aedis
architects

Date: May 14, 2026

Subject: **Baldwin Elementary School Modernization**
Oak Grove School District
Aedis Project No. 2024022

DSA File No. 43-41
DSA Application No. 01-122542

ADDENDUM NO. #2

(Total # of Pages Faxed / Emailed Including Attachments: 49)

CHANGES AND/OR CLARIFICATION'S OF THE DRAWINGS AND SPECIFICATIONS AS FOLLOWS:

GENERAL INFORMATION

ITEM NO. 2.1: **BID DATE AND TIME**
Revise: **Bid due date has changed-**
Sealed proposals are due no later than June 1, 2026, at 11:00 am, at
Oak Grove School District
Main Building Reception Desk
6578 Santa Teresa Boulevard
San Jose, CA 95119-1204
Planned announcement of best value: June 4, 2026.

ITEM NO. 2.2: BALDWIN BID BOND FORM
Add: Baldwin bid bond form *AD2-BALDWIN BID BOND FORM*, enclosed.

ITEM NO. 2.3: BALDWIN AGREEMENT
Add: Baldwin agreement form *AD2-BALDWIN AGREEMENT,* enclosed.

ITEM NO. 2.4: HAZMAT REPORT
Add: Hazmat report is in progress and anticipated to be issued with Addendum #3, May 26.

RFI'S

ITEM NO. 2.5: *Could you please confirm whether this project is exclusively open to General Contractors, or if subcontractors are also permitted to submit bids to the General Contractor by 05/15?*

Response: Subcontractors can provide General Contractor with sub-bids. General Contractors' sealed proposals are due at the time indicated in bid documents.

ITEM NO. 2.6: *Addendum #1 only lists the prequalified General Contractors. OGSD also requires HVAC, Electrical and Plumbing contractors to be prequalified with the district. That is the list I'm looking for.*

Response: Refer to Quality Bidders for qualified subcontractors. Log in and refer to "prequalified apps", and search for subcontractors by trade.

SPECIFICATIONS

ITEM NO. 2.7: SECTION 09 65 19 – RESILIENT TILE FLOORING
Add: The specification in its entirety per AD2-09 65 19 – Resilient Tile Flooring

ITEM NO. 2.8: SECTION 09 67 23 – RESINOUS FLOORING
Add: The specification in its entirety per AD2-09 67 23 – Resinous Flooring

ARCHITECTURAL
DRAWINGS

ITEM NO. 2.9: DRAWINGS – SHEET: A3.01 - NEW FLOOR PLAN - BUILDING A, PART A
Revise: Keynote 10.232 as clouded per AD2.3.01

ITEM NO. 2.10: DRAWINGS – SHEET: A3.02 - NEW FLOOR PLAN - BUILDING A, PART B
Revise: Keynote 10.232 as clouded per AD2.3.02

ITEM NO. 2.11: DRAWINGS – SHEET: A3.11 - NEW ENLARGED RESTROOM PLANS, ELEVATIONS & DETAILS
Revise: Keynote 10.227 as clouded per AD2.3.11
Revise: Keynote 10.232 as clouded per AD2.3.11
Revise: Keynote 10.236 as clouded per AD2.3.11
Revise: Keynote 10.245 as clouded per AD2.3.11

ITEM NO. 2.12: DRAWINGS – SHEET: A3.12 - NEW ENLARGED RESTROOM PLANS, ELEVATIONS & DETAILS
Revise: Keynote 10.227 as clouded per AD2.3.12
Revise: Keynote 10.232 as clouded per AD2.3.12
Revise: Keynote 10.236 as clouded per AD2.3.12
Revise: Keynote 10.245 as clouded per AD2.3.12
Add: Keynote 10.255 as clouded per AD2.3.12
Add: Keynote 10.230 to Rooms 51 and 53 as clouded per AD2.3.12

ITEM NO. 2.13: DRAWINGS – SHEET: A11.01 - FINISH SCHEDULE, LEGEND & DETAILS
Revise: Finish Legend on sheet as clouded per AD2.11.01

ITEM NO. 2.14: DRAWINGS – SHEET: A12.01 – INTERIOR ELEVATIONS
Revise: Keynote 10.232 as clouded per AD2.12.01

ITEM NO. 2.15: DRAWINGS – SHEET: A12.01 – INTERIOR ELEVATIONS
Revise: Keynote 10.232 as clouded per AD2.12.01

ITEM NO. 2.16: DRAWINGS – SHEET: A12.02 – INTERIOR ELEVATIONS
Revise: Keynote 10.232 as clouded per AD2.12.02

ITEM NO. 2.17: DRAWINGS – SHEET: A12.03 – INTERIOR ELEVATIONS
Revise: Keynote 10.232 as clouded per AD2.12.03

Aedis Architects
John Diffenderfer, Principal

BASE Design
Gokhan Akalan

Capital Engineering
Ryan Celaya

Atium Engineering
David Maino

Division of the State Architect

Attachments:

General Information

AD2-Baldwin Bid Bond Form (2 pages)
AD2-Baldwin Agreement (21 pages)

Specifications

AD2-09 65 19 – Resilient Tile Flooring (8 pages)
AD2-09 67 23 – Resinous Flooring (6 pages)

Drawings

AD2-A3.01 (1 sheet)
AD2-A3.02 (1 sheet)
AD2-A3.11 (1 sheet)
AD2-A3.12 (1 sheet)
AD2-A11.01 (1 sheet)
AD2-A12.01 (1 sheet)
AD2-A12.02 (1 sheet)
AD2-A12.03 (1 sheet)

BID BOND

Bond Number: _____

KNOW ALL MEN BY THESE PRESENTS that we the undersigned _____ as Principal and _____ as Surety, are hereby held and firmly bound unto the Oak Grove School District ("Owner") in the sum of _____ Dollars ($_____) for payment of which sum, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

The condition of the above obligation is such that whereas the Principal has submitted to the Owner a certain bid, attached hereto and hereby made a part hereof, to enter into a Contract in writing for the construction of **Baldwin Modernization** in strict accordance with Contract Documents.

NOW, THEREFORE,

a. If said bid shall be rejected, or, in the alternative;

b. If said bid shall be accepted and the Principal shall execute and deliver a contract in the form of agreement attached hereto and shall execute and deliver Performance and Payment Bonds in the forms attached hereto (all properly completed in accordance with said bid), and shall in all other respects perform the agreement created by the acceptance of said bid;

Then this obligation shall be void, otherwise the same shall remain in full force and effect, it being expressly understood and agreed that the liability of the Surety for any and all default of the Principal hereunder shall be the amount of this obligation as herein stated.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract on the call for bids, or to the Work to be performed hereunder, or the specifications accompanying the same, shall in any way affect its obligation under this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of said Contract or the call for bids, or to the Work, or to the specifications.

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under several seals this ____ day of _____, _____, the name and corporate party being hereto affixed and these presents duly signed by its

undersigned representative, pursuant to authority of its governing body. In the presence of:

(Notary Seal)

_____
(Principal)

_____
(Business Address)

_____

_____
(Corporate Surety)

_____
Business Address)

By:_____

_____

The rate or premium of this bond is _____ per thousand, the total amount of premium charged, $_____.

(The above must be filled in by Corporate Surety).

LEASE-LEASEBACK AGREEMENT

Dated as of _____, 20__

Between

Oak Grove School District

and

_____

Baldwin Modernization Contract

280 Martinvale Lane,
San Jose, California 95119____

LEASE-LEASEBACK AGREEMENT FOR THE

BALDWIN MODERNIZATION CONTRACT

THIS LEASE-LEASEBACK AGREEMENT (this "Agreement") is entered into as of _____, 20__, between the Oak Grove School District, a California public school district (the "Owner"), and _____ *[insert name]*, a _____ *[insert "*California corporation and" *if so]* licensed contractor (the "Contractor"). Owner and Contractor are each a "Party" and together are the "Parties" to this Agreement.

The Owner intends to make certain tenant improvements generally described in Section 1, below (the "Work") to its Baldwin Modernization on the campus of its Baldwin Elementary School, located at 280 Martinvale Lane, San Jose, CA 95119, such Work being performed pursuant to the Agreement and all incorporated documents (the "Contract" and "Contract Documents"), all of which is part of the Owner's Baldwin Modernization project ("Project"). This Agreement includes and incorporates all of the Contract Documents identified in Section 1.1.1 of the General Conditions of this Contract.

This Agreement is entered into by the Parties pursuant to California Education Code section 17406, which permits the governing board of school district to lease to any person, firm, or corporation any real property owned by the school district if the instrument by which such property is leased requires the lessee to construct on the leased premises, or provides for the construction thereon, of a building for the use of the school district during the term of the lease, and provides that title to that building shall vest in the school district at the expiration of the lease.

In connection with the approval of this Agreement, the Owner will enter into a site lease with Contractor (the "Site Lease"), under which it will lease the Contract site described and depicted in Exhibit A of the Site Lease (the "Site") to Contractor in order for Contractor to finance and construct the Contract as described in the Scope of Work set forth in Section 1, below (the "Scope of Work").

Contractor will lease the Site back to the Owner pursuant to a Sublease Agreement (the "Sublease"), under which the Owner will be required to make sublease payments to Contractor for the use and occupancy of the Site, including the Contract.

Contractor is experienced in the construction of the type of contract and type of work desired by the Owner and is willing to perform said construction Work for the Owner, all as more fully set forth in this Agreement.

The Owner and Contractor therefore agree as follows:

1. Scope of Work. The Contractor agrees to finance construction of the Contract and to furnish all labor, equipment and materials, including tools, implements, and appliances required, and to perform all of the Work, as that term is defined in Article 1.1.3 of the General Conditions, in a good and workmanlike manner, free from any and all liens and claims from mechanics, material suppliers, subcontractors, artisans, machinists, teamsters, freight carriers, and laborers required for the

BALDWIN MODERNIZATION CONTRACT
AT BALDWIN ELEMENTARY SCHOOL
SANTA CLARA COUNTY, CALIFORNIA,

all in strict compliance with the Contract Documents, including but not limited to the plans, drawings, and specifications for the Contract approved by the Division of State Architect ("DSA") as Application No. 01-122542 on September 5, 2025, and prepared by

Aedis Architects
333 West Santa Clara Street,
San Jose, CA 95113
(408)300-5160 Phone

The Contract's scope of work as awarded includes the following alternate items listed in the proposal:

- Alternate Item No. 1 (See keynotes 02.241, 02.255, 09.906. In rooms Kindergarten 01 and Classroom 02-18, exclude from scope new pulls and architectural film finishing at existing casework. Provide one full height cabinet and two lower cabinets with solid surface counter per room.)
- Alternate Item No. __ (_____ *[insert description of alternate item]*)

In accordance with California Public Contract Code section 3300, Contractor has a Class "C" license that Contractor shall maintain in good standing for the duration of Contractor's work on the Contract.

During the Work, the Contractor shall ensure that all Work, including but not limited to Work performed by Subcontractors, is performed in compliance with all applicable legal, contractual, and local government requirements related to COVID-19 and other public health emergencies, including "social distancing," masks, and hygiene as may be ordered by the State or local authorities and as may be directed in the Contract Documents.

2. Contract Documents. The Contractor and the Owner agree that this Agreement, and all of the documents listed in Article 1.1.1 of the General Conditions attached to the Request for Proposals and Qualifications ("RFPQ") for this Contract, are incorporated into this Agreement and together form the "Contract Documents," which form the "Contract."

3. Time to Complete and Liquidated Damages. Time is of the essence in this Contract. The Contractor shall commence the Work (including mobilization) on or after June 10, 2026, and shall Complete the Work on or before August 5, 2027 (this latter date being the "Date for Completion").

Failure to Complete the Work, or applicable milestones of Work, within the time and in the manner provided for by the Contract Documents, shall subject the Contractor to liquidated damages for each calendar day by which such Completion is delayed beyond the Date for Completion or Milestone Deadline. For purposes of liquidated damages, the concept of substantial completion shall not constitute Completion and is not part of the Contract Documents. The actual occurrence of damages and the actual amount of the damages which the Owner would suffer if the Work, or milestone of the Work, were not Completed by the Date for Completion or Milestone Deadline are dependent upon many circumstances and conditions which could prevail in various combinations and, from the nature of the case, it is impracticable and extremely difficult to fix the actual damages. Damages that the Owner would suffer if Completion is delayed include, but are not limited to, loss of the use of the Work or Project, disruption of activities, costs of administration, supervision and the incalculable inconvenience and loss suffered by the public.

Accordingly, the parties agree that $1,500.00 per calendar day of delay shall be the damages which the Owner shall directly incur upon failure of the Contractor to Complete the Work within the Contract Time or Complete any specified portion of the Work by a milestone deadline, as described above.

If the Contractor becomes liable under this Section 3, the Owner, in addition to all other remedies provided by law, shall have the right to withhold sublease payments, and to collect the interest thereon, which would otherwise be or become due the Contractor until the liability of the Contractor under this Section 3 has been finally determined. If the withheld sublease payments are not sufficient to discharge all liabilities of the Contractor incurred under this Section 3, then the Contractor and its sureties shall continue to remain liable to the Owner for such liabilities until all such liabilities are satisfied in full.

If the Owner accepts any work or makes any payment under this Agreement after a default by reason of delays, the payment or payments shall in no respect constitute a waiver or modification of any Contract provisions regarding time of completion and liquidated damages.

4. Total Sublease Amount. For satisfactory performance of the Work, the Owner shall pay a total of $_____ to Contractor (the "Total Sublease Amount").

The Total Sublease Amount includes a 10% general contingency special allowance of $_____ for general contingency (see the plans and specifications for details of this special allowance. The above contract price includes a general contingency allowance of $_____ to pay any additional amounts to which the Contractor may be entitled under the Contract Documents other than special allowances.

Any payment from a special allowance or general contingency allowance ("Allowance") is entirely at the discretion, and only with the advanced written approval, of the Owner. To request payment from an Allowance, the Contractor must fully comply with the Contract Documents' requirements related to Notice to Potential Changes, Change Order Requests, and Claims, including but not limited to Articles 4 and 7 of the General Conditions and its provisions regarding waiver of rights for failure to comply. If the Owner approves in writing a payment from an Allowance, no change order approved by Owner's governing body shall be required, but Contractor must sign an Allowance expenditure form, after which future sublease payments shall be adjusted as provided in the Contract Documents. Contractor's acceptance of a sublease payment that includes such payment shall act as a full and complete waiver by Contractor of all rights to recover additional money related to the underlying basis of such payment; and such waiver shall be in addition to any other waiver that applies under the Contract Documents (including Article 4 of the General Conditions). If Contractor requests a time extension or other consideration in connection with or related to a requested payment from an Allowance, Contractor must comply with the Contract Documents' requirements related to Notice to Potential Changes, Change Order Requests, and Claims, including but not limited to Articles 4, 7, and 8 of the General Conditions and their provisions regarding waiver of rights for failure to comply, and no such time extension or other consideration may be issued until a change order is approved by the Owner's governing body pursuant to the Contract Documents. The amount of an Allowance may only be increased by a change order approved by Owner's governing body. Once an Allowance is fully spent, the Contractor must request any additional compensation pursuant to the procedures in the Contract Documents for Notices of Potential Claim, Change Order Requests, and Claims, and payment must be made after a change order approved by the Owner's governing body pursuant to the General Conditions. Upon Completion of the Work, all amounts in an Allowance that remain unspent and unencumbered shall remain the property of the Owner, Contractor shall have no claim to such funds,

the Owner shall be entitled to a credit for such unused amounts against the above contract price, and the Owner may withhold such credit from any sublease payment or release of retention.

Except as otherwise provided in the General Conditions, the Contractor shall assume the risk of all costs in excess of the Total Sublease Amount in the performance of the Work and shall not be entitled to additional payments because of such excess costs.

Contractor shall finance the cost of construction of the Work. Contractor shall pay all subcontractors and suppliers as they perform Work or furnish supplies. The Owner shall pay the Total Sublease Amount to Contractor in sublease payments pursuant to the terms and conditions of the Contract Documents, including but not limited to Section 6 of the Sublease (the "Sublease Payments") and any adjustments to such Total Sublease Amount that may be made in accordance with the terms of the Contract Documents. The sum of the Sublease Payments shall not exceed the Total Sublease Amount established under this Article 4. The unspent amount of the allowances shall be excluded from any calculations of Sublease Payments under the Contract Documents.

5. Changes. Should the Contractor believe that it is entitled to an increase in the Total Sublease Amount or a time extension for the Date of Completion or a Milestone Deadline, it must request such change pursuant to the procedures in the Contract Documents, including but not limited to Section 4.5 of the General Conditions regarding notices of potential change, change order requests, and claims. To be enforceable, any written amendment or change order must be signed by both parties and approved by the Owner's governing body.

6. Term and Termination. The term of the Contract (the "Lease Term") begins on _____, 20__, *[insert effective date of the agreement; see first paragraph of agreement, above]* and automatically ends on the date that the final Sublease Payment is due (as may be adjusted during the Contract) or on the date that the Contract is terminated, all in accordance with the Contract Documents. The Lease Term and the Sublease Payments may be extended as provided in the Sublease. All of the covenants, representations and warranties set forth in the Contract, including indemnification obligations, that are intended to bind the Parties after the Completion of the Work or termination of the Contract will survive such Completion or termination for the periods provided for in the Contract or otherwise allowed by law. The Site Lease and the Sublease each shall automatically end at the same time as this Agreement, with the Parties' respective leasehold interests thereunder automatically ended and released, and title to the Site and Work automatically and fully vested in the Owner.

7. Prequalification of Contractor and Certain Subcontractors.

Prequalification may be required (see the RFPQ).

8. Selection of Subcontractors; DVBE Goals. Contractor shall use only those subcontractors designated in its proposal for any Work constituting more than 0.5% of the Total Sublease Amount allocable to construction Work. All of Contractor's subcontractors shall be afforded the protections of the Subletting and Subcontracting Fair Practices Act (commencing with Public Contract Code section 4100).

Compliance with Disabled Veteran Business Enterprise ("DVBE") contracting goals is required for this Contract. In accordance with Education Code section 17076.11, the Owner has a DVBE participation goal of 3% per year of the overall dollar amount of state funds allocated to the Owner pursuant to the

Leroy F. Greene School Facilities Act of 1998, and expended each year by the Owner for this Contract. The Owner is seeking DVBE participation under this Agreement.

The Contractor must make a good faith effort to contact and utilize DVBE subcontractors and suppliers in securing bids, in the manner set forth in this Section for performance of the Contract. Information regarding certified DVBE firms can be obtained from the State's Office of Small Business and DVBE Services (OSDS) at (916) 375-4940 as well as the OSDS website at www.bidsync.com/DPXBisCASB. Verification of DVBE status must be obtained from the OSDS by receiving an approved certification letter and reference number from that office. Contractor is required, as a material condition of this Agreement, to retain documentation of its good faith efforts in utilizing DVBEs for this Contract, for submission to the Owner or to the applicable state agency in the event such documentation is requested.

Good faith efforts are demonstrated by evidence of the following: (a) contact was made with the Owner regarding the identification of DVBEs; (b) contact was made with other state agencies and with local DVBE organizations to identify DVBEs; (c) advertising was published in trade papers and other papers focusing on DVBEs; (d) invitations to bid or proposal solicitations were submitted to potential DVBE contractors; and (e) available DVBEs were considered. Contractor shall certify, under penalty of perjury, that a good faith effort was made to include DVBE subcontractors and suppliers in the Contract.

Prior to, and as a condition precedent for the final Sublease Payment made to Contractor by the Owner pursuant to Section 6 of the Sublease, the Contractor shall provide the Owner with written documentation identifying the amount paid to certified DVBE subcontractors and suppliers in performance of the Contract. The Contractor shall also provide the Owner with a copy of the DVBE Certification Letter issued by OSDS for each DVBE that has participated in the Contract. This documentation will be used by the Owner to evaluate its success in meeting its DVBE participation goal.

9. Prevailing Wages. The Contract is a public work, the Work shall be performed as a public work, and under California Labor Code section 1770 *et seq*., the Director of the California Department of Industrial Relations ("DIR") has determined the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which the Work is to be performed, for each craft, classification or type of worker needed to execute this Contract. Per diem wages shall be deemed to include employer payments for health and welfare, pension, vacation, apprenticeship or other training programs, and similar purposes. Copies of the rates are on file at the Owner's principal office, or are available at https://www.dir.ca.gov/oprl/dprewagedetermination.htm. The rate of prevailing wage for any craft, classification or type of workmanship to be employed on this Contract is the rate established by the applicable collective bargaining agreement which rate so provided is hereby adopted by reference and shall be effective for the life of this Agreement or until the Director of the DIR determines that another rate be adopted. It shall be mandatory upon the Contractor and on any subcontractor to pay not less than the said specified rates to all workers employed in the execution of this Agreement.

The Contractor and any subcontractor under the Contractor as a penalty to the Owner shall forfeit not more than Two Hundred Dollars ($200.00) for each calendar day or portion thereof for each worker paid less than the stipulated prevailing rates for such work or craft in which such worker is employed. The difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage rate shall be paid to each worker by the Contractor.

The Contractor and each Subcontractor shall keep or cause to be kept an accurate record for work on this Contract showing the names, addresses, social security numbers, work classification, straight time and overtime hours worked and occupations of all laborers, workers and mechanics employed by them in connection with the performance of this Contract or any subcontract thereunder, and showing also the actual per diem wage paid to each of such workers, which records shall be open at all reasonable hours to inspection by the Owner, its officers and agents and to the representatives of the Division of Labor Standards Enforcement of the DIR. Contractor and all subcontractors shall comply with Labor Code section 1776. In accordance with Labor Code section 1771.4(a)(1), the Contract is subject to compliance monitoring and enforcement by the DIR. The Contractor and each subcontractor shall furnish a certified copy of all payroll records directly to the Labor Commissioner on a monthly basis, unless directed by the Owner to furnish such records more often, and in the format prescribed by the Labor Commissioner.

As a public work, the Contract is subject to compliance monitoring and enforcement by the Department of Industrial Relations. For all projects over Twenty-Five Thousand Dollars ($25,000), in order to be qualified to submit a bid or to be listed in a bid proposal subject to the requirements of Public Contract Code section 4104, or enter into, or engage in the performance of any contract of public work (as defined by Division 2, Part 7, Chapter 1 (§§1720 *et seq*.) of the Labor Code), a contractor or subcontractor must be currently registered and qualified under Labor Code section 1725.5 to perform public work as defined by Division 2, Part 7, Chapter 1 (§§1720 *et seq*.) of the Labor Code.

10. Working Hours. Under California Labor Code sections 1810 to 1815, the time of service of any worker employed by the Contractor or a Subcontractor doing or contracting to do any part of the Work contemplated by this Agreement is limited and restricted to 8 hours during any one calendar day and 40 hours during any one calendar week, provided, that work may be performed by such employee in excess of said 8 hours per day or 40 hours per week provided that compensation for all hours worked in excess of 8 hours per day, and 40 hours per week, is paid at a rate not less than 1½ times the basic rate of pay. The Contractor and every Subcontractor shall keep an accurate record showing the name of and the actual hours worked each calendar day and each calendar week by each worker employed by them in connection with the Work. The Contractor and every Subcontractor shall keep the records open at all reasonable hours to inspection by representatives of the Owner and the Division of Labor Standards Enforcement. The Contractor shall as a penalty to the Owner forfeit $25.00 for each worker employed in the execution of this Agreement by the Contractor or by any subcontractor for each calendar day during which such worker is required or permitted to work more than 8 hours in any one calendar day, and 40 hours in any one calendar week, except as herein provided.

11. Apprentices. The Contractor shall comply with California Labor Code sections 1777.5 and 1777.6. These sections require that contractors and subcontractors employ apprentices in apprenticeable occupations in a ratio of not less than 1 hour of apprentice's work for each 5 hours of work performed by a journeyman (unless an exemption is granted in accordance with Labor Code section 1777.5) and that contractors and subcontractors shall not discriminate among otherwise qualified employees as indentured apprentices on any public works solely on the ground of sex, race, religious creed, national origin, ancestry or color. Only apprentices as defined in Labor Code section 3077, who are in training under apprenticeship standards and who have signed written apprentice agreements, will be employed on public works in apprenticeable occupations. The responsibility for compliance with these provisions is fixed with the Contractor for all apprenticeable occupations.

12. Skilled and Trained Workforce. The Contractor and its subcontractors at every tier shall comply with Education Code section 17407.5 and Public Contract Code sections 2600-2603, which require the

Contractor and its subcontractors at every tier to employ a skilled and trained workforce, as defined herein, to perform all work on the Contract that falls within an apprenticeable occupation in the building and construction trades.

For the purpose of this Section 12, the following definitions apply:

A. "Apprenticeable occupation" means an occupation for which the Division of Apprenticeship Standards of the DIR had approved an apprenticeship program before January 1, 2014.

B. "Graduate of an apprenticeship program" means either (a) an individual that has been issued a certificate of completion under the authority of the California Apprenticeship Council for completing an apprenticeship program approved by the DIR pursuant to Section 3075 of the Labor Code, or (b) an individual that has completed an apprenticeship program located outside California and approved for federal purposes pursuant to apprenticeship regulations adopted by the federal Secretary of Labor.

C. "Skilled and trained workforce" means that all of the workers are either apprentices registered in an apprenticeship program approved by the DIR, or skilled journeypersons, with at least 30% of the skilled journeypersons employed on the Contract in the following occupations being graduates of an apprenticeship program: Acoustical installer, bricklayer, carpenter, cement mason, drywall installer or lather, marble mason, finisher, or setter, modular furniture or systems installer, operating engineer, pile driver, plasterer, roofer or waterproofer, stone mason, surveyor, teamster, terrazzo worker or finisher, and tile layer, setter, or finisher. For work performed on or after January 1, 2020, at least 60 percent of the skilled journeypersons employed on the Project in all other apprenticeable occupations must be graduates of an apprenticeship program. Pursuant to sections 2600-2602 of the Public Contract Code, the percentage requirement (1) may be partially met in some apprenticeable occupations by skilled journeypersons who commenced working before an apprenticeship program existed, (2) may be met by the hours performed by the skilled journeypersons, (3) need not be met if less than ten (10) hours of work were performed, and (4) need not be met by some subcontractors.

D. "Skilled journeyperson" means any of the following: (i) a person who has graduated from an apprenticeship program for the applicable occupation that was approved by the DIR, (ii) a person who has graduated from an apprenticeship program for the applicable occupation that was located outside of California and approved for federal purposes in accordance with regulations adopted by the federal Secretary of Labor, or (iii) a person who has at least as many hours of on-the-job experience in the applicable occupation as would be required to graduate from an apprenticeship program approved by the DIR.

For each calendar month during the Work, Contractor shall provide a compliance report to the Owner for each contractor or subcontractor before the fifth day of each month, using the format attached hereto as ***Exhibit A***, or in a substantially similar format, demonstrating compliance with this Section 12, ***except that*** a compliance report is not required for any occupation exempted under Public Contract Code §2601(d)(2)(B)-(D). Such monthly compliance reports shall be subject to the California Public Records Act (commencing with Government Code section 6250), and shall be open to public inspection.

If Contractor fails to comply with this Section 12 then Owner, at its sole discretion, may terminate the Agreement pursuant to Article 14 of the General Conditions, in addition to any other rights or remedies provided to Owner in the Contract Documents. Notwithstanding any other provision of the Agreement or the General Conditions, if Contractor fails to provide any required monthly compliance report pursuant to this Section 12 on or before the fifth day of the following month, or provides an incomplete report, Owner shall withhold further payments to Contractor that would otherwise be due and payable consistent with Public Contract Code section 2602(b).

13. DSA Oversight Process. The Contractor must comply with the applicable requirements of the Division of State Architect ("DSA") Construction Oversight Process ("DSA Oversight Process"), including but not limited to (a) notifying the Inspector of Record ("IOR") upon commencement and completion of each aspect of the work as required under DSA Form 156; (b) coordinating the Work with the IOR's inspection duties and requirements; (c) submitting verified reports under DSA Form 6-C; and (d) coordinating with the Owner, Owner's Architect, any Construction Manager, any laboratories, and the IOR to meet the DSA Oversight Process requirements without delay or added costs to the Contract.

Contractor shall be responsible for any additional DSA fees related to review of proposed changes to the DSA-approved construction documents, to the extent the proposed changes were caused by Contractor's wrongful actions or omissions. If inspected Work is found to be in non-compliance with the DSA-approved construction documents or the DSA-approved testing and inspection program, then it must be removed and corrected. Any construction that covers unapproved or uninspected Work is subject to removal and correction, at Contractor's expense, in order to permit inspection and approval of the covered Work in accordance with the DSA Oversight Process.

14. Indemnification, Insurance, and Bonds. The Contractor will defend, indemnify and hold harmless the Owner, its governing board, officers, agents, trustees, employees and others as provided in the General Conditions.

By this statement the Contractor represents that it has secured the payment of Workers' Compensation in compliance with the provisions of the California Labor Code and during the performance of the work contemplated herein will continue so to comply with said provisions of said Code. The Contractor shall supply the Owner with certificates of insurance evidencing that Workers' Compensation Insurance is in effect and providing that the Owner will receive 30 days' notice of cancellation.

Contractor shall provide the insurance set forth in the General Conditions throughout performance of the Contract. Contractor's comprehensive general and automobile liability insurance shall be written for not less than the following limits of liability:

Comprehensive General Liability

Each Occurrence: $1,000,000.00 Each Occurrence	Damage to Rented Premises: $1,000,000.00 Each Occurrence
Medical Expenses: $10,000.00 Any One Person	Personal and Advertising Injury: $1,000,000.00 Each Occurrence
General Aggregate: $2,000,000.00 Aggregate	Products – Completed Operations: $2,000,000.00 Aggregate

Comprehensive Automobile Liability

Combined Single Limit:	Property Damage:
$500,000.00 Each Accident	$100,000.00 Each Accident

Workers' Compensation

Worker's compensation insurance as required by Labor Code section 3200, *et seq*.

Employers' Liability

$100,000.00 Each Accident
$100,000.00 Disease – Each Employee
$500,000.00 Disease – Policy Limit

Contractor shall provide the bonds set forth in the General Conditions, including performance and payments bonds.

15. Entire Agreement. The Contract constitutes the entire agreement between the Parties, and supersedes any prior or contemporaneous agreement between the Parties, oral or written, unless such agreement is expressly incorporated herein. The Owner makes no representations or warranties, express or implied, not specified in the Contract. The Contract is intended as the complete and exclusive statement of the Parties' agreement pursuant to California Code of Civil Procedure section 1856.

16. Execution of Other Documents. The Parties to this Agreement shall cooperate fully in the execution of any and all other documents and in the completion of any additional actions that may be necessary or appropriate to give full force and effect to the terms and intent of the Contract.

17. Execution in Counterparts. This Agreement may be executed in counterparts such that the signatures may appear on separate signature pages. A copy, or an original, with all signatures appended together, shall be deemed a fully executed Agreement.

18. Binding Effect. Contractor, by execution of this Agreement, acknowledges that Contractor has read this Agreement and the other Contract Documents, understands them, and agrees to be bound by their terms and conditions. The Contract shall inure to the benefit of and shall be binding upon the Contractor and the Owner and their respective successors and assigns.

19. Severability; Governing Law; Venue. If a court of competent jurisdiction shall hold any provision of the Contract invalid or unenforceable, then such holding shall not invalidate or render unenforceable any other provision hereof. The laws of the State of California, other than its laws regarding choice of law, shall govern the Contract. Any action or proceeding seeking any relief under or with respect to this Agreement shall be brought solely in the Superior Court of the State of California for the County of Santa Clara, subject to transfer of venue under applicable State law, provided that nothing in this Agreement shall constitute a waiver of immunity to suit by Owner.

20. Amendments. The terms of the Contract shall not be waived, altered, modified, supplemented, or amended in any manner whatsoever except by written agreement signed by the Parties and approved or ratified by the Owner's Governing Board.

21. Assignment of Contract. The Contractor shall not assign or transfer by operation of law or otherwise any of its rights, burdens, duties or obligations without the prior written consent of the surety on the payment bond, the surety on the performance bond, and the Owner.

22. Written Notice. Written notice shall be deemed to have been duly served if delivered in person to the individual or member of the firm or to an officer of the corporation for whom it was intended, or if delivered at or sent by registered or certified or overnight mail to the last business address known to the person who gives the notice.

23. Terms Not Defined. Capitalized terms used in this Agreement that are not otherwise defined have the same meaning as in the General Conditions and other Contract Documents.

24. Parties Bound by Agreement. Each person signing this Agreement below warrants and guarantees that he or she is legally authorized to execute this Agreement on behalf of the listed Party and that such execution binds that Party to the terms and conditions of this Agreement.

25. Sanctions in Response to Russian Aggression. The Owner is using State of California funds for this Contract, and therefore Contractor must comply with the Governor's March 4, 2022, Executive Order N-6-22 ("Order") relating to any existing sanctions imposed by the United States government and the State of California in response to Russia's actions in Ukraine, including additional reporting requirements for contracts of $5 million or more. Failure to comply may result in the termination of the Contract.

* * * * * * * * * * * * * * * * * * * *

CONTRACTOR:

_____,
a California _____

BY: _____
TITLE: President, Vice President, or Chairman

BY: _____
TITLE: Secretary, Assistant Secretary, CFO, or Assistant Treasurer

_____
CALIFORNIA CONTRACTOR'S LICENSE NO.

OWNER:

Oak Grove School District

BY: _____
TITLE: Superintendent

_____
LICENSE EXPIRATION DATE

NOTE: Contractor must give the full business address of the Contractor and sign with Contractor's usual signature. Partnerships must furnish the full name of all partners and the Agreement must be signed in the partnership name by a general partner with authority to bind the partnership in such matters, followed by the signature and designation of the person signing. The name of the person signing shall also be typed or printed below the signature. Corporations must sign with the legal name of the corporation, followed by the name of the state of incorporation and by the signature and designation of the chairman of the board, president or any vice president, and then followed by a second signature by the secretary, assistant secretary, the chief financial officer or assistant treasurer. All persons signing must be authorized to bind the corporation in the matter. The name of each person signing shall also be typed or printed below the signature. Satisfactory evidence of the authority of the officer signing on behalf of a corporation shall be furnished.

MONTHLY SKILLED AND TRAINED WORKFORCE COMPLIANCE REPORT FOR WORK PERFORMED ON OR AFTER JANUARY 1, 2020

(Public Contract Code §§2600-2603)

Owner: Oak Grove School District

Contract: Baldwin Modernization Contract
Baldwin Elementary School
San Jose, Santa Clara County, California

The undersigned declares:

I am the _____ of _____, the "Contractor" on the Contract identified above. I hereby certify that during the month of _____ , 20__, Contractor and its subcontractors employed a total of _____ workers on the Contract in the apprenticeable occupations designated under Public Contract Code ("PCC") sections 2600 et seq., and these workers performed a total of _____ hours of work within the apprenticeable occupations. I certify that all of these workers in the apprenticeable occupations are either skilled journeypersons (as defined in PCC section 2601(e)) or apprentices registered in an apprenticeship program approved by the Department of Industrial Relations (PCC §2601(d)(1)); and that all of these hours performed in the apprenticeable occupations were performed by such skilled journeypersons and apprentices.

I. CONTRACTOR'S WORKFORCE

[INSTRUCTIONS: If Contractor is not exempt under Section I.A., then for each apprenticeable occupation employed by Contractor, Contractor must separately prepare either Section I.B or I.C. If Contractor is not exempt under Section I.A and cannot meet the requirements of either Section I.B or I.C for each apprenticeable occupation it employs, then Contractor must check the box for, and complete, Section I.D.]

For the workers in each of the apprenticeable occupations employed by Contractor during the aforementioned month, I certify as follows *[check applicable box(es)]*:

☐ **A. Exemption (PCC §2601(d)(5))**

The Contractor's workers in all apprenticeable occupations performed fewer than ten (10) hours of work on the Contract, and thus are exempt from the percentage compliance requirements of PCC section 2601(d)(2).

☐ **B. Percentage Compliance by Number of Workers (PCC §2601(d)(2)(D) and (3))**

[INSTRUCTIONS: If Contractor meets or exceeds the required percentage of skilled journeypersons that are apprenticeship graduates for an apprenticeable occupation, fill out Paragraphs 1.1-1.4 and 2.1-2.4 for that occupation.]

1.0 For each apprenticeable occupation of acoustical installer, bricklayer, carpenter, cement mason, drywall installer or lather, marble mason, finisher, or setter, modular furniture or systems installer, operating engineer, pile driver, plasterer, roofer or waterproofer, stone mason, surveyor, terrazzo worker or finisher, or tile layer, setter, or finisher:

Apprenticeable Occupation: _____

1.1. Number of Contractor's skilled journeypersons in this apprenticeable occupation = _____

1.2. Number of Contractor's skilled journeypersons in this apprenticeable occupation who are graduates of an apprenticeship program for this occupation = _____

1.3 If no apprenticeship program had been approved by the Chief before January 1, 1995, for this apprenticeable occupation, the number of skilled journeypersons who commenced working in this occupation before the Chief's approval of an apprenticeship program for this occupation in the county of this Project = _____ *[may not exceed 15% of 1.1, above]*

1.4. Contractor's apprenticeship graduation percentage for this apprenticeable occupation = _____% *[add the numbers in 1.2 and 1.3, and divide that sum by the number in 1.1; the result must meet or exceed 30%]*

1.5 Attach a list with the full name of each worker relied upon to satisfy the above apprenticeship graduation percentage requirement, and for each worker the list must include the apprenticeship program for that worker, the location of that program, and the graduation date of that worker from that program.

*[**Repeat** Sections 1.1-1.4 above for each apprenticeable occupation described in Section 1.0 that Contractor employed on the Contract and which meets the requirements of Sections 1.1-1.4.]*

2.0 For each apprenticeable occupation other than teamsters and those listed in 1.0 above:

Apprenticeable Occupation: _____

2.1. Number of Contractor's skilled journeypersons in this apprenticeable occupation = _____

2.2. Number of Contractor's skilled journeypersons in this apprenticeable occupation who are graduates of an apprenticeship program for this occupation = _____

2.3 If no apprenticeship program had been approved by the Chief before January 1, 1995, for this apprenticeable occupation, the number of skilled journeypersons who commenced working in this apprenticeable occupation before the Chief's approval of an apprenticeship program for

this occupation in the county of this Project = _____ *[this number may not exceed 30% of 2.1, above]*

2.4. Contractor's apprenticeship graduation percentage for this apprenticeable occupation = _____% *[add the numbers in 2.2 and 2.3, and divide that sum by the number in 2.1; this percentage must be at least 60%]*

2.5 Attach a list with the full name of each worker relied upon to satisfy the above apprenticeship graduation percentage requirement, and for each worker the list must include the apprenticeship program for that worker, the location of that program, and the graduation date of that worker from that program.

*[**Repeat** Sections 2.1-2.4 above for each apprenticeable occupation described in Section 2.0 that Contractor employed on the Contract and which meets the requirements of Sections 2.1-2.4.]*

☐ **C. Percentage Compliance by Number of Hours (PCC §2601(d)(4)(B))**

[INSTRUCTIONS: If Contractor meets or exceeds the required percentage of hours performed by apprenticeship graduates for an apprenticeable occupation, fill out Paragraphs 1.1-1.4 and 2.1-2.4 for that occupation.]

1.0 For each apprenticeable occupation of acoustical installer, bricklayer, carpenter, cement mason, drywall installer or lather, marble mason, finisher, or setter, modular furniture or systems installer, operating engineer, pile driver, plasterer, roofer or waterproofer, stone mason, surveyor, terrazzo worker or finisher, or tile layer, setter, or finisher:

Apprenticeable Occupation: _____

1.1. Number of hours of work performed by Contractor's skilled journeypersons in this apprenticeable occupation = _____

1.2. Number of hours of work performed by Contractor's skilled journeypersons in this apprenticeable occupation who are graduates of an apprenticeship program for this occupation = _____

1.3 If no apprenticeship program had been approved by the Chief before January 1, 1995, for this apprenticeable occupation, the number of hours of work performed by subcontractor's skilled journeypersons who commenced working in this apprenticeable occupation before the Chief's approval of an apprenticeship program for this occupation in the county of this Project = _____ *[may not exceed 15% of 1.1, above]*

1.4. Contractor's apprenticeship graduation percentage for this apprenticeable occupation = _____% *[add 1.2 and 1.3, and divide that sum by 1.1; the result must meet or exceed 30%]*

1.5 Attach a list with the full name of each worker relied upon to satisfy the above apprenticeship graduation percentage requirement, and for each worker the list must include the apprenticeship program for that worker, the location of that program, and the graduation date of that worker from that program.

*[**Repeat** Sections 1.1-1.4 above for each apprenticeable occupation described in Section 1.0 that Contractor employed on the Contract.]*

2.0 For each apprenticeable occupation other than teamsters and those listed in 1.0 above:

Apprenticeable Occupation: _____

2.1. Number of hours of work performed by Contractor's skilled journeypersons in this apprenticeable occupation = _____

2.2. Number of hours of work performed by Contractor's skilled journeypersons in this apprenticeable occupation who are graduates of an apprenticeship program for this occupation = _____

2.3 If no apprenticeship program had been approved by the Chief before January 1, 1995, for this apprenticeable occupation, the number of hours of work performed by subcontractor's skilled journeypersons who commenced working in this apprenticeable occupation before the Chief's approval of an apprenticeship program for this occupation in the county of this Project = _____ *[this number may not exceed 30% of 2.1, above]*

2.4. Contractor's apprenticeship graduation percentage for this apprenticeable occupation = _____% *[add the numbers in 2.2 and 2.3, and divide that sum by the number in 2.1; this percentage must be at least 60%]*

2.5 Attach a list with the full name of each worker relied upon to satisfy the above apprenticeship graduation percentage requirement, and for each worker the list must include the apprenticeship program for that worker, the location of that program, and the graduation date of that worker from that program.

*[**Repeat** Sections 2.1-2.4 above for each apprenticeable occupation described in Section 2.0 that Contractor employed on the Contract.]*

☐ **D. Failure of Contractor to Demonstrate Compliance**

This Skilled and Trained Workforce Compliance Report does not demonstrate compliance with the graduate percentage requirement due to the failure of Contractor to (1) qualify for exemption under I.A, above, or (2) meet the percentage requirements under I.B or I.C, above, for the following apprenticeable occupations: _____.

The total value of the monthly billing for the Contractor is $ _____. I have attached

sufficient information to document to value of the monthly billing and understand that the District will withhold 150 percent of the aforementioned amount until a plan to achieve substantial compliance is approved by the District consistent with Public Contract Code section 2602(c).

II. SUBCONTRACTORS' WORKFORCE

[INSTRUCTIONS: Contractor must fill out this form for each subcontractor of every tier. For each subcontractor of every tier that is not exempt under Section II.A., the Contractor must separately prepare either Section II.B or II.C for each apprenticeable occupation employed by that subcontractor. If a subcontractor is not exempt under Section II.A and cannot meet the requirements of either Section II.B or II.C for each apprenticeable occupation it employs, then Contractor must check the box for, and complete, Section II.D.]

I certify that each subcontractor of every tier who performed work during the aforementioned month has provided to Contractor a Skilled and Trained Workforce Compliance Report that is signed under the penalty of perjury, and that provides sufficient detail to allow Contractor to fully and accurately prepare Section II of this form. I certify that Contractor will retain these forms and will provide copies of them to Owner within seven (7) days of Owner's written request. Following review of all of the subcontractors' Skilled and Trained Workforce Compliance Reports, I also certify as follows *[check applicable box(es)]*:

☐ **A. Exemption from Percentage Compliance (PCC §2601(d)(5) and (6))**

The following subcontractors are exempt from the percentage compliance requirements of Public Contract Code section 2601(d)(2) because they employed skilled journeypersons to perform fewer than ten (10) hours of work in the apprenticeable occupations on the Contract: _____ (__ hours), _____ (__ hours), _____ (__ hours), _____ (__ hours), and _____ (__ hours). *[Insert names of the subcontractors on the Contract that are exempt for this reason, and the number of hours performed by skilled journeypersons for each one.]*

The following subcontractors are exempt from the percentage compliance requirements of Public Contract Code section 2601(d)(2) because (1) they were not a listed subcontractor under Public Contract Code section 4104 or a substitute for a listed subcontractor, and (2) the subcontract does not exceed 0.5% of the price of the prime contract: _____, _____, _____, _____, and _____. *[Insert names of the subcontractors on the Contract that are exempt for this reason.]*

☐ **B. Percentage Compliance by Number of Workers (PCC §2601(d)(2)(D) and (3))**

*[INSTRUCTIONS: For **each** subcontractor of every tier that meets or exceeds the required percentage of skilled journeypersons that are apprenticeship graduates for an apprenticeable occupation, fill out Paragraphs 1.1-1.4 and 2.1-2.4 for that subcontractor and occupation.]*

Subcontractor: _____

1.0 For each apprenticeable occupation of acoustical installer, bricklayer, carpenter, cement mason, drywall installer or lather, marble mason, finisher, or setter, modular furniture or systems installer, operating engineer, pile driver, plasterer, roofer or waterproofer, stone mason, surveyor, terrazzo worker or finisher, or tile layer, setter, or finisher:

Apprenticeable Occupation: _____

1.1. Number of subcontractor's skilled journeypersons in this apprenticeable occupation = _____

1.2. Number of subcontractor's skilled journeypersons in this apprenticeable occupation who are graduates of an apprenticeship program for this occupation = _____

1.3 If no apprenticeship program had been approved by the Chief before January 1, 1995, for this apprenticeable occupation, the number of skilled journeypersons who commenced working in this apprenticeable occupation before the Chief's approval of an apprenticeship program for this occupation in the county of this Project = _____ *[may not exceed 15% of 1.1, above]*

1.4. Subcontractor's apprenticeship graduation percentage for this apprenticeable occupation = _____% *[add the numbers in 1.2 and 1.3, and divide that sum by the number in 1.1; the result must meet or exceed 30%]*

1.5 Attach a list with the full name of each worker relied upon to satisfy the above apprenticeship graduation percentage requirement, and for each worker the list must include the apprenticeship program for that worker, the location of that program, and the graduation date of that worker from that program.

*[**Repeat** Sections 1.1-1.4 above for each apprenticeable occupation described in Section 1.0 that subcontractor employed on the Contract and which meets the requirements of Sections 1.1-1.4.]*

2.0 For each apprenticeable occupation other than teamsters and those listed in 1.0 above:

Apprenticeable Occupation: _____

2.1. Number of subcontractor's skilled journeypersons in this apprenticeable occupation = _____

2.2. Number of subcontractor's skilled journeypersons in this apprenticeable occupation who are graduates of an apprenticeship program for this occupation = _____

2.3 If no apprenticeship program had been approved by the Chief before January 1, 1995, for this apprenticeable occupation, the number of skilled journeypersons who commenced working in this apprenticeable occupation before the Chief's approval of an apprenticeship program for this occupation in the county of this Project = _____ *[this number may not exceed 30% of 2.1, above]*

2.4. Subcontractor's apprenticeship graduation percentage for this apprenticeable occupation = _____% *[add the numbers in 2.2 and 2.3, and divide that sum by the number in 2.1; this percentage must be at least 60%]*

2.5 Attach a list with the full name of each worker relied upon to satisfy the above apprenticeship graduation percentage requirement, and for each worker the list must include the apprenticeship program for that worker, the location of that program, and the graduation date of that worker from that program.

*[**Repeat** Sections 2.1-2.4 above for each apprenticeable occupation described in Section 2.0 that subcontractor employed on the Contract and which meets the requirements of Sections 2.1-2.4.]*

☐ **C. Percentage Compliance by Number of Hours (PCC §2601(d)(4)(B))**

*[INSTRUCTIONS: For **each** subcontractor of every tier that meets or exceeds the required percentage of hours performed by apprenticeship graduates for an apprenticeable occupation, fill out Paragraphs 1.1-1.4 and 2.1-2.4 for that subcontractor and occupation.]*

Subcontractor: _____

1.0 For each apprenticeable occupation of acoustical installer, bricklayer, carpenter, cement mason, drywall installer or lather, marble mason, finisher, or setter, modular furniture or systems installer, operating engineer, pile driver, plasterer, roofer or waterproofer, stone mason, surveyor, terrazzo worker or finisher, or tile layer, setter, or finisher:

Apprenticeable Occupation: _____

1.1. Number of hours of work performed by subcontractor's skilled journeypersons in this apprenticeable occupation = _____

1.2. Number of hours of work performed by subcontractor's skilled journeypersons in this apprenticeable occupation who are graduates of an apprenticeship program for this occupation = _____

1.3 If no apprenticeship program had been approved by the Chief before January 1, 1995, for this apprenticeable occupation, the number of hours of work performed by subcontractor's skilled journeypersons who commenced working in this apprenticeable occupation before the Chief's approval of an apprenticeship program for this occupation in the county of this Project = _____ *[may not exceed 15% of 1.1, above]*

1.4. Subcontractor's apprenticeship graduation percentage for this apprenticeable occupation = _____% *[add the numbers in 1.2 and 1.3, and divide that sum by the number in 1.1; the result must meet or exceed 30%]*

1.5 Attach a list with the full name of each worker relied upon to satisfy the above apprenticeship graduation percentage requirement, and for each worker the list must include the apprenticeship program for that worker, the location of that program, and the graduation date of that worker from that program.

*[**Repeat** Sections 1.1-1.4 above for each apprenticeable occupation described in Section 1.0 that subcontractor employed on the Contract and which meets the requirements of Sections 1.1-1.4.]*

2.0 For each apprenticeable occupation other than teamsters and those listed in 1.0 above:

Apprenticeable Occupation: _____

2.1. Number of hours of work performed by subcontractor's skilled journeypersons in this apprenticeable occupation = _____

2.2. Number of hours of work performed by subcontractor's skilled journeypersons in this apprenticeable occupation who are graduates of an apprenticeship program for this occupation = _____

2.3 If no apprenticeship program had been approved by the Chief before January 1, 1995, for this apprenticeable occupation, the number of hours of work performed by subcontractor's skilled journeypersons who commenced working in this apprenticeable occupation before the Chief's approval of an apprenticeship program for this occupation in the county of this Project = _____ *[this number may not exceed 30% of 2.1, above]*

2.4. Subcontractor's apprenticeship graduation percentage for this apprenticeable occupation = _____% *[add the numbers in 2.2 and 2.3, and divide that sum by the number in 2.1; this percentage must be at least 60%]*

2.5 Attach a list with the full name of each worker relied upon to satisfy the above apprenticeship graduation percentage requirement, and for each worker the list must include the apprenticeship program for that worker, the location of that program, and the graduation date of that worker from that program.

*[**Repeat** Sections 2.1-2.4 above for each apprenticeable occupation described in Section 2.0 that subcontractor employed on the Contract and which meets the requirements of Sections 2.1-2.4.]*

☐ **D. Failure of a Subcontractor to Demonstrate Compliance**

This Skilled and Trained Workforce Compliance Report does not demonstrate compliance with the graduate percentage requirement due to the failure of the following subcontractor(s) to (a) qualify for exemption under II.A, above, or (b) meet the percentage requirements under II.B or II.C, above, for the following apprenticeable occupations: _____: _____, _____,

_____, _____, and _____. *[Insert names of subcontractors.]*

The total value of the monthly billing for the subcontractor(s) listed in the previous paragraph is $ _____. I have attached sufficient information to document to value of the monthly billing and understand that the District will withhold 150 percent of the aforementioned amount until a plan to achieve substantial compliance is approved by the District consistent with Public Contract Code section 2602(c).

I certify that each subcontractor listed above will be substituted off the Contract pursuant to Public Contract Code section 4100 *et seq*., unless it provides a plan to achieve compliance consistent with Public Contract Code section 2602(c)(1).

_____

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on _____, 20__, at _____ *[city]*, California.

_____
Name

SECTION 096519 - RESILIENT TILE FLOORING
ADDED – ADDENDA #2

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Luxury Vinyl Tile

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Sustainable Design Submittals:

1. Product Data: For adhesives, include printed statement of VOC content and chemical components.

C. Shop Drawings: For each type of resilient floor tile.

1. Include floor tile layouts, edges, columns, doorways, enclosing partitions, built-in furniture, cabinets, and cutouts.
2. Show details of special patterns.

D. Samples: Full-size units of each color, texture, and pattern of floor tile required.

E. Product Schedule: For floor tile. Use same designations indicated on Drawings.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer.

B. Submit Safety Data Sheets (SDS) available for adhesives, moisture mitigation systems, primers, patching/leveling compounds, floor finishes (polishes) and cleaning agents and Material Information Sheets for flooring products.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance Data: For each type of floor tile to include in maintenance manuals.

1.6 MAINTENANCE MATERIAL SUBMITTALS

A. Furnish extra materials, from the same product run, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Floor Tile: Furnish one box for every 50 boxes or fraction thereof, of each type, color, and pattern of floor tile installed.

1.7 QUALITY ASSURANCE

A. Installer Qualifications: An entity that employs installers and supervisors who are competent in techniques required by manufacturer for floor tile installation and seaming method indicated.

1. Engage an installer who employs workers for this Project who are trained or certified by floor tile manufacturer for installation techniques required.

B. Environmental: Provide resilient tile flooring that is FloorScore Certified.

C. Fire Performance Characteristics: Provide resilient tile flooring with the following fire performance characteristics as determined by testing material in accordance with ASTM test methods indicated below by a certified testing laboratory or other testing agency acceptable to authorities having jurisdiction:

1. ASTM E 648 (NFPA 253) Critical Radiant Flux of 0.45 watts per sq. cm. or greater, Class I
2. ASTM E 662 (NFPA 258) (Smoke Generation) Maximum Specific Optical Density of 450 or less

1.8 MOCKUPS

A. Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for materials and execution.

1. Coordinate mockups in this Section with mockups specified in other Sections.

a. Size: Minimum 100 sq. ft. (9.3 sq. m) for each type, color, and pattern in locations directed by Architect.

2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.

3. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.9 DELIVERY, STORAGE, AND HANDLING

A. Comply with manufacturer's ordering instructions and lead time requirements to avoid construction delays.

B. Deliver materials in good condition to the jobsite in the manufacturer's original unopened containers that bear the name and brand of the manufacturer, project identification, and shipping and handling instructions.

C. Store floor tile and installation materials in dry spaces protected from the weather, with ambient temperatures maintained within range recommended by manufacturer, but not less than 55 deg F (13 deg C) or more than 85 deg F (29deg C). Store floor tiles on flat surfaces.

D. Store tiles on a flat surface and squarely on top of one another.

E. Store away from vents and direct sunlight.

F. When palletizing, first place a 5/8” or thicker plywood on the pallet. Stack 2 rows high side by side with no airspace between. Then quarter turn for 2 rows side by side. Do not exceed 12 boxes high. If you are stacking pallets, use a 1” thick plywood in between pallets.

1.10 FIELD CONDITIONS

A. The permanent HVAC system must be on for 7 days prior to, during and after installation between 65 and 85 degrees Fahrenheit or 18 to 29 degrees Celsius as recommended by manufacturer.

B. Material and adhesive must be acclimated to the installation area for a minimum of 48 hours prior to installation.

C. After installation and until Substantial Completion, maintain ambient temperatures within range recommended by manufacturer, but not less than 55 deg F (13 deg C) or more than 85 deg F (29deg C).

D. Close spaces to traffic during floor tile installation and 48 hours after completion.

E. Install floor tile after other finishing operations, including painting, have been completed.

F. Protect all materials from the direct flow of heat from hot-air registers, radiators, or other heating fixtures and appliances.

1.11 WARRANTY

A. Resilient Flooring System: Submit a written warranty executed by the manufacturer, agreeing to repair or replace system (subfloor preparation products, adhesive, and floor covering) that fails within the warranty period.

B. Limited Warranty Period: 15 years on top of the Resilient Flooring Limited Warranty

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Test-Response Characteristics: For resilient floor tile, as determined by testing identical products according to ASTM E648 or NFPA 253 by a qualified testing agency.

1. Critical Radiant Flux Classification: Class I, not less than 0.45 W/sq. cm.

B. Flooring along the accessible route shall be stable, firm and slip resistant, per CBC 11B-302.1.

C. Flooring surfaces that are easily cleaned and do not require coatings, stripping, or use of chemicals that may be hazardous to human health.

D. Recycling program: Manufacturer must provide a recycle/take-back program for excess construction waste and at end of product life.

E. Verify flooring products comply with the requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2 January 2017.

2.2 LUXURY VINYL FLOOR TILE

A. Commercial luxury vinyl floor tile, free of ortho phthalates, added formaldehyde and heavy metal stabilizers, Class ASTM F1700: Class III, Type B**.**

1. Products: Subject to compliance with requirements, provide the following:
   a. Tarkett; iD Latitude

B. Testing:

1. Slip Resistance: ASTM D2047: ADA Compliant
2. Squareness: ASTM F2421 – Passes
3. Size and Tolerance: ASTM F2055 – Passes
4. Thickness: ASTM F386 – Passes
5. Flexibility: ASTM F137 – Passes
6. Dimensional Stability: ASTM F2199 – Passes

7. Static Load: ASTM F970 – Passes
8. Residual Indentation: ASTM F1914- Passes
9. Resistance to Chemicals: ASTM F925- Passes
10. Resistance to Light: ASTM F1515 – Passes
11. Resistance to Heat: ASTM F1514 – Passes
12. Critical Radiant Flux: ASTM E648 – 0.45 W/sq. cm., Class I
13. Smoke Density: ASTM E662 – Passes, <450

C. Total Recycled Content: Minimum 35%.

D. Wear Layer Thickness: 20 mil (.51 mm)

E. Overall Thickness: 0.012 inch (3.0 mm)

F. Backing Class: Commercial Grade

1. 3 mm Hard Back

G. Finish: Manufacturer's ceramic coating.

H. Installation: Direct Glue

I. Size: 6 by 48 inches (152 by 1220 mm).

J. Colors and Patterns: As selected by Architect from manufacturer's full range

2.3 ADHESIVES

A. Adhesives: Water-resistant type recommended by floor tile and adhesive manufacturers to suit floor tile and substrate conditions indicated.

1. Verify adhesive complies with the testing and product requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers."

2.4 INSTALLATION MATERIALS

A. Trowelable Leveling and Patching Compounds: Latex-modified, portland-cement-based formulation provided or approved by resilient floor tile manufacturer for applications indicated.

2.5 ACCESSORIES

A. Provide transition/reducing strips tapered to meet abutting materials.

B. Provide threshold of thickness and width as shown on the drawings.

C. Provide metal edge strips of width shown on the drawings and of required thickness to protect exposed edges of the flooring. Provide units of maximum available length to minimize the number of joints. Use butt-type metal edge strips for concealed anchorage, or overlap-type metal edge strips for exposed anchorage. Unless otherwise shown, provide strips made of extruded aluminum with a mill finish.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, with Installer present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.

1. Examine subfloors prior to installation to determine that surfaces are smooth and free from cracks, holes, ridges, and other defects that might prevent adhesive bond or impair durability or appearance of the flooring material.
2. Inspect subfloors prior to installation to determine that surfaces are free from curing, sealing, parting and hardening compounds; residual adhesives; adhesive removers; and other foreign materials that might prevent adhesive bond. Visually inspect for evidence of moisture, alkaline salts, carbonation, dusting, mold, or mildew.
3. Report conditions contrary to contract requirements that would prevent a proper installation. Do not proceed with the installation until unsatisfactory conditions have been corrected.
4. Failure to call attention to defects or imperfections will be construed as acceptance and approval of the subfloor. Installation indicates acceptance of substrates with regard to conditions existing at the time of installation.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Prepare substrates according to floor tile manufacturer's written instructions to ensure adhesion of resilient products.

B. Concrete Substrates: Prepare according to ASTM F710.

1. Verify that substrates are dry and free of curing compounds, sealers, and hardeners.
2. Remove substrate coatings and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, using mechanical methods recommended by floor tile manufacturer. Do not use solvents.
3. Alkalinity and Adhesion Testing: Perform tests recommended by floor tile manufacturer. Proceed with installation only after substrate alkalinity falls within range on pH scale recommended by manufacturer in writing, but not less than 7 or more than 10 pH.

4. Moisture Testing: Perform tests so that each test area does not exceed 1000 sq. ft. (304.8 sq. m), and perform no fewer than three tests in each installation area and with test areas evenly spaced in installation areas.

    a. Anhydrous Calcium Chloride Test: ASTM F1869. Proceed with installation only after substrates have maximum moisture-vapor-emission rate of 3 lb of water/1000 sq. ft. (1.36 kg of water/92.9 sq. m) in 24 hours.
    b. Relative Humidity Test: Using in-situ probes, ASTM F2170. Internal Relative Humidity value must not exceed 90% RH prior to installation.

C. Smooth concrete surfaces, removing rough areas, projections, ridges, and bumps, and filling low spots, control or construction joints, and other defects with cement-based underlayment as recommended by the flooring manufacturer.

D. Remove paint, varnish, oils, release agents, sealers, and waxes. Remove residual adhesives as recommended by the flooring manufacturer. Remove curing and hardening compounds not compatible with the adhesives used, as indicated by a bond test or by the compound manufacturer's recommendations for flooring. Avoid organic solvents.

E. Do not install floor tiles until materials are the same temperature as space where they are to be installed.

1. At least 48 hours in advance of installation, move resilient floor tile and installation materials into spaces where they will be installed.

F. Immediately before installation, sweep and vacuum clean substrates to be covered by resilient floor tile.

3.3 FLOOR TILE INSTALLATION

A. Comply with manufacturer's written instructions for installing floor tile.

B. Lay out floor tiles from center marks established with principal walls, discounting minor offsets, so tiles at opposite edges of room are of equal width. Adjust as necessary to avoid using cut widths that equal less than one-half tile at perimeter.

1. Lay tiles in pattern indicated.
2. Plank products should have a minimum of 8 inch seam stagger.

C. In hallways and small spaces, work lengthwise from one end.

D. Match floor tiles for color and pattern by selecting tiles from cartons in the same sequence as manufactured and packaged, if so numbered. Discard broken, cracked, chipped, or deformed tiles.

1. Lay tiles in pattern of colors and sizes indicated.

E. Scribe, cut, and fit floor tiles to butt neatly and tightly to vertical surfaces and permanent fixtures including built-in furniture, cabinets, pipes, outlets, and door frames.

1. If you cut the product into a fine point, it may delaminate. Use an ethyl cyanoacrylate-based super glue to fuse the points together. Clean all glue from the top surface immediately. Alcohol-based super glues may cause the vinyl to swell.

F. Extend floor tiles into toe spaces, door reveals, closets, and similar openings. Extend floor tiles to center of door openings.

G. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on floor tiles as marked on substrates. Use chalk or other nonpermanent marking device.

H. Install flooring with adhesives, tools, and procedures in strict accordance with the manufacturer's instructions. Observe the recommended adhesive trowel notching, open times, and working times.

I. Roll the plank or tile with a 3-section 100 lb. roller. Re-roll the floor within the working time of the adhesive. Continue to roll the floor throughout the working day to ensure a proper bond.

3.4 ACCESSORY INSTALLATION

A. Place resilient edge strips tightly butted to flooring, and secure with adhesive recommended by the edge strip manufacturer. Install edge strips at edges of flooring that would otherwise be exposed.

B. Apply overlap metal edge strips where shown on the drawings, before flooring installation. Secure units to the substrate, complying with the edge strip manufacturer's recommendations.

3.5 CLEANING AND PROTECTION

A. Comply with manufacturer's written instructions for cleaning and protecting floor tile.

B. Perform the following operations immediately after completing floor tile installation:

1. Remove adhesive and other blemishes from surfaces.
2. Sweep and vacuum surfaces thoroughly.
3. Damp-mop surfaces to remove marks and soil.

C. Protect floor tile from mars, marks, indentations, and other damage from construction operations and placement of equipment and fixtures during remainder of construction period.

1. Do not use a plastic adhesive-based protection system.

D. Cover floor tile until Substantial Completion.

END OF SECTION 096519

SECTION 096723 - RESINOUS FLOORING
ADDED – ADDENDA #2

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Work of this Section includes all labor, materials, equipment and services necessary to complete the slope for drainage underlayment, vapor control primer, epoxy mosaic composition flooring and integral base as scheduled on the drawings and/or specified herein.

1.3 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1.4 ACTION SUBMITTALS

A. Product Data: Submit manufacturer's technical data, application instructions and general recommendations for the epoxy mosaic composition flooring specified herein.

B. Submit written letter from Manufacturer offering joint applicator/manufacturer labor/material warranty for this specific project and with this particular subcontractor-installer.

C. Submit Manufacturer’s technical data for vapor control system. System must be manufactured by the manufacturer of the epoxy mosaic composition flooring product and be engineered to prevent debonding resulting from vapor emissions up to 10 lbs when tested in accordance with ASTM F-1869 or Alkalinity levels up to 14.

D. Submit EPA licensing documentation and permitting for Antimicrobial System as well as manufacturer’s documentation showing the antimicrobial has long-term service life in the cured epoxy and is not an “in-can preservative.”

E. Samples for initial selection purposes in form of manufacturer's color charts showing full range of colors and finishes available.

1. Submit 2 1/2" x 4" samples of color chips from color chart selection designated by the Architect.
2. Submit slip resistant finish texture samples for the owner's review and approval. Owner to sign the reverse side of one pair of submitted samples—one is retained by the Architect, the other is returned to installer.

1.5 INFORMATIONAL SUBMITTALS

A. Material certificates signed by manufacturer certifying that the epoxy mosaic composition flooring complies with requirements specified herein.

1.6 CLOSEOUT SUBMITTALS

A. Maintenance Instructions: Submit manufacturer's written instructions for recommended maintenance practices.

1.7 QUALITY ASSURANCE

A. Installer Qualifications: Engage an experienced installer or applicator who has specialized in installing resinous flooring types similar to that required for this Project and who is acceptable to manufacturer of primary materials.

B. Single-Source Responsibility: Obtain epoxy mosaic composition flooring materials, including underlayments, vapor dissipation systems, primers, resins, hardening agents, colored aggregates and finish or sealing coats, from a single manufacturer.

C. Qualified Materials: Request for material approvals for any products other than the specified products must be submitted to the architect two weeks prior to the bid, including complete application specification, physical characteristics, and chemical resistance data. Any request after this date will not be accepted. Failure of performance requires immediate removal and replacement of unapproved substituted material with those originally specified at no cost to the owner, architect, construction manager, or general contractor.

1.8 MOCKUPS

A. Build mockups to set quality standards for materials and execution.

1. Build mockup as directed by Architect.
2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Owner specifically approves such deviations by Change Order.
3. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.9 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials in original packages and containers with seals unbroken and bearing manufacturer's labels containing brand name and directions for storage and mixing with other components.

B. Store materials to comply with manufacturer's directions to prevent deterioration from moisture, heat, cold, direct sunlight, or other detrimental effects.

1.10 FIELD CONDITIONS

A. Environmental Conditions: Comply with epoxy mosaic composition flooring manufacturer's directions for maintenance of ambient and substrate temperature, moisture, humidity, ventilation, and other conditions required to execute and protect Work.

B. Lighting: Permanent lighting will be in place and working before installing resinous flooring.

PART 2 - PRODUCTS

2.1 EPOXY MOSAIC COMPOSITION FLOORING

A. Troweled ¼” Antimicrobial epoxy mosaic composition flooring designed to produce a seamless floor and integral cove base as manufactured by the following, or approved equal:

1. Tera Lite Company; Tera-Gem III DQB23 with dolo blend.

B. Broadcast or “quartz floors” (including “ceramic” floors) will not be accepted.

C. Source Limitations: Obtain epoxy mosaic composition flooring materials, including underlayments, vapor dissipation systems, primers, resins, hardening agents, colored aggregates and finish or sealing coats, from a single manufacturer. Obtain secondary materials, including patching and fill material, joint sealant, and repair materials, of type and from manufacturer recommended in writing by manufacturer of primary materials.

D. System Characteristics:

1. Color: As selected by Architect from manufacturer’s full range.
2. Seal Texture: #70 mesh.

E. Vapor Control System shall be as

1. Dex O Tex Vapor Control Primer 200, Crossfield Products Corp
2. The above product is listed as a Basis of Design, other manufacturers shall provide a similar product warranteed by the flooring manufacturer.

F. Underlayment to create slope for drainage: Troweled polyacrylate resin composition capable of sloping from 1/8” to 2” in thickness.

1. Products:

a. Dex-O-Tex A-81 Underlayment
b. Dex-O-Tex Contex Underlayment for fills over ½” deep
c. Or approved equal.

2.2 PROPERTIES

A. Physical Properties: Provide flooring system that meet or exceed the listed minimum physical property requirements when tested according to the referenced standard test method in parentheses.

1.	Thickness	1/4"
2.	Compressive Strength (ASTM C 579):	10,000 psi.
3.	Tensile Strength (ASTM C 307):	1395 psi.
4.	Flexural Strength (ASTM C 580):	4,300 psi.
5.	Surface Hardness (ASTM D 2240):	Durometer "D" 81
6.	Abrasion Resistance (ASTM D 1044):	0.0 gr. loss
7.	Indentation (MIL D 3134):	>1.0 %
8.	Impact Resistance (Gardner Impact Tester):	No chipping, cracking, or delamination and not more than 0.014" indentation
9.	Adhesion (A.C.I. Comm. No. 503.1):	>400 psi (100% failure in concrete)
10.	Electrical Conductivity (NFPA 56A):	Di electric
11.	Flammability (ASTM E-648/NFPA 253/FTMS 372):	Greater than 1.07 watts/cm2

2.3 SUPPLEMENTAL MATERIALS

A. Waterproofing Membrane: Type recommended or produced by manufacturer of epoxy mosaic composition flooring system for type of service and floor condition indicated.

B. Antimicrobial Additive: Incorporate EPA-licensed antimicrobial chemical additive to prevent growth of most bacteria, fungi, algae and actinomycetes.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine the areas and conditions where the epoxy mosaic composition flooring is to be installed and notify the Architect of conditions detrimental to the proper and timely

completion of the work. Do not proceed with the work until unsatisfactory conditions have been corrected by the Contractor in a manner acceptable to the Architect.

B. Test for moisture vapor transmission per ASTM F1869. If emissions exceed 10 lbs notify Architect for instructions to install Vapor Control Primer 100 vapor control system.

C. Permanent lighting and HVAC are to be installed and operating at the time of installation of the Epoxy Mosaic Floor.

3.2 PREPARATION

A. Substrate: Perform preparation and cleaning procedures according to flooring manufacturer's instructions for particular substrate conditions involved, and as specified. Provide clean, dry, and neutral substrate for flooring application.

B. Concrete Surfaces: Shot blast, acid etch or power scarify as required to obtain optimum bond of flooring to concrete. Remove sufficient material to provide a sound surface free of laitance, glaze, efflorescence, and any bond inhibiting curing compounds or form release agents. Remove grease, oil, and other penetrating contaminates. Repair damaged and deteriorated concrete to acceptable condition. Leave surface free of dust, dirt, laitance, and efflorescence.

C. Materials: Mix resin hardener and aggregate when required, and prepare materials according to flooring system manufacturer's instructions.

3.3 APPLICATION

A. General: Apply each component of the vapor control primer and epoxy mosaic composition flooring system according to manufacturer's directions to produce a uniform monolithic flooring surface of thickness indicated.

B. Bond Coat: Apply vapor control primer over prepared substrate at manufacturer's recommended spreading rate.

C. Body Coat: Over primer, trowel apply epoxy mortar mix at nominal 1/4 inch thickness; hand or power trowel. Allow to cure before proceeding.

D. Grout Coats: Apply two coats of grout. Sand and inspect the surface for consistency.

E. Finish or Sealing Coats: After grout coats have cured sufficiently, apply finish coats of type recommended by flooring manufacturer to produce finish matching approved sample and in number of coats and spreading rates recommended by manufacturer.

1. Final finish coat shall be in color and slip resistant profile as approved by the Architect.
2. Finished floor shall be 1/4" thick, uniform in color and free of trowel marks.

F. Cove Base: Apply cove base mix to wall surfaces at locations shown to form cove base height of 4 inches unless otherwise indicated. Follow manufacturer's instructions and details including taping, mixing, priming, troweling, sanding, and top coating of cove base.

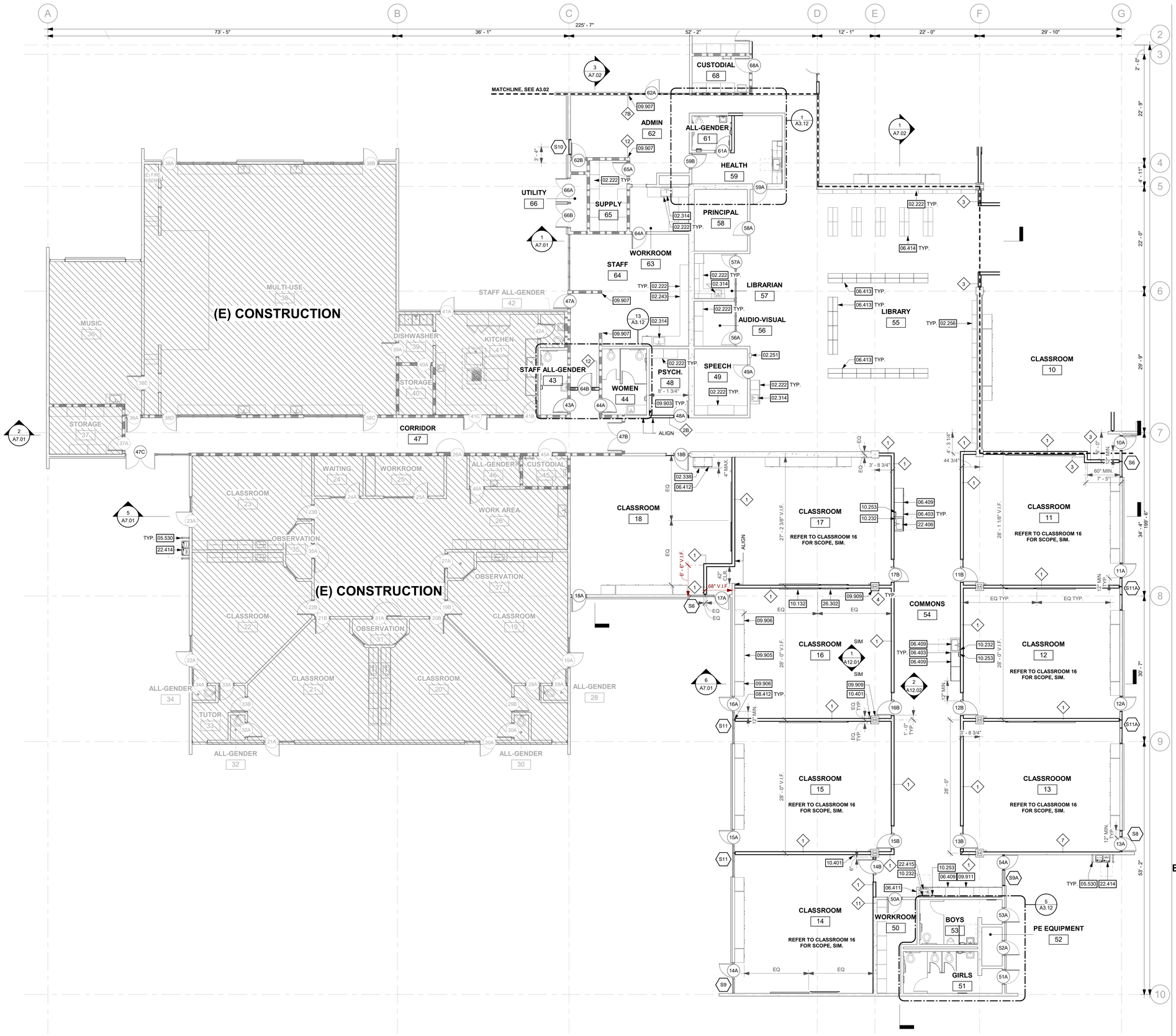
3.4 CURING, PROTECTION AND CLEANING

A. Cure epoxy mosaic composition flooring materials according to manufacturer's directions, taking care to prevent contamination during application stages and before completing curing process. Close application area for a minimum of 24 hours. Note full chemical/stain resistance of epoxies is not achieved for 7 days. Protect from cleaning and spills for 7 days.

B. Protect finished floor with rosin paper. Additionally, use masonite, if rolling load traffic exists.

C. Clean with manufacturer recommended cleaner.

END OF SECTION 096723



1 BUILDING A - NEW FLOOR PLAN - PART B

SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES

A ROOM NAMES OR NUMBERS MAY NOT BE CONSISTENT BETWEEN DEMOLITION AND NEW FLOOR PLANS.

B REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR EXTENT OF STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL WORK.

C REFER TO STRUCTURAL DRAWINGS FOR ALL FRAMING AND STRUCTURAL MEMBER SIZES.

D PROVIDE 6" CONCRETE CURB AT ALL EXTERIOR WALLS AND TOILET ROOM WALLS.

E ALL TOILET ROOM STUD WALLS SHALL HAVE NEW SOUND ATTENUATION INSULATION.

F PROVIDE WALL BLOCKING AT ALL TOILET FIXTURE AND ACCESSORY MOUNTING LOCATIONS. SEE TYPICAL BACKING AND BLOCKING DETAILS.

G FOR TOILET ROOM FIXTURE MOUNTING HEIGHTS, SEE TYPICAL FIXTURE MOUNTING HEIGHTS DETAIL.

H WATER SUPPLY AND DRAIN PIPES ACCESSIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE OBJECTS OR SURFACES UNDER LAVATORIES, TYP.

I REFER TO WALL TYPE PLANS AND WALL TYPE DETAILS FOR IDENTIFICATION OF ALL WALL TYPES.

J REFER TO FINISH PLAN AND SCHEDULE FOR IDENTIFICATION OF ALL FINISHES.

K DIMENSIONS FOR EXISTING BUILDING ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY PRIOR TO START OF CONSTRUCTION.

L ALL ITEMS REFERENCED IN KEYNOTES ARE TO BE PROVIDED NEW, U.O.N.

KEYNOTES

02.222 (E) CASEWORK TO REMAIN.
02.243 (E) COUNTERTOP TO REMAIN.
02.251 (E) FIRE EXTINGUISHER CABINET TO REMAIN.
02.256 (E) FULL HEIGHT CASEWORK TO REMAIN.
02.314 (E) SINK TO REMAIN.
02.338 (E) IDF TO REMAIN.
05.530 1 1/4" DIAMETER STAINLESS STEEL RAILING. SEE DETAIL 3 / A3.12
06.403 PLASTIC LAMINATE CLAD ARCHITECTURAL BASE CABINETS WITH ADJUSTABLE SHELVES. FOR MOUNTING DETAIL SEE 8 / A11.10
06.409 SOLID SURFACE COUNTERTOP, SEE DETAIL 6 / A11.10
06.411 CASEWORK END PANEL AND COUNTERTOP EDGING TO MATCH ADJACENT.
06.412 BASE CABINET C104 W/SOLID SURFACE COUNTER.
06.413 REINSTALL NON-FIXED SHELVING (5'-9" MAX HEIGHT).
06.414 REINSTALL SALVAGED MOBILE CASEWORK (5'-9" MAX)
08.412 PARTITION GAP CLOSURE, SEE DETAIL 12 / A10.03
09.903 DRY ERASE WALL COVERING COATING
09.905 BASE SCOPE: (E) TEACHING WALL CASEWORK. PROVIDE (N) PULLS. REFINISH EXPOSED SURFACES WITH INTERIOR SURFACING (ARCHITECTURAL FILM). REPLACE SLIDING WHITEBOARD WITH SLIDING TACK PANELS. ALTERNATE #1: REMOVE FROM SCOPE NEW PULLS AND INTERIOR SURFACING. PROVIDE ONE FULL-HEIGHT CABINET, SEE CASEWORK SCHEDULE CABINET #402, LOCKABLE. BACKING PER DETAIL 4 / A9.10
09.906 BASE SCOPE: (E) FULL HEIGHT WALL CASEWORK. PROVIDE (N) PULLS. REFINISH EXPOSED SURFACES WITH INTERIOR SURFACING (ARCHITECTURAL FILM). ALTERNATE #1: REMOVE FROM SCOPE NEW PULLS AND INTERIOR SURFACING. PATCH AND PAINT FULL WALL ELEVATION. PROVIDE TWO BASE CABINETS, SEE CASEWORK SCHEDULE CABINET #103, LOCKABLE. BACKING PER DETAIL 4 / A9.10
09.907 PATCH AND PAINT ADJACENT SURFACES AT REMOVED WALL. INFILL CONTINUOUS WALL BASE.
09.909 PATCH AND PAINT ADJACENT SURFACES AT REMOVED WALL TRIM.
09.911 (E) BASE HEIGHT CASEWORK. PROVIDE (N) PULLS. REFINISH EXPOSED SURFACES WITH INTERIOR SURFACING (ARCHITECTURAL FILM). (E) COUNTERTOP TO REMAIN.
10.132 4' X 8' MAGNETIC MARKERBOARD.
10.232 SOAP DISPENSER. O.F.C.I. FOR MOUNTING HEIGHTS SEE DETAILS 8 / A3.11 B
10.253 FOLDED PAPER TOWEL DISPENSER, O.F.O.I.
10.401 REINSTALL PORTABLE FIRE EXTINGUISHER AND WALL BRACKET, MIN. RATING OF 2-A:20-B:C. SEE DETAIL 3 / A9.10
22.406 SINK, S.P.D.
22.414 D.A. HI-LO DRINKING FOUNTAIN, S.P.D. AND DETAIL 4 / A3.12
22.415 SINK AND BUBBLER, S.P.D.
26.302 65" DISPLAY MONITOR O.F.C.I. AND ELECTRONIC MOUNTING O.F.C.I. SEE DETAIL 1 / A9.10 ALTERNATE 2: REMOVE FROM SCOPE O.F.C.I. INSTALLATION OF DISPLAY MONITOR, ELECTRONIC MOUNTING; KEEP ASSOCIATED BACKING, POWER, AND DATA IN SCOPE. A

GRAPHIC KEY

WALL TYPES

EXISTING FRAMED WALL TO REMAIN

WALL TYPE, REFER TO SHEET A9.01 FOR WALL TYPE DESCRIPTION, FIRE RATING LISTING, AND SOUND RATING WHERE APPLICABLE, TYP.

STUD WALL

1 HR FIRE PARTITION

EXISTING 1 HR FIRE PARTITION

EXISTING CONCRETE WALL

FIXTURE TYPES:

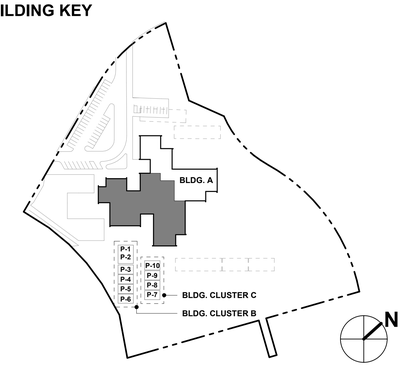
SEMI-RECESSED FIRE EXTINGUISHER CABINET

SURFACE-MOUNTED FIRE EXTINGUISHER CABINET

F.E.C. F.E.C. FIRE EXTINGUISHER CABINETS

DRAWING MATCHLINE

BUILDING KEY



aedis architects
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tel: (408)-300-5160
fax: (408)-300-5121

PROJECT

BALDWIN ELEMENTARY SCHOOL MODERNIZATION

OAK GROVE SCHOOL DISTRICT

CONSULTANT

STAMP

LICENSED ARCHITECT JOHN C. BUTTERFIELD NO. C-25840 REN. 07.31.27 STATE OF CALIFORNIA

STATE

DSA FILE NUMBER	43-41
APPL #	01-122542

REVISIONS

No.	Description	Date
A	Addendum 1	05/08/26
B	Addendum 2	05/14/26

MILESTONES

SD	01/23/2025
DD	05/21/2025
50% CD	07/18/2025
90% CD	08/21/2025
DSA SUB	09/05/2025

SHEET

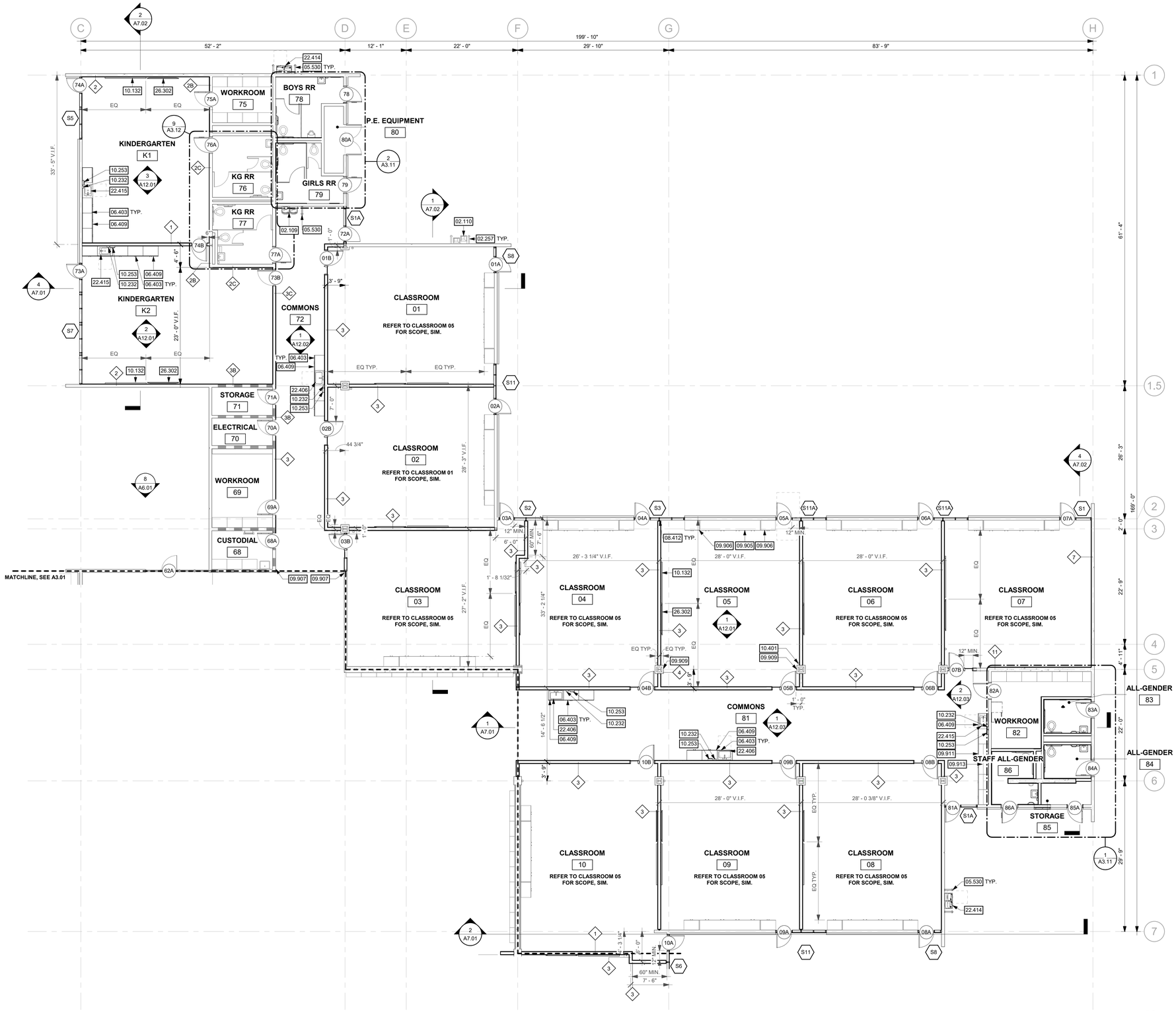
NEW FLOOR PLAN - BUILDING A, PART A

DATE 09/05/2025

JOB # 2024022

SHEET # AD2- A3.01

5/14/2026 11:07:57 AM



1 **BUILDING A - NEW FLOOR PLAN - PART B**
SCALE: 1/8" = 1'-0"

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C REFER TO STRUCTURAL DRAWINGS FOR ALL FRAMING AND STRUCTURAL MEMBER SIZES.

D PROVIDE 6" CONCRETE CURB AT ALL EXTERIOR WALLS AND TOILET ROOM WALLS.

E ALL TOILET ROOM STUD WALLS SHALL HAVE NEW SOUND ATTENUATION INSULATION.

F PROVIDE WALL BLOCKING AT ALL TOILET FIXTURE AND ACCESSORY MOUNTING LOCATIONS. SEE TYPICAL BACKING AND BLOCKING DETAILS.

G FOR TOILET ROOM FIXTURE MOUNTING HEIGHTS, SEE TYPICAL FIXTURE MOUNTING HEIGHTS DETAIL.

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L ALL ITEMS REFERENCED IN KEYNOTES ARE TO BE PROVIDED NEW, U.O.N.

KEYNOTES

02.109 (E) INTERIOR DRINKING FOUNTAIN
02.110 (E) D.A. HI-LO DRINKING FOUNTAIN
02.257 (E) STAINLESS STEEL RAILING
05.530 1 1/4" DIAMETER STAINLESS STEEL RAILING. SEE DETAIL 3 / A3.12
06.403 PLASTIC LAMINATE CLAD ARCHITECTURAL BASE CABINETS WITH ADJUSTABLE SHELVES. FOR MOUNTING DETAIL SEE 11 / A11.10
06.409 SOLID SURFACE COUNTERTOP, SEE DETAIL 6 / A11.10
08.412 PARTITION GAP CLOSURE, SEE DETAIL 12 / A10.03
09.905 BASE SCOPE: (E) TEACHING WALL CASEWORK. PROVIDE (N) PULLS. REFINISH EXPOSED SURFACES WITH INTERIOR SURFACING (ARCHITECTURAL FILM). ALTERNATE #1: REMOVE FROM SCOPE NEW PULLS AND INTERIOR SURFACING. PROVIDE ONE FULL-HEIGHT CABINET, SEE CASEWORK SCHEDULE CABINET #402, LOCKABLE. BACKING PER DETAIL 4 / A9.10
09.906 BASE SCOPE: (E) FULL HEIGHT WALL CASEWORK. PROVIDE (N) PULLS. REFINISH EXPOSED SURFACES WITH INTERIOR SURFACING (ARCHITECTURAL FILM). ALTERNATE #1: REMOVE FROM SCOPE NEW PULLS AND INTERIOR SURFACING. PATCH AND PAINT FULL WALL ELEVATION. PROVIDE TWO BASE CABINETS, SEE CASEWORK SCHEDULE CABINET #103, LOCKABLE. BACKING PER DETAIL 4 / A9.10
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09.913 (E) WALL MOUNTED CASEWORK. PROVIDE (N) PULLS. REFINISH EXPOSED SURFACES WITH INTERIOR SURFACING (ARCHITECTURAL FILM).
10.132 4' X 8' MAGNETIC MARKERBOARD.
10.232 SOAP DISPENSER , O.F.C.I. FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11 B
10.253 FOLDED PAPER TOWEL DISPENSER, O.F.O.I.
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ALTERNATE 2: REMOVE FROM SCOPE O.F.C.I. INSTALLATION OF DISPLAY MONITOR, ELECTRONIC MOUNTING; KEEP ASSOCIATED BACKING, POWER, AND DATA IN SCOPE. A

GRAPHIC KEY

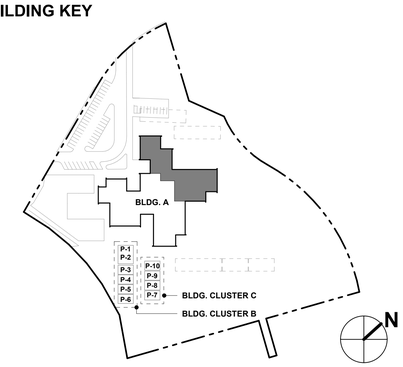
WALL TYPES

EXISTING FRAMED WALL TO REMAIN
WALL TYPE, REFER TO SHEET A9.01 FOR WALL TYPE DESCRIPTION, FIRE RATING LISTING, AND SOUND RATING WHERE APPLICABLE, TYP.
STUD WALL
1 HR FIRE PARTITION
EXISTING 1 HR FIRE PARTITION
EXISTING CONCRETE WALL

FIXTURE TYPES:

SEMI-RECESSED FIRE EXTINGUISHER CABINET
SURFACE-MOUNTED FIRE EXTINGUISHER CABINET
F.E.C. F.E.C. FIRE EXTINGUISHER CABINETS
DRAWING MATCHLINE

BUILDING KEY



aedis architects
www.aedisarchitects.com
333 W. Santa Clara Street, Suite 900
San Jose, CA 95113
tel: (408)-300-5160
fax: (408)-300-5121

PROJECT
BALDWIN ELEMENTARY SCHOOL MODERNIZATION

OAK GROVE SCHOOL DISTRICT

CONSULTANT

STAMP
LICENSED ARCHITECT JOHN C. DITTENBER NO. C-25840 STATE OF CALIFORNIA REG. 01/31/27

STATE
DSA FILE NUMBER 43-41
APPL # 01-122542

REVISIONS

No.	Description	Date
A	Addendum 1	05/08/26
B	Addendum 2	05/14/26

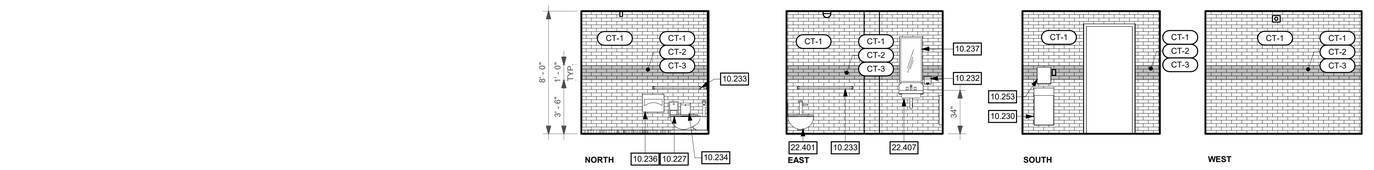
MILESTONES

SD	01/23/2025
DD	05/21/2025
50% CD	07/18/2025
90% CD	08/21/2025
DSA SUB	09/05/2025

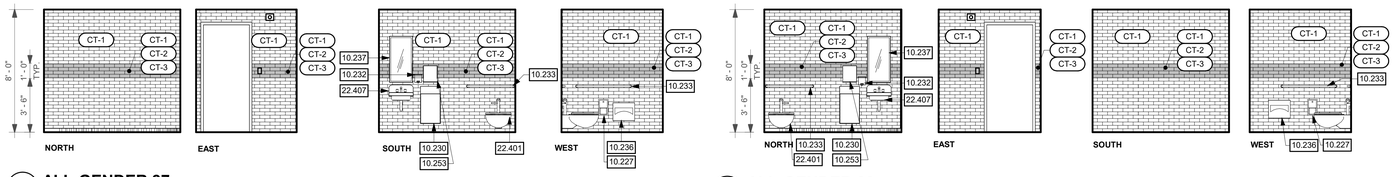
SHEET
NEW FLOOR PLAN - BUILDING A, PART B

DATE 09/05/2025
JOB # 2024022
SHEET # AD2- A3.02

5/14/2026 11:08:00 AM



9 STAFF ALL-GENDER
SCALE: 1/4" = 1'-0"

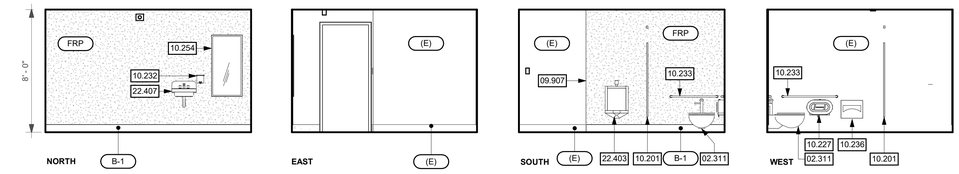


10 ALL-GENDER 87
SCALE: 1/4" = 1'-0"

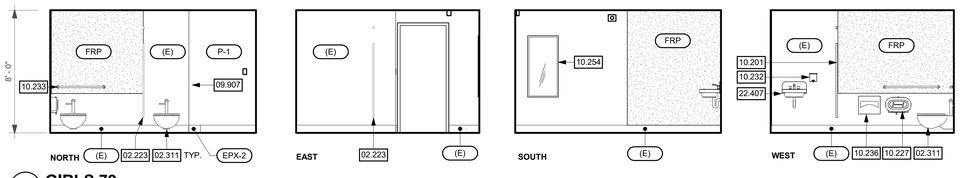
11 ALL-GENDER 88
SCALE: 1/4" = 1'-0"



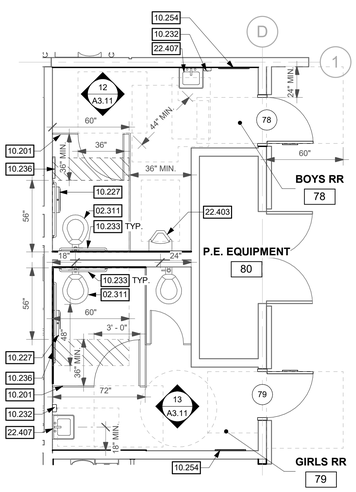
1 ENLARGED NEW FLOOR PLAN - EAST R.R.
SCALE: 1/4" = 1'-0"



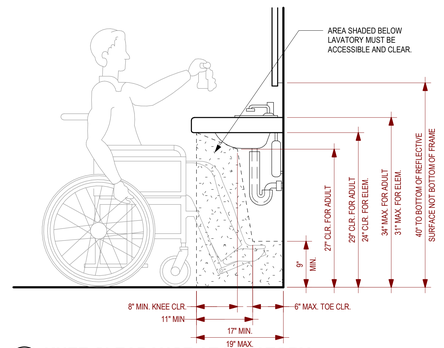
12 BOYS 78
SCALE: 1/4" = 1'-0"



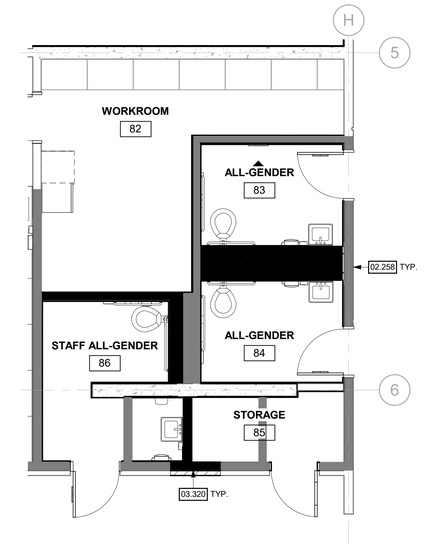
13 GIRLS 79
SCALE: 1/4" = 1'-0"



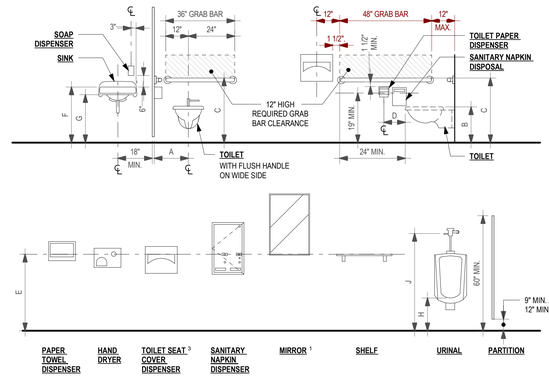
2 ENLARGED NEW FLOOR PLAN - NORTH R.R.
SCALE: 1/4" = 1'-0"



6 KNEE CLEARANCE AT LAVATORY
SCALE: 1" = 1'-0"



16 ENLARGED NEW CURB FLOOR PLAN - EAST R.R.
SCALE: 1/4" = 1'-0"



8 TYPICAL FIXTURE MOUNTING HEIGHTS
SCALE: 1/4" = 1'-0"

MOUNTING HEIGHTS

DIM.	DESCRIPTION	ADULT[2] (INCHES)	ELEM. (INCHES)	D.A. ADULT[2] (INCHES)	D.A. ELEM. (INCHES)	D.A. KINDER. (INCHES)
A	TOILET CENTERING FROM WALL	17-18	15	17-18	15-18	15
B	TOILET SEAT HEIGHT	15	15	17-19	15-17	12-15
C	GRAB BAR HEIGHT	-	-	33-36	22-27	20-25
	TOILET TISSUE DISPENSER HEIGHT AFF	19	19	19	17-19	14-17
D	TOILET TISSUE DISPENSER IN FRONT OF TOILET	7-9	7-9	7-9	7-9	7-9
E	DISPENSER/ MIRROR HEIGHT/ SHELF	44	36	40 MAX.	40 MAX.	40 MAX.
F	LAVATORY/SINK TOP HEIGHT	34	29	34 MAX.	31 MAX.	31 MAX.
G	LAVATORY/SINK KNEE CLEARANCE	27	24	27 MIN.	24 MIN.	24 MIN.
H	URINAL LIP HEIGHT	24	17	17 MAX.	17 MAX.	17 MAX.
J	URINAL FLUSH HANDLE HEIGHT	-	-	44 MAX.	44 MAX.	44 MAX.
	DRINKING FOUNTAIN BUBBLER HEIGHT	42	38	36 MAX. (SEE NOTE 2)	30 MAX. (SEE NOTE 2)	30 MAX. (SEE NOTE 2)
	DRINKING FOUNTAIN KNEE CLEARANCE	-	-	27 MIN.	24 MIN.	24 MIN.

NOTES:
1. FOR MIRRORS NOT MOUNTED ABOVE A LAVATORY, AT LEAST ONE MIRROR IS TO BE MOUNTED @ 35" MAX., PER 2022 CBC SEC 11B-603.3.
2. ADULT DIMENSIONS ARE FOR THOSE ABOVE AGE 12.
3. TOILET SEAT COVER DISPENSER AT D.A. STALL SHALL BE MOUNTED ON SIDE WALL
4. AT LOCATIONS OUTSIDE OF RESTROOMS, FIXTURES AND ACCESSORIES TO BE D.A. ADULT UNLESS OTHERWISE NOTED.

GENERAL SHEET NOTES

A REFER TO FINISH SCHEDULE FOR INTERIOR FINISHES NOT SHOWN ON ELEVATIONS.

B PROVIDE 6" CONCRETE CURB AT ALL EXTERIOR WALLS AND TOILET ROOM WALLS.

C ALL TOILET ROOM STUD WALLS SHALL HAVE NEW SOUND ATTENUATION INSULATION.

D PROVIDE WALL BLOCKING AT ALL TOILET FIXTURE AND ACCESSORY MOUNTING LOCATIONS. SEE TYPICAL BACKING AND BLOCKING DETAILS.

E FOR TOILET ROOM FIXTURE MOUNTING HEIGHTS, SEE TYPICAL FIXTURE MOUNTING HEIGHTS DETAIL.

F WATER SUPPLY AND DRAIN PIPES ACCESSIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE OBJECTS OR SURFACES UNDER LAVATORIES, TYP.

G ALL ITEMS REFERENCED IN KEYNOTES ARE TO BE PROVIDED NEW, U.O.N.

H REMOVE (E) WALL FINISH AS REQUIRED FOR CONSTRUCTION ACCESS REQUIRED FOR NEW WORK. PATCH BACK FINISH IN KIND.

I SEE PLUMBING PLANS FOR UNDERGROUND WORK, DEMO (E) SLAB AS REQUIRED, PATCH BACK PER 5/S5.01

J NO DEMOLITION SHALL BEGIN UNTIL PLANS INCLUDING THE DEMOLITION WORK HAVE BEEN APPROVED BY DSA.

ENLARGED PLAN KEYNOTES

02.222 (E) CASEWORK TO REMAIN.
02.223 (E) TOILET PARTITION
02.258 (E) CURB TO REMAIN. SEE NEW ENLARGED FLOOR PLAN FOR EXTENTS.
02.311 (E) WATER CLOSET TO REMAIN.
02.338 (E) IDF TO REMAIN.
03.320 NEW CONCRETE CURB, SEE DETAIL 9/S5.01
06.412 BASE CABINET C104 W/SOLID SURFACE COUNTER.
09.907 PATCH AND PAINT ADJACENT SURFACES AT REMOVED WALL. INFILL CONTINUOUS WALL BASE.
10.117 TOILET ROOM SIGNAGE. SEE DOOR SCHEDULE AND DETAIL 7 / A10.02 (A)
10.201 FLOOR MOUNTED, OVERHEAD BRACED, SOLID REINFORCED COMPOSITE PARTITION, SEE DETAIL 19 / A3.12
10.227 SURFACE MOUNTED TOILET PAPER DISPENSER, O.F.C.I. FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11 (B)
10.230 STAINLESS STEEL RECESSED WASTE RECEPTACLE. FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11
10.232 SOAP DISPENSER , O.F.C.I. FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11 (B)
10.233 STAINLESS STEEL 1 1/2" DIAMETER GRAB BAR. FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11
10.234 STAINLESS STEEL SEMI-RECESSED MOUNTED SANITARY NAPKIN AND TAMPON VENDOR. FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11
10.236 SURFACE MOUNTED SEAT-COVER DISPENSER, O.F.C.I. FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11 (B)
10.237 GLASS MIRROR, 24" X 36", SEE DETAIL 2 / A3.12
10.245 HIGH-SPEED AIR DRYER, O.F.C.I. FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11 (B)
10.253 FOLDED PAPER TOWEL DISPENSER, O.F.C.I.
10.254 GLASS MIRROR, 24" X 48", SEE DETAIL 2 / A3.12
22.401 ACCESSIBLE WATER CLOSET, S.P.D.
22.403 D.A. URINAL, S.P.D.
22.407 ACCESSIBLE WALL-MOUNTED LAVATORY, S.P.D. AND SEE TYPICAL FIXTURE MOUNTING HEIGHTS DETAIL 8 / A3.11

GRAPHIC KEY

WALL TYPES

EXISTING FRAMED WALL TO REMAIN

WALL TYPE, REFER TO SHEET A9.01 FOR WALL TYPE DESCRIPTION, FIRE RATING LISTING, AND SOUND RATING WHERE APPLICABLE, TYP.

STUD WALL

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EXISTING 1 HR FIRE PARTITION

EXISTING CONCRETE WALL

FIXTURE TYPES:

SEMI-RECESSED FIRE EXTINGUISHER CABINET

SURFACE-MOUNTED FIRE EXTINGUISHER CABINET

F.E.C. F.E.C.

FIRE EXTINGUISHER CABINETS

DRAWING MATCHLINE

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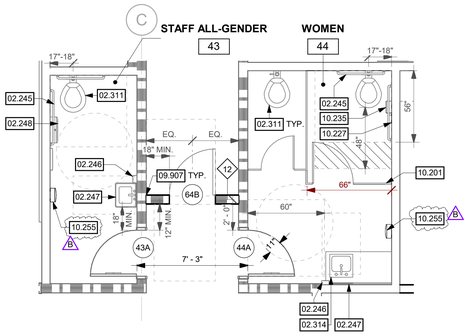
NEW ENLARGED RESTROOM PLANS, ELEVATIONS & DETAILS

DATE 09/05/2025

JOB # 2024022

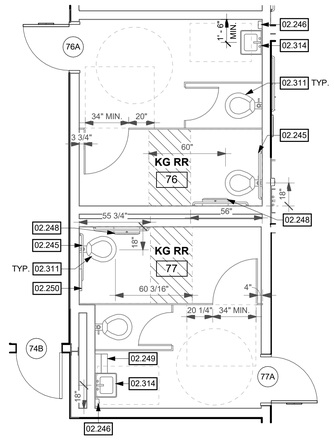
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5/14/2026 11:08:07 AM



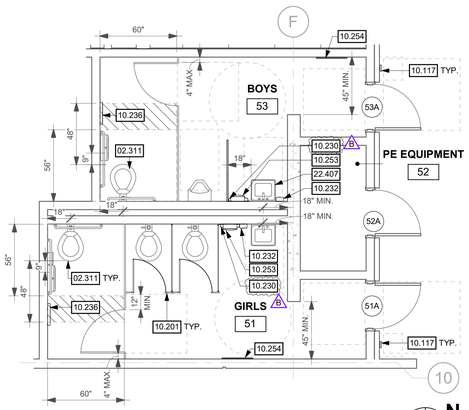
13 ENLARGED NEW FLOOR PLAN - STAFF R.R.

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



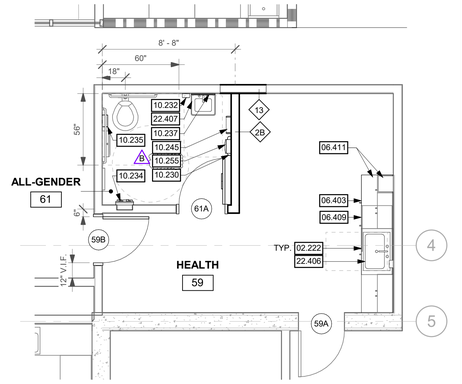
9 ENLARGED NEW FLOOR PLAN - KG R.R.

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



5 ENLARGED NEW FLOOR PLAN - SOUTH R.R.

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



1 ENLARGED NEW FLOOR PLAN - HEALTH R.R.

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

GENERAL SHEET NOTES

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ENLARGED PLAN KEYNOTES

02.222 (E) CASEWORK TO REMAIN.
02.245 (E) GRAB BARS TO REMAIN.
02.246 (E) SOAP DISPENSER TO REMAIN.
02.247 (E) MIRROR TO REMAIN.
02.248 (E) TOILET PAPER DISPENSER TO REMAIN.
02.249 (E) PAPER TOWEL DISPENSER TO REMAIN.
02.250 (E) SEAT COVER DISPENSER TO REMAIN.
02.311 (E) WATER CLOSET TO REMAIN.
02.314 (E) SINK TO REMAIN.
06.403 PLASTIC LAMINATE CLAD ARCHITECTURAL BASE CABINETS WITH ADJUSTABLE SHELVES. FOR MOUNTING DETAIL SEE 8 / A11.10
06.409 SOLID SURFACE COUNTERTOP, SEE DETAIL 6 / A11.10
06.411 CASEWORK END PANEL AND COUNTERTOP EDGING TO MATCH ADJACENT.
09.907 PATCH AND PAINT ADJACENT SURFACES AT REMOVED WALL. INFILL CONTINUOUS WALL BASE.
10.117 TOILET ROOM SIGNAGE. SEE DOOR SCHEDULE AND DETAIL 7 / A10.02 A
10.201 FLOOR MOUNTED, OVERHEAD BRACED, SOLID REINFORCED COMPOSITE PARTITION, SEE DETAIL 19 / A3.12
10.227 SURFACE MOUNTED TOILET PAPER DISPENSER, O.F.C.I. FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11 B
10.230 STAINLESS STEEL RECESSED WASTE RECEPTACLE, FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11
10.232 SOAP DISPENSER , O.F.C.I. FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11 B
10.234 STAINLESS STEEL SEMI-RECESSED MOUNTED SANITARY NAPKIN AND TAMPON VENDOR. FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11
10.235 STAINLESS STEEL SURFACE MOUNTED SANITARY NAPKIN DISPOSAL UNIT. FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11
10.236 SURFACE MOUNTED SEAT-COVER DISPENSER, O.F.C.I. FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11 B
10.237 GLASS MIRROR, 24" X 36", SEE DETAIL 2 / A3.12
10.245 HIGH-SPEED AIR DRYER, O.F.C.I. FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11 B
10.253 FOLDED PAPER TOWEL DISPENSER, O.F.C.I.
10.254 GLASS MIRROR, 24" X 48", SEE DETAIL 2 / A3.12
10.255 PAPER TOWEL DISPENSER, O.F.C.I. B
22.406 SINK, S.P.D.
22.407 ACCESSIBLE WALL-MOUNTED LAVATORY, S.P.D. AND SEE TYPICAL FIXTURE MOUNTING HEIGHTS DETAIL 8 / A3.11

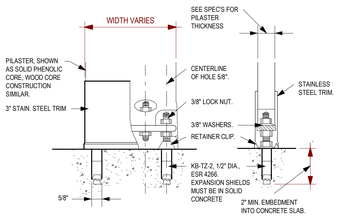
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- STUD WALL
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- EXISTING 1 HR FIRE PARTITION
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FIXTURE TYPES:

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- F.E.C. F.E.C. FIRE EXTINGUISHER CABINETS
- DRAWING MATCHLINE

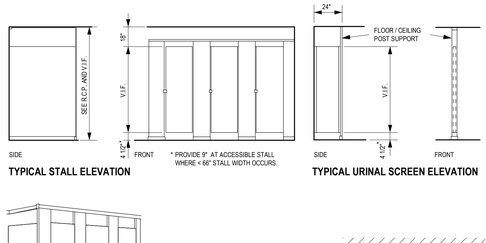


FLOOR ATTACHMENT DETAIL

NOTE: DRILL HOLES FOR FLOOR ATTACHMENT 5/8" FROM EDGE OF PILASTER. TYPICAL FOR ALL LOCATIONS. PLACE STAINLESS STEEL TRIM ON PILASTER, SLIDE UP BEFORE SECURING PILASTER TO FLOOR ATTACHMENT.

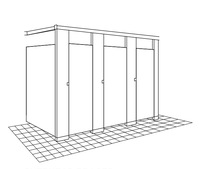
TYPICAL HEAD RAIL ASSEMBLY DETAIL

NOTE: HEAD RAIL FASTENED TO PILASTERS ON BOTH SIDES WITH #12-S.S. THEFT RESISTANT SCREWS.



TYPICAL STALL ELEVATION

TYPICAL URINAL SCREEN ELEVATION



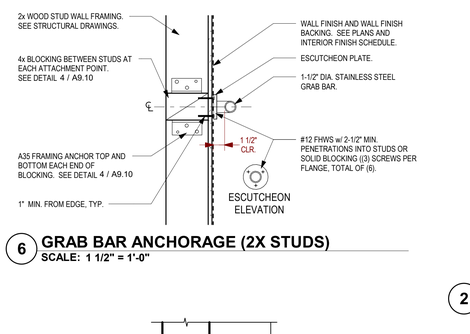
OVERHEAD BRACED

TYPICAL HORIZONTAL SECTION

NOTE: SEE SPEC'S FOR DOOR PULL REQUIREMENTS.

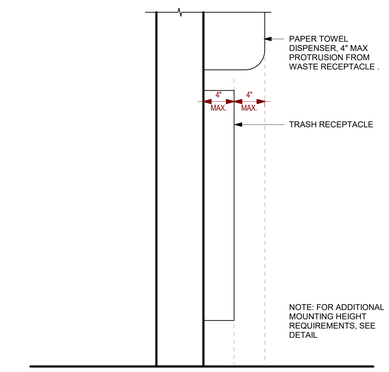
19 TOILET PARTITION ANCHORAGE DETAILS

SCALE: 12" = 1'-0"



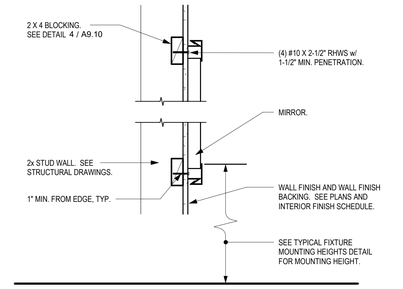
6 GRAB BAR ANCHORAGE (2X STUDS)

SCALE: 1 1/2" = 1'-0"



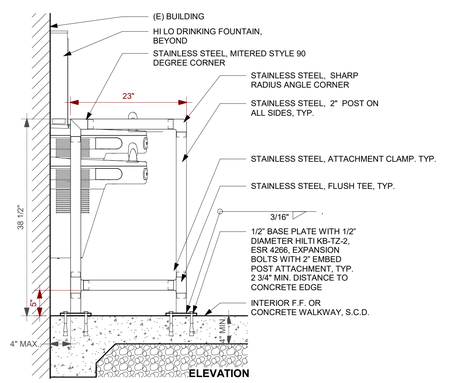
7 PAPER TOWEL DISPENSER

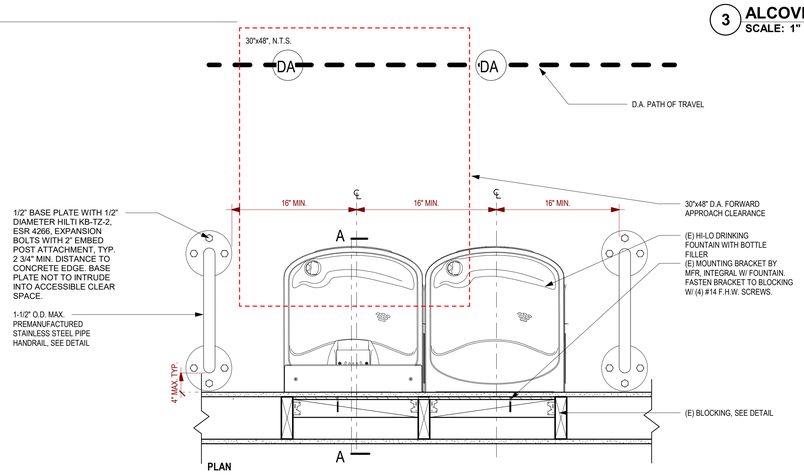
SCALE: 1 1/2" = 1'-0"



2 MIRROR MOUNTING (2x STUDS)

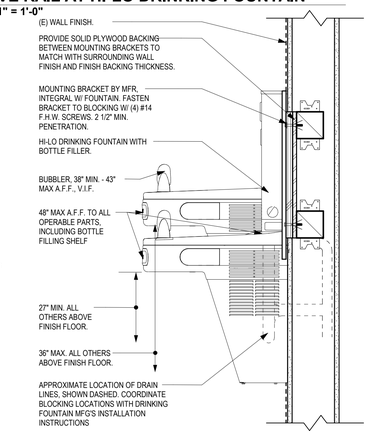
SCALE: 1 1/2" = 1'-0"





4 HI-LO DRINKING FOUNTAIN W/ BOTTLE FILLING STATION

SCALE: 1 1/2" = 1'-0"



3 ALCOVE RAIL AT HI-LO DRINKING FOUNTAIN

SCALE: 1" = 1'-0"

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SHEET

NEW ENLARGED RESTROOM PLANS, ELEVATIONS & DETAILS

DATE 09/05/2025

JOB # 2024022

SHEET # AD2-A3.12

5/14/2026 11:08:09 AM

FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR FINISH	FLOOR BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS
01	CLASSROOM	CPT-1, CPT-2	B-1	TWP-1,P-1	GB-1,ACT-1	
02	CLASSROOM	CPT-1, CPT-2	B-1	TWP-1,P-1	GB-1,ACT-1	
03	CLASSROOM	CPT-1, CPT-2	B-1	TWP-1,P-1	GB-1,ACT-1	
04	CLASSROOM	CPT-1, CPT-2	B-1	TWP-1,P-1	GB-1,ACT-1	
05	CLASSROOM	CPT-1, CPT-2	B-1	TWP-1,P-1	GB-1,ACT-1	
06	CLASSROOM	CPT-1, CPT-2	B-1	TWP-1,P-1	GB-1,ACT-1	
07	CLASSROOM	CPT-1, CPT-2	B-1	TWP-1,P-1	GB-1,ACT-1	
09	CLASSROOM	CPT-1, CPT-2	B-1	TWP-1,P-1	GB-1,ACT-1	
10	CLASSROOM	CPT-1, CPT-2	B-1	TWP-1,P-1	GB-1,ACT-1	
11	CLASSROOM	CPT-1, CPT-2	B-1	TWP-1,P-1	GB-1,ACT-1	
12	CLASSROOM	CPT-1, CPT-2	B-1	TWP-1,P-1	GB-1,ACT-1	
13	CLASSROOOM	CPT-1, CPT-2	B-1	TWP-1,P-1	GB-1,ACT-1	
14	CLASSROOM	CPT-1, CPT-2	B-1	TWP-1,P-1	GB-1,ACT-1	
15	CLASSROOM	CPT-1, CPT-2	B-1	TWP-1,P-1	GB-1,ACT-1	
16	CLASSROOM	CPT-1, CPT-2	B-1	TWP-1,P-1	GB-1,ACT-1	
17	CLASSROOM	CPT-1, CPT-2	B-1	TWP-1,P-1	GB-1,ACT-1	
18	CLASSROOM	CPT-1, CPT-2	B-1	TWP-1,P-1	GB-1,ACT-1, GB-2	
19	CLASSROOM	(E)	B-1	TWP-1,P-1	GB-1,ACT-1	
20	CLASSROOM	(E)	B-1	TWP-1,P-1	GB-1,ACT-1	
21	CLASSROOM	(E)	B-1	TWP-1,P-1	GB-1,ACT-1	
22	CLASSROOM	(E)	B-1	TWP-1,P-1	GB-1,ACT-1	
23	CLASSROOM	(E)	B-1	TWP-1,P-1	GB-1,ACT-1	
24	WAITING	(E)	(E)	(E)	(E)	
25	WORKROOM	(E)	(E)	(E)	(E)	
26	WORK AREA	(E)	(E)	(E)	GB-P, GB-2, ACT-1	
27	OBSERVATION	(E)	(E)	(E)	(E)	
28	ALL-GENDER	(E)	(E)	(E)	(E)	
29	TUTOR	(E)	(E)	(E)	(E)	
30	ALL-GENDER	(E)	(E)	(E)	(E)	
31	OBSERVATION	(E)	(E)	(E)	(E)	
32	ALL-GENDER	(E)	(E)	(E)	(E)	
33	TUTOR	(E)	(E)	(E)	(E)	
34	ALL-GENDER	(E)	(E)	(E)	(E)	
35	OBSERVATION	(E)	(E)	(E)	(E)	
36	MUSIC	(E)	(E)	(E)	(E)	
37	STORAGE	(E)	(E)	(E)	(E)	
38	MULTI-USE	(E)	(E)	(E)	(E)	
39	DISHWASHER	(E)	(E)	(E)	(E)	
40	STORAGE	(E)	(E)	(E)	(E)	
41	KITCHEN	(E)	(E)	(E)	(E)	
42	STAFF ALL-GENDER	(E)	(E)	(E)	(E)	
43	STAFF ALL-GENDER	(E)	(E)	(E)	(E)	
44	WOMEN	(E)	(E)	(E)	(E)	
45	CUSTODIAL	(E)	(E)	(E)	(E)	
46	ALL-GENDER	(E)	(E)	(E)	(E)	
47	CORRIDOR	(E)	(E), B-1	(E)	(E)	
48	PSYCH.	CPT-1	B-1	(E)	GB-P, GB-2	
49	SPEECH	(E)	(E)	(E)	(E)	
50	WORKROOM	(E)	(E)	(E)	(E)	
51	GIRLS	(E)	(E)	(E)	(E),GB-2	1
52	PE EQUIPMENT	(E)	(E)	(E)	(E)	
53	BOYS	(E)	(E)	(E)	(E),GB-2	1
54	COMMONS	CPT-1, CPT-2, CPT-3, CPT-4	B-1	TWP-1,P-1	ACT-P, GB-P	
55	LIBRARY	CPT-1,CPT-3	B-1	TWP-1,P-1	ACT-P, GB-2	
56	AUDIO-VISUAL	(E)	(E)	(E)	(E)	

FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR FINISH	FLOOR BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS
57	LIBRARIAN	(E)	(E)	(E)	(E)	
58	PRINCIPAL	CPT-1	B-1	GB-P	(E)	
59	HEALTH	(E)	(E)	P-1	ACT-1	
61	ALL-GENDER	(E)	(E)	(E)	GB-P,GB-2	1
62	ADMIN	(E), LVT-1	B-1	(E)	(E),GB-2	
63	WORKROOM	(E)	(E)	(E)	(E)	
64	STAFF	(E), LVT-1	(E), B-1	(E)	(E)	
65	SUPPLY	(E)	(E)	(E)	(E)	
66	UTILITY	(E)	(E)	(E)	(E)	
68	CUSTODIAL	(E)	(E)	(E)	(E)	
69	WORKROOM	(E)	(E)	(E)	(E)	
70	ELECTRICAL	(E)	(E)	(E)	(E)	
71	STORAGE	(E)	(E)	(E)	(E)	
72	COMMONS	CPT-1, CPT-2, CPT-3, CPT-4	B-1	TWP-1,P-1	ACT-P, GB-P	
75	WORKROOM	(E)	B-1	(E)	(E)	
76	KG RR	(E)	(E)	(E)	(E)	
77	KG RR	(E)	(E)	(E)	(E)	
78	BOYS RR	(E), EPX-1	(E), EPX-2	(E), FRP, P-1	(E), GB-2	1
79	GIRLS RR	(E), EPX-2	(E), EPX-2	(E), FRP, P-1	(E), GB-2	1
80	P.E. EQUIPMENT	(E)	(E)	(E)	(E)	
81	COMMONS	CPT-1, CPT-2, CPT-3, CPT-4	B-1	TWP-1,P-1	ACT-P, GB-P	
82	WORKROOM	LVT-1	(E)	P-1	GB-2	
83	ALL-GENDER	CT-4,GR-1	-	CT-1, CT-2, CT-3, GR-1	GB-2	1
84	ALL-GENDER	CT-4,GR-1	-	CT-1, CT-2, CT-3, GR-1	GB-2	1
85	STORAGE	(E)	(E)	P-1,CP-1	GB-2	
86	STAFF ALL-GENDER	CT-4,GR-1	-	CT-1, CT-2, CT-3, GR-1	GB-2	1
K1	KINDERGARTEN	CPT-1, CPT-2	B-1	TWP-1,P-1	ACT-P,GB-1	
K2	KINDERGARTEN	CPT-1, CPT-2	B-1	TWP-1,P-1	ACT-P,GB-1	

FINISH SCHEDULE GENERAL NOTES

A WHERE MULTIPLE WALL FINISHES ARE CALLED OUT, REFER TO INTERIOR ELEVATIONS FOR LOCATIONS OF INDIVIDUAL FINISHES.

B WHERE MULTIPLE FLOOR FINISHES ARE CALLED OUT, REFER TO FINISH FLOOR PLANS FOR LOCATIONS OF INDIVIDUAL FINISHES.

C PROVIDE FINISHES TO COMPLY WITH FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF CBC 803 AND 804.

FINISH SCHEDULE COMMENTS

1 SCHLUTER ALUM. TRIM AT FLOOR TO WALL TRANSITIONS, EXTERIOR CORNERS, INTERIOR CORNERS, AND TOP OF TILE TRANSITION.

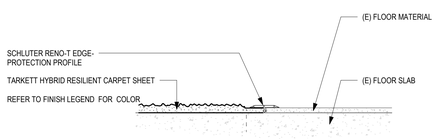
2 NOT USED

FINISH LEGEND

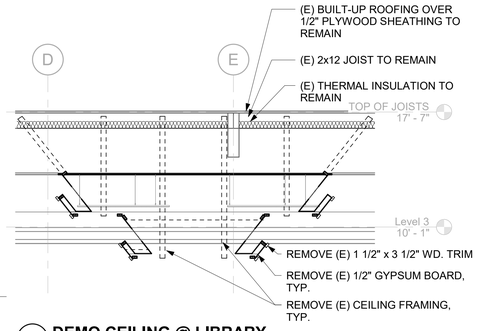
MARK	DESCRIPTION	MFR. / BRAND	COLOR / FINISH	COMMENTS
ACT-1	2'-0" X 4'-0" SUSPENDED ACOUSTICAL CEILING TILES	ARMSTRONG	FINE FISSURE 465 OR 466	TO MATCH EXISTING
ACT-P	EXISTING KEYED 1'-0" X 1'-0" ACOUSTICAL CEILING TILE, PAINTED	ARMSTRONG		PAINT P-5
B-1	4" RUBBER TOP SET BASE	TARKETT	32 PEBBLE WG COLOR MATCH	
BV-1	(E) BRICK VENEER			
BV-2	BRICK VENEER			
CONC-1	(E) CONCRETE, SEALED			
CP-1	(E) CEMENT PLASTER, PAINTED	SHERWIN WILLIAMS	SW 7042 GREEK VILLA	FIELD COLOR
CP-2	(E) CEMENT PLASTER, PAINTED	SHERWIN WILLIAMS	SW 6067 CITYSCAPE	ACCENT COLOR
CPT-1	CARPET (ROLL)	TARKETT	AFTERMATH II 03026 FLEECE	
CPT-2	CARPET (ROLL)	TARKETT	02578 ABRASIVE ACTION II 19100 CHARCOAL	
CPT-3	CARPET (ROLL)	TARKETT	04539 NANO 48210 ATMOSPHERIC	
CPT-4	CARPET (ROLL)	TARKETT	04539 NANO 48201 WIRED	
CPT-5	CARPET (ROLL)	TARKETT	04539 NANO 48208 CHROMITE	
CT-1	3" X 6" CERAMIC TILE	DALTILE	SEMI-GLOSS SUEDE GRAY	
CT-2	3" X 6" CERAMIC TILE	DALTILE	SEMI-GLOSS DESERT GRAY	
CT-3	3" X 6" CERAMIC TILE	DALTILE		
CT-4	1" X 1" DAL KEYSTONES GROUP 1 PORCELAIN MOSAIC	DALTILE	DESERT GRAY SPECKLE	
EPX-1	EPOXY FLOORING	TERA LITE		
EPX-2	EPOXY COVE BASE			
FRP	FIBERGLASS REINFORCED PLASTIC PANELS	KOROGUARD		
GB-1	EXISTING REFINISHED GYPSUM BOARD, PAINTED			EXISTING GYB. BOARD, REMOVE POPCORN FINISH, REFINISH, AND PAINT P-5
GB-2	NEW GYPSUM BOARD CEILING, PAINTED			
GB-P	EXISTING GYPSUM BOARD, PAINTED			
GR-1	GROUT	CBP	PRISM #644 SHADOW	
LVT-1	LUXURY VINYL TILE			
MD	EXPOSED STRUCTURAL METAL DECKING			
MS	MASONITE STAGE FLOORING			
P-1	PAINT (INTERIOR FIELD)	SHERWIN WILLIAMS	SW 7042 GREEK VILLA	
P-2	PAINT (INTERIOR TRIM)	SHERWIN WILLIAMS	SW6244 NAVAL	
P-3	PAINT (EXTERIOR FIELD)	SHERWIN WILLIAMS	SW 7042 GREEK VILLA	
P-5	PAINT (CEILING)	SHERWIN WILLIAMS	SW 7042 GREEK VILLA	
RS-1	VINYL SEET	TARKETT	iQ GRANIT	
TWP-1	TACKABLE WALL PANELS (O/ GYP. BD.)			

FINISH LEGEND COMMENTS

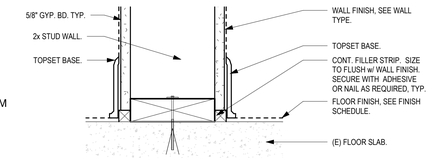
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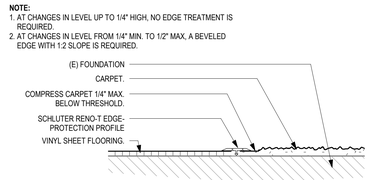
10 CARPET TO (E) FLOORING TRANSITION
SCALE: 6" = 1'-0"



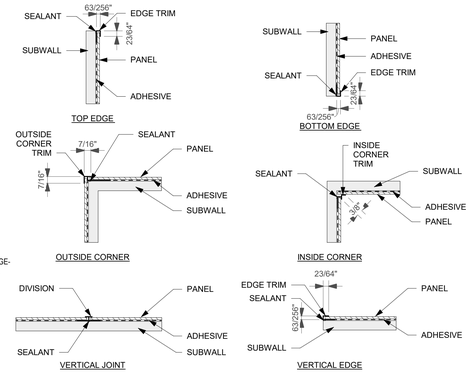
7 DEMO CEILING @ LIBRARY
SCALE: 1/4" = 1'-0"



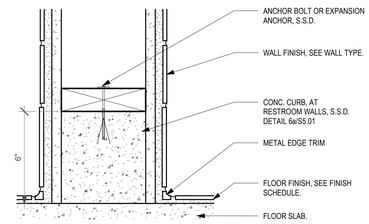
3 TYPICAL INTERIOR WALL BASE
SCALE: 3" = 1'-0"



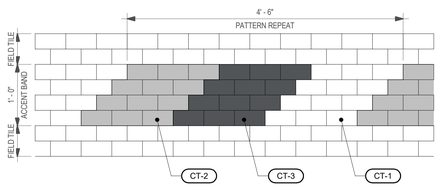
11 CARPET TO VINYL SHEET FLOORING TRANSITION
SCALE: 6" = 1'-0"



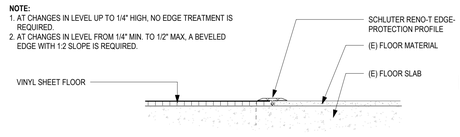
8 TYPICAL FRP TRIM & MOULDINGS
SCALE: 3" = 1'-0"



4 THIN SET TILE WALL BASE
SCALE: 3" = 1'-0"



16 ENLARGED TILE PATTERN
SCALE: 1" = 1'-0"



12 VINYL SHEET FLOORING TO (E) FLOOR TRANSITION
SCALE: 6" = 1'-0"

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PROJECT

BALDWIN ELEMENTARY SCHOOL MODERNIZATION

OAK GROVE SCHOOL DISTRICT

CONSULTANT

STAMP

LICENSED ARCHITECT JOSEPH DITTERLINE NO. C-25840 REN. 07/31/27 STATE OF CALIFORNIA

STATE

DSA FILE NUMBER 43-41

APPL # 01-122542

REVISIONS

No.	Description	Date
A	Addendum 1	05/08/26
B	Addendum 2	05/14/26

MILESTONES

SD	01/23/2025
DD	05/21/2025
50% CD	07/18/2025
90% CD	08/21/2025
DSA SUB	09/05/2025

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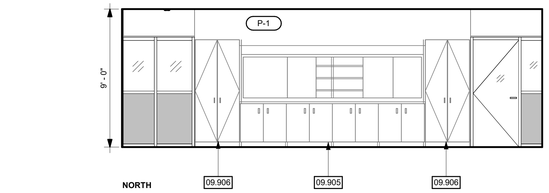
FINISH SCHEDULE, LEGEND & DETAILS

DATE 09/05/2025

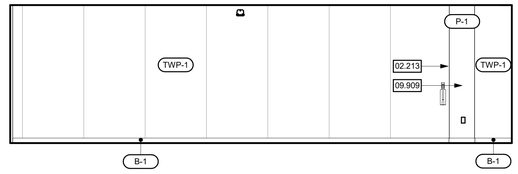
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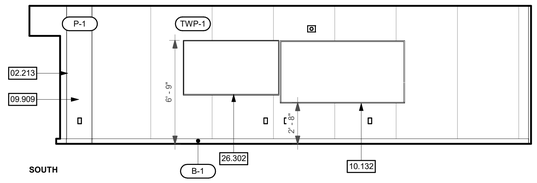
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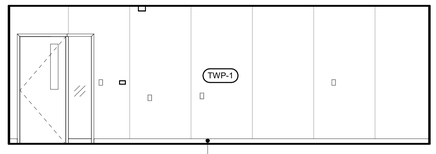
NORTH



EAST

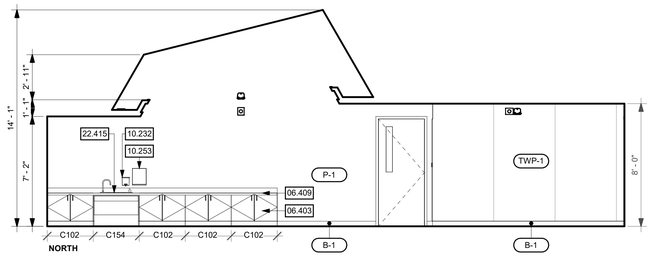


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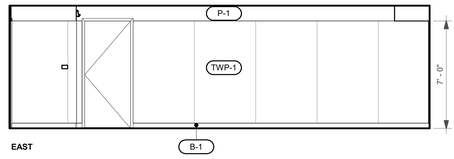


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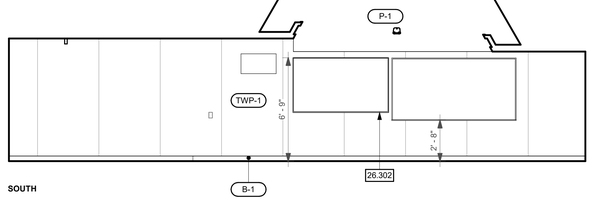
1 TYP. CLASSROOM
SCALE: 1/4" = 1'-0"



NORTH



EAST

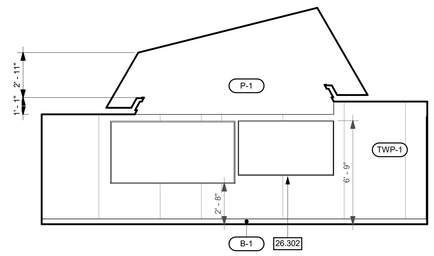


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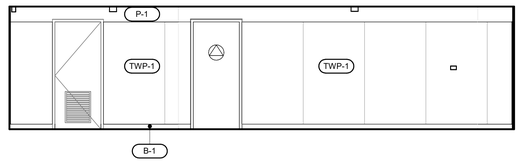


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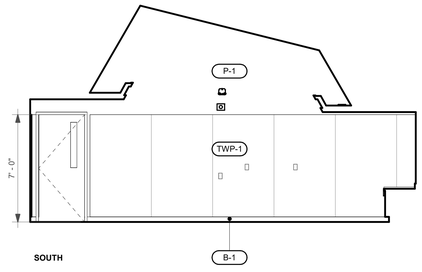
2 KINDERGARTEN K2
SCALE: 1/4" = 1'-0"



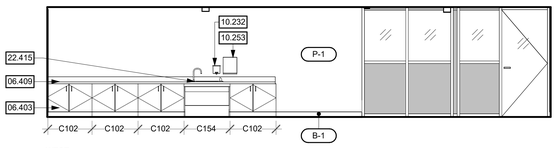
NORTH



EAST



SOUTH



WEST

3 KINDERGARTEN K1
SCALE: 1/4" = 1'-0"

GENERAL SHEET NOTES

A FOR INTERIOR FINISHES NOT SHOWN ON ELEVATIONS REFER TO INTERIOR FINISH SCHEDULE.

B CABINET ELEVATIONS AS SHOWN IN THE INTERIOR ELEVATIONS ARE FOR REFERENCE ONLY. ACTUAL CABINET DESIGN CRITERIA AND SIZES ARE DESIGNATED IN THE CASEWORK SCHEDULE USING THE WOODWORK INSTITUTES "CABINET DESIGN SERIES (CDS)" NUMBERING SYSTEM. WHERE INDIVIDUAL CASEWORK DESIGN REQUIREMENTS DO NOT FIT WITHIN THE CDS NUMBERING SYSTEM CABINETS ARE DETAILED SEPARATELY AS REFERENCED IN THE CASEWORK SCHEDULE.

C SEE TYPICAL FIXTURE MOUNTING HEIGHTS DETAIL FOR MOUNTING HEIGHT OF ACCESSORIES.

D ALL EXPOSED CONDUITS AND PIPES SHALL BE PAINTED U.O.N.

E ALL ITEMS REFERENCED IN KEYNOTES ARE TO BE PROVIDED NEW, U.O.N.

INTERIOR ELEVATION KEYNOTES

02.213 (E) INTERIOR COLUMN
06.403 PLASTIC LAMINATE CLAD ARCHITECTURAL BASE CABINETS WITH ADJUSTABLE SHELVES. FOR MOUNTING DETAIL SEE 8 / A11.10
06.409 SOLID SURFACE COUNTERTOP, SEE DETAIL 6 / A11.10
09.905 BASE SCOPE: (E) TEACHING WALL CASEWORK. PROVIDE (N) PULLS. REFINISH EXPOSED SURFACES WITH INTERIOR SURFACING (ARCHITECTURAL FILM). REPLACE SLIDING WHITEBOARD WITH SLIDING TACK PANELS. ALTERNATE #1: REMOVE FROM SCOPE NEW PULLS AND INTERIOR SURFACING. PROVIDE ONE FULL-HEIGHT CABINET, SEE CASEWORK SCHEDULE CABINET #402, LOCKABLE. BACKING PER DETAIL 4 / A9.10
09.906 BASE SCOPE: (E) FULL HEIGHT WALL CASEWORK. PROVIDE (N) PULLS. REFINISH EXPOSED SURFACES WITH INTERIOR SURFACING (ARCHITECTURAL FILM). ALTERNATE #1: REMOVE FROM SCOPE NEW PULLS AND INTERIOR SURFACING. PATCH AND PAINT FULL WALL ELEVATION. PROVIDE TWO BASE CABINETS, SEE CASEWORK SCHEDULE CABINET #103, LOCKABLE. BACKING PER DETAIL 4 / A9.10
09.909 PATCH AND PAINT ADJACENT SURFACES AT REMOVED WALL TRIM.
10.132 4' X 8' MAGNETIC MARKERBOARD.
10.232 SOAP DISPENSER , O.F.C.I. FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11 2
10.253 FOLDED PAPER TOWEL DISPENSER, O.F.O.I.
22.415 SINK AND BUBBLER, S.P.D.
26.302 65" DISPLAY MONITOR O.F.C.I. AND ELECTRONIC MOUNTING O.F.C.I. SEE DETAIL 1 / A9.10; ALTERNATE 2: REMOVE FROM SCOPE O.F.C.I. INSTALLATION OF DISPLAY MONITOR, ELECTRONIC MOUNTING; KEEP ASSOCIATED BACKING, POWER, AND DATA IN SCOPE. 1

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A	Addendum 1	05/08/26
B	Addendum 2	05/14/26

MILESTONES

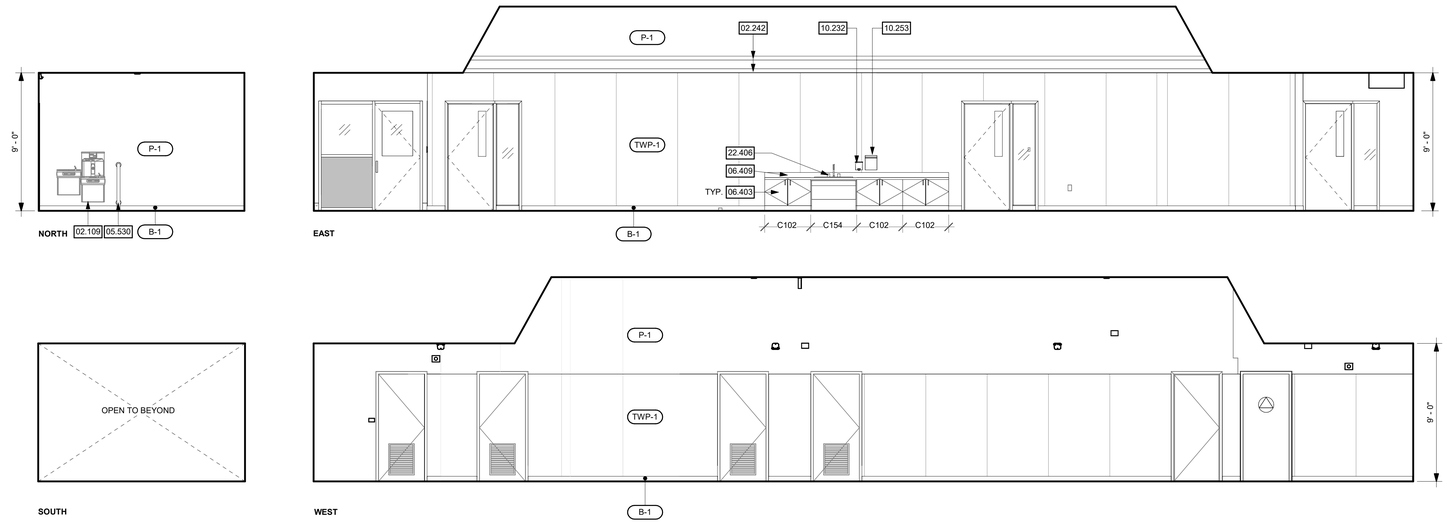
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50% CD	07/18/2025
90% CD	08/21/2025
DSA SUB	09/05/2025

SHEET

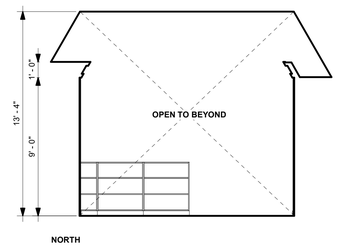
INTERIOR ELEVATIONS

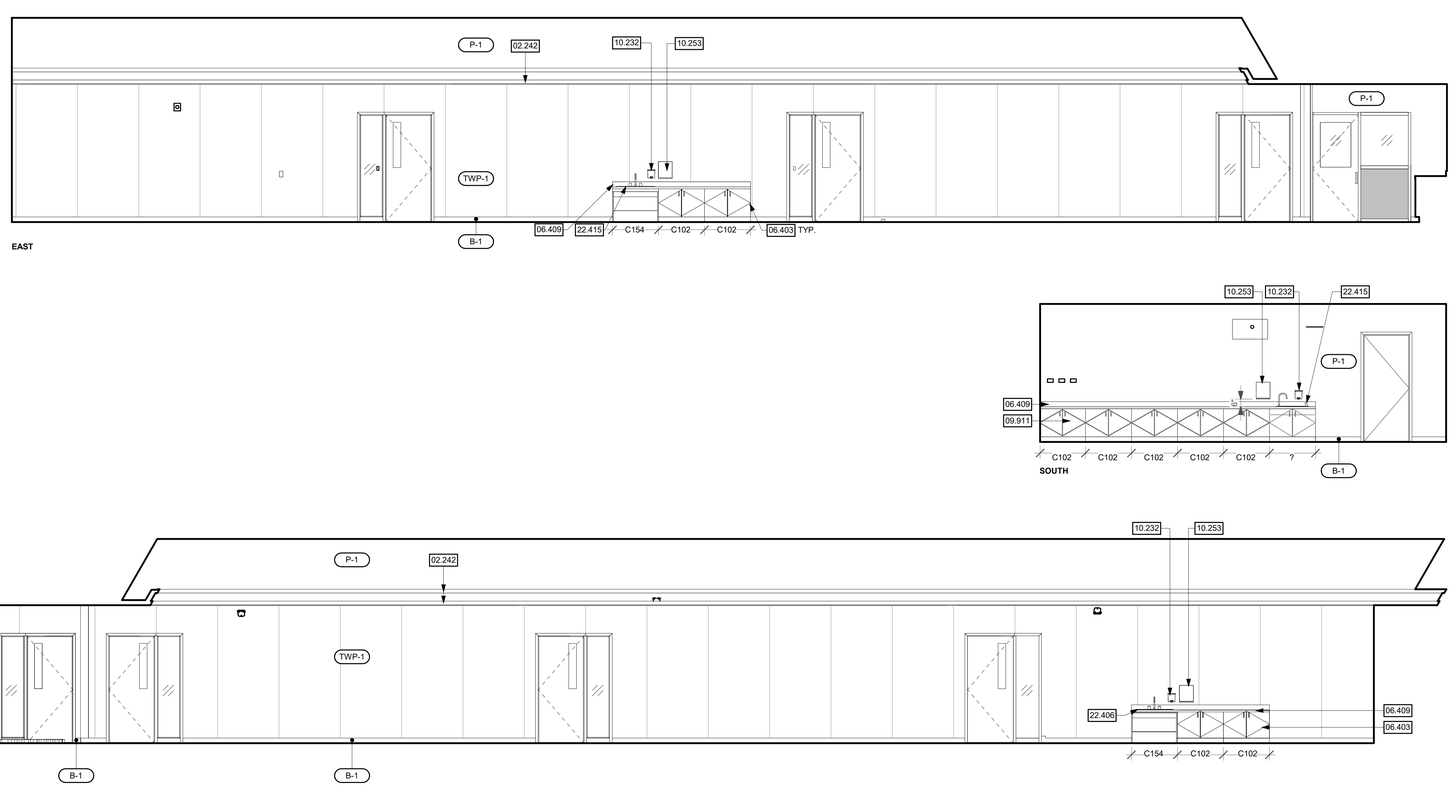
DATE 09/05/2025
JOB # 2024022
SHEET # AD2-A12.01

5/14/2026 11:08:16 AM



1 COMMONS 72
SCALE: 1/4" = 1'-0"





2 COMMONS 54
SCALE: 1/4" = 1'-0"

GENERAL SHEET NOTES

A FOR INTERIOR FINISHES NOT SHOWN ON ELEVATIONS REFER TO INTERIOR FINISH SCHEDULE.

B CABINET ELEVATIONS AS SHOWN IN THE INTERIOR ELEVATIONS ARE FOR REFERENCE ONLY. ACTUAL CABINET DESIGN CRITERIA AND SIZES ARE DESIGNATED IN THE CASEWORK SCHEDULE USING THE WOODWORK INSTITUTES' "CABINET DESIGN SERIES (CDS)" NUMBERING SYSTEM. WHERE INDIVIDUAL CASEWORK DESIGN REQUIREMENTS DO NOT FIT WITHIN THE CDS NUMBERING SYSTEM CABINETS ARE DETAILED SEPARATELY AS REFERENCED IN THE CASEWORK SCHEDULE.

C SEE TYPICAL FIXTURE MOUNTING HEIGHTS DETAIL FOR MOUNTING HEIGHT OF ACCESSORIES.

D ALL EXPOSED CONDUITS AND PIPES SHALL BE PAINTED U.O.N.

E ALL ITEMS REFERENCED IN KEYNOTES ARE TO BE PROVIDED NEW, U.O.N.

INTERIOR ELEVATION KEYNOTES

02.109 (E) INTERIOR DRINKING FOUNTAIN
02.242 (E) WOOD TRIM TO REMAIN.
05.530 1 1/4" DIAMETER STAINLESS STEEL RAILING. SEE DETAIL 3 / A3.12
06.403 PLASTIC LAMINATE CLAD ARCHITECTURAL BASE CABINETS WITH ADJUSTABLE SHELVES. FOR MOUNTING DETAIL SEE 8 / A11.10
06.409 SOLID SURFACE COUNTERTOP. SEE DETAIL 6 / A11.10
09.911 (E) BASE HEIGHT CASEWORK. PROVIDE (N) PULLS. REFINISH EXPOSED SURFACES WITH INTERIOR SURFACING (ARCHITECTURAL FILM). (E) COUNTERTOP TO REMAIN.
10.232 SOAP DISPENSER , O.F.C.I. FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11 (B)
10.253 FOLDED PAPER TOWEL DISPENSER, O.F.O.I.
22.406 SINK, S.P.D.
22.415 SINK AND BUBBLER, S.P.D.

aedis architects
www.aedisarchitects.com
333 W. Santa Clara Street, Suite 900
San Jose, CA 95113
tel: (408)-300-5160
fax: (408)-300-5121

PROJECT

BALDWIN ELEMENTARY SCHOOL MODERNIZATION

OAK GROVE SCHOOL DISTRICT

CONSULTANT

STAMP

LICENSED ARCHITECT — JOHN T. DITTENHAFER — NO. C-25840 — EXP. 07/31/27 — STATE OF CALIFORNIA

STATE

DSA FILE NUMBER 43-41
APPL # 01-122542

REVISIONS

No.	Description	Date
B	Addendum 2	05/14/26

MILESTONES

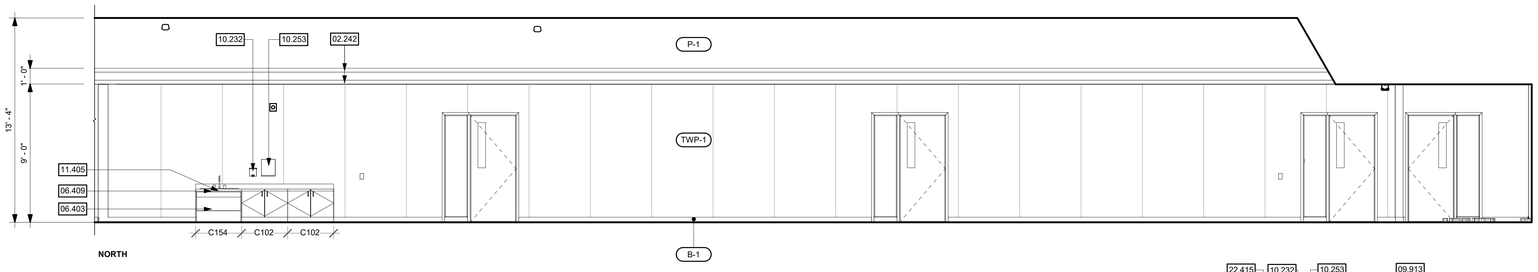
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DD	05/21/2025
50% CD	07/18/2025
90% CD	08/21/2025
DSA SUB	09/05/2025

SHEET

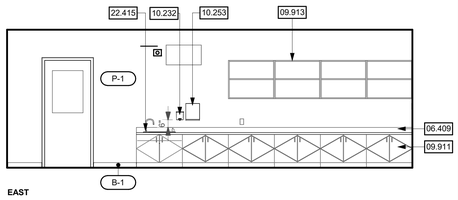
INTERIOR ELEVATIONS

DATE 09/05/2025
JOB # 2024022
SHEET # AD2-A12.02

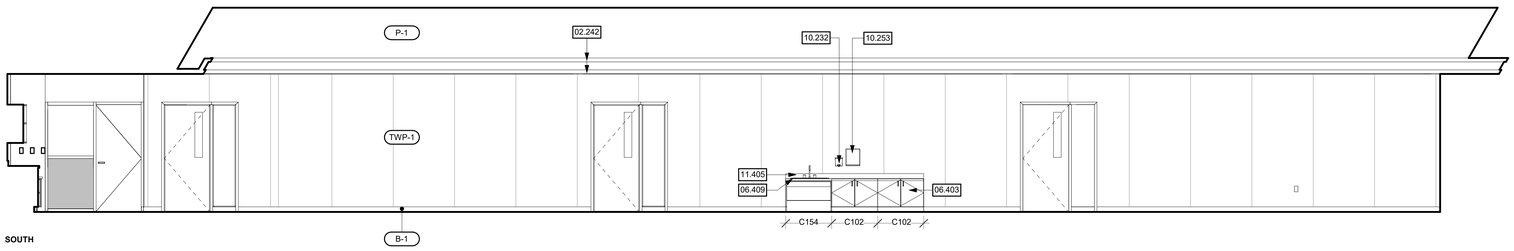
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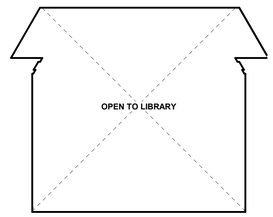
NORTH



EAST

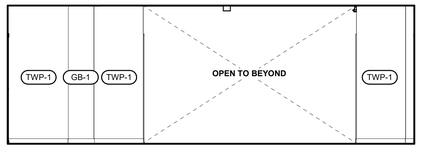


SOUTH



WEST - 1

1-1 COMMONS 81
SCALE: 1/4" = 1'-0"



WEST - 1

2 COMMONS 81
SCALE: 1/4" = 1'-0"

GENERAL SHEET NOTES

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INTERIOR ELEVATION KEYNOTES

02.242 (E) WOOD TRIM TO REMAIN.
06.403 PLASTIC LAMINATE CLAD ARCHITECTURAL BASE CABINETS WITH ADJUSTABLE SHELVES. FOR MOUNTING DETAIL SEE 8 / A11.10
06.409 SOLID SURFACE COUNTERTOP, SEE DETAIL 6 / A11.10
09.911 (E) BASE HEIGHT CASEWORK. PROVIDE (N) PULLS. REFINISH EXPOSED SURFACES WITH INTERIOR SURFACING (ARCHITECTURAL FILM). (E) COUNTERTOP TO REMAIN.
09.913 (E) WALL MOUNTED CASEWORK. PROVIDE (N) PULLS. REFINISH EXPOSED SURFACES WITH INTERIOR SURFACING (ARCHITECTURAL FILM).
10.232 SOAP DISPENSER , O.F.C.I. FOR MOUNTING HEIGHTS SEE DETAIL 8 / A3.11 B
10.253 FOLDED PAPER TOWEL DISPENSER, O.F.O.I.
11.405 FABRICATED STAINLESS STEEL HAND SINK
22.415 SINK AND BUBBLER, S.P.D.

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50% CD	07/18/2025
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DSA SUB	09/05/2025

SHEET

INTERIOR ELEVATIONS

DATE 09/05/2025
JOB # 2024022
SHEET # AD2- A12.03

5/14/2026 11:08:21 AM