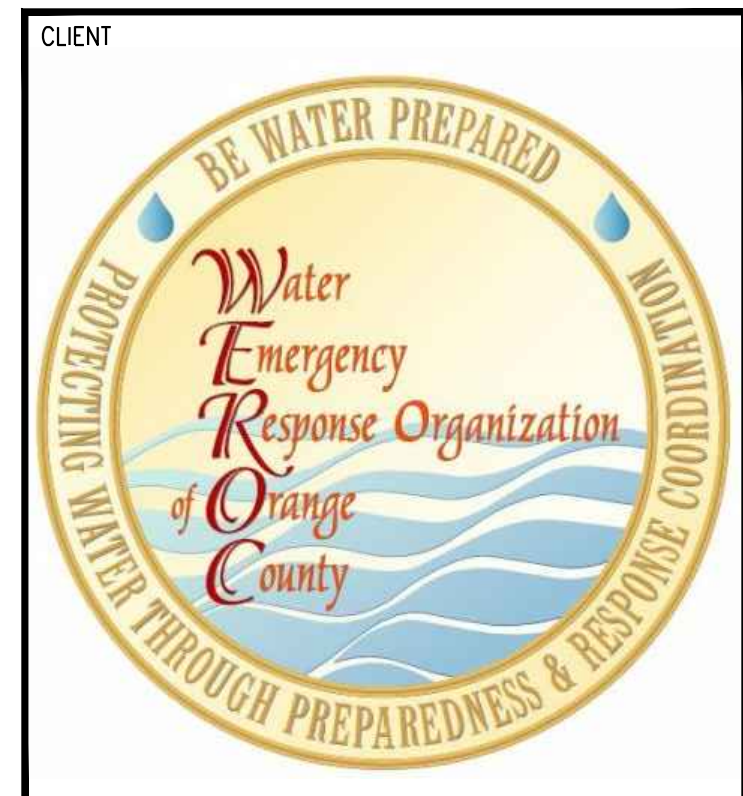


MUNICIPAL WATER DISTRICT OF ORANGE COUNTY ADMINISTRATIVE BUILDING

18700 WARD STREET
FOUNTAIN VALLEY, CA 92708

SEISMIC BRACING OF NON-STRUCTURAL ELEMENTS



PROJECT NAME
MUNICIPAL WATER DISTRICT OF ORANGE COUNTY - ADMINISTRATIVE BUILDING
SEISMIC BRACING OF NON-STRUCTURAL ELEMENTS
18700 WARD STREET
FOUNTAIN VALLEY, CA 92708

ENGINEER/ARCHITECT

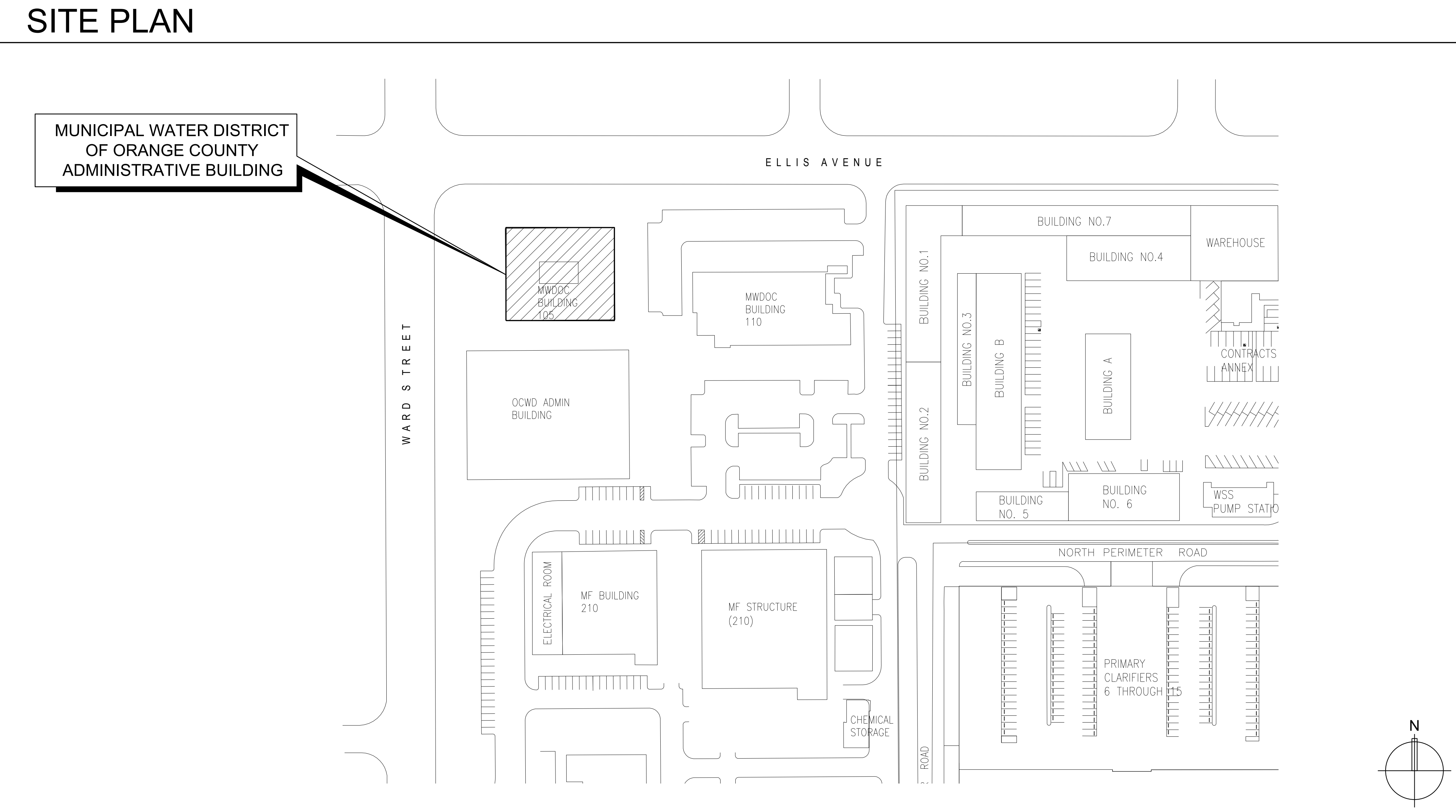
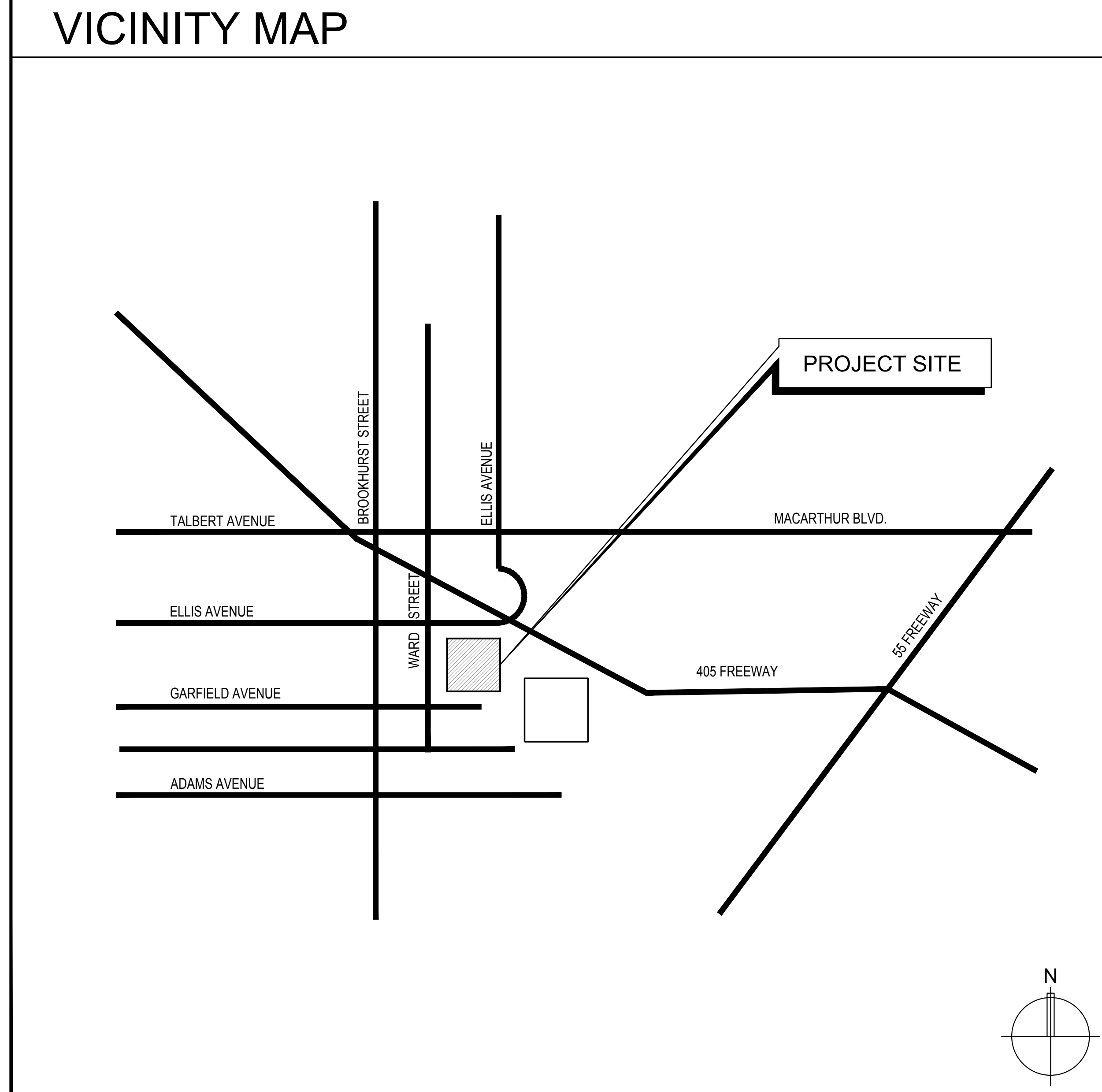
IDS GROUP
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA 92606
TEL: 949-387-8500, FAX: 949-387-0800

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DATE SIGNED: 03-14-2018

PROJECT DESCRIPTION	PROJECT DATA	SCOPE OF WORK	BID NOTES AND QUANTITIES	SHEET INDEX												
THIS PROJECT IS INTENDED TO IMPROVE THE SEISMIC PERFORMANCE OF LIMITED NON-STRUCTURAL ELEMENTS THROUGH THE UPGRADE OF BRACING, SUPPORTS OR RESTRAINTS. IT IS NOT INTENDED OR REQUIRED TO UPGRADE THE BUILDING STRUCTURE OR TO UPGRADE THE BUILDING GENERALLY FOR CURRENT CODE OR ESSENTIAL SERVICES FACILITY PERFORMANCE.	<p>PROJECT ADDRESS: 18700 WARD STREET FOUNTAIN VALLEY, CA 92708</p> <p>APN: 156-101-06 BUILDING AREA: 12,280 S.F. STORIES: 1 CONSTRUCTION TYPE: V-B, SPRINKLERED OCCUPANCY: B</p>	<p>THE SCOPE OF WORK FOR THIS PROJECT CONSISTS OF THE FOLLOWING ITEMS:</p> <ol style="list-style-type: none"> IMPROVE THE EXISTING THE CEILING SUPPORTS AND BRACING WHERE REQUIRED TO MEET THE CURRENT CODE REQUIREMENTS FOR OFFICE OCCUPANCY, INCLUDING THOSE FOR EXISTING INTEGRAL LIGHTS, MECHANICAL REGISTERS, AND SPRINKLERS. INSTALL ADDITIONAL BRACING TO EXISTING PARTITIONS INSTALL FRAGMENT RETENTION SAFETY FILM TO ALL EXISTING WINDOWS 	<ol style="list-style-type: none"> FOR BIDDING PURPOSES ONLY, THE QUANTITY OF EACH TYPE OF REPAIR IS SPECIFIED IN THE BID QUANTITIES TABLE. AT THE PRE-CONSTRUCTION MEETING THE CONTRACTOR, OWNER AND THE ENGINEER OF RECORD SHALL WALK THE SITE AND IDENTIFY THE SPECIFIC LOCATIONS OF THE WORK. THE BID SHALL BE BASED ON QUANTITIES PROVIDED. ALL OTHER INFORMATION ASSOCIATED WITH PREPARING THE BID IS PROVIDED IN THE GENERAL NOTES, PLANS, AND SPECIFICATIONS. ALONG WITH THE FIXED PRICE BID FOR THE TOTAL PROJECT, THE CONTRACTOR SHALL SUPPLY UNIT "ALL-IN" INSTALLED COSTS FOR ADDITIONAL AND DELETED QUANTITIES FOR EACH REPAIR TYPE. AT PROJECT COMPLETION, THE CONTRACTOR AND OWNER SHALL REVIEW THE RECORD OF ACTUAL DIMENSIONS/QUANTITIES OF REPAIRS MADE RELATIVE TO THOSE DIMENSIONS/QUANTITIES ASSOCIATED WITH BIDDING AS SPECIFIED IN THE CONTRACT DRAWINGS. OWNER MAY, AT HIS OPTION, ADD OR DELETE REPAIRS FROM THE SCOPE OF WORK AT THE COST INDICATED FOR ADDITIONS AND DELETIONS. 	<p>0.0 COVER SHEET 1.0 GENERAL NOTES 2.1 FLOOR PLAN AND DETAILS 2.2 REFLECTED CEILING PLAN</p>												
CONTACTS		APPLICABLE CODES														
<p>OWNER: MUNICIPAL WATER DISTRICT OF ORANGE COUNTY 18700 WARD STREET FOUNTAIN VALLEY, CA 92708 CONTACT: KELLY HUBBARD, EMERGENCY SERVICE MANAGER PHONE: 714-593-5010</p> <p>STRUCTURAL ENGINEER: IDS GROUP, INC. 1 PETERS CANYON ROAD, SUITE 130 IRVINE, CA 92606 PHONE: (949) 387-8500</p>		<p>2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 1, TITLE 24 C.C.R. 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2014 NEC) 2016 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. 2016 CALIFORNIA EXISTING BUILDING CODE, PART 10, TITLE 24 C.C.R. 2016 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS. AMERICANS WITH DISABILITIES ACT</p>		<p>FOR BID PURPOSES, CONTRACTOR TO USE THE FOLLOWING QUANTITIES:</p> <table border="1"> <thead> <tr> <th>ITEM</th> <th>QUANTITY</th> </tr> </thead> <tbody> <tr> <td>WINDOW SAFETY FILM (100 WINDOWS)</td> <td>2,300 S.F.</td> </tr> <tr> <td>CEILING SYSTEM UPGRADES: REPLACEMENT OF SUPPORT LEDGES</td> <td>2,000 L.F.</td> </tr> <tr> <td>REPAIR/ADDITION OF SUSPENSION/BRACING WIRES</td> <td>100 EA.</td> </tr> <tr> <td>REPAIR/ADDITION OF COMPRESSION POSTS</td> <td>30 EA.</td> </tr> <tr> <td>PARTITION BRACES</td> <td>75 LOC.</td> </tr> </tbody> </table>	ITEM	QUANTITY	WINDOW SAFETY FILM (100 WINDOWS)	2,300 S.F.	CEILING SYSTEM UPGRADES: REPLACEMENT OF SUPPORT LEDGES	2,000 L.F.	REPAIR/ADDITION OF SUSPENSION/BRACING WIRES	100 EA.	REPAIR/ADDITION OF COMPRESSION POSTS	30 EA.	PARTITION BRACES	75 LOC.
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ISSUE

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COVER SHEET

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STRUCTURAL OBSERVATION

1. THE OWNER SHALL EMPLOY THE ENGINEER OF RECORD REGISTERED/LICENSED IN THE STATE OF CALIFORNIA WHO IS RESPONSIBLE FOR THE STRUCTURAL DESIGN, TO DO STRUCTURAL OBSERVATION.
2. THE STRUCTURAL OBSERVATION IS REQUIRED FOR THE STRUCTURAL SYSTEM IN ACCORDANCE WITH CBC SECTION 1704. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETE STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE PROJECT INSPECTOR, DEPUTY INSPECTOR, SPECIAL INSPECTOR OR CITY INSPECTOR.
3. STRUCTURAL OBSERVER OF RECORD : SAID HILMY, S3680
4. THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE CONSTRUCTION THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. AT A MINIMUM, THE FOLLOWING SIGNIFICANT CONSTRUCTION STAGES REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER.

CONSTRUCTION STAGE ELEMENTS / CONNECTIONS TO BE OBSERVED;
A. FOLLOWING SUSPENSION & BRACING OF CEILING AND PARTITIONS.
5. OBSERVED DEFICIENCIES: ANY OBSERVED DEFICIENCIES SHALL BE DESCRIBED ON THE FORM; THE OBSERVER SHALL ALSO INDICATE WHETHER A RE-OBSERVATION IS REQUIRED TO VERIFY CORRECTIVE ACTIONS HAVE BEEN PROPERLY TAKEN OR THAT THE CORRECTIVE ACTIONS ARE DEEMED VERIFIABLE BY THE SPECIAL INSPECTOR OR CITY INSPECTOR PRIOR TO INSPECTION APPROVAL.

STRUCTURAL TESTS AND INSPECTIONS

1. STRUCTURAL TESTS AND INSPECTIONS SHALL BE IN ACCORDANCE WITH THE CBC.

GENERAL

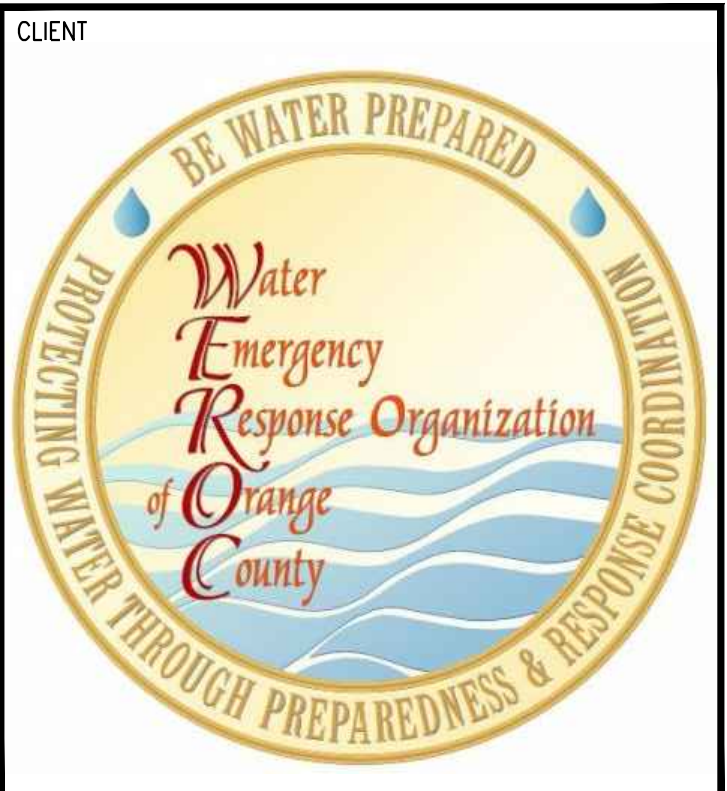
1. ALL CONSTRUCTION AND WORKMANSHIP, INCLUDING MATERIALS, SHALL CONFORM TO THESE DRAWINGS AND THE CBC.
2. GOVERNING CODE AUTHORITY: CITY OF FOUNTAIN VALLEY, CALIFORNIA.
3. COMPLY FULLY WITH ALL CODES HAVING JURISDICTION OVER THE WORK. IF ANY WORK SHOWN OR INDICATED ON THE DRAWINGS IS IN CONFLICT WITH ANY CODE HAVING JURISDICTION, BRING IT TO THE ATTENTION OF THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK WHICH WOULD BE AFFECTED BY IT.
4. WHERE NOT INDICATED OTHERWISE, THE LATEST EDITION OF ALL CITED DOCUMENTS SHALL GOVERN.
5. THE TERM CBC IN THESE DRAWINGS MEANS 2016 CALIFORNIA BUILDING CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, ALL PARTS AND VOLUMES.
6. ALL INFORMATION, DIMENSIONS, AND ELEVATIONS SHOWN OR NOTED TO EXISTING STRUCTURE ARE BASED ON BEST INFORMATION CURRENTLY AVAILABLE AT THE TIME OF THE PREPARATION OF THESE DRAWINGS. NO WARRANTY IS IMPLIED AS TO THE ACCURACY OF EXISTING CONDITIONS. THE CONTRACTOR SHALL REFER TO THE ORIGINAL CONSTRUCTION DOCUMENTS FOR INFORMATION REGARDING EXISTING CONSTRUCTION AND SHALL FIELD VERIFY ALL CONDITIONS. IF CONDITIONS BECOME APPARENT WHICH DIFFER FROM THE CONDITIONS SHOWN HEREIN, THEY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER. HOWEVER, ANY SIGNIFICANT CONFLICTS SHALL BE RESOLVED AS NOTED.
7. THE CONTRACTOR SHALL:
A. BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS.
B. CHECK ALL DIMENSIONS.
C. BE RESPONSIBLE FOR COORDINATION OF ALL TRADES TO ASSURE PROPER CONSTRUCTION OF THE PROJECT.
ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
8. DIMENSIONS: DIMENSIONS TAKE PRECEDENCE OVER SCALE OF DRAWING. RELY ON WRITTEN DIMENSIONS GIVEN AND FIELD VERIFICATION. IF DISCREPANCIES ARE FOUND, NOTIFY THE OWNER BEFORE THE COMMENCEMENT OR RESUMPTION OF WORK. IF NO DIMENSIONS ARE GIVEN, NOTIFY THE OWNER FOR CLARIFICATIONS. ALL NOTIFICATIONS SHALL BE BY "RFI".
9. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. NOTES AND DETAILS ON DRAWINGS TAKE PRECEDENCE OVER "GENERAL NOTES" AND TYPICAL DETAILS. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO PRIOR REVIEW BY THE ENGINEER.
10. CONDITIONS NOTED AS "EXISTING" OR (E) ARE TO REMAIN U.N.O. PROTECT AS REQUIRED. "EXISTING" CONSTRUCTION REMOVED BY THE CONTRACTOR FOR ANY REASON SHALL BE REPLACED TO MATCH EXISTING AT NO ADDITIONAL COST TO THE OWNER. ALL MATERIALS, FEATURES OR CONDITIONS NOT SPECIFICALLY IDENTIFIED AS "EXISTING" OR (E) ARE CONSIDERED NEW WORK AND ARE PART OF THE PROJECT SCOPE OF WORK.
11. ALL EXISTING CONDITIONS, WHETHER OR NOT SPECIFICALLY NOTED ON THE DRAWINGS, SHALL BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY WORK. DO NOT PROCEED WITH ANY ITEM OR WORK THAT IS REASONABLY QUESTIONABLE WITHOUT ADVISING THE OWNER. OBTAIN DIRECTION FROM THE OWNER AS TO HOW TO PROCEED. SUBMIT ALL QUESTIONS ON "RFI" FORM.
12. ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO COMMENCING ANY WORK.
13. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. THE SUPPORTING SERVICES BY THE ENGINEER, WHETHER PERFORMED PRIOR TO, DURING, OR AFTER CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND PROJECT SPECIFICATIONS; BUT THEY DO NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.
14. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR ALL SHORING REQUIRED IN ORDER TO SAFELY ACHIEVE THE FINAL CONSTRUCTION SHOWN ON THE DRAWINGS. THIS INCLUDES, BUT IS NOT LIMITED TO, ANY TYPES OF SHORING REQUIRED FOR SOILS EXCAVATION AND BACKFILL WORK; SUPPORT OF STRUCTURAL ELEMENTS UNTIL THEY HAVE ACHIEVED THE NECESSARY STRENGTH TO PERFORM IN THE FINAL POSITION AND MANNER SHOWN ON THE DRAWINGS; AND SUPPORT OF STRUCTURAL ELEMENTS THAT ARE MODIFIED AND THEREBY REDUCED IN STRENGTH IN ANY WAY DURING CONSTRUCTION AS REQUIRED TO ACHIEVE THE FINAL CONSTRUCTION AS SHOWN ON THE DRAWINGS. ALL SHORING CALCULATIONS AND DRAWINGS SHALL BE STAMPED BY A CALIFORNIA REGISTERED ENGINEER AND SUBMITTED FOR REVIEW PRIOR TO PERFORMING THE WORK.
15. THE CONTRACTOR SHALL COORDINATE ALL UTILITY LOCATIONS WITH OTHER DRAWINGS AND SHALL CONDUCT A DETAILED SURVEY OF EXISTING UTILITIES TO IDENTIFY INTERFERENCES WITH THE NEW CONSTRUCTION. PROMPTLY NOTIFY THE ENGINEER OF ANY INTERFERENCES PRIOR TO PERFORMING THE WORK.
16. IN THE EVENT THAT THERE ARE ANY UTILITIES AFFECTED, ANY MODIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NOT THAT OF THE OWNER. ALL OUTLETS EITHER ELECTRICAL OR MECHANICAL OR ANY ASSOCIATED REWORK OR MODIFICATIONS WILL BE A PART OF THE BID AND NOT TO BE CONSTRUED AS THE WORK OF THE OWNER. SUFFICIENT DUE DILIGENCE ON THE PART OF THE CONTRACTOR WILL ELIMINATE ANY POTENTIAL ISSUES AND ACCEPTANCE OF THE AGREEMENT SHALL BIND CONTRACTOR TO SAID ACCEPTANCE.
17. LOCATE ALL EMBEDDED ITEMS, REINFORCING STEEL AND TENDONS USING NON-DESTRUCTIVE MEANS PRIOR TO DRILLING OR CORING. DO NOT DAMAGE EMBEDDED ITEMS WITHOUT APPROVAL BY THE STRUCTURAL ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA DURING CONSTRUCTION PERIOD. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
19. PROVIDE BARRICADING AND MAINTAIN ANY REQUIRED LIGHTS, WARNING, AND DIRECTIONAL SIGNS, AND OTHER PROTECTION NEAR AND ABOUT THE AREA OF THE WORK AS MAY BE REQUIRED BY THE OWNER, OR BY ANY OTHER GOVERNING AUTHORITY. PROVIDE NECESSARY MEANS TO PROTECT ANY SURROUNDING ADJACENT SITE STRUCTURES, PROPERTIES, SERVING UTILITIES, PEDESTRIAN AND VEHICLE WAYS, AND MAINTAIN ALL SAFETY MEASURES UNTIL WORK IS COMPLETED.
20. SECURE THE CONSTRUCTION SITE. ANY PARTS OF WORK AREA WHICH ARE TO BE BARRICADED OR SEALED TO NON-CONSTRUCTION INDIVIDUALS MUST BE COORDINATED WITH AND APPROVED BY THE OWNER BEFORE PROCEEDING WITH THE WORK.
21. PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND ADJACENT STRUCTURE(S), FINISHES AND UTILITIES DURING CONSTRUCTION.
22. PROVIDE AND ENGINEER ALL TEMPORARY STRUCTURAL AND SAFETY ELEMENTS REQUIRED TO ACCOMPLISH THE WORK.
23. THE CONTRACTOR SHALL EXERT EVERY EFFORT TO PREVENT DUST AND CONSTRUCTION DEBRIS FROM CONTAMINATING THE WORK AREA. THESE EFFORTS SHALL INCLUDE BUT NOT BE LIMITED TO PROVIDING A DAILY CLEANUP OF THE CONSTRUCTION AREA. THE CONTRACTOR SHALL REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
24. CUTTING, BORING, SAW-CUTTING OR DRILLING THROUGH NEW STRUCTURAL MEMBERS OTHER THAN THOSE DETAILED ON STRUCTURAL DRAWINGS SHALL NOT BE DONE WITHOUT THE ENGINEER'S APPROVAL.
25. PERFORM ALL PATCHING AND RESTORATION AS REQUIRED BY THE WORK. THE WORK SHALL MATCH ADJACENT SURFACES UNLESS SPECIFICALLY NOTED OTHERWISE TO THE SATISFACTION OF THE OWNER.

DESIGN CRITERIA

SEISMIC DESIGN CATEGORY: E

TOLERANCE

1. PERMITTED TOLERANCE SHALL BE ACCORDING TO THE CBC.



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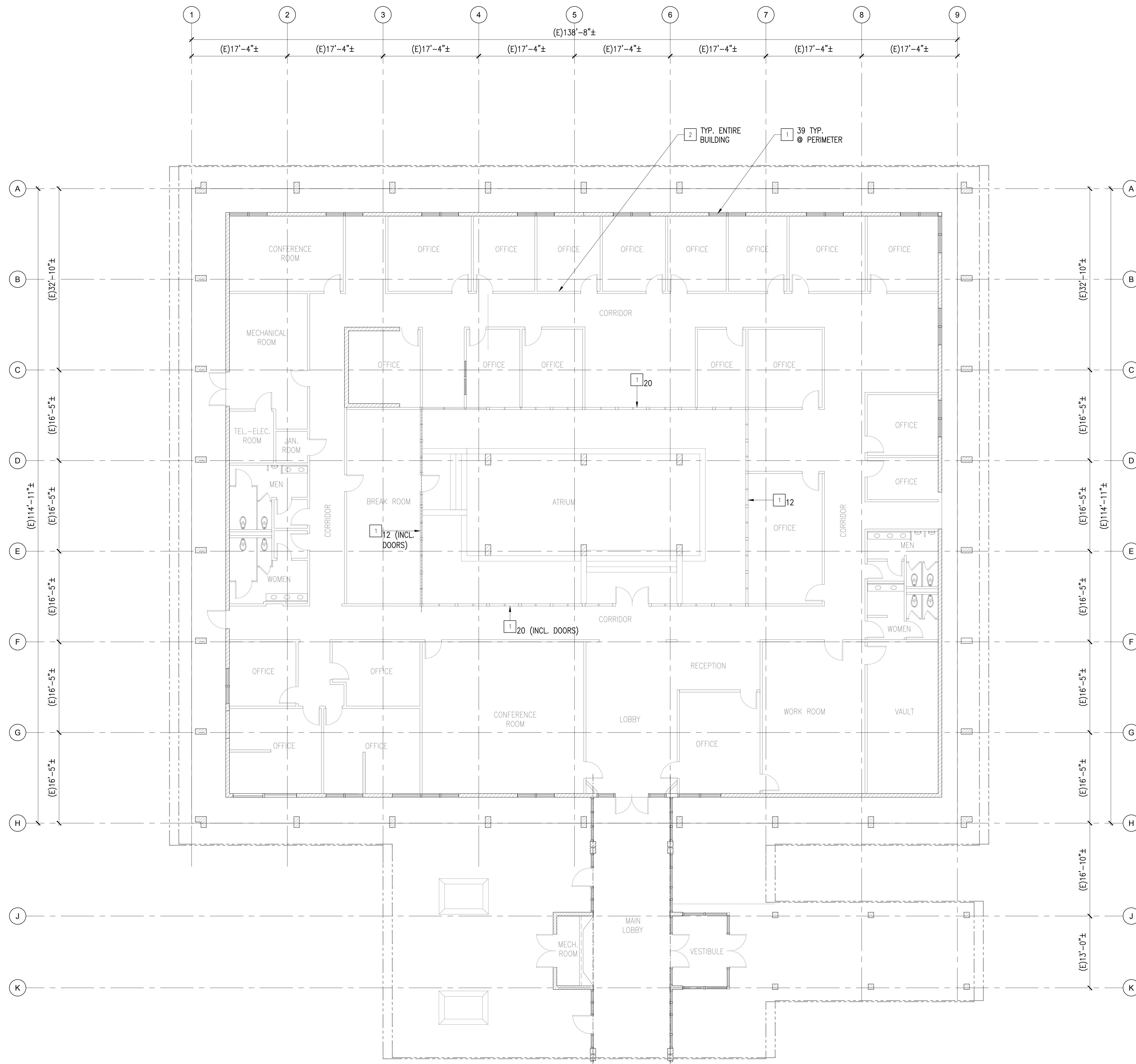
SHEET TITLE

GENERAL NOTES

SHEET NUMBER

1.0

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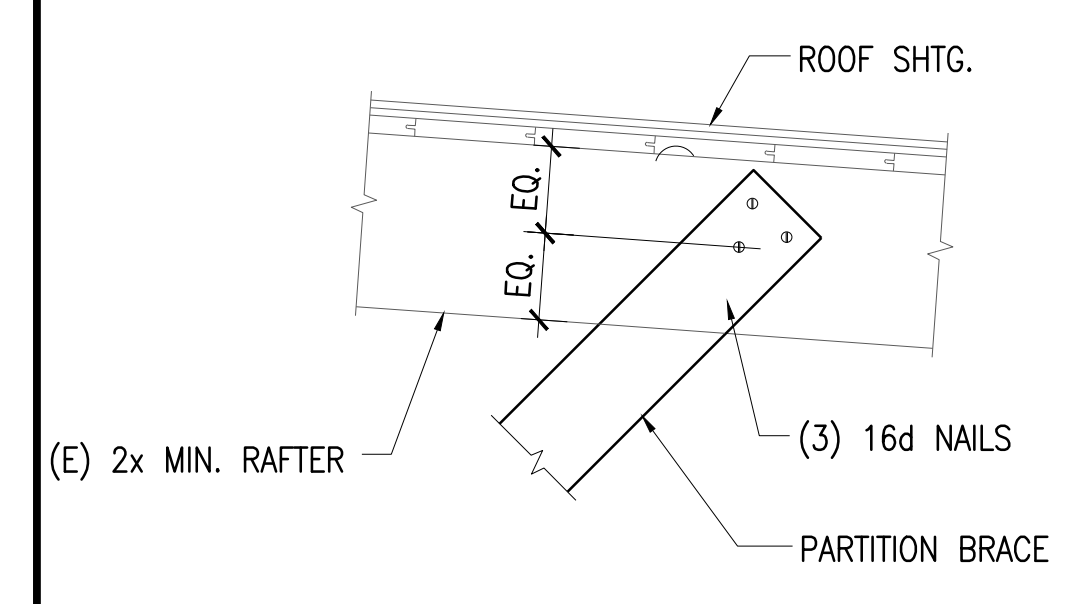


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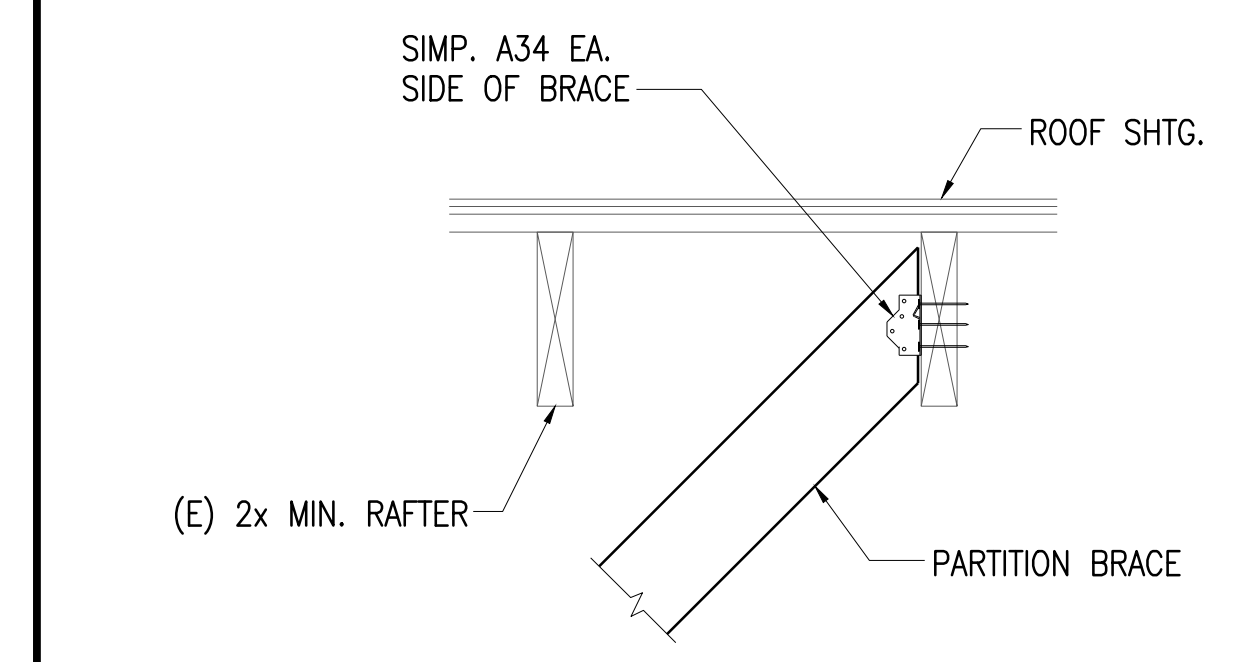
- 1 - PROVIDE SAFETY FILM ON INSIDE FACE OF ALL WINDOWS PER PROJECT SPECIFICATIONS
- 2 - PROVIDE PARTITION BRACING @ 6'-0" O.C. MAX. PER 1/- TO 3/-

LEGEND:

□ XX ← INDICATES QUANTITY



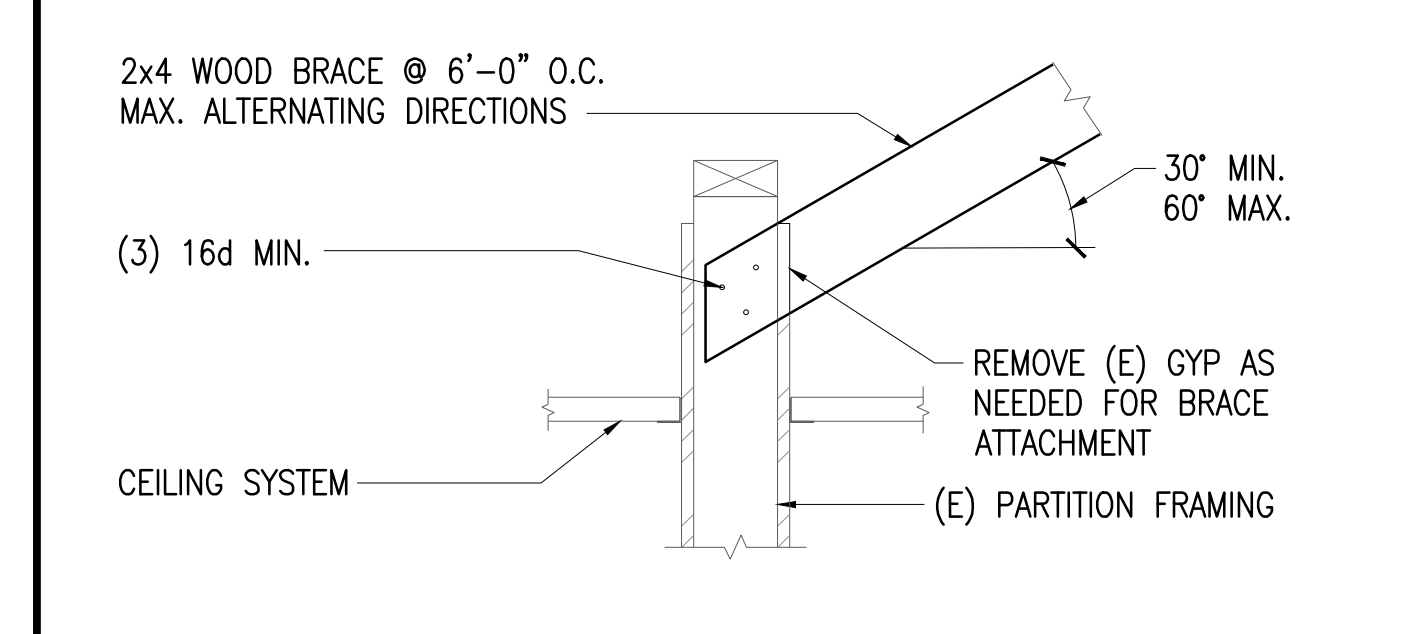
TYP. BRACING PARALLEL TO JOIST



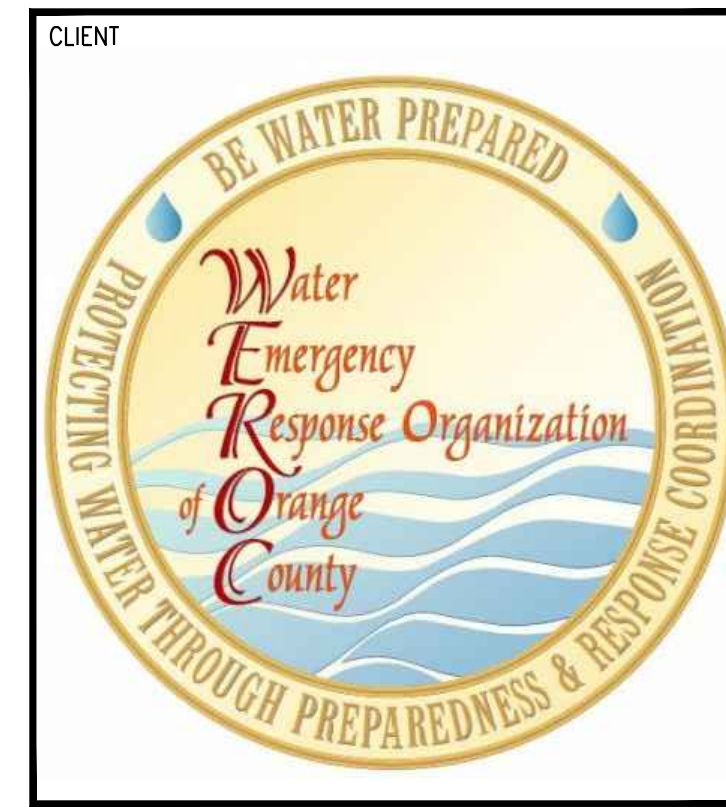
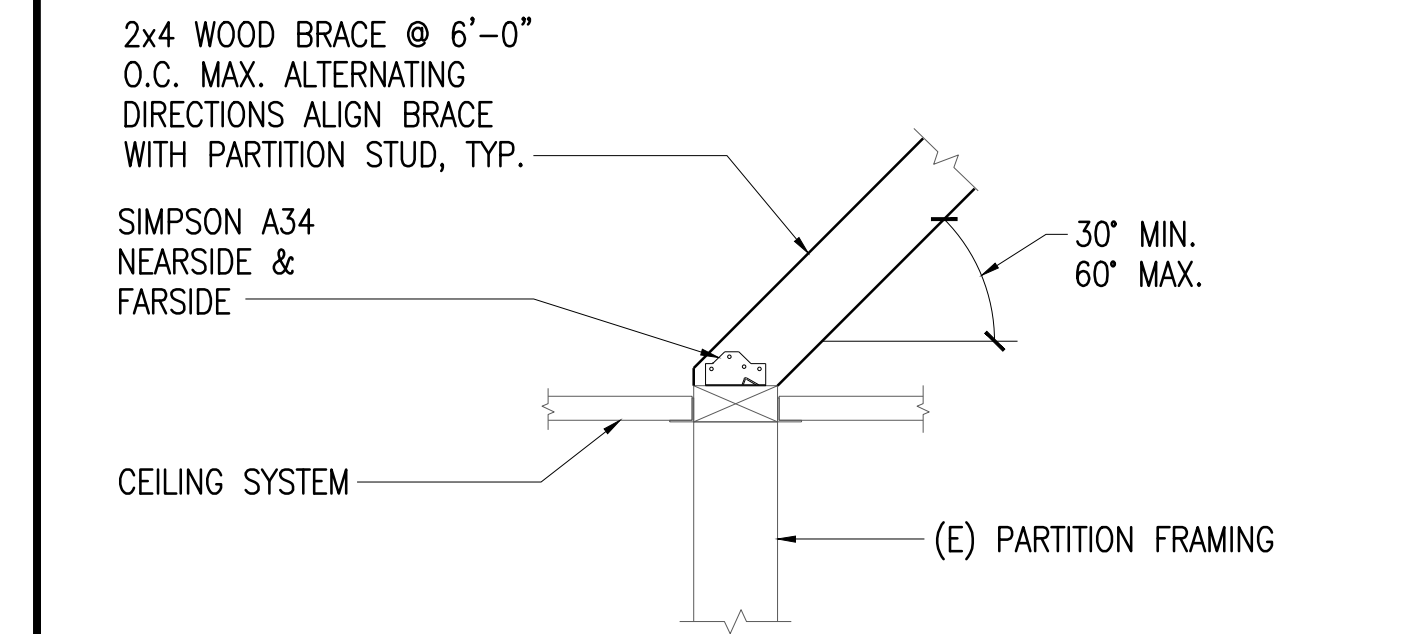
TYP. BRACING PERPENDICULAR TO JOIST

- NOTES:**
- MAX. LENGTH OF 2x4 BRACES = 10 FT.
 - LIGHT GAGE METAL STUD BRACING IS AN ACCEPTABLE ALTERNATE. USE 400S162-43 WITH (4) #10 SCREWS @ EA. END AND MAX. LENGTH OF 14 FT.

TYP. BRACE CONNECTION AT STRUCTURE	N.T.S.	3
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BRACE CONNECTION @ EXTENDED PARTITION	1 1/2"=1'-0"	2
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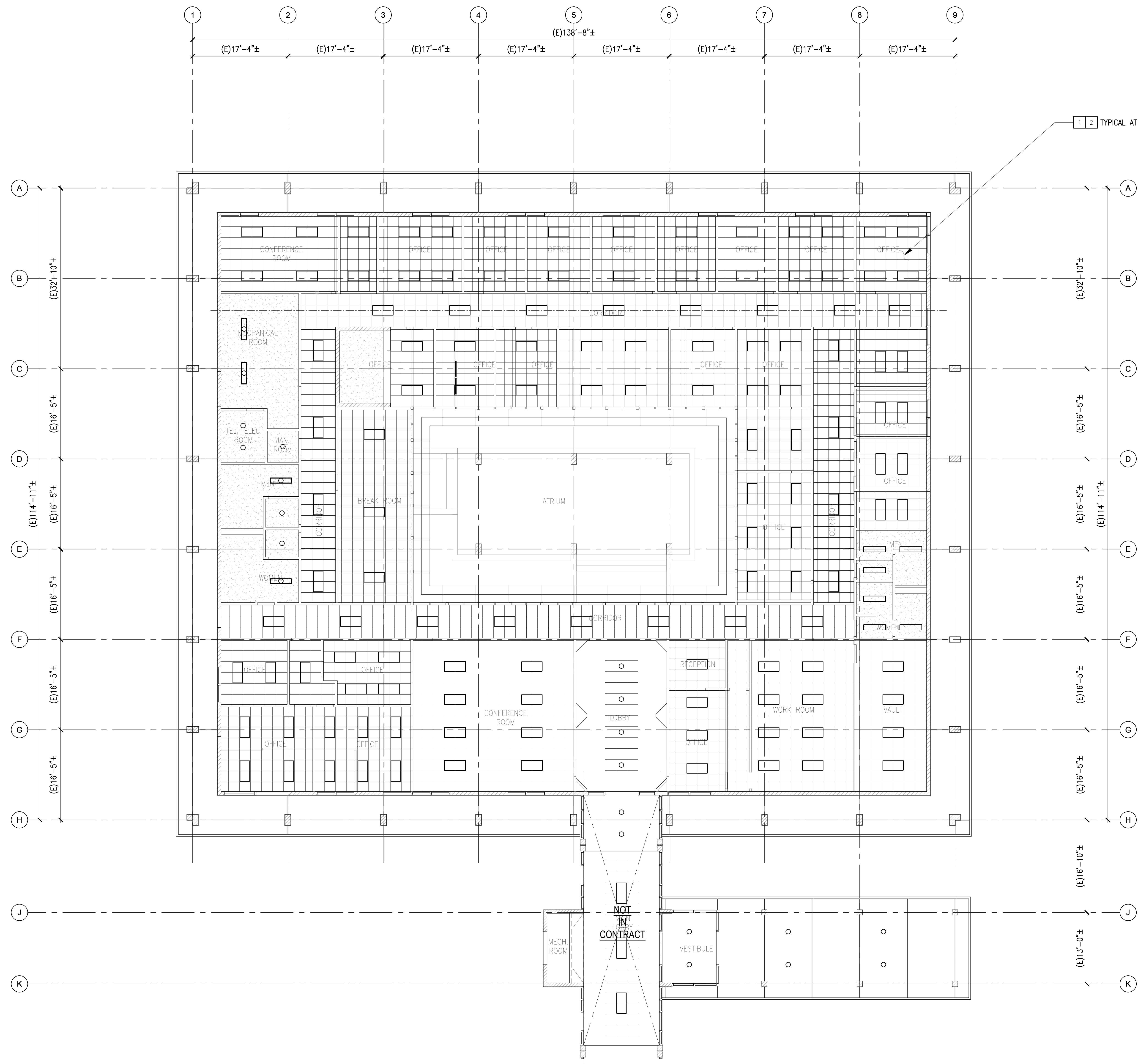
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FLOOR PLAN

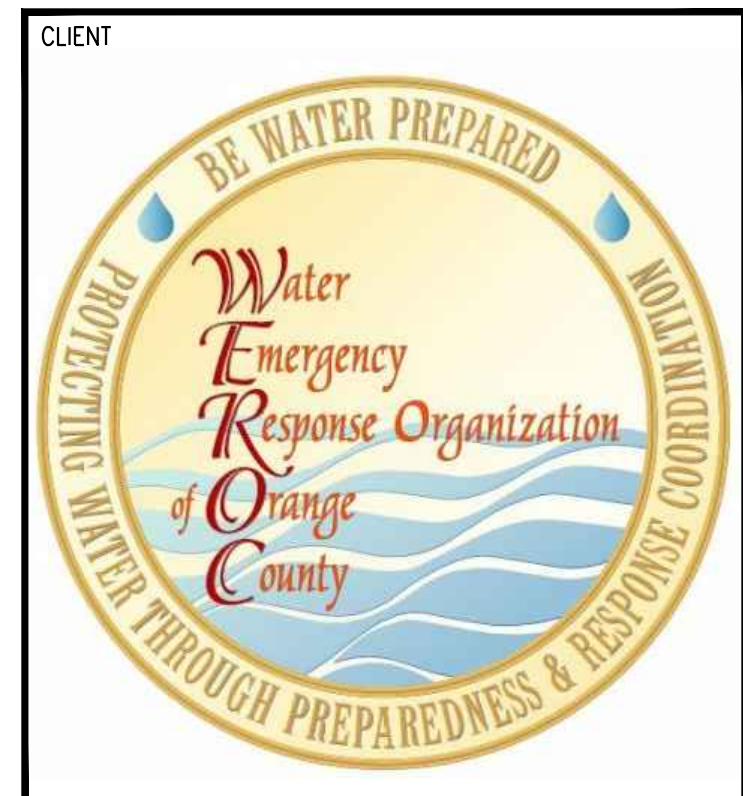
SHEET NUMBER
2.1
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KEY NOTES

- 1 - INSPECT EXISTING CEILING FOR COMPLIANCE WITH CBC 1616.10.16. PROVIDE OWNER'S REPRESENTATIVE WITH A DETAILED LIST OF DEFICIENCIES WITH PHOTOS.
- 2 - PROVIDE CEILING UPGRADES FOR COMPLIANCE WITH CBC 1616.10.16.

1 2 TYPICAL AT SUSPENDED CEILING OF ENTIRE BUILDING



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REFLECTED CEILING PLAN

SHEET NUMBER
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