

Project Name :- Tenant Improvements 3407 Industrial Drive

Location :- Santa Rosa, CA 95403

Estimate Date :- 28th August 2018

Estimator :- Thileepan Tharmalingam

Full GC Estimation

Item No.	Description	Unit	Quantity	Unit Rate	Amount
Demolition					
1	Remove Single Door (5)	EA	4.00	150.00	600.00
2	Remove Walls (5)	SF	541.00	7.25	3,922.25
3	Remove Plumbing Fixtures	EA	8.00	250.00	2,000.00
4	Remove Floor Finish (5)	SF	154.00	2.50	385.00
Interior walls					
5	2x4 Partition Walls (6)				
	5/8" Gypsum Board	SF	970.00	2.20	2,134.00
	2x4 Wood Stud @ 16 O.C	SF	970.00	5.40	5,238.00
	5/8" Gypsum Board	SF	970.00	2.20	2,134.00
	Extraover for Moisture rated Gypsum Board	SF	508.00	0.90	457.20
	Mudding and Tapping	SF	1,940.00	1.10	2,134.00
6	New Walls over existing wall				
	1 5/8" Metal Furring	SF	105.00	3.20	336.00
	5/8" Gypsum Board	SF	105.00	2.20	231.00
7	New Interior Walls				
	1 5/8" Metal Furring	SF	65.00	3.20	208.00
	1/2" Plywood Board	SF	65.00	4.20	273.00
Doors					
8	3'-0"x6'-8" Single Door (GN-3)	EA	8.00	900.00	7,200.00
Floor Finish					
9	Tile Flooring	SF	158.00	12.00	1,896.00
Paint					
10	Painting Interior Walls	SF	14,156.00	1.50	21,234.00
Tile					
11	Ceramic Wall Tile for Bathroom Walls	SF	346.00	12.00	4,152.00
Ceiling					
12	New Gypsum Board Ceiling	SF	4,470.00	14.00	62,580.00
Miscellaneous					

Full GC Estimation

Item No.	Description	Unit	Quantity	Unit Rate	Amount
13	3'-0" Handrail	LF	55.00	55.00	3,025.00
14	4'-0"x5'-0" New ADA Wheel Chair Lift	EA	1.00	40,000.00	40,000.00
15	New 42" High Solid Guardrail With Gypsum Board Each Side and 2x Wood Cap	LF	12.00	115.00	1,380.00
Electrical					
Controllers					
16	Motor Rated Switch	EA	5.00	430.00	2,150.00
17	Disconnect, With Fuse - WP	EA	4.00	520.00	2,080.00
18	Single Switch	EA	6.00	140.00	840.00
Lighting					
19	Light Fixture, Egress	EA	8.00	180.00	1,440.00
20	4' Pendant Mounted LED Strip Light	EA	2.00	195.00	390.00
21	8' Pendant Mounted LED Strip Light	EA	17.00	270.00	4,590.00
22	Light Fixture, 8" Strip	EA	3.00	260.00	780.00
23	Light Fixture, Egress - Emergency Lighting Battery Backup	EA	1.00	290.00	290.00
24	Light Fixture, Egress - Exit Sign With 90 Minute Battery Back up	EA	2.00	270.00	540.00
25	4' Surface Mounted LED Strip Light	EA	3.00	190.00	570.00
26	2' Wall Mounted LED Strip Light	EA	2.00	170.00	340.00
27	Light Fixture, Exit Single Face	EA	4.00	250.00	1,000.00
28	Allow for wiring and Conduit	EA	42.00	110.00	4,620.00
Power					
29	Duplex Receptacle	EA	38.00	160.00	6,080.00
30	Simplex Receptacle	EA	4.00	150.00	600.00
31	Dedicated Duplex Receptacle	EA	1.00	170.00	170.00
32	Duplex Receptacle (GFCI)	EA	5.00	170.00	850.00
33	Duplex Receptacle (WP-GFI)	EA	1.00	175.00	175.00
34	Allow for wiring and Conduit	EA	49.00	110.00	5,390.00
35	Modify Existing Panel Board	EA	4.00	1,000.00	4,000.00

Full GC Estimation

Item No.	Description	Unit	Quantity	Unit Rate	Amount
36	Allow for Connection to Mechanical Equipment	EA	4.00	500.00	2,000.00
37	Allow for main wiring	Sum	1.00	3,000.00	3,000.00
HVAC Ducts					
1	Exhaust Air Duct	Lbs	667.00	8.60	5,736.20
2	Return Air Duct	Lbs	215.00	8.60	1,849.00
3	Supply Air Duct	Lbs	784.00	8.60	6,742.40
4	Outside Air intake Duct	Lbs	85.00	8.60	731.00
Insulation for Ducts					
5	Exhaust Air Duct	SF	476.00	3.75	1,785.00
6	Return Air Duct	SF	154.00	3.75	577.50
7	Supply Air Duct	SF	500.00	3.75	1,875.00
8	12"x12" Outside Air intake Duct	SF	60.00	3.75	225.00
HVAC Accessories					
9	RTU-1, Carrier 48ESN048090, CFM 1400	EA	1.00	35,000.00	35,000.00
10	RTU-2, Carrier 48ESN030060, CFM 950	EA	1.00	32,000.00	32,000.00
11	RTU-3, Carrier 48ESN024040, CFM 900	EA	1.00	32,000.00	32,000.00
12	Exhaust Fan -1 Greenheck SWD-7-VG, CFM 370, RPM 1830	EA	1.00	470.00	470.00
13	Exhaust Fan -2 Greenheck SWD-7-VG, CFM 300, RPM 1673	EA	1.00	470.00	470.00
14	Exhaust Fan -3 Greenheck SWD-7-VG, CFM 250, RPM 1651	EA	1.00	470.00	470.00
15	Exhaust Fan -4 Greenheck SWD-10-VG, CFM 870, RPM 1771	EA	1.00	470.00	470.00
16	Exhaust Fan -5 Greenheck SWD-7-VG, CFM 150, RPM 1039	EA	1.00	470.00	470.00
17	Exhaust Fan -6 Greenheck SP-A110, CFM 80, RPM 900	EA	1.00	450.00	450.00
18	Exhaust Fan -7 Greenheck SP-A110, CFM 80, RPM 900	EA	1.00	450.00	450.00
19	Exhaust Fan -8 Can Fan 6" HO Can Fan, CFM 200, RPM 2942	EA	1.00	430.00	430.00
20	Air Filter -1, KOCH FILER/ DuraPURE DPC-4442SC, Bank Size 24"x24"x12", CFM 370	EA	1.00	370.00	370.00

Full GC Estimation

Item No.	Description	Unit	Quantity	Unit Rate	Amount
21	Air Filter -2, KOCH FILER/ DuraPURE DPC-4442SC, Bank Size 24"x24"x12", CFM 300	EA	1.00	370.00	370.00
22	Air Filter -3, KOCH FILER/ DuraPURE DPC-4442SC, Bank Size 24"x24"x12", CFM 250	EA	1.00	370.00	370.00
23	Air Filter -4, KOCH FILER/ DuraPURE DPC-4442SC, Bank Size 24"x24"x12", CFM 640	EA	1.00	370.00	370.00
24	Air Filter -5, KOCH FILER/ DuraPURE DPC-4442SC, Bank Size 6" dia x 15", CFM 200	EA	1.00	300.00	300.00
25	Air Handling Unit -1, AAON RQ-002-2-V-KA09-319, CFM 800	EA	1.00	45,000.00	45,000.00
26	Gravity Ventilator -1, Green Heck GRSR-8, CFM 160	EA	1.00	395.00	395.00
27	Outside Air Intake Hood (250 CFM)	EA	1.00	275.00	275.00
28	Outside Air Intake Hood (230 CFM)	EA	1.00	275.00	275.00
29	Outside Air Intake Hood (350 CFM)	EA	1.00	275.00	275.00
30	Outside Air Intake Hood (800 CFM)	EA	1.00	275.00	275.00
31	Thermostat	EA	4.00	260.00	1,040.00
32	Time Clock	EA	1.00	160.00	160.00
33	Fire Damper	EA	2.00	380.00	760.00
34	Supply Air Diffuser Outlet CD-1 (9"x9")	EA	11.00	210.00	2,310.00
35	Supply Air Diffuser Outlet CD-2 (8" Dia)	EA	4.00	210.00	840.00
36	Supply Air Diffuser Outlet CD-1 (12"x12")	EA	1.00	225.00	225.00
37	Exhaust Grill 8"x8"	EA	7.00	210.00	1,470.00
38	Exhaust Grill 12"x30"	EA	2.00	280.00	560.00
39	Exhaust Grill 8"x12"	EA	1.00	230.00	230.00
40	Return Air Grill 14"x14"	EA	2.00	245.00	490.00
41	Return Air Grill 10"x10"	EA	1.00	230.00	230.00
42	Return Air Grill 12"x12"	EA	1.00	240.00	240.00
43	Supply Register 8"x6"	EA	2.00	210.00	420.00

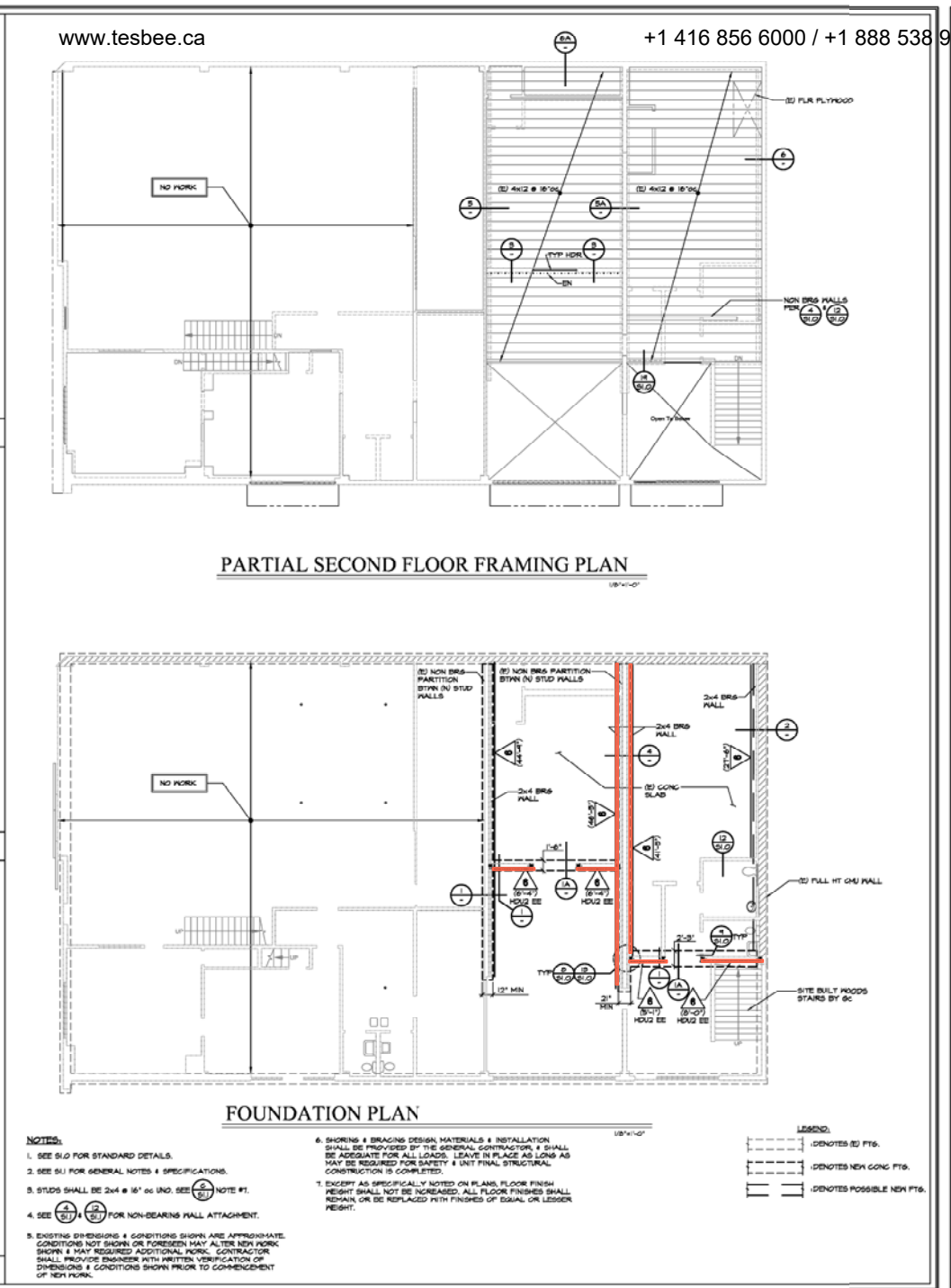
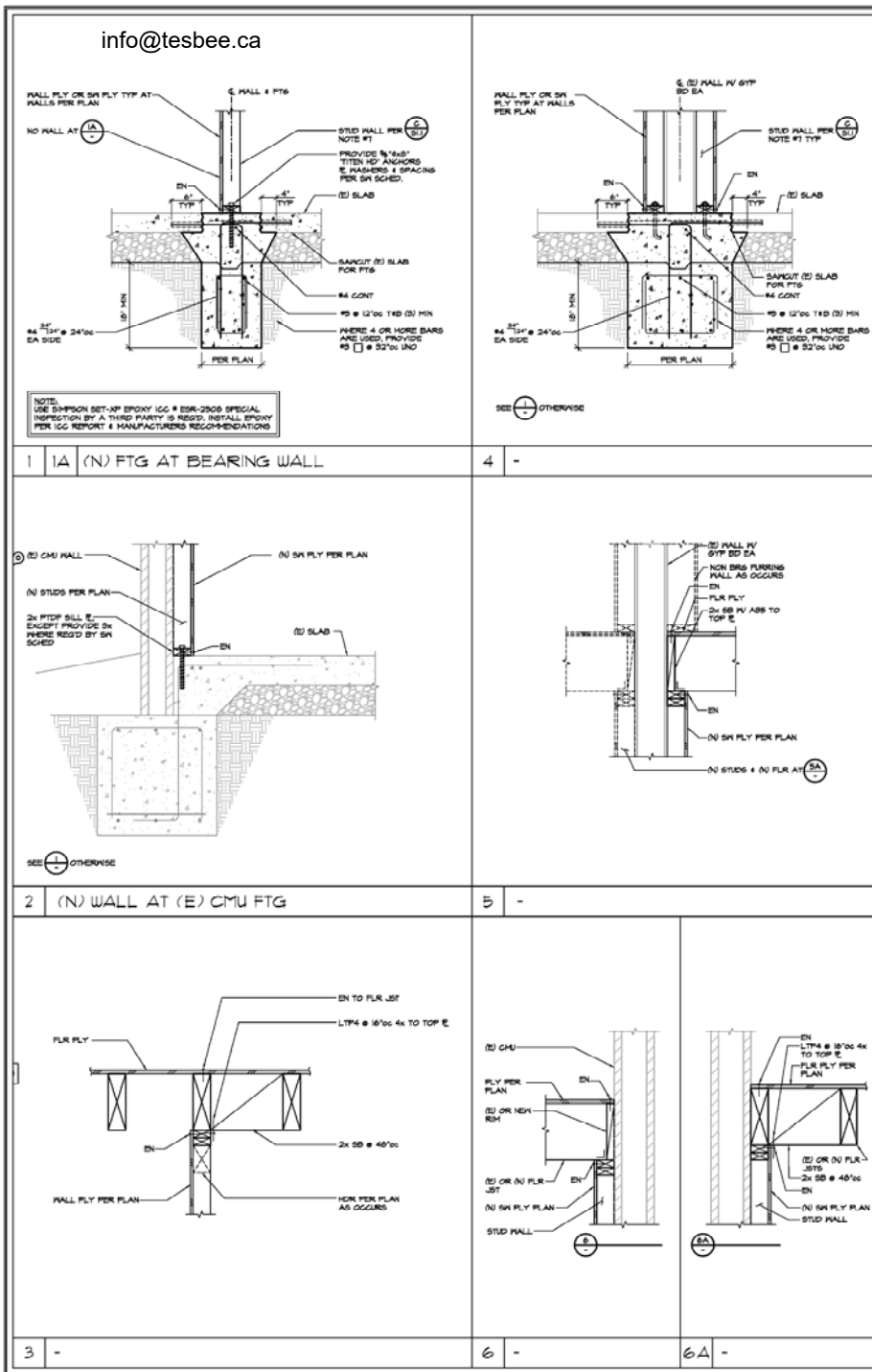
Full GC Estimation

Item No.	Description	Unit	Quantity	Unit Rate	Amount
44	Over Termination	EA	1.00	245.00	245.00
45	Volume Blancing Damper	EA	1.00	350.00	350.00
	Miscellaneous				
46	HVAC Duct Thru Floor	EA	12.00	1,000.00	12,000.00
	Plumbing				
	Piping				
47	1" Cold Water Pipe	LF	22.00	18.00	396.00
48	3/4" Cold Water Pipe	LF	40.00	14.00	560.00
49	1/2" Cold Water Pipe	LF	18.00	12.00	216.00
50	1/2" Hot Water Pipe	LF	15.00	12.00	180.00
51	2" Vent Pipe	LF	38.00	15.00	570.00
52	1 1/2" Vent pipe	LF	22.00	13.00	286.00
53	1 1/2" Vent Through Roof	EA	1.00	350.00	350.00
54	2 1/2" Vent Through Roof	EA	1.00	420.00	420.00
55	1" Condensate Drain Pipe	LF	31.00	9.50	294.50
56	3/4" Condensate Drain Pipe	LF	26.00	8.00	208.00
57	2" Sanitary Sewer Pipe	LF	66.00	22.00	1,452.00
58	2" Sanitary Sewer Pipe (Below Grade)	LF	4.00	50.00	200.00
59	3/4" Gas Pipe	LF	31.00	14.00	434.00
60	1" Gas Pipe	LF	11.00	16.00	176.00
61	1 1/4" Gas Pipe	LF	110.00	19.00	2,090.00
	Plumbing Accessories				
62	Water Heater Chromomite CM-12L/277, 3.32 KW, Outlet Temp 105	EA	1.00	1,200.00	1,200.00
63	Water Heater Chromomite CM-12L/277, 3.32 KW, Outlet Temp 105	EA	1.00	1,200.00	1,200.00
64	Water Heater Chromomite CM-20L/277, 5.54 KW, Outlet Temp 120	EA	1.00	1,500.00	1,500.00

Full GC Estimation

Item No.	Description	Unit	Quantity	Unit Rate	Amount
65	Water Heater Chromomite CM-20L/277, 5.54 KW, Outlet Temp 120	EA	1.00	1,500.00	1,500.00
66	Water Heater Chromomite CM-15L/277, 4.15 KW, Outlet Temp 120	EA	1.00	1,350.00	1,350.00
67	Emergency Eye wash	EA	2.00	670.00	1,340.00
68	Lavatory ADA	EA	1.00	900.00	900.00
69	Lavatory	EA	1.00	650.00	650.00
70	Water Closet Tank type, Floor Mounted	EA	1.00	900.00	900.00
71	Water Closet ADA Tank type, Floor Mounted	EA	1.00	1,050.00	1,050.00
72	Sink (S)	EA	2.00	600.00	1,200.00
73	Sink (L)	EA	3.00	740.00	2,220.00
74	Floor Cleanout	EA	1.00	370.00	370.00
	Valves				
75	Ball type Shut off Valve	EA	1.00	290.00	290.00
76	End Plug Cleanout	EA	1.00	250.00	250.00
	Connect to Existing				
77	Connect to Existing Sewer (Below Grade)	EA	1.00	1,200.00	1,200.00
78	Connect to Existing 1" Domestic Water Supply	EA	1.00	900.00	900.00
79	Connect Gas To Rooftop Unit	EA	4.00	650.00	2,600.00
80	Connect Condensate Drain To Rooftop Unit	EA	5.00	500.00	2,500.00
					426,413.05
	Insurance	3%			12,792.39
	Over Head & Profit	22%			93,810.87
	Total				533,016.31

Note:



ARCHILOGIX

Structural Design Group

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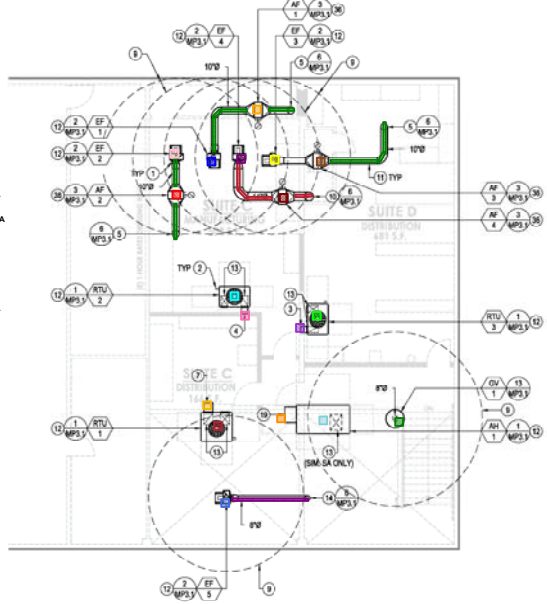
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3407 INDUSTRIAL DRIVE
SUITES A, B, C & D
SANTA ROSA, CA 95403

STRUCTURAL PLANS & DETAILS

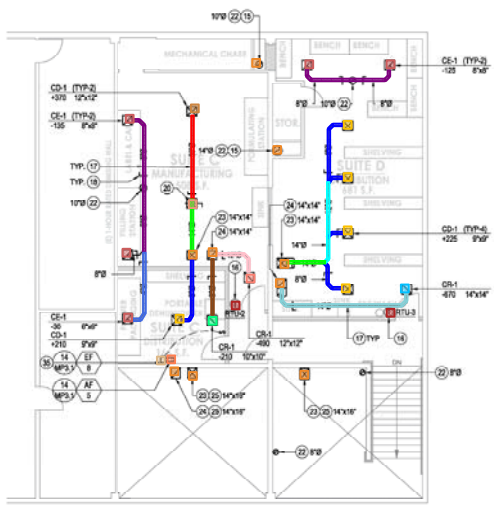
No.	Revision	Date
1	Permit Submittal	2018-06-27

Job Number: 18-038
Sheet: S2.0

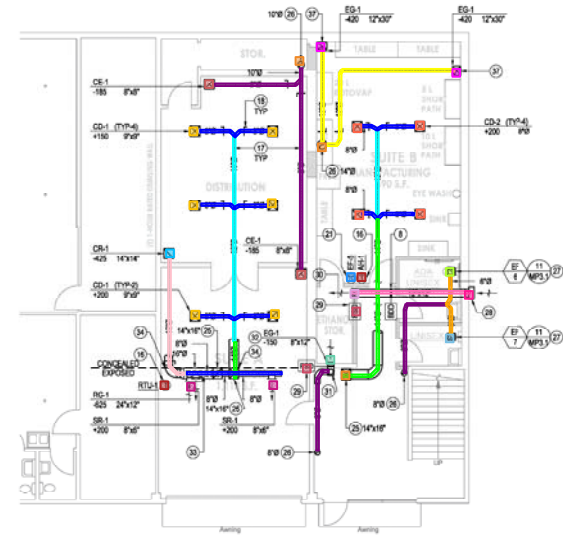
- 1 - 8" dia - 81 LF
- 2 - 12" dia - 49 LF
- 3 - 14" dia - 40 LF
- 4 - 10" dia - 11 LF
- 5 - 12" dia - 22 LF
- 6 - 8" dia - 103 LF
- 7 - 12" dia - 37 LF
- 8 - 8" dia - 8 LF
- 9 - 8" dia - 7 LF
- 11 - 4" dia - 10 LF
- 12 - 14" dia - 19 LF
- 13 - 10" dia - 32 LF
- 14 - RTU-1 - 1 EA
- 15 - Exhaust Fan -1 - 1 EA
- 16 - RTU-2 - 1 EA
- 17 - RTU-3 - 1 EA
- 18 - Air Filter - 2 - 1 EA
- 19 - Exhaust Fan - 2 - 1 EA
- 20 - Exhaust Fan - 4 - 1 EA
- 21 - Exhaust Fan - 3 - 1 EA
- 22 - Air Filter - 1 - 1 EA
- 23 - Air Filter - 3 - 1 EA
- 24 - Air Filter - 4 - 1 EA
- 25 - Exhaust Fan - 5 - 1 EA
- 26 - Air Handling Unit -1 - 1 EA
- 27 - 14" dia - 10 LF
- 28 - Gravity Ventilator - 1 - 1 EA
- 29 - Outside Air Intake Hood (250 CFM) - 1 EA
- 30 - Outside Air Intake Hood (230 CFM) - 1 EA
- 31 - Outside Air Intake Hood (350 CFM) - 1 EA
- 32 - Outside Air Intake Hood (800 CFM) - 1 EA
- 33 - Key notes - 11 EA
- 34 - Thermostat - 4 EA
- 35 - Time Clock - 1 EA
- 36 - Exhaust Fan - 7 - 1 EA
- 37 - Exhaust Fan - 6 - 1 EA
- 38 - Fire Damper - 2 EA
- 39 - Wall Cap - 1 EA
- 40 - Exhaust Grill 12"x30" - 2 EA
- 41 - Supply Diffuser Outlet CD-1 (8"x8") - 11 EA
- 42 - Supply Diffuser Outlet CD-2 (8"x8") - 4 EA
- 43 - Supply Diffuser Outlet CD-1 (12"x12") - 1 EA
- 44 - Exhaust Grill 8"x8" - 7 EA
- 45 - Return Air Grill 14"x14" - 2 EA
- 46 - Exhaust Grill 8"x12" - 1 EA
- 47 - Return Air Grill 10"x10" - 1 EA
- 48 - Return Air Grill 12"x12" - 1 EA
- 49 - Supply Register 8"x8" - 2 EA
- 50 - Air Duct Termination with 12" x 12" - 1 EA
- 51 - 12"x12" Outside Air Intake Duct - 16 LF
- 52 - HVAC Duct Thru Floor - 12 EA
- 53 - Air Filter - 5 - 1 EA
- 54 - Exhaust Fan - 8 - 1 EA
- 55 - Volume Balancing Damper - 1 EA



3 HVAC REMODEL PLAN - ROOF
 SCALE: 1/8"=1'-0"



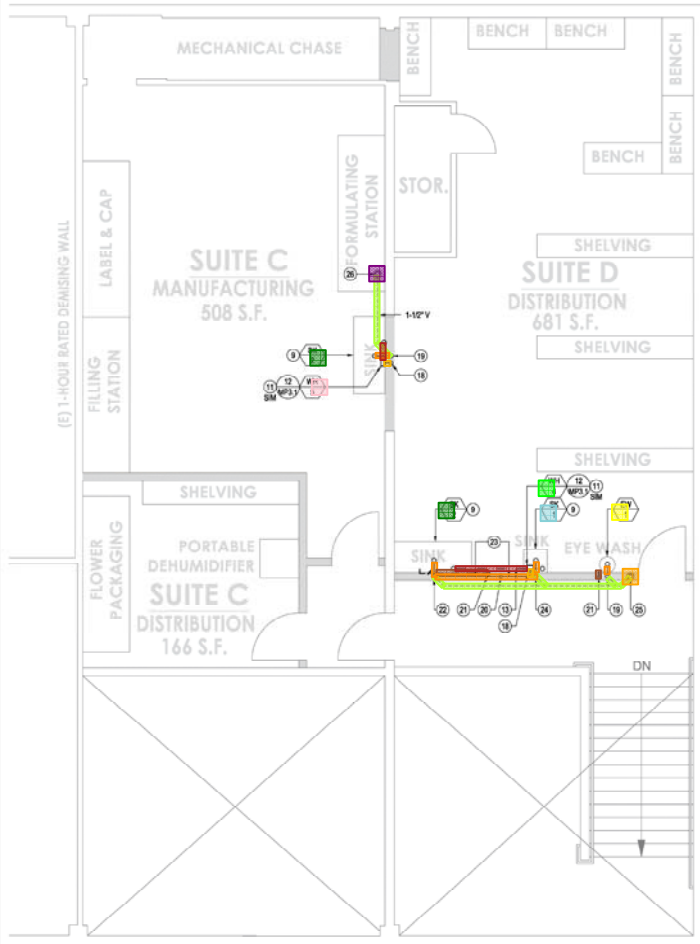
2 HVAC REMODEL PLAN - SECOND FLOOR
 SCALE: 1/8"=1'-0"



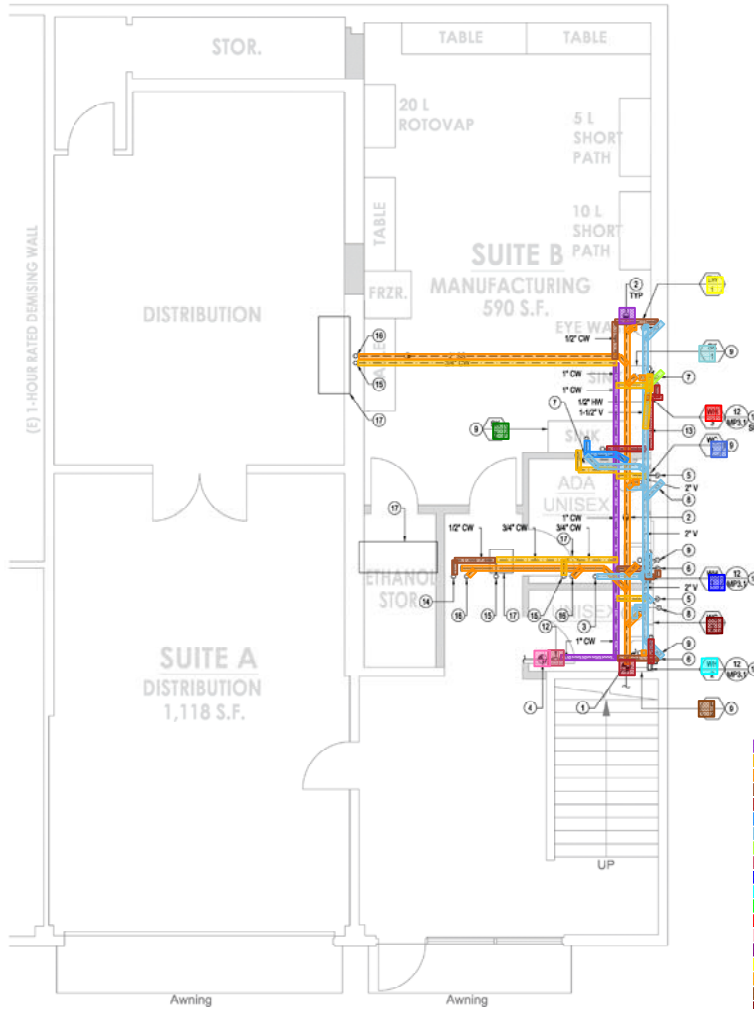
1 HVAC REMODEL PLAN - FIRST FLOOR
 SCALE: 1/8"=1'-0"

HVAC SHEET NOTES

- | | | | | | |
|---|--|---|--|--|--|
| <ul style="list-style-type: none"> 1 FLEXIBLE DUCT CONNECTION TO UNIT. 2 FLUE OVERLAP. 3 OUTSIDE AIR INTAKE HOOD (AS SIZED BY MANUFACTURER), BALANCE TO PROVIDE 250 CFM. 4 OUTSIDE AIR INTAKE HOOD (AS SIZED BY MANUFACTURER), BALANCE TO PROVIDE 250 CFM. 5 10" EXHAUST AIR DUCT DOWN THROUGH ROOF. SEE 21- FOR CONTINUATION. 6 SUPPLY AND RETURN AIR DUCTWORK DOWN THROUGH ROOF. SEE 21- FOR CONTINUATION. 7 OUTSIDE AIR INTAKE HOOD (AS SIZED BY MANUFACTURER), BALANCE TO PROVIDE 350 CFM. | <ul style="list-style-type: none"> 8 COUNTER BALANCED BACKDRAFT DAMPER (ALUMINUM). 9 EXHAUST AIR TERMINATION SHALL MAINTAIN MINIMUM 12" OF RADIAL SEPARATION FROM OUTSIDE AIR INTAKE. 10 14" EXHAUST AIR DUCT DOWN THROUGH ROOF. SEE 21- FOR CONTINUATION. 11 SUPPORT ROUND DUCT ON ROOF PER DETAIL 4MP3.1, TYP. 12 MAINTAIN MANUFACTURER'S RECOMMENDED CLEARANCES. 13 SUPPLY AND RETURN AIR DUCTWORK DOWN THROUGH ROOF. SEE 21- FOR CONTINUATION. 14 EXHAUST AIR DUCT DOWN THROUGH ROOF. SEE 21- FOR CONTINUATION. | <ul style="list-style-type: none"> 15 ROUTE EXHAUST AIR DUCT UPDOWN IN FIRE RATED MECHANICAL CHASE FROM ROOF TO INTERSTITIAL FIRST FLOOR SPACE. SEE 1- AND 3- FOR CONTINUATION. 16 MOUNT THERMOSTAT ON WALL WITH TOP AT 4' AFF. 17 HANG DUCTWORK A.F.C. PER DETAIL 5MP3.1, TYP. U.O.N. 18 MANUAL BALANCING DAMPER, TYPICAL U.O.N. 19 OUTSIDE AIR INTAKE HOOD - BALANCE TO 800 CFM. 20 MAINTAIN MANUFACTURER'S RECOMMENDED CLEARANCES. 21 10" DUCT DROP. PROVIDE WITH VOLUME BALANCING DAMPER. 22 MOUNT TIME CLOCK ON WALL WITH TOP AT 4' AFF. PROGRAM TIME CLOCK FOR CONTINUOUS OPERATION OF EPA. | <ul style="list-style-type: none"> 23 ROUTE EXHAUST AIR DUCT UP THROUGH ROOF, FLASH AND SEAL WEATHERTIGHT. 24 ROUTE SUPPLY AIR DUCT UP THROUGH ROOF TO UNIT ABOVE. SEE 3- FOR CONTINUATION. 25 ROUTE RETURN AIR DUCT UP THROUGH ROOF TO UNIT ABOVE. SEE 3- FOR CONTINUATION. 26 ROUTE DUCTWORK UP/DOWN EXPOSED ON WALL TO FLOOR BELOW AND SECURE DUCTWORK TO WALL AT 12" FROM TOP AND BOTTOM OF RUN AND AT THIRD POINTS PER SMACNA STANDARDS. 27 EXHAUST AIR DUCT UP TO FLOOR ABOVE, SEE 21- FOR CONTINUATION. 28 EXHAUST AIR DUCT UP TO FLOOR ABOVE, SEE 21- FOR CONTINUATION. 29 CEILING EXHAUST FAN WIRED TO WALL SWITCH. 30 WALL CAP/WEATHER HOOD INTAKE AT 10" AFF. SEAL WALL PENETRATION WEATHERTIGHT. | <ul style="list-style-type: none"> 31 FIRE DAMPER THROUGH RATED WALL (ETHANOL ROOM PER DETAIL 15MP3.1). 32 12"x12" RELIEF AIR DUCT TERMINATION WITH TOP AT 12" BELOW FINISHED CEILING. PROVIDE 12"x12" ALUMINUM HARDWARE CLOTH OVER TERMINATION. 33 ROUTE #10 EXHAUST AIR DUCT DOWN TO 12"x12" EXHAUST AIR CAN. 34 OFFSET #10 SUPPLY AIR DUCT BELOW RETURN AIR MAN. 35 ROUTE DUCTWORK THROUGH WALL AND CONCEAL A.F.C. PROVIDE WITH DECORATE DUCT COLLAR AT WALL PENETRATION. 36 SCRUBBER FAN WITH AIR FILTER, EXPOSED WITHIN ROOM. FAN SHALL HAVE FLEXIBLE DISCONNECT TO RECEPTACLE CONTROLLED WITH WALL SWITCH. COORDINATE WITH ELECTRICAL PLANS. | <ul style="list-style-type: none"> 37 PROVIDE WITH MAGNETIC DIFFERENTIAL PRESSURE GAUGE ACROSS FILTER HOUSING. MARK PRE AND FINAL FILTER PRESSURE DROPS ACCORDING TO VALUES LISTED ON AIR FILTER BOARDS. 38 ROUTE 12" DOWN THROUGH FINISHED CEILING AND TRANSITION TO 10" DUCT. TERMINATE INTAKE WITH BOTTOM AT 12" AFF. SECURE DUCTWORK TO WALL AT 12" FROM TOP AND BOTTOM OF RUN AND AT MIDPOINT PER SMACNA STANDARDS. PROVIDE WITH DECORATE COLLAR AT CEILING PENETRATION AND SEAL AIR TIGHT. |
|---|--|---|--|--|--|



2 SECOND FLOOR PLUMBING REMODEL PLAN
SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLUMBING REMODEL PLAN
SCALE: 1/4"=1'-0"



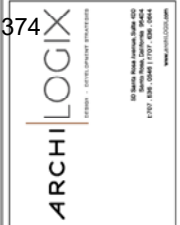
PLUMBING GEN. SHEET NOTE

- 1. VERIFY ALL POINTS OF CONNECTION AND ASSOCIATED PIPE SIZES IN FIELD PRIOR TO CONSTRUCTION AND NOTIFY OWNER/ARCHITECT OF DISCREPANCIES BETWEEN PLANS AND SITE CONDITIONS.
- 2. PROVIDE NAIL PROTECTORS AT ALL STUD PENETRATIONS.

PLUMBING SHEET NOTES

- 1. CONNECT TO (E) SAN. SEWER BELOW GRADE AT F.G.C. VERIFY LOCATION AND SIZE IN FIELD PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.
- 2. FLOOR CLEANOUT, TYPICAL.
- 3. 2" VENT UP TO WALL ABOVE, SEE 2- FOR CONTINUATION.
- 4. CONNECT TO (E) 1" DOMESTIC WATER SUPPLY. VERIFY LOCATION AND SIZE IN FIELD PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.
- 5. 3/4" CW DOWN IN WALL TO FIXTURE.
- 6. ROUTE 1/2" CW DOWN IN WALL TO LAVATORY AND 1/2" BRANCH TO WH.
- 7. 1-1/2" VENT UP TO A.F.C., 2" SAN SEWER DOWN TO BELOW GRADE. PROVIDE WITH WALL CLEANOUT ACCESSIBLE BELOW FIXTURE.
- 8. ROUTE 2" VENT DOWN IN WALL TO BELOW GRADE AND OFFSET TO FIXTURE.
- 9. INSULATE EXPOSED HW PIPING AND P-TRAP BELOW FIXTURE.
- 10. 1-1/2" VENT UP TO A.F.C., 2" SAN SEWER DOWN TO BELOW GRADE.
- 11. OFFSET 1/2" HW FROM WH TO FAUCET, EXPOSED AND FIT TIGHT TO WALL, BELOW LAVATORY.
- 12. BALL TYPE SHUT OFF VALVE WITH ACCESS PANEL.
- 13. OFFSET 1/2" HW EXPOSED AND FIT TIGHT ON WALL. SECURE WITH STRUT PIECE AND PIPE CLAMP AT 4'-0" OC AND AT EACH CHANGE IN DIRECTION. INSULATE EXPOSED PIPING.
- 14. 1/2" CW UP TO WALL ABOVE, SEE 2- FOR CONTINUATION.
- 15. 3/4" CW UP TO WALL ABOVE, SEE 2- FOR CONTINUATION.
- 16. 2" SS UP TO WALL ABOVE, SEE 2' FOR CONTINUATION.
- 17. FIXTURE ABOVE (SHOW FOR PROXIMITY REFERENCE ONLY), SEE 2- FOR ADDITIONAL INFORMATION.
- 18. 3/4" CW DOWN IN WALL TO CEILING SPACE BELOW, SEE 1- FOR CONTINUATION.
- 19. 1-1/2" VENT UP TO A.F.C., 2" SS DOWN IN WALL TO CEILING SPACE BELOW, SEE 1- FOR CONTINUATION OF SS PIPING.
- 20. 2" SS DOWN IN WALL TO CEILING SPACE BELOW, SEE 1- FOR CONTINUATION.
- 21. 1/2" CW DOWN IN WALL TO CEILING SPACE BELOW SEE 1- FOR CONTINUATION.
- 22. 1-1/2" VENT UP TO A.F.C., OFFSET 2" SS IN WALL. PROVIDE WITH END OF LINE CLEANOUT.
- 23. SLOPE 2" SS PIPING IN WALL AT 1/4" PER FT IN DIRECTION OF FLOW.
- 24. 1-1/2" VENT UP TO A.F.C. OFFSET 2" SS IN WALL.
- 25. 2" VENT DOWN TO FLOOR BELOW, SEE 1- FOR CONTINUATION. 2-1/2" VENT THROUGH ROOF. SEE MP3.3 FOR CONTINUATION. FLASH AND SEAL WEATHERTIGHT.
- 26. 1-1/2" VENT THROUGH ROOF. SEE MP3.3 FOR CONTINUATION. FLASH AND SEAL WEATHERTIGHT.

- 56 - 1" CW - 22 LF
- 57 - 3/4" CW - 40 LF
- 58 - 2" SS - 66 LF
- 59 - 1/2" CW - 18 LF
- 60 - 1/2" HW - 15 LF
- 61 - 2" SS (BG) - 4 LF
- 62 - 2" V - 38 LF
- 63 - 1 1/2" V - 22 LF
- 64 - Ball type Shut off Valve - 1 EA
- 65 - WH-1 - 1 EA
- 66 - WH-2 - 1 EA
- 67 - WH-4 - 1 EA
- 68 - WH-3 - 1 EA
- 69 - WH-5 - 1 EA
- 70 - 1 1/2" Vent Through Roof - 1 EA
- 71 - EW-1 - 2 EA
- 72 - 2 1/2" Vent Through Roof - 1 EA
- 73 - L-2 - 1 EA
- 74 - WC-2 - 1 EA
- 75 - WC-1 - 1 EA
- 76 - SK-1 - 2 EA
- 77 - SK-2 - 3 EA
- 78 - Connect to Existing Sewer (Below Grade) - 1 EA
- 79 - Connect to Existing 1" Domestic Water Supply - 1 EA
- 80 - Floor Cleanout - 1 EA



PLAN SET INTENDED FOR PERMIT INTAKE AND REVIEW ONLY. REDDING, ESTIMATING AND/OR CONSTRUCTION OF THIS PROJECT IS NOT AUTHORIZED BY THE MEOR UNTIL THIS NOTE IS REMOVED FROM THE DRAWINGS.

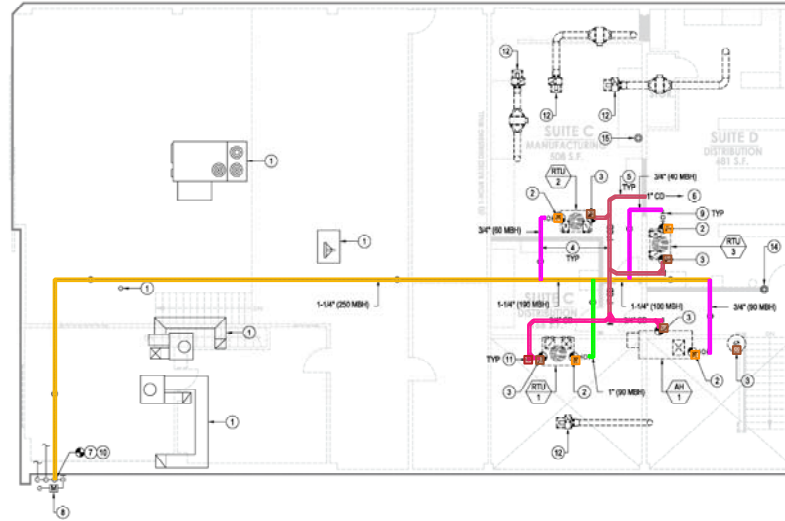
TENANT IMPROVEMENTS
3407 INDUSTRIAL DRIVE
SUITES A, B, C & D
SANTA ROSA, CA 95403

FIRST AND SECOND FLOOR PLUMBING PLANS

No.	Revision	Date

Project Manager: PETER STANLEY
 Designer: M.J.T.
 Date: 05.02.2018
 File: 1242.00 Layouts HVAC_Plumbing_2.dwg
 Job Number: 194 1701/1242.00
 Sheet: MP2.2

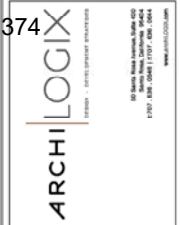
- 81 - 1 1/4" Gas Pipe - 110 LF
- 82 - 1" CD - 31 LF
- 83 - 3/4" CD - 26 LF
- 84 - Connect Gas To Rooftop Unit - 4 EA
- 85 - Connect Condensate Drain To Rooftop Unit - 5 EA
- 86 - 3/4" Gas Pipe - 31 LF
- 87 - 1" Gas Pipe - 11 LF
- 88 - End Plug Cleanout - 1 EA



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



- PLUMBING SHEET NOTES**
- (1) PROVIDE THE FOLLOWING FOR PERMIT: (1) SEE DETAIL 101.1 FOR GAS PIPING.
 - (2) CONNECT GAS TO ROOFTOP UNIT AT POC PER DETAIL 10MP1.1.
 - (3) CONNECT CONDENSATE DRAIN TO ROOFTOP UNIT AT POC PER DETAIL 10MP1.1.
 - (4) SUPPORT PIPING ON ROOF PER DETAIL 10MP1.1.
 - (5) SLOPE CONDENSATE PIPING DOWNWARD AT 1/8" PER FOOT.
 - (6) TERMINATE CD PIPING AT (E) ROOF DRAIN. VIF EXACT LOCATION OF ROOF DRAIN PRIOR TO CONSTRUCTION.
 - (7) ROUTE GAS PIPING DOWN ON WALL AND SECURE AT 12" FROM TOP AND BOTTOM OF RUN AND AT THIRD POINTS PER 8MP1.1.
 - (8) (E) GAS METER.
 - (9) BALL TYPE SHUT OFF VALVE.
 - (10) CONNECT TO (E) METER MAIN AT POC. VIF METER CAPACITY AND REPORT FINDINGS TO ENGINEER. PROVIDE WITH PLUG VALVE ON VERTICAL RISER AT MAX 40' AFS.
 - (11) END PLUG CLEANOUT.
 - (12) UTILITY SET, SHOWN FOR REFERENCE ONLY.
 - (13) GRAVITY VENTS AT OR SHOWN FOR PROXIMITY REFERENCE ONLY (SMO).
 - (14) 2-1/2" VENT THROUGH ROOF. FLASH AND SEAL PENETRATION WEATHERTIGHT PER DETAIL MP1.3.
 - (15) 1-1/2" VENT THROUGH ROOF. FLASH AND SEAL PENETRATION WEATHERTIGHT PER DETAIL SMP3.2.



PLAN SET INTENDED FOR PERMIT INTAKE AND REVIEW ONLY. REDDING, ESTIMATING AND/OR CONSTRUCTION OF THIS PROJECT IS NOT AUTHORIZED BY THE MEOR UNTIL THIS NOTE IS REMOVED FROM THE DRAWINGS.

TENANT IMPROVEMENTS
3407 INDUSTRIAL DRIVE
SUITES A, B, C & D
SANTA ROSA, CA 95403

PLUMBING REMODEL ROOF PLAN

No.	Revision	Date

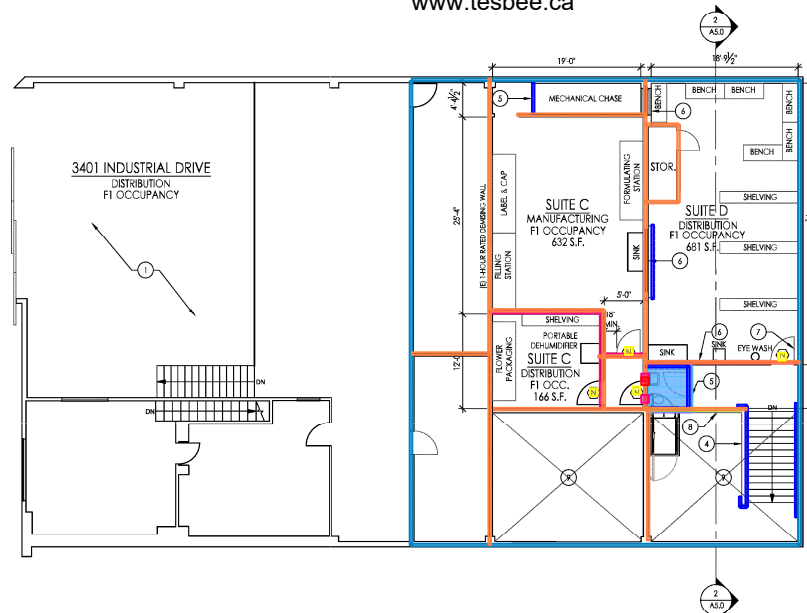
Project Manager
PETER STANLEY
Title: M/J
Date: 05.02.2018
Name: 1242201 layout13 HVAC_Plumbing_2.dwg
Job Number: 194 1701/1242.00
Sheet

MP2.3

- Remove Single Door (5) - 1 EA
- Remove Walls (5) - 34 LF
- New Walls (6) - 12 LF
- 2x4 Partition Walls (6) - 62 LF
- 3'-0"x6'-8" Single Door (GN-3) - 1 EA
- Remove Plumbing Fixtures - 2 EA
- New Interior Walls (6) - 7 LF
- 2x4 Bathroom Walls (6) - 32 LF
- Remove Single Door (5) - 3 EA
- Remove Walls (5) - 27 LF
- Remove Plumbing Fixtures - 6 EA
- 3'-0"x6'-8" Single Door (GN-3) - 4 EA
- 4'-0"x5'-0" New ADA Wheel Chair Lift - 1 EA
- Remove Floor Finish (5) - 33 SF
- Tile Flooring - 36 SF
- Remove Floor Finish (5) - 121 SF
- Tile Flooring - 122 SF
- 2x4 Partition Walls (6) - 24 LF
- 3'-0" Handrail - 24 LF
- 3'-0" Handrail - 31 LF
- New 42" High Solid Guardrail With Gypsum Board Each Side and 2x Wood Cap - 12 LF
- Exterior Walls - 219 LF
- Interior Walls - 249 LF
- Bathroom Walls - 38 LF
- Exterior Walls - 205 LF
- Interior Walls - 224 LF

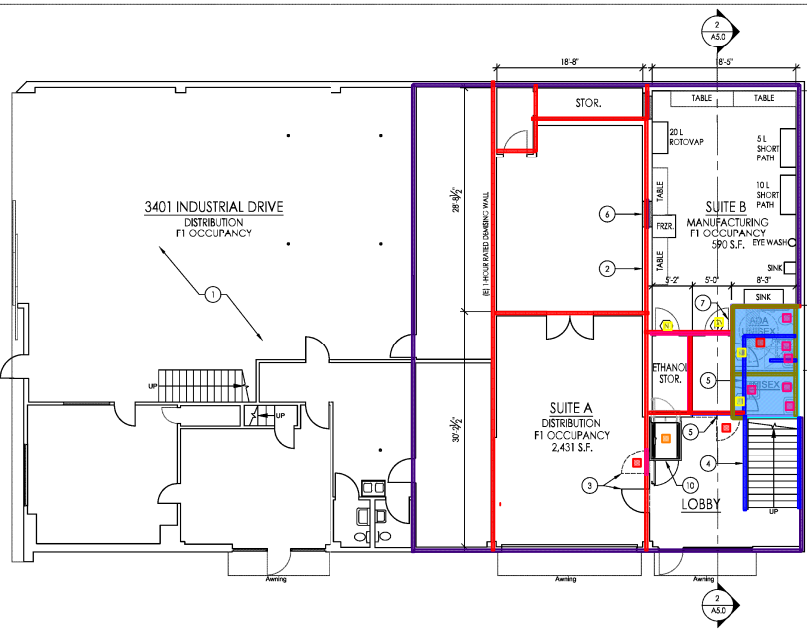
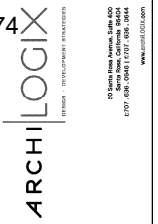
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www.tesbee.ca



SECOND FLOOR PLAN 1/8" = 1'

- 1 3401 INDUSTRIAL DRIVE NO WORK UNDER THIS PERMIT
- 2 +1 416 856 6000 / +1 888 538 9374
- 3 (E) WALLS TO REMAIN, TYP.
- 4 RELOCATE (E) DOOR OR PROVIDE NEW DOOR AS REQUIRED FOR WHEELCHAIR LIFT.
- 5 (E) STAIRS TO REMAIN. VERIFY OR PROVIDE NEW HANDRAILS PER DETAILS S & 7/ A9.D.
- 6 DEMO (E) WALL, DOOR, PLUMBING FIXTURE, ETC. SHOWN DASHED.
- 7 NEW WALL. SEE STRUCTURAL DRAWINGS. PROVIDE GYP. BD. FINISH AT NEW WALLS. AT WALL INHILL CONDITIONS MATCH (E) FINISHES EACH SIDE OF WALL. PATCH AND PAINT AS REQUIRED.
- 8 NEW DOOR WHERE INDICATED BY DOOR SYMBOL. SEE GENERAL NOTE #3 BELOW.
- 9 NEW 42" HIGH SOLID GUARDRAIL W/ GYP. BD. EACH SIDE AND 2x WOOD CAP.
- 10 OPEN TO BELOW.
- 11 NEW ADA WHEELCHAIR LIFT.



FIRST FLOOR PLAN 1/8" = 1'

PLAN KEY NOTES (NOTED ON PLANS)

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
2. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
3. DOORS MARKED WITH A 'C' ARE NEW. ALL DOORS SHALL BE MIN. 3'-0" WIDE x 6'-8" HIGH. NEW DOORS AND FRAMES SHALL MATCH TYPICAL EXISTING DOOR ON SITE. PROVIDE SILLAGE "RHC 025" LEVER HARDWARE AT ALL DOORS.
4. CONTRACTOR SHALL VERIFY ALL ROOM FINISHES WITH OWNER PRIOR TO INSTALLATION.
5. VERIFY (E) OR PROVIDE NEW FIRE EXTINGUISHER 2A10BC DRY CHEMICAL 7.5' TRAVEL DISTANCE. MOUNTED 3'-5" ABOVE FLOOR. VERIFY TYPE AND LOCATION WITH FIRE DEPARTMENT.

GENERAL NOTES

TENANT IMPROVEMENTS
3407 INDUSTRIAL DRIVE
SUITES A, B, C & D
SANTA ROSA, CA 95403

FLOOR PLAN

No.	Revision	Date

Project Manager
PETER STANLEY

Checked by
MITCH CONNER

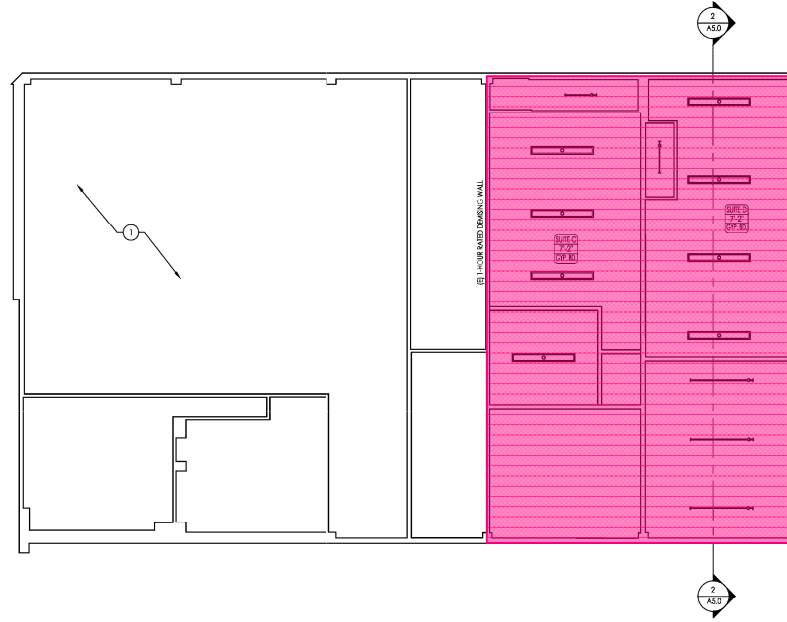
Date
04.28.2018

File
A2.0_Floor Plan.dwg

Job Number
194 1701

Sheet
A2.0

- New Gypsum Board Ceiling - 2,068 SF
- New Gypsum Board Ceiling - 2,402 SF



REFLECTED CEILING PLAN KEY NOTES

1. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHT FIXTURES NOT SHOWN ON REFLECTED CEILING PLAN.
2. SEE MECHANICAL DRAWINGS FOR MECHANICAL EQUIPMENT NOT SHOWN ON REFLECTED CEILING PLAN.

SECOND FLOOR REFLECTED CEILING PLAN 1/8" = 1'

GENERAL NOTES

MATERIALS

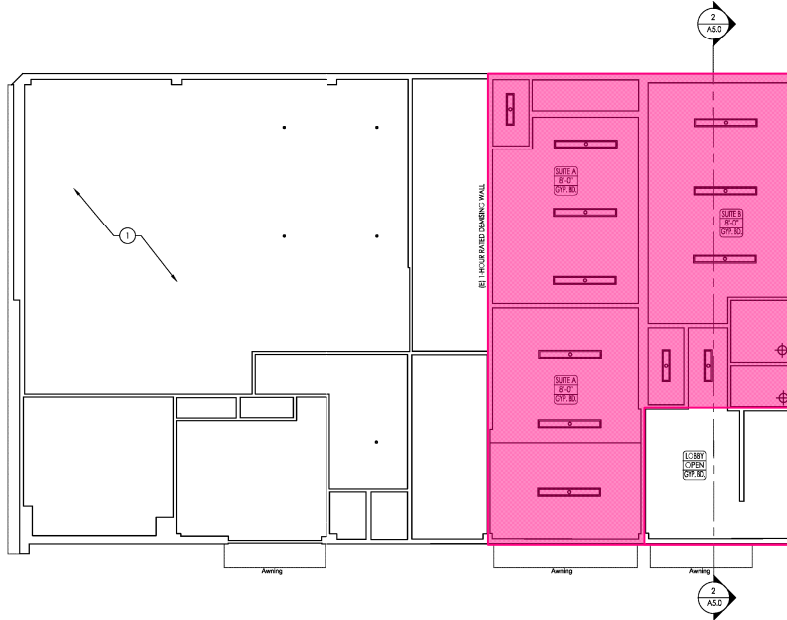
- CEILING OPEN TO ROOF STRUCTURE ABOVE OR (E) CEILING TO REMAIN
- NEW GYP. BD. CEILING

ELECTRICAL

- NEW LIGHT FIXTURES (SEE ELEC. DRAWINGS)

MECHANICAL

- SUPPLY DIFFUSER OUTLET
- RETURN GRILLE INLET



FIRST FLOOR REFLECTED CEILING PLAN 1/8" = 2'

REFLECTED CEILING PLAN LEGEND



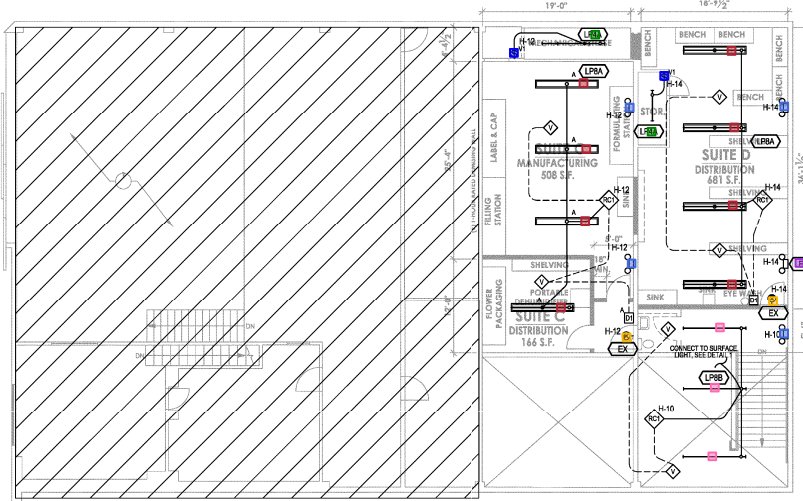
TENANT IMPROVEMENTS
 3407 INDUSTRIAL DRIVE
 SUITES A,B,C & D
 SANTA ROSA, CA 95403

REFLECTED CEILING PLAN

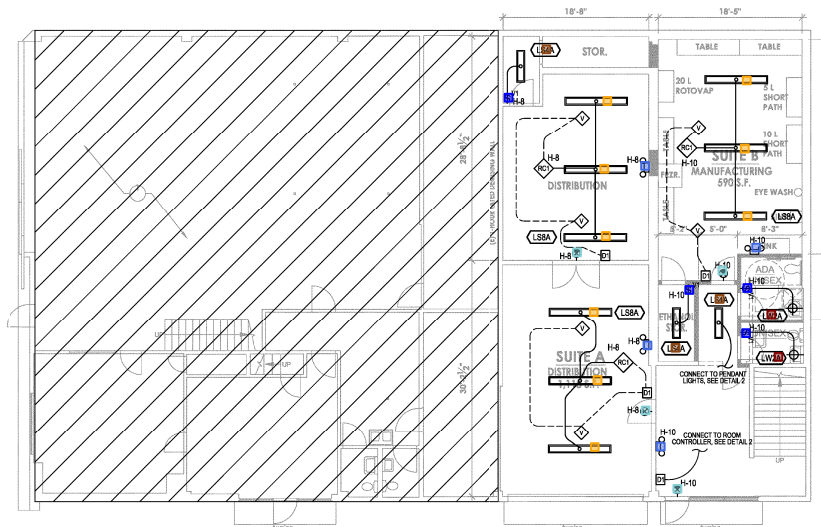
No.	Revision	Date

Project Manager
 PETER STANLEY
 Title: _____ Checked by: MITCH CONNER
 Date: 04.28.2018
 Title: _____
 A3.0 Reflected Ceiling Plans.dwg
 Job Number
 194 1701
 Sheet

A3.0



2 LIGHTING PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"



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

- Single Switch - 4 EA
- LS4A - 3 EA
- LS8A - 9 EA
- LW2A - 2 EA
- Light Fixture, Egress - 4 EA
- Light Fixture, Exit Single Face - 4 EA
- Single Switch - 2 EA
- LP4A - 2 EA
- Light Fixture, Egress - 4 EA
- Light Fixture, 8" Strip (LP8B) - 3 EA
- Light Fixture, Egress - Emergency Lighting Battery Backup - 1 EA
- Light Fixture, Egress - Exit Sign With 90 Minute Battery Back up - 2 EA
- LP6A - 8 EA

- A. SEE SHEET E002 FOR GENERAL ELECTRICAL NOTES PERTAINING TO THIS PROJECT.
- B. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR COORDINATED CEILING INFORMATION. MINOR ADJUSTMENTS IN LOCATION MAY BE REQUIRED BY THE CONTRACTOR AND PROVIDED AT NO ADDITIONAL COST TO THE OWNER AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- C. THE CONTRACTOR SHALL VERIFY THE CEILING TYPES IN ALL SPACES WITH THE ARCHITECTURAL DRAWINGS AND COORDINATE WITH THE LIGHT FIXTURES TO BE INSTALLED. THE FIXTURE SHALL BE PROVIDED WITH ALL NECESSARY HARDWARE, CLIPS, TRIM, ETC. FOR A COMPLETE AND "FINISHED" INSTALLATION.
- D. LUMINAIRES RECESSED INTO INSULATED CEILINGS SHALL BE RATED FOR INSULATION CONTACT (IC-RATED).
- E. ALL LIGHTING CONSTRUCTION SHALL BE COORDINATED AND MAINTAIN WALL AND CEILING RATING INDICATED ON THE ARCHITECTURAL DOCUMENTS.
- F. ALL LOW VOLTAGE (0-90 vdc) LIGHTING CONTROL WIRING SHALL BE INSTALLED IN CONDUIT.
- G. CENTER ALL EXIT SIGNS IN DOORWAYS WITH BOTTOM OF SIGN AT +2" ABOVE DOOR FRAME U.O.N.
- H. COORDINATE INSTALLATION OF ALL LIGHT FIXTURES WITH MECHANICAL SYSTEMS AND FIRE SPRINKLER HEADS AND PIPING PRIOR TO THE INSTALLATION OF ANY SYSTEMS.
- I. PROVIDE COMMON FACE PLATE FOR ALL SWITCHES IN GANGED GROUPS. INDIVIDUAL FACE PLATES FOR GROUPS OF SWITCHES WILL NOT BE ACCEPTED.
- J. VERIFY ROUGH-IN LOCATIONS OF ALL DEVICES WITH THE OWNER'S REPRESENTATIVE. DO NOT PULL ANY CONDUCTORS OR CABLE UNTIL THE DEVICE LOCATIONS HAVE BEEN REVIEWED AND ACCEPTED.
- K. BATTERY BALLAST FIXTURE AS INDICATED WITH "EM" DESIGNATION SHALL BE CONNECTED FOR SWITCHED OPERATION TO PROVIDE EGRESS ILLUMINATION DURING POWER OUTAGE. PROVIDE SWITCHED AND UN SWITCHED HOT CIRCUIT TO FIXTURE AS RECOMMENDED BY THE BALLAST MANUFACTURER. (SEE 165.10)

KEYED NOTES

1. PROVIDE LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING TO EACH LIGHT FIXTURE FROM THE DIGITAL ROOM CONTROLLERS.
2. ROOM CONTROLLER LOCATIONS ARE SHOWN DIAGRAMMATICALLY. MOUNT IN ACCESSIBLE LOCATIONS, PROVIDE ACCESS HATCH IN GYP. CEILINGS AS REQUIRED.
3. CORRIDOR LIGHT FIXTURES SHALL REDUCE LIGHT OUTPUT TO 50% WHEN CORRIDOR IS UNOCCUPIED. SET ROOM CONTROLLER FEEDING FIXTURES FOR 50% PRESET TRIGGERED BY OCCUPANCY SENSORS. BRANCH CIRCUIT SHALL BE ROUTED THROUGH LIGHTING CONTROL PANEL RELAY FOR SCHEDULED SHUT-OFF REQUIREMENT. LOCAL LOW VOLTAGE SWITCHES SHALL BE TIED IN WITH LCP AND SHALL BE PROGRAMMED FOR MANUAL ON/OFF AND SWEEP-OFF OVERRIDE.

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TEENANT IMPROVEMENTS
3407 INDUSTRIAL DRIVE
SUITES A, B, C & D
SANTA ROSA, CA 95403

LIGHTING PLANS

No.	Revision	Date
1	FEBCV1	04/01/2018

Project Manager	
Drawn by	Checked by
MB/DB	CAC
Title	
4/15/18	
CAC/DB	
Job Number	
Sheet	
EL101	

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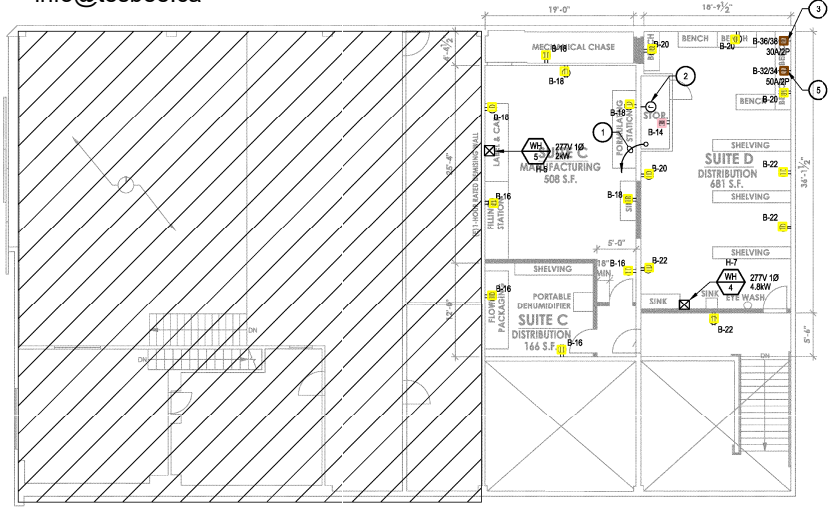
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
No. E18225
Exp. 12-31-19
STATE OF CALIFORNIA
06/15/2018

TEENANT IMPROVEMENTS
3407 INDUSTRIAL DRIVE
SUITES A, B, C & D
SANTA ROSA, CA 95403

ELECTRICAL PLAN

No.	Revision	Date
-	FEBC17	04/01/2018

Project Manager: MB/DB, Checked By: CAC
Title: 16-15-18, CAC/TS
Job Number:
Sheet: **EP101**

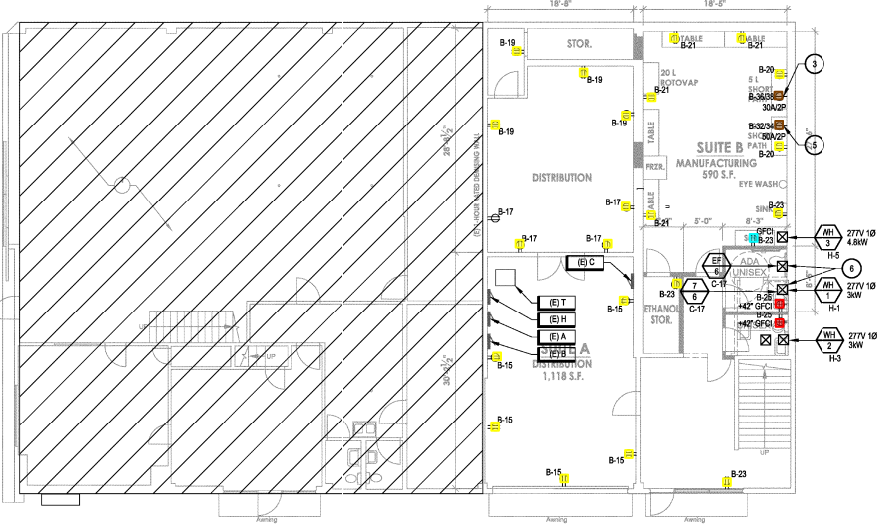


- Duplex Receptacle - Wall Mounted - 21 EA
- Simplex Receptacle - Wall Mounted - 2 EA
- Duplex Receptacle (GFCI) - Wall Mounted - 1 EA
- Duplex Receptacle - Wall Mounted - Noted Mounting - 2 EA
- Duplex Receptacle - Wall Mounted - 17 EA
- Simplex Receptacle - Wall Mounted - 2 EA
- Dedicated Duplex Receptacle - Wall Mounted - 1 EA
- Motor Rated Switch - 5 EA
- Duplex Receptacle (WP-GFI) - Wall Mounted - 1 EA
- Disconnect, With Fuse - WP - 4 EA

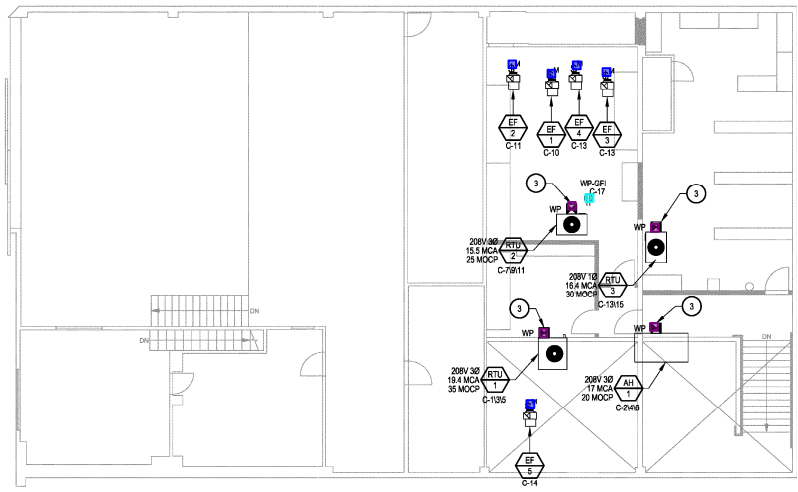
KEYED NOTES

1. (1) 1" C.G. TO BUILDING TELCON MPOE.
2. PROVIDE GROUND BUS AND #4AWG GROUND WITH GREEN JACK BACK TO BUILDING SERVICE GROUND.
3. 30AMP, NEMA 6-30R, 2P. VERIFY WITH TENANT.
4. PROVIDE FUSES PER THE INSTALLED EQUIPMENT NAMEPLATE REQUIREMENTS.
5. 50AMP, NEMA 6-50R, 2P. VERIFY WITH TENANT.
6. CONNECT VIA MECHANICAL CONTROL DEVICE. VERIFY WITH MECHANICAL.

2 ELECTRICAL PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"



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



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

