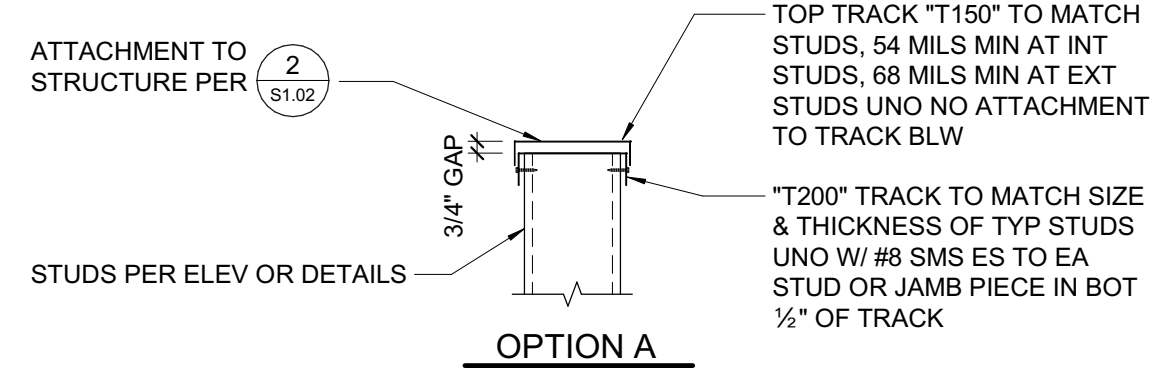
WELD ATTACHMENT



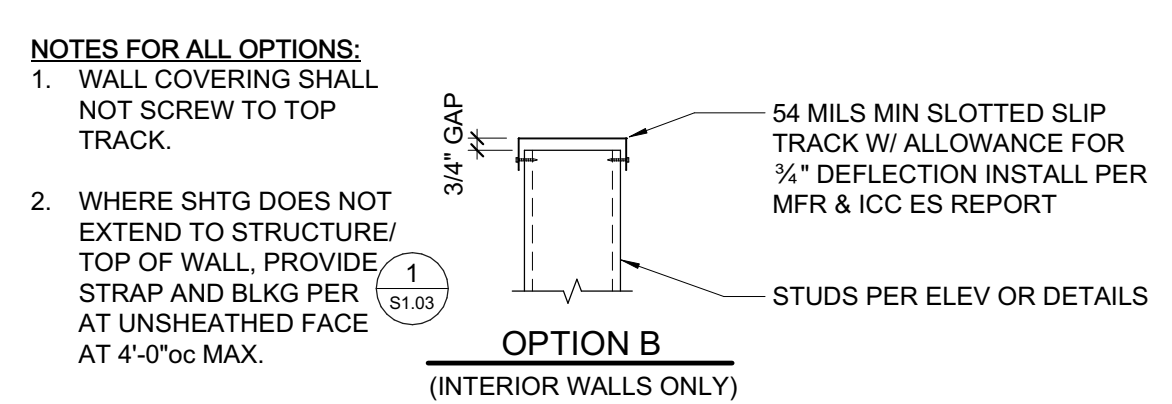
REPAIR AT PUNCH-OUT

SCREW ATTACHMENT

4 STUD OR JOIST TO TRACK
1\"/>

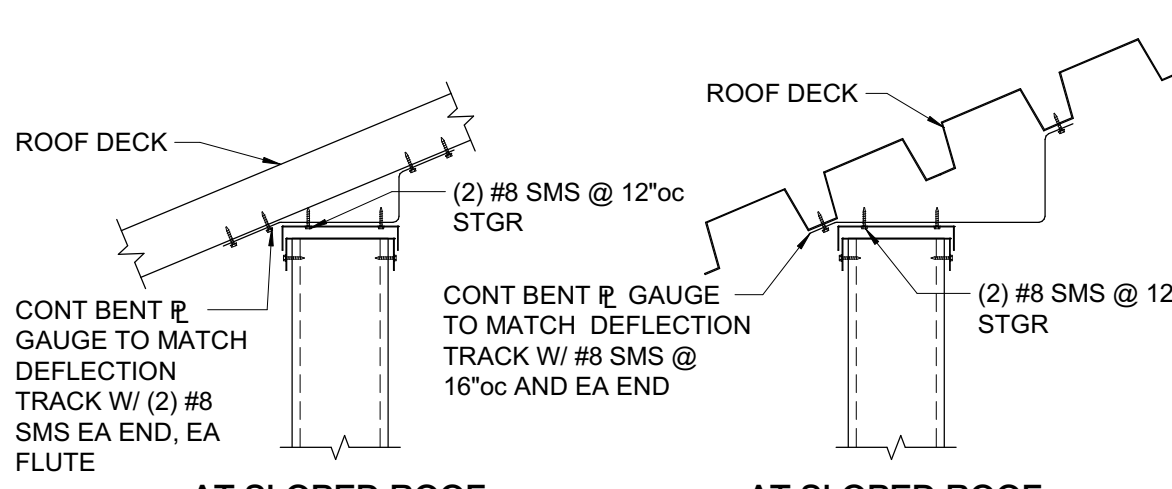


OPTION A



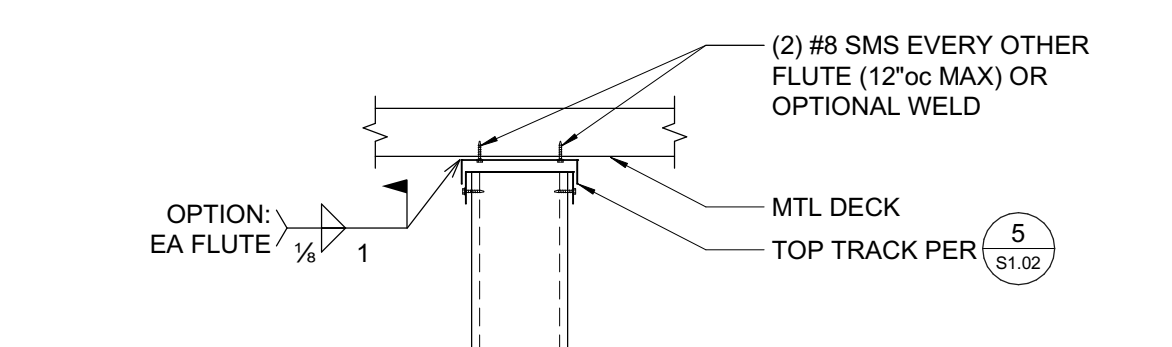
OPTION B (INTERIOR WALLS ONLY)

5 NON-BEARING WALL TRACK AT TOP
1\"/>

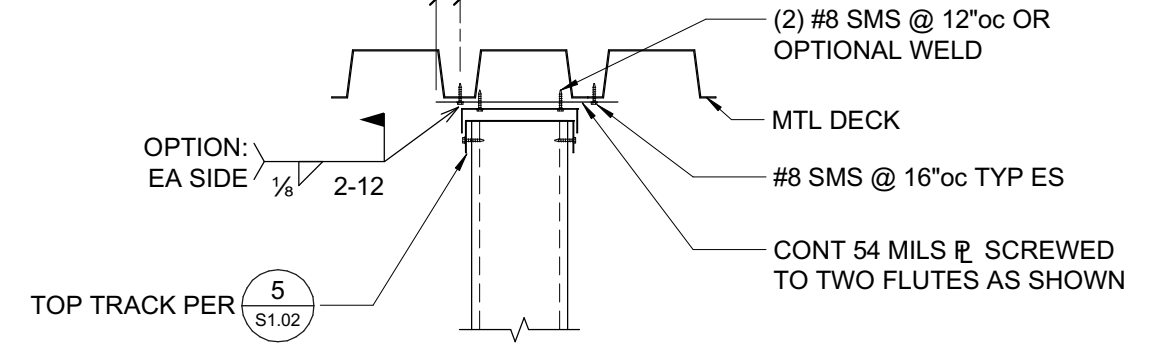


AT SLOPED ROOF

AT SLOPED ROOF

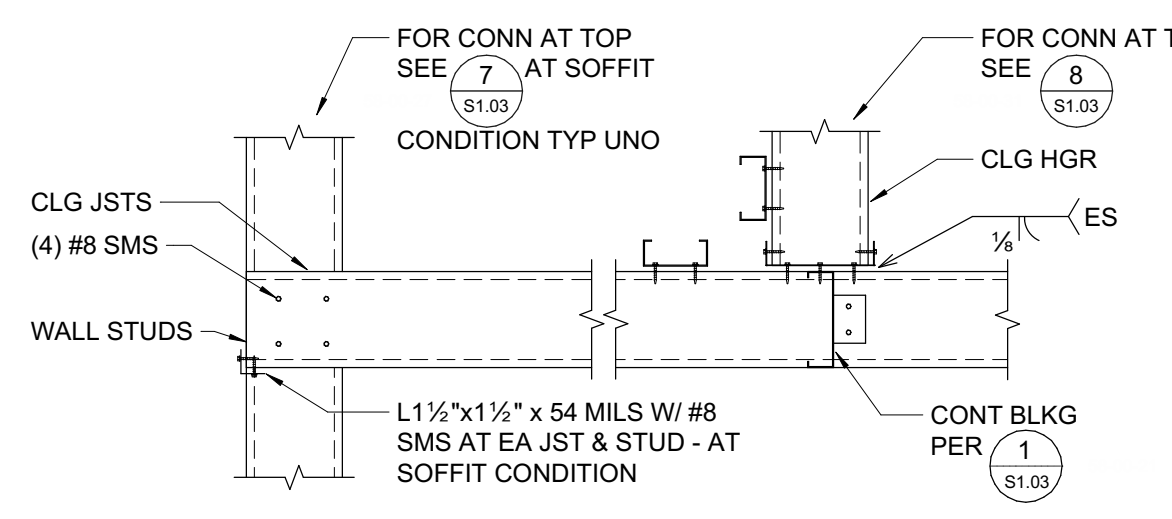


PERPENDICULAR TO FLUTES

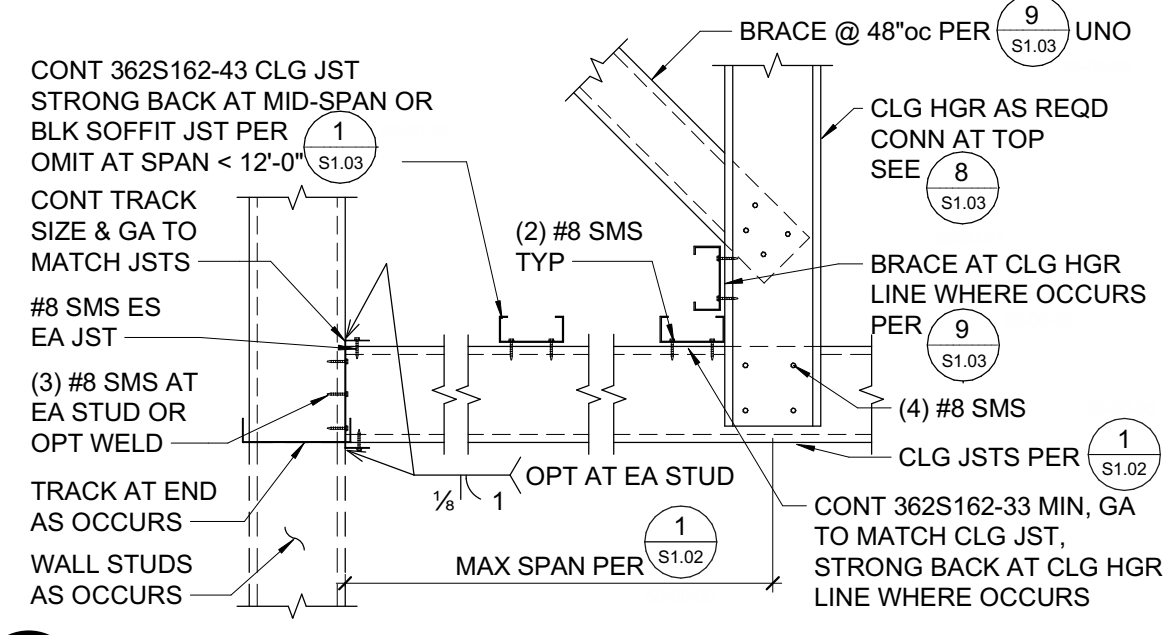


PARALLEL TO FLUTES

6 ATTACHMENT OF NON-BEARING STUDS TO METAL DECK
1\"/>



OPTIONAL ATTACHMENTS

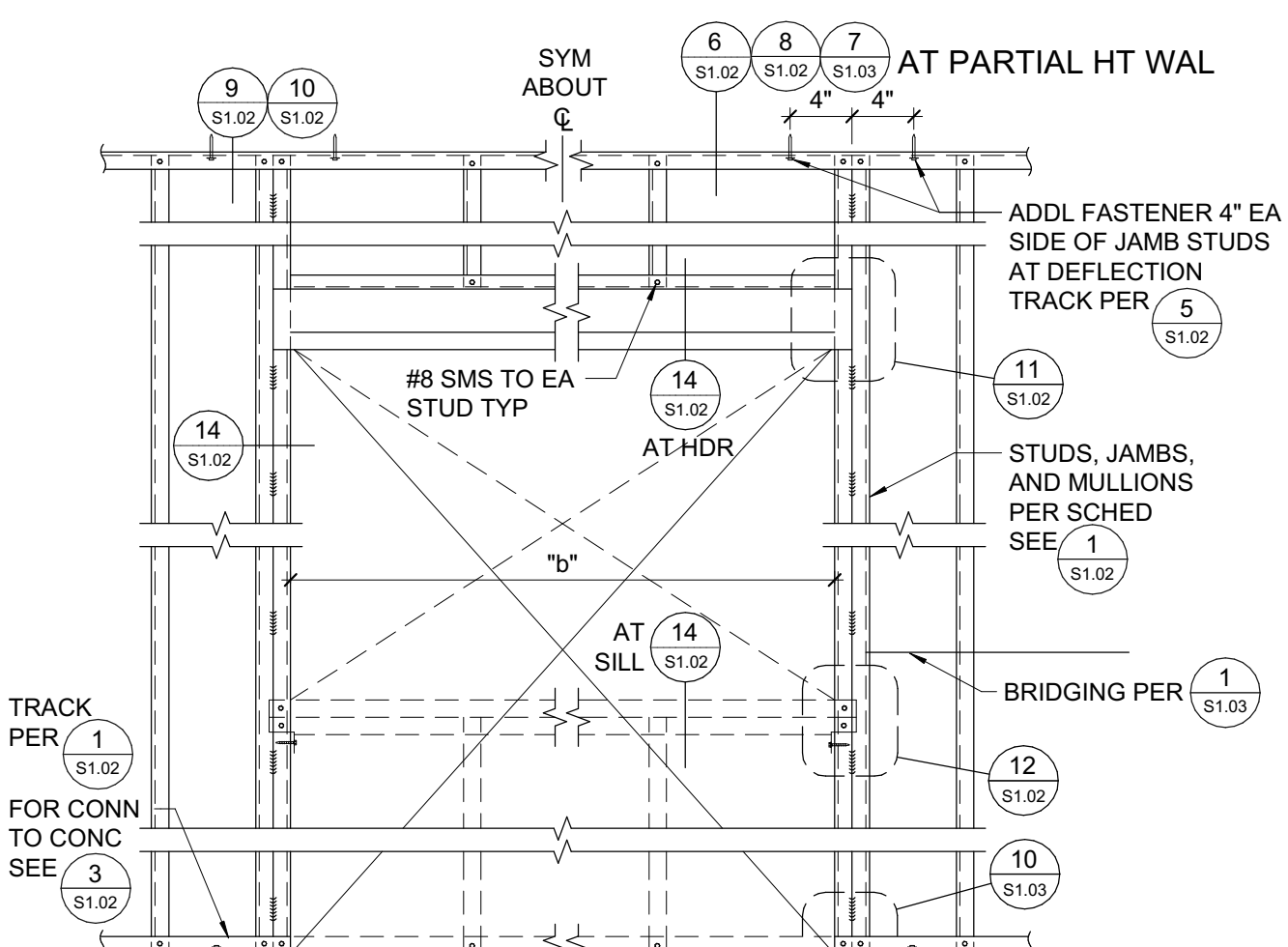


7 TYPICAL CEILING JOIST FRMG AT FULL HEIGHT METAL STUDS
1\"/>

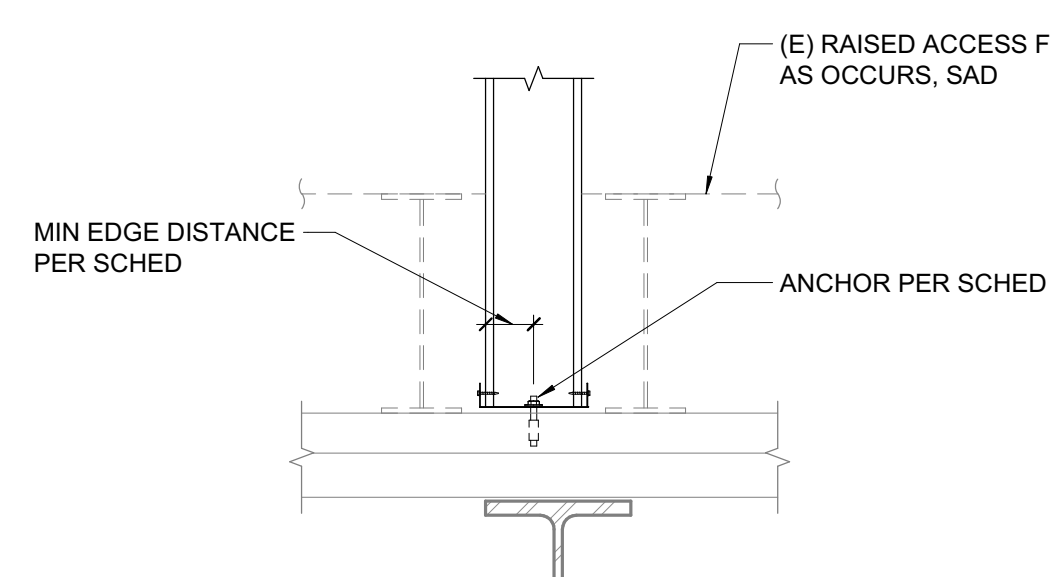
COLD FORMED FRAMING SCHEDULE				
LOCATION	MINIMUM MEMBER SIZE	MAX SPAN/LENGTH	MAX SPACING UNO	REFERENCE DETAIL
INTERIOR STUDS	362S162-33	10'-0"	16"oc	
	600S162-33	15'-0"	16"oc	
INTERIOR STUDS W/ SHELVING OR EQUIPMENT ANCHORAGE	362S162-54	15'-0"	16"oc	
	600S162-43	15'-0"	16"oc	
INTERIOR HEADERS	(2) 600S162-43 STUDS AND (2) 362T150-43 TRACKS	b ≤ 12'-0"		SEE 
	(2) 800S162-43 STUDS AND (2) 600T150-33 TRACKS			
	(2) 362S162-33 STUDS AND (2)362T150-43 TRACKS	b ≤ 8'-0"		
	362T200-43 (OR 600T200-43)	b ≤ 4'-0"		
INTERIOR SILLIS	362S162-43 STUD AND 362T150-43 TRACK (OR 600S162-33 AND 600T150-33)	b ≤ 12'-0"		SEE 
	362T150-43 (OR 600T150-43)	b ≤ 8'-0"		
	(2) 362S162-43 (OR (2) 600S162-33)	15'-0"	b ≤ 12'-0"	
INTERIOR JAMBS	362S162-43 (OR 600S162-33)	15'-0"	b ≤ 4'-0"	SEE 
CEILING JOISTS	362S162-33	10'-0"	16"oc	SEE 
	600S162-43	17'-0"	16"oc	
CEILING HANGERS	362S162-43	h ≤ 6'-0"		SEE 
	362S162-43 & 362T150-43	h ≤ 8'-0"		

- TYPICAL TRACKS TO BE SAME GAUGE AS STUD, 43 MIL MIN (UNO), FLANGE TO BE 1 1/2" MIN.
- AT EXTERIOR WALL W/ BUMP OUT BOTH MAIN WALL & FURRING WALL ARE EXTERIOR STUDS. PROVIDE BRIDGING @ 4'-0" MAX PER 1S1.02 AT BOTH WALLS.
- A WALL W/ ANY PORTION HAVING EXTERIOR EXPOSURE SHALL BE FRAMED ENTIRELY AS AN EXTERIOR WALL.
- MULTIPLE ADJACENT WINDOWS TO EACH HAVE INDIVIDUAL HEADERS AND FULL JAMB STUDS BETWEEN WINDOWS.
- TYP WALL BRIDGING/BLKG PER 1S1.03.
- TYP STUD/JOIST TO TRACK PER 4S1.02.
- COORDINATE STUD DEPTH W/ ARCH DRAWINGS. INCREASE MIN HDR, SILL OR JAMB MEMBER DEPTHS AS REQD TO MATCH ACTUAL WALL STUD DEPTH.
- "b" INDICATES OPENING WIDTH PER 2S1.02.
- JAMBS TO CONTINUE TO FOUNDATION AT MULTI-STORY CONDITIONS.
- METAL STUD SECTIONS THAT ARE PART OF BUILT-UP HEADERS SHALL BE UNPUNCHED.

1 SCHEDULE - COLD FORMED METAL FRAMING, UNO
3/4\"/>



2 INTERIOR NON-BEARING WALL (OPENING AS OCCURS)
1\"/>



A CONC OVER METAL DECK

	ANCHOR TYPE, DIAMETER AND SPACING			
LOCATION	SCREW ANCHOR	POWDER DRIVEN PINS	EXPANSION ANCHOR	DETAIL
INTERIOR WALL SLAB ON MTL DECK	¾"Ø @ 48"OC	0.157"Ø @ 16"OC	¾"Ø @ 48"OC	(A)
MIN CONC EDGE DISTANCE	1¾"	3"	3"	
REF DETAIL & NOTES	(2) 21.61	STAGGER PINS	(3) 31.61	

- NOTES:
- PROVIDE (2) ANCHORS MIN PER TRACK SEGMENT.
 - FOUNDATION AND SLAB REINFORCING PER OTHER DETAILS.
 - CENTER FASTENERS W/ TRACK UNO.
 - SEE PLAN AND SCHEDULE FOR ADDITIONAL ANCHORAGE REQUIREMENTS, AS OCCURS.
 - PROVIDE ANCHOR EACH END OF TRACK. END DISTANCE MIN 1 1/2" & MAX 3" OR MIN CONCRETE EDGE DISTANCE AS OCCURS.

3 TYPICAL BOTTOM TRACK ANCHORS AT CONCRETE AND STEEL
1\"/>

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santa rosa ca 95404
zfa job no. 21332



Sonoma County Sheriff's Office Administration Building: REDCOM, Sheriff Office Tenant Improvement

2796 Ventura Ave,
2nd Floor
Santa Rosa, CA 95403

REVISIONS

No.	Description	Date
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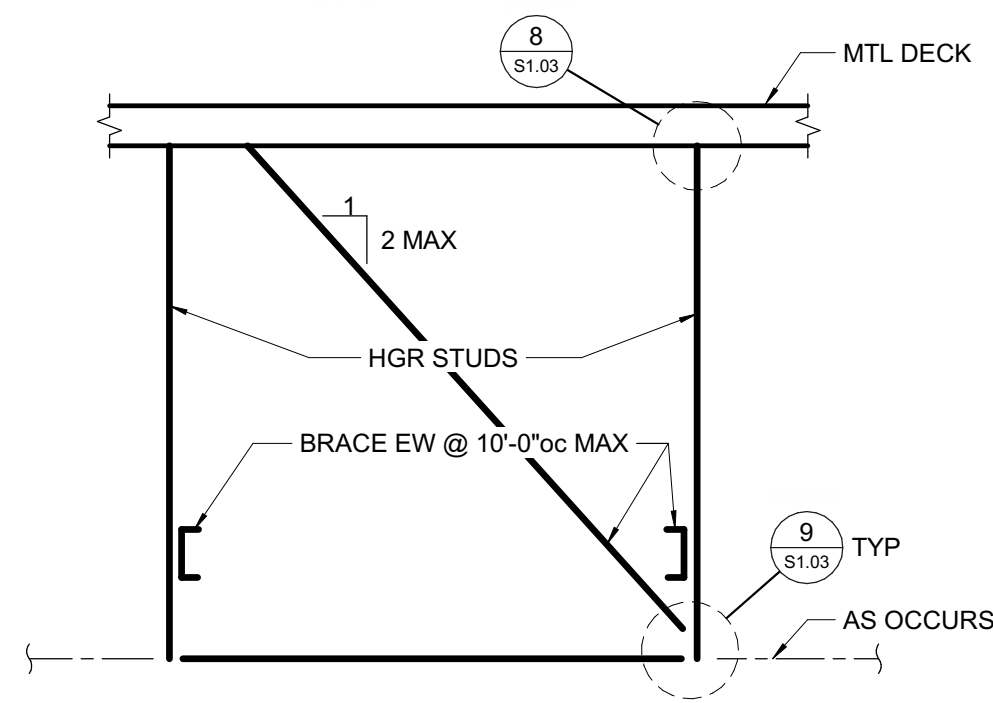
PERMIT SUBMITTAL

Sheet Title
TYPICAL CFS ELEVATION AND CONNECTION DETAILS

Drawn By: JS
As indicated

Date: 06.25.2025
Project No. 2020093

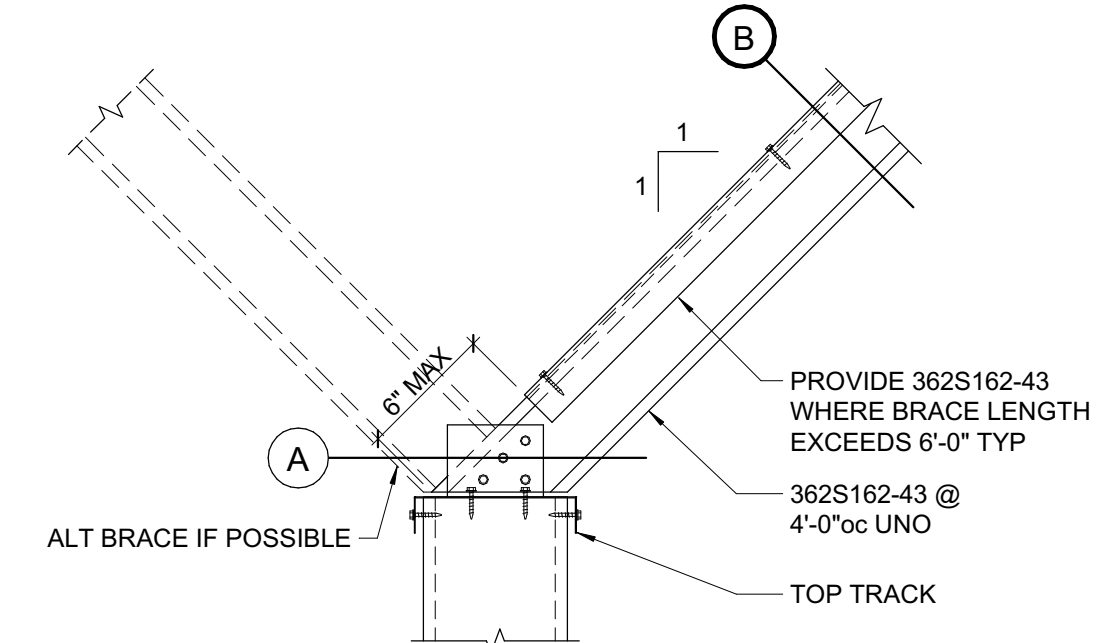
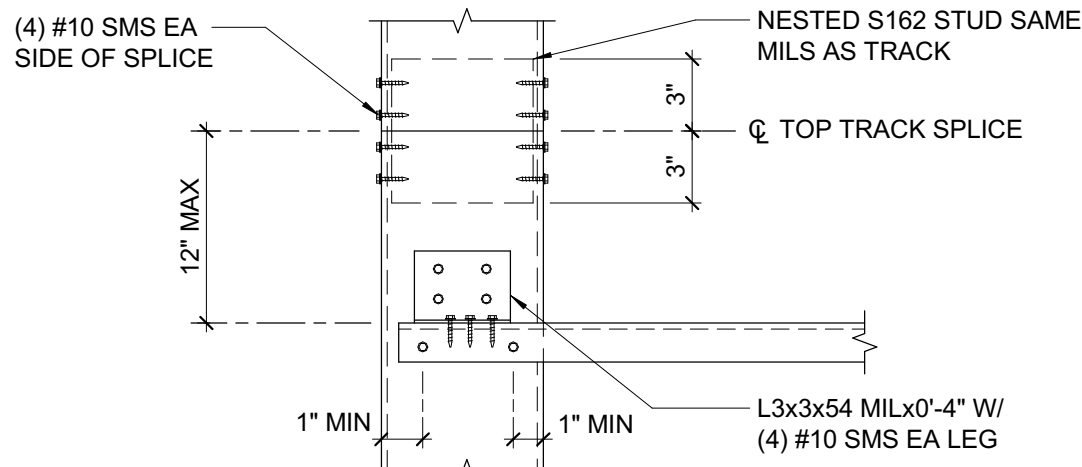
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REVIEWED FOR CODE COMPLIANCE - PERMIT SONOMA



- NOTE:
- SEE SCHEDULE 1/81.02 FOR SIZE & SPACING OR FRAMING.
 - SAD FOR CONFIGURATION AND LOCATION OF SOFFITS.
 - BRACE NOT REQD AT FULL HEIGHT METAL STUDS.
 - BRACING & HANGER STUDS REQD AT CEILING ELEVATION CHANGE.

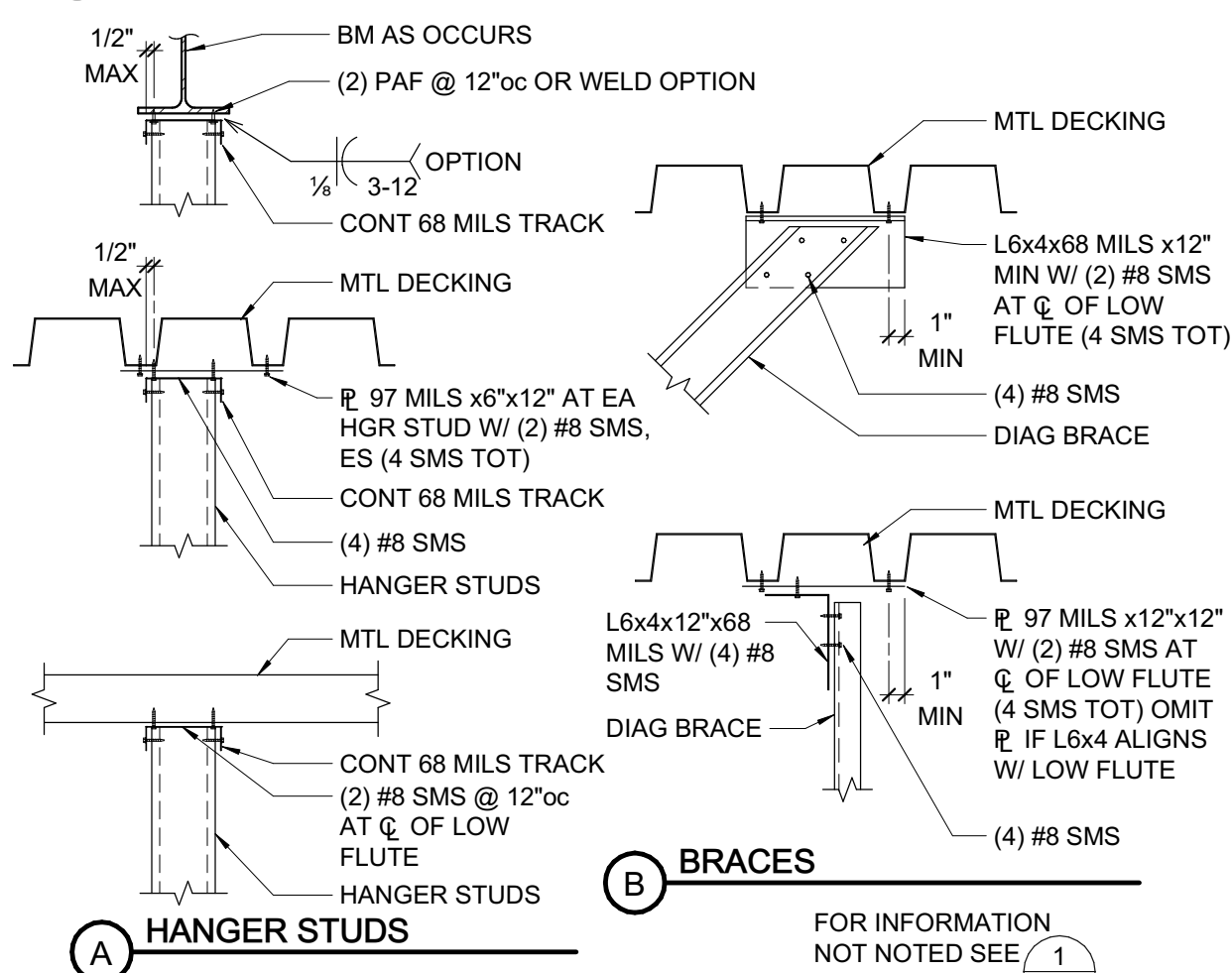
11 TYPICAL SOFFIT/HUNG CEILING FRAMING (SCHEMATIC)

1" = 1'-0"



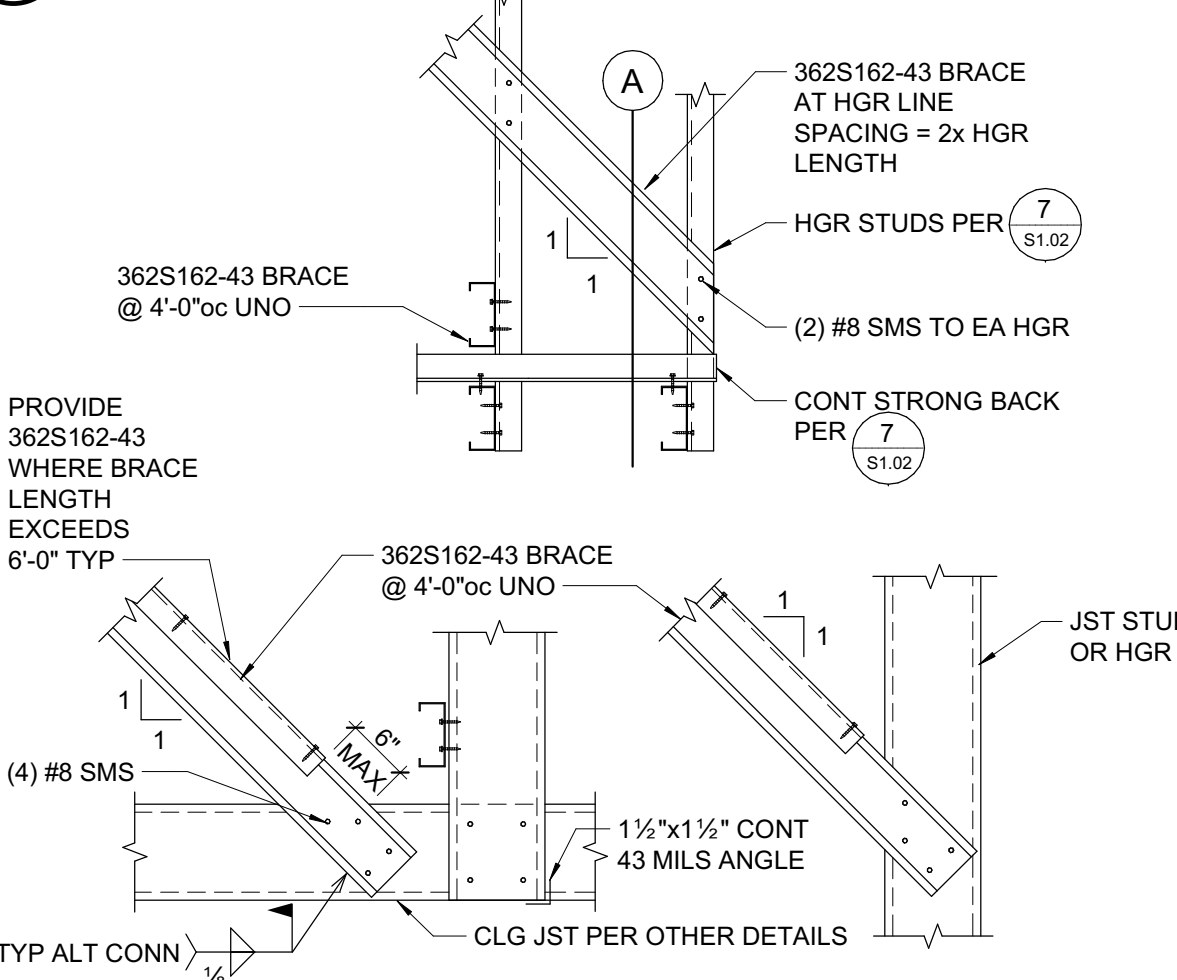
7 TYPICAL BRACE AT TOP OF PARTIAL HT WALL

1 1/2" = 1'-0"



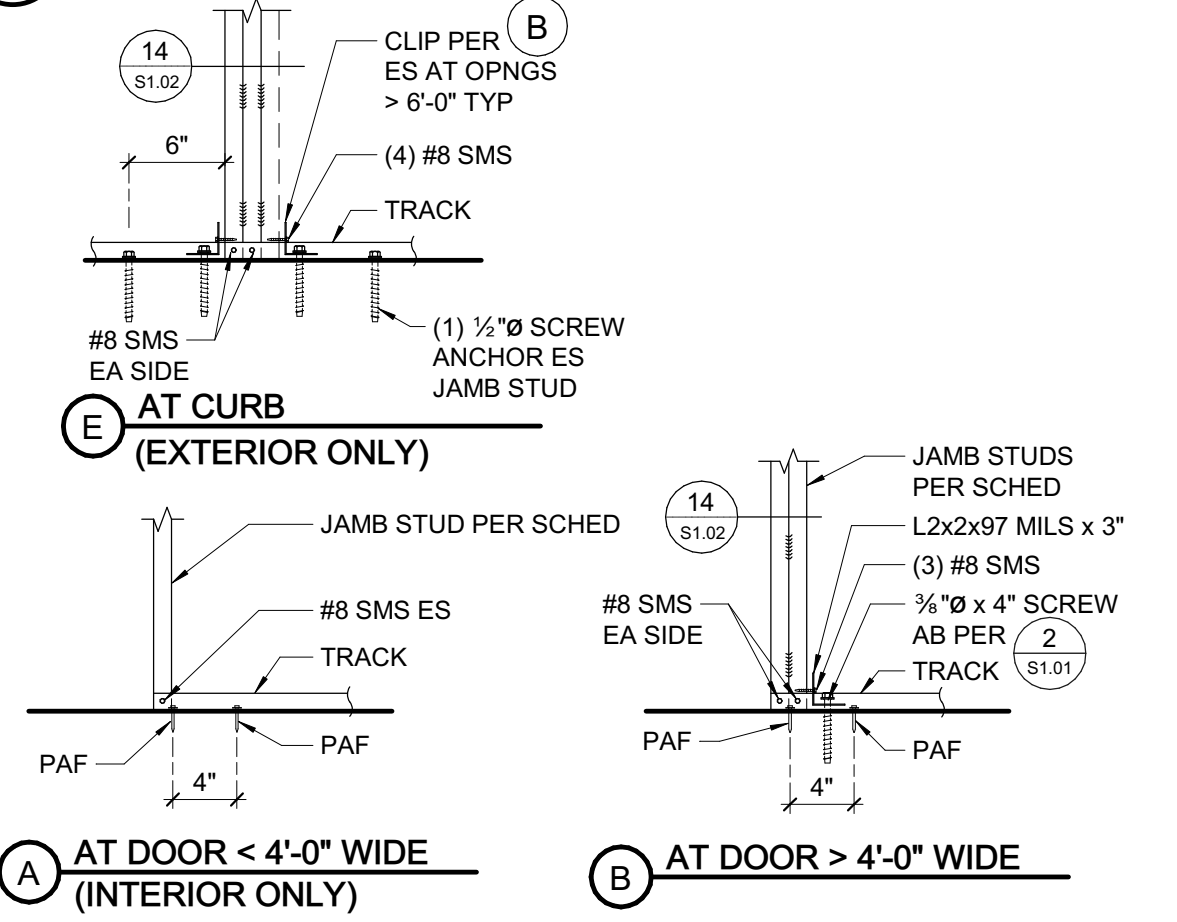
8 HANGERS & BRACES AT METAL DECK

1" = 1'-0"



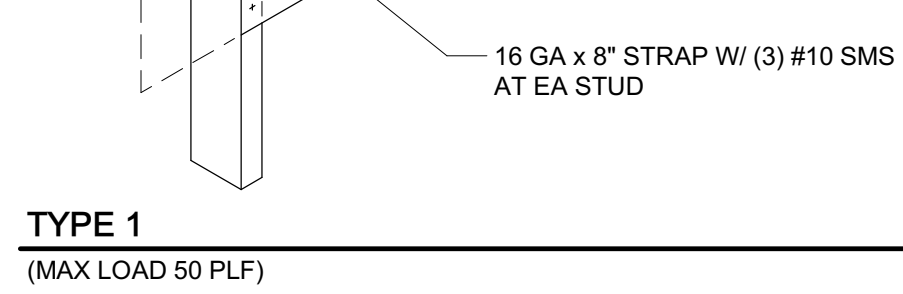
9 TYPICAL BRACE CONNECTIONS

1" = 1'-0"



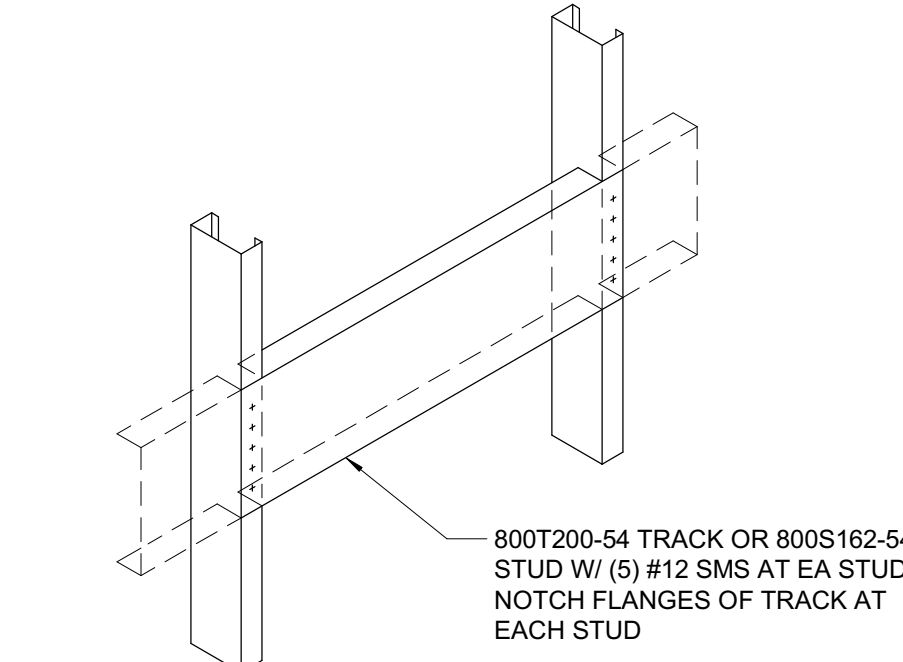
10 JAMB STUD BASE

1" = 1'-0"



TYPE 1

(MAX LOAD 50 PLF)

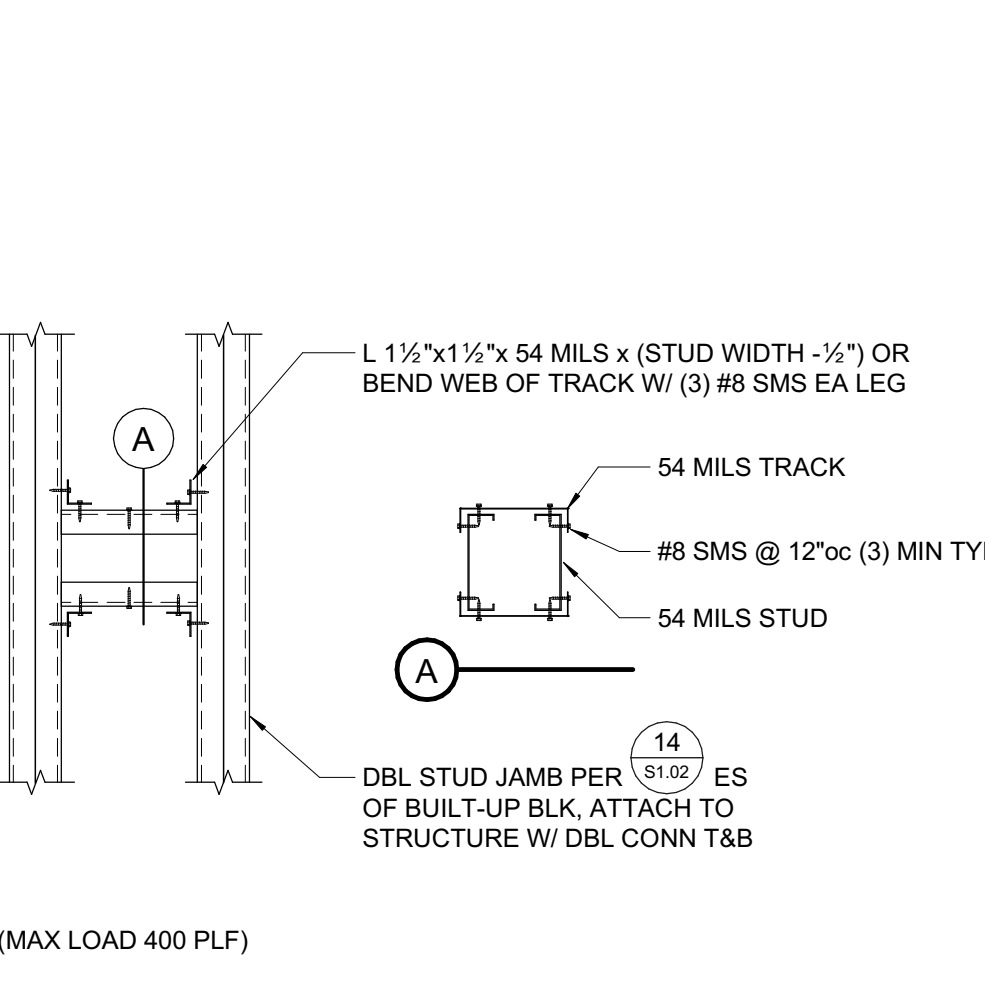


TYPE 2

(MAX LOAD 200 PLF)

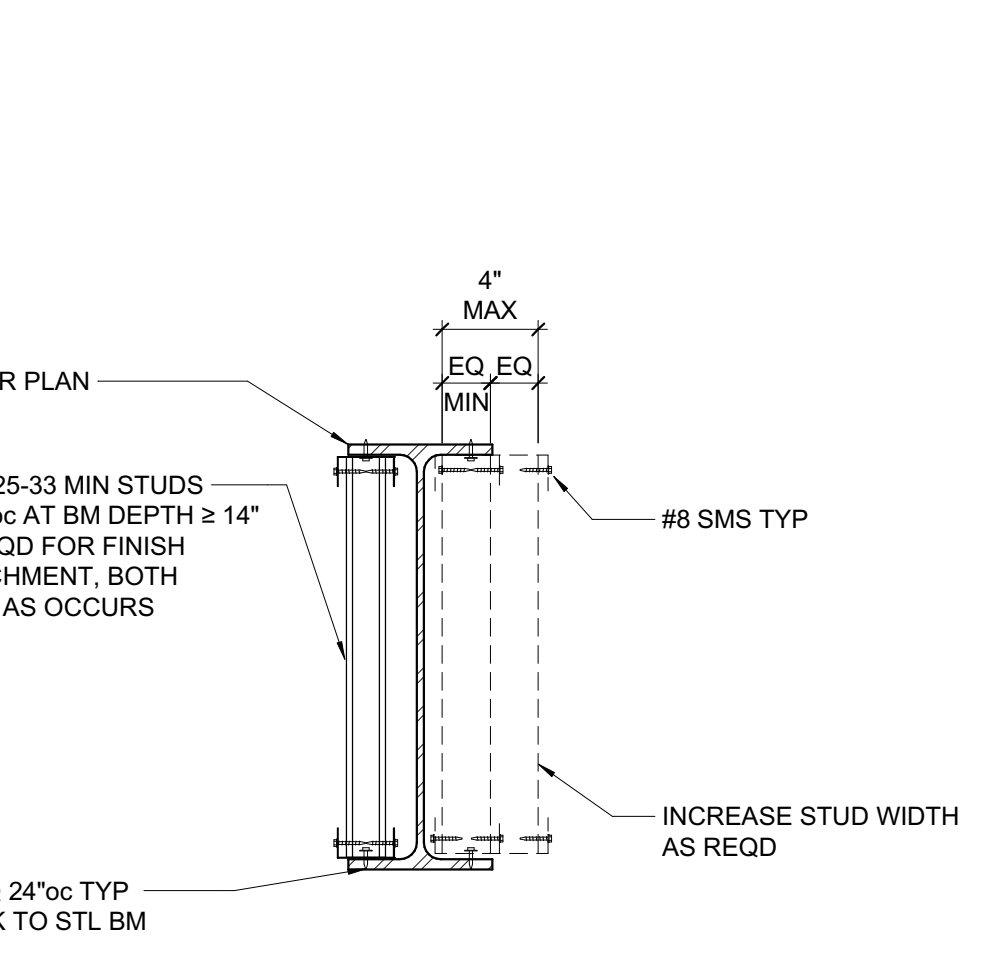
4 WALL BACKING PLATE

1" = 1'-0"



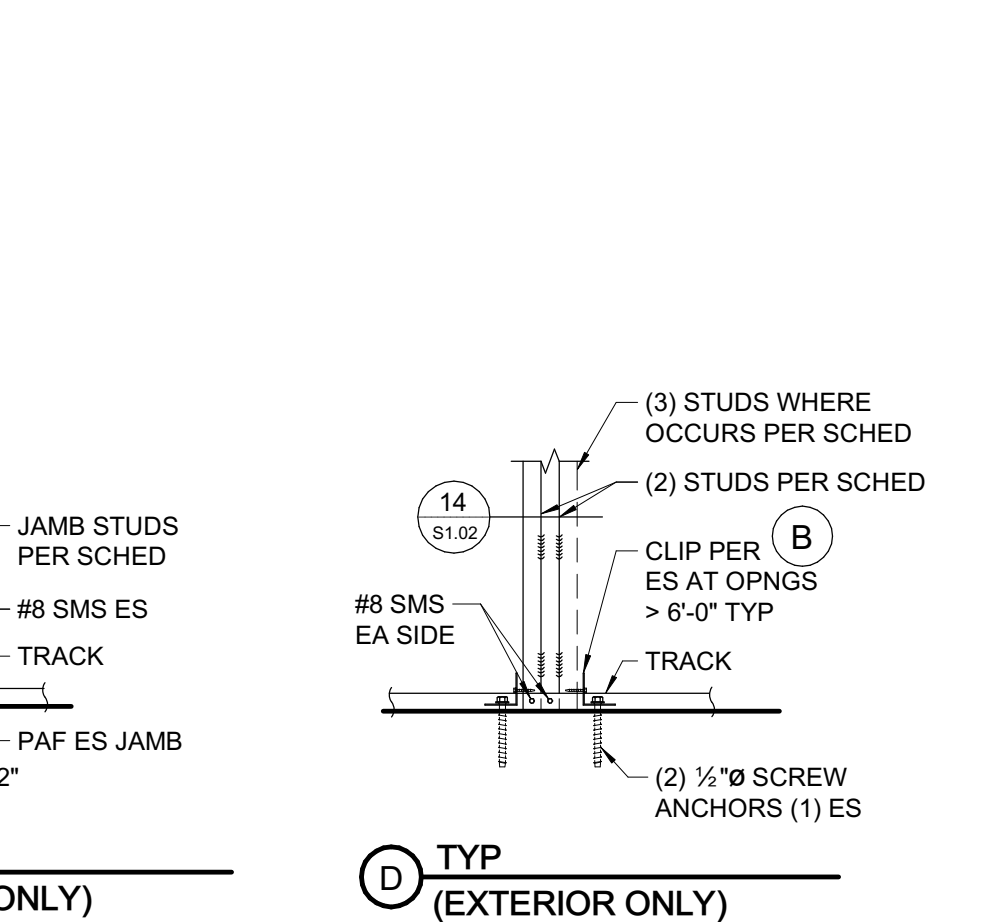
5 HEAVY DUTY WALL BACKING PLATE

1" = 1'-0"



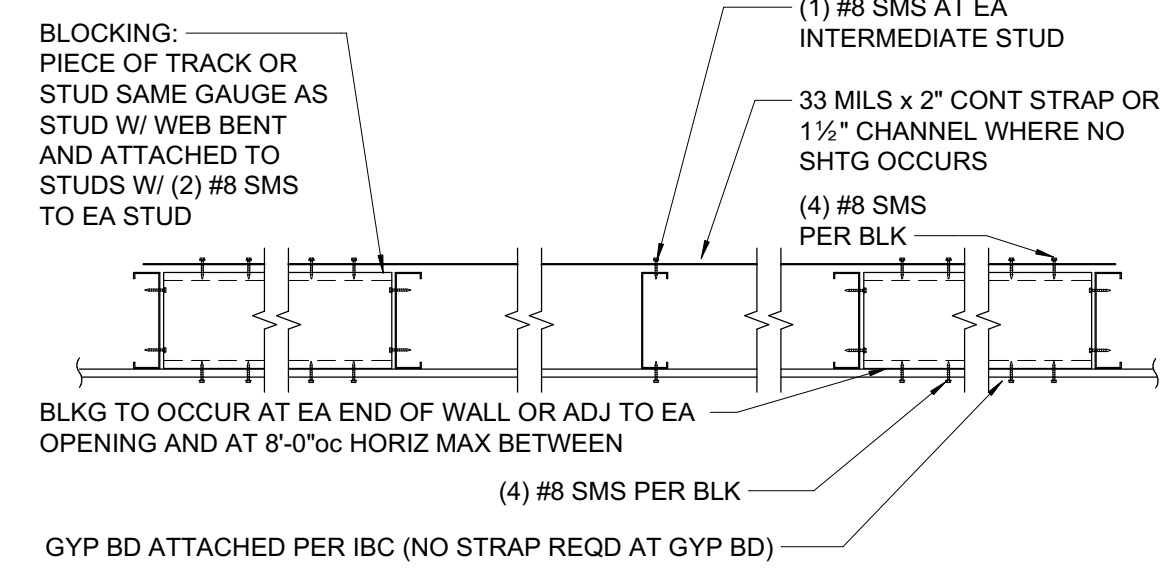
6 INFILL AT STEEL BEAM

1 1/2" = 1'-0"

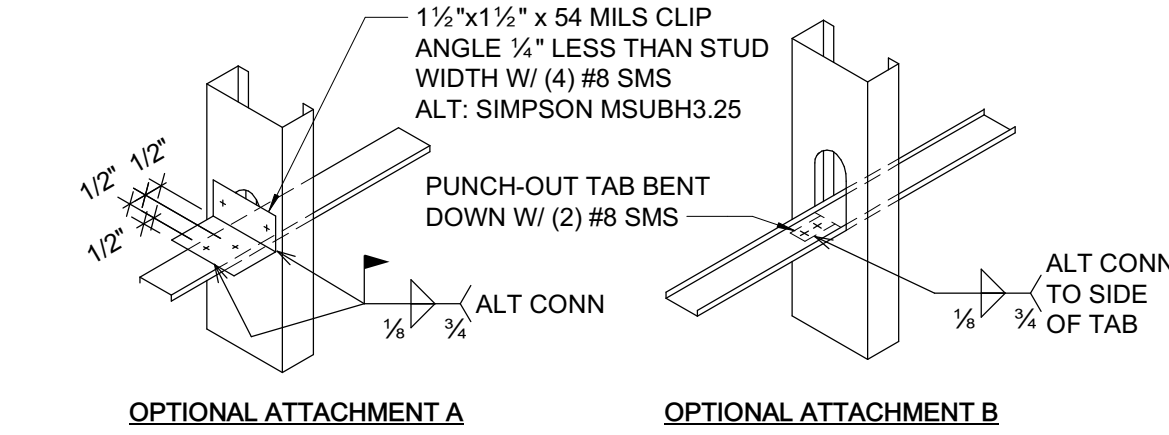
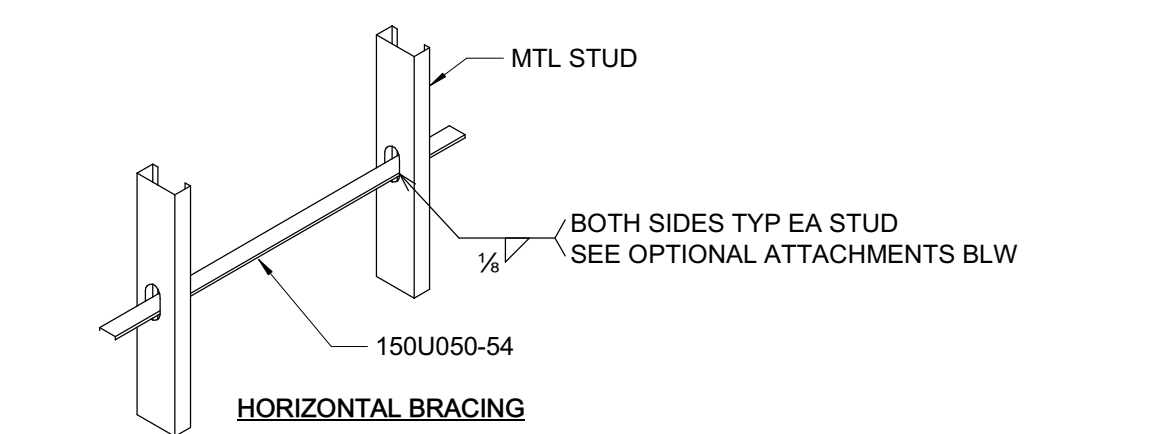


11 TYPICAL CORNERS AND INTERSECTIONS

1" = 1'-0"



OPTION 2

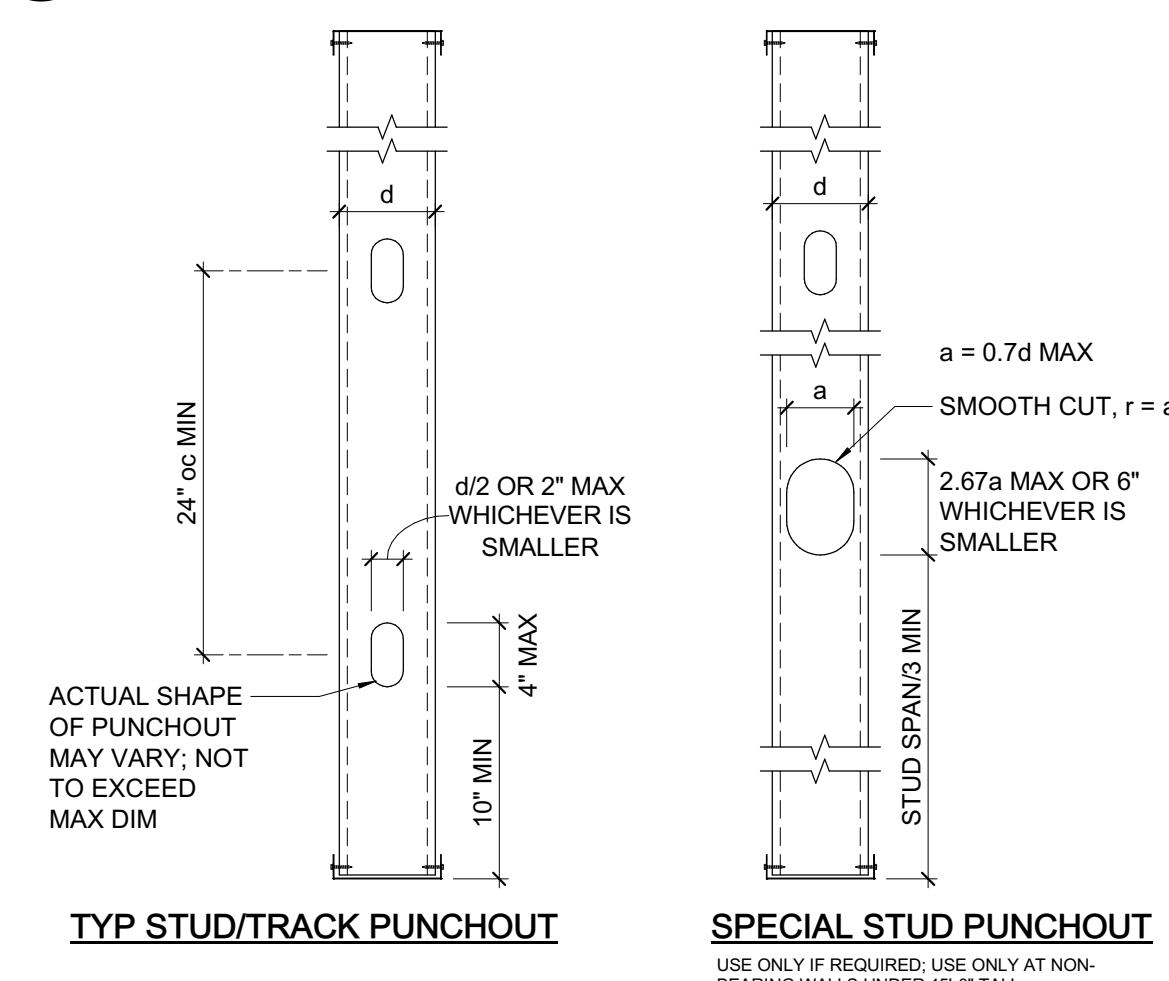


OPTION 1

- NOTES:
- BRIDGING MAY BE PER OPTION 1 OR 2.
 - PROVIDE BRIDGING @ 4'-0" OC.
 - BRIDGING IS NOT REQUIRED WHERE PROPERLY ATTACHED SHEATHING (NOT GYP) OCCURS ON BOTH SIDES OF STUDS. GYPSUM SHEATHING MAY BE USED AT NON-BEARING STUDS.
 - 8" MAX STUD DEPTH.
 - PROVIDE BLOCKING PER OPTION 2 AT LOCATIONS INDICATED ON DRAWINGS OR OTHER DETAILS.
 - GENERAL CONTRACTOR TO COORDINATE BRIDGING LOCATIONS WITH MEP.

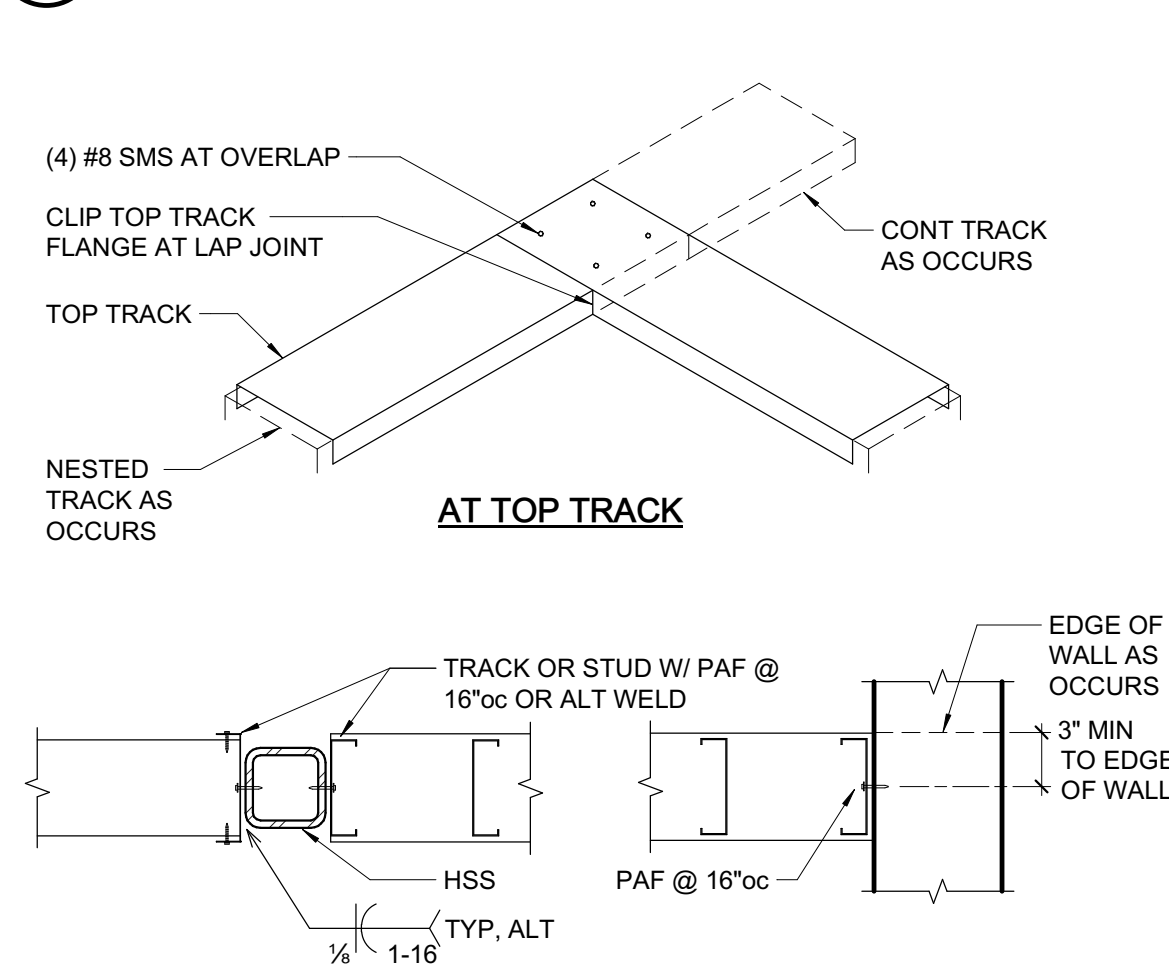
1 WALL BRIDGING/BLOCKING

1" = 1'-0"



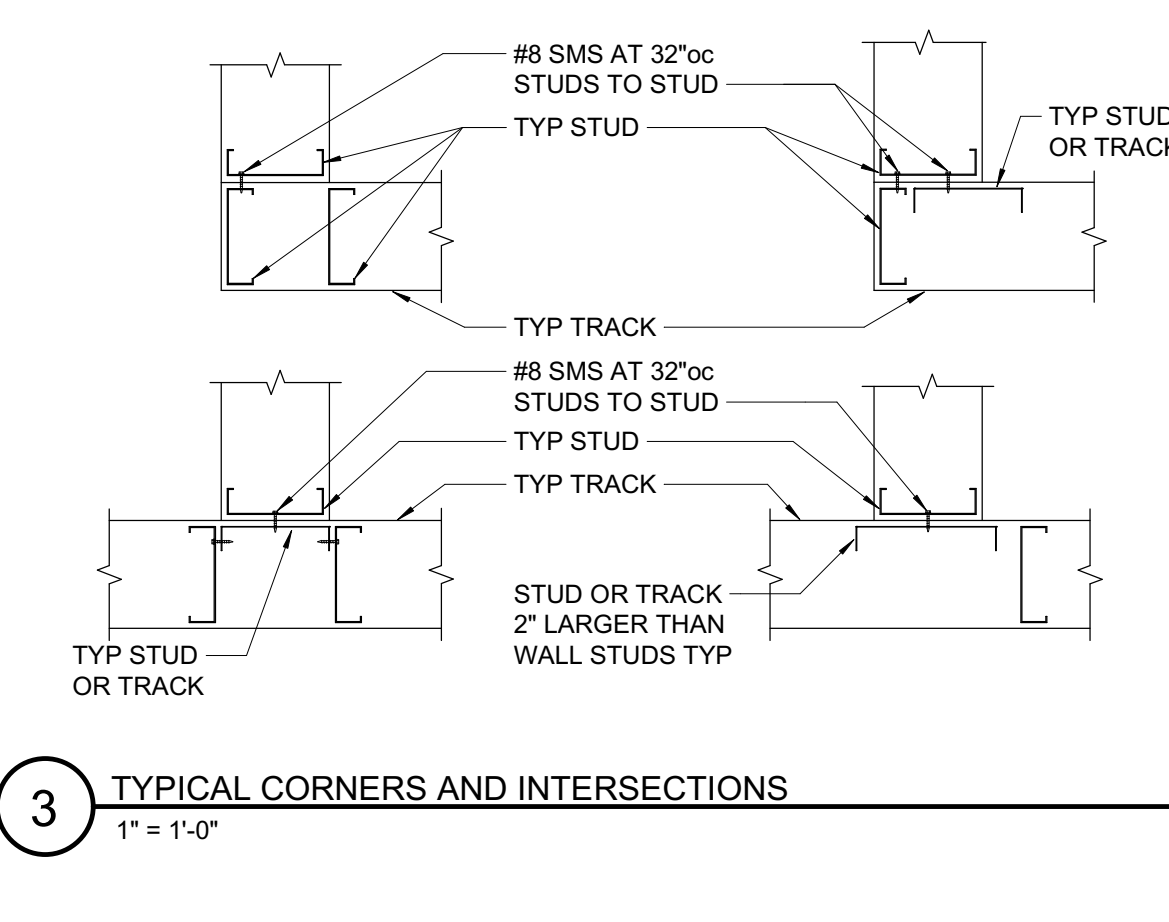
2 TYPICAL STUD PUNCHOUT

1" = 1'-0"



3 TYPICAL CORNERS AND INTERSECTIONS

1" = 1'-0"



11 TYPICAL CORNERS AND INTERSECTIONS

1" = 1'-0"

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zfa job no. 21332



Sonoma County Sheriff's Office Administration Building: REDCOM, Sheriff Office Tenant Improvement

2796 Ventura Ave,
2nd Floor
Santa Rosa, CA 95403

REVISIONS

No.	Description	Date
1	FOR INFORMATION NOT NOTED SEE 1/81.02	

PERMIT SUBMITTAL

1725-3988 Plans Examiner: Paul Marquez
Reviewed for Code Compliance - PERMIT SONOMA

Sheet Title

TYPICAL CFS SOFFIT & MISCELLANEOUS DETAILS

Drawn By JS
Checked By AJZ

Scale:
As indicated

Date:
06.25.2025

Project No. 2020093

1725-3988 Permit #: B1725-3988

Reviewed for Code Compliance - PERMIT SONOMA

1725-3988 Plans Examiner: Paul Marquez

06.25.2025

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06.25.2025

Project No. 2020093

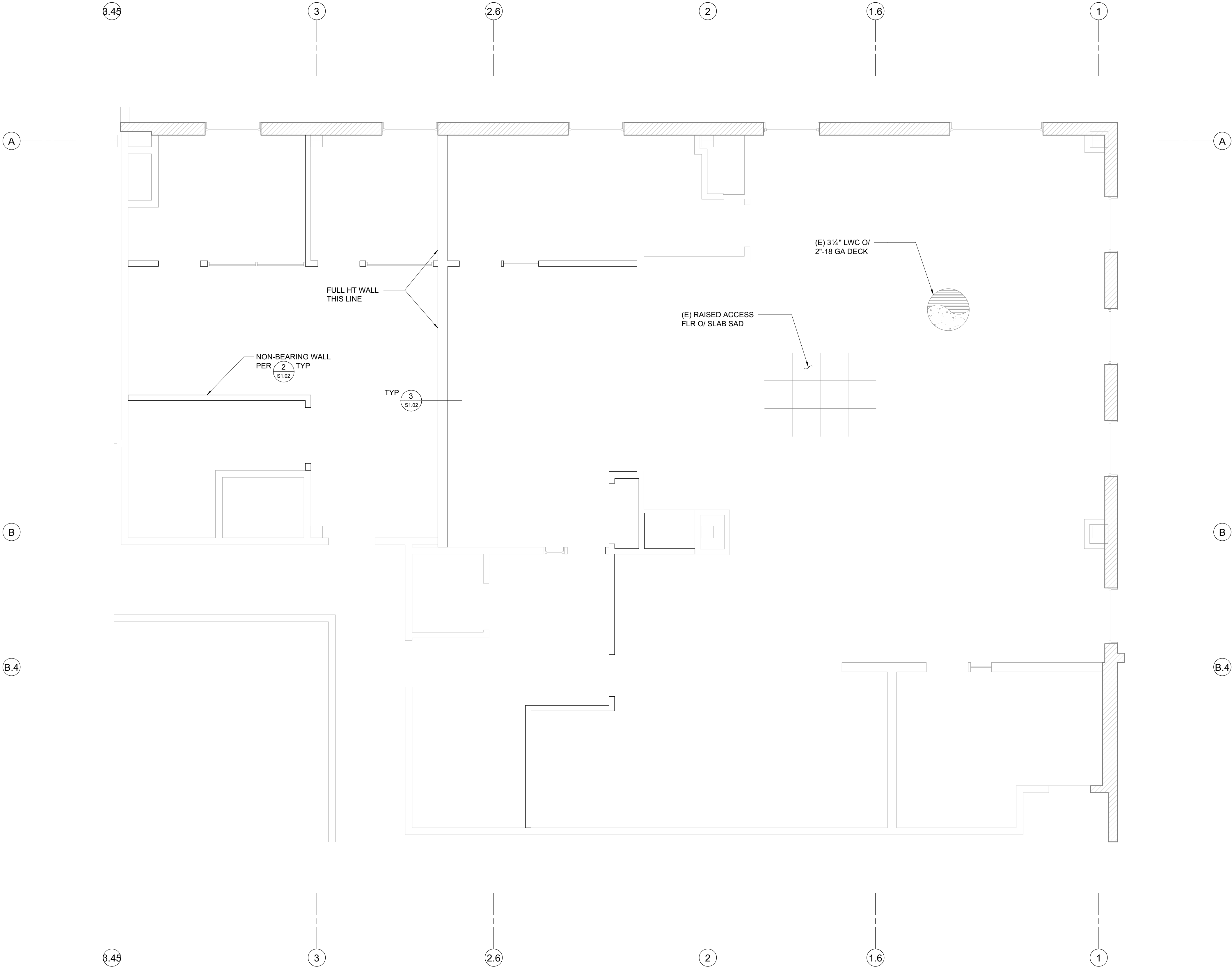
1725-3988 Permit #: B1725-3988

Reviewed for Code Compliance - PERMIT SONOMA

1725-3988 Plans Examiner: Paul Marquez

06.25.2025

Project No. 2020093



- FRAMING PLAN NOTES:**
- REFER TO SHEETS **S2.01**, **S1.01**, **S1.02**, **S1.03** AND **S5.01** FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
 - COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
 - NO VERTICAL OR HORIZONTAL PIPES OR CONDUITS SHALL BE LOCATED THROUGH STEEL FRAMING, COLUMNS, OR BASE PLATES. CONDUIT OR PLUMBING NOT ALLOWED WITHIN CONCRETE FILL ON METAL DECK. PROVIDE FURRING WHERE REQUIRED TO CLEAR UTILITY SYSTEMS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE RESTRICTIONS.
 - FIRE PROTECTION SYSTEM SUPPORTS TO BE LOCATED TO MAINTAIN A MAXIMUM OF (2) 500 LB MAX POINT LOADS WITH 15'-0" MINIMUM SEPARATION TO ANY STEEL BEAM. NO SUPPORTS TO BE HUNG FROM METAL DECKING.
 - SEE ARCHITECTURAL DRAWINGS FOR EDGE OF SLAB, FACE OF WALL, ETCETERA.
 - SEE ARCHITECTURAL DRAWINGS FOR TOP OF SLAB OR TO TOP OF STEEL ELEVATION.
 - BEAM CENTERLINES TO ALIGN WITH COLUMN CENTERLINES, UNLESS NOTED OTHERWISE.
 - BEAMS TO BE EQUALLY SPACED IN EACH BAY, UNLESS NOTED OTHERWISE.
 - SEISMIC GAPS WHERE NOTED ARE DIMENSIONED CLEAR BETWEEN WALL FINISHES. WALLS AT SEISMIC SEPARATION JOINTS SHALL BE FRAMED AS EXTERIOR WALLS, UNO. THIS GAP TO BE MAINTAINED ENTIRELY CLEAR TO ALLOW FOR DIFFERENTIAL BUILDING MOVEMENT. NO PIPES, CONDUITS, ETCETERA SHALL BE LOCATED WITHIN THE GAP. PROVIDE FLEXIBLE COUPLINGS AT ALL UTILITIES CROSSING SEISMIC GAPS.

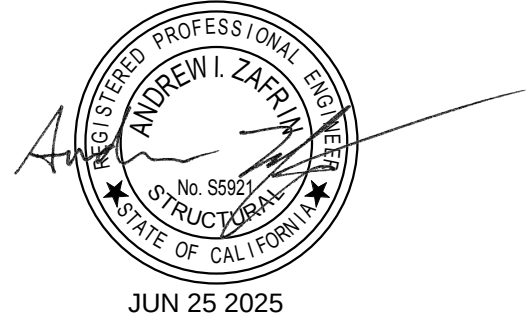
PLAN LEGEND		
SYMBOL	REFERENCE DETAIL	DESCRIPTION
(88)		INDICATES GRIDLINE AT CENTERLINE OF COLUMN
I		INDICATES (E) STEEL COLUMN.
W18x26 (12) C+1"		INDICATES BEAM SIZE, (NUMBER OF WELDED STUDS) AND CAMBER. PROVIDE STUDS @ 24"oc MAX SPACING AT ALL BEAMS SUPPORTING CONCRETE FILL OVER METAL DECK. UNLESS NOTED OTHERWISE, ADD STUDS AS REQUIRED. (NS) INDICATES NO STUDS. WHERE NO CAMBER IS SPECIFIED FABRICATE BEAM WITH NATURAL CAMBER UP.
		INDICATES METAL DECK (WITH CONCRETE FILL AS OCCURS) AND DIRECTION OF SPAN
1/S1.02		INDICATES COLD FORMED STEEL WALL.
MU 1,000#		INDICATES APPROXIMATE LOCATION, SIZE AND MAXIMUM WEIGHT OF MECHANICAL UNIT. SEE MECHANICAL DRAWINGS FOR ANCHORAGE AND ADDITIONAL INFORMATION.
		INDICATES EXISTING FRAMING.
		INDICATES (E) CONCRETE MASONRY UNIT WALL.

SECOND FLOOR PLAN
1/4" = 1'-0"

DLR GROUP
Ross Drulis Cusenbery

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**Sonoma County
Sheriff's Office
Administration
Building: REDCOM,
Sheriff Office
Tenant
Improvement**

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REVISIONS		
No.	Description	Date

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Sheet Title
SECOND FLOOR PLAN

Drawn By JS

Checked By AJZ

Scale:
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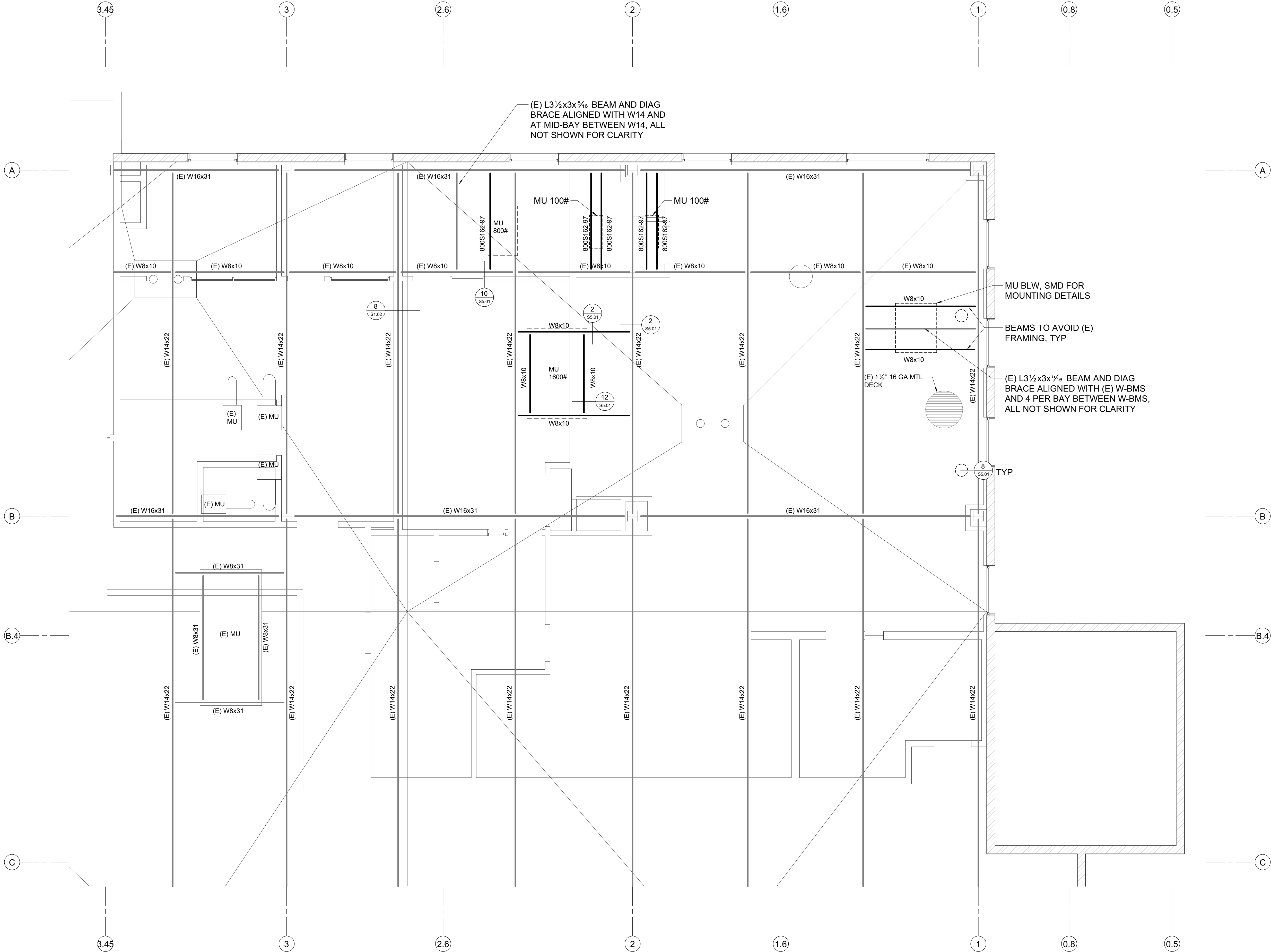
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Project No. 2020093

S2.01
Drawing No.

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PLAN LEGEND		
SYMBOL	REFERENCE DETAIL	DESCRIPTION
(88)		INDICATES GRIDLINE AT CENTERLINE OF COLUMN
I		INDICATES (E) STEEL COLUMN.
W16x26 (12) C+1"		INDICATES BEAM SIZE, (NUMBER OF WELDED STUDS) AND CAMBER. PROVIDE STUDS @ 24"oc MAX SPACING AT ALL BEAMS SUPPORTING CONCRETE FILL OVER METAL DECK. UNLESS NOTED OTHERWISE, ADD STUDS AS REQUIRED. (NS) INDICATES NO STUDS. WHERE NO CAMBER IS SPECIFIED FABRICATE BEAM WITH NATURAL CAMBER UP.
(Diagonal hatching)		INDICATES METAL DECK (WITH CONCRETE FILL AS OCCURS) AND DIRECTION OF SPAN
---	1/S1.02	INDICATES COLD FORMED STEEL WALL.
[MU]		INDICATES APPROXIMATE LOCATION, SIZE AND MAXIMUM WEIGHT OF MECHANICAL UNIT. SEE MECHANICAL DRAWINGS FOR ANCHORAGE AND ADDITIONAL INFORMATION.
- - -		INDICATES EXISTING FRAMING.
(Hatched area)		INDICATES (E) CONCRETE MASONRY UNIT WALL.

ROOF PLAN
1/4" = 1'-0"

DLRGROUP

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REGISTERED PROFESSIONAL
ARCHITECT
PAUL MARQUEZ
No. 5502
SANTA ROSA
STATE OF CALIFORNIA
JUN 25 2025

PERMIT SUBMITTAL

REVIEWED FOR CODE COMPLIANCE - PERMIT

FILED

Stamp: 9/30/2025 Permit #: BLD25-3988 Plans Examiner: Paul Marquez

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Checked By: AJZ

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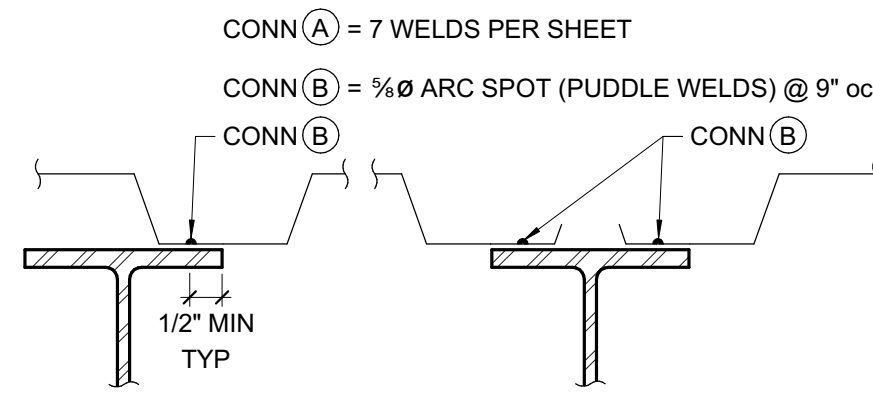
Date:
06.25.2025

Project No.: 2020093

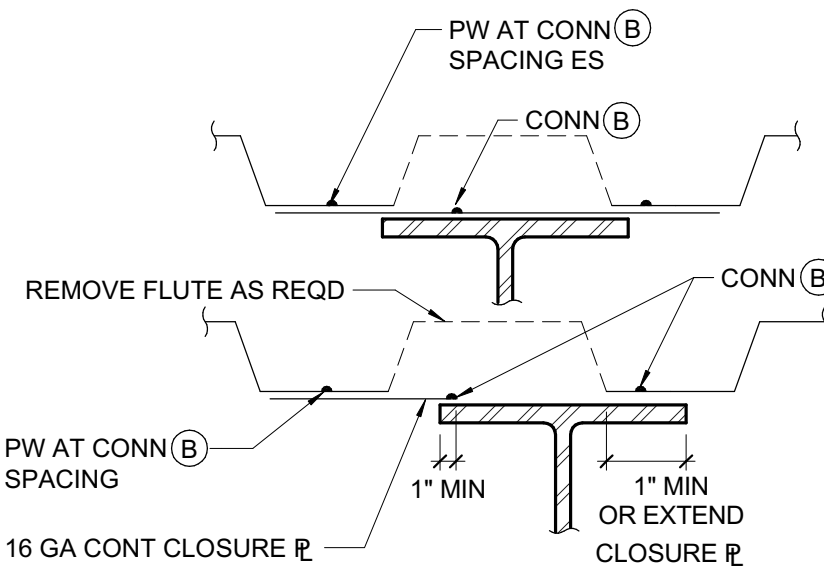
S2.02

Drawing No.

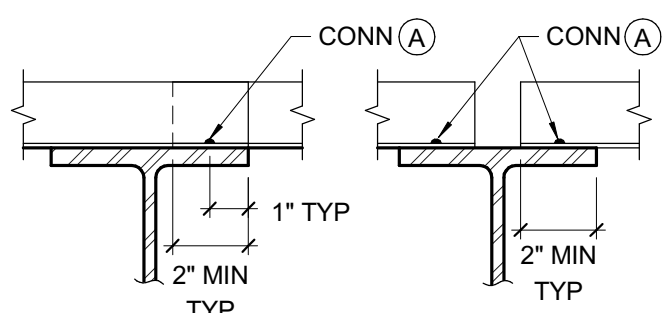
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DECK PARALLEL TO BEAM

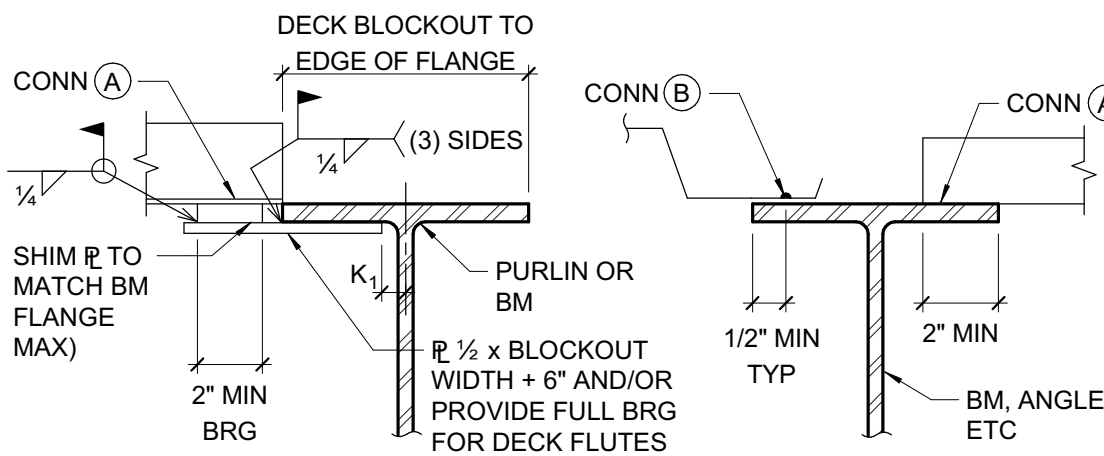


SPLIT DECK AT PARALLEL BEAM



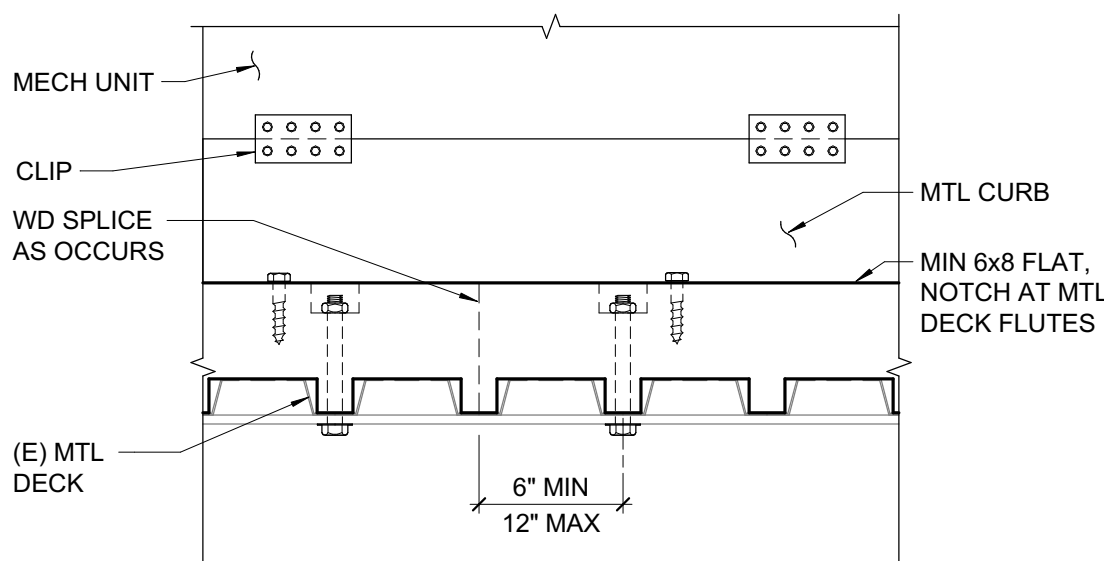
LAP JOINT BUTT JOINT
DECK PERPENDICULAR TO BEAM

WELDING (OR OTHER DECK FASTENING)

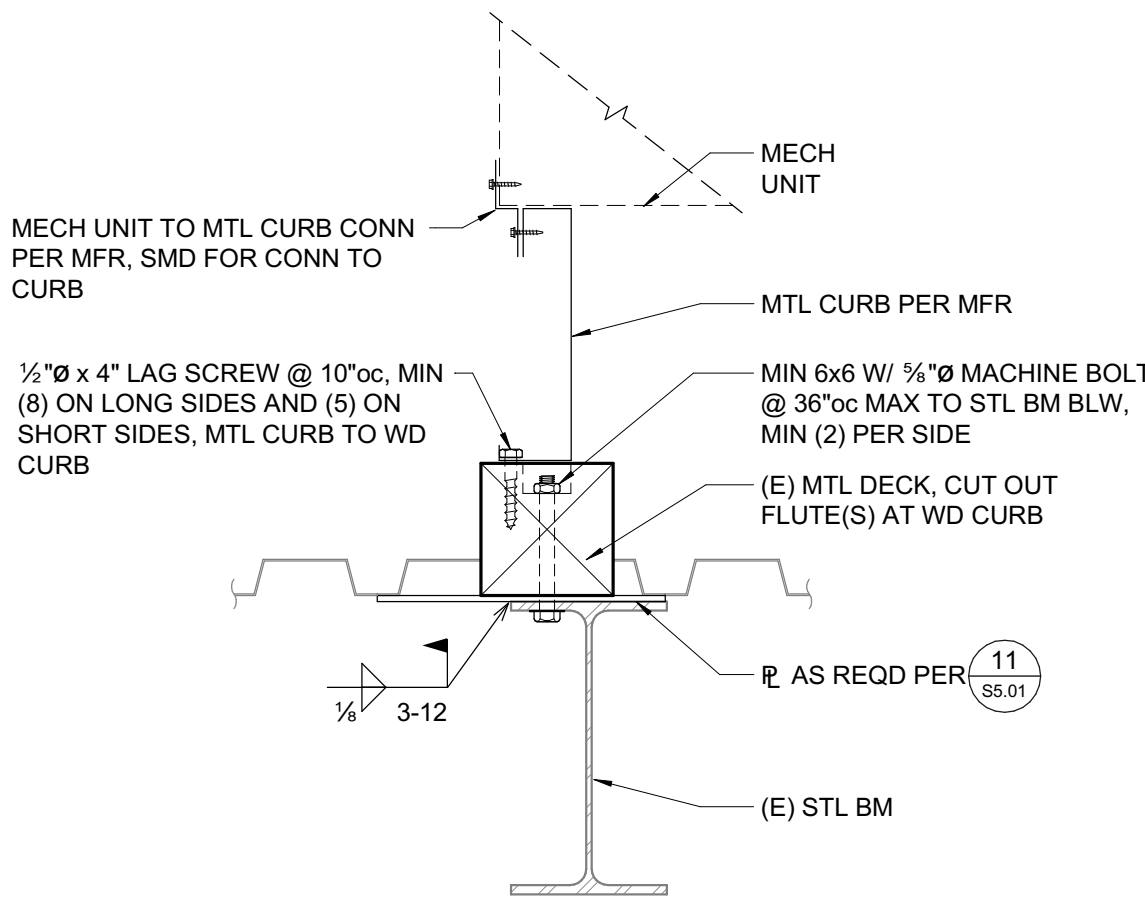


END BEARING AT BLOCKOUT (18" MAX) CHANGE IN DIRECTION

TYPICAL STEEL DECK SUPPORT AND WELDING



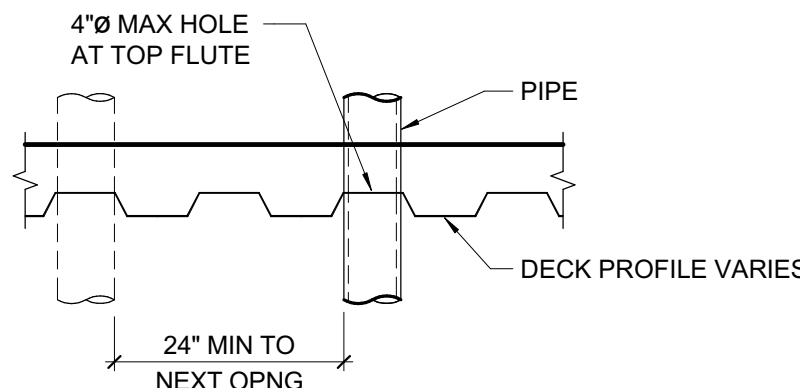
CURB PERPENDICULAR TO FLUTES



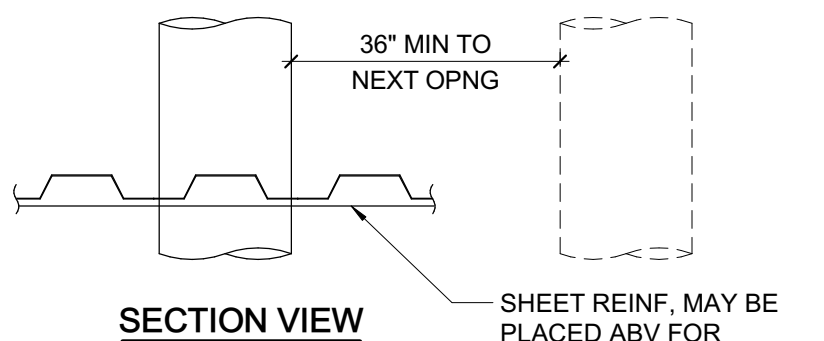
CURB PARALLEL TO FLUTES

NOTE: WOOD SHALL BE PROTECTED FROM WEATHER BY ROOFING.
IF LEFT EXPOSED, WOOD SHALL BE PTDF.

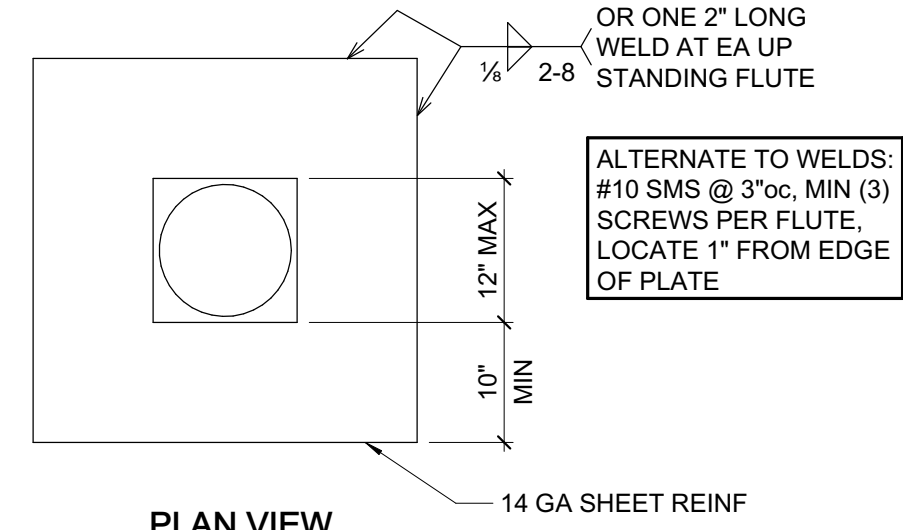
MECHANICAL UNIT CURB SUPPORT



TYPICAL UNREINFORCED OPENING IN DECK (LESS THAN 4")

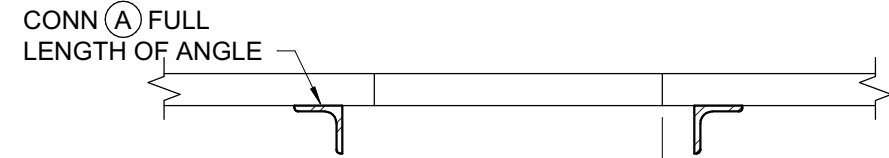


SECTION VIEW

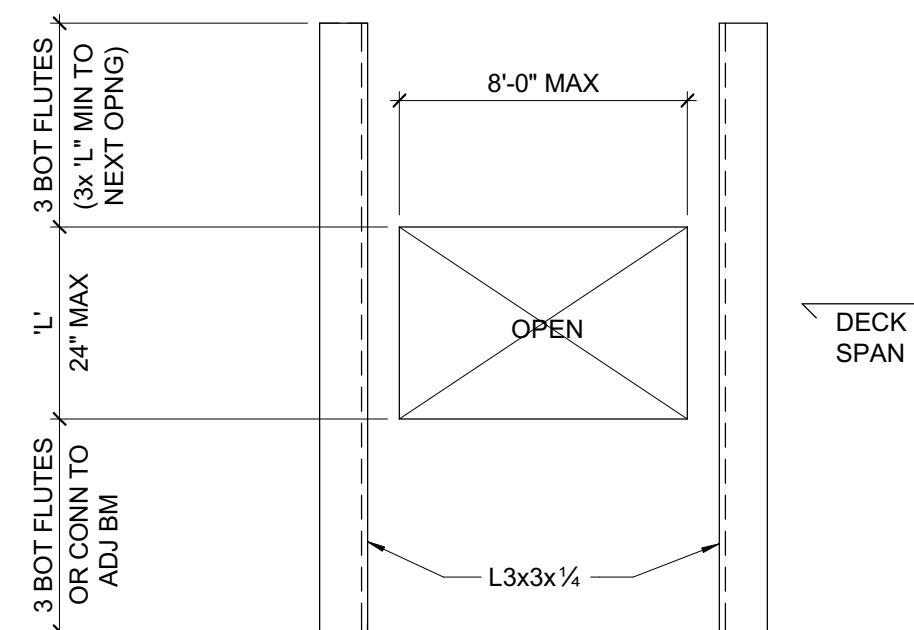


PLAN VIEW

TYPICAL REINFORCED OPENING IN DECK (LESS THAN 12")

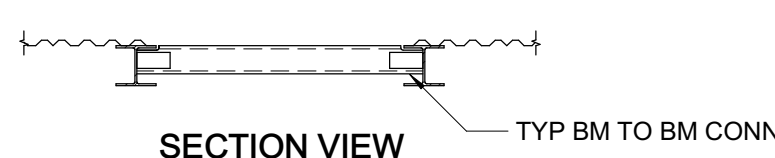


SECTION VIEW

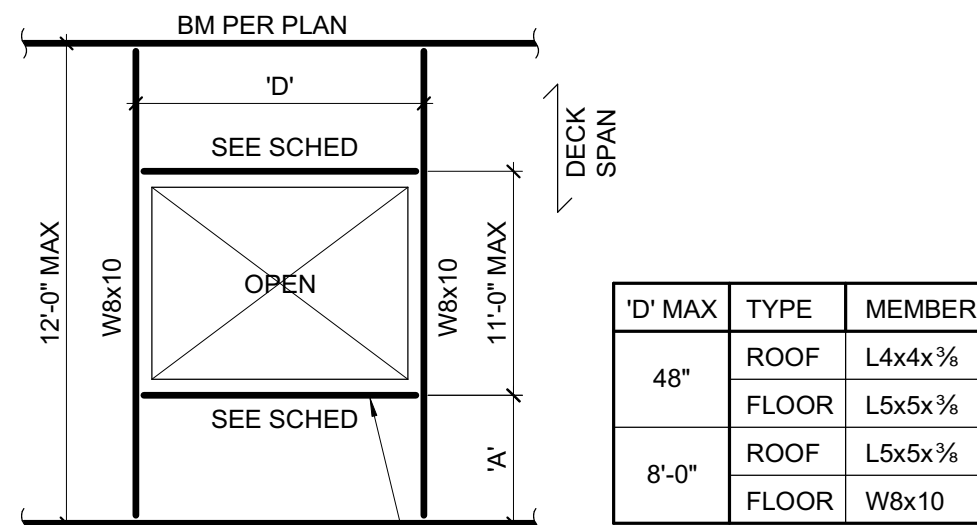


PLAN VIEW

TYPICAL REINFORCED OPENING IN DECK (LESS THAN 24")

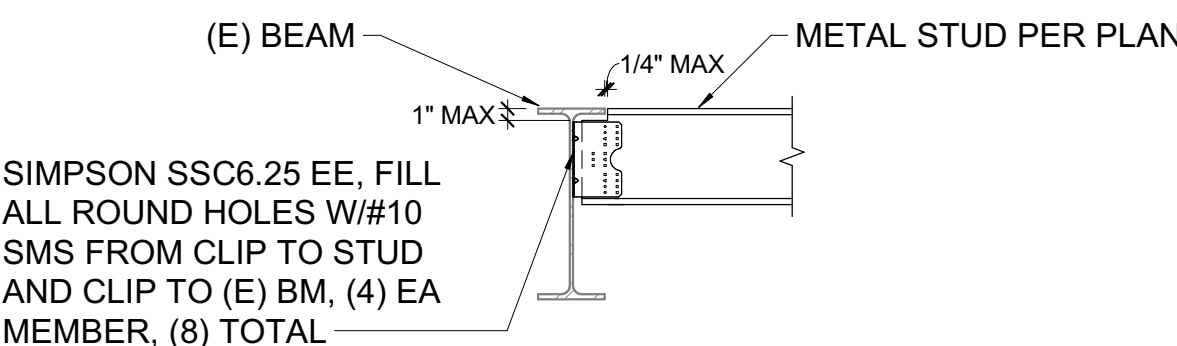


SECTION VIEW



PLAN VIEW

TYPICAL FRAMED OPENING IN DECK (LESS THAN 11'-0")



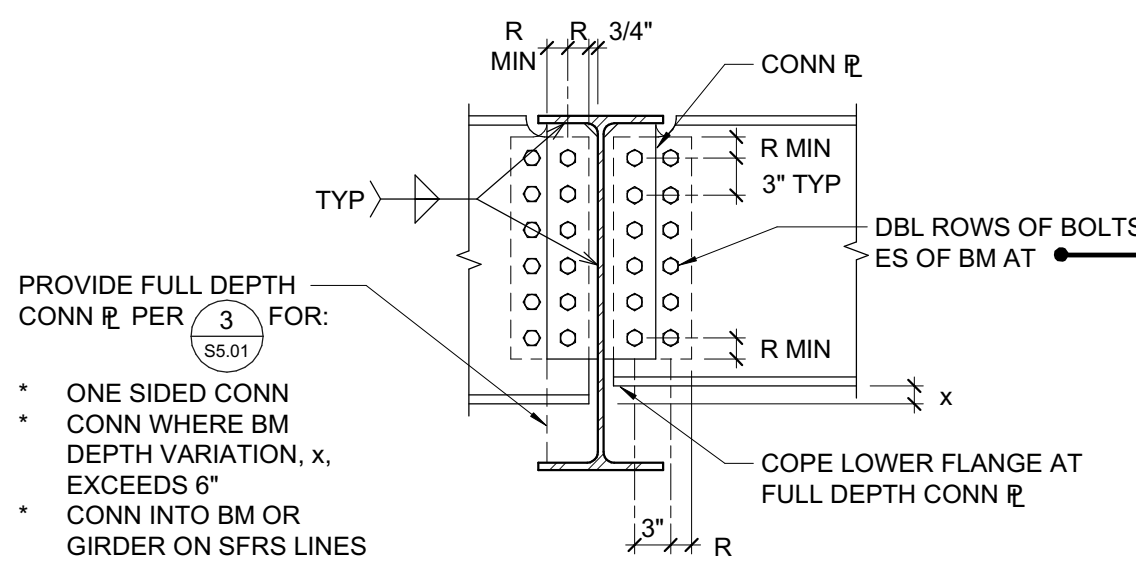
METAL STUD TO BEAM CONNECTION

BEAM DEPTH	NO. BOLTS PER ROW	CONN. PLATE	WELD SIZE
W8, W10	2	1/4"	3/8"

NOTES:

- R = 1/4" SEE TYP CONNECTION DETAILS. BOLT SPACING AND EDGE DISTANCE SHALL CONFORM TO AISC SPECIFICATIONS.
- GRADE 325-N 1/4" HIGH STRENGTH BOLTS (HSB) UNO. PREPARE MATING SURFACES & TIGHTEN "SNUG TIGHT" AS DEFINED IN THE SPECIFICATIONS. AT LINES MARKED "SFRS" (SEISMIC FORCE RESISTING SYSTEM) HSB AND MATING SURFACES ARE SLIP CRITICAL CLASS A UNO.
- USE ASTM A36 CONNECTION PLATES UNO.
- A COMPLETE PENETRATION BEVEL WELD MAY BE SUBSTITUTED FOR THE FILLET WELDS SPECIFIED.
- HOLE SIZE = BOLT SIZE + 1/8" (BOLT SIZE + 1/4" FOR 1" AND LARGER BOLTS). SHORT SLOTTED HOLES (+1/8" VERT, +1/4" HORIZ) MAY BE SUBSTITUTED (EXCEPT AS NOTED) ROUND HOLES ARE REQUIRED AT SFRS CONNECTIONS.
- USE SAME CONNECTIONS AT CHANNELS. FOR W6, C6 & ANGLES USE PLATE, WELD & BOLT SIZE PER W8 & SEE 4/55.01.

1/4" HIGH STRENGTH BOLT (HSB) CONNECTION SCHEDULE

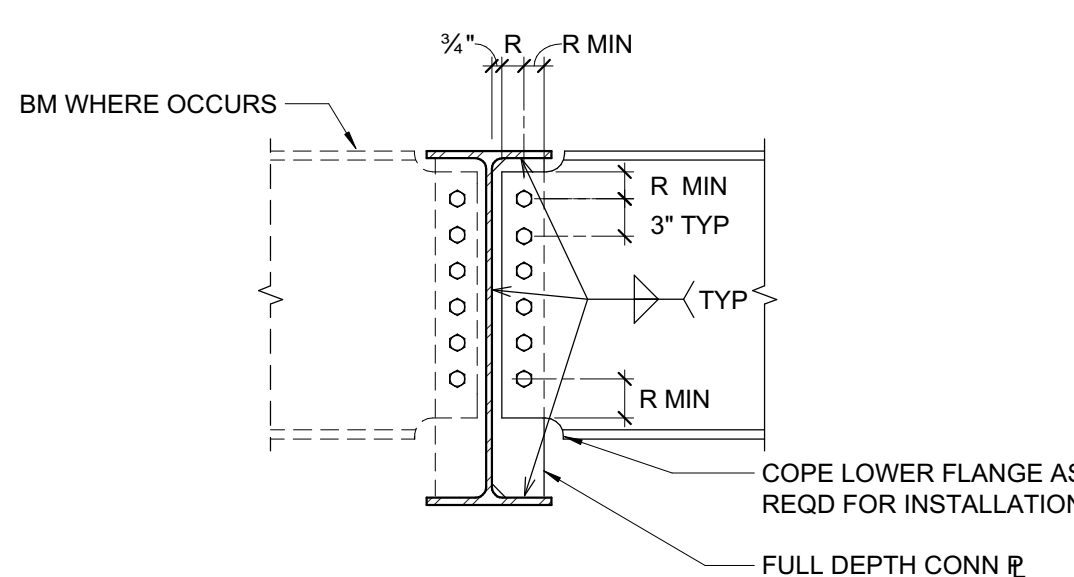


PROVIDE FULL DEPTH CONN 1/4" PER (3) FOR:

- ONE SIDED CONN
- CONN WHERE BM DEPTH VARIATION, x, EXCEEDS 6"
- CONN INTO BM OR GIRDER ON SFRS LINES

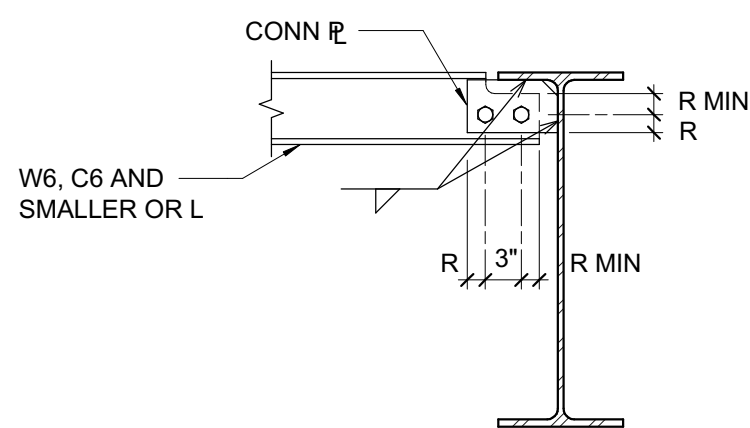
SEE (1) FOR CONN 1/4", BOLTS, & WELD

TYPICAL BEAM TO BEAM CONNECTION



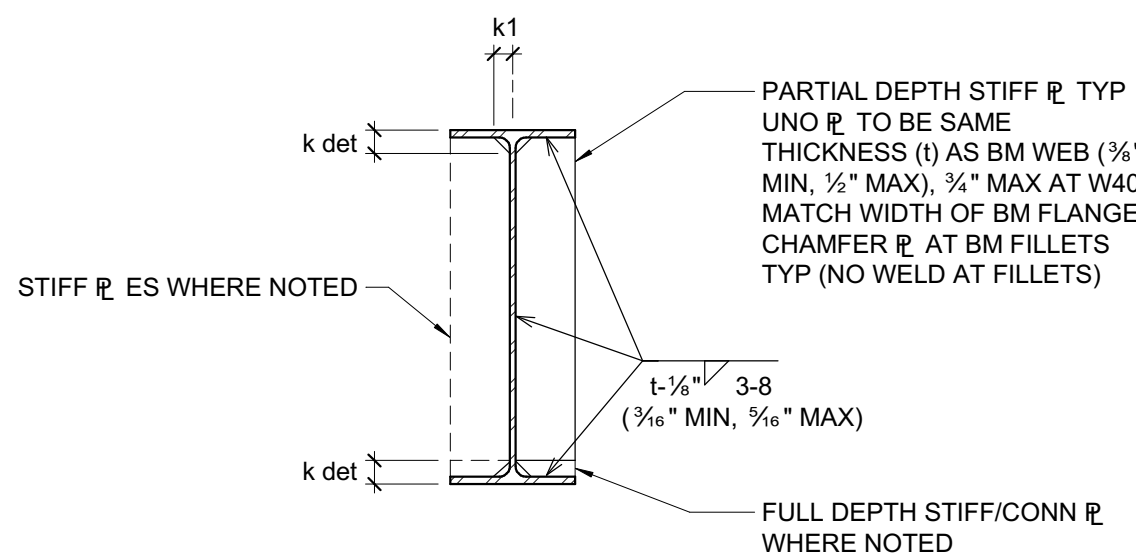
SEE (1) FOR CONN 1/4", BOLTS, & WELD

TYPICAL FULL DEPTH BEAM TO BEAM CONNECTION



SEE (1) FOR CONN 1/4", BOLTS, & WELD

TYPICAL SHALLOW BEAM DETAIL



TYPICAL BEAM WEB STIFFENER PLATE DETAIL

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**STEEL FRAMING
DETAILS**

Drawn By JS

Checked By AJZ

Scale:
As indicated

Date:

06.25.2025

Project No. 2020093

[illegible]

HVAC LEGEND

	DUCT, ROUND OR RECTANGULAR (AS NOTED PER PLANS)
	DUCT, ROUND OR RECTANGULAR (AS NOTED PER PLANS)
	DUCT BREAK (ROUND/RECT)
	VOLUME DAMPER
	DUCT, INTERNALLY INSULATED (ROUND OR RECTANGULAR)
	FLEXIBLE DUCT/EQUIPMENT CONNECTION
	TURNING VANES IN RECTANGULAR DUCTWORK
	AIR OUTLET/INLET CALL OUT TYPE / FLOW (PRESSURE)
	DUCTWORK CROSS SECTION
	SUPPLY DIFFUSER OUTLET (CEILING)
	RETURN GRILLE INLET (CEILING)
	EXHAUST GRILLE INLET (CEILING)
	DUCT DROP
	DUCT RISE (TO PLAN LEVEL ABOVE)
	THERMOSTAT @ 48° AFF
	HUMIDISTAT, CO2 SENSOR, CO SENSOR OR MFG REC. HEIGHT.
	DETAIL REFERENCE
	EQUIPMENT TAG
	FIRE/SMOKE DAMPER
	LOW LEAKAGE OPPOSED BLADE MOTORIZED DAMPER
	POINT OF CONNECTION
	DUCT SMOKE DETECTOR
	PIPE DROP
	PIPE RISE
	INLINE PIPE DROP
	INLINE PIPE RISE
	PIPE BREAK
	GATE VALVE
	BALL VALVE
	MANUAL BALANCING VALVE
	WYE STRAINER (WITH DRAIN VALVE)
	CHECK VALVE
	UNION
	THERMOMETER
	PRESSURE GAUGE
	PRESSURE/TEMPERATURE PORT
	MOTORIZED 2-WAY CONTROL VALVE
	MOTORIZED 3-WAY CONTROL VALVE (DIVERTING OR MIXING)
	PRESSURE/TEMPERATURE RELIEF VALVE
	CAP INSTALLED ON (E) PIPE
	DIRECTION OF PITCH IN PIPING, AT % GRADE
	CHILLED WATER SUPPLY / RETURN
	HEATING HOT WATER SUPPLY / RETURN
	CONDENSER WATER SUPPLY / RETURN
	AC COIL CONDENSATE
	REFRIGERANT PIPE (SINGLE LINE REPRESENTS 2-3 PIPE BUNDLE)
	DIRECTION OF FLOW
	PUMP (ARROW INDICATES FLOW DIRECTION)
	FLEX PIPE CONNECTOR

[illegible]

CALGREEN NOTES	
1. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS. 2. PROVIDE DOCUMENTATION TO SHOW COMPLIANCE WITH CONSTRUCTION DOCUMENTS, PLANS, INSTALLER CERTIFICATIONS, INSPECTION REPORTS, TO DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED IN THE APPLICATION CHECKLIST 3. AABC COMPLIANCE: COMPLY WITH AABC'S MANUAL, MM. 1 "AABC NATIONAL STANDARDS" AS APPLICABLE TO MECHANICAL AIR DISTRIBUTION SYSTEMS AND RELATED EQUIPMENT AND APPARATUS. EXCEPT AS OTHERWISE SPECIFIED, DEVELOP A WRITTEN PLAN OF PROCEDURES TO BE INCLUDED FOR TESTING AND BALANCING. SUBMIT CERTIFIED TEST REPORTS SIGNED BY THE TEST AND BALANCE SUPERVISOR WHO PERFORMED TESTING AND BALANCING WORK. PROVIDE A COPY OF THE FINAL TEST REPORT TO THE ENFORCING AGENCY. 4. PROVIDE VENTILATION DURING CONSTRUCTION THRU OPENINGS IN THE BUILDING SLAB USING TEMPORARY FANS TO PRODUCE A MINIMUM OF 3 AIR CHANGES PER HOUR. DO NOT USE THE PERMANENT HVAC EQUIPMENT FOR THIS PURPOSE. 5. COVER ALL DUCT OPENINGS WITH SHEET METAL OR PLASTIC DURING CONSTRUCTION TO REDUCE DUST AND DEBRIS IN DUCTWORK. 6. ALL AIR FILTERS SHALL BE MINIMUM MERV 13. A HIGHER MERV RATING MAY BE REQUIRED ON SCHEDULES OR SPECIFICATIONS. 7. NO HVAC REFRIGERANT SYSTEMS USING HYDROCHLOROFLUOROCARBONS SHALL BE USED ON THE PROJECT. 8. PROVIDE THE BUILDING OWNER WITH DETAILED OPERATION AND MAINTENANCE INSTRUCTIONS AND COPIES OF WARRANTIES/WARRANTIES FOR EACH SYSTEM PROVIDED TO FINAL INSPECTION. END.	
MFP COMPONENT ANCHORAGE NOTES	
APPLICABLE CODE: 2022 IRC MFP COMPONENT ANCHORAGE NOTE ALL MECHANICAL, PLUMBING, AND ELECTRICAL COMPONENTS SHALL BE ANCHORED AND INSTALLED PER THE DETAILS ON THE AIA-APPROVED CONSTRUCTION DOCUMENTS. THE FOLLOWING COMPONENTS SHALL BE ANCHORED OR BRACED TO MEET SEISMIC AND DISPLACEMENT REQUIREMENTS PRESCRIBED IN ASCE 7-16 CHAPTERS 13, 18, AND 30: 1. ALL PERMANENT EQUIPMENT AND COMPONENTS. 2. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT THAT IS PERMANENTLY ATTACHED (E.G. HARD WIRED) TO THE BUILDING UTILITY SERVICES SUCH AS ELECTRICAL GAS OR WATER PIPING. INCLUDE ALL ELECTRICAL CONNECTIONS EXCEPT PLUGS FOR 110/220 VOLT RECEPTACLES HAVING A FLEXIBLE CABLE. 3. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT WHICH IS HEAVIER THAN 400 POUNDS PER SQ. YD. AND HAS A CENTER OF MASS LOCATED 4 FEET OR MORE ABOVE THE ADJACENT FLOOR OR ROOF LEVEL. ASSEMBLY THAT DIRECTLY SUPPORT THE COMPONENT IS REQUIRED TO BE RESTRAINED IN A MANNER APPROVED BY DSA. THE FOLLOWING MECHANICAL AND ELECTRICAL COMPONENTS SHALL BE POSTIVELY ATTACHED TO THE STRUCTURE NEED NOT DEMONSTRATE DESIGN COMPLIANCE WITH THE REFERENCES NOTED ABOVE. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENT AND THE ASSOCIATED DUCTWORK, PIPING, AND CONDUIT. FLEXIBLE CONNECTIONS MUST ALLOW MOVEMENT IN BOTH TRANSVERSE AND LONGITUDINAL DIRECTIONS: A. COMPONENTS WEIGHING LESS THAN 400 POUNDS AND HAVING A CENTER OF MASS LOCATED 4 FEET OR LESS ABOVE THE ADJACENT FLOOR OR ROOF LEVEL OF DIRECTLY SUPPORT THE COMPONENT. B. COMPONENTS WEIGHING LESS THAN 20 POUNDS, OR IN THE CASE OF DISTRIBUTED SYSTEMS, LESS THAN 5 POUNDS PER FOOT, WHICH ARE SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A PLUMB. THE ANCHORAGE OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS SHALL BE SUBJECT TO THE APPROVAL OF THE DESIGN PROFESSIONAL, IN GENERAL, RESPONSIBLE CHARGE OR STRUCTURAL ENGINEER DELEGATED RESPONSIBILITY AND HAVE ACCEPTANCE BY DSA. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH THE ABOVE REQUIREMENTS.	
BASIS OF DESIGN	
PLEASE SEE BELOW FOR BASIS OF PROJECT HEATING AND COOLING DESIGN LOADS: ENVELOPE: - DOUBLE METAL CLEAR WINDOWS (0.71 U-FACTOR, 0.73 SHGC) - 8" CMU EXTERIOR WALL WITH R-10 XPS INSULATION - R-30 METAL FRAMED ROOF. EQUIPMENT LOADS: - COMPUTER EQUIPMENT LOADS BASED ON 2021 ASHRAE FUNDAMENTALS TABLES 8A AND 8D - DATA ROOM EQUIPMENT COOLING LOAD ASSUMED AT 1-TON (12,000 BTU/Hr) PLEASE NOTIFY MEOR OF ANY DISCREPANCIES BETWEEN PROPOSED DESIGN VALUES AND ACTUAL PERFORMANCE VALUES. RTU BACKUP SYSTEM: - DUE TO UNAVAILABLE PRODUCT DATA, AN EQUIVALENT RA10A MODEL HAS BEEN USED AS A BASIS OF DESIGN FOR THE NEW RTU. THIS UNIT IS INTENDED TO OPERATE TO A LOW GWP COMPLIANT RA48A MODEL WHEN PRODUCT DATA BECOMES AVAILABLE.	
CONTRACTOR QUALIFICATIONS	
CONTRACTOR QUALIFICATIONS THE CONTRACTOR SHALL SHOW HAVING SUCCESSFULLY INSTALLED A MINIMUM OF FIVE (5) VARIABLE REFRIGERANT FLOW (VRF) SYSTEMS WITHIN THE PAST FIVE (5) YEARS. SUBMIT TO MEOR. PROVIDE FOR APPROVAL, PRIOR TO CONSTRUCTION, A WRITTEN STATEMENT INDICATING THE PROJECT NAME, DESIGN SUBMITTED, OWNER'S NAME AND CONTACT INFORMATION. SUBMIT TO MEOR. INSTALLER QUALIFICATIONS INSTALLERS FOR THE MITSUBISHI CITY MULTI SYSTEM SHALL HAVE AT LEAST ONE PERSONS FACTORY TRAINED AND CERTIFIED FOR INSTALLATION AND SERVICE OF THE SYSTEM BEING INSTALLED BY THE MANUFACTURER OF THE EQUIPMENT BEING INSTALLED. THIS PERSON SHALL, AT ALL TIMES SUPERVISE THE INSTALLATION OF ALL OTHER INSTALLERS AND ASSURE ALL WORK IS DONE IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS. ALL OTHER INSTALLERS SHALL BE TRAINED AND CERTIFIED IN ACCORDANCE WITH THE MANUFACTURER'S TO REFRIGERANT PIPING AND CONTROLS. BY A NATIONAL OR REGIONALLY RECOGNIZED ORGANIZATION. PROVIDE FOR APPROVAL, PRIOR TO CONSTRUCTION, COPIES OF INSTALLERS CERTIFICATIONS OR OTHER PROOF OF QUALIFICATIONS. SUBMIT TO MEOR.	

HVAC GENERAL NOTES

1. DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO BE USED AS A GUIDE FOR THE INSTALLATION OF A COORDINATE MECHANICAL SYSTEM. CONTRACTOR SHALL AMEND ALL INFORMATION AS REQUIRED AS SITE CONDITIONS WARRANT.
2. WHERE INDICATED BY "SUMMIT TO RECORD": PROVIDE DETAIL SUBMITTALS FOR REVIEW BY MECHANICAL ENGINEER OF RECORD. ALL DRAWINGS SHALL BE IN 1/4"=1' OF SCALE AND ELECTRONIC. ALL SUBMITTALS SHALL BE ELECTRONIC.
3. PROVIDE ALL EQUIPMENT AND LABOR NECESSARY FOR THE COMPLETE AND WORKABLE INSTALLATION OF ALL SPECIFIED AND OWNER SUPPLIED EQUIPMENT AND FIXTURES.
4. ALL WORK SHALL BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
5. ALL DAMPERS INSTALLED OVER AREAS WITH HARD CEILINGS SHALL BE PROVIDED WITH EITHER REMOTE OPERATORS OR ACCESS PANELS.
6. COORDINATE LOCATION OF ALL ACCESS PANELS WITH ARCHITECTURAL PLANS
7. DO NOT CUT ANY STRUCTURAL MEMBERS OR STUDS WITHOUT PROPER COORDINATION WITH GENERAL CONTRACTOR AND STRUCTURAL DRAWINGS.
8. ALL DUCTWORK SHALL BE RUN PERPENDICULAR TO STRUCTURE UNLESS OTHERWISE NOTED.
9. DUCTWORK SHALL AVOID ARCHITECTURAL OPENINGS AND SHALL BE RUN CONCEALED UNLESS OTHERWISE NOTED.
10. DUCTWORK SHALL MAINTAIN A CLEARANCE OF 1" MINIMUM FROM ALL COMBUSTIBLE SURFACES.
11. ALL DUCT SIZES SHOWN REPRESENT CLEAR INSIDE DIMENSIONS UNLESS OTHERWISE NOTED. WHERE DUCT TUNINGS OCCURS, INCREASE DUCT SIZE INDICATED TO SUIT.
12. CONTRACTOR SHALL VISIT SITE, AND FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND ACTUAL CONDITIONS SHALL BE SUBMITTED IN WRITING TO THE OWNER'S REPRESENTATIVE PRIOR TO BID.
13. ROOF MOUNTED DUCTWORK SHALL BE PROTECTED TO SHED WATER.
14. ALL EQUIPMENT INSTALLED WITH SEISMIC VIBRATION ISOLATORS SHALL HAVE A MINIMUM 1" STATIC DEFLECTION.
15. REFRIGERANT PIPING SHALL BE SIZED AS RECOMMENDED BY THE MANUFACTURER.
16. PROVIDE COMBINATION FIRE/SMOKE DAMPERS AT ALL PENETRATIONS THROUGH FIRE RATED PARTS AND SEPARATIONS FOR CALIFORNIA STATE FIRE MARSHAL REQUIREMENTS.
17. THE DRAWINGS REPRESENT THE DIAGRAMMATIC GRAPHICAL REPRESENTATION OF THE SCOPE OF WORK AND SHOULD NOT BE USED SOLELY TO DETERMINE SCOPE. CONTRACTORS SHALL BID THE ENTIRE SET OF CONTRACT DOCUMENTS INCLUDING CROSS DISCIPLINE INFORMATION AND WRITTEN SPECIFICATIONS. ALL BIDS BASED UPON DRAWING INFORMATION ONLY CAN BE ASSUMED TO BE INCOMPLETE AND INCONCLUSIVE TO DETERMINE ENTIRE SCOPE OF WORK.
18. AIR MOVING SYSTEMS SUPPLYING IN EXCESS OF 200 CUBIC FEET PER MINUTE TO ENCLOSED SPACES WITHIN BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF. SHUTOFFS SHALL STOP THE AIR-MOVING ELEMENT WHEN SMOKE IS DETECTED BY SUPPLY AIR DUCT OR WHEN SMOKE IS DETECTED IN ROOMS SERVED BY THE SYSTEM. EXCEPTIONS: (1) ROOMS HAVE A DIRECT EXIT TO THE EXTERIOR OF THE BUILDING, OR (2) SYSTEMS ARE DESIGNED FOR SMOKE CONTROL. (SEE: 609, 2022 CMC).
19. CONTRACTOR SHALL VERIFY VOLTAGES AND ALL OTHER ELECTRICAL CHARACTERISTICS WITH ELECTRICAL PRIOR TO ORDERING EQUIPMENT.
20. DESIGN AND EQUIPMENT PERFORMANCE ARE BASED ON THE EQUIPMENT SPECIFIED AND SPECIFIED HEREIN. ANY ALTERATIONS OR SUBSTITUTIONS OF ANY EQUIPMENT SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE ENGINEER OF RECORD PRIOR TO ORDERING OF EQUIPMENT.
21. PROVIDE LINE OR LOW VOLTAGE POWER WIRING FOR ALL CONTROLS. COORDINATE CONTROL SYSTEM POWER REQUIREMENTS WITH ELECTRICAL CONTRACTOR INCLUDING DAMPERS MOTORS, CONTROL PANELS AND ALL DEVICES REQUIRING POWER. ALL WIRING AND COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE LATEST EDITION.
22. COORDINATE FINAL ELECTRICAL IMPERAGES AND VOLTAGES WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING EQUIPMENT.
23. FACTORY-MADE FLEXIBLE AIR DUCTS AND CONNECTORS SHALL BE NOT MORE THAN 5 FEET IN LENGTH AND SHALL NOT BE USED IN LIEU OF RIGID ELBOWS OR FITTINGS. PER 2022 CMC 603.4.1.
24. CALIFORNIA ENERGY CODE ACCEPTANCE TESTING: THE CALIFORNIA ENERGY CODE REQUIRES ACCEPTANCE TESTING ON MECHANICAL SYSTEMS. THE REQUIRED TESTS ARE INDICATED ON THE TITLE 24 COMPLIANCE FORMS. ACCEPTANCE TESTING SHALL BE PERFORMED BY A CALIFORNIA CERTIFIED ACCEPTANCE TEST TECHNICIAN. ANY TESTS THAT DO NOT PASS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW. ALL NOTED ACCEPTANCE TESTING MUST BE PERFORMED PRIOR TO BENEFICIAL OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ACCEPTANCE TESTING AND SUBMIT COMPLETE ACCEPTANCE TEST FORMS TO THE AUTHORITY HAVING JURISDICTION.
25. DRAWINGS, SPECIFICATIONS, NOTES AND CALCULATIONS ARE FOR PERMIT SUBMITTAL ONLY TO THE AUTHORITY HAVING JURISDICTION. PLANS ARE NOT INTENDED FOR CONSTRUCTION, BIDDING AND/OR ESTIMATING UNITS, STAMPED AND SIGNED BY A LICENSED MECHANICAL ENGINEER AND THIS NOTE IS REMOVED.
26. PROVIDE ALL CONTROL WIRING AND DEVICES AS REQUIRED FOR A COMPLETE AND WORKABLE SYSTEM. ALL WIRING AND DEVICES SHALL BE IN STRICT ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. COORDINATE POWER REQUIREMENTS WITH ELECTRICAL SUBCONTRACTOR.

APPLICABLE CODES

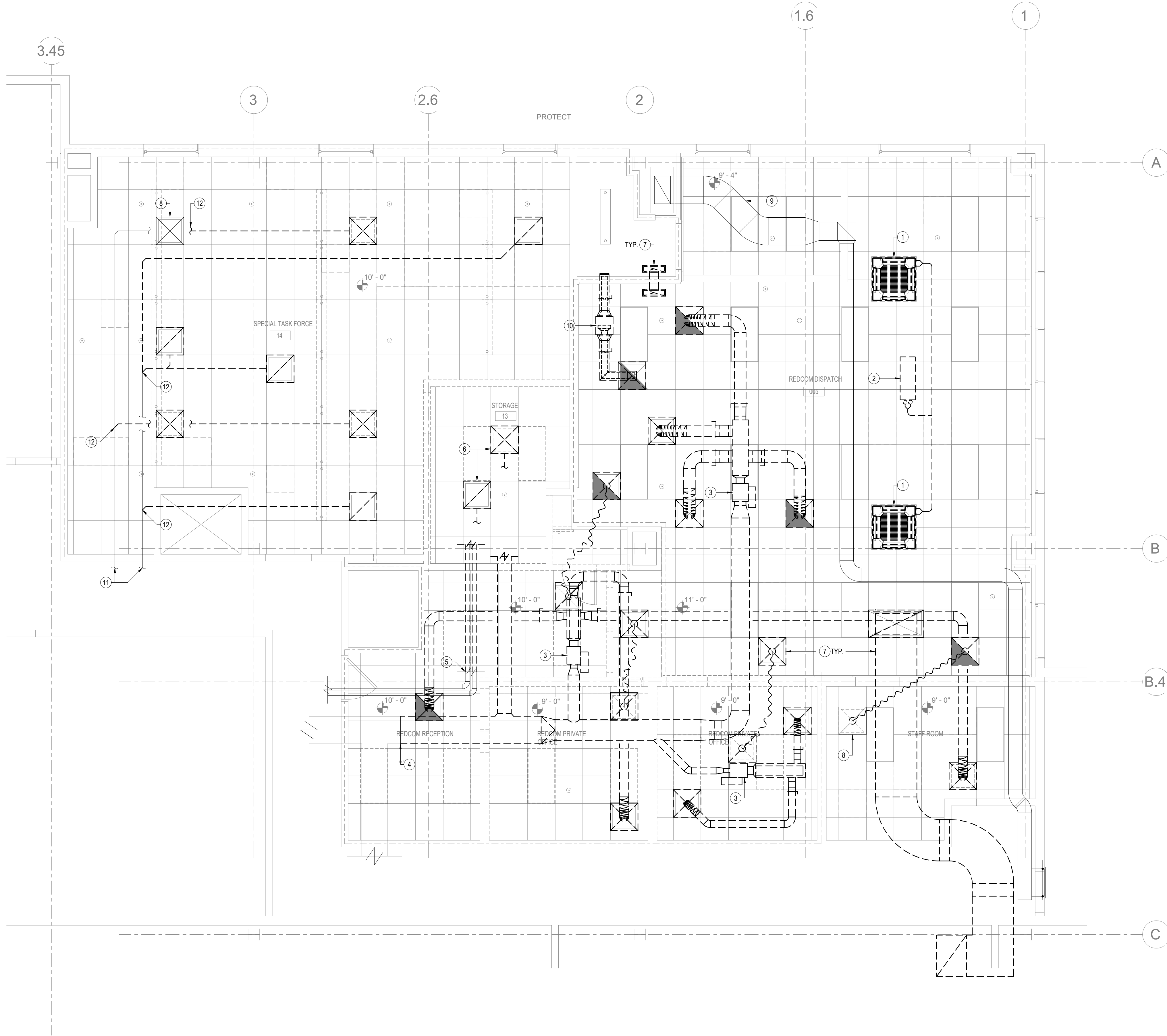
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CalGreen)
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (CENC)

DOCUMENT LIST

CONTRACTOR SHALL REVIEW ENTIRE CONSTRUCTION SET, INCLUDING, BUT NOT LIMITED TO: ALL SPECIFICATIONS, DRAWINGS, PROJECT MANUAL, CALCULATIONS AND CUT SHEETS. ADDITIONAL LIST OF DOCUMENTS AND DRAWINGS CONTAINED HEREIN.

M.01	HVAC NOTES, LEGEND, AND ABBREVIATIONS
M.01.01	HVAC DEMOLITION PLAN
M.01.01	HVAC PLAN
M.01.02	HVAC ROOF PLAN
M.01.01	HVAC DETAILS
M.01.01	SHELTER-IN-PLACE CONTROLS SCHEMATIC
M.01.01	TITLE 24 DOCUMENTATION

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06-25-2025		
REGISTERED PROFESSIONAL ENGINEER M. WILSON J. TORRES M 36958 Exp 06/30/25 STATE OF CALIFORNIA PERMIT INTAKE AND REVIEW		
Sonoma County REDCOM Expansion, Tenant Improvements 2796 Ventura Avenue, 2nd Floor Santa Rosa, CA 95403		
REVISIONS		
No.	Description	Date
PERMIT SUBMITTAL		
Sheet Title HVAC NOTES, LEGEND, SCHEDULES, AND ABBREVIATIONS		
Drawn By AJP		Checked By MTT/JMT
Scale: As indicated		
Date: 06.25.2025		
Project No. 2020093		
M0.01 Drawing No.		
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1 HVAC DEMOLITION PLAN
SCALE: 1/4"=1'-0"

HVAC GENERAL SHEET NOTES

- (A) BOLD LINE (---) INDICATES WORK TO BE DEMOLISHED.
- (B) LIGHT LINE (---) INDICATES WORK TO REMAIN.
- (C) DEMOLITION WORK SHALL INCLUDE MISCELLANEOUS ITEMS, SIMILAR, BUT NOT LIMITED TO: DUCTWORK, SUPPORTS, CONTROL, WIRING AND CONDUITS, DAMPERS, HANGERS, MOUNTS, CONTROLS, AND ALL RELATED ITEMS TO CLEAR OUT MECHANICAL WORK SO THAT CLEAR, CLEAN SPACES ARE LEFT FOR INSTALLATION OF NEW WORK.
- (D) PROVIDE WEATHER PROTECTION FOR ALL OPEN DUCTS, FLUE OPENINGS, WIRING/CONDUIT ENDS AND OPENINGS VACATED BY MECHANICAL WORK.
- (E) PATCH OPENINGS TO MATCH EXISTING ADJACENT MATERIALS, FIT, FINISH AND COLOR.
- (F) DRAIN AND EVACUATE ALL REFRIGERANT IN ACCORDANCE WITH APPLICABLE REQUIREMENTS FOR CLASSIFICATION, DISPOSE OR STORE PER REQUIREMENTS.

HVAC DEMO NOTES

- (1) REMOVE FAN COIL IN ITS ENTIRETY. SET AND STORE PER COUNTY DIRECTION.
- (2) REMOVE HEAT PUMP ON ROOF IN ITS ENTIRETY. SET AND STORE PER COUNTY DIRECTION.
- (3) REMOVE VAV IN ITS ENTIRETY.
- (4) CAP SUPPLY DUCT MAIN ABOVE CEILING AT LOCATION SHOWN. REMOVE DOWNSTREAM DUCTWORK IN ITS ENTIRETY.
- (5) CAP HYDRONIC PIPING ABOVE CEILING AT LOCATION SHOWN. REMOVE DOWNSTREAM PIPING IN ITS ENTIRETY.
- (6) REMOVE EXISTING SUPPLY AND RETURN AIR OUTLETS AND ASSOCIATED VAV 1-38 IN ITS ENTIRETY.
- (7) REMOVE TRANSFER AIR OUTLET AND ASSOCIATED DUCTWORK IN ITS ENTIRETY. TYPICAL U.O.N.
- (8) PRESERVE AIR OUTLET FOR REUSE. CLEAN AND PREPARE FOR CONNECTION TO (N) DUCTWORK.
- (9) EXISTING DUCTWORK TO REMAIN.
- (10) REMOVE SUPPLY FAN AND ASSOCIATED DUCTWORK IN ITS ENTIRETY.
- (11) PRESERVE VAV 1-36 SUPPLY AND RETURN MAINS FOR REUSE.
- (12) REMOVE DUCT BRANCH IN ITS ENTIRETY AND CAP AS CLOSE AS POSSIBLE TO MAIN.

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06-25-2025



PERMIT INTAKE AND REVIEW

**Sonoma County
REDCOM
Expansion, Tenant
Improvements**

2796 Ventura Avenue,
2nd Floor
Santa Rosa, CA 95403

REVISIONS
No. Description Date

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HVAC DEMOLITION PLAN

Drawn By: AJP

Checked By: MUTJAM

Scale:

As indicated

Date:

06.25.2025

Project No. 2020093

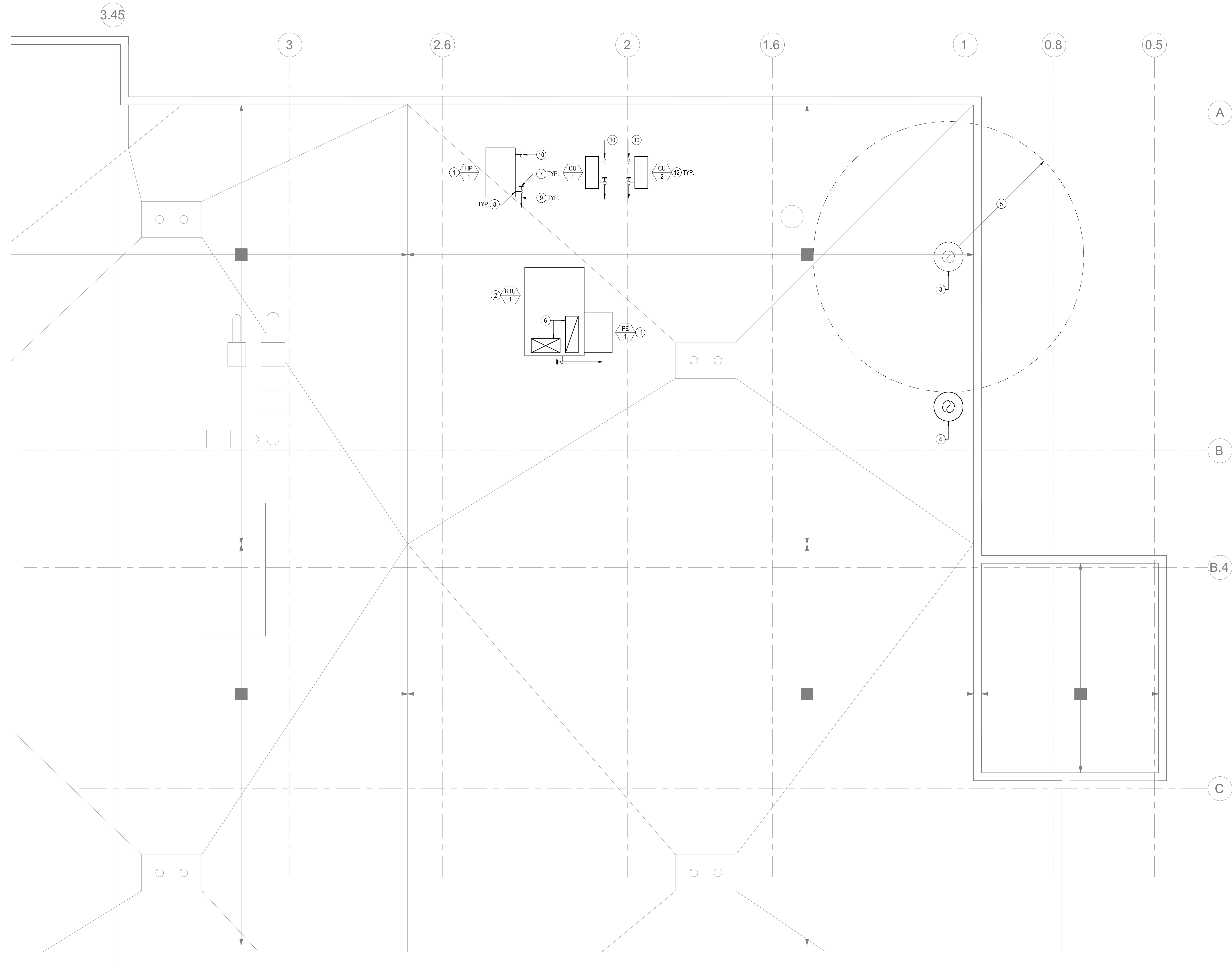
M1.01D
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Printed By: MIT/UTM Date: 03/03/2025 Permit #: BLD25-3988 Plans Examiner: Paul Marquez



1 HVAC ROOF PLAN
SCALE: 1/4"=1'-0"

HVAC SHEET NOTES

- 1 HEAT PUMP ON ROOF. MOUNT PER MANUFACTURER IOM AND SEE DETAIL 91M5.01 FOR ADDITIONAL REFERENCE.
- 2 VERTICAL DISCHARGE RTU. UNIT TO OPERATE ON EMERGENCY POWER AS BACKUP TO MAIN VRF HEAT PUMP SYSTEM. MOUNT PER MANUFACTURER IOM AND SEE DETAIL 141M5.01 FOR ADDITIONAL REFERENCE.
- 3 GRAVITY INTAKE VENTILATOR (GREENHECK GRIS 12 OR APPROVED EQUAL).
- 4 GRAVITY RELIEF VENTILATOR (GREENHECK GRSR OR APPROVED EQUAL).
- 5 MAINTAIN MINIMUM OF 3 FT VERTICAL CLEARANCE OR 10 FT RADIAL CLEARANCE FROM BUILDING EXHAUST AND PLUMBING VENTS.
- 6 VERTICAL SUPPLY AND RETURN DROPS FROM RTU-1. SEE SHEET M1.01 FOR CONTINUATION.
- 7 END PLUG CLEANOUT. TYPICAL WHERE SHOWN.
- 8 CONNECT 3/4" CONDENSATE TO UNIT PER MANUFACTURERS IOM AND SEE DETAIL 131M5.01 FOR ADDITIONAL REFERENCE. TYPICAL WHERE SHOWN.
- 9 3/4" CONDENSATE DRAIN LINE. SLOPE AT MINIMUM OF 1/8" PER 1'-0". ROUTE TO NEAREST (E) ROOF DRAIN AND TERMINATE WITH 6" AIR GAP. TYPICAL WHERE SHOWN.
- 10 REFRIGERANT PIPING SHALL BE SIZED AND ROUTED PER MANUFACTURERS SPECIFICATIONS. DO NOT TRAP AND/OR SAG UNLESS SPECIFICALLY DIRECTED WITHIN INSTALLATION MANUAL. REFRIGERANT PIPING SHALL BE INSULATED AND PAINTED WITH TWO COATS OF UV RESISTANT PAINT. FLASH PENETRATIONS WEATHERTIGHT.
- 11 PROVIDE AUTOMATED LOGIC PARTICULATE MATTER SENSOR (PM2.5) AT RTU FRESH AIR INTAKE (AUTOMATED LOGIC N1-PM4-BB-A), WIRE SENSOR TO SIEMENS PS 224-00 ECONOMIZER CONTROLLER (5-10)DC AIR QUALITY SENSOR INPUT). DAMPER SHALL CLOSE UPON REACHING OR EXCEEDING 35 µg/m³ PARTICULATE CONCENTRATION IN RETURN DUCT. SEE SHELTER IN PLACE TECHNICAL NARRATIVE FOR ADDITIONAL REFERENCE.
- 12 CONDENSER SHALL BE POSITIONED TO DISCHARGE AIR AWAY FROM ADJACENT UNITS.



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No.	Description	Date

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Sheet Title

HVAC ROOF PLAN

Drawn By: AJP

Checked By: MUTJMT

Scale:

As indicated

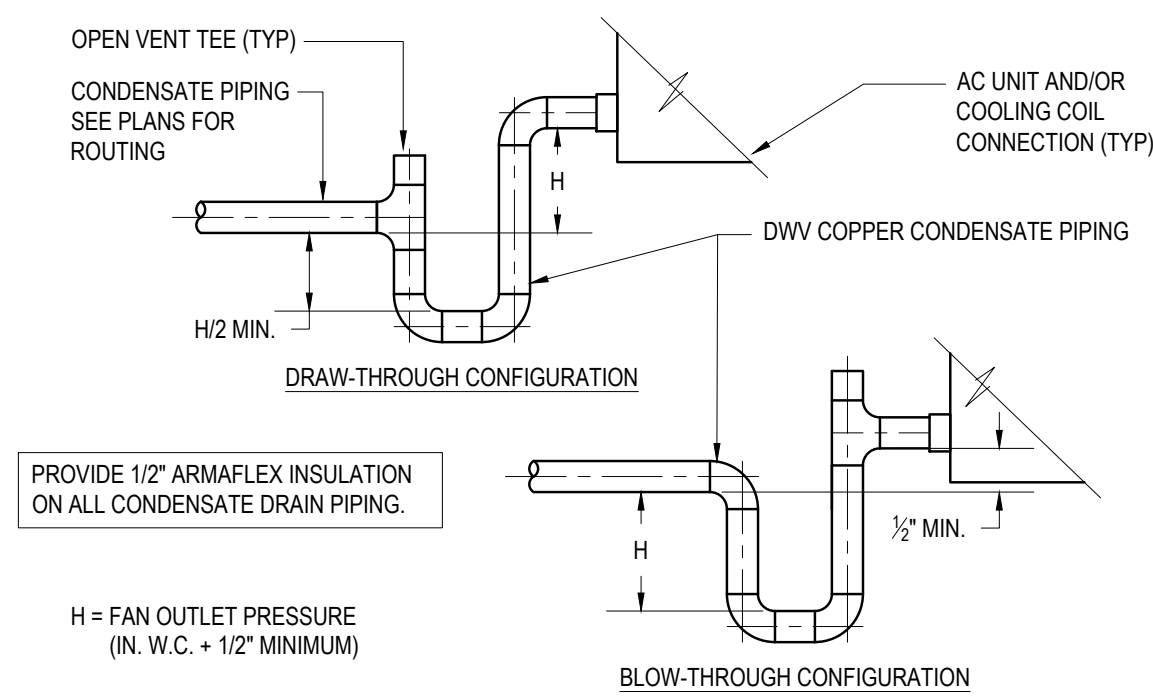
Date:

06.25.2025

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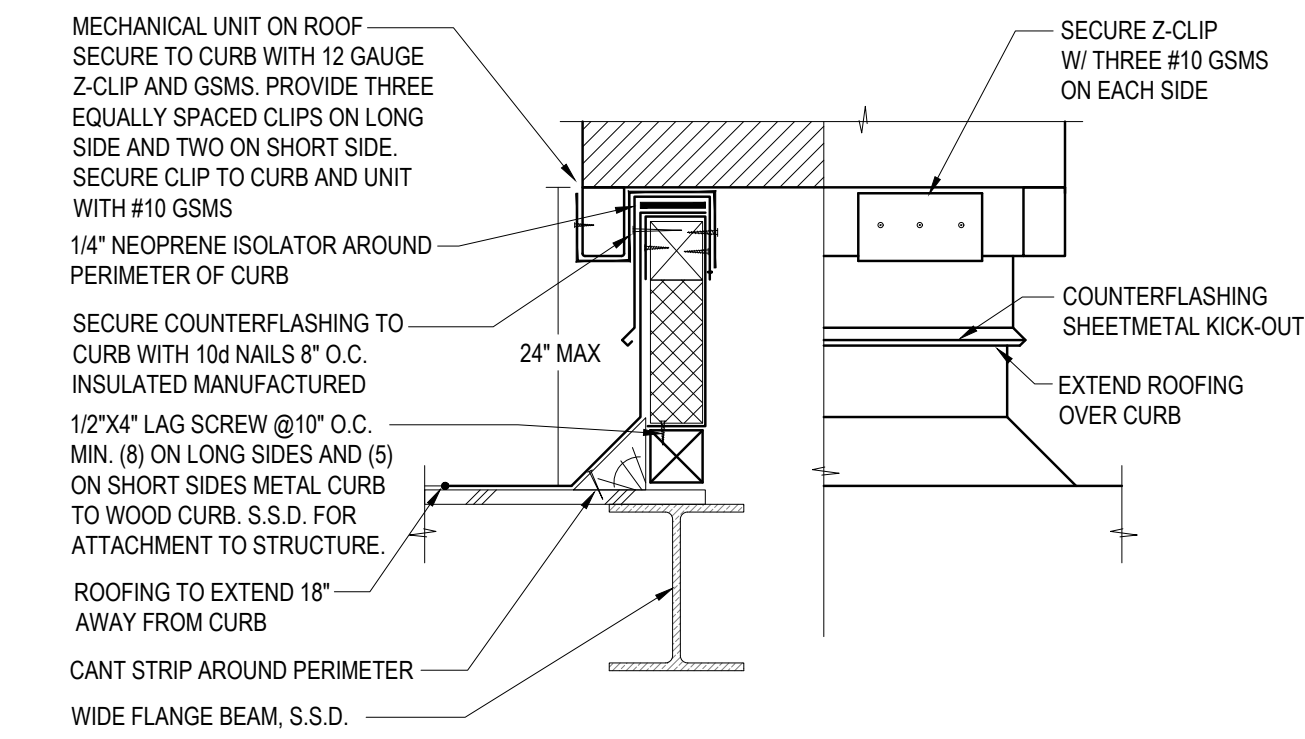
M1.02
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13 CONDENSATE DRAIN CONNECTION

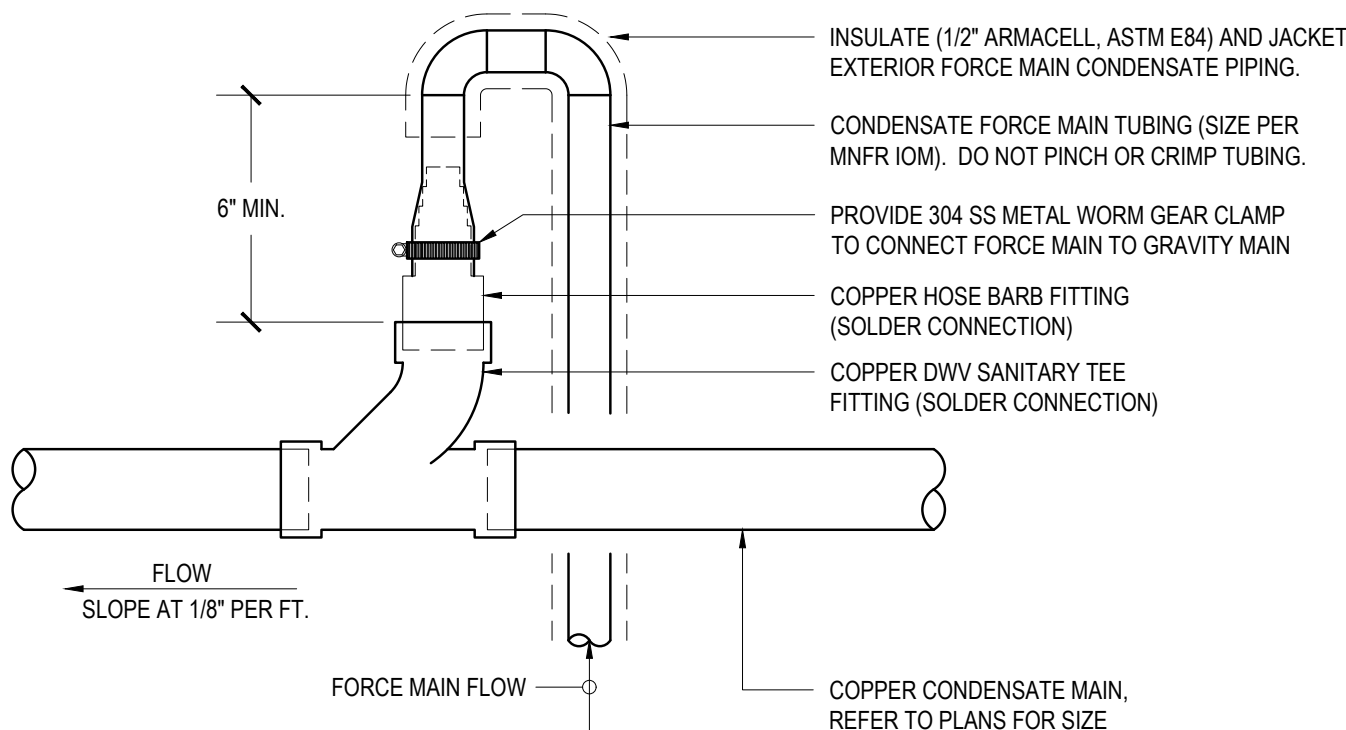
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14 RTU CURB MOUNTING DETAIL

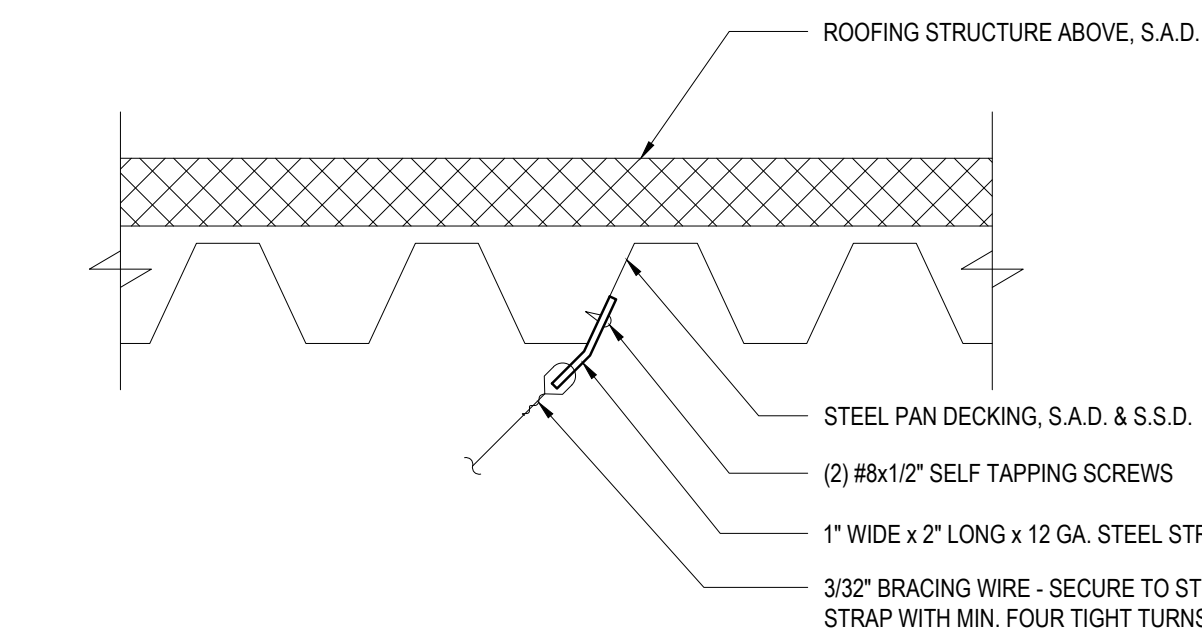
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NOTE: SEOR TO REVIEW PRIOR TO CONSTRUCTION



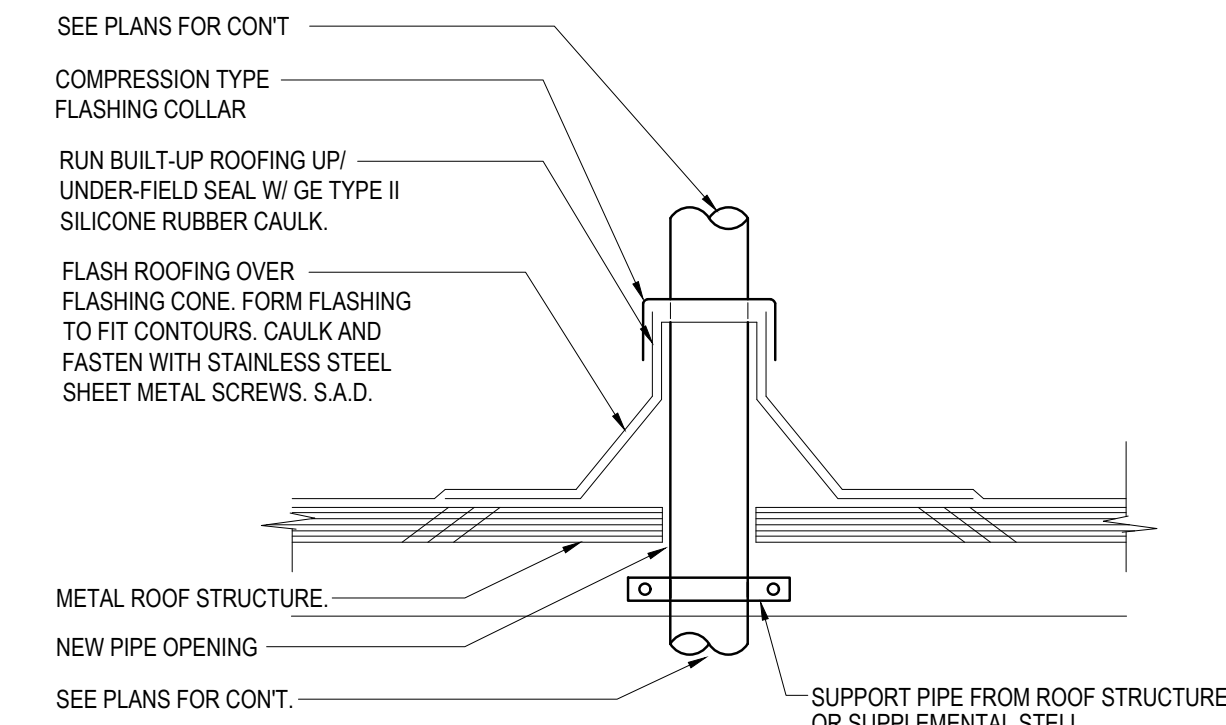
15 CONDENSATE FORCE MAIN DISCHARGE DETAIL

SCALE: NONE



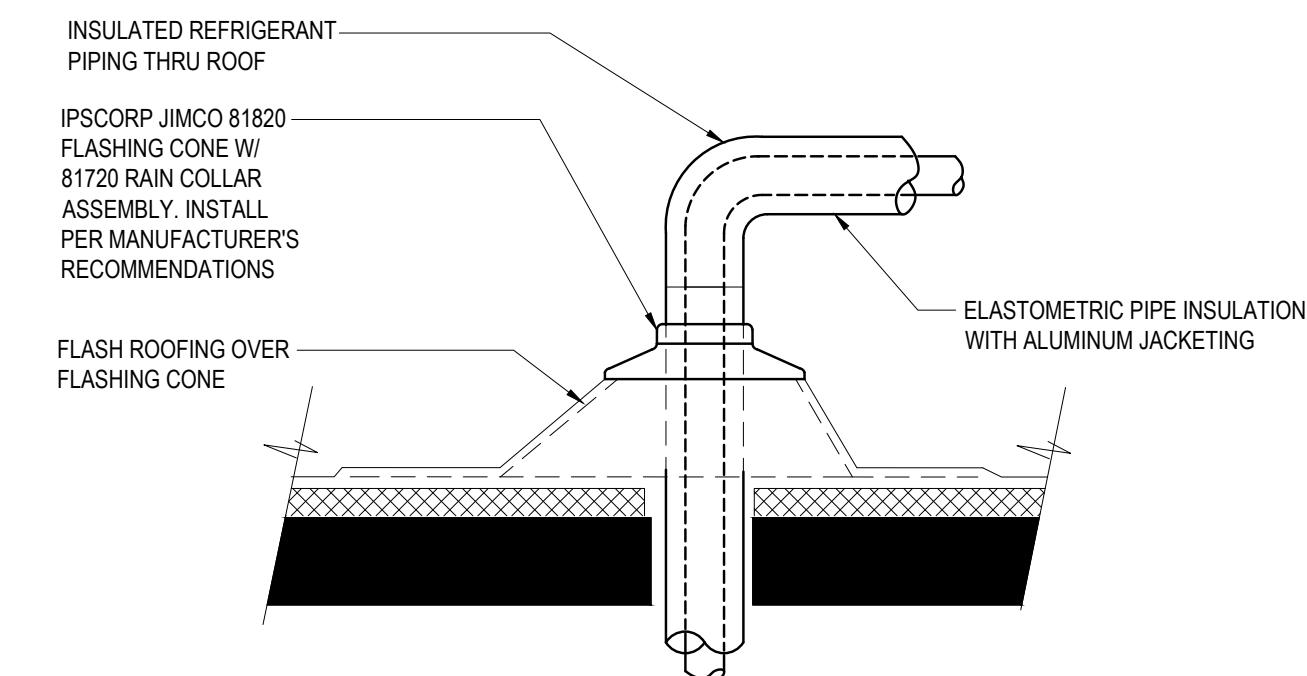
16 GUY WIRE ATTACHMENT TO DECKING

SCALE: NONE



9 PIPE THROUGH ROOF

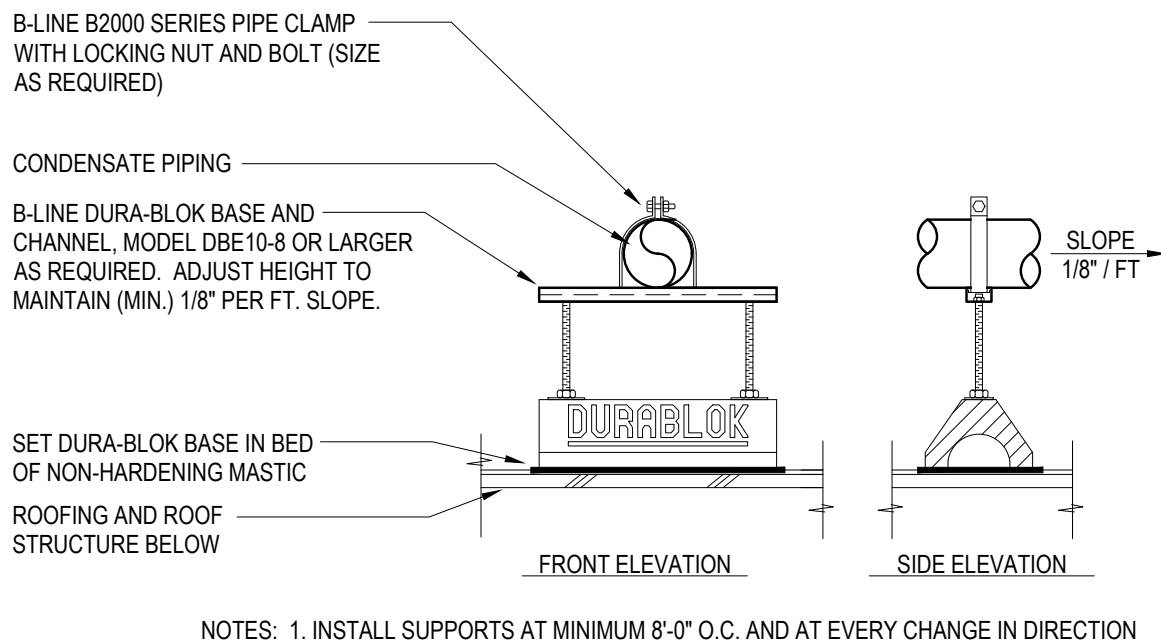
SCALE: NONE



NOTE: PROVIDE SEPARATE ROOF FLASHINGS/CONE ASSEMBLIES FOR LIQUID AND SUCTION LINES

10 REFRIGERANT LINES THROUGH ROOF

SCALE: NONE

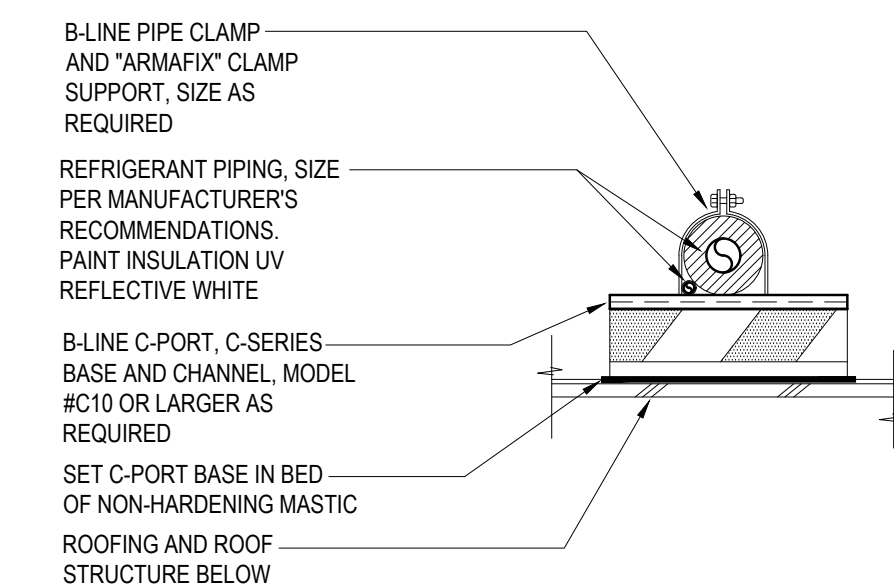


NOTES: 1. INSTALL SUPPORTS AT MINIMUM 8'-0\"/>

11 CONDENSATE PIPE SUPPORT ON ROOF

SCALE: NONE

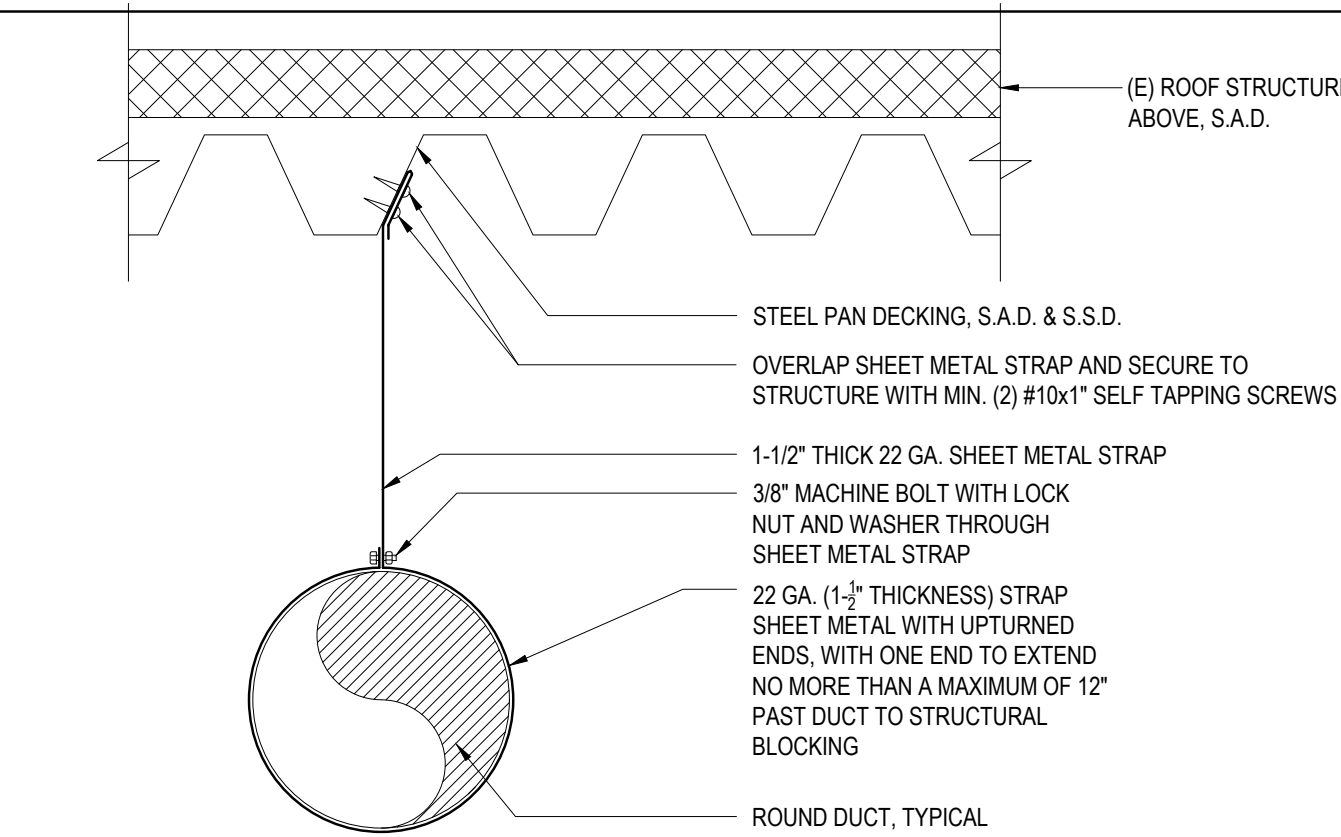
THIS METHOD OF CONSTRUCTION UTILIZES MATERIAL APPROVED BY THE U.S. GREEN BUILDING COUNCIL FOR LEEDS CREDITS



12 REFRIGERANT PIPING ON ROOF

SCALE: NONE

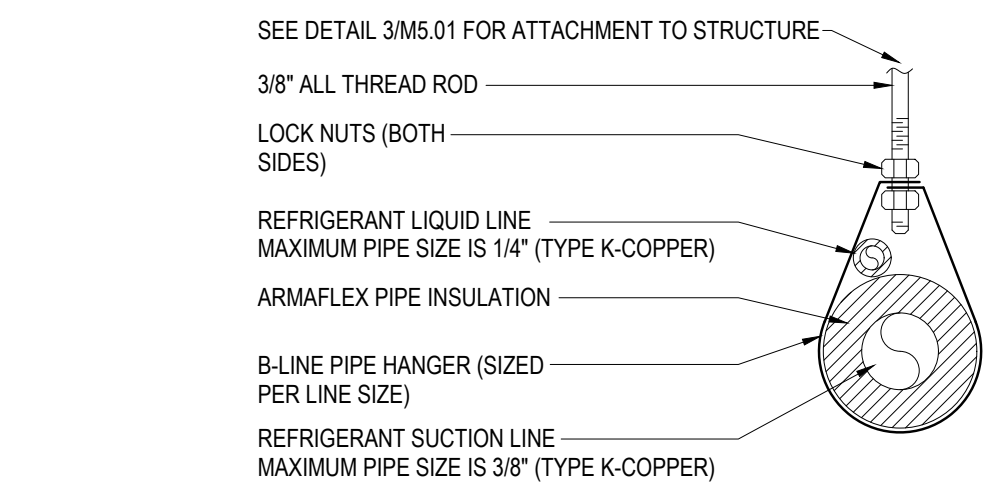
THIS METHOD OF CONSTRUCTION UTILIZES MATERIAL APPROVED BY THE U.S. GREEN BUILDING COUNCIL FOR LEEDS CREDITS



5 DUCT HANGING A.F.C. DETAIL

SCALE: NONE

NOTE: INSTALL AT 6'-0\"/>

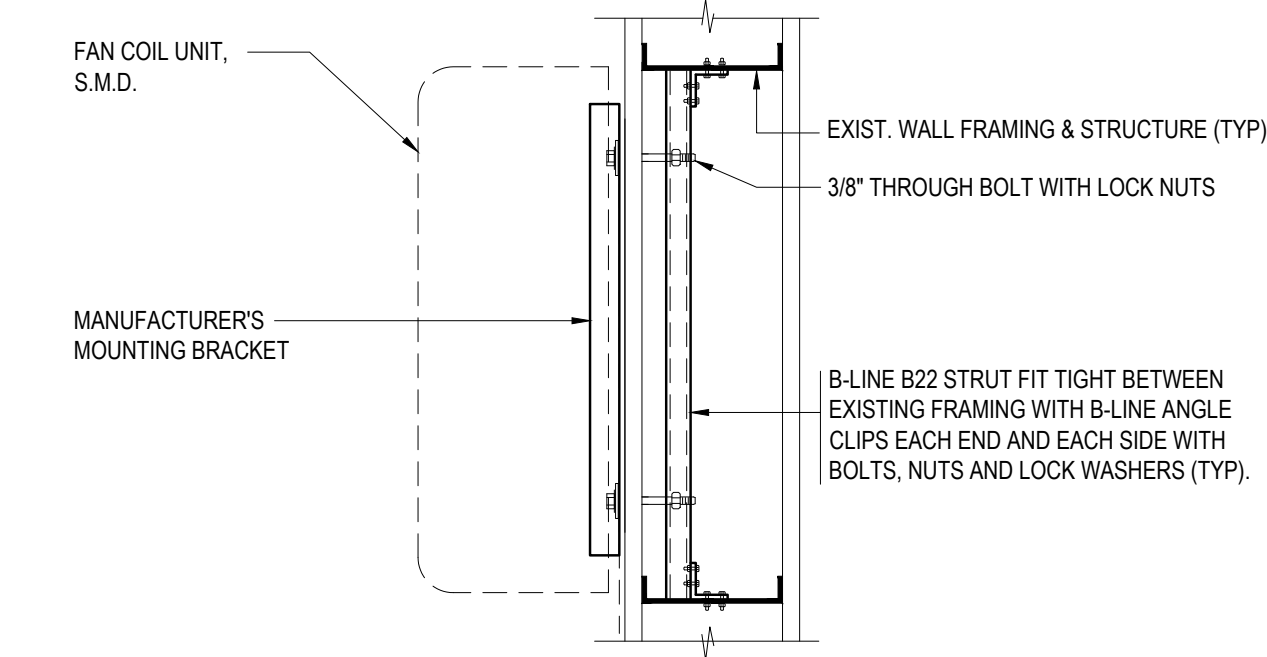


NOTES: 1. INSTALL HANGERS AT 6 FT. ON CENTER AND ADJACENT ALL ELBOWS AT EVERY CHANGE OF DIRECTION.

6 REFRIGERANT PIPE HANGING DETAIL

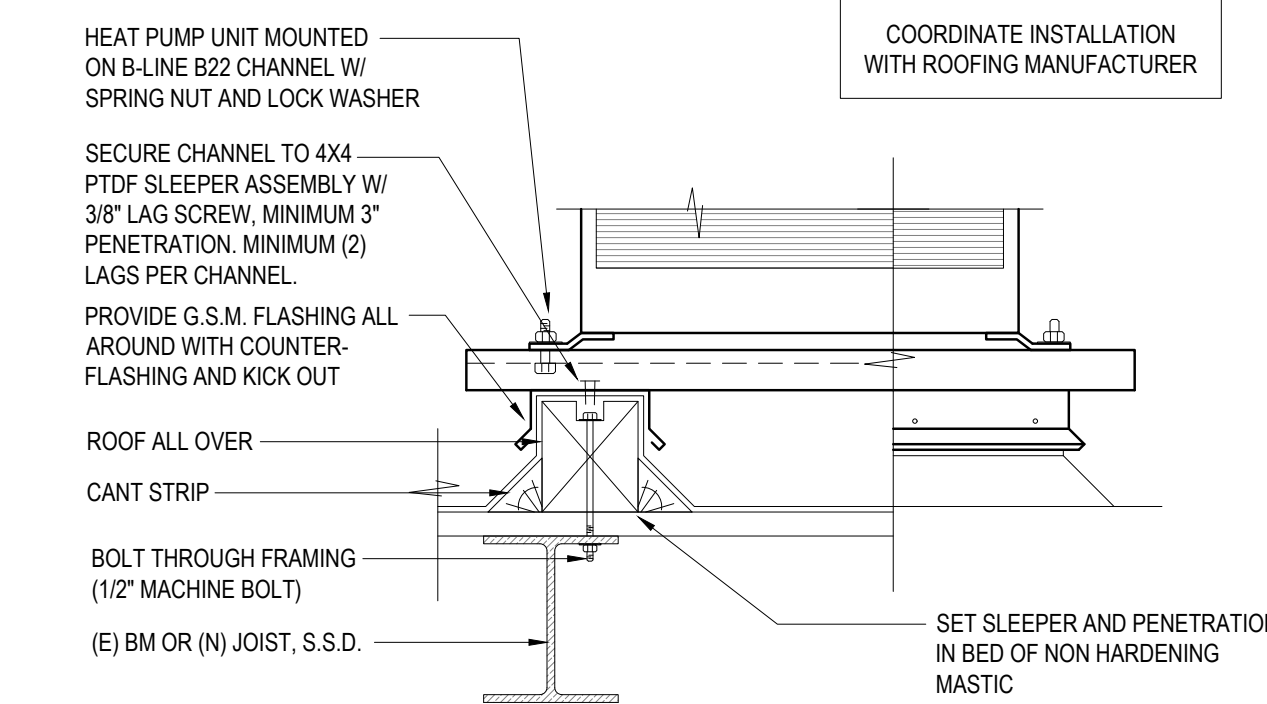
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NOTE: SEE PLANS FOR LIQUID AND SUCTION LINE SIZES



7 FAN COIL MOUNTING DETAIL

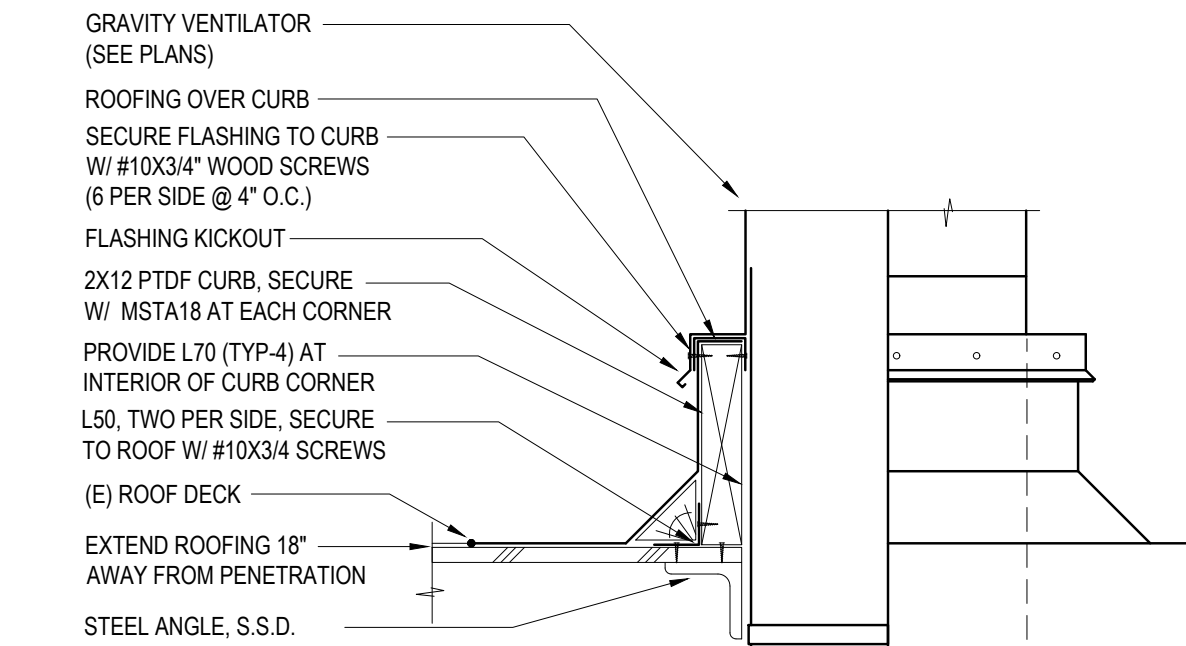
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8 HEAT PUMP UNIT ON SLEEPER DETAIL

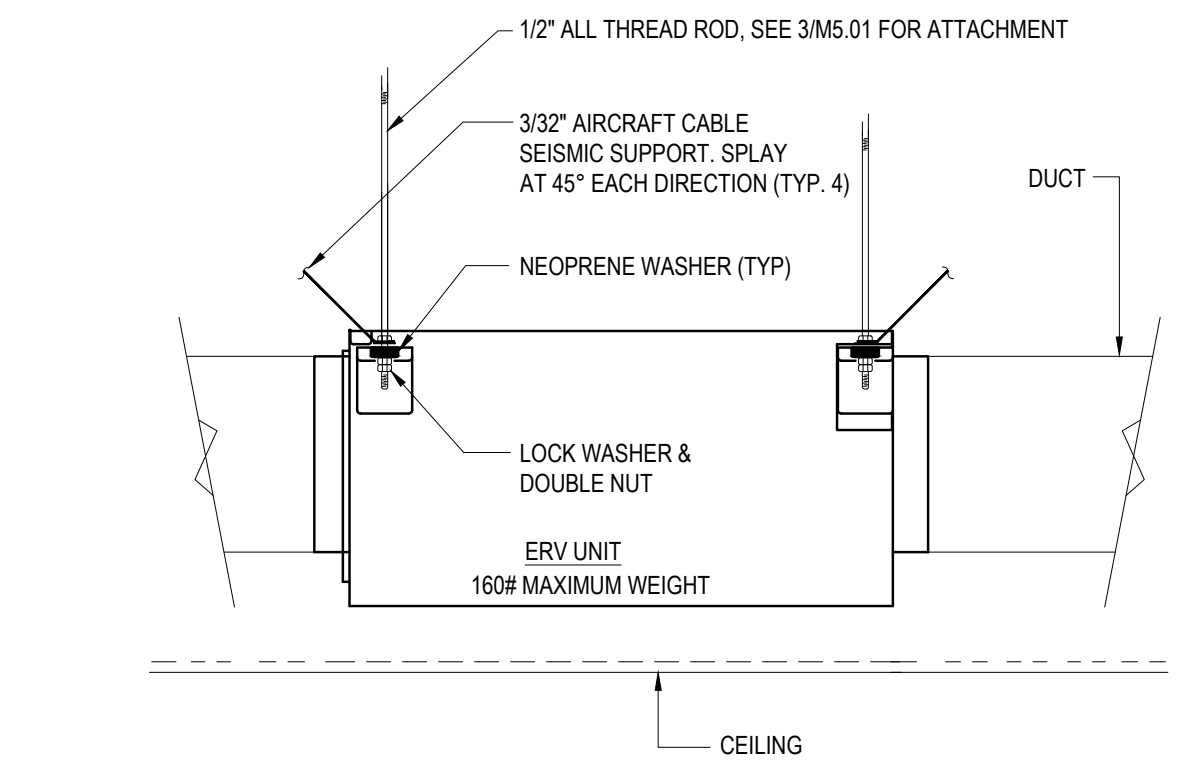
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NOTE: SEOR TO REVIEW PRIOR TO CONSTRUCTION



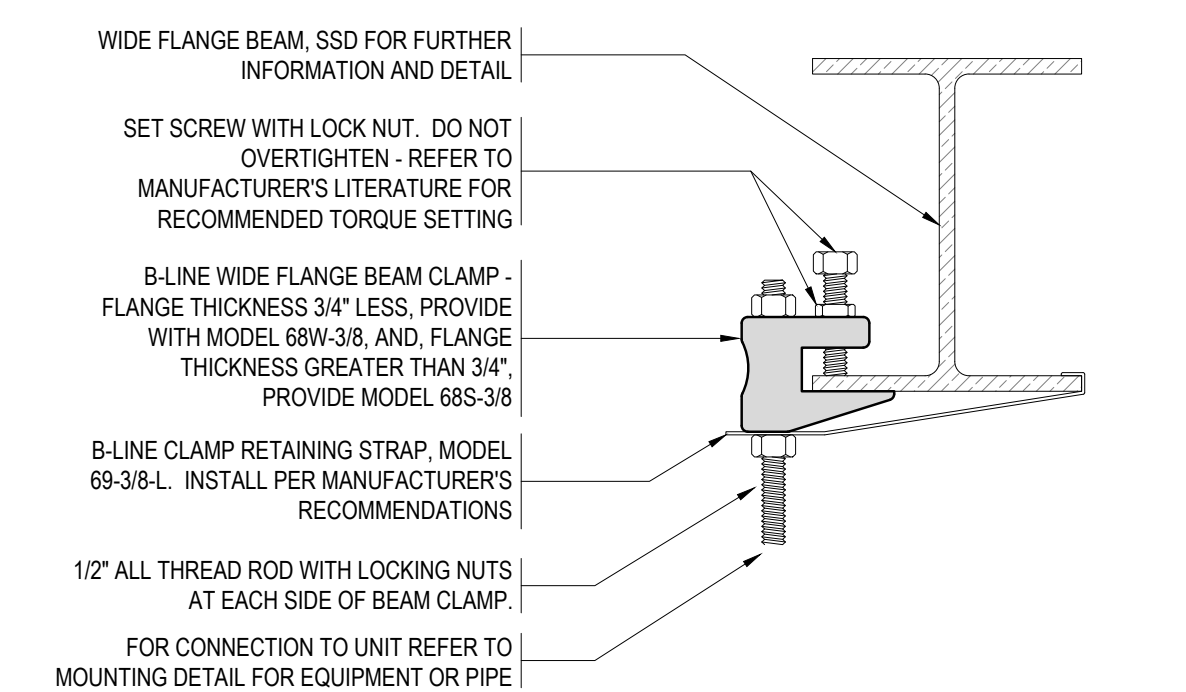
1 GRAVITY VENTILATOR MOUNTING DETAIL

SCALE: NONE



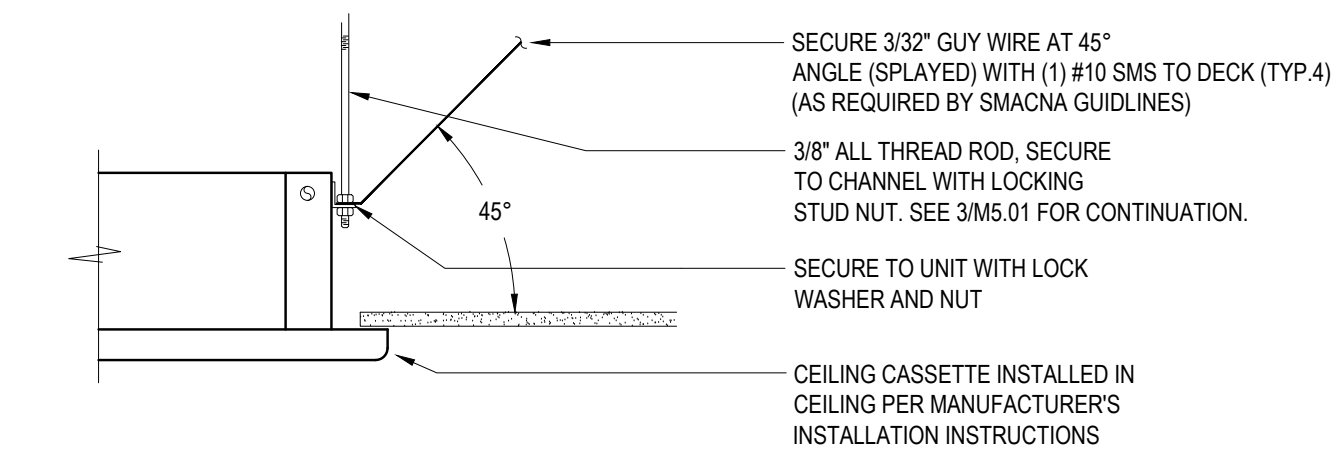
2 ERV FAN MOUNTING DETAIL

SCALE: NONE



3 ROD ATTACHMENT TO WIDE FLANGE BEAM

SCALE: NONE



4 CEILING CASSETTE MOUNTING DETAIL

SCALE: NONE

DLR GROUP
Ross Drulis Cusenbery

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06-25-2025



PERMIT INTAKE AND REVIEW

**Sonoma County
REDCOM
Expansion, Tenant
Improvements**

2796 Ventura Avenue,
2nd Floor
Santa Rosa, CA 95403

REVISIONS
No. Description Date

PERMIT SUBMITTAL

Sheet Title

HVAC DETAILS

Drawn By: AJP

Checked By: MUTJAM

Scale:
As indicated

Date:

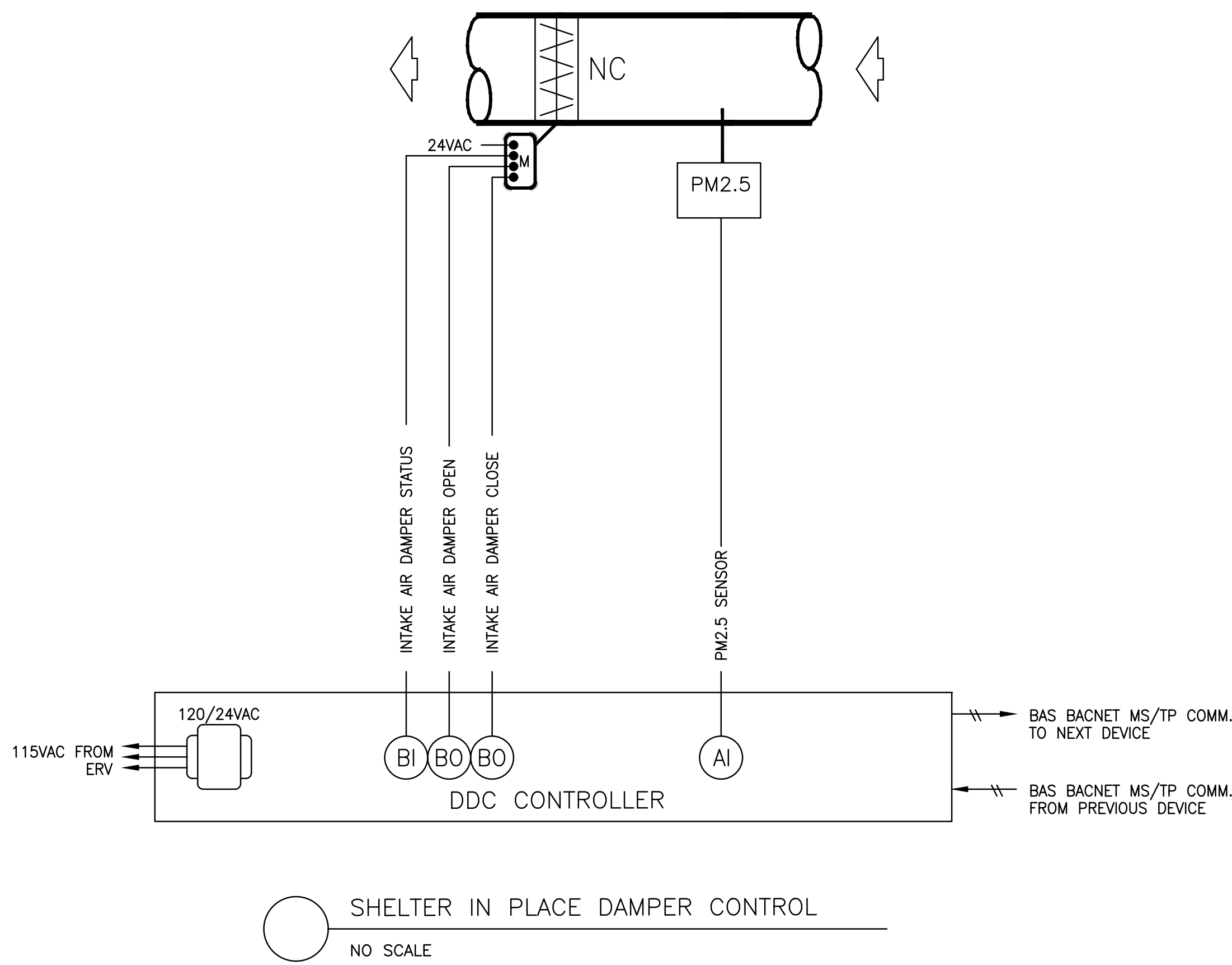
06.25.2025

Project No. 2020093

M5.01
Drawing No.

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Seal Stamped: 9/30/2025 Permit #: BLD25-3983 Plans Examiner: Pat Marquez
REVIEWED FOR CODE COMPLIANCE - PERMIT SONOMA



Sonoma County
REDCOM
Expansion, Tenant
Improvements

2796 Ventura Avenue,
2nd Floor
Santa Rosa, CA 95403

REVISIONS
No. Description Date

PERMIT SUBMITTAL

Sheet Title
SHELTER-IN-PLACE
CONTROLS SCHEMATIC

Drawn By: AJP Checked By: MUTJMT

Scale:
As indicated

Date:
06.25.2025

Project No. 2020093

M6.01
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STATE OF CALIFORNIA

Mechanical Systems

CERTIFICATE OF COMPLIANCE

Project Name: Redcom TI

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H. FAN SYSTEMS & AIR ECONOMIZERS

This table is used to demonstrate compliance with prescriptive requirements found in 140.4(a), 140.4(e), 140.4(f), 170.2(c)(3), and 170.2(c)(4) for fan systems. Fan systems serving only process loads are exempt from these requirements and do not need to be included in Table H.

System Name	FC-1	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	265	Site Elevation	167	Economizer	NA <=33 kbtu/h cooling
01	02	03		04		05	06	07	08	09		10	11		
Fan Name or Item Tag	Fan Type	Qty		Component		Airflow through Component (%)		Water Gauge (wg)	Component Allowance	Fan Allowance (watt/cfm j)		Design Electrical Input Power Method		Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	1		Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)						Fan System Allowance (kW) ¹		Fan System Electrical Output (kW)		0.05	

System Name FC-2

Quantity Y

1

Fan System Status New

System Zoning all other systems

Serving Dwelling Units

Not Serving Dwelling Units

Fan System Airflow (cfm)

494

Site Elevation

167

Economizer

NA <=33 kbtu/h cooling

01 02 03 04 05 06 07 08 09 10 11

Fan Name or Item Tag Fan Type Qty Component Airflow through Component (%) Water Gauge (wg) Component Allowance Fan Allowance (watt/cfm j) Design Electrical Input Power Method Motor Nameplate Horsepower Design Electrical Input Power (kW)

VRF Supply 1 Exhaust/Return/Relief/Transfer Fan Base Allowance(kW) Fan System Allowance (kW)¹ Fan System Electrical Output (kW) 0.05

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F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Dry System Equipment Sizing (Includes air conditioners, condensers, heat pumps, VRF, furnaces and unit heaters and DOAS systems)

01	02	03	04	05	06	07	08	09	10	11
Name or Item Tag	Equipment Category per Tables 110.2.1, 140.4(a)(2) and 170.2(c)(3a)	Equipment Type per Tables 110.2 and Title 20	Smallest Size Available ¹ 140.4(a) and 170.2(c)(1)	Heating Output ² (kbtu/h)	Rated (kbtu/h)	Supply Heating Output (kbtu/h)	Sensible Per Design (kbtu/h)	Rated (kbtu/h)	Total Heating Load (kbtu/h)	Total Sensible Cooling Load (kbtu/h)
VRF/RTU system	Variable Refrigerant Flow	VRF heat pump, air cooled	Yes	140.1	160	0	95.15	84.39	54.57	84.19

FOOTNOTES: Equipment shall be the smallest size, within the available options of the desired equipment line, necessary to meet the design heating and cooling loads of the building per 140.4(a) and 170.2(c)(1). Healthcare facilities are exempt.

¹ It is common practice to show rated output capacity on the equipment schedule. Sensible cooling output comes from specification sheet tables.

² If equipment is heating only, leave cooling output and load blank. If equipment is cooling only, leave heating output and load blank.

³ Authority Having Jurisdiction may ask for load calculations used for compliance per 140.4(b) and 170.2(c).

Dry System Equipment Efficiency (other than Package Terminal Air Conditioners (PTAC) and Package Terminal Heat Pumps (PTHP), DX-DOAS and Dual Fuel Heat Pumps)

01	02	03	04	05	06	07	08	09
Name or Item Tag	Size Category (Btu/h)	Rating Condition (°F)	Efficiency Unit	Minimum Efficiency Required per Tables 110.2.7 / Title 20	Design Efficiency	Efficiency Unit	Minimum Efficiency Required per Tables 110.2.7 / Title 20	Design Efficiency
VRF/RTU system	>=135,000 and <240,000	47 °Fdb/ 43 °Fwb OSA	COP	3.2	4	EER	10.6	10.7

G. PUMPS

This section does not apply to this project.

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C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with mechanical requirements. This table is not editable by the user. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D₁, or the table indicated as not compliant for guidance.

01	02	03	04	05	06	07	08	09								
System Summary	AND	Pumps	AND	Fan/ Economizers	AND	System Controls	AND	Ventilation	AND	Terminal Box Controls	AND	Distribution	AND	Cooling Towers	AND	Compliance Results
110.1, 110.2, 140.4, 170.2(c)		140.4(a), 170.2(c)(4)		140.4(c), 140.4(d), 170.2(c)		110.2.1, 120.2.1, 140.4(f), 170.2(c)		120.1, 160.2		140.4(i), 170.2(c)(4)(8)		120.3, 140.4(j), 160.2, 160.3		110.2(e)(2)		
(See Table F)	(See Table G)	(See Table H)	(See Table I)	(See Table J)	(See Table K)	(See Table L)	(See Table M)									
Yes	AND	AND	Yes	AND	Yes	AND	Yes	AND	AND	Yes	AND	Yes	AND	Yes	AND	COMPLIES

Mandatory Measures Compliance (See Table C for Details)

COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Space Conditioning System Information

01	02	03	04	05	06
System Name	Quantity	System Serving	System Status	Space Type	Utilizing Recovered Heat
VRF/RTU system	1	Multi-zone	New/ Addition		☐

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A. GENERAL INFORMATION

01 Project Location (City)	Santa Rosa	04 Total Conditioned Floor Area	2457
02 Climate Zone	2	05 Total Unconditioned Floor Area	0
03 Occupancy Types Within Project:		06 # of Stories (Habitable Above Grade)	1

• Office • All Other Occupancies

B. PROJECT SCOPE

This table includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, 170.2(b) or 141.0(b)(2) and 180.2(b)(2) for alterations.

01	02	03
System(s)	Wet System Components	Dry System Components
☒ Heating Air System	☐ Water Economizer	☐ Air Economizer
☒ Cooling Air System	☐ Pumps	☐ Electric Resistance Heat
☐ Mechanical Controls (existing to remain, altered or new)	☐ System Piping	☐ Fan Systems
☐ Mechanical Controls (existing to remain, altered or new)	☐ Cooling Towers	☐ Ductwork (existing to remain, altered or new)
☐ Chillers	☐ Boilers	☐ Ventilation
☐ Zonal Systems/ Terminal Boxes		

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I. SYSTEM CONTROLS

This table is used to demonstrate compliance with mandatory controls in 110.2 and 120.2 and prescriptive controls in 140.4(f) and (h), 170.2(c)(4D, 170.2(c)(4L) or requirements in 141.0(b)(2) for altered space conditioning systems.

01	02	03	04	05	06	07	08	09
System Name	System Zoning	Thermostat (130.2(b) & (c), 120.2(a) Being Served (°F)	Shut-Off Controls 120.2(a) & 180.2(b)(2)	Isolation Zone Controls 120.2(a) & 180.3(a)(2)	Demand Response 110.2.12-120.2(b) & 160.3(a)(2)	Supply Air Temp. Reset 140.4(f) & 170.2(c)(4D)	Window Interlocks per 140.4(f) & 170.2(c)(4D)	
VRF/RTU system	Multi-zone w/ DDC to zone	<= 25,000 ft²	Setback	Auto Time Switch	NA: Servics < 25k ft²	DR Total per 110.12	NA: Alteration	NA: Alteration Project

FOOTNOTES: Gravity gas wall heaters, gravity floor heaters, gravity room heaters, non-central electric heaters, fireplaces or decorative gas appliances, wood stoves are not required to have setback thermostats.

J. VENTILATION AND INDOOR AIR QUALITY

This table is used to demonstrate compliance with mandatory ventilation requirements in 120.1, 120.2(c)(3B, 140.4(a) and 140.4(f) for all nonresidential and hotel/motel and e22defnoln1/140.2, 160.3(a)(2), 170.2(c)(4N, 170.2(a)(4D) for high-rise residential occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table. In lieu of this table, the required outdoor ventilation rates and airflow may be shown on the plans or the calculations can be presented in a spreadsheet.

01	02	03	04	05	06	07	08	09
01	☐	Check the box if the project is showing ventilation calculations on the plans, or attaching the calculations instead of completing this table.						
02	☐	Check this box if the project included Nonresidential, Hotel/Motel/Spas or Multifamily Common Use Spaces						
03	☐	Check the box if the project is using natural ventilation in any nonresidential or hotel/motel spaces to meet required ventilation rates per 120.1(c)(2).						
04								
System Name	VRF/RTU system	System Design Transfer Air CFM	430	System Design Transfer Air CFM	0	Air Filtration per 120.1(c)(141.0(b)(2) and 160.2(c)(21)	Provided	
08	09	10	11	12	13	14	15	16

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H. FAN SYSTEMS & AIR ECONOMIZERS

¹ Low-turndown single-zone VRF fan system must be capable of and configured to reduce airflow to 50 percent of design airflow and use no more than 30 percent of the design wattage at that airflow. No more than 10 percent of the design load served by the equipment shall have fixed loads.

² Fan system allowance includes fan system base allowance.

³ After pressure loss can only be counted once per fan system.

⁴ Complex Fan System means a fan system that combines a single cabinet fan system with other supply fans, exhaust fans, or both.

⁵ Computer room economizers must meet requirements of 140.9(a) and will be documented on the NRCC-PRC-E document.

H. EXHAUST AIR HEAT RECOVERY 140.4(a), 170.2(c)(4D)

01	02	03	04	05	06	07	08	09	10	11
Fan System Name	Qty	Hours of Operation per Year	Design Supply Airflow Rate	Outdoor Airflow	% Outdoor Air at Full Design Airflow	Exhaust Air Heat Recovery Requirement per 140.4(a) & 170.2(c)(4D)	Exhaust Air Heat Recovery 140.4(a) & 170.2(c)(4D)	Type Of Heat Recovery Rating	Required Recovery Ratio	Energy Recovery Bypass
VRF/RTU system										

Fan Energy Index (FEI)

01	02	03
Name or Item Tag	FEI Exception	FEI
VRF/RTU system	Altered Fan System	

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H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	FC-3	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	315	Site Elevation	167	Economizer	NA <=33 kbtu/h cooling
01	02	03		04		05	06	07	08	09		10	11		
Fan Name or Item Tag	Fan Type	Qty		Component		Airflow through Component (%)		Water Gauge (wg)	Component Allowance	Fan Allowance (watt/cfm j)		Design Electrical Input Power Method		Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	3		Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)						Fan System Allowance (kW) ¹		Fan System Electrical Output (kW)		0.05	

System Name FC-8

Quantity Y

1

Fan System Status New

System Zoning all other systems

Serving Dwelling Units

Not Serving Dwelling Units

Fan System Airflow (cfm)

297

Site Elevation

167

Economizer

NA <=33 kbtu/h cooling

01 02 03 04 05 06 07 08 09 10 11

Fan Name or Item Tag Fan Type Qty Component Airflow through Component (%) Water Gauge (wg) Component Allowance Fan Allowance (watt/cfm j) Design Electrical Input Power Method Motor Nameplate Horsepower Design Electrical Input Power (kW)

VRF Supply 1 Exhaust/Return/Relief/Transfer Fan Base Allowance(kW) Fan System Allowance (kW)¹ Fan System Electrical Output (kW) 0.03

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H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	FC-4.5,6	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	2,188	Site Elevation	167	Economizer	NA Efficiency per Table 140.4.F
01	02	03		04		05	06	07	08	09		10	11		
Fan Name or Item Tag	Fan Type	Qty		Component		Airflow through Component (%)		Water Gauge (wg)	Component Allowance	Fan Allowance (watt/cfm j)		Design Electrical Input Power Method		Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	1		Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)						Fan System Allowance (kW) ¹		Fan System Electrical Output (kW)		0.62	

System Name FC-7

Quantity Y

1

Fan System Status New

System Zoning all other systems

Serving Dwelling Units

Not Serving Dwelling Units

Fan System Airflow (cfm)

812

Site Elevation

167

Economizer

NA <=33 kbtu/h cooling

01 02 03 04 05 06 07 08 09 10 11

Fan Name or Item Tag Fan Type Qty Component Airflow through Component (%) Water Gauge (wg) Component Allowance Fan Allowance (watt/cfm j) Design Electrical Input Power Method Motor Nameplate Horsepower Design Electrical Input Power (kW)

VRF Supply 1 Exhaust/Return/Relief/Transfer Fan Base Allowance(kW) Fan System Allowance (kW)¹ Fan System Electrical Output (kW) 0.12

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N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/1602-24/2019standards/2019_compliance_documents/Nonresidential_documents/NRCC/

Form/Title

NRCC-MCH-01-E - Must be submitted for all buildings.

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/1602-24/2019standards/2019_compliance_documents/Nonresidential_documents/NRCC/

Form/Title

NRCC-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Mitsubishi PLYU-FT44VNL1 Supply Fan VFD Acceptance (if applicable) since testing activities overlap.

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no NRCC forms required for this project.

Q. MANDATORY MEASURES DOCUMENTATION LOCATION

This table is used to indicate where mandatory measures are documented in the plan set or construction documentation.

01	02
Compliance with Mandatory Measures documented through MCH Mandatory Measures Note Block	Yes
	Plan sheet or construction document location
	M-Sheets

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L. DISTRIBUTION (DUCTWORK AND PIPING)

		Dwelling Units: Total duct leakage of duct system shall not exceed 12% or duct system to outside shall not exceed 6% per R41.1.4 required for systems?	No
		Duct leakage testing per CMV Section 603.1.3 required for these systems?	Yes
11	No	The scope of the project includes only duct systems serving healthcare facilities	
12	No	Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.	
13	Yes	The space conditioning system serves less than 5,000 ft² of conditioned floor area.	
14	No	The combined surface area of the ducts is more than 25% of the total surface area of the entire duct system.	
15		The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.	
16	No	The scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.	
17		All ductwork and plenums with pressure class ratings shall be constructed to Seal Class A	
18		All ductwork is an extension of an existing duct system	
19		Ductwork serving individual dwelling unit	
20		< 25 ft of new or replacement space conditioning ducts installed	
21	R-8	Duct insulation R-value	
22			
23			

M. COOLING TOWERS

This section does not apply to this project.

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J. VENTILATION AND INDOOR AIR QUALITY

¹ Air filtration requirements apply to the following three system types per 120.1(c)(1A): space conditioning systems utilizing ducts to supply air to occupiable space; supply only ventilation systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to occupiable space.

² Uniform Mechanical Code may have more stringent ventilation requirements; the most stringent code requirement takes precedence.

³ See Standards Tables 120.1.4 and 120.1.8.

⁴ For lecture halls with fixed seating, the expected number of occupants shall be determined in accordance with the California Building Code.

⁵ 120.2(c)(3) requires systems serving rooms that are required by 130.1(c) to have lighting occupancy sensing controls to also have occupancy sensing zone controls for ventilation.

Examples of spaces which require lighting occupancy sensors include offices 250ft² or smaller, multipurpose rooms less than 1,000 ft², classrooms, conference rooms, restaurants, aisles and open areas in warehouses, library book stock aisles, corridors, stairwells, parking garages, and loading and unloading zones, unless excepted by 130.1(c).

K. TERMINAL BOX CONTROLS

This section does not apply to this project.

L. DISTRIBUTION (DUCTWORK AND PIPING)

This table is used to show compliance with mandatory pipe insulation requirements found in 120.3 and mandatory requirements found in 120.4(g) for duct sealing.

01	02	03
01	☐	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space shall have a Class I or Class II vapor retarder. All penetrations and joints of which shall be sealed.

Duct Leakage Testing

The answers to the questions below apply to the following duct systems:

VRF/RTU system	NR/ Common Use Duct leakage testing shall not exceed 6% per NA7.5.3 required for these systems?	No

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APPLICABLE CODES & STANDARDS REFERENCES

PARTIAL LIST OF APPLICABLE CODES AS OF January 1, 2023*
2022 California Administrative Code (CAC), Part 1, Title 24 CCR
2022 California Building Code (CBC), Part 2, Title 24 CCR
(2021 International Building Code, Vol. 1 & 2, and 2022 California amendments)
2022 California Electrical Code (CEC), Part 3, Title 24 CCR
(2020 National Electrical Code and 2022 California Amendments)
2022 California Mechanical Code (CMC), Part 4, Title 24 CCR
(2021 APMO Uniform Mechanical Code and 2022 California amendments)
2022 California Plumbing Code (CPC), Part 5, Title 24 CCR
(2021 APMO Uniform Plumbing Code and 2022 California amendments)
2022 California Energy Code (CEC), Part 6, Title 24 CCR
2022 California Fire Code (CFC), Part 7, Title 24 CCR
(2021 International Fire Code and 2022 California Amendments)
2022 California Existing Building Code (CEBC), Part 10, Title 24 CCR
(2021 International Existing Building Code and 2022 California Amendments)
2022 California Green Building Standards Code (CALGreen), Part 11, Title 24 CCR
2022 California Referenced Standards Code, Part 12, Title 24 CCR
Title 19 CCR, Public Safety, State Fire Marshal Regulations
2019 ASME A17.1/CSA B44-13 Safety Code for Elevators and Escalators (per 2022 CBC Part 2 Ch.35)
Note: Cal/OSHA Elevator Unit enforces CCR Title 8 and uses the 2004 ASME A17.1 by adoption 1125/1221

PARTIAL LIST OF APPLICABLE STANDARDS

NFPA 1225/1221 - Standard for Emergency Services Communications 2022 Edition
NFPA 13 - Standard for the Installation of Sprinkler Systems (CA amended).....2022 Edition
NFPA 14 - Standard for the Installation of Standpipe and Hose Systems (CA amended).....2019 Edition
NFPA 17 - Standard for Dry Chemical Extinguishing Systems.....2021 Edition
NFPA 17A - Standard for Wet Chemical Extinguishing Systems.....2021 Edition
NFPA 20 - Standard for the Installation of Stationary Pumps for Fire Protection.....2018 Edition
NFPA 22 - Standard for Water Tanks for Private Fire Protection.....2018 Edition
NFPA 24 - Standard for the Installation of Private Fire Service Mains and Their Appurtenances (CA amended).....2019 Edition
NFPA 72 - National Fire Alarm and Signaling Code (CA amended).....2022 Edition
NFPA 80 - Standard for Fire Doors and Other Opening Protectives.....2019 Edition
NFPA 2001 - Standard on Clean Agent Fire Extinguishing Systems (CA amended).....2018 Edition
UL 300 - Standard for Fire Testing of Fire Extinguishing Systems for Protection of Commercial Cooking Equipment.....2005 (R2010)
UL 464 - Audible Signaling Devices for Fire Alarm and Signaling Systems, Including Accessories.....2003 Edition
UL 521 - Standard for Heat Detectors for Fire Protective Signaling Systems.....1999 Edition
UL 1971 - Standard for Signaling Devices for the Hearing Impaired.....2002 (R2010)
ICC 308 - Standard for Bleachers, Folding and Telescopic Seating, and Grandstands.....2017 Edition

For a complete list of applicable NFPA standards refer to 2022 CBC (SFM) Chapter 35 and California Fire Code Chapter 80.

See California Building Code Chapter 35 for State of California amendments to the NFPA Standards.

*All parts of the 2022 California Building Code become effective January 1, 2023 except the effective date for the use of the 2022 Building Energy Efficiency Standards (Title 24, Part 1, Chapter 10) is January 8, 2023 and the effective date for the use of the California Administrative Code (Title 24, Part 1, Chapter 4) is March 5, 2022.

ELECTRICAL DEVICES

- ⊖ JUNCTION BOX - WALL MOUNTED +18" A.F.F. U.O.N.
- ⊖ JUNCTION BOX - FLOOR MOUNTED
- ◇ JUNCTION BOX - CEILING MOUNTED
- ⊖ POWER OUTLET, DUPLEX - WALL MOUNTED +18" A.F.F. U.O.N.
- ⊖ POWER OUTLET, DEDICATED DUPLEX - WALL MOUNTED +18" A.F.F. U.O.N.
- ⊖ POWER OUTLET, SWITCHED DUPLEX - +18" A.F.F. U.O.N.
- ⊖ POWER OUTLET, FOURPLEX - WALL MOUNTED +18" A.F.F. U.O.N.
- ⊖ POWER OUTLET, DEDICATED FOURPLEX - WALL MOUNTED +18" A.F.F. U.O.N.
- ⊖ POWER OUTLET, SIMPLEX - WALL MOUNTED +18" A.F.F. U.O.N.
- ⊖ POWER OUTLET, DUPLEX - FLOOR MOUNTED, FLUSH LID U.O.N.
- ⊖ POWER OUTLET, DEDICATED DUPLEX - FLOOR MOUNTED, FLUSH LID U.O.N.
- ⊖ POWER OUTLET, FOURPLEX - FLOOR MOUNTED, FLUSH LID U.O.N.
- ⊖ POWER OUTLET, DEDICATED FOURPLEX - FLOOR MOUNTED, FLUSH LID U.O.N.
- ⊖ POWER OUTLET, DEDICATED DUPLEX - CEILING MOUNTED
- ⊖ POWER OUTLET, FOURPLEX - CEILING MOUNTED
- ⊖ POWER OUTLET, DEDICATED FOURPLEX - CEILING MOUNTED

CONTROLS

- \$ SWITCH, SINGLE CONTROL - WALL MOUNTED +42" A.F.F. U.O.N.
- \$³ SWITCH, 3-WAY CONTROL - WALL MOUNTED +42" A.F.F. U.O.N.
- \$⁴ SWITCH, 4-WAY CONTROL - WALL MOUNTED +42" A.F.F. U.O.N.
- \$^M SWITCH, MOTOR RATED - NOTED MOUNTING
- \$^D SWITCH, DIMMER CONTROL - WALL MOUNTED +42" A.F.F. U.O.N.
- \$^{VD} SWITCH, DIMMER WITH VACANCY CONTROL - WALL MOUNTED +42" A.F.F. U.O.N.
- \$^{V1} SWITCH, VACANCY CONTROL - SINGLE POLE - WALL MTD +42" A.F.F. U.O.N.
- \$^{V2} SWITCH, VACANCY CONTROL - DUAL POLE - WALL MOUNTED +42" A.F.F. U.O.N. (FAN CONTROL SHALL BE PROVIDED WITH TIME DELAY)
- ⊖ LV SWITCH, UP TO FOUR ZONES, EACH WITH ON/OFF AND DIMMER CONTROL - WALL MOUNTED +42" A.F.F. U.O.N.
- ⊖ LV SCENE SWITCH - WALL MOUNTED +42" A.F.F. U.O.N. (NUMBER OF SCENE BUTTONS AS INDICATED)
- ⊖ LV MASTER CONTROL - WALL MOUNTED +42" A.F.F. U.O.N.
- ⊖ LV VACANCY SENSOR CONTROL - CEILING MOUNTED
- ⊖ LV OCCUPANCY SENSOR CONTROL - CEILING MOUNTED
- ⊖ LV DAYLIGHTING SENSOR CONTROL - DUAL ZONE - CEILING MOUNTED
- ⊖ PLUG LOAD CONTROLLER - MOUNT IN ACCESSIBLE LOCATION
- ⊖ ROOM LIGHTING CONTROLLER - MOUNT IN ACCESSIBLE LOCATION (NUMBER OF ZONES AS INDICATED)
- ⊖ SWITCH, PHOTO CELL
- ⊖ ASTRONOMICAL TIME CLOCK

LOW VOLTAGE

- ⊖ CEILING SPEAKER
- ⊖ WALL MOUNTED SPEAKER - 96" A.F.F. U.O.N., 3/4" CONDUIT STUBBED INTO ACCESSIBLE SPACE ABOVE CEILING
- ⊖ WP EXTERIOR SPEAKER - 96" A.F.F. U.O.N., 3/4" CONDUIT STUBBED INTO ACCESSIBLE SPACE ABOVE CEILING
- ⊖ SPEAKER/ CLOCK - 96" A.F.F. U.O.N., 1" CONDUIT STUBBED INTO ACCESSIBLE SPACE ABOVE CEILING
- ▼ DATA OUTLET - WALL MOUNTED +18" A.F.F.
- ▼ DATA OUTLET - NOTED MOUNTED
- ▼ WP DATA OUTLET FOR EXTERIOR WIRELESS ACCESS POINT, +10'-0" A.F.F.
- ▼ VOICE/DATA OUTLET - WALL MOUNTED +18" A.F.F.
- ▼ VOICE/DATA OUTLET - NOTED MOUNTING
- ▼ VOICE OUTLET - WALL MOUNTED +18" A.F.F.
- ▼ VOICE OUTLET - 48" A.F.F. TO CENTER WITH PHONE MOUNT KEYSTONE WALL PLATE, SINGLE GANG, 1-PORT STAINLESS STEEL
- ⊖ DATA OUTLET - FLOOR MOUNTED
- ⊖ VOICE OUTLET - FLOOR MOUNTED
- ⊖ VOICE/DATA OUTLET - FLOOR MOUNTED
- ⊖ DATA OUTLET - CEILING MOUNTED
- ⊖ WP DATA OUTLET - CEILING MOUNTED FOR WIRELESS ACCESS POINT.
- ⊖ TV OUTLET, WALL MOUNTED +18" A.F.F. U.O.N., 3/4" CONDUIT STUBBED INTO ACCESSIBLE SPACE ABOVE CEILING
- ⊖ 4-GANG IN-WALL AV CONNECTION ENCLOSURE (HUBBELL #NSAV124M) WITH (1) RECEPTACLE POWER KIT MOUNTED AT +60" AT FLAT PANEL LOCATION. PROVIDE 1" CONDUIT TO ACCESSIBLE CEILING SPACE

SECURITY

- ⊖ SECURITY MOTION SENSOR - 84" AFF TO TOP OF SINGLE GANG BOX, 3/4" CONDUIT STUBBED TO ACCESSIBLE SPACE ABOVE CEILING
- ⊖ INTRUSION ALARM KEYPAD - 44" TO TOP OF SINGLE GANG BOX, 3/4" CONDUIT STUBBED TO ACCESSIBLE SPACE ABOVE CEILING
- ⊖ SINGLE GANG BOX FOR SECURITY CAMERA, 3/4" CONDUIT TO ACCESSIBLE SPACE ABOVE CEILING, MOUNT HIGH ON WALL, VERIFY BOX LOCATIONS AND HEIGHTS WITH DISTRICT PRIOR TO ROUGH-IN
- ⊖ SECURITY DOOR CONTACT, 12" CONDUIT FROM DOOR FRAME STUBBED TO ACCESSIBLE SPACE ABOVE CEILING

CIRCUITING

- CIRCUIT - CONCEALED
- - - - - CIRCUIT - EXPOSED
- - - - - CIRCUIT - UNDER FLOOR, GROUND OR SLAB
- CIRCUIT - HOME RUN
- CIRCUIT - STUB OUT
- CIRCUIT - STUB DOWN
- CIRCUIT - STUB UP
- CIRCUIT - COMPLETE CONNECTION

EQUIPMENT

- ⊖ DISCONNECT, NON-FUSED
- ⊖ DISCONNECT, WITH FUSE
- ⊖ STARTER, NON-FUSED
- ⊖ STARTER, WITH FUSE
- ⊖ DIVISION 15 FAN
- ⊖ STARTER, WITH CIRCUIT BREAKER
- ⊖ PANELBOARD FLUSH
- ⊖ PANELBOARD SURFACE
- ⊖ ENCLOSURE FLUSH
- ⊖ ENCLOSURE SURFACE
- ⊖ DISTRIBUTION BOARD
- ⊖ METER SECTION
- ⊖ MOTOR
- ⊖ SITE PULL BOX / VAULT
- ⊖ TRANSFORMER

LIGHT FIXTURES

- ⊖ LIGHT FIXTURE, 1 x 4 - PENDANT MOUNTED
- ⊖ LIGHT FIXTURE, 1 x 8 - PENDANT MOUNTED
- ⊖ LIGHT FIXTURE, 1 x 4 - RECESSED MOUNTED
- ⊖ LIGHT FIXTURE, 1 x 8 - RECESSED MOUNTED
- ⊖ LIGHT FIXTURE, 1 x 4 - SURFACE MOUNTED
- ⊖ LIGHT FIXTURE, 2 x 2 - RECESSED MOUNTED
- ⊖ LIGHT FIXTURE, 2 x 4 - RECESSED MOUNTED
- ⊖ LIGHT FIXTURE, 2 x 2 - SURFACE MOUNTED
- ⊖ LIGHT FIXTURE, 2 x 4 - SURFACE MOUNTED
- ⊖ LIGHT FIXTURE, 4' STRIP - SURFACE MOUNTED
- ⊖ LIGHT FIXTURE, 8' STRIP - SURFACE MOUNTED
- ⊖ LIGHT FIXTURE, EXIT WITH EGRESS - WALL/CEILING MOUNTED
- ⊖ LIGHT FIXTURE, EGRESS - WALL MOUNTED
- ⊖ LIGHT FIXTURE, EXIT DOUBLE FACE - CEILING MOUNTED
- ⊖ LIGHT FIXTURE, EXIT DOUBLE FACE - WALL MOUNTED
- ⊖ LIGHT FIXTURE, EXIT SINGLE FACE - CEILING MOUNTED
- ⊖ LIGHT FIXTURE, EXIT SINGLE FACE - WALL MOUNTED
- ⊖ LIGHT FIXTURE - PENDANT MOUNTED
- ⊖ LIGHT FIXTURE - RECESSED MOUNTED
- ⊖ LIGHT FIXTURE, WALL WASH - RECESSED MOUNTED
- ⊖ LIGHT FIXTURE - SURFACE MOUNTED
- ⊖ LIGHT FIXTURE - WALL MOUNTED
- ⊖ LIGHT FIXTURE - POLE MOUNTED
- ⊖ LIGHT FIXTURE, NO ARM - POLE MOUNTED OR BOLLARD

ACCESSIBILITY REQUIREMENTS

- A. ALL HEIGHTS CALLED OUT ON PLANS ARE TO CENTERLINE OF DEVICE, U.O.N.
- B. FOLLOW ALL ACCESSIBILITY REQUIREMENTS PER CBC CHAPTER 11B FOR DEVICE MOUNTING:
 - MAX UNOBSTRUCTED FORWARD REACH 48-INCHES TO TOP OF DEVICE.
 - MIN UNOBSTRUCTED FORWARD REACH 15-INCHES TO BOTTOM OF DEVICE.
 - MAX OBSTRUCTED FORWARD REACH 44-INCHES TO TOP OF DEVICE.
 - MAX OBSTRUCTED SIDE REACH 46-INCHES TO TOP OF DEVICE.

ACCEPTANCE TESTS

ACCEPTANCE TESTS ARE REQUIRED TO BE COMPLETED ON NEWLY INSTALLED OR REPLACEMENT OF LIGHTING CONTROLS BEFORE PROJECT COMPLETION PER THE CALIFORNIA ADMINISTRATION CODE SECTION 19-103. ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED ACCEPTANCE TEST TECHNICIAN (ATT). THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES CORRECTED UNTIL THE INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA. COMPLETED NRCA FORMS SHALL BE SUBMITTED TO THE PROJECT INSPECTOR AND THE DISTRICT.

DIAGRAMS

- ⊖ ATS
- ⊖ PANEL 1LA
- ⊖ CIRCUIT BREAKER
- ⊖ FUSE
- ⊖ UTILITY FUSE
- ⊖ GROUND ROD
- ⊖ METER
- ⊖ METER CT
- ⊖ TRANSFORMER

MISCELLANEOUS

- ⊖ XX DEMO KEYED NOTE TAG
- ⊖ X ELECTRICAL EQUIPMENT TAG
- ⊖ 1 KEYED NOTE TAG
- ⊖ X MECHANICAL EQUIPMENT TAG
- ⊖ Δ REVISION DELTA
- ⊖ 1 EQUIPMENT MANUFACTURER'S IDENTIFICATION NUMBER
- ⊖ X E- DETAIL REFERENCE
- ⊖ X E1E2 DETAIL REFERENCE
- ⊖ PLAN NORTH ARROW

ELECTRICAL SHEET INDEX

- E-001 ELECTRICAL LEGEND AND ABBREVIATIONS
- E-002 ELECTRICAL SHEET SPECIFICATIONS
- E-101 DEMOLITION ELECTRICAL PLAN
- E-102 DEMOLITION LIGHTING PLAN
- E-103 DEMOLITION TELECOMM PLAN
- E-111 ELECTRICAL PLAN
- E-112 TELECOMM PLAN
- E-113 ELECTRICAL ROOF PLAN
- E-121 LIGHTING PLAN
- E-501 DETAILS - ELECTRICAL
- E-601 DIAGRAMS - ELECTRICAL
- E-701 SCHEDULES
- E-702 SCHEDULES

ABBREVIATIONS

- | | | | |
|--------|--------------------------------------|-----------|----------------------------------|
| A | AMPERES | IMC | INTERMEDIATE METAL CONDUIT |
| AC | ALTERNATING CURRENT | JB | JUNCTION BOX |
| AF | AMP FRAME | KV | KILO VOLT |
| AFD | ADJUSTABLE FREQUENCY DRIVE | KVA | KILO VOLT-AMP |
| A.F.F. | ABOVE FINISHED FLOOR | KW | KILO WATT |
| AFG | ABOVE FINISHED GRADE | KWH | KILO WATT-HOUR |
| AHU | AUTHORITY HAVING JURISDICTION | LPS | LOW PRESSURE SODIUM |
| AHU | AIR HANDLING UNIT | LTG | LIGHTING |
| AIC | AMPS INTERRUPTING CAPACITY | LV | LOW VOLTAGE |
| AL | ALUMINUM | MAX | MAXIMUM |
| ANN | ANNUNCIATOR | MC | METAL-CLAD |
| APPROX | APPROXIMATE | MCC | MOTOR CONTROL CENTER |
| ARF | ABOVE RAISED FLOOR | MCP | MOTOR CIRCUIT PROTECTOR |
| ATS | AUTOMATIC TRANSFER SWITCH | MFR, MFGR | MANUFACTURER |
| AWG | AMERICAN WIRE GAUGE | MH | METAL HALIDE |
| BAT | BATTERY | MIN | MINIMUM |
| BFG | BELOW FINISH GRADE | MLO | MAIN LUGS ONLY |
| CATV | CABLE TELEVISION | MDP | MAIN DISTRIBUTION BOARD |
| CL | CENTERLINE | MSB | MAIN SWITCHBOARD |
| CND | CONDUIT | MTD | MOUNTED |
| CB | CIRCUIT BREAKER | MTS | MANUAL TRANSFER SWITCH |
| CCTV | CLOSED CIRCUIT TELEVISION | MV | MEDIUM VOLTAGE |
| CKT | CIRCUIT | NEW | NEW |
| CO | CONDUIT ONLY | N, NEUT | NEUTRAL |
| COMM | COMMUNICATIONS | N/A | NOT APPLICABLE |
| CONST | CONSTRUCTION | NC | NORMALLY CLOSED |
| CONT | CONTINUED | NIC | NOT IN CONTRACT |
| CP | CONTROL PANEL | NL | NIGHT LIGHT |
| CPT | CONTROL POWER TRANSFORMER | NO | NORMALLY OPEN |
| CT | CURRENT TRANSFORMER | NTS | NOT TO SCALE |
| CU | COPPER | OC | ON CENTER |
| DC | DIRECT CURRENT | PNL | PANEL |
| DWG | DRAWING | PT | POTENTIAL TRANSFORMER |
| (E) | EXISTING | PVC | POLYVINYL CHLORIDE |
| EA | EACH | PB | PULL BOX, ELECTRICAL |
| EF | EXHAUST FAN | R | RADIUS |
| EGU | ENGINE GENERATOR UNIT | RECEPT | RECEPTACLE, OUTLET |
| EM | EMERGENCY LIGHT W/BATTERY BACKUP | REQD | REQUIRED |
| EMT | ELECTRICAL METALLIC CONDUIT | RGS, RSG | RIGID GALVANIZED STEEL CONDUIT |
| ENT | ELECTRICAL NON-METALLIC CONDUIT | RTU | REMOTE TERMINAL UNIT |
| EP | EXPLOSION PROOF | SD | STORM DRAIN |
| EQ | EQUAL | SP | SPACE, SPARE |
| EQUIV | EQUIVALENT | SS | STAINLESS STEEL |
| EWG | ELECTRIC WATER COOLER | STD | STANDARDS, APPLICABLE |
| (F) | FUTURE | SW | SWITCH |
| FA | FIRE ALARM | SWBD | SWITCHBOARD |
| FACP | FIRE ALARM CONTROL PANEL | SWGR | SWITCHGEAR |
| FC | FAN COIL | T | THERMOSTAT |
| FDR | FEEDER | TP | TAMPER PROOF |
| FLUOR | FLUORESCENT | TV | TELEVISION |
| FU | FUSE | TVSS | TRANSIENT VOLT. SURGE SUPPRESSOR |
| G, GND | GROUND | TYP | TYPICAL |
| GFI | GROUND FAULT CIRCUIT INTERRUPTER | UF | UNDER FLOOR |
| GFR | GROUND FAULT RELAY | UG | UNDER GROUND |
| HID | HIGH INTENSITY DISCHARGE | U.O.N | UNLESS OTHERWISE NOTED |
| HO | CONTROL SWITCH, "HAND - OFF" | UPS | UNINTERRUPTIBLE POWER SUPPLY |
| HOA | CONTROL SWITCH, "HAND - OFF- AUTO" | V | VOLT |
| HOR | CONTROL SWITCH, "HAND - OFF- REMOTE" | VA | VOLT-AMP |
| HP | HORSE POWER | VFD | VARIABLE FREQUENCY DRIVE |
| HPS | HIGH PRESSURE SODIUM | W | WITH |
| HV | HIGH VOLTAGE | WO | WITHOUT |
| HVAC | HEATING, VENTILATION & AIR-COND. | WH | WATER HEATER |
| IC | INTERRUPTING CAPACITY | WHM | WATT-HOUR METER |
| IG | ISOLATED GROUND | WP | WEATHER PROOF |
| | | XFMR | TRANSFORMER |



REVISIONS

No.	Description	Date
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PERMIT SUBMITTAL

Sheet Title
**ELECTRICAL
LEGEND AND
ABBREVIATIONS**

Drawn By Author Checked By Checker

Scale:
As indicated

Date:

06.25.2025

Project No. 2020093

E001

Drawing No.

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ELECTRICAL SPECIFICATIONS 26 00 00

ELECTRICAL

1.01- RELATED DOCUMENTS

- A. The General Conditions, Supplementary Conditions and Division 1 apply to the electrical work.

1.02- WORK INCLUDES

- A. Work included in this section: All materials, labor, equipment, services, and incidentals necessary to install the Electrical Work as shown on the drawings and as specified hereinafter, including, but not limited to the following:
1. Distribution system, including main switchboard, panelboards, and feeders.
 2. Branch circuit wiring, wiring devices and connections to all equipment requiring electrical service.
 3. Lighting fixtures with hangers, anchors and supports. Lighting Controls.
 4. Electrical equipment grounding system.
 5. Telecommunication boxes, outlets, raceways and cabletrays.
 6. Mechanical equipment power and control connections as stated in the mechanical and electrical specifications and as shown on the mechanical and electrical drawings.
 7. Fire alarm system shall be Design Build by a Fire Alarm contractor.
 8. Security and access control.
 9. Raceways, outlet boxes and power connections for security and access control system. Coordinate all requirements with Owner.
 10. Sleeves, inserts and blocking in cast concrete as required for work in this section.
 11. All required incidental work, such as excavating and backfilling, roof flashing, and testing.
 12. Any other electrical work as might reasonably be implied as required, even though not specifically mentioned herein or shown on the drawings.

1.03- INCORPORATED DOCUMENTS

- A. Requirements of the general conditions, supplementary conditions, and division 1. sections apply to all work in this section, unless modified herein.
- B. Published specifications, standard tests or recommended methods of trade, industry or government organizations apply to work of this section where cited by abbreviations noted below, unless modified herein.
1. NATIONAL ELECTRICAL CODE, LATEST EDITION, (NEC).
 2. NEMA STANDARDS.
 3. UNDERWRITERS' LABORATORIES, INC. (UL).
 4. LOCAL UTILITY COMPANY REGULATIONS.
 5. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA).

1.04- CONDITIONS AT SITE:

- A. Visit to site is required of all bidders prior to submission of bid. All will be held to have familiarized themselves with all discernible conditions and no extra payment will be allowed for work required because of these conditions, whether specifically mentioned or not.

1.05- QUALITY ASSURANCE

- A. Conformance:
1. All work shall conform to the applicable requirements of Article 1.03 above.
 2. The Contractor shall notify the Architect, prior to submission of bid, about any part of the design which fails to comply with abovementioned requirements.
 3. If after contract is awarded, minor changes and additions are required by aforementioned authorities, even though such work is not shown on drawings or covered in specifications, they shall be included at Contractor's expense.
- B. Coordination:
1. The Contractor shall become familiar with the conditions at the job site, and with the drawings and specifications and plan the installation of the electrical work to conform with the existing conditions, and that shown and specified so as to provide the best possible assembly of the combined work of all trades.
 2. The Contractor shall work out in advance all "tight" conditions, involving all trades and if found necessary, supplementary drawings shall be prepared by this Contractor, for the Architect's approval, before work proceeds in these areas. No additional costs will be considered for work which must be relocated due to conflicts with the work of other trades.

1.06- SUBMITTALS

- A. Product Data:
1. Comply with the General Provisions of the Contract.
 2. Within 15 days after award of the Contract, submit:
 - a. Complete material list of all items proposed to be furnished and installed under this Section, including but not limited to the following items: Circuit breakers, lighting fixtures, conduit, devices, enclosures, etc.
 - b. Manufacturers' specifications and other data required to demonstrate compliance with the specified requirements.
 - c. Manufacturers' recommended installation procedures which, when approved by the Architect, shall become the basis for inspecting and accepting or rejecting actual installation procedures used on the work.
 3. Shop Drawings: Furnish shop drawings and/or equipment cuts for the following:
 - a. Light Fixtures
 - b. Switchboard
 - c. Panelboards
 - d. Motor Starters, Control Equipment, and Control Relays
 - e. Disconnected Switches
 - f. Fire Alarm System
 - g. Lamps
 - h. Ballasts
 - i. Lighting Control System
 - j. Security and access Control
 - k. Switches, receptacles and faceplates.
 4. Test Reports:
 - a. Factory Tests where indicated for specific equipment.
 - b. Field Tests: Performance tests as specified for specific equipment.
 - c. When series rated circuit breakers are used, provide a letter from the manufacturer of the equipment confirming that U.L. series rating exists for all protective devices. State the available fault current from the Utility Company and indicate that the overcurrent devices exceed the available fault current at the respective point of protection.

1.07- MATERIALS

- A. Materials of the same type or classification, used for the same purpose, shall be the product of the same manufacturer.

1.08- ACCEPTABLE MANUFACTURERS

- A. Materials shall be of make mentioned elsewhere in this specification. All materials shall be the best of their several kinds, perfectly new and approved by the Underwriters' Laboratories.
- B. Where material, equipment, apparatus or other products are specified by manufacturer, brand name, type or catalog number, such designation is to establish standards of desired quality, style and utility and shall be the basis of the bid. Materials to specified shall be furnished under the contract unless changed by written approval of the Owner's Representative. Where two or more designations are listed, choice shall be optional with this Contractor, but this Contractor must submit his choice for final approval.

1.09- DELIVERY, STORAGE AND HANDLING

- A. Protection: Use all means necessary to protect the materials of this Section before, during, and after installation and to protect the work and materials of all trades.
- B. Delivery and Storage: Deliver all materials to the job site in their original containers with all labels intact and legible at time of use. Store in strict accordance with approved manufacturers' recommendations.
- C. Replacements: In the event of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.
- D. This Contractor shall personally, or through an authorized representative, check all materials upon receipt at jobsite for conformance with approved shop drawings and/or plans and specifications.

1.10- SCHEDULING/SEQUENCING

- A. Place orders for all equipment in time to prevent any delay in construction schedule or completion of project. If any materials or equipment are not ordered in time, additional charges made by equipment manufacturers to complete their equipment in time to meet the construction schedule, together with any special handling charges, shall be borne by this Contractor.

1.11- REQUIREMENTS

- A. The contract drawings indicate the extent and general arrangements of the conduit wiring systems, etc. If any departures from the contract drawings are deemed necessary by the Contractor, details of such departures and the reasons therefor shall be submitted as soon as practicable, and within 10 days after award of the electrical contract.
- B. UNLESS MATERIAL LIST AND DATA IS RECEIVED AS A COMPLETE AND ALL INCLUSIVE SUBMITTAL WITHIN THE STIPULATED TIME ALL ITEMS SHALL BE PROVIDED AS SPECIFIED- WITH NO DEVIATIONS PERMITTED.
- C. Any and all additional costs incurred by the substitution of electrical material or equipment, or installation thereof, whether architectural, structural, plumbing, mechanical or electrical, shall be borne by the Contractor under this section.

1.12- IDENTIFICATION

- A. Switchboards, feeder circuit breakers in switchboards, panels, disconnect switches, motor starters and motor disconnect switches, cabinets, and other apparatus used for the operation of, or control of circuits, appliances or equipment, shall be properly identified by means of engraved laminated plastic descriptive nameplates mounted on apparatus using stainless steel screws. Nameplates shall have white letters with black background and be submitted to the Architect for approval. Cardholders in any form are not acceptable.
- B. Each branch circuit of panelboards to have a permanently fixed number with directory, mounted under celluloid on inside of cabinet door, showing circuit number, room number feed and typewritten description of equipment supplied by breakers.
- C. Each Panelboard, Switchboard and Motor Control Center shall be provided with an Arc-Flash warning label per NEC requirements.

PART 2 - PRODUCTS:

2.01- GENERAL

- A. Materials shall be new, packed in original containers, installed and turned over to the Owner free of defects.
- B. Materials shall bear Underwriters' Laboratory label.
- C. Finish equipment and materials for any one system by same manufacturer.

2.02- MATERIALS

- A. Conduit
1. Conduit shall be delivered to the site of construction in the original bundles. Each length shall bear the label of the National Board of Fire Underwriters. All conduit subjected to rough usage while on the job, before installation, shall be removed from the premises upon notice.
 2. Raceway and boxes located as indicated on drawings and at other locations required for splices, taps, wire pulling, equipment connections, and compliance with regulatory requirements. Raceway and boxes are shown in approximate locations unless dimensioned. Provide raceway to complete wiring system.
 3. Rigid Steel: Hot dipped galvanized, used exposed and in concrete slab, with completely watertight fittings.
 - "Schedule 40" PVC shall be provided with code size minimum bare No. 12 ground wire with "Schedule 80" elbows and end fittings.
 5. All rigid steel conduit, couplings and elbows in soil or under membrane to be 1/2 tape wrapped with Scotch #50 tape and threaded ends coated with red lead prior to installation of couplings.
 6. Use flexible conduit for all motor connections; Flexible metal type provide with code size (minimum No. 12) bare ground wire in all flexible conduit.
 7. Conduit Bends - Long Radius.
 8. Provide conduit seals at all concrete slab penetrations.
 9. Contractor shall bury all existing conduit slab before core drilling.
 10. All indoor conduit shall be installed concealed in walls or above ceiling unless noted otherwise.
11. Installation:
- a. Outdoor Locations:
 - Above Grade: Provide rigid steel or IMC conduit. Provide cast metal outlet, pull, and junction boxes.
 - In Soil: Provide Sched 40 or 80 PVC with Sched 80 PVC elbows (in marine/high moisture environments) or Rigid Steel elbows wrapped.
 - In Concrete: Provide hot dipped galvanized rigid steel or Sched 40 PVC Conduit.
 - Flexible Connection: WP Flexible metal conduit.
 - Watertight and corrosion resistant: fittings, couplings, boxes, etc.
 - b. Indoor Locations:
 - Exposed Dry Locations: Provide galvanized rigid steel conduit or Intermediate metal conduit. Provide cast boxes. Electric Metallic Tubing may be provided in unfinished areas.
 - Concealed Dry Locations: Provide electrical metallic tubing for sizes less than 2 inches. Provide galvanized rigid steel or intermediate steel conduit in sizes 2-inches or larger. Provide cast or sheet metal boxes.
 - Electric non-metallic tubing may be used from data/voice outlet to above non-plenum ceiling or under floor.
 - Flexible Conduit/IMC cable may be used for the following applications only if allowed by the latest NEC publications:
 - Between light fixtures / light switches within individual room (not for homerun)
 - Under raised floor within 3ft of box for general 20A receptacles (not for homerun)
 - Cable must be the same size as the IMC or EMT conduit to which it is connected. Both the flexible metal conduit and it's fittings are to be listed for grounding. A green grounding conductor shall be installed. All connections are to be of a NEMA approved type.
 - Locations subject to Corrosive Atmosphere: Provide PVC coated, galvanized rigid steel or intermediate steel conduit. Provide PVC coated cast or sheet metal boxes.
 - Hazardous Locations (Per NEC Article 500): Galvanized rigid steel conduit. Cast iron boxes with threaded hubs for conduit entry. Conduit seals.

- B. Conduit Fittings:
1. Fittings for rigid steel and flexible type conduit shall be of a type as required, malleable iron or steel, galvanized or sherardized.
- C. Outlet Boxes and Junction Boxes:
1. Galvanized one piece steel knockout type, unless otherwise noted, sizes as required for conditions at each outlet or as noted, not smaller than 2 inches wide by 4 inches high, ganged where multiple switch locations are indicated.
 2. Outlet boxes located on exterior to be flush type (unless notes otherwise) with Weatherproof extra duty In-Use cover with lockable covers for receptacles.
 3. All connectors from conduit to junction or outlet boxes shall have integral insulated throats.
 4. Flush Service Floor Boxes: Multi-gang, cast iron, watertight, with corrosion resistant finish, exterior leveling screws, removable partitions, adjustable before and after concrete pour, with gasketed cover, meeting U.L. 514. Coordinate with Owner's Representative and provide brass or black carpet plate (per owner's preference) where required.
 5. Outlet boxes for telephone and cable TV outlets shall be 4" square minimum with single gang plaster rings.
- D. Power Wire and Cable:
1. Copper 90% conductivity. Solid copper for conductors smaller than No. 8 AWG. Stranded copper for conductors No. 8 AWG and larger. No conductors smaller than No. 12 AWG, except as noted.
 2. Insulation type: #12 to #1 AWG: THWN for wet locations and THHN for dry locations. #10 through #40 AWG: XHHW (55 Mils), 250MCM and larger: XHHW (55 Mils).
 3. Conductors No. 8 and larger and as otherwise noted on drawings shall be stranded.
 4. Connections to devices from "through, feed" branch circuit conductors to be made with pigtails, with no interruption of the branch circuit conductors.
 5. Neutral conductor identified by white outer covering braid, with different tracers of "EZ" numbering tags used where more than one neutral conductor is contained in a single unit.
 6. Neatly arrange and "marlin" wire in panels and other equipment with "T" and B Ty-rap" or approved equal plastic type strappings.
 7. Label each wire of each electrical system in each pull box, junction box, outlet box, terminal cabinet, and panelboard in which it appears with "EZ" numbering tags.
 8. All wire and cable shall bear the Underwriters' Label, brought to the job in unbroken packages; wire color coded as follows:

Voltage	Phasing	A Phase	B Phase	C Phase	Neutral
120/240	1p3w	Black	Red	-	White
120/208	3p 4w	Black	Red	Blue	White
208	3p 4w	Black	Red	Blue	-
277/480	3p 4w	Brown	Orange	Yellow	White
480	3w	Brown	Orange	Yellow	-

- E. Telecommunication Wiring/ Receptacles:
1. Category 6 UTP cable: Unshielded, 4 twisted pair, 24 AWG copper, Category 6
 2. Indoor Fiber Optic backbone cable: 12 strand, 92.5/125 μ m, multi-mode, riser type, NEC rated OFNR/FT4, color coded, ripcord, 900 m buffer coating
 2. Telephone single port: Leviton 40644-00W or equal
 3. For Indoor TV outlets: single gang with cable TV jack
 4. Route in cable tray or on J-hooks (max 8ft on center where above accessible ceiling) or conduit (where non accessible).

- F. Receptacles: Leviton Decora style or equal, 125 volts, specification grade, conventional style, white color, unless otherwise noted:
1. 15A 3PG 125 volt duplex TP - Leviton T532S-W or equal
 2. 15A 3PG 125 volt duplex TP with USB - Leviton T562Z-W
 3. 20A 3PG 125 volt duplex TP - Leviton T562S-W or equal
 4. 20A 3PG 125 volt duplex TP with USB - Leviton T563Z-W
 3. 15A 3PG 125 volt duplex AFCI TP - Leviton ATRFRI-W or equal
 4. 20A 3PG 125 volt duplex AFCI TP - Leviton ATRFRI-W or equal
 3. 20A 3PG 125 volt duplex GFCI/AFCI TP - Leviton AGTR2-W or equal
 4. 20A 3PG 125 volt duplex GFCI TP - Leviton PFU52 (verify color)
 5. 15A 3PG 125 volt duplex TP Pop-up floor box - Leviton PFR1 (verify color)
 5. 15A 3PG 125 volt duplex TP with USB Pop-up floor box - Leviton PFUS1 (verify color)
 6. 20A 3PG 125 volt duplex TP Pop-up floor box - Leviton PFRZ (verify color)
 6. 20A 3PG 125 volt duplex TP with USB Pop-up floor box - Leviton PFUS2 (verify color)
 7. 20A 3PG 125 volt isolated ground receptacle, 3 wire, orange color 1 I.G.
 8. Special appliances receptacles: Match NEMA configuration of equipment plug.

- H. Plates: Leviton white, or equal, except as noted:
1. For Indoor flush outlet boxes: Decora Style:
 - 1.1. Single gang: Leviton 80301-SW (snap) or equal
 - 1.2. Double gang: Leviton 80309-SW (snap) or equal
 2. Plates for surface mounted outlets: galvanized steel unless otherwise noted.
 3. Exterior Locations - Weatherproof extra duty In-Use cover - Leviton 5590-UCL or equal.
- I. Motor Disconnect Switches and Safety Switches: Heavy Duty Type, cover interlocked with operating handle so that cover cannot be opened with switch in closed position and switch cannot be closed with cover in open position, 240 or 480 volt rating, as required or as noted on drawings, in Nema 1 enclosure indoors, 3R enclosure outdoors, or as otherwise noted. All motor circuit fuses shall be dual element type.
- J. Lugs and Connectors: Thomas and Betts "lock-tite", for No. 4 and larger wire; "Scotchlock" with insulator for No. 6 and smaller wire.
- K. Splice Insulation: "Scotch" electrical tape with vinyl plastic backing or rubber tape with protective friction tape for interior work.

- L. Grounding:
1. Install ground wires in rigid conduit. Provide physical protection for grounding electrode and bonding conductors in accordance with nec 250-64. Grounding conductors shall be in conduit and installed in accordance with NEC 250-64(e).
 2. All grounding electrode conductor connections "thermite" or "cad weld" welded.
 3. Use approved pressure type solderless connector or use fusion welding for all connections to and bonding of grounding electrode system. All connections shall be visible, readily accessible for testing purposes.
 4. Terminate grounding conductors at equipment with ground bushing, with ground wire connected through bushing.
 5. Provide No. 12 stranded (green) THHN conductor from outlet box to ground screw of every receptacle except isolated ground receptacles.
 6. Ground all isolated sections of metallic raceways.
 7. Provide #12 minimum stranded (green) THHN conductor sized per NEC, or as noted, connected continuously throughout branch circuit for all circuits, bonded to panel ground bus, and to all electrical devices and equipment enclosures.
 8. After installation, test system, using the three-point fall of potential method only. Record results and submit to Architect for approval. If resistance to ground exceeds three (3) ohms, install additional ground rods, bonded and interconnected to grounding electrode system. Provide additional grounding until resistance is less than three (3) ohms.

- N. Circuit Breakers:
1. General: Circuit breakers shall be molded case rated for 480 or 240 volts, multiple or single pole and ampere rating as shown on the drawings, bolt on, manually operated with "de-ion" arc chutes.
 2. Distribution circuit breakers shall be rated for the amps interrupting capacity noted on the drawings
 15. Branch circuit breakers shall be rated for the amps interrupting capacity or U.L. series rated with the distribution and main circuit breakers, General Electric type TEB or equal, minimum 22,000 A.I.C for 120/208 volt, type TED or equal, minimum 42,000 A.I.C for 277/480 volt.
 16. Where mechanical equipment is utilized, for overcurrent protection with fuses or HACR type circuit breakers, provide fuses where a fused switch is shown. Where the overcurrent protection is a circuit breaker provide HACR (HACR means Heating, Air-Conditioning and Refrigeration) type.
 17. Provide type "SWD" circuit breakers where the circuit breaker is going to be used as a switching device in a panelboard.
 18. Provide GFCI rated circuit breakers in all locations within 6-feet of water.

- O. Starters:
1. Magnetic starters shall be rated in accordance with latest published NEMA standards for size and horsepower rating. Wedgehouse A200 series or equal. Provide with overload sensor in each phase, hand-off-auto switch, red "run" pilot light, in Indoor: NEMA 1, Outdoor: NEMA 4X, or NEMA 3R enclosure as shown. Coil shall be rated 120 VAC. Starters shall be across-the-line non-reversing unless otherwise noted.
 2. Contacts: Across-the-line magnetic starters shall be equipped with double break silver alloy contacts. All contacts shall be replaceable without removing power wiring or removing starter from panel. The starter must have straight-through wiring.
 3. Coils: Coils shall be of molded construction. All coils shall be replaceable from the front without removing the starter from the panel.
 4. Overload Relays and Thermal Units: Overload relays shall be the melting

- P. Motor Connections:
1. Install motor circuits complete for all motors by other trades as shown on drawings.
 2. Furnish and install all disconnect switches, outlet boxes, starters, timeswitches etc., where noted.
 3. All motor and temperature control low voltage wiring shall be installed and connected by Division 15 Section of specifications, unless otherwise indicated on electrical and mechanical drawings.
- Q. Motor / Equipment Switches: Rated 20 amp, 277 volt, quiet type, white color, specification grade; unless otherwise noted:
1. Single Pole, toggle or rocker switch.
 2. Wall mounted Occupancy Sensors: Dual Technology

- R. Lighting Controls: Provide full room controls to provide the control requirements shown. Manufacturer shall have min 10yrs in manufacturing of similar products. All accessory items such as switches, light fixtures etc shall be specifically designed and approved by the manufacturer to function together. Manufacturer's include Night, Wattsopper, Leviton, Lutron or equal. Provide detailed wiring diagrams, device layout locations, and devices controlled for approval.

- As listed in fixture schedule, and on drawings as indicated by type letter, completely lamped with new lamps, properly operating at time of acceptance of electrical work. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
- a) Standards:
- ENERGY STAR certified.
 - California Title 24 compliant.
 - UL Listing: Listed for damp location.
 - Recessed luminaires shall comply with NEMA LE 4.

1. Lamps:
- a. Unless otherwise noted, lamps described on the Drawings and in these Specifications, are ANSI nomenclature; lamps shall be manufactured by Osram/Sylvania, North American Philips, or approved equal.
 - b. LED lamps shall be 3000K color temperature. All LED shall be 0-10V dimming unless specifically stated otherwise. If contractor finds that a fixture is not available with 0-10V dimming and the contractor shall alert the GC prior to bid.
 - c. CRI of minimum 80. CCT
 - d. Rated lamp life of 35,000 hours to L70.
 - e. Lamps dimmable from 100 percent to 1 percent of maximum light output.
3. Plastic:
- a. Translucent Plastic Components: Translucent plastic shall be made of smooth, white, 100 percent virgin acrylic material.
 - b. Plastic Lenses: Lenses shall be uncolored 100 percent virgin acrylic plastic.

5. Finish on Metal Parts:
- a. Steel Reflectors: Unless otherwise specified, the reflector surface finish shall be of

- a. synthetic white enamel or polyester powder coating.
- b. Aluminum Reflectors: Reflecting surfaces shall be provided with either a specular or diffuse finish as indicated.
- c. Non-Reflecting Surfaces: Unless otherwise specified, the finish on all non-reflecting exterior surfaces shall be aluminum oxide or aluminum; white, gray or aluminum paint on steel; nickel or chromium plating on copper alloy. Fastening devices shall be nickel, chromium, cadmium or zinc plated.

PART 3- EXECUTION

3.01- INSPECTION

- A. Examine the areas and conditions under which the work of this Section will be installed. Correct conditions detrimental to the proper and timely completion of the Work. Do not proceed until unsatisfactory conditions have been corrected.

3.02- PREPARATION

- A. Drawings
1. The general arrangement and location of wiring and equipment is shown on the electrical drawings and shall be installed in accordance therewith, except for minor changes required by conflict with the work of other trades.
 2. Drawings indicate the circuit and panel which supplies each device or fixture. Provide and install conduit and conductors to make all connections from panel to nearest device and from first device to additional devices on same circuit. Conduit size and fill shall satisfy NEC requirements. Two or three different phases supplied by a 3 phase panel may share a single neutral only if circuit positions are adjacent in the panel and the breakers will have to be provided with a handle tie or multi-pole breaker per NEC requirements. Do not exceed 4 #12 or 3 #10 conductors in a 1/2" conduit, 7 #12 or 5 #10 in a 3/4" conduit, or 11 #12 or 9 #10 in a 1" conduit, unless otherwise noted. If more than three current carrying conductors are installed in one conduit, conductor size shall be increased as required per Note 8 to Table 310.16 of the NEC.
 3. Drawings indicate the location of all light switches. Where fixtures in a room are controlled by more than one switch, the same lower case letter is drawn adjacent a switch and each fixture controlled by that switch. Where no lower case letter is adjacent to a switch, all fixtures in the room are controlled by that switch. Provide and install conduit and wire from fixture to switch and between fixtures as required to accomplish switching shown. Do not route branch circuit wiring for light fixtures through switch boxes.
 4. Control wiring is generally not shown on the plans. Contractor shall refer to control diagrams and provide and install all wiring and raceways required to make all interconnections.
 5. All branch circuit wiring No. 12 or larger as noted, all control wiring No. 14 or larger.
 6. All dimensions, together with locations of doors, partitions, etc. are to be taken from the Architectural Drawings, verified at site by this Contractor.
 7. Maintain "as-constructed" Record Drawings at all times, showing the exact location of concealed conduits and feeders installed under this contract, and actual numbering of each circuit. Upon completion of work and before acceptance can be considered, this Contractor must forward to the Owner's Representative corrected Record Drawings in AutoCAD format indicating the electrical work as installed.

3.03- FIELD QUALITY CONTROL

- A. All workmanship shall be first class and carried out in a manner satisfactory to and approved by the Architect.
- B. This Contractor shall personally, or through an authorized and competent representative, constantly supervise the work and so far as possible keep the same foreman and workmen on the job throughout.

3.04- INSTALLATION/APPLICATION/ERECTION

- A. Cutting, repairing and structural reinforcing for the installation of this work shall be done by the General Contractor in conformance with the Architect's requirements.
- B. Provide and place in form work all conduit, inserts and sleeves in time to prevent any delay in the concrete work.

3.05- ADJUSTING AND CLEANING

- A. Main switchboard, panelboards and all other electrical equipment not "finish painted" under other sections shall be touched up where finished surface is marred or damaged. Panelboards in finished areas shall be painted to match wall.
- B. All equipment, lighting fixtures, etc., shall be left in clean condition, with all shipping and otherwise unnecessary labels removed therefrom.
- C. Excavate and trench as necessary for the electrical installation, and when the work has been installed, inspected and approved, backfill all excavations with imported sandy soil in maximum 8" (eight inch) layers, moisten and machine tamp to 95% compaction, and restore the ground and/or paving or floor surfaces to their original condition. Comply with requirements of Division 2.

3.06- SCHEDULES

- A. Coordination: Coordinate installation of electrical items with the schedule for other work to prevent unnecessary delays in the total Work.

3.07- TESTING

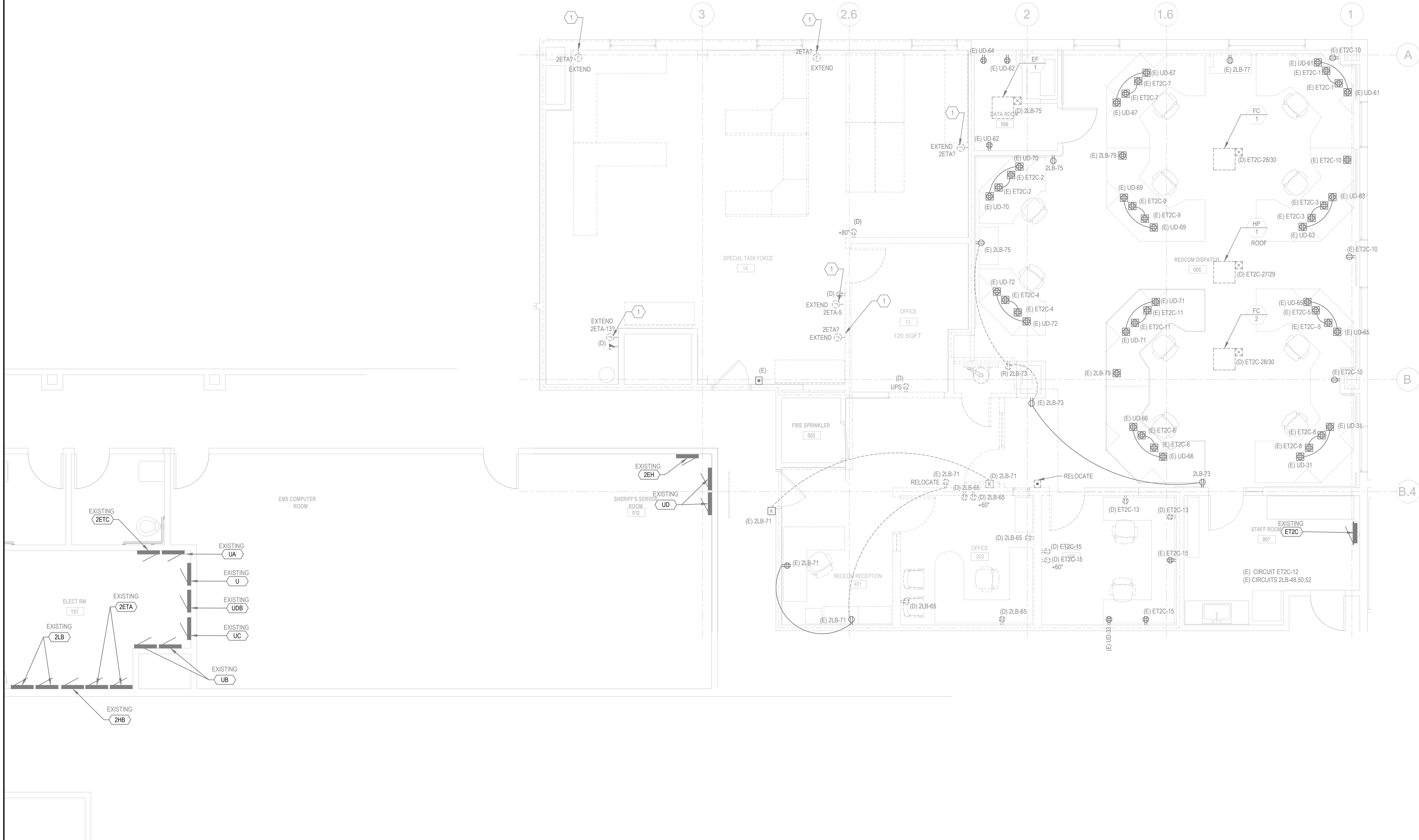
- A. Grounding System:
1. All ground connections shall be checked and the entire system shall be checked for continuity. The resistance of the ground system shall be measured using a 3 point fall of potential method. The maximum ground resistance shall be three ohms. If the measured ground resistance exceeds three ohms, additional ground rods shall be installed until a value of three ohms or less is obtained.
 2. Ground tests shall meet the requirements of the National Electric Code.
- B. Lighting Systems:
1. The interior and exterior lighting systems shall be checked for proper local controls and operation of entire installation, including the operation of the low voltage lighting control system.
- C. Power Distribution System:
1. Tests: Test main switchboard, distribution boards and panelboards for grounds and shorts with mains disconnected from feeders, branch circuits connected and circuit breakers closed, all fixtures in place and permanently connected and grounding jumper to neutral lifted and with all wall switches closed.
 2. Test each individual circuit at each panelboard with equipment connected for proper operation. Inspect the interior of each panel.
 3. Check verification of color coding, tagging, numbering, and splice make up.
 4. Verify that all conductors associated with each circuit are in same conduit.
 5. Demonstrate that all lights, jacks, switches, outlets and equipment operate satisfactorily and as called for.
 6. Fire Alarm System: Verify that all equipment, components, and devices function as specified and to the satisfaction of the Authority Having Jurisdiction.

WIRING NOTES

1. IF MORE THEN 3 CURRENT CARRYING CONDUCTORS ARE INSTALLED PER RACEWAY, CONTRACTOR SHALL DEMONSTRATE COMPLIANCE WITH NEC TABLE 310.15(B) (3) (a).
 - 1.1. MAX (9) #12 AWG THHN PER 20A CIRCUITS.
 - 1.2. MAX (6) #10 AWG THHN PER 30A CIRCUITS.
 - 1.3. MAX (6) #8 AWG THHN PER 40A CIRCUITS.
2. FOR BRANCH CIRCUITS DO NOT EXCEED NEC CONDUIT FILL REQUIREMENTS. PROVIDE MAX:
 - 2.1. MAX (9) #12 AWG THHN PER 3/4" EMT CONDUIT.
 - 2.2. MAX (6) #10 AWG THHN PER 3/4" EMT CONDUIT.
 - 2.3. MAX (4) #8 AWG THHN PER 3/4" EMT CONDUIT.
 - 2.4. MAX (3) #6 AWG THHN PER 3/4" EMT CONDUIT.
 - 2.5. MAX (2) #4 AWG THHN PER 3/4" EMT CONDUIT.
 - 2.6. MAX (3) #4 AWG THHN PER 1" EMT CONDUIT.
 - 2.7. MAX (2) #2 AWG THHN PER 1" EMT CONDUIT.
 - 2.8. MAX (3) #2 AWG THHN PER 1 1/4" EMT CONDUIT.
3. FOR 20A CIRCUITS PROVIDE MINIMUM:
 - 3.1. UP TO 75FT - #12 AWG
 - 3.2. 75FT TO 100FT - #10 AWG
 - 3.3. 150FT TO 250FT - #8 AWG
4. ADHERE TO VOLTAGE DROP LIMITS AS SHOWN BELOW:

SUMMARY OF VOLTAGE DROP LIMITS				
CIRCUIT VOLTS (V)	2% VOLTAGE DROP (V)	3% VOLTAGE DROP (V)	TOTAL LOSS (V)	
120	2.4	3.6	6.0	
208	4.2	6.2	10.4	
240	4.8	7.2	12.0	
277	5.5	8.3	13.9	
480	9.6	14.4	24.0	

VOLTAGE DROP FOR COMMON COPPER WIRE GAUGES AND CURRENT LOADS												
WIRE	CIRCUIT-AMPS	MAXIMUM FEEDER LENGTH					MAXIMUM BRANCH CIRCUIT LENGTH					
		120	208	240	277	480	120	208	240	277	480	
14	12	39	67	78	90	156	58	101	117	135	233	
12	16	46	80	93	107	185	69	120	139	160	278	
10	24	48	83	96	111	192	72	125	144	166	288	
8	32	57	99	115	132	229	86	149	172	199	344	
6	40	73	127	146	169	293	110	190	220	253	439	
4	52	89	154	178	206	356	134	232	267	309	535	
2	72	103	178	206	237	412	154	267	309	356	617	
0	96	123	212	245	283	490	184	319	368	424	735	
00	108	137	238	274	317	549	206	357	412	475	823	
0000	144	163	283	327	377	654	245	425	490	566	980	
250 (kcmil)	164	170	294	340	392	679	255	441	508	588	1019	



1 DEMOLITION ELECTRICAL PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"



SHEET NOTES - DEMOLITION

- A. DEMOLITION DRAWINGS ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING AVAILABLE RECORD DOCUMENTS.
- B. REMOVE CONDUIT, WIRE, BOXES, AND FASTENING DEVICES TO AVOID ANY INTERFERENCE WITH NEW INSTALLATION.
- C. DISCONNECT, REMOVE AND/ OR EXTEND ELECTRICAL SYSTEMS IN WALLS, FLOORS, AND CEILINGS SCHEDULED FOR REMOVAL.
- D. RECONNECT EQUIPMENT BEING DISTURBED BY RENOVATION WORK AND REQUIRED FOR CONTINUE SERVICE TO NEAREST AVAILABLE PANEL.
- E. DISCONNECT OR SHUT OFF SERVICE TO AREAS WHERE ELECTRICAL WORK IS TO BE REMOVED. REMOVE ELECTRICAL FIXTURES, EQUIPMENT, AND RELATED SWITCHES, OUTLETS, CONDUIT AND WIRING WHICH ARE NOT PART OF FINAL PROJECT.
- F. INSTALL TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION.
- G. DO NOT PERFORM WORK ON ENERGIZED EQUIPMENT OR CIRCUITS.
- H. REMOVE, RELOCATE, AND EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTION.
- I. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK.
- J. REMOVE EXPOSED ABANDONED GROUNDING AND BONDING COMPONENTS, FASTENERS AND SUPPORTS, AND ELECTRICAL IDENTIFICATION COMPONENTS, INCLUDING ABANDONED COMPONENTS ABOVE ACCESSIBLE CEILING FINISHES. CUT EMBEDDED SUPPORT ELEMENTS FLUSH WITH WALLS AND FLOORS.
- K. CLEAN AND REPAIR EXISTING EQUIPMENT TO REMAIN OR TO BE REINSTALLED.
- L. PROTECT AND RETAIN POWER TO EXISTING ACTIVE EQUIPMENT REMAINING.
- M. CAP ABANDONED EMPTY CONDUIT AT BOTH ENDS.
- N. SEAL ANY PENETRATIONS IN FIRE RATED WALLS.
- O. PATCH, REPAIR AND RE-FINISH (E) SURFACES DAMAGED DUE TO DEMOLITION.

KEYED NOTES - DEMOLITION

- 1. DEMOLISH EXISTING CIRCUIT TO ABOVE CEILING. EXTEND EXISTING CIRCUIT TO NEW DESK/ RECEPTACLE LOCATION. RECONNECT. VERIFY EXISTING CIRCUIT IS ON AN EXISTING GENERATOR PANEL.

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REGISTERED PROFESSIONAL
ELECTRICAL
STATE OF CALIFORNIA
No. 48225
Date 12/31/23
Signature

**Sonoma County
REDCOM
Expansion, Tenant
Improvements**

2796 Ventura Avenue,
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Santa Rosa, CA 95403

REVISIONS

No.	Description	Date
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PERMIT SUBMITTAL

Sheet Title: **DEMOLITION
ELECTRICAL
PLAN**

Drawn By: Author Checked By: Checker

Scale:
As indicated

Date:
06.25.2025

Project No. 2020093

E101

Drawing No.

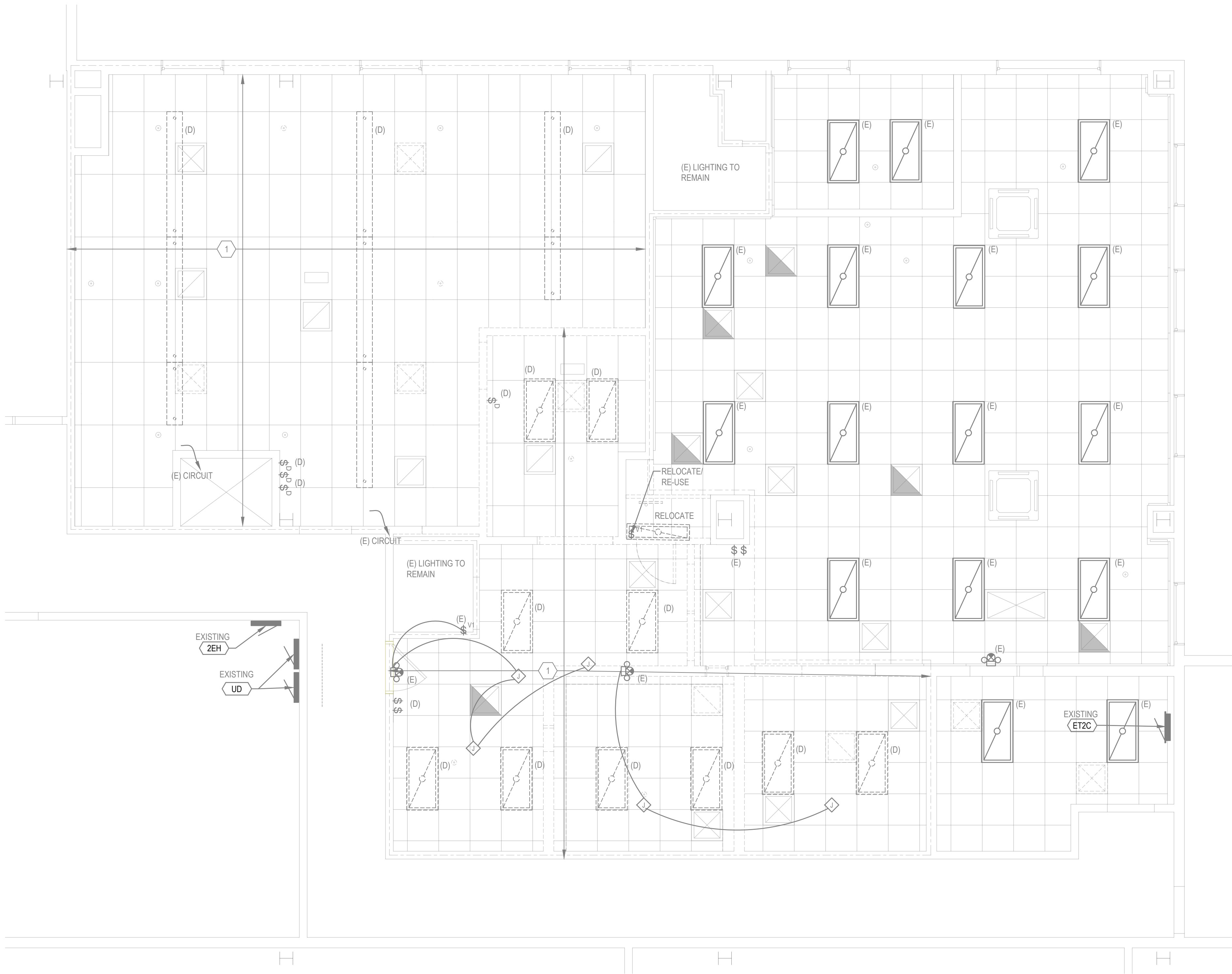
If this drawing is not 30" x 42", it is a reduced print - scale accordingly. All rights reserved. Material may not be reproduced in any form without permission from RossDrulisCusenbery Architects, Inc. and Brokaw Design.

SHEET NOTES - DEMOLITION

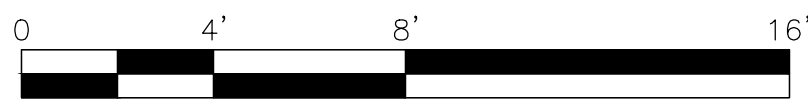
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- J. REMOVE EXPOSED ABANDONED GROUNDING AND BONDING COMPONENTS, FASTENERS AND SUPPORTS, AND ELECTRICAL IDENTIFICATION COMPONENTS, INCLUDING ABANDONED COMPONENTS ABOVE ACCESSIBLE CEILING FINISHES. CUT EMBEDDED SUPPORT ELEMENTS FLUSH WITH WALLS AND FLOORS.
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- M. CAP ABANDONED EMPTY CONDUIT AT BOTH ENDS.
- N. SEAL ANY PENETRATIONS IN FIRE RATED WALLS.
- O. PATCH, REPAIR AND RE-FINISH (E) SURFACES DAMAGED DUE TO DEMOLITION.

KEYED NOTES - DEMOLITION LIGHTING

- 1. DEMOLISH EXISTING LIGHT FIXTURES AND ASSOCIATED CONTROLS WITHIN THE SPACE. RE-USE EXISTING CIRCUIT FOR NEW LIGHTING IN SPACE.



1 DEMOLITION LIGHTING PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"



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REVISIONS

No.	Description	Date
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PERMIT SUBMITTAL

Sheet Title: **DEMOLITION
LIGHTING
PLAN**

Drawn By: Author
Checked By: Checker

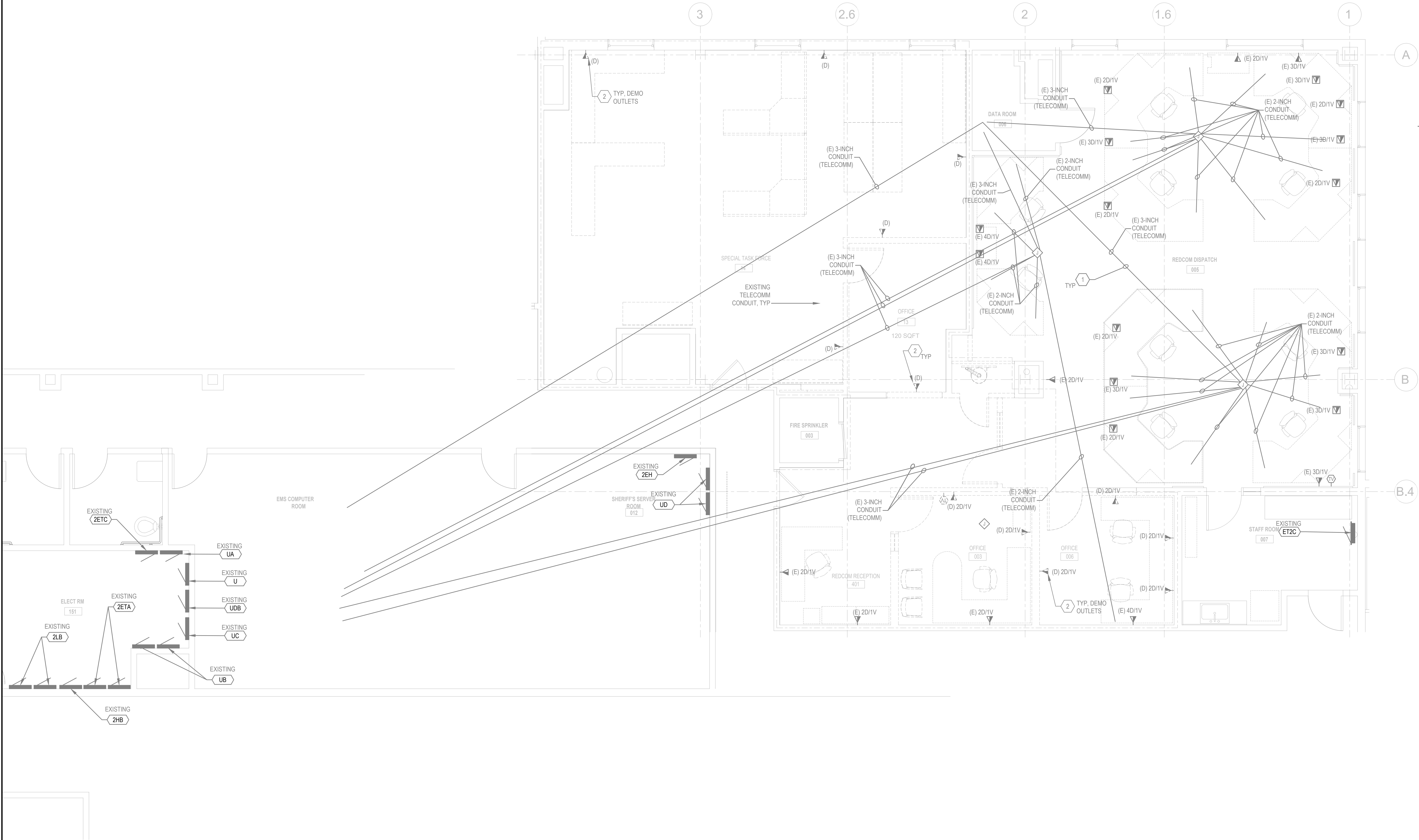
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E102

Drawing No.



1 DEMOLITION TELECOMM PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"



SHEET NOTES - DEMOLITION

- A. DEMOLITION DRAWINGS ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING AVAILABLE RECORD DOCUMENTS.
- B. REMOVE CONDUIT, WIRE, BOXES, AND FASTENING DEVICES TO AVOID ANY INTERFERENCE WITH NEW INSTALLATION.
- C. DISCONNECT, REMOVE AND/ OR EXTEND ELECTRICAL SYSTEMS IN WALLS, FLOORS, AND CEILINGS SCHEDULED FOR REMOVAL.
- D. RECONNECT EQUIPMENT BEING DISTURBED BY RENOVATION WORK AND REQUIRED FOR CONTINUE SERVICE TO NEAREST AVAILABLE PANEL.
- E. DISCONNECT OR SHUT OFF SERVICE TO AREAS WHERE ELECTRICAL WORK IS TO BE REMOVED. REMOVE ELECTRICAL FIXTURES, EQUIPMENT, AND RELATED SWITCHES, OUTLETS, CONDUIT AND WIRING WHICH ARE NOT PART OF FINAL PROJECT.
- F. INSTALL TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION.
- G. DO NOT PERFORM WORK ON ENERGIZED EQUIPMENT OR CIRCUITS.
- H. REMOVE, RELOCATE, AND EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTION.
- I. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK.
- J. REMOVE EXPOSED ABANDONED GROUNDING AND BONDING COMPONENTS, FASTENERS AND SUPPORTS, AND ELECTRICAL IDENTIFICATION COMPONENTS, INCLUDING ABANDONED COMPONENTS ABOVE ACCESSIBLE CEILING FINISHES. CUT EMBEDDED SUPPORT ELEMENTS FLUSH WITH WALLS AND FLOORS.
- K. CLEAN AND REPAIR EXISTING EQUIPMENT TO REMAIN OR TO BE RE-INSTALLED.
- L. PROTECT AND RETAIN POWER TO EXISTING ACTIVE EQUIPMENT REMAINING.
- M. CAP ABANDONED EMPTY CONDUIT AT BOTH ENDS.
- N. SEAL ANY PENETRATIONS IN FIRE RATED WALLS.
- O. PATCH, REPAIR AND RE-FINISH (E) SURFACES DAMAGED DUE TO DEMOLITION.

KEYED NOTES - DEMOLITION

- 1. EXISTING TELECOMM CONDUIT MAY BE USED FOR ROUTING TELECOMM CABLING IF SUFFICIENT CAPACITY CAN BE VERIFIED. TYPICAL 2-INCH AND 3-INCH CONDUIT RUNS.
- 2. DEMOLISH EXISTING TELECOMM / VOICE OUTLET. CABLING MAY BE REUSED IF EXISTING LENGTH IS ADEQUATE FOR NEW LOCATION.

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Sheet Title: **DEMOLITION
TELECOMM
PLAN**

Drawn By: Author Checked By: Checker

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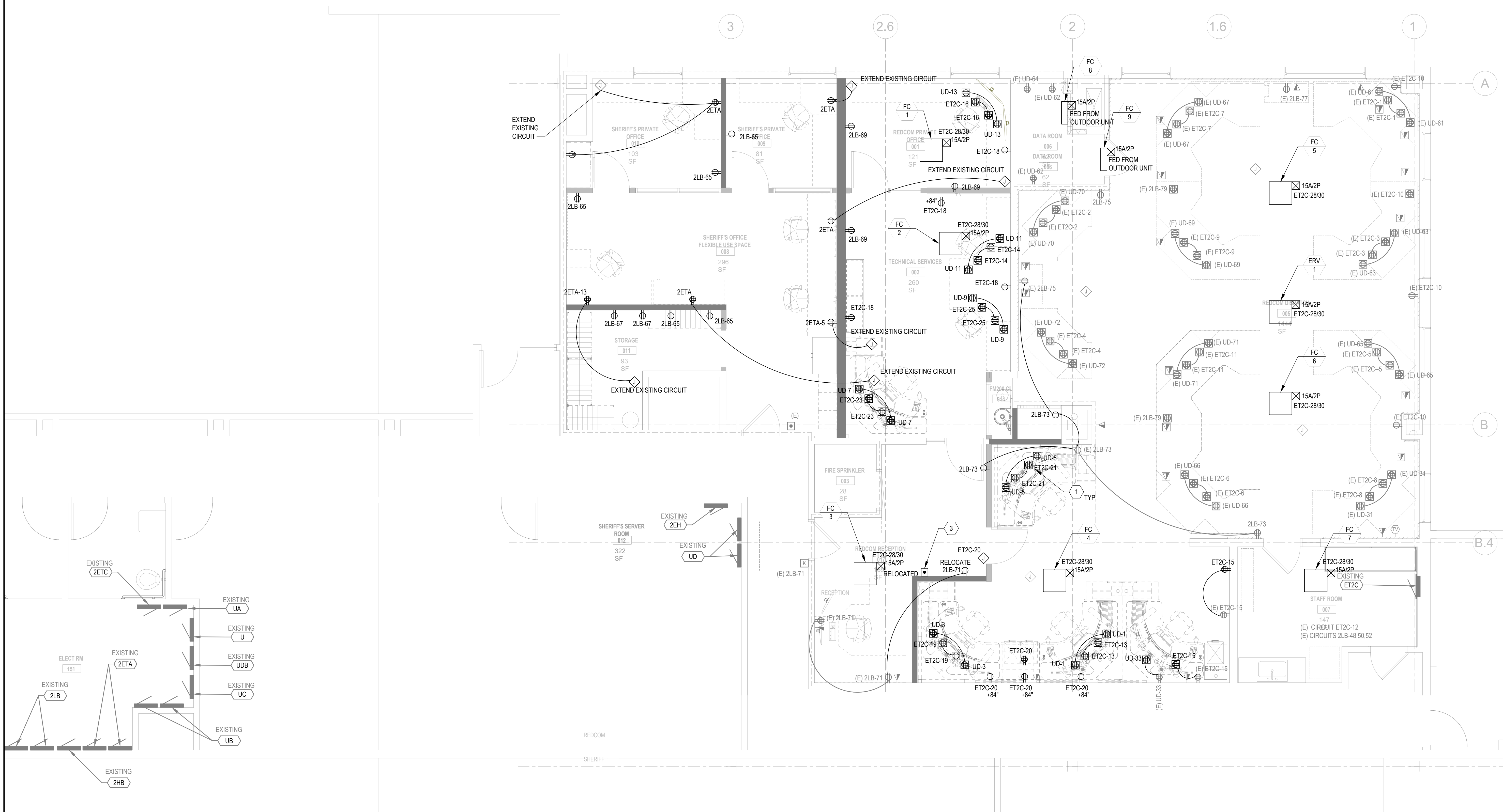
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1 ELECTRICAL PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"

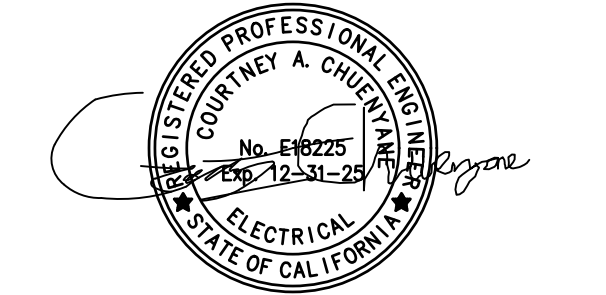


SHEET NOTES - ELECTRICAL

- ALL EXTERIOR MOUNTED DEVICES SHALL BE PROVIDED WITH WP OR NEMA 3R RATING.
- PROVIDE HUB TYPE FITTINGS ON EXTERIOR CONDUITS.
- ALL EMPTY BOXES SHALL BE PROVIDED WITH BLANK COVER PLATES.
- VERIFY COLOR OF ALL DEVICES AND COVER PLATES WITH THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING.
- ALL COVER PLATES SHALL MATCH THOSE OF EXISTING.
- RECEPTACLES PROVIDED AT COUNTER TOPS SHALL BE LOCATED AT +6" ABOVE BACK SPLASH. VERIFY EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
- PROVIDE DUPLEX MECHANICAL EQUIPMENT MAINTENANCE RECEPTACLE WITHIN 25-FEET OF ALL EQUIPMENT TO BE SERVICED. LOCATE ON THE SAME LEVEL AS EQUIPMENT, INCLUDING ALL ATTICS, BASEMENTS AND CRAWL SPACES. IF LOCATED OUTDOOR OR BELOW GRADE GFCI PROTECTION IS REQUIRED.
- ALL ELECTRICAL CONSTRUCTION SHALL BE COORDINATED TO MAINTAIN WALL AND CEILING RATING INDICATED ON THE ARCHITECTURAL DOCUMENTS.
- PROVIDE TAMPER-RESISTANT RECEPTACLES ON ALL 15-20A 125-250V NON LOCKING TYPE RECEPTACLES IN THE FOLLOWING LOCATIONS PER ARTICLE 406.12 DWELLING UNITS, GUEST ROOMS OF HOTELS AND MOTELS, CHILD CARE FACILITIES, PRESCHOOLS AND ELEMENTARY EDUCATION FACILITIES, BUSINESS OFFICES, CORRIDORS, WAITING ROOMS AND THE LIKE IN CLINICS, MEDICAL AND DENTAL OFFICES AND OUTPATIENT FACILITIES, SUBSET OF ASSEMBLY OCCUPANCIES INCLUDING GYMNASIUMS, SKATING RINKS AND AUDITORIUMS AND DORMITORIES.
- ALL NON-DWELLING KITCHEN RECEPTACLES, RATED 150V TO GROUND OR LESS, 50A OR LESS AND THREE PHASE RECP RATED 150V TO GROUND OR LESS AND 100A OR LESS SHALL BE GFCI PROTECTED PER CEC 210.8(b)(2).

KEYED NOTES - ELECTRICAL

- PROVIDE FLOOR BOX TO MATCH EXISTING IN SPACE. PROVIDE DEVICES AS SHOWN.
- PROVIDE CONNECTION TO NEW DOOR STRIKE.



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ELECTRICAL PLAN

Drawn By: Author

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For Flush-to-the-Wall Mounting of Flat Screen TVs



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- Non-metallic box with paintable white trim plate
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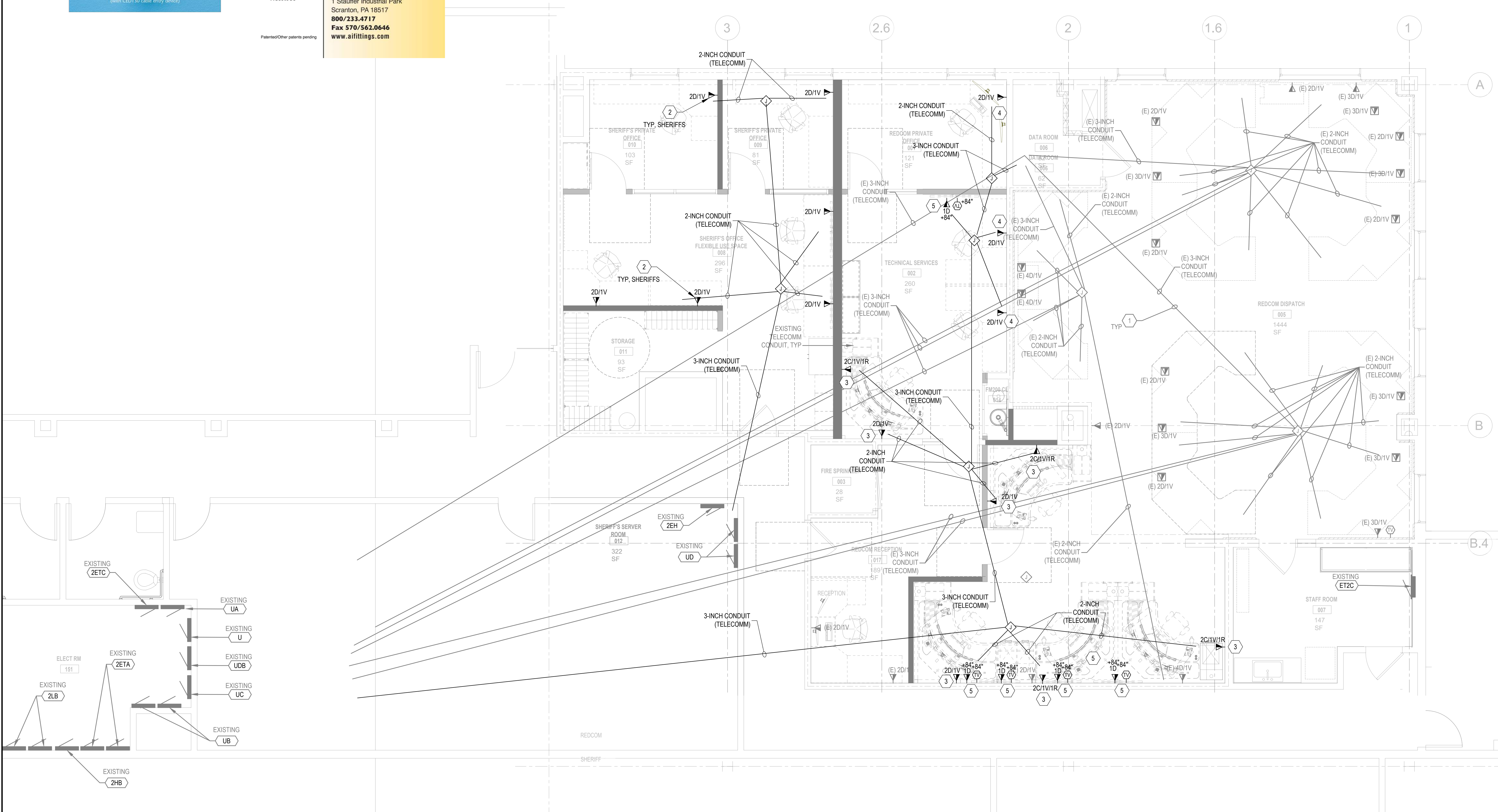
- Other styles available:
 - Steel boxes with plastic trim plate
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1 TELECOMM PLAN - SECOND FLOOR

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



SHEET NOTES - TELECOM

- CONTRACTOR SHALL PROVIDE, INSTALL AND TEST A COMPLETE SYSTEM OF TELECOMM, IT AND LOW VOLTAGE FROM EACH WORK STATION, CONSOLE OR OFFICE INDICATED ON THE DRAWINGS. HOME RUNNING TO RACKS IN THE EXISTING COUNTY SERVER OR RADIO EQUIPMENT ROOMS. COUNTY GROUND AND CONNECT CABLES TO THEIR HEAD END. EQUIPMENT IN THE RACKS. CONTRACTORS SHALL PROVIDE ADEQUATE ADDITIONAL COILED CABLE (MIN 7FT) AT THE END OF EACH RUN TO PROVIDE FOR INSTALLATION FLEXIBILITY BY COUNTY'S INSTALLERS.
- PROVIDE ALL LOW VOLTAGE CONNECTIONS AND CABLING. VERIFY WITH OWNER REPRESENTATIVE EXACT CABLING AND TERMINATION REQUIREMENTS.
- CONTRACTOR MAY PROVIDE WALL OR FLOOR BOXES TO MATCH EXISTING AT ALL LOCATIONS.
- EXISTING LOCATIONS AND ROUTING ARE BASED ON EXISTING DRAWINGS. QUANTITIES AND EXACT CONNECTIONS COULD NOT BE VERIFIED. CONTRACTOR MAY UTILIZED EXISTING PATHWAYS IF AVAILABLE CAPACITY EXIST.
- SEE DETAIL 6E501 TELECOMM STUB UP DETAIL.

TYPICAL DESK

- REDCOM - FULL WORK STATIONS:
EACH CHAIR SHALL BE SUPPLIED WITH MINIMUM:
 - (2) LOCAL NETWORK CABLES "C" (CAT 6A)
 - (1) VOICE CABLE "V" (CAT 6A)TO REDCOM DATA ROOM, 006.
- EVER TWO STATIONS SHALL BE SUPPLIED WITH MINIMUM:
 - (2) NETWORK CABLES "C" (CAT 6A)
 - (1) VESTA PHONES "V" (CAT 6A)
 - (1) RADIO CONSOLES "R" (CAT 6A)TO EMS COMPUTER, 012.
- REDCOM - OFFICE DESKS:
EACH CHAIR SHALL BE SUPPLIED WITH MINIMUM:
 - (2) LOCAL NETWORK CABLES "D" (CAT 6A)
 - (1) VOICE CABLE "V" (CAT 6A)TO REDCOM DATA ROOM, 006.
- REDCOM - WALL MOUNTED TVS:
EACH TV SHALL BE SUPPLIED WITH MINIMUM:
 - (1) LOCAL NETWORK CABLE "D" (CAT 6A)
 - (1) TV CABLE "TV" (RG6)TO REDCOM DATA ROOM, 006.
- SHERIFFS - OFFICE DESKS:
EACH CHAIR SHALL BE SUPPLIED WITH MINIMUM:
 - (2) LOCAL NETWORK CABLES "D" (CAT 6A)
 - (1) VOICE CABLE "V" (CAT 6A)TO SHERIFF SERVER ROOM 012.

KEYED NOTES - TELECOM

- EXISTING DATA / VOICE / RADIO CONDUIT. NEW INSTALLATION METHODS SHALL MATCH EXISTING. NEW INSTALLATION SHALL MATCH EXISTING COLORING AND BUNDLING METHODS.
- PROVIDE 1-INCH CONDUIT TO ABOVE CEILING OR BELOW FLOOR FOR NEW TELECOMM OUTLET LOCATION. PROVIDE CABLING AND OUTLETS AS SHOWN UNDER TYPICAL DESK CHART ABOVE TO EXISTING SHERIFF SERVER. VERIFY WITH OWNER REPRESENTATIVE EXACT REQUIREMENTS. CONTRACTOR MAY RE-USE EXISTING HOME RUN CONDUIT IF AVAILABLE AND HAS SPARE CAPACITY. SEE SHERIFF OFFICE DESK, D ABOVE.
- PROVIDE 1-INCH CONDUIT TO ABOVE CEILING OR BELOW FLOOR FOR NEW TELECOMM OUTLET LOCATION. PROVIDE CONNECTION TO LOCAL AND EMS NETWORK / VOICE. PROVIDE CABLING AND OUTLETS AS SHOWN UNDER TYPICAL DESK CHART ABOVE. REDCOM FULL WORKSTATION. VERIFY WITH OWNER REPRESENTATIVE EXACT REQUIREMENTS. CONTRACTOR MAY RE-USE EXISTING HOME RUN CONDUIT IF AVAILABLE AND HAS SPARE CAPACITY. SEE REDCOM OFFICE, A ABOVE. PROVIDE MIN (2) 2-INCH BACKBONE CONDUITS TO WORK STATION.
- PROVIDE 1-INCH CONDUIT TO ABOVE CEILING OR BELOW FLOOR FOR NEW TELECOMM OUTLET LOCATION. PROVIDE CABLING AND OUTLETS AS SHOWN UNDER TYPICAL DESK CHART ABOVE. REDCOM OFFICE. VERIFY WITH OWNER REPRESENTATIVE EXACT REQUIREMENTS. CONTRACTOR MAY RE-USE EXISTING HOME RUN CONDUIT IF AVAILABLE AND HAS SPARE CAPACITY. SEE REDCOM OFFICE, B ABOVE.
- PROVIDE RECESSED ARLINGTON TV BOX, TVBUS05G, BEHIND TV MONITOR LOCATIONS. PROVIDE DUPLEX RECEPTACLE, DATA AND TV OUTLET. VERIFY EXACT REQUIREMENTS WITH OWNERS REPRESENTATIVE. PROVIDE AND INSTALL VIDEO MONITOR WALL BRACKETS AT EACH VIDEO MONITOR LOCATION.

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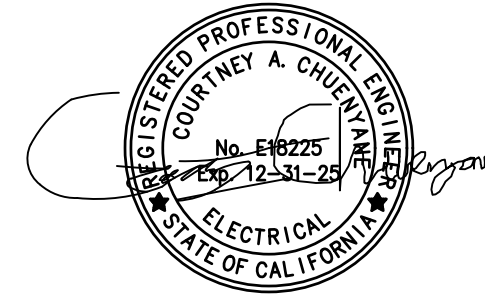
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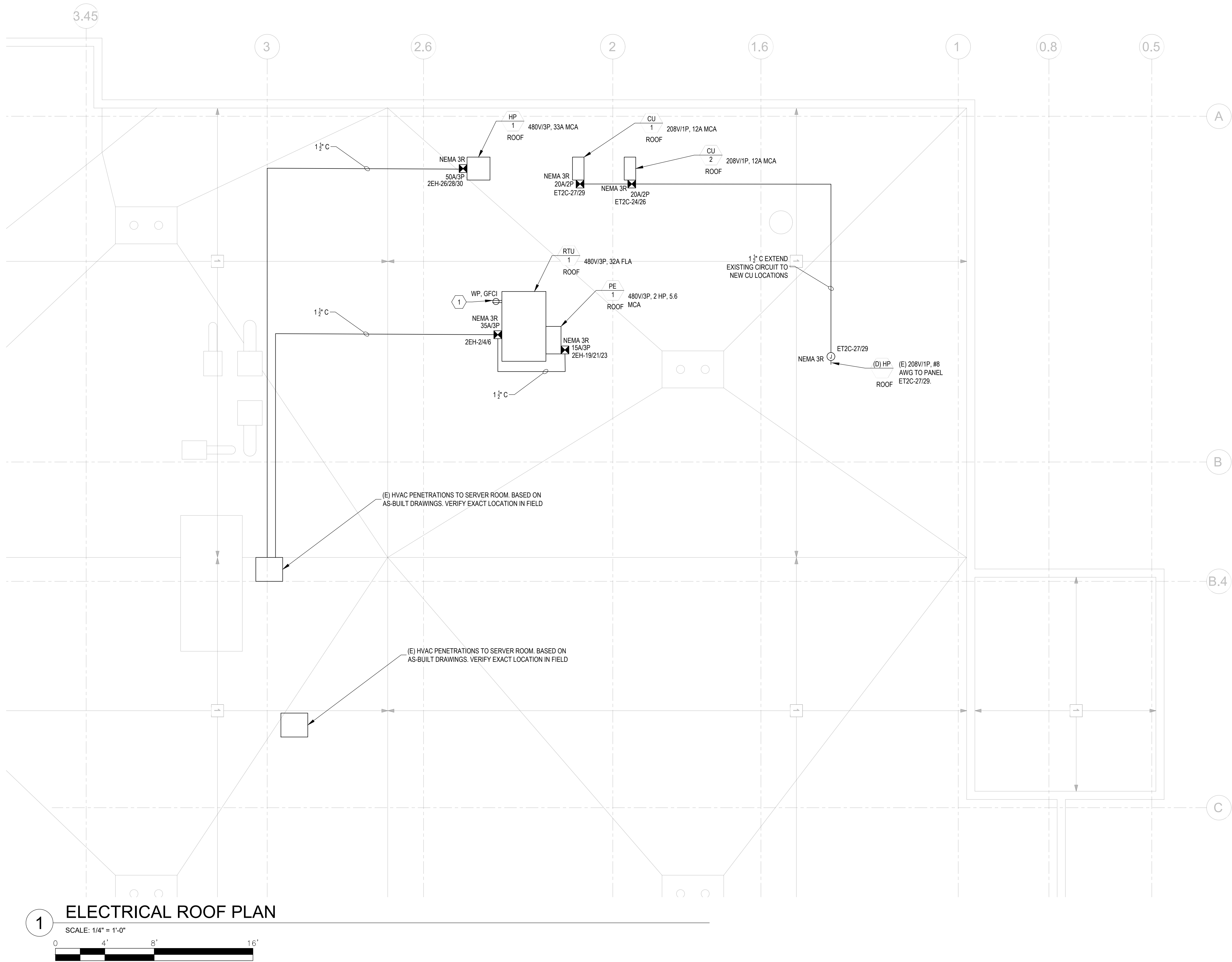
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1 ELECTRICAL ROOF PLAN
SCALE: 1/4" = 1'-0"
0 4' 8' 16'

SHEET NOTES - ROOF ELECTRICAL

- A. ALL ROOF CONDUITS SHALL BE MOUNTED ON COOPER DURA-BLOK OR EQUAL AT MAX 10FT ON CENTER.
- B. ALL ROOF MOUNTED CONDUITS SHALL BE IMC OR RGS WITH WATERTIGHT FITTINGS.
- C. ALL ELECTRICAL ROOF PENETRATIONS SHALL BE PROVIDED COMPLETE, COORDINATED WITH ALL OTHER DISCIPLINES AND WATER TIGHT. REFER TO THE ARCHITECTURAL DRAWING AND SPECIFICATIONS FOR REQUIREMENTS.
- D. VERIFY EXACT LOCATIONS OF DIVISION 23 EQUIPMENT WITH THE DIVISION 23 CONTRACTOR PRIOR TO ROUGH-IN.
- E. LOCATIONS OF DIVISION 23 EQUIPMENT IS DIAGRAMMATIC. THE DIVISION 23 CONTRACTOR SHALL VERIFY AND COORDINATE EXACT LOCATIONS WITH ALL OTHER DISCIPLINES PRIOR TO COMMENCING ANY WORK.
- F. ALL EXTERIOR MOUNTED DEVICES SHALL BE PROVIDED WITH WP OR NEMA 3R RATINGS.
- G. PROVIDE HUB TYPE FITTINGS ON EXTERIOR CONDUITS.
- H. ALL EMPTY BOXES SHALL BE PROVIDED WITH BLANK WP STAINLESS STEEL COVER PLATES.
- I. ALL ELECTRICAL CONSTRUCTION SHALL BE COORDINATED AND MAINTAIN WALL AND CEILING RATING INDICATED ON THE ARCHITECTURAL DOCUMENTS.

KEYED NOTES - ROOF ELECTRICAL

- 1. EXTEND EXISTING GENERAL ROOF RECEPTACLE CIRCUIT TO NEW RECEPTACLE ON NEW UNIT.

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ROOF PLAN**

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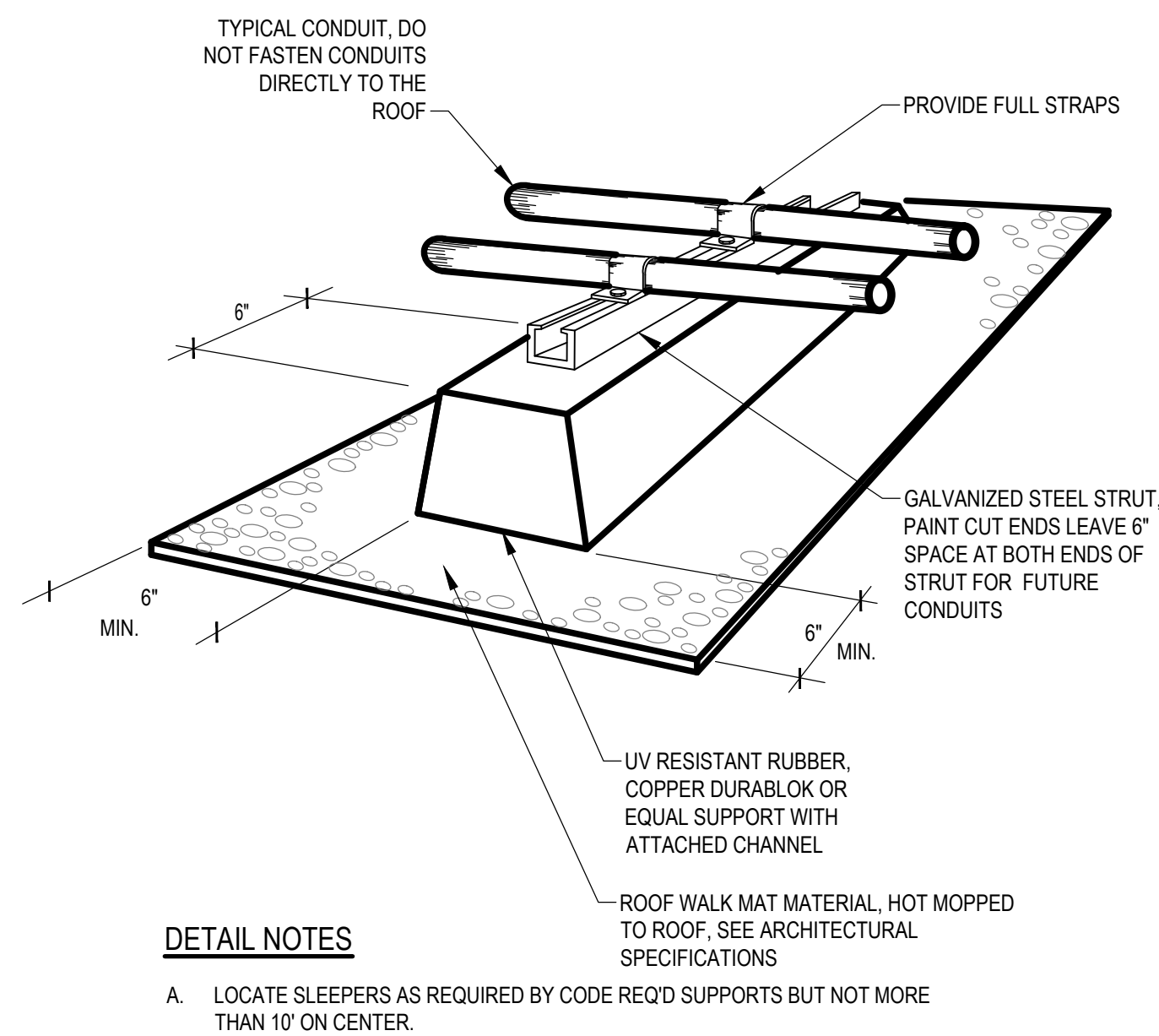
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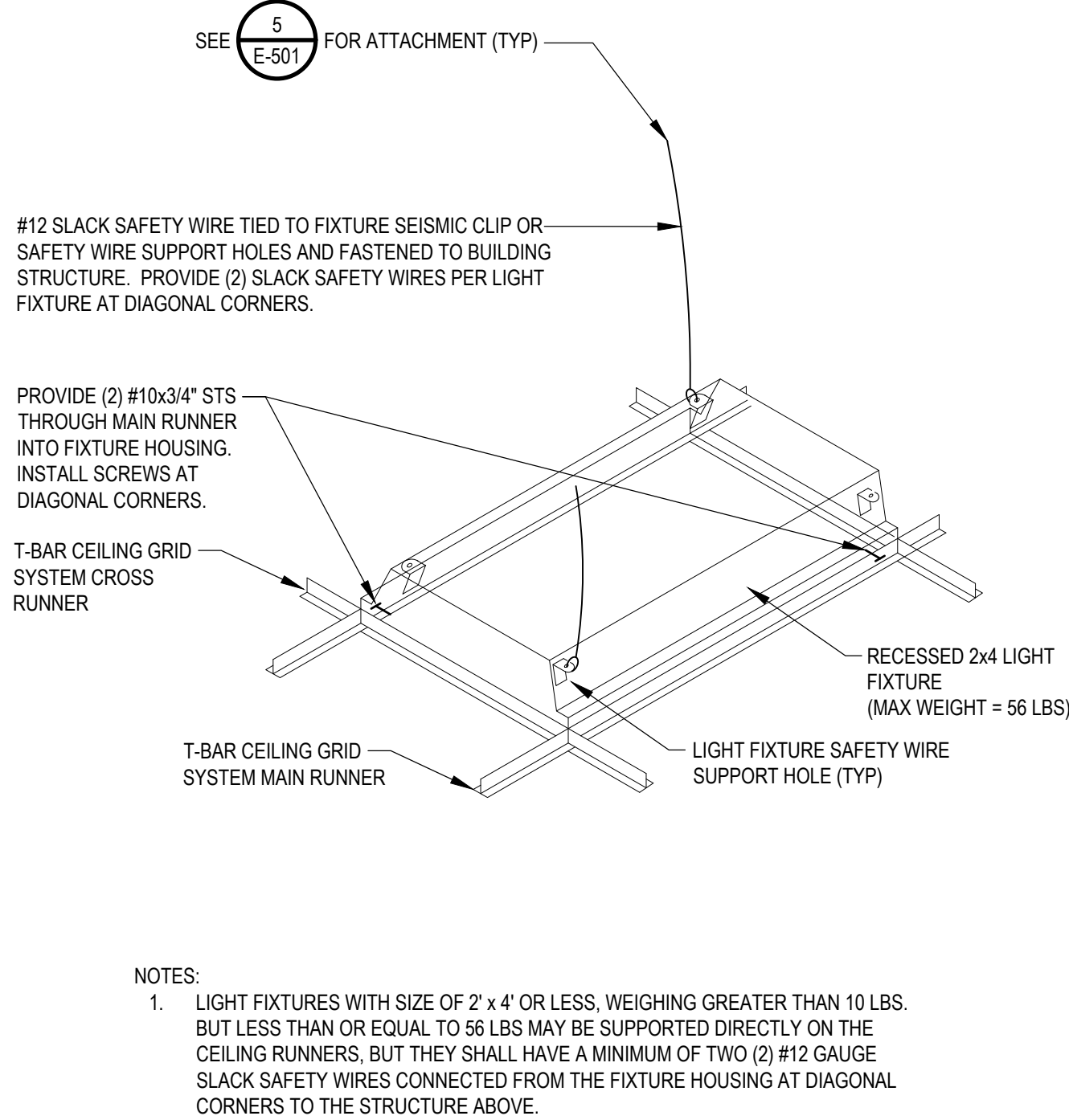
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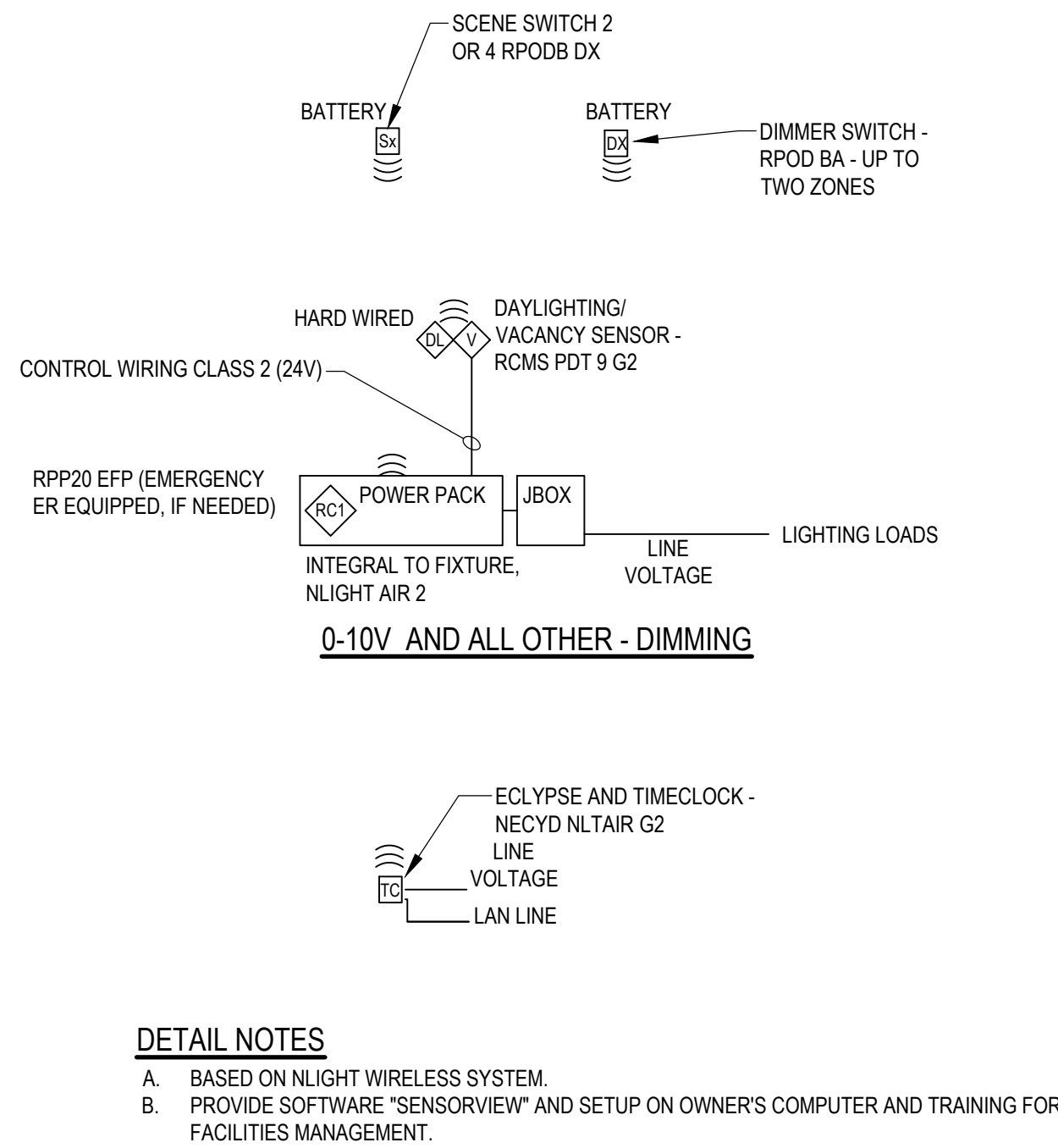
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ROOF MOUNTED ELECTRICAL SLEEPER



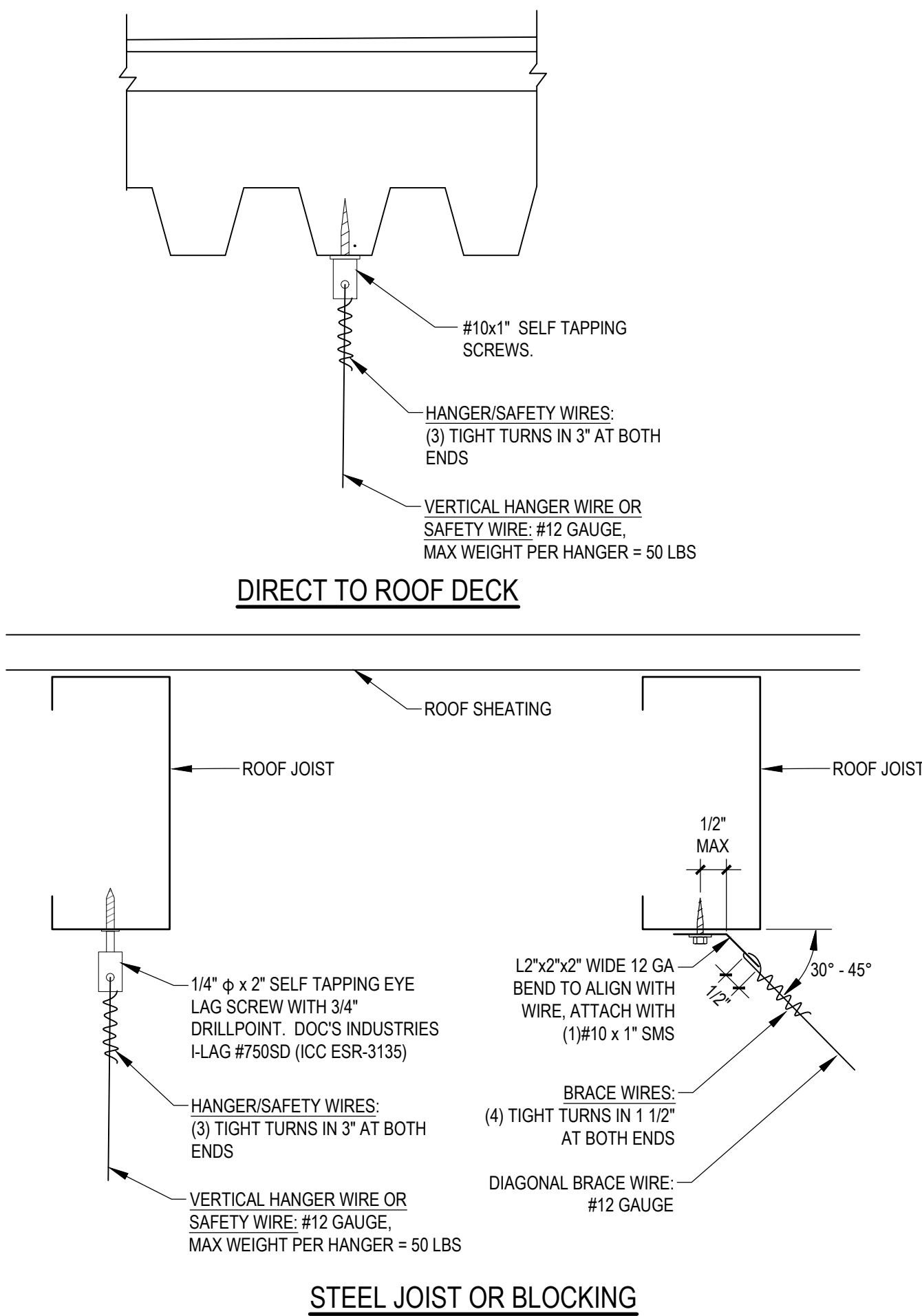
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T-BAR FIXTURE MOUNTING (FOR FIXTURES WEIGHING 10-56 LBS)



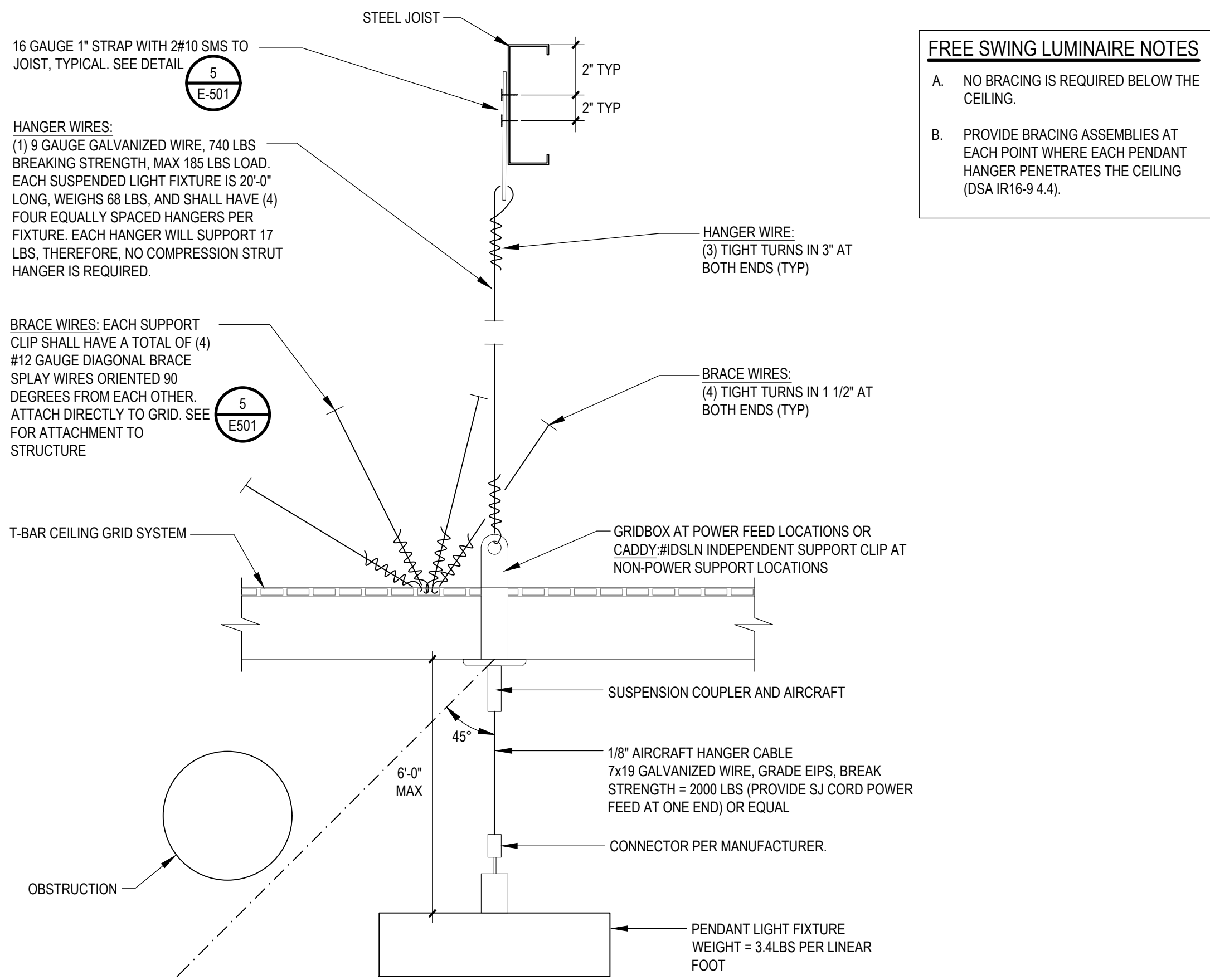
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TYPICAL CONTROLS - WIRELESS



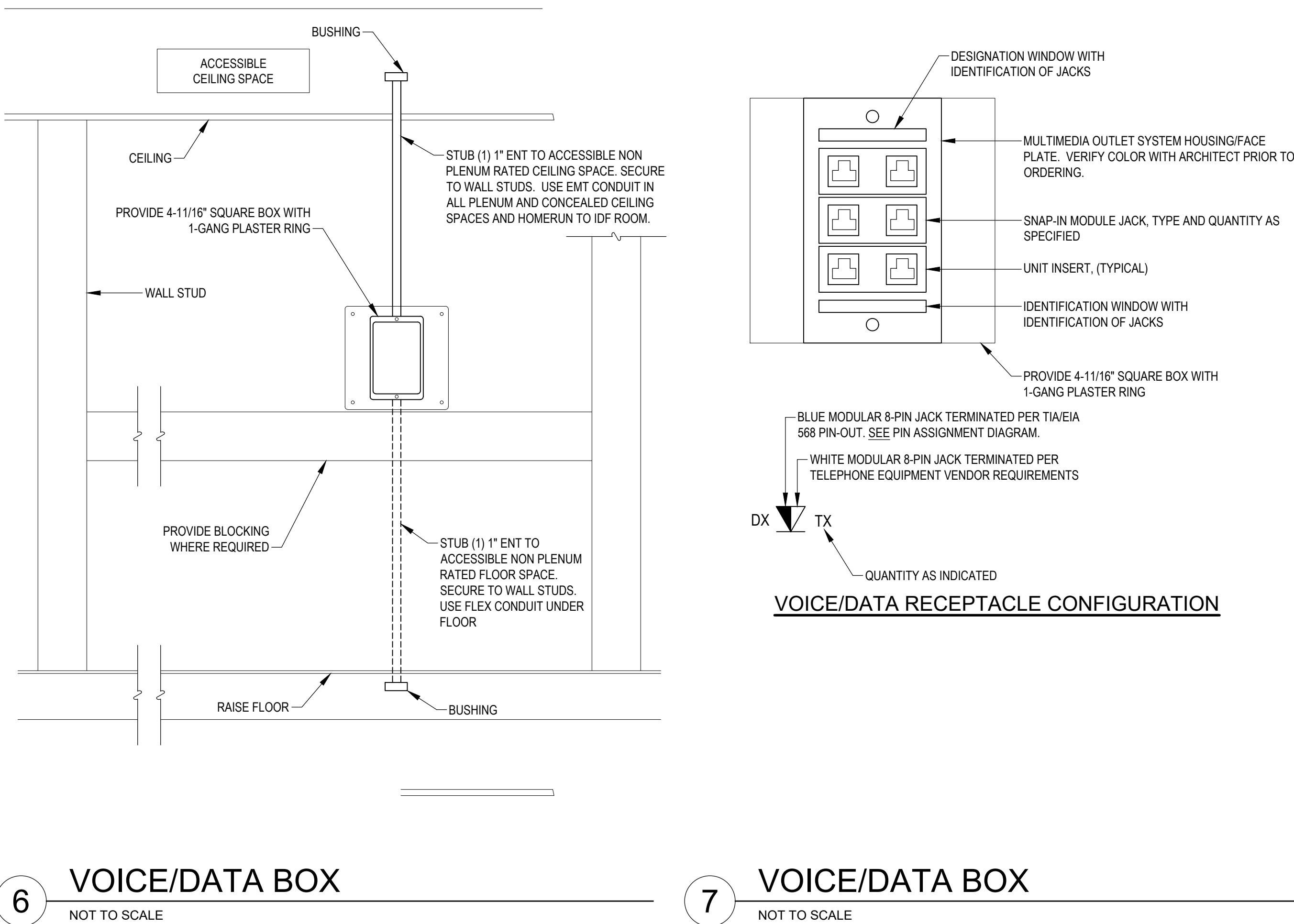
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HANGER & BRACE WIRE DETAIL



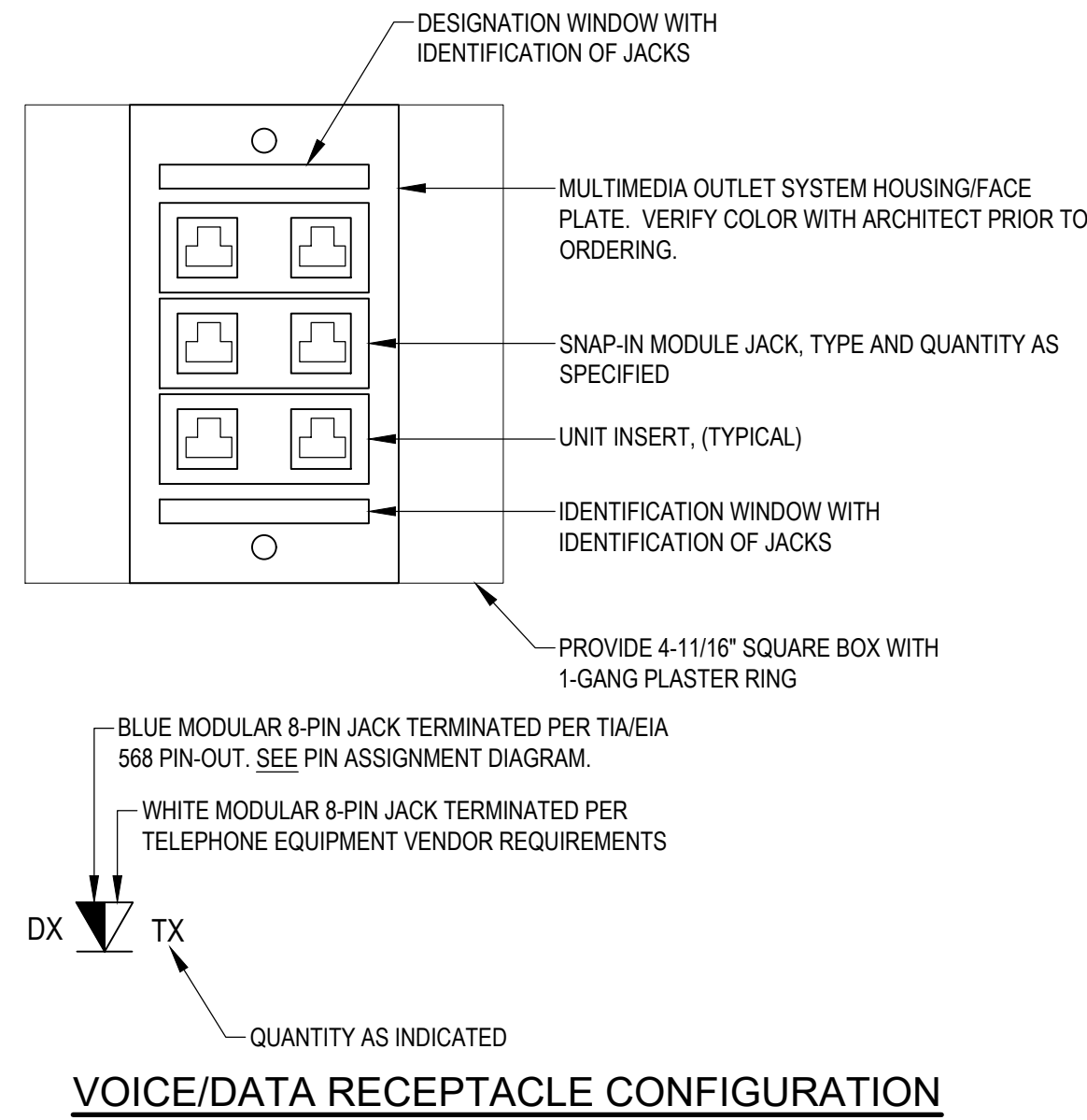
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SUSPENDED LIGHT FIXTURE MOUNTING DETAIL - GRID MTG



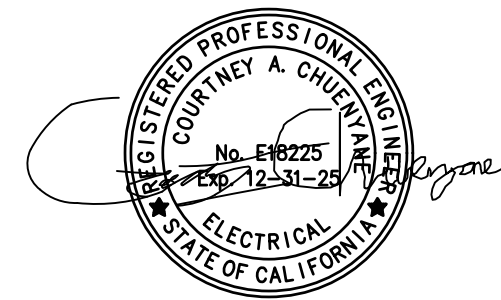
6
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VOICE/DATA BOX



7
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VOICE/DATA BOX



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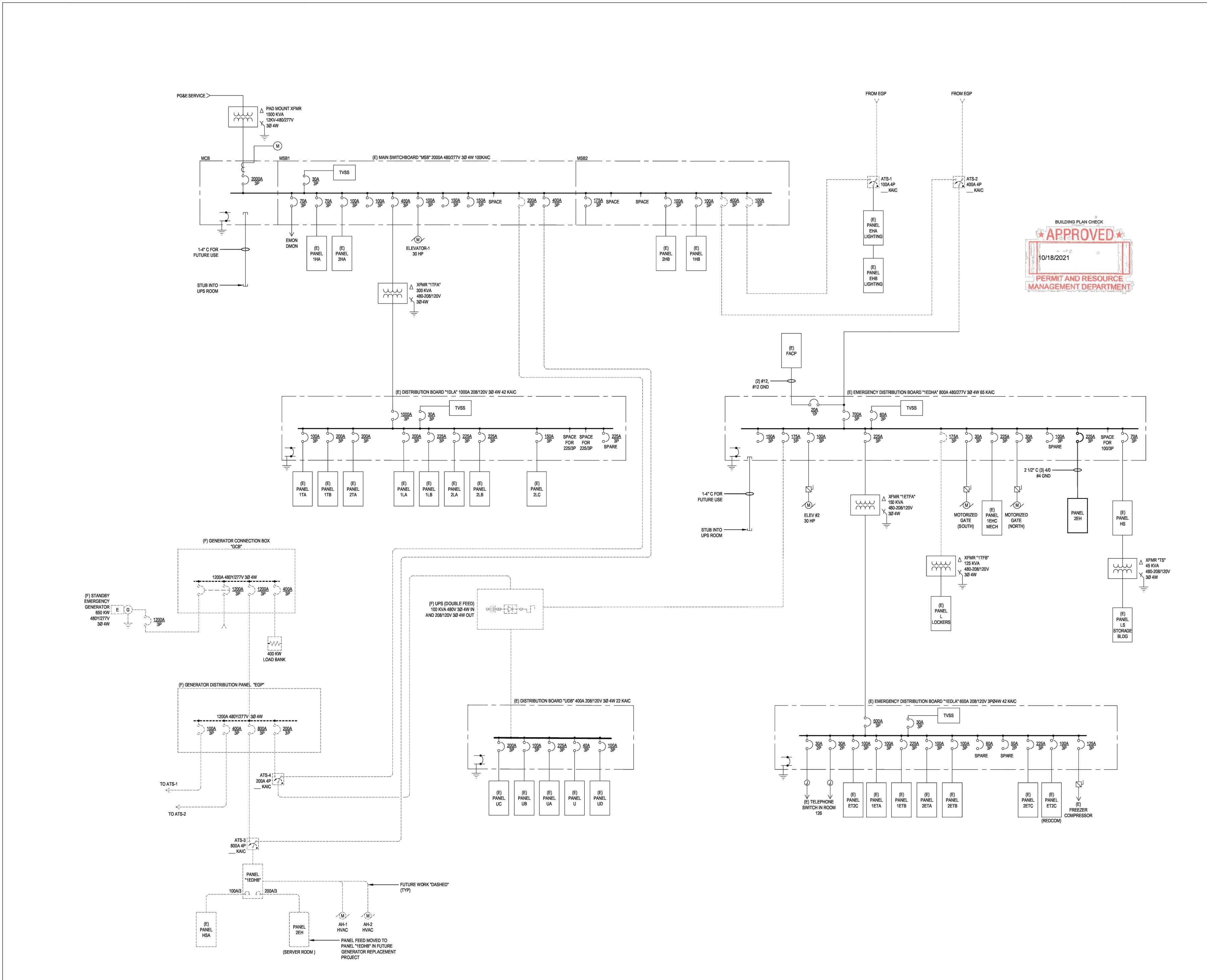
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