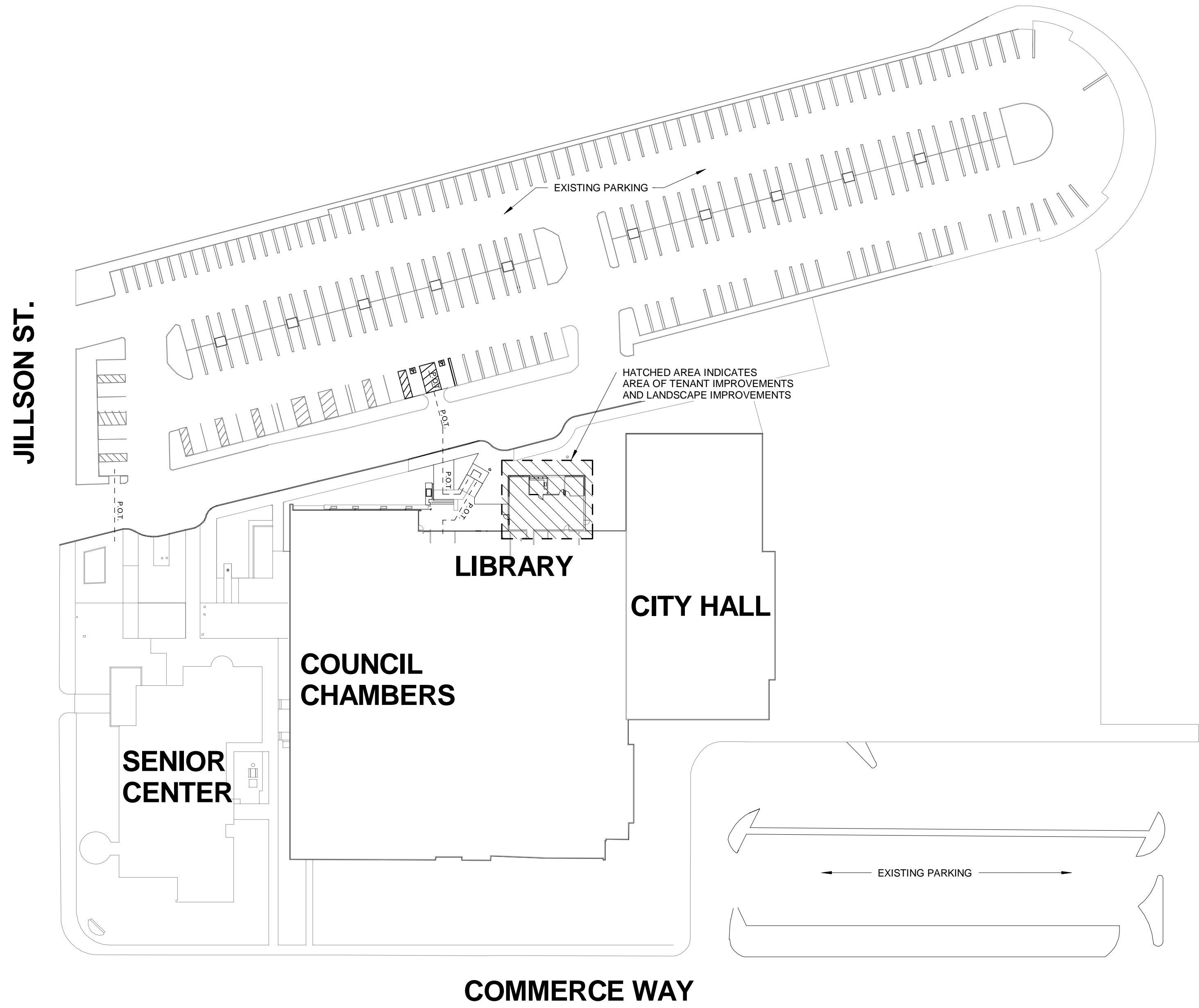


CITY OF COMMERCE ROSEWOOD NEIGHBORHOOD LIBRARY INTERIOR RENOVATION

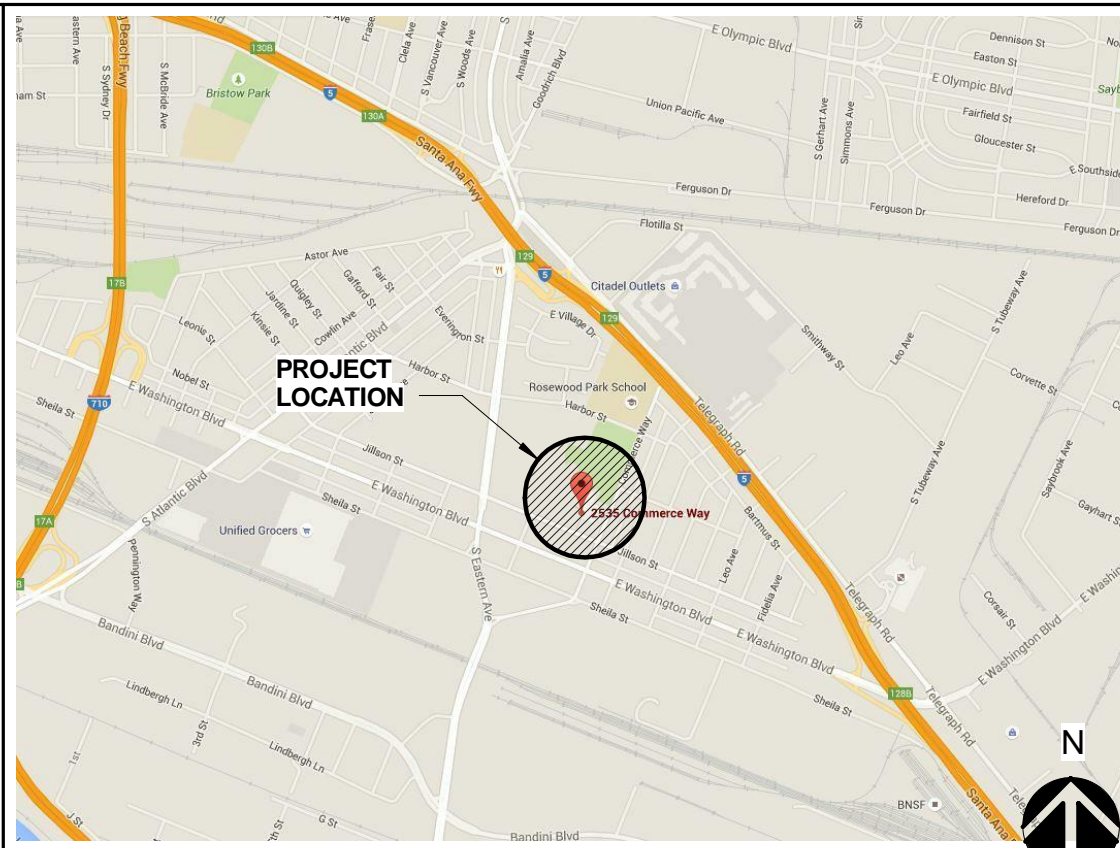
2535 COMMERCE WAY
COMMERCE, CA 90040



DISCLAIMER

IN AS MUCH AS THE VERIFICATION OF EXISTING CONDITIONS REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING THE EXISTING BUILDING, AND BECAUSE SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY, OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING, THE OWNER AGREES THAT, EXCEPT FOR NEGLIGENCE ON THE PART OF THE DESIGN PROFESSIONAL, THE OWNER WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGN PROFESSIONAL FROM AND AGAINST ANY AND ALL CLAIMS ARISING OUT OF THE PROFESSIONAL SERVICES PROVIDED UNDER THIS AGREEMENT.

NOTE: P.O.T. - P.O.T. -
ACCESSIBLE PATH OF TRAVEL (P.O.T.)
SHALL BE 5% MAX. SLOPE AT WALKWAYS
WITH 2% MAX. CROSS SLOPE



VICINITY MAP

SCALE: N.T.S.

12

OWNER
CITY OF COMMERCE
2535 COMMERCE WAY
COMMERCE, CA 90040

ENGINEER
PUBLIC WORKS DEPARTMENT
2535 COMMERCE WAY
COMMERCE, CA 90040
CONTACT: ALVIN PAPA
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ARCHITECT
BOA ARCHITECTURE
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T: 562-912-7900

STRUCTURAL ENGINEER
PACIFIC ENGINEERING
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TORRANCE, CA 90504
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ELECTRICAL ENGINEER
THOMAS LEW ASSOCIATES
19521 REINHART AVE.
CARSON, CA 90746
CONTACT: THOMAS LEW
T: 949-302-1820

SHEET INDEX

T1.0	TITLE SHEET
---	ARCHITECTURE
A1.0	ENLARGED RENOVATION PLANS
A2.0	REFLECTED CEILING PLANS
A3.0	INTERIOR ELEVATIONS SECTIONS
A4.0	ACCESSIBILITY DETAILS & DOOR & WINDOW DETAILS
S1	STRUCTURAL DETAILS
---	ELECTRICAL
E-1	SYMBOL LIST, FIXTURE SCHEDULE, & SPECIFICATIONS
E-2	SINGLE LINE DIAGRAM & PANEL SCHEDULE
E-3	LIGHTING PLAN & POWER PLAN
E-4	TITLE 24 FORMS
E-5	TITLE 24 FORMS

ENVIRONMENTAL QUALITY

- "AT THE TIME OF THE ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT, ALL DUST AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM" (5.504.3)
- PROVIDE FINISH PLAN NOTES COMPLYING WITH THE FOLLOWING:
 - ADHESIVES, SEALANTS AND CAULKS, PAINTS AND COATINGS, AND AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTIONS 5.504.4.1, 5.504.4.3, AND 5.504.4.3.1 RESPECTIVELY. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION
 - ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
 - CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOC'S (SPEC 01350) OR
 - NSF/ANSI 140 AT THE GOLD LEVEL OR
 - SCIENTIFIC CERTIFICATIONS SYSTEMS SUSTAINABLE CHOICE
 - VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
 - ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 g/L (5.504.4.4.1, 5.504.4.4.2)
 - COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF COMPOSITE WOOD) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 5.504.4.5 (5.504.4.5)
 - MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
 - VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
 - PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM) OR
 - CERTIFICATION UNDER THE RFG FLOORSORE PROGRAM OR
 - MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPECIFICATION 01350) (5.504.4.6)

PROJECT DIRECTORY

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS.
- ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODE AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF BUILDING. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS, AND SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE ARCHITECT PRIOR TO INSTALLATION OF ANY WORK.
- THE WORK ASSOCIATED WITH THIS FACILITY SHALL ENSURE THAT IT IS ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES. IN ACCORDANCE WITH C.C.R. TITLE 24 AND AS REQUIRED BY THE C.B.C., 2013 EDITION IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH DAMAGE FROM NOT LOCATING SAID UTILITY.
- GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ALL DEMOLITION IN PREPARATION FOR NEW WORK.
- PATCH, RESTORE, AND REFINISH ALL AREAS DAMAGED BY THE CONSTRUCTION WORK AND DEMOLITION.
- REPAIR ALL TRANSITIONAL AREAS BETWEEN EXISTING AND NEW WORK DUE TO DEMOLITION.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL GOVERNING BLDG. CODES AND CITY ORDINANCES.

GENERAL NOTES

P.O.T. (ACCESSIBLE PATH OF TRAVEL)	
DETAIL NUMBER	ROOM NAME
SHEET NUMBER	ROOM NUMBER
SECTION LETTER	DOOR NUMBER
SHEET NUMBER	RENOVATION KEYNOTE
ELEVATION LETTER	DEMOLITION KEYNOTE
ELEVATION NUMBER	FINISH KEYNOTE
SHEET NUMBER	

SYMBOL LEGEND

(E) FIRE SPRINKLERS	YES
(E) FIRE ALARM	YES
OCCUPANCY GROUP:	A-3
TYPE OF CONSTRUCTION:	?
LOCATION OF PROPERTY:	SEE VICINITY MAP
HEIGHT/NUMBER OF STORIES:	1
OCCUPANT LOAD:	N/A
PARKING:	N/A
ZONE:	PUBLIC FACILITY
LEGAL DESCRIPTION:	RANCHO LAGUNA LOT COM S 67°42'45" E 25 FT. AND S 22°17'45" W 693.33 FT. FROM NE CORNER OF LOT 63TH.
ASSESSOR'S ID No.:	6335-025-901
REGION/CLUSTER:	27/27871

SITE PLAN

SCALE: 1" = 50'-0"

20

ABBREVIATIONS

BUILDING DATA

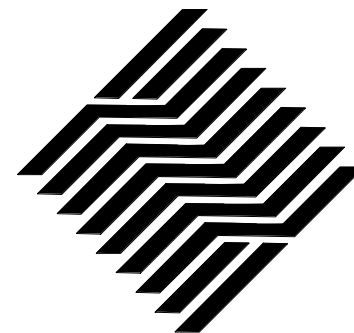
SCOPE OF WORK

SCALE: N.T.S.

5

Architecture
Interiors
Planning

BOA



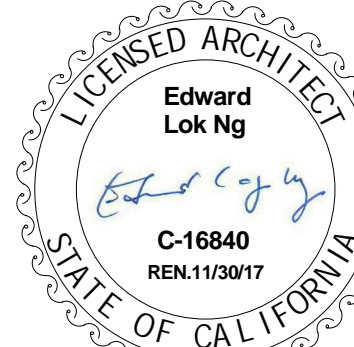
1511 Cota Ave. Long Beach, CA 90813 Tel. 562- 912- 7900

CITY OF COMMERCE
LIBRARY INTERIOR RENOVATION
2535 COMMERCE WAY, COMMERCE, CA 90040

No.	Date	Revision	By	Ck

Designer: MA	Architect: LN
CAD Draft: -	Engineer: COMMERCE
Date Issue: 10-17-16	Job Number: 2723

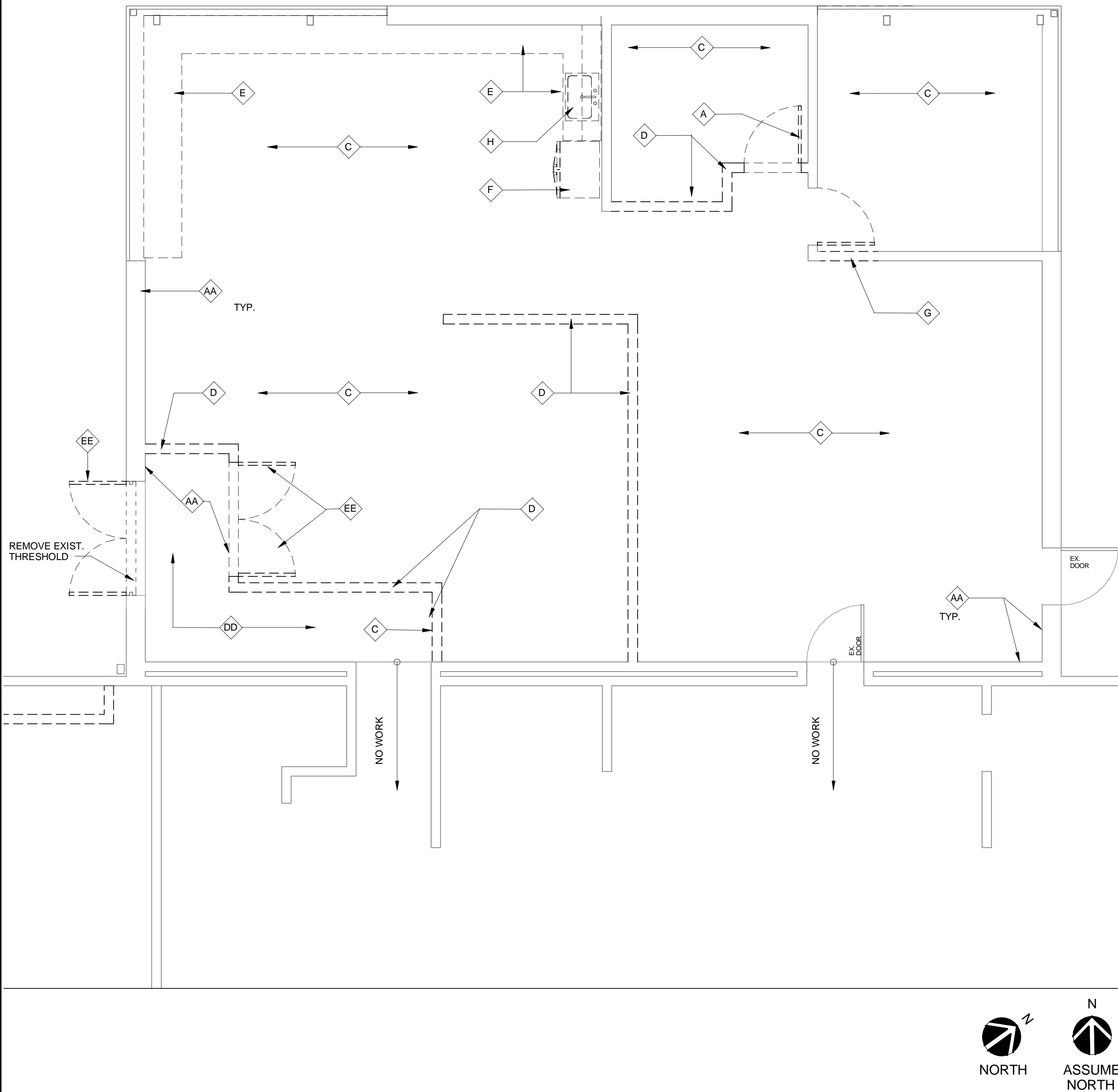
Client:	Consultant:
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- TITLE SHEET

T1.0

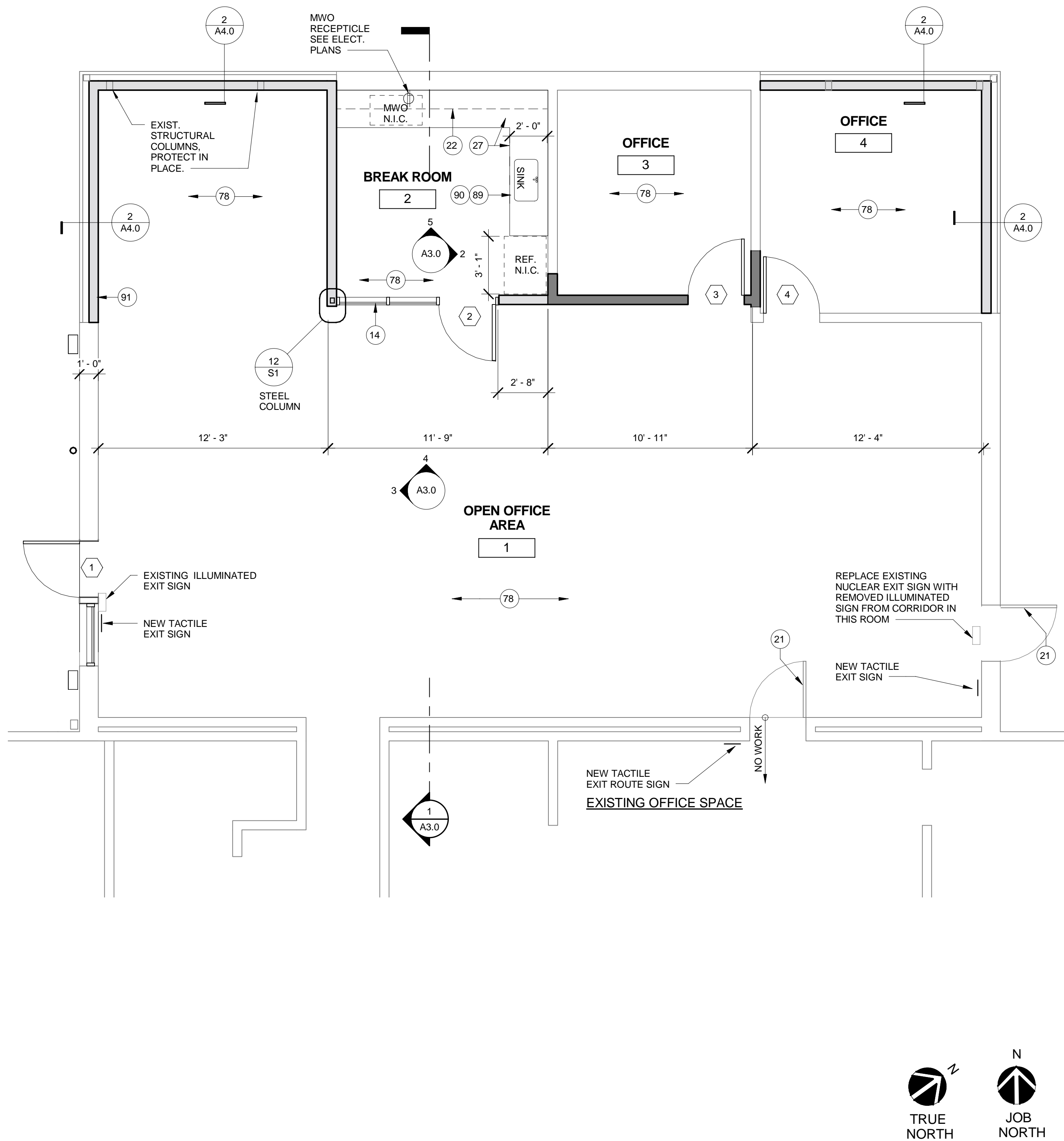
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DEMOLITION PLAN

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

1

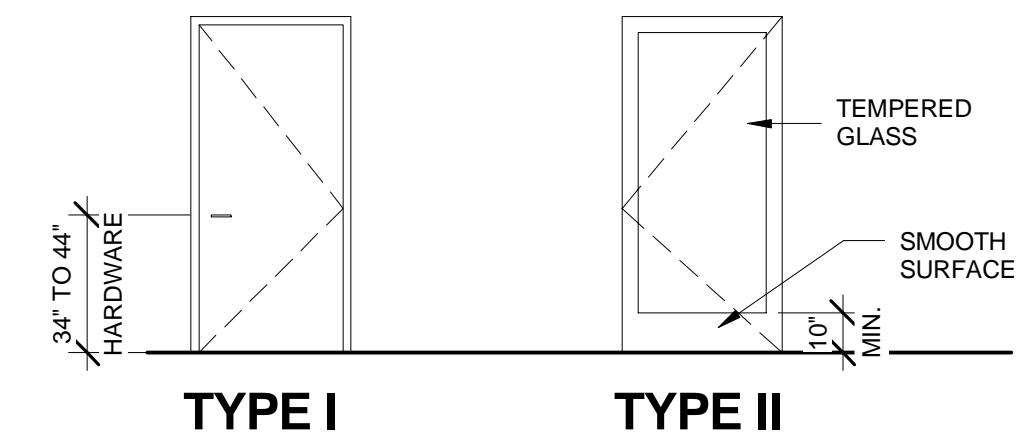


ENLARGED RENOVATION PLAN

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

8

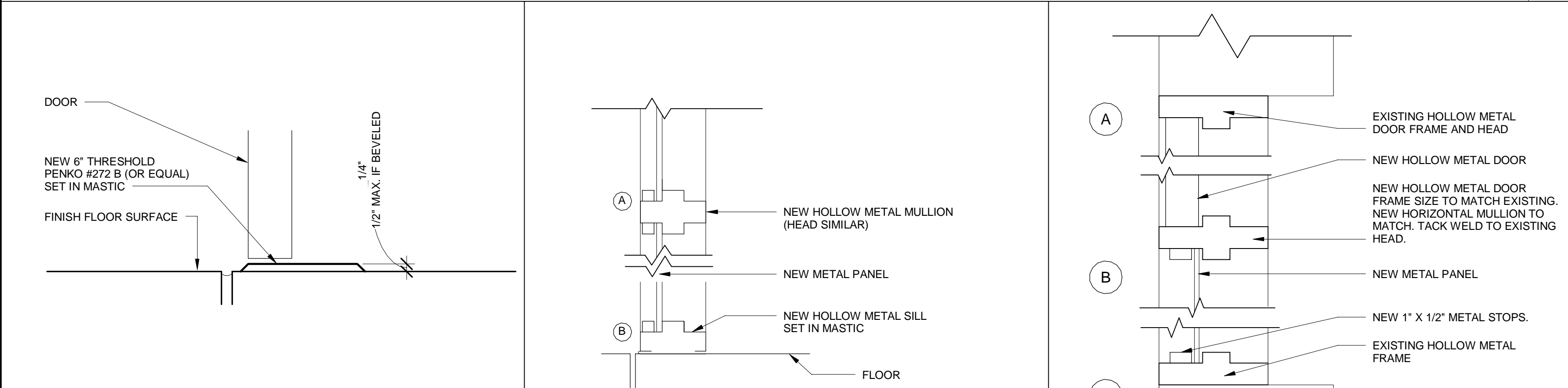
DOOR SCHEDULE													
MARK	DOOR SIZE			DOOR	FRAME				HEAD DETAIL	JAMB DETAIL	THRESHOLD DETAIL	HARDWARE SET	COMMENTS
	WIDTH	HEIGHT	THK.		CONSTRUCT	FINISH	MATERIAL	FINISH					
1	3'-0"	7'-0"	1-3/4"	I	HOLLOW METAL		HM		20AA / I-3	20A SIM. & 20B	22A1.0	G3	
2	3'-0 1/2"	6'-10"	1-3/4"	II	AL / GLASS	NAT	AL	NAT	18D / D1-5	18C / A1.0	-	01	
3	3'-0"	7'-0"	1-3/4"	I	WOOD		HM		5 / # A4.0	10 / A4.0	-	02	RELOCATE EXIST. DOOR & FRAME
4	3'-0"	7'-0"	1-3/4"	I	WOOD	STAIN	HM	P	5 / # A4.0	10 / A4.0	-	02	
5	6'-0"	7'-0"	2"	II									



DOOR TYPES

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

19



SILL

22

EX. SIDE LIGHT SILL & MULLION

21

EX. DOOR & SIDE JAMB

20

MATERIAL SCHEDULE				
NO.	MATERIAL	MANUF.	COLOR/MODEL NO.	NOTES
GB-1	GYP BOARD	-	-	PAINT TO MATCH
P-1	SEMI GLOSS - PAINT	DUNN-EDWARD	-	PAINT WALLS
P-2	SEMI GLOSS - PAINT	DUNN-EDWARD	-	PAINT DOORS INSIDE & OUTSIDE & FRAME.
RB-1	4" RUBBER BASE	-	MATCH EXISTING	
LVT-1	COMPOSITION TILE	ANTICO	18" X 18"	CERAMIC SABLE NO. SS553593

ROOM SCHEDULE													
ROOM No.	ROOM NAME	FLOOR/BASE	WALLS				CEILING				COMMENTS		
			MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.			
1	OPEN OFFICE AREA	LVT-1	GB	P.	GB	P.	GB	P.	GB	P.	ACT	F.F.	
2	BREAK ROOM	LVT-1	-	P.	GB	P.	GLASS/GB	P.	GB	P.	ACT	F.F.	
3	OFFICE	LVT-1	-	P.	GB	P.	-	-	GB	P.	ACT	F.F.	
4	OFFICE	LVT-1	GB	P.	GB	P.	-	-	GB	P.	ACT	F.F.	

NOTES:
1. WHEN MATCH, EXISTING IS NOTED DISCUSS COLOR AND FINISH W/ CITY REPRESENTATIVE FOR CITY STANDARDS.
2. F.F. = FACTORY FINISH

SCHEDULES

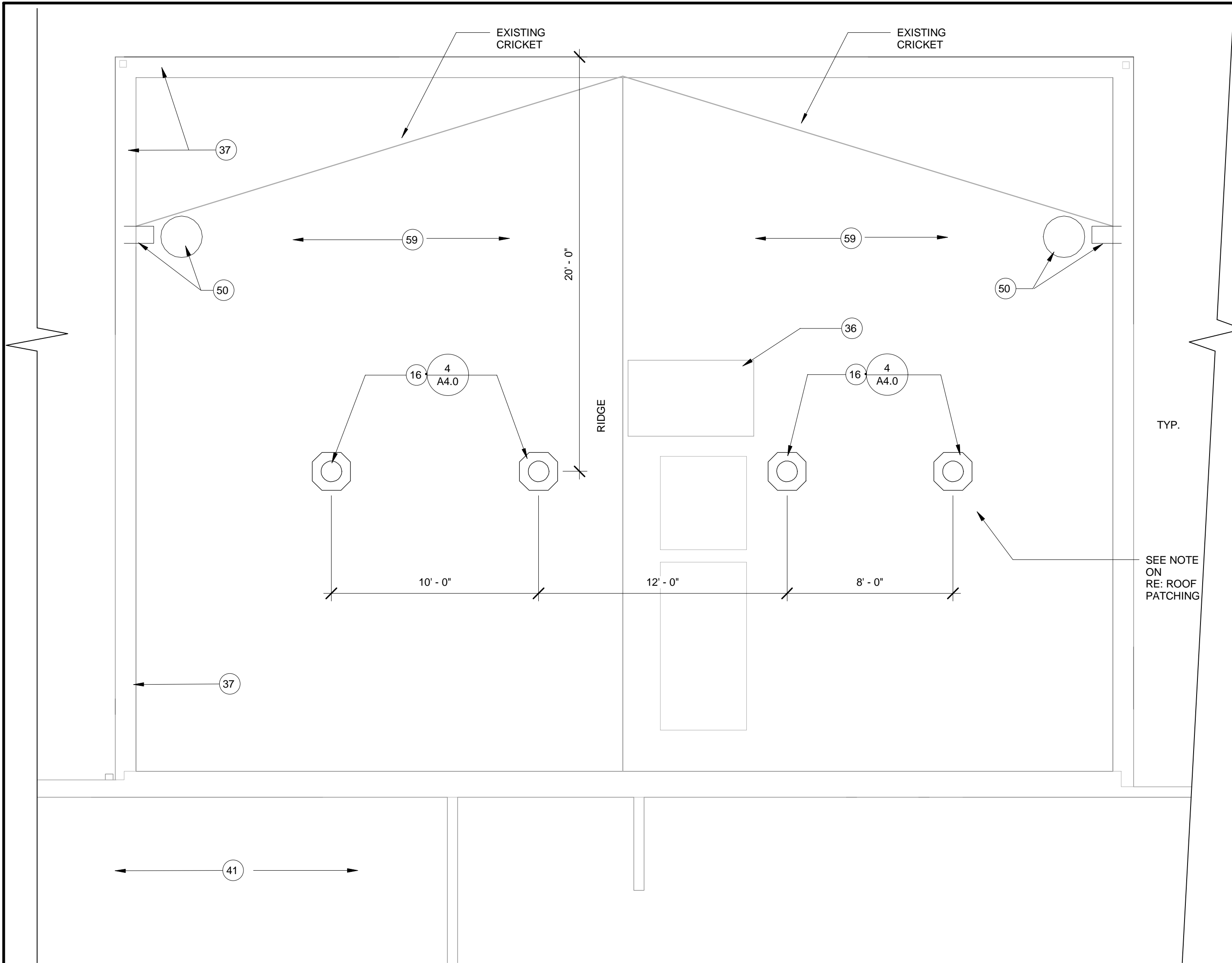
RENOVATION KEYNOTES	
A	EXISTING DOOR, DOOR FRAME AND DOOR HARDWARE TO BE REMOVED AND SALVAGE FOR RE-INSTALLATION.
AA	REMOVE EXISTING RUBBER BASE THROUGHOUT AREA OF WORK.
C	EXISTING CARPET FLOORING AND BASE MATERIAL TO BE REMOVED.
D	EXISTING WALL TO BE DEMOLISHED FOR NEW SOFFIT.
DD	REMOVE EXISTING VCT FLOORING.
E	EXISTING KITCHEN UPPER CABINETS AND BUILT-IN COUNTERS TO BE DEMOLISHED.
EE	EXISTING DOOR TO BE DEMOLISHED.
F	REMOVE EXISTING REFRIGERATOR, CONFIRM WITH OWNER ITEMS TO BE SALVAGED.
G	DEMOLISH PORTION OF WALL FOR NEW DOOR OPENING.
H	EXISTING SINK TO BE REMOVED AND DISPOSED OF.

RENOVATION KEYNOTES	
14	NEW STOREFRONT SYSTEM AND DOORS.
21	EXISTING DOOR AND DOOR HARDWARE TO REMAIN, PROTECT IN PLACE.
22	NEW UPPER CABINETS.
27	NEW LOWER KITCHEN CABINETS MADE OF PLASTIC LAMINATE OVER PLYWOOD. SOLID SURFACE "CORIAN" COUNTER TOP AND INTEGRAL SPLASH.
78	INSTALL NEW VINYL COMPOSITION TILE 12" X 12".
89	NEW SINK MOUNTED ON TOP OF COUNTER WITH INSULATION COVER OVER SUPPLY PIPES AND DRAINAGE PIPE MODEL.
90	NEW GARBAGE DISPOSAL MOUNTED BELOW SINK.
91	INSTALL NEW 3-5/8" STUD WALL W/ INSULATION TO 8 FT HIGH, INTERIOR SIDE TO RECEIVE 5/8" GYP BOARD.

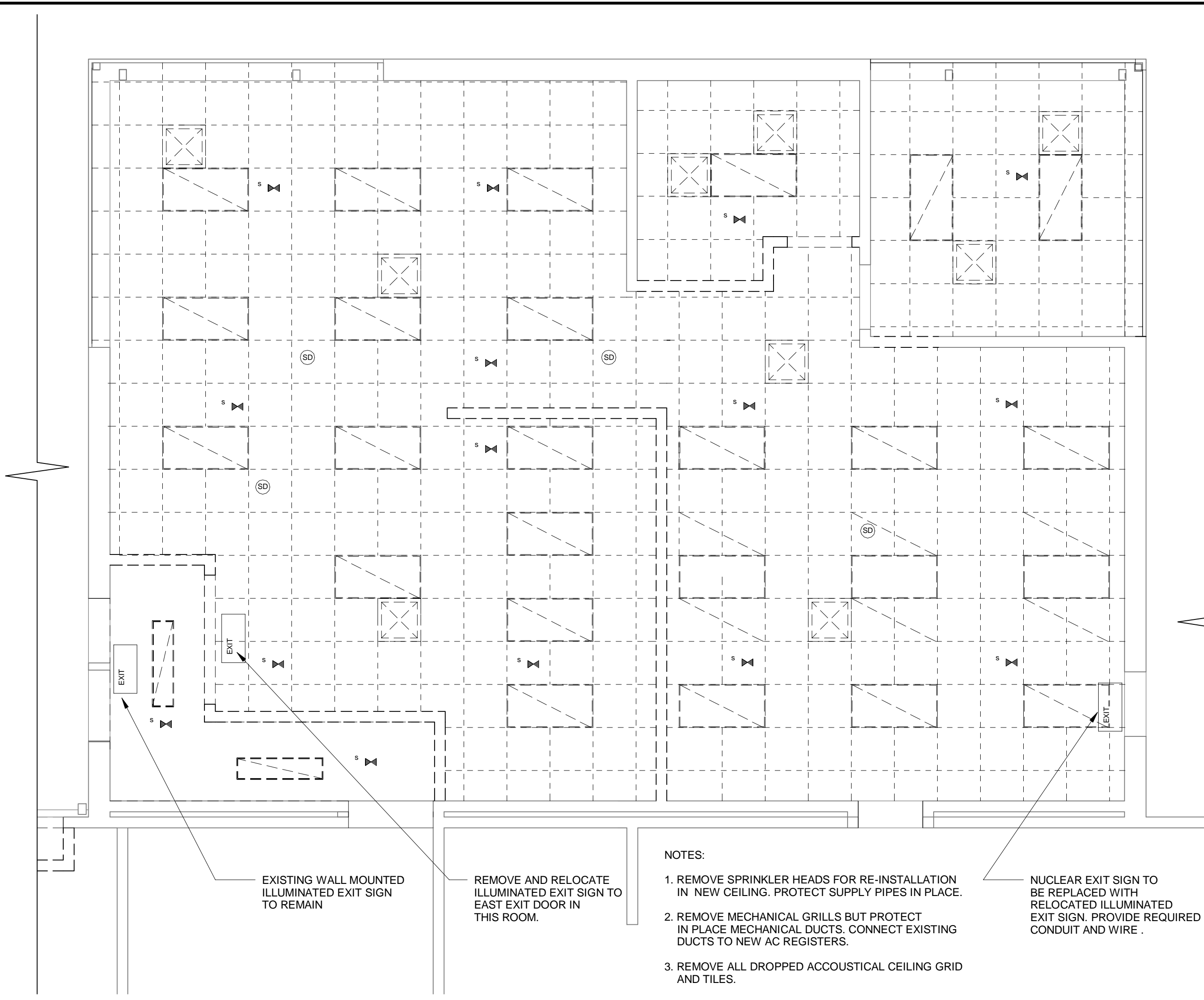
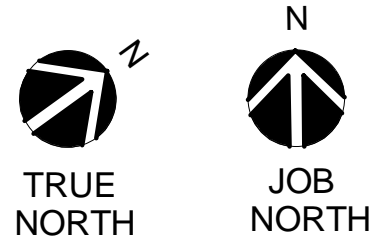
WALL LEGEND

- EXISTING WALL TO BE DEMOLISHED
- WALL TO REMAIN, PATCH AND REPAIR AREAS TO MATCH EXISTING WHERE DAMAGED BY DEMOLITION WORK
- NEW 3 5/8" X 20 GA METAL STUD WALL AT 16" O.C. WITH 5/8" GYPSUM BOARD ON INTERIOR SIDE AND TWO-COAT PLASTER SYSTEM ON EXTERIOR SIDE
- SAME TYPE AS ABOVE BUT 8'-0" HIGH
- EXISTING KALWALL TO REMAIN

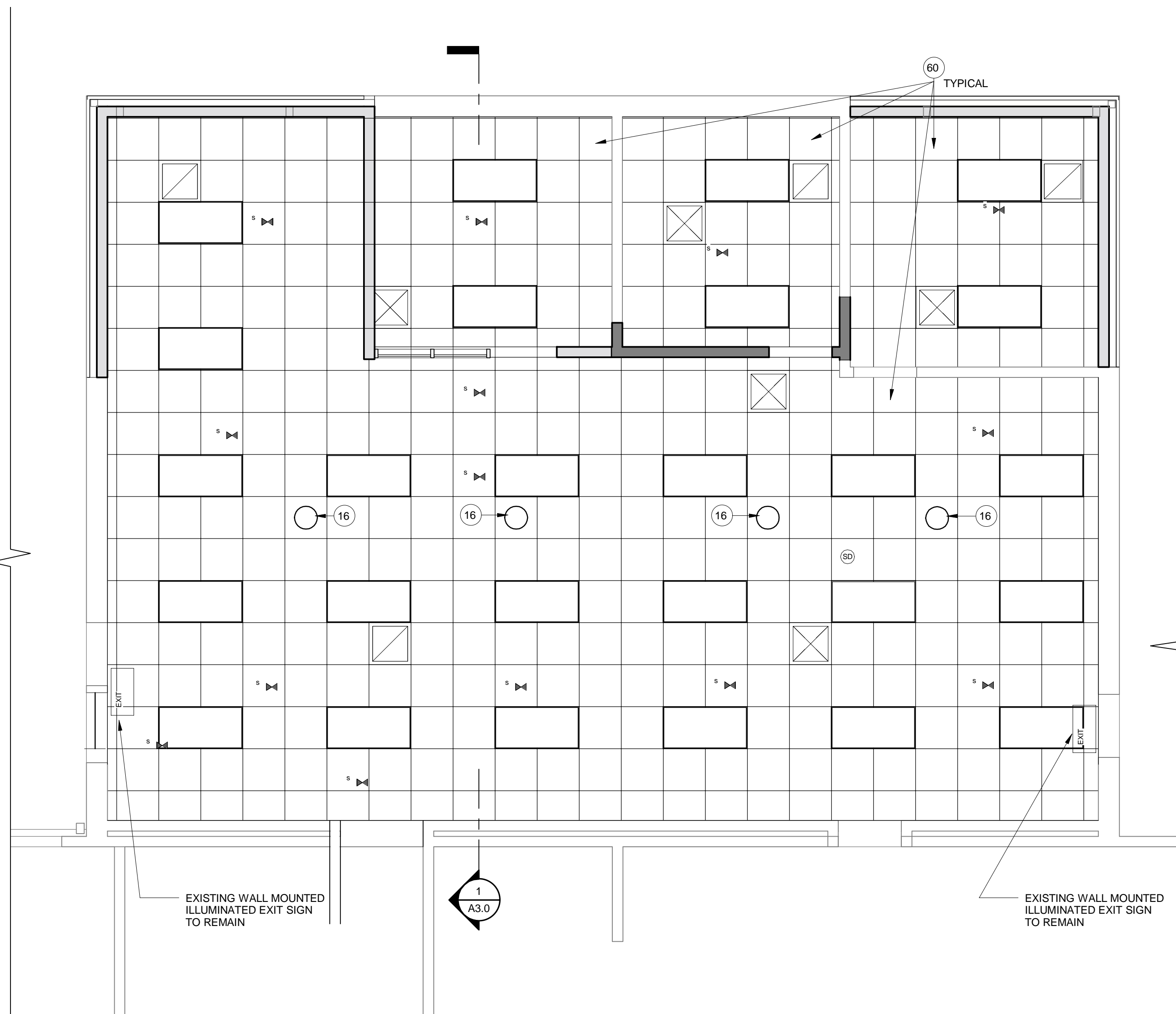
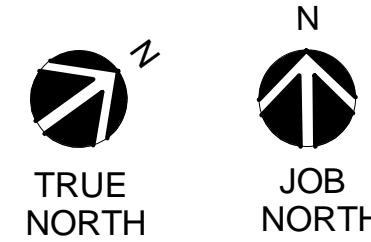
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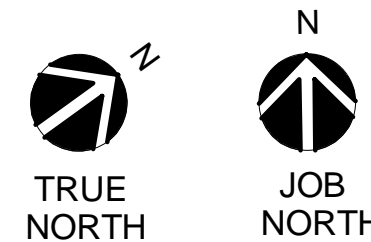
3 ROOF PLAN
SCALE: 1/4" = 1'-0"



1 DEMOLITION REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



2 RENOVATION REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



RENOVATION KEYNOTES	
16	NEW SOLAR TUBES. PATCH AND REPAIR ROOF AREAS DAMANGED BY NEW WORK. BID ALTERNATE #1.
36	EXISTING ROOF MOUNTED MECHANICAL EQUIPMENT AND CURBS TO REMAIN. PROTECT IN PLACE.
37	EXISTING PARAPET.
41	EXISTING ROOF TO REMAIN, PROTECT IN PLACE.
50	ROOF DRAIN AND THRU PARAPET OVERFLOW.
59	EXISTING SINGLE PLY ROOFING TO REMAIN.
60	NEW 2X2 ACCOUSTICAL TILE SUSPENDED CEILING; SEE SPECS AND DETAILS 3, 8, & 14 ON SHEET A7.

FIXTURE LEGEND

	NEW 2x4 LED LIGHT FIXTURES
	LINEAR 1x4 RECESSED LIGHT FIXTURE
	18x18 SQUARE RETURN REGISTER
	18x18 SQUARE SUPPLY REGISTER
	2x2 RECESSED TROFFER LIGHT FIXTURE
	SOLAR TUBE
	SPEAKER
	SPRINKLERS

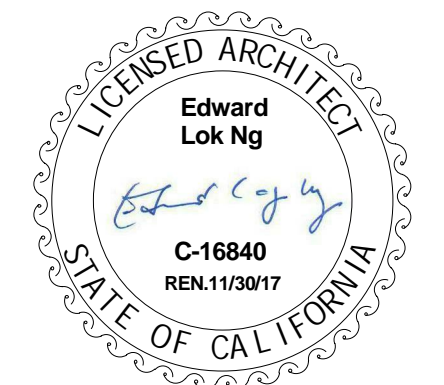
NOTE:
(N) INDICATES NEW FIXTURE.
(E) NEXT TO FIXTURE INDICATES EXISTING TO REMAIN AND PROTECT IN PLACE.

CITY OF COMMERCE
LIBRARY INTERIOR RENOVATION
2535 COMMERCE WAY, COMMERCE, CA 90040

No.	Date	Revision	By	Ck

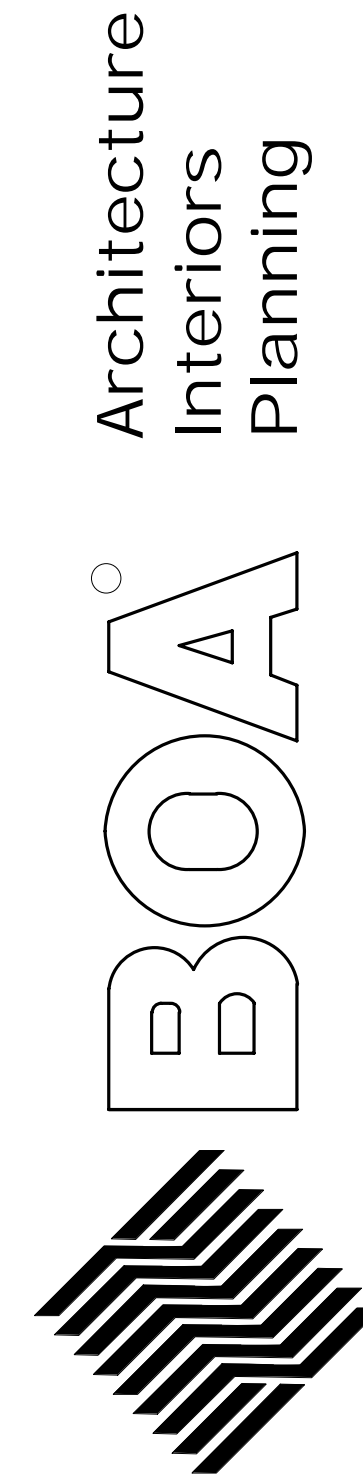
Designer: MA	Client: COMMERCE
CAD Draft: -	Date Issue: 10-17-16
Architect: LN	Job Number: 2723
Engineer: -	

Client:	Consultant:



- REFLECTED
- CEILING PLANS

A2.0



1511 Cota Ave. Long Beach, CA 90813 Tel. 562-912-7900

SUSPENDED CEILING SYSTEMS

SUSPENDED CEILING SYSTEMS, ALSO KNOWN AS ACOUSTICAL CEILING SYSTEMS, ARE CEILING ASSEMBLIES USED TO SUPPORT ACOUSTICAL LAY-IN PANELS OR TILES. SUCH SYSTEMS SHALL COMPLY WITH SECTION 809 AND 2506 OF THE BUILDING CODE, INCLUDING SECTION 13.5.6 OF THE ASCE 7-05 STANDARD, ASTM C 635, ASTM C 636, AND CISCA - "GUIDELINES FOR SEISMIC RESTRAINT FOR DIRECT - HUNG SUSPENDED CEILING ASSEMBLIES."

THE SUSPENDED CEILING SYSTEM SHALL COMPLY WITH THE PRESCRIPTIVE PROVISION AS LISTED BELOW WHEN NOT PART OF A FIRE - RESISTIVE - RATED ASSEMBLY:

A. REQUIREMENTS:

- A HEAVY DUTY T - BAR GRID SYSTEM SHALL BE USED AS DEFINED IN ASTM C 635.
- THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE 2 INCH MINIMUM WIDE, IN EACH ORTHOGONAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE (SEE ATTACHED WALL MOLDING REQUIREMENTS DETAIL), AND THE OTHER END SHALL REST ON THE SUPPORTING ANGLE WITH A 0.75 INCH CLEARANCE TO THE WALL AND SHALL BE FREE TO SLIDE (SEE UNATTACHED WALL MOLDING REQUIREMENTS DETAIL).
- CEILING AREAS EXCEEDING 144 FT² SHALL HAVE HORIZONTAL AND VERTICAL RESTRAINTS OF THE CEILING TO THE STRUCTURAL SYSTEM
- CEILING AREAS EXCEED 2,500 FT² SHALL HAVE FULL HEIGHT PARTITIONS THAT BREAK THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 FT².
- SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2 INCH OVERSIZE RING, SLEEVE OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1 INCH IN ALL HORIZONTAL DIRECTIONS.
- CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING, LUMINAIRES, SPEAKERS, DUCTS AND GRILLES, CABLES, CABLE TRAYS, ELECTRICAL BOXES, AND CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING. (IN FIRE-RATED ASSEMBLIES, WHERE INDEPENDENT SUPPORT WIRES ARE USED, THEY SHALL BE DISTINGUISHABLE BY COLOR, TAGGING, OR OTHER EFFECTIVE MEANS FROM THOSE THAT ARE PART OF THE FIRE - RATED DESIGN. (SECTION 300.11(A)(1) OF THE ELECTRICAL CODE))

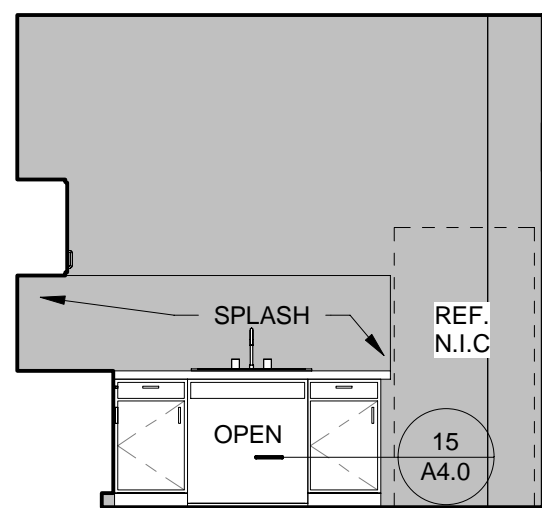
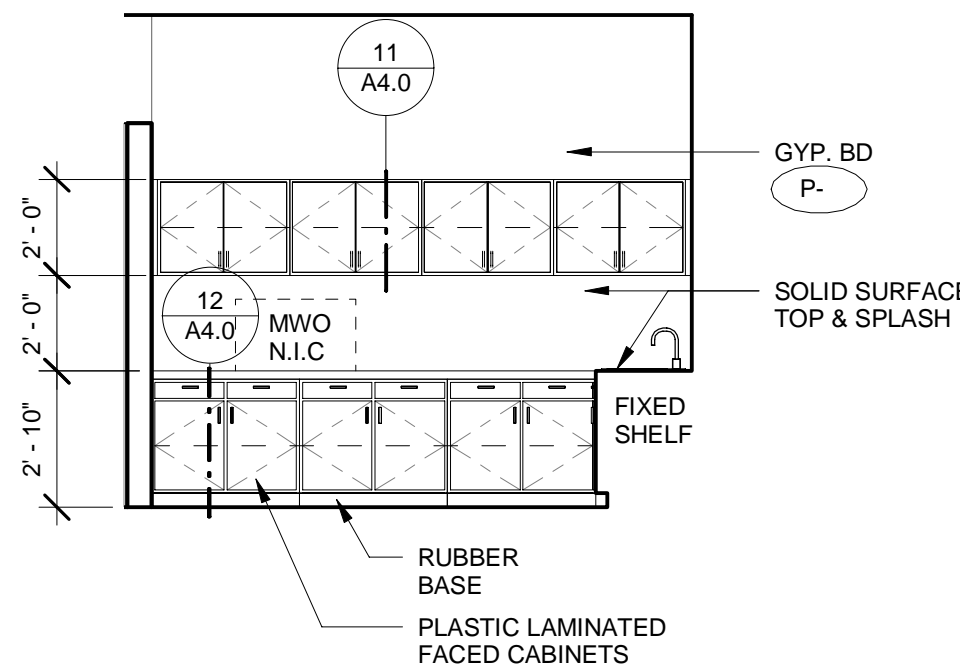
SUSPENDED CEILING SYSTEM

6

SECTION / ELEVATION

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

1



BREAKROOM NORTH

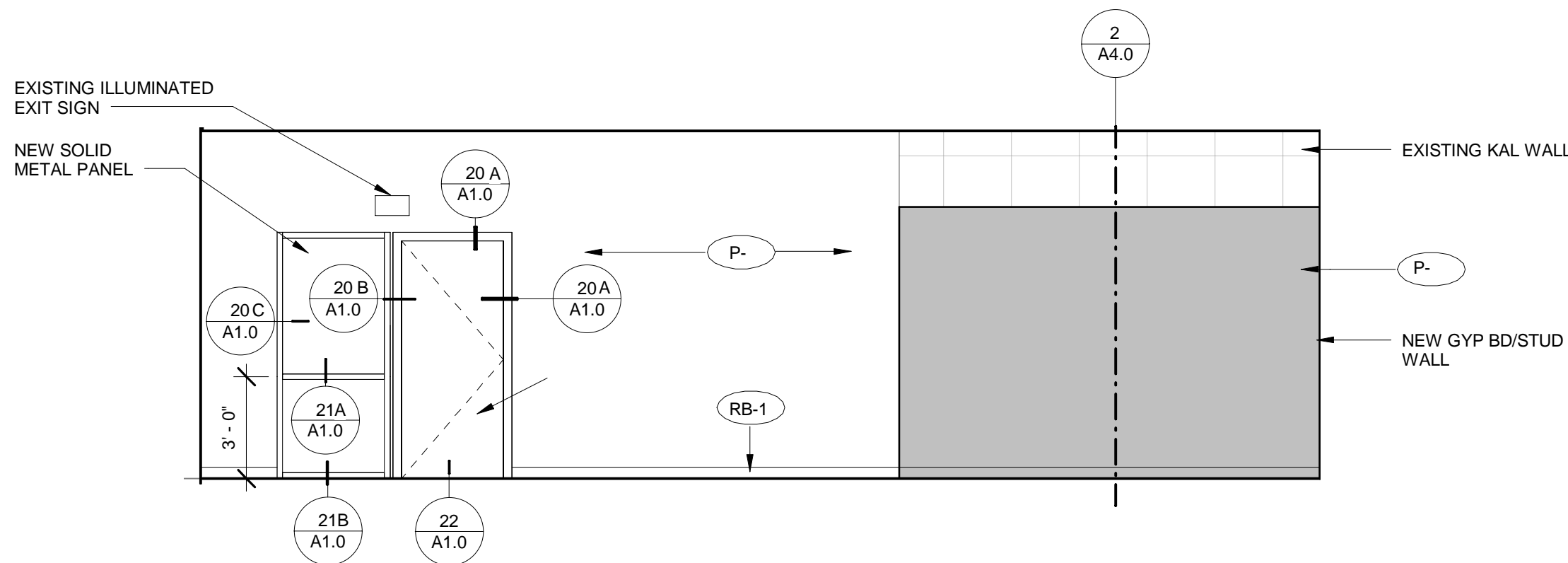
SCALE: 1/4" = 1'-0"

5

BREAKROOM EAST

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

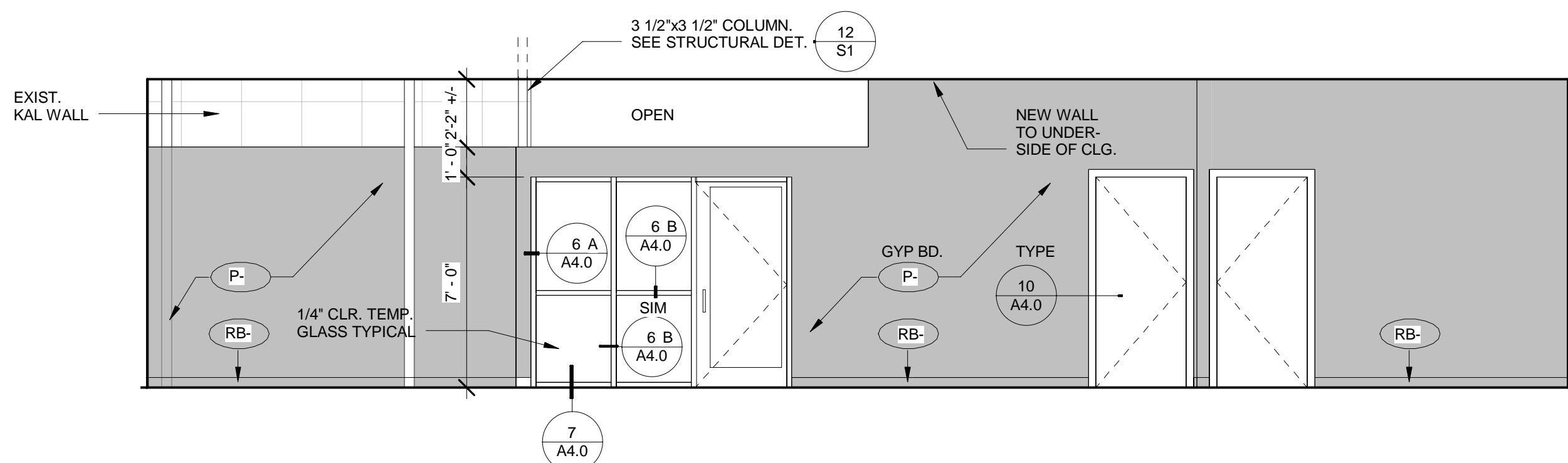
2



WEST INTERIOR ELEVATION

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

3



NORTH INTERIOR ELEVATION

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

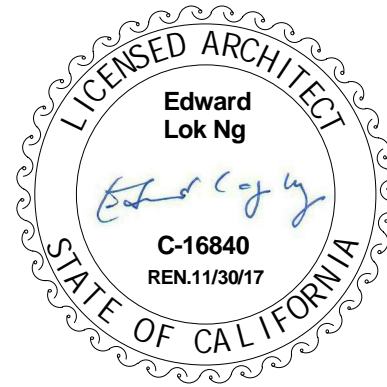
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CITY OF COMMERCE
LIBRARY INTERIOR RENOVATION
2535 COMMERCE WAY, COMMERCE, CA 90040

No.	Date	Revision	By	Ck

Designer:	MA
CAD Draft:	-
Architect:	LN
Engineer:	COMMERCE
Date Issue:	10 - 17 - 16
Job Number:	2723

Client:	
Consultant:	

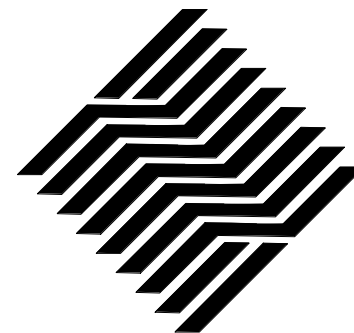


- INTERIOR
- ELEVATIONS
- SECTIONS

A3.0

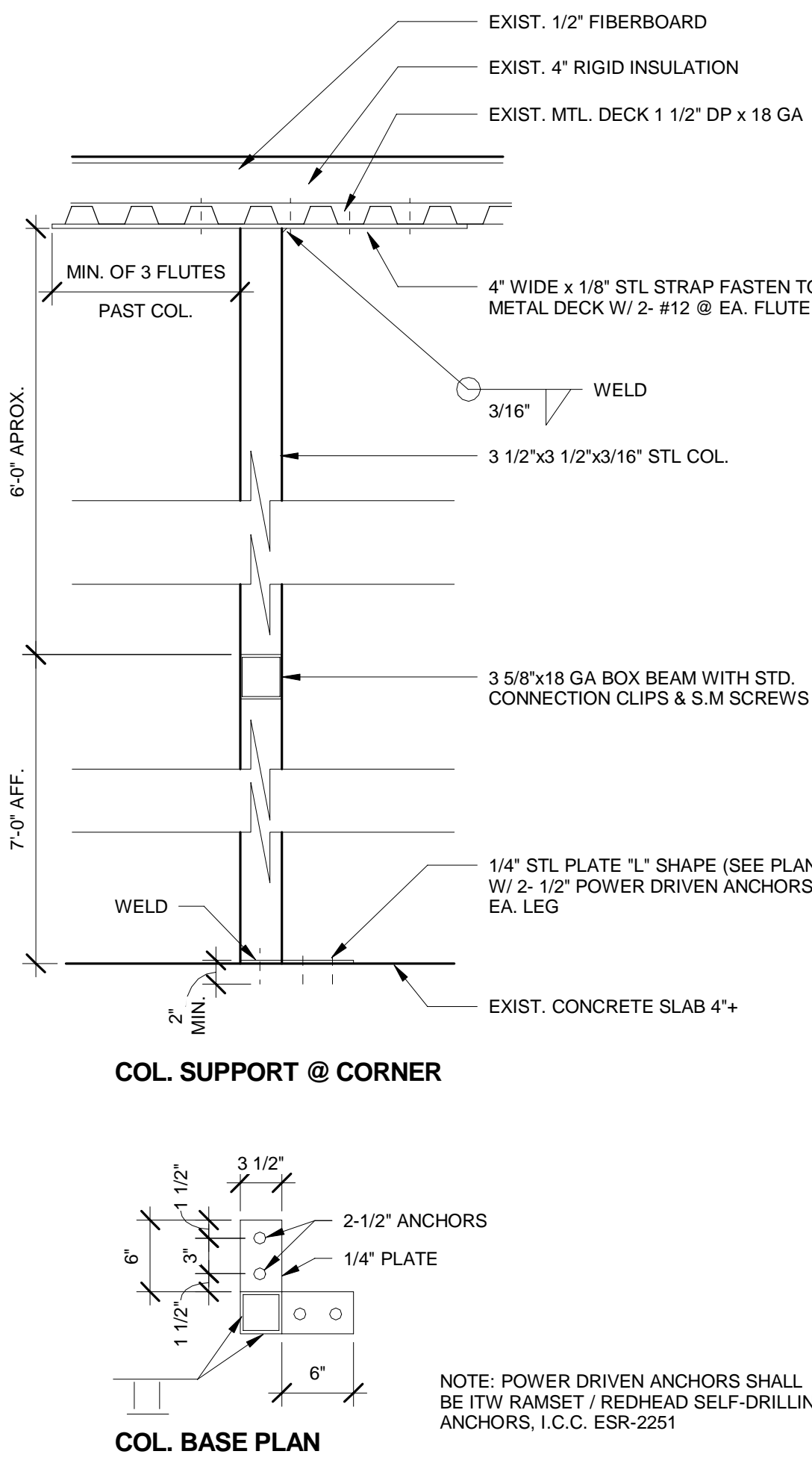
Architecture
Interiors
Planning

BOA

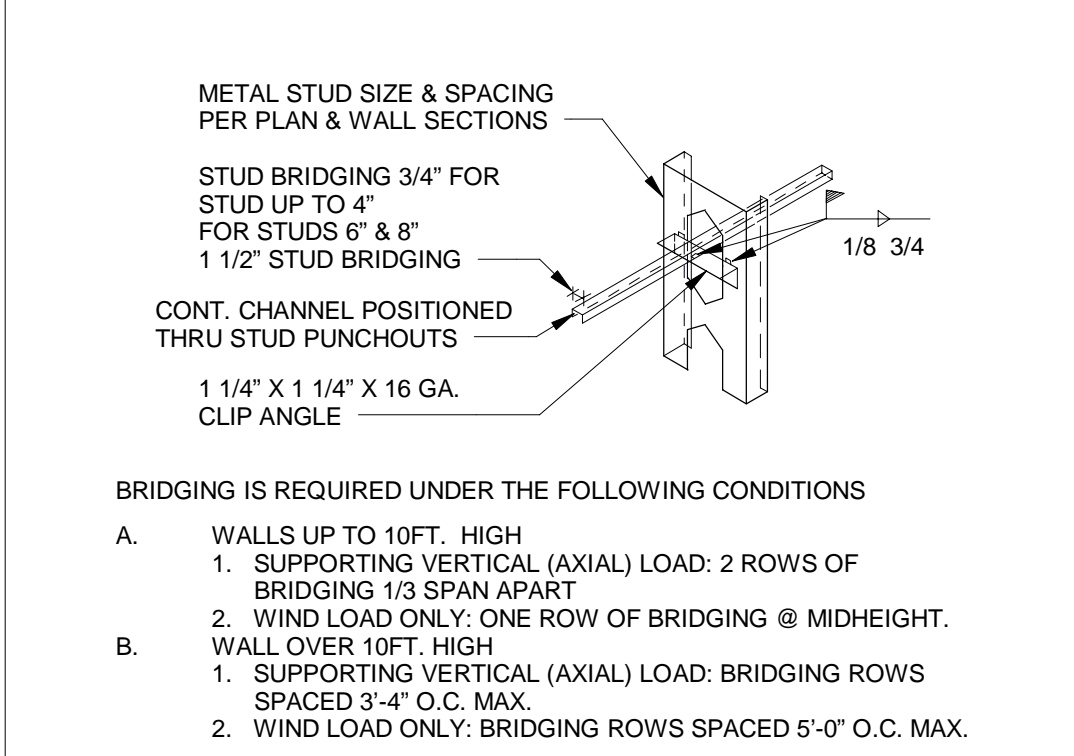


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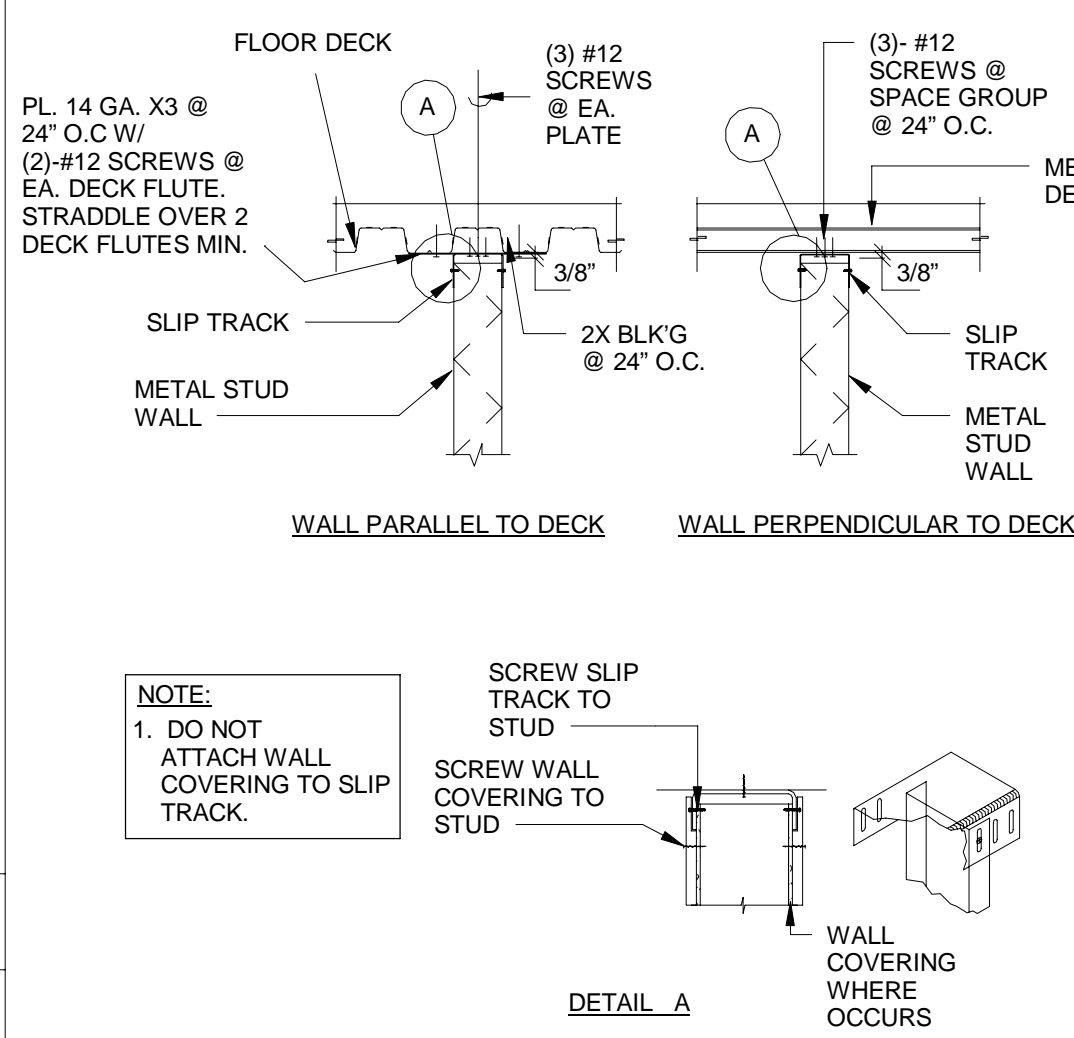
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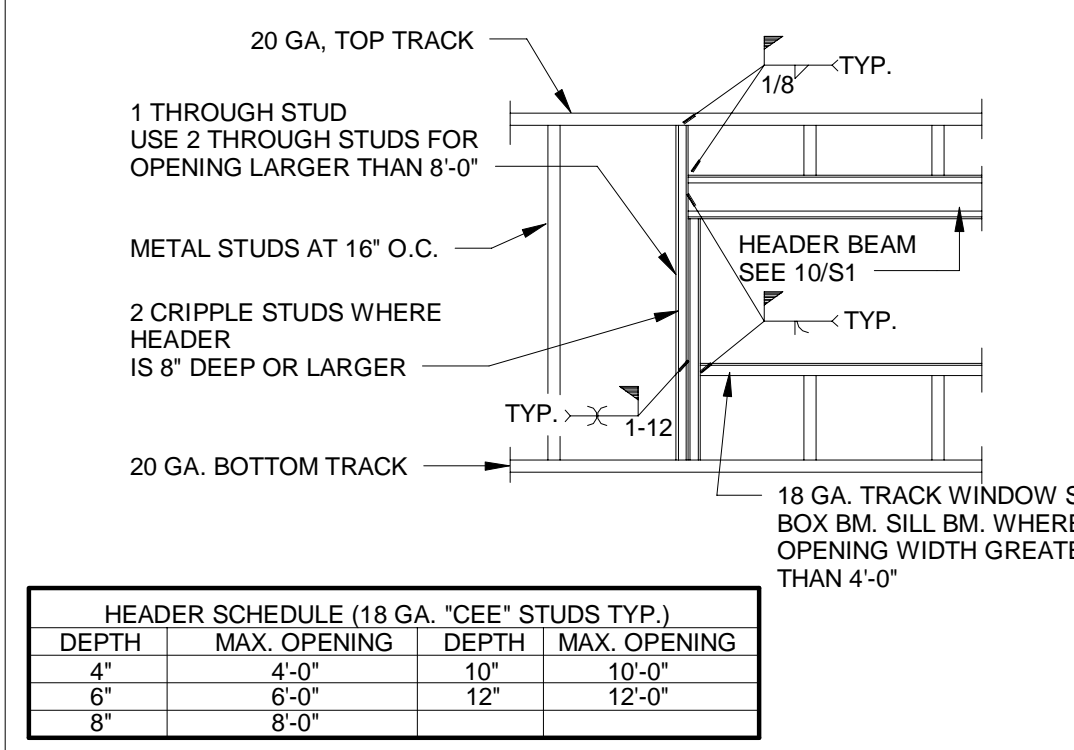
STEEL COLUMN 12



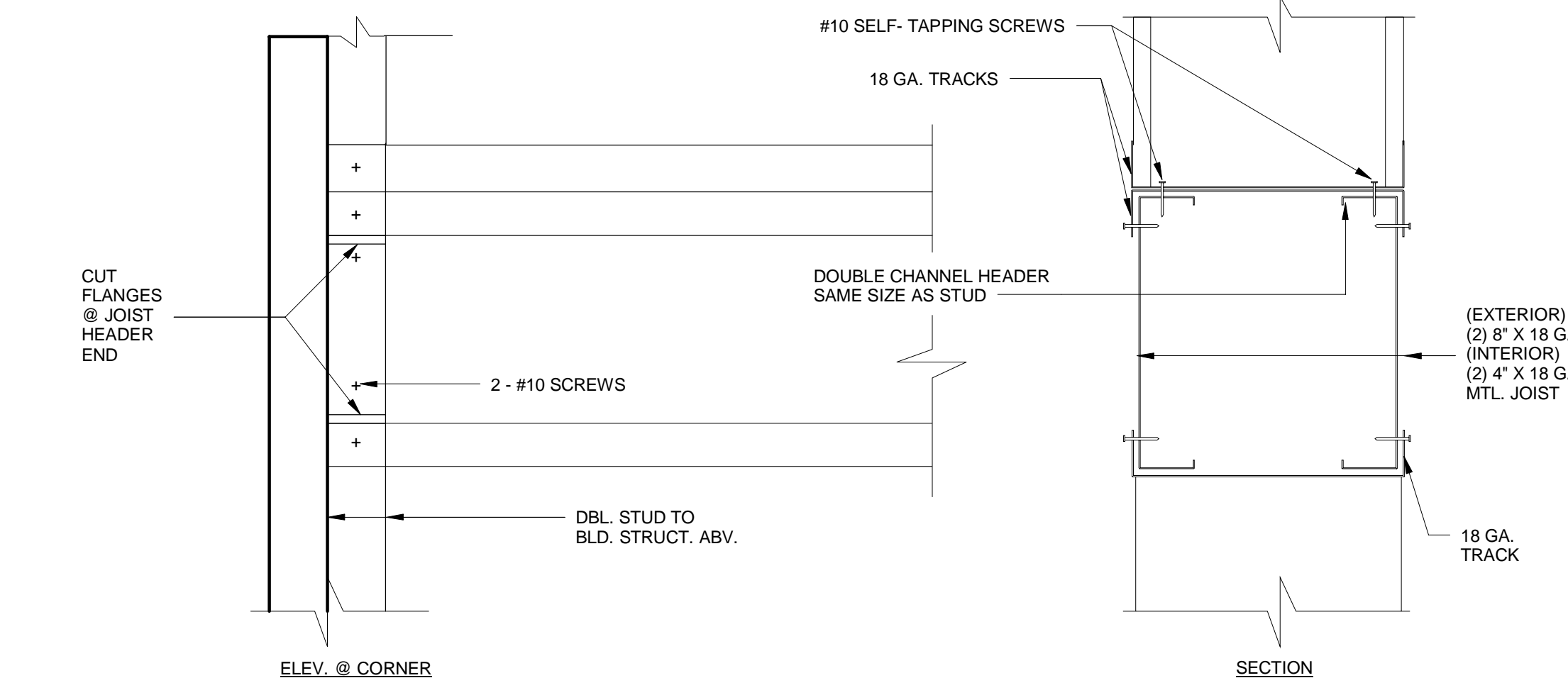
STUD WALL BRIDGING DETAIL 6



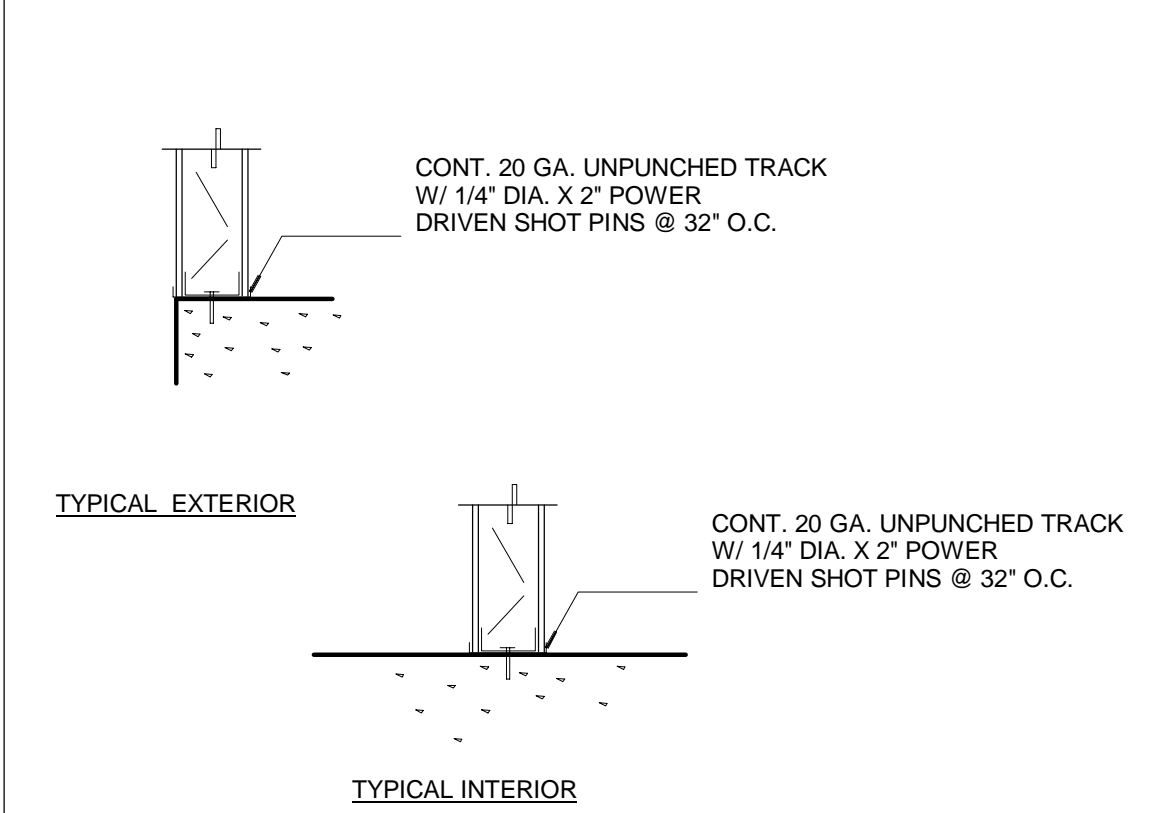
TYP. NON BEARING WALL CLG. 8



TYP. FRAMING FOR OPENING 9



TYP. STEEL STUD HDR. 10



TYPICAL STEEL STUD BASE 1

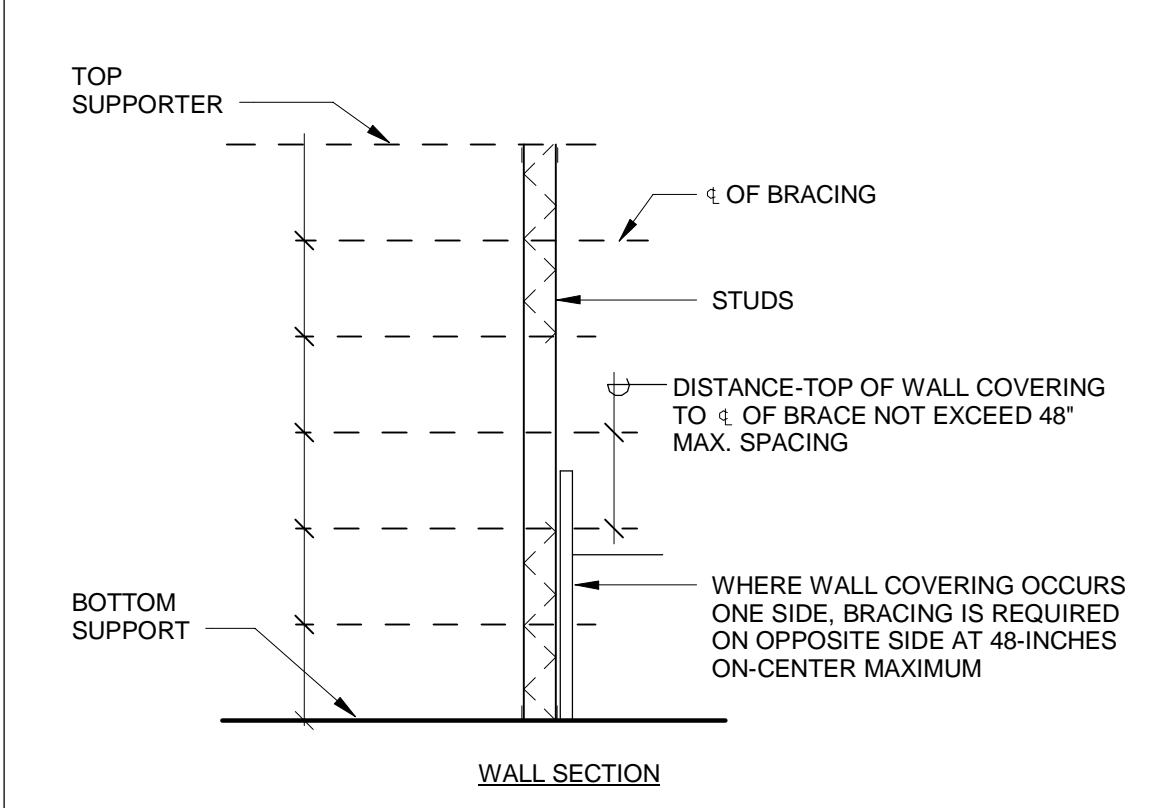
- NOTES:
- ALL STUDS SHALL BE 3 5/8" x 20 GA (CEMCO SYSTEM OR EQUIVALENT)
 - ALL STUD CONSTRUCTIONS SHALL CONFORM TO ICC-ES ESR-3016 (CEMCO OR EQUIVALENT)
 - STUDS ARE SPACED 16" O.C.
 - ALL STUD WALLS WITH ONLY PLASTER FINISH OR THE COMBINATIONS OF GYPSUM BOARD FINISH AND PLASTER FINISH, THE DESIGN IS BASED ON LATERAL LOADS OF 5 P.S.F.
 - STUD FLANGES LATERAL SUPPORTS PER DET. 4 THRU 6

INTERIOR METAL STUD PROP. 2

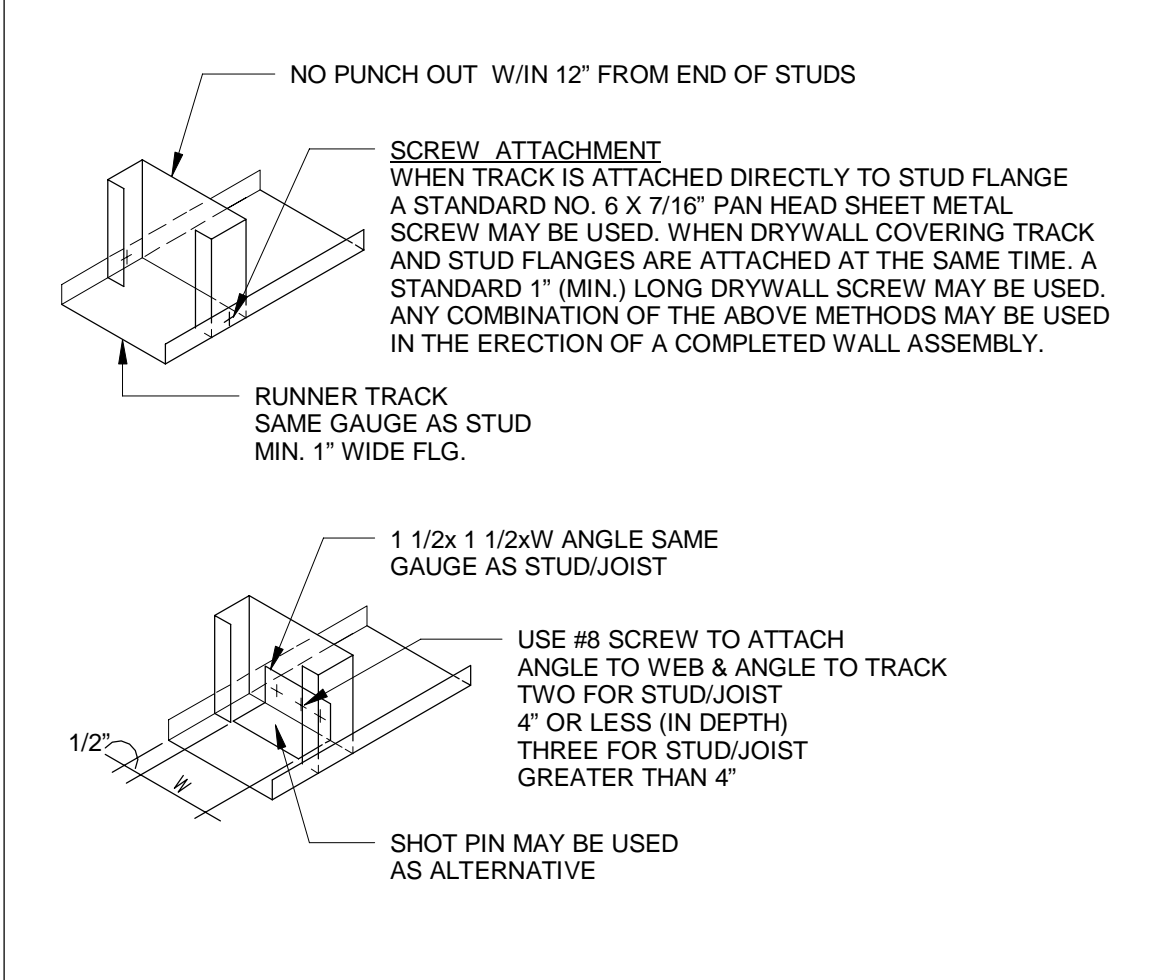
MINIMUM ATTACHMENT OF APPROVED WALL COVERINGS TO PROVIDE CONTINUOUS ADEQUATE LATERAL SUPPORT FOR STUD FLANGES	
WALL COVERING	ATTACHMENT
APPROVED LATHS FOR PLASTER	NO. 8 X 3/8" HEAD SHEET METAL SCREWS (1/4" PENETRATION) SPACED PER TABLE NO. 25-C U.B.C.
SINGLE-PLY GYPSUM WALLBOARD AND/OR GYPSUM LATH	ATTACHMENT PER TABLE NO. 25-G U.B.C.
TWO-PLY GYPSUM WALLBOARD	ATTACHMENT PER TABLE NO. 25-H U.B.C.
PLYWOOD	NO. 6 PHILLIPS BUGLE HEAD SCREWS (1/4" PENETRATION) SPACED PER TABLE NO. 25-G U.B.C.

NOTE: WHERE WALL COVERINGS AND/OR BRACING AT MAXIMUM SPACINGS INDICATED, DO NOT OCCUR, ALLOWABLE COMPRESSIVE STRESS AND RESTING MOMENT MUST BE REDUCED IN ACCORDANCE WITH U.B.C. STANDARD NO. 27-9.

MTL STD WALL CVR & ATTACH. 3



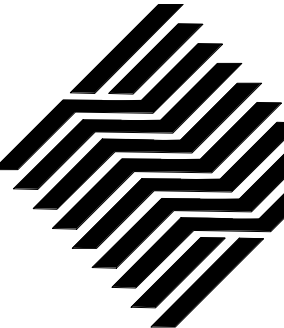
WALL BRACING DETAIL 4



END WEB STIFFENER STD 5

Architecture
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Planning

BOA

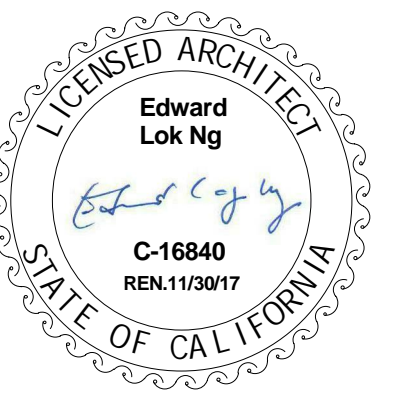


CITY OF COMMERCE
LIBRARY INTERIOR RENOVATION
2535 COMMERCE WAY, COMMERCE, CA 90040

No.	Date	Revision	By	Ck

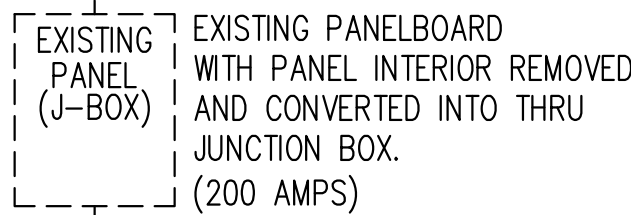
Designer: -	CAD Draft: -	Architect: LN	Engineer: COMMERCE	Date Issue: 10-17-16	Job Number: 2723
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Client:	Consultant:
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- STRUCTURAL
- DETAILS

S1



SCALE: NONE

Panel: "A" (EXISTING)				PANEL VOLTAGE:		120/208V, 3-PH, 4-WIRE		CIRCUIT CODE: N : NON-CONTINUOUS												
LOCATION: OFFICE AREA				BUS:		225A		L : LONG-CONTINUOUS												
MOUNTING: RECESSED				MNN:		LUGS ONLY		R: DEMANDABLE RECEPTACLES												
				AC RATING:		MATCH EXISTING		K: KITCHEN												
C	VALOAD			LOAD DESCRIPTION	# OF CIRCUITS	TYPE CNT			C.B.	BUS	C.B.	TYPE CNT			# OF CIRCUITS	LOAD DESCRIPTION	VALOAD			C
	A	B	C			M	R	TR				P	A	B			R	M	A	
1	540			EXIST RECEPT	N	3	20	1	X			20	1	3	N	EXIST RECEPT	540			2
3		540		EXIST RECEPT	N	3	20	1		X		20	1	3	N	EXIST RECEPT		540		4
5			540	EXIST RECEPT	N	3	20	1			X	20	1	3	N	EXIST RECEPT			540	6
7	500			EXIST REFRIGERATOR	N	20	1	X			20	3	2	N	EXIST COPIER		500			8
9		500		EXIST LIGHTS	L	20	1		X			20	1	N	EXIST COPIER			500		9
11			500	EXIST LIGHTS	L	20	1			X		20	1	N	EXIST NL				500	11
13	500			EXIST LIGHTS	L	20	1	X			20	1	3	N	EXIST ROOF GFCI RECEPT		540			13
15		500		EXIST LOAD	N	20	1		X		20	1	N	EXIST WATER HEATER			500			15
17			500	EXIST SLIDING DOOR	N	20	1			X	20	1	N	EXIST LOAD				500		17
19	500			EXIST LOAD	N	20	1	X			20	1	N	EXIST LOAD		500				20
21		500		EXIST LOAD	N	20	1		X		20	1	N	EXIST LOAD			500			21
23			500	EXIST LOAD	N	20	1			X	15	1	N	EXIST LOAD				500		23
25	720			NEW OPEN OFFICE REC.	R	4	20	1	X		20	1	1	N	NEW BREAKRM REFRIG		500			25
27		720		NEW OPEN OFFICE REC.	R	4	20	1		X	20	1	1	N	NEW BREAKRM GFCI			500		27
29			900	NEW OFFICE RECEPT	R	5	20	1		X	20	1	1	N	NEW BREAKRM G.D.				500	30
31	900			NEW OFFICE RECEPT	R	5	20	1	X		20	1	1	N	NEW BREAKRM GFCI		500			31
33		720		NEW OPEN OFFICE REC.	R	4	20	1	X		20	1	1	N	NEW BREAKRM MCROWAVE			500		33
35			900	NEW OPEN OFFICE REC.	R	5	20	1		X	20	1	1	N	NEW BREAKRM GFCI				500	35
37				SPACE	N					X				N	SPACE					37
39				SPACE	N						X			N	SPACE					39
41				SPACE	N						X			N	SPACE					41

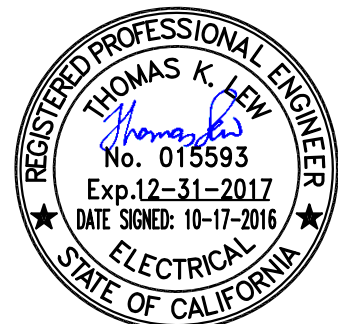
MATCH EXISTING CIRCUIT BREAKER TYPE.

TOTAL ADJUSTED KVA (W/LCL AND DEMAND):	20.6
TOTAL PANEL AMPS:	55.9
ADJUSTED AMPS W/LCL AND DEMAND:	57.3

Consultant:
THOMAS LEW ASSOCIATES

Architect: BOA
Engineer: TL
Client: CITY OF

Architect: BOA
Engineer: TL
Client: CITY OF COMMERCE



- SINGLE LINE DIAGRAM
- PANEL SCHEDULE
-

E2.0

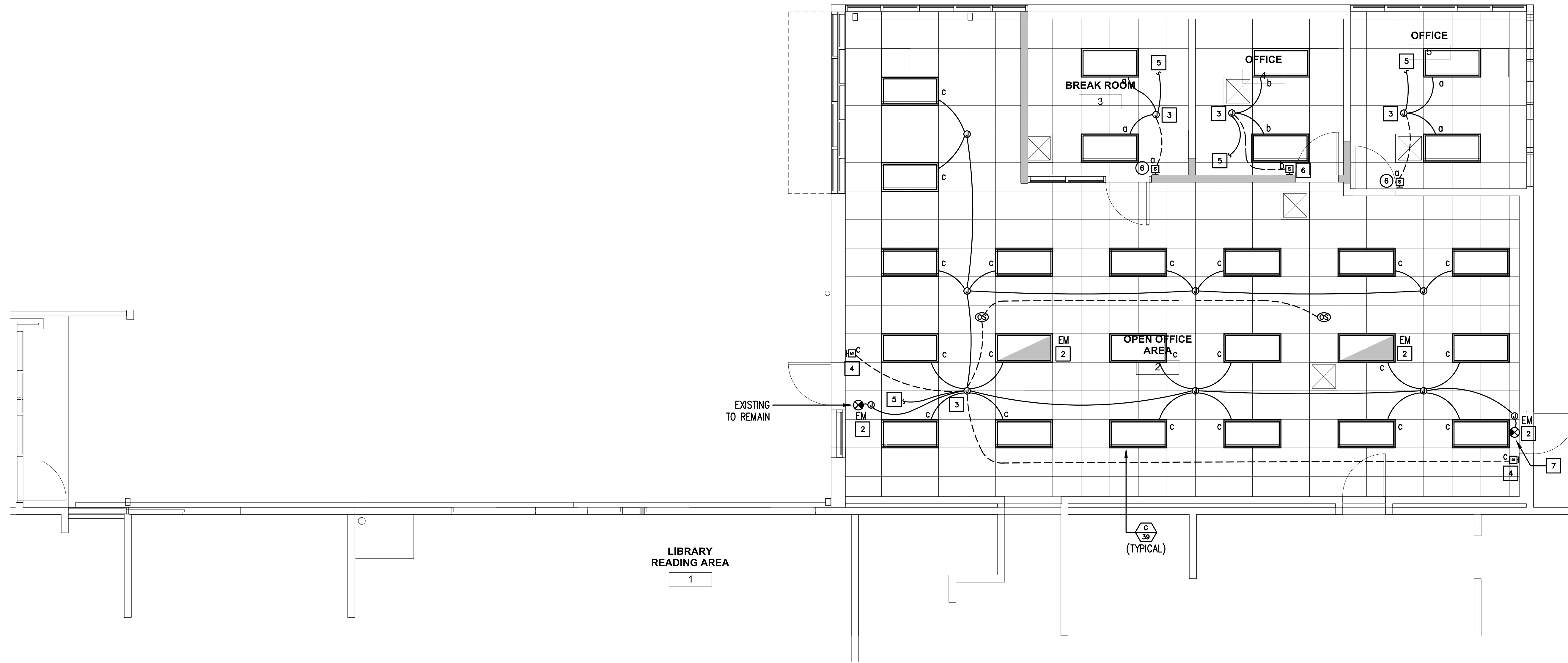
LIBRARY PLAZA RENOVATION
2535 COMMERCE WAY, COMMERCE, CA 90040

ASSOCIATES
19521 REINHART AVE.
ARSON, CA 90746-1935
Tel: (949) 302-1820



DOA Planning

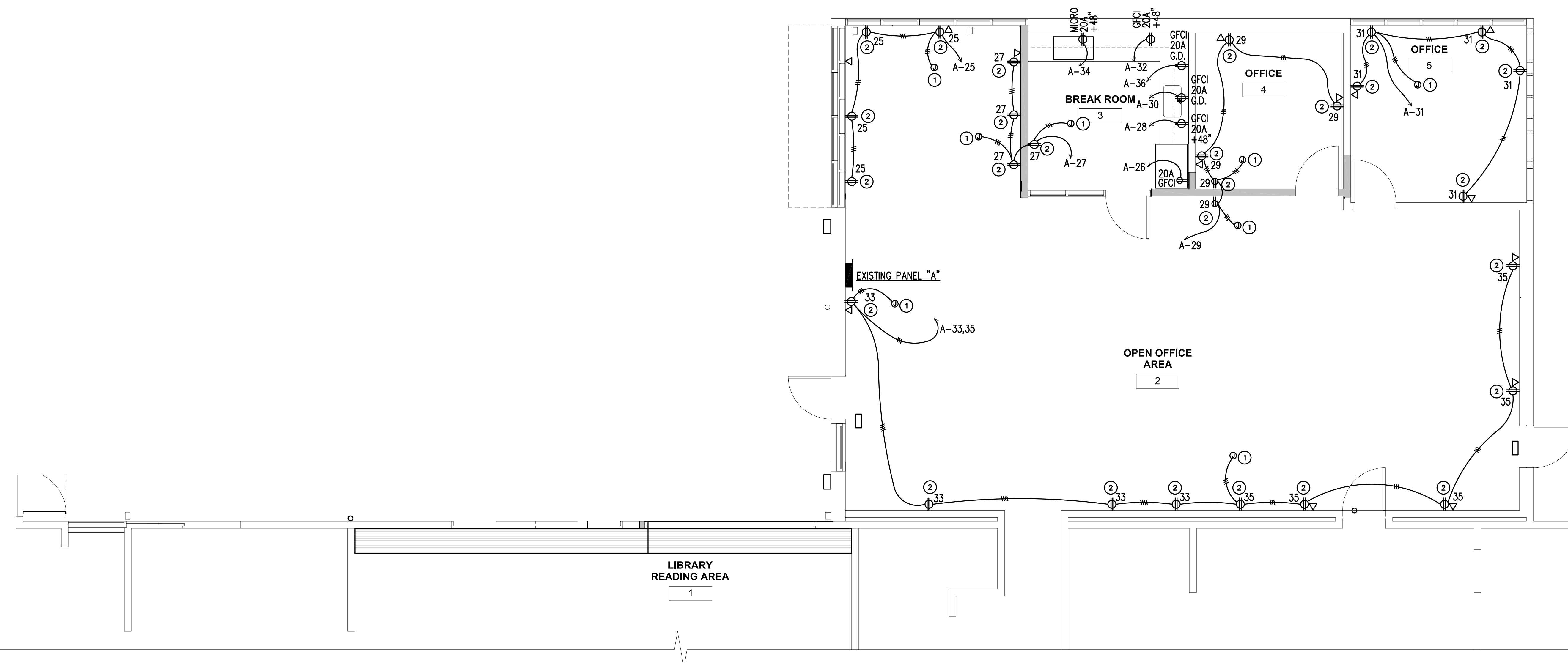
1511 Cota Ave. Long Beach, CA 90813 Tel. 562-912-7900



LIGHTING PLAN

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

2



POWER PLAN

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

1

PLAN KEYED NOTES:

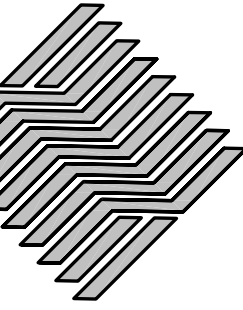
- 1 NOT USED.
- 2 EMERGENCY LIGHTING FIXTURE. PROVIDE SEPARATE HOT LEAD TO FIXTURE, BYPASSING SWITCHING AND ALL LIGHTING CONTROL. COORDINATE AS REQUIRED.
- 3 PROVIDE DIMMER - OCCUPANCY SENSOR - FOR ROOM LIGHTING CONTROL. WATTSTOPPER DIGITAL LIGHTING MANAGEMENT (DLM) DIMMING ROOM CONTROLLER (SINGLE RELAY #LMRC-211/TRIPLE RELAY #LMRC-213), WATTSTOPPER DIGITAL DUAL TECHNOLOGY OCCUPANCY SENSOR AS SHOWN ON PLAN (CEILING MOUNT #LMD-100, WALL MOUNT #LMDW-101), WATTSTOPPER DIGITAL DIMMING WALL SWITCH #LMDM-101 OR EQUAL LIGHTING CONTROL SYSTEM. COORDINATE AS REQUIRED.
- 4 LOW VOLTAGE DIGITAL DIMMING WALL SWITCH, WATTSTOPPER #LMDM-101 (OR EQUAL). CONNECT AS REQUIRED TO WATTSTOPPER DLM DIMMING ROOM CONTROLLER. COORDINATE AS REQUIRED.
- 5 RE-CONNECT TO EXISTING LIGHTING CIRCUIT CURRENTLY FEEDING OFFICE AREA LIGHTS. EXISTING LIGHTS ARE BEING REPLACE ON A ONE-FOR-ONE BASIS. EXISTING LIGHTS BEING REMOVED ARE 4-LAMP FLUORESCENT FIXTURES, AND NEW FIXTURES ARE LED FIXTURES, THUS LOAD ON CIRCUIT IS REDUCED. COORDINATE CIRCUIT NUMBER IN FIELD.
- 6 COMBINATION LOW VOLTAGE DIGITAL DIMMING WALL SWITCH AND DUAL TECHNOLOGY OCCUPANCY SENSOR, WATTSTOPPER #LMDW-102 (OR EQUAL). CONNECT AS REQUIRED TO WATTSTOPPER DLM DIMMING ROOM CONTROLLER. COORDINATE AS REQUIRED.
- 7 RELOCATE EXISTING EXIT SIGN (WITH BUILT-IN BATTERY BACKUP) FROM DEMOLISHED EXIT CORRIDOR AND RE-INSTALL AT NORTH EXIT DOOR. COORDINATE AS REQUIRED.

PLAN KEYED NOTES:

- 1 PROVIDE DIGITAL PLUG LOAD ROOM CONTROLLER FOR CONTROL OF PLUG LOAD. WATTSTOPPER LMPL-101 DIGITAL PLUG LOAD ROOM CONTROLLER. INTERCONNECT AS REQUIRED WITH LOW VOLTAGE CABLE TO DIGITAL LIGHT MANAGEMENT (DLM) ROOM CONTROLLER. CONNECT AS REQUIRED TO CONTROLLED RECEPTACLE (1/2" CONDUIT, 3#12 CONDUCTORS). COORDINATE AS REQUIRED.
- 2 RECEPTACLE SHALL BE SPLIT WIRED, WITH ONE CONTROLLED AND ONE UNCONTROLLED RECEPTACLE. PROVIDE MARKING TO IDENTIFY CONTROLLED RECEPTACLE. SEE KEYED NOTE #2 ABOVE. COORDINATE AS REQUIRED.

Architecture
Interiors
Planning

BOA



THOMAS LEW
ASSOCIATES
1821 RENAISSANCE AVE
COSTA MESA, CA 92626
Tel: (949) 302-1820

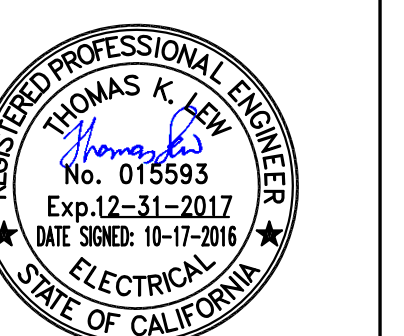
CITY OF COMMERCE
LIBRARY PLAZA RENOVATION

2535 COMMERCE WAY, COMMERCE, CA 90040

No.	Date	Revision	By	Ck
1	10-17-2016	PLAN CHECK SUBMITTAL	TL	TL


Designer: BOA	
CAD Draft: BOA	
Architect: BOA	
Engineer: TL	
Client: CITY OF COMMERCE	
Date Issued: 10-17-2016	
Job Number: #	

client: CITY OF COMMERCE 2535 COMMERCE WAY COMMERCE, CA 90040	Consultant: THOMAS LEW ASSOCIATES
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- LIGHTING PLAN
- POWER PLAN

E3.0


STATE OF CALIFORNIA			
DESIGN REVIEW KICKOFF <small>DES-NRCC-CXR-01-E (Revised 03/16)</small>		 CALIFORNIA ENERGY COMMISSION	
CERTIFICATE OF COMPLIANCE		NRCC-CXR-01-E	
Design Review Kickoff		(Page 1 of 2)	
Project Name:	LIBRARY PLAZA RENOVATION	Date Prepared:	09-26-2016

A. GENERAL INFORMATION		
Climate Zone: ZONE #6	Building Type: NON-RESIDENTIAL	Conditioned Floor Area (sf):
Reviewer's Name: THOMAS LEW ASSOCIATES		Reviewer's Agency:
Enforcement Agency:		Permit Number:
Enforcement Agency Use: Checked by		Enforcement Agency Use: Date
B. DATE OF DESIGN REVIEW REQUEST		06 / 06 / 2016


C. DESIGN REVIEW CHECKLISTS PROVIDED TO DESIGN TEAM		DATE: 2/25/2018
YES/NO NA		
D. DESIGN REVIEWER QUALIFICATIONS:		
X 10,000 R ² design engineer 1 10,000 R ² design engineer 1 10,000 R ² in-house engineer not associated with project or third-party design engineer 1 10,000 R ² for complex mechanical system; third-party design engineer		
E. LIST OF MEETING ATTENDEES:		
1 Owner: LIBERTY PLAZA RENOVATION 1 Design Reviewer: THOMAS LEW ASSOCIATES 1 Project Manager: THOMAS LEW ASSOCIATES 1 Design Engineer: THOMAS LEW ASSOCIATES		
F. DOCUMENTS RECEIVED BY DESIGN REVIEWER FOR DESIGN REVIEW KICKOFF:		
X Owner's Project Requirements X Basis of Design or Narrative X Drawing Set (Issue & Date): ARCHITECTURAL DRAWINGS 1 Specifications 1 Other:		
G. DESIGN REVIEW MEETING TOPICS:		
PROJECT SCOPE: IMPROVEMENT OF EXISTING OFFICE AREA		

DESIGN ELEMENTS AND ASSUMPTIONS:		
HVAC SYSTEM SELECTION:		
RECOMMENDED ENERGY EFFICIENCY MEASURES:		
OTHER COMMENTS:		
14. DISCUSSION/CONCLUSION:		
TARGET CONSTRUCTION DOCUMENT REVIEW DATE:		09-26-2016
TARGET PERMIT SUBMITTAL DATE:		09-26-2016

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

STATE OF CALIFORNIA			
DESIGN REVIEW KICKOFF			
CEC-NRCC-CXR-01-E (Revised 05/15)		CALIFORNIA ENERGY COMMISSION	
CERTIFICATE OF COMPLIANCE		NRCC-CXR-01-E	
Design Review Kickoff		(Page 2 of 2)	
Project Name: LIBRARY PLAZA RENOVATION		Date Prepared: 09-26-2016	

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: **THOMAS LEW ASSOCIATES** Documentation Author Signature: 

Company: **THOMAS LEW ASSOCIATES** Signature Date: **09-26-2016**

Address: **19521 REINHART AVE.** CAHS PERS (check identification if applicable)

City/State/Zip: **CARSON, CA 90746** Phone: **(949) 302-1820**

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following information of primary, under the laws of the State of California:

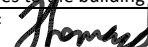
The information provided on this Certificate of Compliance is true and correct.

I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).


I am duly licensed and performing, as a professional, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance pursuant to the requirements of The Code, Part 2 and Part 6 of the California Code of Regulations.

provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5. I/ we warrant that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building officer at occupancy.

Responsible Designer Name: THOMAS LEW ASSOCIATES		Responsible Designer Signature: 	
Company: THOMAS LEW ASSOCIATES	Date Signed: 09-26-2016		
Address: 19521 REINHART AVE.	License: E15593		
City/State/Zip: CARSON, CA 90746	Phone: (949) 302-1820		

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance May 2015

STATE OF CALIFORNIA			
COMMISSIONING - CONSTRUCTION DOCUMENTS			
CEC-NRCC-CXR-02-E (Revised 05/15)		CALIFORNIA ENERGY COMMISSION	
CERTIFICATE OF COMPLIANCE		NRCC-CXR-02-E	
Commissioning - Construction Documents		(Page 1 of 9)	
Project Name:	LIBRARY PLAZA RENOVATION	Date Prepared:	09-26-2016


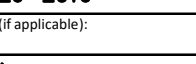
Climate Zone: ZONE #6	Building Type: NON-RESIDENTIAL	Conditioned Floor Area (sf):
Reviewer's Name: THOMAS LEW ASSOCIATES	Reviewer's Agency:	
<i>Note: Design Review for each system/subsystem must be submitted</i>		
Enforcement Agency:	Permit Number:	
Enforcement Agency Use: Checked by	Enforcement Agency Use: Date	

B. Design Review Checklist			Design Reviewer	Designer Response
Code Section	Measure		Yes	No
			Complies	Does Not Comply
			Consider Better Practice	Consider Better Practice
			Will include in next Draft	Will include in next Draft
			Not included - State Reason	Not included - State Reason

ENVELOPE		
JOINTS AND OTHER OPENINGS		
110.7	Plans indicate that joints, penetrations and other openings in the building envelope shall be sealed to limit infiltration and exfiltration.	N/A
120.7	Roof/ceiling, wall and floor and soffits insulation must meet requirements identified in this section.	N/A
INSULATION AND ROOFING PRODUCTS		
140.3(1)A	Roofing products for low-sloped roofs meet minimum solar reflectance of 0.63 and minimum thermal emittance of 0.75. DR minimum Solar Reflectance Index of 75. Steep-sloped roof meet requirements of 0.20 and 0.75 DR 16, respectively.	N/A
140.3(1)A, 140.3(1)A	Exterior roofs, ceilings, and exterior walls, floors and soffits must have an overall assembly U-factor no greater than the applicable	N/A

B	value in TABLE 140.3-B, C or D.								
NOTES									

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance May 2015[illegible]

STATE OF CALIFORNIA INDOOR LIGHTING POWER ALLOWANCE <small>(CALIF. CODE REGS. 1512-1519)</small>		CALIFORNIA ENERGY COMMISSION	
CERTIFICATE OF COMPLIANCE Certificate of Compliance - Indoor Lighting Power Allowance			
PROJECT LIBRARY LAVA RENOVATION		Issued On: 09-26-2016	
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT I certify that this Certificate of Compliance documentation is accurate and complete.			
Documentation Author Name: THOMAS LEW ASSOCIATES		Documentation Author Signature: 	
Company: THOMAS LEW ASSOCIATES		Signature Date: 09-26-2016	
Address: 19521 REINHART AVE.		CAE Certification Identification (if applicable):	
Telephone/Fax: CARSON, CA 90746		Phone: (949) 302-1820	
RESPONSIBLE PERSON'S DECLARATION STATEMENT I certify the following under penalty of perjury, under the laws of the State of California: 1. The information provided on this Certificate of Compliance is true and correct. 2. I am aware under Division 9 of the Building and Fire Protection Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible design). 3. I certify that the design performance specifications, materials, components, and manufactured device for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 4. I certify that the design details identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all future inspections. I understand that a completed signed copy of this Certificate of Compliance is required upon request with the documentation the building provides for the building owner's records.			
Responsible Person Name: THOMAS LEW ASSOCIATES		Responsible Designer Signature: 	
Responsible Designer Name: THOMAS LEW ASSOCIATES		Date Signed: 09-26-2016	
Address: 19521 REINHART AVE.		License: E15593	
Telephone/Fax: CARSON, CA 90746		Phone: (949) 302-1820	