

LOADING DOCK & SITE IMPROVEMENTS

7418 HOLLISTER AVE.

GOLETA, CA 93117



ABBREVIATIONS

@	AT	HVAC	HEATING/VENTILATING/ A/C
C	CENTER LINE	HW (R)	HOT WATER (RTRN)
d	FRNNY	INV	INVERT
OP	POUND	INST	INSTALL
L	PERPENDICULAR	LAM	LAMINATE(D)
AB	ANGLE	LAV	LAVATORY
ADDL	ADDITIONAL	LAB	LABORATORY
AC	ASPHALTIC CONCRETE	LC	LAUNDRY CHUTE
A/C	AIR CONDITIONING	LT	LIGHT
ALUM	ALUMINUM	MAS	MASONRY
ANOD	ANODIZED	MATL	MATERIAL
BD	BOARD	MAX	MAXIMUM
BLDG	BUILDING	MB	MACHINE BOLT
BLK(G)	BLOCKING	MCH	MECHANICAL
BN	BOUNDARY NAILING	MEMB	MEMBRANE
BOT	BOTTOM	MTL	METAL
CB	CATCH BASIN	MFR	MANUFACTURER
CI	CAST IRON	MIN	MINIMUM
CJ	CEILING JOIST	MISC	MISCELLANEOUS
CLG	CEILING	N	NORTH
CLR	CLEAR	(N)	NEW
CMU	CONCRETE MASONRY UNIT	NC	NOT IN CONTRACT
CO	CLEAN OUT	NO / #	NUMBER
COL	COLUMN	NIS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
CSK	COUNTERSINK	OH	OVAL HEAD OR OVER HEAD
COL	DOUGLAS FIR	OPNG	OPENING
DIA	DIAMETER	PL	PLATE OR PROP. LINE
DN	DOWN	PLAM	PLASTIC LAMINATE
DS	DOWNSPOUT	PLAS	PLASTER
DWVG	DRAINING	PLYWD	PLYWOOD
E	EAST	P	PAINT(NUMBER-SEE SPECS)
(E)	EXISTING	PR	PAIR
EA	EACH	PT	PRESSURE-TREATED
EJ	EXPANSION JOINT	DF	DOUGLAS FIR
ELEV	ELEVATION	RD	ROOF DRAIN
EN	EDGE NAIL	RH	ROUND HEAD
EQ	EQUAL	RM	ROOM
EQUIP	EQUIPMENT	RO	ROOF OPENING
FAU	FORCED AIR UNIT	RWD	ROUNDWOOD
FBO	FURNISHED BY OWNER OR OTHERS TO BE INST. BY G.C.	SCHED	SCHEDULE(D)
FD	FLOOR DRAIN	SHING	SHINGING
FE(C)	FIRE EXTING. (- CABINET)	SM	SIMILAR
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SQ	SQUARE
FH	FLAT HEAD	SS	STAINLESS STEEL
FIN	FINISH	STD	STANDARD
FL	FLOOR LEVEL	STL	STEEL
FLG	FLASHING	TOP OF CURB OR	TOP OF CURB OR
FLR	FLOOR	TOC	TOP OF CONCRETE
FOC	FACE OF CONCRETE	TOCB	TOP OF CATCH BASIN
FOF	FACE OF FINISH	T & G	TONGUE & GROOVE
FOM	FACE OF MASONRY	TP	TOP OF PAVING
FOP	FACE OF PLW/WOOD	TOW	TOP OF WALL
FOS	FACE OF STUD	UNO	UNLESS NOTED OTHERWISE
FT	FOOT OR FEET	VCT	VINYL COMP. TILE
GA	GALVANIZED	VERT	VERTICAL
GALV	GALVANIZED	VG	VERTICAL GRAIN
GC	GENERAL CONTRACTOR	DF	DOWN THRU ROOF
GYP	GYP/SUM	W	WEST
HB	HOSE BIBB	WC	WATER CLOSET
HP	HORSE POWER	WH	WATER HEATER
HR	HOSE POWER	WP	WATERPROOF
HTR	HEATER		

PROJECT GENERAL NOTES

- APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. GC SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.
- THE GC SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS AND OWNER.
- GC TO REFER TO THESE DOCUMENTS AS WELL AS SPECIFICATIONS FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS. ALL ITEMS NOT MARKED BY OWNER OR 'N.I.C.' (NOT IN CONTRACT) ARE TO BE SUPPLIED BY GC. UNLESS NOTED OTHERWISE, ALL ITEMS ARE TO BE INSTALLED BY GC.
- THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.
- BEFORE SUBMITTING A BID, THE GC SHALL VISIT THE PREMISES AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND THE EXTENT OF WORK REQUIRED TO COMPLETE THE PROJECT.
- BEFORE CONSTRUCTION BEGINS, THE GC SHALL VISIT THE SITE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK AND SHALL BE RESPONSIBLE FOR SAME.
- IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE GC MUST REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
- IF A CONDITION EXISTS THAT REQUIRES OBSERVATION OR ACTION BY THE ARCHITECT OR ENGINEERS, THE GC SHALL NOTIFY THE OWNER AND ARCHITECT.
- GC SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN. BEFORE COMMENCING WORK NOT SHOWN IN DOCUMENTS, BUT REQUIRED TO ACHIEVE FULL COMPLIANCE WITH CODES, GC SHALL NOTIFY OWNER AND ARCHITECT.
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, JOB SITE SAFETY, PROTECTION OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL SAFETY REGULATIONS ALONG WITH COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS THE GC'S RESPONSIBILITY.
- GC SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS. ALL DIMENSIONS ARE TO FACE OF GYP BOARD UNLESS OTHERWISE NOTED.
- OWNER SHALL PAY ALL TAXES, SECURE BUILDING PERMIT AND PAY ALL FEES INCURRED IN THE COMPLETION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO BUILDING PERMITS, WATER, ELECTRIC AND TELEPHONE SERVICE CONNECTION, CERTIFICATE OF OCCUPANCY SURVEY'S AND INSPECTIONS.
- SCOPE OF WORK: THE GC SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. GC SHALL PERFORM ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO, ARCHITECTURAL, ELECTRICAL AND MECHANICAL.
- THE BID PRICES SHALL INCLUDE EVERYTHING NECESSARY OR PROPER FOR PERFORMING AND COMPLETING THE WORK REQUIRED AS INDICATED BY THE PLANS AND SPECIFICATIONS, TO PROVIDE FINISHED WORK ANYTHING OMITTED THEREFROM WHICH IS CLEARLY NECESSARY FOR THE COMPLETION OF THE WORK OR ITS APPURTENANCE SHALL BE CONSIDERED A PORTION OF THE WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR SHOWN ON THE DRAWINGS.
- INSURANCE: WORKMAN'S COMPENSATION, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE GC.
- GUARANTEE: THE GC SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS, AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR ITS REPAIR. THE GC SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION.
- PROTECTION: THE GC SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIAL USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.
- GC IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES.
- THE TERM "GC" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUBCONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUBCONTRACTOR FOR ANY PART OF THE WORK.
- MATERIALS USED FOR THE CONSTRUCTION OF THIS PROJECT MUST BE ASBESTOS-FREE IN ACCORDANCE WITH THE FEDERAL ASBESTOS HAZARD ABATEMENT ACT. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING MSDS RECORDS.

REQ'D SUBMITTALS & INSPECTIONS

- FIRE DEP:**
A PRE-FINAL INSPECTION REQUIRED TO VERIFY EMERGENCY LIGHTING AND FIRE EXTINGUISHER PLACEMENT. ADDITIONAL EXIT SIGNS MAY BE REQUIRED
- BUILDING & SAFETY DIVISION**
- A SEPARATE APPLICATION AND PERMITS ARE REQUIRED FOR SIGNS AND STORAGE RACKS, NON-FIXED AND MOVABLE FIXTURES, CASES, RACKS, COUNTER AND PARTITION NOT OVER 5'-9" IN HEIGHT IS EXEMPT FROM PERMIT REQUIREMENTS OF THE CODE BUT SHALL NOT BE DEEMED TO GRANT AUTHORIZATION FOR ANY WORK TO BE DONE IN ANY MANNER IN VIOLATION OF THE PROVISIONS OF THE CODE.
 - THE PROJECT CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO MAINTAIN BUILDING SAFEGUARDS, EXITS AND FIRE PROTECTION DEVICES. PROTECT ADJACENT PROPERTIES, WORKERS, PEDESTRIANS, AND OTHER PERSONS DURING EXCAVATION AND CONSTRUCTION OPERATIONS.
 - PROJECT MUST COMPLY WITH THE CITY'S CONSTRUCTION DEBRIS WASTE REDUCTION AND RECYCLING REQUIREMENTS. A WASTE MANAGEMENT PLAN (WMP) MUST BE SUBMITTED AND APPROVED PRIOR TO PERMIT ISSUANCE.

SITE STATISTICS

APPROVED DEVELOPMENT PLAN SITE STATISTICS

	18-032-DP Parcel 1 7418 Hollister 6,366 ac	18-039-DP Parcel 2 7416 Hollister 2,818 ac	18-040-DP Parcel 3 7414 Hollister 3,681 ac
Parcel Size	6,366 ac	2,818 ac	3,681 ac
Building Coverage	82,719sq. ft. (29.7%)	39,114sq. ft. (31.9%)	45,492sq. ft. (28.4%)
Landscaping	83,188sq. ft. (30%)	45,789sq. ft. (37.3%)	75,043sq. ft. (46.8%)
Hardscape	40.3%	30.8%	24.8%
Parking	243 Spaces	111 Spaces	70 Spaces
Bike Parking	30 Spaces	29 Spaces	45 Spaces

PROPOSED DEVELOPMENT PLAN SITE STATISTICS

	18-032-DP Parcel 1 7418 Hollister 6,366 ac	18-039-DP Parcel 2 7416 Hollister 2,818 ac	18-040-DP Parcel 3 7414 Hollister 3,681 ac
Parcel Size	6,366 ac	2,818 ac	3,681 ac
Building Coverage	82,719sq. ft. (29.7%)	39,114sq. ft. (31.9%)	45,492sq. ft. (28.4%)
Landscaping	83,188sq. ft. (30%)	45,789sq. ft. (37.3%)	75,043sq. ft. (46.8%)
Hardscape	40.3%	30.8%	24.8%
Parking	219 Spaces	111 Spaces	70 Spaces
Bike Parking	30 Spaces	29 Spaces	45 Spaces

PROJECT TEAM

PROPERTY OWNER:

DORR VENTURES LLC
c/o MAJESTIC ASSET MANAGEMENT, INC.
5142 CLARETON DR. SUITE 200
AGOURA HILLS, CA 91301
T 818. 933. 8512

STRUCTURAL ENGINEER:

REGIS BROWN EKMEKJI INC
18980 VENTURA BLVD. SUITE 350
TARZANA, CA 91356
T 818. 757. 1501

ARCHITECT:

GP ARCHITECTURE INC.
5301 N. COMMERCE AVE., SUITE D
MOORPARK, CA 93021
T 805. 552. 9474
E gpa@gparchitecture.com

CIVIL ENGINEER:

DRG ENGINEERING, INC.
160 SOUTH OLD SPRINGS RD. STE 210
ANAHEIM HILLS, CA 92808
T 714. 685. 6860

LANDSCAPE ARCHITECT:

CHARLES MCCLURE
5454 BERKELEY RD.
SANTA BARBARA, CA 93111
T 805. 729. 1179

SCOPE OF WORK

DESCRIPTION OF WORK:

- CASE # 21-0004-SCD
 - (N) LOADING DOCK PIT W/ 3 ROLL UP DOORS ON EAST ELEVATION
 - MODIFICATION OF LANDSCAPE & PARKING FOR TRUCK MANEUVERING
 - MODIFICATION OF PARKING & EXTERIOR WALKWAYS FOR ACCESSIBILITY
 - TENANT CHANGE OF USE FOR SUITES 110 / 210
- INTERIOR TENANT IMPROVEMENTS UNDER SEPARATE PERMITS

CODE ANALYSIS

BUILDING CODES: AS MODIFIED BY THE CITY OF GOLETA, CA

CALIFORNIA BUILDING CODE, 2019 EDITION
CALIFORNIA ELECTRICAL CODE, 2019 EDITION
CALIFORNIA ENERGY CODE, 2019 EDITION
CALIFORNIA MECHANICAL CODE, 2019 EDITION
CALIFORNIA PLUMBING CODE, 2019 EDITION
CALIFORNIA GREEN BUILDING CODE, 2019 EDITION

BUILDING CODE:

ASSESSOR PARCEL # 079-210-063 & 65
ZONING M-RP
EXISTING OCCUPANCY GROUP F-1 LIGHT INDUSTRIAL
PROPOSED OCCUPANCY GROUP F-1 LIGHT INDUSTRIAL
CONSTRUCTION TYPE V-B
FULLY SPRINKLED YES
BUILDING HEIGHT ONE STORY W/ MEZZANINE

USE ANALYSIS

PREVIOUS USE

RATHTHEON TECHNOLOGIES (SINGLE TENANT BUILDING)
USE: MANUFACTURING
OPERATIONS: MANUFACTURING ELECTRONICS FOR MILITARY DEFENSE APPLICATIONS

PROPOSED USES

SUITE 100 - DEPLOYABLE SPACE SYSTEMS (DSS)
AREA: +/- 42,183 SF
USE: MANUFACTURING
OPERATIONS: DESIGN & MANUFACTURE DEPLOYABLE STRUCTURES FOR SPACE APPLICATIONS
EMPLOYEES: +/- 90
HOURS: M-F 7:00 AM - 6:00 PM

SUITES 110 / 210 - CURVATURE
AREA: +/- 43,096 SF
USE: WAREHOUSING / R&D TECHNOLOGY
OPERATIONS: SHIPPING & RECEIVING OF REFRUBISHED IT EQUIPMENT
EMPLOYEES: +/- 25
HOURS: M-F 8:00 AM - 6:00 PM

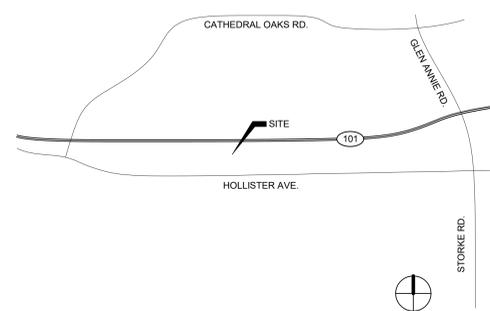
SHEET INDEX

NO.	SHEET NAME	ISSUE DATE	CURRENT REVISION	REVISION DATE	REVISION DESCRIPTION
1.1	COVER				
A0.01	COVER SHEET	01/31/22	2	5.5.22	PLANNING #3
1.2	CIVIL				
C-1	GRADING COVER SHEET	01/31/22			
C-2	PRECISE GRADING PLAN	01/31/22			
C-3	PRECISE GRADING PLAN	01/31/22			
1.3	LANDSCAPE				
L-1	LANDSCAPE DEMOLITION PLAN & PLANTING PLAN	01/31/22			
L-2	LANDSCAPE DEMOLITION PLAN & PLANTING PLAN	01/31/22			
1.	ARCHITECTURAL				
A0.02	GENERAL NOTES	01/31/22			
A1.01	EXISTING SITE PLAN	01/31/22			
A1.02	PROPOSED SITE PLAN	01/31/22			
A2.01	EXISTING FIRST FLOOR & MEZZANINE	01/31/22			
A2.02	PROPOSED FIRST FLOOR & MEZZANINE	01/31/22	2	5.5.22	PLANNING #3
A3.01	EAST ELEVATION LOADING DOCK	01/31/22			
A3.02	EAST ELEVATION / SECTIONS	01/31/22			
A3.03	SITE PHOTOS	01/31/22			
A4.01	ARCHITECTURAL DETAILS	01/31/22			
A4.02	ARCHITECTURAL DETAILS	01/31/22			
2.	STRUCTURAL				
S1	GENERAL NOTES & TYPICAL DETAILS	01/31/22			
S2	EAST ELEVATION LOADING DOCK WALL PLAN & DETAILS	01/31/22			
SD1	DETAILS	01/31/22			
3.	ELECTRICAL				
E0.01	ELECTRICAL SYMBOL LIST & ABBREVIATIONS	01/31/22			
E0.02	ELECTRICAL SPECIFICATIONS	01/31/22			
E0.03	T-24 COMPLIANCE FORMS	01/31/22			
E0.04	LIGHTING CUTS/SHEETS	01/31/22			
E1.01	ELECTRICAL SITE PLAN	01/31/22			
E1.02	EAST ELEVATION LOADING DOCK PLAN	01/31/22			

LOADING DOCK & SITE IMPROVEMENTS

7418 HOLLISTER AVE. GOLETA, CA 93117
2137

VICINITY MAP



CASE # 21-0004-SCD

No.	REVISION	DATE
2	PLANNING #3	5.5.22

COVER SHEET

PROJECT NO: 2137
DATE: 06.01.22
DRAWN: GP, EE
CHECKED: GJP

A0.01
SCALE: As indicated

PLANNING SUBMITTAL #3



ARCHITECTURE & PLANNING

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LOADING DOCK & SITE IMPROVEMENTS 7418 HOLLISTER AVE. GOLETA, CA 93117 2137

CASE # 21-0004-SCD

Table with 3 columns: No., REVISION, DATE

GENERAL NOTES

Table with 2 columns: PROJECT NO., DATE, DRAWN, CHECKED

A0.02

SCALE

GENERAL NOTES

1. THE WORKING DRAWINGS SHOW THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT AND MAJOR ARCHITECTURAL ELEMENTS...

2. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF MUNICIPAL, LOCAL OR FEDERAL AND STATE LAWS...

3. WHERE THE CONTRACT NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK...

4. THE GENERAL CONTRACTOR (SUB-CONTRACTOR) SHALL OBTAIN AND PAY FOR ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK...

5. THE CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF THE WORK FOR ALL SUBS, CRAFTSMEN, AND TRADESMEN REQUIRED TO COMPLETE THE JOB.

6. THE CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IF HE CANNOT COMPLY WITH ALL REQUIREMENTS CALLED FOR ON THESE DRAWINGS.

7. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK OR ORDERING MATERIALS...

8. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE RELATING TO THE WORK OF EACH TRADE...

9. ALL CONTRACTORS SHALL CONTACT OWNER/BUILDING MANAGEMENT TO DETERMINE THE BUILDING OWNER'S RULES FOR CONSTRUCTION, DELIVERIES, CONSTRUCTION TASKS...

10. THE GENERAL CONTRACTOR, SUB-CONTRACTORS, AND ANY OTHER CONTRACTOR INVOLVED IN THIS SUB-PROJECT SHALL TAKE NOTE THAT ANY COSTS DUE TO DEFECTIVE AND/OR ILL-TIMED WORK AS A RESULT OF...

11. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS FROM HIS OWN AND HIS SUBCONTRACTORS' WORK, CARPET AND TERRAZZO INSTALLATION, ETC.

12. THE CONTRACTOR SHALL EXERCISE STRICT DUST CONTAINMENT CONTROL TO PREVENT DIRT OR DUST FROM LEAVING THE JOBSITE.

13. THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTION DURING SITE WORK, DEMOLITION, AND CONSTRUCTION IN ACCORDANCE WITH MEANS OF EGRESS, USC CHAPTER 10...

14. THESE DRAWINGS, NOTES, AND SCHEDULES CONVEY THE DESIGN INTENT THE HIGHEST POSSIBLE QUALITY OF WORKMANSHIP, MATERIAL, AND EQUIPMENT SHALL BE USED...

15. DURING CONSTRUCTION ALL EXISTING EXIT SIGNS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED.

16. INSURANCE AND BONDING FOR THE PROJECT SHALL BE AS DIRECTED BY AND TO THE SATISFACTION OF THE OWNER / DEVELOPER.

17. THE GENERAL CONTRACTOR SHALL VERIFY SIZE, LOCATION, ELECTRICAL REQUIREMENTS, AND CHARACTERISTICS OF ALL WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER OR OTHERS PRIOR TO THE START OF RELATED WORK WITH THE CONTRACTOR'S SUPERVISOR.

18. THE TENANT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK. THE CONTRACT SUM AND CLAIMS FOR EXTENSION OF TIME SHALL BE ADJUSTED ACCORDINGLY...

19. ALL 'EXISTING TO REMAIN', 'EXISTING TO BE RELOCATED', AND/OR NEW ITEM INSTALLED BY THE GENERAL CONTRACTOR, IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION...

20. THE GENERAL CONTRACTOR AGREES TO PAY ALL TRANSPORTATION CHARGES ON ALL MATERIAL AND EQUIPMENT TO THE POINT OF USE AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING, AND STORING OF SAME IN CONNECTION WITH THIS CONTRACT.

21. IF THE GENERAL CONTRACTOR CLAIMS THAT ANY REVISION TO THE DRAWINGS INVOLVE EXTRA COST UNDER THIS CONTRACT, HE SHALL GIVE WRITTEN NOTICE TO ARCHITECT/OWNER/TENANT WITHIN A REASONABLE TIME AFTER RECEIPT OF SUCH INSTRUCTIONS...

22. ALL CLAIMS FOR ADDITIONAL WORK WILL BE SUBMITTED IN WRITING FOR REVIEW BY ARCHITECT / OWNER AND SHALL INCLUDE A COMPLETE DESCRIPTION OF THE WORK, MATERIALS USED, ROOM NUMBER OF THE AREA OF WORK...

23. THE GENERAL CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE OWNER/TENANT INDICATING PHASING OF WORK FROM START TO FINISH OF THE PROJECT.

24. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN, UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE OF FRAMING MEMBERS, FACE OF CONCRETE, OR FACE OF FURRING.

25. PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR ALL EQUIPMENT AND FIXTURES AS REQUIRED. WHERE LARGER STUDS OR FURRINGS ARE REQUIRED TO COVER DUCTS, PIPING AND CONDUITS...

26. ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR U.N.O.

27. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE ACCEPTANCE OF THE PROJECT BY THE OWNER, UNLESS STATED OTHERWISE.

GENERAL NOTES

(CONTINUED)

31. GENERAL CONTRACTOR SHALL ENSURE THAT INSTALLATION METHODS CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE MATERIALS SPECIFIED ARE INTENDED TO MEET CODE REQUIREMENTS...

32. NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE PERMITTED WITHOUT FIRST SUBMITTING SPECIFICATIONS, SAMPLES, AND COST IMPACT FOR ARCHITECTS' APPROVAL.

33. AT THE TIME OF BID SUBMITTAL, THE CONTRACTOR SHALL ADVISE ARCHITECT / OWNER, IN WRITING, OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR WILL CAUSE A DELAY IN THE COMPLETION OF CONSTRUCTION.

34. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ROUGH PLUMBING AND FINAL HOOKUP FOR ALL SPECIFIED FIXTURES AND APPLIANCES AND SHALL SUPPLY ALL SUCH FIXTURES AND APPLIANCES U.N.O.

35. THE GENERAL CONTRACTOR SHALL VERIFY REQUIRED LOCATION OF ALL NECESSARY ACCESS PANELS IN PARTITIONS, FLOORS, OR CEILINGS AND COORDINATE EXACT LOCATIONS WITH OWNER / TENANT AND ARCHITECT PRIOR TO INSTALLATION.

36. THE GENERAL CONTRACTOR SHALL PROVIDE ALLOWANCE FOR APPLIANCES, U.N.O.

37. THE GENERAL CONTRACTOR SHALL LEAVE THE BUILDING IN A LOCKABLE CONDITION DURING THE PERIOD OF CONSTRUCTION WHEN THE CONTRACTOR'S WORKMEN ARE NOT PRESENT AT THE JOBSITE.

38. THE GENERAL CONTRACTOR SHALL DEACTIVATE ALL UTILITY LINES IN CONTRACT AREA PRIOR TO START OF WORK AS NECESSARY, AFTER SECURING OWNER'S PERMISSION.

39. THE GENERAL CONTRACTOR SHALL PATCH, REPAIR, REPLACE, AND/OR REFINISH EXISTING CONSTRUCTION AS NECESSARY TO REFINISH THE AREA OF WORK. THE CONTRACTOR SHALL PROVIDE ALL WORK SHOWN ON THE DRAWINGS UNLESS SPECIFICALLY NOTED AS 'NOT IN CONTRACT'.

40. THE PROJECT SHALL COMPLY WITH CBC CHAPTER 11 DISABLED ACCESSIBILITY REQUIREMENTS AT ENTRANCE, PATH OF TRAVEL TO AREA OF WORK, AND RESTROOMS.

41. REVISIONS OR ADDITIONAL WORK REQUIRED BY THE OWNER / TENANT, FIELD CONDITIONS, OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT BEFORE PROCEEDING, REGARDLESS OF COST, TIME, OR MATERIAL INCREASE.

42. BY ENTERING INTO AN AGREEMENT WITH THE OWNER/TENANT, THE GENERAL CONTRACTOR REPRESENTS THAT HE HAS VISITED THE JOB SITE, IS FAMILIAR WITH EXISTING CONDITIONS, AND NOTED ANY DISCREPANCIES WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

43. ANY AND ALL PROPOSED REVISIONS SHALL BE SUBMITTED IN THE FORM OF A WRITTEN CHANGE ORDER TO BE APPROVED AND AUTHORIZED BY ARCHITECT AND THE OWNER PRIOR TO START OF PROPOSED WORK.

44. BEFORE FINAL ACCEPTANCE BY THE OWNER, THE COMPLETED CONSTRUCTION PROJECT SHALL BE CLEANED, LABELS REMOVED, AND ALL OTHER TOUCH UP COMPLETED.

45. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LIFE SAFETY EQUIPMENT AS REQUIRED BY STATE AND LOCAL BUILDING CODES.

46. FIRE SPRINKLER SUBCONTRACTOR SHALL DESIGN AND PROVIDE CERTIFIED SPRINKLER DRAWINGS FOR ARCHITECTS APPROVAL.

47. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS THE TENANT, BUILDING OWNER, ARCHITECT, AND THEIR REPRESENTATIVES OF ANY LEGAL ACTION ARISING AS A RESULT OF THE CONTRACTOR'S WORK.

48. THE GENERAL CONTRACTOR SHALL PROVIDE THREE (3) SETS OF SHOP DRAWINGS TO ARCHITECT FOR DESIGN APPROVAL AFTER HE HAS REVIEWED THEM FOR CONSTRUCTABILITY, COORDINATION BETWEEN TRADES, AND CONFORMANCE WITH THE CONTRACT DOCUMENTS.

49. THE GENERAL CONTRACTOR SHALL SUBMIT SAMPLES OF FINISH MATERIALS TO ARCHITECT / OWNER/TENANT FOR APPROVAL PRIOR TO INSTALLATION. THE GENERAL CONTRACTOR SHALL BE WHOLLY LIABLE IF HE FAILS TO DO SO. WHETHER FINISHES ARE SPECIFIED CORRECTLY OR INCORRECTLY IN THE CONTRACT DOCUMENTS.

50. DAMAGE TO ANY WORK SHALL BE REPAIRED BY THE TRADE WHOSE WORK IS DAMAGED AND CHARGED TO THE PARTY RESPONSIBLE FOR THE DAMAGE.

51. THE GENERAL CONTRACTOR, SUBCONTRACTOR SHALL PROVIDE WATER RESISTANT GYPSUM BOARD IN ALL TOILETS AND SHOWER ROOMS.

52. CONTRACTOR TO INFORM OWNER / ARCHITECT WHEN CHALK LINE LAYOUT OF PARTITIONS IS COMPLETED SO THAT IT CAN BE VERIFIED AND ANY REQUIRED CHANGES MADE PRIOR TO CONSTRUCTION.

53. ALL PLUMBING FIXTURES SHALL BE SUPPLIED AND INSTALLED BY PLUMBING SUBCONTRACTOR. PLUMBING SUBCONTRACTOR SHALL SUPPLY ALL NECESSARY INFORMATION ON REQUIRED CUTOUTS TO ALL WORK SUBCONTRACTOR.

54. GENERAL CONTRACTOR SHALL OBTAIN SEPARATE PERMITS FOR MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER WORK.

PARTITION NOTES

1. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL INTERIOR PARTITIONS INDICATED ON THE DRAWINGS.

2. PARTITION DIMENSIONS ARE FINISH FACE TO FINISH FACE U.N.O. CENTER LINE OF PARTITION SHALL ALIGN WITH CENTER LINE OF MULLION WHERE OCCURS U.N.O.

3. PARTITIONS SHOWN ALIGNED WITH EXISTING COLUMNS, WALLS AND BUILDING ELEMENTS SHALL BE INSTALLED FLUSH AND SMOOTH WITH SUCH BUILDING ELEMENTS.

4. ALL PARTITIONS SHALL BE ANCHORED PER MANUFACTURERS' SPECIFICATIONS AND AS REQUIRED BY C.B.C.

5. THE CONTRACTOR SHALL SUPPLY ALL RETURN AIR OPENINGS IN SLAB TO SLAB PARTITIONS ABOVE CEILINGS AS REQUIRED BY ENGINEERING DRAWINGS. ALL OPENINGS IN DEMISING AND SOUND-ATTENUATED PARTITIONS SHALL HAVE SOUND BOOTHS AND ALL OPENINGS IN FIRE-RATED PARTITIONS SHALL HAVE FIRE DAMPERS AS REQUIRED BY LOCAL BUILDING CODES. CONTRACTOR SHALL COORDINATE WITH ENGINEERING DRAWINGS AND INFORM ARCHITECT OF DISCREPANCIES.

6. THE CONTRACTOR SHALL PROVIDE SUFFICIENT FRAMING IN PARTITIONS FOR ALL DUCT WORK: RETURN AIR OPENINGS AND GRILLS ABOVE AND BELOW CEILINGS SHALL BE COORDINATED WITH MECHANICAL ENGINEERING DRAWINGS AND MECHANICAL CONTRACTOR'S SHOP DRAWINGS. ALL OPENINGS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND AGAINST VIBRATION.

7. THE CONTRACTOR SHALL PROVIDE AND INSTALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, ELECTRICAL, AND PLUMBING INSTALLATIONS PER APPLICABLE BUILDING CODES.

8. ARCHITECT SHALL HAVE THE RIGHT TO REVIEW AND APPROVE CHALK LINES PRIOR TO INSTALLATION OF TRACKS. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FROM DIMENSIONS OR CLEARANCES INDICATED ON PLANS REQUIRED DUE TO FIELD CONDITIONS. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL PLUMBING ROUGH-INS, FIXTURES, AND ACCESSORIES INDICATED IN THE DRAWINGS.

9. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL INSTALL ALL MATERIALS IN STRICT COMPLIANCE WITH THE MANUFACTURERS' RECOMMENDATIONS.

10. THE PLUMBING SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL VALVES AS INDICATED IN THE DRAWINGS AND/OR AS REQUIRED FOR THE PROPER CONTROL OF THE PIPING AND APPARATUS INSTALLED AS PART OF THIS PROJECT SO THAT ANY FIXTURE, LINE, OR APPARATUS MAY BE CUT OFF AND REPAIRED WITHOUT INTERFERENCE OR INTERRUPTION OF SERVICE TO THE REMAINDER OF THE BUILDING.

11. PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR ALL EQUIPMENT AND FIXTURES AS REQUIRED.

12. WHERE LARGER STUDS OR FURRINGS ARE REQUIRED TO COVER DUCTS, PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS, UNLESS NOTED OTHERWISE.

FIRE DEP. NOTES

1. THE GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75'-0" TRAVEL DISTANCE TO ALL PORTIONS OF THE FLOOR, AND ANY ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. FIRE EXTINGUISHERS SHALL ALSO BE PROVIDED DURING CONSTRUCTION.

2. ALL INTERIOR FINISHES SHALL CONFORM WITH CBC CHAPTER 8.

3. DRAPES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT, CERTIFICATION THEREOF SHALL BE PROVIDED. EXITS, EXIT LIGHTS, FIRE ALARM STATIONS, HOSE CABINETS AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIAL (CBC CHAPTER 8).

4. INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED AN END POINT FLAME SPREAD OF 200 FOR ALL B OCCUPANCIES.

5. INTERIOR WALLS AND CEILING FINISHES FOR EXIT CORRIDORS AND STAIRWELLS SHALL NOT EXCEED A FLAME SPREAD CLASSIFICATION OF 75 (CLASS II).

6. ANY DECORATIONS WINDOW COVERINGS USED SHALL BE NON-COMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER.

7. EXIT SIGNS SHALL BE ELECTRICALLY ILLUMINATED AND THE TWO LAMPS SHALL BE ENERGIZED FROM SEPARATE CIRCUITS. ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES WIRING SYSTEMS. IN THE EVENT OF THIS SYSTEM'S FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM. EMERGENCY LIGHTING SHALL GIVE A VALUE OF ONE FOOTCANDLE AT FLOOR LEVEL (CBC CHAPTER 10).

8. PROVIDE EXIT SIGNS WITH MINIMUM 6" HIGH BLOCK LETTERS WITH 3/4" STROKE ON A CONTRASTING BACKGROUND. INDICATE THE LOCATION OF EXIT SIGNS ON PLANS (CBC CHAPTER 10).

9. EXIT PATH OF TRAVEL LIGHTING SHALL BE PROVIDED AT STAIRWAY, HALLWAY, EXIT PASSAGEWAY, AND EGRESS TO A PUBLIC WAY WHENEVER THE BUILDING IS OCCUPIED, PER CBC CHAPTER 10.

10. EMERGENCY LIGHTING SYSTEM IS REQUIRED AND MUST COMPLY WITH CBC CHAPTER 10.

11. SUBMIT THREE COMPLETE SETS OF PLANS TO DEPARTMENT OF BUILDING AND SAFETY AND COUNTY FIRE DEPARTMENT OR LOCAL FIRE PREVENTION DIVISION FOR THE ABOVE REQUIREMENTS, ONE SET DESIGNATED AS THE FIRE DEPARTMENT COPY.

12. PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT. ALTERATIONS TO THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE UNDER SEPARATE PERMIT FROM THE COUNTY FIRE DEPARTMENT OR LOCAL FIRE PREVENTION DIVISION. PERMIT APPLICATIONS AND FEES SHALL BE SUBMITTED AND PERMIT APPROVAL SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON THE FIRE PROTECTION SYSTEM.

13. SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION OF LOCAL BUILDING DEPARTMENT PRIOR TO INSTALLATION (CBC CHAPTER 9).

14. ELEVATOR DOORS SHALL NOT OPEN DIRECTLY INTO ONE-HOUR CORRIDORS KEY-LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHEN THE MAIN EXIT CONSISTS OF A SINGLE DOOR OR PAIR OF DOORS IF THERE IS A READILY VISIBLE DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS."

15. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE (CBC CHAPTER 10).

16. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE, AND IN ANY HAZARDOUS AREA OR GROUP "E" OCCUPANCY (CBC CHAPTER 10).

17. EXIT CORRIDORS, EXTERIOR EXIT BALCONIES, AND AISLES LEADING TO REQUIRED EXITS SHALL HAVE A MINIMUM WIDTH OF 44" (CBC CHAPTER 10).

18. AN EXIT WALKWAY WITH A MINIMUM WIDTH OF 44" SHALL BE MAINTAINED CONTINUOUSLY TO A PUBLIC WAY (CBC CHAPTER 10). EXIT PATHS OR WALKWAYS TO PUBLIC WAY SHALL BE CLEARLY DELINEATED BY PAINTED LINES, RAILINGS, BARRIER POSTS, WALKS, OR OTHER APPROVED MEANS.

19. GLAZING INSTALLED IN ONE-HOUR CORRIDOR MUST BE WIRED GLASS IN STEEL FRAMES AND SHALL NOT EXCEED 25% OF CORRIDOR/ROOM COMMON WALL.

20. FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE HVAC DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS.

POWER, SIGNAL, & DATA

1. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LIGHT FIXTURES AND ELECTRICAL WORK AS SHOWN OR IMPLIED IN DRAWINGS AND NOTES.

2. THE GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH MANUFACTURERS' SPECIFICATIONS AND REQUIREMENTS.

3. THE WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS' PUBLIC UTILITIES COMPANY, OWNERS AND LANDLORDS' TELEPHONE COMPANY, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

4. ALL NEW MATERIALS REQUIRED SHALL CONFORM TO THE STANDARDS OF ARCHITECT'S LABORATORIES, INC. IN EVERY CASE WHERE SUCH A STANDARD HAS BEEN ESTABLISHED. U.N.O.

5. THE MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK DRAWINGS FOR COORDINATION PRIOR TO BIDDING AND AGAIN PRIOR TO INSTALLATION OF MECHANICAL AND ELECTRICAL WORK. ANY DISCREPANCY BETWEEN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT FOR CLARIFICATION. WORK INSTALLED IN CONFLICT WITH ARCHITECT'S DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND SHALL NOT IMPACT THE SCHEDULE.

6. REFER TO ENGINEERING DRAWINGS FOR CIRCUITING AND EXACT SPECIFICATIONS. MECHANICAL AND ELECTRICAL ENGINEERS' DRAWINGS ARE NOT INTENDED TO INDICATE EXACT LOCATIONS OF FIXTURES OR EQUIPMENT.

7. THE GENERAL CONTRACTOR SHALL FURNISH, INSTALL, AND COORDINATE ANY ELECTRICAL AND/OR LIGHTING ITEMS WITH CABINET WORK U.N.O. AS REQUIRED.

8. THE GENERAL CONTRACTOR SHALL COORDINATE ANY TELEPHONE/DATA REQUIREMENTS WITH THE TENANT'S TELEPHONE/DATA CONTRACTOR AS REQUIRED.

9. THE GENERAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY ELECTRICAL SERVICE AND LIGHTING FOR ALL TRADES AS REQUIRED.

10. ALL ELECTRICAL AND TELEPHONE RECEPTACLES SHALL BE LOCATED IN CENTER OF WALL OR COLUMN IN WHICH THEY OCCUR, UNLESS OTHERWISE NOTED IN PLANS AND DETAILS. THE MAXIMUM SEPARATION BETWEEN SIDE-BY-SIDE OUTLETS SHALL BE 6' O.C., U.N.O.

11. ALL OUTLETS SHOWN BACK-TO-BACK IN PARTITION SHALL BE OFFSET IN CENTER OF WALL OR COLUMN IN WHICH THEY OCCUR, UNLESS OTHERWISE NOTED IN PLANS AND DETAILS. (WITHOUT TOUCHING) TO AVOID BACK-TO-BACK INSTALLATION.

12. ALL TELEPHONE/ DATA AND POWER OUTLETS SHALL BE LOCATED 18" ABOVE FINISH FLOOR U.N.O. Security KEYPADS AND CARD KEY TERMINALS SHALL BE LOCATED 54" ABOVE FINISH FLOOR U.N.O.

13. PROVIDE TELEPHONE/ DATA OUTLETS AS SHOWN ON ELECTRICAL AND TELEPHONE PLANS AND ALL NECESSARY CONDUIT RUNS TO TELEPHONE/ DATA EQUIPMENT AS REQUIRED. CONTRACTOR SHALL CONFIRM THE SIZE OF REQUIRED CONDUITS WITH TELEPHONE/ DATA CONTRACTOR AND TENANT PRIOR TO START OF WORK.

14. ALL DIMENSIONS ON ELECTRICAL AND TELEPHONE PLANS ARE TO CENTER LINE. U.O.N.

15. ALL ELECTRICAL AND TELEPHONE CONDUIT SHALL BE CONCEALED IN PARTITIONS AND/OR CEILINGS.

16. ALL CONDUIT, OTHER THAN THAT USED FOR ELECTRICAL OUTLETS AND JUNCTION BOXES, SHALL RECEIVE PULL WIRE INSTALLED BY THE CONTRACTOR.

17. PROVIDE SLEEVES IN RATED PARTITIONS ABOVE CEILING FOR TELEPHONE/DATA AND ELECTRICAL RUNS AS THEY OCCUR.

18. THE CONTRACTOR SHALL VERIFY THE CONDUIT SIZE REQUIRED FOR ALL TELEPHONE, ELECTRICAL, AND DATA LINES WITH APPROPRIATE ENGINEERS PRIOR TO COING TO OBTAIN PROPER CORE HOLE SIZES.

19. LIGHT SWITCHES SHALL BE LOCATED WITHIN 8" OF DOOR JAMBS, U.N.O.

20. ALL LIGHT SWITCHES SHALL BE GANG PLATED WHERE APPLICABLE.

21. ALL LIGHT SWITCHES SHALL BE CIRCUITED AND INSTALLED TO COMPLY WITH APPLICABLE LOCAL CODES AND STATE ENERGY REQUIREMENTS.

22. PROVIDE METER, METER LOOP, AND SERVICE IN ACCORDANCE WITH LOCAL POWER COMPANY STANDARDS.

23. PROVIDE POWER DISTRIBUTION TO ALL LIGHTING AND EQUIPMENT.

24. PROVIDE SERVICE AND CONNECTIONS FOR HVAC EQUIPMENT AND CONTROLS.

25. PROVIDE ALL PANELS, CUTTERS AND DISCONNECTS.

26. PROVIDE PANEL COMPLETE WITH TYPEDWRITTEN DIRECTORY AND SPIT BARS FOR TIME-CONTROLLED CIRCUITS.

27. COORDINATE CONTROL WIRING WITH HVAC CONTRACTOR.

28. PROVIDE SERVICE, OUTLETS, OR CONNECTION AS REQUIRED FOR FIXTURES AND/OR EQUIPMENT FURNISHED AND INSTALLED BY OTHERS.

29. VERIFY TELEPHONE REQUIREMENTS AND TELEPHONE BOARD BOXES, RISERS, CIRCUITING, ETC. WITH APPROPRIATE CONSULTANT DRAWINGS.

REFLECTED CLG. PLAN NOTES

1. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL NEW ACOUSTICAL CEILING TILE AS INDICATED ON THE DRAWINGS.

2. BULKHEADS OR ANY OTHER TRANSITION IN CEILING HEIGHT CREATED BY THE INSTALLATION AND/OR ALTERATION OF HVAC DUCTS, PIPING, OR OTHER EQUIPMENT SHALL BE CONSTRUCTED OF GYPSUM BOARD ON METAL FRAMING.

3. CEILING HEIGHTS AND DETAILING SHALL BE AS INDICATED IN DRAWINGS. GENERAL CONTRACTOR SHALL VERIFY CLEARANCES BETWEEN DUCTWORK, LIGHT FIXTURES, AND OTHER DEVICES IN CEILING SYSTEMS. PLAN TO ASSURE THE FINISH CEILING HEIGHT, ANY DEVIATION FROM HEIGHT OR DETAILING INDICATED SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW.

4. ACCESS PANELS SHALL NOT BE INSTALLED IN GYPSUM BOARD CEILINGS, SYSTEMS AND EQUIPMENT REQUIRING ACCESS PANELS SHALL BE LOCATED AWAY FROM AREAS WITH GYPSUM BOARD CEILINGS. IF THIS IS IMPOSSIBLE, CONTRACTOR SHALL COORDINATE TYPE AND LOCATION OF ACCESS PANELS WITH ARCHITECT PRIOR TO INSTALLATION.

5. PRIOR TO CLOSING CEILINGS, PLENUM SYSTEMS (HVAC, PLUMBING, ELECTRICAL, ETC.) SHALL BE INSPECTED AND TESTED AS REQUIRED BY CONTRACTOR'S ENGINEER AND BY AUTHORITIES HAVING JURISDICTION TO ENSURE PROPER INSTALLATION AND FUNCTIONALITY.

6. ALL JOINTS IN THE SUSPENDED CEILING TILE FIELD SHALL BE SQUARE, LEVEL, AND PERFECTLY ALIGNED WITH EACH OTHER AND WITH RECESSED LIGHT FIXTURES.

7. THE GENERAL CONTRACTOR SHALL PROVIDE CUTOUTS AND OTHER SPECIAL PROVISIONS IN ACOUSTICAL CEILING TILE AS REQUIRED FOR LIGHT FIXTURES, REGISTERS, DIFFUSERS AND OTHER INSERTED ITEMS.

8. ACOUSTICAL CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CODES FOR FIREPROOF ASSEMBLIES.

9. THE GENERAL CONTRACTOR SHALL NOT BE REQUIRED TO OPEN ANY CEILINGS FOR TELEPHONE, SECURITY, OR COMPUTER DATA SYSTEMS INSTALLATION, REPAIR, OR Reconfiguration AFTER CEILINGS ARE CLOSED. IF SUCH WORK IS REQUIRED, THE EXPENSE TO REOPEN CEILINGS SHALL BE BORNE BY THE PARTY RESPONSIBLE.

10. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL NEW LIGHT FIXTURES (COMPLETE WITH LAMPS) OF TYPES AND MANUFACTURERS SPECIFIED, AND REMOVE EXISTING FIXTURES FOR RELOCATION AS INDICATED ON THE DRAWINGS. ALL EXISTING FIXTURES TO BE RELOCATED AND TO REMAIN SHALL BE REFURBISHED AS REQUIRED, CLEANED, AND RELAMPED.

11. ALL RECESSED FIXTURES SHALL BE SET FLUSH INTO CEILINGS.

12. UNLESS SPECIFICALLY DIMENSIONED, LIGHT FIXTURES SHALL BE LOCATED WITHIN THE CEILING GRIDS AS INDICATED ON THE REFLECTED CEILING PLANS. ALL CEILING FIXTURES INCLUDING DOWN LIGHTS, WALL WASHERS, EXIT SIGNS, ETC. SHALL BE CENTERED ON CEILING TILES, U.N.O.

13. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES ADVERSELY AFFECTING THE LIGHTING DESIGN AND/OR INSTALLATION (INCLUDING CONFLICTS WITH STRUCTURE, MECHANICAL EQUIPMENT, DUCTWORK, ETC.) PRIOR TO PROCEEDING WITH THE WORK.

14. AT CONDITIONS OF INTERFERENCE BETWEEN DUCTWORK AND LIGHT FIXTURE, PROVIDE RECESSED WELL WITHIN DUCT TO ACCOMMODATE FIXTURE.

15. WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION, THEY SHALL BE INSTALLED IN GANG TYPE BOX UNDER ONE COVER PLATE U.N.O.

16. THE GENERAL CONTRACTOR SHALL PROVIDE ALL MECHANICAL ENGINEERING AND WORK AS REQUIRED, INCLUDING INSTALLATION AND/OR RELOCATION OF HVAC SUPPLY AND RETURN GRILLES IN ACCORDANCE WITH APPLICABLE CODES. PLANS OF MECHANICAL VENTILATION SYSTEM SHALL BE FILED TO MEET BUILDING DEPARTMENT REQUIREMENTS.

17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD SUPERVISION OF ALL MECHANICAL WORK DURING INSTALLATION AND SHALL INSPECT A/I SYSTEMS FOR OPERATION AND CODE COMPLIANCE AT COMPLETION OF THE JOB.

18. LOCATE HVAC GRILLES TO MINIMIZE SOUND TRAVEL FROM AREA TO AREA. NOTIFY ARCHITECT OF ANY ANTICIPATED ACOUSTICAL PROBLEMS BEFORE START OF WORK.

19. THERMOSTATS SHALL BE MOUNTED @ 48" A.F.F.

20. FOR DETAILS AND SPECIFICATIONS OF LIGHTING FIXTURES, SWITCHES, PANEL BOXES, DIMMER CONTROLS, CIRCUITING, AIR CONDITIONING, DUCTWORK, AIR SUPPLY DIFFUSERS, AIR RETURN GRILLES, JUMP DUCT, THERMOSTATS, SMOKE DETECTORS, ETC., REFER TO ELECTRICAL AND MECHANICAL ENGINEERING / SHOP DRAWINGS.

21. LATERAL SUPPORT SHALL BE PROVIDED BY FOUR WIRES OF MIN. 12 GAUGE SPRAYED IN FOUR DIRECTIONS 90 DEGREES APART AND CONNECTED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER AND TO STRUCTURE ABOVE AT AN ANGLE NOT TO EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING. THESE LATERAL SUPPORT POINTS SHALL BE PLACED 12" O.C. IN EACH DIRECTION WITH THE FIRST POINT WITHIN 4" FROM EACH WALL.

22. ALLOWANCE SHALL BE MADE FOR LATERAL MOVEMENT OF THE SYSTEM, MAIN RUNNERS AND CROSS RUNNERS SHALL BE ATTACHED AT TWO ADJACENT WALLS WITH CLEARANCE BETWEEN THE WALL AND THE RUNNERS MAINTAINED AT THE OTHER TWO WALLS.

23. RECESSED LIGHT FIXTURES NOT EXCEEDING 66 LBS. AND PENDANT-LAMP FIXTURES NOT EXCEEDING 20 LBS. MAY BE SUPPORTED BY ATTACHMENT DIRECTLY TO THE CEILING SYSTEM RUNNERS BY SCREWS, BOLTS, OR OTHER POSITIVE MEANS OF ATTACHMENT DIRECTLY TO THE CEILING SYSTEM RUNNERS BY SCREWS, BOLTS, OR OTHER POSITIVE MEANS OF ATTACHMENT.

24. HVAC DIFFUSERS NOT EXCEEDING 20 LBS. AND WHICH RECEIVE NO TRIBUTARY LOADS FROM EQUIPMENT OR DUCTWORK MAY BE SUPPORTED BY POSITIVE ATTACHMENT TO THE CEILING RUNNERS.

25. LIGHT FIXTURES AND HVAC DIFFUSERS IN EXCESS OF THESE MINIMUM WEIGHT REQUIREMENTS SHALL BE SUPPORTED BY WIRES ATTACHED DIRECTLY TO THE STRUCTURE ABOVE.

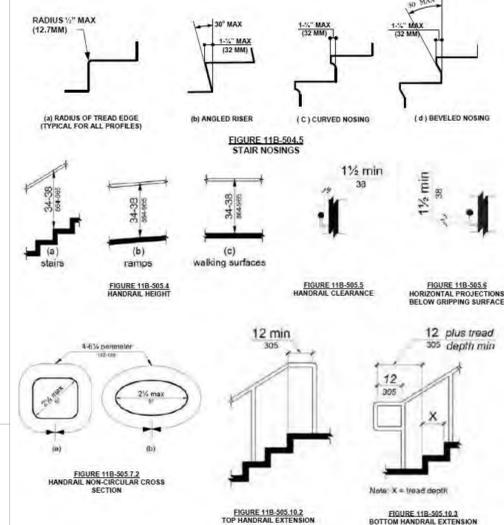
26. FIRE SPRINKLERS - PROVIDE COMPLETE SYSTEM INCLUDING, BUT NOT LIMITED TO PIPING, VALVES, SPRINKLER DROPS, AND SPRINKLER HEADS. USE REFLECTED CEILING PLANS FOR LAYOUT GUIDELINES. ALL SPRINKLER HEADS SHALL BE FULLY RECESSED (FLUSH TO CEILING).

27. SPRINKLER HEADS, LIFE SAFETY SPEAKERS, LOCAL SPEAKERS, CEILING DOORS, SMOKE DETECTORS CHIMES AND ALL OTHER CEILING FIXTURES SHALL BE CENTERED IN CEILING TILES (EQUALLY IN BOTH DIRECTIONS) AND INSTALLED AT EQUAL DISTANCE BETWEEN THE CORRIDOR WALLS U.N.O. IF TWO OR MORE SPRINKLER HEADS OCCUR IN ONE ROOM THEY SHALL BE ALIGNED WITH EACH OTHER.

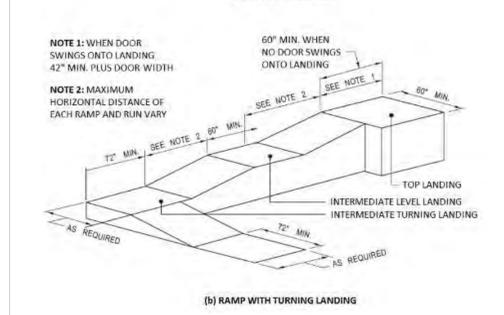
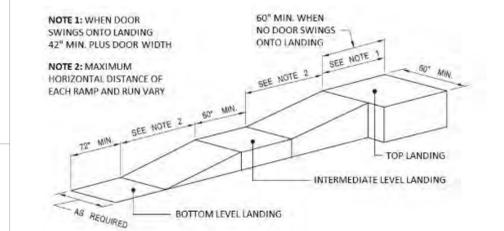
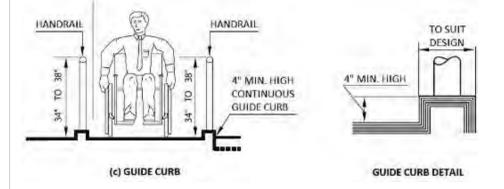
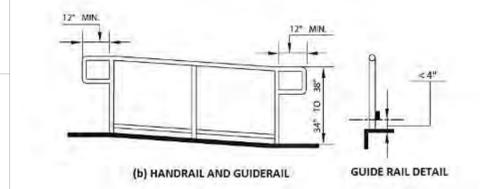
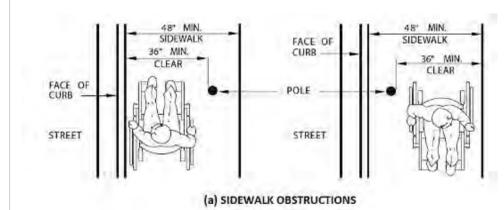
28. FURNISH AND INSTALL SMOKE DETECTORS PER ELECTRICAL ENGINEER'S DRAWINGS LOCATION AND QUANTITY OF SMOKE DETECTORS WITHIN TENANT SPACE SHALL BE DETERMINED BY THE FIRE DEPARTMENT.

29. WHERE CEILINGS ARE SPECIFIED TO BE OF FIRE RATED CONSTRUCTION, ALL RECESSED LIGHT FIXTURES, SPEAKERS ETC SHALL BE BOXED OUT ABOVE THE CEILING WITH A FIRE-RATED ENCLOSURE EQUAL TO THAT OF THE CEILING.

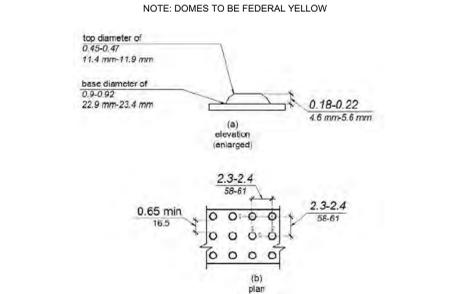
No.	REVISION	DATE
ACCESSIBLE DETAILS		
PROJECT NO:	2137	
DATE:	06.01.22	
DRAWN:	GP_EE	
CHECKED:	GJP	
A0.03		
SCALE	As indicated	



10 ACCESSIBLE HANDRAIL DETAILS
A0.03 1/4" = 1'-0"



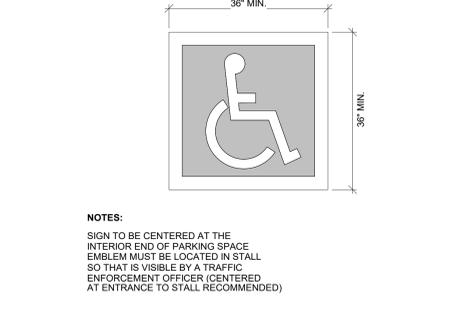
9 ACCESSIBLE RAMP DETAIL
A0.03 1/8" = 1'-0"



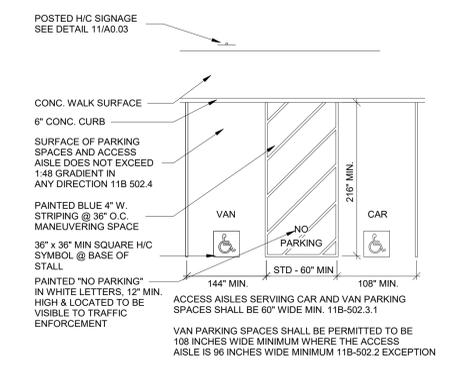
8 TRUNCATED DOME
A0.03 1/4" = 1'-0"



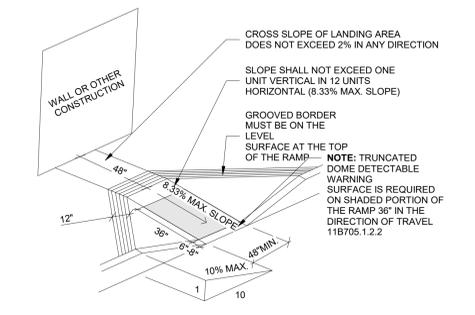
7 PARKING SIGN
A0.03 1 1/2" = 1'-0"



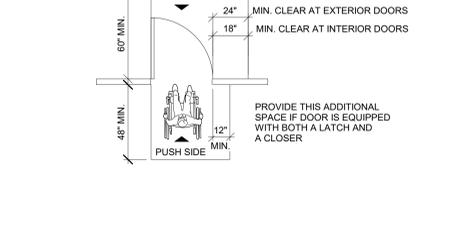
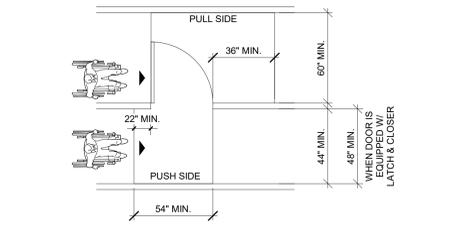
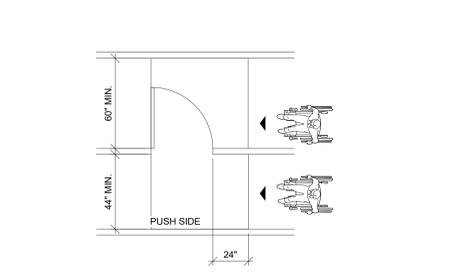
6 PARKING STALL SIGNAGE
A0.03 3/4" = 1'-0"



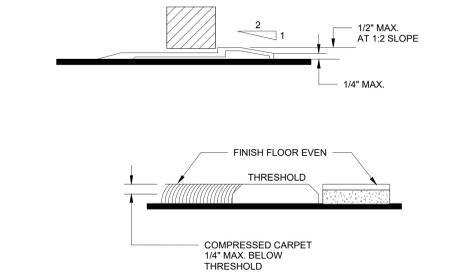
5 H/C PARKING STALL
A0.03 1/8" = 1'-0"



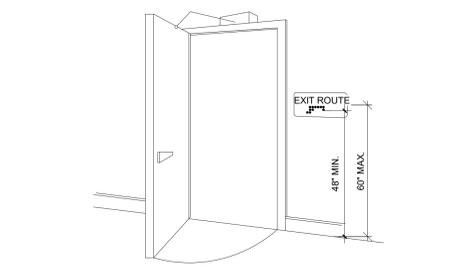
4 CURB-CUT RAMP
A0.03 1/4" = 1'-0"



3 ADA DOOR CLEARANCES
A0.03 1/8" = 1'-0"

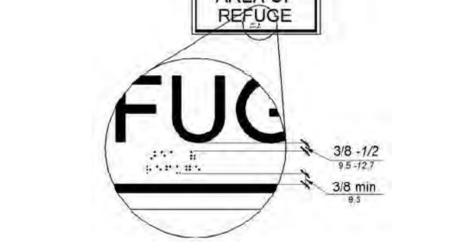
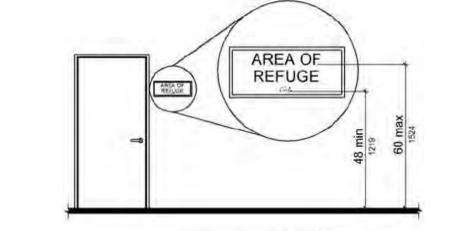


2 THRESHOLD
A0.03 1 1/2" = 1'-0"



WHERE REQUIRED: TACTILE EXIT SIGNS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

- EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT".
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
A. "EXIT STAIR DOWN"
B. "EXIT RAMP DOWN"
C. "EXIT STAIR UP"
D. "EXIT RAMP UP"
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE".
- EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE".
- EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT".



- SIGNS THAT PROVIDE DIRECTION TO OR INFORMATION ABOUT INTERIOR AND EXTERIOR SPACES AND FACILITIES OF THE SITE SHALL COMPLY W/ SECTION 11B-703.4
- SIGNS WITH RAISED CHARACTERS AND BRAILLE SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE TO THE HIGHEST LINE OF RAISED CHARACTERS. (CBC 11B-703.4)

1 ROOM & SPACES SIGNAGE
A0.03 1/8" = 1'-0"

SITE KEYNOTES - DEMO

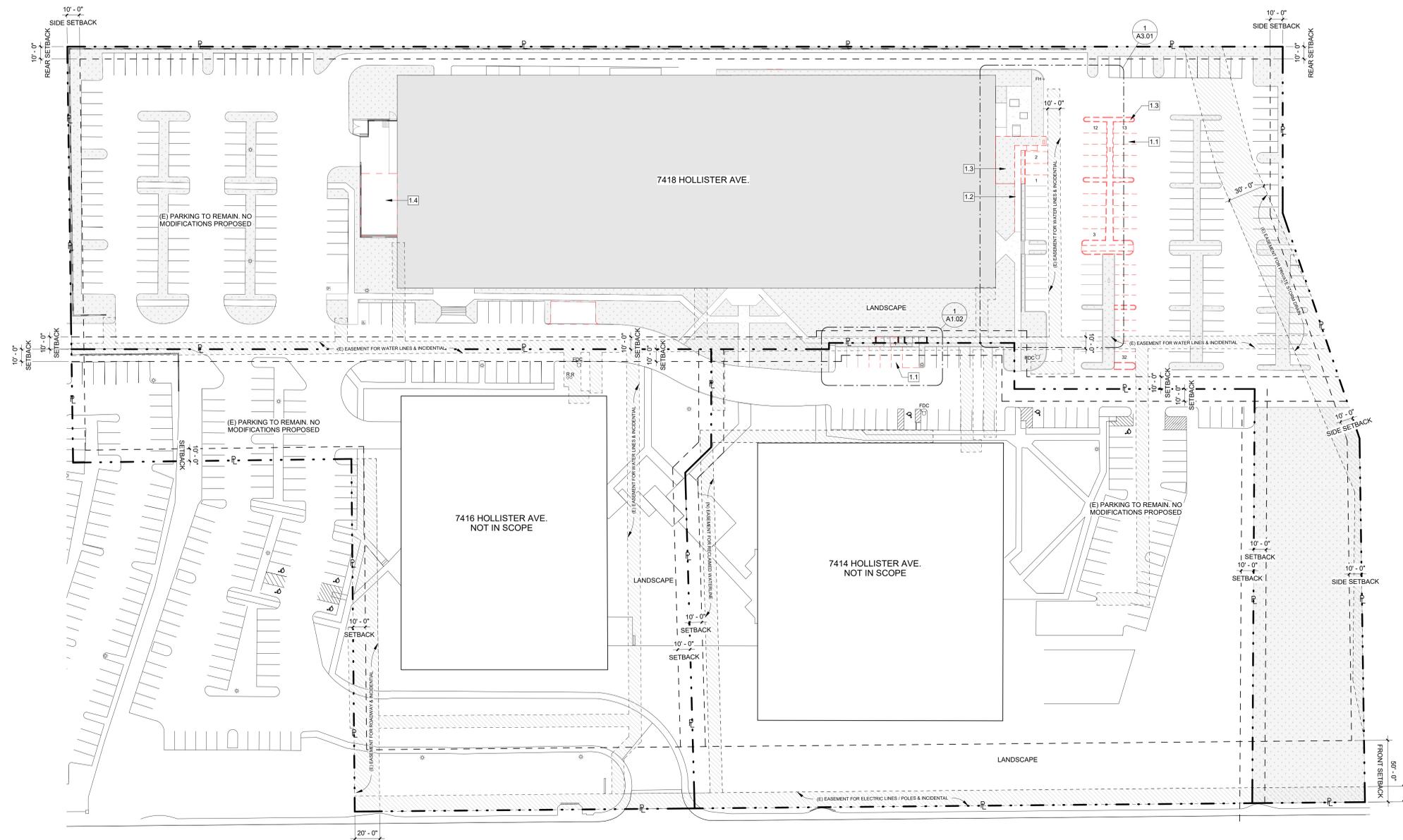
- # KEYNOTE SYMBOL
1. SITE
- 1.1 (E) PARKING STALLS TO BE REMOVED OR RELOCATED PER PLAN, TYP.
- 1.2 (E) HARDSCAPE TO BE DEMOLISHED & MODIFIED PER PLAN, TYP.
- 1.3 (E) LANDSCAPE TO BE DEMOLISHED & MODIFIED PER PLAN, TYP.
- 1.4 (E) HARDSCAPE TO BE DEMOLISHED, PREP FOR (N) LANDSCAPING



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HOLLISTER AVE.

EXISTING SITE PLAN
SCALE: 1" = 40'-0"



LOADING DOCK & SITE IMPROVEMENTS
7418 HOLLISTER AVE. GOLETA, CA 93117
2137

CASE # 21-0004-SCD

No.	REVISION	DATE

EXISTING SITE PLAN

PROJECT NO:	2137
DATE:	06.01.22
DRAWN:	GP, EE
CHECKED:	GJP

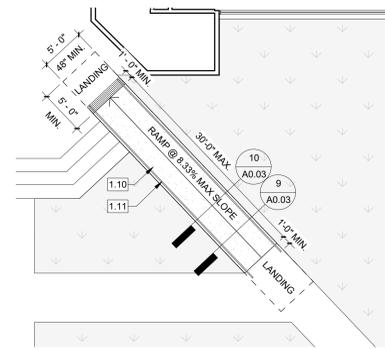
A1.01

SCALE As indicated

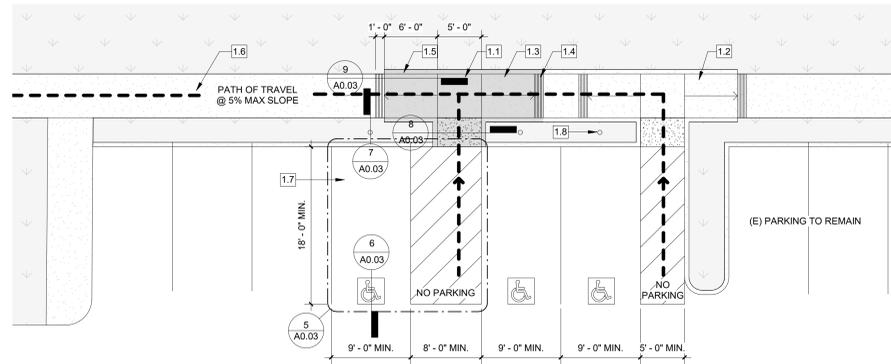
PLANNING SUBMITTAL #3

SITE KEYNOTES - PROPOSED

- # KEYNOTE SYMBOL
- 1. SITE
- 1.1 MODIFY (E) ACCESSIBLE STALL & PATH OF TRAVEL PER PLAN. HATCH DENOTES AREA OF MODIFICATION TO CONCRETE WALKWAY
- 1.2 (E) CONC. CURB CUT RAMP W/ TRUNCATED DOMES. RAMP SLOPE SHALL NOT EXCEED ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33% MAX. SLOPE)
- 1.3 (N) CONC. CURB CUT RAMP W/ TRUNCATED DOMES. RAMP SLOPE SHALL NOT EXCEED ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33% MAX. SLOPE)
- 1.4 GROOVED BORDER MUST BE ON THE LEVEL SURFACE AT THE TOP OF THE RAMP
- 1.5 (N) 6" CONC. CURB
- 1.6 ACCESSIBLE ACCESS PATH OF TRAVEL OTHER THAN AT RAMP SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL AND MAXIMUM 2% CROSS SLOPE
- 1.7 9' x 18' ACCESSIBLE PARKING STALL AND LOADING / UNLOADING ACCESS AISLE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. RESTRIPE PER CITY STANDARDS
- 1.8 ACCESSIBLE PARKING STALL SIGNAGE. AN ADDITIONAL SIGN OR LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE \$250"
- 1.9 CONFIRM (E) "TOW AWAY" SIGNS AT THE VEHICLE ENTRANCE HAVE CURRENT VERBIAGE ON THEM OR PROVIDE (N) AS REQ'D
- 1.10 (E) RAMP SHALL COMPLY WITH THE FOLLOWING:
A. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 (8.33% SLOPE) AND A CROSS SLOPE OF 1:48 (2% SLOPE). THE RISE FOR ANY RAMP RUN SHALL BE 30" MAXIMUM.
B. CLEAR WIDTH OF A RAMP RUN SHALL BE 48" MINIMUM.
C. RAMP RUNS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN. TOP LANDINGS OF RAMP RUNS SHALL BE NOT LESS THAN 60" WIDE AND SHALL HAVE A LENGTH OF NOT LESS THAN 60" IN THE DIRECTION OF RAMP RUN. LANDINGS AT THE BOTTOM OF RAMP RUNS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN NOT LESS THAN 72".
D. RAMP RUNS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60" MINIMUM BY 72" MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN.
- 1.11 (E) HANDRAILS TO BE DEMOLISHED & REPLACED W/ (N) PIPE HANDRAILS PER ADA STDS.
A. HANDRAILS SHALL BE PLACED ON EACH SIDE OF EACH RAMP. SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP. SHALL BE 34" TO 38" ABOVE THE RAMP SURFACE TO THE TOP OF THE HANDRAILS. SHALL EXTEND A MINIMUM OF 12" BEYOND THE TOP AND BOTTOM OF THE RAMP AND SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE.
B. THE ENDS OF HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE LANDING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.
C. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1 1/2" BETWEEN THE WALL AND THE HANDRAIL.
D. HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/2" TO 2" OR GRIPPING SURFACES WITH A NONCIRCULAR CROSS SECTION SHALL HAVE A PERIMETER OF 4" TO 6 1/4" AND A CROSS-SECTION DIMENSION OF 2 1/4" MAXIMUM.
E. IN ALTERATIONS, WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF RAMP RUN WOULD CREATE A HAZARD, THE EXTENSION OF THE HANDRAIL MAY BE TURNED 90 DEGREES FROM THE RAMP RUN.
- 1.12 NOTE NOT USED
- 1.13 (E) EASEMENT FOR WATER LINES & INCIDENTAL PURPOSES NO 89-039267
- 1.14 PARCEL BOUNDARY
- 1.15 HATCH DENOTES (N) PROPOSED LANDSCAPING AS SELECTED BY OWNER
- 1.16 (N) PARKING STALL PER CITY STDS.



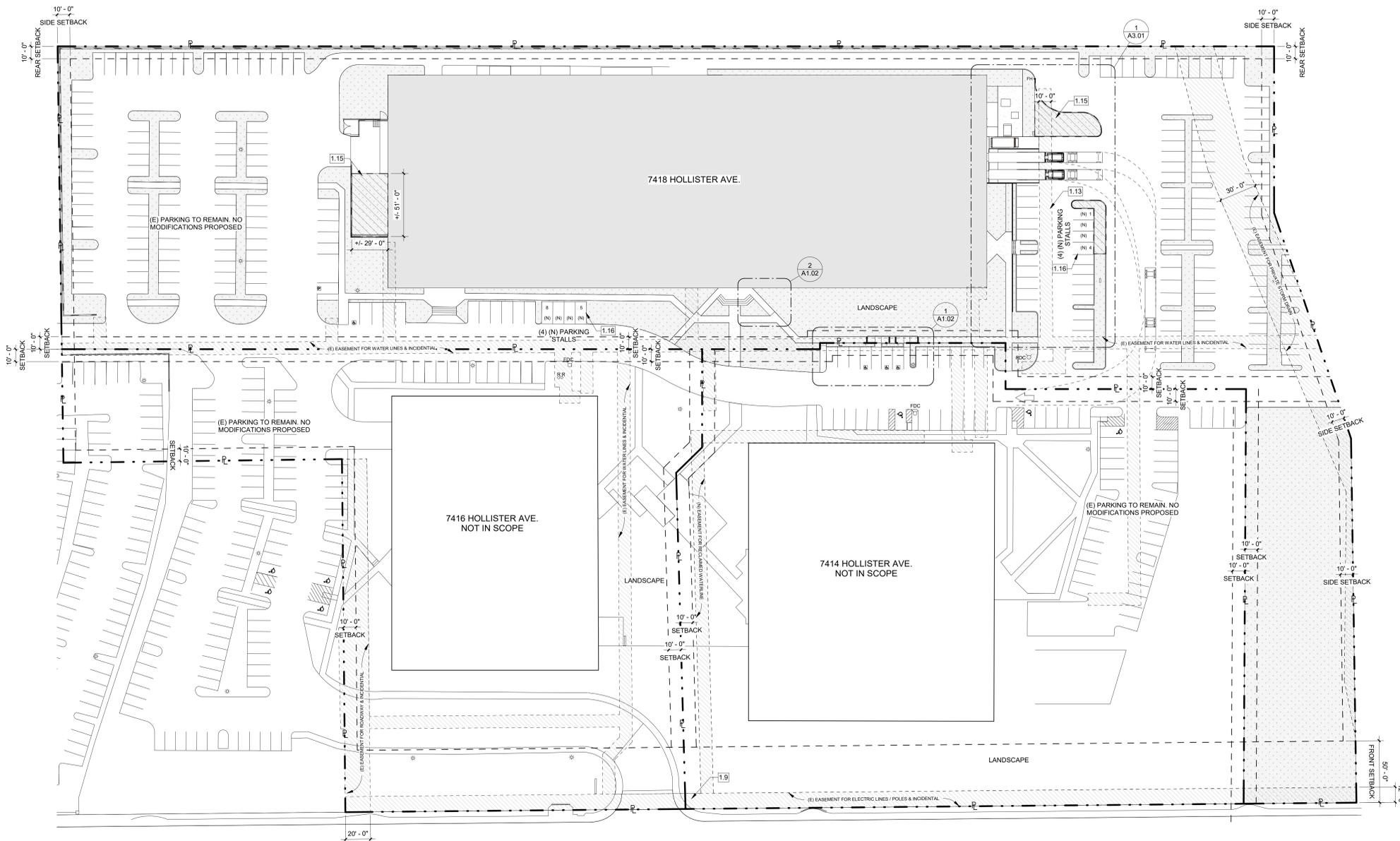
2 ACCESSIBLE RAMP
A1.02 1/8" = 1'-0"



1 ACCESSIBLE PARKING PLAN
A1.02 1/8" = 1'-0"

SITE GENERAL NOTES

- 1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE.
- 2. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO THE ACCESSIBLE ENTRANCES. TABLE 118-206.2 ESTABLISHES THE NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED.
- 3. ACCESSIBLE PARKING SPACE SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN.
- 4. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED ONE-UNIT VERTICAL TO 48 UNITS HORIZONTAL (2% SLOPE) IN ANY DIRECTION.
- 5. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES:
I. IDENTIFY BY A REFLECTOR SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE WITH A SYMBOL OF ACCESSIBILITY.
II. PROVIDE AN ADDITIONAL SIGN OR ADD BELOW THE SYMBOL "MINIMUM FINE \$250"
- 6. ACCESSIBLE PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION BY OUTLINING A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKGROUND. THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE AND SHALL BE 36"x36"
- 7. AN ADDITIONAL SIGN SHALL ALSO BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL BE NOT LESS THAN 17" BY 22" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT GOLETA POLICE DEPARTMENT"
- 8. WALKWAYS AND SIDEWALKS THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 118-403. A. THE RUNNING SLOPE OF A WALKING SURFACE SHALL NOT EXCEED ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL (5% SLOPE) AND THE CROSS SLOPE SHALL NOT EXCEED ONE UNIT VERTICAL TO 48 UNITS HORIZONTAL (2% SLOPE). B. WALKS AND SIDEWALKS SHALL BE A MINIMUM OF 48" IN WIDTH. C. IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING, WHICH IS 36" WIDE.
- 9. ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXITS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. ENTRANCE DOORS, DOORWAYS AND GATES SHALL COMPLY WITH SECTION 118-404 AND SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH SECTION 118-402. A. THE LEVEL AREA (2% MAXIMUM SLOPE IN ANY DIRECTION) FOR MANEUVERING CLEARANCES AT DOORS SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. B. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS AWAY SHALL EXTEND 12 INCHES PAST THE STRIKE EDGE IF THE DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER.



HOLLISTER AVE.

PROPOSED SITE PLAN
SCALE: 1" = 40'-0"

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7418 HOLLISTER AVE. GOLETA, CA 93117
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PLANNING SUBMITTAL #3

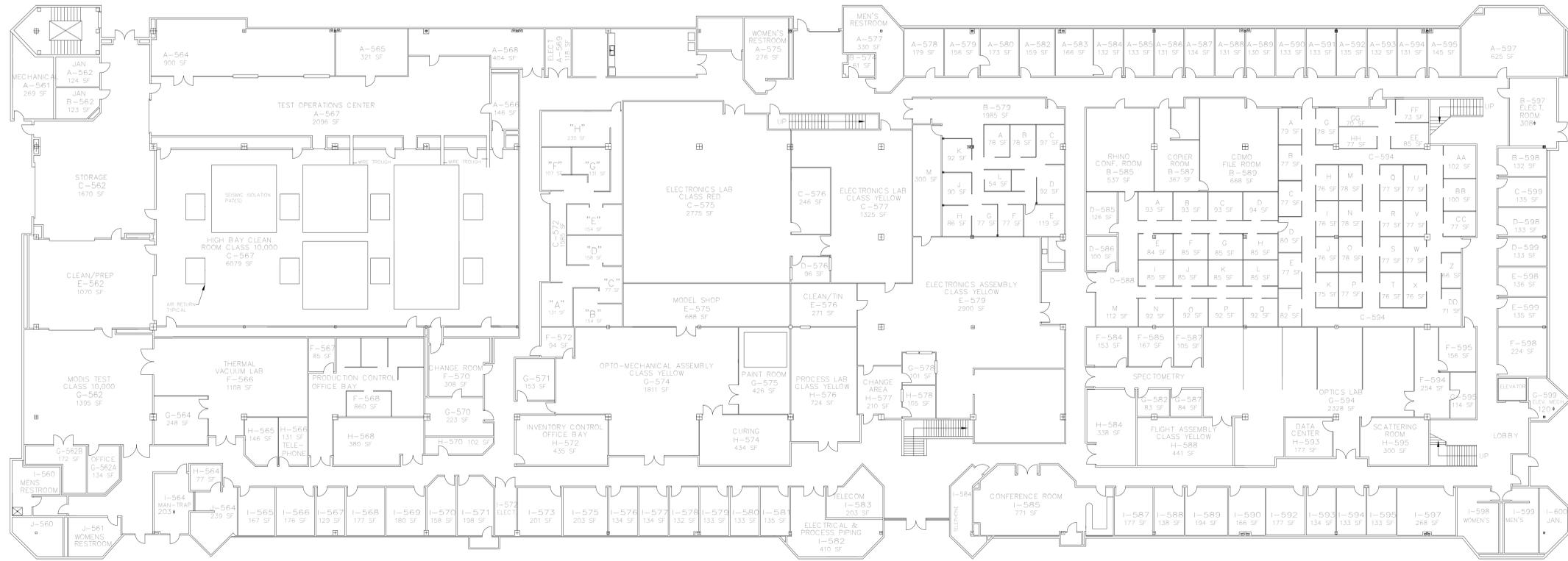
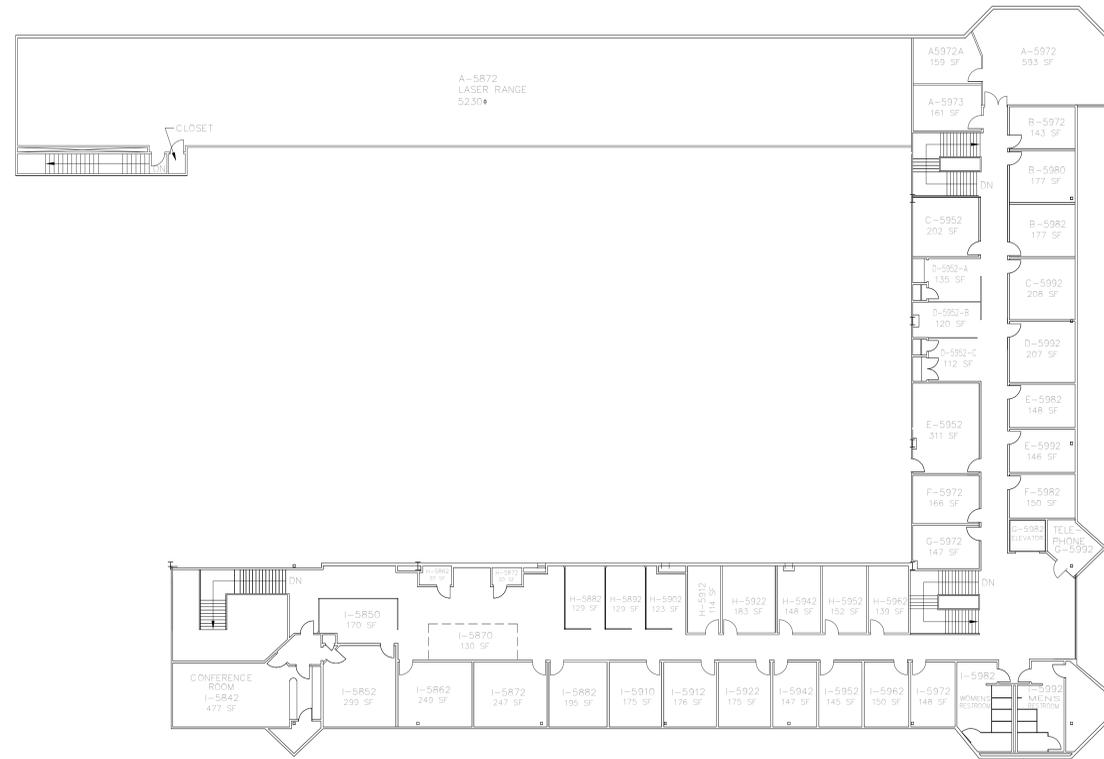
CASE # 21-0004-SCD

No.	REVISION	DATE

PROPOSED SITE PLAN

PROJECT NO:	2137
DATE:	06.01.22
DRAWN:	GP, EE
CHECKED:	G,JP

A1.02
SCALE As indicated



LOADING DOCK & SITE IMPROVEMENTS
7418 HOLLISTER AVE. GOLETA, CA 93117
2137

CASE # 21-0004-SCD

No.	REVISION	DATE

EXISTING FIRST FLOOR & MEZZANINE

PROJECT NO:	2137
DATE:	06.01.22
DRAWN:	GP, EE
CHECKED:	GJP

A2.01
SCALE 1/16" = 1'-0"

PLANNING SUBMITTAL #3

No.	REVISION	DATE

EAST ELEVATION LOADING DOCK		
PROJECT NO:	2137	
DATE:	06.01.22	
DRAWN:	GP, EE	
CHECKED:	G,JP	

A3.01
SCALE As indicated

CONSTRUCTION KEYNOTES

- | | |
|---|----------------|
| # | KEYNOTE SYMBOL |
|---|----------------|
1. EXISTING
 - 1.1 (E) EXT. WALL TO REMAIN, TYP.
 - 1.2 (E) STRUCT. COL. TO REMAIN, TYP.
 - 1.3 (E) STOREFRONT GLASS TO BE MODIFIED
 - 1.4 (E) PARKING TO REMAIN, TYP.
 - 1.5 (E) LANDSCAPING TO REMAIN, TYP.
 2. DEMOLITION
 - 2.1 (E) EXT. STOREFRONT TO BE DEMOLISHED
 - 2.2 (E) WALKWAY TO BE DEMOLISHED
 - 2.3 (E) PARKING STALL TO BE REMOVED
 - 2.4 (E) LANDSCAPING TO BE DEMOLISHED OR RELOCATED. MODIFY LANDSCAPE IRRIGATION AS NEEDED
 - 2.5 (E) TREE TO BE REMOVED
 - 2.6 (E) LIGHT POLE TO BE RELOCATED
 3. NEW CONSTRUCTION
 - 3.1 (N) CMU WALL PER STRUCTURAL PLANS. PROVIDE WATERPROOFING MEMBRANE (MASTERSEAL HLM5000 PER MANUFACTURER SPEC) BELOW GRADE
 - 3.2 INFILL W/ (N) EXT. WALL W/ VERTICAL METAL SIDING TO MATCH (E)
 - 3.3 (N) LOADING DOCK PIT W/ DRAIN & SUMP PUMP PER STRUCTURAL & CIVIL PLANS
 - 3.4 (N) GUARDRAIL +42" AFF. TO MATCH (E)
 - 3.5 (N) LOADING DOCK PLATFORM W/ DOCK LEVELER (NOVA TECHNOLOGY MAS AIR POWERED DOCK LEVELER WITH WEATHER SEAL & BUMP STOPS, OR SIMILAR)
 - 3.6 (N) ROLL UP DOOR @ LOADING PIT WITH WEATHER STRIPPING & HARDWARE BY DOOR SUPPLIER. COLOR AS SELECTED BY OWNER
 - 3.7 (N) ROLL UP DOOR @ GRADE WITH WEATHER STRIPPING & HARDWARE BY DOOR SUPPLIER. COLOR AS SELECTED BY OWNER
 - 3.8 (N) BLDG. STD. EXT. DOOR PER SCHEDULE
 - 3.9 (N) BLDG. STD. EXT. LIGHTING PER ELECTRICAL PLANS, TYP
 - 3.10 MODIFY (E) PLANTER & CURB, STRIPE (N) PARKING STALLS AS SHOWN
 - 3.11 (N) PROPOSED LANDSCAPING. REFER TO CIVIL PLANS
 - 3.12 PROVIDE 6" DIA. STEEL BOLLARDS FOR WAREHOUSE PROTECTION
 - 3.13 PROVIDE REMOVABLE SAFETY RAIL ALONG DOCK EDGE @ +42" AFF (EDGE FALL PROTECTION REMOVABLE FACE MOUNT OR SIMILAR)

CONSTRUCTION GENERAL NOTES

1. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGN SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT
2. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHEN SERVING A ROOM OR AREA WITH AN OCCUPANT LOAD OF 50 OR MORE PERSONS
3. THE MAIN EXTERIOR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES THAT ARE READILY DISTINGUISHABLE FROM THE EGRESS SIDE WITH A POSTED SIGN STATING **THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED**. THE SIGN SHALL HAVE 1" TALL LETTERS ON A CONTRASTING BACKGROUND
4. DOORS WITH PANIC HARDWARE, EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A OCCUPANCIES HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. IF BALANCED DOORS ARE USED AND PANIC HARDWARE IS REQUIRED, THE PANIC HARDWARE SHALL BE THE PUSH PAD TYPE AND THE PAD SHALL NOT EXTEND MORE THAN ONE HALF THE WIDTH OF THE DOOR MEASURED FROM THE LATCH SIDE
5. 42" MIN. EGRESS AISLES: AISLES IN GROUP A OCCUPANCIES THAT CONTAINS SEATS, TABLES, DISPLAYS, SIMILAR FIXTURES, OR EQUIPMENT SHALL BE PROVIDED WITH AISLES LEADING TO EXITS OR EXIT ACCESS DOORWAYS IN ACCORDANCE WITH SECTION 1028.9. MIN. 42" AISLE WIDTH IS REQUIRED FOR AISLES HAVING SEATING ON BOTH SIDES AND 36" WITH SEATING ON ONE SIDE
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPACIAL KNOWLEDGE OR EFFORT
7. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN. AND 44" MAX. ABOVE THE FINISHED FLOOR
8. PEDESTRIAN SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING ACTIVITIES AS REQUIRED BY BUILDING CODE CHAPTER 33
9. THE SURFACE OF FLOORS SHALL BE SLIP RESISTANT, WHEN TESTED IN ACCORDANCE WITH ASTM C1028B TEST PROCEDURE FOR COEFFICIENT OF FRICTION. TILE MUST ACHIEVE A WET AND DRY VALUE OF NOT LESS THAN 0.06. PRIOR TO THE INSTALLATION OF THE FLOOR COVERING, A WRITTEN STATEMENT FROM THE FLOORING MANUFACTURER MUST BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY STATING THAT THE PRODUCT TO BE INSTALLED MEETS CURRENT INDUSTRY STANDARDS FOR SLIP RESISTANCE
10. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL AT ALL ACCESSIBLE ENTRANCES. THE SIGN SHALL COMPLY WITH CBC SECTIONS 11B 703.2, 11B 703.3, 11B 703.4, 11B 703.5 & 11B 703.7. THE SIGN SHALL BE LOCATED ADJACENT TO THE LATCH SIDE OF THE SINGLE DOOR AND RIGHT SIDE OF DOUBLE DOORS 60" AFF.
11. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL.
12. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED, WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNALLY SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX) INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES
13. THE MEANS OF EGRESS ILLUMINATION AND EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CHAPTER 27.14. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
15. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN. AND 44" MAX. ABOVE THE FINISHED FLOOR

DOOR SCHEDULE

#	DOOR TYPE	DESCRIPTION	WIDTH	HEIGHT	FIRE RATING	HARDWARE TYPE	COMMENTS
01	B	RAYNOR GARAGE DOOR	9' - 0"	10' - 0"	-	-	
02	B	RAYNOR GARAGE DOOR	9' - 0"	10' - 0"	-	-	
03	B	RAYNOR GARAGE DOOR	8' - 0"	10' - 0"	-	-	
04	A	(N) SINGLE FLUSH DOOR	3' - 0"	8' - 0"	-	1	

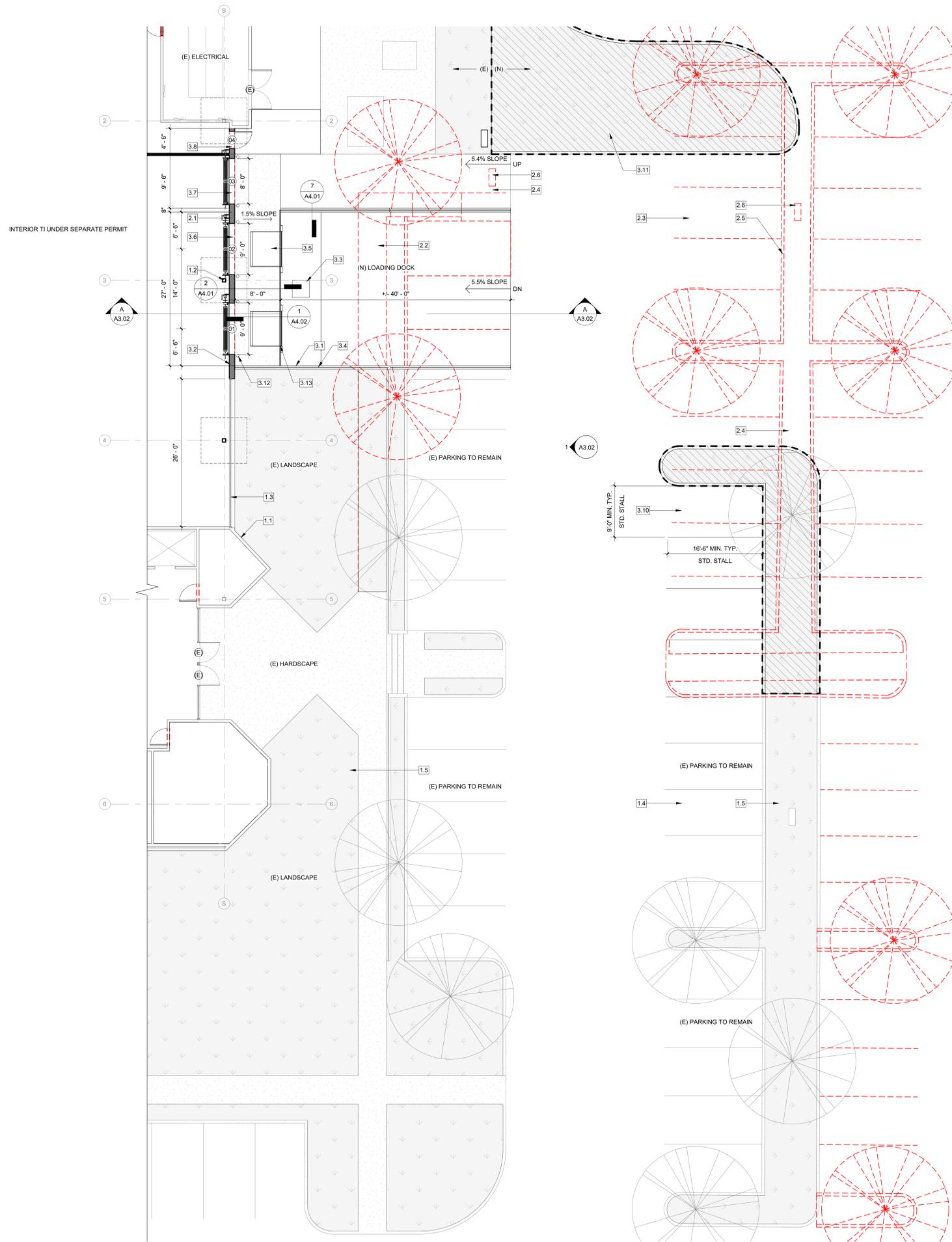
DOOR TYPE

TYPE A
DOOR: BLDG. STD. METAL EXTERIOR DOOR
FINISH: MATCH (E)
FRAME: MATCH (E)
FINISH: MATCH (E)

TYPE B
DOOR: RAYNOR ALUMAVIEW (OR SIMILAR)
SECTIONAL ROLL UP DOOR W/ WINDOW PANELS
FINISH: BLACK ALUMINUM W/ FROSTED WINDOW FINISH OR AS SELECTED BY OWNER
PROVIDE LOCKING HARDWARE

DOOR HARDWARE

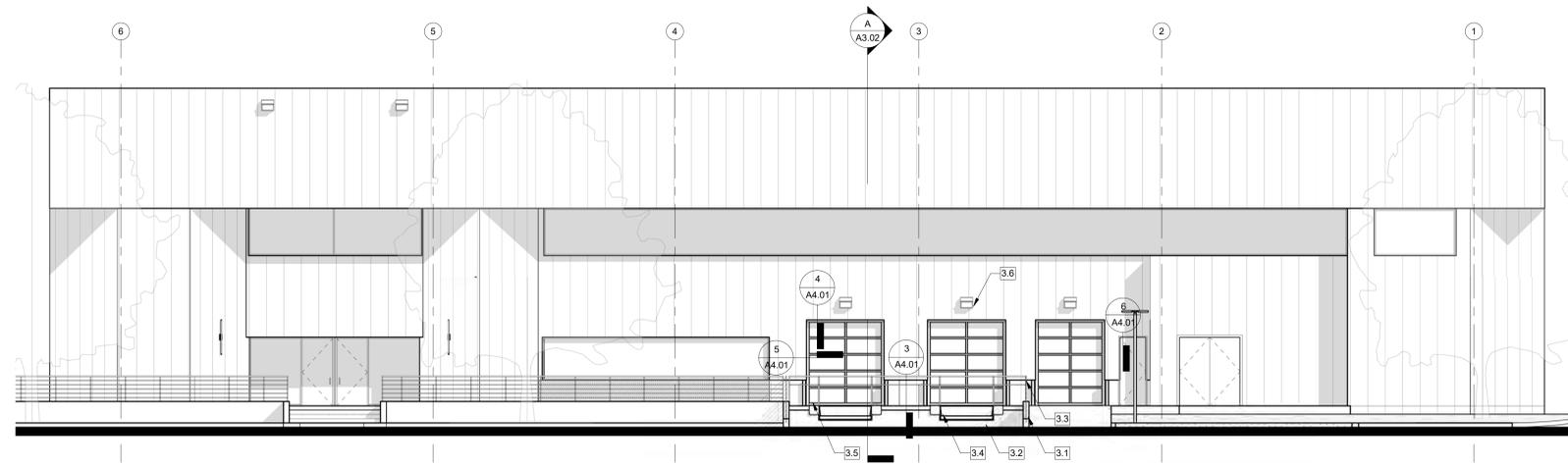
- HARDWARE SET - 1**
ENTRY LOCKSET :
- 4 EA. HINGES
 - 1 EA. LEVER LOCKSET, MATCH (E)
 - 1 EA. DOOR STOP, MATCH (E)
 - 1 EA. OVERHEAD CLOSER, MATCH (E)
 - 1 EA. WEATHERSTRIPPING & DRIP CAP BOTTOM TO MATCH (E)
 - 1 EA. METAL THRESHOLD TO MATCH (E)



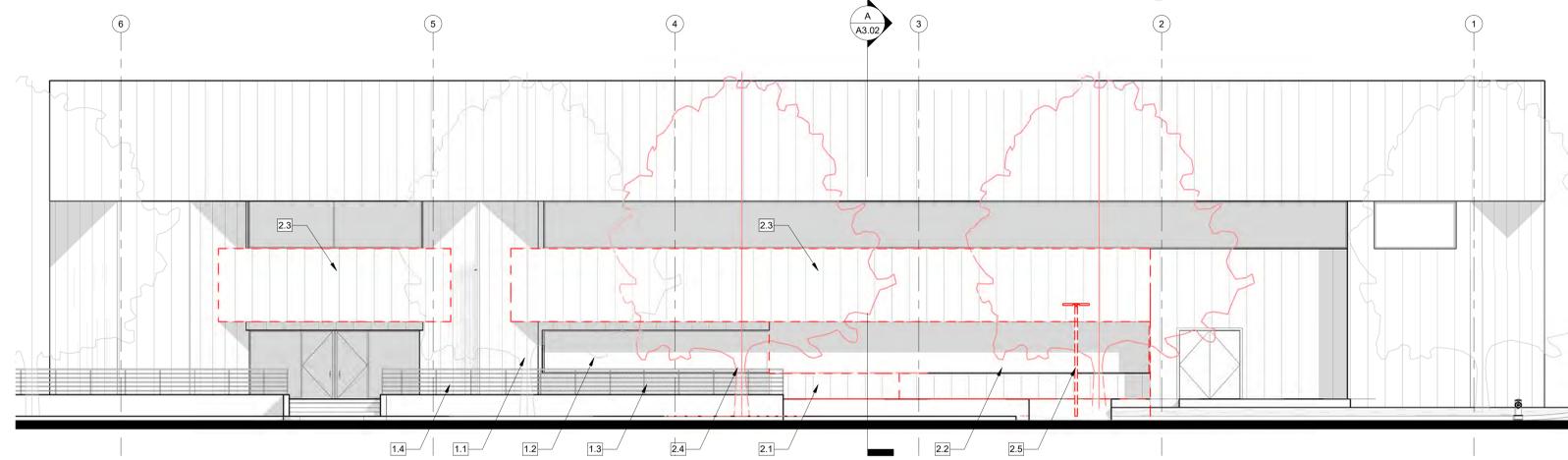
1 EAST ELEVATION - LOADING DOCK PLAN
A3.01 1/8" = 1'-0"

ELEVATION KEYNOTES

- # KEYNOTE SYMBOL
- EXISTING**
 - (E) EXT. WALL W/ VERTICAL METAL SIDING TO REMAIN, TYP.
 - (E) EXT. STOREFRONT TO REMAIN, TYP.
 - (E) DECORATIVE TILE O/ CONC. BLOCK TO REMAIN
 - (E) GUARDRAIL TO REMAIN. MODIFY AS NEEDED
 - DEMOLITION**
 - (E) EXT. WALL TO BE DEMOLISHED
 - (E) EXT. STOREFRONT TO BE DEMOLISHED
 - (E) METAL SIDING SUN SCREEN TO BE DEMOLISHED. VERTICAL METAL PANELS BEHIND SHALL BE REPLACED AS NEEDED WHERE STRUCTURE HAS BEEN DEMOED
 - (E) TREE TO BE REMOVED
 - (E) LIGHT POLE TO BE RELOCATED
 - NEW CONSTRUCTION**
 - (N) CMU WALL PER STRUCTURAL PLANS. PROVIDE WATERPROOFING MEMBRANE (MASTERSAL HLM5000 PER MANUFACTURER SPEC) BELOW GRADE
 - (N) LOADING DOCK PIT W/ DRAIN & SUMP PUMP PER STRUCTURAL & CIVIL PLANS
 - (N) GUARDRAIL + 42" AFF.
 - (N) LOADING DOCK PLATFORM W/ DOCK LEVELER (NOVA TECHNOLOGY HAS AIR POWERED DOCK LEVELER WITH WEATHER SEAL & BUMPS STOPS, OR SIMILAR)
 - (N) ROLL UP DOOR WITH WEATHER STRIPPING & HARDWARE BY DOOR SUPPLIER
 - (N) BLDG. STD. EXT. LIGHTING PER ELECTRICAL PLANS, TYP

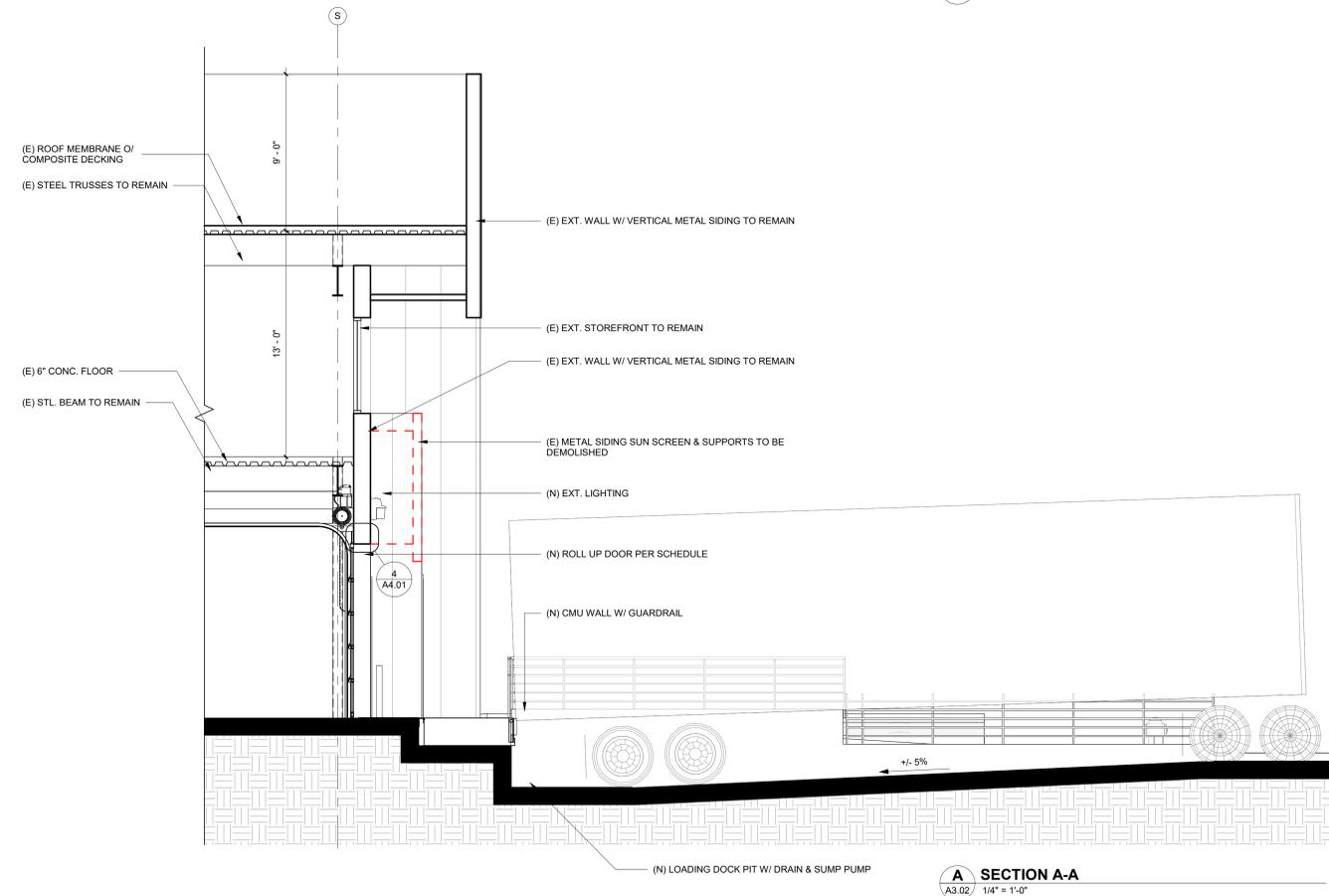


2 EAST ELEVATION - PROPOSED
A3.02 1/8" = 1'-0"



1 EAST ELEVATION - EXISTING
A3.02 1/8" = 1'-0"

EXISTING ELEVATION



LOADING DOCK & SITE IMPROVEMENTS

7418 HOLLISTER AVE. GOLETA, CA 93117
2137

CASE # 21-0004-SCD

No.	REVISION	DATE

EAST ELEVATION / SECTIONS

PROJECT NO:	2137
DATE:	06.01.22
DRAWN:	GP, EE
CHECKED:	G,JP

A3.02
SCALE As indicated

PLANNING SUBMITTAL #3



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

LOADING DOCK & SITE IMPROVEMENTS
7418 HOLLISTER AVE. GOLETA, CA 93117
2137

PLANNING SUBMITTAL #3

CASE # 21-0004-SCD

No.	REVISION	DATE

SITE PHOTOS

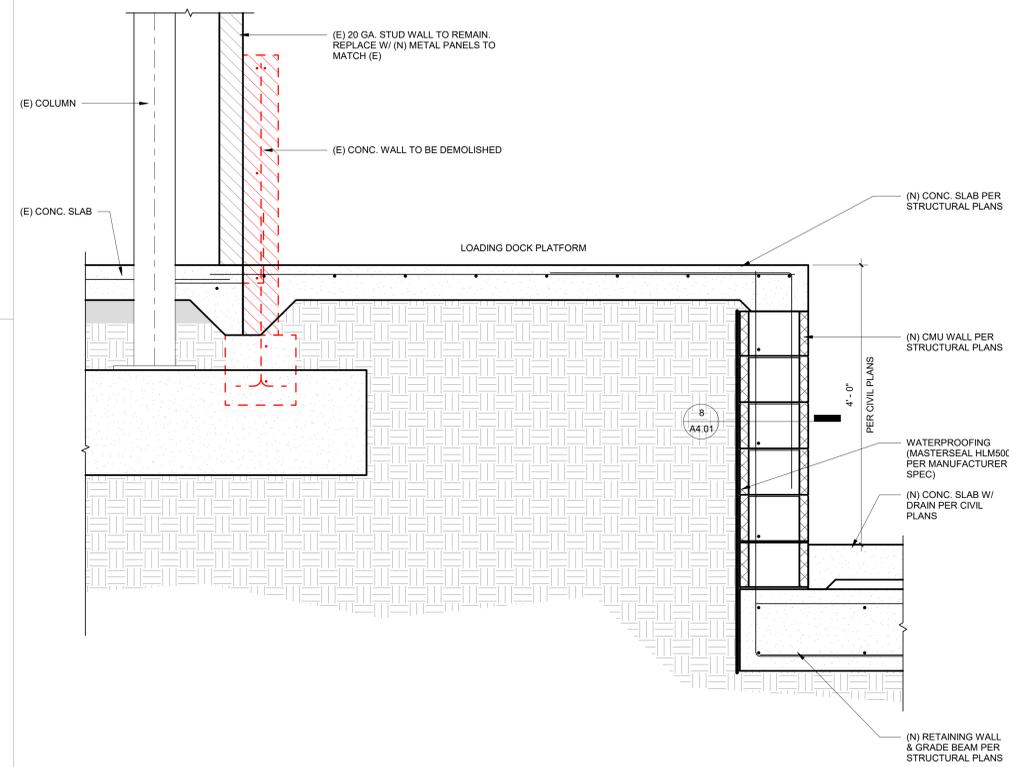
PROJECT NO:	2137
DATE:	06.01.22
DRAWN:	GP, EE
CHECKED:	GJP

A3.03

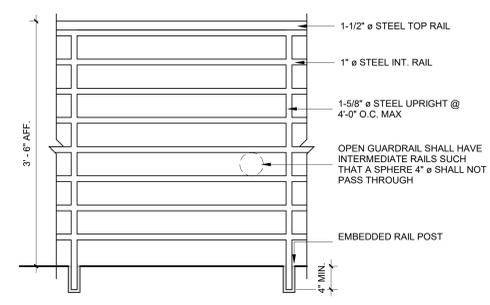
SCALE

No.	REVISION	DATE

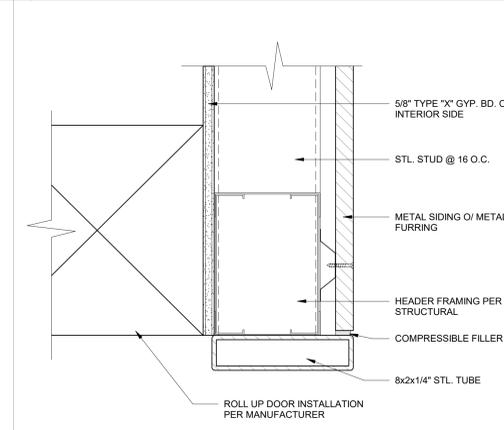
PROJECT NO:	2137
DATE:	06.01.22
DRAWN:	GP, EE
CHECKED:	G,JP



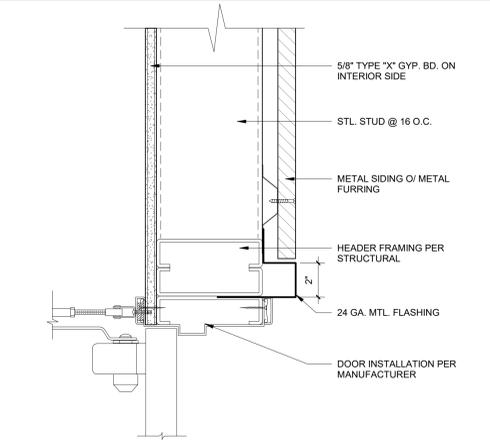
2 LOADING PIT FOOTING DETAIL
A4.01 1" = 1'-0"



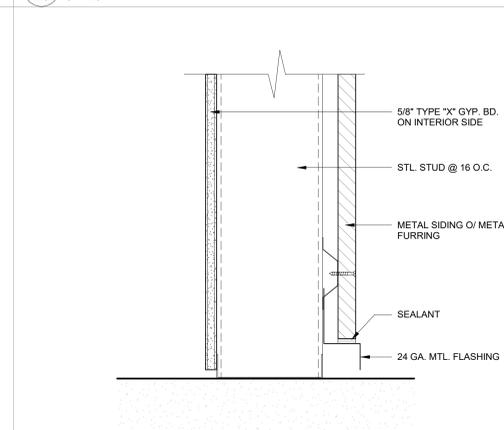
7 GUARDRAIL-PIPE RAIL
A4.01 1" = 1'-0"



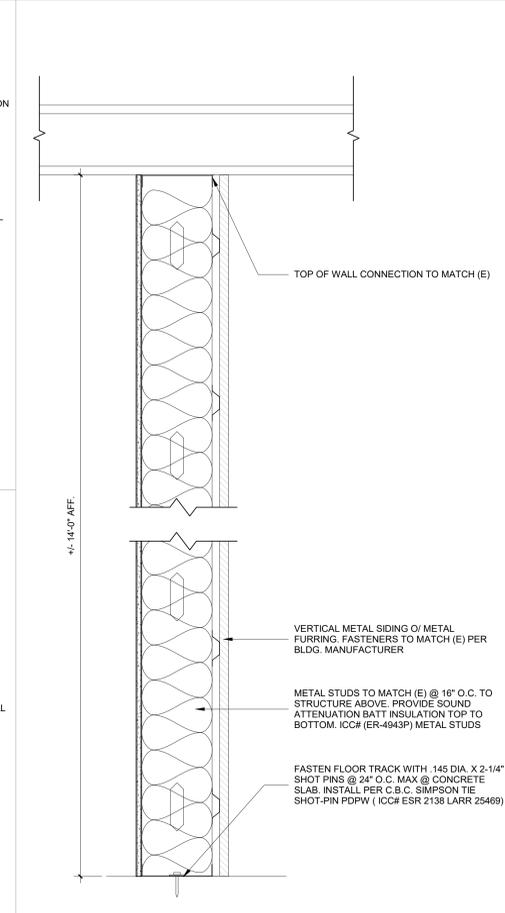
4 ROLL UP OPENING HEAD DETAIL
A4.01 3" = 1'-0"



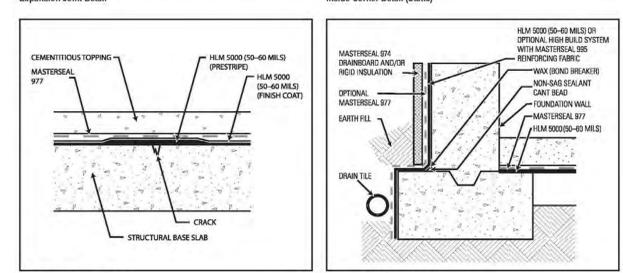
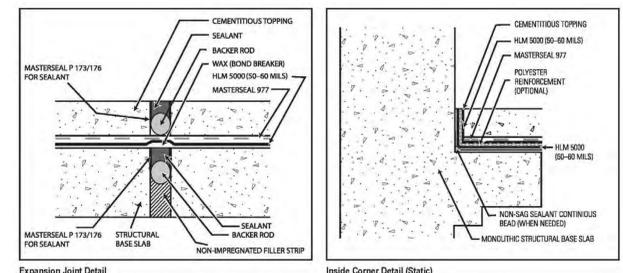
6 DOOR HEAD / JAMB DETAIL
A4.01 3" = 1'-0"



3 SILL DETAIL
A4.01 3" = 1'-0"



1 (N) EXTERIOR PARTITION
A4.01 1 1/2" = 1'-0"



APPLY PER MANUFACTURER RECOMMENDATION

8 CMU WALL WATERPROOFING
A4.01 12" = 1'-0"

5 ROLL UP OPENING JAMB DETAIL
A4.01 3" = 1'-0"

No.	REVISION	DATE

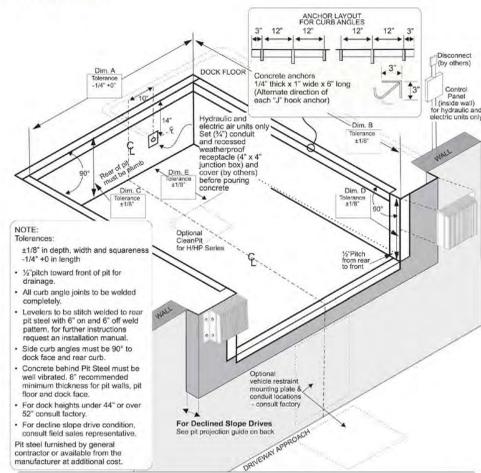
ARCHITECTURAL DETAILS

PROJECT NO:	2137
DATE:	06.01.22
DRAWN:	GP, EE
CHECKED:	GJP

A4.02

SCALE 12" = 1'-0"

**NOVA DOCK LEVELERS
PIT DETAIL**



**NOVA DOCK LEVELERS
PIT DETAIL**

Pit dimensional tolerances are ±1/8" in depth, width and squareness, -1/4" +0 in length.
NOVA Technology assumes no liability for deviations beyond this tolerance.

Contractors Bill of Material				Nominal Pit Dimensions			
Front (Qty 1)	Rear (Qty 1)	Sides (Qty 2)	Face (Qty 2)	Dim. "A" Width	Dim. "B" Length	Dim. "C" Depth (front)	Dim. "D" Depth (rear)
6.5' x 6'	74"	80"	80"	20"	16" x 16"	80"	83"
7' x 6'	85"	91"	80"	20"	16" x 16"	85"	87"
8' x 6'	96"	102"	80"	20"	16" x 16"	90"	93"
6.5' x 8'	74"	80"	84"	20"	16" x 16"	80"	83"
7' x 8'	85"	91"	84"	20"	16" x 16"	85"	87"
8' x 8'	96"	102"	84"	20"	16" x 16"	90"	93"
6.5' x 10'	80"	86"	108"	24"	16" x 16"	80"	83"
7' x 10'	91"	97"	108"	24"	16" x 16"	85"	88"
8' x 12'	74"	80"	132"	24"	16" x 16"	74"	77"
6.5' x 12'	80"	86"	132"	24"	16" x 16"	80"	83"
7' x 12'	91"	97"	132"	24"	16" x 16"	85"	88"

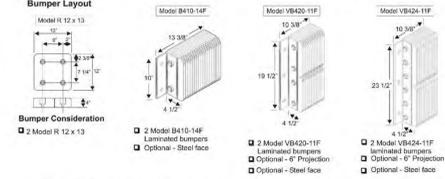
Consult Manufacturer

Optional Bumper Plates - in lieu of above
 3' x 14" wide x 12" high (Qty 2)
 3' x 11" wide x 20" high (Qty 2)
 Other Bumper Embed (Qty 2)

Pit Projection Guide for Decline Slope Driveways

Percentage Rise of Driveway Length	0%	1%	2%	3%	4%	5%	6%	7%	8%	9%	10%
Pit Projection	0"	3"	4"	5"	6"	7"	8"	9"	10"	11"	12"

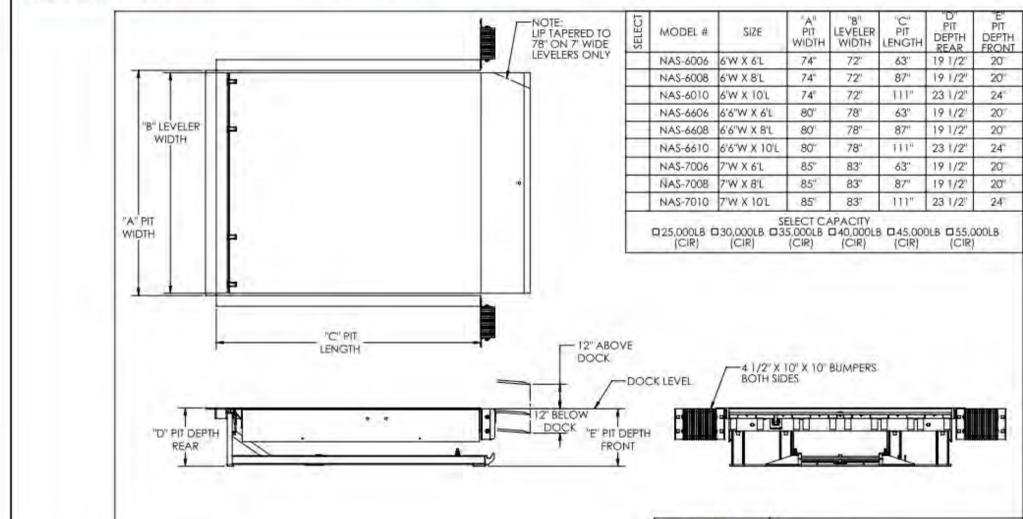
NOTE: Projection of pit may require modifications to seals and sheeting. Coordinate with supplier if required.



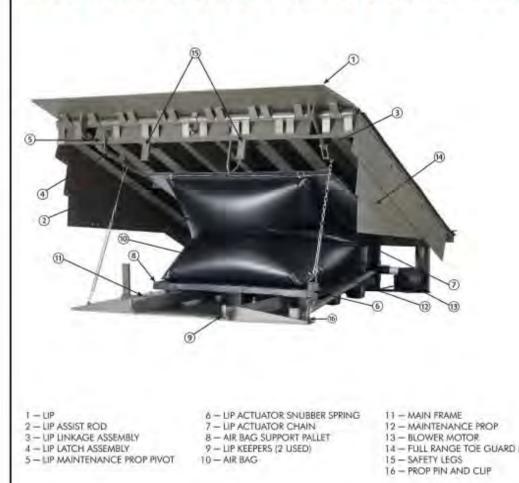
NOVA Technology assumes no liability for deviations beyond pit dimension tolerances above. A continual product improvement policy is in place, and changes may occur without prior notice from NOVA.

NOVA TECHNOLOGY
 N90 W14507 Commerce Drive, Macombton Falls, WI 53051
 phone 262-502-1591 | 800-236-7325 | fax 262-502-1511 | www.novalocks.com

**NOVA NAS AIR POWERED DOCK LEVELER
ARCHITECTURAL DRAWING**



NOVA NAS AIR POWERED DOCK LEVELER



- STANDARD FEATURES**
- Single-phase 115V motor w/single button control
 - Multi-position structural steel safety legs
 - Below dock end loading control
 - Full-range telescoping toe guards
 - 16-inch yieldable lip
 - Grease fittings
 - Easy clean frame design
 - Night locks, cross-traffic support
 - NEHA 4 (push button box)
 - Steel channel deck support members (25,000, 30,000, 35,000 and 40,000 pound units)
 - Structural steel support members (45,000 and 55,000 pound units)
 - Three-wheel fork truck protection (45,000 and 55,000 pound units)
 - Two 4-inch 1014 laminated bumpers
- OPTIONAL FEATURES**
- Rubber weather seal
 - Brush weather seal
 - V-112 bumpers
 - B-610-14 bumpers
 - Three-wheel support (25,000 pound to 40,000 pound units)
 - 5-inch barrier lip; 8 feet or longer only; 35,000+ pound units
 - 18-inch lip
 - 20-inch lip
 - 24-inch riser kit (24-inch pit depth is standard on all 10 foot long levelers)
 - Wash down
 - 2-inch foam insulation
 - Spray metalized
 - Control box stanchion
 - Cut down leveler length and width
 - Stainless steel pins and lip rods
 - Steel pan: 4-sided
 - Quick pit: 3-sided

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