Key for Photos

GENERAL CONDITIONS

1. CODES AND REGULATIONS: All work, materials, and equipment provided or installed by the Contractor shall conform to all latest adopted local and State codes, including the following:

   Uniform Building Code, 1991
   National Electric Code
   Uniform Plumbing Code
   Title 24 Energy Requirements
   Title 24 Handicap Accessibility Requirements

   The Contractor shall maintain a complete and up-to-date set of drawings and specifications on the job site.

2. EXAMINATION OF PREMISES: The Contractor shall examine the site and existing building before submission of a bid. No allowance will be made for lack of full knowledge of all conditions except such conditions as are undeterminable before commencement of work.

3. CONSTRUCTION PROCEDURE: Preconstruction conference. Prior to the start of construction a conference will be called for the purpose of reviewing the construction program with the Contractor. At this conference a detailed step-by-step procedure shall be agreed upon between the Owner, Contractor and Architect.

4. TIME OF COMPLETION: The work to be performed under this contract shall commence upon the signing of Agreement between Contractor and Owner and shall be completed within a period of 40 consecutive calendar days from the day of signing of the Articles of Agreement.

5. PROPERTY AND BUILDING LAYOUT: The General Contractor is responsible for layout of work and verification of bench marks, establishment of finish floor building elevations, locating and being aware of all on-site utility lines and improvements, preserving and protecting all existing stations in the area of construction and shall exercise proper precaution to verify figures and elevations.

6. WORKMANSHIP: It is the intent of these specifications to require that good neat and skillful workmanship be applied to all aspects of the work and that all materials shall be new or reused, conducive to making a complete and finished job. A subcontractor processing over the work of another craft shall complete the acceptance of that prior work.

7. CLEAN-UP DURING CONSTRUCTION: It is required that the entire site be kept in a neat and orderly condition and the Architect may at any time during construction order a general cleanup of the premises as part of the work under this section.
   Dispose of waste, trash and debris in a safe, acceptable manner, in accordance with applicable laws and ordinances and as prescribed by authorities having jurisdiction. Burying or such waste materials and debris on the site is not with prior written approval of the Architect.

8. FINAL CLEAN-UP: Also prior to final inspection, thoroughly clean the entire site of the work and put it into a neat, acceptable condition. Remove from the entire site all construction waste and unused materials, litter, damage, loose rock, and all stains of any description resulting from the work. Hosedown and scrub where necessary all new concrete and asphalt pavement and walks, and all existing concrete and asphalt pavement and walks stained as a result of the work.

DIGGROUGH CARPENTRY

1. SCOPE: Furnish all labor, materials and equipment, to perform all rough carpentry as shown on the drawings and specified herein.

   Some of the items specified are:

   Study working drawings, specifications and related work of other trades and with them coordinate work to form a complete job, avoiding both duplication and omission. Lay out work and installation all lines and levels.

   Complete framing and carpentry work of wood, wood grounds, and wood curb of roof construction.

   Provide and maintain temporary braces, scaffolds, safety railings, platforms and scaffolding to OSHA standards for the use of all trades.

   Framing for doors, hollow and rough openings.

   Structural and architectural framing, including and anchoring wood construction.

SCOPE OF WORK – OFFICE REMODELING SUITE "A" – NEVADA COUNTY SUPERINTENDENT OF SCHOOLS
January 31, 1995

Furnish and install all work listed below and as shown on drawings of the Superintendents Office Suite "A" Remodeling Project. This is an interior remodeling project only. Contractor shall be responsible for any and all required work.

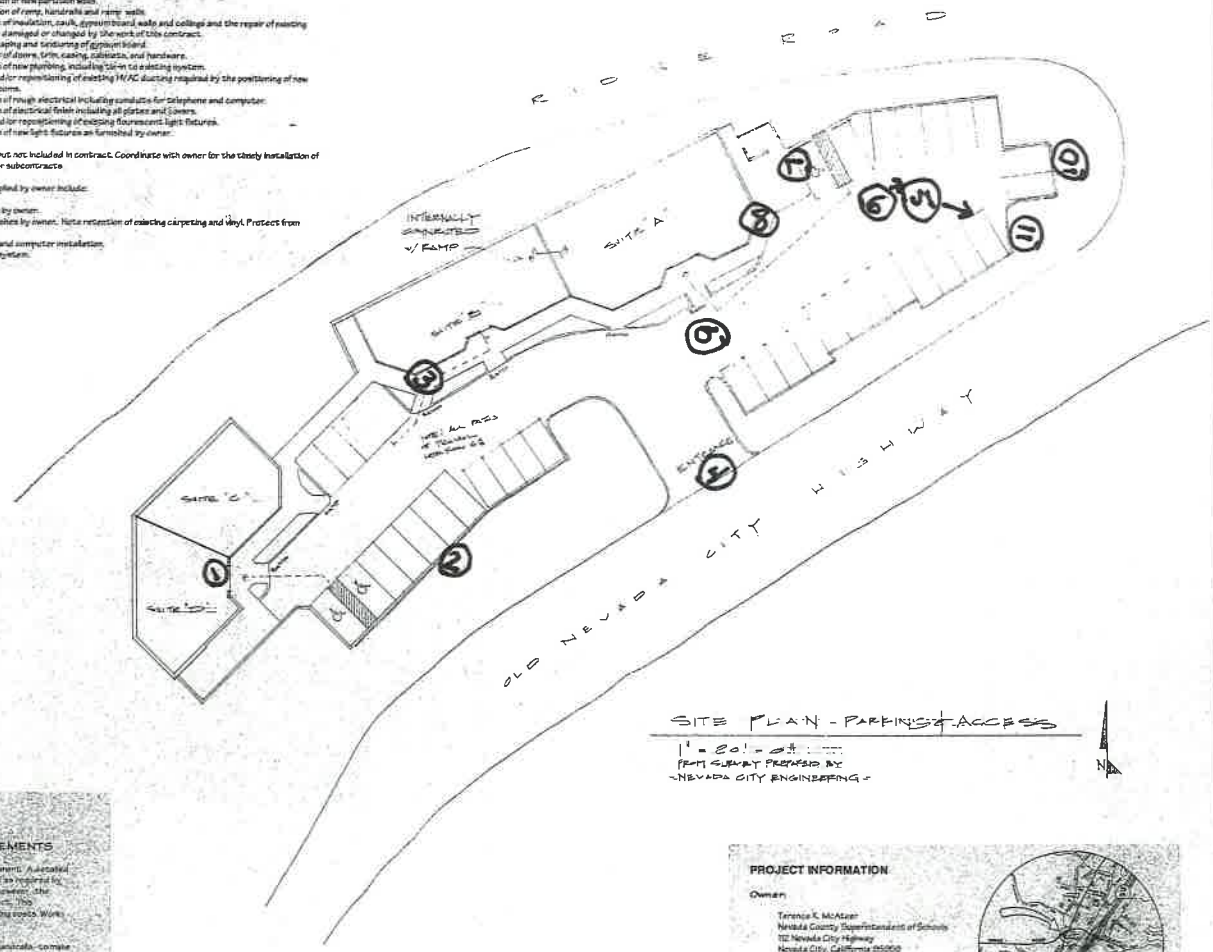
Work shall include the following:

1. Required demolition. Including entry into suite "B".
2. Removal, repair, and replacement of existing suspended ceiling where required.
3. Cutting and removal of existing carpet as needed to install new walls.
4. Construction of new partition walls.
5. Construction of ramp, handrails and ramp walls.
6. Installation of insulation, caulk, gypsumboard walls and ceilings and the repair of existing walls where damaged or changed by the work of this contract.
7. Complete taping and texturing of gypsum board.
8. Installation of doors, trim, casing, cabinets, and hardware.
9. Installation of new plumbing, including tie-in to existing system.
10. Removal and/or repositioning of existing H/AC ducting required by the positioning of new walls and rooms.
11. Installation of rough electrical including conduits for telephone and computer.
12. Installation of electrical finish including all plates and covers.
13. Removal and/or repositioning of existing flourescent light fixtures.
14. Installation of new light fixtures as furnished by owner.

Work shown of drawings but not included in contract. Coordinate with owner for the timely installation of owner supplied material or subcontracts.

Work or items supplied by owner include:

- A All painting by owner.
- B All floor finishes by owner. Note retention of existing carpeting and vinyl. Protect from damage.
- C Telephone and computer installation.
- D Fire alarm system.



SITE PLAN - PARKING & ACCESS
1" = 20' - 0"
FROM SURVEY PREPARED BY
NEVADA CITY ENGINEERING

TITLE 24 and ADA ACCESSIBLE DESIGN ELEMENTS

The project consists of the remodeling of an existing commercial establishment. A detailed review of compliance with Title 24 and ADA standards has been completed as required by Title 24. In general the existing facilities already with current standards however, the following items will be done as part of this tenant improvement project. The compliance upgrade work represents at minimum 50% of the total remodeling costs. Work includes the following upgrades:

1. Construction of an interior ramp to Title 24 standards including handrails, compact all facilities available to all employees.
2. The designation of one restroom in suite "B" and one restroom in suite "A" as handicap accessible men and women restrooms.
3. The installation of internationally recognized symbols and raised letter signage at all restrooms and designated handicap accessible entrances.
4. The remarking of existing handicap parking stalls and walkways, and the installation of directional signs indicating path of travel.
5. The installation of handicap accessible door handles on all interior doors.
6. The installation of a handicap accessible counter and sink in Office of Supt.
7. All new work complies with Title 24 and ADA standards and requirements.

PROJECT INFORMATION

Owner

Terence K. McAteer
Nevada County Superintendent of Schools
112 Nevada City Highway
Nevada City, California 95959

Property Address

112 Nevada City Highway
Nevada City, California 95959

Assessor's Parcel Number 35-210-52

Project Description

Square Footage: 2,660 SF
Occupancy: B-2
Construction Type: Type V – No hour
Project: Suite "A" tenant improvements, no structural changes.

LOCATION MAP

REVISIONS	BY

SITE PLAN & NOTES

BRUCE BOYD, AIA / ARCHITECTURE / PLANNING / CONSTRUCTION
5194 FILLEY ROSE ROAD NEVADA CITY, CA 95959 (916) 265-5356

Nevada County Superintendent of Schools
112 Nevada City Highway
Nevada City, California 95959

Office Suite "A"
Interior Remodeling Project

SET 8

Date 1-30-95
Scale
Drawn BB
Job
Sheet 1
Of 3 Sheets

Assessor's Parcel
35.210.52

①

Existing exterior lighting on eaves around building.

②

Existing exterior lighting in parking lot

③

Existing exterior lighting on eaves around building.

④

Existing entrance to parking lot

(5)

Existing exterior lighting to lower parking lot.

(6)

proposed walk gate and existing pathway to sidewalk

Proposed site of outdoor recreation area to include 6' chain link fencing, 10' drive gate, walk gate.

7

8

Existing Outdoor eating area to remain.

9

Existing parking lot

(10)

Existing signage to remain. Current sign will have "Earle Jamieson Educational Options" added.

(11)

existing bus stop

Current walking path to sidewalk and bus stop. Will add stepping stones and decomposed granite.