HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

90% CONSTRUCTION DOCUMENTS

ADDRESS: 167 N. ATCHISON STREET
190 N. CYPRESS STREET

CLIENT: CHAPMAN UNIVERSITY

ISSUE DATE: 90% CD, August 13, 2021

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PROJECT INFORMATION

GENERAL DESCRIPTION

A. PROJECT NAME: HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

B. PROJECT LOCATION: ORANGE, CALIFORNIA

C. PROJECT ADDRESS: 167 N. ATCHISON STREET & 190 N. CYPRESS STREET
ORANGE, CA 92866

D. OWNER: CHAPMAN UNIVERSITY
ONE UNIVERSITY DRIVE
ORANGE, CA 92866

E. PROJECT MANAGER: ALLISON STOUSE
625 W. PALM AVENUE
ORANGE, CA 92866

F. PROJECT DESCRIPTION:

NEW CONSTRUCTION OF AN OPEN AIR COURTYARD, AND RENOVATION OF TWO EXISTING ONE STORY WAREHOUSE BUILDINGS.

G. LEGAL DESCRIPTION:

NORTH LOT APN 039-171-09
LOTS 1, 2 AND 3 IN BLOCK "B" OF THE HALLADAY TRACT AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 18, PAGE 65, OF MISCELLANEOUS MAPS OF LOS ANGELES COUNTY, CALIFORNIA

SOUTH LOT APN 039-171-11
LOTS 4, 5 AND 6 IN BLOCK "B" OF THE HALLADAY TRACT AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 18, PAGE 65, OF MISCELLANEOUS MAPS OF LOS ANGELES COUNTY, CALIFORNIA

H. APPLICABLE CODES:

2020 ORANGE MUNICIPAL CODE (INCLUDING THE FOLLOWING)
TITLE 17 CITY OF ORANGE ZONING CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
CALGHA STANDARDS FOR ACCESSIBLE DESIGN

I. PLANNING AND ZONING INFORMATION:

GENERAL PLAN DESIGNATION	PFI (PUBLIC FACILITIES AND INSTITUTIONS)
FLOOR AREA RATIO	2.0 MAX FAR INSTITUTIONS
ZONING DESIGNATION	P-I (ISP) PUBLIC INSTITUTION SPECIFIC PLAN
SPECIFIC PLANS	CHAPMAN UNIVERSITY SPECIFIC PLAN AMENDMENT NO. 6, JAN 2019 SANTA FE DEPOT SPECIFIC PLAN, SEP 2012

J. MAX BUILDING HEIGHT & SETBACKS PER CHAPMAN UNIVERSITY SPECIFIC PLAN AMENDMENT NO. 6:

ATCHISON STREET	15 FEET / 32 FEET HEIGHT AT SETBACK
MAPLE AVENUE	10 FEET / 32 FEET HEIGHT AT SETBACK
CYPRESS STREET	10 FEET / 32 FEET HEIGHT AT SETBACK
ADJACENT LOT	0 FEET / 32 FEET HEIGHT AT SETBACK

K. PARKING:

EXISTING	21 TOTAL = 17 + 1 VAN ADA + 1 ADA
PROPOSED	9 TOTAL = 7 + 1 VAN ADA + 1 ADA

L. BICYCLE PARKING EXISTING TO REMAIN 9 TOTAL CAPACITY

M. BUILDING DESCRIPTION:

SITE AREA:	NORTH LOT	18,741 SF / 0.43 ACRE
	SOUTH LOT	18,748 SF / 0.43 ACRE
CONSTRUCTION TYPE:	NORTH BUILDING:	TYPE III-B
	SOUTH BUILDING:	TYPE V-B
GROSS AREA:	NORTH BUILDING:	10,000 GSF < 38,000 ALLOWED
	SOUTH BUILDING:	10,275 GSF < 24,000 ALLOWED
FAR:	NORTH BUILDING:	0.53 = 10,000 / 18,741
	SOUTH BUILDING:	0.55 = 10,275 / 18,748
BUILDING HEIGHT:	NORTH BUILDING:	17 FEET 6 INCHES
	SOUTH BUILDING:	19 FEET 6 INCHES
	COURTYARD WALLS:	32 FEET 0 INCHES
LOWEST GRADE PLANE:	179.00'	
HIGHEST POINT OF BUILDING:	211.00'	
MAXIMUM BUILDING HEIGHT:	32.00'	
FIRE PROTECTION:	NORTH BUILDING:	EXISTING AUTOMATIC WET PIPE SYSTEM TO BE RECONFIGURED TO PROVIDE PROPER COVERAGE
	SOUTH BUILDING:	EXISTING AUTOMATIC WET PIPE SYSTEM TO BE RECONFIGURED TO PROVIDE PROPER COVERAGE
FIRE ALARM SYSTEM:	EXISTING EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM IN SOUTH BUILDING TO BE EXTENDED TO PROVIDE COVERAGE OF THE ENTIRE SITE INCLUDING COURTYARD AND NORTH BUILDING	
MAJOR USE CATEGORIES:	A-3	ASSEMBLY (GALLERY)

N. BUILDING OCCUPANCY

NORTH BUILDING:	375 OCCUPANTS
SOUTH BUILDING:	292 OCCUPANTS

OCCUPANCY, FIRE, LIFE-SAFETY

BUILDING OCCUPANCY CALCULATION

PER CBC TABLE 1004.5

OCCUPANCY	AREA (SQ.FT.)	TABLE 1004.5 AREA PER OCCUPANT	OCCUPANT LOAD	CAPACITY FACTOR (INCH/OCCUPANT)	EGRESS WIDTH MINIMUM
NORTH BUILDING			**375 OCCUPANTS**		
A-3 (GALLERY, FOYER)	6,998	30 NET	234	0.15	35.1"
A-3 (MULTIPURPOSE)	956	7 NET	137	0.15	20.55" < 32" MIN.
B (DOCENT)	56	150 GROSS	1	0.15	0.15" < 32" MIN.
S-1 (JANITOR)	80	300 GROSS	1	0.15	0.15" < 32" MIN.
A-3 (STORAGE)**	108	300 GROSS	1	0.15	0.15" < 32" MIN.
S-1 (STORAGE)	295	300 GROSS	1	0.15	0.15" < 32" MIN.
SOUTH BUILDING			**293 OCCUPANTS**		
A-3 (GALLERY, FOYER)	6,661	30 NET	223	0.15	44.4"
A-3 (OPEN COURT)	304	15 NET	21	0.15	3.15" < 32" MIN.
B (CAFE)*	306	15 NET	21	0.15	3.15" < 32" MIN.
B (OFFICE)	715	150 GROSS	5	0.15	0.75" < 32" MIN.
B (MEETING RM)	252	15 NET	17	0.15	2.55" < 32" MIN.
B (OFFICE, HALL)	285	150 GROSS	2	0.15	0.3" <32" MIN.
B (CAFE STORAGE)**	174	300 GROSS	1	0.15	0.15" < 32" MIN.
S-1 (JANITOR)	42	300 GROSS	1	0.15	0.15" < 32" MIN.
S-1 (STORAGE)	104	300 GROSS	1	0.15	0.15" < 32" MIN.
S-1 (STORAGE)	167	300 GROSS	1	0.15	0.15" < 32" MIN.

OCCUPANCY CLASSIFICATION CBC

NON SEPARATED OCCUPANCIES, MIXED USE 508.3.1

MOST RESTRICTIVE HEIGHT AND AREA ALLOWANCE: OCCUPANCY GROUP A-3 508.3.2

INDIVIDUALLY CLASSIFIED OCCUPANCY GROUPS:

1. GROUP A-3 (ASSEMBLY): GALLERY, MULTIPURPOSE ROOM 303.4
2. GROUP B (BUSINESS): OFFICE, FOYER 304.1
3. GROUP S-1 (STORAGE): STORAGE, MECHANICAL, ELECTRICAL ROOMS 311.1

*SMALL ASSEMBLY SPACES 303.1.2

1. GROUP B (BUSINESS): CAFE

**ACCESSORY STORAGE SPACES: 311.1.1

1. GROUP A-3 (ASSEMBLY): MULTIPURPOSE ROOM STORAGE
2. GROUP B (BUSINESS): CAFE STORAGE

CONSTRUCTION CLASSIFICATION CBC

CONSTRUCTION TYPE:	NORTH BUILDING:	TYPE III-B (NON-COMBUSTIBLE EXTERIOR)	602.3
	SOUTH BUILDING:	TYPE V-B	602.5

BOTH NORTH AND SOUTH BUILDINGS ARE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM WITH EMERGENCY VOICE ACTIVATION. 903.2.4

ALLOWABLE HEIGHT FOR OCCUPANCY CLASSIFICATION A-3: 504.4
TYPE III-B, S: 3 STORIES / 75' FROM GRADE PLANE
TYPE V-B, S: 2 STORIES / 60' FROM GRADE PLANE

MAXIMUM ALLOWABLE BUILDING AREA FACTOR FOR OCCUPANCY CLASSIFICATION A-3: 506.2
TYPE III-B, S1: 38,000 SQ.FT.
TYPE V-B, S1: 24,000 SQ.FT.

LOWEST GRADE PLANE: 179.00'

HIGHEST POINT OF BUILDING: 211.00'

MAXIMUM BUILDING HEIGHT: 32.00'

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS CBC

	TYPE III-B	TYPE V-B	
STRUCTURAL FRAME:	0 HOURS	0 HOURS	601
BEARING INTERIOR WALL:	0 HOURS	0 HOURS	
BEARING EXTERIOR WALL:	2 HOURS	0 HOURS	
NONBEARING EXTERIOR WALL:	PER TABLE 602	PER TABLE 602	602
NON BEARING INTERIOR WALLS:	0 HOURS	0 HOURS	
FLOOR CONSTRUCTION:	0 HOURS	0 HOURS	
ROOF CONSTRUCTION:	0 HOURS	0 HOURS	

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE CBC

X < 5 :	2 HOURS (S-1)	602
	1 HOUR (OTHER OCCUPANCIES)	
5 ≤ X < 10 :	1 HOURS	
10 ≤ X < 20 :	1 HOURS (TYPE III-B)	
	0 HOURS (TYPE V-B)	
X ≥ 20 :	0 HOURS*	

*WHERE TABLE 705.8 PERMITS NONBEARING EXTERIOR WALLS WITH UNLIMITED AREA OF UNPROTECTED OPENINGS, THE REQUIRED FIRE RESISTANCE RATING FOR THE EXTERIOR WALLS IS 0 HOURS.

MAXIMUM AREA OF UNPROTECTED, SPRINKLERED OPENINGS IN EXTERIOR WALLS CBC

X ≤ 3:	NOT PERMITTED	705.8
3 < X ≤ 5:	15%	
5 < X ≤ 10:	25%	
10 < X ≤ 15:	45%	
15 < X ≤ 20:	75%	
X ≥ 20:	NO LIMIT	

EXIT REQUIREMENTS CBC

MAXIMUM ALLOWABLE TRAVEL DISTANCE WITH SPRINKLER SYSTEM: 1017.2

1. A-3	ASSEMBLY OCCUPANCIES	250 FEET	
2. B	BUSINESS OCCUPANCIES	300 FEET	
3. S-1	STORAGE OCCUPANCIES	250 FEET	

MAXIMUM COMMON PATH OF EGRESS TRAVEL, FIRST STORY ABOVE GRADE PLANE:

1. A-3	ASSEMBLY OCCUPANCIES	75 FEET	1006.3.3(2)
2. B	BUSINESS OCCUPANCIES	100 FEET	1006.3.3(2).b
3. S-1	STORAGE OCCUPANCIES	100 FEET	1006.3.3(2).b

DEAD END CORRIDORS:

1. A-3,A-2	ASSEMBLY OCCUPANCIES	20 FEET	1020.4
2. B	BUSINESS OCCUPANCIES	50 FEET	1020.4.2
5. S-1	STORAGE OCCUPANCIES	50 FEET	1020.4.2

MINIMUM NUMBER OF EXITS: 2 EXITS REQUIRED FROM EACH BUILDING 1006.3.2

EXITS PROVIDED: 2 EXITS PROVIDED FROM EACH BUILDING 1006.3.2

FIRE PROTECTION SYSTEM CBC

AUTOMATIC SPRINKLER SYSTEM: SYSTEM DESIGN PER NFPA 13 903.3.1.1

FIRE ALARM: SYSTEM DESIGN PER NFPA 72 907.1.2

PLUMBING REQUIREMENTS

PLUMBING OCCUPANCY CLASSIFICATION

PER CPC TABLE A OCCUPANT LOAD FACTOR

1. A.2 (EXHIBIT, MTG ROOM, CAFE, MULTIPURPOSE ROOM)	30 SQFT / PERSON
2. B (OFFICE, FOYER)	200 SQFT / PERSON
3. S (STORAGE, KITCHEN, UTILITY)	5,000 SQFT / PERSON

OCCUPANCY GROUP	NET AREA	CPC TABLE A OCCUPANT LOAD FACTOR	TOTAL OCCUPANTS	OCCUPANT LOAD MEN / WOMEN
NORTH BUILDING			**250 TOTAL**	**125 M / 125 W**
A.2 (EXHIBIT)	6,235	30 SQFT / OCC	208	104 / 104
B (DOCENT)	52	200 SQFT / OCC	1	0.5 / 0.5
E (MULTI-RM)	948	50 SQFT / OCC	19	9.5 / 9.5
A.2 (FOYER)	611	30 SQFT / OCC	21	10.5 / 10.5
S (JAN, STG, ELEC)	410	5,000 SQFT / OCC	1	0.5 / 0.5
SOUTH BUILDING			**242 TOTAL**	**121 M / 121 W**
A.2 (EXHIBIT)	5,600	30 SQFT / OCC	187	93.5 / 93.5
A.2 (CAFE)	305	30 SQFT / OCC	11	5.5 / 5.5
A.2 (MTG ROOM)	252	30 SQFT / OCC	9	4.5 / 4.5
A.2 (FOYER)	815	30 SQFT / OCC	28	14.0 / 14.0
B (OFFICE)	850	200 SQFT / OCC	5	2.5 / 2.5
S (CAFE STORAGE)	155	5,000 SQFT / OCC	1	0.5 / 0.5
S (JAN, STG. ELEC)	234	5,000 SQFT / OCC	1	0.5 / 0.5

REQUIRED PLUMBING FIXTURE CALCULATIONS

PLUMBING FIXTURE COUNTS
PER CPC TABLE 422.1

OCCUPANCY GROUP	WATER CLOSETS MEN / WOMEN	URINALS	LAVATORIES MEN / WOMEN	DRINKING FOUNTAINS	OTHER
NORTH BUILDING	**2 / 4** (1.36 / 3.89)	**2** (1.26)	**1 / 2** (0.82 / 1.30)	**2** (1.004)	**1 SERVICE SINK**
A-3 (GALLERY)	1 PER 100 / 4 TO 200	1 PER 100	1 PER 200 / 1 PER 100	1 PER 250	
	1.04 / 3.05	1.04	0.52 / 1.04	0.83	
B (DOCENT)	1 PER 50 / 1 PER 15	1 PER 100	1 PER 75 / 1 PER 50	1 PER 150	
	0.01 / 0.03	0.01	0.01 / 0.01	0.01	
A-3 (MULTIPURPOSE)	1 PER 50 / 1 TO 30	1 PER 100	1 PER 40 / 1 PER 40	1 PER 250	
	0.19 / 0.38	0.10	0.24 / 0.24	0.08	
A-3 (FOYER)	1 PER 100 / 1 TO 25	1 PER 100	1 PER 200 / 1 PER 100	1 PER 250	
	0.11 / 0.42	0.11	0.05 / 0.10	0.08	
S-1 (STORAGE)	1 PER 100 / 1 PER 100		1 PER 200 / 1 PER 200	1 PER 250	
	0.01 / 0.01		0.003 / 0.003	0.004	
SOUTH BUILDING	**2 / 5** (1.31 / 4.02)	**2** (1.19)	**1 / 2** (0.636 / 1.226)	**1** (0.98)	**1 SERVICE SINK**
A-3 (GALLERY)	1 PER 100 / 3 TO 100	1 PER 100	1 PER 200 / 1 PER 100	1 PER 250	
	0.94 / 2.87	0.94	0.47 / 0.94	0.75	
A-2 (CAFE)	1 PER 50 / 1 PER 25	1 PER 200	1 PER 150 / 1 PER 150	1 PER 250	
	0.11 / 0.22	0.03	0.04 / 0.04	0.04	
A-3 (FOYER)	1 PER 50 / 1 TO 25	1 PER 100	1 PER 200 / 1 PER 100	1 PER 250	
	0.14 / 0.56	0.14	0.07 / 0.14	0.112	
B (OFFICE)	1 PER 50 / 1 PER 15	1 PER 100	1 PER 75 / 1 PER 50	1 PER 150	
	0.05 / 0.17	0.03	0.03 / 0.05	0.03	
A-3 (MEETING RM)	1 PER 100 / 1 PER 25	1 PER 100	1 PER 200 / 1 PER 100	1 PER 250	
	0.05 / 0.18	0.05	0.02 / 0.05	0.04	
S-1 (CAFE STORAGE)	1 PER 100 / 1 PER 100		1 PER 200 / 1 PER 200	1 PER 250	
	0.01 / 0.01		0.003 / 0.003	0.004	
S-1 (STORAGE)	1 PER 100 / 1 PER 100		1 PER 200 / 1 PER 200	1 PER 250	
	0.01 / 0.01		0.003 / 0.003	0.004	

PLUMBING FIXTURE COUNTS

	WATER CLOSETS MEN / WOMEN	URINALS	LAVATORIES MEN / WOMEN	DRINKING FOUNTAINS	SINGLE USER RESTROOMS	SERVICE SINK
NORTH BUILDING						
EXISTING	2 / 4	2	4 / 4	2 (1 ADA)	1 ADA	1
REQUIRED	2 / 4	2	1 /2	2 (1 ADA)		1
PROVIDED	2 / 4	2	2 / 2	2 (1 ADA)	1 ADA	1
SOUTH BUILDING						
EXISTING	3 / 6	3	3 / 3	2 (1 ADA)		1
REQUIRED	2 / 5	2	1 / 2	1 ADA		1
PROVIDED	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE		NO CHANGE

GENERAL NOTES

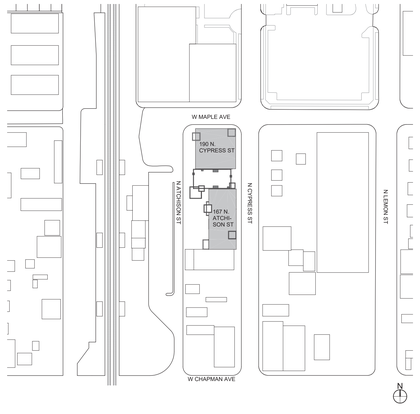
1. DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
2. ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS THEREIN. ALL PROPOSALS SHALL TAKE INTO CONSIDERATION ALL SUCH CONDITIONS AS MAY AFFECT THE WORK UNDER THIS CONTRACT.
3. ALL GRADES, LINES & BENCH MARKS FOR THE NEW CONSTRUCTION SHALL BE ESTABLISHED AND MAINTAINED BY THE CONTRACTOR, WHO SHALL BE RESPONSIBLE FOR THE SAME.
4. THE CONTRACTOR SHALL PROTECT ALL STREETS AND SIDEWALKS AND MAINTAIN THEM DURING THE COURSE OF WORK AND MAKE ALL NECESSARY REPAIRS AT HIS OWN EXPENSE.
5. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR JOB SITE SAFETY FOR ANY PERSONS INCLUDING WORKMEN, VISITORS OR ANY ENTITY WHICH MAY ENTER ONTO THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL HAZARDS, INCLUDING BUT NOT LIMITED TO BURIED UTILITIES OR PIPELINES WHICH MAY EXIST ON THE SITE.
6. THE DESIGNS, DETAILS AND MODES OF CONSTRUCTION CONTAINED IN THESE DOCUMENTS ARE CONFIDENTIAL. THE RECIPIENTS OF THESE DRAWINGS HEREBY ACKNOWLEDGE AND AGREE THAT THEY ARE THE SOLE PROPERTY OF THE ARCHITECT. RECIPIENTS SHALL NEITHER USE, REVEAL NOR REPRODUCE ANY OF THE DESIGNS, DETAILS OR MODES OF CONSTRUCTION CONTAINED IN THESE DRAWINGS, OUTSIDE OF THE CONTRACTUAL AGREEMENT, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
7. WHERE NECESSARY OR AS REQUESTED, THE CONTRACTOR SHALL PROVIDE SAMPLES, DATA AND PRODUCT LITERATURE TO ASSIST THE OWNER OR ARCHITECT IN MAKING SELECTIONS. SHOP DRAWINGS TO BE PROVIDED AS INDICATED IN SPECIFICATIONS. SAMPLES AND/OR PRODUCT INFORMATION TO BE PROVIDED INCLUDE, BUT ARE NOT LIMITED TO HVAC EQUIPMENT, CABINET HARDWARE, LIGHT FIXTURES, ACCESSORIES, TILE, STONE, AND SHEET METAL. FOR THE PURPOSE OF ESTIMATING ITEMS NOT FULLY DETAILED, THE CONTRACTOR SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION SUCH ESTIMATES.
8. CONTRACTOR'S CHOICE AS TO THE MEANS OF CONSTRUCTION, THE SEQUENCE OF CONSTRUCTION, AND SAFETY PRECAUTIONS INCIDENT THERETO, ARE NOT PART OF THE ARCHITECT'S RESPONSIBILITY.
9. NEW CONSTRUCTION DIMENSIONS ARE BASED ON ON-SITE MEASUREMENTS OF EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS AGAINST ACTUAL SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY AREAS WHICH WOULD DIFFER FROM THE INTENT OF THE DRAWINGS, OR THAT SHOW DISCREPANCY BETWEEN SECTIONS OF THE DRAWINGS AND/OR ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO GIVE SUCH NOTICE, HE WILL BE HELD RESPONSIBLE FOR THE RESULTS OF COST RECTIFYING THE SAME.
10. ALL FLOOR PLAN DIMENSIONS GIVEN AT THE NEW CONSTRUCTION ARE TO THE FACE OF FINISH UNLESS OTHERWISE NOTED.
11. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING THE WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB REQUIREMENTS OR CONDITIONS AND SHALL BE INCLUDED AS PART OF WORK. WORK NOT EXPLICIT IN THE DRAWINGS BUT CLEARLY IMPLIED AS NECESSARY TO COMPLETE THE PROJECT SHALL BE INCLUDED AS FULLY DRAWN.

ORANGE POLICE CRIME PREVENTION NOTES

THE CITY OF ORANGE MUNICIPAL CODE SECTION 15.52 REQUIRES THAT AL BUILDING WITHIN THE CITY MEET SPECIFIC SECURITY STANDARDS (ORDINANCE #6-18). THE FOLLOWING ITEMS SHALL BE REQUIRED ON ANY NEW OR REMODELED COMMERCIAL BUILDING / TENANT SPACE.

1. STRIKE PLATE - 16 GAUGE
SCREWS - 3" IN WOOD FRAMED JAMBS
ALUMINUM JAMB REINFORCED
2. NON-REMOVABLE HINGE PINS (NRP) ON OUT SWINGING DOORS
3. OPERABLE WINDOWS/SLIDING DOORS SHALL HAVE PASSED C.M.B.S.O. FORCED ENTRY TEST
4. EXTERIOR DOORS - 16 GAUGE HOLLOW METAL OR SOLID CORE WOOD
5. EXTERIOR DOOR HARDWARE SHALL COME FROM CURRENT CITY OF ORANGE APPROVED PRODUCTS LIST
6. ONE MOTION LEVER HARDWARE, DEADBOLT FUNCTION REQUIRED ON ALL EXTERIOR DOOR (UNLESS PANIC REQUIRED)
7. SOLID STEEL CYLINDER GUARD/APPROVED ESCUTCHEON REQUIRED
8. EXTERIOR PAIR OF DOOR REQUIRE AUTOMATIC 5/8" METAL FLUSH BOLTS AT HEAD &THRESHOLD
9. DOUBLE DOOR WITH PANIC HARDWARE REQUIRE FULL LENGTH ASTRAGAL APPROVED BY THE POLICE DEPARTMENT
10. OFFICE SUITE DOORS IN MULTI-OCCUPANCY / TENANT BUILDING TO BE SECURED AS EXTERIOR DOORS (I.E.-DEADBOLT)
11. SKYLIGHT SHALL BE PROTECTED BY RATED BURGLARY/IMPACT GLAZING, OR APPROVED BURGLAR BARS
12. HVAC OR AIR DUCT/VENT REQUIRE BURGLAR BARS/SCREEN ON ANY OPENING EXCEEDING 96 SQUARE INCHES (IRON BAR AT LEAST 1/2 IN. ROUND OR 1IN. FLAT STEEL MATERIAL SPACE NO MORE THAN 5 INCHES APART AND SECURELY FASTENED)
13. BUILDING ADDRESS NUMBERS SHALL BE ILLUMINATED, CONTRAST AND BETWEEN 8 AND 12 INCHES IN HEIGHT
14. LIGHTING AT EXTERIOR DOORWAYS SHALL BE MAINTAINED MINIMUM 1 F.C. AT GROUND WITH VANDAL PROOF LENSES
15. LIGHTING ON PARKING AND ACCESS AREAS SHALL BE MAINTAINED MINIMUM 1 F.C. AT GROUND WITH VANDAL PROOF LENSES

VICINITY MAP



ABBREVIATIONS

&	AND	IN.	INCHES
L	ANGLE	INCL.	INCLUDE(D)
@	AT	INSUL.	INSULATION
C	CENTERLINE	INT.	INTERIOR
C	CHANNEL	JAN.	JANITOR
(E)	EXISTING	JT.	JOINT
#	POUND OR NUMBER	JCT.	JUNCTION
ABV.	ABOVE	KIT.	KITCHEN
A.F.F.	ABOVE FINISH FLOOR	LAM.	LAMINATE
ACOUS.	ACOUSTICAL	LAV.	LAVATORY
A.D.	AREA DRAIN	LABC	LOS ANGELES BUILDING CODE
ADJ.	ADJACENT, ADJUSTABLE	MANFR.	MANUFACTURER
A/C	AIR CONDITIONING	MECH.	MECHANICAL
ALUM.	ALUMINUM	MEMB.	MEMBRANE
APPROX.	APPROXIMATE	MDF	MEDIUM DENSITY FIBER BOARD
ARCH.	ARCHITECT(URAL)	MDO	MEDIUM DENSITY OVERLAY BOARD
ASB.	ASBESTOS	MTL.	METAL
ASPH.	ASPHALT	MIN.	MINIMUM
BLKG.	BLOCKING	MIR.	MIRROR
BD.	BOARD	MISC.	MISCELLANEOUS
BM.	BEAM	MTD.	MOUNTED, INCL)
BOT	BOTTOM OR BOTTOM OF	MULL	MULLION
C.B.	CATCH BASIN	N.C.R.	NOISE REDUCTION COEFFICIENT
CBC	CALIFORNIA BUILDING CODE	(N)	NEW
C.I.P.C.	CAST-IN-PLACE-CONCRETE	N	NORTH
CLG.	CEILING	N.I.C.	NOT IN CONTRACT
CEM.	CEMENT	N.T.S.	NOT TO SCALE
C.T.	CERAMIC TILE	O.C.	ON CENTER
CLR	CLEAR	OPNG.	OPENING
CNTR	COUNTER	O.D.	OUTSIDE DIAMETER
COL	COLUMN	OWTS	ONSITE WASTEWATER TREATMENT SYSTEM
CONC	CONCRETE	PTD.	PAINT(ED)
CMU	CONCRETE MASONRY UNIT	PNL.	PANEL
CONN	CONNECTION	P.BD.	PARTICLE BOARD
CJT	CONTROL JOINT	PVMT.	PAVEMENT
C.O.	CLEAN OUT	PERF.	PERFORATED
CORR	CORRUGATED	PLAS.	PLASTER
CRC	CALIFORNIA RESIDENTIAL CODE	P.LAM.	PLASTIC LAMINATE
CU.YD.	CUBIC YARD	PL.	PLATE
E	EAST	PLYWD.	PLYWOOD
EA	EACH	PT.	POINT
DEMO	DEMOLISH, DEMOLITION	PVC	POLYVINYL CHLORIDE
ELEC	ELECTRICAL)	PSF	POUNDS PER SQUARE FOOT
DET	DETAIL	PSI	POUNDS PER SQUARE INCH
DIAG	DIAGONAL	P.T.	PRESSURE TREATED
DIA	DIAMETER	P.L.	PROPERTY LINE
DIM	DIMENSION	RAD.	RADIUS
EQ	EQUAL	REINF.	REINFORCED
DN	DOWN	REQ'D	REQUIRED
DR	DOOR	RESIL.	RESILIENT
EXH	EXHAUST	RET'G	RETAINING
EXT	EXTERIOR	RET.	RETURN
DWG	DRAWINGS	SHTG.	SHEATHING
DW	DISHWASHER	SHT.	SHEET
F.O.F.	FACE OF FINISH	SIM.	SIMILAR
F.O.S.	FACE OF STUDS	SPEC.	SPECIFICATION
F.O.W.	FACE OF WALL	SQ.	SQUARE
F.C.	FINISH CEILING	S.ST.	STAINLESS STEEL
F.F.	FINISH FLOOR	STL.	STEEL
F.F.E.	FINISH FLOOR EXISTING	S.D.	STORM DRAIN
FGL.	FIBERGLASS	STRL.	STRUCTURAL
FIN.	FINISH(ED)	STD.	STANDARD
FRPP.	FIREPROOF	TEL.	TELEPHONE
FLASH.	FLASHING	TERR	TERRAZZO
FLR.	FLOOR	TBD.	TO BE DETERMINED
FLUR.	FLUORESCENT	T&G	TONGUE AND GROOVE
FTG.	FOOTING	T.O.	TOP OF
FND.	FOUNDATION	T.O.SL.	TOP OF SLAB
FT.	FEET	T.O.STL.	TOP OF STEEL
GA.	GAUGE, GAGE	T.C.	TOP OF CURB
GALV.	GALVANIZED	T.O.W.	TOP OF WALL
G.C.	GENERAL CONTRACTOR	TYP.	TYPICAL
GL.	GLASS, GLAZING	UNFIN.	UNFINISHED
G.B.	GRAB BAR	U.N.O.	UNLESS NOTED OTHERWISE
GD.	GRADE, GRADING	V.B.	VAPOR BARRIER
GND.	GROUND	VIF	VERIFY IN FIELD
GWB.	GYPSUM WALLBOARD	V.T.	VINYL TILE
HBD.	HARDBOARD	W.H.	WATER HEATER
HDWD.	HARDWOOD	W.C.	WATER CLOSET
HVAC.	HEATING, VENTILATING, AIR CONDITIONING	WP.	WATERPROOFING
HT.	HEIGHT	W.R.	WATER RESISTANT
H.B.	HOSE BIB	W.W.F.	WELDED WIRE FABRIC
H.W.	HOT WATER	W.M.W.	WELDED WIRE MESH
		W.	WITH
		W/O	WITHOUT
		WT.	WEIGHT

SYMBOLS

DATUM (ELEVATION) 8'-0" F.F.E.

SECTION — XX / A-301 — DRAWING NUMBER / SHEET NUMBER

INTERIOR ELEVATION — A / D / XX / A-201 / B / C — DRAWING NUMBER, ORIENTATION IDENTIFICATION, SHEET NUMBER

EXTERIOR ELEVATION — XX / A-201 — DRAWING NUMBER / SHEET NUMBER

DETAIL KEY — XX / X-XXX — DRAWING NUMBER / SHEET NUMBER

DOOR IDENTIFICATION 101

WINDOW IDENTIFICATION XX

WALL ASSEMBLY IDENTIFICATION XX

FLOOR/ROOF ASSEMBLY IDENTIFICATION FA 1

ROOM IDENTIFICATION 000

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**COST ES

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STAMPS

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

MARK	DATE	DESCRIPTION
ISSUE		
	08.13.2021	90% CD
	06.18.2021	50% CD
	04.02.2021	100% DD
	01.08.2021	100% SD

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Issue Date: 08/13/2021

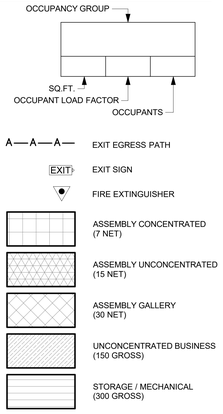
SHEET TITLE

SHEET INDEX

SHEET NUMBER

G-002

LEGEND



PATH OF EGRESS:

MAXIMUM COMMON PATH OF TRAVEL

GROUP A-3	75'
GROUP B, S-1	100'

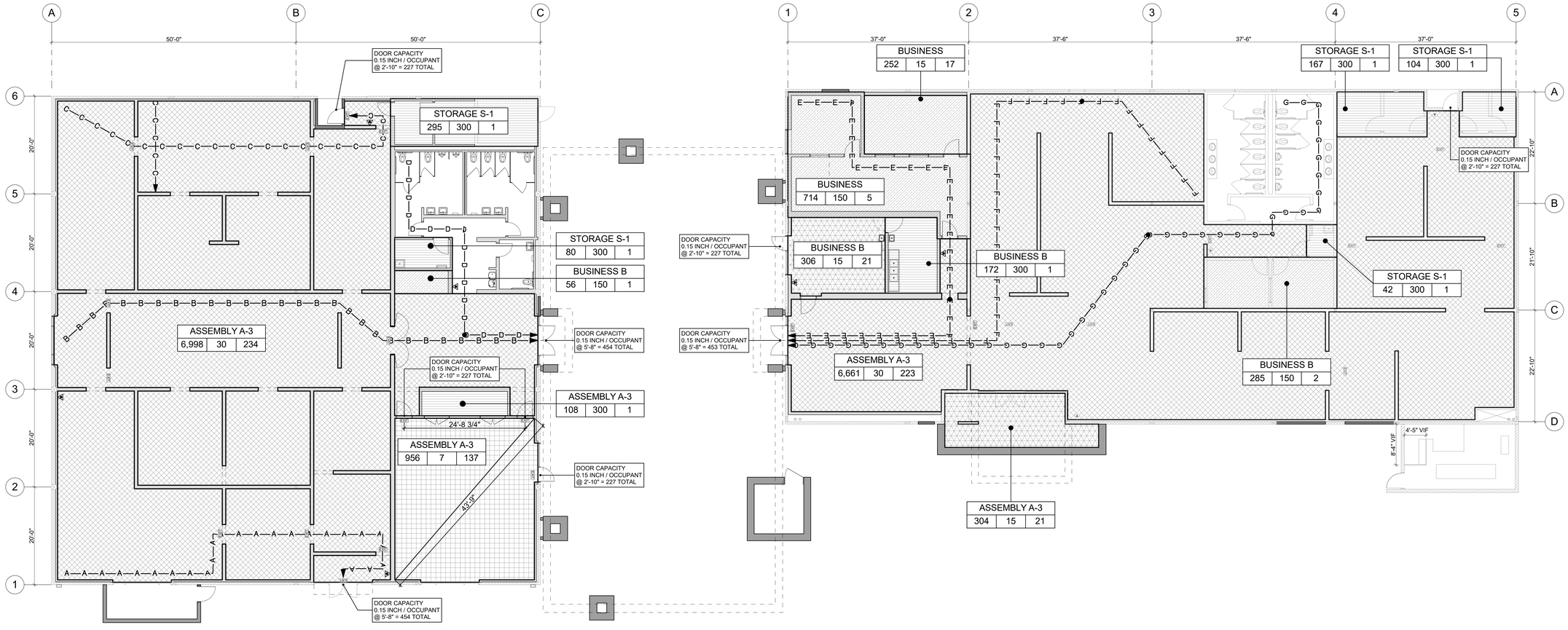
MAXIMUM TRAVEL DISTANCE

GROUP A-3, S-1	250'
GROUP B	300'

	COMMON PATH OF EGRESS	TOTAL PATH OF EGRESS
A—A—	-	91'-3"
B—B—	-	102'-6"
C—C—	-	81'-4"
D—D—	47'-0"	62'-1"
E—E—	71'-4"	111'-11"
F—F—	32'-7"	141'-9"
G—G—	69'-2"	154'-0"

OCCUPANCY LOADS:

ASSEMBLY A-3	372
BUSINESS B	1
STORAGE S-1	2
TOTAL NORTH BUILDING	**375**
ASSEMBLY A-3	244
BUSINESS B	46
STORAGE S-1	3
TOTAL SOUTH BUILDING	**293**



A1 FIRST FLOOR - EGRESS / OCCUPANCY

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

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ISSUE

Project No: 2011 HMCA Renovations
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Issue Date: 08/13/2021

SHEET TITLE

FIRE LIFE SAFETY PLANS

SHEET NUMBER

G-003

ACCESSIBILITY NOTES:

SITE DEVELOPMENT & ACC. ROUTE OF TRAVEL

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER DROP-OFF AND LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITIES ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE (11B-206.2.1)
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE (11B-206.2.2)

DOORS

1. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. (1010.1.9.5) WHERE EGRESS DOORS ARE USED IN PAIRS, APPROVED AUTOMATIC FLUSH BOLTS SHALL BE PERMITTED TO BE USED, PROVIDED THAT THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS DOES NOT HAVE A DOORKNOB OR SURFACE-MOUNTED HARDWARE (1010.1.9.4.3)
2. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM (11B-309.4)
3. OPERABLE PARTS ON DOORS AND GATES SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISHED FLOOR OR GROUND (11B-404.2.7)
4. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (11B-404.2.3)
5. MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH SECTION 11B-404.2.4.1. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAYAND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE. (11B-404.2.4)
6. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL NOT HAVE ANY CHANGES IN LEVEL, SLOPES EXCEEDING 1:48 OR DETECTABLE WARNINGS. (11B-404.2.4.4)
7. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT (11B-302.1)
8. CHANGES IN LEVEL OF 1/4 INCH HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT (11B-303.2)
9. CHANGES IN LEVEL OF 1/4 INCH HIGH MINIMUM AND 1/2 INCH HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (11B-303.3)
10. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 HIGH MAXIMUM (11B-404.2.5)
11. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED (11B-404.2.10)
12. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS:
    1. INTERIOR HINGED DOORS AND GATES: 5 POUND MAXIMUM
    2. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM
    3. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 5 POUNDS
    4. EXTERIOR HINGES DOORS: 5 POUNDS MAXIMUM
    THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION (11B-404.2.9)
13. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECOND MINIMUM (11B-404.2.8.1)
14. DOORS, GATES, AND SIDE LIGHTS ADJACENT TO DOOR OR GATES, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS HALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR (11B-404.2.11)
15. POWERED DOORS SHALL BE CONTROLLED ON BOTH THE INTERIOR AND EXTERIOR SIDES OF THE DOORS BY SENSING DEVICES, PUSH PLATES, VERTICAL ACTUATION BARS OR OTHER SIMILAR OPERATING DEVICES COMPLYING WITH SECTION 11B-309. (11B-404.2.9 C)
    1. AT EACH LOCATION WHERE PUSH PLATES ARE PROVIDED THERE SHALL BE TWO PUSH PLATES; THE CENTERLINE OF ONE PUSH PLATE SHALL BE 7 INCHES MINIMUM AND 8 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE AND THE CENTERLINE OF THE SECOND PUSH PLATE SHALL BE 30 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE. EACH PUSH PLATE SHALL BE A MINIMUM OF 4 INCHES DIAMETER OR A MINIMUM OF 4 INCHES BY 4 INCHES SQUARE AND SHALL DISPLAY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7
    2. AT EACH LOCATION WHERE VERTICAL ACTUATION BARS ARE PROVIDED THE OPERABLE PORTION SHALL BE LOCATED SO THE BOTTOM IS 5 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE AND THE TOP IS 35 INCHES MINIMUM ABOVE THE FLOOR OR GROUND SURFACE. THE OPERABLE PORTION OF EACH VERTICAL ACTUATION BAR SHALL BE A MINIMUM OF 2 INCHES WIDE AND SHALL DISPLAY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7
    3. WHERE PUSH PLATES, VERTICAL ACTUATION BARS OR OTHER SIMILAR OPERATING DEVICES ARE PROVIDED, THEY SHALL BE PLACED IN A CONSPICUOUS LOCATION. A LEVEL AND CLEAR FLOOR OR GROUND SURFACE FOR FORWARD OR PARALLEL APPROACH COMPLYING WITH SECTION 11B-305 SHALL BE PROVIDED, CENTERED ON THE OPERATING DEVICE. DOORS SHALL NOT SWING INTO THE REQUIRED CLEAR FLOOR OR GROUND SPACE.

FIXED OR BUILT-IN SEATING, TABLES & COUNTERS

1. WHERE DINING SURFACES ARE PROVIDED FOR THE CONSUMPTION OF FOOD OR DRINK, AT LEAST 5 PERCENT OF THE SEATING SURFACES AND STANDING SPACES AT THE DINING SURFACES SHALL COMPLY WITH SECTION 11B-902. IN ADDITION, WHERE WORK SURFACES ARE PROVIDED FOR USE BY OTHER THAN EMPLOYEES, AT LEAST 5 PERCENT SHALL COMPLY WITH SECTION 11B-902 (11B-226.1)
2. DINING SURFACES REQUIRED TO COMPLY WITH SECTION 11B-902 SHALL BE DISPERSED THROUGHOUT THE SPACE OR FACILITY CONTAINING DINING SURFACES FOR EACH TYPE OF SEATING IN FUNCTIONAL AREA. WORK SURFACES REQUIRED TO COMPLY WITH SECTION 11B-902 SHALL BE DISPERSED THROUGHOUT THE SPACE OF FACILITY CONTAINING WORK SURFACES (11B-226.2)
3. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED AND DINING SURFACES AND WORK SURFACES. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 SHALL BE ALSO PROVIDED (11B-902.2)
4. THE TOPS OF DINING SURFACES AND WORK SURFACES SHALL BE 28 INCHES MINIMUM AND 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND (11B-902.3)
5. SALES COUNTER AND SERVICE COUNTERS SHALL COMPLY WITH SECTION 11B-904.4.1 OR 11B-904.4.2. THE ACCESSIBLE PORTION OF THE COUNTER TOP SHALL EXTEND THE SAME DEPTH AS THE SALES OR SERVICE COUNTER TOP. (11B-904.4)
6. A PORTION OF THE COUNTER SURFACE THAT IS 36 INCHES LONG MINIMUM AND 34 INCHES HIGH MAXIMUM ABOVE THE FINISH FLOOR SHALL BE PROVIDED AT SERVICE COUNTERS. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 SHALL BE POSITIONED FOR A PARALLEL APPROACH ADJACENT TO THE 36 INCH MINIMUM LENGTH OF COUNTER.
7. SELF-SERVICE SHELVES AND DISPENSING DEVICES FOR TABLES ARE, DISHWARE, CONDIMENTS, FOOD AND BEVERAGES SHALL COMPLY WITH SECTION 11B-308 (11B-904.5.1)

HAZARDS AND PROTRUDING OBJECTS

1. OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND NOT MORE THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH (11B-307.2)
2. VERTICAL CLEARANCE SHALL BE 80 INCHES HIGH MINIMUM. GUARDRAILS OR OTHER BARRIER SHALL BE PROCEED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES HIGH. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE LOCATED 27 INCHES MAXIMUM ABOVE FINISH FLOOR OR GROUND.

CONTROLS & OPERATING MECHANISMS

1. CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH SECTION 11B-309.4 (11B-809.10.5.3)
2. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM (11B-309.4)
3. CONTROLS FOR FAUCETS SHALL COMPLY WITH SECTION 11B-309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM (11B-606.4)

SPACE ALLOWANCE & REACH RANGES

1. THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES MINIMUM BY 48 INCHES MINIMUM (11B-305.3)
2. THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES MINIMUM (11B-403.5.1)
3. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT (11B-305.5)
4. WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND (11B-308.2.1)
5. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 20 INCHES, THE HIGH FORWARD REACH SHALL BE 44 INCHES MAXIMUM AND THE REACH DEPTH SHALL BE 25 INCHES MAXIMUM (11B 308.2.2)
6. WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AND ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND (11B-308.3.1). AN OBSTRUCTION SHALL BE PERMITTED BETWEEN THE CLEAR FLOOR OR GROUND SPACE AND THE ELEMENT WHERE THE DEPTH OF THE OBSTRUCTION IS 10 INCHES MAXIMUM (11B-308.3.1.1)
7. WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HIGH OF THE OBSTRUCTION SHALL BE 34 INCHES MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24 INCHES MAXIMUM. THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM FOR A REACH DEPTH OF 10 INCHES MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 10 INCHES, THE HIGH SIDE REACH SHALL BE 46 INCHES MAXIMUM FOR A REACH DEPTH OF 24 INCHES MAXIMUM.

FLOORS AND LEVELS

1. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (11B-403.3)
2. CHANGES IN LEVEL GREATER THAN 1/2 INCH HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH SECTION N11B-405 OR 11B-406 (11B-303.4)
3. ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES IN HIGH ABOVE THE WALK OR SIDEWALK SURFACE. (11B-303.5)
4. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIP ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 11B-303. (11B-302.2)
5. OPENING IN FLOOR OR GROUND SURFACE SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER EXCEPT AS ALLOWED IN SECTIONS 11B-407.4.3, 11B-409.4.3, 11B-410.4, 11B-810.5.3 AND 11B-810.10. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. (11B-302.3)

SIGNS & IDENTIFICATION

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE COLOR BLUE SHALL APPROXIMATE FS 15090 IN FEDERAL STANDARD 595C. A BORDER MAY BE PROVIDED INSIDE OR OUTSIDE OF THE MINIMUM REQUIRED INTERNATIONAL SYMBOL OF ACCESSIBILITY DIMENSION (FIG 11B-703.7.2.1)
2. IN EXISTING BUILDINGS AND FACILITIES WHERE NOT ALL ENTRANCES COMPLY WITH SECTION 11B-404, ENTRANCES COMPLYING WITH SECTION 11B-404 SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1. DIRECTIONAL SIGNS COMPLYING WITH SECTION 11B-703.5 THAT INDICATE THE LOCATION OF THE NEAREST ENTRANCE COMPLYING WITH SECTION 11B-404 SHALL BE PROVIDED AT ENTRANCES THAT DO NOT COMPLY WITH SECTION 11B-404. DIRECTIONAL SIGNS COMPLYING WITH SECTION 11B-703.5, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1, INDICATING THE ACCESSIBLE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCES SHALL BE PROVIDED AT JUNCTIONS WHEN THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH. (11B-216.6)
3. EXISTING BUILDINGS THAT HAVE BEEN REMODELED TO PROVIDE SPECIFIC TOILET ROOMS OR BATHING ROOMS FOR PUBLIC USE SHALL HAVE THE LOCATION OF AND THE DIRECTIONS TO THESE ROOM POSTED IN OR NEAR THE BUILDING LOBBY OR ENTRANCE ON A SIGN COMPLYING WITH SECTION 11B-703.5, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1. (11B-216.8)
4. SIGNS SHALL COMPLY WITH SECTION 11B703. WHERE BOTH VISUAL AND TACTILE CHARACTER ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGN, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED (11B-703.1)
5. RAISED CHARACTER SHALL COMPLY WITH SECTION 11B-703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH SECTION 11B-703.3. RAISEDD CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 11B-703.4 (11B-703.2)
    A. RAISED CHARACTERS SHALL BE 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND (11B-703.2.1)
    B. CHARACTERS SHALL BE UPPERCASE (11B-703.2.2)
    C. CHARACTERS SHALL BE SANS SERIF, CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS. (11B-703.2.3)
    D. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM THE HEIGHT OF THE UPPERCASE LETTER "I" (11B-703.2.4)
    E. CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH MINIMUM AND 2 INCHES MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I" (11B-703.2.5)
    F. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER (11B-703.2.6)
    G. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTER WITHIN A MESSAGE, EXCLUDING WORD SPACES. WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8 INCH MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM. WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16 INCH MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE BASE OF THE CROSS SECTIONS, AND 1/8 INCH MINIMUM NAD 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE TOP OF THE CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8 INCH MINIMUM. (11B-703.2.7)
    H. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM NAD 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.(11B-703.2.8)
    I. TEXT SHALL BE IN A HORIZONTAL FORMAT (11B-703.2.9)
6. BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTION 11B-703.3 AND 11B-703.4
    A. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 11B-703.3.1. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIAL, AND ACRONYMS. (11B-703.3.1)
    B.BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT. FLUSH LEFT OR CENTERED IF TEXT IS MULTILINE. BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH MINIMUM AND 1/2 INCH MAXIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS. (11B-703.3.2)
7. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUNDS WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND (11B-703.5.1)
8. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURE FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS (11B-703.4.1)
9. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIGN OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. WHERE PROVIDED, SIGN IDENTIFYING PERMANENT ROOMS AND SPACES SHALL BE LOCATED AND THE ENTRANCE TO. AND OUTSIDE OF THE ROOM OR SPACE. WHERE PROVIDED, SIGNS IDENTIFYING EXIST SHALL BE LOCATED AT THE EXIT DOOR WHEN APPROACHED IN THE DIRECTION OF EGRESS TRAVEL. (11B-703.4.2)

TOILET FACILITIES GEOMETRIC SYMBOLS

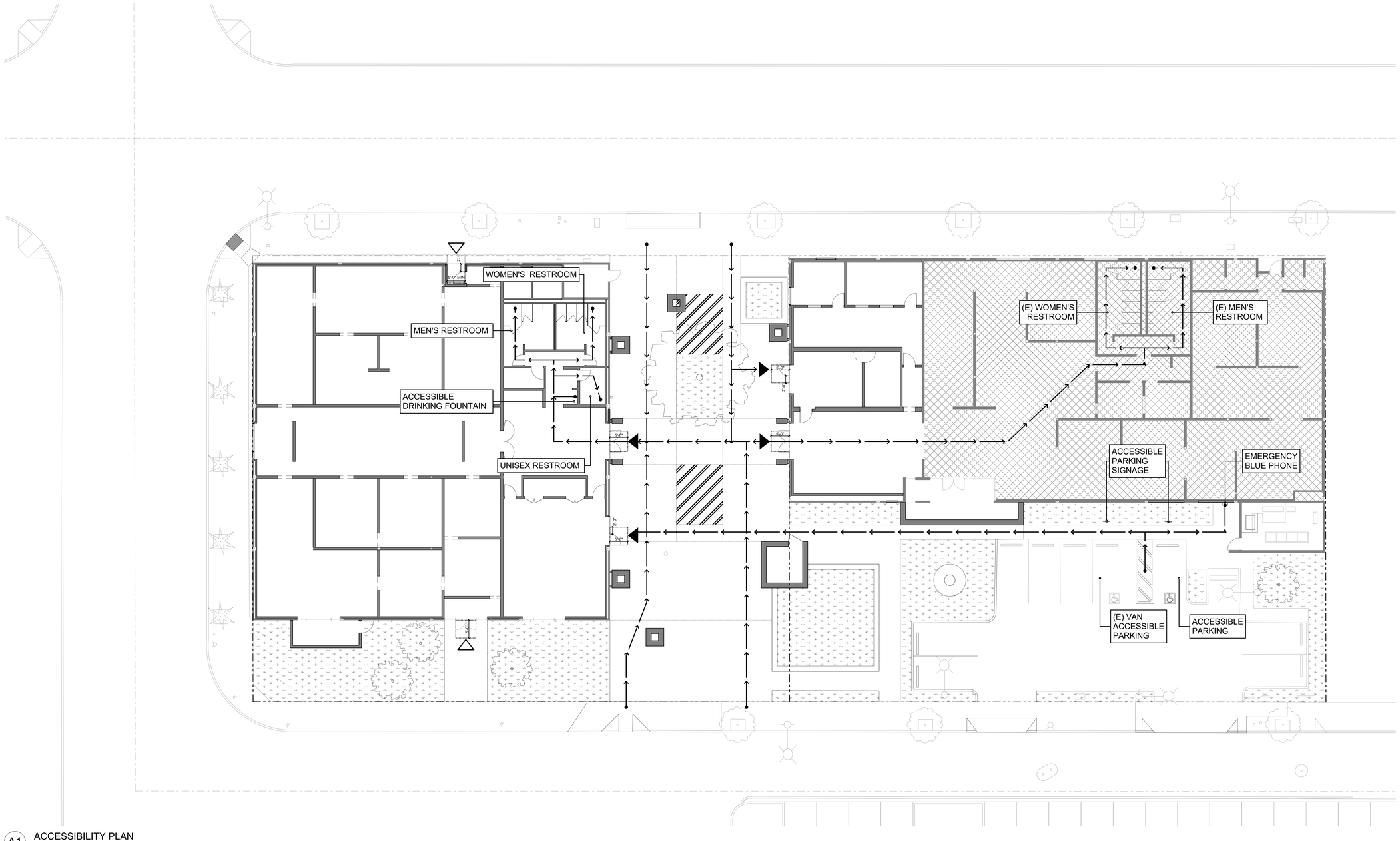
1. GEOMETRIC SYMBOLS AT ENTRANCES TO TOILET AND BATHING ROOM SHALL BE MOUNTED AT 58 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE CENTERLINE OF THE SYMBOL, WHERE A DOOR IS PROVIDED THE SYMBOL SHALL BE MOUNTED WITHIN 1 INCH OF THE VERTICAL CENTERLINE OF THE DOOR (11B-703.7.2.6)
2. A TRIANGLE SYMBOL SHALL BE LOCATED AND ENTRANCES TO MEN'S TOILET AND BATHING FACILITIES. THE TRIANGLE SYMBOL SHALL BE AN EQUILATERAL TRIANGLE 1/4 INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD. THE COLOR OF THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE COLOR OF THE DOOR OR SURFACE ON WHICH THE TRIANGLE SYMBOL IS MOUNTED, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND (11B-703.7.2.6.1)
3. A CIRCLE SYMBOL SHALL BE LOCATED AT ENTRANCES TO WOMEN'S TOILET AND BATHING FACILITIES. THE CIRCLE SYMBOL SHALL BE 1/4 INCH THICK NAD 12 INCHES IN DIAMETER. THE COLOR OF THE CIRCLE SYMBOL SHALL CONTRAST WITH THE COLOR OF THE DOOR OR SURFACE ON WHICH THE CIRCLE SYMBOL IS MOUNTED, EITHER LIGHT ON A DARK BACKGROUNDS OR DARK ON A LIGHT BACKGROUND. (11B-703.7.2.6.2)
4. A COMBINED CIRCLE AND TRIANGLE SYMBOL SHALL BE LOCATED AT ENTRANCES TO UNISEX TOILET AND BATHING FACILITIES. THE COMBINED CIRCLE AND TRIANGLE SYMBOL SHALL CONSIST OF A CIRCLE SYMBOL 1/4 INCH THICK AND 12 INCHES IN DIAMETER WITH A 1/4 INCH THICK EQUILATERAL TRIANGLE SYMBOL SUPERIMPOSED ON AN GEOMETRICALLY INSCRIBED WITHIN THE 12 INCH DIAMETER OF THE CIRCLE SYMBOL. THE VERTICES OF THE TRIANGLE SYMBOL SHALL BE LOCATED 1/4 INCH MAXIMUM FROM THE EDGE OF THE CIRCLE SYMBOL WITH A VERTEX POINTING UPWARD. THE COLOR OF THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE COLOR OF THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE COLOR OF THE CIRCLE SYMBOL SHALL CONTRAST WITH THE COLOR OF THE DOOR OR SURFACE ON WHICH THE COMBINED CIRCLE AND TRIANGLE SYMBOL IS MOUNTED, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. (11B-703.7.2.6.3)

TOILET AND BATHING FACILITIES

1. A TURNING SPACE COMPLYING WITH SECTION 11B-304 SHALL BE PROVIDED WITHIN THE ROOM (11B-603.2.1)
2. REQUIRED CLEAR FLOOR SPACES, CLEARANCE AT FIXTURES, AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP (11B-603.2.2)
3. DOORS SHALL NOT SWING IN TO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS TO ACCESSIBLE WATER CLOSED COMPARTMENT SHALL BE PERMITTED TO ENCROACH INTO THE TURNING SPACE WITHOUT LIMITATION. OTHER THAN DOORS TO ACCESSIBLE WATER CLOSED COMPARTMENTS, A DOOR, IN ANY POSITION, SHALL BE PERMITTED TO ENCROACH INTO THE TURNING SPACE BY 12 INCHES (11B-603.2.3)
4. WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE (11B-603.2.3.22)
5. MIRROR LOCATED ABOVE LAVATORIESOR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. (11B-603.3)
6. COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308. (11B-603.4)
7. WHERE TOWEL OR SANITARY NAPKIN DISPENSERS, WASTE RECEPTACLES, OR OTHER ACCESSORIES AR PROVIDED IN TOILET FACILITIES, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE. ALL OPERABLE PARTS, INCLUDING COIN SLOTS, SHALL BE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR (11B-603.5)
8. THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTER LINE OF THE WATER CLOSET SHALL BE 17 INCHES MINIMUM TO 18 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION. WATER CLOSED SHALL BE ARRANGE FOR A LEFT HAND OR A RIGHT HAND APPROACH (11B-604.2)
9. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES WIDE AND 48 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET (11B-604.3.1)
10. THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE (11B-604.3.2)
11. THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION. SEATS SHALL BE 2 INCHES HIGH MAXIMUM. (11B-604.4)
12. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 EXCEPT THEY SHALL BE LOCATED 44 INCHES MAXIMUM ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE LOCATED N THE OPEN SIDE OF THE WATER CLOSET. (11B-604.6)
13. TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-309.4 AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES MINIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW (11B-604.7.1)
14. SANITARY NAPKIN DISPOSAL UNITS, IF PROVIDED, SHALL COMPLY WITH SECTION 11B-309.4 AND SHALL BE WALL MOUNTED NAD LOCATED ON THE SIDEWALL BETWEEN THE REAR WALL OF THE TOILET AND THE TOILET PAPER DISPENSER ADJACENT TO THE TOILET PAPER DISPENSER. THE DISPOSAL UNIT SHALL BE LOCATED BELOW THE GRAB BAR WIT THE OPENING OF THE DISPOSAL UNIT 19 INCHES MINIMUM ABOVE THE FINISH FLOOR. (11B-604.7.2)
15. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 56 INCHES DEEP MINIMUM FOR WALL HUNG WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL. (11B-604.8.1)
16. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH A DOOR LOCATED IN THE FRONT WALL OR PARTITION (FACING THE WATER CLOSET), EITHER IN-SWINGING OR OUT-SWINGING, A MINIMUM 60 INCHES WIDE AND 48 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET (11B-604.8.1.1.3)
17. TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 11B-404 E

LEGEND

- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE ENTRANCE / EXIT
- ACCESSIBLE EXIT
- NON-COMPLIANT CROSS SLOPE (GROOVED CONCRETE WARNING)
- ACCESSIBLE PARKING STALL
- NOT IN SCOPE



A1 ACCESSIBILITY PLAN
SCALE: 1" = 10'

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STAMPS

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

← 1" ACTUAL →

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

MARK	DATE	DESCRIPTION
	08.13.2021	90% CD
	06.18.2021	50% CD
	04.02.2021	100% DD
	01.08.2021	100% SD

ISSUE

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SHEET TITLE

ACCESSIBILITY PLAN

SHEET NUMBER

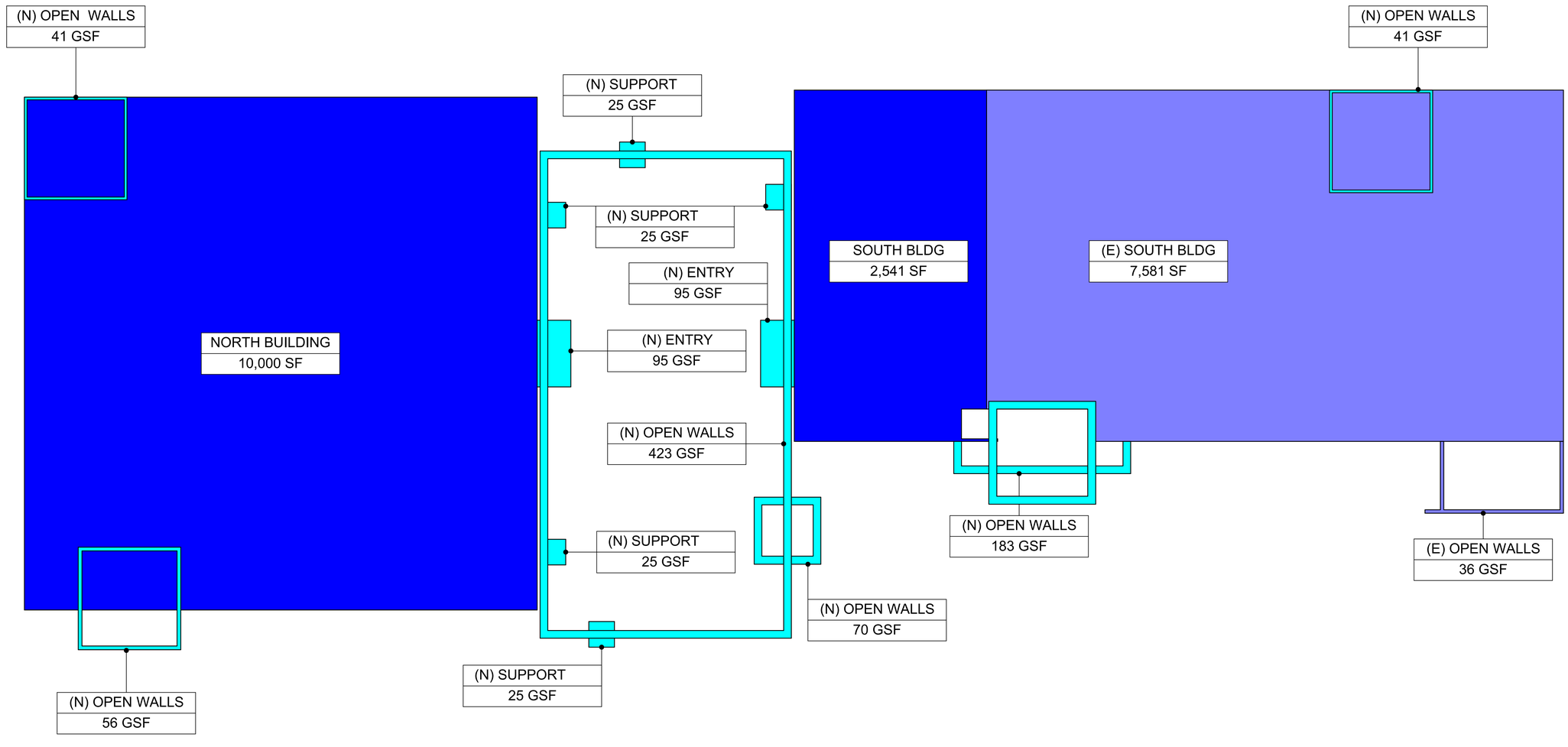
G-005

BUILDING AREA TABULATION

BUILDING	RENOVATION (GSF)	EXISTING TO REMAIN (GSF)	NEW OPEN AIR WALLS	NEW NON-ACCESSIBLE SUPPORTS	NEW COVERED ENTRIES
NORTH (TYPE III-B)	10,000	-			
SOUTH (TYPE V-B)	2,541	7,581			
TOTAL	12,541 GSF RENOVATION	7,581 GSF EXISTING	814 SF OPEN AIR WALLS	125 SF SUPPORTS	190 SF ENTRIES

TOTAL BUILDING AREA: **21,251 GSF < 24,000 GSF ALLOWABLE TYPE V-B, S1 CONSTRUCTION FOR A-3 OCCUPANCY PER 506.2**

CBC 705.3 EXCEPTION 1: TWO OR MORE BUILDINGS ON THE SAME LOT SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING IF THE AGGREGATE AREA OF SUCH BUILDINGS IS WITHIN THE LIMITS SPECIFIED IN CHAPTER 5 FOR A SINGLE BUILDING.



A1 FIRST FLOOR - GROSS AREA
SCALE: 1/8" = 1'-0"

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STAMPS

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

MARK	DATE	DESCRIPTION
	08.13.2021	90% CD
	06.18.2021	50% CD
	04.02.2021	100% DD
	01.08.2021	100% SD

ISSUE

Project No: 2011 HMCA Renovations
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Issue Date: 08/13/2021

SHEET TITLE

BUILDING AREA TABULATION

SHEET NUMBER

G-006

GENERAL NOTES:

1. WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", LATEST EDITION AND SUPPLEMENTS.
3. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT, "GEOTECHNICAL ENGINEERING EVALUATION REPORT: CHAPMAN UNIVERSITY, HILBERT MUSEUM EXPANSION AND RENOVATION PROJECT" BY TWINING CONSULTING, INC. DATED NOVEMBER 6, 2020.
4. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY DATED SEPTEMBER 20, 2020 BY CDS COMMERCIAL DUE DILIGENCE SERVICES.
5. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
6. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
7. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
9. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
10. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
11. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
12. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
13. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
14. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
15. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
16. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
17. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
18. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
19. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
20. THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
20. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. CONSTRUCTION STAKING SURVEYOR SHALL BE RESPONSIBLE FOR COORDINATION OF THESE PLANS WITH SOURCE DRAWINGS PREPARED BY ARCHITECT, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, MEP CONSULTANT AND ANY OTHER DISCIPLINE PRIOR TO START OF STAKING AND CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.
21. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
22. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) PRIOR TO EXCAVATION.
23. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
24. ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
25. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
26. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
27. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF **ORANGE** FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
28. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
29. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

1-800-227-2600
CALL USA/SC FOR UNDERGROUND LOCATING 48 HOURS BEFORE YOU DIG!

IMPORTANT NOTICE
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG

APPLICABLE WATER DIVISION STANDARD CONDITIONS

1. PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL SUBMIT IMPROVEMENT PLANS TO THE WATER DIVISION FOR REVIEW AND APPROVAL FOR ANY NEW FIRE HYDRANTS, DOMESTIC WATER SERVICES, FIRE SERVICES, LANDSCAPE SERVICES, AND ANY OTHER PROPOSED IMPROVEMENTS OR RELOCATIONS AFFECTING THE PUBLIC WATER SYSTEM FACILITIES.
2. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF NECESSARY FIRE HYDRANTS AND FIRE SERVICES AS APPROVED BY THE FIRE DEPARTMENT AND WATER DIVISION.
3. PRIOR TO BUILDING PERMIT ISSUANCE, THE WATER DIVISION SHALL APPROVE THE TYPE AND LOCATION OF LANDSCAPING AND FIRE SERVICE (BACKFLOW PREVENTION) DEVICE FOR PROPOSED CITY SERVICES.
4. PRIOR TO BUILDING PERMIT ISSUANCE, CONSTRUCTION DOCUMENTS SHALL SHOW THAT A SIX FOOT MINIMUM HORIZONTAL CLEARANCE AND A ONE FOOT MINIMUM VERTICAL CLEARANCE WOULD BE MAINTAINED BETWEEN CITY WATER MAINS, LATERALS, SERVICES, METERS, FIRE HYDRANTS AND ALL OTHER UTILITIES EXCEPT SEWER. THE WATER DIVISION SHALL REVIEW AND APPROVE THE CONSTRUCTION DOCUMENTS.
5. PRIOR TO BUILDING PERMIT ISSUANCE, CONSTRUCTION DOCUMENTS SHALL SHOW THAT AN EIGHT-FOOT MINIMUM CLEARANCE IS PROVIDED BETWEEN CITY WATER MAINS, LATERALS, SERVICES, METERS, FIRE HYDRANTS, SIGNS, OR TREES OR OTHER SUBSTANTIAL SHRUBS AND PLANTS AS REQUIRED BY THE WATER DIVISION. THE WATER DIVISION SHALL REVIEW AND APPROVE THE CONSTRUCTION DOCUMENTS.
6. PRIOR TO BUILDING PERMIT ISSUANCE, CONSTRUCTION DOCUMENTS SHALL SHOW THAT PERMANENT SIGNS, AWNING, SURFACE WATER QUALITY MANAGEMENT FEATURES OR OTHER STRUCTURES ARE NOT BUILT OVER WATER MAINS, LATERALS, SERVICES, METERS, OR FIRE HYDRANTS AS REQUIRED BY THE WATER DIVISION.
7. PRIOR TO BUILDING PERMIT ISSUANCE FOR THE FIRST PHASE OF WORK, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL ALL OF THE NECESSARY ENCROACHMENT PERMITS FROM AFFECTED AGENCIES FOR ALL PUBLIC WATER CONSTRUCTION WORK.
8. PRIOR TO APPROVAL OF A WATER IMPROVEMENT PLAN, THE APPLICANT SHALL SATISFY ALL WATER MAIN CONNECTION, PLAN CHECK, AND INSPECTIONS CHARGES AS DETERMINED BY THE WATER DIVISION.
9. PRIOR TO THE ISSUANCE OF ANY GRADING PERMIT, THE APPLICANT SHALL CONSTRUCT ALL PUBLIC AND/OR PRIVATE IMPROVEMENTS TO THE SATISFACTION OF THE WATER DIVISION. THE APPLICANT MAY BE REQUIRED TO ENTER INTO AN AGREEMENT WITH THE CITY OF ORANGE, AND POST SECURITY IN A FORM AND AMOUNT ACCEPTABLE TO THE CITY ENGINEER AND/OR WATER DIVISION TO ENSURE CONSTRUCTION OF SAID IMPROVEMENTS.
10. PLANS SUBMITTED DURING PLAN CHECK SHALL SHOW THAT THE WATER IMPROVEMENT PLANS ARE CONSISTENT WITH THE FIRE SUPPRESSION PLANS AND OR FIRE MASTER PLAN. THE APPLICANT'S CONSULTANT PREPARING THE WATER IMPROVEMENT PLANS SHALL COORDINATE THEIR PLANS WITH THE CONSULTANT PREPARING THE FIRE SUPPRESSION PLANS AND/OR FIRE MASTER PLAN SO THAT THEIR DESIGNS CONCUR.
11. PLANS SUBMITTED DURING PLAN CHECK SHALL SHOW THAT THE MINIMUM SEPARATION REQUIREMENTS ARE MET AND THAT EACH OF THE VARIOUS DESIGNER'S PLAN SETS MATCH. THE APPLICANT'S CONSULTANT PREPARING THE IMPROVEMENT AND UTILITY PLANS SHALL COORDINATE THEIR PLANS WITH THE CONSULTANTS PREPARING THE LANDSCAPE, ARCHITECTURAL, SURFACE WATER QUALITY MANAGEMENT, FIRE MASTER AND/OR FIRE SUPPRESSION PLANS SO THAT THEIR DESIGNS ARE CONSISTENT.
12. AT LEAST FOURTEEN CALENDAR DAYS PRIOR TO COMMENCING CONSTRUCTION, THE APPLICANT'S CIVIL ENGINEER SHALL PREPARE AND PROVIDE PRODUCT MATERIAL SUBMITTALS CONSISTENT WITH THE WATER IMPROVEMENT PLANS FOR ALL PROPOSED PUBLIC WATER SYSTEM FACILITIES TO THE WATER DIVISION PER THE CITY OF ORANGE GENERAL WATER CONSTRUCTION NOTES FOR REVIEW AND APPROVAL.
13. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL FURNISH AND INSTALL INDIVIDUAL PRESSURE REGULATORS ON NEW SERVICES WHERE THE INCOMING PRESSURE EXCEEDS EIGHTY-POUNDS PER SQUARE INCH.

LEGEND:

GENERAL
- CIVIL LIMITS OF WORK
- SHEET MATCH LINE

ANNOTATION
- 100.00 XX — SURFACE ELEVATION/UTILITY ELEVATION
- (100.00)XX — EXISTING SURFACE ELEVATION/UTILITY ELEVATION
- XX — CONSTRUCTION NOTE
- 2.0% — FLOW (DIRECTION AND GRADE)
- 2:1 — SLOPE (DIRECTION AND RUN:RISE)
- XX — HORIZONTAL CONTROL POINT LABEL
- CX — CURVE DATA LABEL
- FF=100.00 — PAD/FINISHED FLOOR ELEVATION

SITE
- CURB/BACK OF CURB/GUTTER
- RETAINING WALL/SITE WALL
- PROPERTY LINE/RIGHT OF WAY
- CENTER LINE
- FENCE
- TO BE DEMOLISHED

EROSION CONTROL
- SANDBAGS
- FIBER ROLL
- PROPOSED BUILDING EXCAVATION OUTLINE
- EXISTING DRAINAGE DIRECTION OF FLOW
- PROTECT TREE IN PLACE

GRADING
- 100 — PROPOSED MAJOR CONTOUR
- 102 — PROPOSED MINOR CONTOUR
- FLOW LINE
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- EARTHEN SWALE
- SAWCUT
- LIMITS OF GRADING
- GRADING BENCH
- TOP / TOE — GRADED SLOPE (HORIZONTAL:VERTICAL)

UTILITY
- SS — SANITARY SEWER
- W — WATER
- DW — DOMESTIC WATER
- FW — FIRE WATER
- SD — STORM DRAIN
- G — GAS
- E — ELECTRIC
- T — TELEPHONE
- PERFORATED PIPE
- POINT OF CONNECTION
- COORDINATION POINT
- CAP OR PLUG
- UTILITY MANHOLE
- UTILITY CLEANOUT
- STORM DRAIN INLET
- AREA DRAIN/PLANTER DRAIN
- TRENCH DRAIN
- FIRE HYDRANT
- THRUST BLOCK
- FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)
- WATER VALVE
- BACKFLOW ASSEMBLY
- UTILITY METER VAULT

- (E) SS — EXISTING SANITARY SEWER
- (E) W — EXISTING WATER
- (E) SD — EXISTING STORM DRAIN
- (E) E — EXISTING ELECTRICAL
- (E) TELE — EXISTING TELECOM
- 3" (E) G — EXISTING GAS
- 4" SS — SANITARY SEWER
- 4" W — DOMESTIC WATER
- 4" FW — FIRE WATER
- 4" SD — STORM DRAIN
- 4" G — PROPOSED GAS (INFRASTRUCTURE PHASE IV SCOPE)
- ELEC BY OTHER — PROPOSED ELECTRICAL (INFRASTRUCTURE PHASE II SCOPE)
- TELE BY OTHER — PROPOSED TELECOM (INFRASTRUCTURE PHASE II SCOPE)
- (E) CHWR / 8" (E) CHWR — CHW & HHW (CURRENTLY IN CONSTRUCTION)
- POINT OF CONNECTION
- COORDINATION POINT
- UTILITY CLEANOUT
- STORM DRAIN INLET
- THRUST BLOCK
- FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)
- BACKFLOW ASSEMBLY
- FIRE WATER METER VAULT

ABBREVIATIONS:

AC	ASPHALTIC CONCRETE	MH	MANHOLE
BCR	BEGIN CURVE RETURN	(N)	NORTH
BW	BACK OF WALK	NTS	NOT TO SCALE
BLDG	BUILDING	PA	PLANTER AREA
BM	BENCH MARK	POC	POINT OF CONNECTION
BOS	BOTTOM OF STAIRS	PIV	POST INDICATOR VALVE
BMP	BEST MANAGEMENT PRACTICES	PCC	POINT OF COMPOUND CURVE
CB	CATCH BASIN	PRC	POINT OF REVERSE CURVE
CI	CAST IRON	PRV	PRESSURE REDUCING VALVE
CL	CENTER LINE	PVC	POLYVINYL CHLORIDE
CMU	CONCRETE MASONRY UNIT	R	RADIUS
CO	CLEANOUT	RCIP	RECTANGULAR CAST IRON PIPE
CONC	PORTLAND CEMENT CONCRETE	RD	ROOF DRAIN
CF	CURB FACE	RW	RIGHT-OF-WAY
DW	DOMESTIC WATER	(S)	SOUTH
(E)	EAST	S=	SLOPE EQUALS
ECR	END CURVE RETURN	SD	STORM DRAIN
EG	EDGE OF GUTTER	SSMH	SANITARY SEWER MANHOLE
EL. OR ELEV	ELEVATION	SS	SANITARY SEWER
ELEC	ELECTRIC, ELECTRICAL	STD	STANDARD
EX. OR EXIST.	EXISTING	SDMH	STORM DRAIN MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	TC	TOP OF CURB
FF	FINISHED FLOOR	TEL	TELEPHONE
FG	FINISHED GRADE (LANDSCAPE)	TG	TOP OF GRATE
FS	FINISHED SURFACE (HARDSCAPE)	TOS	TOP OF STAIRS
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	TS	TRAFFIC SIGNAL
FT	FOOT OR FEET	TSB	TRAFFIC SIGNAL BOX
FU	FIXTURE UNITS	TYP	TYPICAL
FW	FIRE WATER	TV	TELEVISION
GPM	GALLONS PER MINUTE	VIF	VERIFY IN FIELD
GV	GATE VALVE	VLT	VAULT
HDPE	HIGH DENSITY POLYETHYLENE	VCP	VITRIFIED CLAY PIPE
HP	HIGH POINT	(W)	WEST
INV.	INVERT	W	WATER
LP	LOW POINT	WM	WATER METER
MAX.	MAXIMUM	WV	WATER VALVE
MIN.	MINIMUM		

PATTERN LEGEND:

- CONCRETE PAVING (REFER TO SHEET C-500 FOR DETAILS)
- ASPHALT (REFER TO SHEET C-500 FOR DETAILS)
- PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)
- SPECIALTY ALCOVE PAVING (REFER TO LANDSCAPING PLANS FOR DETAILS)

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGICAL REPORT BY TWINING CONSULTING, INC. DATED NOVEMBER 6, 2020.

SIGNATURE _____ DATE _____ STAMP

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CONTRACTOR:
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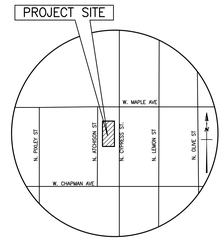
C-110	EROSION CONTROL PLAN
C-120	DEMOLITION PLAN
C-130	GRADING PLAN
C-140	HORIZONTAL CONTROL AND PAVING PLAN
C-150	UTILITY PLAN
C-500	DETAILS
C-501	DETAILS

PROJECT SITE



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE **ORANGE** EDITION
PAGE: **799** GRID: **G4**

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REGISTERED PROFESSIONAL ENGINEER — ISHWAR HARI DHUNGANA — No. C48082 — Exp. 3/31/22 — CIVIL — STATE OF CALIFORNIA

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

MARK	DATE	DESCRIPTION
08.13.2021		90% CD
06.18.2021		50% CD
04.02.2021		100% DD
01.08.2021		100% SD

ISSUE

Project No: 2011 HMCA Renovations
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Issue Date: 08/13/2021

SHEET TITLE

TITLE SHEET

SHEET NUMBER

C-001

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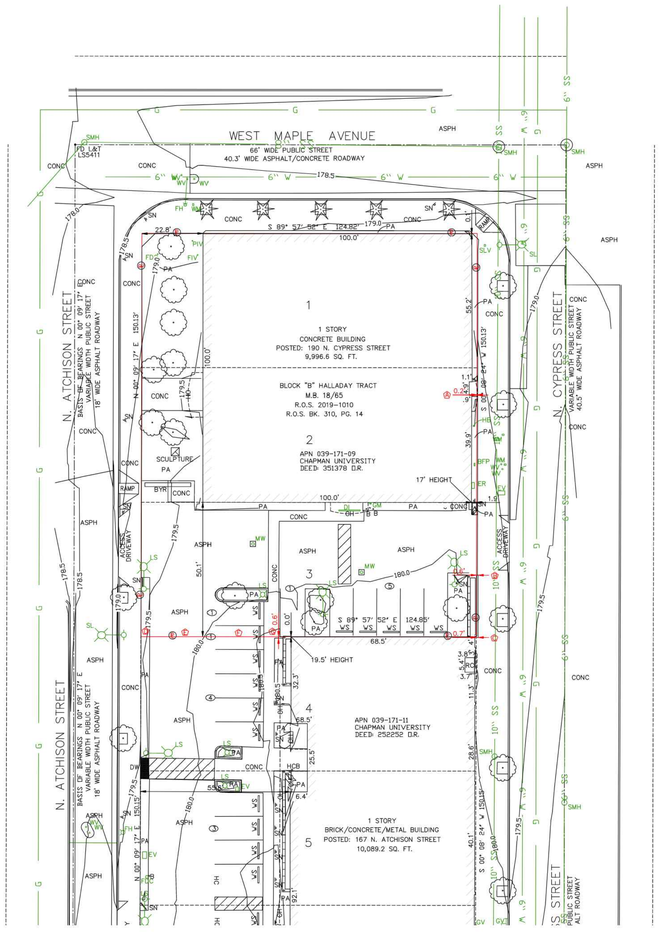
CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING



9 LEGEND

	APN	ASSESSOR'S PARCEL NUMBER
	ASPH	ASPHALT
o	B	BOLLARD
	BFP	BACK FLOW PREVENTOR
	BK.	BOOK
	BYR	BICYCLE RACK
	CONC	CONCRETE
	DI	DROP INLET
	DW	DETECTABLE WARNING
	ER	ELECTRIC UTILITY RISER
	EV	ELECTRIC UTILITY VAULT
	FD	FOUND MONUMENT - AS NOTED
	FH	FIRE HYDRANT
	GM	GAS METER
	GV	GAS UTILITY VALVE
	GVT	GAS UTILITY VAULT
	HB	HOSE BIB
	HC	HANDICAP
	HCB	HANDICAP BUTTON
	L&T	LEAD AND TAG
	LS	LIGHT STANDARD
	M.B.	MAP BOOK
	MW	MONITOR WELL
	OH	OVERHANG
	PA	PLANTER AREA
	PG.	PAGE
	PL	PROPERTY LINE
	R.O.S.	RECORD OF SURVEY
	RC	RAISED CONCRETE
	SL	STREET LIGHT
	SN	SIGN
	SQ. FT.	SQUARE FEET
	TLR	TELEPHONE UTILITY RISER
	WM	WATER METER
	WV	WATER VALVE
		BLOCK WALL - TYPICAL
		PARKING SPACE COUNTER
		HATCHED AREA - PAINTED
		TREE - DECIDUOUS
		TREE - PALM
	G	GAS LINE
	S	SEWER LINE
	W	WATER LINE

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18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016)

This Work Coordinated By:
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Prepared For:

Client Ref. No:

17 NORTH ARROW / SCALE

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ORANGE, CA

Project Name:
HILBERT & PARTRIDGE

CDS Project Number:
20-07-0573 SITE 2

Sheet 2 of 2

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SHEET NUMBER

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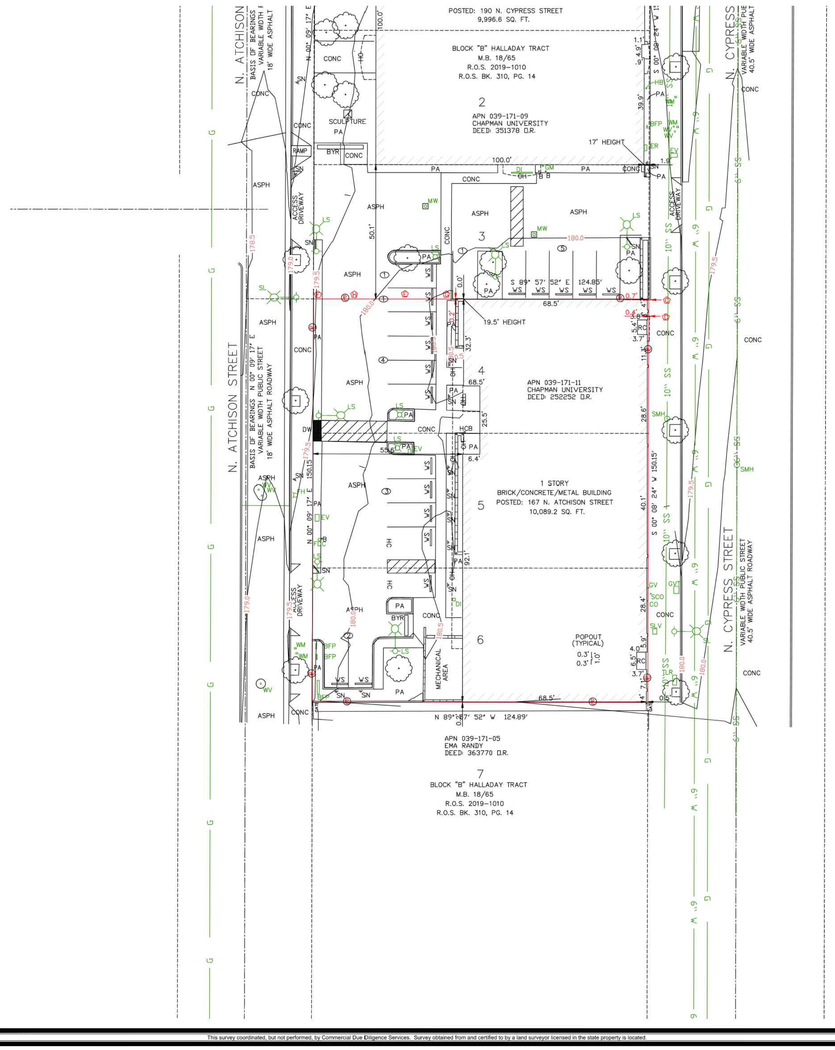

19 SURVEY DRAWING

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Sheet 2 of 2

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TOPOGRAPHIC SURVEY

SHEET NUMBER

C-101

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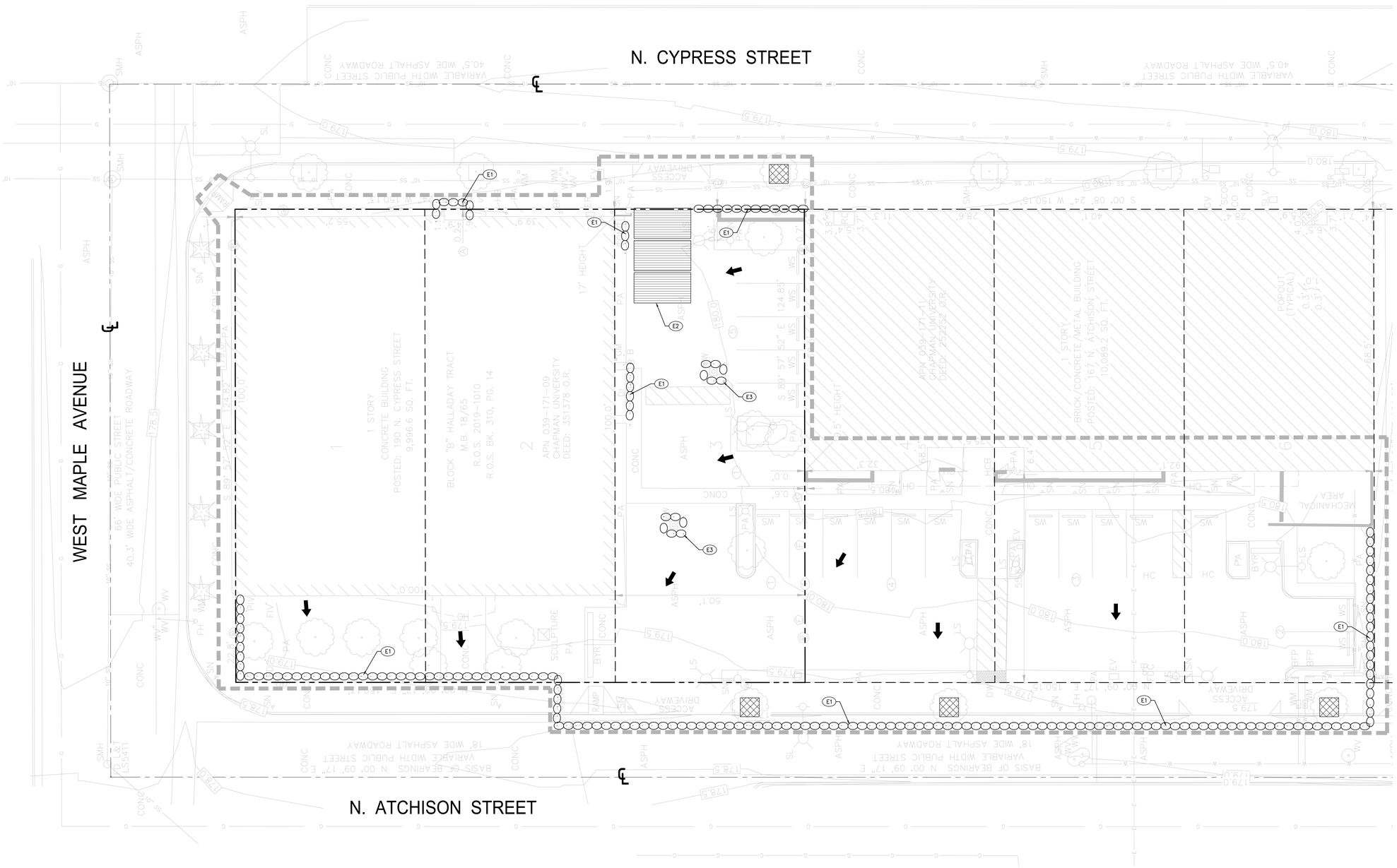

BMP NOTES:

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

EROSION CONTROL

EC1–SCHEDULING
EC2–PRESERVATION OF EXISTING VEGETATION
EC3–HYDRAULIC MULCH
EC4–HYDROSEEDING
EC5–SOIL BINDERS
EC6–STRAW MULCH
EC7–GEOTEXTILES AND MATS
EC8–WOOD MULCHING
EC9–EARTH DIKES AND DRAINAGE SWALES
EC10–VELOCITY DISSIPATION DEVICES
EC11–SLOPE DRAINS
EC12–STREAMBANK STABILIZATION
EC13–RESERVED
EC14–COMPOST BLANKET
EC15–SOIL PREPARATION/ROUGHENING
EC16–NON–VEGETATIVE STABILIZATION

TEMPORARY SEDIMENT CONTROL

SE1–SILT FENCE
SE2–SEDIMENT BASIN
SE3–SEDIMENT TRAP
SE4–CHECK DAM
SE5–FIBER ROLLS
SE6–GRAVEL BAG BERM
SE7–STREET SWEEPING AND VACUUMING
SE8–SANDBAG BARRIER
SE9–STRAW BALE BARRIER
SE10–STORM DRAIN INLET PROTECTION
SE11–ACTIVE TREATMENT SYSTEMS
SE12–MANUFACTURED LINEAR SEDIMENT CONTROLS
SE13–COMPOST SOCKS AND BERMS
SE14–BIOFILTER BAGS

EQUIPMENT TRACKING CONTROL

TC1–STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC2–STABILIZED CONSTRUCTION ROADWAY
TC3–ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL

WE1–WIND EROSION CONTROL

NON–STORMWATER MANAGEMENT

NS1–WATER CONSERVATION PRACTICES
NS2–DEWATERING OPERATIONS
NS3–PAVING AND GRINDING OPERATIONS
NS4–TEMPORARY STREAM CROSSING
NS5–CLEAR WATER DIVERSION
NS6–ILLICIT CONNECTION/DISCHARGE
NS7–POTABLE WATER/IRRIGATION
NS8–VEHICLE AND EQUIPMENT CLEANING
NS9–VEHICLE AND EQUIPMENT FUELING
NS10–VEHICLE AND EQUIPMENT MAINTENANCE
NS11–PILE DRIVING OPERATIONS
NS12–CONCRETE CURING
NS13–CONCRETE FINISHING
NS14–MATERIAL OVER WATER
NS15–DEMOLITION ADJACENT TO WATER
NS16–TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL

WM1–MATERIAL DELIVERY AND STORAGE
WM2–MATERIAL USE
WM3–STOCKPILE MANAGEMENT
WM4–SPILL PREVENTION AND CONTROL
WM5–SOLID WASTE MANAGEMENT
WM6–HAZARDOUS WASTE MANAGEMENT
WM7–CONTAMINATED SOIL MANAGEMENT
WM8–CONCRETE WASTE MANAGEMENT
WM9–SANITARY/SEPTIC WASTE MANAGEMENT
WM10–LIQUID WASTE MANAGEMENT

EROSION CONTROL NOTES:

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR
3. WHEN THE INSPECTOR SO DIRECTS, A 12–INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
4. STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
5. EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
6. SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
7. A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:
   NAME: _____ (TO BE FILLED IN BY CONTRACTOR)
   PHONE NUMBER: _____

DUST CONTROL NOTES:

1. DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
2. WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL ENSURE A UNIFORM APPLICATION OF WATER.
3. UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
4. ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
5. PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
6. PROVIDE FOR RAPID CLEAN–UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
7. LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.

EROSION CONTROL NOTES:

(E1) PLACE GRAVEL BAGS TRIPLE ROW PER DETAIL 8, SHEET C–500.
(E2) STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 9, SHEET C–500.
(E3) INLET PROTECTION PER DETAIL 10, SHEET C–500.

LEGEND

- LIMIT LINE OF EROSION CONTROL
- PROPERTY LINE
- GRAVEL BAGS
- DIRECTION OF FLOW
- PROTECT TREE IN PLACE

TREE PROTECTION NOTE:

"TREE PROTECTION ZONE" WILL CONSIST OF A FENCE BARRIER WITH DIMENSIONS 4' X 3' X 5–6' HEIGHT, ERECTED AND SECURED IN PLACE AROUND ANY TREE WHICH WILL BE WITHIN THE CONSTRUCTION AREA. BARRIER SHOULD BE PLACED WITH 4' LENGTH ALONG CURB FACE, AND CENTERED WITH TREE TRUNK. EACH SIDE WILL DISPLAY A LAMINATED OR OTHERWISE RAIN PROTECTED 8.5" X 11" SIGN THAT WILL CLEARLY STATE THE FOLLOWING: "TREE PROTECTION ZONE. THIS FENCE SHALL NOT BE REMOVED." THE TREE PROTECTION ZONE NEEDS TO BE INSTALLED BEFORE CONSTRUCTION BEGINS, REMAIN IN PLACE DURING CONSTRUCTION, AND REMOVED AFTER CONSTRUCTION ENDS.

N

0 5' 10'
SCALE: 1"=10'

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Exp. 6/30/22
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STATE OF CALIFORNIA

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EROSION CONTROL PLAN

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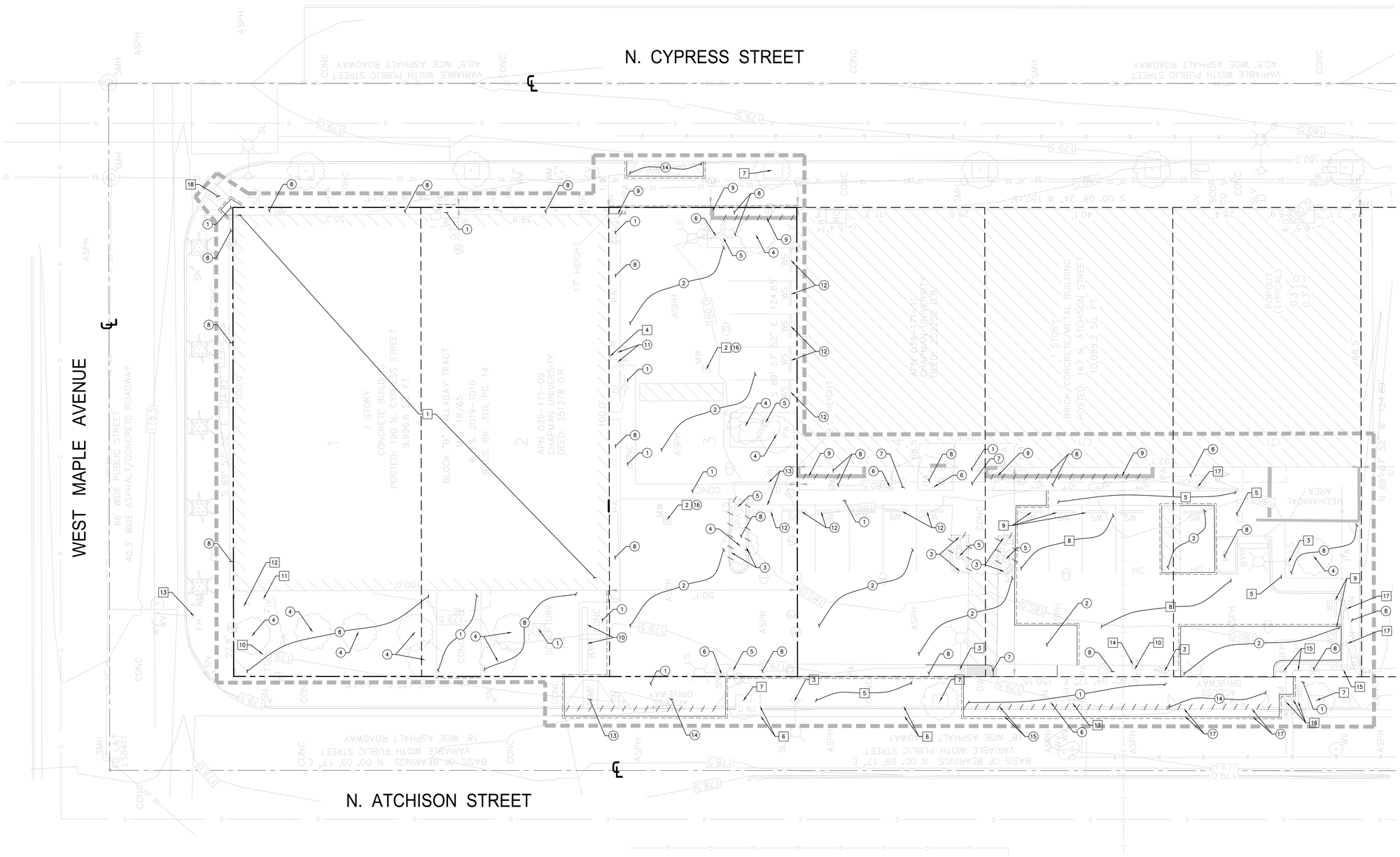

GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

LEGEND:

- LIMIT LINE OF DEMOLITION
- PROPERTY LINE
- DEMOLITION LINE

DEMOLITION NOTES:

PROTECT-IN-PLACE

1. EXISTING BUILDING
2. MONITOR WELL. ADJUST TO GRADE.
3. LIGHT POLE
4. GAS METER. ADJUST TO GRADE.
5. CONCRETE PAVEMENT
6. CURB AND GUTTER
7. TREE
8. ASPHALT
9. WHEEL STOPS
10. FIRE DEPARTMENT CONNECTION
11. FLOW INDICATOR VALVE
12. POST INDICATOR VALVE
13. FIRE HYDRANT
14. BOLLARD
15. BACKFLOW PREVENTER
16. WATER METER
17. SIGN
18. CURB RAMP

DEMOLISH & REMOVE

1. CONCRETE PAVEMENT
2. ASPHALT PAVEMENT
3. CURB
4. TREE
5. LIGHT POLE
6. SIGN
7. TRUNCATED DOMES
8. LANDSCAPING AREA
9. PLANTER WALL
10. BIKE RACK
11. BOLLARD
12. WHEEL STOP
13. CONCRETE RAMP AND HANDRAIL
14. CONCRETE DRIVEWAY
15. CURB AND GUTTER
16. MONITORING WELL CAP
17. GUTTER
18. CURB RAMP

REMOVE AND RELOCATE

1. SCULPTURE

N

0 5' 10'

SCALE: 1"=10'

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STAMPS

REGISTERED PROFESSIONAL ENGINEER — JAMES M. LOMPA — No. C48082 — Exp. 6.30.22 — CIVIL — STATE OF CALIFORNIA

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

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MARK	DATE	DESCRIPTION
08.13.2021		90% CD
06.18.2021		50% CD
04.02.2021		100% DD
01.08.2021		100% SD

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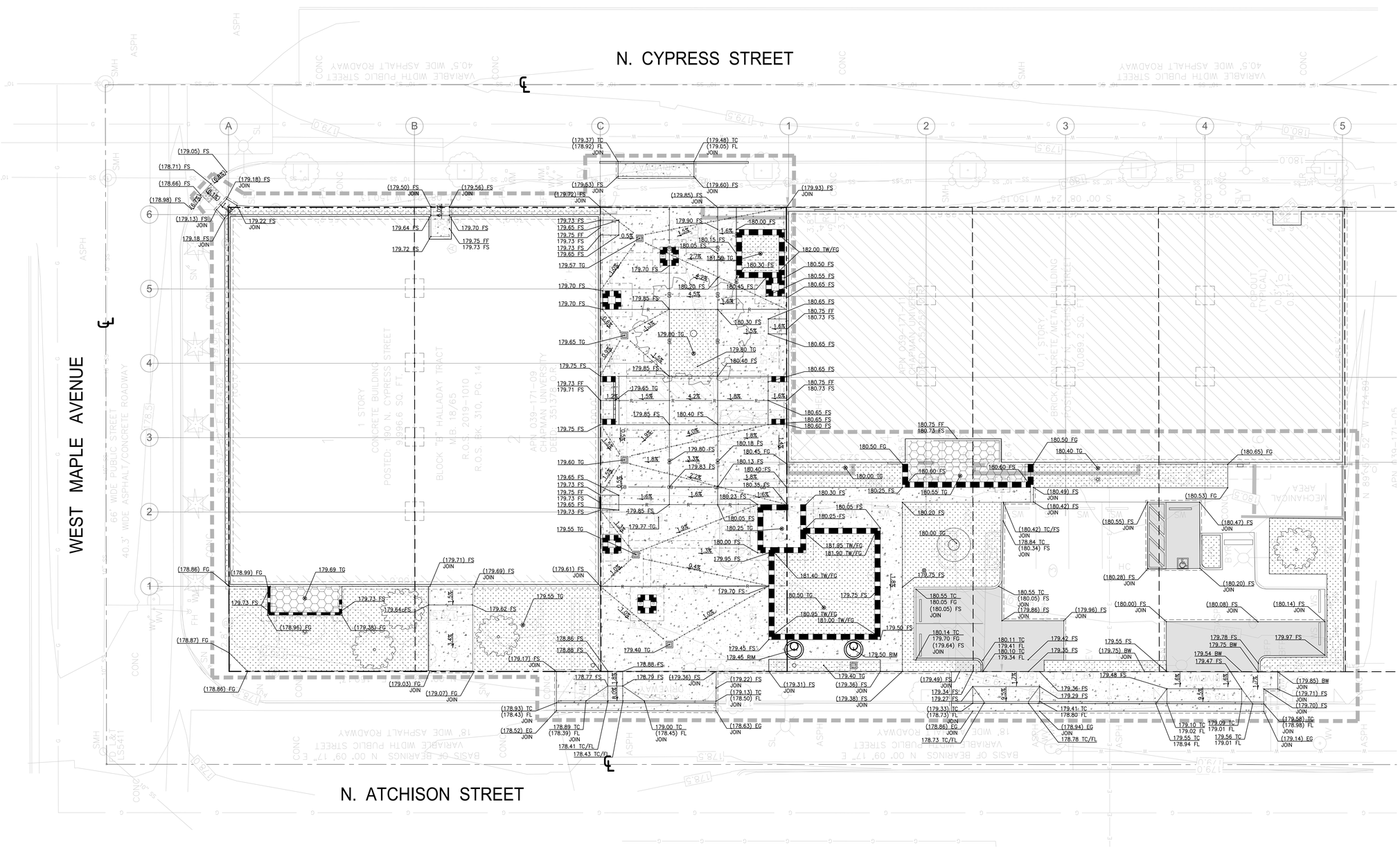
SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

C-120

P:\2020\2000393 Hilbert Museum Expansion – Chapman Univ\5 CAD\Sheets\2000393-C-120XD.dwg, Sep 15, 2021 - 3:29pm



LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- FLOW LINE
- GB — GRADE BREAK
- R — RIDGE LINE
- PROPOSED SITE WALL (REFER TO STRUCTURAL DRAWINGS FOR DETAILS)
- SAWCUT AND JOIN
- LIMITS OF GRADING
- CONCRETE PAVING (REFER TO SHEET C-500 FOR DETAILS)
- ASPHALT (REFER TO SHEET C-500 FOR DETAILS)
- PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)
- SPECIALTY ALCOVE PAVING (REFER TO LANDSCAPING PLANS FOR DETAILS)
- UTILITY MANHOLE
- UTILITY CLEANOUT
- STORM DRAIN INLET
- AREA DRAIN/PLANTER DRAIN

SCALE: 1"=10'

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STAMPS

REGISTERED PROFESSIONAL ENGINEER — RICHARD G. MARK — No. C48082 — Exp. 6.30.22 — CIVIL — STATE OF CALIFORNIA

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

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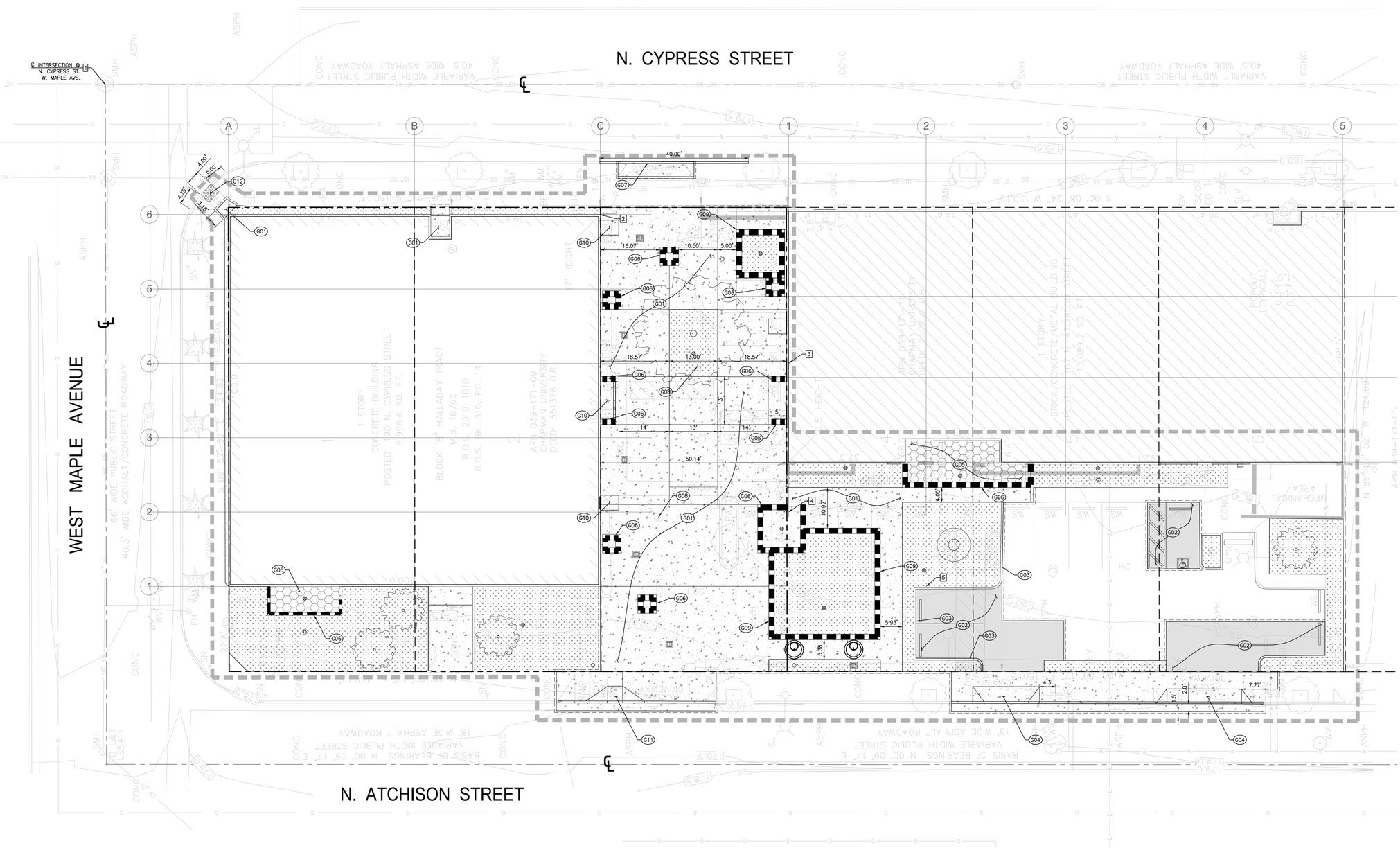
SHEET TITLE

GRADING PLAN

SHEET NUMBER

C-130

P:\2020\2000393 Hilbert Museum Expansion – Chapman Univ\5 CAD\Sheets\2000393-C-1.3DGP.dwg, Sep 15, 2021 - 3:29pm



POINT TABLE

POINT NO.	NORTHING	EASTING	DESCRIPTION
1	5174.90	5187.11	CL INTERSECTION @ N. CYPRESS ST. & W. MAPLE AVE.
2	5041.84	5151.85	INTERSECTION OF GRIDLINES C & 6
3	4991.30	5111.72	INTERSECTION OF GRIDLINES 1 & 4
4	4991.39	5071.72	INTERSECTION OF GRIDLINES 1 & 2
5	4954.44	5051.63	INTERSECTION OF GRIDLINES 2 & 1

CONSTRUCTION NOTES:

- G01 PCC PAVING PER DETAIL 1, SHEET C-500. SEE LANDSCAPING PLANS FOR FINISH, COLOR, AND AGGREGATE TYPE.
- G02 ASPHALT PAVING PER DETAIL 2, SHEET C-500.
- G03 6" CURB PER DETAIL 3, SHEET C-500.
- G04 DRIVEWAY PER CITY OF ORANGE PUBLIC WORKS DEPARTMENT STD PLAN NO. 115.
- G05 SPECIALTY ALCOVE PAVING PER LANDSCAPING PLANS.
- G06 SITE WALL PER STRUCTURAL DRAWINGS.
- G07 TEMPORARY LOADING ZONE – PAINT EXISTING CURB YELLOW PER ARCHITECTURAL DRAWINGS.
- G08 MONITORING WELL CAP PER DETAIL 3, SHEET C-501.
- G09 PLANTER SEAT WALL PER DETAIL 4 AND 5, SHEET C-501.
- G10 WALK OFF GRID WITH DOOR DRAIN PAN.
- G11 CURB RAMP PER CITY OF ORANGE PUBLIC WORKS DEPARTMENT STANDARD PLAN 121 TYPE 1.
- G12 TRUNCATED DOME PER CITY OF ORANGE PUBLIC WORKS DEPARTMENT STANDARD PLAN 121 NOTE 13.

LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- PROPOSED SITE WALL (REFER TO STRUCTURAL DRAWINGS FOR DETAILS)
- SAWCUT AND JOIN
- CONCRETE PAVING (REFER TO SHEET C-500 FOR DETAILS)
- ASPHALT (REFER TO SHEET C-500 FOR DETAILS)
- PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)
- SPECIALTY ALCOVE PAVING (REFER TO LANDSCAPING PLANS FOR DETAILS)

N

0 5' 10'
SCALE: 1"=10'

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STAMPS

REGISTERED PROFESSIONAL ENGINEER RICHARD GEE MAYS No. C48082 Exp. 6.30.22 CIVIL STATE OF CALIFORNIA

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS
167 N ATCHISON STREET
ORANGE, CA 92866

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ISSUE

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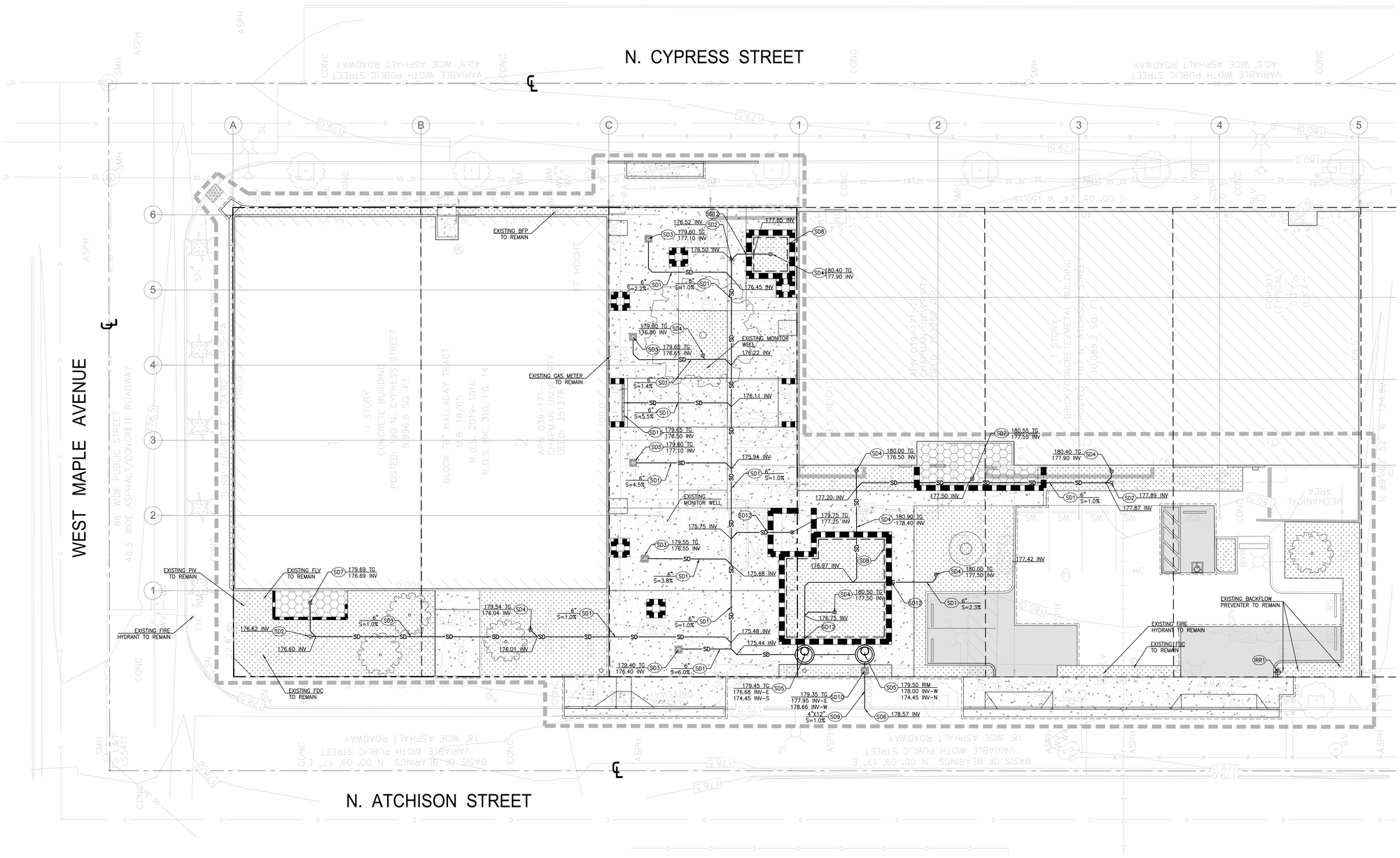
SHEET TITLE

HORIZONTAL CONTROL AND PAVING PLAN

SHEET NUMBER

C-140

P:\2020\2000393 Hilbert Museum Expansion – Chapman Univ\5 CAD\Sheets\2000393-C-1.40HC.dwg, Sep 15, 2021 - 3:26pm



UTILITY CONSTRUCTION NOTES:

STORM DRAIN

- (SD1) PVC, SDR-35 STORM DRAIN PIPE PER DETAIL 4, SHEET C-500. SIZE AND SLOPE PER PLAN.
- (SD2) CLEANOUT. PER DETAIL 5, SHEET C-500.
- (SD3) 12" X 12" PRECAST CONCRETE CATCH BASIN. JENSEN PRECAST PRODUCTS OR APPROVED EQUIVALENT.
- (SD4) PLANTER DRAIN. PER DETAIL 6, SHEET C-500.
- (SD5) MAXWELL IV DRYWELL SYSTEM. INSTALL PER MANUFACTURER'S RECOMMENDATION. PER DETAIL 8, SHEET C-501.
- (SD6) CURB DRAIN.
- (SD7) AREA DRAIN PER DETAIL 11, SHEET C-500.
- (SD8) PERFORATED PIPE PER DETAIL 10, SHEET C-501.
- (SD9) PARKWAY DRAIN PER SSPWC STANDARD PLAN 151-2 SHOWN ON DETAIL 1, SHEET C-501.
- (SD10) BUBBLER CATCH BASIN PER DETAIL 2, SHEET C-501.
- (SD11) ACO PRECAST TRENCH DRAIN OR APPROVED EQUIVALENT.
- (SD12) PIPE THROUGH FOOTING PER DETAIL 9, SHEET C-5.01.

IRRIGATION WATER

- (IRR1) CONNECT TO EXISTING WATER METER ASSEMBLY. SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH LOCAL PROVIDER. POINT OF CONNECTION TO IRRIGATION SYSTEM. SEE LANDSCAPE DRAWINGS FOR CONTINUATION.

LEGEND:

- LIMIT OF WORK
- PROPERTY LINE
- SS — SANITARY SEWER
- W — WATER
- DW — DOMESTIC WATER
- FW — FIRE WATER
- SD — STORM DRAIN
- PERFORATED PIPE
- POINT OF CONNECTION
- COORDINATION POINT
- CAP OR PLUG
- UTILITY MANHOLE
- UTILITY CLEANOUT
- STORM DRAIN INLET
- AREA DRAIN/PLANTER DRAIN

NOTE:
IRRIGATION WATER METER, LINES AND APPURTENANCES BY OTHERS.

NOTE:
ALL BMP'S PROPOSED AS A PART OF THIS PROJECT ARE TO BE INSPECTED BY THE ENGINEER OF RECORD AFTER INSTALLATION AND PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.

NOTE:
PRIOR TO THE INSTALLATION OF ALL STORM DRAIN AND SEWER MAIN LINE CONNECTIONS, THE CONTRACTOR SHALL POTHOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF THE MAIN LINE. IF CONDITIONS DIFFER FROM THOSE ON THE PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED.

N

0 5' 10'
SCALE: 1"=10'

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REGISTERED PROFESSIONAL ENGINEER — JOHN MARK LEE — No. C48082 — Exp. 6.30.22 — CIVIL — STATE OF CALIFORNIA

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

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SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C-150

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GENERAL NOTES

1. VERIFICATION: VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, LIMITS OF WORK, EASEMENTS, BUILDINGS, ROADWAY CURB AND/OR GUTTERS, UTILITIES, DUCT BANKS, AND OTHER INFORMATION THAT MAY AFFECT THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE DRAWINGS.

2. DESIGN INTENT: THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING OWNER FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS.

3. CONTRACTOR COORDINATION: CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH IMPROVEMENTS SHOWN IN THE DESIGN. EACH CONTRACTOR SHALL COORDINATE AND OTHERWISE INTEGRATE WORK WITH THAT OF OTHERS IN AN EFFICIENT AND TIMELY MANNER SO AS TO PROVIDE THE OWNER WITH A WELL-CONSTRUCTED, EASILY MAINTAINABLE PROJECT. EACH CONTRACTOR SHALL NOTIFY OTHERS AT LEAST TWO WORKING DAYS IN ADVANCE OF COVERING, COMPLETING, OR EXPOSING WORK TO BE INSTALLED BY OTHERS.

4. CONTRACTORS' JOB SITE CONDITIONS: CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.

5. AREA OF DISTURBANCE: LIMIT USE OF PREMISES TO WORK IN AREAS AS INDICATED. DO NOT DISTURB PORTIONS OF THE SITE BEYOND AREAS IN WHICH WORK IS INDICATED. KEEP DRIVEWAYS AND ENTRANCES SERVING PREMISES CLEAR AND AVAILABLE TO THE OWNER AND EMERGENCY VEHICLES AT ALL TIMES. DO NOT USE THESE AREAS FOR PARKING OR STORAGE OF MATERIALS. SCHEDULE DELIVERIES TO MINIMIZE USE OF DRIVEWAYS AND ENTRANCES.

6. EXISTING UTILITIES: A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATION, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE CONSULTANT CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS. VERIFY THE LOCATION OF UTILITIES PRIOR TO COMMENCEMENT OF EXCAVATION THROUGH NOTIFICATION OF LOCAL AUTHORITIES AND UNDERGROUND SERVICE ALERT (1-800-422-4133) AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL CAREFULLY EXCAVATE, AS NECESSARY, TO CONFIRM UTILITY LOCATIONS, AND WHEN WORKING IN THE VICINITY OF UTILITIES. ANY DAMAGE TO UTILITIES THAT ARE NOT TO BE PROTECTED IN PLACE OR DESIGNATED TO REMAIN WHICH IS CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OR INSTALLATION OF WORK UNDER THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AND AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK.

7. CONFLICTS: WHERE PLANS AND/OR SPECIFICATIONS ARE FOUND TO BE IN CONFLICT, OR WHERE VARIOUS ITEMS OF WORK ARE SEEN TO BE IN CONFLICT, IMMEDIATELY NOTIFY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH WORK.

8. UNAUTHORIZED CHANGES AND USES: ALL PROPOSED CHANGES TO THE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IN WRITING AND MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN ADVANCE.

9. DESIGN CONSULTANT ADVISORY: ADVISE CONSTRUCTION AND OPERATIONS WITH THE PROJECT'S DESIGN CONSULTANTS FOR WORK INDICATED HEREIN. INFORM THE OWNER AND THE LANDSCAPE ARCHITECT ON THE PREFERRED CONSTRUCTION SCHEDULE PRIOR TO THE WORK BEING PERFORMED. ADJUST CONSTRUCTION SCHEDULE ACCORDINGLY BASED ON A MUTUALLY-AGREEABLE TIMETABLE. NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT IF CHANGE TO CONSTRUCTION SCHEDULE IS REQUIRED DUE TO DIFFERENCES IN ACTUAL CONSTRUCTION PROGRESS. INCLUDE THE PROJECT'S DESIGN CONSULTANTS AT PRE-INSTALLATION MEETINGS COVERING PORTIONS OF THE WORK THAT ARE RELATED. NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT IF CHANGES TO CONSTRUCTION SCHEDULE ARE REQUIRED DUE TO DIFFERENCES IN ACTUAL CONSTRUCTION PROGRESS.

10. WATERPROOFING: CARE SHALL BE TAKEN TO PRESERVE AND FULLY PROTECT THE INTEGRITY OF WATERPROOF MEMBRANE SYSTEMS WHERE THEY OCCUR ON SITE, AS APPLICABLE.

11. CLEARING AND GRUBBING: CONTRACTOR SHALL CLEAR AND GRUB ALL EXISTING VEGETATION UNLESS OTHERWISE INDICATED, AS REQUIRED FOR SITE CONSTRUCTION, IRRIGATION AND PLANTING OPERATIONS. PRIOR TO COMMENCEMENT OF WORK, LIMIT OF CLEARING SHALL BE REVIEWED BY OWNER AND THE LANDSCAPE ARCHITECT. STRIP ALL ORGANIC MATTER TO A SUFFICIENT DEPTH TO COMPLETELY REMOVE SUCH MATERIAL.

13. CLEAN UP: CONTRACTOR SHALL REMOVE LITTER AND DEBRIS FROM THE PROJECT SITE AS REQUIRED TO KEEP SITE IN AN ORDERLY FASHION. DUST CONTROL MEASURES SHALL BE EXERCISED.

LAYOUT NOTES

1. FIELD VERIFY LOCATION OF BUILDINGS, WALLS, AND STEPS AFFECTING LANDSCAPE SCOPE OF WORK.

2. FIELD VERIFY LOCATION OF VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES.

3. TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING OR TO CENTERLINE OF TREES UNLESS OTHERWISE NOTED. ALL MEASUREMENTS TO DESIGNATED CENTERLINE(S).

4. TAKE DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.

5. REFERENCE TO NORTH REFERS TO TRUE NORTH, REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.

6. DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.

7. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

8. CONTRACTOR SHALL REVIEW IRRIGATION PLANS FOR SLEEVE LOCATIONS TO BE SET UNDER PAVING AND OTHER LOCATIONS PRIOR TO CONSTRUCTION.

PLANTING NOTES

1. AGRONOMIC SOIL FERTILITY ANALYSIS: CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, PERFORM REQUIRED AGRONOMIC SOIL FERTILITY ANALYSIS AND PERCOLATION TESTING OF THE NATIVE SITE SOILS PRIOR TO EXTERIOR PLANTING INSTALLATION. FERTILITY ANALYSIS SHALL INCLUDE RECOMMENDATIONS FOR PREPARATION OF THE SITE'S SURFACE SOILS, AND FOR PREPARATION OF THE AMENDED SOIL BACKFILL FOR LANDSCAPE PLANTING. REFER TO SOIL PREPARATION SPECIFICATIONS FOR REQUIREMENTS. WHERE NATIVE SITE SOIL IS INSUFFICIENT, OR AS DIRECTED UNDER THE SPECIFICATIONS, PROVIDE APPROVED IMPORTED AMENDED TOPSOIL FILL IN QUANTITY AS REQUIRED. REFER TO SPECIFICATIONS.

2. FINISH GRADING: FINISH GRADING OF LANDSCAPE PLANTING AREAS SHALL BE REVIEWED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT FOLLOWING INSTALLATION AND BACKFILL OF SUB-SURFACE IRRIGATION SYSTEM COMPONENTS, REQUIRED SURFACE SOIL PREPARATION, AND PRIOR TO INSTALLATION OF EXTERIOR PLANTS. REMOVE ALL TRASH, ROCKS, AND CONSTRUCTION DEBRIS PRIOR TO PLANT MATERIAL INSTALLATION. SMOOTH, EVEN, CONSISTENT SURFACE GRADIENT TRANSITIONS IN ALL PLANTING AREAS IS THE DESIGN INTENT. AS REQUIRED, PROVIDE ADDITIONAL FILL FOR LOW SPOTS AND SHAVE SURFACE AREAS ACCORDINGLY TO ELIMINATE HIGH SPOTS.

3. FINISH GRADING ELEVATIONS: PRIOR TO PLANTING INSTALLATION, CONTRACTOR SHALL COMPACT THE FINISHED GRADIENTS OF DESIGNATED PLANTING AREAS TO ESTABLISH A FIRM BUT NOT OVERLY COMPACTED FINISHED SOIL LEVEL THAT IS HORTICULTURALLY-ACCEPTABLE FOR LANDSCAPE PLANTING THAT WILL NOT PIT, RUT, OR DEPRESS UNDER FOOT-TRAFFIC DURING PLANTING OPERATIONS. CONTRACTOR SHALL VERIFY WITH LANDSCAPE ARCHITECT THAT FINISHED SURFACE ELEVATION OF ADJOINING WALKS, PAVEMENTS, ETC. (WHICH ALLOW FOR MULCH TO BE APPLIED ON GRADIENTS). REFER TO SPECIFICATIONS FOR FURTHER REQUIREMENTS.

4. ANY EXCESS SOIL THAT IS GENERATED BY EXCAVATIONS OR LANDSCAPE GRADING OPERATIONS SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.

5. MODIFICATIONS: EXACT LOCATIONS OF PLANT MATERIALS SHALL BE FLAGGED/STAKED, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANT MATERIALS. ORIENT PLANT MATERIALS TO SUIT FIELD CONDITIONS OR PER THE DESIGNER'S PREFERENCE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO PLANT MATERIAL LAYOUT, LOCATION, OR ORIENTATION AT ANY TIME DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BUDGET A MINIMUM OF EIGHT (8) WORKER DAYS FOR THIS TASK.

6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION OF PLANT MATERIALS AS SHOWN ON THE DRAWINGS.

7. PLANTING LAYOUT: UNLESS OTHERWISE NOTED ON THE DRAWINGS, PLANT MATERIALS SHALL BE PROPERLY ALIGNED AND EQUALLY-SPACED. REFER TO PLANTING DETAILS FOR ALIGNMENT AND SPACING REQUIREMENTS. THE DESIGN INTENT IS TO PROVIDE DESIGNATED PLANTING AREAS THAT ARE FULL, DENSE, AND COMPLETE WITH NO VOIDS DUE TO MISSING PLANT MATERIALS.

8. UTILITY, IRRIGATION, AND PLANT MATERIAL CONFLICTS: EVERY EFFORT HAS BEEN MADE TO AVOID CONFLICTS BETWEEN THE PLANT MATERIAL LOCATIONS AND LOCATIONS OF MAJOR SITE UTILITIES OR IRRIGATION SYSTEM COMPONENTS. CONTRACTOR IS ADVISED THAT LOCATIONS OF PLANT MATERIALS AS SHOWN ON THE DRAWINGS TAKES PRECEDENCE OVER LOCATIONS OF ANY IRRIGATION SYSTEM COMPONENT (PIPING, VALVES, BACKFLOWS, ETC.). NOTE THAT IRRIGATION SYSTEM DRAWINGS ARE DIAGRAMMATIC. SHOULD CONFLICTS BECOME EVIDENT BETWEEN THE PLANTING DESIGN CONCEPT (I.E. TREE LOCATIONS, HEDGES, SHRUB MASSINGS, ETC.) AND THE IRRIGATION SYSTEM COMPONENTS, CONTRACTOR SHALL FIELD-ADJUST TO ELIMINATE ANY CONFLICTS WITH THE DESIGN INTENT OF PLANT MATERIAL LOCATIONS, AS DIRECTED BY THE LANDSCAPE ARCHITECT. ANY REQUIRED CHANGES SHALL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

9. CONTRACT GROWING REQUIREMENTS: WITHIN 30 DAYS AFTER AWARD OF BID, CONTRACTOR SHALL ARRANGE FOR AND SECURE VIA CONTRACT-GROWING AGREEMENTS WITH NURSERY SUPPLIERS ALL PLANT MATERIALS AS SPECIFIED FOR THIS PROJECT.

10. QUALITY: CONTRACTOR SHALL FURNISH AND INSTALL ONLY SUPERIOR-QUALITY PREMIUM-GRADE PLANT MATERIALS FOR THIS PROJECT. FULL IN CONTAINER, SYMMETRICAL, WELL-BALANCED, DENSELY FOLIATED, WELL-ROOTED, VIGOR IN GROWTH, PEST AND DISEASE-FREE PLANT MATERIALS MEETING THE MINIMUM SIZES INDICATED FOR EACH SPECIES IS THE DESIGN INTENT. ANY PLANT MATERIALS FOUND TO NOT CONFORMING TO THIS INTENT WILL BE REJECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE REMOVED IMMEDIATELY FROM THE SITE.

11. MATCHING STOCK: PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT. PROVIDE MATCHING SIZES AND FORMS FOR ALL SHRUB/GROUNDCOVER PLANTINGS. SPACE EQUALLY TRIANGULARLY AS SHOWN UNLESS NOTED.

12. SELECTION AND TAGGING OF PLANT MATERIAL STOCK: ONCE NURSERY SOURCES ARE IDENTIFIED, CONTRACTOR SHALL ARRANGE FOR FIELD-SELECTION AND TAGGING OF PLANT MATERIALS BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. CONTRACTOR SHALL ARRANGE FOR REVIEW AND APPROVAL OF ALL PLANT MATERIALS DELIVERED TO THE SITE AND PRIOR TO INSTALLATION. SELECTION AND TAGGING OF PLANT MATERIALS AT THE NURSERY OR PLACE OF GROWTH DOES NOT CANCEL THE RIGHT OF THE LANDSCAPE ARCHITECT TO REJECT PLANT MATERIALS THAT ARE DELIVERED AT THE PROJECT SITE IF DAMAGED OR UNACCEPTABLE CONDITIONS ARE FOUND THAT WERE NOT DETECTED AT THE NURSERY, PLACE OF GROWTH, OR DURING THE SUBMITTAL PROCESS.

13. INSTALLER QUALIFICATIONS: EXECUTION OF WORK HEREIN SHALL BE PERFORMED BY A VALID CONTRACTOR LICENSE FOR THE PERFORMED WORK SCOPE.

14. PLANT QUANTITIES: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND AREA REQUIREMENTS AS INDICATED ON THE DRAWINGS. PLANT MATERIAL QUANTITIES, IF PROVIDED, ARE FOR THE OWNER'S INFORMATION ONLY. PLANT SPACING IS AS INDICATED ON THE PLANT LEGEND. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE NECESSARY QUANTITY OF PLANT MATERIALS NEEDED TO PROVIDE FULL COVERAGE OF PLANTING AREAS AS INDICATED ON THE DRAWINGS, AT THE SPECIFIED SPACING AND PATTERN LAYOUT REQUIREMENTS.

15. HANDLING OF PLANT MATERIALS: ONLY HANDLE PLANT MATERIALS BY HORTICULTURALLY-ACCEPTED PRACTICES. FOR CONTAINER-GROWN STOCK, ONLY HANDLE PLANT MATERIALS BY THEIR CONTAINERS. DO NOT HANDLE PLANT MATERIALS BY THEIR TRUNKS OR STEMS. PROTECT PLANT MATERIALS FROM DAMAGE DURING MOVING OR TRANSPORT.

16. TREE STAKING/GUYING: TREES SHALL BE SET AND MAINTAINED IN AN UPRIGHT VERTICAL ORIENTATION THROUGHOUT THE DURATION OF THE CONTRACT. PROVIDE STAKING OR GUYING MATERIALS, AS REQUIRED, THROUGH THE DIRECTION OF THE LANDSCAPE ARCHITECT. WHEN PROVIDED, ADJUST STAKING OR GUYING MATERIALS ACCORDINGLY, AS REQUIRED, TO MEET THIS STANDARD, THROUGHOUT THE DURATION OF THE LANDSCAPE ESTABLISHMENT PERIOD.

17. FORM 30 INCH WATERING BASIN AROUND ALL TREES. FILL BASIN WITH 1-1/2 INCH LAYER OF MULCH. HOLD MULCH AWAY FROM TRUNK OF TREE.

18. LOCATION OF TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.

19. PRUNING OF PLANT MATERIALS: CONTRACTOR SHALL ONLY PRUNE INSTALLED PLANT MATERIALS AT THE WRITTEN DIRECTION OF THE LANDSCAPE ARCHITECT. PLANT MATERIALS THAT HAVE BEEN PRUNED, TOPPED, THINNED, OR LACED PRIOR TO OR WITHOUT THIS DIRECTION, BY EVIDENCE OF FRESH CUTS, SHALL BE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT. ALL PRUNING OPERATIONS SHALL BE UNDER THE DIRECT PRESENCE OF AN APPROVED CERTIFIED ARBORIST, AND WORK PERFORMED THROUGH ANSI A300 PRUNING REQUIREMENTS.

PLANTING NOTES CONTD.

20. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.

21. REFER TO SHEETS L4.01 FOR PLANTING PLAN AND REFER TO SHEET L5.03 FOR PLANTING DETAILS.

22. PLANT MATERIAL SELECTION: (SHRUBS AND GROUNDCOVER) PHOTOS OF PLANTS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW

23. PLANT MATERIAL SELECTION: (TREE SELECTION) LANDSCAPE ARCHITECT SHALL BE AFFORDED THE OPPORTUNITY TO SELECT TREES FROM NURSERY.

24. ALL PLANT MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

25. IRRIGATION: PLANT MATERIALS SHALL BE THOROUGHLY IRRIGATED IMMEDIATELY AFTER PLANTING. MANUALLY IRRIGATE OR ACTIVATE IRRIGATION SYSTEMS NECESSARY TO APPLY SUFFICIENT WATER REQUIRED TO ADEQUATELY SUSTAIN VEGETATION ONCE INSTALLED.

26. CONDITION OF PLANT MATERIALS: CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL INSTALLED PLANT MATERIALS IN A HEALTHY, THRIVING, VIGOROUS, PEST AND DISEASE-FREE CONDITION THROUGHOUT INSTALLATION AND DURING THE SPECIFIED LANDSCAPE ESTABLISHMENT PERIOD. ANY PLANT MATERIALS FOUND TO BE MISSING, DEAD, DYING, BROKEN, DISEASED, OR OTHERWISE DAMAGED DURING THE DURATION OF THE CONTRACT SHALL BE REMOVED AND REPLACED ACCORDINGLY WITH ACCEPTABLE NURSERY STOCK MEETING THE SAME SPECIFIED SPECIES, VARIETY, SIZE, AND QUALITY.

27. EXISTING VEGETATION: AS APPLICABLE, EXISTING VEGETATION DESIGNATED TO REMAIN SHALL BE PROTECTED-IN-PLACE UNLESS OTHERWISE NOTED, PER SPECIFICATION REQUIREMENTS. ANY DAMAGE TO EXISTING VEGETATION DESIGNATED TO REMAIN SHALL BE REPLACED BY THE CONTRACTOR AT THE SAME SIZE OF THE DAMAGED MATERIAL, AT NO ADDITIONAL COST TO THE OWNER.

28. LANDSCAPE ESTABLISHMENT PERIOD: FOLLOWING SUBSTANTIAL COMPLETION, FOR THE SPECIFIED DURATION INDICATED IN THE SPECIFICATIONS, CONTRACTOR SHALL PERFORM ALL NECESSARY MAINTENANCE REQUIREMENTS FOR THE VIABLE ESTABLISHMENT OF LANDSCAPE PLANTING AND OTHER INSTALLED EXTERIOR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, FULLY-OPERATIONAL AND FUNCTIONING IRRIGATION SYSTEM, TRASH REMOVAL, WEED ABATEMENT, PEST AND DISEASE CONTROL, REMEDIAL GRADING, EROSION CONTROL, MULCH DRESSINGS, PAVEMENT AND SURFACE CLEANING, FREE-FLOW DRAINAGE, OR OTHER FUNCTIONS.

GRADING NOTES

1. FOR EXISTING TOPOGRAPHY INCLUDING GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, EXISTING TREES, ETC., REFER TO CIVIL DRAWINGS FOR EXISTING CONDITIONS.

2. FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2% AND A MAXIMUM 50% GRADIENT UNLESS OTHERWISE NOTED.

3. HOLD FINISHED GRADES FOR SHRUB AND GROUNDCOVER AREAS 2" INCHES BELOW TOP OF ADJACENT PAVEMENT, CURBS, OR HEADERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

4. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL APPEARING TRANSITION BETWEEN RELATIVELY LEVEL AREAS AND SLOPES.

5. REFER TO CIVIL DRAWINGS FOR FINISHED GRADES OF PAVING.

6. INSTALL EROSION CONTROL FABRIC ON ALL SLOPES 4:1 OR GREATER AS SHOWN ON THE DRAWINGS AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT OF COMPLETED FINE GRADING.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
L0.01	NOTES, ABBREVIATIONS AND SHEET INDEX
L0.02	LEGENDS AND SCHEDULES
L1.01	LAYOUT PLAN
L2.01	MATERIALS PLAN
L3.01	IRRIGATION PLAN
L3.02	HYDROZONE PLAN
L3.03	IRRIGATION LEGEND
L3.04	IRRIGATION NOTES
L3.05	IRRIGATION DETAILS
L3.06	IRRIGATION DETAILS
L3.07	IRRIGATION DETAILS
L3.08	IRRIGATION DETAILS
L4.01	PLANTING PLAN
L5.01	PAVING DETAILS
L5.02	WALL DETAILS
L5.03	PLANTING DETAILS

ABBREVIATIONS

P.A.	PLANTING AREA
T.W.	TOP OF WALL
B.W.	BOTTOM OF WALL
F.S.	FINISH SURFACE
F.G.	FINISH GRADE

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STAMPS

INTERIM REVIEW DOCUMENTS
SWA Group
08.13.21
Interim review documents are incomplete and not to be used for regulatory approval, permit, or construction.
NOT FOR CONSTRUCTION

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

MARK		DATE DESCRIPTION
08.13.2021	90% CD	
06.08.2021	50% CD	
04.02.2021	100% DD	
01.08.2021	100% SD	
ISSUE		

Project No: 2011 HMCA Renovations
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Issue Date: 08/13/2021

SHEET TITLE

NOTES,

ABBREVIATIONS

AND SHEET INDEX

SHEET NUMBER

L0.01

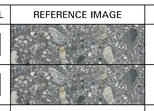
LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
	PROPERTY LINE
	TREE TRUNK
P1	PLANTING AREA

HYDROZONE LEGEND

ZONE	SYMBOL	DESCRIPTION	AREA
HZ1		LOW WATER USE (DRIP)	5,176 SQ FT

PAVING SCHEDULE (P)

KEY	SYMBOL	REFERENCE IMAGE	DESCRIPTION	SUPPLIER	MATERIAL	SIZE	COLOR	FINISH	REMARK	DETAIL
P1			CAST IN PLACE CONCRETE MAIN COURTYARD PAVING	SHAW & SONS OR EQUAL	CONCRETE	--	#SS18-382	#SS18-382 HAND SEEDED GRIND FINISH	--	E/L5.01 F/L5.01
P2			CAST IN PLACE CONCRETE URBAN MARKER INTERIORS	SHAW & SONS OR EQUAL	CONCRETE	--	#SS18-382	#SS18-382 HAND SEEDED HONED FINISH	--	PER ARCHITECT
--		--	EXISTING CONCRETE PAVING TO REMAIN	--	--	--	--	--	--	--

TREE SCHEDULE

TREES

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPACING	DETAIL	REMARKS/COMMENTS
	QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	120" BOX	1	PER PLAN	C/L5.03 D/L5.03 E/L5.03 F/L5.03	FULL, DENSE, SYMMETRICAL, WELL-ROOTED
	LAG ING	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	48" BOX MULTI-TRUNK	4	PER PLAN	C/L5.03 D/L5.03 E/L5.03	

PLANTING SCHEDULE

SHRUBS & CACTI

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	PF	HYDROZONE	QTY	DETAIL	REMARKS
AV	AGA VIC	AGAVE VICTORIAE-REGINAE	QUEEN VICTORIA AGAVE	5 GAL	24" O.C. PER PLAN	L	HZ1	21	A/L5.03 B/L5.03	FULL, DENSE, SYMMETRICAL, WELL-ROOTED
AS	ALO SCA	ALOE SCARLET ROCKETS ['LEO 3711']	SUPER RED SUNBIRD ALOE	5 GAL	36" O.C. PER PLAN	L	HZ1	11		
AB	ANI BUS	ANIGOZANTHOS 'BUSH TANGO'	ORANGE KANGAROO PAW	5 GAL	24" O.C. PER PLAN	L	HZ1	178		
BP	BAC PIL	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BUSH	5 GAL	48" O.C. PER PLAN	L	HZ1	48		
CP	CAR PRA	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	5 GAL	48" O.C. PER PLAN	L	HZ1	65		
EA	EUP AMM	EUPHORBIA AMMAK 'VARIEGATA' (YELLOW STREAKS)	CANDELABRA SPURGE	48" BOX MIN. 5 ARMS 10-12' HEIGHT	PER PLAN	L	HZ1	1		
EM	EUP MYR	EUPHORBIA MYRSINITES	MYRTLE SPURGE	5 GAL	18" O.C. PER PLAN	L	HZ1	169		
FG	FES GLA	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL	12" O.C. PER PLAN	L	HZ1	214		
HM	HEU MAX	HEUCHERA MAXIMA	ISLAND ALUM ROOT	5 GAL	24" O.C. PER PLAN	L	HZ1	6		
ML	MUH LIN	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	5 GAL	36" O.C. PER PLAN	L	HZ1	88		
RC	RHA CAL	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	15 GAL	36" O.C. PER PLAN	L	HZ1	95		
SEE F/L5.03	RIB VIB	RIBES VIBURNIFOLIUM 'SPOONER'S MESA'	SPOONER'S MESA EVERGREEN CURRANT	1 GAL	30" O.C. PER PLAN	L	HZ1	9	A/L5.03	
SEE F/L5.03	RIB VIB	RIBES VIBURNIFOLIUM 'SPOONER'S MESA'	SPOONER'S MESA EVERGREEN CURRANT	5 GAL	30" O.C. PER PLAN	L	HZ1	4	A/L5.03 F/L5.03	
SB	SAL BLA	SALVIA MICROPHYLLA X HEATWAVE™ BLAST	HEATWAVE™ BLAST SAGE	5 GAL	24" O.C. PER PLAN	L	HZ1	6	A/L5.03 B/L5.03	
SG	SAL GLI	SALVIA MICROPHYLLA X HEATWAVE™ GLIMMER	HEATWAVE™ GLIMMER SAGE	5 GAL	24" O.C. PER PLAN	L	HZ1	6		
SEE F/L5.03	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	18" O.C. PER PLAN	L	HZ1	12	A/L5.03	
SEE F/L5.03	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	5 GAL	18" O.C. PER PLAN	L	HZ1	20	A/L5.03 F/L5.03	
SS	SEN SER	SENECIO SERPENS	BLUE CHALKSTICKS	5 GAL	18" O.C. PER PLAN	L	HZ1	149	A/L5.03 B/L5.03	
YB	YUC BLU	YUCCA ROSTRATA 'BLUE VELVET'	BIG BEND YUCCA	36" BOX	PER PLAN	L	HZ1	1		
YS	YUC SAP	YUCCA ROSTRATA 'SAPPHIRE SKIES'	SAPPHIRE SKIES BEAKED YUCCA	15 GAL	PER PLAN	L	HZ1	3		

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STAMPS

INTERIM REVIEW DOCUMENTS
SWA Group
08.13.21
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PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

← 1" ACTUAL →

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08.13.2021	90% CD	
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01.08.2021	100% SD	
MARK		DATE DESCRIPTION

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SHEET TITLE

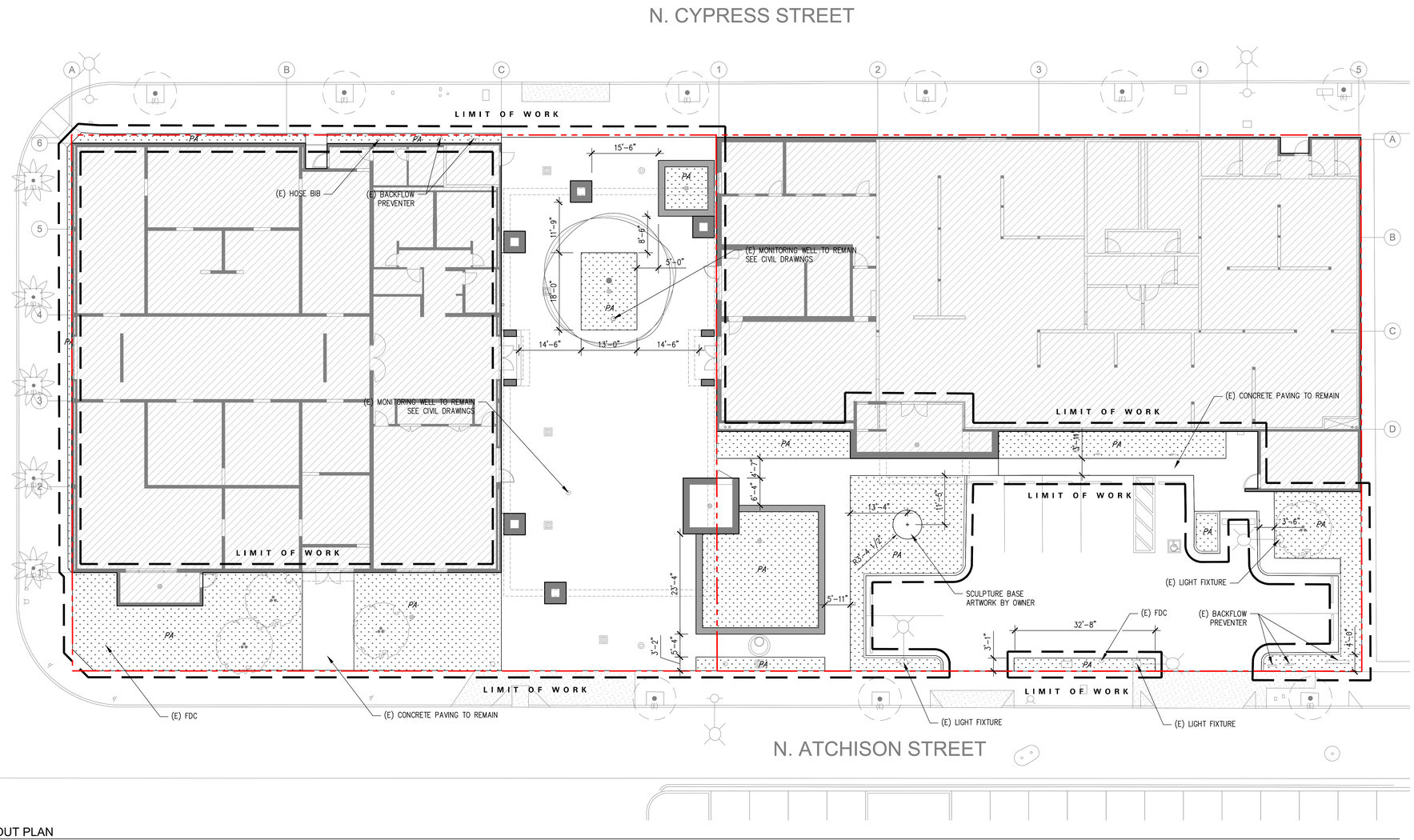
LEGENDS AND SCHEDULES

SHEET NUMBER

L0.02

LAYOUT LEGEND

SYMBOL	DESCRIPTION
— — —	LIMIT OF WORK
— — —	PROPERTY LINE
●	TREE TRUNK
⁂	
PA	PLANTING AREA



A1 LAYOUT PLAN
SCALE: 1" = 10'

0 5' 10'
1" = 10'

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HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
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1" ACTUAL

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MARK		DATE DESCRIPTION

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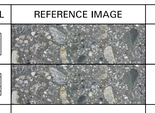
SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

L1.01

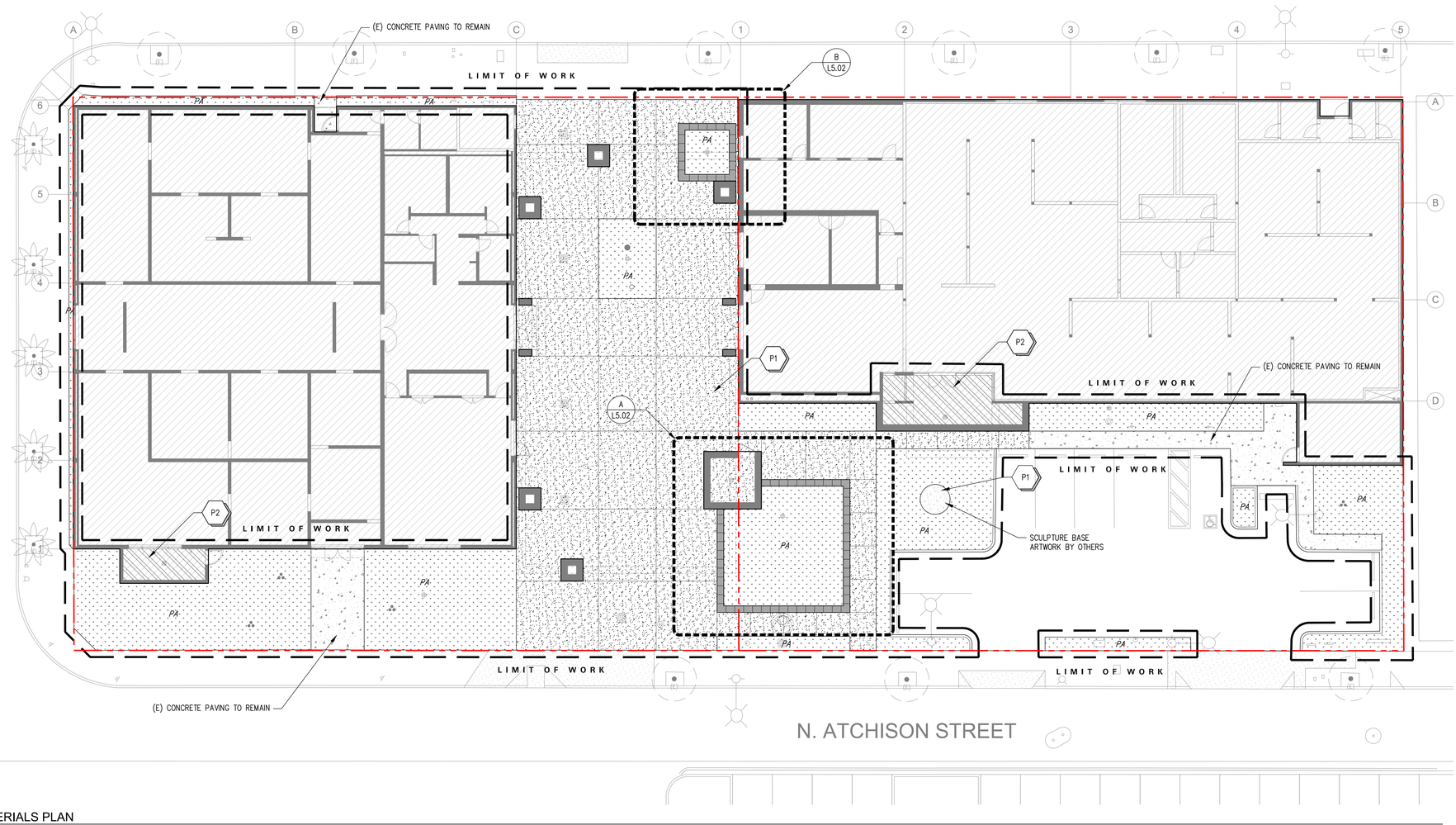
PAVING SCHEDULE (P)

KEY	SYMBOL	REFERENCE IMAGE	DESCRIPTION	SUPPLIER	MATERIAL	SIZE	COLOR	FINISH	REMARK	DETAIL
P1			CAST IN PLACE CONCRETE MAIN COURTYARD PAVING	SHAW & SONS OR EQUAL	CONCRETE	--	#SS18-382	#SS18-382 HAND SEEDED GRIND FINISH	--	E/L5.01 F/L5.01
P2			CAST IN PLACE CONCRETE URBAN MARKER INTERIORS	SHAW & SONS OR EQUAL	CONCRETE	--	#SS18-382	#SS18-382 HAND SEEDED HONED FINISH	--	PER ARCHITECT
--		--	EXISTING CONCRETE PAVING TO REMAIN	--	--	--	--	--	--	--

LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
	PROPERTY LINE
	TREE TRUNK
PA	PLANTING AREA

N. CYPRESS STREET



N. ATCHISON STREET

A1 MATERIALS PLAN
SCALE: 1" = 10'

0 5' 10'
1" = 10'
N

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SWA Group
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PROJECT DESCRIPTION

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167 N ATCHISON STREET
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← 1" ACTUAL →
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ISSUE

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SHEET TITLE

MATERIALS PLAN

SHEET NUMBER

L2.01

TREE SCHEDULE

TREES

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPACING	DETAIL	REMARKS/COMMENTS
	QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	120" BOX	1	PER PLAN	C/L5.03 D/L5.03 E/L5.03 F/L5.03	FULL, DENSE, SYMMETRICAL, WELL-ROOTED
	LAG ING	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	48" BOX MULTI-TRUNK	4	PER PLAN	C/L5.03 D/L5.03 E/L5.03	

LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
	PROPERTY LINE

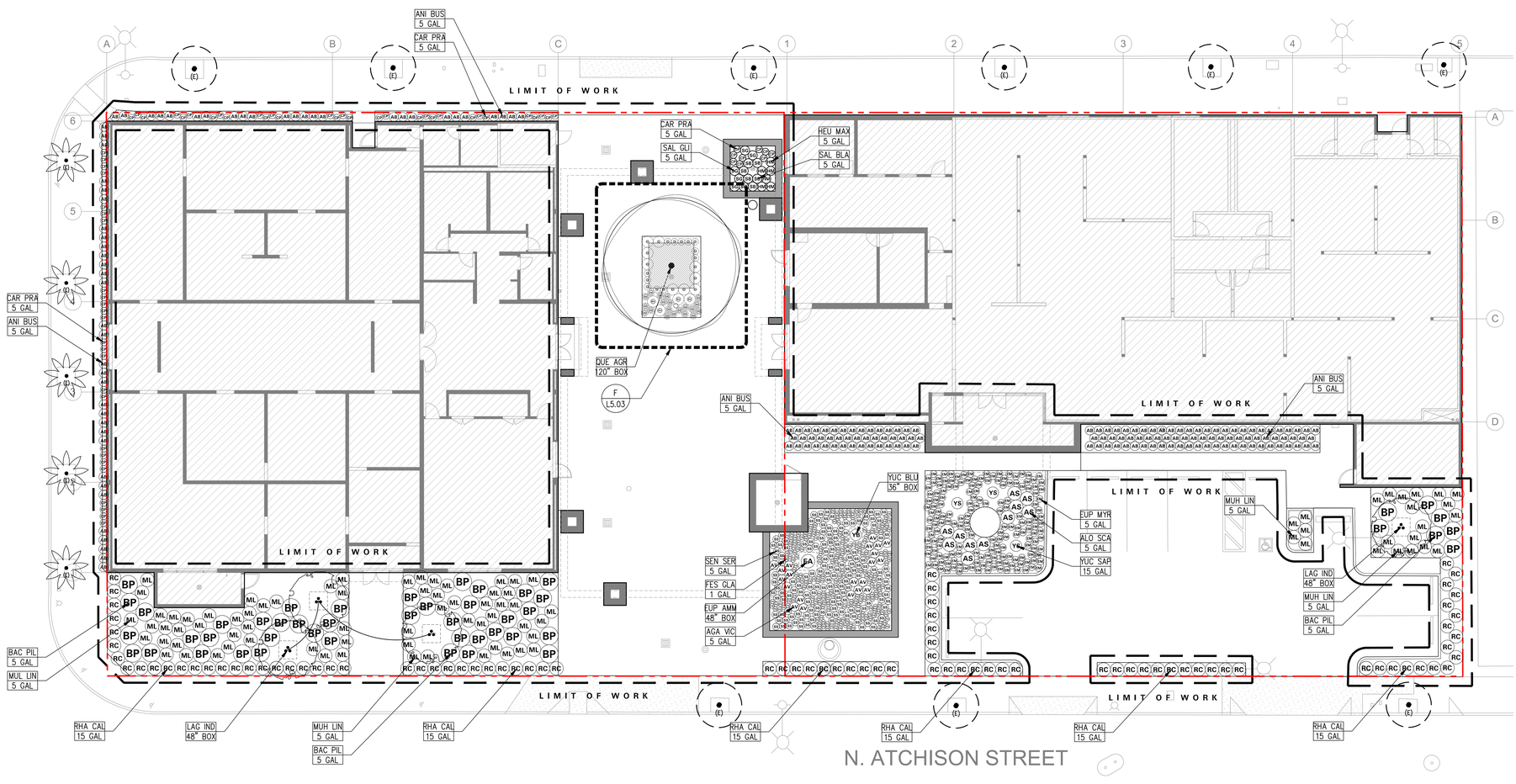
PLANTING SCHEDULE

SHRUBS & SUCCULENTS

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	PF	HYDROZONE	QTY	DETAIL	REMARKS
AV	AGA VIC	AGAVE VICTORIAE-REGINAE	QUEEN VICTORIA AGAVE	5 GAL	24" O.C. PER PLAN	L	HZ1	21	A/L5.03 B/L5.03	FULL, DENSE, SYMMETRICAL, WELL-ROOTED
AS	ALO SCA	ALOE SCARLET ROCKETS ['LEO 3711']	SUPER RED SUNBIRD ALOE	5 GAL	36" O.C. PER PLAN	L	HZ1	11		
AB	ANI BUS	ANIGOZANTHOS 'BUSH TANGO'	ORANGE KANGAROO PAW	5 GAL	24" O.C. PER PLAN	L	HZ1	178		
BP	BAC PIL	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BUSH	5 GAL	48" O.C. PER PLAN	L	HZ1	48		
CP	CAR PRA	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	5 GAL	48" O.C. PER PLAN	L	HZ1	65		
EA	EUP AMM	EUPHORBIA AMMAK 'VARIEGATA' (YELLOW STREAKS)	CANDELABRA SPURGE	48" BOX MIN. 5 ARMS 10-12' HEIGHT	PER PLAN	L	HZ1	1		
EM	EUP MYR	EUPHORBIA MYRSINITES	MYRTLE SPURGE	5 GAL	18" O.C. PER PLAN	L	HZ1	169		
FG	FES GLA	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL	12" O.C. PER PLAN	L	HZ1	214		
HM	HEU MAX	HEUCHERA MAXIMA	ISLAND ALUM ROOT	5 GAL	24" O.C. PER PLAN	L	HZ1	6		
ML	MUH LIN	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	5 GAL	36" O.C. PER PLAN	L	HZ1	88		

SHRUBS & SUCCULENTS (CONTINUED)

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	PF	HYDROZONE	QTY	DETAIL	REMARKS
RC	RHA CAL	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	15 GAL	36" O.C. PER PLAN	L	HZ1	95	A/L5.03 B/L5.03	FULL, DENSE, SYMMETRICAL, WELL-ROOTED
SEE F/L5.03	RIB VIB	RIBES VIBURNIFOLIUM 'SPOONER'S MESA'	SPOONER'S MESA EVERGREEN CURRANT	1 GAL	30" O.C. PER PLAN	L	HZ1	9	A/L5.03	
SEE F/L5.03	RIB VIB	RIBES VIBURNIFOLIUM 'SPOONER'S MESA'	SPOONER'S MESA EVERGREEN CURRANT	5 GAL	30" O.C. PER PLAN	L	HZ1	4	A/L5.03 F/L5.03	
SB	SAL BLA	SALVIA MICROPHYLLA X HEATWAVE™ BLAST	HEATWAVE™ BLAST SAGE	5 GAL	24" O.C. PER PLAN	L	HZ1	6	A/L5.03 B/L5.03	
SG	SAL GLI	SALVIA MICROPHYLLA X HEATWAVE™ GLIMMER	HEATWAVE™ GLIMMER SAGE	5 GAL	24" O.C. PER PLAN	L	HZ1	6		
SEE F/L5.03	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	18" O.C. PER PLAN	L	HZ1	12	A/L5.03	
SEE F/L5.03	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	5 GAL	18" O.C. PER PLAN	L	HZ1	20	A/L5.03 F/L5.03	
SS	SEN SER	SENECIO SERPENS	BLUE CHALKSTICKS	5 GAL	18" O.C. PER PLAN	L	HZ1	149	A/L5.03 B/L5.03	
YB	YUC BLU	YUCCA ROSTRATA 'BLUE VELVET'	BIG BEND YUCCA	36" BOX	PER PLAN	L	HZ1	1		
YS	YUC SAP	YUCCA ROSTRATA 'SAPPHIRE SKIES'	SAPPHIRE SKIES BEAKED YUCCA	15 GAL	PER PLAN	L	HZ1	3		



A1 PLANTING PLAN
SCALE: 1" = 10'

0 5' 10'
1" = 10'
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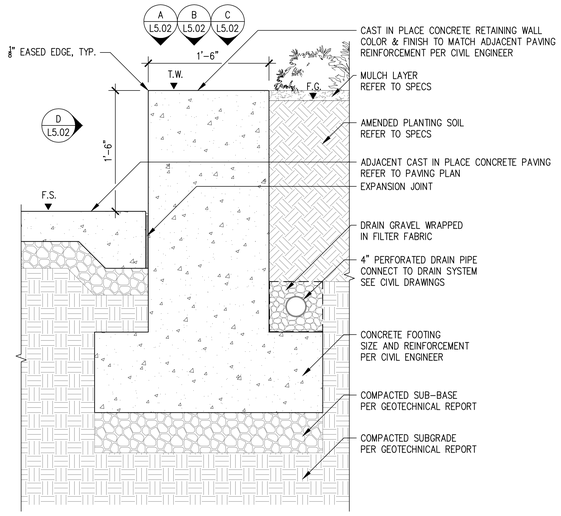
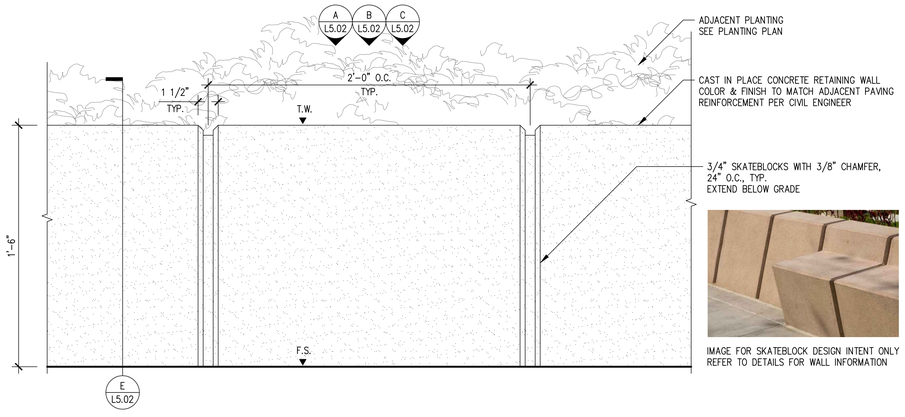
PLANTING PLAN

SHEET NUMBER

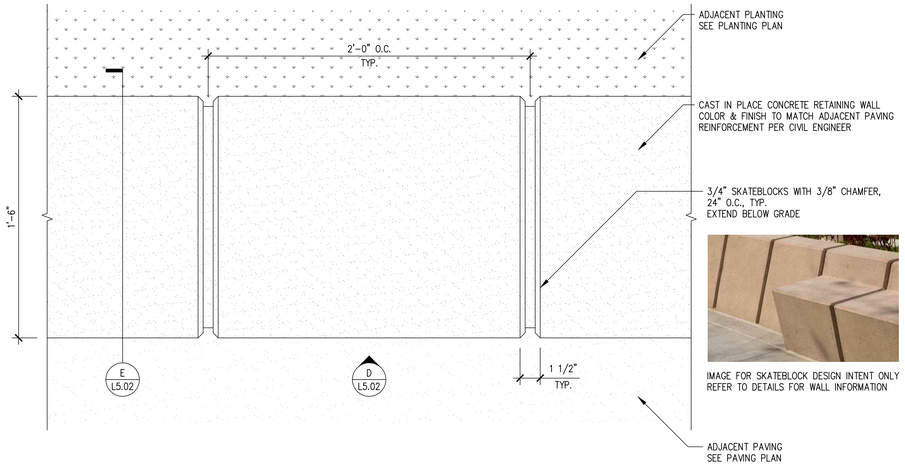
L4.01



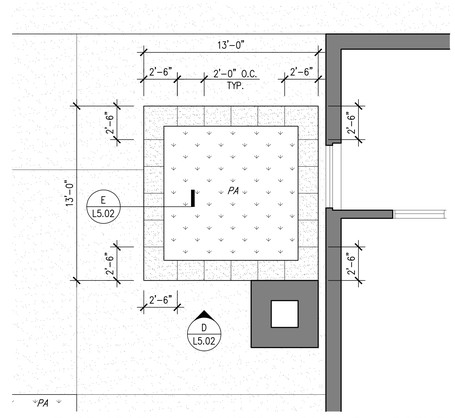
E PLANTER SEATWALL – SECTION
1 1/2" = 1'-0"



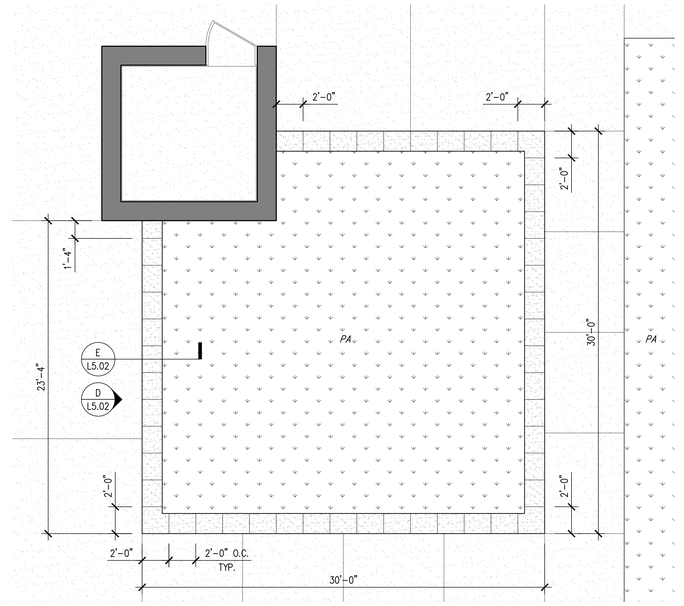
D PLANTER SEATWALL – ELEVATION
3" = 1'-0"



C PLANTER SEATWALL – PLAN
3" = 1'-0"



B EAST SEATWALL PLANTER – PLAN ENLARGEMENT
1/4" = 1'-0"



A WEST SEATWALL PLANTER – PLAN ENLARGEMENT
1/4" = 1'-0"

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STAMPS

INTERIM REVIEW DOCUMENTS
SWA Group
08.13.21
Interim review documents are incomplete and not to be used for regulatory approval, permit, or construction.
NOT FOR CONSTRUCTION

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

← ACTUAL →
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

MARK		DATE DESCRIPTION
08.13.2021	90% CD	
06.08.2021	50% CD	
04.02.2021	100% DD	
01.08.2021	100% SD	

ISSUE

Project No: 2011 HMCA Renovations
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Issue Date: 08/13/2021

SHEET TITLE

WALL DETAILS

SHEET NUMBER

L5.02

LEGEND

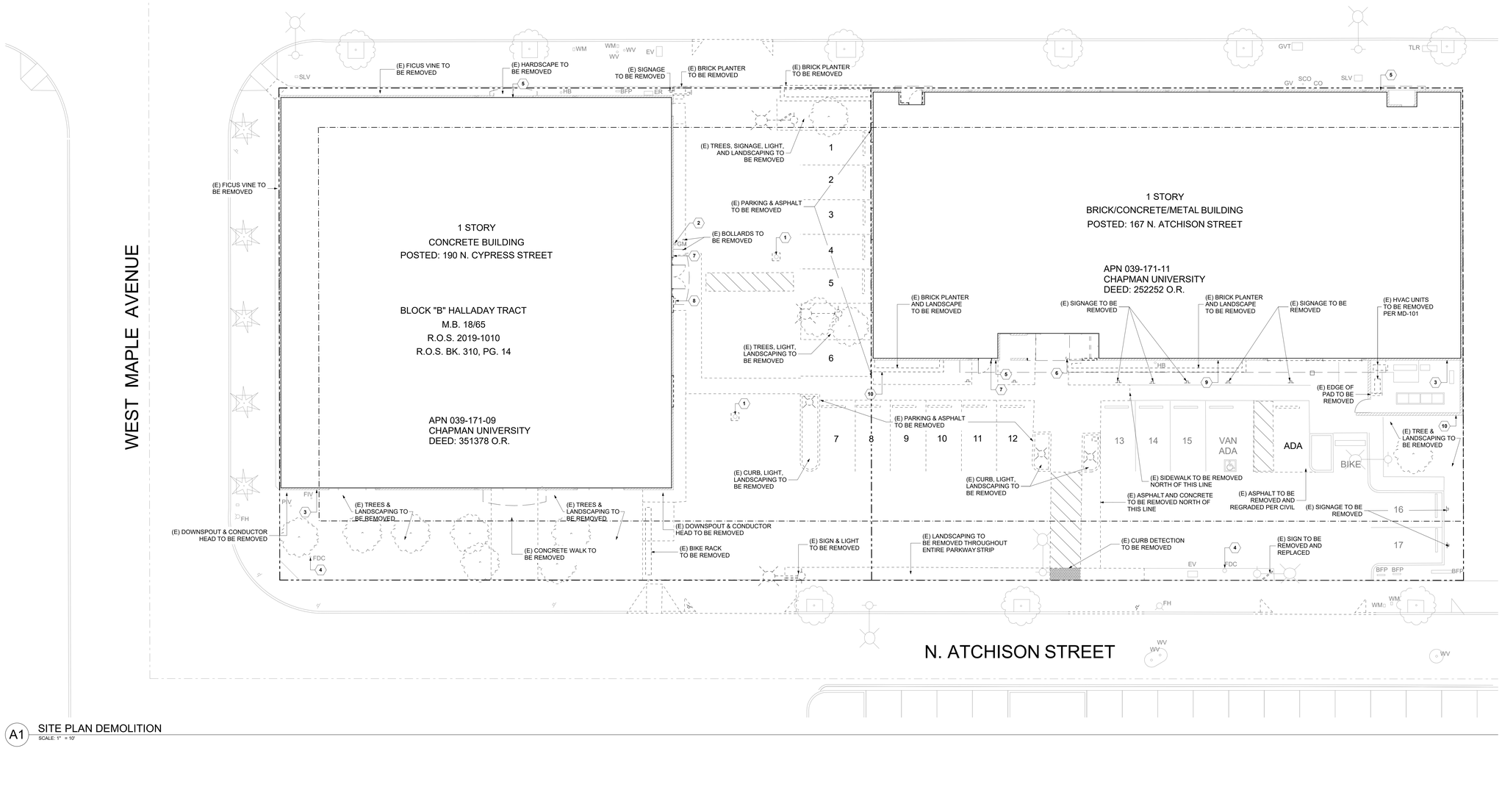
- (E) EXTERIOR WALL
- (E) COLUMN
- (E) INTERIOR WALL
- (E) INTERIOR WALL SUPPORT
- (N) INSULATED INFILL WALL
- (N) EXTERIOR COURTYARD WALL
- (N) INTERIOR WALL
- (N) INTERIOR WALL SUPPORT
- GRID LINE
- OVERHEAD LINE
- HIDDEN / BELOW LINE
- ADA REFERENCE LINE
- DOOR SWING LINE
- PROPERTY LINE

SHEET KEYNOTES

1. (E) MONITOR WELL TO REMAIN
2. (E) GAS METER TO REMAIN
3. (E) FIRE ALARM BELL TO REMAIN
4. (E) FDC TO REMAIN
5. (E) KNOX BOX TO BE REMOVED AND RETURNED TO THE UNIVERSITY
6. (E) BOLLARD WITH CARD READER AND POWER ASSIST TO BE REMOVED, CARD READER TO BE RETURNED TO THE UNIVERSITY
7. (E) CARD READER TO BE REMOVED AND RETURNED TO THE UNIVERSITY
8. (E) BLUE PHONE TO BE REMOVED AND RETURNED TO UNIVERSITY
9. (E) FIRE ALARM STROBE TO BE REMOVED AND RELOCATED ON (E) TILT UP WALL
10. (E) STORM DRAIN OVERFLOW TO BE REMOVED AND RELOCATED ON (E) TILT UP WALL

GENERAL SHEET NOTES:

1. DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
2. ALL GRADES, LINES & BENCH MARKS FOR THE NEW CONSTRUCTION SHALL BE ESTABLISHED AND MAINTAINED BY THE CONTRACTOR, WHO SHALL BE RESPONSIBLE FOR THE SAME.
3. CONTRACTOR'S CHOICE AS TO THE MEANS OF CONSTRUCTION, THE SEQUENCE OF CONSTRUCTION, AND SAFETY PRECAUTIONS INCIDENT THERETO, ARE NOT PART OF THE ARCHITECT'S RESPONSIBILITY.
4. NEW CONSTRUCTION DIMENSIONS ARE BASED ON DOCUMENTS PROVIDED BY CLIENT. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS AGAINST ACTUAL SITE CONDITIONS AND BOUNDARIES AND SHALL NOTIFY THE ARCHITECT OF ANY AREAS WHICH WOULD DIFFER FROM THE INTENT OF THE DRAWINGS, OR THAT SHOW DISCREPANCY BETWEEN SECTIONS OF THE DRAWINGS AND/OR ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO GIVE SUCH NOTICE, HE WILL BE HELD RESPONSIBLE FOR THE RESULTS OF COST RECTIFYING THE SAME.
5. REFER TO C-120 FOR SITE DEMOLITION AND OFFSITE WORK
6. REFER TO ED-100 FOR ELECTRICAL SITE DEMOLITION PLAN



A1 SITE PLAN DEMOLITION
SCALE: 1" = 10'

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STAMPS

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

1" ACTUAL

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MARK	DATE	DESCRIPTION
	08.13.2021	90% CD
	06.18.2021	50% CD
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	01.08.2021	100% SD

ISSUE

Project No: 2011 HMCA Renovations
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Issue Date: 08/13/2021

SHEET TITLE

DEMOLITION SITE PLAN

SHEET NUMBER

AD-100

LEGEND

- (E) EXTERIOR WALL TO REMAIN
- (E) COLUMN TO REMAIN
- (E) INTERIOR WALL TO REMAIN
- (E) INTERIOR WALL SUPPORT TO REMAIN
- (E) WALL / PARTITION TO BE REMOVED
- (E) BUILDING ELEMENT TO REMAIN
- (E) BUILDING ELEMENT TO BE REMOVED
- GRID LINE
- PROPERTY LINE

SHEET KEYNOTES

GENERAL SHEET NOTES:

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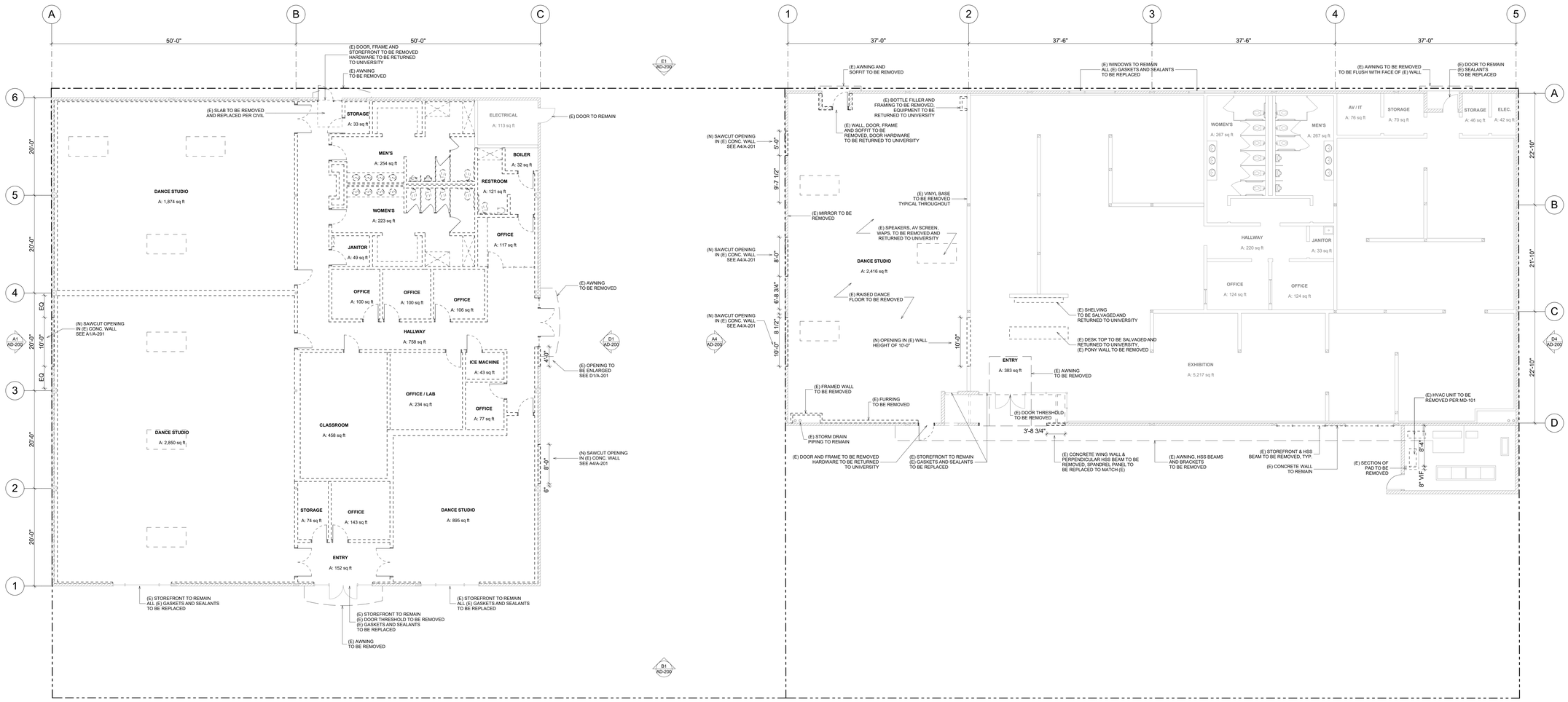
5. REFER TO ED-101 FOR ELECTRICAL DEMOLITION PLAN
6. REFER TO MD-101 FOR MECHANICAL DEMOLITION PLAN
7. REFER TO PD-101 FOR PLUMBING DEMOLITION PLAN



A1 FIRST FLOOR DEMOLITION

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

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STAMPS

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

1" ACTUAL

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MARK	DATE	DESCRIPTION
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	08.13.2021	90% CD
	06.18.2021	50% CD
	04.02.2021	100% DD
	01.08.2021	100% SD

Project No: 2011 HMCA Renovations
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Issue Date: 08/13/2021

SHEET TITLE

FIRST FLOOR DEMOLITION

SHEET NUMBER

AD-101

LEGEND

- (E) EXTERIOR WALL TO REMAIN
- (E) COLUMN TO REMAIN
- (E) INTERIOR WALL TO REMAIN
- (E) INTERIOR WALL SUPPORT TO REMAIN
- (E) WALL / PARTITION TO BE REMOVED
- (E) BUILDING ELEMENT TO REMAIN
- (E) BUILDING ELEMENT TO BE REMOVED
- GRID LINE
- PROPERTY LINE

SHEET KEYNOTES

1. (E) ROOF MEMBRANE AREAS WHERE PONDING AREAS OCCURS TO BE REMOVED

GENERAL SHEET NOTES:

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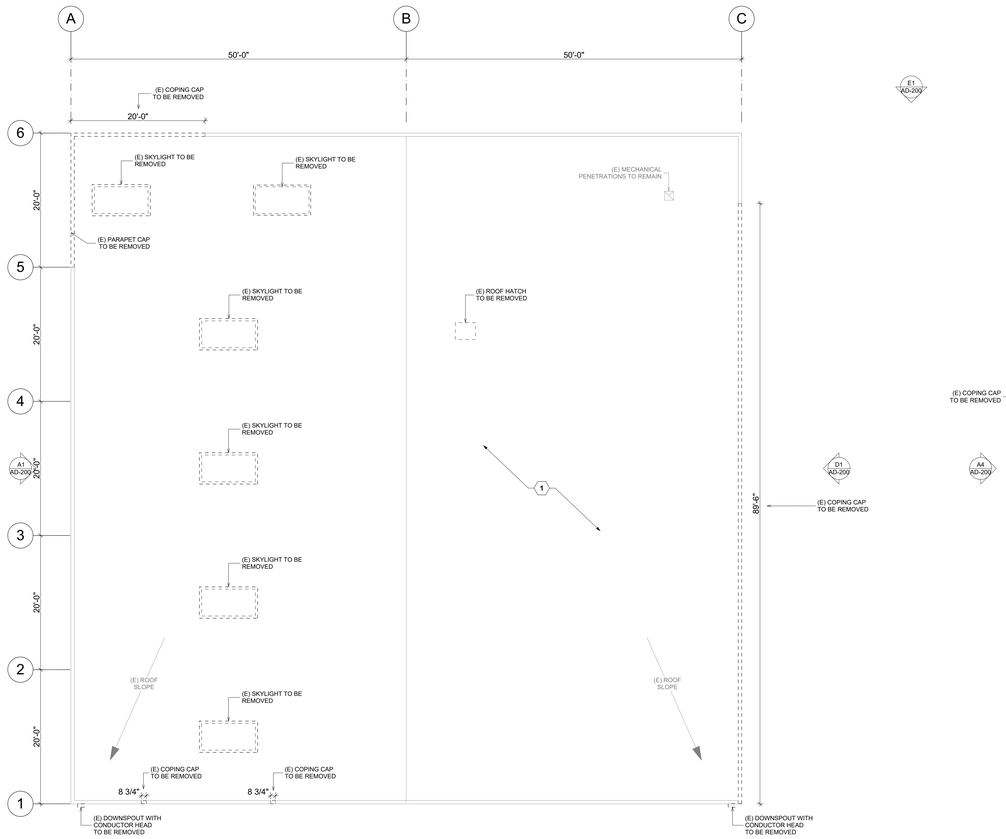
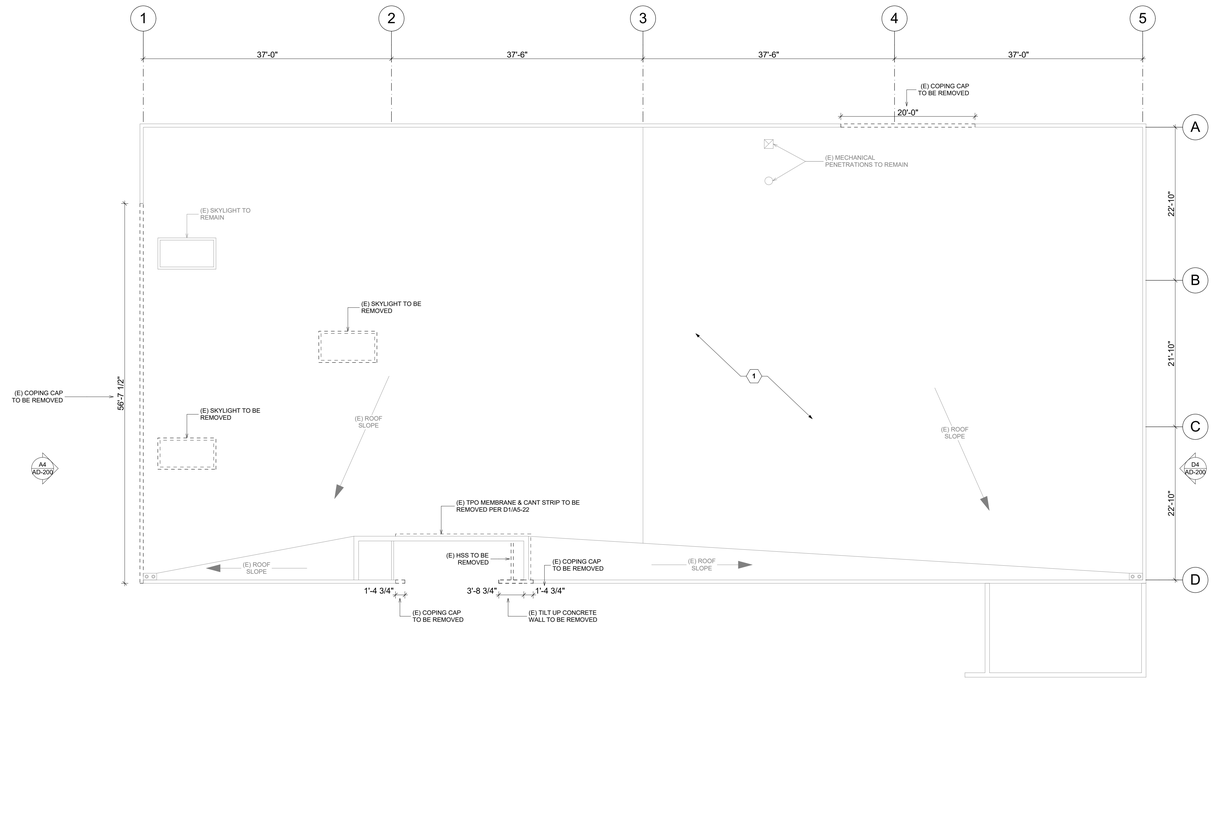
5. REFER TO ED-102 FOR ELECTRICAL ROOF DEMOLITION PLAN
6. REFER TO MD-102 FOR MECHANICAL ROOF DEMOLITION PLAN
7. REFER TO PD-102 FOR PLUMBING ROOF DEMOLITION PLAN





A1 ROOF DEMOLITION
SCALE: 1/8" = 1'-0"

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STAMPS

PROJECT DESCRIPTION

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← F ACTUAL →

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ISSUE

Project No: 2011 HMCA Renovations
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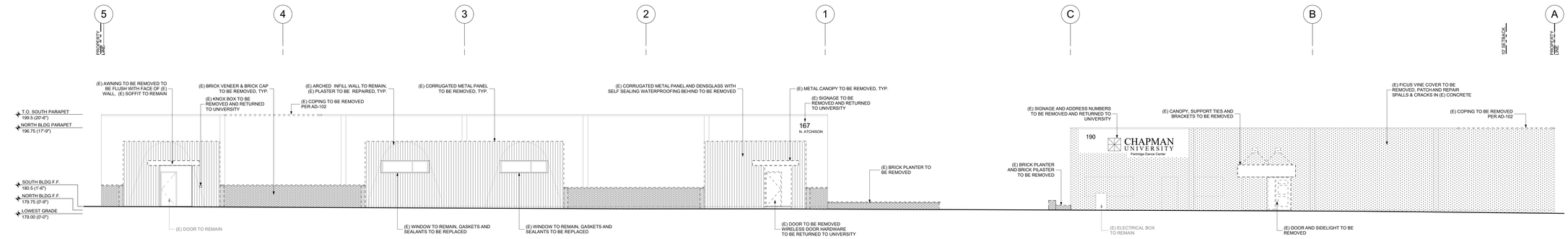
Issue Date: 08/13/2021

SHEET TITLE

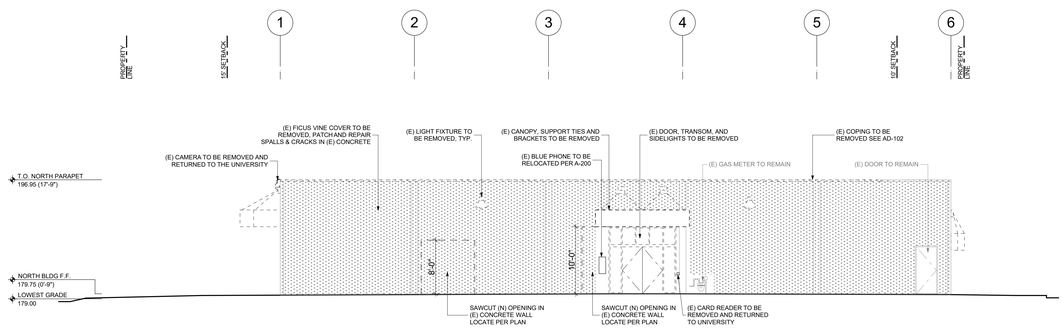
ROOF DEMOLITION

SHEET NUMBER

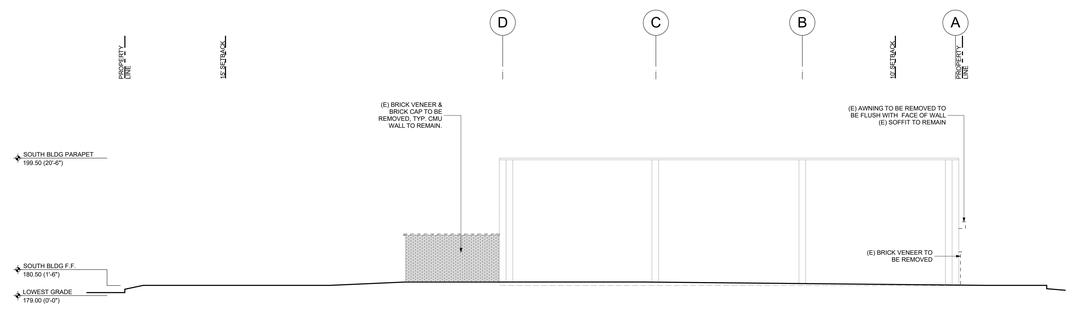
AD-102



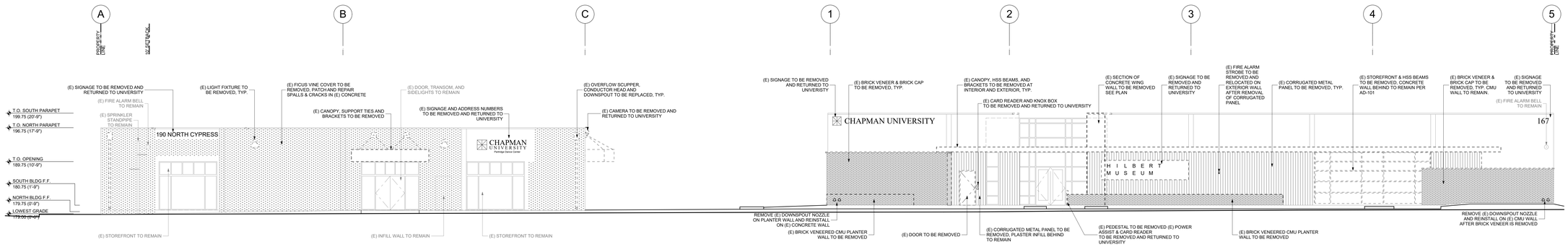
E1 NORTH AND SOUTH BUILDINGS - EAST ELEVATION
SCALE: 1/8" = 1'-0"



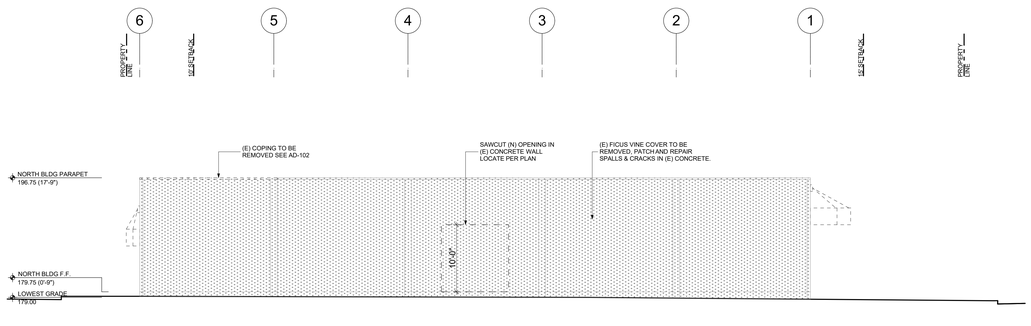
D1 NORTH BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



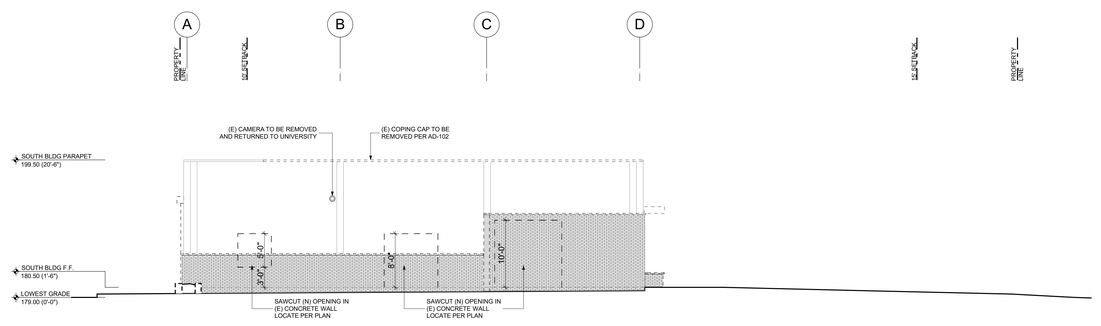
D4 SOUTH BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B1 NORTH AND SOUTH BUILDINGS - WEST ELEVATION
SCALE: 1/8" = 1'-0"



A1 NORTH BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A4 SOUTH BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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STAMPS

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

MARK	DATE	DESCRIPTION
	08.13.2021	90% CD
	06.18.2021	50% CD
	04.02.2021	100% DD
	01.08.2021	100% SD

ISSUE

Project No: 2011 HMCA Renovations
Copyright: JOHNSTON MARKLEE
Issue Date: 08/13/2021

SHEET TITLE

DEMOLITION ELEVATIONS

SHEET NUMBER

AD-200

LEGEND

- PROPERTY LINE
- SETBACK LINE
- STREET CENTER LINE
- OVERHEAD LINE
- BELOW / HIDDEN LINE
- DRAINAGE FLOW LINE
- (N) EXTERIOR COURTYARD WALL
- (N) HARDSCAPE PER CIVIL / LANDSCAPE
- (N) CONCRETE PER CIVIL / LANDSCAPE
- (N) PLANTING AREA PER CIVIL / LANDSCAPE

SHEET KEYNOTES

1. (E) MONITOR WELL WITH (N) CAP PER CIVIL
2. (E) GAS METER
3. (E) FIRE ALARM BELL
4. (E) FDC
5. KNOX BOX
6. CARD READER & POWER ASSIST
7. TREE PER L-401
8. RELOCATED BLUE PHONE PER UNIVERSITY
9. (E) FIRE ALARM STROBE RELOCATED ON (E) TILT UP WALL
10. (E) STORM DRAIN OVERFLOW RELOCATED ON (E) TILT UP WALL
11. TRENCH DRAIN PER C-130
12. CATCH BASIN PER C-130
13. AREA DRAIN PER C-130
14. CLEANOUT PER C-130
15. DRYWELL PER C-130
16. IRRIGATION METER PER C-150
17. CURB & GUTTER PER C-130
18. WHEEL STOP PER CIVIL
19. BLUE PAINTED BORDER, 3-0" O.C. DIAGONAL STRIPING WITH "NO PARKING" WHITE LETTERING 12" HIGH PER SECTION 32 17 19
20. INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE, CENTERED WITHIN PARKING SPACE
21. ACCESSIBLE PARKING SIGNAGE WITH ISA SYMBOL, POST MOUNTED 60" MIN ABOVE GRADE TO BOTTOM OF SIGN. LANGUAGE TO INCLUDE MINIMUM FINE $250 AND WHERE INDICATED PROVIDE AN ADDITIONAL LANGUAGE WITH THE DESIGNATION "VAN ACCESSIBLE". REFER TO SECTION 32 17 19
22. FX8 PER E-200

GENERAL SHEET NOTES:

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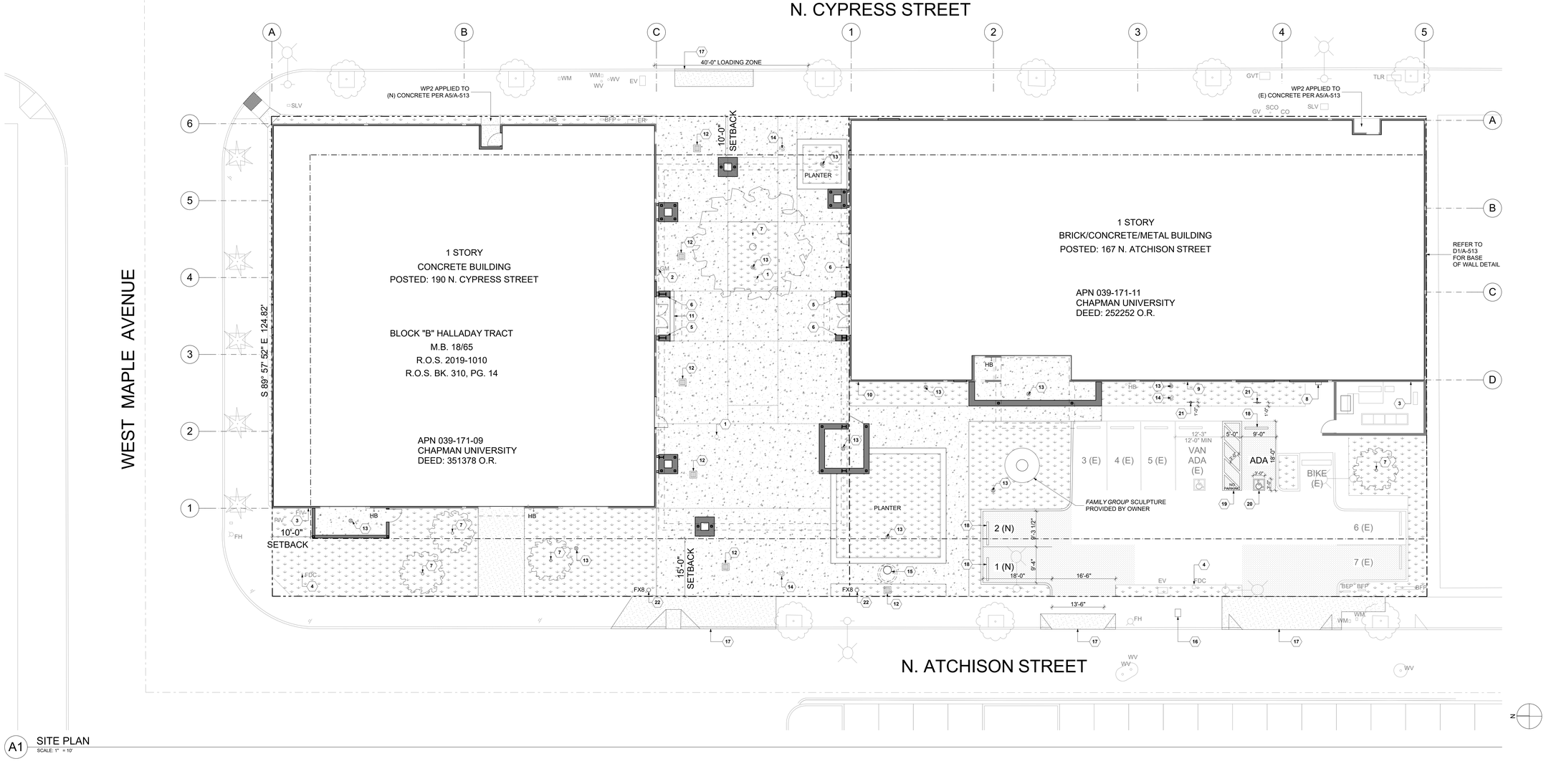
5. REFER TO CIVIL DRAWINGS INCLUDING C-130 GRADING PLAN, C-140 HORIZONTAL CONTROL AND PAVING PLAN, AND C-150 UTILITY PLAN FOR ADDITIONAL INFORMATION
6. REFER LANDSCAPE DRAWINGS INCLUDING L1.01, L2.01, L4.01, AND L4.01 FOR ADDITIONAL INFORMATION
7. REFER TO E-200 FOR SITE LIGHTING
8. REFER TO G-004 FOR ACCESSIBILITY NOTES



A1 SITE PLAN
SCALE: 1" = 10'

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STAMPS

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ORANGE, CA 92866

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	01.08.2021	100% SD

ISSUE

Project No: 2011 HMCA Renovations
Copyright: JOHNSTON MARKLEE
Issue Date: 08/13/2021

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-100

LEGEND

- (E) EXTERIOR WALL
- (E) COLUMN
- (E) INTERIOR WALL
- (E) INTERIOR WALL SUPPORT
- (N) INSULATED INFILL WALL
- (N) EXTERIOR COURTYARD WALL
- (N) INTERIOR WALL
- (N) INTERIOR WALL SUPPORT
- GRID LINE
- OVERHEAD LINE
- HIDDEN / BELOW LINE
- ADA REFERENCE LINE
- DOOR SWING LINE
- PROPERTY LINE
- NOT IN SCOPE

SHEET KEYNOTES

1. (E) STOREFRONT TO REMAIN, PROVIDE (N) GASKETS AND SEALANT. (N) ADA COMPLIANT THRESHOLD TO BE PROVIDED AT(E) DOORS
2. (E) DOOR TO REMAIN
3. (E) STORM DRAIN PIPING TO REMAIN
4. REMOVE AND REINSTALL (E) OVERFLOW SCUPPER ONTO CONCRETE WALL
5. (N) DOWNSPOUT WITH CONDUCTOR HEAD PER C5/A-510
6. (N) TRAFFIC COATING ON (E) SLAB PER A5/A-513
7. (N) INFILL WALL AT (E) OPENING PER A1/ A-500
8. ONE LAYER 5/8" TYPE X DRYWALL TO BE APPLIED TO (E) PARTITION TO REMAIN, GAPS IN THE (E) PARTITION TO BE ACOUSTICALLY SEALED, GAPS LARGER THAN 1/2" TO BE LAPPED WITH DRYWALL PRIOR TO BEING SEALED
9. FOUNDATION PER S-101
10. (E) DOOR CLOSER TO BE ADJUSTED TO MEET MAXIMUM 5LB PUSH / PULL FORCE
11. (N) COMPLIANT DOOR THRESHOLD TO BE PROVIDED WITH A MAXIMUM HEIGHT OF 1/2" WHEN BEVELED AT 1:2 MAX
12. (E) HVAC UNIT TO REMAIN PER M-101
13. (E) ELECTRICAL TO REMAIN PER E-101
14. (N) HVAC UNIT PER M-101
15. (E) CONCRETE PAD TO BE EXTENDED FOR (N) HVAC UNIT, REFER TO M-101 & S-100
16. ASSISTIVE LISTENING SYSTEM AND REQUIRED SIGNAGE TO BE PROVIDED
17. 3/4" PLYWOOD TO BE PROVIDED AS FINISH WALLS SURFACE IN AV/IT ROOM N109A
18. SHOTCRETE INFILL WALL PER S-101 TO MATCH WIDTH OF (E) CONCRETE WALL

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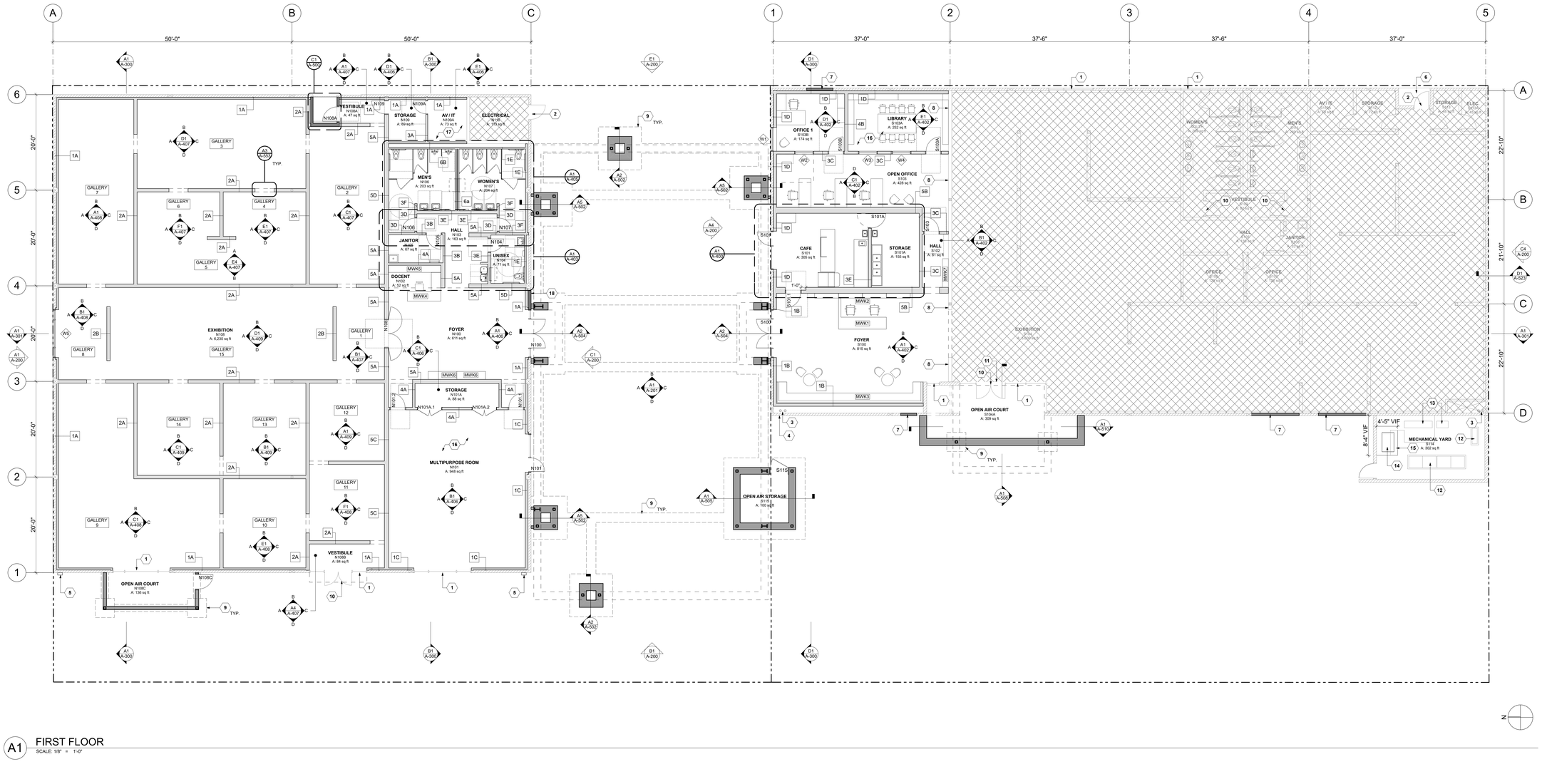
5. REFER TO S-101 FOR FOUNDATION PLAN
6. REFER TO P-101 FOR PLUMBING PLAN
7. REFER TO M-101 FOR MECHANICAL PLAN
8. REFER TO E-101 FOR ELECTRICAL PLAN, E-201 FOR LIGHTING PLAN, E-301 FOR FIRE ALARM, AND E-401 FOR LOW VOLTAGE
9. REFER TO G-004 FOR ACCESSIBILITY NOTES



A1 FIRST FLOOR
SCALE: 1/8" = 1'-0"

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STAMPS

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

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	04.02.2021	100% DD
	01.08.2021	100% SD

ISSUE

Project No: 2011 HMCA Renovations
Copyright: JOHNSTON MARKLEE

Issue Date: 08/13/2021

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A-101

LEGEND

- (E) EXTERIOR WALL
- (E) COLUMN
- (E) INTERIOR WALL
- (E) INTERIOR WALL SUPPORT
- (N) INSULATED INFILL WALL
- (N) EXTERIOR COURTYARD WALL
- (N) INTERIOR WALL
- (N) INTERIOR WALL SUPPORT
- GRID LINE
- OVERHEAD LINE
- HIDDEN / BELOW LINE
- ADA REFERENCE LINE
- DOOR SWING LINE
- PROPERTY LINE
- NOT IN SCOPE

SHEET KEYNOTES

1. AT FORMER SKYLIGHT / ROOF HATCH LOCATIONS PROVIDE FIELD ROOF MEMBRANE PATCH, SHEATHING AND FRAMING PER S-102, AND MIN. R30 INSULATION BELOW
2. PROVIDE (N) SEALANT AT (E) COPING SPLICES AND FASTENERS, TYP. PER C1/A-520
3. INSTALL LOCK WASHER AND TIGHTEN (E) LOOSE PERIMETER EYEBOLT ANCHORS, SEAL ANCHOR TO MEMBRANE WITH ROOFING MANFR'S RECOMMENDED SEALANT, TYP. PER C1/A-520
4. REPAIR UNSUPPORTED ROOF MEMBRANE AND PONDING AREAS, TYP.
5. (E) 4X8 SKYLIGHT TO REMAIN, PROVIDE (N) SEALANT PER MANFR
6. (E) MECHANICAL PENETRATIONS PER M-102
7. (N) ROOF HATCH PER A2/A-500
8. (N) MECHANICAL PENETRATIONS PER M-102, FLASHING PER A-522
9. (N) MECHANICAL UNITS PER M-102 CURB FLASHING PER B1/A-522
10. (N) DOWNSPOUT WITH CONDUCTOR HEAD PER C5/A-520
11. (N) ROOF SEISMIC EXPANSION JOINT PER A1/A-521
12. (N) PLUMBING PENETRATION PER P-102
13. RECESS FOR *PLEASURES ALONG THE BEACH* MOSAIC TO BE INSTALLED BY OTHERS

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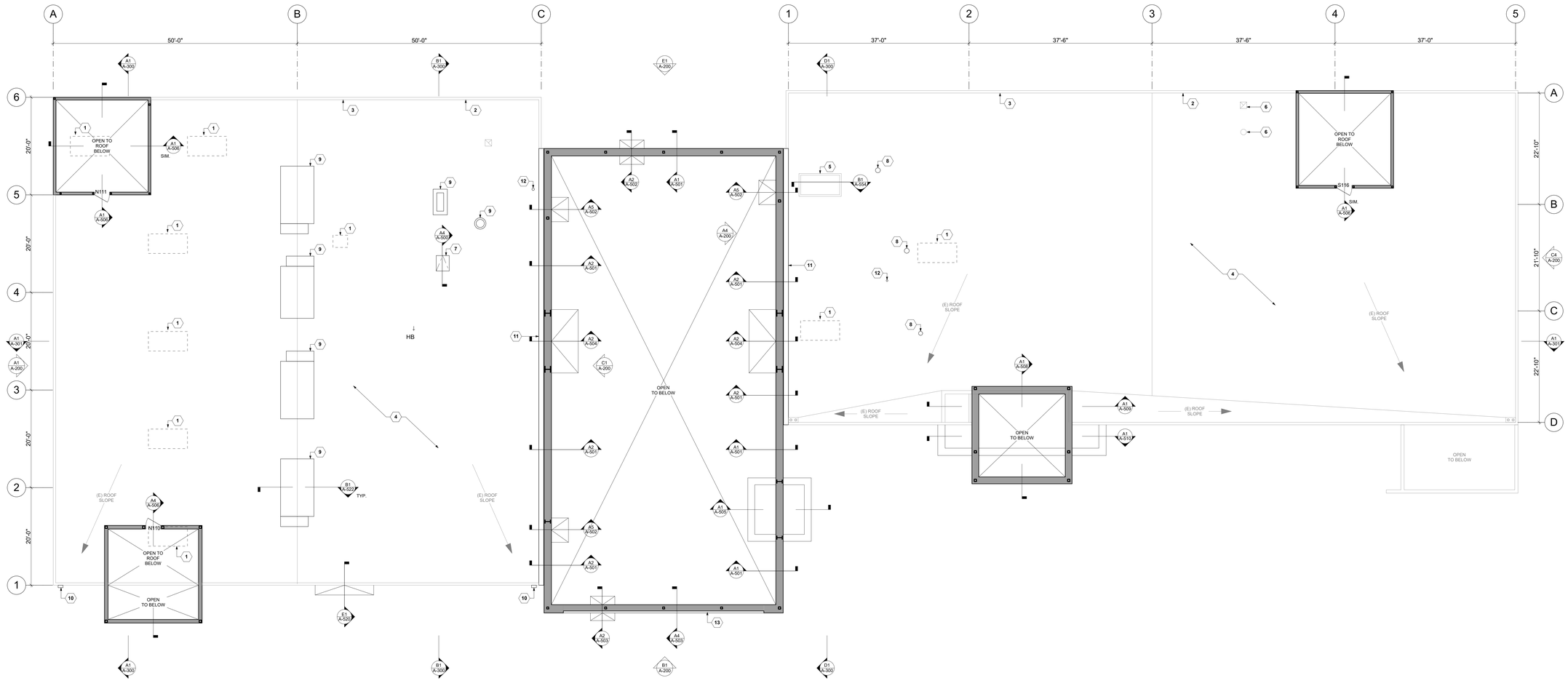
5. REFER TO S-102 & S-103 FOR ROOF AND UPPER ROOF FRAMING PLANS
6. REFER TO P-102 FOR PLUMBING ROOF PLAN
7. REFER TO M-102 FOR MECHANICAL ROOF PLAN
8. REFER TO E-102 FOR ELECTRICAL ROOF PLAN AND E-402 FOR LOW VOLTAGE ROOF PLAN



A1 ROOF PLAN
SCALE: 1/8" = 1'-0"

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ISSUE

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Issue Date: 08/13/2021

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A-102

LEGEND

- (E) EXTERIOR WALL
- (E) COLUMN
- (E) INTERIOR WALL
- (E) INTERIOR WALL SUPPORT
- (N) INSULATED INFILL WALL
- (N) EXTERIOR COURTYARD WALL
- (N) INTERIOR WALL
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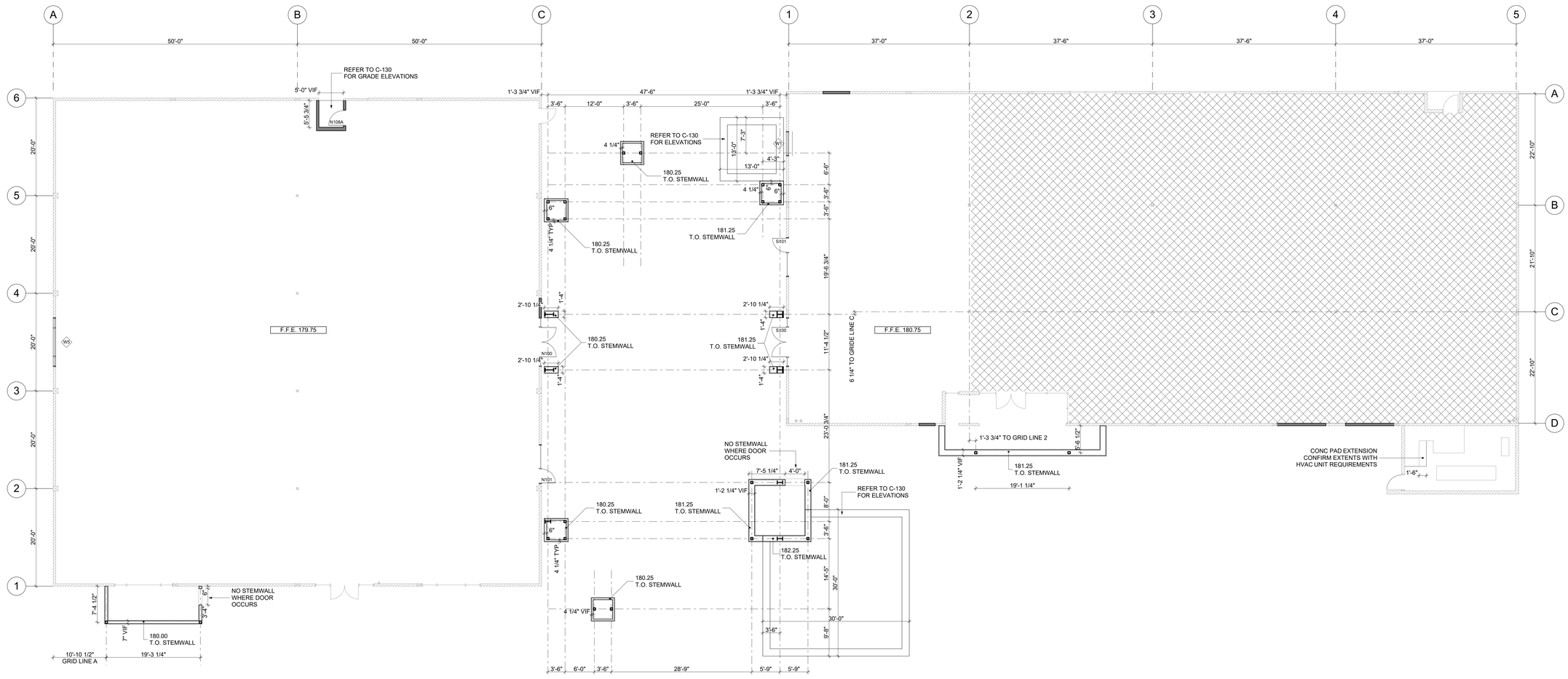
9. REFER TO G-004 FOR ACCESSIBILITY NOTES



A1 EXTERIOR SLAB
SCALE: 1/8" = 1'-0"

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STAMPS

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

MARK	DATE	DESCRIPTION
	08.13.2021	90% CD
	06.18.2021	50% CD
	04.02.2021	100% DD
	01.08.2021	100% SD

ISSUE

Project No: 2011 HMCA Renovations
Copyright: JOHNSTON MARKLEE
Issue Date: 08/13/2021

SHEET TITLE

EXTERIOR LAYOUT PLAN

SHEET NUMBER

A-105

LEGEND

- (E) EXTERIOR WALL
- (E) COLUMN
- (E) INTERIOR WALL
- (E) INTERIOR WALL SUPPORT
- (N) INSULATED INFILL WALL
- (N) EXTERIOR COURTYARD WALL
- (N) INTERIOR WALL
- (N) INTERIOR WALL SUPPORT
- GRID LINE
- OVERHEAD LINE
- HIDDEN / BELOW LINE
- ADA REFERENCE LINE
- DOOR SWING LINE
- PROPERTY LINE
- NOT IN SCOPE

SHEET KEYNOTES

GENERAL SHEET NOTES:

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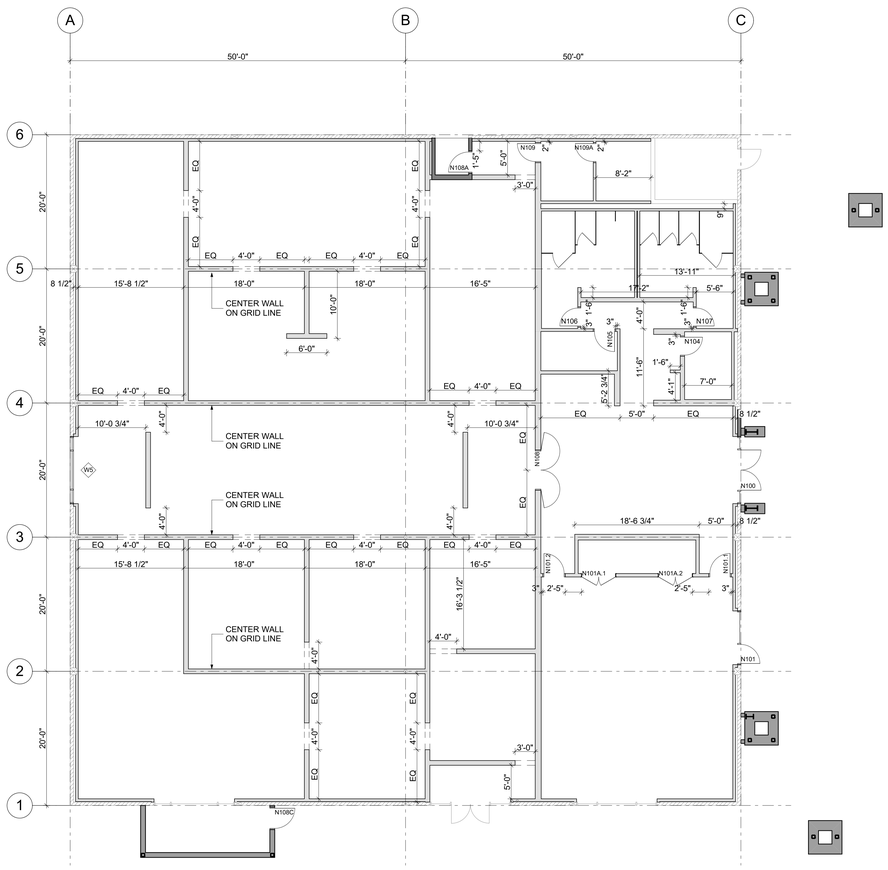

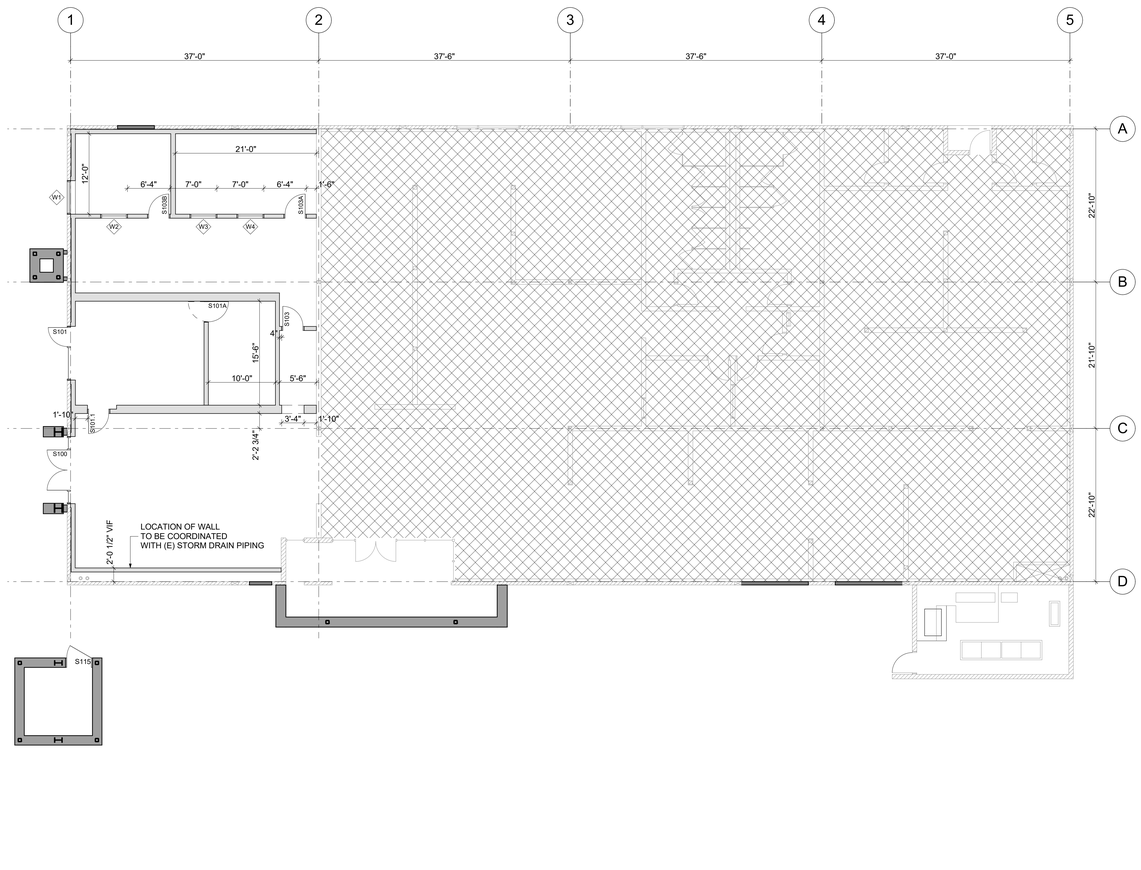

N

A1 FIRST FLOOR LAYOUT
SCALE: 1/8" = 1'-0"

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STAMPS

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1" ACTUAL

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Project No: 2011 HMCA Renovations
Copyright: JOHNSTON MARKLEE

Issue Date: 08/13/2021

SHEET TITLE

FIRST FLOOR LAYOUT PLAN

SHEET NUMBER

A-106

LEGEND

- (E) EXTERIOR WALL
- (E) COLUMN
- (E) INTERIOR WALL
- (E) INTERIOR WALL SUPPORT
- (N) EXTERIOR WALL
- (N) INTERIOR WALL
- PARTITION BELOW
- GRID LINE
- ACOUSTIC CEILING TILE (ACT1) PER A-551
- GYPSUM BOARD PAINTED PER A-551
- STUCCO (STUCC2)
- NOT IN SCOPE
- 360 DEGREE CAMERA, E-401
- DIRECTIONAL CAMERA, E-401
- WAP WIRELESS ACCESS POINT, E-401
- OCCUPANCY SENSOR, E-201
- FIRE ALARM SPEAKER WITH VISUAL SIGNAL, E-301
- VISUAL ALARM SIGNAL, E-301
- SMOKE DETECTOR, E-301
- THERMAL DETECTOR, E-301

SHEET KEYNOTES

1. MOTORIZED PROJECTION SCREEN WITH IN-CEILING TRIM KIT, 110" DIAGONAL 16:9 ASPECT RATIO, PROVIDED BY UNIVERSITY
2. CEILING MOUNT PROJECTOR PROVIDED BY UNIVERSITY

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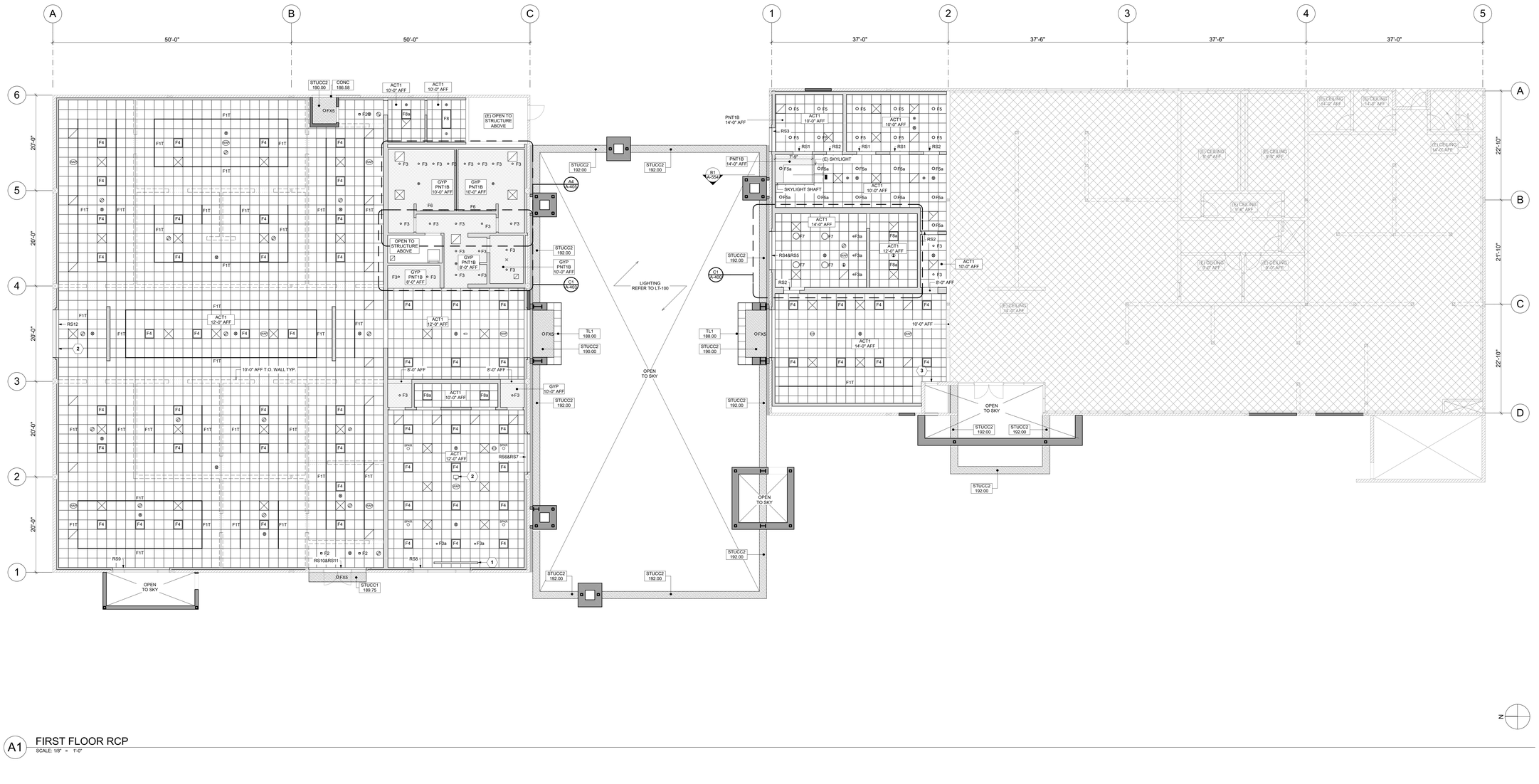
FINISHES

WALLS & CEILINGS:		
	ACT1	ACOUSTICAL CEILING PANELS
	FRP1	FRP WALL PANELS
	STUCC1	INFILL STUCCO WALLS WITH WP1
	STUCC2	NEW STUCCO WALL
	TL1	6X6 EXTERIOR CONCRETE TILE
	TL2	6X6 INTERIOR CONCRETE TILE
	TL3	4X4 INTERIOR CERAMIC TILE
	MWK1	DOUGLAS FIR VENEER MDF MILLWORK
PAINT & COATINGS:		
	PNT1a	WHITE, SATIN
	PNT1b	WHITE, SEMI GLOSS
	PNT2a	COLOR, SATIN
	PNT2b	COLOR, SEMI GLOSS
	WP1	ELASTOMERIC COATING
	WP2	URETHANE TRAFFIC COATING



A1 FIRST FLOOR RCP
SCALE: 1/8" = 1'-0"

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STAMPS

PROJECT DESCRIPTION

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	01.08.2021	100% SD

ISSUE

Project No: 2011 HMCA Renovations
Copyright: JOHNSTON MARKLEE

Issue Date: 08/13/2021

SHEET TITLE

REFLECTED CEILING PLAN

SHEET NUMBER

A-110

LEGEND

- CARPET TILE (CPT1)
- (E) CONCRETE SLAB (CONCE)
- (E) CONCRETE SLAB, GRIND & POLISH (CONC1)
- NOT IN SCOPE
- SCHEDULED FLOOR FINISH
- SCHEDULED WALL BASE
- FLOOR SINK PER P-101, FS-2.0
- FLOOR DRAIN PER P-101
- FLOOR CLEANOUT PER P-101

SHEET KEYNOTES

1. CARPET TRANSITION PER A6/A-554

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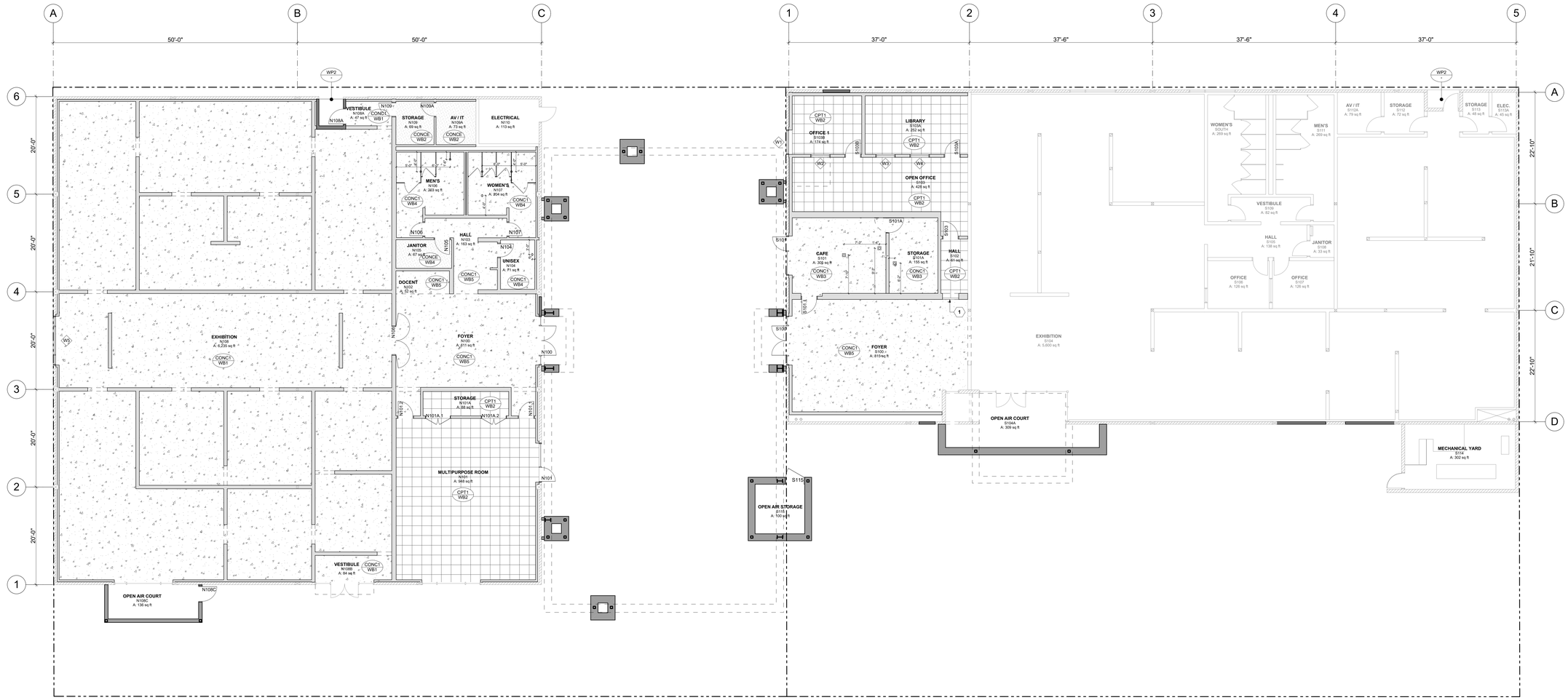
5. REFER TO P-101 FOR PLUMBING PLAN
6. REFER TO FS-2.0 FOR FOOD SERVICE PLUMBING LAYOUT PLAN
7. REFER TO A-553 FOR WALL BASE DETAILS

FINISHES

FLOOR:

CONCE	EXISTING CONCRETE TO REMAIN
CONC1	EXISTING CONCRETE GRIND AND POLISH
CPT 1	CARPET TILE
WB1	3" EXPOSED PLYWOOD PAINTED MATTE BLACK
WB2	THERMOSET RUBBER BASE
WB3	6X6 CONCRETE TILE COVE
WB4	4X4 CERAMIC TILE COVE
WB5	1/2" DRYWALL REVEAL



A1 FINISH FLOOR
SCALE: 1/8" = 1'-0"

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ISSUE

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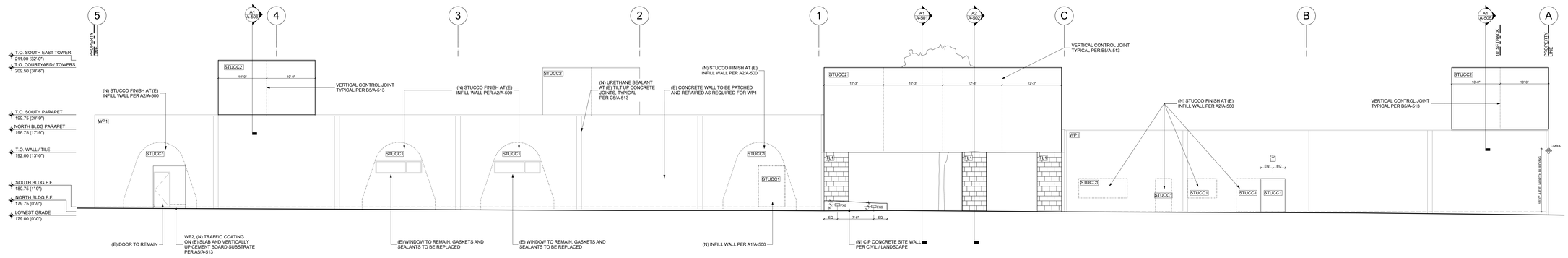
SHEET TITLE

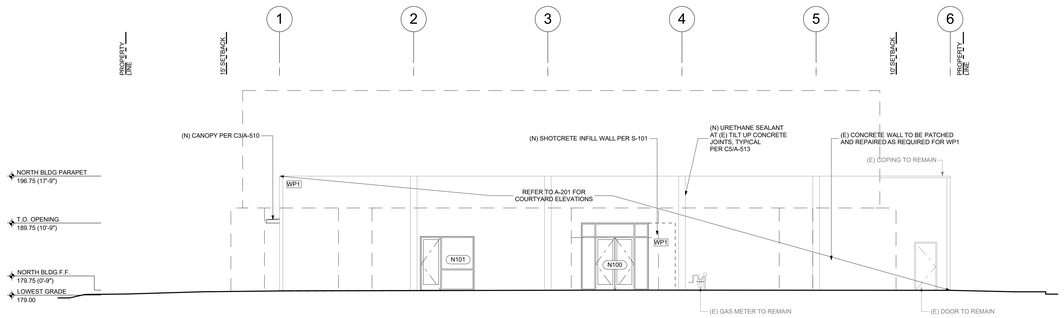
FINISH FLOOR PLAN

SHEET NUMBER

A-120



E1 NORTH AND SOUTH BUILDINGS - EAST ELEVATION
SCALE: 1/8" = 1'-0"



C1 NORTH BUILDING - SOUTH ELEVATION
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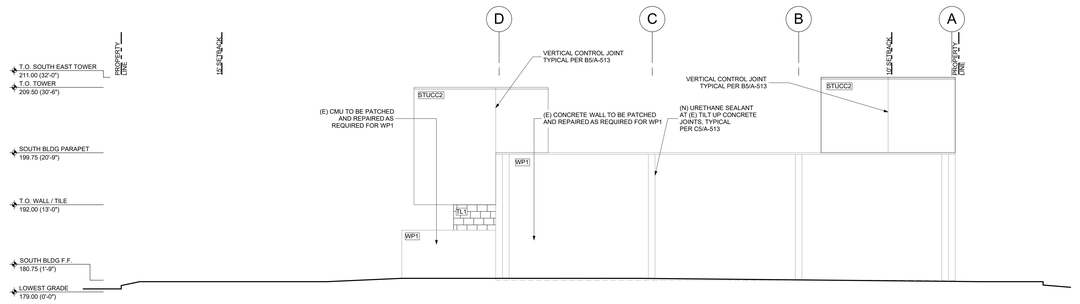
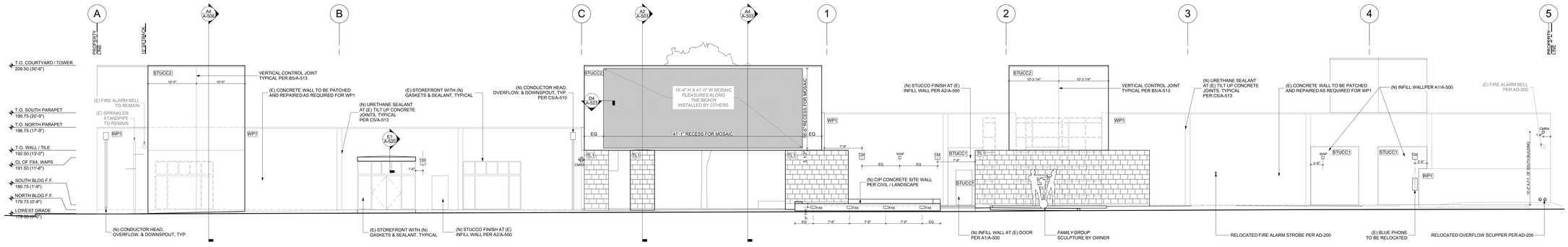
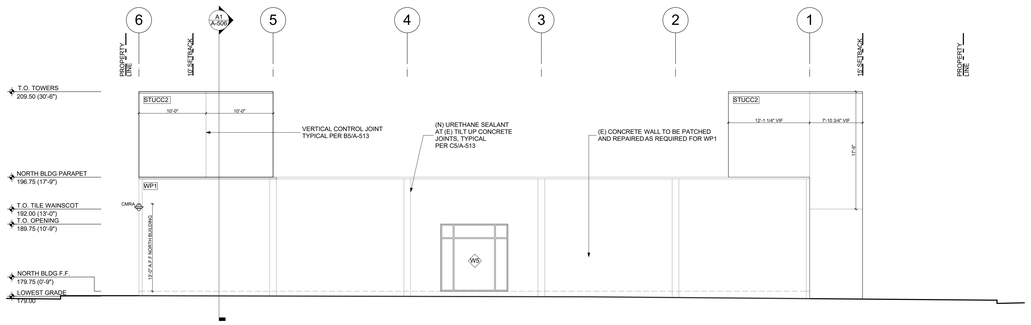


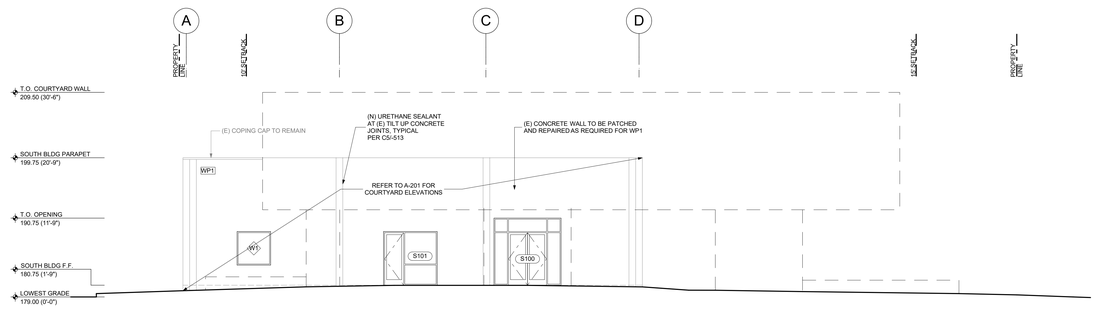
C4 SOUTH BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B1 NORTH AND SOUTH BUILDINGS - WEST ELEVATION
SCALE: 1/8" = 1'-0"



A1 NORTH BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A4 SOUTH BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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STAMPS

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

MARK	DATE	DESCRIPTION
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	01.08.2021	100% SD

ISSUE

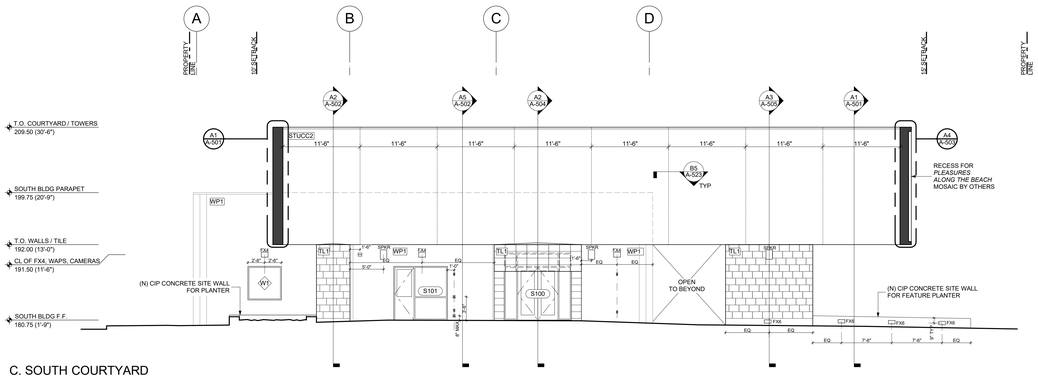
Project No: 2011 HMCA Renovations
Copyright: JOHNSTON MARKLEE
Issue Date: 08/13/2021

SHEET TITLE

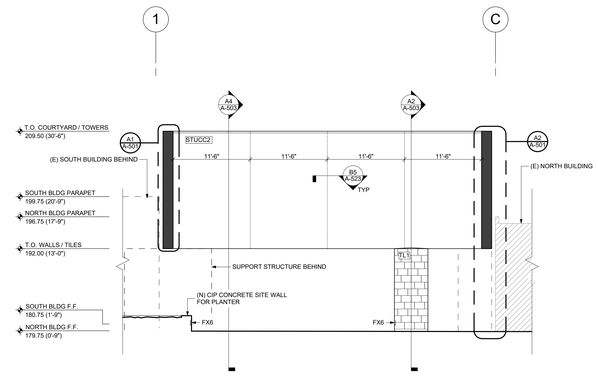
EXTERIOR BUILDING ELEVATIONS

SHEET NUMBER

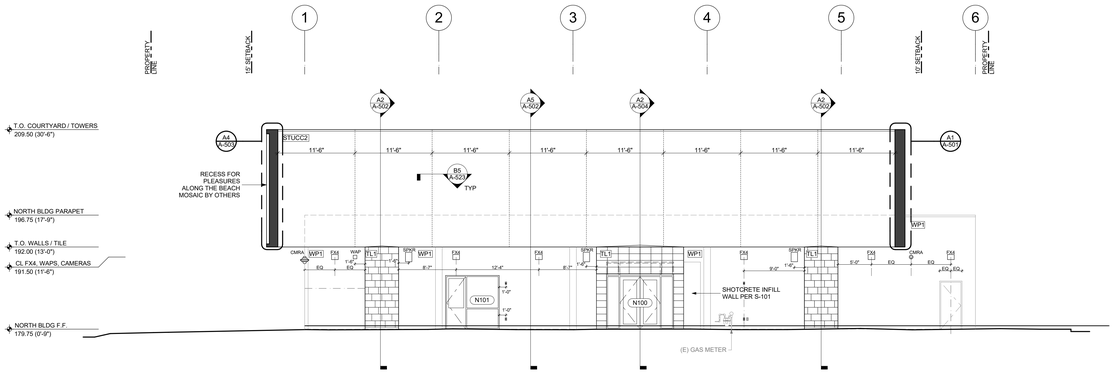
A-200



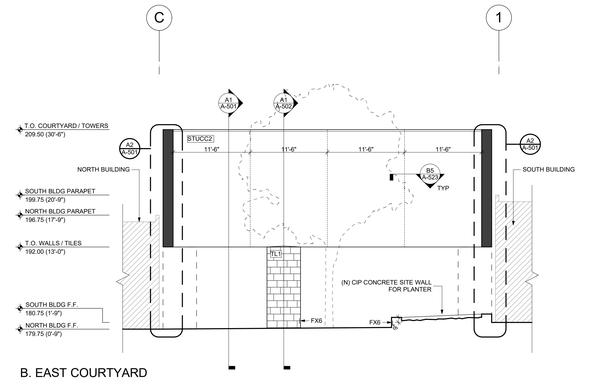
C. SOUTH COURTYARD



D. WEST COURTYARD



A. NORTH COURTYARD



B. EAST COURTYARD

A1 COURTYARD ELEVATIONS

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

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SHEET KEYNOTES

FINISHES

FLOOR:

	CONCE	EXISTING CONCRETE TO REMAIN
	CONC1	EXISTING CONCRETE GRIND AND POLISH
	CPT 1	CARPET TILE
	WB1	3" EXPOSED PLYWOOD PAINTED MATTE BLACK
	WB2	THERMOSET RUBBER BASE
	WB3	6X6 CONCRETE TILE COVE
	WB4	4X4 CERAMIC TILE COVE
	WB5	1/2" DRYWALL REVEAL

WALLS & CEILINGS:

	ACT1	ACOUSTICAL CEILING PANELS
	FRP1	FRP WALL PANELS
	STUCC1	INFILL STUCCO WALLS WITH WP1
	STUCC2	NEW STUCCO WALL
	TL1	6X6 EXTERIOR CONCRETE TILE
	TL2	6X6 INTERIOR CONCRETE TILE
	TL3	4X4 INTERIOR CERAMIC TILE
	MWK1	DOUGLAS FIR VENEER MDF MILLWORK

PAINT & COATINGS:

	PNT1a	WHITE, SATIN
	PNT1b	WHITE, SEMI GLOSS
	PNT2a	COLOR, SATIN
	PNT2b	COLOR, SEMI GLOSS
	WP1	ELASTOMERIC COATING
	WP2	URETHANE TRAFFIC COATING

LEGEND

NOTES:

1. REFER TO G-004 FOR MOUNTING HEIGHT LEGEND

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ISSUE

Project No: 2011 HMCA Renovations
Copyright: JOHNSTON MARKLEE

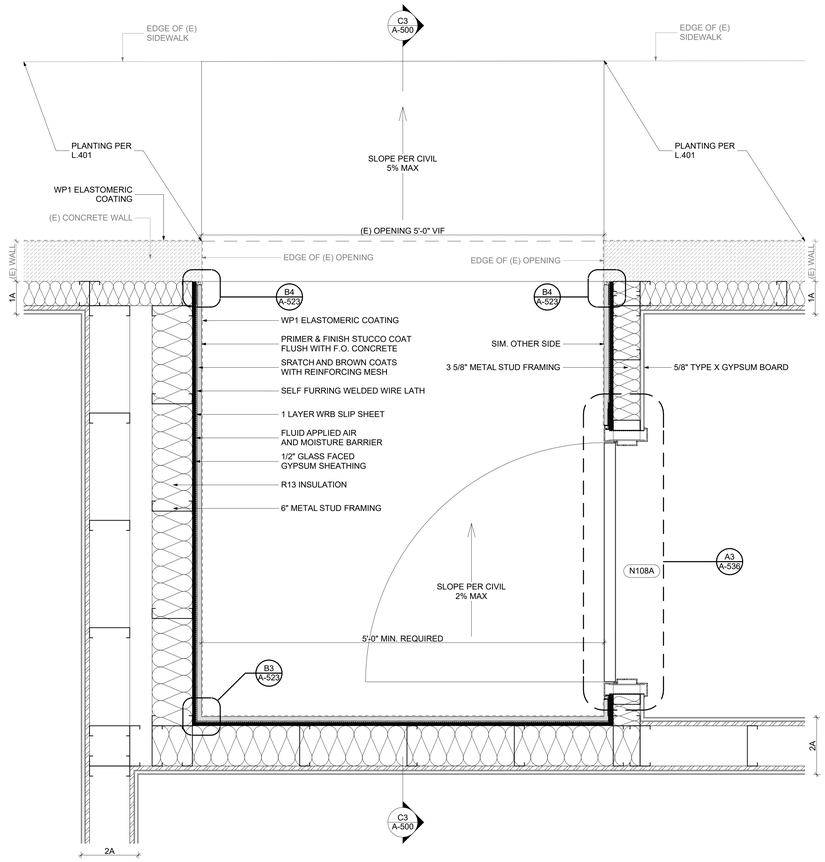
Issue Date: 08/13/2021

SHEET TITLE

COURTYARD INTERIOR ELEVATIONS

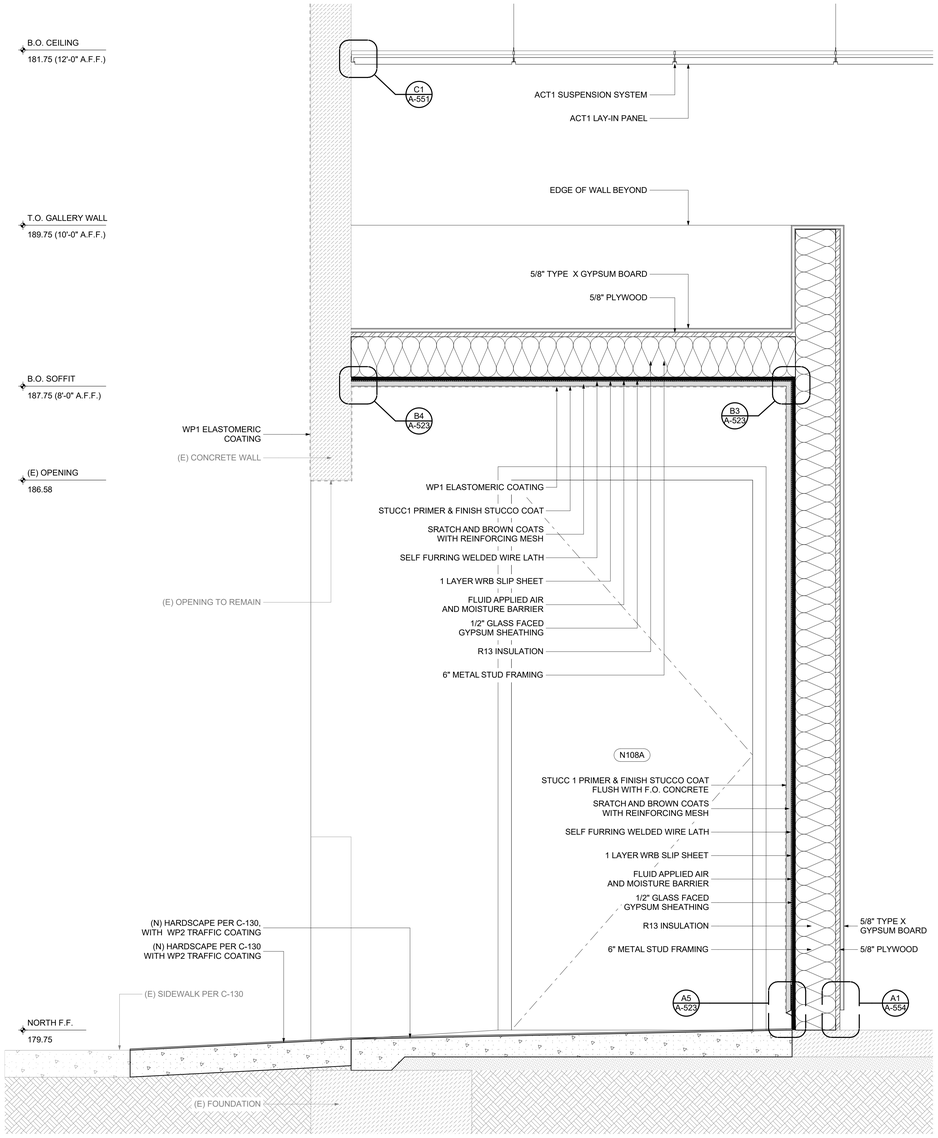
SHEET NUMBER

A-201



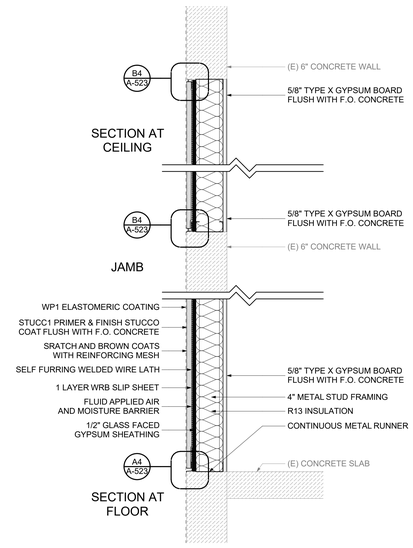
C1 N108A - EXTERIOR VESTIBULE PLAN

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



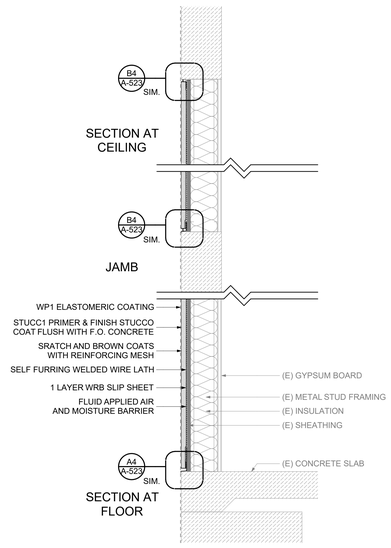
C3 N108A - EXTERIOR VESTIBULE SECTION

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



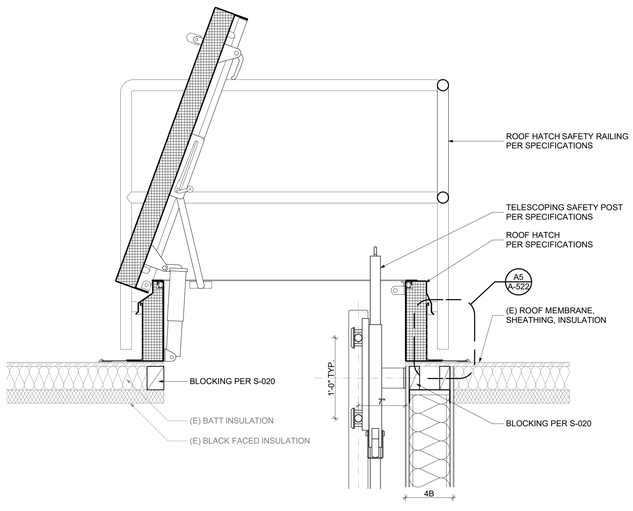
A1 TYP. INFILL WALL AT EXTERIOR CONC. WALL

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



A2 NEW STUCCO AT EXISTING INFILL WALL

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



A4 ROOF HATCH

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

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CSI DIVISIONS

DIVISION 02 - EXISTING CONDITIONS
02 41 20 SELECTIVE BUILDING DEMOLITION

DIVISION 03 - CONCRETE
03 30 00 CAST-IN-PLACE CONCRETE
03 35 10 CONCRETE FLATWORK FINISHING AND CURING
03 35 40 POLISHED CONCRETE FINISHING
03 54 16 HYDRAULIC CEMENT UNDERLAYMENT

DIVISION 04 - MASONRY
04 21 15 ADHERED VENEER WALL SYSTEM

DIVISION 05 - METALS
05 05 13 SHOP-APPLIED STEEL PRIMER
05 05 23 METAL FASTENINGS
05 12 00 STRUCTURAL STEEL FRAMING
05 40 00 COLD-FORMED METAL FRAMING
05 50 00 METAL FABRICATIONS

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES
06 10 00 ROUGH CARPENTRY
06 10 53 MISCELLANEOUS ROUGH CARPENTRY
06 16 43 GMF GYPSUM SHEATHING
06 41 00 ARCHITECTURAL WOOD CASEWORK
06 48 00 INTERIOR WOOD DOOR FRAMES

DIVISION 07 - THERMAL AND MOISTURE PROTECTION
07 01 56 MEMBRANE ROOFING MODIFICATIONS
07 18 23 PU PEDESTRIAN TRAFFIC COATINGS
07 21 50 BUILDING ENCLOSURE INSULATION
07 25 13 SHEET WEATHER-RESISTIVE BARRIERS
07 62 00 SHEET METAL FLASHING AND TRIM
07 65 26 SASM FLASHING
07 72 33 ROOF HATCHES
07 84 00 FIRESTOPPING
07 92 00 JOINT SEALANTS
07 92 21 ELECTRICAL BOX PADS
07 95 13 EXPANSION JOINTS

DIVISION 08 - OPENINGS
08 12 13 STANDARD HOLLOW METAL FRAMES
08 13 13 STANDARD HOLLOW METAL DOORS
08 14 19 MDF SOLID PANEL DOORS
08 31 16 ACCESS PANELS
08 34 73 SOUND CONTROL DOOR ASSEMBLIES
08 41 13 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
08 71 00 DOOR HARDWARE
08 81 00 GLASS GLAZING

DIVISION 09 - FINISHES
09 05 06 PREPARATION OF CONCRETE SUBSTRATES FOR FINISH FLOORING
09 22 16 LIGHTGAGE METAL FRAMING
09 24 16 POLYMER-MODIFIED PORTLAND CEMENT PLASTERING
09 28 15 GMF GYPSUM TILE BACKING BOARD
09 29 00 GYPSUM BOARD
09 30 00 TILING
09 51 12 ACOUSTICAL PANEL CEILINGS
09 65 14 RESILIENT BASE
09 68 13 TILE CARPETING
09 77 33 FRP WALL PANELS
09 81 33 ACOUSTICAL INSULATION, SEALANTS, AND ACCESSORIES
09 91 00 PAINTING & PAINT PRODUCT SCHEDULE
09 96 53 ELASTOMERIC COATINGS
09 97 23 PENETRATING CONCRETE FLOOR SEALER

DIVISION 10 - SPECIALTIES
10 14 13 REGULATORY SIGNAGE
10 21 13 TOILET COMPARTMENTS
10 28 13 COMMERCIAL TOILET ACCESSORIES
10 44 00 FIRE PROTECTION SPECIALTIES

DIVISION 12 - FURNISHINGS
12 24 13 ROLLER WINDOW SHADES
12 36 64 QUARTZ AGGLOMERATE COUNTERTOPS

DIVISION 31 - EARTHWORK
31 20 00 EARTH MOVING
31 22 19 LANDSCAPE GRADING

DIVISION 32 - EXTERIOR IMPROVEMENTS
32 12 16 ASPHALT PAVING
32 13 13 CONCRETE PAVING
32 13 13.02 CONCRETE PAVING (LANDSCAPE)
32 13 23 SITE CONCRETE
32 17 19 PAVEMENT MARKINGS AND WHEEL STOPS
32 84 00 PLANTING IRRIGATION
32 91 13 SOIL PREPARATION
32 93 00 EXTERIOR PLANTS
32 94 00 LANDSCAPE PLANTING ACCESSORIES
32 98 13 LANDSCAPE ESTABLISHMENT PERIOD

DIVISION 33 - UTILITIES
33 41 00 STORM UTILITY DRAINAGE PIPING
33 43 00 LANDSCAPE DRAINAGE

LEGEND

- EXISTING CONCRETE
- CAST IN PLACE CONCRETE
- HARDSCAPE PER CIVIL
- EARTH
- CLEAN SAND PER GEOTECH
- BATT INSULATION
- RIGID INSULATION
- PLYWOOD
- GWB
- TILE
- BACKERBOARD / ROOF DECK
- LATH AND PLASTER
- STEEL

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ISSUE

Project No: 2011 HMCA Renovations
Copyright: JOHNSTON MARKLEE

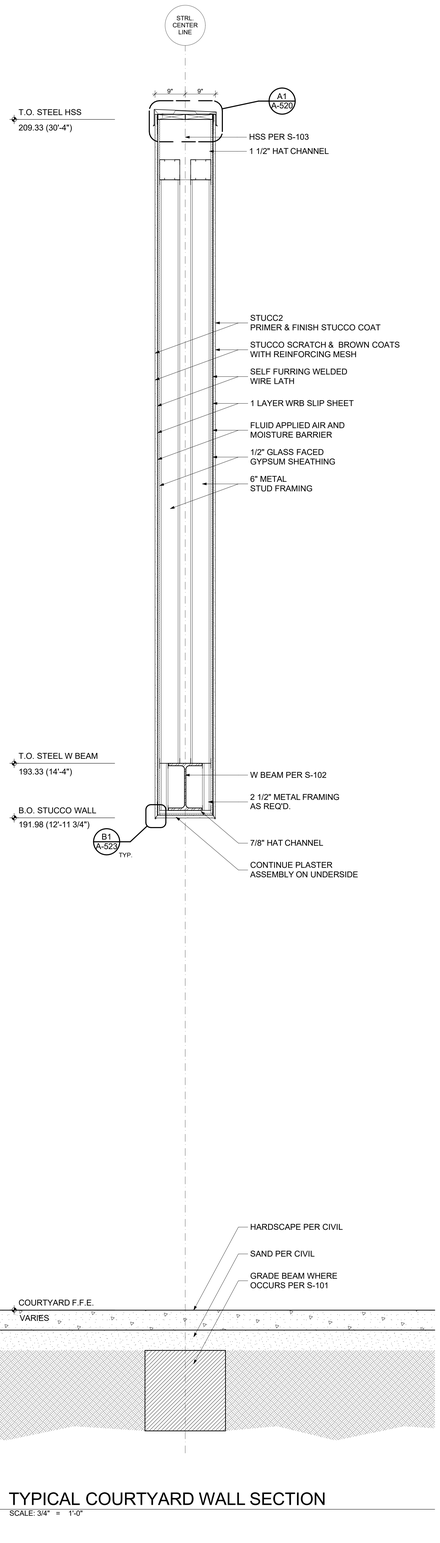
Issue Date: 08/13/2021

SHEET TITLE

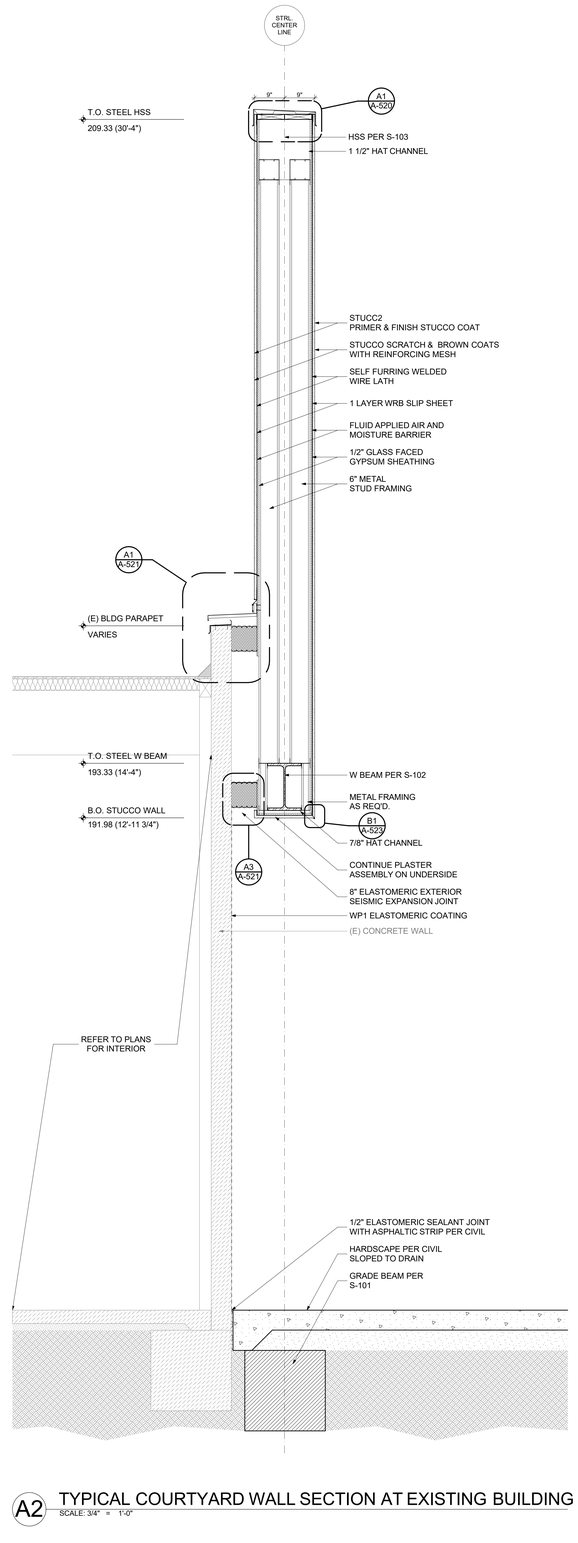
EXTERIOR WALL SECTIONS - INFILL WALLS & ROOF HATCH

SHEET NUMBER

A-500



A1 TYPICAL COURTYARD WALL SECTION
SCALE: 3/4" = 1'-0"



A2 TYPICAL COURTYARD WALL SECTION AT EXISTING BUILDING
SCALE: 3/4" = 1'-0"

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08 34 73 SOUND CONTROL DOOR ASSEMBLIES
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08 71 00 DOOR HARDWARE
08 81 00 GLASS GLAZING

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MARK	DATE	DESCRIPTION
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	01.08.2021	100% SD

ISSUE

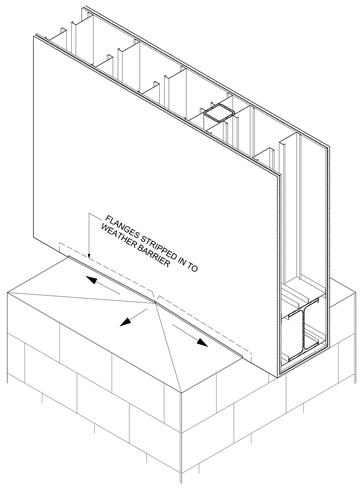
Project No: 2011 HMCA Renovations
Copyright: JOHNSTON MARKLEE
Issue Date: 08/13/2021

SHEET TITLE

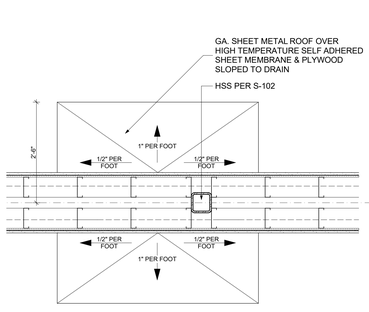
EXTERIOR WALL SECTIONS - COURTYARD WALLS

SHEET NUMBER

A-501



D1 EAST FREESTANDING SUPPORT AXO
SCALE: 3/4" = 1'-0"



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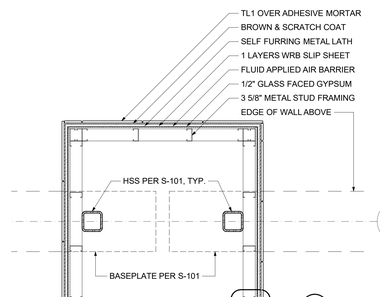
SCALE: 3/4" = 1'-0"



A1 EAST FREESTANDING SUPPORT PLAN
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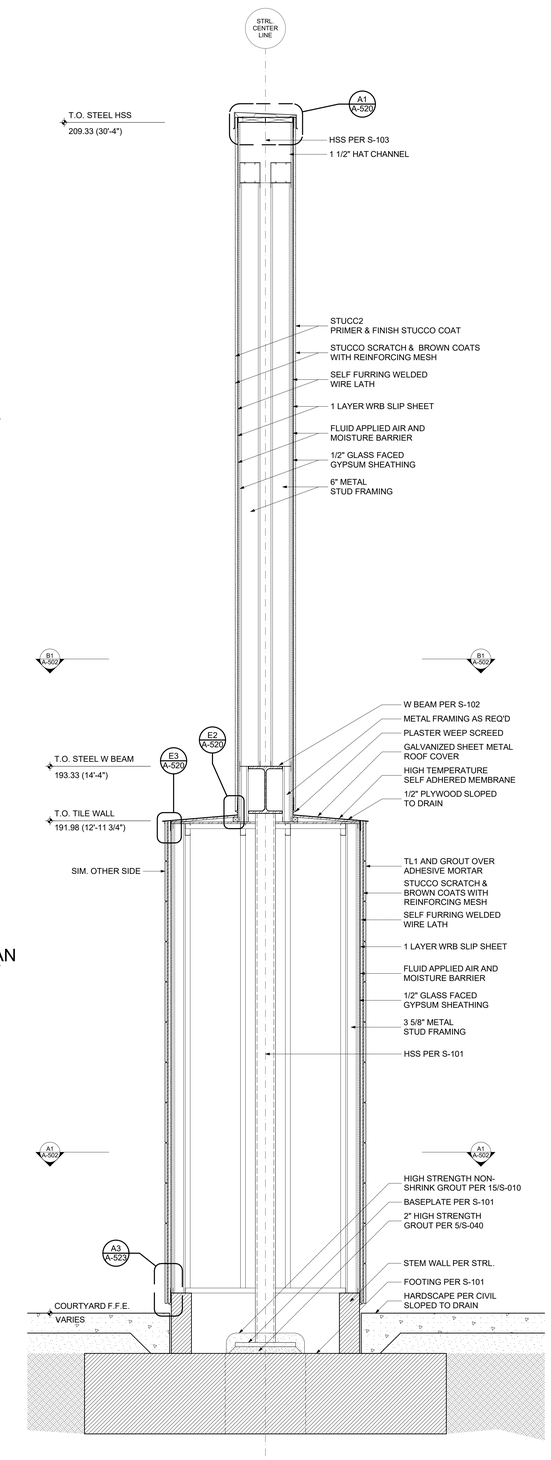
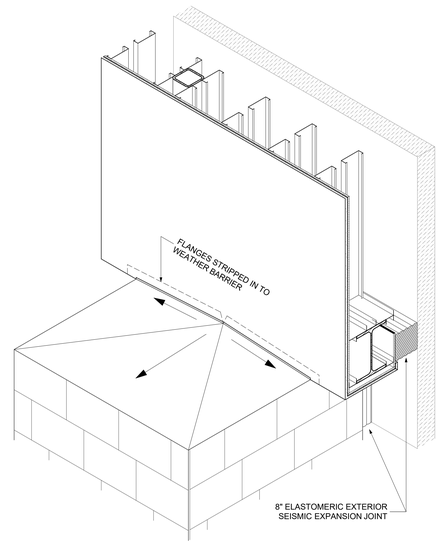


A2 EAST FREESTANDING SUPPORT WALL SECTION
SCALE: 3/4" = 1'-0"



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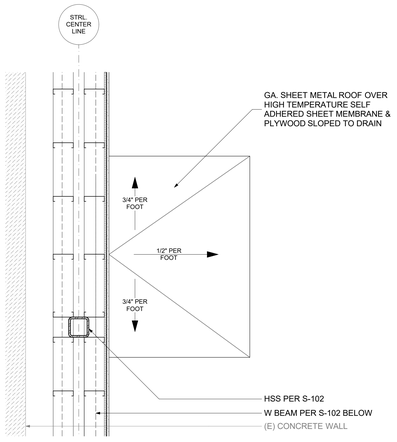
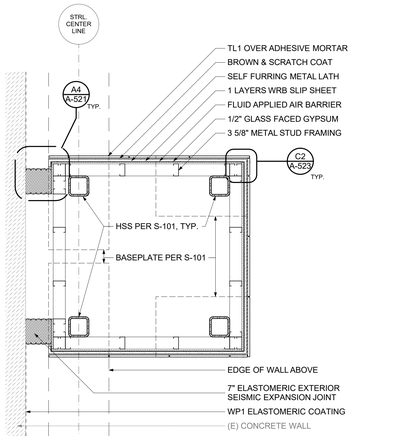
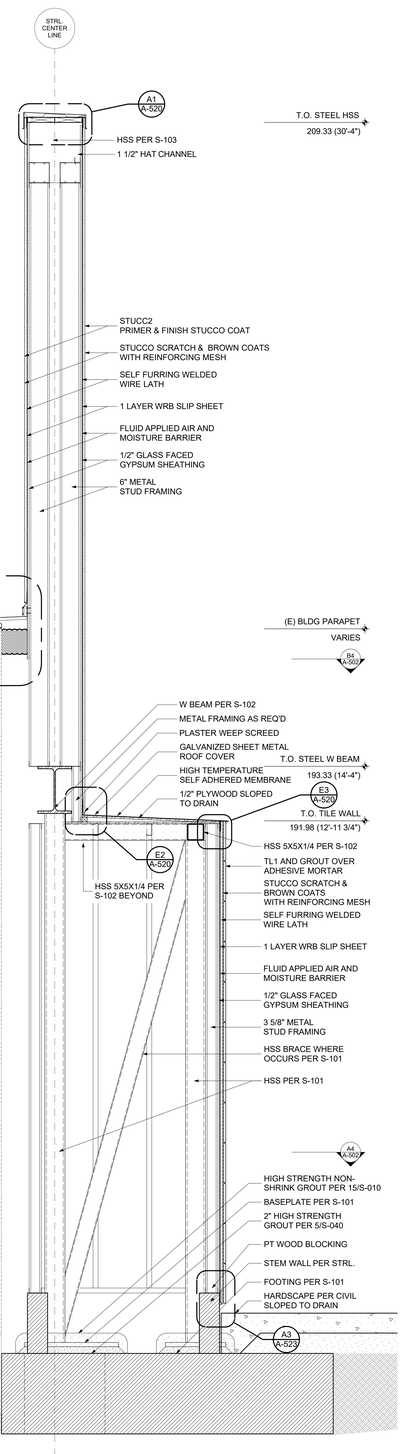
SCALE: 3/4" = 1'-0"



B4 SUPPORT AT (E) BLDG. ROOF PLAN
SCALE: 3/4" = 1'-0"



A4 SUPPORT AT (E) BLDG. PLAN
SCALE: 3/4" = 1'-0"



A5 SUPPORT WALL SECTION AT (E) BLDG.
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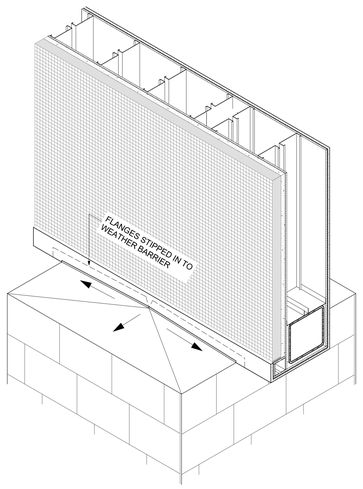
SHEET TITLE

EXTERIOR WALL SECTIONS - COURTYARD SUPPORTS

SHEET NUMBER

A-502



D1 WEST FREESTANDING SUPPORT AXO
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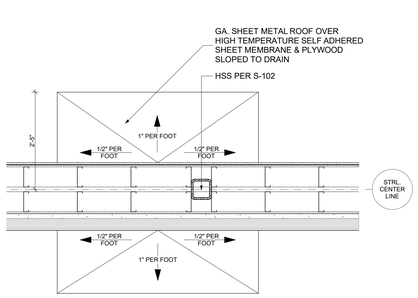

B1 WEST FREESTANDING SUPPORT ROOF
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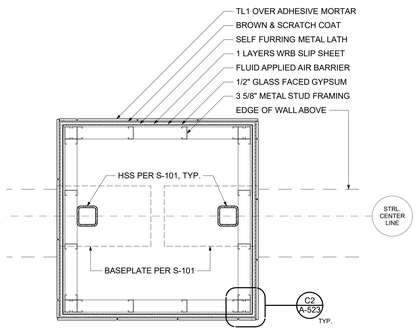
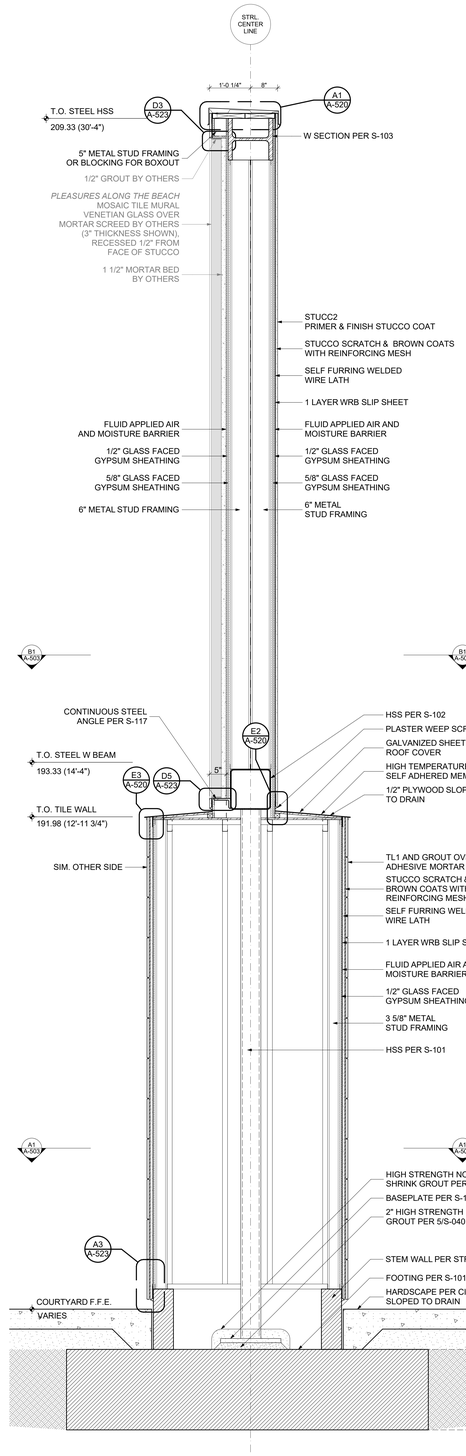
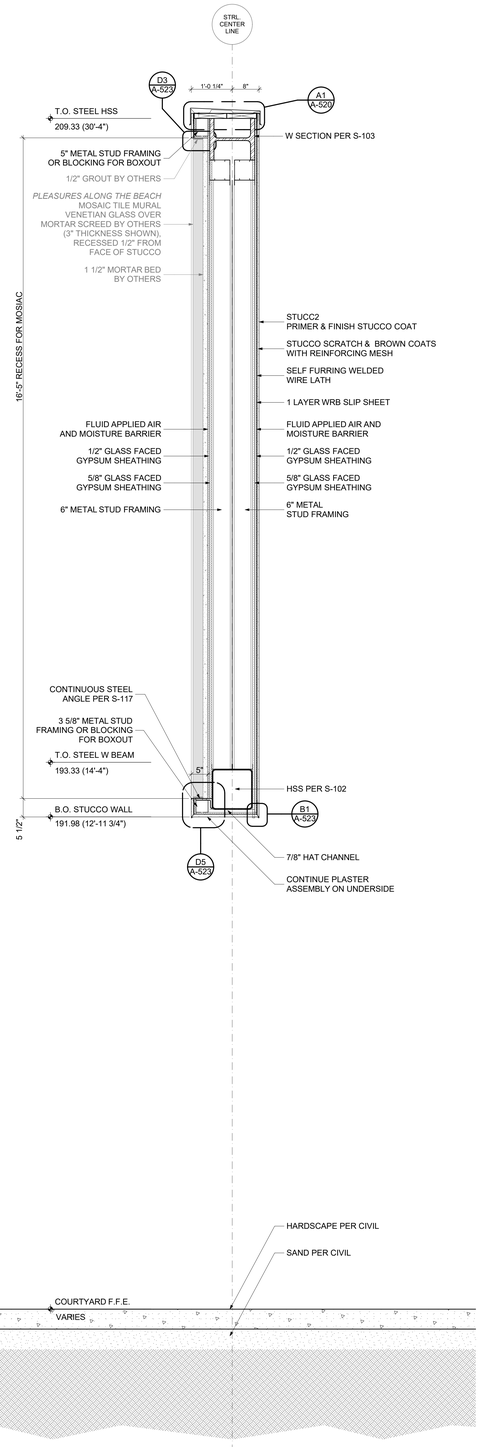


A1 WEST FREESTANDING SUPPORT PLAN
SCALE: 3/4" = 1'-0"



A2 WEST FREESTANDING SUPPORT AT MOSAIC
SCALE: 3/4" = 1'-0"



A4 COURTYARD WALL SECTION THRU MOSAIC
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STAMPS

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

2" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

MARK	DATE	DESCRIPTION
	08.13.2021	90% CD
	06.18.2021	50% CD
	04.02.2021	100% DD
	01.08.2021	100% SD

ISSUE

Project No: 2011 HMCA Renovations
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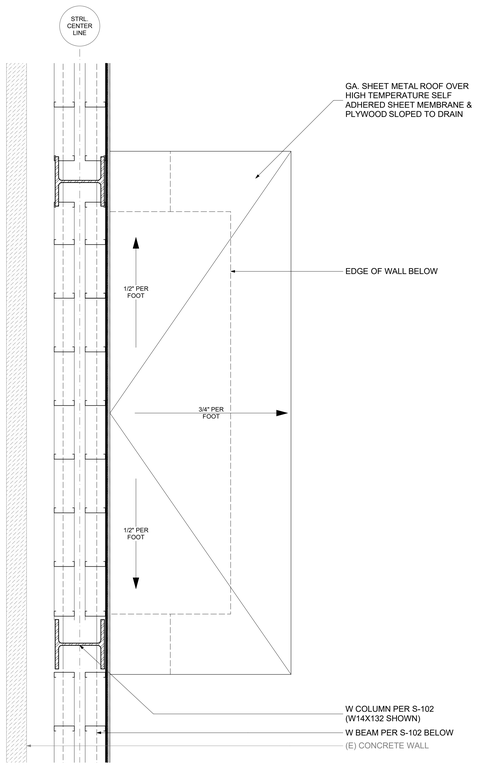
Issue Date: 08/13/2021

SHEET TITLE

EXTERIOR WALL SECTIONS - WEST COURTYARD AT MOSAIC

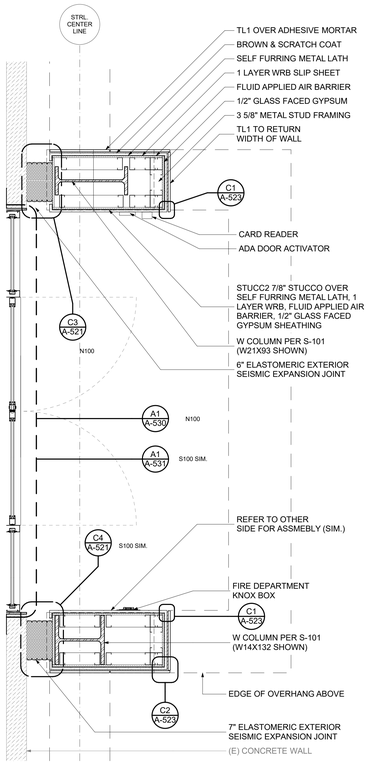
SHEET NUMBER

A-503



C1 ENTRY ROOF PLAN

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



A1 ENTRY FLOOR PLAN

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

A2 TYPICAL WALL SECTION AT ENTRY

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

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Project No: 2011 HMCA Renovations
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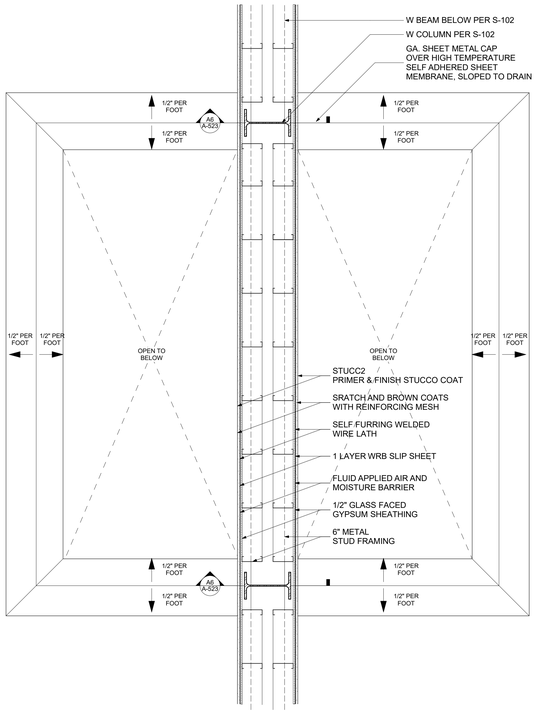
SHEET TITLE

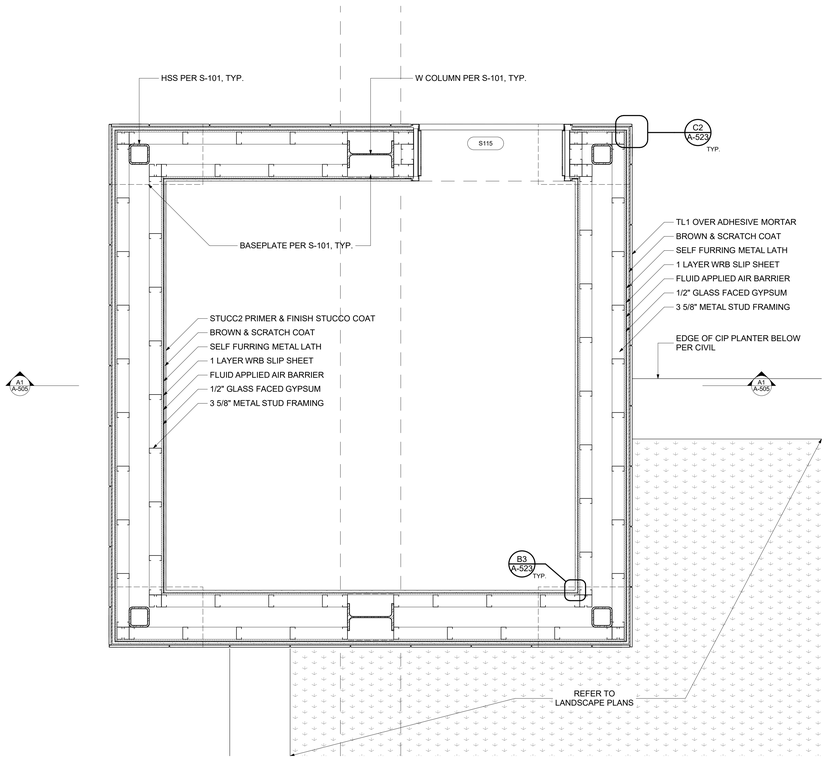
EXTERIOR WALL SECTIONS - COURTYARD ENTRIES

SHEET NUMBER

A-504



C1 OPEN AIR STORAGE ROOF PLAN
SCALE: 3/4" = 1'-0"



A1 OPEN AIR STORAGE PLAN
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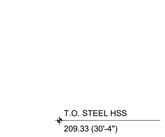

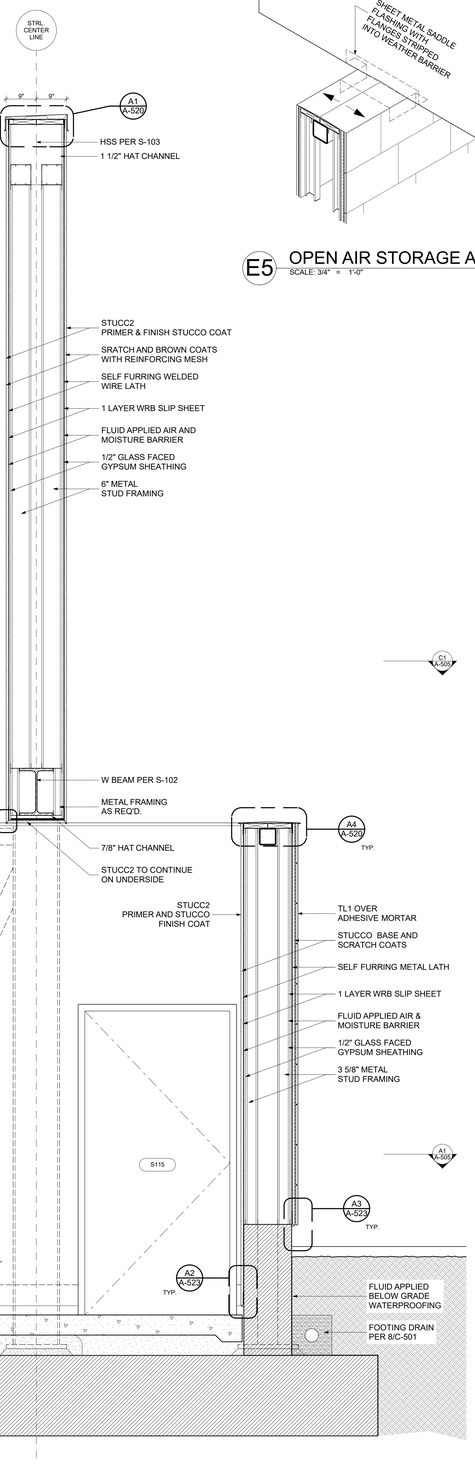

E5 OPEN AIR STORAGE AXO
SCALE: 3/4" = 1'-0"

A3 WALL SECTION THROUGH OPEN AIR STORAGE
SCALE: 3/4" = 1'-0"

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ISSUE

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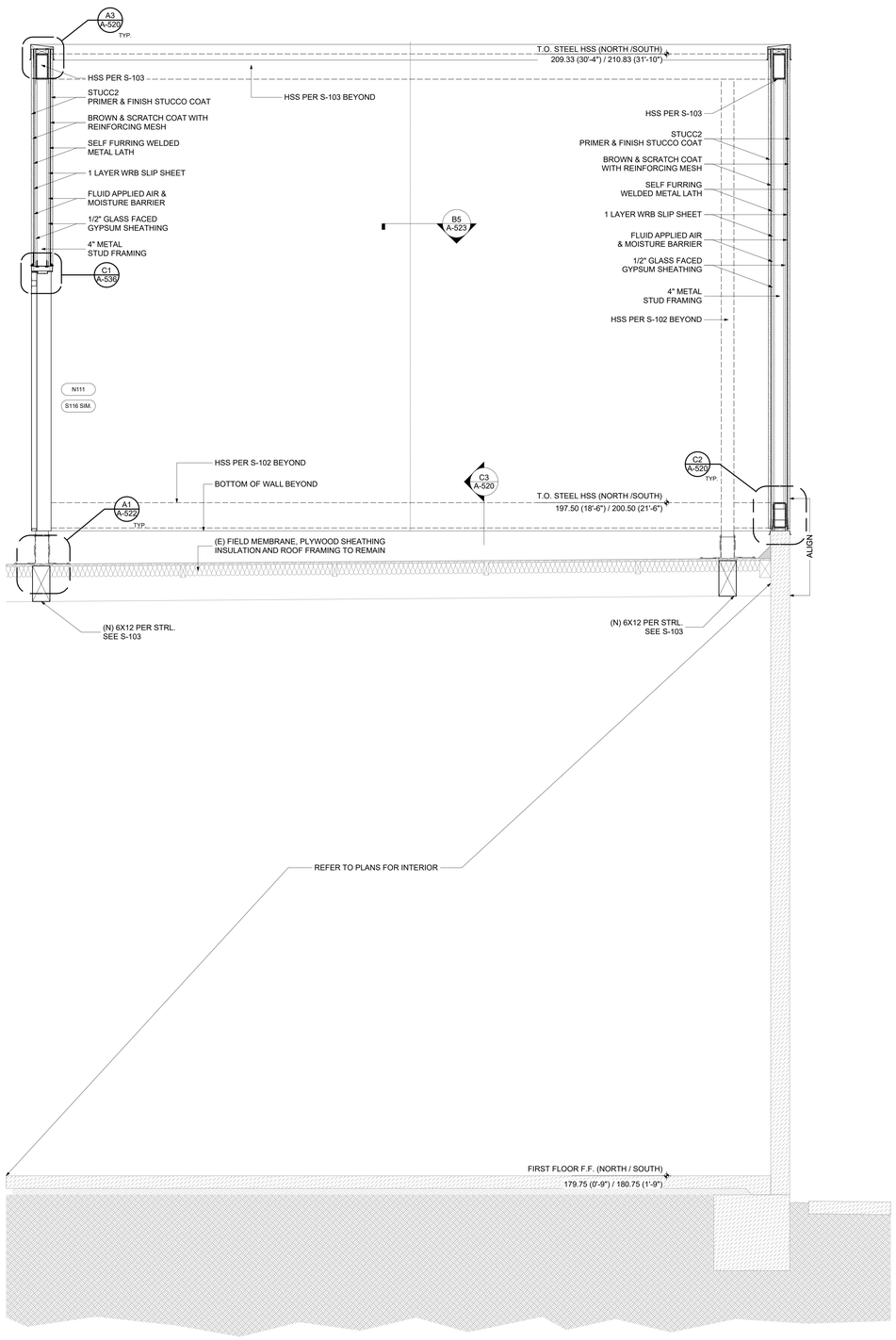
Issue Date: 08/13/2021

SHEET TITLE

EXTERIOR WALL SECTIONS - COURTYARAD STORAGE

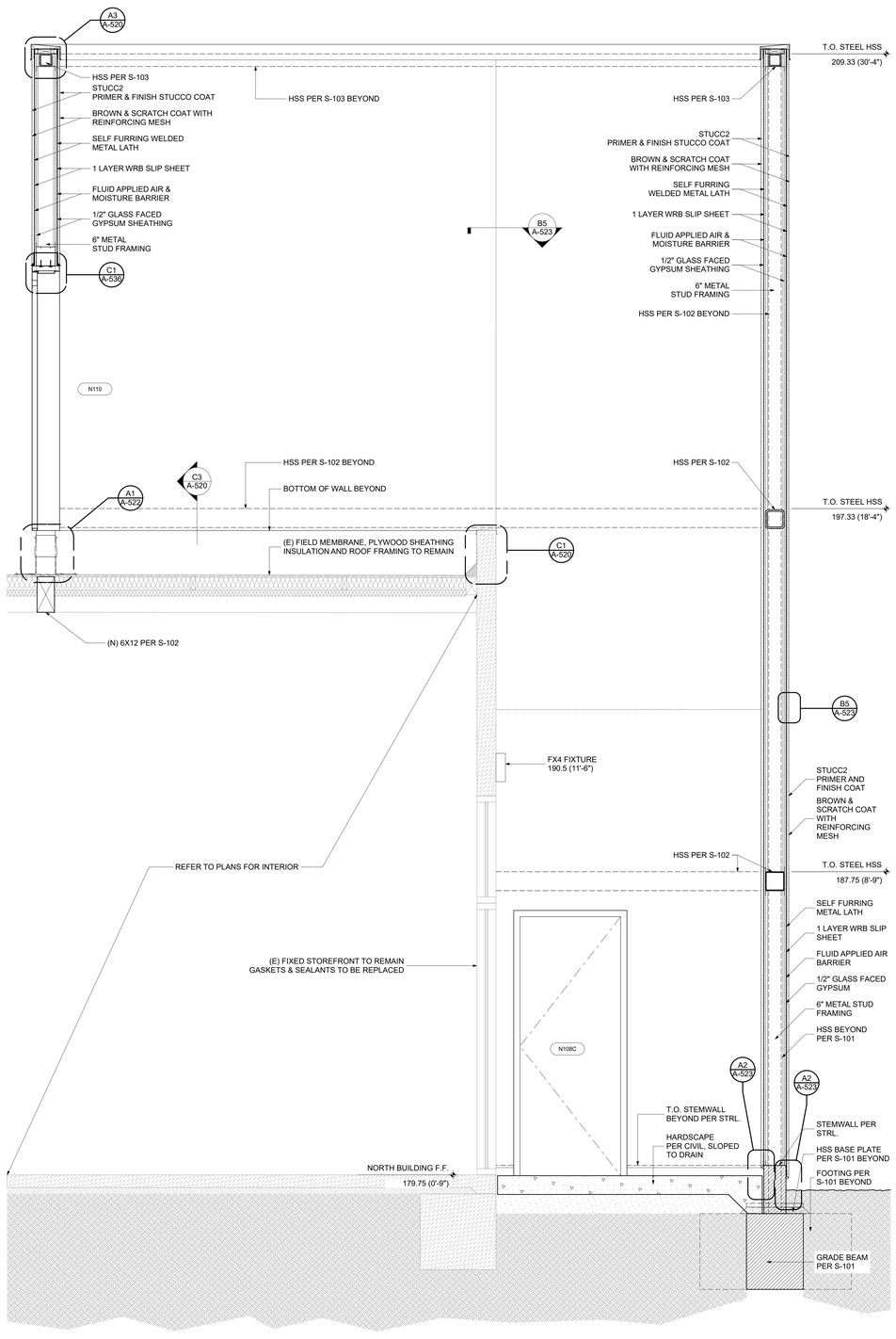
SHEET NUMBER

A-505



A1 TYPICAL WALL SECTION THROUGH ROOF MOUNTED E URBAN MARKERS

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



A4 TYPICAL WALL SECTION THROUGH NW URBAN MARKER

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PROJECT DESCRIPTION

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1" ACTUAL

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MARK	DATE	DESCRIPTION
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	08.13.2021	90% CD
	06.18.2021	50% CD
	04.02.2021	100% DD
	01.08.2021	100% SD

Project No: 2011 HMCA Renovations
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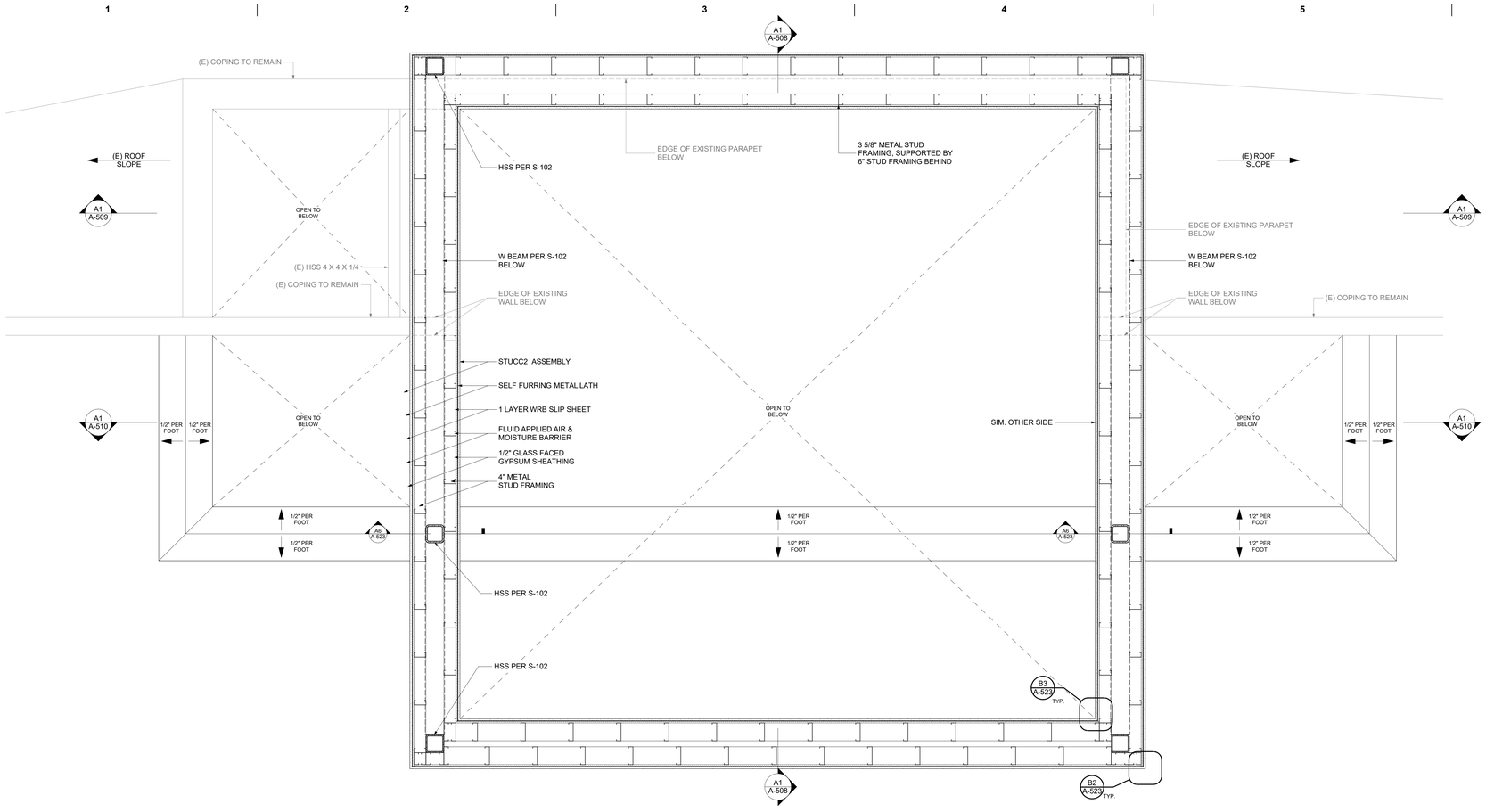
Issue Date: 08/13/2021

SHEET TITLE

EXTERIOR WALL SECTIONS - E & NW URBAN MARKERS

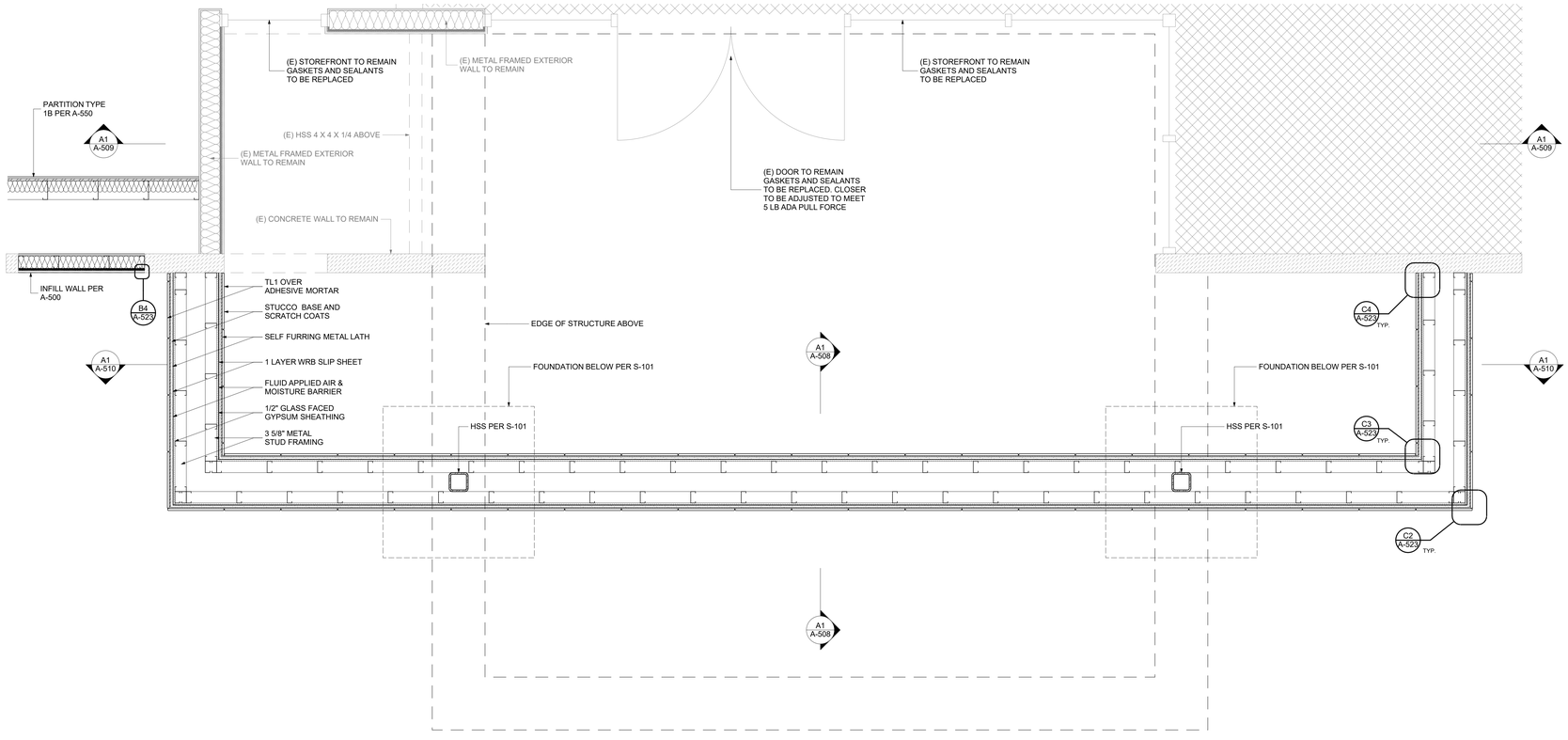
SHEET NUMBER

A-506



D1 OPEN AIR COURT - ROOF PLAN

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



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ISSUE

Project No: 2011 HMCA Renovations
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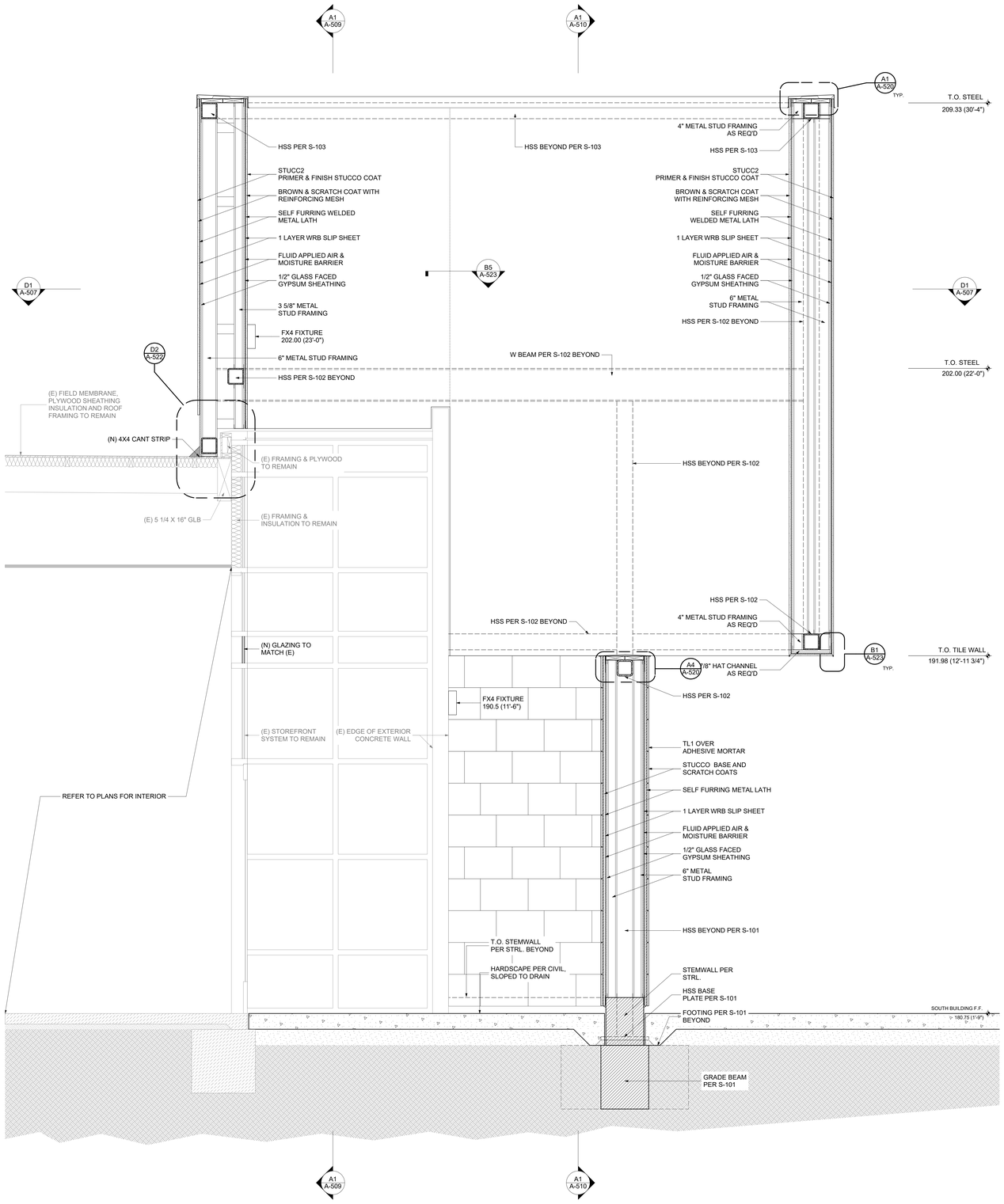
Issue Date: 08/13/2021

SHEET TITLE

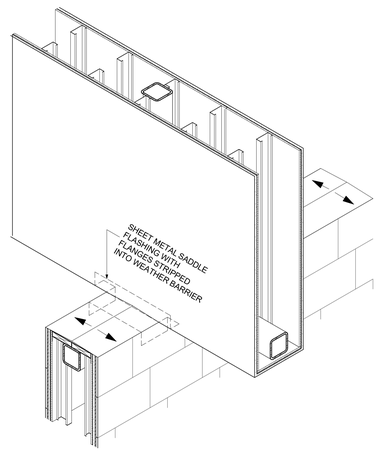
EXTERIOR WALL SECTIONS - W URBAN MARKER

SHEET NUMBER

A-507



A1 EAST / WEST WALL SECTION THROUGH WEST URBAN MARKER - FACING SOUTH
SCALE: 3/4" = 1'-0"



A5 WETS URBAN MARKER DETAIL AXO
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STAMPS

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

MARK	DATE	DESCRIPTION
	08.13.2021	90% CD
	06.18.2021	50% CD
	04.02.2021	100% DD
	01.08.2021	100% SD

ISSUE

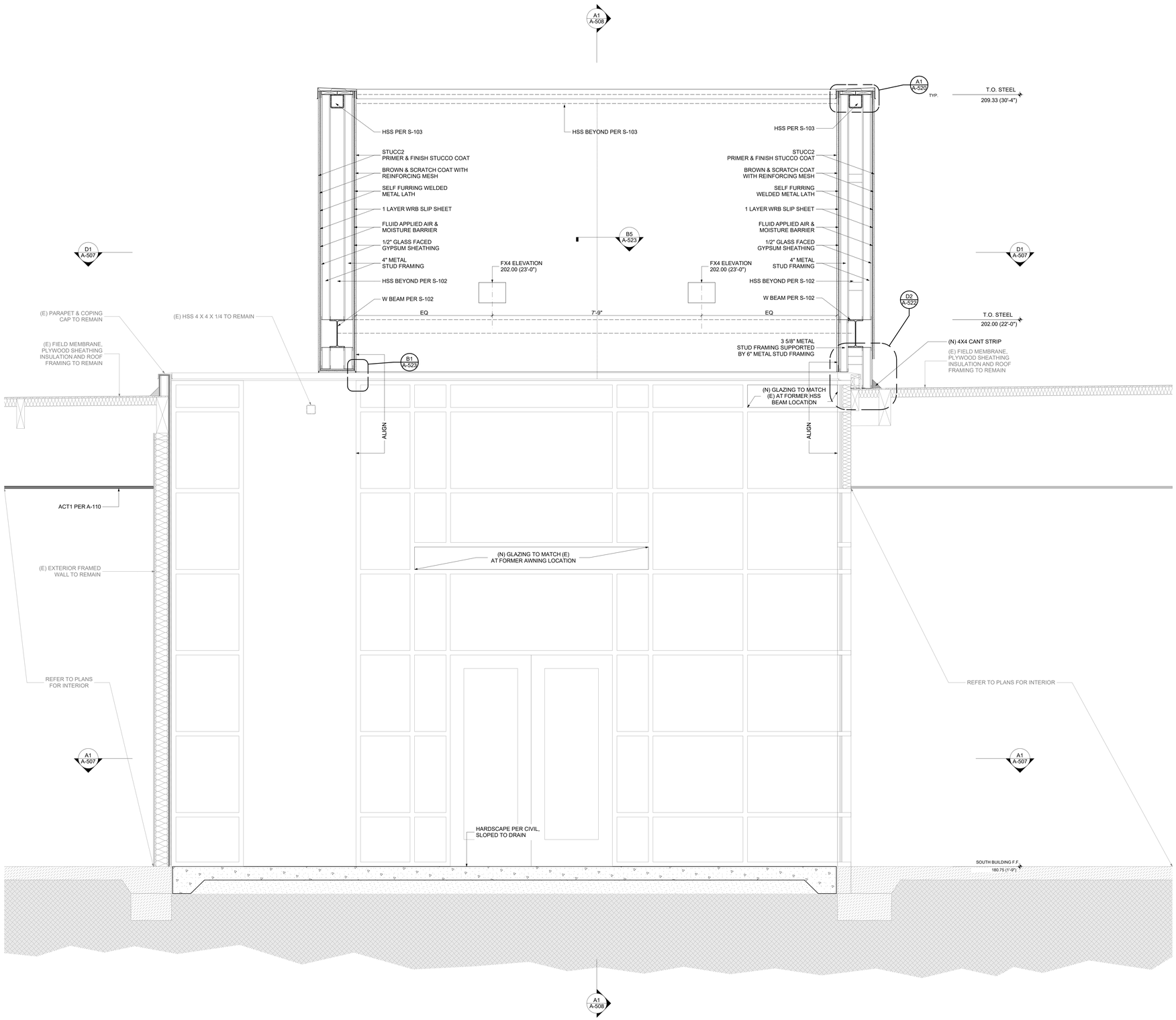
Project No: 2011 HMCA Renovations
Copyright: JOHNSTON MARKLEE
Issue Date: 08/13/2021

SHEET TITLE

EXTERIOR WALL SECTIONS - W URBAN MARKER

SHEET NUMBER

A-508



A1 NORTH / SOUTH WALL SECTION THROUGH WEST URBAN MARKER - FACING EAST

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

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DIVISION 02 - EXISTING CONDITIONS
02 41 20 SELECTIVE BUILDING DEMOLITION

DIVISION 03 - CONCRETE
03 30 00 CAST-IN-PLACE CONCRETE
03 35 10 CONCRETE FLATWORK FINISHING AND CURING
03 35 40 POLISHED CONCRETE FINISHING
03 54 16 HYDRAULIC CEMENT UNDERLAYMENT

DIVISION 04 - MASONRY
04 21 15 ADHERED VENEER WALL SYSTEM

DIVISION 05 - METALS
05 05 13 SHOP-APPLIED STEEL PRIMER
05 05 23 METAL FASTENINGS
05 12 00 STRUCTURAL STEEL FRAMING
05 40 00 COLD-FORMED METAL FRAMING
05 50 00 METAL FABRICATIONS

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES
06 10 00 ROUGH CARPENTRY
06 10 53 MISCELLANEOUS ROUGH CARPENTRY
06 16 43 GMF GYPSUM SHEATHING
06 41 00 ARCHITECTURAL WOOD CASEWORK
06 48 00 INTERIOR WOOD DOOR FRAMES

DIVISION 07 - THERMAL AND MOISTURE PROTECTION
07 01 56 MEMBRANE ROOFING MODIFICATIONS
07 18 23 PU PEDESTRIAN TRAFFIC COATINGS
07 21 50 BUILDING ENCLOSURE INSULATION
07 25 13 SHEET WEATHER-RESISTIVE BARRIERS
07 62 00 SHEET METAL FLASHING AND TRIM
07 65 26 SASM FLASHING
07 72 33 ROOF HATCHES
07 84 00 FIRESTOPPING
07 92 00 JOINT SEALANTS
07 92 21 ELECTRICAL BOX PADS
07 95 13 EXPANSION JOINTS

DIVISION 08 - OPENINGS
08 12 13 STANDARD HOLLOW METAL FRAMES
08 13 13 STANDARD HOLLOW METAL DOORS
08 14 19 MDF SOLID PANEL DOORS
08 31 16 ACCESS PANELS
08 34 73 SOUND CONTROL DOOR ASSEMBLIES
08 41 13 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
08 71 00 DOOR HARDWARE
08 81 00 GLASS GLAZING

DIVISION 09 - FINISHES
09 05 06 PREPARATION OF CONCRETE SUBSTRATES FOR FINISH FLOORING
09 22 16 LIGHTGAGE METAL FRAMING
09 24 16 POLYMER-MODIFIED PORTLAND CEMENT PLASTERING
09 28 15 GMF GYPSUM TILE BACKING BOARD
09 29 00 GYPSUM BOARD
09 30 00 TILING
09 51 12 ACOUSTICAL PANEL CEILINGS
09 65 14 RESILIENT BASE
09 68 13 TILE CARPETING
09 77 33 FRP WALL PANELS
09 81 33 ACOUSTICAL INSULATION, SEALANTS, AND ACCESSORIES
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09 96 53 ELASTOMERIC COATINGS
09 97 23 PENETRATING CONCRETE FLOOR SEALER

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10 21 13 TOILET COMPARTMENTS
10 28 13 COMMERCIAL TOILET ACCESSORIES
10 44 00 FIRE PROTECTION SPECIALTIES

DIVISION 12 - FURNISHINGS
12 24 13 ROLLER WINDOW SHADES
12 36 64 QUARTZ AGGLOMERATE COUNTERTOPS

DIVISION 31 - EARTHWORK
31 20 00 EARTH MOVING
31 22 19 LANDSCAPE GRADING

DIVISION 32 - EXTERIOR IMPROVEMENTS
32 12 16 ASPHALT PAVING
32 13 13 CONCRETE PAVING
32 13 13.02 CONCRETE PAVING (LANDSCAPE)
32 13 23 SITE CONCRETE
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32 84 00 PLANTING IRRIGATION
32 91 13 SOIL PREPARATION
32 93 00 EXTERIOR PLANTS
32 94 00 LANDSCAPE PLANTING ACCESSORIES
32 98 13 LANDSCAPE ESTABLISHMENT PERIOD

DIVISION 33 - UTILITIES
33 41 00 STORM UTILITY DRAINAGE PIPING
33 43 00 LANDSCAPE DRAINAGE

LEGEND

- EXISTING CONCRETE
- CAST IN PLACE CONCRETE
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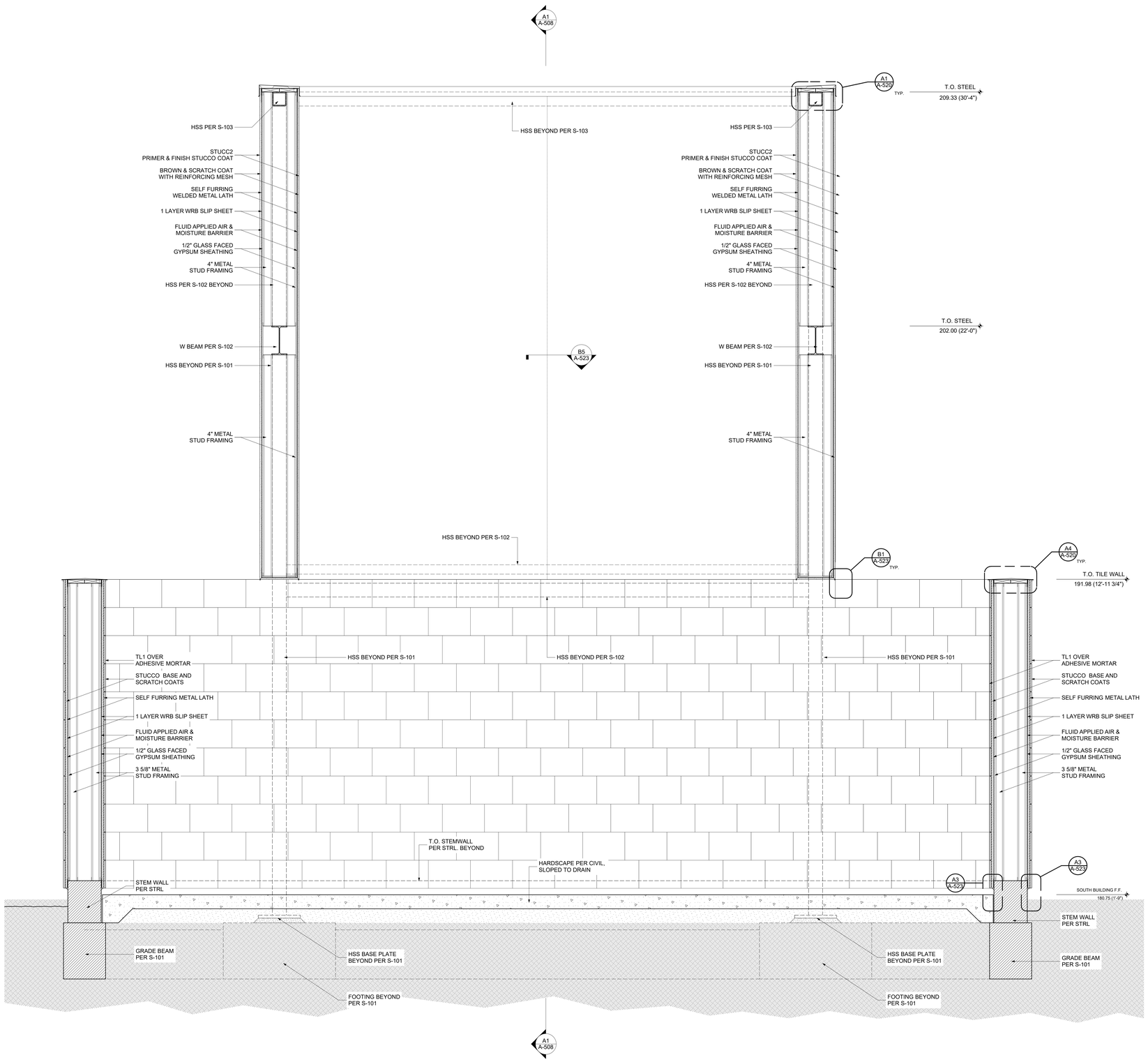
SHEET TITLE

EXTERIOR WALL SECTIONS - W URBAN MARKER

SHEET NUMBER

A-509



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SHEET TITLE

INTERIOR WALL SECTIONS - W URBAN MARKER

SHEET NUMBER

A-510

ABBREVIATIONS

A, AMP	AMPERES	MCB	MAIN CIRCUIT BREAKER
AC	ALTERNATING CURRENT	MCC	MOTOR CONTROL CENTER
AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
ARS	AVAILABLE RMS SYMMETRICAL AMPERES	MFGR	MANUFACTURER
		MH	MOUNTING HEIGHT
ATS	AUTOMATIC TRANSFER SWITCH	MLO	MAIN LUGS ONLY
AWG	AMERICAN WIRE GAUGE	MRS	MINIMUM RMS SYMMETRICAL AMPERES (EQUIPMENT RATING)
BC	BARE COPPER		
BKBD	BACKBOARD	MTD	MOUNTED
C	CONDUIT	MTS	MANUAL TRANSFER SWITCH
CKT	CIRCUIT	NC	NORMALLY CLOSED
CKT BRKR	CIRCUIT BREAKER	NF	NON-FUSED
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	NIC	NOT IN CONTRACT
		NL	NIGHT LIGHT
CLG	CEILING	NO	NORMALLY OPEN
CO	CONDUIT ONLY	NTS	NOT TO SCALE
CONT	CONTACTOR	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
CT	CURRENT TRANSFORMER		
CU	COPPER	OFOI	OWNER FURNISHED, OWNER INSTALLED
DB	DIRECT BURIAL		
DISC	DISCONNECT	P	POLE
DIST	DISTRIBUTION	PB	PULL BOX
DWG	DRAWING	PH, ø	PHASE
E	EXISTING TO REMAIN	PNL	PANEL
EDF	ELECTRIC DRINKING FOUNTAIN	PT	POTENTIAL TRANSFORMER
EH	ELECTRICALLY HELD	PVC	POLYVINYL CHLORIDE
ER	EXISTING TO BE RELOCATED	PWR	POWER
ERM	EXISTING TO BE REMOVED	R	EXISTING TO BE REMOVED
EWC	ELECTRIC WATER COOLER	REQ'D	REQUIRED
EWH	ELECTRIC WATER HEATER	RL	RELOCATED EXISTING
F	FUSE	RM	ROOM
FA	FIRE ALARM	SEC	SECOND
FI	FILM ILLUMINATOR	SP, 1P	SINGLE POLE
FLA	FULL LOAD AMPERES	SW	SWITCH
FLEX	FLEXIBLE CONDUIT	SWBD	SWITCHBOARD
FLUOR	FLUORESCENT	TELE	TELEPHONE
G, GRD	GROUND	TERM	TERMINAL
GFI	GROUND FAULT INTERRUPTER	TP	TWISTED PAIR
HID	HIGH INTENSITY DISCHARGE	XFMR	TRANSFORMER
HOA	HAND-OFF-AUTOMATIC	TS	TIME SWITCH
HP	HORSEPOWER	TSP	TWISTED SHIELDED PAIR
HZ	HERTZ (CYCLES/SEC.)	TYP	TYPICAL
INCAND	INCANDESCENT	UON	UNLESS OTHERWISE NOTED
J-BOX	JUNCTION BOX	V	VOLTS
KCMIL	THOUSAND CIRCULAR MILS	VA	VOLT AMPERES
KV	KILOVOLT	VAR	REACTIVE VOLT AMPERES
KVA	KILOVOLT AMPERES	VP	VAPOR PROOF
KW	KILOWATT	VSD	VARIABLE SPEED DRIVE
LCL	LONG CONTINUOUS LOAD	W	WATTS
LML	LARGEST MOTOR LOAD	WCR	WITHSTAND CURRENT RATING (EQUIPMENT)
LTG	LIGHTING		
LV	LOW VOLTAGE	WP	WEATHERPROOF
MAX	MAXIMUM	XP, EXP	EXPLOSION PROOF

FLOOR	WALL	GROUNDING SYSTEM
— G —		GROUND CONDUCTOR IN CONDUIT. SIZE AS INDICATED.
		BURIED GROUND CONDUCTOR. SIZE AS INDICATED.
		GROUND ROD.
— G — G		EXOTHERMIC GROUND CONNECTION.
		GROUND PLATE.
		CONNECTION TO GROUND, UON.
	G	GROUND BUS BAR MOUNTED AT +18".
	G	DUPLEX GROUND JACK.

STUB MTD.	CEILING	WALL	IN FLOOR BOX	GENERAL ELECTRICAL SYSTEM
J	J	J		JUNCTION BOX. SIZE AS NOTED, OR REQ'D. BY CODE OR SPECIFICATIONS.
J	J	J		JUNCTION BOX W/ FLEX. CONDUIT CONNECTION TO EQUIPMENT.
				DUPLEX CONVENIENCE RECEPTACLE.
				DUPLEX CONVENIENCE RECEPTACLE, WALL MOUNTED AT +42" (TYP).
A	A	A	A	SPECIAL RECEPTACLE; LETTER INDICATES TYPE PER SCHEDULE.
				DOUBLE DUPLEX CONVENIENCE RECEPTACLE.
				SINGLE CONVENIENCE RECEPTACLE
				SINGLE CONVENIENCE RECEPTACLE, WALL MOUNTED AT +42" (TYP).
				DUPLEX CONVENIENCE RECEPTACLE ON EMERGENCY CIRCUIT.
				DUPLEX CONVENIENCE RECEPTACLE ON EMERGENCY CIRCUIT, AT +42" (TYP).
A	A	A	A	SPECIAL RECEPTACLE ON EMERGENCY CIRCUIT; LETTER INDICATES TYPE PER SCHEDULE.
				DOUBLE DUPLEX CONVENIENCE RECEPTACLE ON EMERGENCY CIRCUIT.
				SINGLE CONVENIENCE RECEPTACLE ON EMERGENCY CIRCUIT.
				SINGLE CONVENIENCE RECEPTACLE ON EMERGENCY CIRCUIT, AT +42" (TYP).
				SIGN OUTLET.VERIFY SERVICE REQUIREMENT AND LOCATION WITH SIGN INSTALLER.

SINGLE LINE DIAGRAM SYMBOLS

	TRANSFORMER, DELTA TO GROUNDED WYE SHOWN.
	MOLDED CASE CIRCUIT BREAKER, 3P, UON.
CL	CURRENT LIMITING CIRCUIT BREAKER, 3P, UON.
G	MOLDED CASE CIRCUIT BREAKER WITH GROUND FAULT RELAY & SHUNT TRIP, 3P, UON.
	SHUNT TRIP CIRCUIT BREAKER, 3P, UON.
	NON-FUSED DISCONNECT SWITCH, 30A, 3P, UON.
	FUSED DISCONNECT SWITCH, 3P, UON.
2	MAGNETIC MOTOR STARTER – SIZE '2' INDICATED (SIZE '1' IS MINIMUM UON).
M	PROVISION FOR UTILITY COMPANY METERS.
D	DIGITAL DISPLAY METER.
G	GROUND SENSING RELAY.
	BRANCH CIRCUIT PANELBOARD WITH FEED-THROUGH GUTTER, & MAIN CIRCUIT BREAKER SIZED PER SCHEDULE.
5	MOTOR HORSEPOWER AS INDICATED ON SINGLE LINE DIAGRAM AND MOTOR SCHEDULE.
	MOLDED CASE CIRCUIT BREAKER IN SEPARATE ENCLOSURE.

SPECIAL RECEPTACLES

LETTER	RATING	NEMA	NOTES
A	125V, 1ø, 30A, 2P, 3W	5-30R	WITH 5-30P PLUG.
B	250V, 1ø, 20A, 2P, 3W	6-20R	WITH 6-20P PLUG.
C	250V, 1ø, 30A, 2P, 3W	6-30R	WITH 6-30P PLUG.
D	250V, 1ø, 50A, 2P, 3W	6-50R	WITH 6-50P PLUG.
F	125/250V, 1ø, 20A, 3P, 4W	14-20R	WITH 14-20P PLUG.
G	125V, 1ø, 20A,2P,3W DUPLEX	5-20R	GROUND FAULT INTERRUPTING MOUNTED AT +42" UON.
H	125/250V, 1ø, 30A, 3P, 4W	14-30R	WITH 14-30P PLUG.
IG	125V, 1ø, 20A, 2P, 3W	5-20R	ISOLATED GROUND W/ INTEGRAL TRANSIENT VOLT SUPPRESSOR.
J	250V, 1ø, 30A, 2P, 3W	L6-30R	WITH L6-30P PLUG.
L	125V, 1ø, 20A, 2P, 3W LOCKING	L5-20R	WITH L5-20P PLUG.
LA	125V, 1ø, 30A, 2P, 3W LOCKING	L5-30R	WITH L5-30P PLUG.
M	250V, 3ø, 20A, 3P, 4W	15-20R	WITH 15-20P PLUG.
N	250V, 3ø, 30A, 3P, 4W	15-30R	WITH 15-30P PLUG.
P	250V, 3ø, 50A, 3P, 4W	15-50R	WITH 15-50P PLUG.
R	250V, 3ø, 60A, 3P, 4W	15-60R	WITH 15-60P PLUG.
S	125V, 1ø, 20A, 2P, 3W	5-20R	"SAFETY TYPE" RECEPTACLE.
U	250V, 1ø, 20A, 2P, 3W	6-15R	WITH 6-15P PLUG.
V	250V, 1ø, 20A, 3P, 4W	14-30R	WITH 14-30P PLUG.
X	250V, 1ø, 30A, 2P, 3W LOCKING	L6-30	WITH L6-30P PLUG.
W	480V, 3ø, 60A, 3P, 4W	IEC 309-1&2 (NOT NEMA)	PIN & SLEEVE ON 15° ANGLE BACK BOX W/ MATCHING PLUG.
WP	125V, 1ø, 20A, 2P, 3W DUPLEX	5-20R	WITH WEATHERPROOF COVER AND GROUND FAULT INTERRUPTING.

ELECTRICAL SYMBOLS

AA,1-3-5	IDENTIFIES SINGLE OR MULTIWIRE BRANCH CIRCUITS (THREE CIRCUITS SHOWN) IN HOMERUN TO PANEL AA.
	HOMERUN TO PANELBOARD, CABINET OR TERMINAL BOARD AS INDICATED.
	HOMERUN TO SWITCHBOARD OR MOTOR CONTROL CENTER. SIZE PER SINGLE LINE DIAGRAM OR SCHEDULE.
	CONDUIT CONCEALED IN WALLS OR ABOVE CEILING. REFER TO SPECIFICATIONS FOR USE OF EXPOSED CONDUIT.
	CONDUIT BELOW FLOOR SLAB OR UNDERGROUND.
	CONDUIT TURNED DOWN.
F	CONDUIT TURNED UP (LETTER 'F' INDICATES FLUSH FLOOR COUPLING TERMINATION).
	CONDUIT STUBBED & CAPPED.
	FLEXIBLE CONDUIT CONNECTION.
	CONDUIT SLEEVE STUBBED ABOVE FINISHED FLOOR (RISER DIAGRAM).
	RECESSED MOUNTED PANELBOARD, CABINET, OR EQUIPMENT
	SURFACE MOUNTED PANELBOARD, CABINET, OR EQUIPMENT.
	POWER DISTRIBUTION PANELBOARD.
	BRANCH CIRCUIT PANELBOARD.
	TERMINAL CABINET, SIGNAL SYSTEM.
	NON-FUSED DISCONNECT SWITCH, 30A, 3P, UON.
60/40	DISCONNECT SWITCH, 60A WITH 40A FUSES SHOWN.
70	3-POLE CIRCUIT BREAKER DISCONNECT, 70A TRIP SHOWN.
	COMBINATION MAGNETIC MOTOR STARTER AND CIRCUIT BREAKER DISCONNECT.
PB	PULL-BOX. SIZE BY CODE OR SPECIFICATIONS, UON.
	RELAY OR CONTACTOR. SUBSCRIPT LETTERS INDICATE THE FOLLOWING: TDR – TIME DELAY RELAY LC – MECHANICALLY HELD CONTACTOR OR RELAY EC – MAGNETICALLY HELD CONTACTOR OR RELAY HC – HEATER CONTACTOR
1 A	REFERENCE TO NOTE #1 OR NOTE "A".
+4'-6"	MOUNTING HEIGHT FROM FINISHED FLOOR TO CENTERLINE OF OUTLET OR EQUIPMENT.
MH= 10'-6"	MOUNTING HEIGHT FROM FINISHED FLOOR TO BOTTOM OF OUTLET OR EQUIPMENT.
	DETAIL DESIGNATION / SHEET NUMBER — DETAIL REFERENCE.
T	DRY TYPE TRANSFORMER.
	MANUAL STARTER/SWITCH

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BRANCH CIRCUIT WIRING LEGEND

NOTE: SYMBOL INCLUDES EQUIPMENT GROUND CONDUCTOR (NOT INDICATED).

	1/2"C-3#12*
	1/2"C-4#12*
	3/4"C-5#12*
	3/4"C-6#12*
	3/4"C-7#12*
	1"C-8#12*
	1"C-9#12*
#10	1/2"C-3#10
#10	3/4"C-4#10
#10	3/4"C-5#10
#10	3/4"C-6#10
#10	1"C-7#10
#10	1"C-8#10
#10	1"C-9#10
#8	3/4"C-2#8 & 1#10
#8	3/4"C-3#8 & 1#10
#8	1"C-4#8 & 1#10
#8	1"C-5#8 & 1#10
#8	1"C-6#8 & 1#10
#8	1-1/4"C-7#8 & 1#10
#8	1-1/4"C-8#8 & 1#10

*FOR 120 VOLT RECEPTACLE WIRING, PROVIDE #10 AWG NEUTRAL CONDUCTORS MINIMUM.

FOR PROJECT INFORMATION/SCOPE OF WORK, REFER TO ARCHITECTURAL SET.

GENERAL NOTES: (RENOVATION)

A. OBTAIN STRUCTURAL ENGINEER'S APPROVAL PRIOR TO ANY CORE DRILLING OF AN EXISTING SUSPENDED SLAB. X-RAY THE SLAB TO AVOID RE-BAR, ETC.

B. THE INFORMATION ON THE DEMOLITION DRAWINGS REGARDING EXISTING CONDITIONS WAS OBTAINED LARGELY FROM FIELD OBSERVATIONS AND DISCUSSIONS WITH FACILITY PERSONNEL. PROVIDE A SURVEY OF THE EXISTING BUILDING AND VERIFICATION OF THE EXISTING CONDITIONS.

C. REFER TO THE ARCHITECTURAL DEMOLITION FLOOR PLANS AND REFLECTED CEILING PLANS TO ESTABLISH THE COMPLETE SCOPE OF WORK.

D. PROVIDE THE REQUIRED NEW CONDUIT, CONDUIT INTERCEPTIONS, JUNCTION BOXES, PULL BOXES, NEW CONDUCTORS, ETC. TO ACCOMPLISH THE WORK. INTEGRATE THE NEW WORK WITH THE EXISTING WHERE INDICATED. MAINTAIN THE CONTINUITY AND OPERATION OF THE EXISTING SYSTEMS IN THE AREAS ADJACENT TO THE REMODELED AREAS.

E. EXISTING BRANCH CIRCUIT CONDUITS MAY BE REUSED FOR THE NEW WORK. UNDER THESE CONDITIONS, PROVIDE ALL NEW CONDUCTORS. CONDUCTOR FILL PER CODE. IN CEILING SPACES, REMOVE ANY EXISTING CONDUITS THAT ARE NOT REUSED.

F. WHERE THE ARCHITECTURAL DRAWINGS INDICATE THAT AN EXISTING PARTITION IS TO BE REMOVED, DISCONNECT AND REMOVE EXISTING ELECTRICAL DEVICES, OUTLET BOXES, CONDUIT AND CONDUCTORS. REMOVE CONDUCTORS BACK TO THE LAST ELECTRICAL DEVICE TO REMAIN ACTIVE. REFER TO THE DEMO AND MODERNIZATION DRAWINGS FOR THE SCOPE OF THIS WORK.

G. ALL REMOVED LIGHTING FIXTURES, RECEPTACLE OUTLETS, AND FIRE ALARM DEVICES SHALL BE DISPOSED OF PROPERLY.

H. WHERE THE ELECTRICAL DRAWINGS INDICATE THAT A DEVICE OF ANY TYPE IS TO BE REMOVED FROM A PARTITION THAT REMAINS, DISCONNECT AND REMOVE THE DEVICE AND OUTLET BOX. REMOVE THE CONDUCTORS BACK TO THE LAST DEVICE TO REMAIN ACTIVE. CAP THE CONDUIT IN THE PARTITION AND ABANDON. AT THE TOP OF THE PARTITION, INTERCEPT AND CAP THE CONDUIT IN THE CEILING SPACE AT THE FIRST ACCESSIBLE COUPLING.

I. WHERE THE ARCHITECTURAL DRAWINGS INDICATE THAT A CEILING IS TO BE REMOVED AND REPLACED, DISCONNECT AND REMOVE THE EXISTING LIGHT FIXTURES, ELECTRICAL DEVICES, AND FIRE ALARM SYSTEM DEVICES. UNLESS OTHERWISE NOTED, PROVIDE NEW FIXTURES AND DEVICES. REFER TO THE SPECIFICATIONS AND DEMO DRAWINGS FOR A MORE DETAILED DESCRIPTION OF THE SCOPE OF THIS WORK.

J. WHERE THE DRAWINGS INDICATE THAT AN EXISTING CONDUIT (BRANCH CIRCUIT OR FEEDER) IS TO BE INTERCEPTED FOR PURPOSES OF EXTENDING TO A NEW LOCATION, ALWAYS REMOVE THE EXISTING CONDUCTORS AND PROVIDE NEW CONDUCTORS BETWEEN POINTS OF CONNECTION. WHEN THIS WORK REQUIRES REMOVING AN EXISTING WIRING DEVICE (RECEPTACLE OR SWITCH) AT A LOCATION THAT REMAINS, PROVIDE A NEW WIRING DEVICE AND PLATE.

K. WHERE THE DRAWINGS INDICATE THAT AN EXISTING DEVICE (RECEPTACLE OR SWITCH) LOCATION REMAINS IN A REMODEL AREA, PROVIDE A NEW WIRING DEVICE AND WALLPLATE.

L. DISCONNECT AND REMOVE ALL CONDUIT AND CONDUCTORS THAT HAVE BEEN ABANDONED IN PLACE IN CEILING OR WALLS.

M. COORDINATE LOCATION OF ALL NEW ELECTRICAL PANELS WITH FURNITURE AND EQUIPMENT TO ENSURE CODE-REQUIRED CLEARANCES ARE PROVIDED.

GENERAL NOTES:

A. THE SCALE INDICATED ON THE PLANS AND DETAILS IS BASED ON FULL SIZE DRAWINGS. REDUCED DRAWINGS MAY BE ISSUED. EXAMPLE: 1/4" SCALE FLOOR PLANS ARE REDUCED TO 1/8" = 1'-0" ON HALF SIZE PRINTS. SEE SCALE MARKINGS ON DRAWINGS.

B. SYMBOLS LISTED ARE CONSIDERED "AS APPLICABLE". NOT ALL SYMBOLS LISTED ARE INDICATED ON THE DRAWING.

C. ALL EQUIPMENT MUST BE LISTED AND LABELED BY A RECOGNIZED TESTING AGENCY, I.E. U.L.

D. ALL WORK TO COMPLY WITH 2019 CALIFORNIA ELECTRICAL CODE.

E. MOUNT WALL OUTLETS AND RECEPTACLES AT +18" VERTICALLY, UNLESS OTHERWISE NOTED OR AS REQUIRED TO CLEAR COUNTERTOPS, BACKSPLASHES, BOOKCASES, AND SHELVES. REFER TO ARCHITECTURAL DRAWINGS FOR CASEWORK DETAILS. REFER TO THE ELECTRICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

F. MOUNT SWITCHES, THERMOSTATS, AND DEVICES REQUIRING OBSERVATION OR OPERATION AT +42", UNLESS OTHERWISE NOTED. REFER TO THE ELECTRICAL SPECIFICATIONS.

G. PROVIDE AND LOCATE OUTLETS FOR EQUIPMENT FURNISHED UNDER OTHER SECTIONS PER EQUIPMENT SUPPLIER REQUIREMENTS.

H. WHEN TWO OUTLETS ARE SHOWN BACK TO BACK ON THE SAME WALL, CONTRACTOR SHALL PROVIDE AN ACOUSTICAL SOUND INSULATION BATT. WHEN OUTLETS ARE INTERCONNECTED, PROVIDE 24" OF FLEXIBLE CONDUIT BETWEEN THESE OUTLETS. OUTLETS LOCATED ON OPPOSITE SIDES OF FIRE RATED WALLS, SHALL BE SEPARATED BY A MINIMUM OF 24".

I. COORDINATE ALL ELECTRICAL CEILING MOUNTED EQUIPMENT (LIGHTING FIXTURES, SMOKE DETECTORS, ETC.) WITH THE ARCHITECTURAL CEILING PLANS.

J. LOCATION AND MOUNTING HEIGHT OF LIGHTING FIXTURES IN MECHANICAL EQUIPMENT ROOMS SHALL BE CAREFULLY COORDINATED WITH THE MECHANICAL EQUIPMENT AND DUCTS.

K. PENETRATIONS OF CONDUITS THROUGH WALLS REQUIRING PROTECTED OPENINGS (FIRE RATED) SHALL BE FIRE STOPPED WITH A TESTED ASSEMBLY APPROVED BY THE FIRE MARSHAL.

L. ALL ELECTRICAL CONDUIT CROSSING BUILDING SEISMIC SEPARATIONS OR EXPANSION JOINTS SHALL BE PROVIDED WITH APPROVED FLEXIBLE CONNECTORS. REFER TO THE ARCHITECTURAL PLANS FOR ALL EXPANSION JOINT LOCATIONS.

M. SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT ELECTRICAL RATING OF THE MOTORS SERVING HVAC AND PLUMBING EQUIPMENT.

N. PROVIDE ALL HVAC AND PLUMBING CONTROLS AND WIRING PER MECHANICAL AND ELECTRICAL SECTIONS OF SPECIFICATION, AND WIRING DIAGRAMS ON MECHANICAL AND ELECTRICAL DRAWINGS.

O. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE ANCHOR TYPES AND INSTALLATION REQUIREMENTS.

P. PROVIDE ADDITIONAL UNSWITCHED CONDUCTOR TO EACH EXIT SIGN.

Q. PROVIDE LABEL ON SERVICE EQUIPMENT INDICATING MAXIMUM AVAILABLE FAULT CURRENT, INCLUDING THE DATE THE FAULT CURRENT ANALYSIS WAS PERFORMED.

R. PROVIDE SEPARATE NEUTRAL FOR EACH SINGLE PHASE CIRCUIT IN ADDITION TO BRANCH CIRCUIT WIRING LEGEND.

S. PROVIDE GFCI RECEPTACLES IN A READILY ACCESSIBLE LOCATION. COORDINATE WITH FURNITURE AND INTERIOR ELEVATION PRIOR TO ROUGH-IN.

T. PROVIDE GFCI AT INDOOR WET LOCATIONS AND WITHIN 6 FEET OF SINKS.

U. PROVIDE MINIMUM 1-1/2" SPACING FROM THE LOWEST SURFACE OF THE ROOF DECKING TO ANY RACEWAYS, BOXES, AND CABLE TRAYS.

V. PROVIDE INDEPENDENT SUPPORT WIRES WITH DISTINGUISHABLE COLOR OR TAGS FOR WIRING.

W. PROVIDE GROUNDED CONDUCTOR (NEUTRAL) AT EACH SWITCH LOCATION IN ADDITION TO BRANCH CIRCUIT WIRING LEGEND.

X. PROVIDE MINIMUM 3/4"C FOR EXTERIOR UNDERGROUND BRANCH CIRCUITS.

Y. CONTRACTOR TO PROVIDE COMPLETE SEISMIC BRACING AND ANCHORAGE OF ALL ELECTRICAL CONDUIT AND CABLE TRAYS.

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STAMPS

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

MARK	DATE	DESCRIPTION
	08.13.2021	90% CD
	06.18.2021	50% CD
	04.02.2021	100% DD
	01.08.2021	100% SD
ISSUE		

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SHEET TITLE

SYMBOLS, ABBREVIATIONS AND GENERAL NOTES

SHEET NUMBER

E-001

LIGHTING

	STRIP LIGHT
	WALL MOUNTED LINEAR LED
	RECESSED OR SURFACE 2'X4'
	RECESSED OR SURFACE 1'X4'
	RECESSED OR SURFACE 2'X2'
	SURFACE OR RECESSED MOUNTED 2'X4'
	SURFACE OR RECESSED MOUNTED 2'X2'
	SURFACE OR RECESSED MOUNTED 1'X4'
	RECESSED STEP LIGHT
	WALL MOUNTED FLOODLIGHT
	WALL MOUNTED SCONCE
	SURFACE MOUNTED DOWN LIGHT
	SURFACE MOUNTED WALL WASH
	RECESSED DOWN LIGHT
	RECESSED WALL WASH
	RECESSED 1X4 WALL WASH
	PENDANT LIGHT
	MONOPOINT TRACK HEAD
	LINEAR QUARTZ LIGHT STRIP
	TRACK WITH TRACKHEADS
	POLE MOUNTED LUMINAIRE WITH ARM
	POLE MOUNTED LUMINAIRE POST TOP MOUNTING
	CEILING MOUNTED EXIT SIGN
	EXIT SIGN WITH DIRECTIONAL
	WALL MOUNTED EXIT SIGN ARROWS (CHEVRONS)
	EMERGENCY LIGHTING UNIT
	OCCUPANCY SENSOR – CEILING MOUNTED, LINE OR LOW VOLTAGE TO MATCH TYPE OF WALL CONTROL IN THE ROOM.
LV	LINE VOLTAGE OCCUPANCY SENSOR – COMBINATION WALL SWITCH
	LOW VOLTAGE OCCUPANCY SENSOR – COMBINATION WALL SWITCH, nLIGHT nWSX PDT LV OR EQUAL
D	LOW VOLTAGE OCCUPANCY SENSOR – COMBINATION WALL DIMMER, nLIGHT nWST PDT LV DX OR EQUAL
	LOW VOLTAGE DIMMER SWITCH, nLIGHT nPODM DX OR EQUAL
	LOW VOLTAGE SWITCH, nLIGHT nPODM OR EQUAL
3	3–WAY SWITCH
4	4–WAY SWITCH
LV	LINE VOLTAGE TOGGLE SWITCH
M	LINE VOLTAGE MOTOR–RATED TOGGLE SWITCH
TS	nLIGHT GRAPHIC WALLPOD OR FRESCO TOUCHSCREEN. REFER TO KEYNOTE ON PLANS.
	SHADED SYMBOLS DENOTE EMERGENCY FIXTURES.

FLOOR	CEILING	WALL	FIRE ALARM SYSTEM
			MANUAL REPORTING STATION, AT +48".
			SMOKE DETECTOR. WALL MOUNTED AT 8" BELOW FINISHED CEILING, UON.
			THERMAL DETECTOR. WALL MOUNTED AT 8" BELOW FINISHED CEILING, UON.
	BT		BEAM SMOKE DETECTOR. SUFFIX "BT" INDICATES BEAM TRANSMITTER, "BR" INDICATES BEAM RECIEVER
	E		ELEVATOR LOBBY SMOKE DETECTOR.
			DUCT DETECTOR; COORDINATE LOCATION WITH HVAC INSTALLERS.
			SMOKE DAMPER MOTOR. COORDINATE LOCATION AND QUANTITY WITH MECHANICAL SECTION.
			RECESSED FIRE ALARM SPEAKER. WALL MOUNTED AT +80" UON.
			RECESSED FIRE ALARM SPEAKER WITH VISUAL SIGNAL. WALL MOUNTED AT +80" UON.
		H	SURFACE ALARM BELL ON OUTLET BOX. WALL MOUNTED AT +80" UON.
	RTS	RTS	REMOTE LED INDICATOR LIGHT.
		H	VISUAL ALARM SIGNAL, WALL MOUNTED AT +80" UON.
		DH	DOOR HOLD OPEN DEVICE. FLOOR DEVICE ON FLOOR BOX. WALL MOUNTED AT +72".
	F		ROLL–DOWN FIRE DOOR OR SHUTTER MOTOR OPERATED. COORDINATE LOCATION W/ARCH. DRAWINGS.
			DOOR HOLD OPEN INTEGRAL WITH DOOR HARDWARE. COORDINATE WITH HARDWARE SUPPLIER.
	S		VALVE TAMPER SWITCH WITH WP FLEX CONNECTION.
	F		WATER FLOW SWITCH WITH WP FLEX CONNECTION.
		H	FIRE SERVICE PHONE MOUNTED AT +42" UON
		J	FIRE FIGHTERS PHONE JACK, AT +42" UON
		FAAP	FIRE ALARM ANNUNCIATOR PANEL.
		FACP	FIRE ALARM CONTROL PANEL.

FLOOR	CEILING	WALL	SECURITY SYSTEM
		R	CARD ACCESS READER.
		KP	KEY PAD ACCESS TERMINAL.
		A	ACCESS INTERCOM UNIT.
		RE	REQUEST TO EXIT.
		D	DURESS ALARM.
		M	DOOR STATUS MONITOR.
		O	OVERHEAD DOOR MONITOR.
		DR	DOOR MAG LOCK REMOTE CONTROL.
		DC	DOOR CONTROLLER.
	X		EXTERIOR INTRUSION ALARM.
		PP	PUSH PAD POWER ASSIST

FLOOR	CEILING	WALL	CLOSED CIRCUIT TELEVISION SYSTEM
			INDOOR FIXED–FRAME SECURITY CAMERA.
	WP		OUTDOOR FIXED–FRAME SECURITY CAMERA.
			PANORAMIC SECURITY CAMERA.
	WP		OUTDOOR 360+PTZ SECURITY CAMERA.
	TV	TV	CCTV SURVEILLANCE MONITOR & OUTLET, WALL MOUNTED AT +42" UON.

FLOOR	CEILING	WALL	TELEPHONE/DATA SYSTEM
			TELEPHONE OUTLET. WALL MOUNTED AT +18" UON. FLOOR OUTLET ON FLOOR BOX.
			COMBINATION TELEPHONE AND DATA OUTLET.WALL MOUNTED AT +18" UON. FLOOR OUTLET ON FLOOR BOX.
		W	WALL TELEPHONE OUTLET MOUNTED AT +48".
		P	PUBLIC TELEPHONE OUTLET MOUNTED AT +48".
		PH	ACCESSIBLE PUBLIC TELEPHONE OUTLET MOUNTED AT +42".
			DATA OUTLET. WALL MOUNTED AT +18" UON. FLOOR OUTLET ON FLOOR BOX.
	WAP		INDOOR WIDE AREA NETWORK WIRELESS ACCESS POINTS CEILING MOUNTED AND CEILING MOUNTED OUTLET BOX.
	WAP	WP	OUTDOOR WIDE AREA NETWORK WIRELESS ACCESS POINTS CEILING MOUNTED AND CEILING MOUNTED OUTLET BOX.

* NOTE: RUN 1" CONDUIT FROM EACH TELEPHONE/DATA OUTLET TO NEAREST IT ROOM RACK OR TELEPHONE BACKBOARD. TAG END OF CONDUIT WITH ROOM NUMBER OF OPPOSITE END.

GENERAL FIRE ALARM NOTES

A. THE FIRE ALARM SYSTEM INDICATED ON THESE DRAWINGS IS A DEFERRED APPROVAL ITEM, SHALL BE USED FOR BIDDING PURPOSES ONLY, AND IS NOT FOR CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT FIRE ALARM SYSTEM SHOP DRAWINGS, INDICATING ALL DEVICES, CONDUITS AND CONDUCTORS TO THE FIRE MARSHAL FOR APPROVAL PRIOR TO INSTALLATION. SYSTEM SHALL MEET SPECIFICATION REQUIREMENTS.

B. COMBINATION FIRE/SMOKE DAMPERS ARE FURNISHED AND INSTALLED BY DIVISION 23. FOR QUANTITY AND LOCATION OF THE FIRE/SMOKE DAMPERS AND ASSOCIATED DUCT DETECTORS SEE MECHANICAL DRAWINGS. DIVISION 26 PROVIDES THE FOLLOWING:

a. 20A, 120V, 1–PHASE EMERGENCY BRANCH CIRCUITS AND CONNECTIONS.

b. 20A, 120V, 1–POLE MANUAL MOTOR RATED TOGGLE DISCONNECT SWITCH IN NEMA 1 ENCLOSURE AT EACH DAMPER.

c. FIRE ALARM SYSTEM SMOKE DUCT DETECTOR AND CONNECTION. SEE MECHANICAL PLANS FOR LOCATION AND QUANTITY. INSTALLATION OF DUCT DETECTORS BY DIVISION 23.

d. DUCT DETECTOR REMOTE TEST SWITCH "LED" INDICATOR LIGHT TO BE MOUNTED ON WALL, OR ON CEILING, IN CLOSE PROXIMITY TO EACH COMBINATION FIRE/SMOKE DAMPER IT'S MONITORING.

GENERAL TECHNOLOGY SYSTEM REQUIREMENTS:

1. HEIGHTS SHOWN ARE TYPICAL TO CENTERLINE OF BOX UNLESS NOTED OTHERWISE. ALL DEVICE OUTLETS SHALL BE MOUNTED VERTICALLY.
2. MOUNTING HEIGHTS SHOWN ON ARCHITECTURAL ELEVATIONS SHALL GOVERN OVER THOSE SHOWN ABOVE.
3. ALL DEVICES INDICATED TO BE INSTALLED AT DIFFERENT MOUNTING HEIGHTS AND LOCATED WITHIN ONE STUD SPACE FROM EACH OTHER SHALL ALIGN VERTICALLY; ON THE SAME SIDE OF THE STUD. WHERE WALL MOUNTED TELEPHONES OCCUR OVER LIGHT SWITCHES. VOLUME CONTROLS, ETC. OFFSET ONE STUD SPACE.
4. ALL EXPOSED RACEWAYS SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO WALLS OR STRUCTURAL MEMBERS SUCH THAT THEY FOLLOW STRUCTURAL SURFACE CONTOURS AND SHALL BE INSTALLED SUCH THAT THEY DO NOT OBSTRUCT PASSAGEWAYS. MULTIPLE RACEWAYS SHOULD BE INSTALLED GROUPED TOGETHER. THE LOCATION OF THESE RACEWAYS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. (EXTRA TIME SHOULD BE ALLOWED FOR THIS REVIEW AND APPROVAL).
5. ALL BACK BOXES SHALL BE FLUSH MOUNTED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND BACK BOXES IN POURED CONCRETE, MASONRY, AND GYP WALLS.
6. DATA GIVEN ON THE DRAWINGS IS AS EXACT AS COULD BE SECURED, ABSOLUTE ACCURACY IS NOT GUARANTEED AND THE CONTRACTOR SHALL OBTAIN AND VERIFY EXACT LOCATIONS, MEASUREMENTS, LEVELS, SPACE REQUIREMENTS, POTENTIAL CONFLICTS WITH OTHER TRADES, ETC. AT THE SITE AND SHALL SATISFACTORILY ADAPT HIS WORK TO ACTUAL CONDITIONS AT THE BUILDINGS. THE DRAWINGS ARE DIAGRAMMATICAL IN NATURE AND SHALL NOT BE SCALED. HOWEVER THIS DOES NOT RELIEVE ANY SUB-CONTRACTOR FROM COORDINATING HIS WORK WITH ALL OTHER TRADES AND FROM ADJUSTING HIS WORK AS REQUIRED BY THE ACTUAL CONDITIONS OF THE PROJECT, THE CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING A BID TO BECOME THOROUGHLY FAMILIAR WITH THE ACTUAL CONDITIONS OF THE PROJECT.
7. COORDINATE AND ADJUST ALL WORK BETWEEN TRADES AND EXISTING CONDITIONS IN ORDER TO ACCOMPLISH A NEAT, INTEGRATED AND EFFICIENT INSTALLATION WHICH INCLUDE BUT IS NOT LIMITED TO:
   A. EXAMINE THE CONTRACT DOCUMENTS OF ALL TRADES (IE. THE ARCHITECTURAL REFLECTED CEILING PLAN, MECHANICAL HVAC DRAWINGS, ELECTRICAL LIGHTING PLAN, TECHNOLOGY PLAN, FIRE PROTECTION PLAN, ETC.)
   B. COORDINATE NECESSARY EQUIPMENT, FIXTURES, ETC. SO THAT THE FINAL INSTALLATION IS COMPATIBLE WITH THE MATERIALS AND EQUIPMENT OF THE OTHER TRADES.
   C. THIS CONTRACTOR SHALL ASSIST THE DIVISION 21, 22, & 23 CONTRACTOR IN PREPARING SHOP DRAWINGS FOR COORDINATING INSTALLATION OF ALL WORK (IE. LOCATING ALL CEILING CLEARANCES, CABLE TRAY, CLEARANCE THROUGHOUT SERVICE TUNNELS).
8. DEFINITIONS:
   A. "FURNISH" MEANS TO "SUPPLY" AND USUALLY REFERS TO AN ITEM OF EQUIPMENT.
   B. "INSTALL" MEANS TO "SET IN PLACE, CONNECT AND PLACE IN FULL OPERATIONAL ORDER".
   C. "PROVIDE" MEANS TO "FURNISH AND INSTALL".
   D. "EQUIVALENT" MEANS "MEETS THE SPECIFICATIONS OF THE REFERENCE PRODUCT OR ITEM IN ALL SIGNIFICANT ASPECTS." SIGNIFICANT ASPECTS SHALL BE DETERMINED BY THE ENGINEER.
   E. "WORK BY OTHER(S) (CONTRACTOR)"; "RE: DIVISION XX", AND SIMILAR EXPRESSIONS MEANS WORK TO BE PERFORMED UNDER THE CONTRACT DOCUMENTS, BUT NOT NECESSARILY UNDER THE DIVISION OR SECTION OF THE WORK ON WHICH THE NOTE APPEARS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO COORDINATE THE WORK OF THE CONTRACT BETWEEN HIS/HER SUPPLIERS, SUBCONTRACTORS, AND EMPLOYEES. IF CLARIFICATION IS REQUIRED, CONSULT ARCHITECT BEFORE SUBMITTING BID.
9. "FIRE STOPPING" REQUIREMENT. ALL PENETRATIONS THROUGH RATED WALLS AND FLOORS AND CONDUIT/SLEEVE OPENINGS SHALL BE SEALED WITH MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES, HOT GASSES AND SMOKE WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC FOR ALL APPLICABLE CODES.
10. REFER TO ARCHITECTURAL DRAWINGS FOR MINIMUM CLEARANCE REQUIREMENTS TO DUCTWORK, CONDUIT, CABLE TRAY, LIGHTING, ETC.
11. ALL COMMUNICATIONS RACEWAY AND PATHWAYS INCLUDING BUT NOT LIMITED TO CONDUIT, SLEEVES, CABLE TRAY, J-HOOKS SHALL BE INSTALLED TO MINIMIZE UNNECESSARY CABLE LENGTHS AND MAINTAIN INDUSTRY STANDARD LENGTH LIMITATIONS FOR HORIZONTAL CABLE DISTRIBUTION (I.E. CAT.5E AND CAT.6/CAT.6A). NO HORIZONTAL CABLE LENGTH (BASIC LINK) SHALL EXCEED 90 METERS (295 FEET).
12. CONDUIT SLEEVES SHALL BE INSTALLED THROUGH ALL WALLS WHERE CABLING IS ROUTED USING J-HOOKS TO PROVIDE CONTINUOUS UN-OBSTRUCTED PATHWAYS TO NEAREST COMMUNICATIONS ROOMS FROM STATIONS DEVICES.
13. REFER TO AV CONSTRUCTION DOCUMENTS FOR AV CONDUIT REQUIREMENTS INCLUDING SIZES, QUANTITIES, AND LOCATIONS.
14. ALL COMMUNICATIONS CONDUIT, CABLE TRAYS, LADDER RACKS, AND EQUIPMENT RACKS SHALL BE BONDED TO BUILDING GROUND SYSTEM PER NEC 250.
15. J-HOOKS SHALL BE ONLY USED IN ACCESSIBLE FINISHED CEILING SPACES NOT SERVED BY CABLE TRAY OR CONDUIT.
16. ALL TELE/DATA CONDUIT AND OTHER RACEWAY INFRASTRUCTURE SHALL HAVE NO LESS THAN 25% SPARE CAPACITY ABOVE THE NEC MINIMUM FILL RATIOS.
17. PROVIDE DATA CONNECTION FOR BMS SYSTEM DDC PANELS ON EACH FLOOR. COORDINATE LOCATION IN THE FILED.
18. ALL COMMUNICATIONS CONDUIT LARGER THAN 2" SHALL HAVE A MINIMUM BEND RADIUS OF 10:1 OF THE INSIDE DIAMETER FOR ALL ELBOWS. ALL COMMUNICATIONS CONDUIT 2" AND SMALLER SHALL HAVE A MINIMUM BEND RADIUS OF 6:1 OF THE INSIDE DIAMETER FOR ALL ELBOWS.
19. ALL COMMUNICATIONS CONDUIT ROUTING SHALL NOT EXCEED 180° FOR THE SUM OF ELBOWS FOR A PARTICULAR CONDUIT RUN WITHOUT AN APPROVED PULL-BOX OR MANHOLE. THE MAXIMUM BEND FOR ANY LOCATION SHALL NOT EXCEED 90°.
20. PROVIDE PROTECTIVE BUSHINGS ON ALL COMMUNICATIONS CONDUITS INCLUDING RISER CONDUITS/SLEEVES, HORIZONTAL CONDUITS, DEVICE CONDUITS, AND SLEEVES.
21. ALL RISER CONDUIT SHALL BE STUBBED A MINIMUM OF 2" AFF. PROVIDE A 2" CURB IF SLAB BLOCK-OUT IS USED RATHER THAN SLEEVES. SERVICE PROVIDER AND UNDERGROUND CONDUIT SHALL BE STUBBED A MINIMUM OF 4" AFF.
22. ALL FIBER OPTIC CABLE SHALL BE INSTALLED WITHIN APPROVED/UL-LISTED INNER-DUCT COMPLETE WITH FITTINGS, COUPLINGS, AND ADAPTERS (CARLON RISER-GARD, PLENUM-GARD, OR APPROVED EQUAL). FIBER OPTIC CABLE CAN UTILIZE METALLIC ARMORED SHEATH RATHER THAN USING INNER-DUCT.
23. UPON FINAL CABLE INSTALLATION, ALL UNDERGROUND COMMUNICATIONS CONDUIT SHALL BE SEALED TO PREVENT WATER, GAS AND RODENTS FROM ENTERING FACILITY.
24. ALL COMMUNICATION CONDUIT OR SLEEVES ROUTED THROUGH ELECTRICAL ROOMS SHALL BE PHYSICALLY CONTINUOUS AND BONDED TO GROUND SYSTEM.
25. ALL COMMUNICATIONS CABLE INSTALLED BELOW GRADE SHALL BE GEL FILLED PIC/PE-89 PER RUS/REA DESIGNATION.
26. ALL UNDERGROUND COMMUNICATIONS CONDUIT SHALL HAVE METALLIC LOCATOR TAPE.
27. ALL COMMUNICATIONS CABLE SHALL BE PLENUM RATED (CMP), RISER RATED (CMR) ACCORDING TO USE AND ENVIRONMENTAL CONDITIONS.
28. ALL BACKBONE (RISER) COMMUNICATIONS CABLE SHALL BE INSTALLED BASED ON A PHYSICAL STAR TOPOLOGY. CABLE SHALL BE ROUTED CONTINUOUSLY FROM THE MC-ROOM TO EACH IC-ROOM (IF APPLICABLE).
29. ANY CABLE TRAY ROUTED THROUGH ELECTRICAL ROOMS OR WITHIN PROXIMITY OF INTERFERING ELECTRICAL SOURCES, SHALL BE ENCLOSED TYPE USING SOLID BOTTOM TROUGH WITH REMOVABLE COVERS. CABLE TRAY SHALL BE BONDED TO GROUND SYSTEM.
30. ALL COMMUNICATIONS CONDUIT INCLUDING RISER CONDUITS, HORIZONTAL CONDUITS, DEVICE CONDUITS, AND SLEEVES SHALL BE BONDED TO THE BUILDING GROUND SYSTEM.
31. TELEPHONE VENDOR SHALL PROVIDE WALL MOUNT BRACKET ON ALL HANDSETS INDICATED TO BE CONNECTED TO MODULAR WALL TELEPHONE COMMUNICATION DEVICE.

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STAMPS

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

MARK	DATE	DESCRIPTION
	08.13.2021	90% CD
	06.18.2021	50% CD
	04.02.2021	100% DD
	01.08.2021	100% SD

ISSUE

Project No: 2011 HMCA Renovations

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Issue Date: 08/13/2021

SHEET TITLE

SYMBOLS, ABBREVIATIONS AND GENERAL NOTES

SHEET NUMBER

E-002

BACK OF HOUSE FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	MODEL	WATTAGE	VOLTAGE	NOTES
X1	EXIT SIGN, GREEN LETTERING	ISOLITE	TL2-AC-G-1-WH-MB	2W	UNIVERSAL	PROVIDE AS BOTH WALL AND CEILING MOUNTED AS SHOWN ON DRAWINGS. PROVIDE SINGLE OR DOUBLE SIDED AND ARROWS AS INDICATED.

GENERAL SHEET NOTES:

A. HLB LIGHTING FIXTURE SCHEDULES ON THIS PAGE ARE SHOWN FOR REFERENCE ONLY.

Luminaire Schedule

GENERAL NOTES:
- Provide luminaire shop drawings for Lighting Consultant, Architect, and Owner approval prior to fabrication. For all continuous run luminaires, including track, manufacturer shall submit a layout drawing for run lengths specified on architectural drawings during submittal review for Lighting Designer and Architect approval prior to fabrication.
- Architect shall verify all luminaire body, trim, flange, pole, track and any other visible accessories/hardware finishes. All visible conduit, junction boxes, canopy plates, hardware, gear containers, etc. shall be painted to match adjacent surfaces (Architect to verify).
- Refer to electrical drawings for voltage information. Electrical contractor shall verify all voltages with Electrical Engineer before placing any orders or proceeding with any work.
- Electrical contractor shall verify emergency operation of all luminaires with Electrical Engineer before placing any orders or proceeding with any work. Refer to electrical drawings for all emergency or code-related requirements.
- Contractor shall verify and coordinate recessed luminaire installation and mounting with architectural details, housing type, field conditions, and ceiling system details including grid type and flange requirements such that there are no light leaks between luminaire and ceiling system and luminaire can accommodate ceiling thickness.
- Contractor to verify and coordinate all other luminaire installation and mounting with architectural details and field conditions.
- Contractor shall verify mounting details with architect and/or architectural drawings and order all mounting components necessary for installation of luminaire at no additional cost, even if such components are not specifically called for in the contract documents.
- Provide adequate and sturdy support for each luminaire. Contractor shall be responsible for verifying weight and mounting method of all luminaires and furnish and install suitable supports. Luminaire mounting assemblies shall comply with all local seismic codes and regulations.
- Provide all luminaires as shown complete with all light sources, completely wired, controlled and securely attached to supports.
- Where both narrative and/or pictorial luminaire descriptions are provided, the written description shall take precedence and prevail. Contractor to confirm via RFI process with lighting designer and architect.
- Locations of luminaires are shown diagrammatically. Verify exact location and spacing with architectural drawings and designer at the site during installation. Notify Owner about field conditions at variance with Contract Documents before commencing installation.
- At the completion of construction, clean lenses and reflectors of all luminaires so as to render them free of any material, substance or film foreign to the luminaire. Blemished, damaged, or unsatisfactory luminaires shall be replaced in a satisfactory manner.
- When applicable, contractor shall review existing circuiting, verify new loads and panel capacity. Contractor shall notify Owner if a conflict between design documents and field conditions occur.
- Contractor shall refer to electrical drawings for information on controls and dimming requirements, and coordinate luminaire and control accessories required for a fully functioning system.
- Contractor to provide line item pricing at bid phase or earlier as requested by lighting designer or architect per type with labor and installation shown as separate line items.
- All 0-10V dimming gear provided shall be isolated to avoid AC interface on the dimming line.
- All LED sources within the same luminaire Type shall be within two (2) MacAdam ellipses/steps of each other.
- For all adjustable luminaires provide labor and materials for final aiming and locking of all adjustable luminaires under the Architect's supervision. Aiming shall take place immediately before building is turned over to Owner, after regular working hours where required. Contractor shall coordinate necessary personnel and equipment
- All luminaires shall have a minimum 3-year warranty.
- All lighting systems shall be ordered with necessary gear, power feeds and mounting accessories as required for installation of a complete system.
- Locate remote gear in a secure, concealed, accessible and well-ventilated location in compliance with manufacturer's directions.
- All luminaires and workmanship shall be guaranteed free of defects and fully operational for a minimum of one year after the acceptance of the project by the Owner unless otherwise indicated in the specifications. Any luminaires or workmanship found to be defective during the warranty period shall either be fixed or replaced by the Contractor at no cost to the Owner.
- The luminaires and workmanship must be in accordance with and meet the standards and regulations of the following: Underwriters Laboratories, National Electric Code, & Local Building and Life Safety Code Agencies.
- Replace all burned-out or inoperative sources and gear in all luminaires before the building is accepted by the Owner so that all luminaires will be in first class operating condition.
- For pendant mounted luminaires provide adequate cord length to suspend luminaires at heights shown on architectural drawings or indicated in the lighting fixture schedule.
- Electrical contractor shall field-verify each run length of continuous fixtures prior to ordering.
- Provide luminaire samples per type as requested in the Fixture Schedule. Supply a completely operable luminaire with cord and plug for standard 120 Volt service.
- Code required accessories and controls such as but not limited to motion sensors, photocell controls, dimming controls, etc. to be specified and coordinated by Electrical Engineer.

TYPE	LOCATION	DESCRIPTION	FIXTURE FINISH	LAMPS/SOURCE	POWER SUPPLY/ DRIVER	INPUT WATTS	INPUT WATT UNITS	LISTING	MANUFACTURER	ALT	NOTES
INTERIOR LUMINAIRES											
F1	GALLERIES	Track Mounted LED Adjustable Track Head. Dimensions: 3" Dia x 7.51" Height	White Architect to confirm finish.	LED 3000K 92 CRI L70 @ 50,000 Hours 1768 DELIVERED LUMENS	Integral Driver DIM TRIAC	19.0W EA			LF TRA20B-J-19C-9230-V-DMU-WW OPT-TRA19B-P-DFL OPT-TRA19B-P-LSL OPT-TRA19B-HXL		1.Track and luminaires shall be compatible. Contractor to provide all necessary lengths, feeds, connectors, supports, and other components for complete and code compliant installation. Track shall be equipped with Wattage-limiting circuit breaker equipment for each run of track 2. Contractor shall confirm fixture compatibility with specified dimming system. 3. Contractor to provide all necessary accessories for installation of the fixture. 4. Architect to confirm final finish. 5. Provide all accessories as noted, final accessories shall be determined in the field. Any unused accessories shall be provided to the Owner for extra stock.
F1a	LOBBY	Track Mounted LED Adjustable Track Head. Dimensions: 2.75" Dia x 5.87" Height	White Architect to confirm finish.	LED 3000K 92 CRI L70 @ 50,000 Hours 1208 DELIVERED LUMENS	Integral Driver DIM TRIAC	15.0W EA			LF TRA29B-J-15C-9230-W-DM1-WW OPT-TRA19B-P-DFL OPT-TRA19B-P-LSL OPT-TRA19B-HXL		1.Track and luminaires shall be compatible. Contractor to provide all necessary lengths, feeds, connectors, supports, and other components for complete and code compliant installation. Track shall be equipped with Wattage-limiting circuit breaker equipment for each run of track 2. Contractor shall confirm fixture compatibility with specified dimming system. 3. Contractor to provide all necessary accessories for installation of the fixture. 4. Architect to confirm final finish. 5. Provide all accessories as noted, final accessories shall be determined in the field. Any unused accessories shall be provided to the Owner for extra stock.
F1T	GALLERIES	Surface Mounted, 1- Circuit Track J-Style, 120V Dimensions: 1-3/8" Width x Fixture Length per plan x 11/16" Height	White Architect to confirm finish.	N/A N/A N/A N/A N/A	N/A N/A N/A	N/A	LFT		Juno T- [LENGTH]-WH		1. Electrical Engineer to specify current limiter
F2	GALLERY EXITS	Square Recessed LED Downlight. Dimensions: 3.5" Width x 3.5" Length x 2.64" Height	White Architect to confirm finish.	LED 3000K 80 CRI L70 @ 55,000 Hours 1100 DELIVERED LUMENS	Integral Driver DIM (1% Dimming) 0-10V	12.0W EA			Focal Point FLC33D-SDO-SW-1100L-[VOLTAGE]-L11 LC33-SDO-SW-1100L-30K-DNT-FL2-CD	DMF DRDHNJD-DRD2M-10-9-30-DRD2T-S-JD-S-WH	1. Refer to Architectural Drawings for mounting details and ceiling thickness for correct trim specification. 2. Contractor shall confirm fixture compatibility with specified dimming system. 3. Contractor to provide all necessary accessories for installation of the fixture. 4. Architect to confirm final finish.
F3	RESTROOMS	3" Round Recessed LED Downlight. Dimensions: 3.5"Dia x 2.64" Height	White Architect to confirm finish.	LED 3000K 80 CRI L70 @55,000 Hours 900 DELIVERED LUMENS	Integral Driver DIM (1% Dimming) 0-10V	10.0W EA			Focal Point FLC3D-RO-SW-900L-[VOLTAGE]-L11 LC3-RO-SW-900L-30K-DNT-FL2-CD	DMF DRDHNJD-DRD2M-10-9-30-DRD2T-R-JD-S-WH	1. Refer to Architectural Drawings for mounting details and ceiling thickness for correct trim specification. 2. Contractor shall confirm fixture compatibility with specified dimming system. 3. Contractor to provide all necessary accessories for installation of the fixture. 4. Architect to confirm final finish.

HMCA RENOVATION
HORTON LEES BROGDEN LIGHTING DESIGN

90% CONSTRUCTION DOCUMENTS
08-13-2021

TYPE	LOCATION	DESCRIPTION	FIXTURE FINISH	LAMPS/SOURCE	POWER SUPPLY/ DRIVER	INPUT WATTS	INPUT WATT UNITS	LISTING	MANUFACTURER	ALT	NOTES
F3a	MULTIPURPOSE ROOM AND CAFE	2" Round Recessed LED Adjustable Downlight. Dimensions: 2.59"Dia x 6.56" Height	White Architect to confirm finish.	LED 3000K 80 CRI L70 @36,000 Hours 900 DELIVERED LUMENS	Integral Driver DIM (10% Dimming) 0-10V	13.0W EA			Focal Point FLS2A-RF-900L-FL-[VOLTAGE]-L11 LS2-RD-30K-AA-FL-CD-WH	Cooper Lighting Portfolio LDA2B-10-NFL-80-30-D010-2LB-[REFLECTOR]-2-LI	1. Refer to Architectural Drawings for mounting details and ceiling thickness for correct trim specification. 2. Contractor shall confirm fixture compatibility with specified dimming system. 3. Contractor to provide all necessary accessories for installation of the fixture. 4. Architect to confirm final finish.
F4	GALLERIES	2' x 2' Recessed LED Troffer. Dimensions: 23-3/4"Width x 23-3/4" Length x 4-11/16" Height	Standard Architect to confirm finish.	LED 3000K 80 CRI L70 @54,000 Hours 3600 DELIVERED LUMENS	Integral Driver DIM (10% Dimming) 0-10V	32.8W EA			ALW CB2X2-TGRID-HI-80-3000K-0/10V/1%-STD-AL- UNV	Cooper Lighting Metalux 22FPSL2SCT3-HI	1. Refer to Architectural Drawings for mounting details and ceiling thickness for correct trim specification. 2. Contractor shall confirm fixture compatibility with specified dimming system. 3. Contractor to provide all necessary accessories for installation of the fixture. 4. Architect to confirm final finish.
F5	OFFICES & LIBRARY	6" Round Recessed LED Downlight with Higher output Dimensions: 6"Dia x 12.37" Length x 6.29" Height	Standard Architect to confirm finish.	LED 3000K 80+ CRI L70 @63,000 Hours 2000 DELIVERED LUMENS	Integral Driver DIM (1% Dimming) 0-10V	21.0W EA			Focal Point FLC6D-RF-2000L-[VOLTAGE]-L11 LC6-RD-2000L-30K-DN-WH-WP		1. Refer to Architectural Drawings for mounting details and ceiling thickness for correct trim specification. 2. Contractor shall confirm fixture compatibility with specified dimming system. 3. Contractor to provide all necessary accessories for installation of the fixture. 4. Architect to confirm final finish.
F5a	OPEN OFFICES	6" Round Recessed LED Downlight. Dimensions: 6"Dia x 12.37" Length x 6.29" Height	Standard Architect to confirm finish.	LED 3000K 80+ CRI L70 @63,000 Hours 1500 DELIVERED LUMENS	Integral Driver DIM (1% Dimming) 0-10V	17.0W EA			Focal Point FLC6D-RF-1500L-[VOLTAGE]-L11 LC6-RD-1500L-30K-DN-WH-WP		1. Refer to Architectural Drawings for mounting details and ceiling thickness for correct trim specification. 2. Contractor shall confirm fixture compatibility with specified dimming system. 3. Contractor to provide all necessary accessories for installation of the fixture. 4. Architect to confirm final finish.
F6	RESTROOMS	Wall Mounted LED Linear Direct. Dimensions: 3-1/2"Width x Fixture Length per plan x 3-1/2" Height	White Architect to confirm finish.	LED 3000K 80+ CRI L90@ 100,000 Hours 391 DELIVERED LUMENS/FOOT	Integral Driver DIM (1% Dimming) 0-10V	3.5W LFT			NULITE RW4-4-ASYM-03-L30-UNV-D-1C-WH-[LENGTH]	Intra Lighting 1738-1-U-5-1-0-[LENGTH]-[FINISH]	1. Refer to Architectural Drawings for mounting details. 2. Contractor shall confirm fixture compatibility with specified dimming system. 3. Contractor to provide all necessary accessories for installation of the fixture. 4. Architect to confirm final finish. 5. Contractor to confirm fixture length prior to ordering.
F7	CAFÉ	Pendant Mount LED Downlight Dimension: 15-3/4" Dia x 81" Length	White Architect to confirm finish.	LED 3000K 80+ CRI 3544 DELIVERED LUMENS	Remote Driver DIM 0-10V	40.5W EA			Bega 56 591.1		1. Fixture to be mounted 9'-0"AFF 2. Contractor to confirm suspension length prior to ordering. 3. Contractor shall confirm fixture compatibility with specified dimming system. 4. Contractor to provide all necessary accessories for installation of the fixture. 5. Architect to confirm final finish. 6. Provide sample with cord and plug for mockup as described in architectural drawings and specifications.
F7a		Not Used									
F8		Not Used									
F8a	STORE ROOM	2' x 2' Recessed LED Troffer. Dimensions: Fixture: 23-3/4"Width x 23-3/4" Length x 4-11/16" Height	Standard Architect to confirm finish.	LED 3000K 80 CRI L73@60,000 Hours 2318 DELIVERED LUMENS	Integral Driver DIM (10% Dimming) 0-10V	20.7W EA			Cooper Lighting Metalux 22FP2130C	Lithonia CPX 2X2 3200LM 30K M4	1. Refer to Architectural Drawings for mounting details and ceiling thickness for correct trim specification. 2. Contractor shall confirm fixture compatibility with specified dimming system. 3. Contractor to provide all necessary accessories for installation of the fixture. 4. Architect to confirm final finish.
EXTERIOR LUMINAIRES											
FX1	Courtyard Tree	Outdoor rated Stake Mounted Uplight Dimensions: 2'-11/16"Dia x 4-7/16" Length	Bronze Architect to confirm finish.	LED 3000K 80+ CRI 950 DELIVERED LUMENS	Remote Driver DIM MLV	11.5W EA			Hevilite HL-915-15-30-FL-12-GL-915-LA-1-20 Driver:HLT-100M-120	Vision 3 Lighting	1.Fixture to be stake-mounted, Landscape Architect to review mounting details. When installed under a tree, place landscape uplights nominally 3'-0" from base of trunk. Final mounting location to be field verified based on type of tree. 2. Architect to confirm final finish. 3. Electrical Engineer/Contractor to verify compatibility of light source, gear and dimming system. 4. Contractor to refer to architectural details for mounting conditions. 5. Luminaire shall be ordered with necessary gear, control interfaces, power feed cables/terminators and mounting accessories as required for a complete system. 6. Locate remote driver in a secure, concealed, accessible and well-ventilated location in compliance with manufacturer's directions. Contractor/Manufacturer to coordinate remote gear size, location and wire gauge for <2% Voltage drop over entire length of run. 7. Luminaire shall be U.L. (or equivalent approved agency) listed and labeled "Suitable for wet locations."
FX2		Not Used									
FX3		Not Used									

HMCA RENOVATION
HORTON LEES BROGDEN LIGHTING DESIGN

90% CONSTRUCTION DOCUMENTS
08-13-2021

TYPE	LOCATION	DESCRIPTION	FIXTURE FINISH	LAMPS/SOURCE	POWER SUPPLY/ DRIVER	INPUT WATTS	INPUT WATT UNITS	LISTING	MANUFACTURER	ALT	NOTES
FX4	Courtyard	Outdoor rated Wallpack Dimensions: 10.2" Width x 3.1" Height x 3.7" Depth	TBD Architect to confirm finish.	LED 3000K 80 CRI L80 @ 50,000 Hours 2422 DELIVERED LUMENS	Integral Driver DIM 0-10V	20.0W EA		IK07, IP67	Ligman ULEE-30021-20W-2422-HYBRID (TYPE I &TYPE IV)-W30-[FINISH]-120/277V	Lithonia Lighting WPX1-LEDP2-30K - MVOLT- DDBXD	1. Architect to confirm final finish. 2. Electrical Engineer/Contractor to verify compatibility of light source, gear and dimming system. 3. Contractor to refer to architectural details for mounting conditions. 4. Luminaire shall be ordered with necessary gear, control interfaces, power feed cables/terminators and mounting accessories as required for a complete system. 5. Fixture to be mounted 11'AFF 6. Luminaire shall be U.L. (or equivalent approved agency) listed and labeled "Suitable for wet locations."
FX5	Courtyard	Outdoor rated recessed circular Downlight Dimensions: 3.5"Dia x 12.88" Length x 2.64" Height	White Architect to confirm finish.	LED 3000K 80 CRI L70 @55,000 Hours 1100 DELIVERED LUMENS	Integral Driver DIM (1% Dimming) 0-10V	12.0W EA			Focal Point FLC3D-RO-SW-1100L-[VOLTAGE]-L11-OD LC3-RO-SW-1100L-30K-DNT-FL2-CD		1. Architect to confirm final finish. 2. Electrical Engineer/Contractor to verify compatibility of light source, gear and dimming system. 3. Contractor to refer to architectural details for mounting conditions. 4. Luminaire shall be ordered with necessary gear, control interfaces, power feed cables/terminators and mounting accessories as required for a complete system. 5. Luminaire shall be U.L. (or equivalent approved agency) listed and labeled "Suitable for wet locations."
FX6	Courtyard	Outdoor rated recessed Step Light Dimensions: 16-1/2" Width x 5" Height	Black Architect to confirm finish.	LED 3000K 80+ CRI L70 @412,000 Hours 1329 DELIVERED LUMENS	Integral Driver DIM 0-10V	20.0W EA		IP65	BEGA 33157 + K3		1. Architect to confirm final finish. 2. Electrical Engineer/Contractor to verify compatibility of light source, gear and dimming system. 3. Contractor to refer to architectural details for mounting conditions. 4. Luminaire shall be ordered with necessary gear, control interfaces, power feed cables/terminators and mounting accessories as required for a complete system. 5. Luminaire shall be U.L. (or equivalent approved agency) listed and labeled "Suitable for wet locations."
FX7	Family Statue	Round Ingrade Adjustable LED Uplight. Zoom optics from 15°-63°. Anti-glare Honeycomb louver and Half Moon Anti-glare Shutter. Dimension: 6.34"Dia x 8" Height	Bronze Architect to confirm finish.	LED 3000K 90 CRI L70 @50,000 Hours 620 DELIVERED LUMENS	Integral Driver DIM (5% Dimming) 0-10V	14.0W EA		IK10, IP67	Targetti KPLM-41-ZM-L2-30/ 1DU2525B-1DU4344-1T1711-1E2523	No Known Equal	1. Refer to Architectural Drawings for mounting details. 2. Contractor shall confirm fixture compatibility with specified dimming system. 3. Contractor to provide all necessary accessories for installation of the fixture. 4. Architect to confirm final finish. 5. Fixture location to be finalised on site based on mock up. Please provide for Mock up
FX8	Mosaic Wall	Pole Mounted (4) Adjustable Lights with Modified Optics. Provide with angled glare sheild and spread lens Fixture Heads to be placed at 16', 15', 14' and 13' Respectively. Dimension: 4.25"Dia x 9.98" Height Pole: 17'	TBD Architect to confirm finish.	LED 3000K 95 CRI 620 DELIVERED LUMENS	Integral Driver DIM (5% Dimming) 0-10V	41.0W EA		IK10, IP67	HK Lighting ZXL30i-A-GSL-UNV-N41-30-[MODIFIED OPTICS 10-60 DEGREE]-010-[FINISH]-LVR-OSL-LSL-[POLE MOUNTING] Pole: General Structures CPS-1-40-11-17-EMD-D4-DB-WB-15 @40 16'-15'-14'-13'		1. Refer to Architectural Drawings for mounting details. 2. Contractor shall confirm fixture compatibility with specified dimming system. 3. Contractor to provide all necessary accessories for installation of the fixture. 4. Fixture head finish to match pole finish. Architect to confirm final finish. 5. Manufacturer to provide Shop Dwgs

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STAMPS

PROJECT DESCRIPTION

HILBERT MUSEUM OF CALIFORNIA ART RENOVATIONS

167 N ATCHISON STREET
ORANGE, CA 92866

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

MARK	DATE	DESCRIPTION
	08.13.2021	90% CD
	06.18.2021	50% CD
	04.02.2021	100% DD
	01.08.2021	100% SD

ISSUE

Project No: 2011 HMCA Renovations
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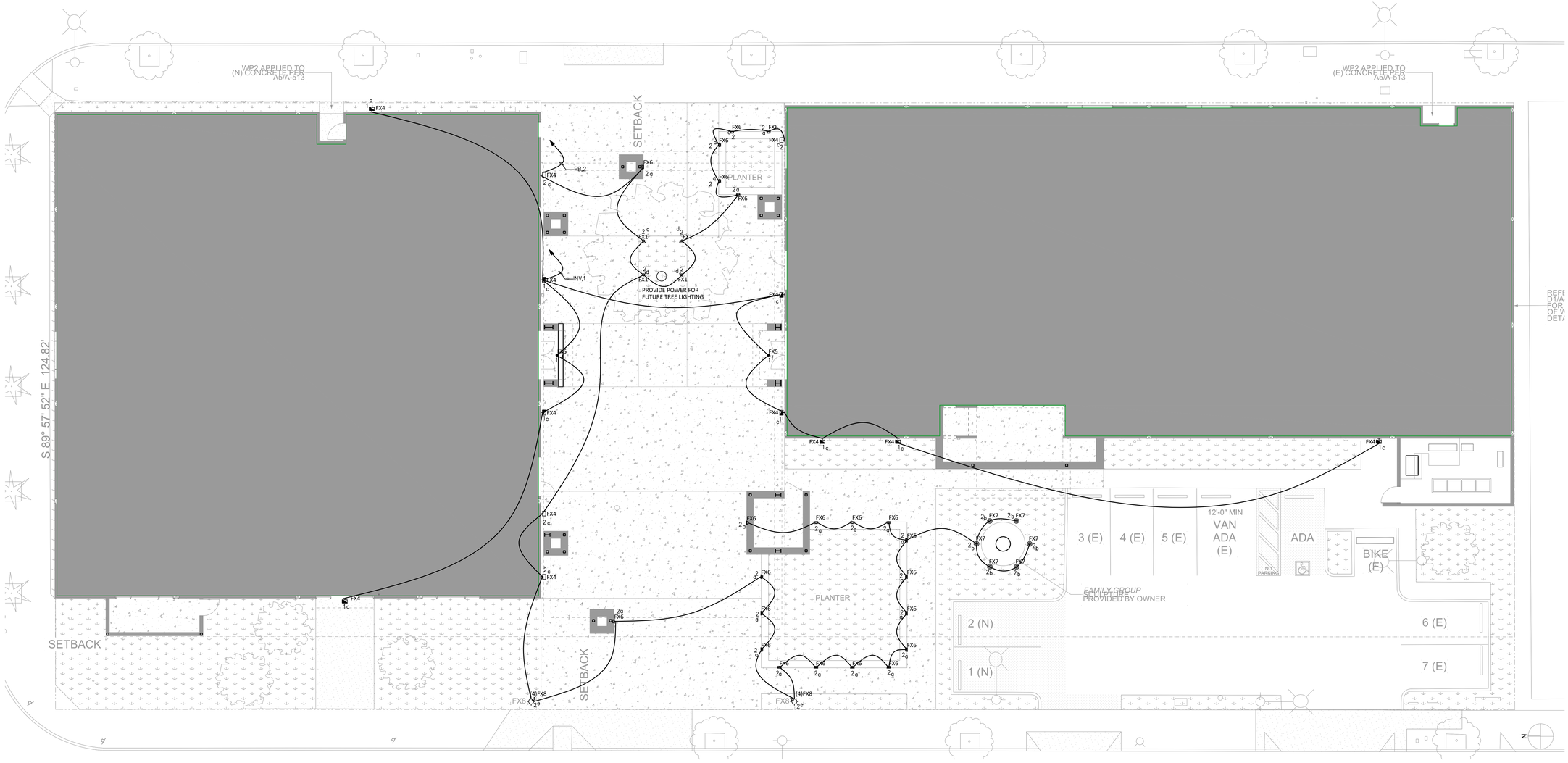
Issue Date: 08/13/2021

SHEET TITLE

LIGHTING FIXTURE SCHEDULES

SHEET NUMBER

E-005



01 LIGHTING PLAN
SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES:

A. LOWER CASE LETTERS INDICATE LIGHTING ZONES AND ALL FIXTURES WITH THE SAME LOWER CASE LETTERS TO BE CONTROLLED TOGETHER.

(1) PROVIDE 1/2" CONDUIT FROM PANEL "PB" TO THIS LOCATION AND CAP OFF IN DIRT FOR FUTURE TREE LIGHTING. PROVIDE A SEPARATE 1/2" CONDUIT FROM TIMECLOCK LOCATION FOR CONTROL.

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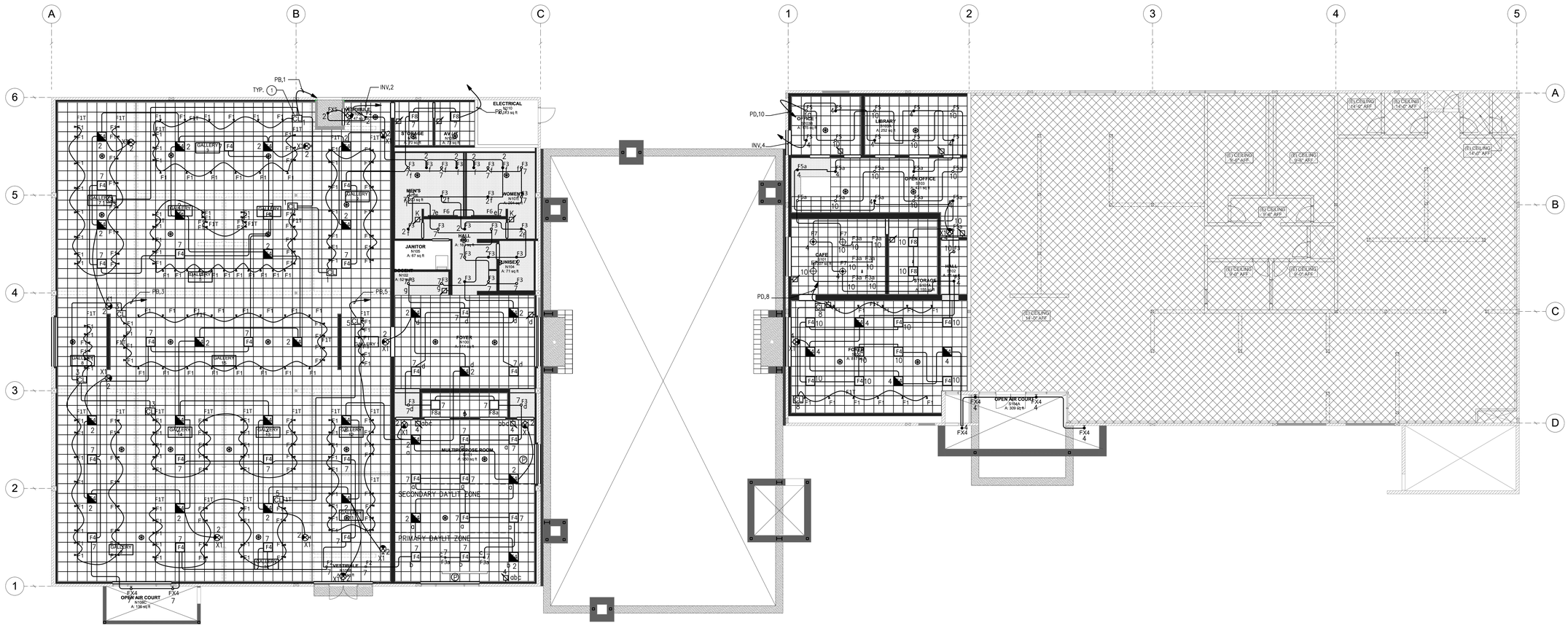
SHEET TITLE

SITE LIGHTING PLAN

SHEET NUMBER

E-200



01 LIGHTING PLAN
SCALE: 1/8" = 1'-0"

REFERENCE NOTES:

1 PROVIDE A 4A CURRENT LIMITER PER TRACK SHOWN WITH "CL1". INSTALLATION AND MARKING TO MEET ENERGY CODE 110.0,C. CIRCUIT ALL THE TRACK LIGHTS ON THE TRACK THROUGH THE CURRENT LIMITER.

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SHEET TITLE

LIGHTING PLAN

SHEET NUMBER

E-201