

GENERAL NOTES

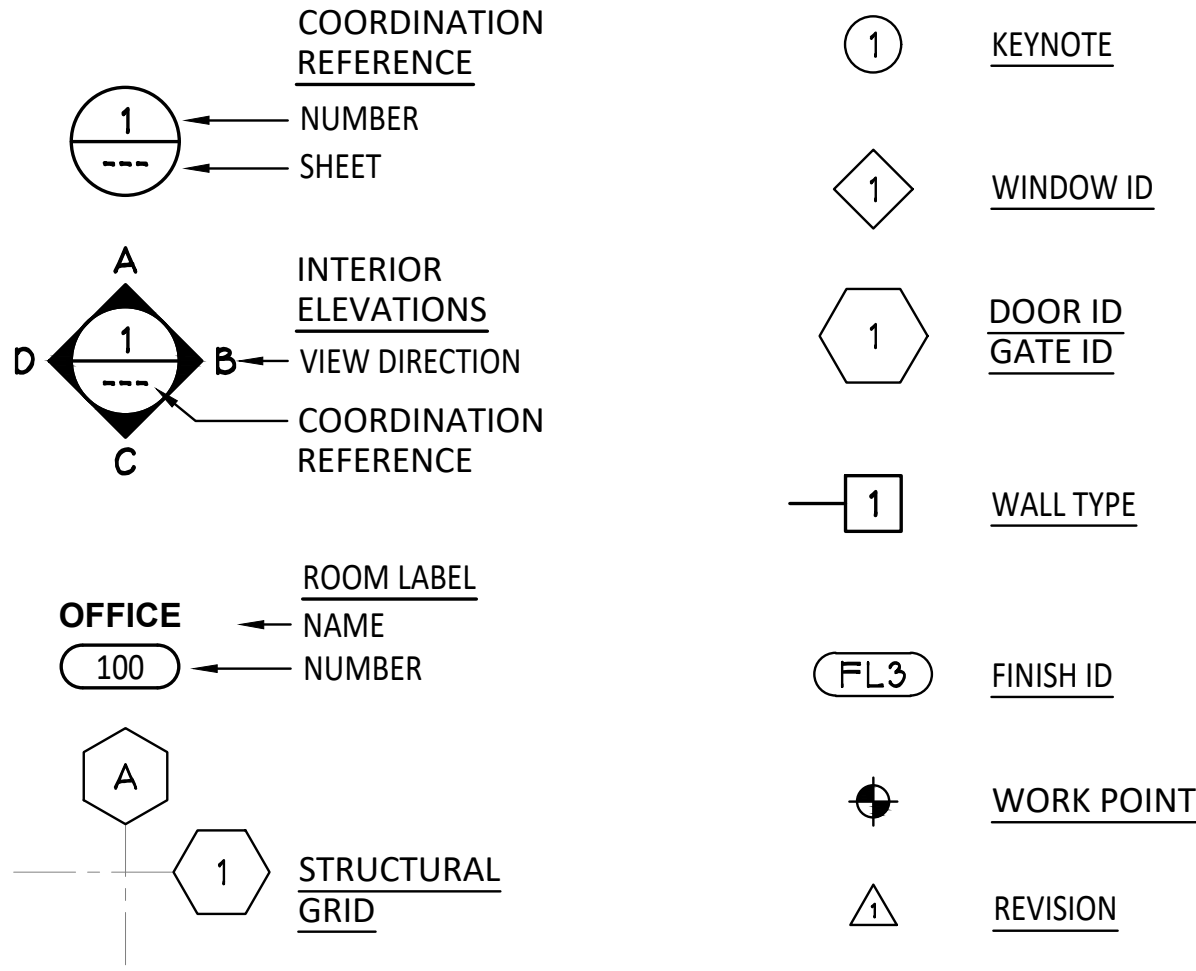
1. CODES
ALL CONTRACTORS WORK SHALL CONFORM TO THE CURRENTLY ADOPTED EDITIONS OF THE CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL & PLUMBING CODE, AND ALL OTHER APPLICABLE CODES, OR THOSE ADOPTED BY THE CITY OF HERCULES AND CONTRA COSTA COUNTY. GOVERNING AUTHORITIES AND CODES TAKE PRECEDENCE OVER DRAWINGS AND SPECIFICATIONS. REPORT DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
2. READING THE PLANS
A) DIMENSIONS SHALL GOVERN ON WORKING DRAWINGS. DO NOT SCALE DRAWINGS.
- B) IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
- C) SHOULD CONFLICTS OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN IN MATTERS OF DIMENSION OR QUANTITY, SPECIFICATIONS SHALL GOVERN IN MATTERS OF MATERIALS OR FINISHES.
- D) IN CASE OF DISCREPANCIES OR CONFLICTS IN INFORMATION OR REQUIREMENTS WITHIN THE DRAWINGS, WITHIN THE SPECIFICATIONS, OR BETWEEN THE DRAWINGS' AND THE SPECIFICATIONS, THE MOST EXPENSIVE REQUIREMENT SHOWN OR SPECIFIED SHALL BE THE BASIS OF THE CONTRACT.
3. PRIOR TO CONSTRUCTION
A) PRIOR TO CONSTRUCTION AND GRADING, VERIFY ALL EXISTING CONDITIONS AND CONTACT UTILITY COMPANIES AND AFFECTED CITY AGENCIES. CONTACT "UNDERGROUND SERVICE ALERT" PHONE: 800/642-2444 OR 811.
- B) THE CONTRACTOR SHALL THOROUGHLY REVIEW PLANS AND EXISTING SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO CONSTRUCTION.
4. SITE WORK
A) IF REQUIRED, SITE PREPARATION GRADING AND COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AS PREPARED BY THE SOILS ENGINEER.
- B) THE GENERAL CONTRACTOR SHALL HIRE A LICENSED SURVEYOR OR CIVIL ENGINEER TO ESTABLISH BUILDING CORNERS, STRUCTURAL COLUMNS, POSTS, GRADES AND OTHER IMPROVEMENTS IN THE FIELD.
- C) VERIFY DIMENSIONS, GRADES, ELEVATIONS AND CRITICAL LOCATIONS, SUCH AS STRUCTURAL SUPPORTS, BEFORE COMMENCING WORK AFFECTED BY THEM. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
- D) THE CONTRACTOR SHALL DESIGN AND PROVIDE ALL SHORING, BRACING, TEMPORARY SUPPORTS, CALCULATIONS, AND ETC. AS REQUIRED. CONTRACTOR SHALL HAVE IN PLACE MEASURES TO SATISFY CURRENT LOCAL CODES AND ORDINANCES FOR DUST MITIGATION AND NOISE CONTROL, PRIOR TO SITE WORK. WORK SHALL BE PERFORMED ONLY DURING ACCEPTABLE HOURS OF OPERATION FOR CONSTRUCTION WORK AS PER LOCAL CODE. ANY MATERIALS REMOVED FROM SITE SHALL BE DISPOSED OF IN A LAWFUL MANNER AND PER ALL APPLICABLE REGULATIONS.
- E) ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION SHALL BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION. 2022 CBC SECTION 3307.1 PROTECTION REQUIRED.
5. CONSTRUCTION
A) NEITHER THE ARCHITECT, NOR THE ENGINEERS, NOR THE OWNER SHALL BE RESPONSIBLE FOR: CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF THE CONTRACTOR; SAFETY PRECAUTIONS AND PROGRAMS OF THE CONTRACTOR; THE ACTS OR OMISSIONS OF CONTRACTOR; OR THE FAILURE OF CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- B) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK REQUIRED FOR A COMPLETELY FINISHED PROJECT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL WORK FURNISHED BY SUBCONTRACTORS.
- C) INSTALL ALL MATERIALS AND PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION AND APPLICABLE, RECOGNIZED, LISTED OR APPROVED REPORTS (I.E. - U.L., I.C.B.O.).
- D) THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS HE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR SHALL BE FIRST APPROVED BY THE OWNER.
- E) NO STRUCTURAL MEMBERS SHALL BE CUT TO ACCEPT PIPES, VENTS, DUCTS, ETC., EXCEPT AS DETAILED OR SPECIFIED HEREIN OR AS APPROVED BY THE STRUCTURAL ENGINEER IN WRITING.
- F) CONTRACTOR SHALL REFER AND CONFORM TO ALL RECOMMENDATIONS AND FINDINGS SET FORTH IN THE SOILS REPORT AND UPDATES. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDINGS NOR THE FINAL RECOMMENDATIONS. NOTIFY SOILS ENGINEER FOR INSTRUCTIONS PRIOR TO CONTINUING WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION.

5. CONSTRUCTION CONTINUED
- G) WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. 2022 CBC SECTION 107 AMENDED CONSTRUCTION DOCUMENTS.
- H) EXTERIOR OPENINGS OF THE WORK SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND/OR ORDINANCES.
- I) CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR SAFETY ON OR ABOUT THE CONSTRUCTION SITE IN ACCORDANCE WITH APPLICABLE LAWS AND CODE, AND SHALL OBSERVE SAFETY PROVISIONS OF THE LATEST MANUAL OF ACCIDENT PREVENTION PUBLISHED BY THE ASSOCIATION OF GENERAL CONTRACTORS OF AMERICA.
6. JOB SITE
A) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL THE EXPENSE FOR REPAIR OR REPLACEMENT OF UTILITIES AND/OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTIONS WITH THE EXECUTION OF WORK.
- B) CONTRACTOR SHALL PROVIDE TEMPORARY PROJECT OFFICE, TELEPHONE, FAX MACHINE, SECURITY FENCE, WATER, POWER, AND TOILET FACILITIES. COORDINATE LOCATIONS WITH ALL APPROPRIATE AGENCIES. CONTRACTOR'S FIELD OFFICE SHALL ALSO CONTAIN A CURRENT COPY OF GOVERNING BUILDING CODE(S).
- C) CITY APPROVED PLANS SHALL BE KEPT IN A PLAN BOX IN THE FIELD OFFICE AND SHALL NOT BE USED BY WORKERS. ALL CONSTRUCTION SETS SHALL BE KEPT UP TO DATE, AND REFLECT THE SAME INFORMATION. THE CONTRACTOR SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF PLANS AND SPECIFICATIONS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- D) CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETE.
- E) CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER. NO RADIOS, ALCOHOL, OR CONTROLLED SUBSTANCES ARE ALLOWED ON THE JOB SITE. ALL DEBRIS SHALL BE REMOVED FROM PREMISES, AND ALL AREAS SHALL BE LEFT IN A BROOM-CLEAN CONDITION ON A DAILY BASIS.
- F) THE CERTIFICATE OF COMPLIANCE (CF-1R) AND MANDATORY MEASURES CHECKLIST (MF-1R) FORMS FROM THE TITLE 24 ENERGY REPORT SHALL BE POSTED AT THE JOB SITE DURING CONSTRUCTION.
7. COMMUNICATION
A) FIELD CONFIRMATION OF DISCREPANCIES SHALL BE RECORDED ON A REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO ARCHITECT FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WORK.
- B) COMPLETE SHOP DRAWINGS AND EQUIPMENT SUBMITTALS SHALL BE PROVIDED TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION, AND/OR ORDERING OF ANY EQUIPMENT, FIXTURES, MATERIALS, ASSEMBLIES, ETC. THE OWNER'S REPRESENTATIVE OR ARCHITECT WILL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN INTENT OF THE PROJECT ONLY. REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS. ALL SHOP DRAWINGS AND SUBMITTALS SHALL BE REVIEWED BY THE GENERAL CONTRACTOR. ALL SHOP DRAWINGS AND SUBMITTALS SHALL BE REVIEWED, STAMPED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO ISSUING TO THE ARCHITECT. NO DOCUMENTS SHALL BE SUBMITTED DIRECTLY TO THE ARCHITECT OR TO THE ARCHITECT'S CONSULTANTS.
- C) THE GENERAL CONTRACTOR SHALL PROVIDE OR MAKE AVAILABLE A COMPLETE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS) TO EVERY SUBCONTRACTOR BIDDING ANY PORTION OF THIS PROJECT. THE CONSTRUCTION DOCUMENTS SHALL NOT BE SEPARATED INTO DISCIPLINES (ARCHITECTURAL, MECHANICAL, ELECTRICAL, ETC.), FOR PURPOSED OF SUBCONTRACTOR BIDDING. THE GENERAL CONTRACTOR SHALL REQUIRE BIDDING SUBCONTRACTOR TO REVIEW THE ENTIRE SET OF CONSTRUCTION DOCUMENTS TO OBTAIN CLARITY ON THE COMPLETE SCOPE OF THEIR WORK AND REFER TO CROSS DISCIPLINE DRAWINGS FOR FULL COORDINATION OF WORK WITH OTHER TRADES, AND TO BE AWARE OF ALL WORK WHICH DOES NOT APPEAR WITHIN THE PARTICULAR DISCIPLINE'S DRAWINGS FOR THE PARTICULAR TRADE. FURTHERMORE, THE GENERAL CONTRACTOR SHALL INSURE THAT EACH SUBCONTRACTOR WORKING ON THE PROJECT MAINTAINS A FULL SET OF CONSTRUCTION DOCUMENTS THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
- D) DEFERRED SUBMITTALS - PORTIONS OF THE DESIGN WILL BE DEFERRED SUBMITTALS PREPARED BY OTHERS: (SEE DEFERRED SUBMITTALS SCHEDULE, THIS SHEET) DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON THE CONSTRUCTION DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL. 2022 CBC SECTION 107.3.4.1 DEFERRED SUBMITTALS.
- E) SPECIAL INSPECTION IS REQUIRED FOR CONCRETE WORK, PER 2022 C.B.C. SECTION 1705A.3. SEE STRUCTURAL DRAWINGS. (PER 2019 CRC SECTION R109)
- F) STRUCTURAL OBSERVATION SHALL BE PERFORMED PER 2019 C.B.C. SECTION 1704
8. COMPLETION
A. ACCURATE "RECORD SET" OF DRAWINGS SHALL BE GENERATED BY CONTRACTOR DURING CONSTRUCTION AND SUBMITTED TO THE OWNER UPON COMPLETION OF FINAL PUNCH LIST, PRIOR TO REQUEST FOR FINAL PAYMENT.

SITE PLAN



SYMBOLS



APPLICABLE CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:

1. 2022 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, PART 1
2. 2022 CALIFORNIA BUILDING CODE (CBC), TITLE 24, PART 2
3. 2022 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24, PART 4
4. 2022 CALIFORNIA PLUMBING CODE (CPC), TITLE 24, PART 5
5. 2022 CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6
6. 2022 CALIFORNIA FIRE CODE (CFC), TITLE 24, PART 9
7. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR
8. ALL CITY OF HERCULES AMENDMENTS & LOCAL FIRE DEPARTMENT ORDINANCES

THIS LIST IS NOT INTENDED TO BE ALL INCLUSIVE, OR LIST ALL APPLICABLE CODES. THE CONTRACTOR, SUBCONTRACTORS AND ALL MANUFACTURER'S ARE REQUIRED TO FOLLOW ALL APPLICABLE CODES INCLUDING FEDERAL, STATE, MUNICIPAL, AND ALL REGULATORY AGENCIES

SHEET INDEX

- ARCHITECTURAL
- G0.1 COVER SHEET
- A0.1 SITE PLAN
- A1.3 DEMOLITION ROOF PLAN
- A1.4 CONSTRUCTION ROOF PLAN
- A5.1 ROOFING GENERAL NOTES & DETAILS

- STRUCTURAL
- S1.0 GENERAL NOTES AND DETAILS
- S2.0 ROOF FRAMING PLAN

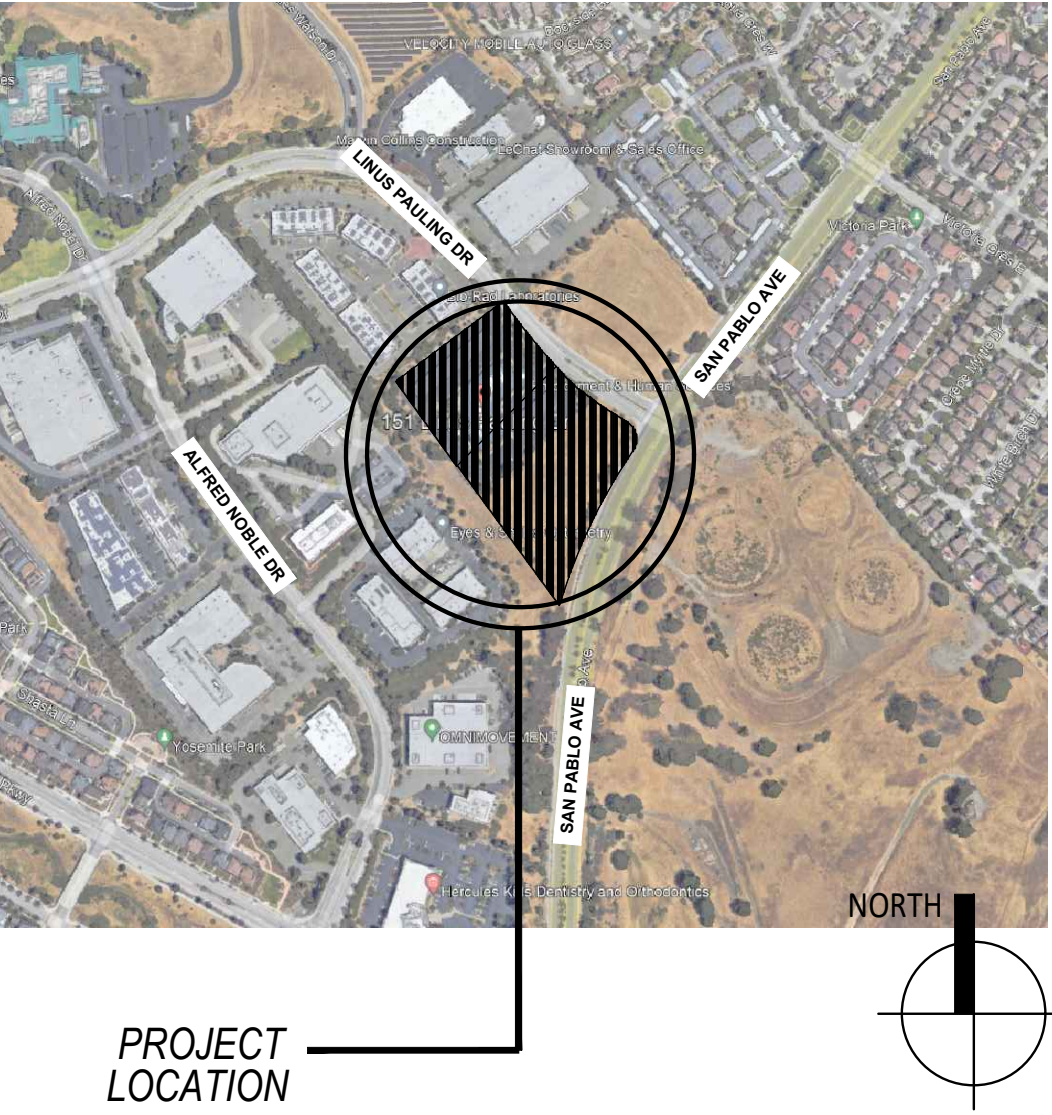
- MECHANICAL / PLUMBING
- M1.0 MECHANICAL COVER SHEET
- E1.1 MECHANICAL CODES AND COMPLIANCE
- M1.2 MECHANICAL SCHEDULE
- M2.0 EXISTING MECHANICAL ROOF PLAN
- M2.1 PROPOSED MECHANICAL ROOF PLAN
- P2.0 EXISTING PLUMBING ROOF PLAN
- P2.1 PROPOSED PLUMBING ROOF PLAN
- M3.0 MECHANICAL DETAILS

- ELECTRICAL
- E1.0 ELECTRICAL COVER SHEET
- E2.0 ELECTRICAL SITE VICINITY MAP
- E3.0 ELECTRICAL ROOF POWER PLAN
- E4.0 ELECTRICAL SINGLE LINE DIAGRAM
- E5.0 ELECTRICAL PANEL BOARD SCHEDULE
- E6.0 ELECTRICAL DETAILS
- E7.0 ELECTRICAL DETAILS

BID ALTERNATES

- 1) PROVIDE ALLOWANCE TO INSPECT, REMOVE AND REPLACE ANY EXISTING DAMAGED ROOFING MATERIAL, SEE SHEETS A1.3, A1.4, & A5.1
- 2) PROVIDE ALLOWANCE TO INSPECT, REMOVE AND REPLACE ANY WATERPROOFING AT EXISTING MECHANICAL CURBS TO REMAIN THAT BECOMES DAMAGED DURING DEMOLITION. SEE SHEETS A1.3, A1.4, & A5.1

VICINITY MAP



PROJECT DATA

PROJECT SITE	151 LINUS PAULING DR, HERCULES, CA 94547
APN #	404-182-001, 2
ZONING	T 6212 LOT 6
TOTAL LOT AREA	6.63 AC
BUILDING AREA:	1ST FLOOR = 20,600 SF 2ND FLOOR = 20,695 SF TOTAL AREA = 41,295 SF
OCCUPANCE TYPE:	B (OFFICE)
CONSTRUCTION TYPE	V-N
NUMBER OF STORIES	2
SPRINKLERS	YES

PROJECT TEAM

OWNER:
CONTRA COSTA COUNTY /PUBLIC WORKS DEPARTMENT
CAPITAL PROJECTS MANAGEMENT DIVISION
MARGARET THORP
SENIOR PROJECT MANAGER
PHONE: (925) 957-2480
E-MAIL: margaret.thorp@pwcccounty.us

ARCHITECT:
LCA ARCHITECTS INC.
590 YGNACIO VALLEY RD SUITE 310
WALNUT CREEK, CA 94596
PHONE: (925) 944-1626
CONTACT: CARL CAMPOS
E-MAIL: ccampos@lca-architects.com

STRUCTURAL ENGINEER:
SALAS O-BRIEN
55 HARRISON ST., STE 550
OAKLAND, CA 94607
PHONE: (925) 408-6916
CONTACT: JOHN WESTPHAL
E-MAIL: john.westphal@salasobrien.com

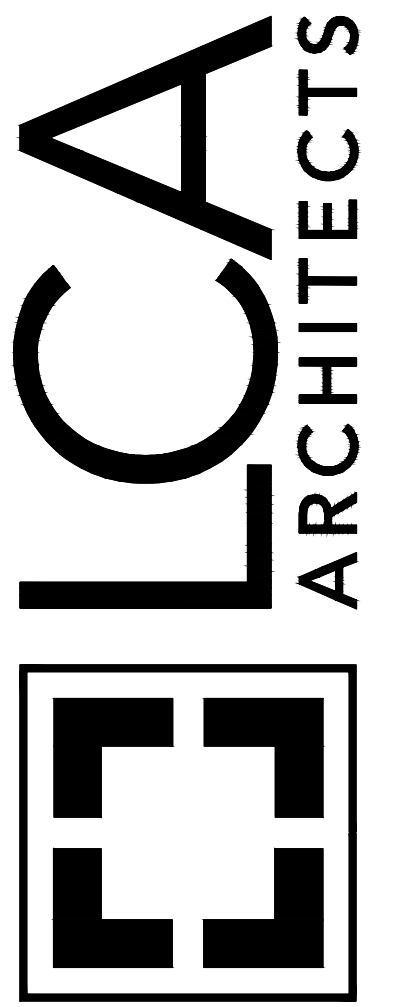
MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
SYSTA HENNESSY GROUP
425 CALIFORNIA ST., STE 400
SAN FRANCISCO, CA 94104
PHONE: (415) 288-5930
CONTACT: JOSE HERRERA
E-MAIL: jherrera@syska.com

PROPOSED SCOPE OF WORK

REMOVAL OF EXISTING ROOFTOP AC UNITS AND REPLACEMENT WITH NEW EQUIPMENT.

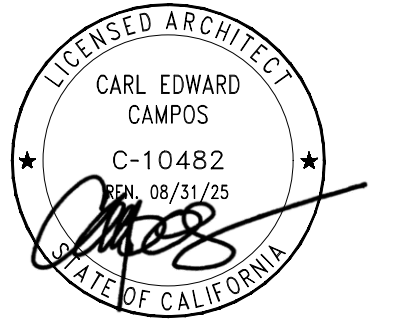
NO SITE WORK.

BUILDING PERMIT
2 / 16 / 2024



WWW. LCA - ARCHITECTS .COM
CARL E. CAMPOS
DAVID BOGSTAD
590 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626
1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1960

ROOFTOP CHILLER
REPLACEMENT PROJECT
151 LINUS PAULING DR.
HERCULES, CA 94547



LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LCA ARCHITECTS. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND/OR CONCEPT CONTAIN INFORMATION THAT IS CONCEPTUAL AND SUBJECT TO VERIFICATION AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM FOR ACCURACY OF CONCEPTUAL INFORMATION OR OF INFORMATION SUPPLIED BY OTHERS.

COVER SHEET,
SITE PLAN,
GENERAL NOTES

SCALE: AS NOTED
DATE: 01 / 15 / 2024

REVISIONS:

PROJECT NO. 22098.06

G0.1

SHEET OF