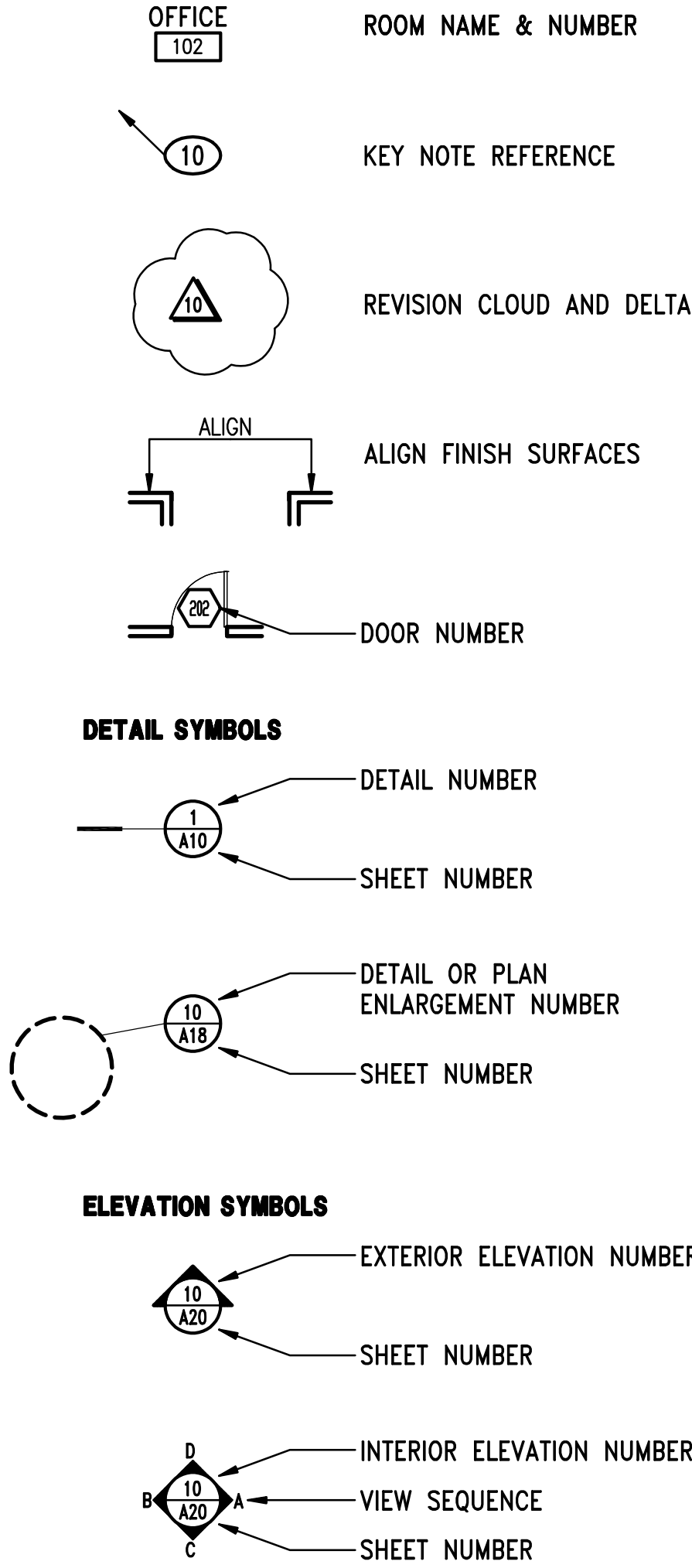


ABBREVIATIONS

- A - A.C. ACQUIS. 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 CLS. CLOSET COL. COLUMN COMP. COMPOSITION CONC. CONCRETE CONT. CONTINUOUS CORR. CORRIDOR CSK. COUNTERSINK C.T. CERAMIC TILE Q. CENTER LINE C.M.U. CONCRETE MASONRY UNIT	- 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
- 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 EQUIP. AND EQUIPMENT	- P - P. PITCH P.B. PLASTIC LAMINATE P.L. PERFORATED PKT. POCKET PL. or PLAS. PLASTER PLYWD. PLYWOOD PMS. POLE AND SHELF PT. POINT PTN. PARTITION PR. PAIR	- N - N.I.C. NOT IN CONTRACT NO. NUMBER N.T.S. NOT TO SCALE
- F - F.D. FLOOR DRAIN F.E. FIRE EXTINGUISHER F.H.W.S. FLAT HEAD WOOD SCREW FIN. FINISH FLR. FLOOR FLX. FLUXTURE 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	- S - S. SINK S.A. SUPPLY AIR S.C. SOLID CORE SECT. SECTION SHG. SHEATHING SHLV. SHELIVING SHT. SHEET SNWR. SNOWER 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	- Q - QUAN. QUANTITY
- H - H.C. HOLLOW CORE HWD. HARDWOOD HWR. 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	- T - T. TREAD T.B. TACK BOARD T.C. TOP OF CONCRETE OR CURB T.J. TONGUE JOINT TYP. TYPICAL T & G. TONGUE AND GROVE	- 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 R.W. ROOM RND. ROUND ROS. ROUGH SAWN RWD. REDWOOD
- J - JAN. JANITOR JST. JOIST JUN. JUNCTION	- K - KIT. KITCHEN	- U - U. URINAL U.V. UNIT VENTILATOR	- Q - QUAN. QUANTITY
- L - LAM. LAMINATED LAV. LAVATORY LBS. POUNDS LDR. LEADER LINO. LINOLEUM LOUV. LOUVER		- V - V. VENT V.C.T. VINYL COMPOSITION TILE VERT. VERTICAL VEST. VESTIBULE	- 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 R.W. ROOM RND. ROUND ROS. ROUGH SAWN RWD. REDWOOD

SYMBOLS



VISIONS IN EDUCATION
2nd FLOOR OFFICE T.I.
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 IEBG AND 2022 CA AMENDMENTS - PART 10, TITLE 24, CCR)

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

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

MECHANICAL ENGINEER

TURLEY & ASSOCIATES
2431 CAPITOL AVE.
SACRAMENTO, CA 95816

PHONE: (916) 325-1065
FAX: (916) 325-1075

ELECTRICAL ENGINEER

CAPITOL CITY DESIGN INC.
1751 CEBRIAN STREET
WEST SACRAMENTO, CA 95691
TONY BAKER

PHONE: (916) 375-0135
FAX: -

PROJECT DATA

SCOPE OF WORK

THIS 1,781 SQ. FT. OFFICE T.I. CONSISTS OF MOVING OFFICE PARTITION WALL AND ADDING NEW PARTITION WALLS FOR INDIVIDUAL OFFICE SPACES WITH MECHANICAL AND ELECTRICAL CHANGES.

BID SET

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'

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
STAFF 80% = 206		
VISITOR 20% = 52		

BIKE PARKING:

SHORT TERM BICYCLE PARKING - (5,106.4.1.1 GBC)
5% OF VISITOR PARKING = 3 REQUIRED
8 PROVIDED

SHEET INDEX

A0.0 TITLE SHEET, GENERAL NOTES, SYMBOLS.
A1.0 OVERALL SITE PLAN
A1.1 SITE PLAN
A2.0 OVERALL 2ND FLOOR PLAN
A2.1 DEMOLITION AND NEW FLOOR PLAN AND 1ST FLOOR EXITING PLAN
A2.8 NEW 2ND FLOOR REFLECTED CEILING PLAN

MECHANICAL

M0.1 MECHANICAL LEGEND SCHEDULES AND NOTES
M1.2 MECHANICAL DEMOLITION SECOND FLOOR PLAN
M2.2 MECHANICAL SECOND FLOOR PLAN

ELECTRICAL

E1.2 PANEL SCHEDULES
E2.2A SECOND FLOOR PLAN LIGHTING
E3.2 SECOND FLOOR PLAN POWER AND SIGNAL

CODE INFORMATION

ZONING: MP - OFFICE PARK

TYPE OF CONSTRUCTION: (E) II-B AUTOMATIC SPRINKLED (NFPA 13 STANDARD)

EXISTING BUILDING DATA: (E) II-B (SM)

PRIMARY STRUCTURAL FRAME - STEEL = 0 HOURS

BEARING WALLS -
EXTERIOR = 0 HOURS
(TILT UP CONCRETE)

NON-BEARING WALLS & PARTITIONS
INTERIOR = 0 HOURS

FLOOR CONSTRUCTION = 0 HOURS

ROOF CONSTRUCTION = 0 HOURS

OCCUPANT TYPES: B

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

(506.2)

FIRST FLOOR		ACTUAL	ALLOWED	ACTUAL	ALLOWED	ACTUAL	ALLOWED
B OFFICE		29,770	69,000	40'	75'	2	4
S-1 STORAGE		2,907	52,500	-	75'	2	4
SECOND FLOOR							
B OFFICE		29,201	69,000	-	75'	2	4
A-3 ASSEMBLY		3,476	28,500	40'	75'	2	3
TOTALS		65,354					

MIXED USE & OCCUPANCIES (TABLE 508.4)

B/S-1 = NO SEPARATION REQUIREMENT
B/S-1/A-3 = 1HR SEPARATION

OCCUPANT LOADS

OCCUPANCY 1ST FLOOR = 186 OCCUPANTS (3) EXITS REQUIRED
OCCUPANCY 2ND FLOOR = 640 OCCUPANTS (3) EXITS REQUIRED
TOTAL = 826 OCCUPANTS (3) EXITS PROVIDED

A-3 OCCUPANCY = 288 OCCUPANTS (2) EXITS REQUIRED

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	-	-	-
B OCC. FEMALE	4	-	2	-	1	-
2ND FLOOR						
B OCC. MALE	2	1	1	-	-	-
B OCC. FEMALE	4	-	2	-	1	-
A-3 OCC. MALE	1	1	1	-	-	-
A-3 OCC. FEMALE	3	-	1	-	1	-

GRA
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APN: 069-0260-015

BID SET

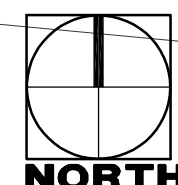
TITLE SHEET,
GENERAL NOTES
AND SYMBOLS

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BLDG. DEPT. COMMENTS 1/13/2026

DATE DECEMBER 1, 2025
SCALE AS NOTED
DRAWN BY -
JOB NO. 22-19
SHEET

A0.0



A1.0



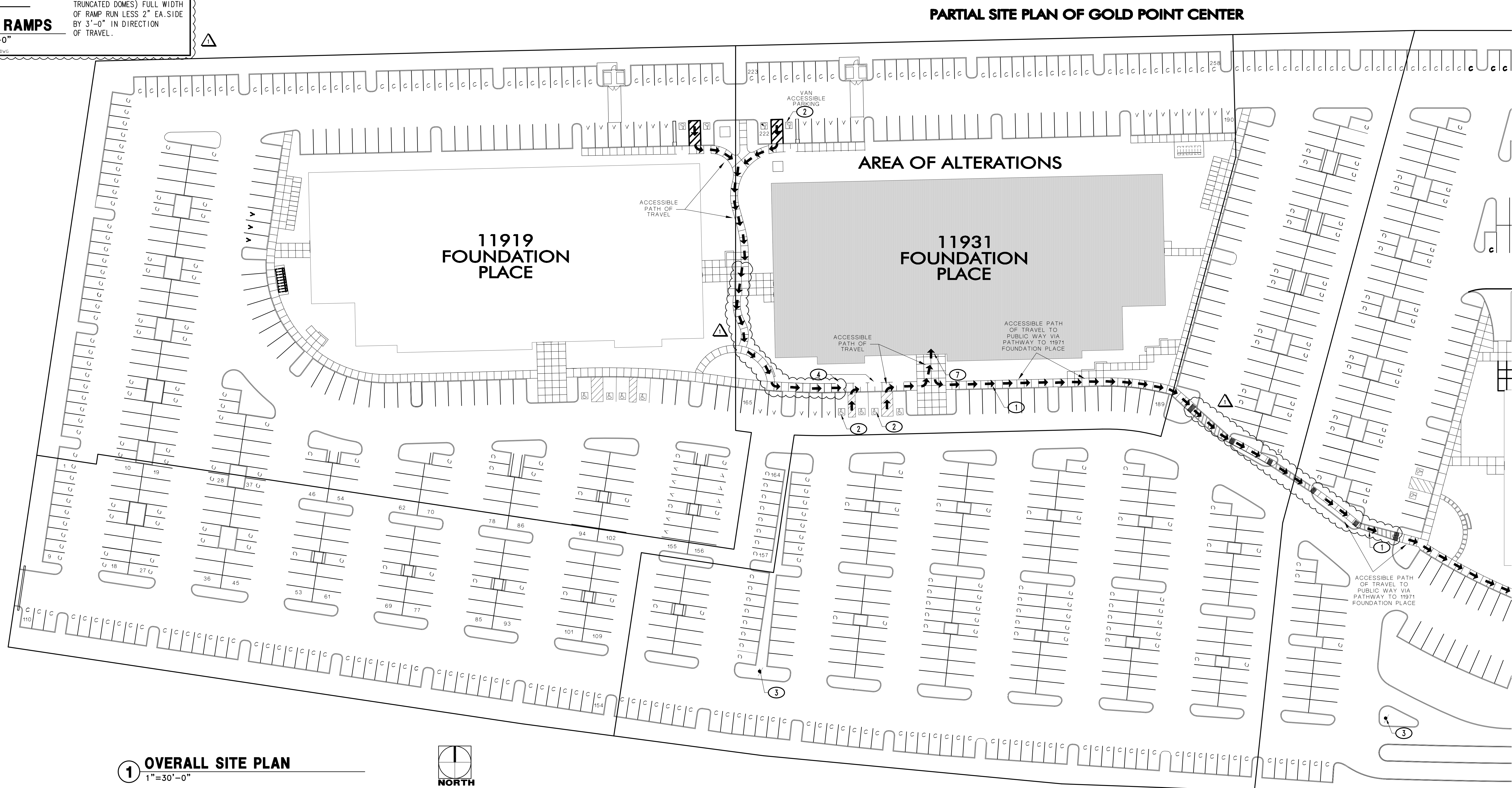
- ### KEYNOTES
1. PATH OF TRAVEL MAX. 5% SLOPE DIRECTION OF TRAVEL AND MAX. 2% CROSS SLOPE. THE PATH OF TRAVEL IS FULLY COMPLIANT
 2. VAN ACCESSIBLE PARKING – SEE 2/A/1.1
 3. (E) ACCESSIBLE SITE ENTRY SIGN – SEE 3/A/1.1
 4. (E) VAN ACCESSIBLE PARKING STALL SIGN – SEE 4/A/1.1
 5. (E) VAN ACCESSIBLE PARKING STRIPPING SEE 2/A/1.1
 6. (E) TRUNCATED DOMES – SEE 4/A/1.1
 7. (E) ACCESSIBLE BUILDING ENTRANCE SIGN – SEE 5/A/1.1



NAME: Hong Tran DATE: 01/07/2026

ENCROACHMENT OF STRUCTURES INCLUDING OVERHANGS IS NOT PERMITTED WITHIN PUBLIC AND PRIVATE EASEMENTS.

ANY WORK WITHIN THE ROAD RIGHT-OF-WAY REQUIRES AN APPROVED ENCROACHMENT PERMIT OR APPROVED IMPROVEMENT PLAN. TECHNICAL RESOURCES DOES NOT APPROVE BUILDING SETBACKS FROM ROADWAYS AND PROPERTY LINES.



PARTIAL SITE PLAN OF GOLD POINT CENTER

AREA OF ALTERATIONS

11931
FOUNDATION
PLACE

GRA
architecture

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



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BID SET

OVERALL SITE PLAN

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REVISIONS

DATE **DECEMBER 1, 20**

AS NOT

SCALE _____ AS NOTED _____

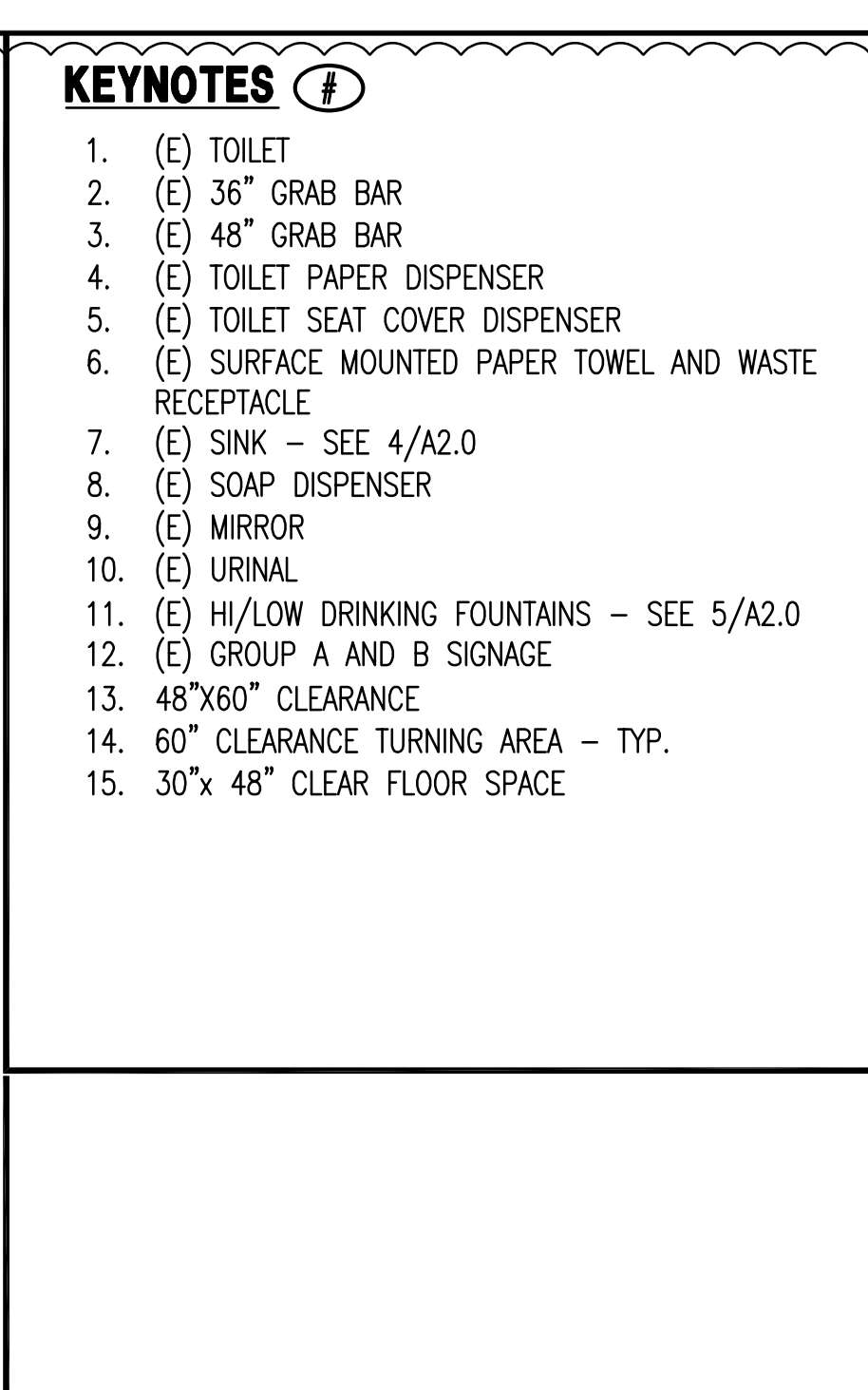
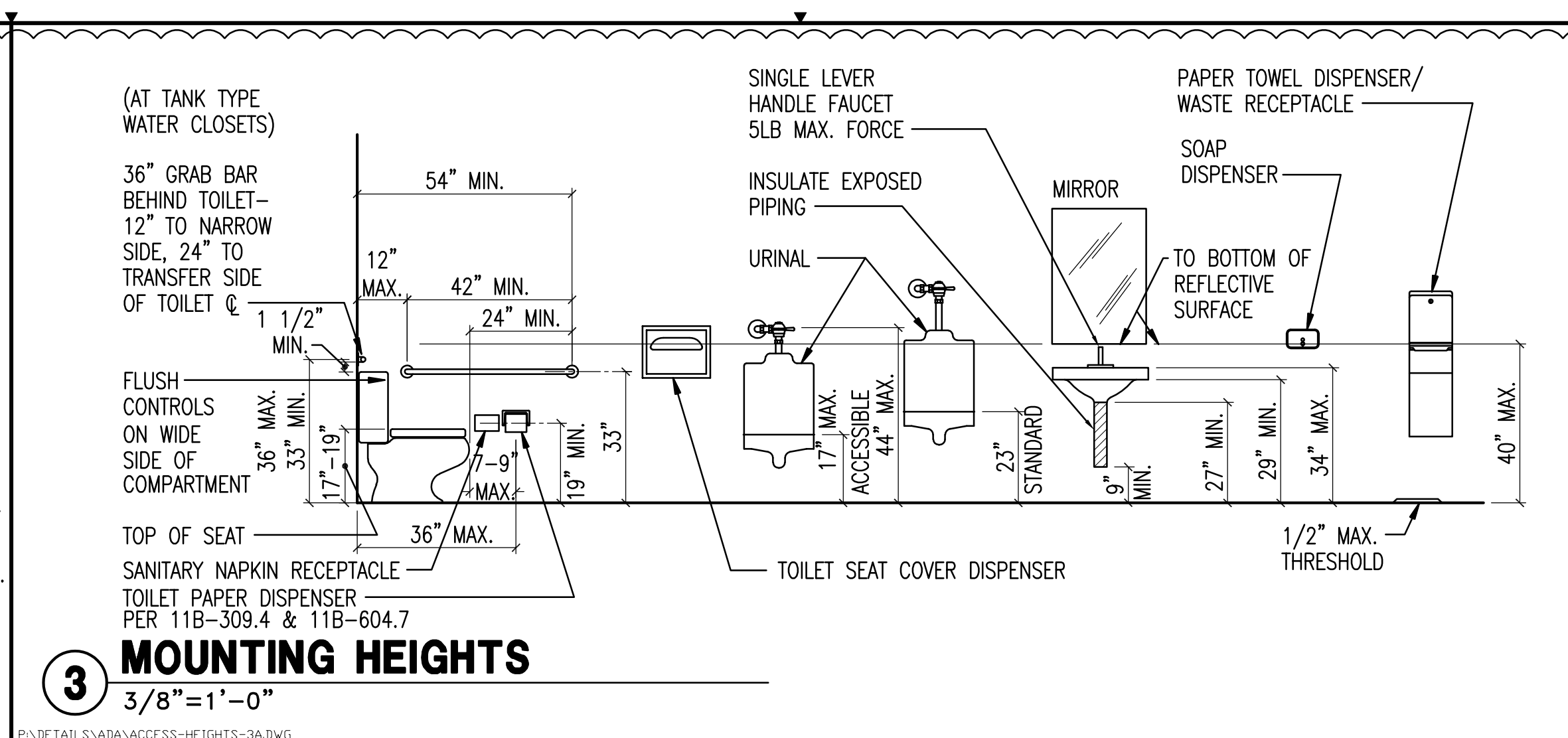
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JOB NO. 22-

QUESTIONS

SHEET _____

A1.1



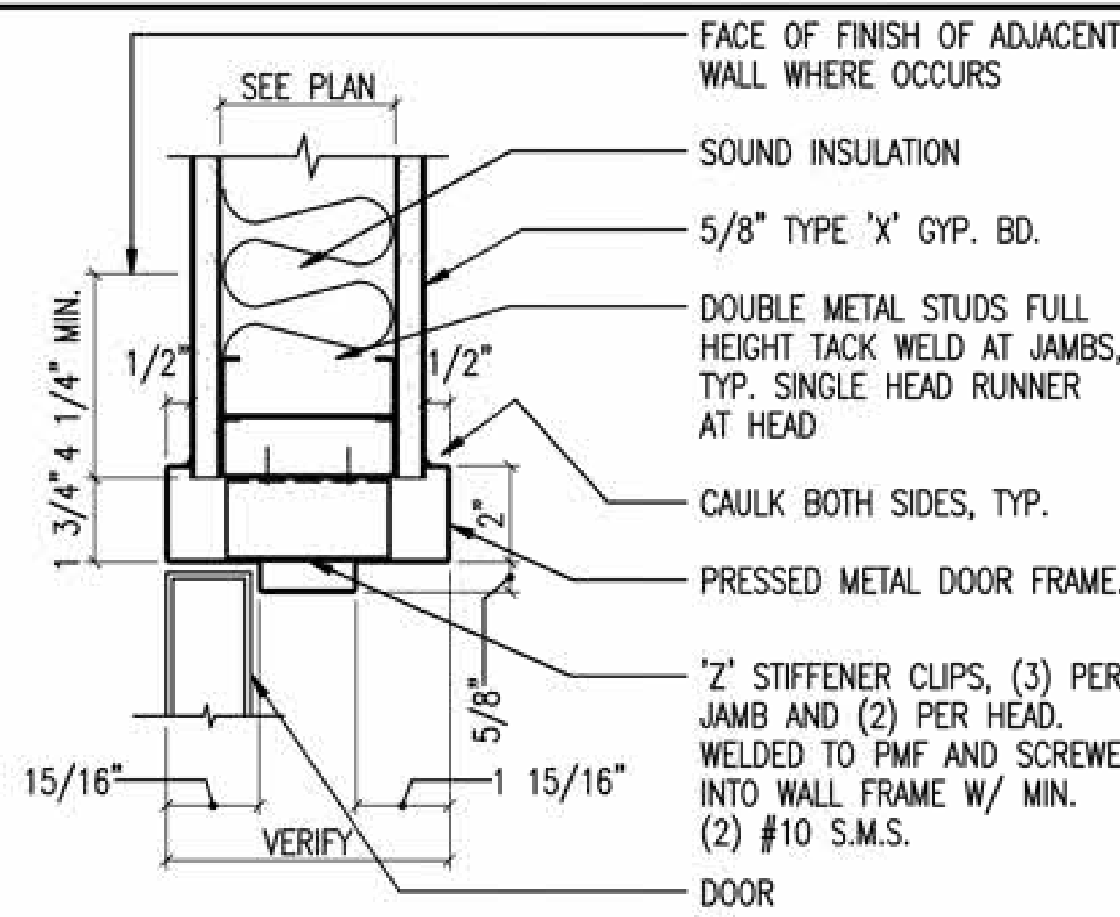
FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS				WAINSCOT		CEILING		GENERAL NOTE
				NORTH	EAST	SOUTH	WEST	FINISH	HEIGHT	FINISH	HEIGHT	
218	LOBBY	CPT TILE	6" RBR	GYP SMGYP	SMGYP	SMGYP	SM	-	-	(E)	-	1. CONTRACTOR / PAINT SUBCONTRACTOR TO HOLD PREFINISH MEETING TO CONFIRM ACCENT WALLS PRIOR TO PAINT 2. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS FOR ROOMS AND ENCLOSED SPACES SHALL BE CLASS C, FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450 PER 2022 CBC 803.1.2
219	COPY / SUPPLY	(E) VCT	6" RBR	GYP SMGYP	SMGYP	SMGYP	SM	-	-	(E)	-	
220	OFFICE	CPT TILE	6" RBR	GYP SMGYP	SMGYP	SMGYP	SM	-	-	(E)	-	
221	OPEN OFFICE	CPT TILE	6" RBR	GYP SMGYP	SMGYP	SMGYP	SM	-	-	(E)	-	
222	OFFICE	CPT TILE	6" RBR	GYP SMGYP	SMGYP	SMGYP	SM	-	-	(E)	-	
223	OFFICE	CPT TILE	6" RBR	GYP SMGYP	SMGYP	SMGYP	SM	-	-	(E)	-	
224	OFFICE	CPT TILE	6" RBR	GYP SMGYP	SMGYP	SMGYP	SM	-	-	(E)	-	
225	OFFICE	CPT TILE	6" RBR	GYP SMGYP	SMGYP	SMGYP	SM	-	-	(E)	-	
226	OFFICE	CPT TILE	6" RBR	GYP SMGYP	SMGYP	SMGYP	SM	-	-	(E)	-	

OPENING SCHEDULE

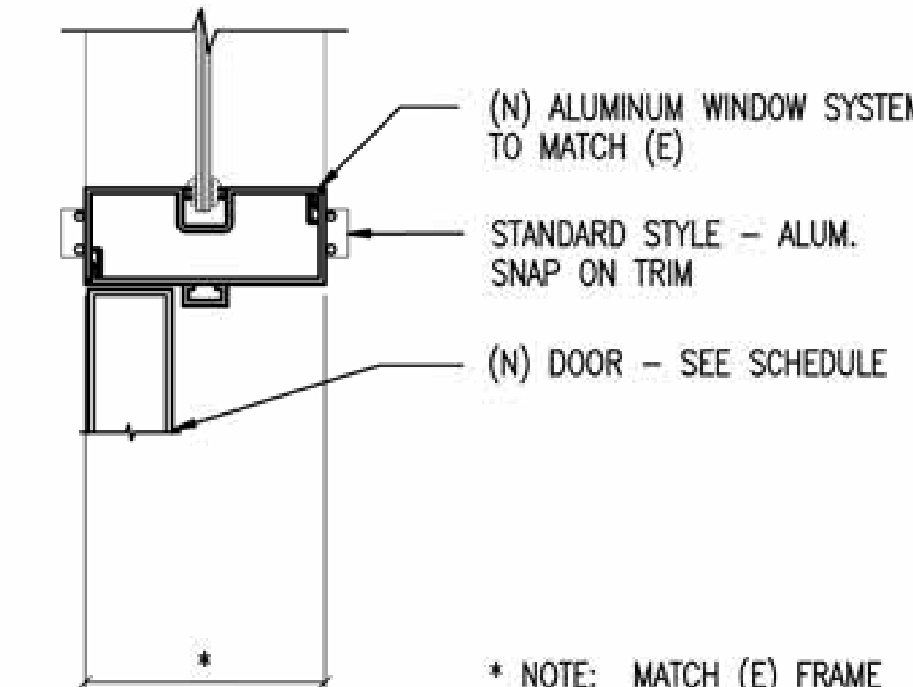
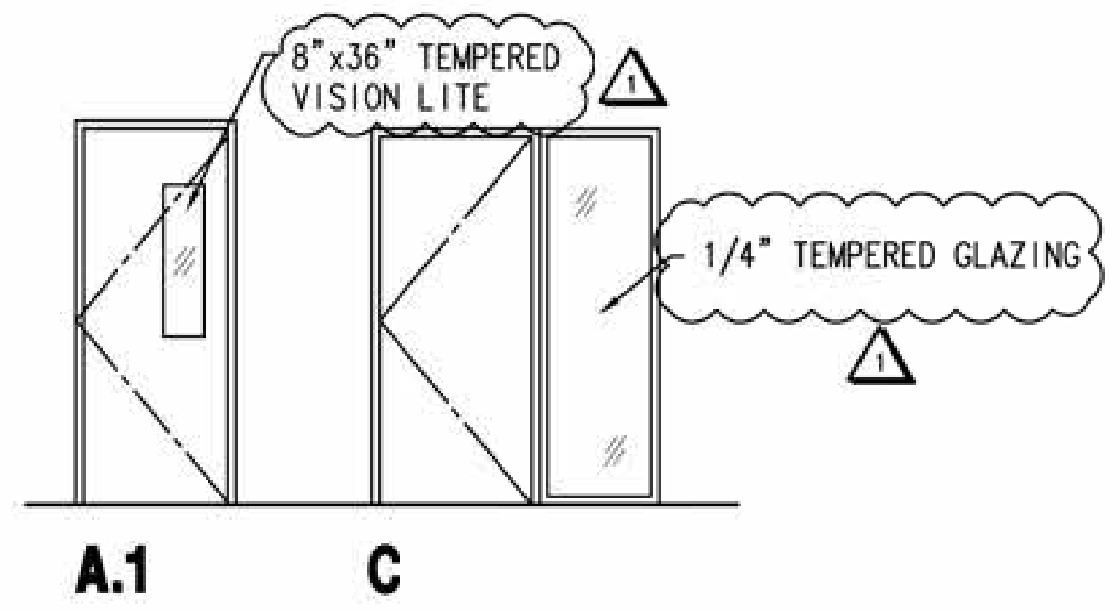
SEE 2/A1.0 FOR DOOR REQUIREMENTS

OPENING NUMBER	DOOR					FRAME				DETAILS			HWR GROUP	FIRE RATING	GLASS TYPE	REMARKS
	W	H	T	TYPE	CONST.	W	H	TYPE	MATL.	HEAD	JAMB	SILL				
219 (N)	3'-0"	8'-10"	1-3/4"	C	SCWD	5'-6"	9'-0"	C	TIMELY	4/A2.1	4&5/A2.1	-	3	20 MIN.	-	
220 (N)	3'-0"	8'-10"	1-3/4"	C	SCWD	5'-6"	9'-0"	C	TIMELY	4/A2.1	4&5/A2.1	-	3	-	-	
222 (E)	3'-0"	8'-10"	1-3/4"	C	SCWD	5'-6"	9'-0"	C	TIMELY	4/A2.1	4&5/A2.1	-	3	-	-	RE-USE FROM SAME OFFICE
224 (N)	3'-0"	8'-10"	1-3/4"	C	SCWD	5'-6"	9'-0"	C	TIMELY	4/A2.1	4&5/A2.1	-	3	-	-	
225 (N)	3'-0"	8'-10"	1-3/4"	C	SCWD	5'-6"	9'-0"	C	TIMELY	4/A2.1	4&5/A2.1	-	3	-	-	
226A (E)	3'-0"	8'-10"	1 3/4"	A.1	SCWD	3'-2"	9'-0"	A.1	TIMELY	5/A2.1	5/A2.1	-	1	-	-	RE-USE DOOR FROM COPY RM 219



5 DOOR JAMB (HEAD SIMILAR)
3"=1'-0"

DOOR TYPES



4 WINDOW/DOOR JAMB
3"=1'-0"

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 #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. DOOR BOTTOM DRIP EDGE

KEYNOTES

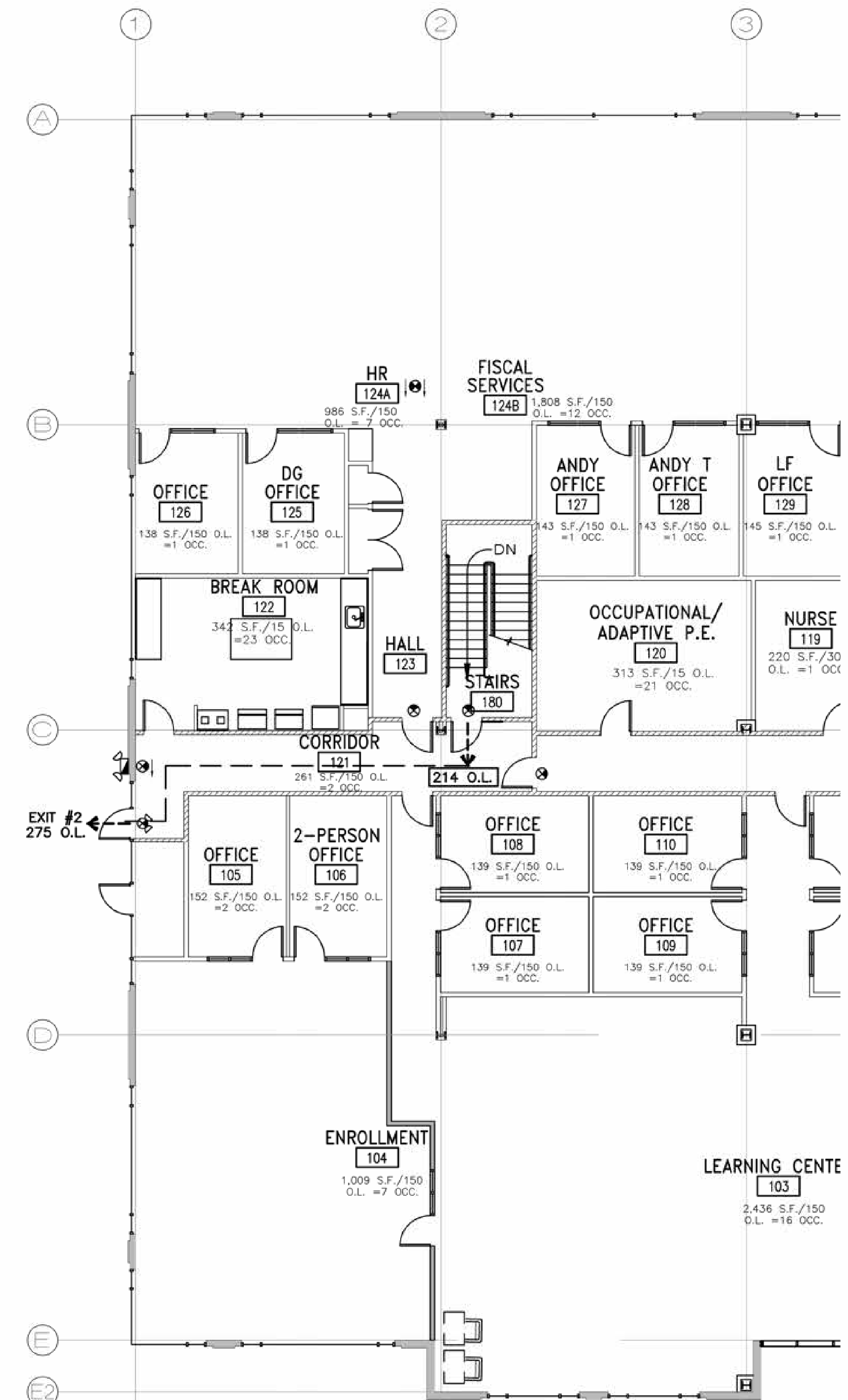
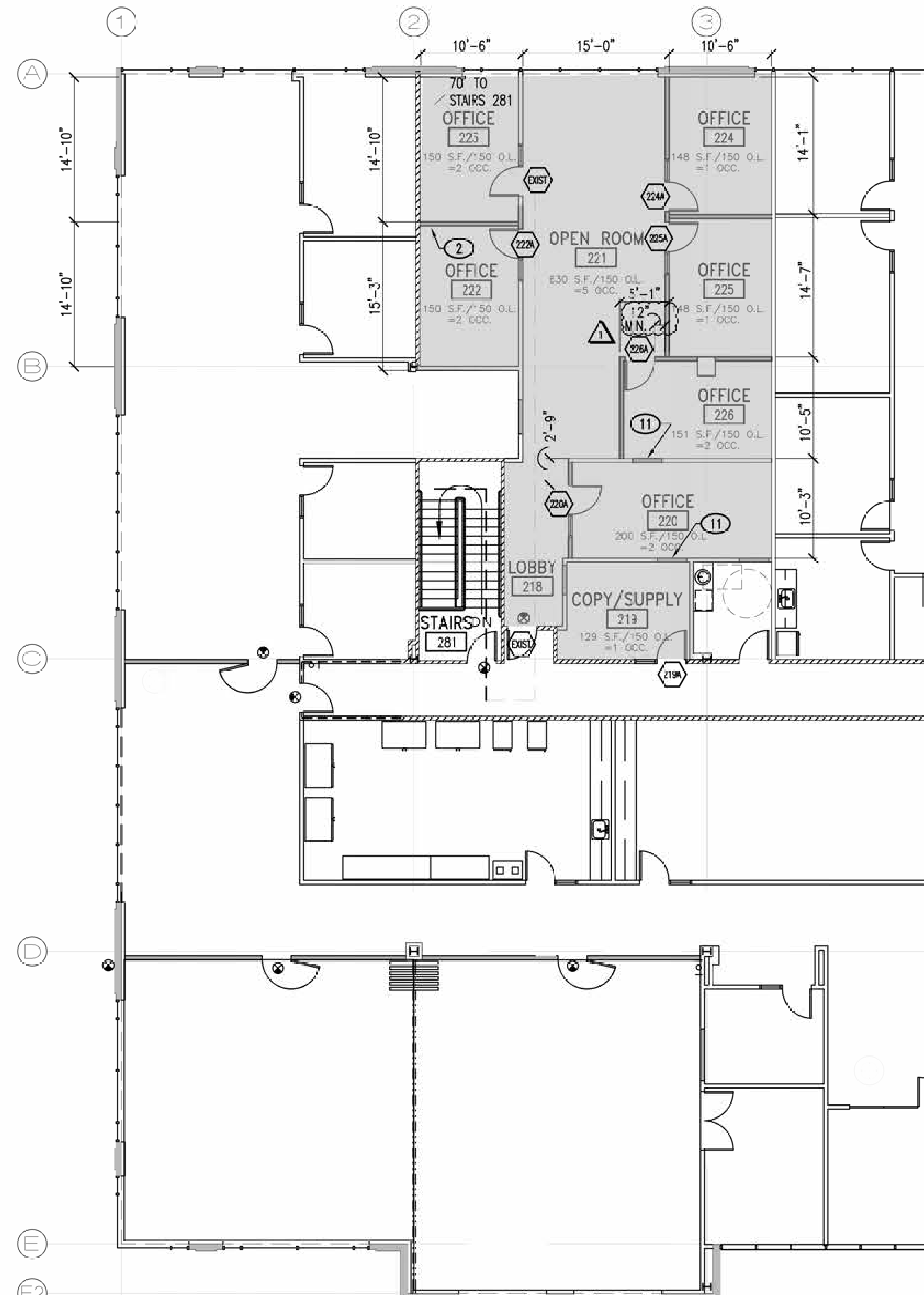
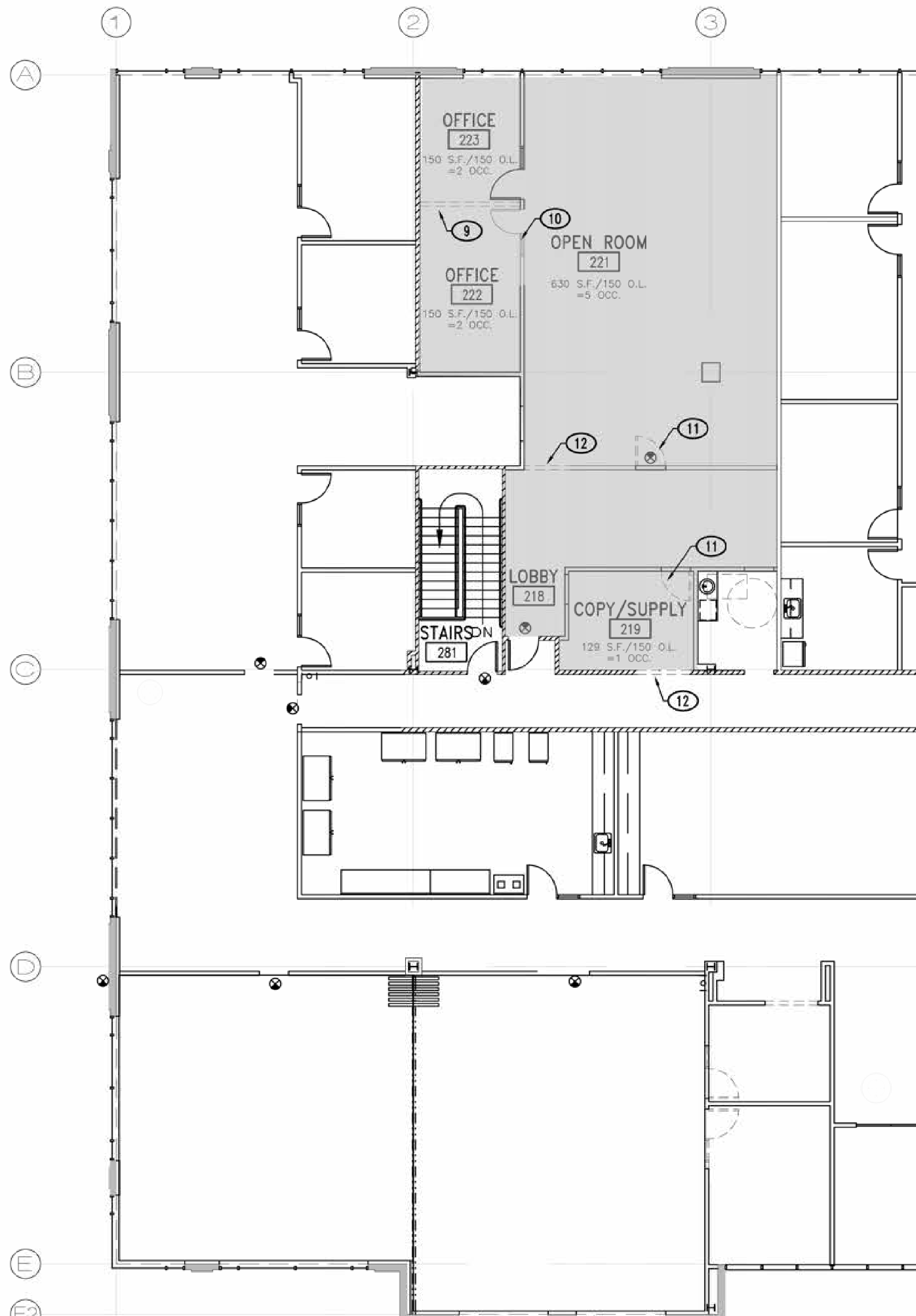
- (N) DOOR/WINDOW FRAMES
- (N) PARTITION WALL
- (N) WALL INFILL
- (N) DOOR AND SIDELIGHT
- (E) STRUCTURAL COLUMN
- (N) RELOCATED DOOR/WINDOW CONFIGURATION
- (E) DOOR PER (TABLE 11B-404.2.4.1) FROM PUSH SIDE 48" PERPENDICULAR AND 0" BEYOND DOOR WIDTH BEYOND LATCH SIDE SHOWN DASHED
- SEE (E) STAIRWAY WIDTHS TABLE
- (E) WALL TO BE REMOVED
- (E) DOOR, HARDWARE AND SIDELITE TO BE REMOVED AND STORED TO BE RE-USED
- (E) DOOR AND HARDWARE TO BE REMOVED AND STORED FOR RE-USE.
- EXISTING WALL PORTION TO BE REMOVED

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 ACOUSTIC BATT INSULATION
- (E) 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

(E) STAIRWAY WIDTHS

- = 214 O.L. x 0.2 = 42.8" REQUIRED / 48" PROVIDED
- = 213 O.L. x 0.2 = 42.6" MIN. REQUIRED / 48" PROVIDED



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BID SET

DEMO/NEW FLOOR
PLANS, EXITING
PLAN AND
SCHEDULES

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REVISIONS
BLDG. DEPT. COMMENTS 1/15/2026

DATE DECEMBER 1, 2024

SCALE AS NOTED

DRAWN BY

JOB NO. 22-19

SHEET

A2.1

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.)
	TITUS	DESV	AHU-1	9	850	350	2	2.0	180	0.47	22.7	--	2-WAY	0.27
	TITUS	DESV	AHU-1	9	750	250	2	2.0	180	0.47	16.4	--	2-WAY	0.24
	TITUS	DESV	AHU-2	14	2000	750	2	2.0	180	0.39	41.8	--	2-WAY	0.41
	TITUS	DESV	AHU-2	12	1200	450	2	2.0	180	0.55	28.8	--	2-WAY	0.07
	TITUS	DESV	AHU-2	10	780	300	2	2.0	180	0.47	20.0	--	2-WAY	0.24
RECONNECT (E) HWS & HWR PIPING RECONNECT (E) CONTROLS														

EXHAUST FAN SCHEDULE														
SYMBOL	MANUFACTURER	MODEL	CFM	ESP	SONES (MAX.)	FAN TYPE	CLASS	DRIVE	FAN RPM	BHP	HP	VOLTS	PH	HZ
	GREENHECK	SP-B110	75	0.75	2.5	CEILING	1	DIRECT	753	.05	1/4	120	1	60
	GREENHECK	SP-B110	75	0.75	2.5	CEILING	1	DIRECT	753	.05	1/4	120	1	60
PREMIUM-EFFICIENT MOTOR 2,3,4														
PREMIUM-EFFICIENT MOTOR 1,2,4														

PROVIDE
1. ROOF CAP
2. BACK DRAFT DAMPER.
3. WALL CAP.
4. INTERLOCK W/LIGHTS

MECHANICAL ABBREVIATIONS

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

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
	ACCESS DOOR
	AUTOMATIC CONTROL DAMPER
	MANUAL AIR DAMPER
	VOLUME DAMPER WITH REMOTE BALANCING DEVICE
	FIRE DAMPER
	FIRE SMOKE DAMPER
	SMOKE DETECTOR
	DUCT STATIC PRESSURE SENSOR
	THERMOSTAT, MOUNT ALL T-STAT AT MAX. 48" AFF
	HUMIDISTAT OR HUMIDITY/TEMPERATURE SENSOR, AT 48" AFF
	HOT WATER SUPPLY
	HOT WATER RETURN
	HOT GAS LINE
	REFRIGERANT LIQUID
	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

COMPLIANCE NOTES

- MECHANICAL AND PLUMBING EQUIPMENT SHALL CONFORM TO THE FOLLOWING AS STATED IN THE ENERGY EFFICIENCY STANDARDS, 2022.
- BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE EFFICIENCY REQUIREMENTS AS PRESCRIBED IN SECTIONS:
 - APPLIANCES REGULATED BY THE APPLIANCE EFFICIENCY STANDARDS:
 - HVAC EQUIPMENT EFFICIENCY AND PACKAGED CONTROLS:
 - SERVICE WATER HEATING EFFICIENCY AND CONTROLS:
 - POOL AND SPA HEATING EFFICIENCY AND CONTROLS:
 - RESTRICTIONS ON PILOT LIGHTS:
 - BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH SECTIONS.
 - REQUIREMENTS FOR VENTILATION:
 - REQUIRED CONTROLS FOR HVAC SYSTEMS:
 - 102.2 (H) DEMAND SHED CONTROLS.
 - 120.2 (I) ECONOMIZER FAULT DETECTION & DIAGNOSTIC.
 - REQUIREMENTS FOR PIPE INSULATION:
 - REQUIREMENTS FOR DUCT INSULATION:
 - REQUIREMENTS FOR MECHANICAL SYSTEMS
 - BUILDING COMMISSIONING
 - 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:
- 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.
 - NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) LIFE SAFETY CODE, CR.

BID SET

MECHANICAL LEGEND, SCHEDULES & NOTES

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REVISIONS
ASI #1 07/29/2024

OWNER CHANGES 10/01/2025

DATE JANUARY 31, 2024

SCALE AS NOTED

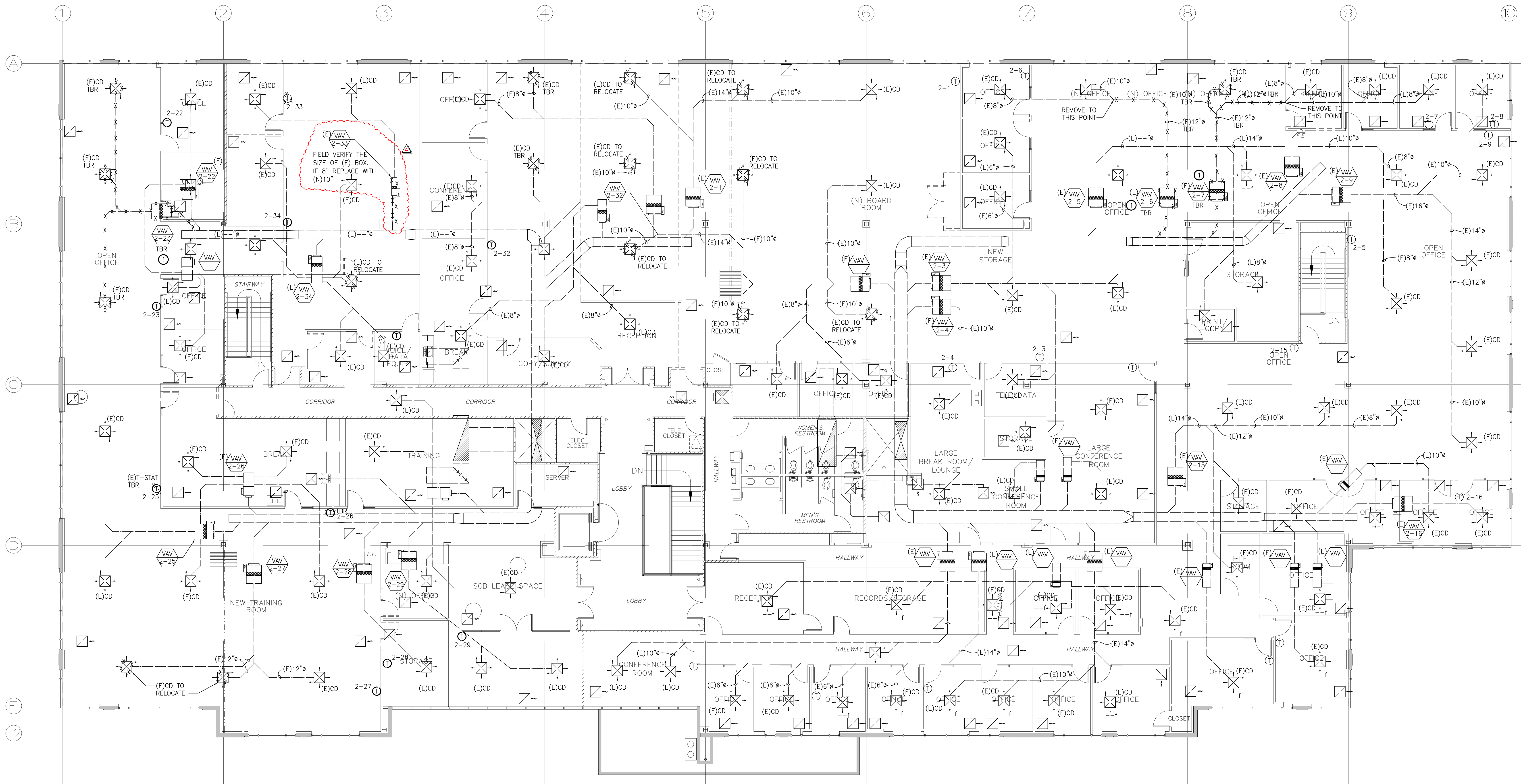
DRAWN BY T&A

JOB NO. 22-19

SHEET

GENERAL NOTES

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

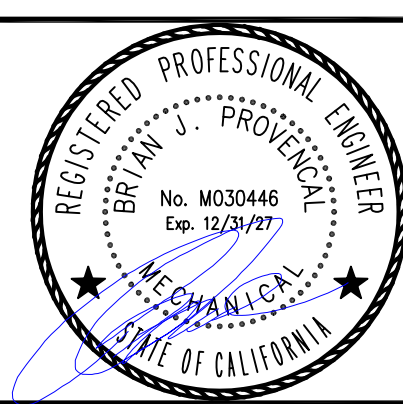


SECOND FLOOR –
MECHANICAL DEMOLITION PLAN

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



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Sacramento, CA 95816
916 498-7900



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11931 FOUNDATION PLACE
GOLD RIVER, CA. 95670

BID SET

TURLEY & ASSOCIATES MECHANICAL ENGINEERING GROUP, INC.			
2411 Capital Avenue Sacramento, CA 95833		TEL: 916 325-1040 FAX: 916 325-1025 Email: office@turleyandassociates.com	
Project Engineer	BP	Job Number	20251
Project Manager	TF	Plot Date	Jan 13, 2024 - 12:05pm
Drawn/Checker	LC	Logic	10/26/24

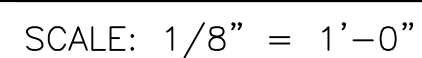
MECHANICAL
DEMOLITION
SECOND FLOOR
PLAN

CONTRACTOR SHALL VERIFY ALL DEMOLITION, REMOVAL AND SPECIFICATIONS AS INDICATED ON DRAWING AND TO THE PROPERTY OF ANY EXISTING ARCHITECTS, ENGINEERS, AND ANY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF GRA.

REVISIONS		
ASI #1		07/29/2024

OWNER CHANGES	10/01/2025
---------------	------------

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



M2.2

REVISED PANELS

PANELS FOR REFERENCE ONLY

(E) PANEL 'DP-1A'									
VOLTAGE: 120/208V 3Ø 4W		MOUNTING SURFACE		TYPE: A SERIES		KVA: 27.24		CURRENT: 76 AMPS	
BUS: 125 AMP	LOAD	KVA	CB	NO	KVA	CB	NO	KVA	LOAD
(N) PARTITION FURNITURE	1.00	20	1	2	20	1	2	20	(N) RECEPTACLE
	1.00	3	4	3	4	3	4	3	
	1.00	5	6	5	6	5	6	5	
	1.00	7	8	7	8	7	8	7	
	1.00	9	10	9	10	9	10	9	
	1.00	11	12	11	12	11	12	11	
	1.00	13	14	13	14	13	14	13	
	1.00	15	16	15	16	15	16	15	
	0.12	17	18	17	18	17	18	17	
	0.12	19	20	19	20	19	20	19	
	0.12	21	22	21	22	21	22	21	
	0.12	23	24	23	24	23	24	23	
(N) RECEPTACLES	1.2	25	26	25	26	25	26	25	
	1.2	27	28	27	28	27	28	27	
	1.2	29	30	29	30	29	30	29	
	1.2	31	32	31	32	31	32	31	
	1.2	33	34	33	34	33	34	33	
	1.2	35	36	35	36	35	36	35	
	1.2	37	38	37	38	37	38	37	
	1.2	39	40	39	40	39	40	39	
	1.2	41	42	41	42	41	42	41	

PER 220.44 10.0 + 17.24 = 27.24

(E) PANEL 'DP-1B'									
VOLTAGE: 120/208V 3Ø 4W		MOUNTING SURFACE		TYPE: A SERIES		KVA: 27.9		CURRENT: 75.8 AMPS	
BUS: 125 AMP	LOAD	KVA	CB	NO	KVA	CB	NO	KVA	LOAD
(N) RECEPTACLE	0.10	20	1	2	20	1	2	20	(N) RECEPTACLE
	0.10	3	4	3	4	3	4	3	
	0.10	5	6	5	6	5	6	5	
	0.10	7	8	7	8	7	8	7	
	0.10	9	10	9	10	9	10	9	
	0.10	11	12	11	12	11	12	11	
	0.10	13	14	13	14	13	14	13	
	0.10	15	16	15	16	15	16	15	
	0.10	17	18	17	18	17	18	17	
	0.10	19	20	19	20	19	20	19	
	0.10	21	22	21	22	21	22	21	
	0.10	23	24	23	24	23	24	23	
	0.10	25	26	25	26	25	26	25	
	0.10	27	28	27	28	27	28	27	
	0.10	29	30	29	30	29	30	29	
	0.10	31	32	31	32	31	32	31	
	0.10	33	34	33	34	33	34	33	
	0.10	35	36	35	36	35	36	35	
	0.10	37	38	37	38	37	38	37	
	0.10	39	40	39	40	39	40	39	
	0.10	41	42	41	42	41	42	41	

(E) PANEL 'DP-1C'									
VOLTAGE: 120/208V 3Ø 4W		MOUNTING SURFACE		TYPE: A SERIES		KVA: 41.0		CURRENT: 114 AMPS	
BUS: 125 AMP	LOAD	KVA	CB	NO	KVA	CB	NO	KVA	LOAD
RECEPTACLES - OFFICES SH	1.00	20	1	2	20	1	2	20	(N) RECEPTACLES
	1.00	3	4	3	4	3	4	3	
	1.00	5	6	5	6	5	6	5	
	1.00	7	8	7	8	7	8	7	
	1.00	9	10	9	10	9	10	9	
	1.00	11	12	11	12	11	12	11	
	1.00	13	14	13	14	13	14	13	
	1.00	15	16	15	16	15	16	15	
	1.00	17	18	17	18	17	18	17	
	1.00	19	20	19	20	19	20	19	
	1.00	21	22	21	22	21	22	21	
	1.00	23	24	23	24	23	24	23	
	1.00	25	26	25	26	25	26	25	
	1.00	27	28	27	28	27	28	27	
	1.00	29	30	29	30	29	30	29	
	1.00	31	32	31	32	31	32	31	
	1.00	33	34	33	34	33	34	33	
	1.00	35	36	35	36	35	36	35	
	1.00	37	38	37	38	37	38	37	
	1.00	39	40	39	40	39	40	39	
	1.00	41	42	41	42	41	42	41	

(E) PANEL '2A'									
VOLTAGE: 120/208V 3Ø 4W		MOUNTING SURFACE		TYPE: P1		KVA: 26.70		CURRENT: 74 AMPS	
BUS: 125 AMP	LOAD	KVA	CB	NO	KVA	CB	NO	KVA	LOAD
(N) PARTITION FURNITURE	1.44	20	1	2	20	1	2	20	(N) PARTITION FURNITURE
	1.44	3	4	3	4	3	4	3	
	1.44	5	6	5	6	5	6	5	
	1.44	7	8	7	8	7	8	7	
	1.44	9	10	9	10	9	10	9	
	1.44	11	12	11	12	11	12	11	
	1.44	13	14	13	14	13	14	13	
	1.44	15	16	15	16	15	16	15	
	1.44	17	18	17	18	17	18	17	
	1.44	19	20	19	20	19	20	19	
	1.44	21	22	21	22	21	22	21	
	1.44	23	24	23	24	23	24	23	
	1.44	25	26	25	26	25	26	25	
	1.44	27	28	27	28	27	28	27	
	1.44	29	30	29	30	29	30	29	
	1.44	31	32	31	32	31	32	31	
	1.44	33	34	33	34	33	34	33	
	1.44	35	36	35	36	35	36	35	
	1.44	37	38	37	38	37	38	37	
	1.44	39	40	39	40	39	40	39	
	1.44	41	42	41	42	41	42	41	

PER 220.44 10.0 + 16.70 = 26.70

(E) PANEL 'L2'									
VOLTAGE: 120/208V 3Ø 4W		MOUNTING SURFACE		TYPE: A SERIES		KVA: 34.48		CURRENT: 104 AMPS	
BUS: 125 AMP	LOAD	KVA	CB	NO	KVA	CB	NO	KVA	LOAD
(E) RECEPTACLES	1.2	20	1	2	20	1	2	20	(N) PART. FURNITURE
	1.2	3	4	3	4	3	4	3	
	1.2	5	6	5	6	5	6	5	
	1.2	7	8	7	8	7	8	7	
	1.2	9	10	9	10	9	10	9	
	1.2	11	12	11	12	11	12	11	
	1.2	13	14	13	14	13	14	13	
	1.2	15	16	15	16	15	16	15	
	1.2	17	18	17	18	17	18	17	
	1.2	19	20	19	20	19	20	19	
	1.2	21	22	21	22	21	22	21	
	1.2	23	24	23	24	23	24	23	
	1.2	25	26	25	26	25	26	25	
	1.2	27	28	27	28	27	28	27	
	1.2	29	30	29	30	29	30	29	
	1.2	31	32	31	32	31	32	31	
	1.2	33	34	33	34	33	34	33	
	1.2	35	36	35	36	35	36	35	
	1.2	37	38	37	38	37	38	37	
	1.2	39	40	39	40	39	40	39	
	1.2	41	42	41	42	41	42	41	

(E) PANEL 'L2A'									
VOLTAGE: 120/208V 3Ø 4W		MOUNTING SURFACE		TYPE: A SERIES		KVA: 13.50		CURRENT: 38 AMPS	
BUS: 125 AMP	LOAD	KVA	CB	NO	KVA	CB	NO	KVA	LOAD
SPARE	2.0	20	1	2	20	1	2	20	RECEPTACLE
	2.0	3	4	3	4	3	4	3	EXH. FAN
	2.0	5	6	5	6	5	6	5	ROOF TOP RECEPTACLE
	2.0	7	8	7	8	7	8	7	REF
	2.0	9	10	9	10	9	10	9	RECEPTACLE
	2.0	11	12	11	12	11	12	11	SPACE
	2.0	13	14	13	14	13	14	13	
	2.0	15	16	15	16	15	16	15	
	2.0	17	18	17	18	17	18	17	
	2.0	19	20	19	20	19	20	19	
	2.0	21	22	21	22	21	22	21	
	2.0	23	24	23	24	23	24	23	
	2.0	25	26	25	26	25	26	25	
	2.0	27	28	27	28	27	28	27	
	2.0	29	30	29	30	29	30	29	
	2.0	31	32	31	32	31	32	31	
	2.0	33	34	33	34	33	34	33	
	2.0	35	36	35	36	35	36	35	
	2.0	37	38	37	38	37	38	37	
	2.0	39	40	39	40	39	40	39	
	2.0	41	42	41	42	41	42	41	

(E) PANEL 'L3'									
VOLTAGE: 120/208V 3Ø 4W		MOUNTING SURFACE				KVA: 24.56			
BUS: 125 AMP		TYPE: A SERIES				CURRENT: 69.2 AMPS			
	LOAD	KVA	CB	NO	KVA	CB	NO	KVA	LOAD
(N) RECEPTACLES	1.44	20	1	2	20	1	2	20	(N) RECEPTACLES
	1.44	3	4	3	4	3	4	3	
	1.44	5	6	5	6	5	6	5	
	1.44	7	8	7	8	7	8	7	
	1.44	9	10	9	10	9	10	9	
	1.44	11	12	11	12	11	12	11	
	1.44	13	14	13	14	13	14	13	
	1.44	15	16	15	16	15	16	15	
	1.44	17	18						
SFAPRE									
									</

- SHEET NOTES
- 1

EXISTING LIGHTS TO BE RELOCATED. RECONNECT TO (E) CIRCUITRY. TO BE VERIFIED IN FIELD. (H-4)
- 2

PROVIDE (N) MOTION SENSOR WALL SWITCH FOR CONTROL OF NEW ROOMS.
- 3

ALL (E) LIGHTING TO BE REPLACED WITH NEW.
- 4

DISCONNECT SWITCH IN SERVER ROOM (E) CONTACT SYSTEM. PROVIDE NEW LOCAL CONTROL SWITCH NOT ON CONTACTOR POWER. TO BE VERIFIED IN FIELD.
- 5

PROVIDE EMERGENCY BALLAST IN ALL (N) FIXTURES AS REQUIRED FOR EMERGENCY EGRESS LIGHTING AS SHOWN. MINIMUM 90 MINUTE BACKUP. (TYPICAL)
- 6

PROVIDE REQUIRED EXIT SIGNS FOR PATH OF EGRESS. REUSE (E) WHERE POSSIBLE AND PROVIDE NEW AS REQUIRED. ALL WITH 90 MINUTE BATTERY BACKUP.
- 7

USE ALL EXISTING SWITCH LOCATIONS TO BE VERIFIED IN FIELD.
- 8

EXISTING LIGHTING TO REMAIN IN RESTROOMS. CONNECT NEW EMERGENCY FIXTURES TO (E) UN-SWITCHED CIRCUIT IN ROOM.
- 9

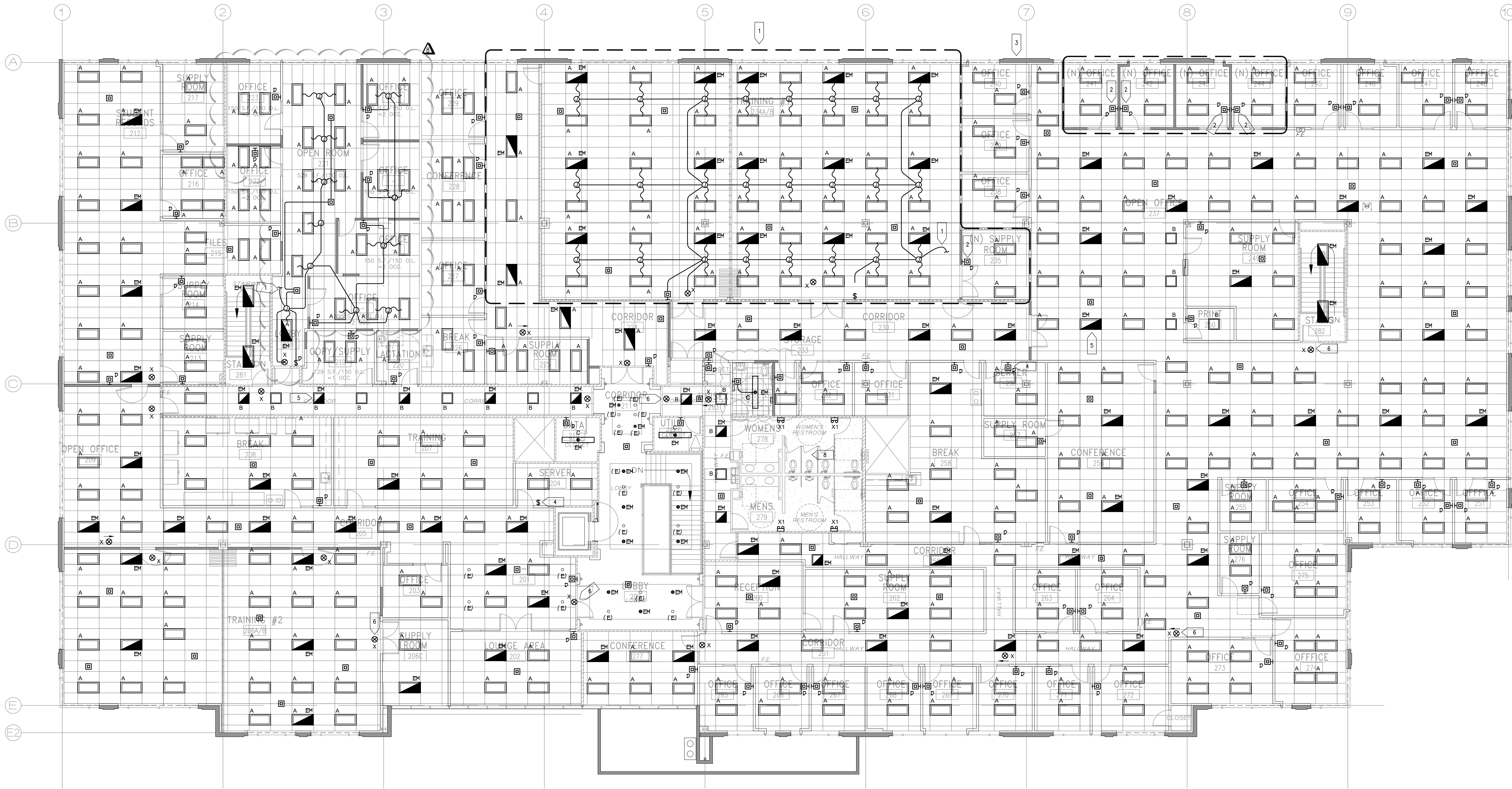
REFER TO SHEET E2.1B FOR EXACT CONTROL QUANTITIES AND TYPE TO BE INSTALLED.
- 10

EXIT SIGN TO BE CONNECTED TO UNSWITCHED CIRCUIT IN AREA SERVED.
- 11

2ND FLOOR LIGHTING TO REMAIN AS IS FED FROM PANEL H2.1 THRU 9 AND H2-2 THRU 10 CIRCUITS TO BE VERIFIED IN FIELD. (277 VOLT)

REVISIONS		
1	Bldg. Dept. Comments	07-05-24
2	Owner Changes	07-19-24
3	Owner Changes	09-03-24
4	Owner Changes	10-22-24
5	Lighting Changes	11-27-24
6	Plan Check Comments	01-06-25
7	Owner Changes	10-01-25

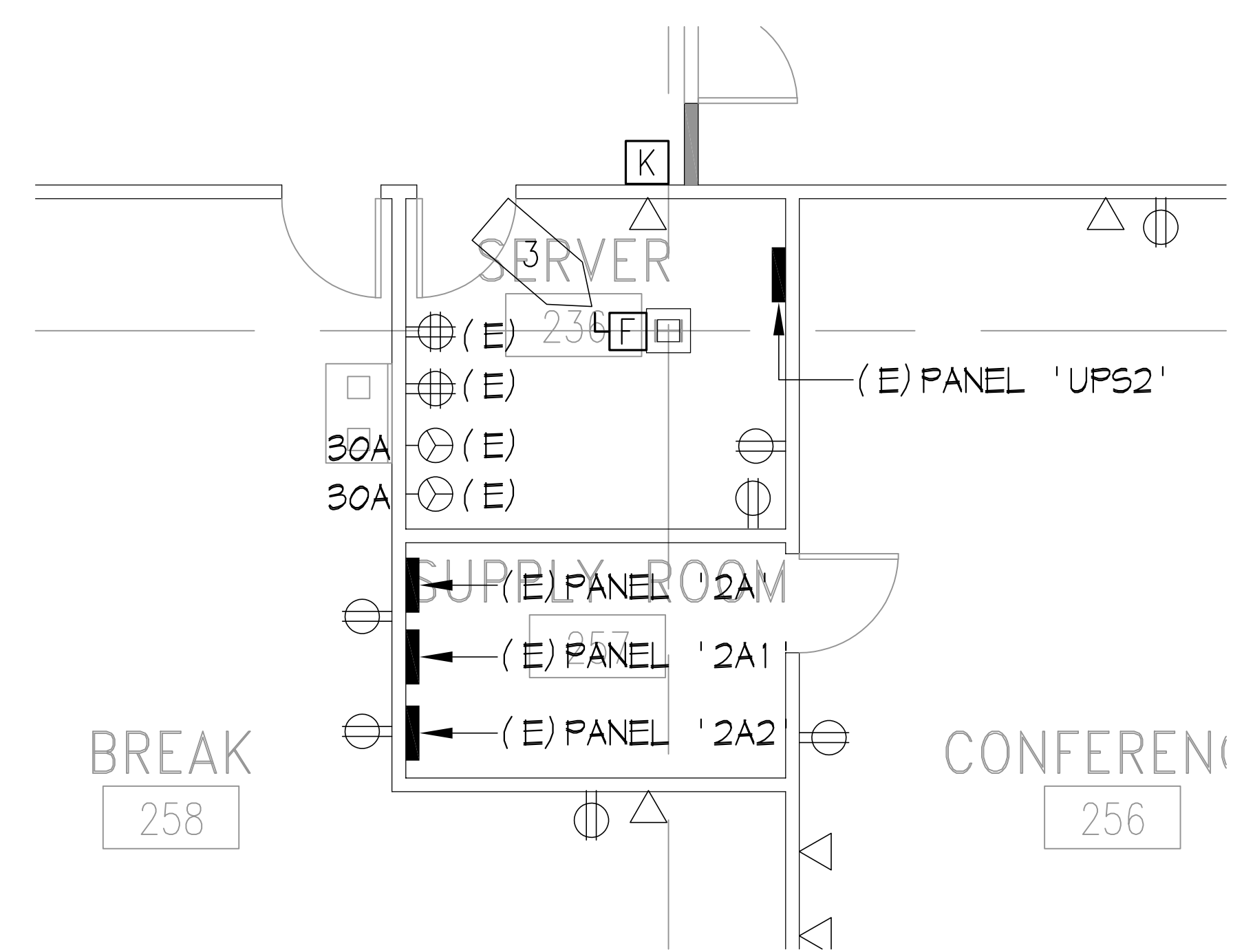
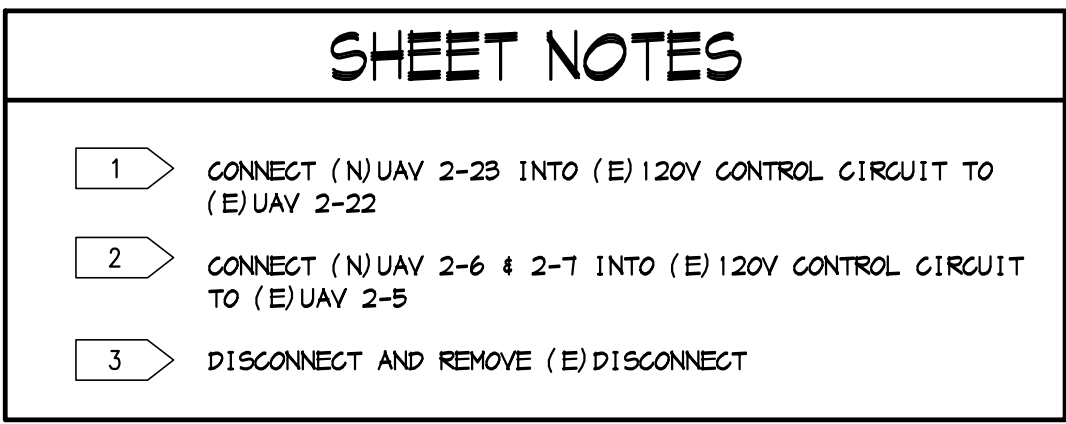
DATE	JANUARY 26, 2024
SCALE	AS NOTED
DRAWN BY	JG/TB
JOB NO.	2024-006
SHEET	



2ND FLOOR PLAN - LIGHTING



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



TELE/DATA ROOM 236 ELECTRICAL

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

2ND FLOOR PLAN - POWER & SIGNAL

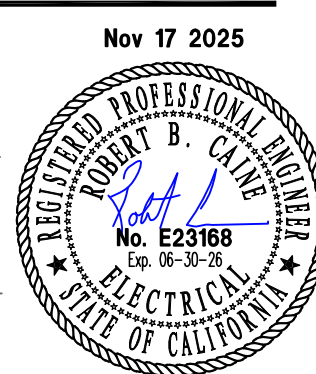


SCALE: 1/8" = 1'-0"

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2ND FLOOR PLAN -
POWER & SIGNAL

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REVISIONS		
	BLDG. DEPT. COMMENTS	07-05-24
	OWNER CHANGES	07-19-24
	OWNER CHANGES	09-03-24
	OWNER CHANGES RFI #30	10-22-24
	LIGHTING CHANGES	11-27-24
	PLAN CHECK COMMENTS	01-06-25
	OWNER CHANGES	10-01-25

DATE JANUARY 26, 2024

SCALE AS NOTED

DRAWN BY JG/TB

JOB NO. 2024-006

SHEET

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