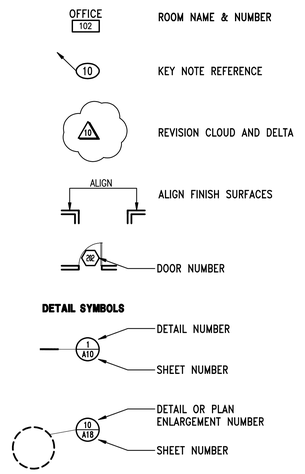
ABBREVIATIONS

– A –	
A.C.	AIR CONDITIONING
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
ALUM.	ALUMINUM
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
A.B.	ANCHOR BOLT
– B –	
BLDG.	BUILDING
BLK.	BLOCK OR BLOCKING
BRKT.	BRACKET
BOT.	BOTTOM
BM.	BEAM
– C –	
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
C.I.	CAST IRON
CK.BD.	CHALK BOARD
CER.	CERAMIC
CLG.	CEILING
CLOS.	CLOSET
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONT.	CONTINUOUS
CORR.	CORRIDOR
CSK.	COUNTERSUNK
C.T.	CERAMIC TILE
℄	CENTER LINE
C.M.U.	CONCRETE MASONRY UNIT
– D –	
D.	PENNY
D.B.	DOOR BELL
D.D.	DOOR DIMENSION
DTL.	DETAIL
D.F.	DRINKING FOUNTAIN
DIAG.	DIAGONAL
DIM.	DIMENSION
DISP.	DISPOSAL
D.P.	DIMENSION POINT
DR.	DOOR
D.S.	DOWN SPOUT
DIA.	DIAMETER
DN.	DOWN
DWGS.	DRAWINGS
– E –	
EA.	EACH
E.F.	ELECTRIC FAN
E.G.	EXISTING GRADE
E.J.	EXPANSION JOINT
ELEC.	ELECTRIC
ELEV.	ELEVATION
EQ.	EQUAL
EXH.	EXHAUST
EXP.AGG.	EXPOSED AGGREGATE
EXIST.	EXISTING.
EXT.	EXTERIOR
& or ℰ	AND
EQUIP.	EQUIPMENT
– F –	
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.H.W.S.	FLAT HEAD WOOD SCREW
FIN.	FINISH
FLR.	FLOOR
FIX.	FIXTURE
FLSG.	FLASHING
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.O.SH.	FACE OF SHEATHING
F.O.W.	FACE OF WALL
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FRM.	FRAME
– G –	
GA.	GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GL.	GLASS
G.S.D.	GLASS SLIDING DOOR
GYP.BD.	GYPSUM BOARD
– H –	
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDWR.	HARDWARE
HGT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.S.	HORIZONTAL SLIDING
HTR.	HEATER
– I –	
I.C.	INTERCOM
I.D.	INSIDE DIMENSION
IN.	INCHES
INSUL.	INSULATION
INT.	INTERIOR
– J –	
JAN.	JANITOR
JST.	JOIST
JUN.	JUNCTION
– K –	
KIT.	KITCHEN
– L –	
LAM.	LAMINATED
LAV.	LAVATORY
LBS.	POUNDS
LDR.	LEADER
LINO.	LINOLEUM
LOUV.	LOUVER
– M –	
M.C.	MEDICINE CABINET
M.D.F.	MEDIUM DENSITY FIBERBOARD
MDL.	MODEL
MECH.	MECHANICAL
MFG.	MANUFACTURED
MIN.	MINIMUM
M.T.	METAL THRESHOLD
MTL.	METAL
MUL.	MULLION
MAX.	MAXIMUM
M.S.	METAL STUD
– N –	
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
– O –	
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION
O.H.W.S.	OVAL HEAD WOOD SCREW
OPN'G	OPENING
OPP.	OPPOSITE
OV/	OVER
O.F.C.	OUTSIDE FACE OF CONCRETE
O.F.S.	OUTSIDE FACE OF STUD
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
– P –	
P.	PITCH
P.B.	PANIC BOLT
P. LAM.	PLASTIC LAMINATE
PERF.	PERFORATED
PKT.	POCKET
PL. or ℙ	PLATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
P&S	POLE AND SHELF
PT.	POINT
PTN.	PARTITION
PR.	PAIR
– Q –	
QUAN.	QUANTITY
– R –	
R.	RADIUS
R.A.	RETURN AIR
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCING
REQ'D.	REQUIRED
RES.	RESAWN
R.H.W.S.	ROUND HEAD WOOD SCREW
RM.	ROOM
RND.	ROUND
ROS	ROUGH SAWN
RWD.	REDWOOD
– S –	
S.	SINK
S.A.	SUPPLY AIR
S.C.	SOLID CORE
SECT.	SECTION
SHTG.	SHEATHING
SHLV.	SHELVING
SHT.	SHEET
SHWR.	SHOWER
SIM.	SIMILAR
S.M.	SHEET METAL
S.M.S.	SHEET METAL SCREW
SQ.	SQUARE
S.S.	SERVICE SINK
S.STL.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SW.	SWITCH
– T –	
T.	TREAD
T.B.	TACK BOARD
T.C.	TOP OF CONCRETE OR CURB
T.J.	TOOL JOINT
TYP.	TYPICAL
T & G	TONGUE AND GROVE
– U –	
U.	URINAL
U.V.	UNIT VENTILATOR
– V –	
V.	VENT
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
– W –	
W.C.	WATER CLOSET
WD.	WOOD
W.D.	WINDOW DIMENSION
W.H.	WATER HEATER
WIN.	WINDOW
WAINS.	WAINSCOT
W.P.	WEATHERPROOF
W/	WITH
– Y –	
YD.	YARD

SYMBOLS



VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

APN: 069-0260-015

BUILDING CODE COMPLIANCE

TITLE 24 CALIFORNIA CODE OF REGULATIONS

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR)

2022 CALIFORNIA BUILDING CODE (2021 IBC AND 2022 CA AMENDMENTS – PART 2, TITLE 24,CCR)

2022 CALIFORNIA ELECTRICAL CODE (2020 NEC AND 2022 CA AMENDMENTS – PART 3, TITLE 24, CCR)

2022 CALIFORNIA MECHANICAL CODE (2021 UMC AND 2022 CA AMENDMENTS – PART 4, TITLE 24, CCR)

2022 CALIFORNIA PLUMBING CODE (2021 UPC AND 2022 CA AMENDMENTS – PART 5, TITLE 24, CCR)

2022 CALIFORNIA ENERGY CODE (PART 6, TITLE 24, CCR)

2022 CALIFORNIA FIRE CODE (2021 IFC AND 2022 CA AMENDMENTS – PART 9, TITLE 24, CCR)

2022 CALIFORNIA EXISTING BUILDING CODE (2021 IEBC AND 2022 CA AMENDMENTS – PART 10, TITLE 24, CCR)

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (2021 IBC AND 2022 CA AMENDMENTS – PART 11, TITLE 24, CCR)

2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)

DESIGN TEAM

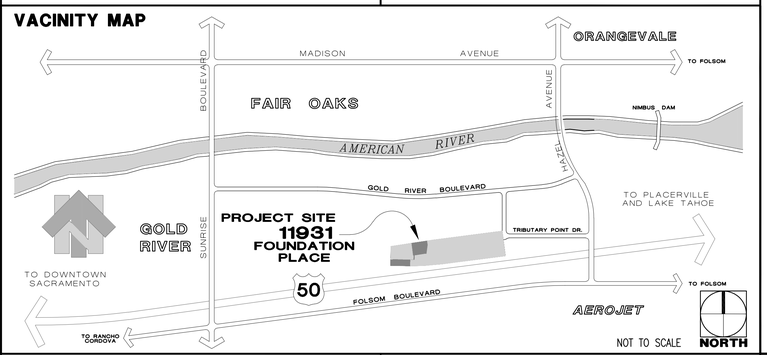
ARCHITECT:
GRA ARCHITECTURE
205 23rd STREET, SUITE 130
SACRAMENTO, CA 95816
MIKE BUSCHOW PHONE: (916) 498-7900

STRUCTURAL ENGINEER
BEVIER STRUCTURAL ENGINEERING
2479 SUNRISE BOULEVARD PHONE: (916) 631-3030
GOLD RIVER, CALIFORNIA 95670 (916) 631-8996

PLUMBING ENGINEER
TURLEY & ASSOCIATES
2431 CAPITOL AVE. PHONE: (916) 325-1065
SACRAMENTO, CA 95816 FAX: (916) 325-1075

ELECTRICAL:
CAPITOL CITY DESIGN, INC.
1751 CEBRIAN STREET
WEST SACRAMENTO, CA 95691
TONY BAKER PHONE: (916) 375-0135

VACINITY MAP



PROJECT DATA

SCOPE OF WORK

THE PROJECT CONSISTS OF MINOR TENANT IMPROVEMENTS TO THE EXISTING FIRST AND SECOND FLOORS, 23,679 S.F. EACH FLOOR TO THE REFERENCED BUILDING. THE WORK CONSISTS OF PARTIAL WALL MODIFICATIONS AND INFILL OF CHANGED DOOR LOCATIONS, NEW FURNITURE SYSTEMS, NEW FLOORING, NEW PAINT, NEW FINISH UPGRADES, CASEWORK UPGRADES , AND PARTIAL NEW DOOR ADDITIONS . ELECTRICAL WORKS CONSISTS OF ADDITIONAL ELECTRICAL OUTLETS, REARRANGEMENT OF CEILING LIGHTING, UPGRADED EGRESS LIGHTING AND POWER IDENTIFICATION. MECHANICAL WORK INCLUDED 3 ADDITIONAL VAV UNITS AND SHIFTING OF EXISTING MECHANICAL DUCT WORK. EXTERIOR WORK INCLUDED NEW BUILDING SIGNAGE UPGRADE AND NEW REAR ENTRY BUILDING ACCESS.

PARKING:

PARKING STALLS:	REQUIRED	PROVIDED
OFFICE (1/250 S.F.)	223	227
WAREHOUSE (1/1000 S.F.)	7	7
ASSEMBLY (3,476/30/5)	24	24
TOTAL:	254	258

ACCESSIBLE PARKING STALLS PROVIDED = 6

BIKE PARKING:

SHORT TERM BICYCLE PARKING – (5.106.4.1.1 GBC)
5% OF PARKING = 13 BIKES

LONG TERM BICYCLE PARKING – (5.106.4.1.2 GBC)
5% OF PARKING = 13 BIKES

SHEET INDEX

CODE INFORMATION

ZONING: MP – OFFICE PARK

TYPE OF CONSTRUCTION: (E) III–A SPRINKLED

OCCUPANT TYPES: B

PROJECT AREA: 1ST FLOOR = 32,677 SQ.FT.
2ND FLOOR = 32,677 SQ.FT.
TOTAL = 65,354 SQ.FT.

(506.2)

	SQ.FT. ALLOWANCE		BLDG. HEIGHT		NUMBER OF STORIES	
FIRST FLOOR	ACTUAL	ALLOWED	ACTUAL	ALLOWED	ACTUAL	ALLOWED
B OFFICE	29,770	150,000	–	85'	2	5
S–1 STORAGE	2,907	104,000	–	85'	2	6
SECOND FLOOR						
B OFFICE	29,201	150,000	–	85'	2	5
A–3 ASSEMBLY	3,476	62,000	–	85'	2	6
TOTALS	65,354	466,000				

MIXED USE & OCCUPANCIES (TABLE 508.4)
B/S–1 = NO SEPARATION REQUIREMENT
B,S–1/A–3 = 1HR SEPARATION

OCCUPANT LOADS

B OCCUPANCY = ___ OCCUPANTS (_) EXITS REQUIRED
S–1 OCCUPANCY = ___ OCCUPANTS (_) EXITS REQUIRED
A–3 OCCUPANCY = ___ OCCUPANTS (_) EXITS REQUIRED

TOTAL = ___ OCCUPANTS

PLUMBING REQUIREMENTS (TABLE 422–1 CPC)

1ST FLOOR
B OCCUPANCY = 29,770/200 =148 MALE = 74 FEMALE = 74
S–1 OCCUPANCY = 2,907/5,000 = .58

2ND FLOOR
B OCCUPANCY = 29,201/200 = 146 MALE = 73 FEMALE = 73
A–3 OCCUPANCY = 3,476/30 = 115 MALE = 56 FEMALE = 56

	WATER CLOSETS	URINALS	LAVS	SHOWERS	DRINKING FOUNTAINS	SERVICE SINK
1ST FLOOR						
B OCC. MALE	2	1	1	—	1	–
B OCC. FEMALE	4	—	2	—		—
2ND FLOOR						
B OCC. MALE	2	1	1	—	1	–
B OCC. FEMALE	4		2			
A–3 OCC. MALE	1	1	1	—	1	–
A–3 OCC. FEMALE	3		1			

REQUIRED EXITS (TABLE 1006.3.2)
2ND FLOOR OCCUPANCY = 421 O.L.
1ST FLOOR OCCUPANCY = 186 O.L.
TOTAL = 607 O.L.

607 < 1000 – 3 EXITS REQUIRED

TOTAL TRAVEL DISTANCE (TABLE 1017.2)
B= 300' (SPRINKLED)

CORRIDOR WIDTH (TABLE 1020.3)
44" MINIMUM

CORRIDOR FIRE RESISTANCE (TABLE 1020.2)
B OCCUPANCY (SPRINKLED)
> 30 = 0 HOUR

DEAD END CORRIDORS (TABLE 1020.4)
B OCCUPANCY (SPRINKLED) = 50'

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

LICENSED ARCHITECT MICHAEL BUSCHOW C–31869 4–30–25 STATE OF CALIFORNIA

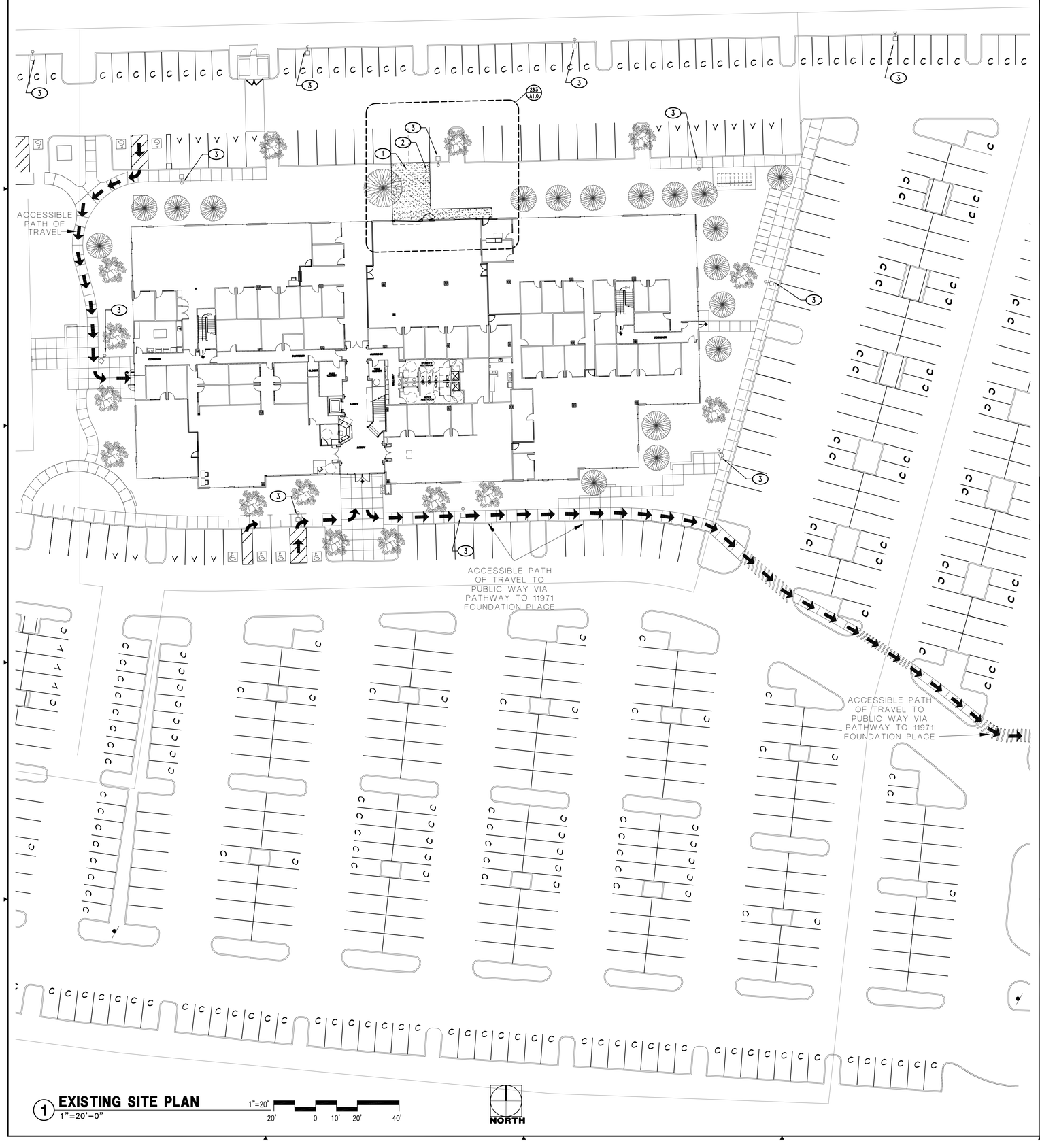
VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670
APN. 069-0260-015

TITLE SHEET, GENERAL NOTES AND SYMBOLS

REVISIONS

DATE MARCH 20, 2024
SCALE AS NOTED
DRAWN BY -
JOB NO. 22-19
SHEET

A0.0



1 EXISTING SITE PLAN
1"=20'-0"

1"=20' 20' 0 10' 20' 40'

EGRESS

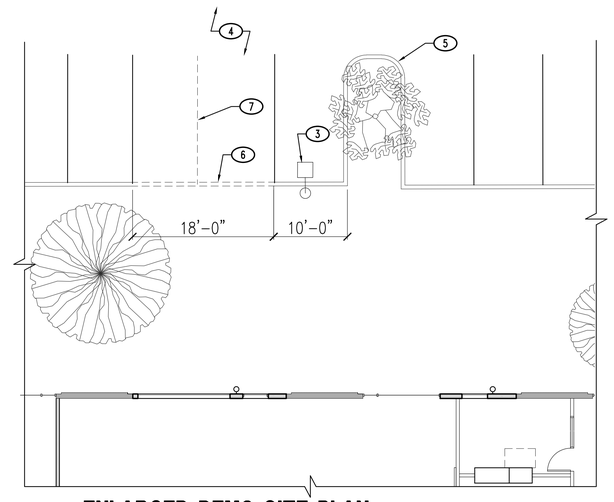
PATH OF TRAVEL MAX. 5% SLOPE DIRECTION OF TRAVEL, MAX. 2% CROSS SLOPE.

GENERAL NOTE:
THE P.O.T. OR ACCESSIBLE ROUTE SHALL BE:

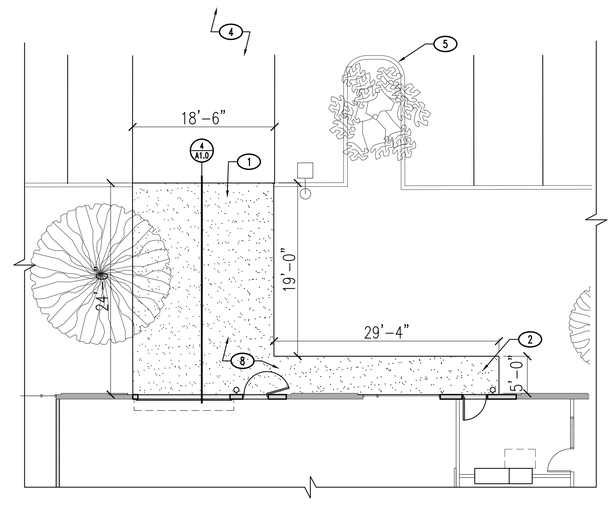
- FIRM, STABLE, AND SLIP RESISTANT WALKING SURFACE;
- AT LEAST 48" IN WIDTH, OR AS APPROVED BY CODE;
- WITH A RUNNING SLOPE OF 1:20 OR LESS, AND A CROSS SLOPE OF 1:48 OR LESS;
- WITHOUT ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAXIMUM SLOPE, OR VERTICAL LEVEL CHANGES EXCEEDING 1/4";
- RAMPED COMPLYING WITH 11B-405 WHERE CHANGES IN LEVEL ARE GREATER THAN 1/2";
- WITHOUT ABRUPT CHANGES IN LEVEL EXCEEDING 4" VERTICAL BETWEEN THE PEDESTRIAN WAY AND ADJACENT SURFACES;
- WHERE THE DIRECTION OF TRAVEL IS NOT DEFINED, A MAXIMUM SLOPE OF 1:48 IN ANY DIRECTION;
- FREE OF OBJECTS WHICH PROTRUDE MORE THAN 4" BETWEEN THE HEIGHTS OF 27" AND 80" ABOVE THE WALKING SURFACE; AND, FREE OF OVERHEAD OBSTRUCTIONS WITHIN 80" ABOVE THE WALKING SURFACE.

KEYNOTES (#)

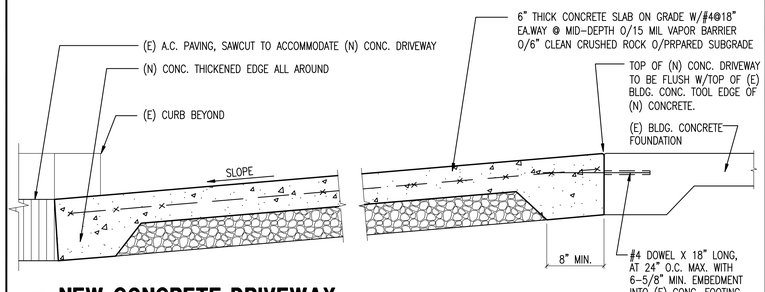
1. (N) CONCRETE DRIVEWAY
2. (N) CONCRETE WALK
3. (E) LIGHT STANDARDS
4. (E) AC PAVING
5. (E) CONC. CURB
6. REMOVE PARTIAL (E) CONC. CURB
7. (E) PAINTED STRIPPING TO BE REMOVED
8. 6" THICK CONCRETE SLAB ON GRADE W/#4@18" EA.WAY @ MID-DEPTH O/15 MIL VAPOR BARRIER O/6" CLEAN CRUSHED ROCK O/PRPARED SUBGRADE



2 ENLARGED DEMO SITE PLAN
1/8"=1'-0"



3 ENLARGED NEW SITE PLAN
1/8"=1'-0"



4 NEW CONCRETE DRIVEWAY
1 1/2"=1'-0"

P:\DETAILS\SITE\CONC-RAMP-01.DWG

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

LICENSED ARCHITECT MICHAEL BUSHROW C-31869 4-30-25 STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

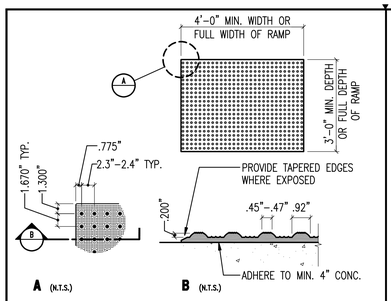
DISTRICT APPROVAL

SITE PLAN ENLARGED SITE, DETAILS & PATH OF TRAVEL

REVISIONS

DATE	MARCH 20, 2024
SCALE	AS NOTED
DRAWN BY	-
JOB NO.	22-19
SHEET	

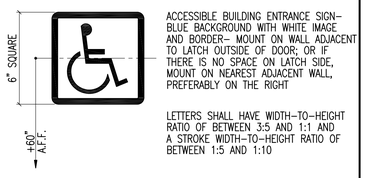
A1.0



6 TRUNCATED DOMES

1/2"=1'-0"

P:\DETAILS\SITE\TRUNCATED-DOMES.DWG



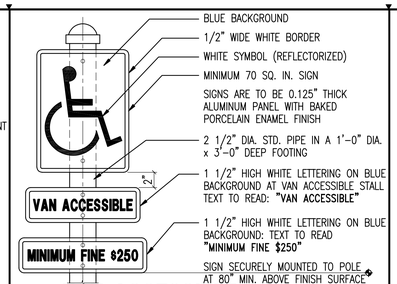
ACCESSIBLE BUILDING ENTRANCE SIGN– BLUE BACKGROUND WITH WHITE IMAGE AND BORDER– MOUNT ON WALL ADJACENT TO LATCH OUTSIDE OF DOOR; OR IF THERE IS NO SPACE ON LATCH SIDE, MOUNT ON NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT

LETTERS SHALL HAVE WIDTH–TO–HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH–TO–HEIGHT RATIO OF BETWEEN 1:5 AND 1:10

5 ACCESSIBLE BUILDING ENTRANCE SIGN

3"=1'-0"

P:\DETAILS\ADA\ACCESS-SIGN-BLDG-ENTRY-1.DWG



BLUE BACKGROUND

1/2" WIDE WHITE BORDER

WHITE SYMBOL (REFLECTORIZED)

MINIMUM 70 SQ. IN. SIGN

SIGNS ARE TO BE 0.125" THICK ALUMINUM PANEL WITH BAKED PORCELAIN ENAMEL FINISH

2 1/2" DIA. STD. PIPE IN A 1'-0" DIA. x 3'-0" DEEP FOOTING

1 1/2" HIGH WHITE LETTERING ON BLUE BACKGROUND AT VAN ACCESSIBLE STALL TEXT TO READ: "VAN ACCESSIBLE"

1 1/2" HIGH WHITE LETTERING ON BLUE BACKGROUND: TEXT TO READ "MINIMUM FINE $250"

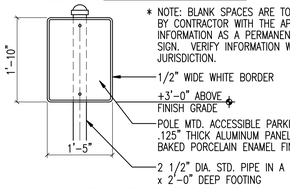
SIGN SECURELY MOUNTED TO POLE AT 80" MIN. ABOVE FINISH SURFACE

4 VAN ACCESSIBLE PARKING STALL SIGN

1 1/2"=1'-0"

P:\16-17\DETAILS\ACCESS-SIGN-PARKING-VAN-1.DWG

1" HIGH WHITE LETTERS ON BLUE BACKGROUND STATING:
"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ * _____ OR BY TELEPHONING _____ * _____."



* NOTE: BLANK SPACES ARE TO BE FILLED IN BY CONTRACTOR WITH THE APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN. VERIFY INFORMATION WITH LOCAL JURISDICTION.

1/2" WIDE WHITE BORDER

+3'-0" ABOVE FINISH GRADE

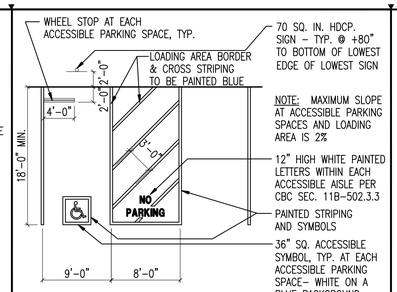
POLE MTD. ACCESSIBLE PARKING SIGN: .125" THICK ALUMINUM PANEL WITH BAKED PORCELAIN ENAMEL FINISH

2 1/2" DIA. STD. PIPE IN A 1'-0" DIA. x 2'-0" DEEP FOOTING

3 ACCESSIBLE PARKING SITE ENTRY SIGNAGE

3/4"=1'-0"

P:\DETAILS\ACCESS\ACCESS-SIGN-SITE ENTRY-1.DWG



70 SQ. IN. HDCP. SIGN – TYP. @ +80" TO BOTTOM OF LOWEST EDGE OF LOWEST SIGN

NOTE: MAXIMUM SLOPE AT ACCESSIBLE PARKING SPACES AND LOADING AREA IS 2%

12" HIGH WHITE PAINTED LETTERS WITHIN EACH ACCESSIBLE AISLE PER CBC SEC. 11B–502.3.3

PAINTED STRIPING AND SYMBOLS

36" SQ. ACCESSIBLE SYMBOL, TYP. AT EACH ACCESSIBLE PARKING SPACE– WHITE ON A BLUE BACKGROUND

2 VAN ACCESSIBLE PARKING

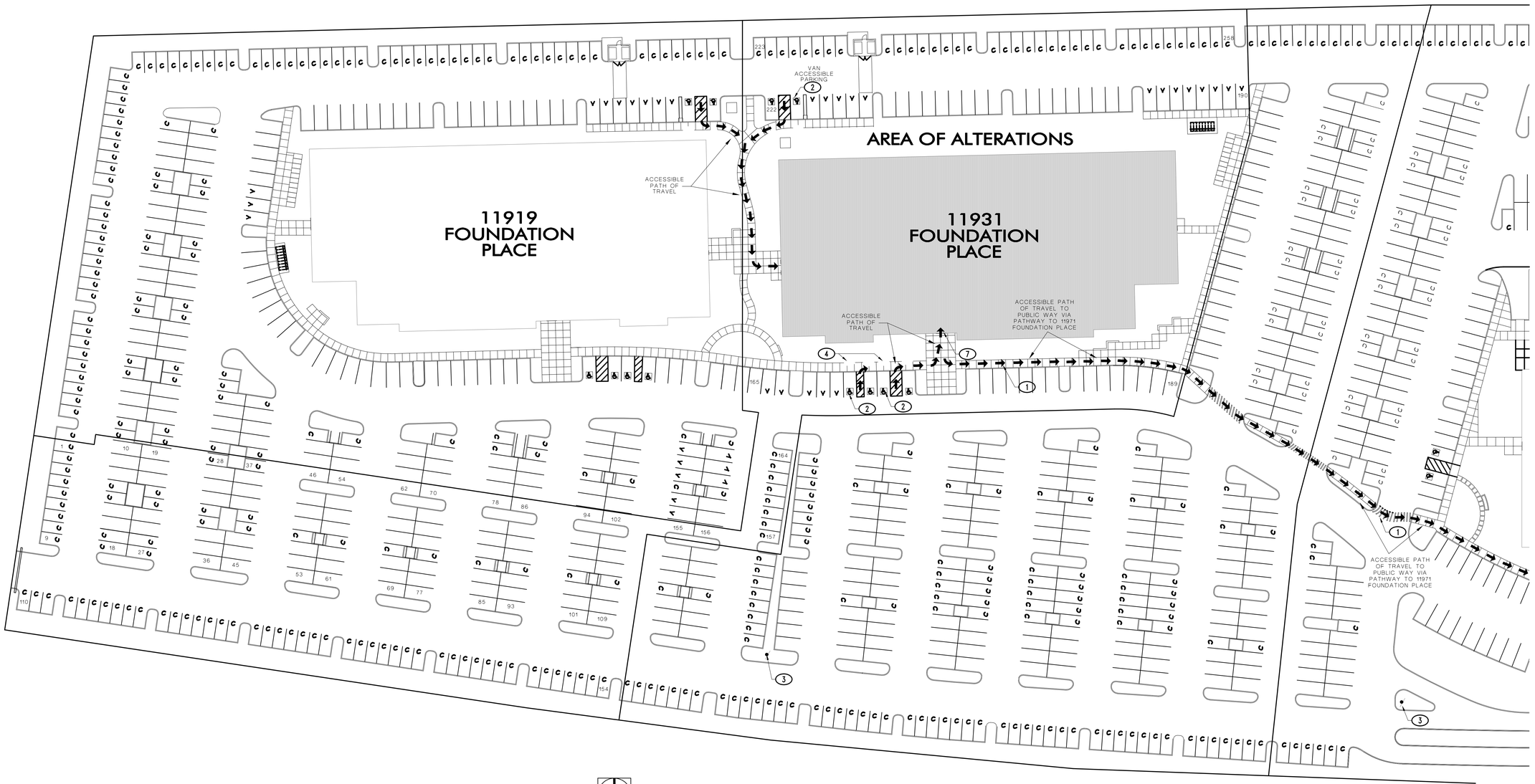
1/8"=1'-0"

P:\DETAILS\SITE\PARKING_2.DWG

KEYNOTES (f)

1. PATH OF TRAVEL MAX. 5% SLOPE DIRECTION OF TRAVEL AND MAX. 2% CROSS SLOPE. THE PATH OF TRAVEL IS FULLY COMPLIANT
2. VAN ACCESSIBLE PARKING – SEE 2/A1.1
3. (E) ACCESSIBLE SITE ENTRY SIGN – SEE 3/A1.1
4. (E) VAN ACCESSIBLE PARKING STALL SIGN – SEE 4/A1.1
5. (E) VAN ACCESSIBLE PARKING STRIPPING SEE 2/A1..1
6. (E) TRUNCATED DOMES – SEE 4/A1.1
7. (E) ACCESSIBLE BUILDING ENTRANCE SIGN – SEE 5/A1.1

PARTIAL SITE PLAN OF GOLD POINT CENTER



1 OVERALL SITE PLAN

1"=30'-0"

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

LICENSED ARCHITECT MICHAEL BUSHNOW C-31869 4-30-25 STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

OVERALL SITE PLAN

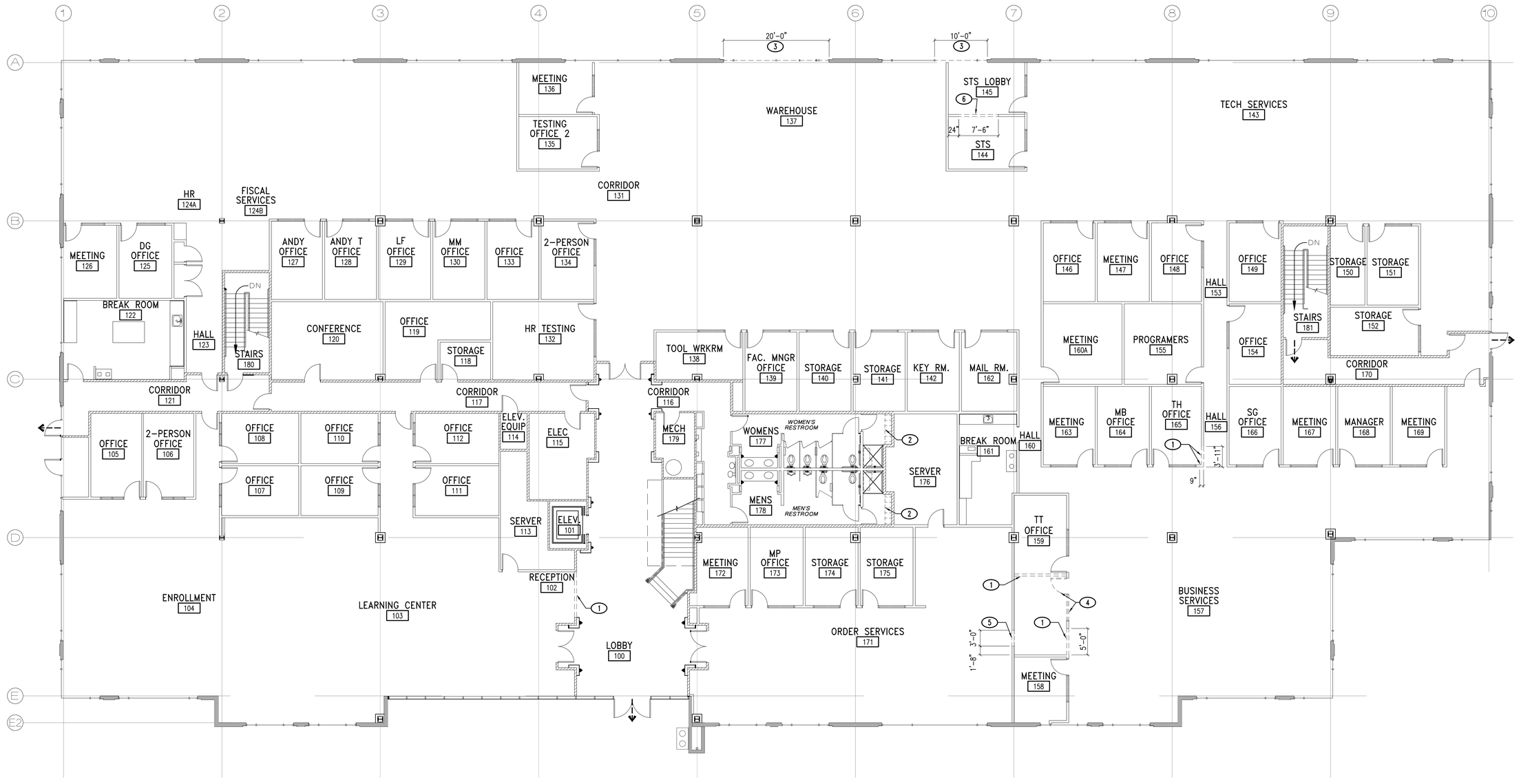
REVISIONS

DATE	MARCH 20, 2024
SCALE	AS NOTED
DRAWN BY	-
JOB NO.	22-19
SHEET	

A1.1

KEYNOTES

1. (E) WALL PARTITION TO BE REMOVED
2. (E) LOCKERS AND CURB TO BE REMOVED – LOCKERS TO BE SAVED FOR THE BUILDING OWNERS.
3. (E) WINDOW AND FRAME TO BE REMOVED
4. (E) WINDOW/DOOR AND FRAME TO BE REMOVED AND STORED FOR RE-USE.
5. REMOVE PARTIAL WALL TO RECEIVE (N) DOOR
6. REMOVE PARTIAL WALL FROM FLOOR TO A HEIGHT OF 8'



1 **EXISTING / DEMOLITION 1st FLOOR PLAN**
1/8"=1'-0"

1/8" = 1'-0"
0 2' 6' 12' 24'

NORTH

GRA architecture

205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

LICENSED ARCHITECT
MICHAEL BUSHROW
C-31869
4-30-25
STATE OF CALIFORNIA

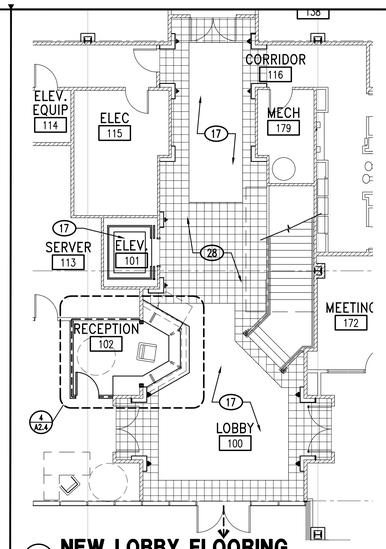
VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

EXISTING/DEMO 1st FLOOR PLAN

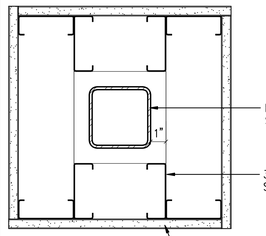
REVISIONS

DATE	MARCH 20, 2024
SCALE	AS NOTED
DRAWN BY	-
JOB NO.	22-19
SHEET	

A2.0



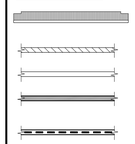
3 NEW LOBBY FLOORING
1/8"=1'-0"



2 FURRING AT COLUMN
3"=1'-0"

P:\DETAILS\FLOOR\FURRING-AT-COLUMN-1.DWG

WALL TYPES



(E) EXTERIOR TILT UP CONCRETE WALL W/2 1/2" METAL STUD FURING

(E) 1 HR–WALL

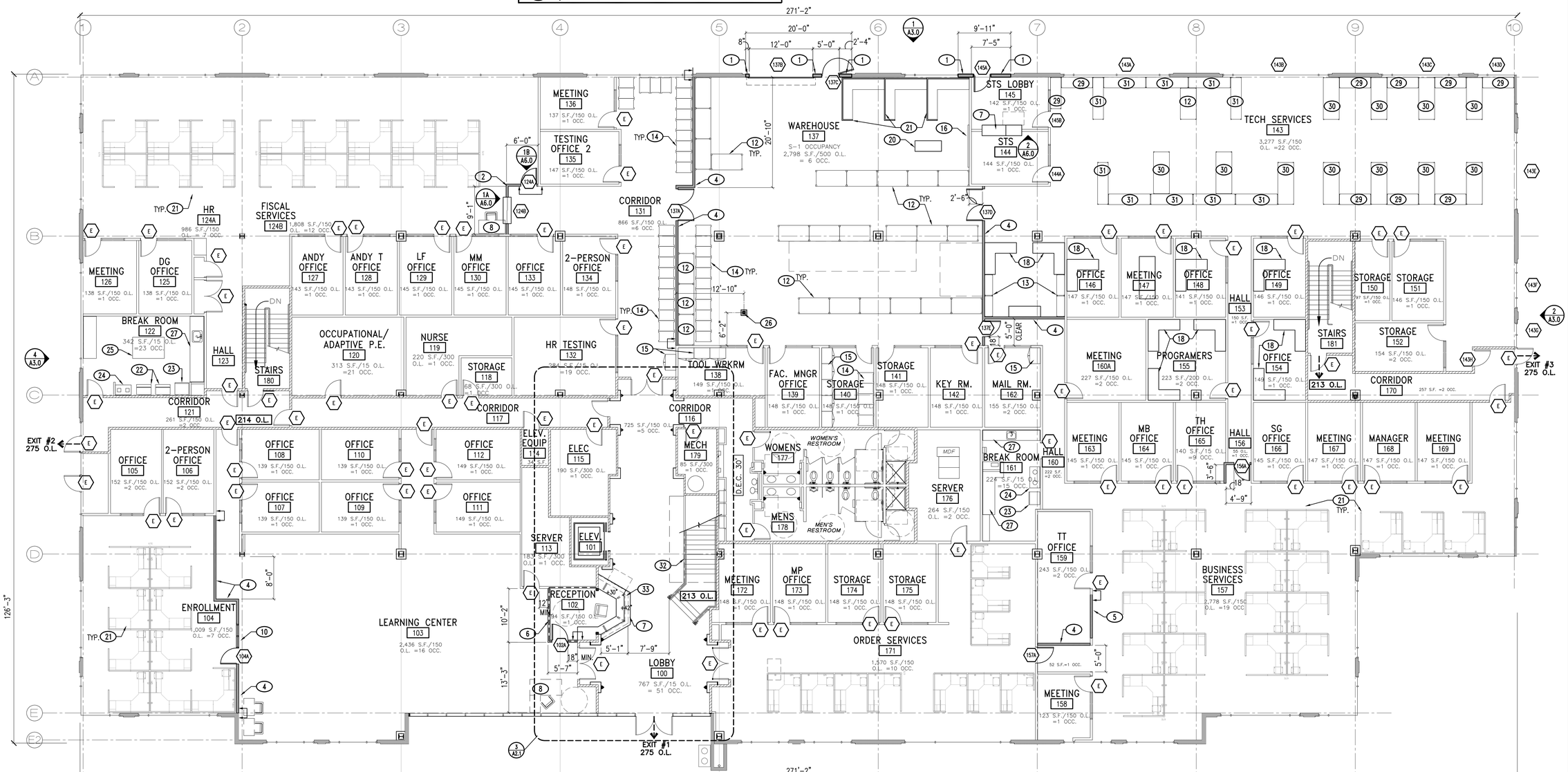
(E) 3 5/8" 20 GA. METAL STUDS @ 24" O.C.

(N) 3 5/8" 20 GA. METAL STUDS @ 24" O.C. WITH ACCOUSTIC BATT INSULATION

(N) 1 HR WALL – 3 5/8" 20 GA. METAL STUDS @ 16" O.C. W/SOUND INSULATION & 5/8" TYPE 'X' GYP. BD. EA. SIDE TO BOTTOM OF STRUCT. ABOVE – SEE 4/A2.3

KEYNOTES

1. (N) EXTERIOR WALL INFILL – SEE
2. (N) DESK AND SAFETY GLASS
3. (N) ROLL–UP DOOR
4. (N) PARTITION WALL
5. (N) WALL INFILL
6. (N) FIREWALL
7. (N) CASEWORK
8. (N) DESK – O.F.O.I.
9. 30"x 48" CLEAR SPACE
10. (N) DOOR AND SIDELITE – SEE A5.0
11. (N) RELOCATED DOOR/WINDOW CONFIGURATION
12. (N) 3'x 6'x 8' HIGH RACKS STORING ITEMS TO 7'–6" HIGH – O.F.O.I.
13. (N) 18"x 4'x 6' HIGH SHELVING UNITS – O.F.O.I.
14. (N) 2'x 3' CARTS – O.F.O.I.
15. (N) 2'x 3' SUPPLY CABINET – O.F.O.I.
16. (N) WHITEBOARD O.F.O.I.
17. (N) CARPET TILE – SEE A4.0 & A4.1
18. (N) 6'x6'x24" DEEP WORK STATION O.F.O.I.
19. (N) 3'x 6' WORK TABLE – O.F.O.I.
20. (N) 2'x 5' ASSEMBLY/PACKING TABLE – O.F.O.I.
21. (N) 8'x 8' CUBICLES – O.F.O.I.
22. (N) 32.87"x 22.83" ICE MACHINE O.F.O.I.
23. (RELOCATE) 30 WIDE REFRIGERATOR – O.F.O.I.
24. (E) RECYCLE CASEWORK
25. (E) ISLAND CASEWORK
26. (N) HSS COLUMN SEE 2/A2.1 – SEE STRUCTURAL – S2.1
27. (E) CASEWORK TO REMAIN
28. (E) 12x12 TILE TO REMAIN
29. (N) 6'x 24"x 8' RACKS STORING ITEMS TO 7'–6" HIGH – O.F.O.I.
30. (N) 8'x 36"x 8' RACKS STORING ITEMS TO 7'–6" HIGH – O.F.O.I.
31. (N) 8'x 24"x 8' RACKS STORING ITEMS TO 7'–6" HIGH – O.F.O.I.
32. (E) LOBBY STAIRCASE – SEE FINISH SPECIFICATION SHEET A4.0 & A4.1 GENERAL NOTES AND A4.2 FOR FINISH COLOR
33. (N) 4'–0" HIGH & 1/2" THICK PLEXI GLASS SHIELD



1 NEW 1st FLOOR PLAN
1/8"=1'-0"

1/8" = 1'-0"
0 2' 6' 12' 24'

NORTH

TOTAL OCCUPANT LOAD
1ST FLOOR = 186 O.L.
2ND FLOOR = 639 O.L.
825 O.L. (3) EXITS REQUIRED

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

LICENSED ARCHITECT MICHAEL BUSHROW C-31869 4-30-21 RENEWAL STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

NEW 1st FLOOR PLAN

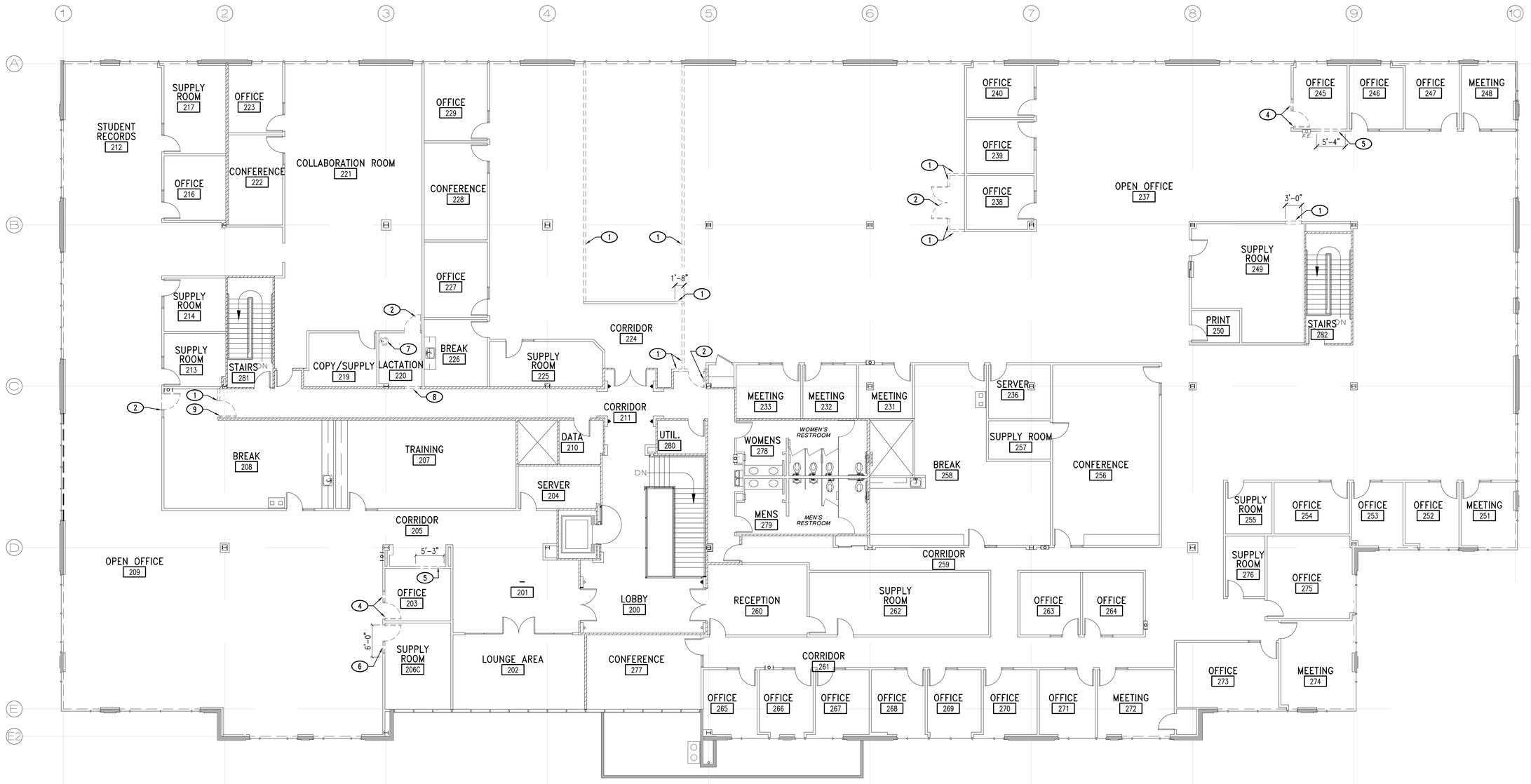
REVISIONS

DATE	MARCH 20, 2024
SCALE	AS NOTED
DRAWN BY	-
JOB NO.	22-19
SHEET	

A2.1

KEYNOTES

1. (E) WALL PARTITION TO BE REMOVED
2. (E) DOOR AND FRAME TO BE REMOVED
3. (E) WINDOW AND FRAME TO BE REMOVED
4. (E) WINDOW/DOOR AND FRAME TO BE REMOVED AND STORED FOR RE-USE.
5. REMOVE PARTIAL WALL TO RECEIVE RELOCATED DOOR/WINDOW
6. REMOVE (E) DOOR/WINDOW FRAME & PARTIAL WALL TO RECIEVE (N) PAIR 30810 DOORS
7. (E) SINK TO BE REMOVED AND TO BE REPLACED W/ (N) COUNTER SINK – SEE PLUMBING
8. REMOVE PARTIAL WALL TO RECEIVE (N) DOOR
9. (E) 20 MINUTE DOOR AND HARDWARE TO BE REMOVED AND STORED FOR RE-USE AT (N) END OF COORIDOR



1 EXISTING / DEMOLITION 2nd FLOOR PLAN
1/8"=1'-0"

1/8" = 1'-0"
0 2' 6' 12' 24'

NORTH

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

LICENSED ARCHITECT
MICHAEL BUSHROW
C-31869
4-30-25
STATE OF CALIFORNIA

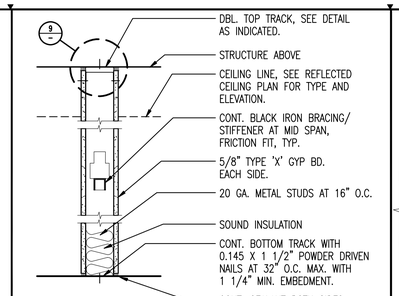
VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

EXISTING / DEMO 2nd FLOOR PLAN

REVISIONS

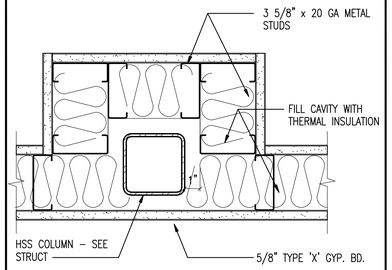
DATE	MARCH 20, 2024
SCALE	AS NOTED
DRAWN BY	-
JOB NO.	22-19
SHEET	

A2.2



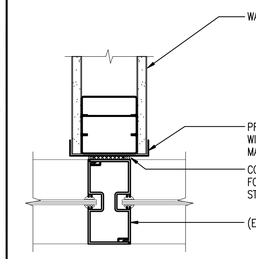
4 1-HOUR WALL — **CONFORM TO UL DESIGN NO. U465**
1 1/2"=1'-0"

P:\DETAILS\WALL\1-HOURWALL.DWG



3 FURRING AT COLUMN
3"=1'-0"

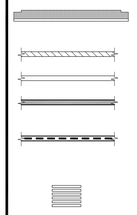
P:\DETAILS\FLOOR\FURRING-AT-COLUMN-1.DWG



2 WALL AT WINDOW MULLION
3"=1'-0"

P:\DETAILS\WALL\EXTERIOR\WALL-SF_3.DWG

WALL TYPES



(E) EXTERIOR TILT UP CONCRETE WALL W/2 1/2" METAL STUD FURING

(E) 1 HR–WALL

(E) 3 5/8" 20 GA. METAL STUDS @ 24" O.C.

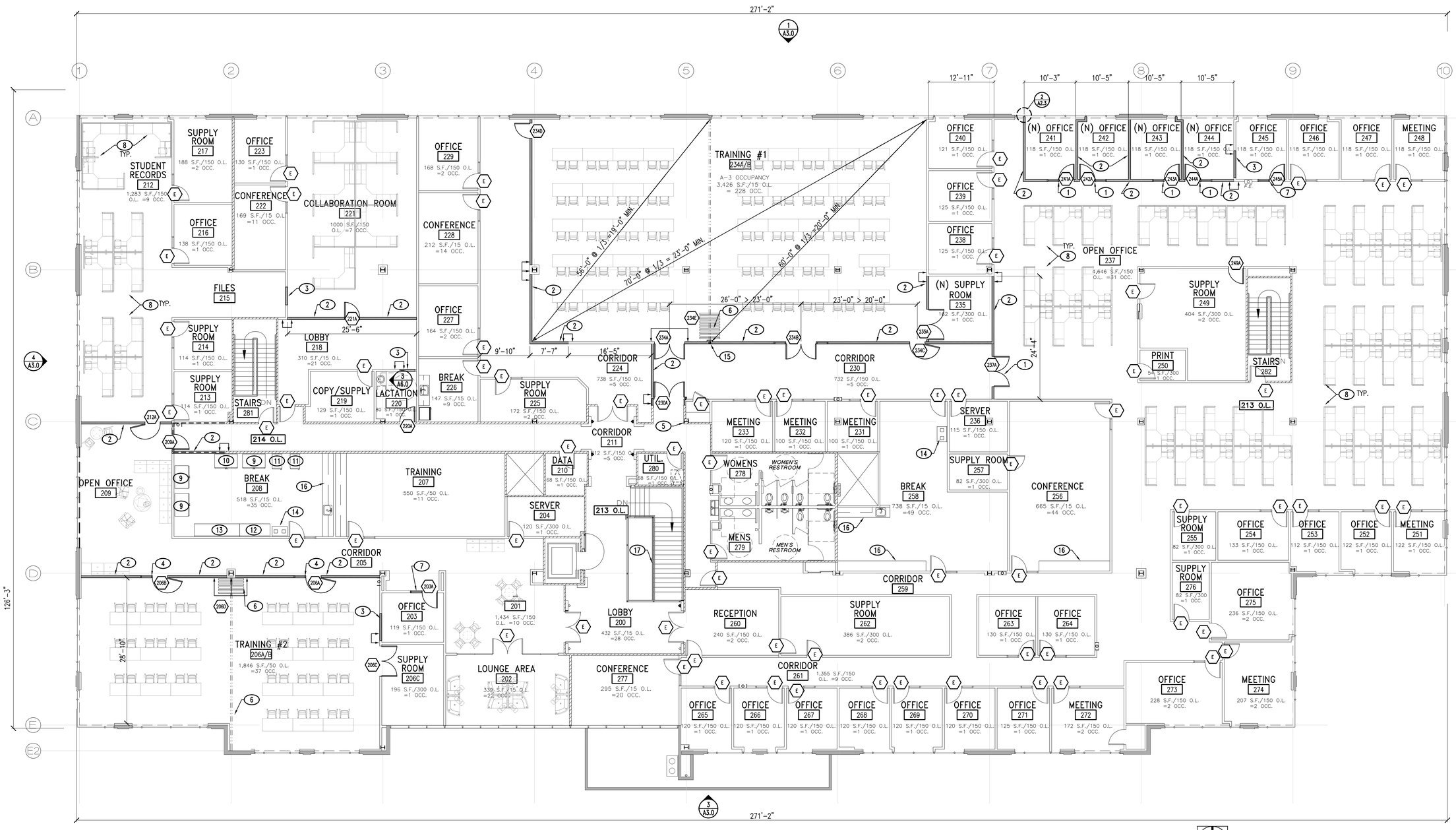
(N) 3 5/8" 20 GA. METAL STUDS @ 24" O.C. WITH ACCOUSTIC BATT INSULATION

(N) 1 HR WALL – 3 5/8" 20 GA. METAL STUDS @ 16" O.C. W/SOUND INSULATION & 5/8" TYPE 'X' GYP. BD. EA. SIDE TO BOTTOM OF STRUCT. ABOVE – SEE 4/A2.3

(N) FOLDING PARTITION WALL – SEE SPEC SHEET

KEYNOTES

1. (N) DOOR/WINDOW FRAMES
2. (N) PARTITION WALL
3. (N) WALL INFILL
4. (N) DOOR AND SIDELIGHT
5. (E) STRUCTURAL COLUMN
6. (N) MOVEABLE WALL
7. (N) RELOCATED DOOR/WINDOW CONFIGURATION
8. (N) 6'x 8' CUBICLES – O.F.O.I.
9. (N) 54"x 32" REFRIGERATOR O.F.O.I. (ADD FLOOR DRAIN)
10. (N) 54"x 32" FREEZER O.F.O.I. (ADD FLOOR DRAIN)
11. (N) 23.2"x 33.4" WARMER UNIT O.F.O.I.
12. (N) 30"x 6' FOOD PREP TABLE O.F.O.I.
13. (N) 30"X 9' FOOD PREP TABLE O.F.O.I.
14. (E) RECYCLE CASEWORK
15. (N) HSS COLUMN – SEE 3/A2.3 – SEE STRUCTURAL
16. (E) CASEWORK TO REMAIN
17. (E) LOBBY STAIRCASE – SEE FINISH SPECIFICATIONS SHEETS A4.0 & A4.1 GENERAL NOTES AND A4.2 FOR FINISH COLOR



1 NEW 2nd FLOOR PLAN
1/8"=1'-0"

1/8" = 1'-0"
0 2' 6' 12' 24'

NORTH

TOTAL OCCUPANT LOAD
2ND FLOOR = 639 O.L. (3) EXITS REQUIRED

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

LICENSED ARCHITECT MICHAEL BUSHROW C-31869 4-30-25 STATE OF CALIFORNIA

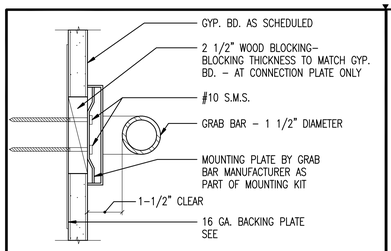
VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

NEW 2nd FLOOR PLAN

REVISIONS

DATE MARCH 20, 2024
SCALE AS NOTED
DRAWN BY -
JOB NO. 22-19
SHEET

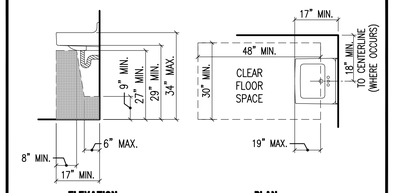
A2.3



NOTE: GRAB BAR MANUFACTURER IS RESPONSIBLE FOR THE INTEGRITY OF GRAB BAR COMPONENTS TO COMPLY WITH THE LOADING REQUIREMENTS LISTED IN SECTION 1607A.8.2 IN PART 2 OF TITLE 24. PER CBC 11B–609.8 – GRAB BAR SHALL BE CAPABLE OF SUPPORTING A 250 LB. POINT LOAD.

10 GRAB BAR
6"=1'–0"

P:\DETAILS\ACCESS\ACCESS-GBAR-3.DWG

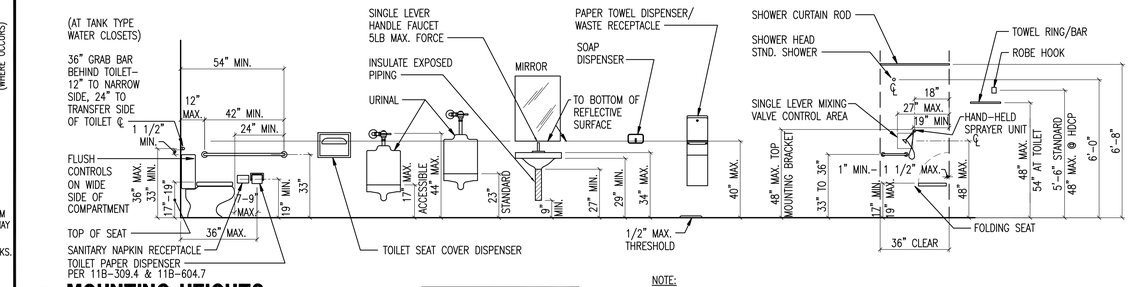


NOTE: IF A MINIMUM OF 9 INCHES HEIGHT OF TOE CLEARANCE IS PROVIDED, A MAXIMUM OF 6 INCHES OF THE 48 INCHES OF CLEAR FLOOR SPACE REQUIRED AT THE FIXTURE MAY EXTEND INTO THE TOE SPACE.

NOTE: INSTANT HOT WATER HEATERS MUST MAINTAIN REQUIRED CLEARANCES UNDER SINKS.

6 KNEE CLEARANCE AT LAVATORIES
1/2"=1'–0"

P:\DETAILS\ADA\KNEE-CLEARANCE-LAVATORIES.DWG



INSULATE ALL EXPOSED PIPING

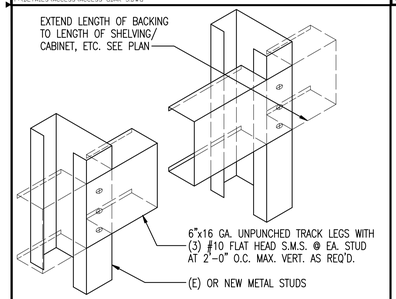
NOTE:
1. SEE 11/A2.4 FOR ALL EQUIPMENT WALL BACKING
2. SEE 6/A2.4 FOR LAV. CLEARANCES

1 MOUNTING HEIGHTS
3/8"=1'–0"

P:\20–02\DETAILS\ACCESS-HEIGHTS-3B.DWG

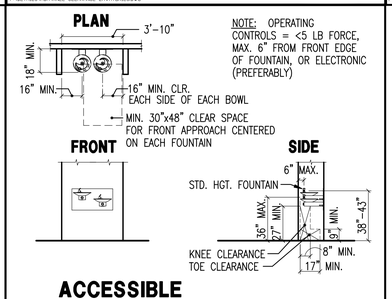
KEYNOTES (#)

1. (E) TOILET
2. (E) 36" GRAB BAR – SEE 10/A2.4
3. (E) 48" GRAB BAR – SEE 10/A2.4
4. (E) TOILET PAPER DISPENSER
5. (E) TOILET SEAT COVER DISPENSER
6. (E) SURFACE MOUNTED PAPER TOWEL AND WASTE RECEPTACLE
7. (E) SINK
8. (E) SOAP DISPENSER
9. (E) MIRROR
10. (E) URINAL
11. (E) HI/LOW DRINKING FOUNTAINS – SEE 7/A2.4
12. (E) GROUP A AND B SIGNAGE – SEE 9/A2.4
13. 48"X60" CLEARANCE
14. 60" CLEARANCE
15. 30"x 48" CLEAR FLOOR SPACE
16. (N) RECEPTION COUNTER – SEE INTERIOR ELEVATIONS & DETAILS A6.0



11 BACKING PLATE
1"=1'–0"

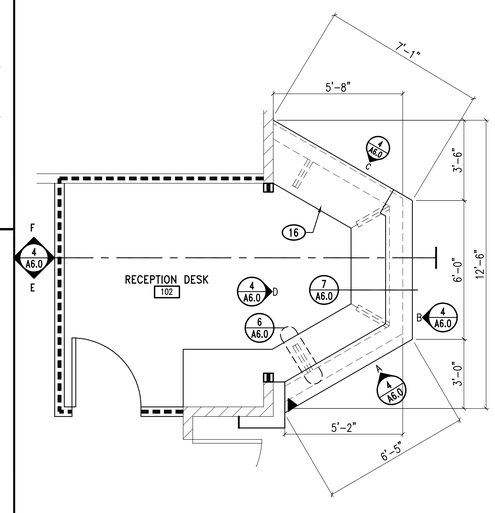
P:\DETAILS\WALL\BPLATE-1.DWG



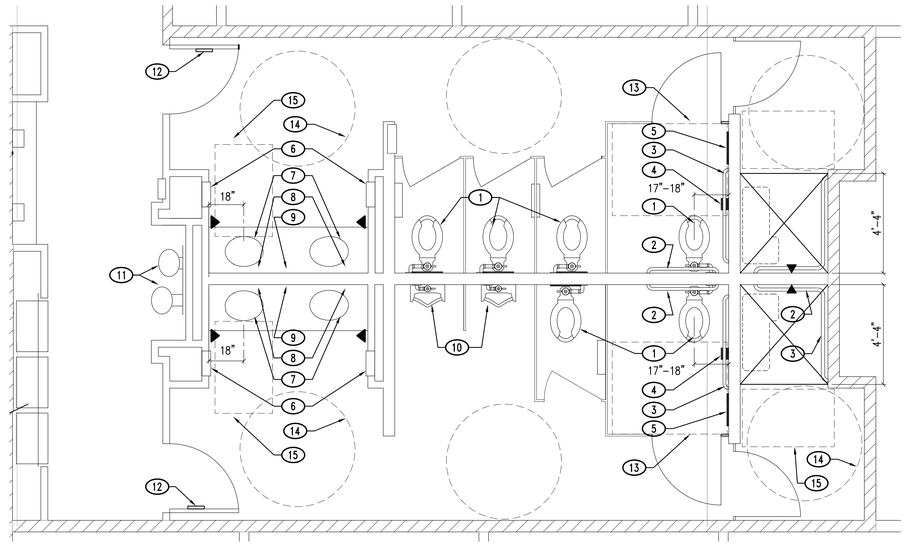
NOTE: OPERATING CONTROLS = <5 LB FORCE, MAX. 6" FROM FRONT EDGE OF FOUNTAIN, OR ELECTRONIC (PREFERABLY)

7 ACCESSIBLE HI-LOW DRINKING FOUNTAIN
1/4"=1'–0"

P:\17-18\DETAILS\ACCESS-BF-HI-LO2.DWG

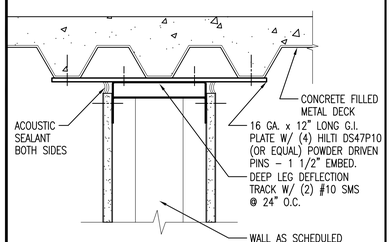


4 NEW RECEPTION
3/8"=1'–0"



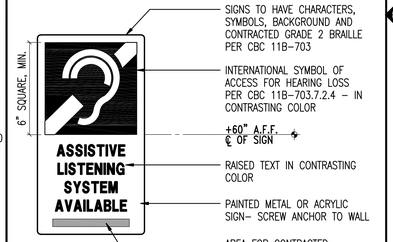
2 EXISTING FIRST FLOOR RESTROOMS 177 & 178
3/8"=1'–0"

SEE 1/A2.4 FOR (E) FIXTURE AND TOILET ACCESSORY MOUNTING HEIGHTS.



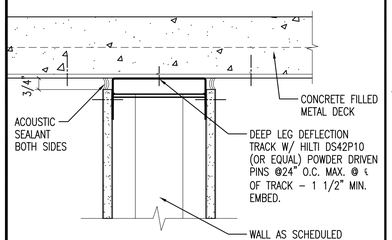
12 WALL HEAD
3"=1'–0"

P:\DETAILS\WALL\INTERIOR\WALL-HEAD_1.DWG



8 ASSISTIVE LISTENING SIGN
3"=1'–0"

P:\DETAILS\ACCESS\ACCESS-SIGN-HEARING-IS.DWG

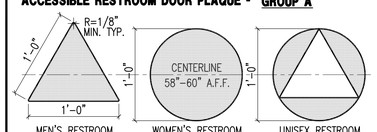


PERPENDICULAR TO FLUTES

13 WALL HEAD
3"=1'–0"

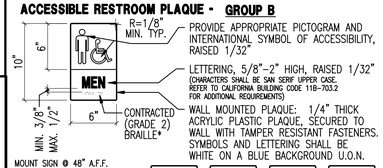
P:\DETAILS\WALL\INTERIOR\WALL-HEAD_2.DWG

ACCESSIBLE RESTROOM DOOR PLAQUE - GROUP A

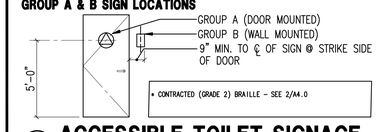


DOOR MOUNTED GEOMETRIC SYMBOLS: 1/4" THICK ACRYLIC PLASTIC PLAQUE, SECURED TO DOOR WITH TAMPER RESISTANT FASTENERS. EDGES OF SIGNS SHALL BE ROUNDED, CHAMFERED OR EASED. SYMBOLS SHALL CONTRAST WITH THE DOOR; EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. AT UNISEX SYMBOL, 1/4" THICK TRIANGLE SUPERIMPOSED ON 1/4" THICK CIRCLE SYMBOL, WITHIN THE 12" DIAMETER. TRIANGLE SHALL CONTRAST WITH THE CIRCLE SYMBOL, AND THE CIRCLE SHALL CONTRAST WITH THE DOOR. SYMBOL SHALL BE BLUE (WHITE ON BLUE AT UNISEX SYMBOL) U.O.N. NOTE: PICTOGRAMS AND/OR LETTERING ARE NOT REQUIRED ON DOOR MOUNTED SIGNAGE.

ACCESSIBLE RESTROOM PLAQUE - GROUP B

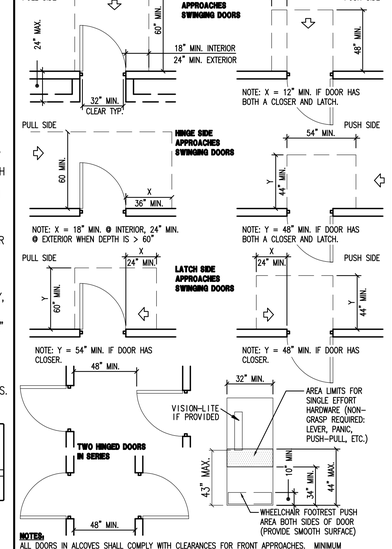


GROUP A & B SIGN LOCATIONS



9 ACCESSIBLE TOILET SIGNAGE
1 1/2"=1'–0"

P:\17-20\DETAILS\ACCESS-SIGN-TOILET-1.DWG



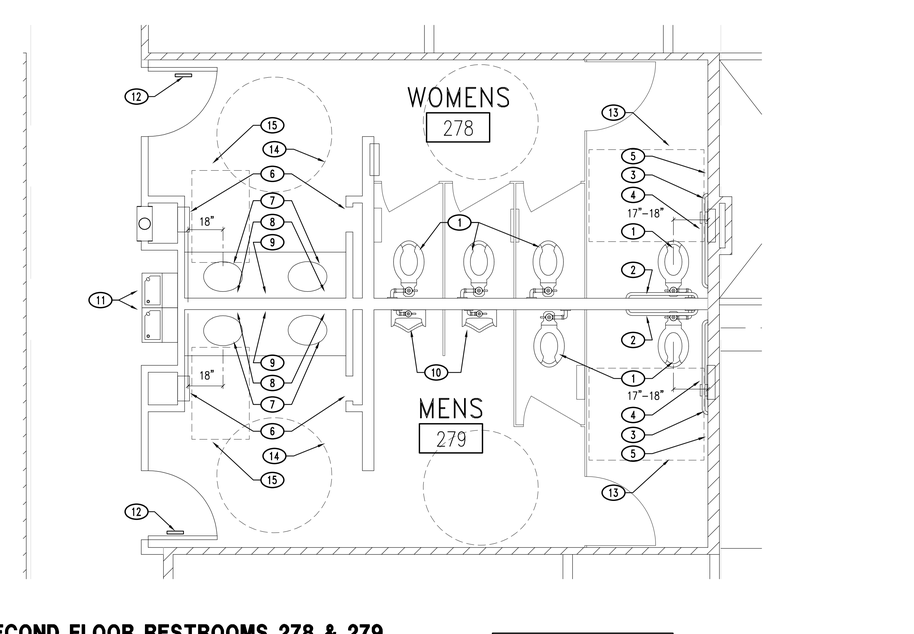
NOTE:
ALL DOORS IN ALCOVES SHALL COMPLY WITH CLEARANCES FOR FRONT APPROACHES. MINIMUM REQUIREMENTS FOR ALL DOORS. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

ALL DOORS SHALL BE ADJUSTED AS FOLLOWS

MAXIMUM CLOSER FORCE		SWEEP PERIOD
EXTERIOR DOOR =	5 LBS.	ALL DOORS WITH CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST 5 SECONDS TO MOVE TO A POINT 12 DEGREES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
INTERIOR DOOR =	5 LBS.	
FIRE DOOR =	15 LBS. (PER FIRE MARSHAL)	

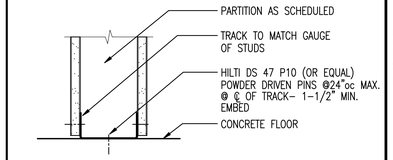
5 DOOR REQUIREMENTS
1/4"=1'–0"

P:\17-20\DETAILS\ACCESS-DOOR.DWG



3 EXISTING SECOND FLOOR RESTROOMS 278 & 279
3/8"=1'–0"

SEE 1/A2.4 FOR (E) FIXTURE AND TOILET ACCESSORY MOUNTING HEIGHTS.



14 WALL CONNECTION
3"=1'–0"

P:\DETAILS\WALL\WALLBASE.DWG

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

ENLARGED PLANS & DETAILS

REVISIONS

DATE	MARCH 20, 2024
SCALE	AS NOTED
DRAWN BY	-
JOB NO.	22-19
SHEET	

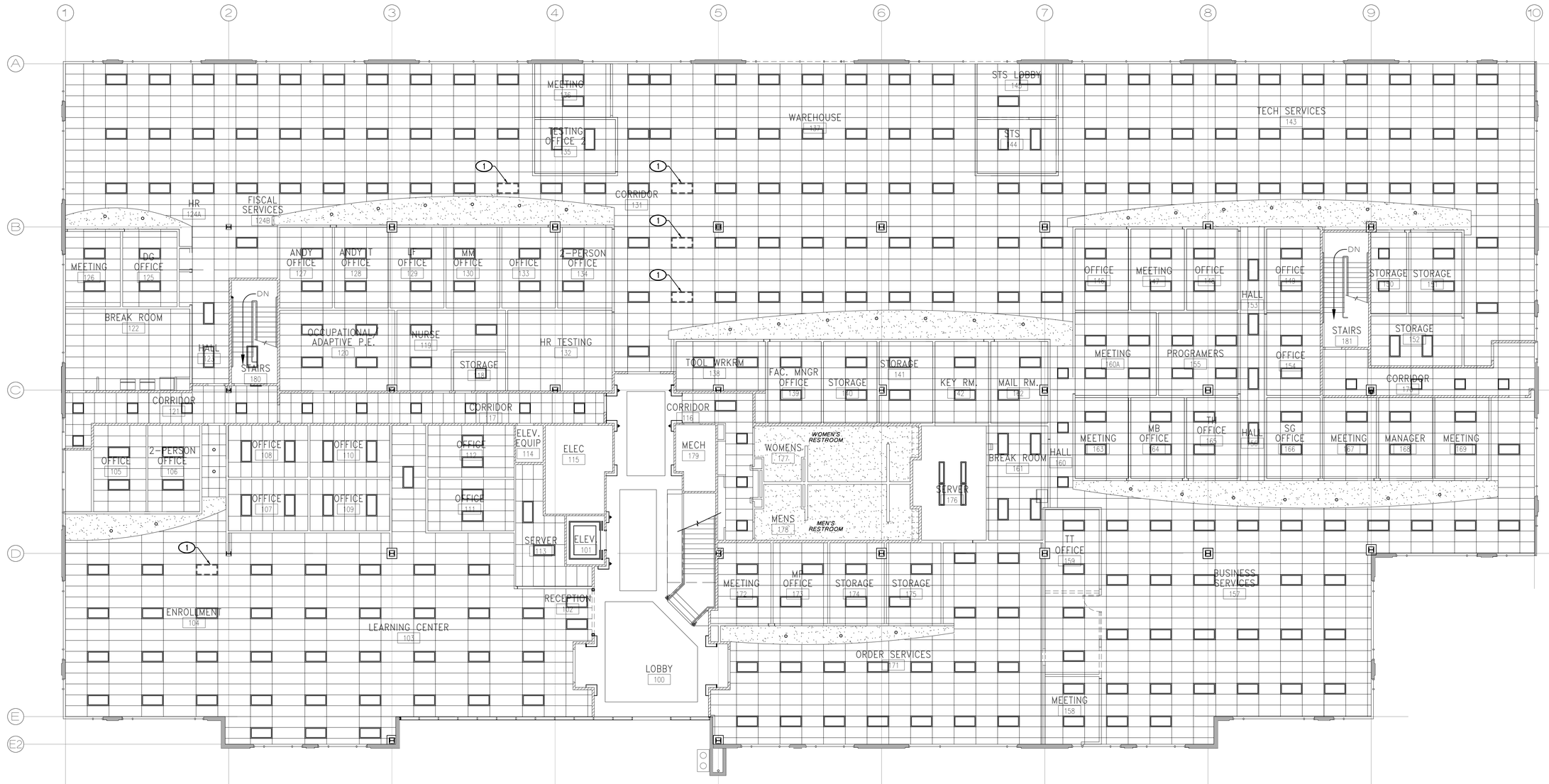
A2.4

CEILING LEGEND

- HARD LID CEILING
- 2X2 SUSPENDED ACOUSTIC CEILING
- LIGHT FIXTURES – SEE ELECTRICAL
- EXIT SIGNS – SEE ELECTRICAL
- MECHANICAL DIFFUSERS – SEE MECHANICAL
- FIRE SPRINKLER
- FIRE STROBE

KEYNOTES

1. LIGHT FIXTURE TO BE REMOVED – SAVE FOR RE-USE



1 EXIST/DEMO 1st REFLECTED CEILING PLAN

1/8"=1'-0"

1/8" = 1'-0"

0 2' 6' 12' 24'

NORTH

GRA architecture

205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

LICENSED ARCHITECT
MICHAEL BUSHNOW
C-31869
4-30-25
STATE OF CALIFORNIA

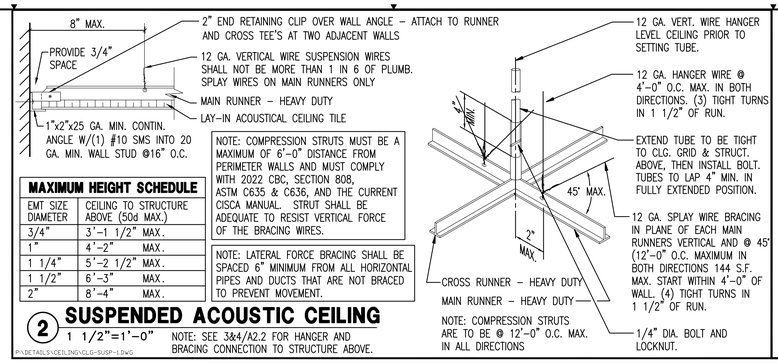
VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

EXIST/DEMO 1st REFLECTED CEILING PLAN

REVISIONS

DATE	MARCH 20, 2024
SCALE	AS NOTED
DRAWN BY	"
JOB NO.	22-19
SHEET	

A2.5



MAXIMUM HEIGHT SCHEDULE

EMT SIZE DIAMETER	CEILING TO STRUCTURE ABOVE (50d MAX.)
3/4"	3'-1 1/2" MAX.
1"	4'-2" MAX.
1 1/4"	5'-2 1/2" MAX.
1 1/2"	6'-3" MAX.
2"	8'-4" MAX.

NOTE: COMPRESSION STRUTS MUST BE A MAXIMUM OF 6'-0" DISTANCE FROM PERIMETER WALLS AND MUST COMPLY WITH 2022 CBC, SECTION 808, ASTM C635 & C636, AND THE CURRENT CISCA MANUAL. STRUT SHALL BE ADEQUATE TO RESIST VERTICAL FORCE OF THE BRACING WIRES.

NOTE: LATERAL FORCE BRACING SHALL BE SPACED 6" MINIMUM FROM ALL HORIZONTAL PIPES AND DUCTS THAT ARE NOT BRACED TO PREVENT MOVEMENT.

2 SUSPENDED ACOUSTIC CEILING

1 1/2"=1'-0"

NOTE: SEE 3&4/A2.2 FOR HANGER AND BRACING CONNECTION TO STRUCTURE ABOVE.

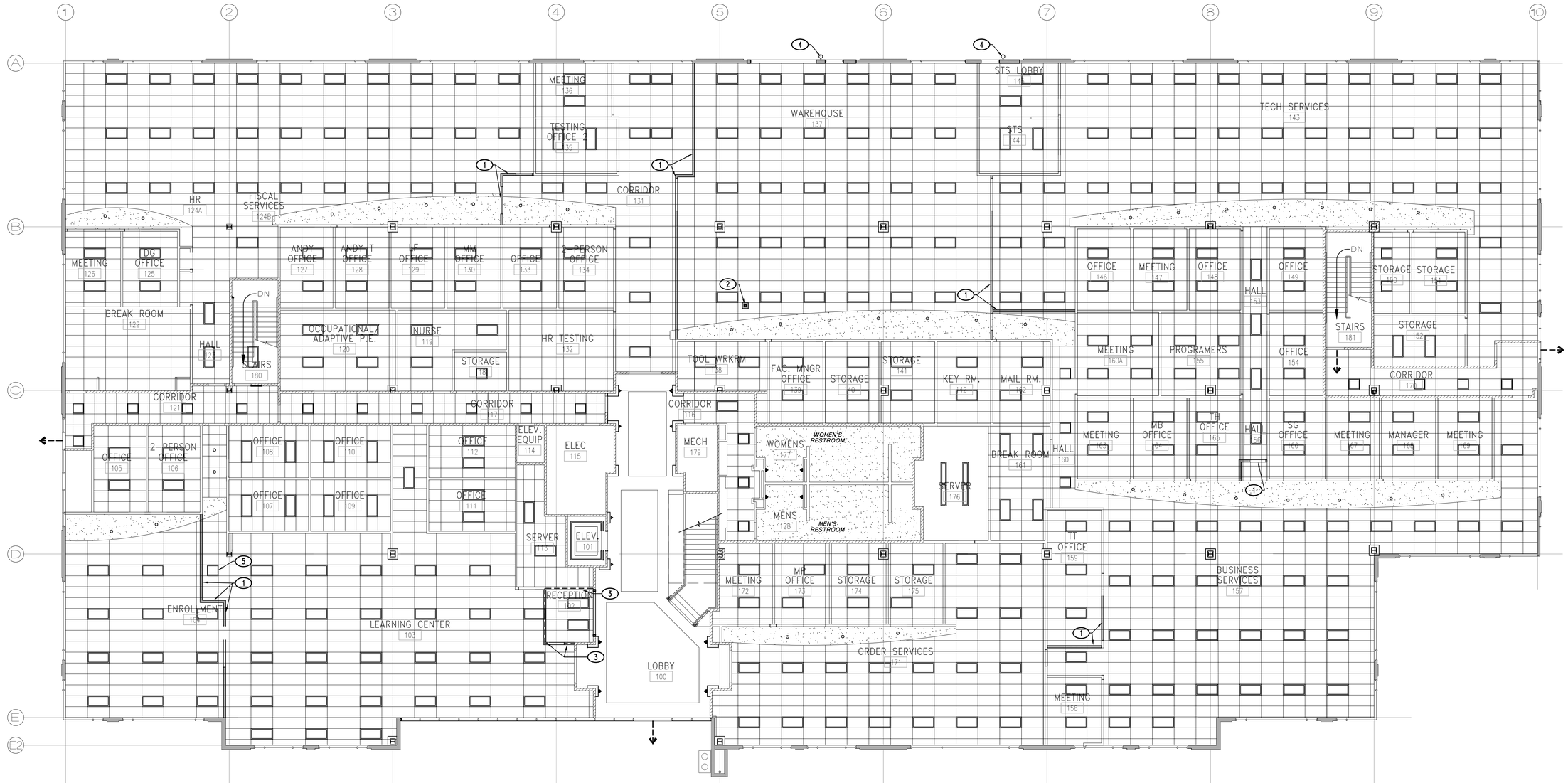
P:\DETAILS\CEILING\CLG-SUSP-1.DWG

CEILING LEGEND

- HARD LID CEILING
- 2X2 SUSPENDED ACOUSTIC CEILING – SEE 2/A2.6
- LIGHT FIXTURES – SEE ELECTRICAL
- EXIT SIGNS – SEE ELECTRICAL
- MECHANICAL DIFFUSERS – SEE MECHANICAL
- FIRE SPRINKLER
- FIRE STROBE

KEYNOTES

1. (N) WALL TO BELOW CLG. – SEE 3/A2.8
2. (N) HSS COLUMN – SEE STRUCT
3. (N) 1 HOUR RATED WALL
4. (N) EXTERIOR LIGHTING – SEE ELECTRICAL
5. (N) 2x2 LIGHT FIXTURE – SEE ELECTRICAL



1 NEW 1st REFLECTED CEILING PLAN

1/8"=1'-0"

1/8" = 1'-0"

0 2' 6' 12' 24'

NORTH

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

LICENSED ARCHITECT MICHAEL BUSHROW C-31869 4-30-25 STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

NEW
1st REFLECTED CEILING PLAN

REVISIONS

DATE	MARCH 20, 2024
SCALE	AS NOTED
DRAWN BY	-
JOB NO.	22-19
SHEET	

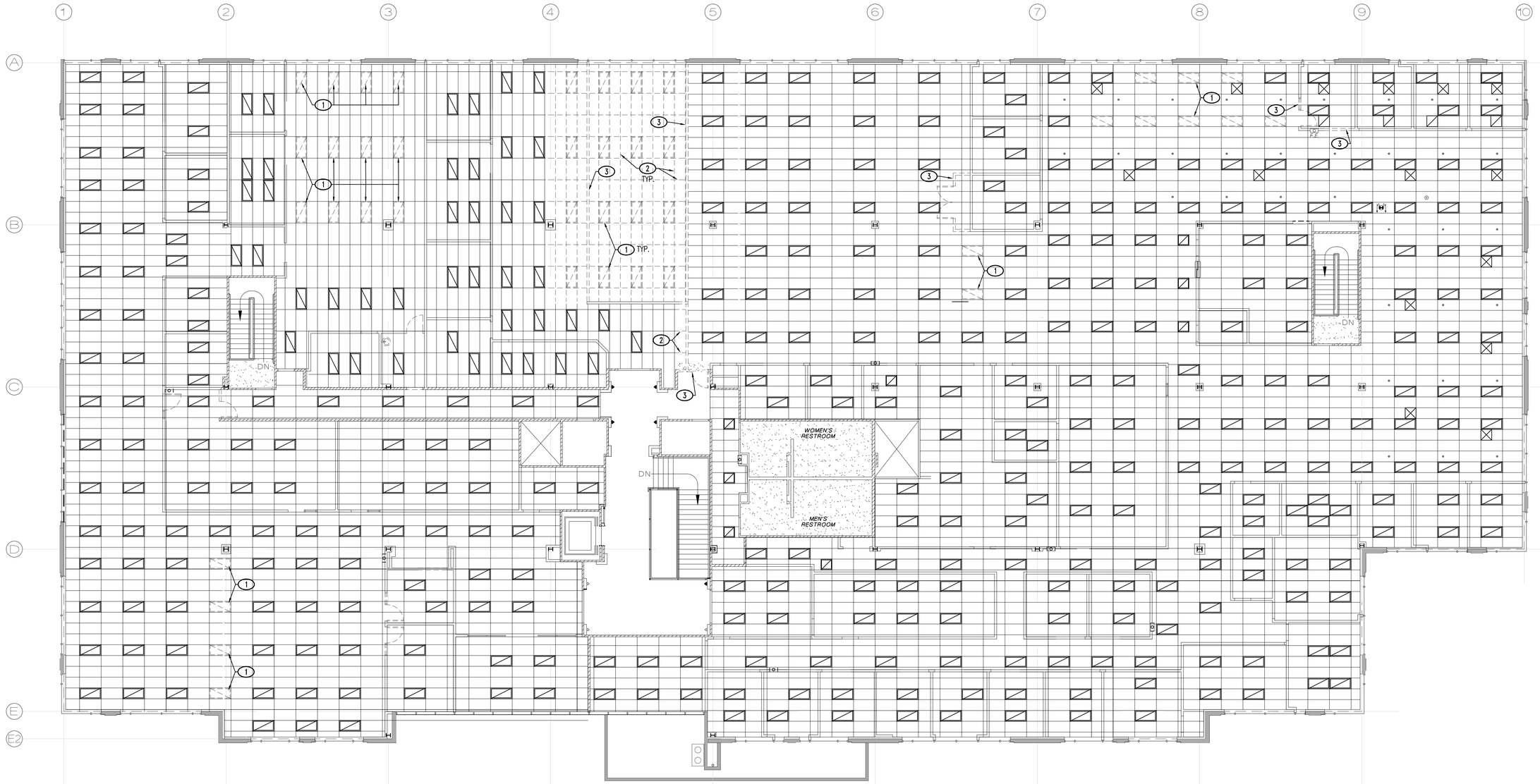
A2.6

CEILING LEGEND

- HARD LID CEILING
- 2X4 SUSPENDED ACOUSTIC CEILING
- LIGHT FIXTURES – SEE ELECTRICAL
- EXIT SIGNS – SEE ELECTRICAL
- MECHANICAL DIFFUSERS – SEE MECHANICAL
- FIRE SPRINKLER
- FIRE STROBE

KEYNOTES

1. LIGHT FIXTURE TO BE REMOVED, STORED FOR RELOCATION
2. CEILING GRID TO BE REMOVED
3. EXISTING WALL OR PORTION OF WALL TO BE REMOVED



1 EXIST/DEMO 2nd FLOOR REFLECTED CEILING PLAN
1/8"=1'-0"

1/8" = 1'-0"
0 2' 6' 12' 24'

NORTH

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

LICENSED ARCHITECT MICHAEL BUSHROW C-31869 4-30-25 STATE OF CALIFORNIA

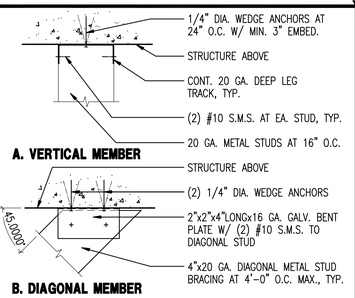
VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

EXIST/DEMO 2nd FLOOR REFLECTED CEILING PLAN

REVISIONS

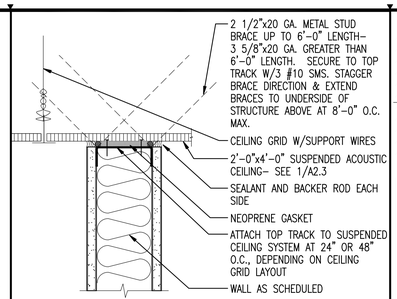
DATE	MARCH 20, 2024
SCALE	AS NOTED
DRAWN BY	-
JOB NO.	22-19
SHEET	

A2.7



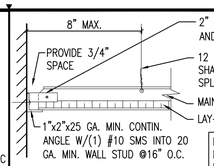
4 BRACE MEMBER ANCHOR
3"=1'-0"

P:\DETAILS\WALL\BRACEANCHOR.DWG

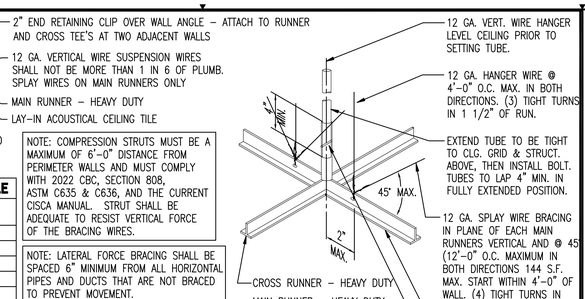


3 CEILING HEIGHT PARTITION
3"=1'-0"

P:\DETAILS\WALL\INTERIOR\CLG-HGT-PART.DWG



MAXIMUM HEIGHT SCHEDULE	
EMT SIZE DIAMETER	CEILING TO STRUCTURE ABOVE (50d MAX.)
3/4"	3'-1 1/2" MAX.
1"	4'-2" MAX.
1 1/4"	5'-2 1/2" MAX.
1 1/2"	6'-3" MAX.
2"	8'-4" MAX.



NOTE: SEE 3&4/A2.2 FOR HANGER AND BRACING CONNECTION TO STRUCTURE ABOVE.

2 SUSPENDED ACOUSTIC CEILING
1 1/2"=1'-0"

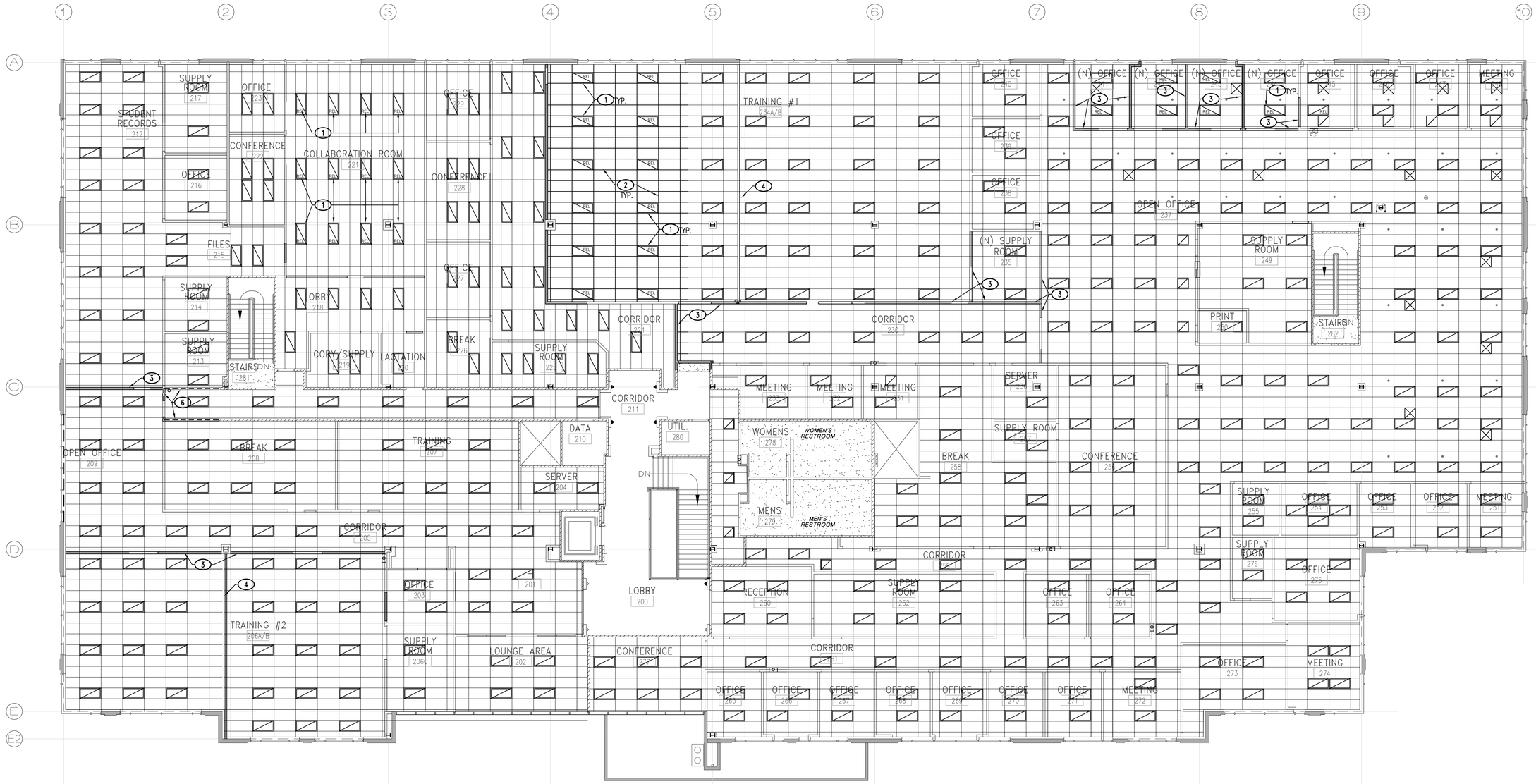
P:\DETAILS\CEILING\CLG-SUSP-1.DWG

CEILING LEGEND

- HARD LID CEILING
- 2X4 SUSPENDED ACOUSTIC CEILING W/ 2x2 SECOND LOOK CEILING TILES – SEE 2/A2.8
- LIGHT FIXTURES – SEE ELECTRICAL
- RELOCATED LIGHT FIXTURES – SEE ELECTRICAL
- EXIT SIGNS – SEE ELECTRICAL
- MECHANICAL DIFFUSERS – SEE MECHANICAL
- FIRE SPRINKLER
- FIRE STROBE

KEYNOTES (F)

1. RELOCATED LIGHT FIXTURE
2. NEW SUSPENDED CEILING – SEE 2/A2.8
3. NEW WALL TO BELOW CEILING – SEE 3/A2.8
4. NEW MOVEABLE WALL HEADER AND TRACK
5. NEW SUSPENDED CEILING – SEE 2/A2.8
6. (N) 1 HR WALL



1 NEW 2nd FLOOR REFLECTED CEILING PLAN
1/8"=1'-0"

1/8" = 1'-0"
0 2' 6' 12' 24'

NORTH

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

LICENSED ARCHITECT MICHAEL BUSHROW C-31869 4-30-25 STATE OF CALIFORNIA

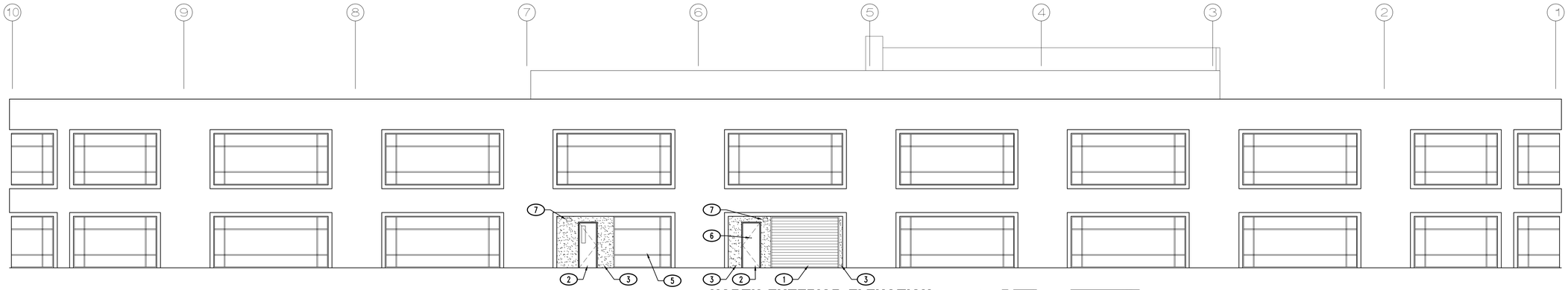
VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

NEW 2nd FLOOR REFLECTED CEILING PLAN

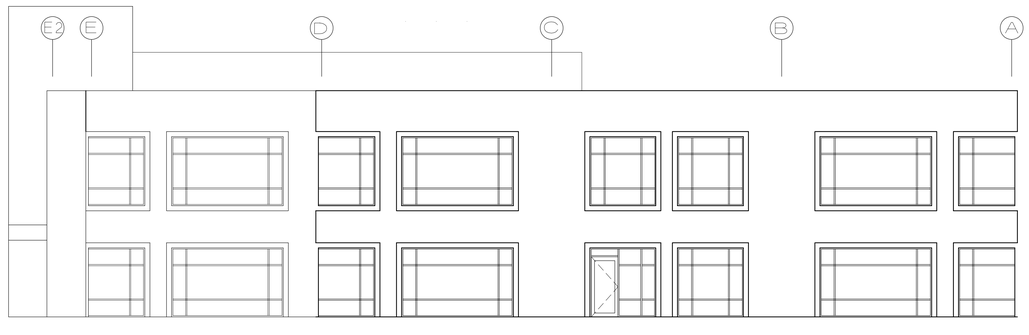
REVISIONS

DATE	MARCH 20, 2024
SCALE	AS NOTED
DRAWN BY	-
JOB NO.	22-19
SHEET	

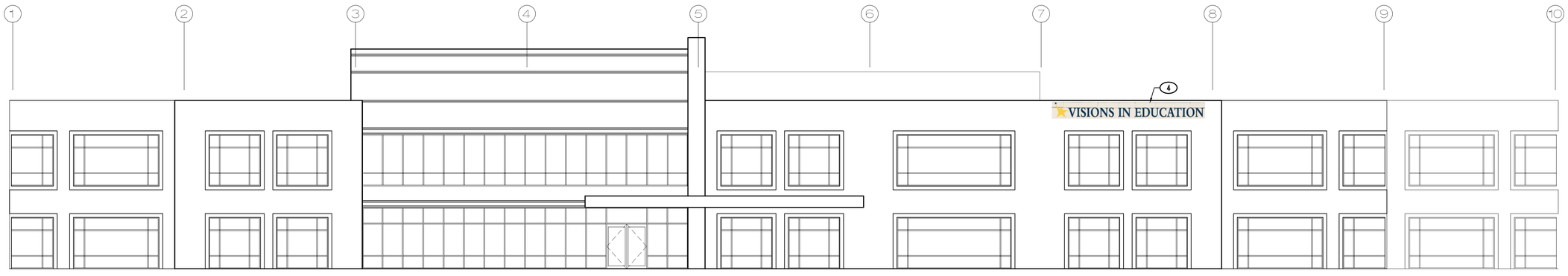
A2.8



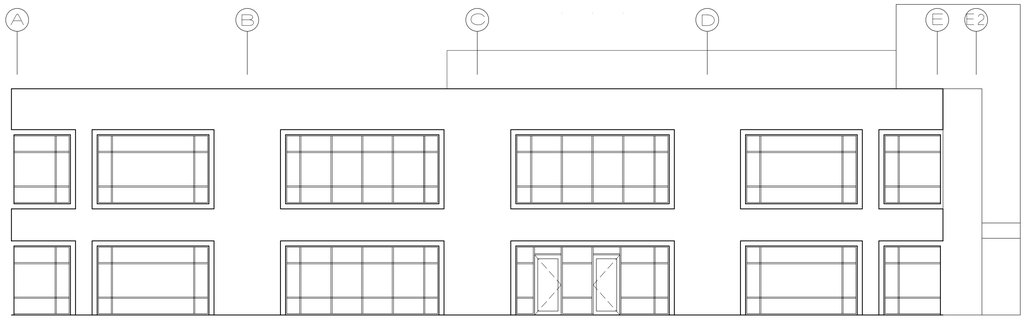
1 NORTH EXTERIOR ELEVATION 1/8" = 1'-0"
1/8" = 1'-0"
0 2' 6' 12' 24'



2 EAST EXTERIOR ELEVATION 1/8" = 1'-0"
1/8" = 1'-0"
0 2' 6' 12' 24'



3 SOUTH EXTERIOR ELEVATION 1/8" = 1'-0"
1/8" = 1'-0"
0 2' 6' 12' 24'



4 WEST EXTERIOR ELEVATION 1/8" = 1'-0"
1/8" = 1'-0"
0 2' 6' 12' 24'

KEYNOTES

1. (N) ROLL-UP DOOR – SEE DOOR SCHEDULE
2. (N) ACCESS DOOR – SEE DOOR SCHEDULE
3. (N) INFILL WALL – SEE DETAILS 9&10/A3.0
4. (N) SCHOOL SIGN – O.F.O.I.
5. (E) STOREFRONT
6. PEEP HOLE
7. (N) EXTERIOR LIGHTING – SEE ELECTRICAL

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

LICENSED ARCHITECT
MICHAEL BUSHROW
C-31869
4-30-25
STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

EXTERIOR ELEVATIONS

REVISIONS

DATE	MARCH 20, 2024
SCALE	AS NOTED
DRAWN BY	-
JOB NO.	22-19
SHEET	

A3.0

FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS				WAINSCOT		CEILING		REMARKS
				NORTH	EAST	SOUTH	WEST	FINISH	HEIGHT	FINISH	HEIGHT	
FIRST FLOOR												
164	OFFICE	01-C1	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
165	OFFICE	01-C1	11	P-1	P-2	P-1	P-1	–	–	(E)	–	–
166	OFFICE	01-C1	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
167	MEETING ROOM	01-C1	11	P-4	P-1	P-1	P-1	–	–	(E)	–	–
168	OFFICE	01-C1	11	P-1	P-2	P-1	P-1	–	–	(E)	–	–
169	MEETING ROOM	01-C1	11	P-4	P-1	P-1	P-1	–	–	(E)	–	–
170	CORRIDOR	01-C1	11	P-1	P-1	P-1	P-1	–	–	(E)	–	C-2 AT EXIT #3
171	ORDER SERVICES OPEN OFFICE	01-C1	11	P-3	P-1	P-1	P-3	–	–	(E)	–	–
172	MEETING ROOM	01-C1	11	P-4	P-1	P-1	P-1	–	–	(E)	–	–
173	OFFICE	01-C1	11	P-1	P-2	P-1	P-1	–	–	(E)	–	–
174	STORAGE	01-C1	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
175	STORAGE	01-C1	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
176	SERVER	03 (E)	11 (E)	(E)	(E)	(E)	(E)	–	–	(E)	–	REMARK #10
177	WOMENS RESTROOM	05 (E)	12 (E)	P-1	P-1	P-1	P-1	21	48"	(E)	–	REMARK #7, #11
178	MENS RESTROOM	05 (E)	12 (E)	P-1	P-1	P-1	P-1	21	48"	(E)	–	REMARK #7, #11
179	MECHANICAL ROOM	03 (E)	11 (E)	(E)	(E)	(E)	(E)	–	–	(E)	–	REMARK #10
180	STAIRS WEST	02 (E)	11 (E)	P-1	P-1	P-1	P-1	–	–	(E)	–	REMARK #6 & #8
181	STAIRS EAST	02 (E)	11 (E)	P-1	P-1	P-1	P-1	–	–	(E)	–	REMARK #6

FINISH LEGEND

FLOOR

01 (N) CARPET TILE
02 (E) VCT (VINYL COMPOSITION TILE)
03 (E) EPOXY FINISH
04 NOT USED
05 (E) TILE
06 (N) EPOXY FINISH

WAINSCOT

21 FRP (FIBERGLASS REINFORCED PANELS)

BASE

11 6" RUBBER BASE
12 (E) TILE BASE

CEILING

41 GYP. BD. SMOOTH
42 GYP. BD. TEXTURED
44 SUSPENDED TEGULAR ACOUSTICAL CEILING

WALL

31 GYP. BD. SMOOTH
32 GYP. BD. TEXTURED
33 VINYL WALL COVERING
34 FABRIC WALL COVERING

FINISHES

A NO JOB FINISH
B LATEX EGGSHELL
C STIPPLED ENAMEL
D SEMI-GLOSS ENAMEL

REMARKS

1. TRANSITION CARPET TO TILE
2. REMOVE WAINSCOT (NORTH WALL) PREP FOR PAINT
3. TRANSITION CONCRETE TO CARPET
4. P-3 AT WALL OPPOSITE EAST STOREFRONT WINDOWS
5. REMOVE WAINSCOT (SOUTH WALL) PREP FOR PAINT
6. P-5: HANDRAIL & ALL METAL TREAD & RISER PANS
7. REMOVE VINYL WALL COVERING PREP FOR PAINT
8. TRANSITION CARPET TO VCT
9. P-1 AT WEST WALL CLOSEST TO STOREFRONT
10. OWNER TO PAINT THIS ROOM
11. 4'-0" FRP PANEL SET ABOVE (E) TILE BASE
12. VISION ACCENT CARPET AT AT STAIRS, TOP BOTTOM & LANDING

CARPET

C-1: MOHAWK – LEARN AND LIVE CARPET TILES 24"x24" – TAKING STEPS MOTIVATED MOVEMENT MODEL GT465 – COLOR: 858Li
C-2: SHAW PORTAL CARPET TILES 24"x24" – COLOR: PORTABELLA 34761
C-3: SHAW BROADLOOM

GENERAL NOTE

1. CONTRACTOR / PAINT SUBCONTRACTOR TO HOLD PREFINISH MEETING TO CONFIRM ACCENT WALLS PRIOR TO PAINT

FINISH MATERIAL SPECIFICATIONS - SEE SHEET A4.2

FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS				WAINSCOT		CEILING		REMARKS
				NORTH	EAST	SOUTH	WEST	FINISH	HEIGHT	FINISH	HEIGHT	
FIRST FLOOR												
100	LOBBY	05/01-C2	12 (E)	P-1	P-1	P-1	P-1	–	–	31B	–	C-2 INSETS (2)
101	ELEVATOR	-C2	11	–	–	–	–	–	–	–	–	–
102	RECEPTION	01-C1	11	31B/P-4	31B/P-1	31B/P-1	31B/P-4	–	–	44	–	–
103	OPEN OFFICE	01-C1*	11	(E)/P-3	31B/P-3	(E)/P-1	31B/P-2	–	–	(E)	–	REMARK #1 & #9
104	ENROLLMENT	01-C1	11	(E)/P-3	31B/P-1	(E)/P-1	(E)P-1	–	–	44	–	–
105	OFFICE	01-C1	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
106	OFFICE	01-C1	11	P-1	P-2	P-1	P-1	–	–	(E)	–	–
107	OFFICE	01-C1	11	P-1	P-1	P-2	P-1	–	–	(E)	–	–
108	OFFICE	01	11	P-2	P-1	P-1	P-1	–	–	(E)	–	–
109	OFFICE	01-C1	11	P-1	P-1	P-2	P-1	–	–	(E)	–	–
110	OFFICE	01-C1	11	P-2	P-1	P-1	P-1	–	–	(E)	–	–
111	OFFICE	01-C1	11	P-1	P-1	P-2	P-1	–	–	(E)	–	–
112	OFFICE	01-C1	11	P-2	P-1	P-1	P-1	–	–	(E)	–	–
113	SERVER ROOM	02-(E)	11-(E)	(E)	(E)	(E)	(E)	–	–	(E)	–	REMARK #10
114	CLOSET	02-(E)	11-(E)	P-1	P-1	P-1	P-1	–	–	(E)	–	–
115	ELECTRICAL ROOM	03-(E)	11 (E)	(E)	(E)	(E)	(E)	–	–	(E)	–	REMARK #10
116	CORRIDOR	01-C1	11	P-1	P-1	P-1	P-1	–	–	(E)	–	REMARK #1
117	CORRIDOR	01-C1	11	P-1	P-3	P-1	P-3	–	–	(E)	–	REMARK #1
118	STORAGE	01-C1	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
119	NURSE	01-C1	11	P-2	P-1	P-1	P-1	–	–	(E)	–	–
120	OCCUPATIONAL/ADAPTIVE P.E.	01-C1	11	P-3	P-1	P-1	P-1	–	–	(E)	–	–
121	CORRIDOR	02-C1/C2	11	P-1	P-3	P-1	P-1	–	–	(E)	–	C-2 AT EXIT #2
122	BREAK ROOM	01-C1	11	P-1	P-1	P-1	P-1	–	–	(E)	–	REMARK #2
123	HALL	01-C1	11	(E)	P-3	P-3	P-3	–	–	(E)	–	–
124A	HR OPEN OFFICE	01-C1	11	P-1	(E)	P-3	P-1	–	–	(E)	–	–
124B	FISCAL SERVICES	01-C1	11	P-1	P-2	P-3	(E)	–	–	(E)	–	
125	OFFICE	01-C1	11	P-1	P-2	P-1	P-1	–	–	(E)	–	–
126	MEETING ROOM	01-C1	11	P-1	P-1	P-4	P-1	–	–	(E)	–	–
127	OFFICE	01-C1	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
128	OFFICE	01-C1	11	P-1	P-2	P-1	P-1	–	–	(E)	–	–
129	OFFICE	01-C1	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
130	OFFICE	01-C1	11	P-1	P-2	P-1	P-1	–	–	(E)	–	–
131	CORRIDOR	03-C1*	11	P-1	P-2	P-2	P-3	–	–	(E)	–	REMARK #1 & #3
132	CONFERENCE	01-C1	11	P-1	P-1	P-1	P-4	–	–	(E)	–	
133	OFFICE	01-C1	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
134	TESTING OFFICE #1	01-C1	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
135	TESTING OFFICE #2	01-C1	11	P-2	P-1	P-1	P-1	–	–	(E)	–	–
136	MEETING ROOM	01-C1	11	P-1	P-1	P-1	P-4	–	–	(E)	–	–
137	WAREHOUSE	06	11	P-1	P-3	P-2	P-1	–	–	(E)	–	–
138	TOOL / WORKROOM	03	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
139	OFFICE MANAGER	01-C1	11	P-1	P-2	P-1	P-1	–	–	(E)	–	–
140	STORAGE	03	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
141	STORAGE	03	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
142	KEY ROOM	03	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
143	TECH SERVICES	06	11	P-1	P-1	P-3	P-3	–	–	(E)	–	REMARKS #3 & #4
144	STS	03	11	P-1	P-1	P-2	P-1	–	–	(E)	–	REMARK #3
145	STS LOBBY	01-C1	11	P-1	P-1	P-4	P-1	–	–	(E)	–	–
146	OFFICE	01-C1	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
147	MEETING ROOM	01-C1	11	P-1	P-1	P-4	P-1	–	–	(E)	–	–
148	OFFICE	01-C1	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
149	OFFICE	01-C1	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
150	STORAGE	01-C1	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
151	STORAGE	01-C1	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
152	STORAGE	01-C1	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
153	HALL	01-C1	11	(E)	P-2	P-3	P-3	–	–	(E)	–	REMARK #3
154	OFFICE	01-C1	11	P-1	P-2	P-1	P-1	–	–	(E)	–	–
155	PROGRAMMERS	01-C1	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
156	HALL	01-C1	11	P-3	P-3	(E)	P-3	–	–	(E)	–	–
157	BUSINESS SERVICES	01-C1	11	P-3	P-1	P-1	P-2	–	–	(E)	–	REMARK #4
158	MEETING ROOM	01-C1	11	P-1	P-1	P-1	P-4	–	–	(E)	–	–
159	OFFICE	01-C1	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
160	HALL	01-C1	11	P-1	P-1	P-2	P-1	–	–	(E)	–	REMARK #3
160A	OFFICE	01-C1	11	P-2	P-1	P-1	P-1	–	–	(E)	–	–
161	BREAK ROOM	01-C1	11	P-1	P-1	P-1	P-1	–	–	(E)	–	REMARK #5
162	MAIL ROOM	01-C1	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
163	MEETING ROOM	01-C1	11	P-4	P-1	P-1	P-1	–	–	(E)	–	–

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

LICENSED ARCHITECT MICHAEL BUSHROW C-31869 4-30-25 STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

FIRST FLOOR FINISH SCHEDULE AND DETAILS

REVISIONS

DATE MARCH 20, 2024
SCALE AS NOTED
DRAWN BY *
JOB NO. 22-19
SHEET

A4.0

FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS				WAINSCOT		CEILING		REMARKS
				NORTH	EAST	SOUTH	WEST	FINISH	HEIGHT	FINISH	HEIGHT	
SECOND FLOOR												
265	OFFICE	01	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
266	OFFICE	01	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
267	OFFICE	01	11	P-1	P-2	P-1	P-1	–	–	(E)	–	–
268	OFFICE	01	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
269	OFFICE	01	11	P-1	P-2	P-1	P-1	–	–	(E)	–	–
270	OFFICE	01	11	P-1	P-2	P-1	P-1	–	–	(E)	–	–
271	OFFICE	01	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
272	MEETING ROOM	01	11	P-1	P-4	P-1	P-1	–	–	(E)	–	–
273	OFFICE	01	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
274	OFFICE	01	11	P-4	P-1	P-1	P-1	–	–	(E)	–	–
275	OFFICE	01	11	P-2	P-1	P-1	P-1	–	–	(E)	–	REMARK #2
276	SUPPLY ROOM	02 (E)	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
277	CONFERENCE	01	11	P-1	P-1	P-1	P-4	–	–	(E)	–	–
278	WOMENS RESTROOM	05 (E)	12 (E)	P-1	P-1	P-1	P-1	21	48"	(E)	–	REMARKS #1, #3 & #8
279	MENS RESTROOM	05 (E)	12 (E)	P-1	P-1	P-1	P-1	21	48"	(E)	–	REMARKS #1, #3 & #8
280	UTILITIES	03 (E)	11 (E)	(E)	(E)	(E)	(E)	–	–	(E)	–	REMARKS #1 & #6
281	STAIRS WEST	02 (E)	11 (E)	P-1	P-1	P-1	P-1	–	–	(E)	–	REMARKS #4 & #5
282	STAIRS EAST	02 (E)	11 (E)	P-1	P-1	P-1	P-1	–	–	(E)	–	REMARKS #4 & #5

FINISH LEGEND

FLOOR
- 01 (N) CARPET TILE
- 02 (E) VCT (VINYL COMPOSITION TILE)
- 03 (E) EPOXY FINISH
- 04 NOT USED
- 05 (E) TILE
- 06 (N) EPOXY FINISH

WAINSCOT
- 21 FRP (FIBERGLASS REINFORCED PANELS)

BASE
- 11 6" RUBBER BASE
- 12 (E) TILE BASE

CEILING
- 41 GYP. BD. SMOOTH
- 42 GYP. BD. TEXTURED
- 44 SUSPENDED TEGULAR ACOUSTICAL CEILING

WALL
- 31 GYP. BD. SMOOTH
- 32 GYP. BD. TEXTURED
- 33 VINYL WALL COVERING
- 34 FABRIC WALL COVERING

FINISHES
- A NO JOB FINISH
- B LATEX EGGSHELL
- C STIPPLED ENAMEL
- D SEMI-GLOSS ENAMEL

REMARKS
1. TRANSITION CARPET TO TILE
2. SOUTH WALL PREP/PREPARE WALL SURFACE – REMOVE VINYL COVERING
3. REMOVE VINYL WALL COVERING & PREP FOR PAINT
4. P-5: HANDRAIL & ALL METAL TREAD & RISER PANS
5. TRANSITION CARPET TO VCT
6. OWNER TO PAINT ROOM
7. P-3 OUTSIDE ROOM 276
8. 48" FRP PANEL SET ABOVE (E) TILE BASE

GENERAL NOTE
1. CONTRACTOR / PAINT SUBCONTRACTOR TO HOLD PREFINISH MEETING TO CONFIRM ACCENT WALLS PRIOR TO PAINT

FINISH MATERIAL SPECIFICATIONS - SEE SHEET A4.2

FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS				WAINSCOT		CEILING		REMARKS
				NORTH	EAST	SOUTH	WEST	FINISH	HEIGHT	FINISH	HEIGHT	
SECOND FLOOR												
200	LOBBY	01	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
201	–	01	11	(E)	P-1	P-1	P-1	–	–	(E)	–	–
202	LOUNGE AREA	01	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
203	OFFICE	01	11	P-1	P-1	P-3	P-1	–	–	(E)	–	–
204	SERVER	02 (E)	11 (E)	(E)	(E)	(E)	(E)	–	–	(E)	–	REMARK #6
205	CORRIDOR	01	11	P-3	P-3	P-1	P-1	–	–	(E)	–	–
206 A/B	TRAINING	01	11	P-4	P-1	P-1	P-1	–	–	(E)	–	–
206 C	TRAINING SUPPLY	01	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
207	TRAINING	01	11	P-2	P-4	P-2	P-2	–	–	(E)	–	–
208	BREAK ROOM	04 (E)	11 (E)	P-2	P-3	P-2	P-2	–	–	(E)	–	–
209	OPEN OFFICE	01	11	P-3	P-3	P-1	P-1	–	–	(E)	–	–
210	DATA	02 (E)	11 (E)	(E)	(E)	(E)	(E)	–	–	(E)	–	REMARK #6
211	CORRIDOR	01	11	P-1	P-1	P-1	P-3	–	–	(E)	–	REMARK #1
212	STUDENT RECORDS	01	11	P-1	P-3	P-1	P-1	–	–	(E)	–	–
213	SUPPLY ROOM	01	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
214	SUPPLY ROOM	01	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
215	SUPPLY ROOM	01	11	P-3	P-3	P-3	–	–	–	(E)	–	–
216	OFFICE	01	11	P-1	P-2	P-1	P-1	–	–	(E)	–	–
217	SUPPLY ROOM	01	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
218	LOBBY	01	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
219	COPY / SUPPLY	02 (E)	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
220	LACTATION ROOM	01 (N)	11	P-2	P-1	P-1	P-1	–	–	(E)	–	–
221	COLLABORATION ROOM	01	11	P-1	P-4	P-1	P-1	–	–	(E)	–	–
222	CONFERENCE ROOM	01	11	P-1	P-1	P-1	P-4	–	–	(E)	–	–
223	OFFICE	01	11	P-1	P-1	P-2	P-1	–	–	(E)	–	–
224	CORRIDOR	01	11	P-2	P-2	P-1	P-1	–	–	(E)	–	–
225	SUPPLY ROOM	01	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
226	BREAK	02 (N)	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
227	OFFICE	01	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
228	MEETING ROOM	01	11	P-1	P-1	P-3	P-1	–	–	(E)	–	–
229	OFFICE	01	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
230	CORRIDOR	01	11	P-1	P-2	P-2	P-2	–	–	(E)	–	–
231	MEETING ROOM	01	11	P-1	P-1	P-3	P-1	–	–	(E)	–	–
232	MEETING ROOM	01	11	P-1	P-1	P-3	P-1	–	–	(E)	–	–
233	MEETING ROOM	01	11	P-1	P-1	P-3	P-1	–	–	(E)	–	–
234 A/B	TRAINING	01	11	P-2	P-2	P-2	P-4	31B	–	(E)	–	P-2 ON COLUMNS
235	SUPPLY ROOM	01	11	P-1	P-1	P-1	P-1	31B	–	(E)	–	–
236	SERVER	02 (E)	11	(E)	(E)	(E)	(E)	–	–	(E)	–	REMARK #6
237	OPEN OFFICE	01	11	P-3	P-1	P-3	P-1	–	–	(E)	–	WALL OUTSIDE 249, 250 & 282 TO BE P-2
238	OFFICE	01	11	P-2	P-1	P-1	P-1	–	–	(E)	–	–
239	OFFICE	01	11	P-1	P-1	P-2	P-1	–	–	(E)	–	–
240	OFFICE	01	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
241	OFFICE	01	11	P-1	P-1	P-1	P-2	31B	–	(E)	–	–
242	OFFICE	01	11	P-1	P-2	P-1	P-1	P-1	31/B	(E)	–	–
243	OFFICE	01	11	P-1	P-1	P-1	P-2	31B	–	(E)	–	–
244	OFFICE	01	11	P-1	P-2	P-1	P-1	–	–	(E)	–	–
245	OFFICE	01	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
246	OFFICE	01	11	P-1	P-2	P-1	P-1	–	–	(E)	–	–
247	OFFICE	01	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
248	OFFICE	01	11	P-1	P-1	P-1	P-4	–	–	(E)	–	–
249	SUPPLY ROOM	02 (E)	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
250	PRINT	01	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
251	MEETING ROOM	01	11	P-1	P-1	P-1	P-4	–	–	(E)	–	–
252	OFFICE	01	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
253	OFFICE	01	11	P-1	P-2	P-1	P-1	(E)	–	(E)	–	–
254	OFFICE	01	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
255	SUPPLY ROOM	01	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
256	CONFERENCE	01	11	P-2	P-2	P-2	P-4	–	–	(E)	–	–
257	SUPPLY ROOM	02 (E)	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
258	BREAK ROOM	02 (E)	11	P-2	P-2	P-2	P-3	–	–	(E)	–	–
259	CORRIDOR	01	11	P-1	P-3	P-3	P-3	–	–	(E)	–	REMARK #7
260	RECEPTION	01	11	P-2	P-1	P-1	P-1	–	–	(E)	–	–
261	CORRIDOR	01	11	P-3	P-1	P-1	P-3	–	–	(E)	–	–
262	SUPPLY ROOM	02 (E)	11	P-1	P-1	P-1	P-1	–	–	(E)	–	–
263	OFFICE	01	11	P-1	P-1	P-1	P-2	–	–	(E)	–	–
264	OFFICE	01	11	P-1	P-2	P-1	P-1	–	–	(E)	–	–

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

LICENSED ARCHITECT MICHAEL BUSHROW C-31869 4-30-25 STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

SECOND FLOOR FINISH SCHEDULE AND DETAILS

REVISIONS

DATE	MARCH 20, 2024
SCALE	AS NOTED
DRAWN BY	-
JOB NO.	22-19
SHEET	

A4.1

FINISH MATERIAL SPECIFICATION

CARPET TILE / BROADLOOM – 01

C–1: MOHAWK – LEARN AND LIVE CARPET TILES 24"x24" – TAKING STEPS MOTIVATED MOVEMENT MODEL GT465 – COLOR: 858Li
C–2: SHAW PORTAL CARPET TILES 24"x24" – COLOR: PORTABELLA 34761
C–3: SHAW BROADLOOM
C–4: MOHAWK – PATTERN STYLE "MIRADA STITCHLOCK" GL417 – COLOR: MOTH WING 878 (LOBBY STAIRCASE)

VCT (VINYL COMPOSITION TILE) – 02

ARMSTRONG; VINYL COMPOSITION TILE, 12"x12", LINSEED 5C236

CONCRETE SEALER – 03

EUCLID CHEMICAL COMPANY; EUCO #512 EPOXY CLEAR SEALER

CONCRETE EPOXY – 06

EUCLID VERSATILE EPOXY FLOORING BINDER, DURALTEX TWO COMPONENT EPOXY COATING

RUBBER BASE – 11

JOHNSONITE; 6" #44 DARK BROWN B

FRP – 21

MARLITE; 4'x 8' PEBBLED FRP WITH ALL ANODIZED TRIM, P106 BEIGE, CLASS C

PAINT

1. DUNN EDWARD; P1 = ACOUSTIC OFF WHITE (OFF WHITE)
P2 = DINOSAUR EGG (TAN)
P3 = ACCOLADE (LIGHT BLUE)
P4 = FRENCH DIAMOND (DARKER BLUE)
P5 = DE6356 (INTERIOR STAIR WELLS)

STAINLESS STEEL PERFORATED WINDOW PANELS

McNICHOLS PERFORATED METAL; ROUND, STAINLESS STEEL, TYPE 304, 16 GUAGE (.0625" THICK), 3/8" ROUND ON 9/16" STAGGERED CENTERS, 40% OPEN AREA, FASTEN PANEL TO STOREFRONT FRAME WITH #12 SELF TAP S.S. SCREWS @ 12" O.C.

WOOD DOORS

JELD–WENN, INC.; INTERIOR FLUSH DOOR RATED & NON–RATED – SEE SCHEDULE
FACES – MATCH (E) DOOR FINISHES
GRADE – CUSTOM
CONSTRUCTION: MFGR CORE
a. 5" TOP RAIL BLOCKING
b. 5" BOTTOM RAIL BLOCKING
c. 5"x18" LOCK BLOCKS
d. 5" MID RAIL

VISION PANELS

STANDARD FRAME 0.0478" COLD ROLLED STEEL (AT FIRE RATED DOOR FRAMES AND GLASS TO MEET FIRE RATING)

METAL DOORS & FRAMES

STEEL CRAFT; 16 GAUGE, FACTORY PRIMED – CONSTRUCT TO ANSI / SDI 250.8

PRESS METAL FRAME; 16 GUAGE, WELDED, PRIME & PAINT

STORE FRONT ALUMINUM

ARCADIA INC. – MATCH (E) FRAMES AND COLORS

PLASTIC LAMINATE

"WILSONART" 7039K–78 – WINDSOR MAHOGANY

SOLID SURFACE COUNTER

"WILSONART" SOLID SURFACE, GOLD GLITZ–GIBRALTOR – RECEPTION COUNTER 102
"WILSONART" SOLID SURFACE, TUMBLED STONE 9220CE – FISCAL SERVICES 124B, STS 144 & LACTATION 220

EXTERIOR OVERHEAD ROLL UP DOOR

OVERHEAD DOOR; ROLLING STEEL DOOR, MANUAL CHAIN PULL, MODEL 625 INSULATED, ONE SIDED WEATHER SEAL SLAT PROFILE F–265, GALVANIZED STEEL FRONT & BACK, PAINTED

OPERABLE PARTITIONS

MODERNFOLD INC., MANUALLY OPERATED PAIRED PANEL ACOUSTC–SEAL ENCORE, 56 STC
PANEL CONSTRUCTION: A–E
SOUND SEALS: A–C
FABRIC: TEK–WALL STRAKE PATTERN, 009 FRAGMENT COLOR
TRIM: METAL TRIM COLOR – SHERWIN WILLIAMS NATURAL CHOICE (TAN)

2.3 PANEL CONSTRUCTION
A. SMALL BROAD ROOM: ACOUSTI–SEAL ENCORE – PAIRED PANEL: SERIES OF PAIRED FLAT PANELS HINGED TOGETHER IN PAIRS, MANUALLY OPERATED, TOP SUPPORTED WITH OPERABLE FLOOR SEALS AND AUTOMATIC TOP SEALS.
B. TRAINING ROOM: ACOUSTI–SEAL ENCORE – PAIRED PANEL: SERIES OF PAIRED FLAT PANELS HINGED TOGETHER IN PAIRS, MANUALLY OPERATED, TOP SUPPORTED WITH OPERABLE FLOOR SEALS AND AUTOMATIC TOP SEALS.
C. FINAL CLOSURE:
1. SMALL BROAD ROOM: HORIZONTALLY EXPANDING PANEL EDGE WITH REMOVABLE CRANK
2. TRAINING ROOM: HORIZONTALLY EXPANDING PANEL EDGE WITH REMOVABLE CRANK
D. PANEL WEIGHTS:
1. SMALL BROAD ROOM: 56 STC – 11.9 LBS./SQUARE FOOT
2. TRAINING ROOM: 56 STC – 11.9 LBS./SQUARE FOOT
E. PANEL FINISH SHALL BE FACTORY APPLIED, CLASS "A" RATED MATERIAL. FINISH SHALL BE:
1. SMALL BROAD ROOM: WALL COVERING AND UPHOLSTERY FABRIC WITH SURFACE TREATMENT TO RESIST STAINS.
2. TRAINING ROOM: WALL COVERING AND UPHOLSTERY FABRIC WITH SURFACE TREATMENT TO RESIST STAINS.

2.5 SOUND SEALS
A. VERTICAL INTERLOCKING SOUND SEALS BETWEEN PANELS: ALUMINUM ASTRAGALS, WITH TONGUE AND GROOVE CONFIGURATION IN EACH PANEL EDGE. RIGID PLASTIC ASTRAGALS ARE NOT ACCEPTABLE.
B. HORIZONTAL TOP SEALS SHALL BE MODERNFOLD SURESET™ AUTOMATIC OPERABLE TOP SEALS, MANUALLY OPERATED TOP SEALS NOT REQUIRED OR PERMITTED.
C. HORIZONTAL BOTTOM FLOOR SEALS SHALL BE MODERNFOLD SURESET™ BOTTOM SEAL:
1. SMALL BROAD ROOM: MODERNFOLD SM2 BOTTOM SEAL. MANUALLY ACTIVATED SEALS PROVIDING NOMINAL 2" (51MM) OPERATING CLEARANCE WITH AN OPERATING RANGE OF + 0.50" (13MM) TO –1.50" (38MM). SEAL SHALL BE OPERABLE FROM PANEL EDGE OR FACE. EXTENDED SEAL SHALL EXERT NOMINAL 120 POUNDS (54 KG) DOWNWARD FORCE TO THE FLOOR THROUGHOUT OPERATING RANGE.
2. TRAINING ROOM: MODERNFOLD SM2 BOTTOM SEAL. MANUALLY ACTIVATED SEALS PROVIDING NOMINAL 2" (51MM) OPERATING CLEARANCE WITH AN OPERATING RANGE OF + 0.50" (13MM) TO –1.50" (38MM). SEAL SHALL BE OPERABLE FROM PANEL EDGE OR FACE. EXTENDED SEAL SHALL EXERT NOMINAL 120 POUNDS (54 KG) DOWNWARD FORCE TO THE FLOOR THROUGHOUT OPERATING RANGE.

GENERAL NOTES

1. CEILING SOFFITS: DUNN EDWARD; P1 = ACOUSTIC WHITE
2. LOBBY STAIRCASE: (VERTICAL METAL RAILINGS)
FIRST COAT: SIERRA METAL MAX RUSTOLEUM
SECOND COAT: MDM–03 MODERN MASTERS METALLIC PAINT

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

LICENSED ARCHITECT MICHAEL BUSHROW C–31869 4–30–25 STATE OF CALIFORNIA

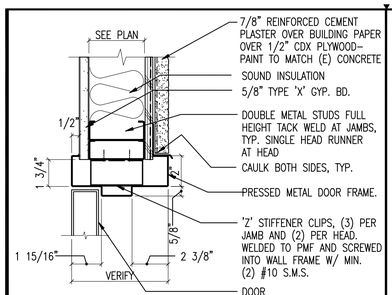
VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

FINISH MATERIAL SPECIFICATION

REVISIONS

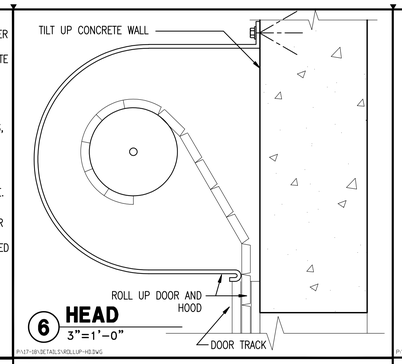
DATE	MARCH 20, 2024
SCALE	AS NOTED
DRAWN BY	-
JOB NO.	22-19
SHEET	

A4.2



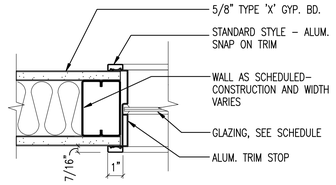
11 DOOR JAMB (HEAD SIMILAR)
3"=1'–0"

P:\DETAILS\DOOR\DOR-HD-S.DWG



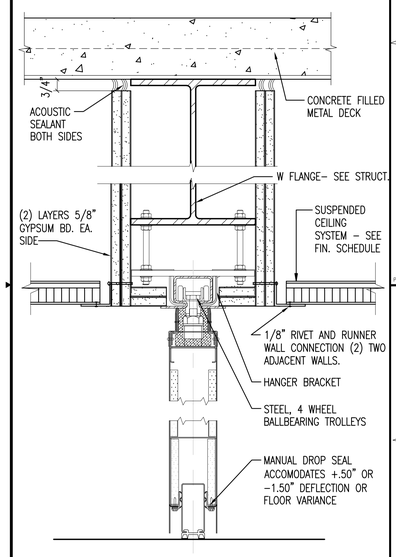
6 HEAD
3"=1'–0"

P:\17-18\DETAILS\ROLLUP-HD.DWG

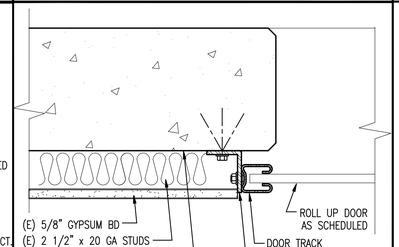


1 WINDOW JAMB AND HEAD
3"=1'–0"

P:\DETAILS\WINDOW\WDW-JMB-2D.DWG

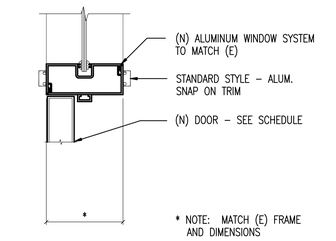


12 OPERABLE PARTITION HEAD
SCALE: 3"=1'–0"



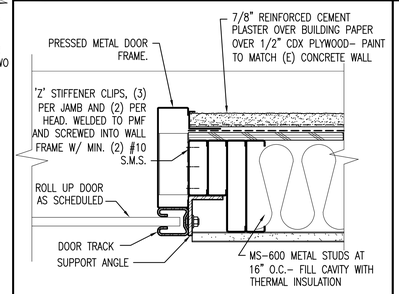
7 ROLL-UP DOOR JAMB
3"=1'–0"

P:\17-18\DETAILS\ROLLUP-JMB.DWG



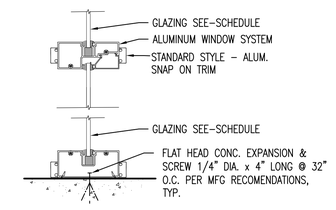
2 WINDOW/DOOR JAMB
3"=1'–0"

P:\07-41\DETAILS\SF-HEAD-JAMB.DWG



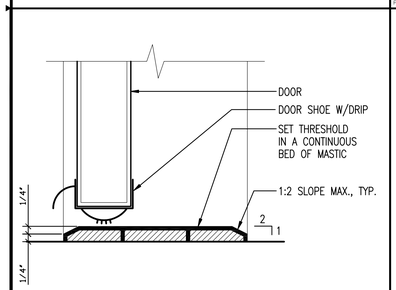
8 SECTIONAL DOOR JAMB
3"=1'–0"

P:\19-06\DETAILS\SECT-DOOR-JAMB-1.DWG



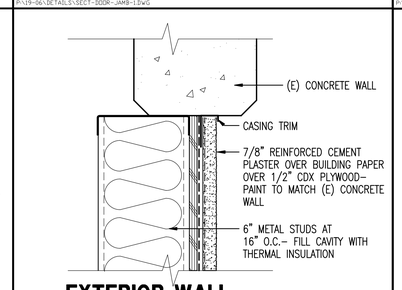
3 HORIZONTAL WINDOW MULLION & SILL
3"=1'–0"

P:\19-06\DETAILS\WDW-MSILL.DWG



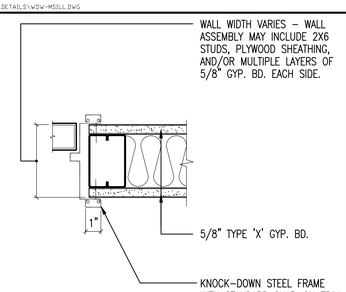
13 THRESHOLD
6"=1'–0"

P:\DETAILS\DOOR\DOR-THRESH-1.DWG



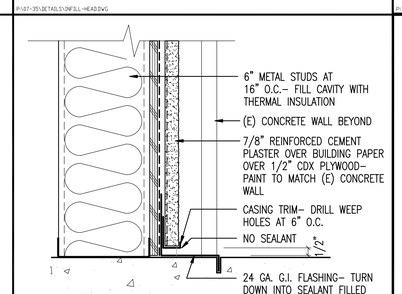
9 EXTERIOR WALL INFILL HEAD- JAMB SIMILAR
3"=1'–0"

P:\17-35\DETAILS\INFILL-HEAD.DWG



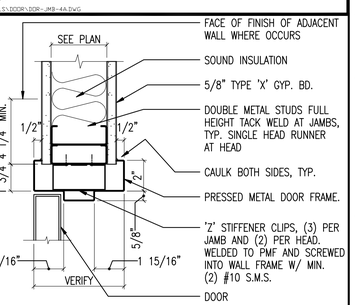
4 JAMB- HEAD SIMILAR
3"=1'–0"

P:\DETAILS\DOOR\DOR-JMB-4A.DWG



10 EXT. WALL INFILL SILL
3"=1'–0"

P:\17-35\DETAILS\INFILL-SILL.DWG



5 DOOR JAMB (HEAD SIMILAR)
3"=1'–0"

P:\DETAILS\DOOR\DOR-HD-S.DWG

OPENING SCHEDULE
SEE 9/A4.0 FOR DOOR REQUIREMENTS

OPENING NUMBER	DOOR W	H	T	TYPE	CONST.	FRAME W	H	TYPE	MATL.	DETAILS HEAD	JAMB	SILL	HDWR GROUP	FIRE RATING	GLASS TYPE	REMARKS
1ST FLOOR																
102A (N)	3'–0"	7'–8"	1 3/4"	A	SCWD	3'–2"	7'–10"	A	AL	4/A5.0	4/A5.0	–	1	20 MIN	–	3
104A (N)	3'–0"	7'–8"	1–3/4"	B	SCWD	6'–0"	7'–10"	B	AL	1&4/A5.0	2&4/A5.0	–	1	–	–	
124A (N)	3'–0"	7'–8"	1–3/4"	A.1	SCWD	6'–0"	7'–10"	A.1	AL	1&4/A5.0	2&4/A5.0	3/A5.0	1	–	–	–
137A (N)	PR 3'–0"	7'–8"	1–3/4"	E	SCWD	6'–4"	7'–10"	E	AL	11/A5.0	11/A5.0	–	2	–	–	–
137B (N)	12'–0"	9'–0"	–	F	METAL	12'–2"	9'–0"	F	METAL	6/A5.0	7&8/A5.0	–	–	–	–	ROLL–UP
137C (N)	3'–0"	7'–8"	1–3/4"	A	METAL	3'–2"	7'–10"	A	PM	11/A5.0	11/A5.0	13/A5.0	3	–	–	–
137D (N)	PR 3'–0"	7'–8"	1–3/4"	E	SCWD	6'–4"	7'–10"	E	AL	11/A5.0	11/A5.0	–	2	–	–	–
137E (N)	3'–0"	7'–8"	1–3/4"	A.1	SCWD	3'–2"	7'–10"	A.1	AL	11/A5.0	11/A5.0	–	4	–	–	–
143A	–	–	–	–	–	20'	80"	H	–	–	–	–	–	–	–	1
143B	–	–	–	–	–	20'	80"	H	–	–	–	–	–	–	–	1
143C	–	–	–	–	–	20'	80"	H	–	–	–	–	–	–	–	1
143D	–	–	–	–	–	20'	80"	H	–	–	–	–	–	–	–	1
143E	–	–	–	–	–	20'	80"	H	–	–	–	–	–	–	–	1
143F	–	–	–	–	–	20'	80"	H	–	–	–	–	–	–	–	1
143G	–	–	–	–	–	20'–0"	6'–8"	H	–	–	–	–	–	–	–	1
143H	3'–0"	7'–8"	1 3/4"	A	SCWD	3'–2"	7'–10"	A	AL	4/A5.0	4/A5.0	–	5	–	–	4
144A	3'–0"	7'–8"	1–3/4"	A	SCWD	3'–2"	7'–10"	A	AL	11/A5.0	11/A5.0	–	5	–	–	2
145A (N)	3'–0"	7'–8"	1–3/4"	A.1	METAL	3'–2"	7'–10"	A.1	PM	11/A5.0	11/A5.0	13/A5.0	3	–	–	–
145B	3'–0"	7'–8"	1–3/4"	A	SCWD	3'–2"	7'–10"	A	AL	11/A5.0	11/A5.0	–	5	–	–	4
156A (N)	3'–0"	7'–8"	1 3/4"	A.1	SCWD	3'–2"	7'–10"	A.1	AL	4/A5.0	4/A5.0	–	6	–	–	
157A (N)	3'–0"	7'–8"	1 3/4"	A.1	SCWD	3'–2"	7'–10"	A.1	AL	4/A5.0	4/A5.0	–	3	–	–	
2ND FLOOR																
203A (N)	3'–0"	8'–10"	1 3/4"	C	SCWD	5'–6"	9'–0"	C	AL	5/A5.0	2&5/A5.0	3/A5.0	3	–	–	
206A (N)	3'–0"	8'–10"	1–3/4"	C	SCWD	5'–6"	9'–0"	C	AL	5/A5.0	2&5/A5.0	3/A5.0	3	–	–	
206B (N)	3'–0"	8'–10"	1–3/4"	C	SCWD	5'–6"	9'–0"	C	AL	5/A5.0	2&5/A5.0	3/A5.0	3	–	–	
206C (N)	PR 3'–0"	8'–10"	1–3/4"	E	SCWD	6'–4"	9'–0"	E	AL	5/A5.0	5/A5.0	–	2	–	–	–
206D (N)	–	–	–	G	M.WALL	28'–10"	9'–0"	G	METAL	12/A5.0	–	–	–	–	–	
209A (R)	3'–0"	8'–10"	1 3/4"	A	SCWD	3'–2"	9'–0"	A	AL	5/A5.0	5/A5.0	–	4	20 MIN	–	3
212A (N)	3'–0"	8'–10"	1 3/4"	A.1	SCWD	5'–6"	9'–0"	A.1	AL	5/A5.0	2&5/A5.0	3/A5.0	6	–	–	
220A (N)	3'–0"	8'–10"	1 3/4"	A	SCWD	3'–2"	9'–0"	A	AL	5/A5.0	5/A5.0	–	4	20 MIN	–	3
221A (N)	3'–0"	8'–10"	1 3/4"	A.1	SCWD	3'–2"	9'–0"	A.1	AL	5/A5.0	5/A5.0	–	1	–	–	
230A (N)	PR 3'–0"	8'–10"	1–3/4"	E.1	SCWD	6'–4"	9'–0"	E.1	AL	5/A5.0	5/A5.0	–	7	20 MIN	–	3
234A (N)	PR 3'–0"	8'–10"	1–3/4"	E.1	SCWD	6'–4"	9'–0"	E.1	AL	5/A5.0	5/A5.0	–	7	–	–	–
234B (N)	PR 3'–0"	8'–10"	1–3/4"	D	SCWD	11'–10"	9'–0"	D	AL	5/A5.0	5/A5.0	–	7	–	–	–
234C (N)	3'–0"	8'–10"	1 3/4"	A.1	SCWD	3'–2"	9'–0"	A.1	AL	5/A5.0	5/A5.0	–	6	–	–	
234D (N)	3'–0"	8'–10"	1 3/4"	A.1	SCWD	3'–2"	9'–0"	A.1	AL	5/A5.0	5/A5.0	–	6	–	–	
234E (N)	–	–	–	G	M.WALL	43'–10"	9'–0"	G	METAL	12/A5.0	–	–	–	–	–	
235A (N)	PR 3'–0"	8'–10"	1 3/4"	E	SCWD	6'–4"	9'–0"	E	AL	5/A5.0	5/A5.0	–	2	–	–	
237A (N)	PR 3'–0"	8'–10"	1–3/4"	E.1	SCWD	6'–4"	9'–0"	E.1	AL	5/A5.0	5/A5.0	–	7	–	–	–
241A (N)	3'–0"	8'–10"	1 3/4"	C	SCWD	5'–6"	9'–0"	C	AL	5/A5.0	2&5/A5.0	3/A5.0	1	–	–	
242A (N)	3'–0"	8'–10"	1 3/4"	C	SCWD	5'–6"	9'–0"	C	AL	5/A5.0	2&5/A5.0	3/A5.0	1	–	–	
243A (N)	3'–0"	8'–10"	1 3/4"	C	SCWD	5'–6"	9'–0"	C	AL	5/A5.0	2&5/A5.0	3/A5.0	1	–	–	
244A (N)	3'–0"	8'–10"	1 3/4"	C	SCWD	5'–6"	9'–0"	C	AL	5/A5.0	2&5/A5.0	3/A5.0	1	–	–	
245A (N)	3'–0"	8'–10"	1 3/4"	C	SCWD	5'–6"	9'–0"	C	AL	5/A5.0	2&5/A5.0	3/A5.0	1	–	–	
249A (N)	3'–0"	8'–10"	1 3/4"	A	SCWD	3'–2"	9'–0"	A	AL	5/A5.0	5/A5.0	–	1	–	–	

OPENING ABBREVIATIONS

AL/GL	=	ALUMINUM AND GLASS
HCWD	=	HOLLOW CORE WOOD DOOR
HM/INSUL	=	HOLLOW METAL INSULATED DOOR
IN/TP	=	INSULATED AND TEMPERED GLASS
INSUL	=	INSULATED GLASS
M.WALL	=	MOVEABLE WALL PANELS
PM	=	PRESSED METAL
R	=	RELOCATED
SCWD	=	SOLID CORE WOOD DOOR
TEMP	=	TEMPERED GLASS
VL/GL	=	VINYL AND GLASS
WD	=	WOOD CASING TRIM

HARDWARE GROUPS (ALL HARDWARE TO MATCH (E) FINISHES)

GROUP #1
3 EA. BB BUTT HINGES
1 EA. LEVER HANDLE LOCKSET
1 EA. WALL STOP

GROUP #2
6 EA. BB BUTT HINGES
1 EA. LEVER HANDLE LOCKSET
1 EA. LEVER HANDLE (DUMBY)
1 EA. AUTOMATIC FLUSH BOLT
1 EA. STRIKE
1 EA. DOOR COORDINATOR
1 EA. DOOR MEETING STILE
2 EA. WALL STOPS
2 EA. KICK PLATES

GROUP #3
3 EA. BB BUTT HINGES
1 EA. LEVER HANDLE LOCKSET
1 EA. CLOSURE
1 EA. FLOOR STOP
1 EA. FLAT SADDLE THRESHOLD
1 SET WEATHER STRIPPING
1 EA. KICK PLATE
1 EA. DOOR BOTTOM DRIP EDGE

GROUP #4
3 EA. BB BUTT HINGES
1 EA. LEVER HANDLE LOCKSET
1 EA. DOOR CLOSER
1 EA. WALL STOP
1 EA. KICK PLATE

GROUP #5
3 EA. BB BUTT HINGES
1 EA. LEVER HANDLE LOCKSET
1 EA. DEAD BOLT
1 EA. DOOR CLOSER
1 EA. WALL STOP

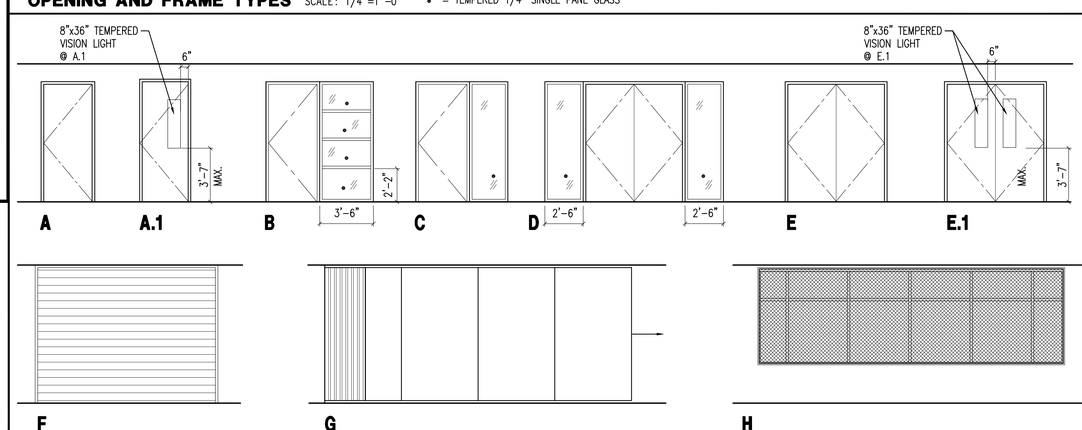
GROUP #6
3 EA. BB BUTT HINGES
1 EA. LEVER HANDLE
1 EA. PANIC HARDWARE
1 EA. CLOSER
1 EA. WALL STOP

GROUP #7
6 EA. BB BUTT HINGES
2 EA. PANIC HARDWARE W/CONCEALED VERTICAL ROD
2 EA. CLOSER
1 EA. STRIKE
1 EA. DOOR COORDINATOR
1 EA. DOOR MEETING STILE
2 EA. WALL STOPS
2 EA. KICK PLATES

REMARKS

1. SECURITY MESH ATTACHED AT THE INTERIOR HEAD, JAMB, SILL AND MULLIONS
2. HARDWARE DEADBOLT AT STS 144 INTERIOR OFFICE
3. AT RATED DOORS PROVIDE SMOKE SEAL
4. HARDWARE DEADBOLT AT TECH SERVICE 143 INTERIOR SIDE.

OPENING AND FRAME TYPES
SCALE: 1/4"=1'–0" • = TEMPERED 1/4" SINGLE PANE GLASS



GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

MICHAEL BUSCHOW C-31869 4.30.25 REN DATE STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

OPENING SCHEDULE AND DETAILS

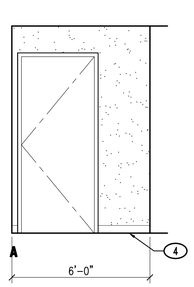
REVISIONS

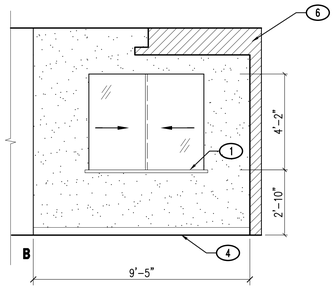
DATE	MARCH 20, 2024
SCALE	AS NOTED
DRAWN BY	-
JOB NO.	22-19
SHEET	

A5.0

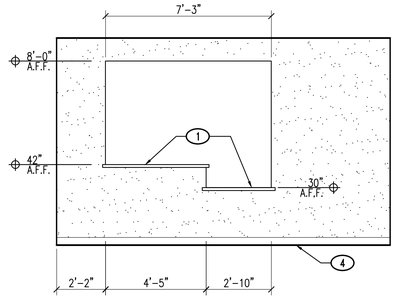
KEYNOTES

1. SOLID SURFACE
2. 60"X36" MIRROR
3. UNDER COUNTER REFRIGERATOR
4. BASE – SEE FINISH SCHEDULE
5. OPEN KNEE SPACE
6. EXISTING WALL & SOFFIT
7. SECURITY MESH ATTACHED TO HEAD, JAMB, SILL AND MULLIONS
8. PLASTIC LAMINATE "FORMICA" 7039K-78 – WINDSOR MAHOGANY
9. 1/2" PLEXIGLASS ALL AROUND FASTENED AT WALL END W/ALUMINUM BOTTOM U TRACK, FASTENED TO COUNTER WITH DESK PANEL CLAMPS
10. OPENING IN PLEXIGLASS TO ALLOW PAPERWORK TO PASS THROUGH
11. 6" CIRCLE WITH HOLES DRILLED THROUGH FOR VOICE COMMUNICATION THROUGH PLEXIGLASS

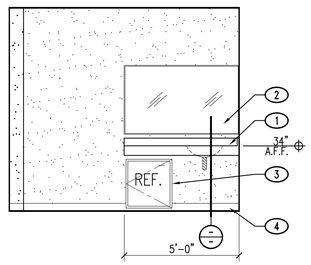




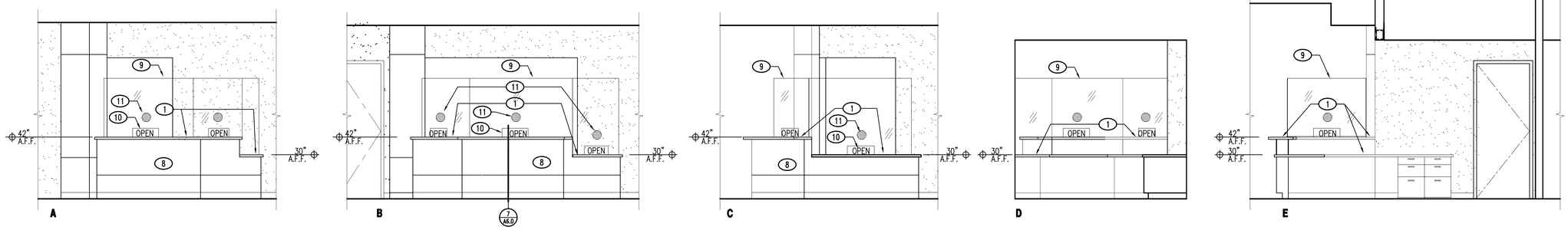
1 FISCAL SERVICES - 124B
1/4"=1'-0"



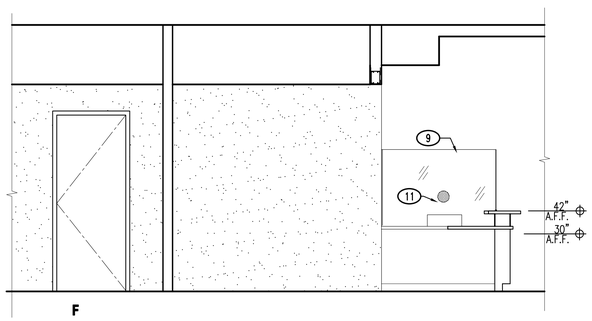
2 STS - 144
1/4"=1'-0"



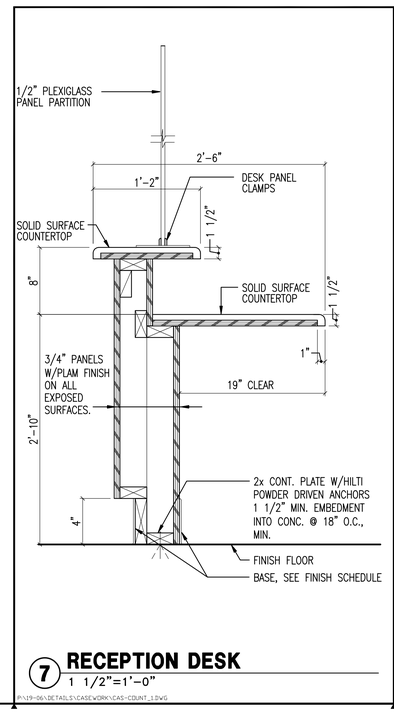
3 LACTATION - 220
1/4"=1'-0"



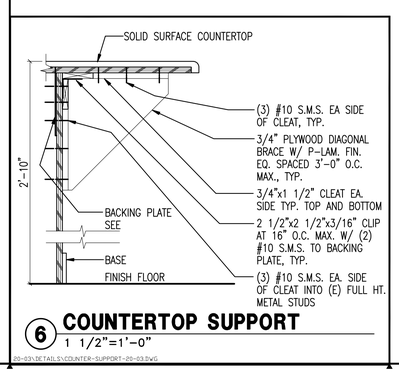
4 RECEPTION - 102
1/4"=1'-0"



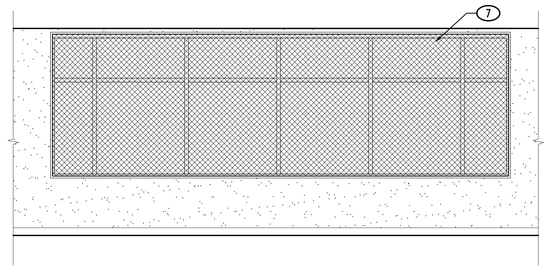
4 RECEPTION - 102
1/4"=1'-0"



7 RECEPTION DESK
1 1/2"=1'-0"



6 COUNTERTOP SUPPORT
1 1/2"=1'-0"



5 TECH SERVICES - OPENINGS 143A - 143G
1/4"=1'-0"

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

MICHAEL BUSCHOW C-31869 6.30.25 STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

INTERIOR ELEVATIONS & DETAILS

REVISIONS

DATE	MARCH 20, 2024
SCALE	AS NOTED
DRAWN BY	-
JOB NO.	22-19
SHEET	

A6.0

General

1. Interpretation of drawings & specifications
   A) For convenience, specifications have been prepared for this project and 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.
   B) In general, the working details will indicate dimensions, positions and kind of construction, and the specifications will indicate qualities and methods. Any work indicated on the working details mentioned but not in the specifications, or vice versa, shall be furnished as though fully set forth in both. Work not particularly detailed, marked, or specified, shall be the same as similar parts that are detailed, marked, or specified. If conflicts occur between drawings and specifications, the most expensive materials or methods will prevail.
   C) Should an error appear in the working details or specifications or in work done by others affecting this work, the contractor shall notify the architect at once and in writing. If the Contractor proceeds with the work so affected without having given such written notice and without receiving the necessary approval, decision or instruction in writing from the owner, then he shall have no valid claim against the owner, for the cost of so proceeding and shall make good any resulting damage or defect. No verbal approval, decision, or instruction shall be valid or be the basis for any claim against the owner, its officers, employees or agents. The foregoing includes typical errors in the specifications or notational errors in the working details where the interpretation is doubtful or where the error is sufficiently apparent as to place a reasonably prudent contractor on notice that, should he elect to proceed, he is doing so at his own risk.
2. Construction shall conform to all applicable codes and regulations.
3. Shop Drawing Note:
   A) Shop drawings shall be submitted in the form of one reproducible and two copies of each sheet.
   B) The purpose of shop drawing submittals by the Contractor is to demonstrate to the Structural Engineer that he understands the design concept by indicating which materials he intends to furnish and install, and by detailing the fabrication and installation methods he intends to use.
   C) Prior to fabrication, shop drawings shall be submitted for review to the Structural Engineer. Shop drawing submittals shall include, but are not necessarily limited to structural steel, reinforcing steel, glued laminated beams, and pre-fabricated wood roof framing items such as I-joists and trusses.
   D) Prior to submission the Contractor shall review all submittals for conformance with the contract documents and shall stamp submittals as being "Reviewed for Conformance".
   E) Shop drawing submittals processed by the Structural Engineer are not change orders.
   F) Any detail on the shop drawing that deviates from the contract documents shall clearly be marked with the note "This is a Change".
   G) Shop drawings or calculations submitted for review that require resubmittal for re-review shall be billed hourly for such time to the General Contractor. Re-review will not proceed without written approval from the General Contractor for additional engineering review services.
4. Safety Note:
   A) It is the Contractors responsibility to comply with the pertinent sections, as they apply to this project, of the "Construction Safety Orders" issued by the State of California latest edition, and all OSHA requirements.
   B) The owner and the Structural Engineer do not accept any responsibility for the Contractor's failure to comply with these requirements.
   C) The Contractor shall be responsible for adequate design and construction of all forms and shoring required.
5. The Contractor shall notify the Architect and Structural Engineer where a conflict or a discrepancy occurs between the structural drawings and any other portion of the contract documents or existing field conditions. Such notification shall be given in due time so as not to affect the construction schedule. In case of a conflict between structural drawings and specifications, the more restrictive condition shall take precedence unless written approval has been given for the least restrictive. Contractor shall verify all dimensions with architectural and structural drawings prior to commencing any work.
6. Where no specific detail is shown, the construction shall be identical or similar to that indicated for like cases of construction on this project. Should there be any question, contact the Architect and Structural Engineer prior to proceeding.
7. When construction attaches to an existing building, a complete set of drawings of the existing building shall be kept on the job site. Contractor to obtain these drawings from the owner.
8. Contractor shall provide an allowance equal to 2% of the bid for structural steel, misc. iron, light gauge framing, and reinforcing steel to be used at the discretion of the structural engineer. Unused amount to revert to the owner upon completion of the job.
9. Any substitutions for structural members, hardware, or details shall be reviewed by the Architect and Structural Engineer. Such review will be billed on a time and materials basis to the General Contractor with no guarantee that the substitution will be allowed.
10. Do not scale drawings. Contact the Architect or Structural Engineer for any dimensions not shown.
11. These drawings are not complete until reviewed and accepted by the local building official and signed by the owner and the Structural Engineer.
12. All drawings and written material appearing herein constitutes the original and unpublished work of the Structural Engineer and the same may not be duplicated, used or disclosed without written consent of the Structural Engineer.
13. The structure shown on these drawings is structurally sound only in its completed form. The stability of this structure depends on the diaphragms and the bracing members shown. The Contractor is to provide for the design and construction of shoring for all earth, forms, concrete, steel, wood, and masonry to resist gravity, earth, wind, seismic, and construction loads. Shoring shall remain in place until all diaphragms and lateral resisting elements are in place in their entirety. Construction materials shall be spread out if placed on framed floors or roofs. Load shall not exceed the design live load per square foot.

Design Criteria

1. Code: 2022 California Building Code (CBC)
2. Design Live Loads:

Area	Live Load	Remarks
Roof		
A) Flat to < 4:12	L_r = 20 psf	Reducible per code
B) 4:12 to ≤ 12:12	L_r = 12-20 psf	Reducible per code
Floor	L = 50psf/80 psf	Reducible per code

3. Snow Design Parameters: N/A
4. Wind Design Parameters:
   - Basic Design Wind Speed (3-sec gust) — V = 94 mph
   - Nominal Design Wind speed (3-sec gust) — V_{asd} = 73 mph
   - Risk Category — II
   - Exposure Category — C
   - Internal Pressure Coefficient — ±0.18
   - Analysis Method — Directional Procedure
5. Earthquake Design Parameters:
   - 5.1. Seismic Importance Factor — I_e = 1.0
   - 5.2. Risk Category — II
   - 5.3. Soil Site Classification — 'D'
   - 5.4. Seismic Design Category — 'D'
   - 5.5. Mapped Spectral Response Accel
     - A) Short period — S_s = 0.429g
     - B) 1-sec period — S_1 = 0.217g
   - 5.6 Design Spectral Response Accel
     - A) Short Period — S_{DS} = 0.417g
     - B) 1-sec period — S_{D1} = 0.313g
   - 5.7 Seismic Force Resisting System
     - A) Intermediate Precast Shear Walls
   - 5.8 Seismic Base Shear — V = N/A
   - 5.9 Seismic Response Coefficient — C_s = N/A
   - 5.10 Response Modification Factor — R = 4.0 (intrm precast SW)
   - 5.11 Analysis Procedure — Equivalent Lateral Force

Demolition

1. Safety Notes:
   A. It is the Contractor's responsibility to comply with the pertinent sections, as they apply to this project, of the "Construction Safety Orders" issued by the State of California, latest edition, and all OSHA requirements.
   B. The Structural Engineer and Owner do not accept any responsibility for the Contractor's failure to comply with these requirements.
2. Shore or brace trusses, beams columns, and walls as required to maintain the stable integrity of the existing structure prior to demolition. It is the Contractor's sole responsibility to design and provide competent shoring and bracing for all loads imposed during and after demolition through completion of new construction.
3. All dimensions given to and of the existing structure are approximate. Verify by field measurements the dimensions of the existing structure. Where actual conditions deviate from the details shown on the drawings, notify the Structural Engineer for instructions prior to proceeding with work.
4. Demolition and removal of existing construction shall be made in such a manner as to avoid or minimize damage to adjacent construction.
5. Extent of demolition is to be as indicated on plans, sections and details. Demolition is to include removal and disposal construction.

Foundations

1. Foundation construction shall be done in accordance with the 2022 CBC & all local ordinances.
2. All building pad preparation and foundation work shall be done in accordance with the requirements of the 2022 CBC.
3. The Inspection Agency shall observe all footing excavations prior to placement of reinforcing steel and concrete.
4. Foundation depths indicated on plans are below undisturbed/compacted, non-expasive soil. Unexpected soil conditions shall be brought to the Architect's attention immediately.
5. When structural observation is required, structural engineer shall observe footing reinforcing steel prior to concrete placement. Provide 48 hours notice to structural engineer prior to concrete placement.
6. The contractor shall be solely responsible for all excavation procedures including, but no limited to, lagging, shoring and protection of adjacent property, structures, streets, and utilities in accordance with the local building department.
7. Foundation type: conventional spread footings
8. Spread footing design values:
   - Allowable Bearing Pressure
     - Basic Load Combinations — 1500 psf
     - Alt ASD w/ wind or seismic — 2000 psf
   - Lateral Resistance
     - Passive Pressure — 100 psf/ft below natural grade (up to 15')
     - Coefficient of Friction — N/A
   - Minimum Footing Dimensions
     - Depth = 12"
     - Width = 12"

Concrete

1. Structural concrete shall attain 28-day compressive strength as required in note #25. Maximum slump shall not exceed 4".
2. Concrete mix designs shall be prepared by a registered Civil Engineer, reviewed by Owner's testing laboratory and submitted to the Structural Engineer for review. Selection of concrete mix proportions shall be per ACI 318-19 Section 26.4.3. & 26.4.4.
3. Cementitious materials:
   - Cement shall conform to ASTM C-150 type I or II.
   - Fly ash shall conform to ASTM C-618. Max quantity of fly ash shall be as given in specs (15% max u.n.o.)
4. Concrete aggregates shall conform to ASTM C-33 for normal weight concrete and ASTM C-330 for light weight concrete.
5. Water shall be clean and free from injurious amounts of oils, acids, alkalis, salts, organic materials or other substances deleterious to concrete or reinforcement.
6. Non-shrink grout or drypack shall consist of a premixed nonmetallic formula. See note #23 for additional information.
7. Reinforcing steel shall conform to ASTM A615-grade 60 for #4 and larger, and ASTM A615-grade 40 for #3 and smaller, except reinforcing steel to be welded shall conform to ASTM A706. Contractor shall submit rebar mill certificates.
8. Welded Wire fabric shall conform to ASTM A-1064.
9. All preheating and welding of reinforcing bars shall be done in accordance with AWS D1.4 latest edition and shall be continuously inspected by a qualified laboratory. Contractor shall furnish WPS for all rebar welding to the laboratory.
10. Reinforcing steel shall be fabricated according to "Manual of Standard Practice for Reinforced Concrete Construction".
11. Dimensions shown for location of reinforcing are to the face of bars listed and denote clear coverage. Non-prestressed, cast-in-place concrete coverage shall be as follows, u.n.o.:
    - Cast against earth (except slabs) — 3"
    - Cast in forms and exposed to earth or weather
      - #5 & smaller — 1½"
    - Slabs (on forms) — ¾"
    - Slabs (on ground) — 2" clr from top u.n.o.
12. Splices in continuous reinforcement shall be lapped u.n.o., lap bars per note 31 u.n.o..
13. All hooks shall be standard hooks unless otherwise shown or noted.
14. Concrete surface at construction joints shall be thoroughly cleaned and laitance removed. Where indicated on drawings, roughen concrete surface to ¼" amplitude. Concrete may be roughened by chipping the entire surface, sand blasting, or raking the surface to provide ¼" deep deformations.
15. Remove all debris from forms before casting any concrete.
16. Reinforcing, dowels, bolts, anchors, sleeves, etc., to be embedded in concrete shall be securely positioned in forms before placing concrete.
17. Pipes and electrical conduits shall not be embedded in structural concrete except where specifically approved by the Structural Engineer.
18. Anchor bolts (AB's) cast in concrete for wall sill and ledger/ applications shall be headed bolts with cut threads conforming to ASTM A307 or F1554 u.n.o. Refer to 'Structural steel' notes for requirements for anchor rods cast in concrete for column base plate and steel embed applications.
19. Consolidate concrete placed in forms by mechanical vibrating equipment supplemented by hand-spading, rodding or tamping. Use equipment and procedures for consolidation of concrete in accordance with the recommended practices of ACI 309 to suit the type of concrete and project conditions. Concrete shall not be dropped through reinforcing steel (as in walls) so as to cause segregation of aggregates. In such cases hoppers and chutes or trunks of variable lengths shall be used so that the free unconfined fall of concrete shall not exceed 6 feet.
20. Drill through steel columns, beams and plates to pass continuous reinforcing, u.n.o.
21. No wood spreaders allowed. No wood stakes allowed in areas to be concreted.
22. Place non-shrink grout under base plates, sill plates, etc as indicated on the drawings. Non-shrink grout shall be Masterflow 928 Grout by Master Builders Technologies or approved equal with a minimum f'c of 7500 psi @ 28 days.
23. All saw cutting shall be done after initial set has occurred to avoid tearing or damage by the saw blade, but before initial shrinkage has occurred.
24. Notify Structural Engineer a minimum of 48 hours before placing any concrete.
25. Concrete strength: (max slump = 4")

Use	f'c @ 28 days	Max Aggregate Size	Density (lbs/ft^3)	Max W/C Ratio
Foundations	3000 psi	1½"	145	0.58
Slab-on-grade	3500 psi	1"	145	0.45
Exterior flatwork	2500 psi	1"	145	0.60

Adhesive Anchor Notes - Concrete

1. Use Hilti HIT-HY 200 V3 Epoxy Adhesive Anchors as manufactured by Hilti, Inc., Tulsa, Oklahoma. ICC Report No. ESR-4868 Reissued November 2022.
2. Installation of anchors shall be in accordance with the manufacturer's recommendations, ICC report and these notes.
3. Special inspection is required for Allowable Tension values indicated on plans or details.
4. Tension Test Load values are based on 80% of twice the tension values listed.
5. Allowable loads may be increased for duration of loads such as wind or seismic forces.
6. Each anchor type (loaded in either pullout or shear) shall have 50% of the anchors (alternate in each group arrangement) tested in tension to the tension loads shown in the plans. If any anchor fails testing, all anchors of the same type not previously tested shall be tested until 20 consecutive anchors pass, then resume the initial testing frequency.
7. When installing anchors in existing concrete do not cut or damage existing reinforcing bars.
8. The testing of the anchors shall be done by the Testing Laboratory and a report of the test results shall be submitted to Architect/Structural Engineer. Testing shall occur 24 hrs. minimum after the installation of the anchors.
9. Where the number of anchors of a specific size and type exceed 100, the following testing procedure may be used. The first 40 anchors shall be tested as specified in note 6 above. 10% of additional anchors shall be tested. Any failure shall be handled in the same manner as specified in note 6 above.
10. Anchors installed in metal deck with concrete shall be installed in the center of the low flute of the decking.

Structural Steel

1. Fabrication, erection and materials shall conform to the specifications and standards of the AISC, as contained in the "AISC 360-16 Specifications of Structural Steel Buildings" & the "AISC Manual of Steel Construction", 15th edition and California Building Code latest edition.
2. Structural steel shall conform to the following specifications, u.n.o.:

Shapes	
Wide Flanges (W, WT)	ASTM A992
Wide Flanges (S, M), Angles (L)	ASTM A572
Channels (C), Misc Channels (MC)	ASTM A36 (<8"), ASTM A992 (≥8")
Hollow Structural Steel (HSS)	ASTM A500, Gr. C (F_y = 50 ksi)
Steel Circular Pipes (P)	ASTM A53, Type E or S, Gr. B
Plates & Bars	
Column Base Plates	ASTM A36
Brace Gusset Plates	ASTM A36
Beam Shear Connection Plates	ASTM A36
Column Continuity Plates	ASTM A572, Gr. 50
Beam Stiffener Plates	ASTM A36
Deck Closure Plates	ASTM A36
Stainless Steel Plates & Bars	ASTM A276
Other	ASTM A36
Nuts, Bolts, Rods, & Washers	
General Bolts	ASTM F3125, Gr A325-N
Slip Critical Bolts (see note #4 below)	ASTM F3125, Gr A325-SC
High Strength Bolts	ASTM F3125, Gr A325-N or Gr A490
Machine Bolts (general use)	ASTM A307
Bent & Headed Anchor Bolts	ASTM F1554, Gr. 36, 55, or 105
Partial & Fully Threaded Anchor Rods	ASTM F1554, Gr. 36, 55, or 105
Fully Threaded Rod (general use)	ASTM A36 (A307 Gr. A for ⅜"Φ)
Welded Shear Connectors	ASTM A108, Gr. 1015 thru 1020
Welded Threaded Studs	ASTM A108, Gr. 1015 thru 1020
Nuts for Bolts & Machine Bolts	ASTM A563
Hardened Washers	ASTM F436
Unhardened Washers	ASTM F844
Plain Washers	ASTM B18.22.1
Beveled Washers	ASTM B18.23.1

3. Bolted connections shall consist of unfinished bolts per the table above unless noted otherwise. Anchor bolts cast in concrete or masonry shall be headed bolts with cut thread, full diameter body style conforming to ASTM F1554 u.n.o.. Unless noted otherwise, anchor bolts/rods shall be grade 36 except that welded anchor bolts shall be grade 55 per S1 Supplementary requirements. All bolted connections and base plates shall have standard cut washers unless noted otherwise. Washers at base plates shall be placed at top and bottom of plate.
4. "Slip-critical" bolted connections:
   A) "Slip-critical" connections (A325-SC design values with special inspection) are required at all braced frame connections, at all connections along chord lines and drag lines (as noted on plans), and u.n.o., at all bolts in oversized or slotted holes.
   B) The special inspector must be present during installation and tightening operation of "slip-critical" connections.
5. All structural steel shall receive minimum of one shop coat of red primer with a minimum dry film thickness of 2.0 mils. Do not shop prime or paint areas to be field welded, fireproofed, galvanized, to receive slip-critical high strength bolts, or to be embedded in concrete. Prior to priming or painting, clean structural steel in accordance with Steel Structures Painting Council (SSPC) recommendations & as required by the primer & paint manufacturer. Provide additional painting as noted in the specifications.
6. All structural steel shall be erected plumb and true to line. Temporary bracing shall be installed and shall be left in place until other means are provided to adequately brace the structure. Contractor responsible for reviewing all base plate and support conditions during erection and bracing as required. See AISC and OSHA requirements.
7. Place non-shrink grout under all base plates before adding vertical load. See Concrete Notes for non-shrink grout requirements.
8. Structural steel below grade shall have 3" minimum of concrete cover.
9. Provide ½"Φ stitch bolts and ring fills, space at not more than 24" cc for all double angle members.
10. At wood to steel parallel contact, attach with ½"Φ welded threaded studs at maximum 32"cc. & 6" from ends of wood member, typical unless noted otherwise.
11. Holes for unfinished bolts shall be of the same nominal diameter of the bolt plus 1/16". Use standard AISC gage and pitch for bolts except as noted otherwise. Holes for anchor bolts embedded in concrete shall be of the same nominal bolt diameter plus 3/16" unless noted otherwise.
12. Welding shall be done by the electric arc process in accordance with American Welding Society standards, using only certified welders. All groove welds shall have complete penetration unless noted otherwise. All exposed welds shall be ground smooth. All welding to be done using E70xx electrodes. In addition, welding of ASTM A572 grade 50 steel and ASTM A992 steel shall be done with electrodes capable of depositing weld metal with a maximum diffusible hydrogen content of 16ml/100g (H16). Weld lengths called for on plans are the net effective lengths required.
13. Minimum fillet welds:
    - 3/16" @ t < ½"
    - ¼" @ t < ¾"
    - 5/16" @ t > ¾"
14. Welding Procedure Specifications (WPS) for shop and field pre-qualified weld joints and weld joints qualified by test shall be prepared for review prior for fabrication. All welding procedures that meet there requirements of AWS D1.1 Sec. 5.1 shall be considered as pre-qualified. Qualification testing is required when the depth of a partial penetration or complete penetration weld is 2" or greater.
15. Structural steel & fasteners that are permanently exposed to weather shall be either primed and painted or hot dipped galvanized in accordance with ASTM A123 & A153. Repair galvanizing after welding in accordance with ASTM A780.
16. When structural steel & connections will be exposed to view in the completed building, they shall be fabricated, erected & finished in compliance with Architecturally Exposed Structural Steel (AESS) guidelines & Section 10 of the AISC 303-22 "Code of Standard Practice for Steel Buildings and Bridges".

Lightgauge Metal Framing

1. All metal framing shall be formed from corrosion resistant steel conforming to ASTM A653 or ASTM A1011 with minimum yield strength of 33 ksi for 18 ga and lighter and 50 ksi for 16 ga and heavier.
2. Metal framing shown on the structural drawings shall have channel type sections with stiffened flanges having the minimum properties as shown in the light gauge metal framing schedule.
3. Metal tracks shall be the same gauge as framing which it supports, unless noted otherwise, with minimum flange width of 1¼" and minimum properties as shown in the light gauge metal framing schedule.
4. Galvanized coating must meet the ASTM C955 specification.
5. Factory punch-outs to be located along the centerline of the webs of the members and have a minimum center-to-center spacing of 24". Punch-outs to have a maximum width=1½", and a maximum length=4". Lightgauge framing members shall be cut such that the minimum distance between the end of the member and the near edge of the web punch-out=10".
6. All header members shall be un-punched.
7. Design properties of metal framing studs, channels & tracks shall conform to (or exceed) the Steel Stud Manufacturer's Association (SSMA) Product Technical Information catalog & ICC Report # ESR-3064P.

Test and Inspections

1. Tests and Inspections shall be provided as required below and shall conform to the requirements of the 2022 CBC, Chapter 17.
2. All Test and Inspections shall be performed by a certified special inspector from an established Testing & Inspection Company, unless noted otherwise. Jobsite visits by the Structural Engineer do not constitute inspections and are not a substitute for special inspection.
3. The special inspector shall observe the work indicated for conformance with the approved construction documents.
4. The special inspector shall furnish inspection reports to the building department, the engineer or architect of record, and other designated persons. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority and to the building department.
5. The special inspector shall submit a final signed report stating whether the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved construction documents and the applicable workmanship provisions of the 2022 CBC.
6. It is the contractor's sole responsibility to see that these tests and inspections are performed.
7. Required Tests and Inspections are indicated below with a solid filled rectangle "■".
8. Continuous notation indicates the full-time observation of work requiring special inspection by an approved special inspector who is present at the work area. Periodic notation indicates the intermittent observation of work.

Tests & Documentation/Certification Required

Note: Coordinate with building department Test & Inspection form.

- □ A. Compact fill
- ■ B. Concrete mix design, cement, aggregates & admixtures
- □ C. Concrete strength f'c test
- ■ D. Reinforcing steel mill certification
- ■ E. Structural steel mill certification
- ■ F. Structural steel, cold formed steel, and anchor bolt sampling & testing (if not properly identified)
- □ G. Non-destructive weld test for all complete penetration groove welds by Ultrasonic testing or Radiography
- □ H. Masonry strength f'm
- □ I. Masonry mortar, grout proportion, aggregates, additives
- ■ J. Post installed anchors: Expansion / Epoxy Anchors
- □ K. High strength bolts, nuts and washers

	Verification and Inspection	Continuous	Periodic
	A. STEEL		
□	1. Material verification of high-strength bolts, nuts & washers	○	●
□	2. Inspection of high-strength bolting, bearing & typical connections	○	●
	3. Inspection of Welding Structural Steel: (field/shop)		
□	Complete & partial penetration groove welds	●	○
□	Multi-pass fillet welds	●	○
□	Single-pass fillet welds > 5/16"	●	○
■	Single-pass fillet welds ≤ 5/16"	○	●
□	Floor and roof deck welds	○	●
□	4. Inspection of Steel Frame Joint Details for Compliance with Approved Construction Documents	○	●
□	5. Automatic end-weld stud shear connectors	○	●
	B. CONCRETE		
■	1. Concrete Placement	●	○
□	2. Inspection of reinforcing steel & placement	○	●
■	3. Inspection of anchors cast in concrete	○	●
□	4. Precast concrete attachments & inserts	○	●
□	5. Erection of precast concrete members	○	●
	C. WOOD		
□	1. Verify grade and thickness of sheathing	○	●
□	2. Verify nominal size of framing members at adjoining panel edges	○	●
□	3. Verify nail diameter and length, number of fastener lines, spacing between fasteners in each line and at edge margins	○	●
□	4. Verify positive connection of wood members supporting balcony or deck connections to exterior walls prior to concealment	○	●
	D. MASONRY PLACEMENT & GROUTING	○	●
	Note: refer to TMS 602-16 Tables 3 & 4		
□	1. Level 2 masonry inspection (Risk Categories I, II, III)		
□	2. Level 3 masonry inspection (Category IV, DSA, OSHPD)		
	E. SOIL		
□	1. Footing excavation	○	●
□	2. Pile/Pier foundation	●	○
■	3. Material verification below footing	○	●
■	4. Excavation verification to proper depth	○	●
□	5. Placement and compaction of controlled fill	●	○
□	6. Site preparation prior to placement of controlled fill	○	●
	F. POST INSTALLED ANCHORS		
■	1. Expansion anchor installation	○	●
■	2. Epoxy anchor installation	●	○

Expansion Anchors-Concrete:

1. Use Hilti Kwik Bolt-TZ2 Expansion Anchors as manufactured by Hilti Inc., Tulsa Oklahoma. ICC-ES Report No. ESR-4266 reissued December 2021.
2. Installation of anchors shall be in accordance with the manufacturer's recommendations, ICC-ES Report, and these notes.
3. Special inspection is required in accordance with the 2022 CBC Sections 1705A.1.1.3 and 1910A.5. Special inspector must verify product, expiration date, concrete type and strength, anchor diameter and steel grade, compliance of drill bit, hole diameter and location, cleanliness of hole and anchor, and anchor embedment.
4. Each anchor type (loaded in either pullout or shear) shall be torque tested in accordance with CBC Section 1910A.5 to the appropriate test load shown in the table. If any anchor fails testing, all anchors of the same type not previously tested shall be tested until 20 consecutive anchors pass, then initial testing frequency may be resumed.
5. When installing anchors in existing concrete do not cut or damage existing reinforcing bars. Locate existing reinforcing bars with pachometer or x-ray if required.
6. The testing of the anchors shall be done by the Testing Laboratory and a report of the test results shall be submitted to the Building Dept. and Architect/Structural Engineer.
7. Anchors installed up into the bottom of metal deck with concrete fill shall be installed in the center of the low flute of the decking. The decking shall have a minimum thickness of 20 gauge. The minimum depth of embedment above the top of the deck shall be 1½". The effective depth of embedment is considered to be one-third of the metal deck height plus the depth of embedment above the top of the deck. There shall be a minimum concrete cover of 1" between the top surface of the concrete and the end of the bolt.

Normal Weight Concrete Anchors
f'c = 3000 psi
Hilti Kwik Bolt-TZ2 Expansion Anchors

Anchor Diameter	Embedment Effective/Nominal u.n.o.	Carbon Steel Anchors Installation Torque Torque Test Load (ft-lbs)	Stainless Steel Anchors Installation Torque Torque Test Load (ft-lbs)
⅜"	2" / 2½"	30	30
½"	3¼" / 3¾"	50	40
⅝"	4" / 4½"	40	60
¾"	4¾" / 5½"	110	125

Abbreviations

addl	Additional
alt	Alternate
AISC	American Institute of Steel Construction
APA	American Plywood Association
ASTM	American Society for Testing and Materials
AWS	American Welding Society
AB	Anchor bolt
&	And
arch	Architect/Architectural
@	At
b.o.	Bottom of
bm	Beam
brg	Bearing
btr	Better
btwn	Between
blkg	Blocking
B.S.	Both sides
bott	Bottom
BN	Boundary nail
clg	Ceiling
cc	Center to center
℄	Center line
clr	Clear
col	Column
CP	Complete Penetration
conc	Concrete
CMU	Concrete masonry unit
conn	Connection
CJ	Construction Joint
cont	Continuous
csk	Countersink
CTJ	Control Joint
DL	Dead Load
det	Detail
diag	Diagonal
dia	Diameter
do	Ditto
D.F.	Douglas Fir
dbl	Double
dn	Down
dwg	Drawing
ea	Each
E.F.	Each Face
embed	Embedment
EN	Edge Nail
E.W.	Each Way
elev, el	Elevation
eq	Equal
equip	Equipment
(e)	Existing
EJ	Expansion Joint
FC	Face of Concrete
FB	Face of Block
FM	Face of Masonry
FP	Face of Plywood/Sheathing
FS	Face of Stud
fin	Finish
F.F.	Finish floor
F.G.	Finish grade
flr	Floor
ftg	Footing
fnd	Foundation
f.o.	Face of
frmg	Framing
galv	Galvanized
ga	Gauge
glb	Glued-laminated beam
g.l.	Grid Line
hgr	Hanger
hdr	Header
ht	Height
HSB	High strength bolt
HSS	Hollow Steel Section
hk	Hook
horiz	Horizontal
i.d.	Inside diameter
int	Interior
inv	Inverted
jst	Joist
jh	Joist hanger
LS	Lag screw
lt. wt.	Light weight
LL	Live Load
LLH	Long leg horizontal
LLV	Long leg vertical
LVL	Laminated Veneer Lumber
MB	Machine bolt
mfr	Manufacturer
max	Maximum
mech	Mechanical
MI	Malleable iron
min	Minimum
misc	Miscellaneous
mtl.	Metal
N.I.C.	Not in contract
(n)	New
nts	Not to scale
#	Number or pounds
o/	Over
oc	On center
OWJ	Open web joist
opng	Opening
opp	Opposite
O.H.	Opposite Hand
o.d.	Outside diameter
PP	Partial penetration
pc	piece
ℙ	Plate
ply, plywd	Plywood
pcf	Pounds per cubic foot
psf	Pounds per square foot
psi	Pounds per square inch
PAF	Powder Actuated Fasteners
PTDF	Pressure Treated Douglas Fir
r, rad	Radius
RDWD	Redwood
reinf	Reinforcing
req'd	Required
rf	Roof
R.O.	Rough opening
Φ	Round or diameter
sched	Schedule
S.A.D.	See architectural drawings
S.E.D.	See electrical drawings
S.M.D.	See mechanical drawings
SMS	Sheet Metal Screws
SDS	Simpson Strong-Drive Screw
SDSTS	Self drilling self tapping screw
SC	shear connector ¾"Φ u.n.o.)
shtg	Sheathing
sht	Sheet
SMS	Sheet metal screw
sim	Similar
s.o.g.	Slab on grade
#	square
stagg	Staggered
std	Standard
stl	Steel
sstl	Stainless Steel
stfnr	Stiffener
struct	Structural
SP	structural plywood
SPEN	structural plywood edge nailing
symm	Symmetrical
TN	Toe nail
t&b	Top & bottom
t.o.c.	Top of concrete
t.o.f.	Top of framing
t.o.℘	Top of plate
t.o.s.	Top of Steel
t.o.w.	Top of Wall
t&g	Tongue & Groove
TS	Tube Steel
typ	Typical
u.n.o.	Unless noted otherwise
vert	Vertical
v.i.f.	Verify in field
w/	With
w/in	Within
w/o	Without
WS	Wood screw
W.P.	Working point
WHS	Welded headed studs
WWF	Welded wire fabric
WCLIB	West Coast Lumber Inspection Bureau

Powder Actuated Fasteners (Shot Pins) - Hilti

1. These notes govern all conditions called out on the plans as "PAF" or "shot pins", unless noted otherwise.
2. Installation, testing & inspection of all PAF's shall be in accordance with the applicable evaluation report, these plans, and any project specifications.
3. PAF's specified in these notes shall be used for dry, interior applications only.
4. All PAF's shall be manufactured by Hilti, Inc. Tulsa, Oklahoma in accordance with the ICC evaluation report referenced below.

Connected Material	Base Material	Base Material Thickness, 't'	Minimum Penetration into Base Material (f)	Hilti Fastener	Evaluation Report (Issue Date)
Metal Decking	Steel (all grades)	⅛" ≤ 't' < ⅜"	Full	X-HSN24 (e)	ESR-2197 (11/2022)
		¼" ≤ 't' < ½"	Full	X-ENP-19 L15	
		½" & thicker	½"		
Cold Formed Steel (Light Gauge) & Non-Preservative Treated Wood	Steel (all grades)	3/16" ≤ 't' < ½"	Full	X-U w/ P8 washer	ESR-2269 (06/2022)
		½" & thicker	½"		
	Normal Weight Concrete (including concrete fill over metal decking) (a)	3x penetration min	1"		
	CMU (grouted) (b) (c)				
2x Preservative Treated Wood	Concrete (d)	4½" min	1⅜"	X-CP 72	ESR-2379 (08/2023)

Table Footnotes:

(a) 3" minimum edge distance & 4" minimum spacing required. Installations in concrete over metal deck may be installed either from underneath through the metal deck or from above directly into the concrete. For fasteners into the bottom of metal deck, spacing parallel to the deck flutes shall be 5.1" minimum.
(b) 4" minimum edge distance, and no more than one fastener shall be located in any given cell.
(c) Fasteners installed in the face of CMU shall be installed 1" minimum away from vertical mortar joints. At bed joints, fasteners shall not be spaced closer than 8"cc and must be installed a minimum of 8" from the end of the wall.
(d) 1¾" minimum concrete edge distance required. Locate fastener 6" from ends of sill plates.
(e) Full penetration means the entire length of the tapered tip shall penetrate completely through the base material.

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

BEVIER STRUCTURAL ENGINEERING INC.
2479 Sunrise Blvd.
Gold River, CA 95670
Tel: (916) 631-3030
Fax: (916) 631-8996
Web: www.bevier.net
Bevier Job No:24021

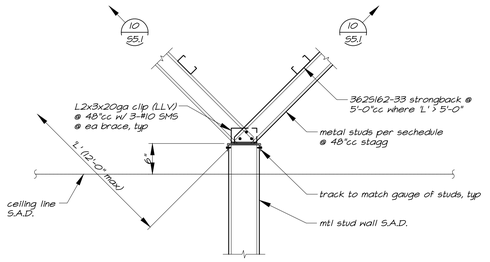
REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. BEVIER
STRUCTURAL
STATE OF CALIFORNIA
Electronically Signed On: 2/21/24

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

GENERAL NOTES

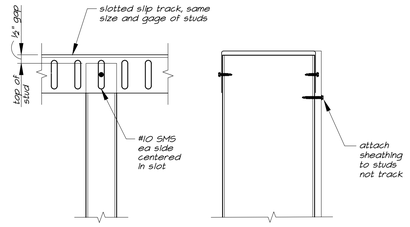
REVISIONS

DATE	JANUARY 11, 2024
SCALE	AS NOTED
DRAWN BY	JW
JOB NO.	22-19
SHEET	S1.1



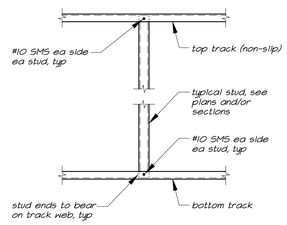
10 / 5I.2 Typical Partial Height Wall Bracing

Brace Schedule	
Brace Length	Metal Stud Size
0' to 12'-0"	3625162-33
12'-0" to 18'-6"	4005162-33



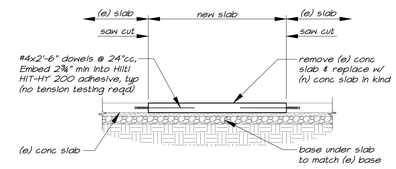
Notes:
1. For use at interior metal stud walls u.n.o.
2. See other detail this sheet for attachment of track to structure.
3. See architectural drawings and Manufacturer UL listing for required detailing at fire rated walls

11 / 5I.2 Detail 3"=1'-0"



Note: Metal tracks shall be the same gauge as framing, unless noted otherwise, with a minimum flange width of 1¼".

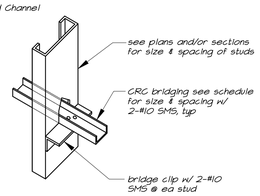
12 / 5I.2 Typical Stud to Track Connection



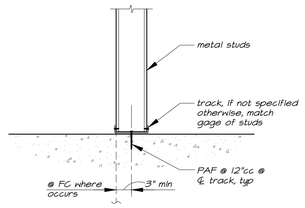
13 / 5I.2 Typical Slab Infill

Bridging in Punch-Outs		
Stud Size	Bridging Member	Bridge Clip
6"	CRC-1½"x16ga @ 4'-0"cc max	1½"x2"x16ga x length to be ¼" less than stud width LLH typ
8"		

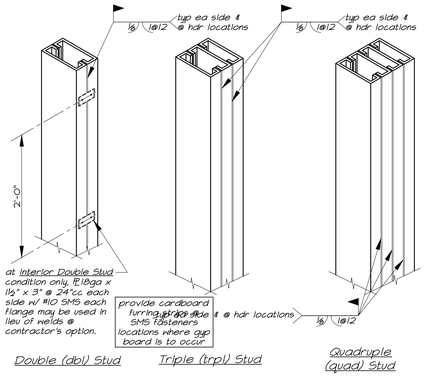
Note:
1. CRC = Cold Rolled Channel



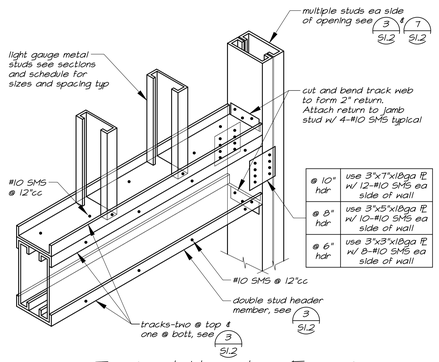
5 / 5I.2 Typical Stud Bridging



6 / 5I.2 Typ Anchorage to Concrete

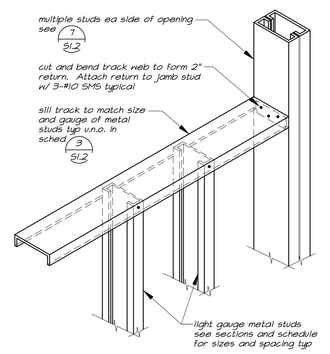


7 / 5I.2 Typ Multiple Stud Connection

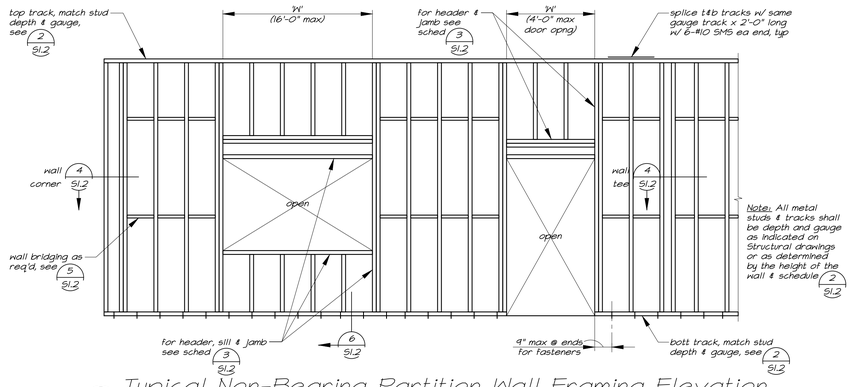


@ 10" hdr	use 3"x7"x18ga TP. w/ 12-#10 SMS ea side of wall
@ 8" hdr	use 3"x5"x18ga TP. w/ 10-#10 SMS ea side of wall
@ 6" hdr	use 3"x3"x18ga TP. w/ 8-#10 SMS ea side of wall

8 / 5I.2 Typical Header Framing



9 / 5I.2 Typical Sill Framing



1 / 5I.2 Typical Non-Bearing Partition Wall Framing Elevation

Depth	Gage	Designation*	Height	
			@ 16"cc	@ 24"cc
3⅝"	20	3625162-33	17'-1"	14'-11"
3⅝"	18	3625162-43	18'-7"	16'-3"
3⅝"	16	3625162-54	19'-11"	17'-5"
3⅝"	14	3625162-68	21'-4"	18'-7"
4"	20	4005162-33	18'-11"	16'-6"
4"	18	4005162-43	20'-7"	18'-0"
4"	16	4005162-54	22'-1"	19'-3"
4"	14	4005162-68	23'-8"	20'-8"
6"	20	6005162-33	26'-0"	22'-8"
6"	18	6005162-43	28'-4"	24'-9"
6"	16	6005162-54	30'-4"	26'-6"
6"	14	6005162-68	32'-7"	28'-5"
8"	18	8005162-43	35'-8"	31'-1"
8"	16	8005162-54	38'-4"	33'-6"
8"	14	8005162-68	41'-1"	35'-11"

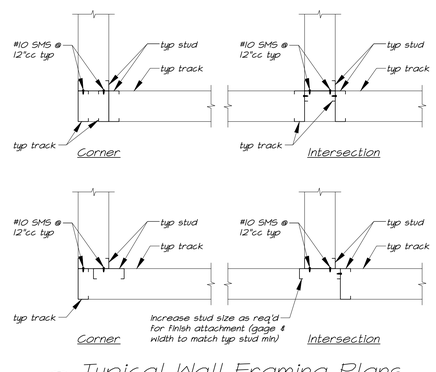
Notes:
1. Studs shall be depth as indicated on Arch drawings and gauge as determined by height of wall and the schedule above.
2. For typical wall framing conditions, see elevation 1 / 5I.2
3. Designation conforms to Steel Stud Manufacturers Association standards.
4. 3⅝" metal stud walls to be 20ga u.n.o.

2 / 5I.2 Interior Metal Stud Partitions
Maximum Height for Metal Studs with Deflection Limit L/240 - Non Bearing

'W' Opening width max	7 / 5I.2 Required jamb stud	8 / 5I.2 Required hdr section	9 / 5I.2 Required sill section
4'-0" max	dbl 3625137-43	dbl 4005137-43 w/ 4007125-43 t&b	3627125-43
5'-0" max	dbl 3625137-43	dbl 4005137-54 w/ 3627125-43 t&b	3627125-54
12'-0" max	trpl 3625162-54	dbl 6005162-54 w/ 3627125-54 t&b	3627125-54

Schedule Notes:
1. The requirements of this schedule shall govern unless specifically detailed or noted otherwise.
2. Metal stud section properties shall conform to the Steel Stud Manufacturer's Association Product Catalog (SSMA) as specified in the Lightgauge Steel notes.
3. All header members shall be un-punched.
4. At interior non-bearing conditions, track width @ headers and sills shall match depth of studs as specified in the architectural drawings. Flange length & ga shall match this table.
5. At spans over 12'-0", provide diagonal bracing of headers/sills to structural framing @ 4'-0"cc max per sections. ('W' = 4'-0" max @ these locations)
6. Maximum width shown in table is either the width between the jamb studs or between diagonal bracing as shown in note #5 above (where diag bracing occurs.)

3 / 5I.2 Interior Wall Header Schedule



4 / 5I.2 Typical Wall Framing Plans

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

BEVIER
2479 Sunrise Blvd.
Gold River, CA 95670
Tel: (916) 631-3030
Fax: (916) 631-8996
Web: www.bevier.net
Bevier Job No:24021

REGISTERED PROFESSIONAL ENGINEER
WILLIAM BEVIER
No. [illegible]
STRUCTURAL
STATE OF CALIFORNIA
Electronically Signed On: 2/21/24

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

TYPICAL DETAILS

REVISIONS

DATE	JANUARY 11, 2024
SCALE	AS NOTED
DRAWN BY	JW
JOB NO.	22-19
SHEET	S1.2

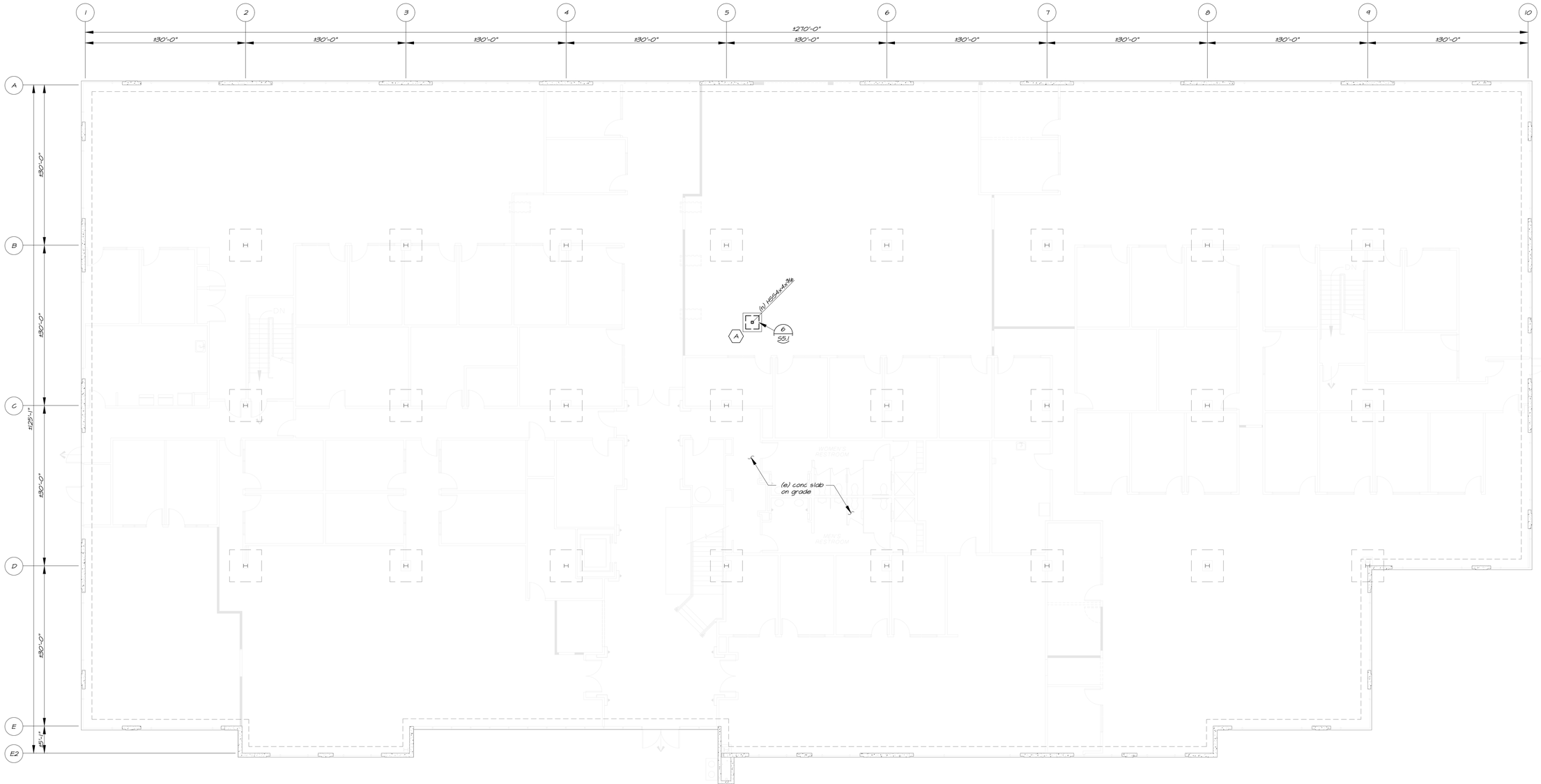
Footing Schedule

(1) S2.1

Mark	Size	min depth (thickness)	Reinforcing
(A)	2'-6" sq	18"	3-#5 ea way @ bott

Foundation Notes

1. Site preparation and building pad construction shall be done in accordance with the recommendations in the 2022 California Building Code (CBC).
2. Verify all dimensions with architectural drawings. Notify Architect immediately of any discrepancies for resolution prior to proceeding.
3. Dimensions are to face of concrete (FC) or column centerlines, typical u.n.o.
4. Spread Footings are centered on columns, typical u.n.o.
5. Top of concrete slab = reference elevation +0'-0".
6. Provide 3" concrete cover minimum @ base ft., anchor bolts, and columns typical.
7. (X) Indicates footing type, see schedule
8. Indicates (e) WF column, u.n.o.
9. Indicates (n) HSS column, size indicated on plan
10. Indicates (e) tilt-up conc wall



A S2.1 (e) Foundation Plan
1/8"=1'-0"

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

BEVIER STRUCTURAL ENGINEERING, INC.
2479 Sunrise Blvd.
Gold River, CA 95670
Tel: (916) 631-3030
Fax: (916) 631-8996
Web: www.bevier.net
Bevier Job No:24021

REGISTERED PROFESSIONAL ENGINEER
WILLIAM O. BEVIER
No. 2617
STRUCTURAL
STATE OF CALIFORNIA

Electronically Signed On: 2/21/24

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

FOUNDATION PLAN

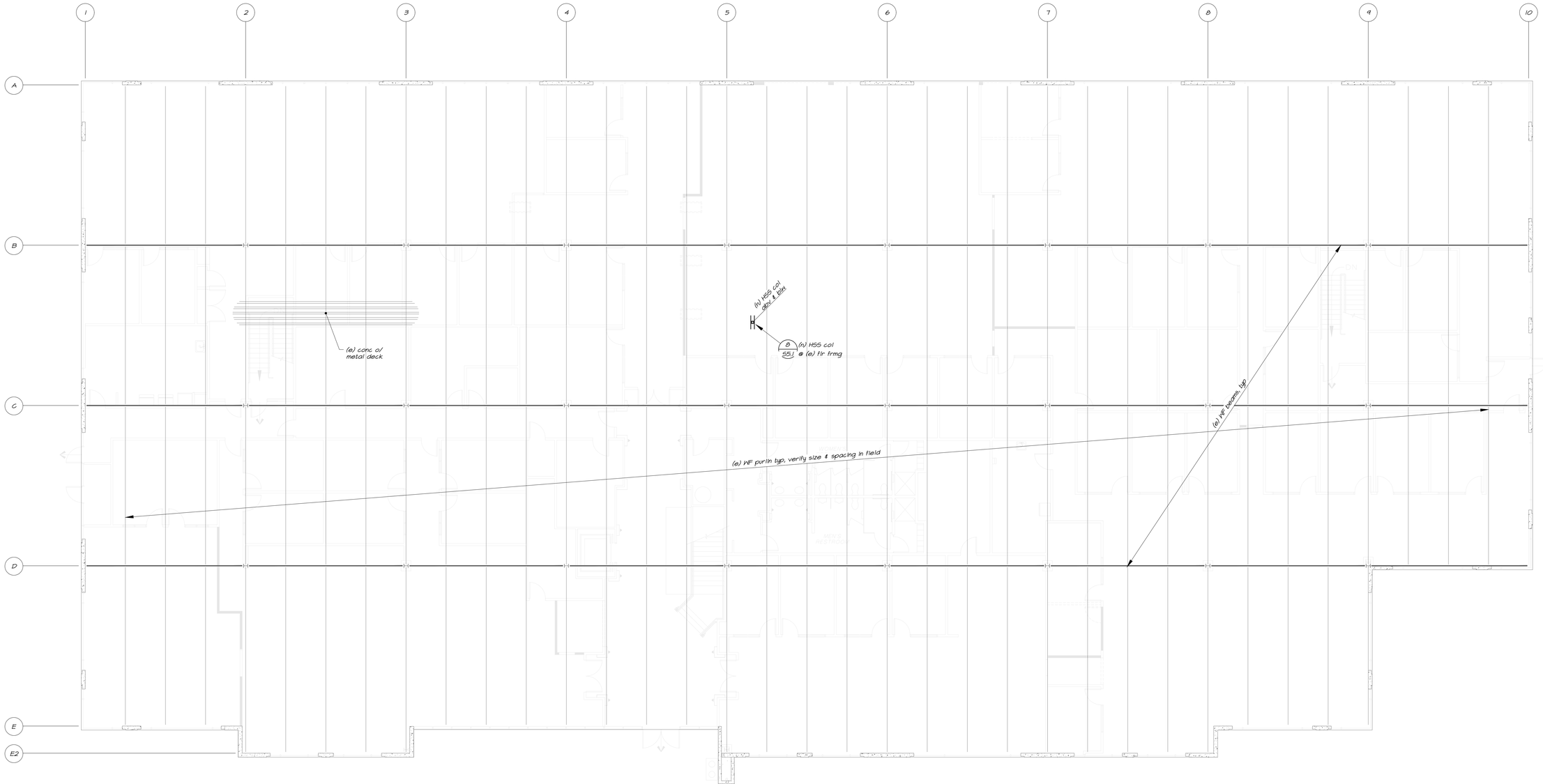
REVISIONS

DATE	JANUARY 11, 2024
SCALE	AS NOTED
DRAWN BY	JW
JOB NO.	22-19
SHEET	

S2.1

Floor Framing Notes

1. Indicates (e) WF column
2. Indicates (n) HSS column. See Foundation Plan for size.
3. Indicates span direction of metal deck
4. Indicates (e) tilt-up concrete wall



A/S2.2 (e) Floor Framing Plan

1/8"=1'-0"

North

GRA architecture

205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

BEVIER STRUCTURAL ENGINEERING, INC.
2479 Sunrise Blvd.
Gold River, CA 95670
Tel: (916) 631-3030
Fax: (916) 631-8996
Web: www.bevier.net
Bevier Job No:24021

REGISTERED PROFESSIONAL ENGINEER
WILLIAM O. BEVIER
No. 2617
STRUCTURAL
STATE OF CALIFORNIA

Electronically Signed On: 2/21/24

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

FLOOR FRAMING PLAN

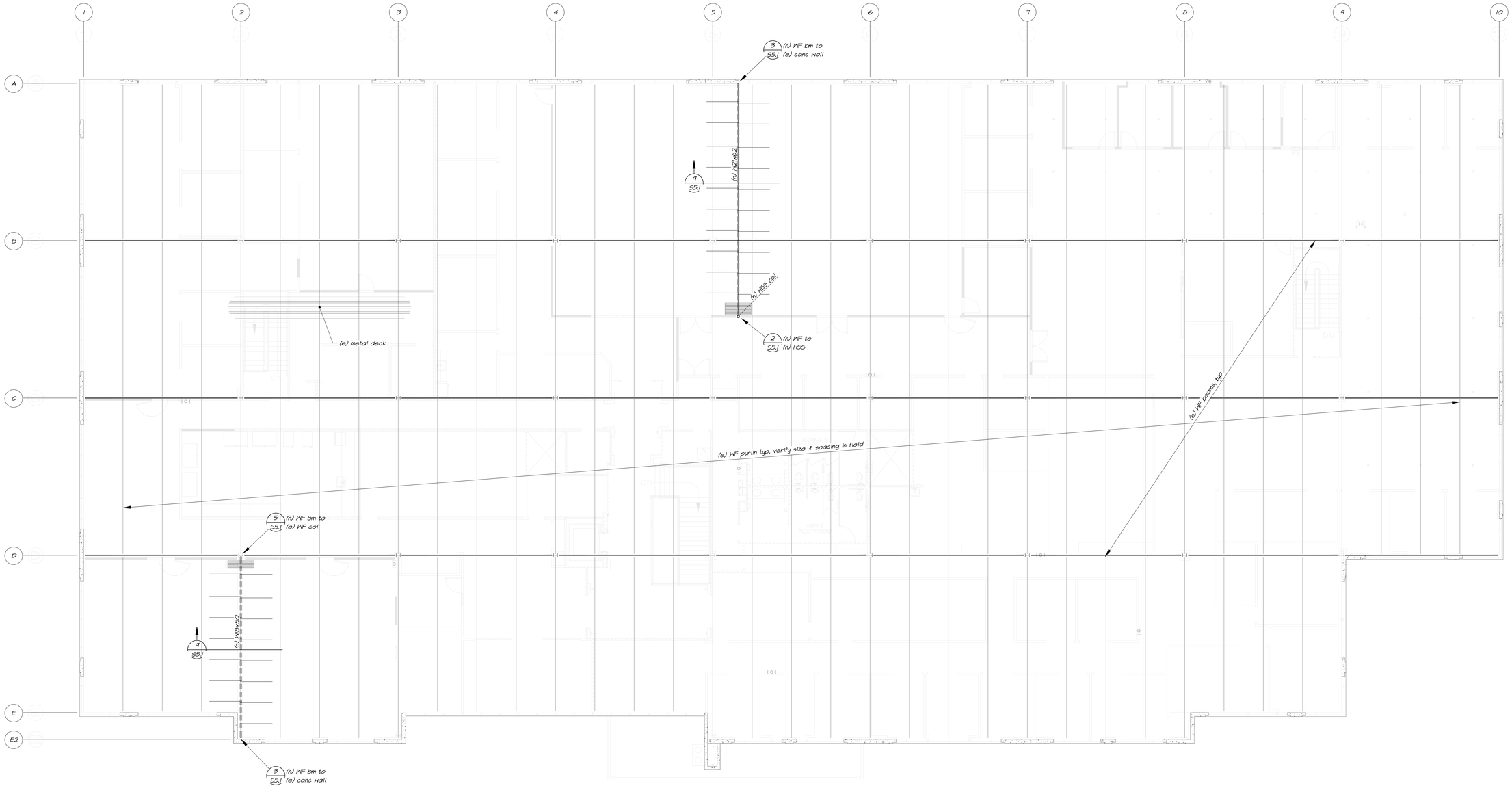
REVISIONS

DATE	JANUARY 11, 2024
SCALE	AS NOTED
DRAWN BY	JW
JOB NO.	22-19
SHEET	

S2.2

Roof Framing Notes

1. Indicates (e) WF column
2. Indicates (n) HSS column. See Foundation Plan for size.
3. Indicates span direction of metal deck
4. Indicates (e) tilt-up concrete wall



A 52.3 (e) Roof Framing Plan

1/8"=1'-0"

North

GRA architecture

205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

BEVIER STRUCTURAL ENGINEERING, INC.
2479 Sunrise Blvd.
Gold River, CA 95670
Tel: (916) 631-3030
Fax: (916) 631-8996
Web: www.bevier.net
Bevier Job No:24021

REGISTERED PROFESSIONAL ENGINEER
WILLIAM D. BEVIER
No. 2617
STRUCTURAL
STATE OF CALIFORNIA

Electronically Signed On: 2/21/24

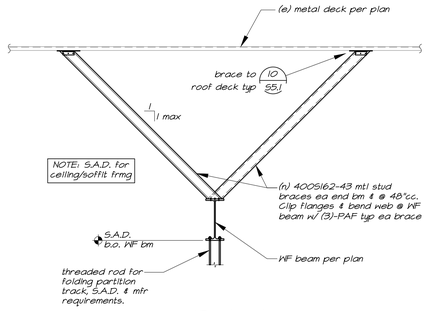
VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

ROOF FRAMING PLAN

REVISIONS

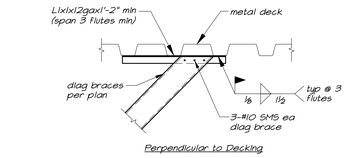
DATE	JANUARY 11, 2024
SCALE	AS NOTED
DRAWN BY	JW
JOB NO.	22-19
SHEET	

S2.3

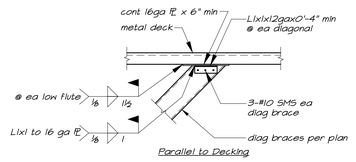


9 55.1 Detail

½"=1'-0"



Perpendicular to Decking

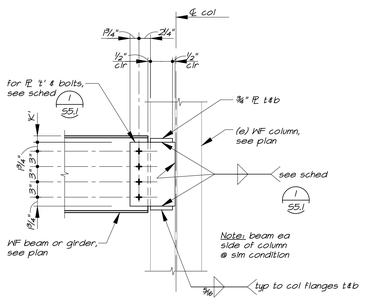


Parallel to Decking

Diagonal Bracing to Roof Structure

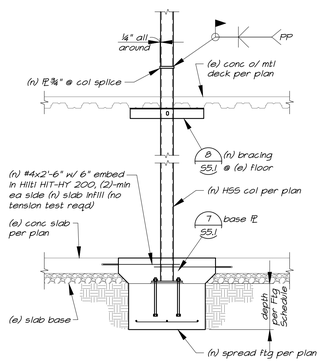
10 55.1 Detail

1"=1'-0"



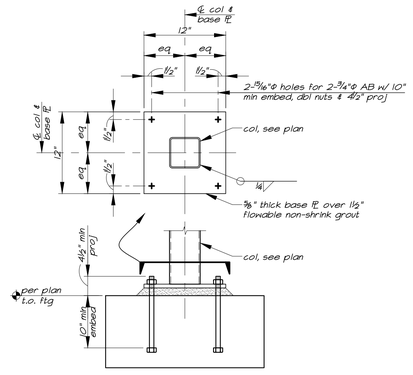
Beam to WF Column Connection

5 55.1 — 1"=1'-0" column web



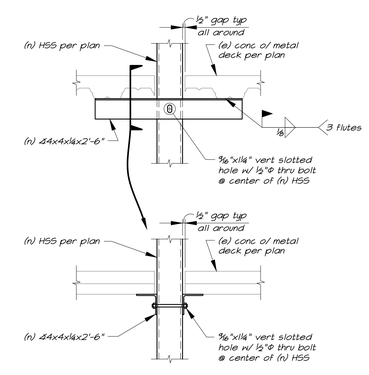
6 55.1 Detail

½"=1'-0"



7 55.1 Base PL

1"=1'-0"



8 55.1 Detail

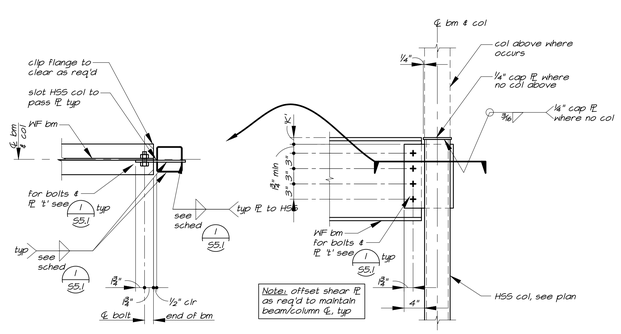
1"=1'-0"

bm size	No. & Dia. A325-N Bolts per row, u.n.o.	shear PL thickness	W
C6, C8 & C10	2 - ⅞"ø	¼"	¼"
W8 & W10	2 - ⅞"ø	¼"	¼"
W12 & W14	3 - ⅞"ø	5/16"	¼"
W16	4 - ⅞"ø	⅜"	¼"
W18	5 - ⅞"ø	⅜"	¼"
W21	5 - ⅞"ø	⅜"	5/16"

Note:
1. Use A325-N bolts at connections, typ.

Connection Schedule

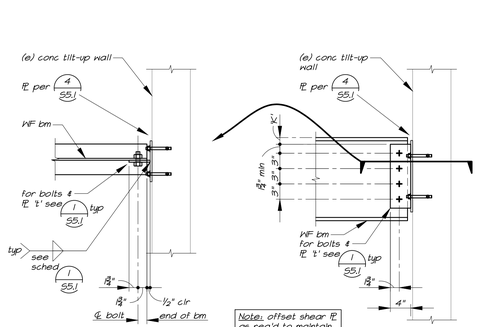
1 55.1 — n.t.s.



Plan Elevation

Beam to Column Connection

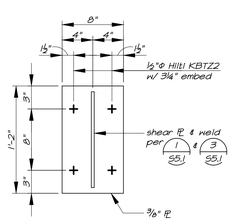
2 55.1 — 1"=1'-0" one or multiple sides



Plan Elevation

Beam to (e) Wall Connection

3 55.1 — 1"=1'-0" one or multiple sides



4 55.1 Detail

1½"=1'-0"

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

BEVIER STRUCTURAL ENGINEERING, INC.
2479 Sunrise Blvd.
Gold River, CA 95670
Tel: (916) 631-3030
Fax: (916) 631-8996
Web: www.bevier.net
Bevier Job No:24021

REGISTERED PROFESSIONAL ENGINEER
WILLIAM D. BEVIER
No. 2617
STRUCTURAL
STATE OF CALIFORNIA

Electronically Signed On: 2/21/24

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

DETAILS

REVISIONS

DATE	JANUARY 11, 2024
SCALE	AS NOTED
DRAWN BY	JW
JOB NO.	22-19
SHEET	

S5.1

NEW VAV BOX SCHEDULE

SYMBOL	MANUFACTURER	MODEL	SERVED BY	INLET SIZE	MAX. CFM	MIN. CFM	COIL ROWS	GPM	EWT	MAX. WPD	MBH	LAT	VALVE (TYPE)	MAX. APD (IN. WG.)	UNIT WEIGHT	REMARKS
VAV 2-6	TITUS	DESV	AHU-1	9	850	350	2	2.0	180	0.47	22.7	--	2-WAY	0.27	25 LBS	--
VAV 2-7	TITUS	DESV	AHU-1	9	750	250	2	2.0	180	0.47	16.4	--	2-WAY	0.24	25 LBS	--
VAV 2-23	TITUS	DESV	AHU-2	14	2000	750	2	2.0	180	0.39	41.8	--	2-WAY	0.41	40 LBS	--

MECHANICAL ABBREVIATIONS

AAV	AUTOMATIC AIR VENT
ABV	ABOVE
ABC, OH	ABOVE CEILING, OVERHEAD
AC	AIR CONDITIONING
AD	ACCESS DOOR
ADA	AMERICANS W/ DISABILITIES ACT
AE	AIR EXTRACTOR
AFF	ABOVE FINISHED FLOOR
AL	ACOUSTICALLY LINED
AHU	AIR HANDLING UNIT
APD	AIR PRESSURE DROP
BHP	BRAKE HORSEPOWER
BOD	BOTTOM OF DUCT
BR	BRANCH
BTU	BRITISH THERMAL UNIT
BTUH	BTU PER HOUR
CAV	CONSTANT AIR VOLUME
CD	CONDENSATE DRAIN
CFM, f	CUBIC FEET OF AIR PER MINUTE
CFS	CUBIC FEET PER SECOND
CL	CENTERLINE
CNDL	CONDENSATE (LOW PRESSURE)
CO	CLEANOUT
CONC.	CONCRETE
CONN.	CONNECT
CR	CONDENSATE RETURN (STEAM)
CS	CURRENT SENSOR
CU	CONDENSING UNIT
CU FT	CUBIC FEET
CU IN	CUBIC INCHES
CVB	CONSTANT VOLUME BOX
CW	COLD WATER
DB	DRY BULB
DF	DOUGLAS FIR
DIA, ø	DIAMETER
DSP	DUCT STATIC PRESSURE SENSOR
EA, OA, RA, SA	EXHAUST, OUTSIDE, RETURN & SUPPLY AIR
E.C.	ELECTRICAL CONTRACTOR
ESP	EXTERNAL STATIC PRESSURE
EWT	ENTERING WATER TEMPERATURE
FA	FACE AREA (SQUARE FEET)
FC	FLEXIBLE CONNECTION
FLA	FULL LOAD AMPS
FPI	FINS PER INCH
FPM	FEET PER MINUTE
GALV.	GALVANIZED
GA	GAUGE
GC	GENERAL CONTRACTOR
GSM	GALVANIZED SHEET METAL
HP	HORSE POWER
HWS	HOT WATER SUPPLY
HWR	HOT WATER RETURN
HZ	FREQUENCY (HERTZ)
LBS	POUNDS
LRA	LOCKED ROTOR AMPS
LWT	LEAVING WATER TEMPERATURE
MAV	MANUAL AIR VENT
MAX	MAXIMUM
MBH	BTU PER HOUR (THOUSAND)
MC	MECHANICAL CONTRACTOR
MIN	MINIMUM
MPS	MEDIUM PRESSURE STEAM
(N) (E)	NEW, EXISTING
N.C.	NORMALLY CLOSED
NEG	NEGATIVE
NIC	NOT IN CONTRACT
N.O.	NORMALLY OPEN
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OP	OPERATING
PH	PHASE
POC	POINT OF CONNECTION
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTDF	PRESSURE TREATED DOUGLAS FIR
P&TRV	PRESSURE & TEMPERATURE RELIEF VALVE
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
(R) (D)	RISE, DROP
RD, OFL	ROOF DRAIN, OVERFLOW
REF	ROOF EXHAUST FAN
REQ'D	REQUIRED
RL	REFRIGERANT LIQUID
RPM	REVOLUTIONS PER MINUTE
RS	REFRIGERANT SUCTION
SAD	SEE ARCHITECTURAL DRAWINGS
SED	SEE ELECTRICAL DRAWINGS
SM	SHEET METAL
SMS	SHEET METAL SCREWS
SOV	SHUT OFF VALVE
SS	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWING
STL	STEEL
STMM	STEAM (MEDIUM PRESSURE)
TA, FA	TO ABOVE, FROM ABOVE
TB, FB	TO BELOW, FROM BELOW
TBR	TO BE REMOVED
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
THK	THICK
TR	TO REMAIN
TSP	TOTAL STATIC PRESSURE
TV	TURNING VANES
TYP	TYPICAL
UG, UF	UNDERGROUND, UNDER FLOOR
UON	UNLESS OTHERWISE NOTED
UTR	UP THROUGH ROOF
VAC	VOLTS ALTERNATING CURRENT
VFD	VARIABLE FREQUENCY DRIVE
VIF	VERIFY IN FIELD
WB	WET BULB
WG	WATER GAUGE
WOG	WATER OIL GAS PRESSURE RATING
WP	WATER PRESSURE
WPD	WATER PRESSURE DROP
WT, AT	WATERTIGHT, AIRTIGHT

COMPLIANCE NOTES

MECHANICAL AND PLUMBING EQUIPMENT SHALL CONFORM TO THE FOLLOWING AS STATED IN THE ENERGY EFFICIENCY STANDARDS, 2022.

1. BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE EFFICIENCY REQUIREMENTS AS PRESCRIBED IN SECTIONS:

   110.1 APPLIANCES REGULATED BY THE APPLIANCE EFFICIENCY STANDARDS:
   110.2 HVAC EQUIPMENT EFFICIENCY AND PACKAGED CONTROLS:
   110.3 SERVICE WATER HEATING EFFICIENCY AND CONTROLS:
   110.4 POOL AND SPA HEATING EFFICIENCY AND CONTROLS:
   110.5 RESTRICTIONS ON PILOT LIGHTS:

2. BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH SECTIONS.

   120.1 REQUIREMENTS FOR VENTILATION:
   120.2 REQUIRED CONTROLS FOR HVAC SYSTEMS:
   102.2 (H) DEMAND SHED CONTROLS.
   120.2 (I) ECONOMIZER FAULT DETECTION & DIAGNOSTIC.
   120.3 REQUIREMENTS FOR PIPE INSULATION:
   120.4 REQUIREMENTS FOR DUCT INSULATION:
   120.5 REQUIREMENTS FOR MECHANICAL SYSTEMS
   120.8 BUILDING COMMISSIONING
   120.9 REQUIREMENTS FOR COMMERCIAL BOILERS

APPLICABLE CODES

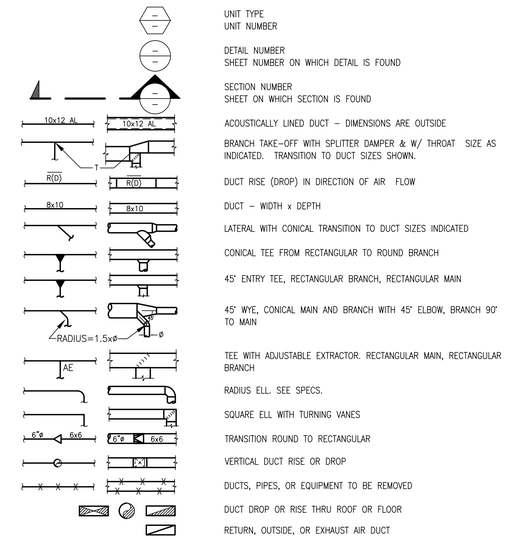
CODES:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

A) STATE OF CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, BUILDING STANDARDS:
   2022 EDITION OF THE CALIFORNIA BUILDING CODE.
   2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE.
   2022 EDITION OF THE CALIFORNIA MECHANICAL CODE.
   2022 EDITION OF THE CALIFORNIA PLUMBING CODE.
   2022 EDITION OF THE CALIFORNIA ENERGY CODE.

B) NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) LIFE SAFETY CODE, CR.

MECHANICAL LEGEND



- UNIT TYPE / UNIT NUMBER
- DETAIL NUMBER / SHEET NUMBER ON WHICH DETAIL IS FOUND
- SECTION NUMBER / SHEET ON WHICH SECTION IS FOUND
- ACOUSTICALLY LINED DUCT – DIMENSIONS ARE OUTSIDE
- BRANCH TAKE-OFF WITH SPLITTER DAMPER & W/ THROAT SIZE AS INDICATED. TRANSITION TO DUCT SIZES SHOWN.
- DUCT RISE (DROP) IN DIRECTION OF AIR FLOW
- DUCT – WIDTH x DEPTH
- LATERAL WITH CONICAL TRANSITION TO DUCT SIZES INDICATED
- CONICAL TEE FROM RECTANGULAR TO ROUND BRANCH
- 45° ENTRY TEE, RECTANGULAR BRANCH, RECTANGULAR MAIN
- 45° WYE, CONICAL MAIN AND BRANCH WITH 45° ELBOW, BRANCH 90° TO MAIN
- TEE WITH ADJUSTABLE EXTRACTOR. RECTANGULAR MAIN, RECTANGULAR BRANCH
- RADIUS ELL. SEE SPECS.
- SQUARE ELL WITH TURNING VANES
- TRANSITION ROUND TO RECTANGULAR
- VERTICAL DUCT RISE OR DROP
- DUCTS, PIPES, OR EQUIPMENT TO BE REMOVED
- DUCT DROP OR RISE THRU ROOF OR FLOOR
- RETURN, OUTSIDE, OR EXHAUST AIR DUCT
- SUPPLY DUCT
- AD ACCESS DOOR
- AUTOMATIC CONTROL DAMPER
- MAD MANUAL AIR DAMPER
- VOLUME DAMPER WITH REMOTE BALANCING DEVICE
- F FIRE DAMPER
- FS FIRE SMOKE DAMPER
- SD SMOKE DETECTOR
- DSP DUCT STATIC PRESSURE SENSOR
- T STAT THERMOSTAT ,MOUNT ALL T-STAT AT MAX. 48" AFF
- H HUMIDISTAT OR HUMIDITY/TEMPERATURE SENSOR, AT 48" AFF
- HWS HOT WATER SUPPLY
- HWR HOT WATER RETURN
- HOT GAS LINE
- RL REFRIGERANT LIQUID
- RS REFRIGERANT SUCTION
- BALANCING VALVE
- BALL VALVE
- BUTTERFLY VALVE
- CHECK VALVE
- FLEXIBLE CONNECTION
- FLOW SENSOR
- GATE VALVE
- PETE'S PLUG
- SHUT OFF COCK
- PRESSURE GAUGE
- PRESSURE REDUCING VALVE
- REDUCER
- PRESSURE & TEMPERATURE RELIEF VALVE
- SHUT OFF VALVE
- SIGHT GLASS
- STRAINER
- STRAINER & DRAIN VALVE WITH HOSE FITTING
- SOLENOID VALVE
- THERMOMETER
- TWO WAY CONTROL VALVE
- THREE WAY CONTROL VALVE
- UNION

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

REGISTERED PROFESSIONAL ENGINEER — BRYANT J. PROVENCHER — No. M030446 Exp. 12/31/25 — MECHANICAL — STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

TURLEY & ASSOCIATES — MECHANICAL ENGINEERING GROUP, INC.
2431 Capitol Avenue
Sacramento, CA 95816
(916) 325-1000
FAX: (916) 325-1010
Email: office@turleymech.com

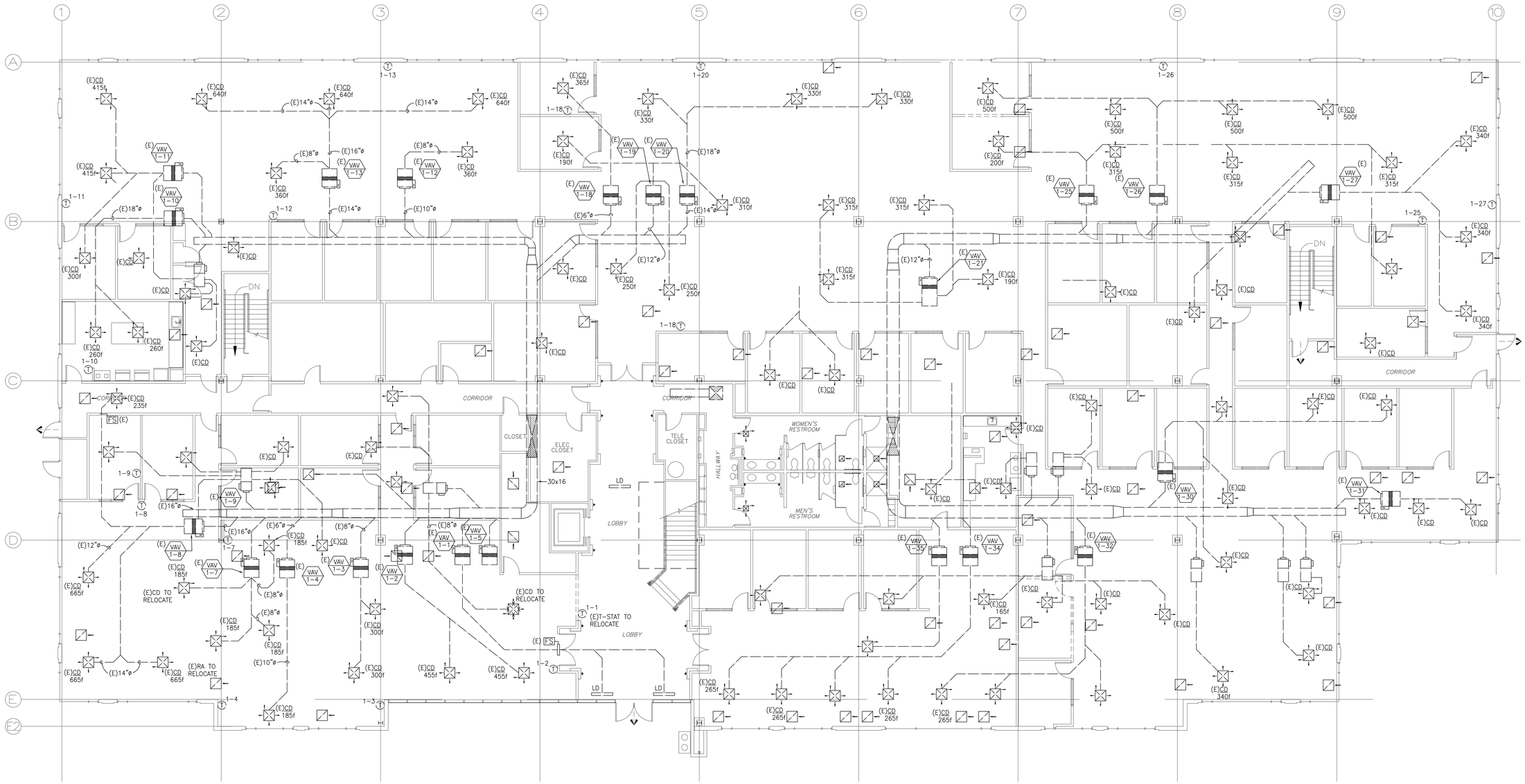
Project Engineer:	BP	Job Number:	24151
Project Manager:	TP	Plot Date: Feb 23, 2024 - 4:36pm	
Project Drafter:	LC	Login: LCox	

MECHANICAL LEGEND, SCHEDULES & NOTES

REVISIONS

DATE JANUARY 31, 2024
SCALE AS NOTED
DRAWN BY T&A
JOB NO. 22-19
SHEET

MO.1



A FIRST FLOOR – MECHANICAL DEMOLITION PLAN

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

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

REGISTERED PROFESSIONAL ENGINEER BRYAN J. PROVENCAL No. M030446 Exp. 12/31/25 MECHANICAL STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

TURLEY & ASSOCIATES | MECHANICAL ENGINEERING GROUP, INC.
2431 Capitol Avenue
Sacramento, CA 95816
(916) 325-1065
FAX: (916) 325-1015
Email: office@turleymech.com

Project Engineer:	BP	Job Number:	24101
Project Manager:	TF	Plot Date: Feb 23, 2024 - 4:36pm	
Project Drafter:	LC	Login: LCox	

MECHANICAL DEMOLITION FIRST FLOOR PLAN

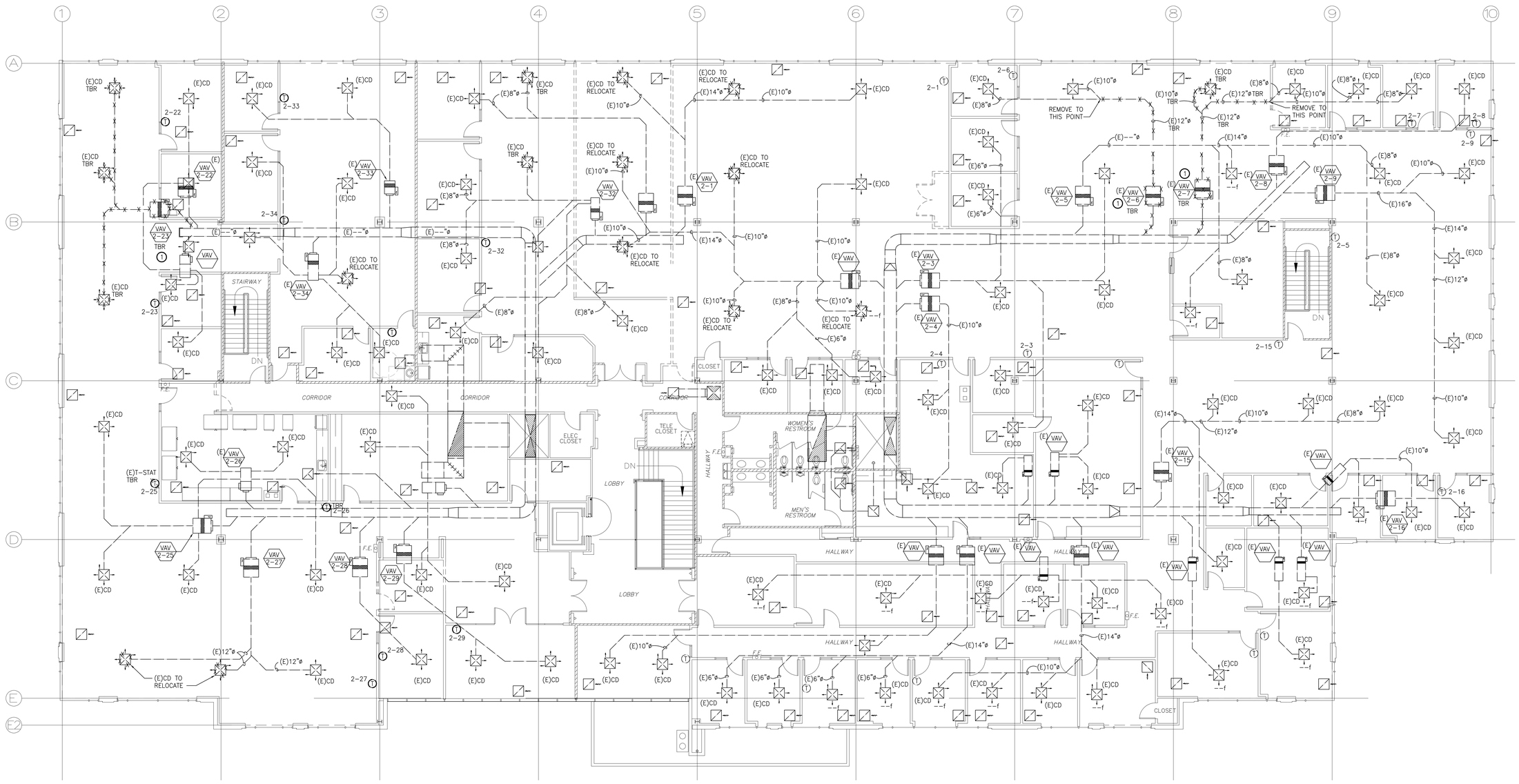
REVISIONS

DATE	JANUARY 31, 2024
SCALE	AS NOTED
DRAWN BY	T&A
JOB NO.	22-19
SHEET	

M1.1

GENERAL NOTES

1. DISCONNECT (E) HWS AND HWR PIPING FROM (E) REHEAT COIL. DISCONNECT (E) CONTROLS.



A SECOND FLOOR – MECHANICAL DEMOLITION PLAN

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

GRA architecture

205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

REGISTERED PROFESSIONAL ENGINEER
BRYANT J. PROVENCHER
No. M030446
Exp. 12/31/25
MECHANICAL
STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

TURLEY & ASSOCIATES
MECHANICAL ENGINEERING GROUP, INC.
2431 Capitol Avenue
Sacramento, CA 95816
(916) 325-1005
FAX: (916) 325-1075
Email: office@turleymech.com

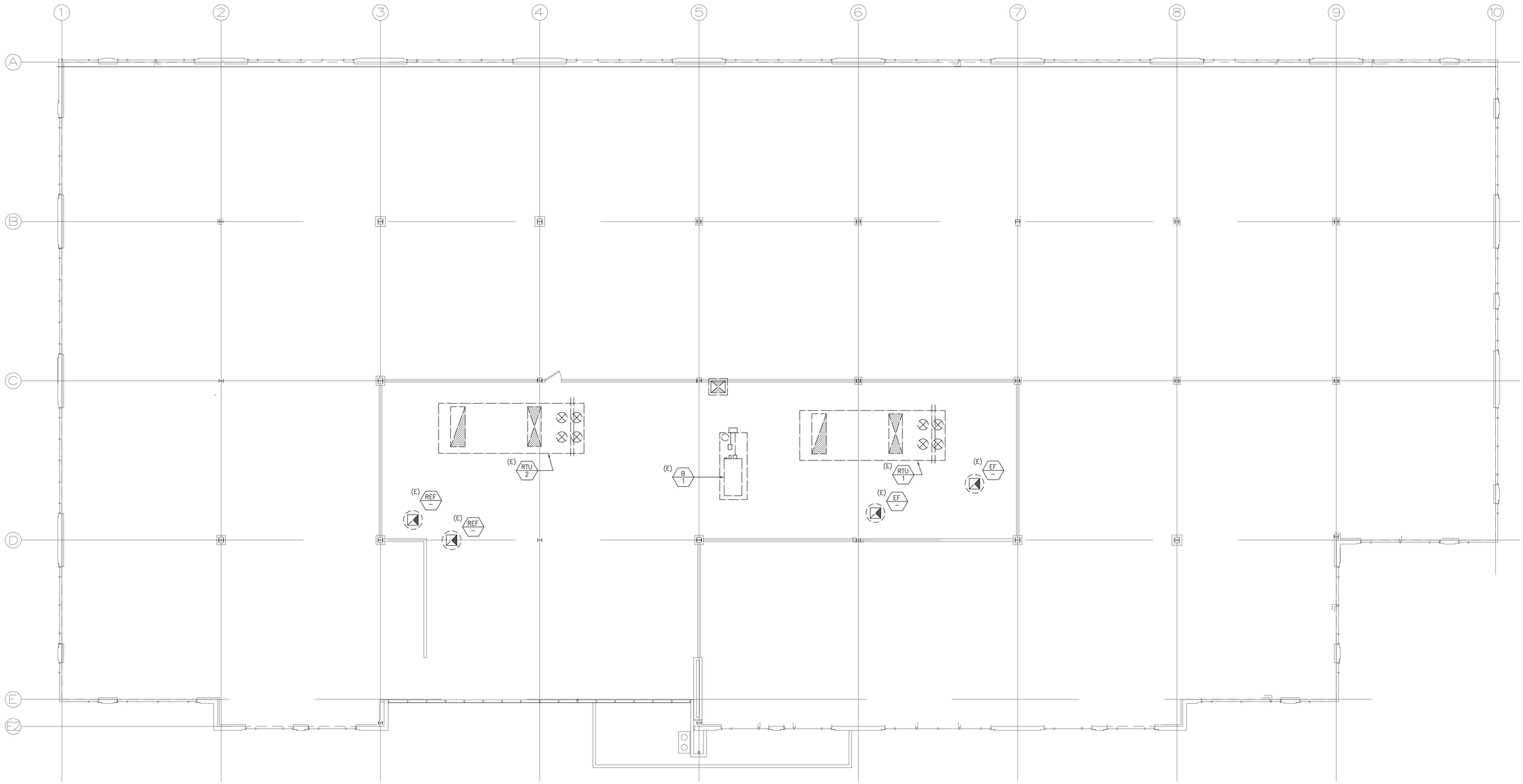
Project Engineer:	BP	Job Number:	24101
Project Manager:	TP	Plot Date: Feb 23, 2024 - 4:36pm	
Project Drafter:	LC	Login: LCox	

MECHANICAL DEMOLITION SECOND FLOOR PLAN

REVISIONS

DATE	JANUARY 31, 2024
SCALE	AS NOTED
DRAWN BY	T&A
JOB NO.	22-19
SHEET	

M1.2



A MECHANICAL ROOF PLAN
SCALE: 1/8" = 1'-0"

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

REGISTERED PROFESSIONAL ENGINEER
BRYAN J. PROVENCAL
No. M030446
Exp. 12/31/25
MECHANICAL
STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

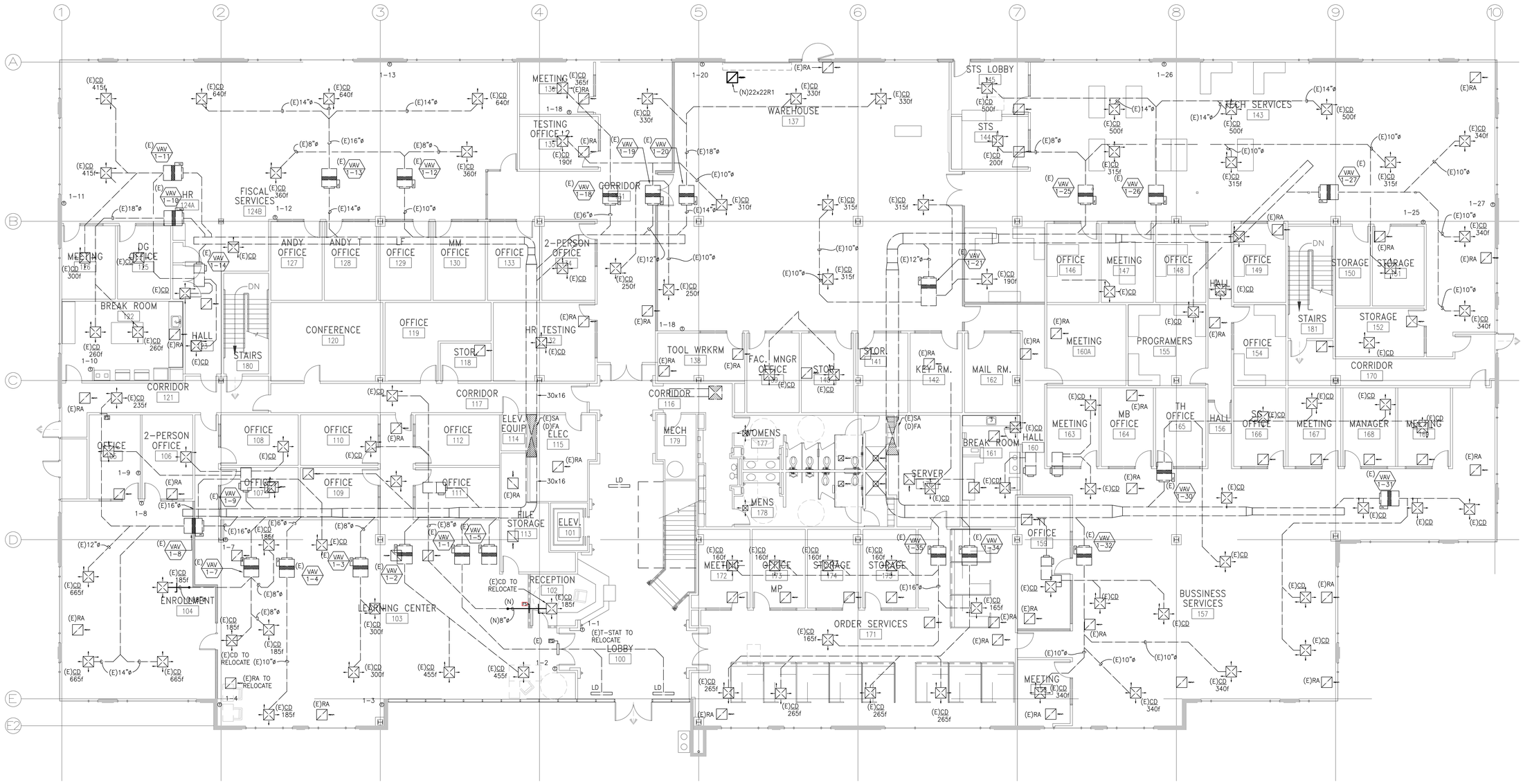
TURLEY & ASSOCIATES | MECHANICAL ENGINEERING GROUP, INC.
2431 Capitol Avenue
Sacramento, CA 95816
(916) 325-1065
FAX: (916) 325-1075
Email: office@turleymech.com

Project Engineer:	BP	Job Number:	24101
Project Manager:	TF	Plot Date: Feb 23, 2024 - 4:36pm	
Project Drafter:	LC	Login: LCox	

MECHANICAL ROOF PLAN

REVISIONS

DATE	JANUARY 31, 2024
SCALE	AS NOTED
DRAWN BY	T&A
JOB NO.	22-19
SHEET	M1.3



A FIRST FLOOR – NEW MECHANICAL PLAN

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

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

REGISTERED PROFESSIONAL ENGINEER BRYAN J. PROVENCAL No. M030446 Exp. 12/31/25 MECHANICAL STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

TURLEY & ASSOCIATES | MECHANICAL ENGINEERING GROUP, INC.
2401 Capitol Avenue
Sacramento, CA 95816
(916) 325-1065
FAX: (916) 325-1075
Email: office@turleymech.com

Project Engineer:	BP	Job Number:	24101
Project Manager:	TF	Plot Date: Feb 20, 2024 - 4:37pm	
Project Drafter:	LC	Login: LCox	

MECHANICAL FIRST FLOOR PLAN

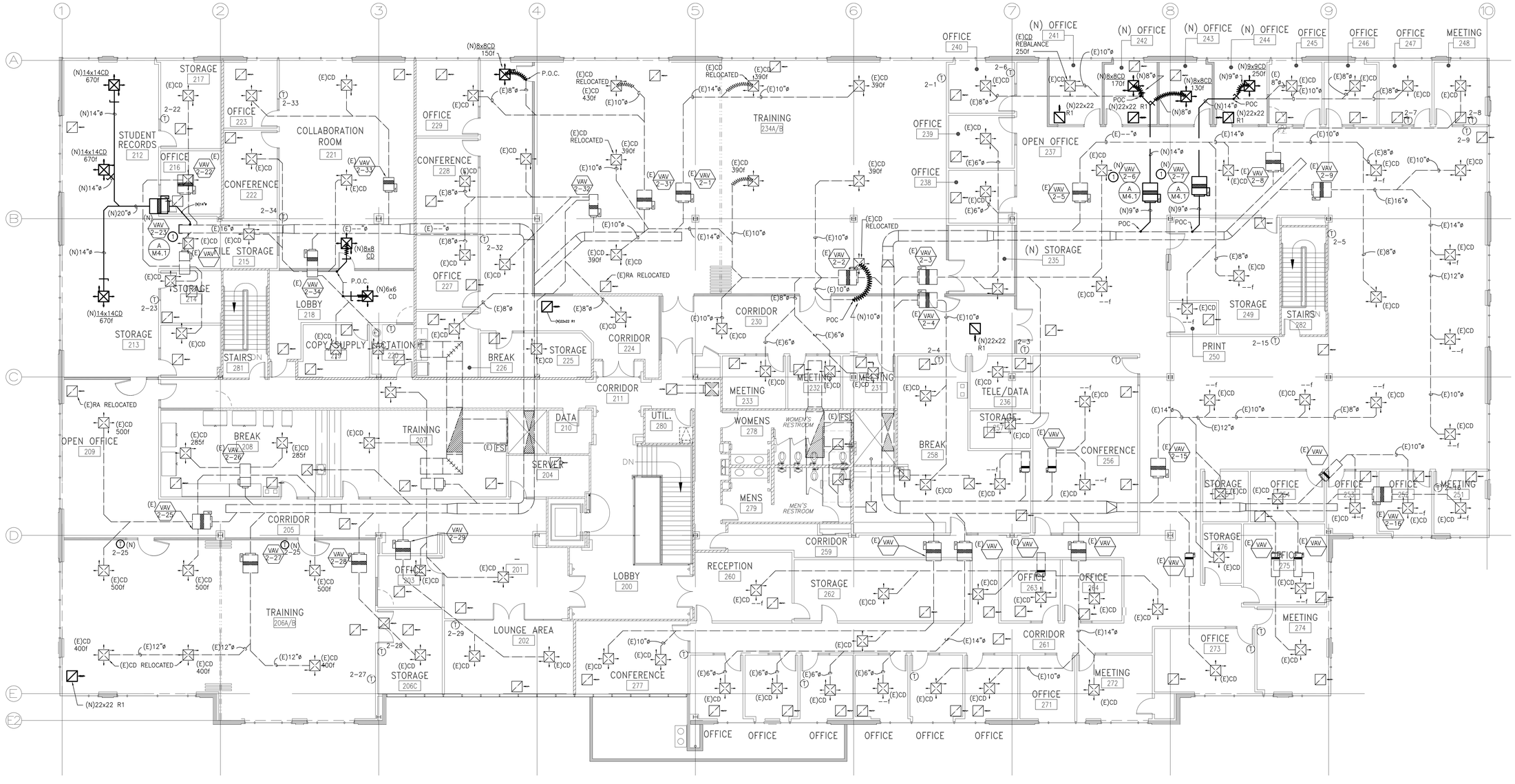
REVISIONS

DATE	JANUARY 31, 2024
SCALE	AS NOTED
DRAWN BY	T&A
JOB NO.	22-19
SHEET	

M2.1

GENERAL NOTES

1. RECONNECT (E) HWS AND HWR TO (N) VAV REHEAT COIL. SEE (D, M4.1) FOR DETAIL. RECONNECT (E) CONTROLS.



A SECOND FLOOR – NEW MECHANICAL PLAN

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

GRA architecture

205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

REGISTERED PROFESSIONAL ENGINEER BRYAN J. PROVENCHER No. M030446 Exp. 12/31/25 MECHANICAL STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

TURLEY & ASSOCIATES | MECHANICAL ENGINEERING GROUP, INC.
2431 Capitol Avenue
Sacramento, CA 95816
(916) 325-1095
FAX: (916) 325-1010
Email: office@turleymech.com

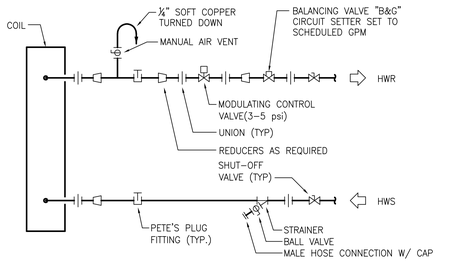
Project Engineer:	BP	Job Number:	24101
Project Manager:	TP	Plot Date: Feb 23, 2024 - 4:07pm	
Project Drafter:	LC	Login: LCox	

MECHANICAL SECOND FLOOR PLAN

REVISIONS

DATE	JANUARY 31, 2024
SCALE	AS NOTED
DRAWN BY	T&A
JOB NO.	22-19
SHEET	

M2.2



NOTE:
SHUT OFF VALVES SHALL HAVE HANDLE EXTENSION SO VALVE HANDLE DOES NOT INTERFERE WITH INSULATION OR INSULATION JACKET.

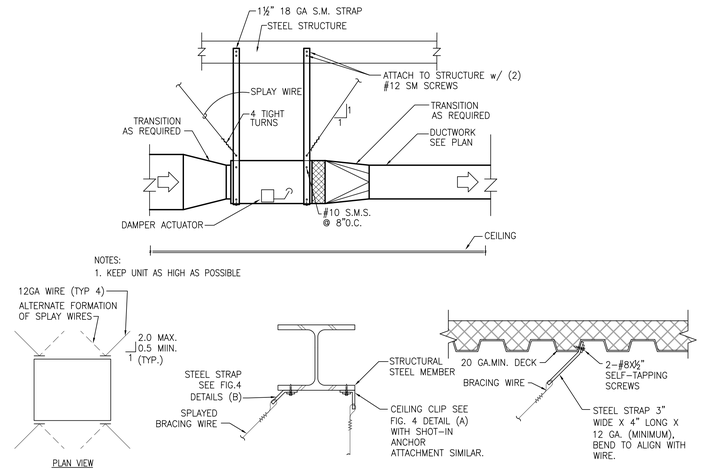
D REHEAT COIL PIPING
NO SCALE

GENERAL DUCT HANGING NOTE:

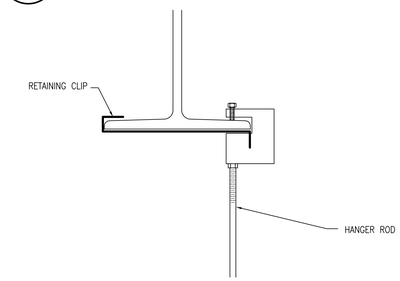
CONTRACTOR SHALL PROVIDE DUCT HANGER SPACING AT INTERVALS NOT EXCEEDING 12 FEET FOR ROUND DUCT AND 10 FEET FOR RECTANGULAR DUCTWORK.

CONTRACTOR SHALL VERIFY DUCT SIZES SHALL NOT EXCEED HALF THE ALLOWABLE WEIGHTS LISTED BELOW FOR EACH HANGER.

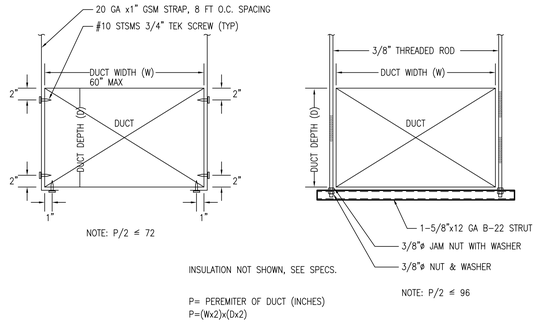
SINGLE HANGER MAXIMUM ALLOWABLE LOAD	
GALVANIZED STEEL STRAP	ROD
1½"x22 GA – 260 LBS 1½"x20 GA – 320 LBS 1½"x18 GA – 420 LBS 1½"x16 GA – 1100 LBS	3/8"ø – 680 LBS 1/2"ø – 1250 LBS 5/8"ø – 2000 LBS
EACH SUPPORT SHALL NOT EXCEED HALF OF THE VALUES LISTED IN TABLE.	



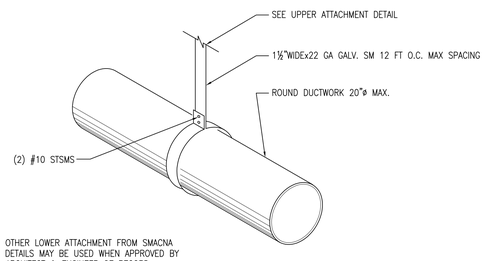
A VAV BOX MOUNTING DETAIL
NO SCALE



HANGER CONNECTION @ WIDE FLANGE DETAIL

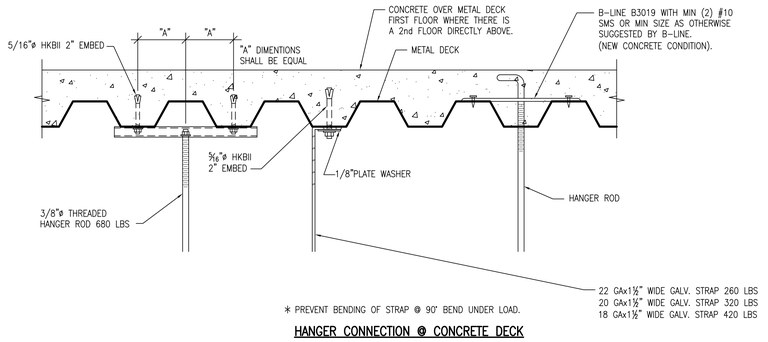


LOWER DUCT HANGER ATTACHMENT DETAIL



OTHER LOWER ATTACHMENT FROM SMACNA DETAILS MAY BE USED WHEN APPROVED BY ARCHITECT & ENGINEER OF RECORD.

C LOWER DUCT HANGER ATTACHMENT DETAILS
NO SCALE



* PREVENT BENDING OF STRAP @ 90° BEND UNDER LOAD.

HANGER CONNECTION @ CONCRETE DECK

B UPPER DUCT HANGER ATTACHMENT DETAILS
NO SCALE

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

REGISTERED PROFESSIONAL ENGINEER
BRYANT J. PROVENCHER
No. M030446
Exp. 12/31/25
MECHANICAL
STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

TURLEY & ASSOCIATES MECHANICAL ENGINEERING GROUP, INC.
2431 Capitol Avenue
Sacramento, CA 95816
(916) 325-1000
FAX: (916) 325-1070
Email: office@turleymech.com

Project Engineer:	BP	Job Number:	24101
Project Manager:	TF	Plot Date: Feb 23, 2024 - 4:37pm	
Project Drafter:	LC	Login: LCoe	

MECHANICAL DETAILS

REVISIONS

DATE JANUARY 31, 2024
SCALE AS NOTED
DRAWN BY T&A
JOB NO. 22-19
SHEET

M3.1

GENERAL PIPE SUPPORT SCHEDULE

GENERAL NOTES:
1. SEE TABLE BELOW FOR GENERAL PIPE HANGER SPACING AND ROD SIZES.

HORIZONTAL STEEL PIPE

NOMINAL PIPE SIZE	ROD DIAMETER	MAXIMUM SPACING
½ – 1¼	⅜	7'0"
1½	⅜	9'0"
2	⅜	10'0"
2½	½	11'0"
3	½	12'0"
4	⅝	12'0"
5	⅝	12'0"
6	¾	12'0"
8	¾	12'0"
10	⅞	12'0"
12	⅞	12'0"

HORIZONTAL COPPER PIPE

NOMINAL PIPE SIZE	ROD DIAMETER	MAXIMUM SPACING
½ –¾	⅜	5'0"
1	⅜	6'0"
1¼	⅜	6'0"
1½	⅜	6'0"
2	⅜	8'0"
2½	½	9'0"
3	½	10'0"
4	½	12'0"
5	½	12'0"
6	⅝	12'0"
8	¾	12'0"

NOTES:
1. PROVIDE MEANS OF PREVENTING DISSIMILAR METAL CONTACT SUCH AS FELT OR NON ADHESIVE ISOLATION TAPE. GALVANIZED FELT ISOLATORS SIZED FOR COPPER TUBING MAY ALSO BE USED, TOLCO FIG.83.
2. SUPPORT HORIZONTAL CAST IRON ADJACENT TO EACH HUB, WITH 7 FEET MAXIMUM SPACING BETWEEN HANGERS.
3. INSTALL HANGERS TO PROVIDE A MINIMUM OF ½ INCH SPACE BETWEEN FINISHED COVERING AND ADJACENT WORK.
4. HANGERS SHALL BE INSTALLED WITHIN 18" OF EACH HORIZONTAL ELBOW.

PLUMBING FIXTURE CONNECTION SCHEDULE

FIXTURE NAME	SYMBOL	VENT	WASTE		COLD WATER		HOT WATER	
			BR	RI	BR	RI	BR	RI
FLOOR DRAIN	FD	2"	2"	2"	–	–	–	–
ICE MAKER	IM	–	–	–	¾"	½"	–	–
SINK	S	1½"	2"	1½"	¾"	½"	¾"	½"

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

A) STATE OF CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24,

2022 EDITION OF THE CALIFORNIA BUILDING CODE.
2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE.
2022 EDITION OF THE CALIFORNIA FIRE CODE.
2022 EDITION OF THE CALIFORNIA MECHANICAL CODE.
2022 EDITION OF THE CALIFORNIA PLUMBING CODE.

B) NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) LIFE SAFETY CODE

COMPLIANCE NOTES

MECHANICAL AND PLUMBING EQUIPMENT SHALL CONFORM TO THE FOLLOWING AS STATED IN THE ENERGY EFFICIENCY STANDARDS, 2022.

1. BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE EFFICIENCY REQUIREMENTS AS PRESCRIBED IN SECTIONS:

111. APPLIANCES REGULATED BY THE APPLIANCE EFFICIENCY STANDARDS:
112. HVAC EQUIPMENT EFFICIENCY AND PACKAGED CONTROLS:
113. SERVICE WATER HEATING EFFICIENCY AND CONTROLS:
114. POOL AND SPA HEATING EFFICIENCY AND CONTROLS:
115. RESTRICTIONS ON PILOT LIGHTS:

2. BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH SECTIONS.

121. REQUIREMENTS FOR VENTILATION:
122. REQUIRED CONTROLS FOR HVAC SYSTEMS:
123. REQUIREMENTS FOR PIPE INSULATION:
124. REQUIREMENTS FOR DUCT INSULATION:

PIPING MATERIAL SCHEDULE

1. SOIL, STORM, WASTE AND VENT PIPE UNDERGROUND AND TO 6" ABOVE GROUND: SERVICE WEIGHT CAST IRON SOIL PIPE AND FITTINGS, ASPHALTIC COATED, CONFORMING TO CAST IRON SOIL PIPE INSTITUTE STANDARD #301 ASTM A-888 OR ASTM A-74 AND SO STAMPED. JOINTS SHALL BE NO-HUB CONFORMING TO CAST IRON SOIL PIPE INSTITUTE STANDARD #310; TY-SEAL OR EQUAL WITH GASKETS CONFORMING TO ASTM C 564 AND ASTM A74. SUSPENDED PIPE WITH NO-HUB JOINTS SHALL HAVE A SWAYBRACE AT 20'-0" MAXIMUM SPACING.

2. WASTE AND VENT PIPE ABOVE GROUND FROM LAVATORIES OR SINKS, RAINWATER LEADERS AND OVERFLOWS ABOVE THE FLOOR: CAST IRON SOIL PIPE AND FITTINGS WITH NO HUB JOINTS CONFORMING TO THE REQUIREMENTS OF CISPI STANDARD 301, ASTM A-888 OR ASTM A-74 FOR ALL PIPE AND FITTINGS. JOINTS SHALL CONFORM TO CISPI 310 AND SHALL BE HUBLESS COUPLINGS COMPOSED OF STAINLESS STEEL SHIELD, CLAMP ASSEMBLY AND ELASTOMERIC SEALING SLEEVE. DWV DRAINAGE TUBING AND FITTINGS ARE ACCEPTABLE WHEN APPROVED. CONDENSATE DRAINS SHALL BE TYPE L HARD COPPER, WITH LONG SWEEP ELBOWS AND CLEANOUT TEES AT EACH CHANGE IN DIRECTION. CONNECT CONDENSATE DRAINS TO AIR CONDITIONING UNITS WITH P-TRAP AND RUN TO AN APPROVED RECEPTOR AND DRY WELL. PROVIDE VIBRATION ELIMINATORS AT A.C. UNITS.

3. WATER PIPE (HOT AND COLD WATER): TYPE L COPPER TUBING, HARD TEMPER, WITH WROUGHT COPPER FITTINGS. CAPPED OR PLUGGED OUTLETS SHALL BE SCHEDULE 40 SCREWED BRASS. PROVIDE FULL SOLDER CUP FITTINGS.

PLUMBING FIXTURE SCHEDULE

FD-1 FLOOR DRAIN, "SMITH" 2005, 5" DIA., NB TOP, CAST IRON BODY, TRAP PRIMER CONNECTION.

IM-1 ICE MAKER HOOK-UP BOX: "LSP" 0B504, 20 GAUGE STEEL FACEPLATE, 20 GAUGE STEEL ENCLOSURE WITH ANGLE STOP AND " SOFT COPPER CONNECTOR. PROVIDE FINAL CONNECTION TO ICE MAKER.

S-1 SINK, "AMERICAN STANDARD" 9482.000 20"x17" VITREOUS CHINA, "SLOAN" EBF-187-4-BAT BATTERY FAUCET, 0.35 GPM, 0.175 GPC, BELOW DECK MIXING VALVE AND GRID STRAINER, PROVIDE SUPPLIES STOPS AND 17 GA. CHROME PLATED BRASS P-TRAP, "LEONARD" TA-5B TEMPERING VALVE, UNDER COUNTER MOUNT, ADA.

TP-1 TRAP PRIMER:
PPP #PR-500 TRAP PRIMER WITH INTEGRAL BACKFLOW PREVENTER AND REQUIRED PIPING.

PLUMBING LEGEND

- COLD WATER LINE
- CONDENSATE DRAIN
- FIRE SERVICE LINE
- GAS
- HOT WATER LINE
- HOT WATER RETURN
- LIQUID PETROLEUM GAS
- OVERFLOW
- PIPING OR EQUIPMENT TO BE REMOVED
- RAINWATER LEADER
- RISE OR DROP IN DIRECTION OF FLOW
- SANITARY SOIL OR WASTE LINE
- SECONDARY CONDENSATE DRAIN LINE
- TRAP PRIMER LINE
- VENT
- CLEANOUT & WALL CLEANOUT
- FIRE DEPARTMENT CONNECTION
- FLOOR/ GRADE CLEAN OUT
- FLOOR DRAIN
- HOSE BIBB/ WALL HYDRANT
- TRAP
- TRAP PRIMER
- BALANCING VALVE
- BALL VALVE
- BUTTERFLY VALVE
- CHECK VALVE
- FLEXIBLE CONNECTION
- GATE VALVE
- SHUT OFF COCK
- PRESSURE GAUGE
- PRESSURE REDUCING VALVE
- REDUCER
- PRESSURE & TEMPERATURE RELIEF VALVE
- SHUT OFF VALVE
- STRAINER
- STRAINER & DRAIN VALVE WITH HOSE FITTING
- SOLENOID VALVE
- THERMOMETER
- UNION

ABV	ABOVE
ABC, OH	ABOVE CEILING, OVERHEAD
AD	ACCESS DOOR
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
BR	BRANCH
CL	CENTERLINE
CO	CLEANOUT
CW	COLD WATER
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RETURN
DIA, ø	DIAMETER
FC	FLEXIBLE CONNECTION
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FSR	FIRE SPRINKLER RISER
GCO	GRADE CLEANOUT
HW	HOT WATER
HWR	HOT WATER RETURN
I.E.	INVERT ELEVATION
(N) (E)	NEW, EXISTING
NIC	NOT IN CONTRACT
POC	POINT OF CONNECTION
P, TRV	PRESSURE & TEMPERATURE RELIEF VALVE
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
(R) (D)	RISE, DROP
RD, OFL	ROOF DRAIN, OVERFLOW
RI	ROUGH-IN
RO	RUN-OUT
SMS	SHEET METAL SCREWS
SOV	SHUT OFF VALVE
TA, FA	TO ABOVE, FROM ABOVE
TB, FB	TO BELOW, FROM BELOW
TBR	TO BE REMOVED
TP	TRAP PRIMER
UG, UF	UNDERGROUND, UNDERFLOOR
UON	UNLESS OTHERWISE NOTED
UTR	UP THROUGH ROOF
V, VR, VTR	VENT, VENT RISER, VENT THRU ROOF
WT	WATERTIGHT
WCO	WALL CLEANOUT
ZV	ZONE VALVE

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

REGISTERED PROFESSIONAL ENGINEER
BRYANT J. PROVENCHER
No. M030446
Exp. 12/31/25
MECHANICAL
STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

TURLEY & ASSOCIATES MECHANICAL ENGINEERING GROUP, INC.
2431 Capitol Avenue
Sacramento, CA 95816
(916) 325-1060
FAX (916) 325-1075
Email: office@turleymech.com

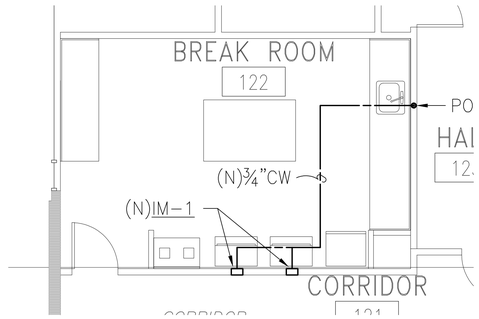
Project Engineer:	BP	Job Number:	24101
Project Manager:	TF	Plot Date: Feb 23, 2024 - 4:07pm	
Project Drafter:	LC	Login: LCox	

PLUMBING LEGEND, SCHEDULES & NOTES

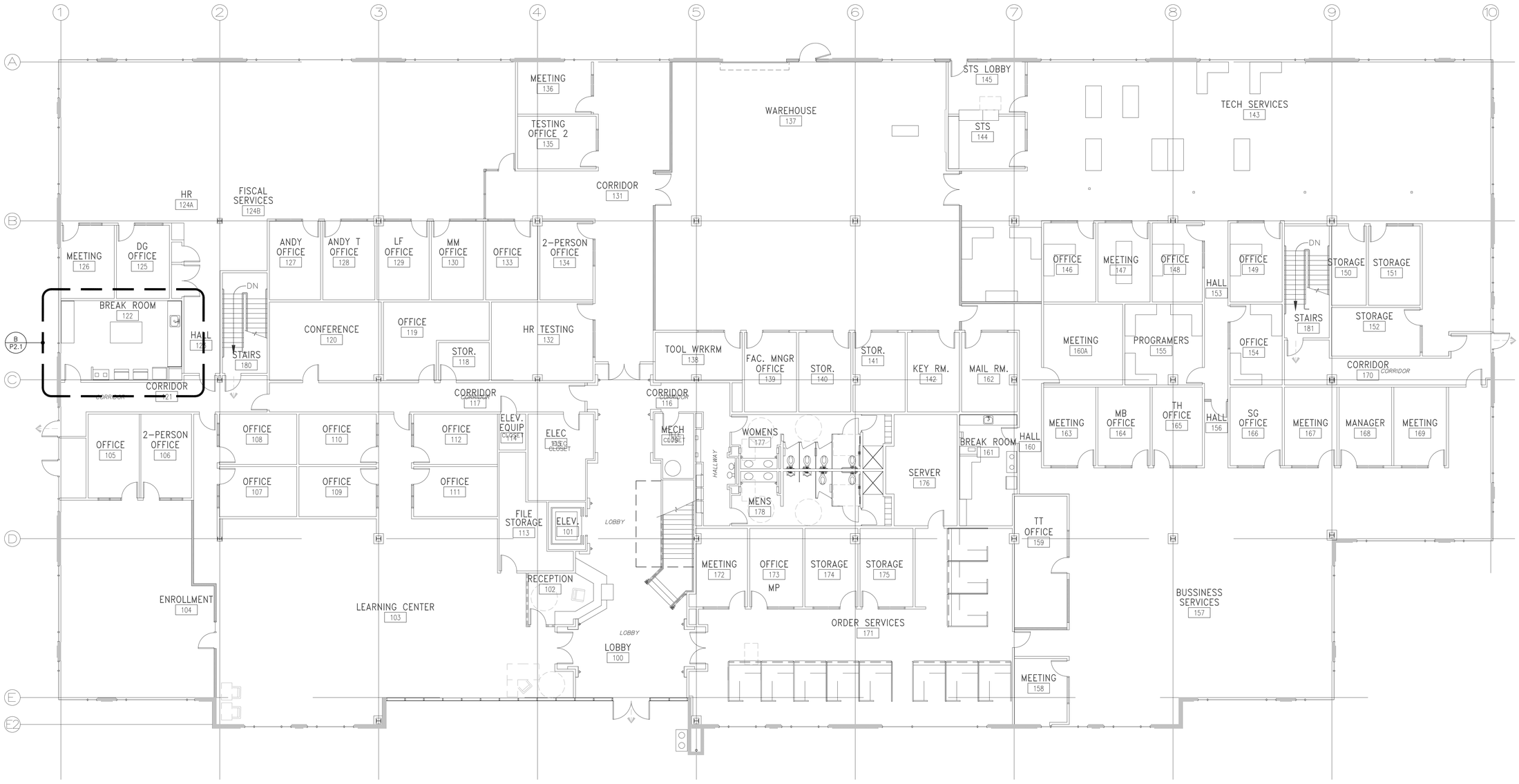
REVISIONS

DATE JANUARY 31, 2024
SCALE AS NOTED
DRAWN BY T&A
JOB NO. 22-19
SHEET

P0.1



B PARTIAL PLUMBING PLAN
SCALE: 1/4" = 1'-0"



A FIRST FLOOR – PLUMBING PLAN
SCALE: 1/8" = 1'-0"

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

REGISTERED PROFESSIONAL ENGINEER
BRYAN J. PROVENCAL
No. M030446
Exp. 12/31/25
MECHANICAL
STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

TURLEY & ASSOCIATES | MECHANICAL ENGINEERING GROUP, INC.
2431 Capitol Avenue
Sacramento, CA 95816
(916) 325-1060
FAX: (916) 325-1075
Email: office@turleymech.com

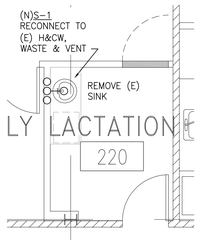
Project Engineer:	BP	Job Number:	24101
Project Manager:	TP	Plot Date:	Feb 23, 2024 - 4:37pm
Project Drafter:	LC	Login:	LCox

PLUMBING FIRST FLOOR PLANS

REVISIONS

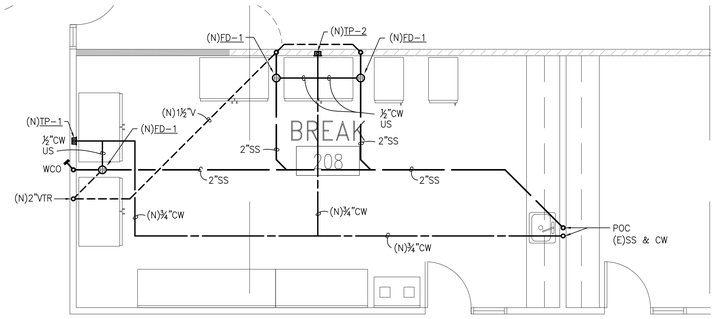
DATE	JANUARY 31, 2024
SCALE	AS NOTED
DRAWN BY	T&A
JOB NO.	22-19
SHEET	

P2.1



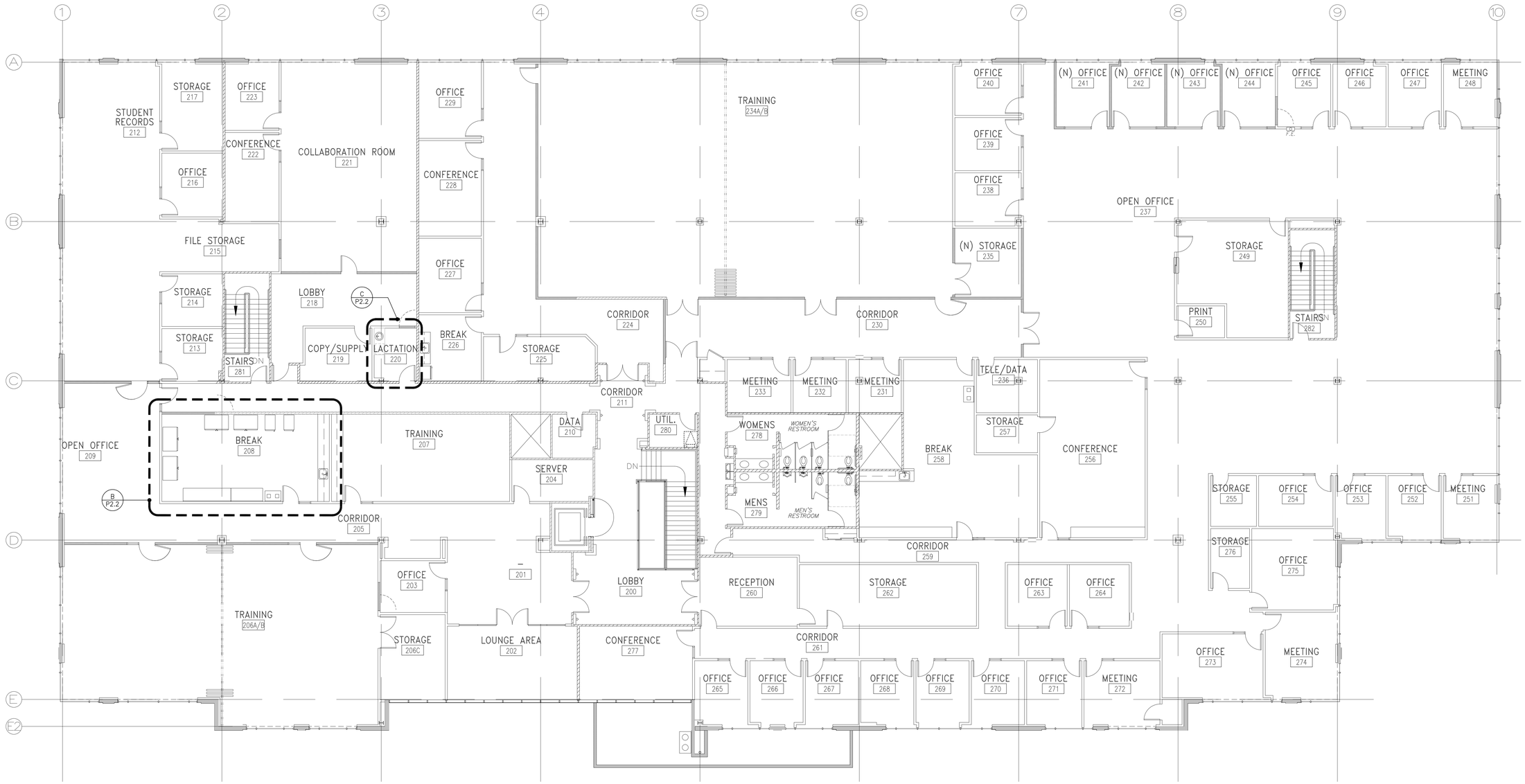
C PARTIAL PLUMBING PLAN

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



B PARTIAL PLUMBING PLAN

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



A SECOND FLOOR – PLUMBING PLAN

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

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

REGISTERED PROFESSIONAL ENGINEER
BRYANT J. PROVENCHER
No. M030446
Exp. 12/31/25
MECHANICAL
STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

TURLEY & ASSOCIATES
MECHANICAL ENGINEERING GROUP, INC.
2401 Capitol Avenue
Sacramento, CA 95816
(916) 325-1000
FAX: (916) 325-1070
Email: office@turleymech.com

Project Engineer:	BP	Job Number:	24101
Project Manager:	TH	Plot Date:	Feb 23, 2024 - 4:37pm
Project Drafter:	LC	Login:	LCox

PLUMBING SECOND FLOOR PLAN

REVISIONS

DATE JANUARY 31, 2024
SCALE AS NOTED
DRAWN BY T&A
JOB NO. 22-19
SHEET

P2.2

GENERAL NOTES

1. THESE GENERAL NOTES ARE INTENDED TO ASSIST THE CONTRACTOR IN THE EXECUTION OF THE ELECTRICAL WORK AND TO BE INCLUDED IN CONJUNCTION WITH THE CONTRACT DOCUMENT DRAWINGS AND SPECIFICATION REQUIREMENTS.
2. PROCURE REQUIRED PERMITS AND LICENSES. PAY ALL NECESSARY FEES AND ARRANGE FOR INSPECTIONS REQUIRED BY LOCAL CODES, ORDINANCES AND UTILITY COMPANIES.
3. WORKMANSHIP SHALL BE OF THE HIGHEST GRADE. DEFECTIVE EQUIPMENT OR EQUIPMENT DAMAGED IN THE COURSE OF INSTALLATION OR TEST SHALL BE REPLACED OR REPAIRED IN A MANNER MEETING WITH THE ACCEPTANCE OF THE ARCHITECT.
4. INSTALL ALL EQUIPMENT, CONDUITS, OUTLETS, AND FIXTURES IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES (CEC, STATE, COUNTY AND CITY).
5. DO NOT SCALE PLANS FOR FIXTURES, DEVICES, OR APPLIANCE LOCATIONS. USE FIGURED DIMENSIONS IF GIVEN OR CHECK MECHANICAL AND ARCHITECTURAL PLANS. ALSO REFER TO ACTUAL ON-SITE CONDITIONS.
6. ALL MATERIAL AND EQUIPMENT IS TO BE LISTED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND CEC 110.3.
7. ALL ELECTRICAL DEVICES AND EQUIPMENT, FIXTURES, CONDUITS AND WIRING SHOWN ON THESE PLANS ARE NEW, UNLESS OTHERWISE NOTED.
8. ALL SWITCHES SHALL BE SPECIFICATION GRADE 20 AMPS A.C., MOUNT ALL TOGGLE SWITCHES AT +48" MAX (TOP OF BOX) AFF UNLESS OTHERWISE NOTED. COORDINATE WITH ARCHITECTURAL DRAWINGS.
9. ALL DUPLEX RECEPTACLES SHALL BE SPECIFICATION GRADE, 20 AMP A.C., MOUNT ALL RECEPTACLE, TELEPHONE AND DATA OUTLETS AT +15" MIN (BOTTOM OF BOX) AFF UNLESS OTHERWISE NOTED. COORDINATE WITH ARCHITECTURAL DRAWINGS.
10. OUTLET BOXES INSTALLED IN FIRE WALLS SHALL BE ONE-PIECE STEEL AND INSTALLED IN SEPARATE (STAGGERED) STUD PENETRATIONS, MINIMUM 24 INCHES HORIZONTAL SEPARATION. FIRE WALLS SHALL BE MADE IN ACCORDANCE WITH CBC AND ELECTRICAL CODES. PROVIDE PUTTY PADS FOR ALL DEVICES IN FIRE WALLS.
11. THE FINAL LOCATION OF ALL OUTLETS SHALL BE VERIFIED WITH THE ARCHITECT AND/OR OWNER AT TIME OF CONSTRUCTION.
12. ALL OUTDOOR ELECTRICAL EQUIPMENT SHALL BE WEATHER-PROTECTED.
13. CONTRACTOR SHALL VERIFY THAT ALL LIGHTING FIXTURES, CEILING TRIMS, AND FRAMES ARE COMPATIBLE WITH CEILING SYSTEM INSTALLED.
14. CONTRACTOR SHALL COORDINATE LIGHT FIXTURE LOCATIONS AND INSTALLATIONS WITH THE MECHANICAL CONTRACTOR. MAINTAIN REQUIRED CLEARANCES (MINIMUM 3 INCHES) BETWEEN LIGHT FIXTURES AND MECHANICAL DUCTS OR EQUIPMENT FOR PROPER OPERATION, INSTALLATION AND/OR REMOVAL OF FIXTURES.
15. BEFORE SUBMITTING FOR ARCHITECT'S REVIEW AND PLACING ORDER FOR THE LIGHT FIXTURES, THE CONTRACTOR SHALL VERIFY THE VOLTAGE OF ALL THE LIGHTING FIXTURES TO MATCH THE VOLTAGE OF THE SERVICE PANEL, WHETHER THE VOLTAGE FOR THE LIGHT FIXTURES ARE SHOWN ON THE PLAN OR NOT.
16. PLACEMENT AND CIRCUITING OF EXIT SIGNS AND EGRESS LIGHTING SHALL COMPLY WITH CBC REQUIREMENTS.
17. ALL CONDUIT SHALL BE ROUTED CONCEALED UNLESS NOTED ON PLAN OR ACCEPTED BY THE ARCHITECT.
18. ALL WIRING SHALL BE INSTALLED IN METALLIC CONDUIT, UNLESS OTHERWISE NOTED. CONDUITS INSTALLED IN WALL AND CEILING MAY BE EMT WITH STEEL COMPRESSION TYPE FITTINGS. PVC WHERE INSTALLED UNDERGROUND AND/OR SLAB. INSTALL ALL CONDUITS IN ACCORDANCE WITH NECA STANDARDS OF INSTALLATION. MC CABLE IS ALLOWED ON THIS PROJECT.
19. CONDUCTORS, #12 AND LARGER, SHALL BE STRANDED COPPER WITH THHN/THWN INSULATION, UNLESS OTHERWISE NOTED.
20. PROVIDE WORKING CLEARANCE PER CEC 110.26. SERVICE PANEL, SUBPANELS, MOTOR AND HVAC DISCONNECT SWITCHES, CONTROL SECTIONS, HVAC EQUIPMENT, APPLIANCES, ETC.
21. PROVIDE A WARNING SIGN CLEARLY VISIBLE TO QUALIFIED PERSONS TO COMPLY WITH NEC AND CEC 110.16 OF POTENTIAL ELECTRIC ARC FLASH HAZARDS AT SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS AND MOTOR CONTROL CENTERS THAT ARE LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED.
22. CONTRACTOR SHALL SIZE ALL INTERIOR AND EXTERIOR BUILDING PULL BOXES AND UNDERGROUND PULL BOXES PER CEC 314.16 AND COMPLY WITH CEC 314.28 FOR INSTALLATION OF RACEWAYS AND WIRING AS REQUIRED BY CODE, UNLESS OTHERWISE NOTED.
23. WHERE ACCESSIBILITY IS NOT AVAILABLE TO ELECTRICAL OUTLETS, DEVICES AND/OR EQUIPMENT, COORDINATE WITH THE ARCHITECT FOR PROVISIONS TO PROVIDE ACCESSIBILITY TO THEM.
24. ALL TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED 100 AMPERES OR LESS SHALL BE RATED AT 60°C. ALL TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED OVER 100 AMPERES SHALL BE RATED AT 75°C PER CEC 110.14(C).
25. BUILDING SERVICE AND SUBPANELS TO COMPLY WITH CEC 110.9 AND 110.10 INTERRUPTING RATING AND BRACING. PROVIDE A.I.C. CALCULATIONS FOR SUBPANELS IF INTERRUPTING RATING TO BE USED IS LOWER THAN MAIN SERVICE RATING.
26. CONTRACTOR SHALL PROVIDE MEANS TO SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS IN MULTIWIRE BRANCH CIRCUITS PER CEC 210.4(B).
27. ALL APPLIANCES SHALL COMPLY WITH CEC 422. APPLIANCE CONTROL AND PROTECTION PER CEC 422-III; BRANCH CIRCUITS PER CEC 422-II.
28. CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE MECHANICAL DRAWINGS, PROVIDING ALL CONDUIT, CONTROL WIRING AND POWER WIRING SHOWN ON THE MECHANICAL DRAWINGS THAT ARE NOT SHOWN ON THE ELECTRICAL PLANS.
29. CONTRACTOR SHALL REFER TO THE MECHANICAL DRAWINGS AND COORDINATE THE EQUIPMENT LOCATIONS. COORDINATE ROOF PENETRATIONS WITH THE MECHANICAL CONTRACTOR FOR MECHANICAL CONNECTIONS. ENTER ROOF MOUNTED UNITS THROUGH EQUIPMENT MOUNTING CURB WHERE POSSIBLE. VERIFY ON-SITE.
30. ALL CONNECTIONS FROM DISCONNECT SWITCHES TO HVAC UNITS OR MECHANICAL EQUIPMENT SHALL BE COPPER CONDUCTORS. MOTOR DISCONNECT SWITCHES SHALL COMPLY WITH CEC 430-VII, 430-VIII, AND 440-II.
31. VERIFY LOCATION AND HEIGHT OF ALL MECHANICAL OR FIXTURE EQUIPMENT OUTLETS WITH SUPPLIER PRIOR TO ANY ROUGH-IN WORK. PROVIDE ALL RUNS AND CONNECTIONS TO EQUIPMENT.
32. PROVIDE CONVENIENCE OUTLET WITHIN 25 FEET OF MECHANICAL EQUIPMENT PER CMC. WHERE LOCATED OUTSIDE, PROVIDE WEATHER-PROOF AND GFCI CONVENIENCE OUTLET. SECURE ROOF MOUNTED OUTLET TO THE MECHANICAL EQUIPMENT. VERIFY LOCATION IN FIELD WITH THE MECHANICAL CONTRACTOR.
33. VERIFY SINGLE-POINT CONNECTIONS TO ROOF MOUNTED HVAC UNITS WITH MECHANICAL CONTRACTOR ON-SITE PRIOR TO ELECTRICAL ROUGH-IN. PROVIDE DUAL DISCONNECTS IF TWO-POINT CONNECTIONS ARE REQUIRED, WHETHER SHOWN ON PLANS OR NOT.
34. SWITCH DEVICES CONTROLLING MECHANICAL EQUIPMENT SHALL BE THE SIZE AND TYPE REQUIRED, SERVED WITH QUANTITY OF WIRES AS REQUIRED. SEE DIVISION 15 MECHANICAL PLANS AND SPECIFICATIONS.
35. COORDINATE WITH HVAC EQUIPMENT FOR FUSES REQUIRED. WHERE FUSES ARE REQUIRED, VERIFY FUSE SIZE ON-SITE AND PROVIDE PER EQUIPMENT NAMEPLATE SPECIFICATIONS.
36. MOTOR DISCONNECT SWITCHES SHALL COMPLY WITH CEC 430-IX AND 440-II.
37. MOTOR STARTERS FOR HVAC EQUIPMENT ARE PROVIDED BY MECHANICAL CONTRACTOR AND CONNECTED BY ELECTRICAL CONTRACTOR, UNLESS NOTED OTHERWISE.
38. COORDINATE ALL ELECTRICAL SERVICES WITH THE RESPECTIVE UTILITY COMPANIES AND PROVIDE ALL TRENCHING, CONDUITS, WIRING, METER FACILITIES AND OUTLETS REQUIRED BY THEM. VERIFY EXACT AIC RATING WITH PG&E PRIOR TO BID FOR ALL EQUIPMENT.
39. TRENCHING AND BACKFILLING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. PRIOR TO THE TRENCHING, ETC. AND THE INSTALLATION OF THE ELECTRICAL SYSTEM, ALL WORK SHALL BE STAKED OUT.
40. MINIMUM COVERAGE FOR UNDERGROUND CONDUIT TO BE 24", UNLESS NOTED OTHERWISE. PROVIDE MINIMUM OF 12" SEPARATION BETWEEN THE POWER AND ALL LOW VOLTAGE CONDUITS.
41. PROVIDE METAL DETECTION STRIP ABOVE THE NONMETAL UNDERGROUND CONDUITS.
42. SEPARATION OF THE ELECTRICAL CIRCUITS FOR ELECTRICAL ENERGY MONITORING IS REQUIRED. ELECTRICAL POWER DISTRIBUTION SYSTEM SHALL INCLUDE MEASUREMENT DEVICES CAPABLE OF MONITORING THE ELECTRICAL ENERGY USAGE OF LOAD TYPES PER CEC 130.5.

SYMBOLS LIST

SYMBOL	DESCRIPTION
○	LIGHTING FIXTURE, SURFACE OR PENDANT MOUNTED IN CEILING
◻	LIGHTING FIXTURE, RECESSED MOUNTED IN CEILING
⊢○	LIGHTING FIXTURE, SURFACE MOUNTED ON WALL
▭	LIGHTING FIXTURE, RECESSED, T-BAR LAY-IN OR FLANGED IN CEILING
◻	LIGHTING FIXTURE, SURFACE MOUNTED ON CEILING
⊢——	STRIP LIGHTING FIXTURE, SURFACE OR CHAIN HUNG ON CEILING
⊗⊢	EXIT LIGHT FIXTURE, WALL MOUNTED WITH ARROWS AS SHOWN
⊟	EMERGENCY LIGHT
▭ ▭	LIGHTING FIXTURE, MOUNTED ON POLE WITH SINGLE/DOUBLE HEADS
⌑	LIGHTING FIXTURE, MOUNTED ON POLE (POST-TOP HEAD)
A	FIXTURE TAG - 'A' DENOTES FIXTURE TYPE, SEE LIGHTING FIXTURE SCHEDULE
S	SINGLE POLE TOGGLE SWITCH, 20A, 120-277V AT +48" MAX (TOP OF BOX)
S^3	THREE WAY TOGGLE SWITCH 20A, 120-277V AT +48" MAX (TOP OF BOX)
$S^{a,b,c}$	SUBSCRIPT DENOTES OUTLET OR FIXTURE CONTROLLED AT +48" MAX (TOP OF BOX)
S^{LV}_{D}	LOW VOLTAGE TOGGLE SWITCH, 20A, 120-277V AT +48" MAX (TOP OF BOX), 'D' DENOTES DIMMER
S^{D}	DIMMING SWITCH 20A, 120-277V AT +48" MAX (TOP OF BOX)
S^{VS}	VACANCY SENSOR 'VS' DESIGNATION 20A, 120-277V AT +48" MAX (TOP OF BOX)
S^{D-VS}	DIMMER SWITCH/VACANCY SENSOR 'D-VS' DESIGNATION 20A, 120-277V AT +48" MAX (TOP OF BOX)
S^{T}	THERMAL OVERLOAD SWITCH
⊢▣	SINGLE OCCUPANCY SENSOR SWITCH WALL MOUNTED AT +48" MAX (TOP OF BOX), NLIGHT #NSX2PWH 120/277V. 'D' DENOTES DIMMER
⊢▣$^{S}_{D}$	DUAL LEVEL OCCUPANCY SENSOR SWITCH WALL MOUNTED AT +48" MAX (TOP OF BOX), NLIGHT #NSX2PWH 120/277V. 'D' DENOTES DIMMER
⊢▣	CEILING MOUNTED OCCUPANCY SENSOR, NLIGHT #NCM-PDT10, WITH POWER PACK NPP16 FOR EACH CHAIN OF SENSORS.
◎	AUTOMATIC DIMMING DAYLIGHT CONTROL PHOTOCELL NLIGHT #NCMADCX(R,B) OR EQUAL
▣	DUAL TECHNOLOGY OCCUPANCY SENSOR NLIGHT #NCMPDT4(R,B) OR EQUAL
RD	DIMMING/RELAY PACK, 16A 120/277V, WITH 0-10VDC DIMMING, ACUITY #nPP16D
RP	PLUG LOAD/RELAY PACK, 16A 120/277V, ACUITY #nPP20PL
⊕	FOURPLEX RECEPTACLE OUTLET 20A, 125V, +15" MIN (BOTTOM OF BOX)
⊖	DUPLEX RECEPTACLE OUTLET 20A, 125V, +15" MIN (BOTTOM OF BOX)
⊖■	MOUNT OUTLET ABOVE COUNTER OR BACKSPLASH
⊜	DUPLEX RECEPTACLE OUTLET 20A, 125V, CEILING MOUNTED
⊖	208V 3 PH RECEPTACLE OUTLET
⊖	208V 1 PH RECEPTACLE OUTLET
⊙	DUPLEX RECEPTACLE FLOOR OUTLET 20A, 125V FLUSH IN FINISH FLOOR WITH BRASS TRIM
⊖	DUPLEX RECEPTACLE OUTLET 20A, 125V, +15" MIN (BOTTOM OF BOX), ISOLATED GROUND
◀ ●	TELEPHONE/COMPUTER OUTLET WALL/FLOOR MOUNTED/STUB 3/4"C-MT TO ABOVE ACCESSIBLE CLG
K	SONITROL KEYLESS ENTRY. COORDINATE EXACT REQUIREMENTS WITH INSTALLER PROVIDE 3/4"C-MT TO ABOVE CEILING
◁	DATA/TV OUTLET WALL/FLOOR MOUNTED/STUB 3/4"C-MT TO ABOVE ACCESSIBLE CLG
WAP	WIRELESS ACCESS POINT
▨	MAIN SWITCHBOARD
▬	LIGHTING OR DISTRIBUTION PANEL
▭	TERMINAL CABINET
J	JUNCTION BOX
PB	PULL BOX
⊠	MOTOR STARTER, SEE MP#S. CONNECT AS REQUIRED
FU	HEAVY DUTY SAFETY TYPE DISCONNECT SWITCH, SIZE & NEMA TYPE AS REQUIRED, F=FUSED
M	MOTOR - MP#S
⊗	EXHAUST FAN - MP#S
EF 1	MECHANICAL EQUIPMENT I.D. TAG - MP#S
1	FLAG NOTE SHOWN ON SAME SHEET
———	CIRCUIT CONCEALED IN CEILING OR WALL
– – – –	CIRCUIT CONCEALED IN FLOOR OR UNDERGROUND
—— ——	EXISTING CIRCUIT
— · · —	LOW VOLTAGE CABLE
	HOMERUN TO PANELBOARD OR TERMINAL CABINET
	DENOTES # OF #12 WIRES, NO MARKS = 2 #12, 1/2"C, CURVED HATCH DENOTES EQUIPMENT GROUND, DOT DENOTES ISOLATED GROUND, OTHERS AS NOTED
⏚ ⊕	TELEPHONE TERMINAL BOARD 'TTB': 4'x8'x3/4" PLYWOOD BACKBOARD WITH FOURPLEX RECEPTACLE & (1)#6 GND, UON

NOTE:
SYMBOLS INDICATED ABOVE MAY NOT NECESSARILY APPEAR AS PART OF THESE DRAWINGS IF NOT REQUIRED.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
C	CONDUIT
CLG	CEILING
(E)	EXISTING
EM	DENOTES EMERGENCY FIXTURE. PROVIDE WITH 90-MINUTE BATTERY BACK-UP BALLAST, SEE LIGHTING PLANS FOR LOCATIONS AND QUANTITIES.
GFCI	GROUND FAULT CIRCUIT INTERRUPT
IG	ISOLATED GROUND
MP#S	SEE MECHANICAL PLANS & SPECIFICATIONS
MT	EMPTY CONDUIT WITH NYLON PULL ROPE
(N)	NEW
NIES	NOT IN ELECTRICAL SECTION OF THESE PLANS & SPECIFICATIONS
NL	NIGHT LIGHT - FIXTURE TO BE UNSWITCHED
PFB	PROVISION FOR FUTURE BREAKER
PNL	PANELBOARD
(R)	RELOCATED
TTB	TELEPHONE TERMINAL BOARD
(TYP)	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
WP	WEATHERPROOF, RECEPTACLE COVERS SHALL BE 'WEATHERPROOF WHILE IN USE'. (CEC 406.9)

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

Mar 07 2024
CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
1751 Cotorian Street
West Sacramento CA 95691
916.375.0155
www.capcitydesign.com
No. E23150
Exp. 08-31-24
REGISTERED PROFESSIONAL ENGINEER
ROBERT B. CLINE
ELECTRICAL
STATE OF CALIFORNIA

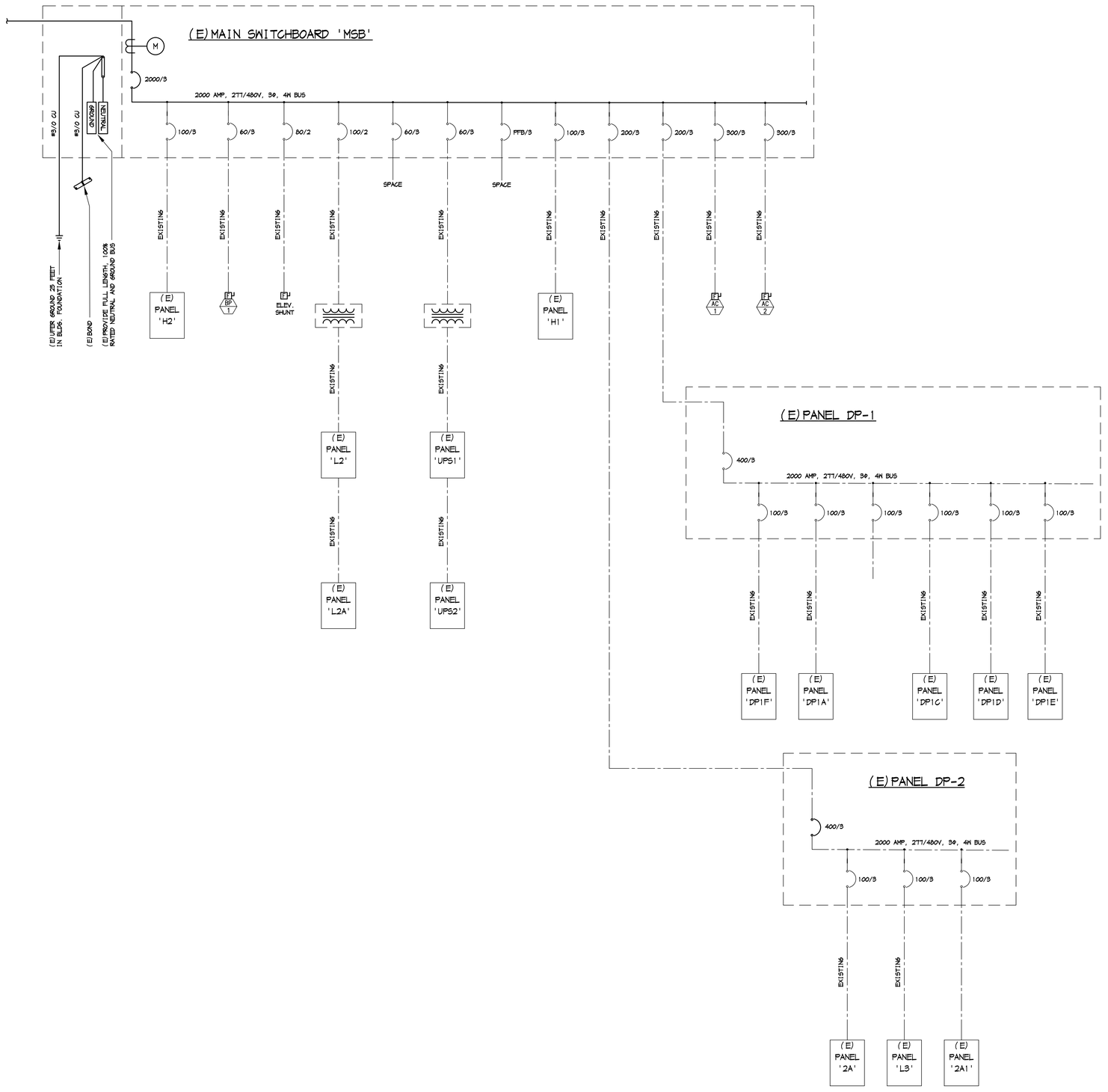
VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

SYMBOLS LIST
GENERAL NOTES
FIXTURE SCHEDULE

REVISIONS

DATE JANUARY 26, 2024
SCALE AS NOTED
DRAWN BY JG/TB
JOB NO. 2024-006
SHEET

E1.0



(E) ONE LINE DIAGRAM

NOT TO SCALE
(ALL EQUIPMENT IS EXISTING UNLESS NOTED OTHERWISE)

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

Mar 07 2024

CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
1751 Cirbrian Street
West Sacramento CA 95691
916.375.0155
www.capcitydesign.com

REGISTERED PROFESSIONAL ENGINEER ROBERT B. CLARK No. E23150 Exp 06-30-24 ELECTRICAL STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

ONE-LINE DIAGRAM

REVISIONS

DATE	JANUARY 26, 2024
SCALE	AS NOTED
DRAWN BY	JG/TB
JOB NO.	2024-006
SHEET	E1.1

REVISED PANELS

(E) PANEL 'DP-1A'

VOLTAGE: 120/208V 3Φ 4W | MOUNTING: SURFACE | KVA: 42.96
BUS: 125 AMP | TYPE: A SERIES | CURRENT: 119 AMPS

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
(N) PARTITION FURNITURE	1.08	20/1	1	2	20/1	0.36	(N) RECEPTACLE
	1.08		3	4	20/2	3.12	
	1.08		5	6			SPARE
	1.08		7	8			
	1.08		9	10			
	1.08		11	12			
	1.08		13	14		0.36	RECEPTACLE OFFICE
	1.08		15	16		0.36	(N) RECEPTACLES
	0.72		17	18		0.36	
	0.72		19	20		0.36	
	0.72		21	22		0.36	
	0.72		23	24		0.36	
(N) RECEPTACLES	1.2		25	26		0.36	
	1.2		27	28		0.36	
	1.2		29	30		0.36	
	1.2		31	32		0.36	
	1.2		33	34		0.36	
	1.2		35	36		0.36	
	1.2		37	38		0.36	
	1.2		39	40		0.36	
	1.2		41	42		0.36	

(E) PANEL 'L2A'

VOLTAGE: 120/208V 3Φ 4W | MOUNTING: SURFACE | KVA: 5.26
BUS: 125 AMP | TYPE: A SERIES | CURRENT: 14.6 AMPS

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
SPARE		20/1	1	2	20/1	0.36	RECEPTACLE
			3	4		0.50	EXH. FAN
		3	5	6		0.36	ROOF TOP RECEPTACLE
		20	7	8		1.0	REF
			9	10		1.2	RECEPTACLE
		3	11	12		1.2	
		20	13	14	PFB		SPACE
			15	16			
		3	17	18			
		20	19	20			
			21	22			
		3	23	24			
		20	25	26			
			27	28			
MIN. SPLIT SERVER ROOM	1.0	15/1	31	32			
SPACE		PFB	33	34			
			35	36			
			37	38			
			39	40			
			41	42			

(E) PANEL 'DP-1B'

VOLTAGE: 120/208V 3Φ 4W | MOUNTING: SURFACE | KVA: 26.22
BUS: 125 AMP | TYPE: A SERIES | CURRENT: 72.8 AMPS

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
SPARE		20/1	1	2	20/1	0.72	(N) RECEPTACLE
			3	4		0.72	
			5	6		0.90	
			7	8		0.18	
			9	10		0.54	PARTITION FURNITURE
			11	12		0.54	
			13	14		0.54	
			15	16		0.54	
(N) RECEPTACLES	0.72		17	18		0.72	(N) RECEPTACLE
	0.72		19	20		0.72	
	0.90		21	22		0.72	
	0.72		23	24		0.72	
SPARE			25	26		1.2	
			27	28		1.2	
			29	30		1.2	
			31	32		1.2	
(N) RECEPTACLES	1.2		35	36		1.2	
	1.2		37	38		1.2	
	1.2		39	40		1.2	
	1.2		41	42		1.2	

(E) PANEL 'L3'

VOLTAGE: 120/208V 3Φ 4W | MOUNTING: SURFACE | KVA: 24.56
BUS: 125 AMP | TYPE: A SERIES | CURRENT: 68.2 AMPS

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
SPARE		20/1	1	2	20/1	0.90	(N) RECEPTACLES
			3	4		0.72	
			5	6		0.36	RECEPTACLE - 240
		20	7	8		0.36	- DATA EQ
		3	11	12	20		
MFD	0.18	20/1	13	14		0.54	SPARE
(N) RECEPTACLE	1.26		15	16	3		
RECEPTACLES - 220	0.18		17	18	20/1	0.54	RECEPTACLE - OFFICE 240
- COPIER	1.0		19	20		0.36	
	1.0		21	22		1.2	- WORK RM
	1.0		23	24		1.2	- GENERAL
CAMERA - N/E	0.2		25	26		1.2	- WORK.
- S/W	0.2		27	28		1.08	- DISP. 220
(N) RECEPTACLE	0.72		29	30		0.18	- DED
	1.44		31	32		1.2	- GAPPIER
	1.08		33	34		1.2	
	0.72		35	36		1.44	- OPEN ANA
	0.72		37	38		0.20	BOILER CONTROL
	0.72		39	40		0.20	AC-1, AC-2, CONTROL
	0.72		41	42		0.36	RECEP. ROOF

(E) PANEL 'DP-1C'

VOLTAGE: 120/208V 3Φ 4W | MOUNTING: SURFACE | KVA: 41.0
BUS: 125 AMP | TYPE: A SERIES | CURRENT: 114 AMPS

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
RECEPTACLES - OFFICES 5M	1.08	20/1	1	2	20/1	0.72	PARTITION FURNITURE - 5M (N)
	1.08		3	4		0.72	
	1.08		5	6		0.72	
(N) RECEPTACLES	1.44		7	8		0.72	
	0.72		9	10		0.72	
PARTITION FURNITURE	0.90		11	12		0.72	
	0.90		13	14		0.72	
	0.90		15	16		0.72	
	0.90		17	18		1.08	RECEPTACLES - OFFICES 5M
	1.08		19	20		1.08	
	1.08		21	22		1.08	
	1.08		23	24		1.08	
	1.08		25	26		0.36	- BREAK RM
	1.44		27	28		0.36	FSD NEST
	1.44		29	30		0.36	RECEPTACLES - SERVER ROOM
	1.44		31	32		1.08	- OFFICE
	1.44		33	34		1.08	- 5M
	1.44		35	36		1.08	
	1.44		37	38		1.08	
	1.44		39	40		0.36	- BREAK ROOM
	1.44		41	42		0.36	

(E) PANEL 'H1'

VOLTAGE: 2Π/480V 3Φ 4W | MOUNTING: SURFACE | KVA:
BUS: 125 AMP | TYPE: SE | CURRENT:

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
LIGHTS - CORE	·	20/1	1	2	20/1	·	LIGHTS - ELEVATOR
			3	4			- 1ST FLOOR 5M
INSTA-HOT			5	6			
TEMP SITE BLDG F			7	8			
			9	10			
			11	12			
			13	14			
SPACE		PFB	17	18			
LIGHTS - SO		20/1	19	20			
			21	22			
			23	24			
			25	26			
			27	28			NIGHT LIGHT - WEST
			29	30			
SPACE		PFB	31	32			SPARE
			33	34	PFB		SPACE
			35	36			
			37	38			
			39	40			
			41	42			

(E) PANEL 'DP-1F'

VOLTAGE: 120/208V 3Φ 4W | MOUNTING: SURFACE | KVA:
BUS: 125 AMP | TYPE: A61 | CURRENT:

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
RECEPTACLES - COPIER		20/1	1	2	20/2		RECEPTACLES - DISPOSAL
- PRINTER			3	4			
- FAX			5	6			- MICROWAVE
- BREAK RM			7	8			- ICE MAKER
			9	10			- REFRIGERATOR
			11	12			- REFRI6/DISPOSAL
- VENDING			13	14			- DISPOSAL
			15	16			- BREAK
			17	18			- COPIER
SECURITY DOOR			19	20			SPACE
SPARE			21	22			RECEPTACLE
RECEPTACLES - OFFICE			23	24			- OFFICE
SECURITY			25	26			PARTITION FURNITURE
RECEPTACLES - OFFICE			27	28			
- BREAK ROOM			29	30			
			31	32			
SPACE		PFB	33	34			RECEPTACLE - ROOM 220
			35	36	PFB		SPACE
BLOCK HEATER		20/1	37	38			
GENERATOR 6FG1			39	40			
			41	42			

(E) PANEL '2A'

VOLTAGE: 120/208V 3Φ 4W | MOUNTING: SURFACE | KVA: 41.43
BUS: 125 AMP | TYPE: P1 | CURRENT: 115 AMPS

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
(N) PARTITION FURNITURE	1.44	20/1	1	2	20/1	0.54	(N) PARTITION FURNITURE
	1.44		3	4		0.54	
	1.44		5	6		0.54	
	1.44		7	8		0.54	
	1.08		9	10		1.08	
	0.72		11	12		1.08	
	1.08		13	14		1.08	
	1.08		15	16		1.08	
	1.08		17	18		1.44	
RECEPTACLES	0.72		19	20		1.44	
	1.08		21	22		1.44	
SPARE			23	24		1.44	
			25	26		1.44	
			27	28		1.44	
			29	30		1.44	
			31	32		1.44	
A.C. COMP ROOM	3.12	20/2	33	34			SPARE
			35	36		1.44	(N) PARTITION FURNITURE
VENDING 200	2.44	20/2	37	38		1.44	
			39	40		1.44	
RECEPTACLE - 234	0.18	20/1	41	42		1.44	

(E) PANEL 'L2'

VOLTAGE: 120/208V 3Φ 4W | MOUNTING: SURFACE | KVA: 29.54
BUS: 125 AMP | TYPE: A SERIES | CURRENT: 82 AMPS

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
(E) RECEPTACLES	1.2	20/1	1	2	20/1	1.26	(N) PART. FURNITURE
	1.2		3	4		1.26	
	1.2		5	6		1.26	
TOASTER	0.6		7	8		1.26	
MICROWAVE	1.09		9	10		0.72	(N) RECEPTACLES
TOASTER	0.6		11	12			
DISPOSAL	0.72		13	14		1.0	VENDING (E)
ICE MACHINE	1.2		15	16		1.0	
RECEPTACLE -	1.2		17	18		0.72	REFRI6.
	1.2		19	20	20		SPARE
	1.2		21	22			
- COPIER	1.0		23	24	3		
	1.2		25	26	20/1		
- CONF.	0.72		29	30			
- ELEC. ROOM	0.18		31	32	20		
	0.18		33	34			
	0.18		35	36	3		
MFD			37	38	100	5.26	PANEL 'L2A'
SPARE			39	40			
			41	42	3		

(E) PANEL 'H2'

VOLTAGE: 2Π/480V 3Φ 4W | MOUNTING: SURFACE | KVA:
BUS: 125 AMP | TYPE: SE | CURRENT:

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
LIGHTS - LOBBY		20/1	1	2	PFB		SPACE
- Z00			3	4	20/1		LIGHTS - Z00
			5	6			
			7	8	30/2		- 240
WATER HEATER 250			11	10			- 220
SPACE		PFB	13	12	20/1		SPARE
			15	14			
			17	16			
			19	18			
			21	20			
			23	22			
SPARE		20/2	25	24			
			27	26	20/2		SPARE
		3	29	28			
SPACE		PFB	31	30	3		
			33	32	PFB		SPACE
			35	34			
			37	36			
			39	38			
			41	40			
				42			

(E) PANEL 'DP-1'

VOLTAGE: 120/208V 3Φ 4W | MOUNTING: SURFACE | KVA:
BUS: 400 AMP | TYPE: 51 | CURRENT:

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
FLOOD LIGHTS		20/1	1	2	20/1		FIRE ALARM
IRRIGATION CONTROL			3	4			SPARE
SIGNAGE			5	6			MAG DOORS, DAMPER
			7	8			RECEPTACLE
PFB RECEPTACLE			9	10			
ELEVATOR CONTROL			11	12			VAV-1 ELEV. SHUNT
WATER COOLER			13	14			SP-1
RECEPTACLE			15	16			PIT LIGHTS RECEP.
			17	18			SPARE
CAR CHARGER		40/2	21	20			ELEV. CAB HVAC
			23	22			
PANEL 'DP1F'		100/3	25	24			ELEV. MACH. ROOM RECEPTACLE
			27	26	100/3		PANEL 'DP1G'
			29	28			
PANEL 'DP1A'		100/3	31	30			
			33	32	100/3		PANEL 'DP1D'
			35	34			
SPARE		100/3	37	36	100/3		PANEL 'DP1E'
			39	38			
CHARGER		3	41	40			
				42	3		

(E) PANEL 'HME1'

VOLTAGE: 2Π1/480V 3Φ 4W | MOUNTING: SURFACE | KVA:
BUS: 225 AMP | TYPE: | CURRENT:

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
AC-1-1	·	20/1	1	2	20/1	·	SPARE
CM-1-1			3	4			
FC-1-1			5	6			
SPARE			7	8			
SPACE		PFB	9	10			
			11	12	PFB		SPACE
			13	14			
			15	16			
			17	18			
			19	20			
			21	22			
			23	24			
			25	26			
			27	28			
			29	30			

(E) PANEL 'UPS1'

VOLTAGE: 120/208V 3Φ 4W | MOUNTING: SURFACE | KVA: 18.8
BUS: 125 AMP | TYPE: A61 | CURRENT: 52.2

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
RECEPTACLES - SER	0.36	20/1	1	2	20/1	0.18	RECEPTACLES
	0.36		3	4		0.18	
SPARE *		20/2	5	6		0.18	
			7	8		0.18	
		20/1	9	10		0.18	
		2	11	12		0.18	
		20/1	13	14		0.18	
		2	15	16		0.18	
SPARE		20/1	17	18	50/2	*	SPARE
			19	20	3		
(N) RACK OUTLETS	4.16	30/2	21	22	20/2		SPARE *
			23	24	2		
	4.16	30/2	25	26	20/2		
			27	28	2		
	4.16	30/2	29	30	20/2		
			31	32	2		
	4.16	30/2	33	34	20/2		
			35	36	2		
MAIN		100/3	37	38	20/2		
			39	40	2		
		3	41	42	20/1		

* SPARE BREAKERS TO BE PUT IN THE OFF POSITION

PANELS FOR REFERENCE ONLY

(E) PANEL 'DP-1D'

VOLTAGE: 120/208V 3Φ 4W | MOUNTING: SURFACE | KVA: .
BUS: 125 AMP | TYPE: A SERIES | CURRENT: .

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
SPARE		20/1	1	2	20/1		RECEPTACLES - OFFICE
			3	4			
			5	6			
			7	8			
			9	10			
			11	12			
			13	14			SECURITY OFFICE
			15	16			RECEPTACLE
			17	18			SECURITY
			19	20			RECEPTACLES - OFFICE
			21	22			- COPIER
RECEPTACLES - OFFICE			23	24			- OFFICE
			25	26			- COPIER
SPARE			27	28			
EF-1M			29	30			- SERV. ROOM
SPARE			31	32			- COPIER
			33	34			- PRINTER
			35	36			
			37	38			- FAX
			39	40			- REFRIGERATOR
			41	42			

(E) PANEL 'DP-1E'

VOLTAGE: 120/208V 3Φ 4W | MOUNTING: SURFACE | KVA: .
BUS: 125 AMP | TYPE: A6F | CURRENT: .

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
RECEPTACLES - OFFICE		20/1	1	2	20/1		SPARE
			3	4			
- BREAK ROOM			5	6			
SECURITY			7	8			
MOTORIZE SCREEN			9	10			RECEPTACLES - FAX
MONITOR			11	12			- PRINTER
EMS			13	14			
RECEPTACLES - COPIER			15	16	30/2	4.16	208V RECEPTACLE
SPACE		30/2	17	18			
SPARE		20/1	19	20	30/2	4.16	208V RECEPTACLE
			21	22			
			23	24	20/2	0.36	RECEPTACLES
			25	26		0.36	
			27	28			RECEPTACLES - FAX
RECEPTACLES - OFFICE			29	30			- PRINTER
			31	32			READER BOARD
			33	34			
			35	36			SPARE
			37	38			
			39	40			
			41	42			

(E) PANEL 'UPS-2'

VOLTAGE: | MOUNTING: | KVA:
BUS: | TYPE: | CURRENT:

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
		20/1	1	2	20/1		
			3	4			
		20/1	5	6	20/2		
		2	7	8			
		20/1	9	10	20/2		
		2	11	12			
		20/1	13	14	20/2		
		2	15	16			
		20/1	17	18	20/2		
		2	19	20			
		PFB	21	22	PFB		
			23	24	20/1		

(E) PANEL 'DP-2'

VOLTAGE: 2Π1/480V 3Φ 4W | MOUNTING: SURFACE | KVA: .
BUS: 400 AMP | TYPE: 51 | CURRENT: .

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
UPS		80/2	1	2	20/1		FIRE ALARM
			3	4			RECEPTACLES - 234,236
RECEPTACLES - RESTROOM		20/1	5	6			- 236,239
			7	8			- 200,234,240
- EMC			9	10			- 203,204
- 6MH-1			11	12			- 200,201
EMERGENCY LIGHTS			13	14			- REFRI6, 209
RECEPTACLES - MICRO		20/1	15	16	20/1		- MICROWAVE
- TONSITE			17	18			
- MISC.		3/1	19	20	3		
DID FAX PRINTER		20/1	21	22	20/1		- COFFEE
CARD READERS			23	24			
PANEL '2A'		100/3	25	26	3		- DISPOSAL
			27	28	20/1		RECEPTACLES - ROOM 209 DISPOSAL
		3/1	29	30			- 211,212 MICRO
PANEL 'L3'		100/3	31	32			- 205,209
			33	34			
		3/1	35	36			- 206,208
PANEL '2A1'		100/3	37	38	100/3		PANEL - 2A2
			39	40			
		3/1	41	42	3		

(E) PANEL '2A1'

VOLTAGE: 120/208V 3Φ 4W | MOUNTING: SURFACE | KVA: .
BUS: 125 AMP | TYPE: P1 | CURRENT: .

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
RECEPTACLE - 208,209		20/1	1	2	20/1		POWER POLE 110
- 207,230			3	4			
- 221,224			5	6			
- 229,230,230			7	8			
- 220,231			9	10			
- COPIER, 229			11	12			
223			13	14			
- PRINTER, 225			15	16			
225			17	18			
- 217,230			19	20			
- 218,219			21	22			
- 223			23	24			
- 221			25	26			
- 214,215			27	28			
- 216			29	30			
			31	32			SPARE
- TRAINING			33	34	30/2		UPS
WATER HEATER KITCHEN	30	30/2	35	36	20/1		RECEPTACLE - KITCHEN
	2	20/1	37	38	20		FURNITURE
RECEPTACLE - ROOF			39	40			
RFF - ROOF			41	42	3		

(E) PANEL '2A2'

VOLTAGE: 120/208V 3Φ 4W | MOUNTING: SURFACE | KVA: .
BUS: 125 AMP | TYPE: A SERIES | CURRENT: .

LOAD	KVA	CB	NO	NO	CB	KVA	LOAD
KITCHEN 200 6FG1		20/1	1	2	20/1		POWER POLE 110
		2	3	4			
FURNITURE		20/1	5	6			
		2	7	8			
POWER POLE 110		20/1	9	10			
			11	12			
			13	14			
			15	16			
			17	18			
			19	20			
			21	22			
			23	24			
			25	26			
			27	28			
			29	30			
			31	32			
PROJECTOR			33	34			
VENDING 200			35	36			SECURITY SYSTEM
HUB ROOM			37	38			CARD READER
			39	40			HUB ROOM
			41	42			SPARE

NOTES

1. ALL PANELS ARE EXISTING TO REMAIN. (E)CIRCUITS TO BE RE-USED AS NEEDED. SEE FLOOR PLANS FOR CIRCUIT NUMBERS TO BE REUSED.

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
1751 Cebrian Street
West Sacramento CA 95691
916.375.0155
www.capcitydesign.com

Mar. 19 2024
No. E23150
Exp. 06-30-24
ELECTRICAL
REGISTERED PROFESSIONAL ENGINEER
ROBERT B. CLINE

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

PANEL SCHEDULES

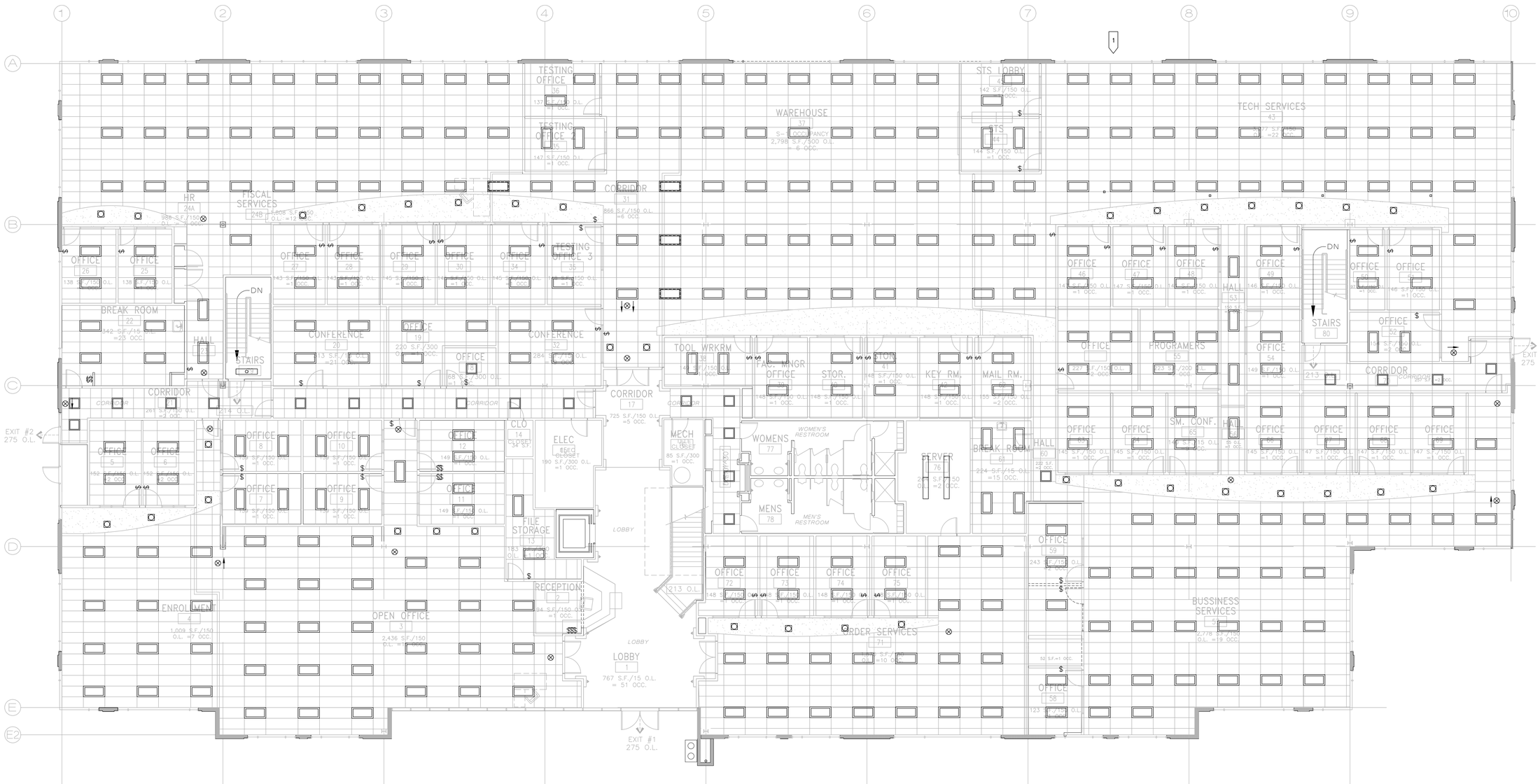
REVISIONS

DATE JANUARY 26, 2024
SCALE AS NOTED
DRAWN BY JG/TB
JOB NO. 2024-006
SHEET

E1.2

SHEET NOTES

1. ALL LIGHTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE (TYPICAL)



1ST FLOOR PLAN - DEMOLITION LIGHTING

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

NORTH

GRA architecture

205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

Mar 07 2024

CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
1751 Cebrian Street
West Sacramento CA 95691
916.375.0155
www.capcitydesign.com

REGISTERED PROFESSIONAL ENGINEER
ROBERT B. CLARK
No. E23150
Exp 06-30-24
ELECTRICAL
STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

1ST FLOOR PLAN - DEMOLITON LIGHTING

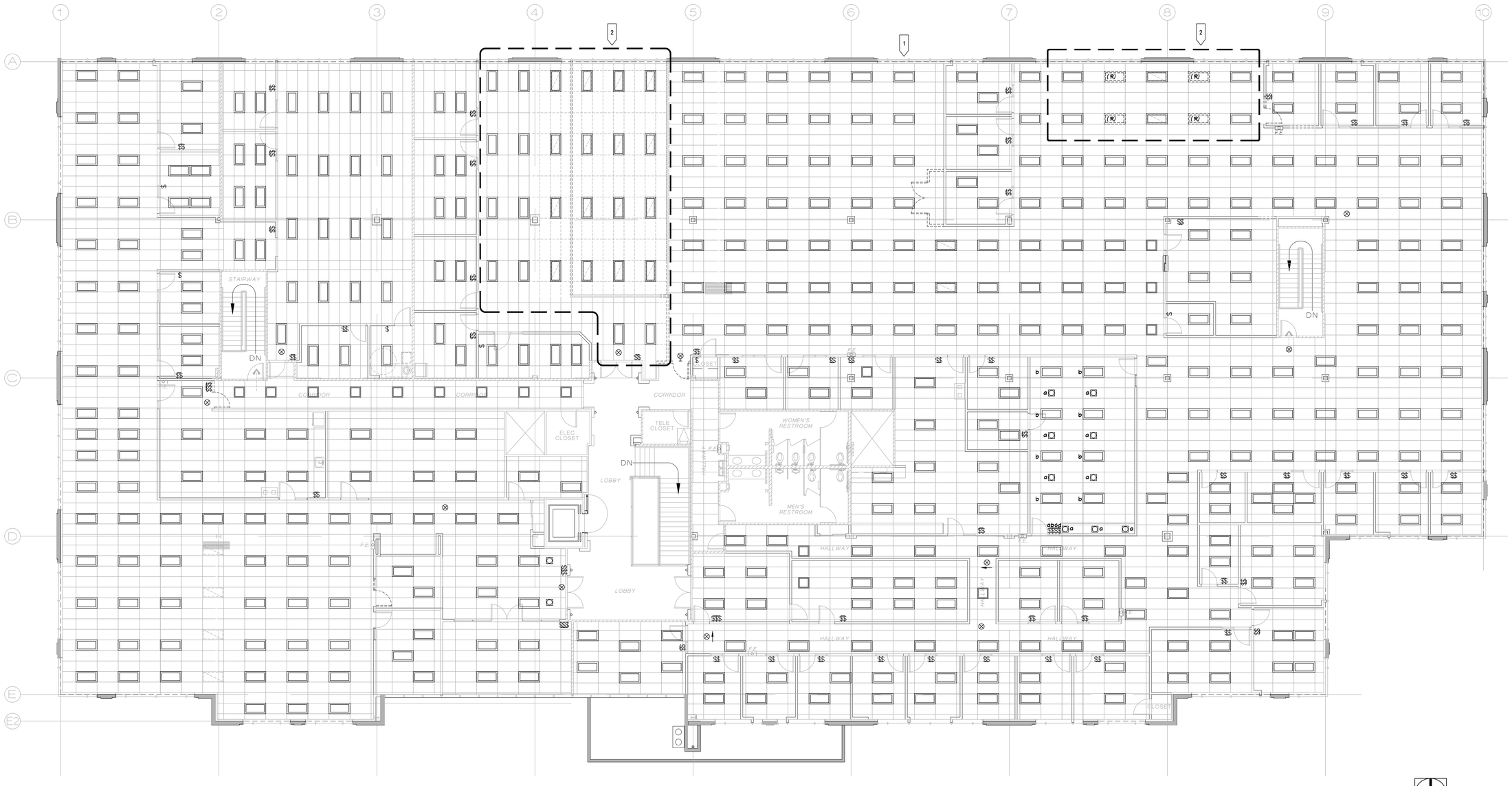
REVISIONS

DATE	JANUARY 26, 2024
SCALE	AS NOTED
DRAWN BY	JG/TB
JOB NO.	2024-006
SHEET	

E2.0.1

SHEET NOTES

1. ALL LIGHTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE (TYPICAL)
2. RELOCATE (E)LIGHT FIXTURES AS REQUIRED FOR (N)LAYOUT. IN AREAS AS DESIGNATED.



2ND FLOOR PLAN - DEMOLITON LIGHTING

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

GRA architecture

205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
1751 Cebrian Street
West Sacramento CA 95691
916.375.0155
www.capcitydesign.com

Mar 07 2024

REGISTERED PROFESSIONAL ENGINEER ROBERT B. CLINE No. E23150 Exp. 09-31-24 ELECTRICAL STATE OF CALIFORNIA

VISIONS IN EDUCATION TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

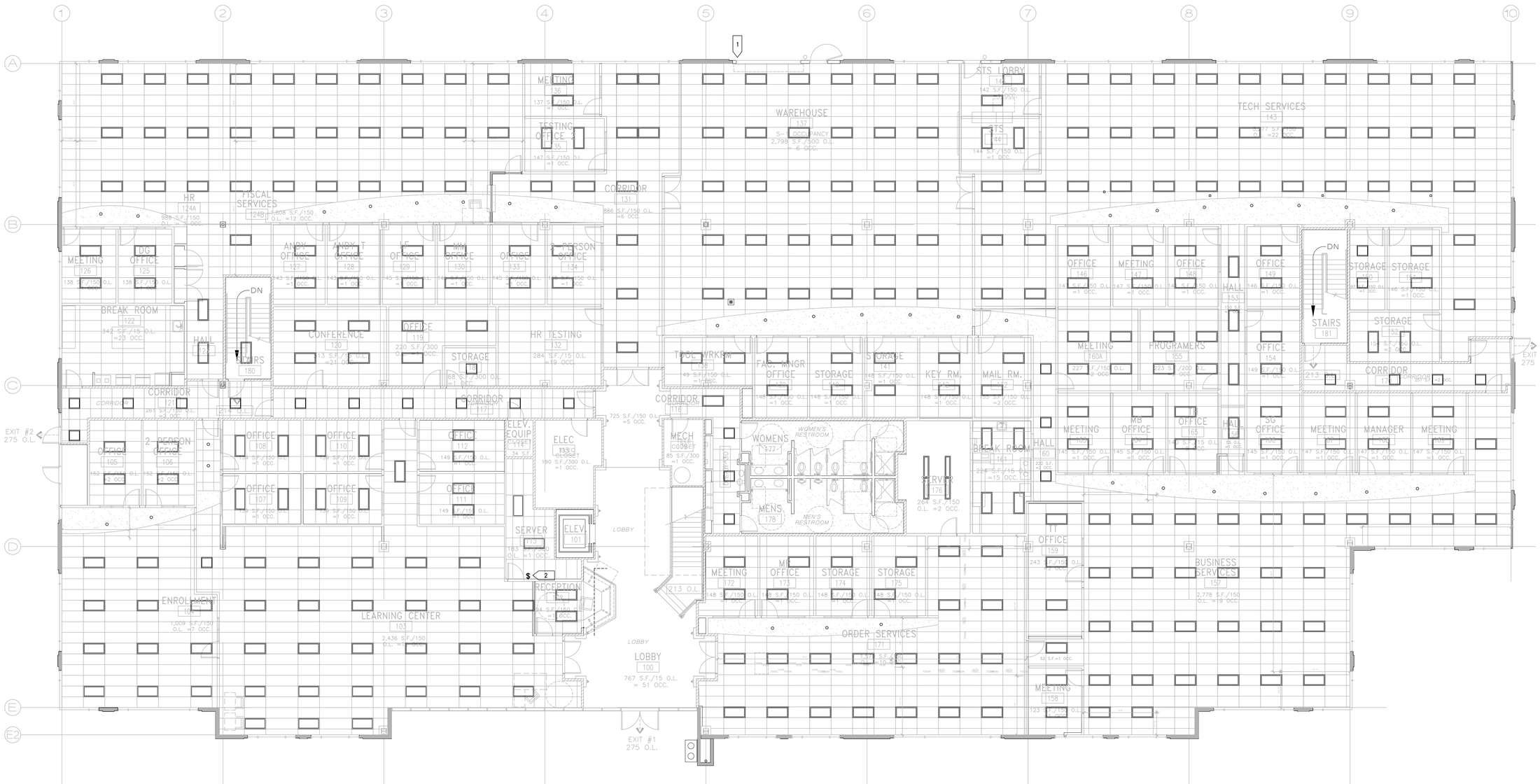
2ND FLOOR PLAN - DEMOLITON LIGHTING

REVISIONS

DATE	JANUARY 26, 2024
SCALE	AS NOTED
DRAWN BY	JG/TB
JOB NO.	2024-006
SHEET	E2.0.2

SHEET NOTES

1. ALL LIGHTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE (TYPICAL)
2. DISCONNECT SWITCH IN SERVER ROOM (E) CONTACT SYSTEM. PROVIDE NEW LOCAL CONTROL SWITCH NOT ON CONTACTOR POWER. TO BE VERIFIED IN FIELD.



1ST FLOOR PLAN - LIGHTING

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

NORTH

GRA architecture

205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
1751 Cebrian Street
West Sacramento CA 95691
916.375.0155
www.capcitydesign.com

Mar 19 2024

REGISTERED PROFESSIONAL ENGINEER ROBERT B. CLINE No. E23150 Exp 06-30-24 ELECTRICAL STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

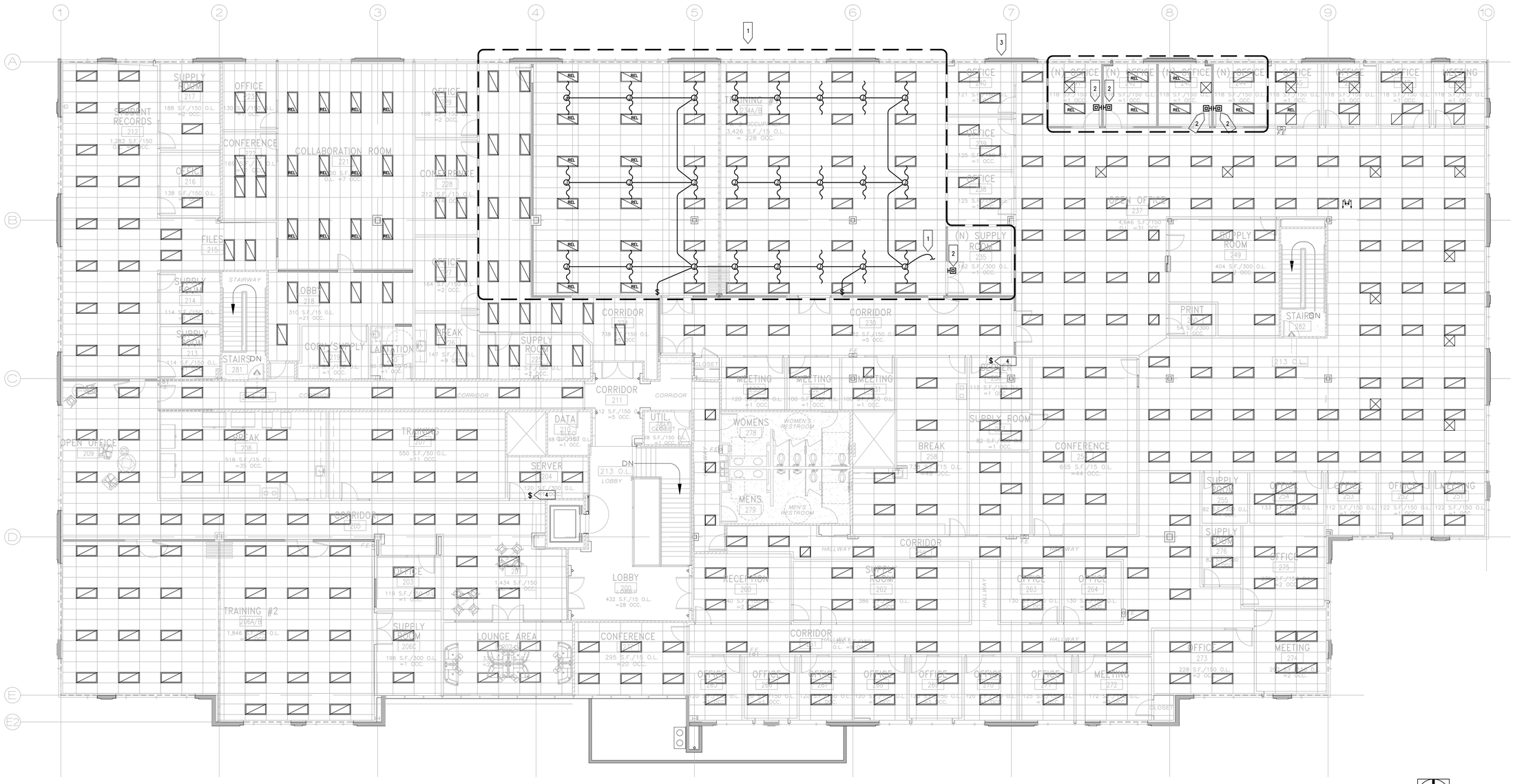
REVISIONS

DATE	JANUARY 26, 2024
SCALE	AS NOTED
DRAWN BY	JG/TB
JOB NO.	2024-006
SHEET	

E2.1

SHEET NOTES

1. EXISTING LIGHTS TO BE RELOCATED. REGONNECT TO (E)CIRCUITRY. TO BE VERIFIED IN FIELD.
2. PROVIDE (N)MOTION SENSOR WALL SWITCH FOR CONTROL OF NEW ROOMS.
3. ALL (E)LIGHTING TO REMAIN UNLESS NOTED OTHERWISE.
4. DISCONNECT SWITCH IN SERVER ROOM (E)CONTACT SYSTEM. PROVIDE NEW LOCAL CONTROL SWITCH NOT ON CONTACTOR POWER. TO BE VERIFIED IN FIELD.



2ND FLOOR PLAN - LIGHTING

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

GRA architecture

205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
1751 Cobrian Street
West Sacramento CA 95691
916.375.0155
www.capcitydesign.com

Mar 19 2024

REGISTERED PROFESSIONAL ENGINEER ROBERT B. CLARK No. E23150 Exp 06-30-24 ELECTRICAL STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

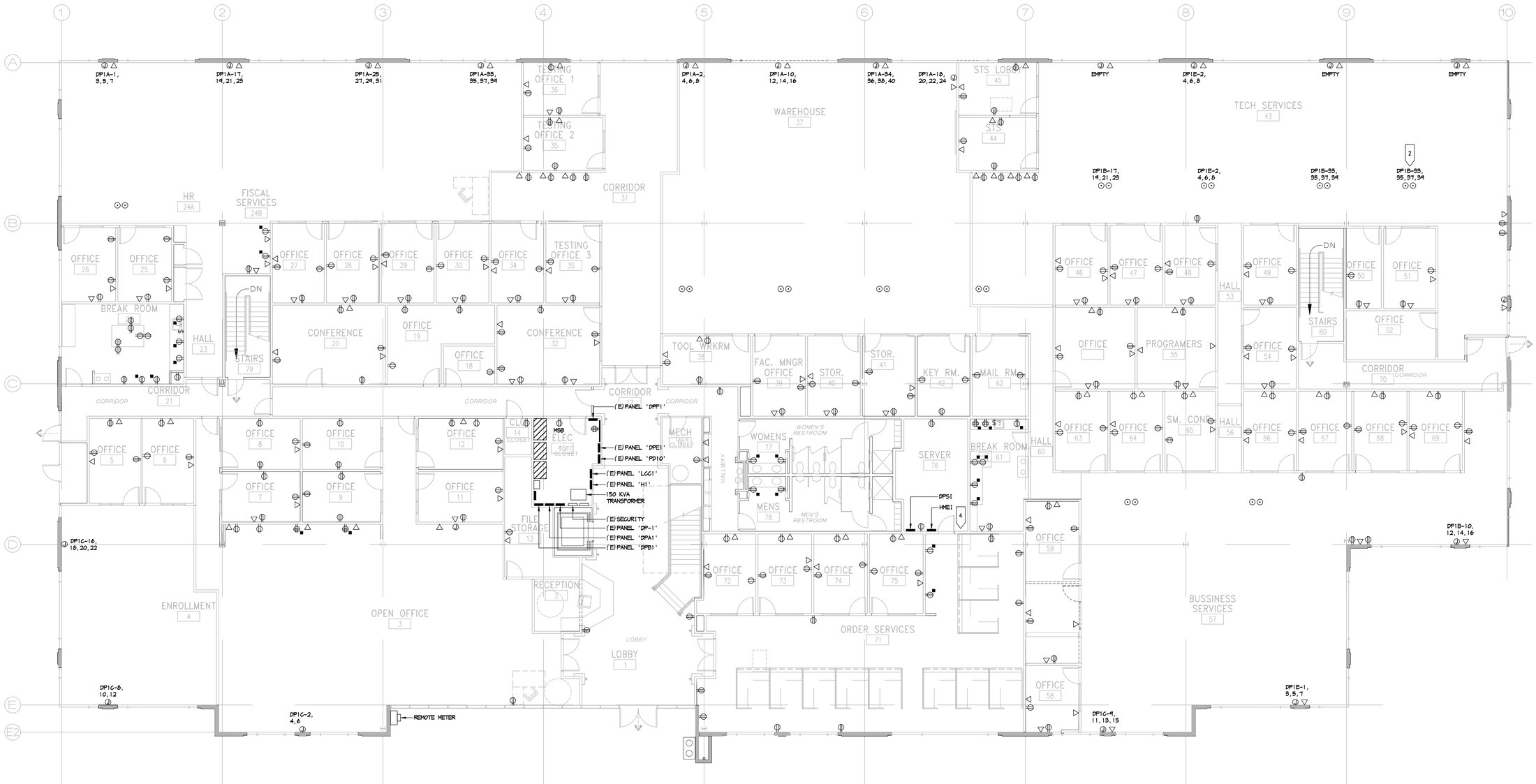
2ND FLOOR PLAN - LIGHTING

REVISIONS

DATE	JANUARY 26, 2024
SCALE	AS NOTED
DRAWN BY	JG/TB
JOB NO.	2024-006
SHEET	E2.2

SHEET NOTES

1. ALL EXISTING RECEPTACLES SHOWN ARE TO REMAIN UNLESS NOTED OTHERWISE.
1. EXISTING CIRCUITS TO BE RE-USED OR TO BECOME SPARE CIRCUITS. SEE NEW PANEL SCHEDULE LAYOUTS. SPARE BREAKERS TO BE PUT IN THE OFF POSITION.



1ST FLOOR PLAN - DEMOLITION POWER & SIGNAL

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

GRA architecture

205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
1751 Cebrian Street
West Sacramento CA 95691
916.375.0155
www.capcitydesign.com

Mar 07 2024

REGISTERED PROFESSIONAL ENGINEER ROBERT B. CLINE No. E23150 Exp 08-31-24 ELECTRICAL STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

1ST FLOOR PLAN - DEMOLITON POWER & SIGNAL

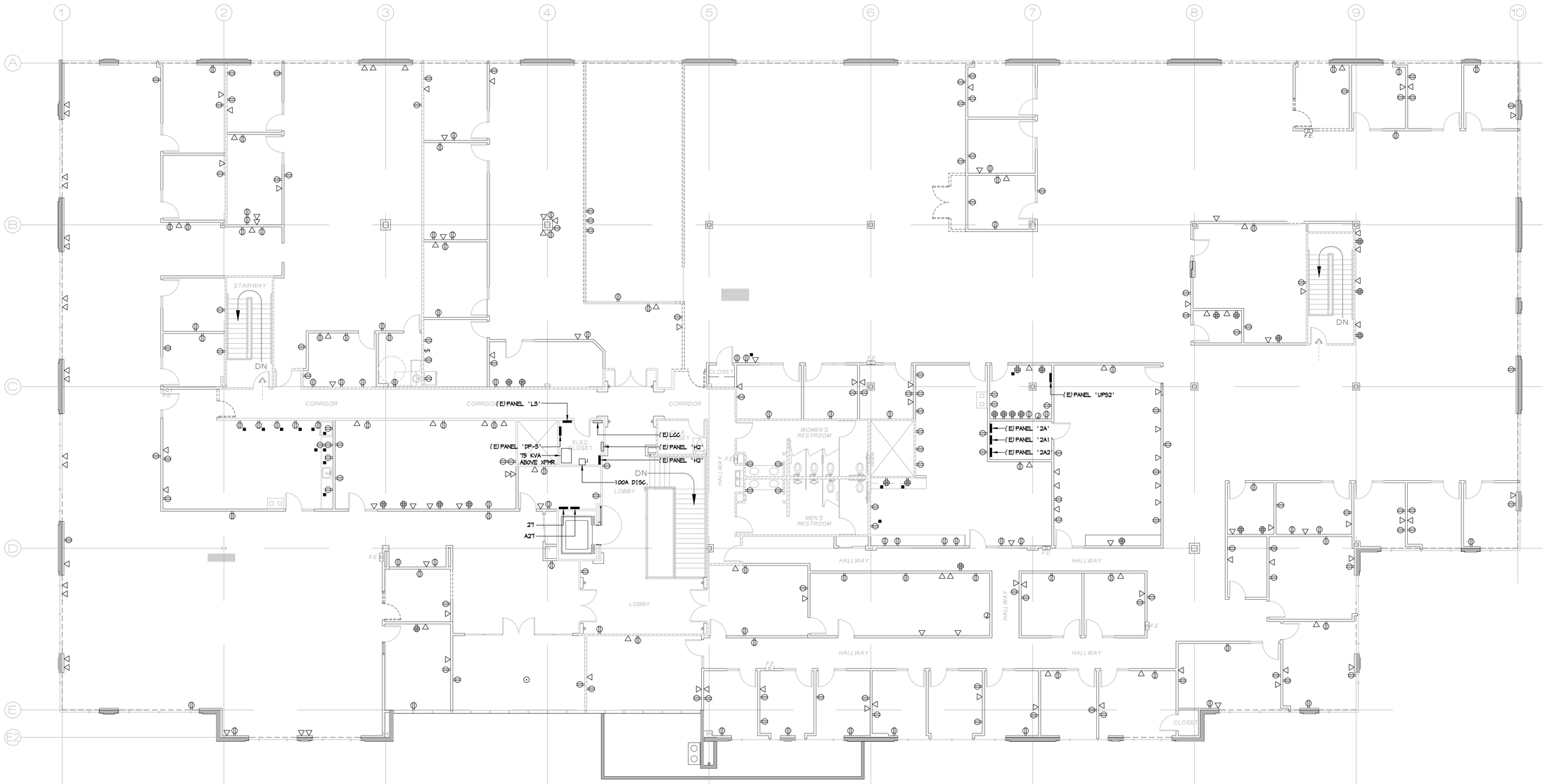
REVISIONS

DATE	JANUARY 26, 2024
SCALE	AS NOTED
DRAWN BY	JG/TB
JOB NO.	2024-006
SHEET	

E3.0.1

SHEET NOTES

1. ALL EXISTING RECEPTACLES SHOWN ARE TO REMAIN UNLESS NOTED OTHERWISE.
1. EXISTING CIRCUITS TO BE RE-USED OR TO BECOME SPARE CIRCUITS. SEE NEW PANEL SCHEDULE LAYOUTS. SPARE BREAKERS TO BE PUT IN THE OFF POSITION.



2ND FLOOR PLAN - DEMOLITION POWER & SIGNAL

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

GRA architecture

205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
1751 Cebrian Street
West Sacramento CA 95691
916.375.0155
www.capcitydesign.com

Mar 07 2024

REGISTERED PROFESSIONAL ENGINEER — ROBERT B. CLARK — No. E23150 — Exp. 09-31-24 — ELECTRICAL — STATE OF CALIFORNIA

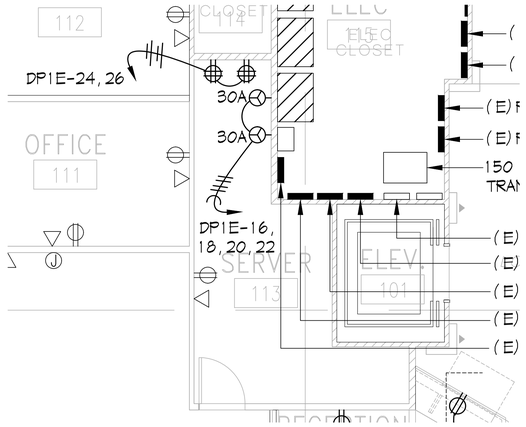
VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

2ND FLOOR PLAN - DEMOLITON POWER & SIGNAL

REVISIONS

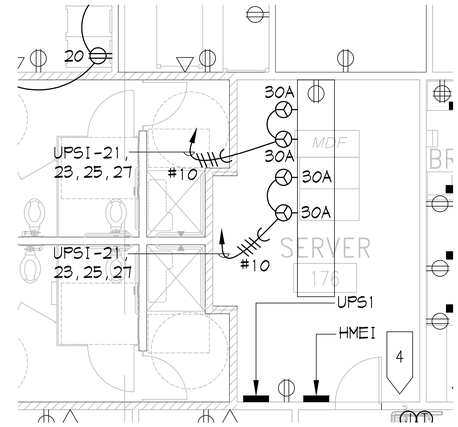
DATE	JANUARY 26, 2024
SCALE	AS NOTED
DRAWN BY	JG/TB
JOB NO.	2024-006
SHEET	

E3.0.2



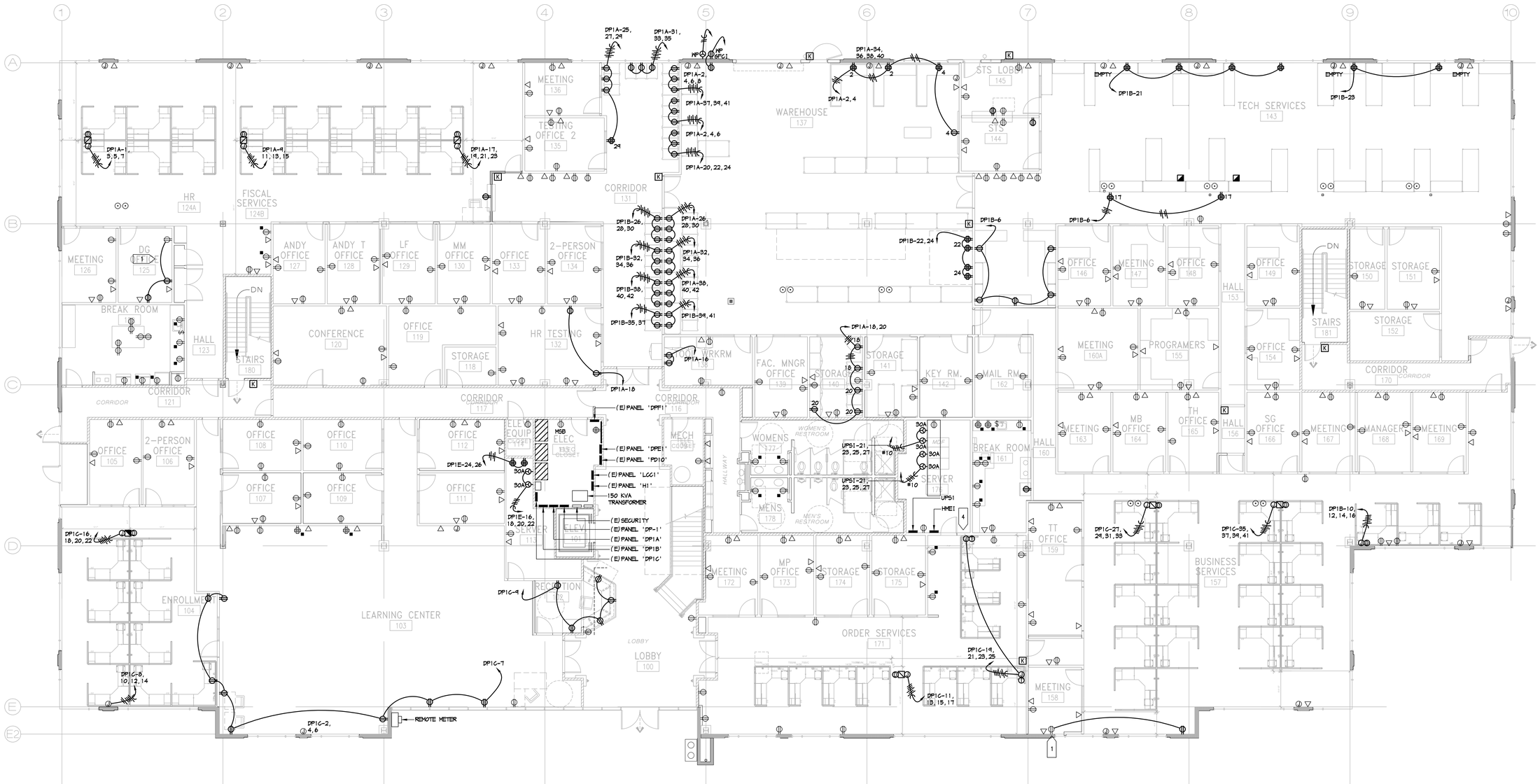
FILE STORAGE ROOM 113

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



SERVER ROOM 76

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



1ST FLOOR PLAN - POWER & SIGNAL

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

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
1751 Cebrian Street
West Sacramento CA 95691
916.375.0155
www.capcitydesign.com

Mar 19 2024

REGISTERED PROFESSIONAL ENGINEER
ROBERT B. CLARK
No. E23150
Exp. 06-30-24
ELECTRICAL
STATE OF CALIFORNIA

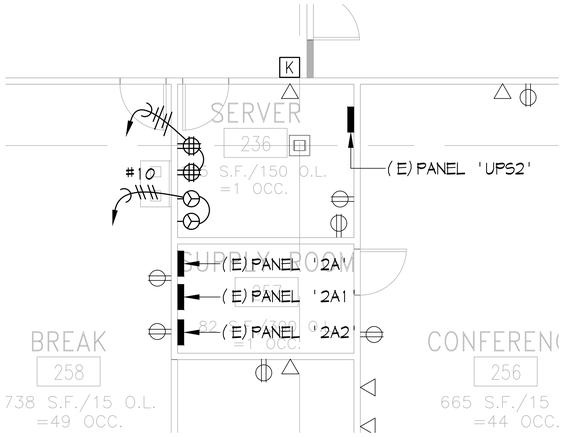
VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

1ST FLOOR PLAN - POWER & SIGNAL

REVISIONS

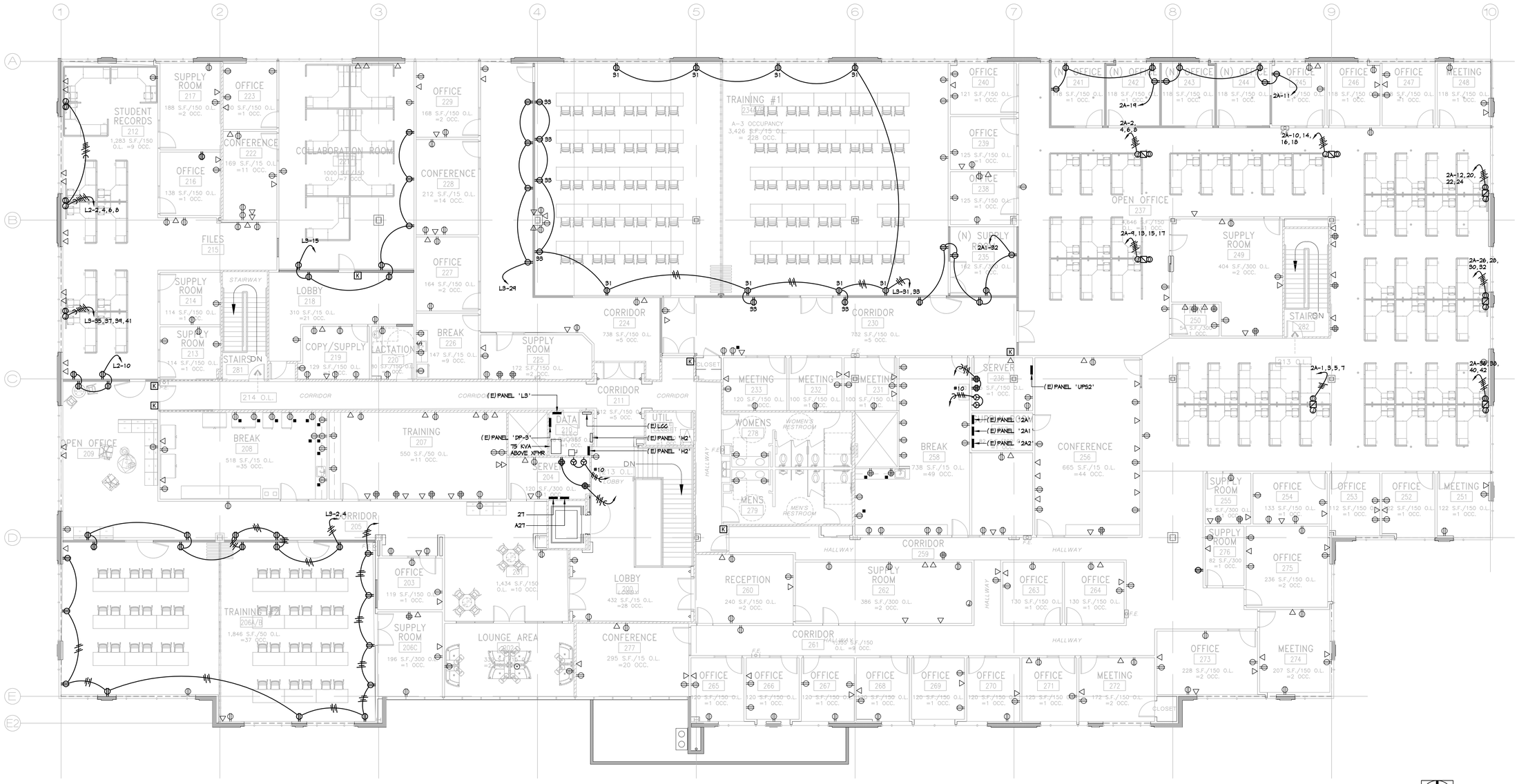
DATE	JANUARY 26, 2024
SCALE	AS NOTED
DRAWN BY	JG/TB
JOB NO.	2024-006
SHEET	

E3.1



TELE/DATA ROOM 236 ELECTRICAL

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



2ND FLOOR PLAN - POWER & SIGNAL

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

NORTH

GRA architecture
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
1751 Cebrian Street
West Sacramento CA 95691
916.375.0155
www.capcitydesign.com

Mar 19 2024

REGISTERED PROFESSIONAL ENGINEER
ROBERT B. CLARK
No. E23150
Exp 08-31-24
ELECTRICAL
STATE OF CALIFORNIA

VISIONS IN EDUCATION
TENANT IMPROVEMENT
11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

2ND FLOOR PLAN - POWER & SIGNAL

REVISIONS

DATE	JANUARY 26, 2024
SCALE	AS NOTED
DRAWN BY	JG/TB
JOB NO.	2024-006
SHEET	

E3.2