

INTERIOR SYSTEMS

San Leandro High School

108554 | 1-31-17 | Rev 5

Rose Franklin | Stefan Kramer | Cathy Antonneau



REPRESENTATIONAL ONLY

GENERAL REQUIREMENTS

Summary of Work

- The information in this set of drawings describes the fixtures, furnishings and other items delivered by ISI to the site address. In the event that ISI is contracted to install the product, the items are noted on drawings as provided by ISI. Items specified by ISI but not installed by ISI are noted in the drawings and specifications and re-called out as "installed by G.C." (General Contractor). Items noted to be installed by the General Contractor may include the General Contractor's subcontractors or other entities hired by the Owner/Client.

- The drawings and specifications produced by ISI include elements that are not part of ISI's responsibilities to install. As part of ISI's design services to the Owner/Client, ISI specifies interior elements for the overall design.

Work Covered by the Contract Documents

- In the event that the work is to be phased in time, notes depicting "future" describe items installed at a later date.

- The General Contractor is responsible for the means and methods and final coordination of all contract elements from all contracts. The ISI Lighting Layout, if included, is provided as a guideline to complete the intent of the design. The ISI core drill plan, if included, is the basis for location of design elements, fixtures and furnishings. The General Contractor agrees to provide ISI with actual field dimensions verifying existing locations of walls, openings, columns, fixed elements and any other physical element of the project. If field dimensions are not provided prior to ISI product production the General Contractor may be responsible for charges related to any field changes, product alterations of product being re-produced.

Work by Owner/Client

- At the time of drawing and specification finalization by ISI, some items described in the contract documents may include Owner/Client furnished products, salvaged material and equipment, products delivered to the Owner/Client and Owner/Client installed products. Unless specifically noted in the contract documents and drawings, the installation of these items is the Owner/Client's responsibility.

MULTIPLE CONTRACT SUMMARY

Summary of Contracts

- The Owner/Client may contract with multiple entities to complete the project in these drawings. The contractors separately contracted to complete the Work may include a General Contractor, Kitchen Equipment Supplier, Equipment Vendors, Landscaping Contractor and others. The General Contractor is considered the prime entity on site with the responsibility for site readiness, project scheduling and coordination of all separate contracts.

Work Sequence

- The Owner/Client and the prime contractor, frequently the General Contractor, are responsible for orchestrating the sequence of work and work readiness for ISI and all contractors to complete the work. Changes to sequencing, site readiness, scheduled time and scope of work may cause a change order to be issued to the Owner/Client.

Contract Interface

- The Owner/Client is responsible for providing ISI drawings and specifications to the General Contractor. The Owner/Client is responsible for providing any other contractor or vendor drawings and specifications to ISI that is related to ISI's completion of the work. The General Contractor is responsible for coordination of all drawings and specifications, and installation of any back-up material to support ISI's product as noted in the contract documents. The Owner/Client and General Contractor are responsible for communication of any schedule, scope or other changed to the project that may affect ISI's completion of the work.

OWNERSHIP AND USE OF DOCUMENTS

- Drawings, schedules and specifications and other instruments of service are and shall remain the property of ISI whether or not the Project for which they are prepared is completed or executed. If the Owner has paid ISI the compensation described in Section VI, the Owner shall be permitted to retain copies, including a set of non-reproducible copies of drawings, schedules and specifications for information and reference in connection with the Owner's use and occupancy of the Project. If the Owner without ISI approval modifies the drawings, schedules and/or specifications, ISI is not responsible for any loss, cost or damage relating to use or application thereof. The Owner may not use the drawings, schedules, specifications or other instruments of service provided here under for any project other than the Project or for any other purpose. ISI (or, as appropriate, its subcontractor) is the author and owner of all drawings, schedules, specifications or other instruments of service provided here under and retains all statutory and common law copyrights and other rights. Upon termination of this Contract for Design Services by ISI due to the Owner's breach, the Owner shall no longer have the right to use drawings, schedules, specifications and other instruments of service. The Owner may not permit any third party to use such drawings, schedules, specifications and other instruments of service, except as expressly provided herein and with respect to the Project. ISI's written permission must be obtained prior to using such drawings, schedules, specifications and other instruments of service for future additions or alterations to the Project. The designs depicted within the contents of the drawings belong to ISI and that in future "fulfillment" stages of the project that these designs and drawings may not be used by the Owner to shop for other manufacturers to fulfill the intent of the design. In other words, ISI is the sole proprietary manufacturer of the items in the design.

- All computer files containing conceptual imagery, illustrations and all images within the contract documents in the form of artwork or other graphic design are copyrighted and remain the intellectual property of ISI. All rights reserved.

WORK RESTRICTIONS

Access to Site

- The Owner/Client and General Contractor agree that ISI representatives may visit the site at any point during construction in the interest of completing ISI's work.

Coordination with Occupants

- ISI agrees to cooperate with the Owner/Client and Owner/Client's representatives to complete the work as described in the contract documents. The Owner/Client agrees to provide conditions conducive to accurate and timely completion of the work.

Use of Site

- The General Contractor agrees to provide conditions conducive to complete installation of ISI's work upon delivery of ISI product. The General Contractor agrees to cooperate with ISI installation crews in the interest of completion of the work. The General Contractor will inform ISI if there are any physical restrictions that may impede the completion of ISI's work.

ADMINISTRATIVE REQUIREMENTS

Project Coordination

- ISI product turn around from execution of contract to delivery and installation is eight weeks. The Owner/Client and General Contractor are responsible for management and communication of schedule which allows adequate time for production, shipment and installation of design elements in the expect time frame.

Project Meetings

- Project meeting that ISI representatives may attend include pre-construction meetings, pre-installation meetings and post installation/punch list meetings. Two weeks notice of meetings is requested to ensure ISI's participation.

QUALITY REQUIREMENTS

Codes

- ISI strives for the contract documents to conform to the International Building Code 2012. ISI is not licensed to provide signed/sealed drawings. ISI cooperates with all Owner/Client's their licensed professionals and other licensed professionals to provide drawings and specifications that meet local codes.

Laws

- ISI strives for the contract documents to conform to the Title III of the Americans with Disability Act (ADA). ISI is not licensed to provide signed/sealed drawings. ISI cooperates with all Owner/Client's licensed professionals to provide drawings and specifications that meet the law. ISI cannot be responsible for construction deviations by others from the design that may create situations out of compliance with the ADA.

- Title III prohibits private entities from discriminating on the basis of disability in places of public accommodation, and requires all newly constructed and altered places of public accommodation and commercial facilities to be constructed to be accessible.

- Places of public accommodation are required to make reasonable modifications to their practices, policies or procedures, and to provide auxiliary aids and services to persons with disabilities; unless doing so would fundamentally alter the nature of the goods, services, facilities, privileges, advantages and accommodations offered, or would result in and undue burden. A pace of public accommodation may not impose or apply eligibility criteria that screen out or tend to screen out people with disabilities from fully enjoying any goods, services, facilities, privileges, advantages or accommodations. This is unless such criteria are necessary to enable the entity to provide the goods, services, or benefits it is in the business of providing.

Other Laws

- From the American with Disabilities Act Accessibility Guidelines (ADAAG) subpart A36.103 (C)

- This part does not invalidate or limit the remedies, rights, and procedures of any other Federal Laws, or State or Local Laws (Including State Common Law) that provide greater or equal protection for the rights of individuals associated with them.

Accessible Routes

- One route at least 36" wide shall connect all entrances and spaces of the building. Main aisles shall be no less than 60" wide for a double walkway. An accessible path shall be provided into each secondary aisle.

- Doors shall have a minimum clear opening of 32" with the door open at 90 degrees. If doorways have two independently operating doors, at least one leaf must meet the minimum requirements.

- Door Hardware on the accessible doors shall have a shape that is easy to grasp with one hand and does not require a tight pinching, grasping or twisting of the wrist to operate. Lever operated, push-type and U-shaped handles are acceptable. Door Hardware shall be mounted no higher than 48" AFF.

- Ground and floor surfaces along the accessible routes and in accessible rooms and spaces including floors, walks, ramps, stairs, and curb ramps, shall be stable, firm, slip resistant and comply with ADAAG 4.5. This includes any type of mat or rug that may be placed on top of surfaces.

- Objects protruding from walls shall extend max. 4" if between 27" AFF and 80" AFF max. A minimum head clearance of 80" AFF is required for any hanging objects such as pendant lighting fixtures, ceiling fans, signage, soffits or other elements suspended from the ceiling.

- Projections may not reduce the clearance required for an accessible route.

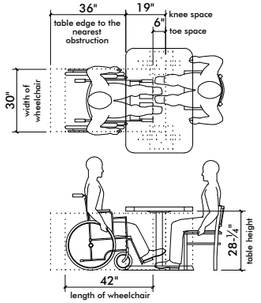
- At a sales and service counter, where a cash register is placed, and/or other goods and services are distributed; a portion of the counter will be 36" wide when facing the customer and a maximum height of 34"AFF.

Signage

- Directional signage is required at inaccessible public entrances indicating the location of the nearest accessible entrance. The accessible entrances shall be marked with the symbol of accessibility per ADAAG 4.1.2 (7). Such signage is to be provided by the owner/client and is not in ISI's contract unless specifically called out on the drawings, specifications or contract.

- All facilities and elements of such are required to have signage indicating accessibility, and shall use the international symbol of accessibility.

- At toilet rooms, where permanent identification is provided, signs shall be installed on the wall adjacent to the latch side of the door at 60" AFF. Where there is no wall space adjacent to the latch side of the door, the sign shall be located on the nearest adjacent wall. ADAAG 4.30.6



Seating

- A minimum of 5%, but not less than one, of the fixed or freestanding tables shall comply with ADAAG 4.32. An accessible route should lead to and through such fixed or freestanding seating areas. ISI provides layouts where a minimum of 5% of the total number of tables comply with the seating requirements. ISI shall not be responsible for any installations where the Owner/Client has decided to provide a number less than this section of the ADA.

- When different types of seating and/or separate seats are provided, the accessible seating shall be proportionally distributed throughout the seating areas.

- Where seating for people in wheelchairs is provided, at fixed tables or counters, clear floor space complying with ADAAG 4.2.4 shall be provided. Such clear floor space shall not overlap knee space by more than 19". ADAAG 4.32.2

- Where seating spaces for people in wheelchairs are provided at fixed tables or counters, knee space of at least 27" high, 30" wide, and 19" deep, shall be provided. ADAAG 4.32.4

- The tops of accessible tables and counters shall not exceed 34" above the finished floor or ground. ADAAG 4.32.4

Permits

- All permits and fees are the responsibility of the Owner/Client and their agents. ISI agrees to provide drawings and specifications to be included in permit sets as needed.

PRODUCT REQUIREMENTS

Delivery and Acceptance of Product

- The Owner/Client shall verify the condition of the shipment and notify ISI of any damage within 24 hours.

- Transfer of title occurs upon shipment F.O.B. ISI plants.

- The Owner/Client shall accompany an ISI representative on Project completion walk through to identify incomplete work.

- ISI shall deliver the products F.O.B. ISI plants. All risk of loss, damage or delay shall pass to the Owner/Client upon ISI's delivery of or installation of the products. All delivery dates are approximate. Delivery dates given by ISI are based on prompt receipt of all necessary information to be provided by the Owner/Client. ISI will use reasonable efforts to meet such delivery dates, but does not guarantee to meet such dates. Failure by ISI to meet any delivery date does not constitute a cause for cancellation and/or damages of any kind. Time for delivery and installation shall not be of the essence.

EXAMINATION AND CLOSE OUT REQUIREMENTS

Examination and Preparation

- ISI provides design services and custom product design and manufacture to each Owner/Client. ISI is not the prime contractor responsible for coordination of all contractors and vendors. ISI relies upon the Owner/Client and General Contractor to review all contract documents from multiple vendors for the work. ISI expects to provide revisions as needed for proper coordination of the entire work within reasonable commercial practice should other elements of the project cause change. Revisions to the work that affect time and scope may be subject to change order acceptance.

Site Readiness Conditions

- Prior to the delivery and installation for ISI fixtures and furnishings: Interior wall finished including, but not limited to, wall coverings, wainscoting, paint, chair rail, molding, shall be completely installed.
  - Floor and base tile to be grouted, cleaned and in place for a minimum of 48 hours.
    - The floor is broom clean.
    - All openings to have glazing and frames installed.
    - The HVAC system to be installed and in use.
    - The ceiling grid and tile or other system to be installed.
    - Lighting fixtures to be installed.
    - Water supply convenient to work space.
    - Electrical service of two 120v/30 amp circuits to be available.
    - Work space to be free of other contractors attempting to complete their work.
    - Dumpster available for packaging disposal.
    - Finished parking lot or subsurface within 1" of finish grade for delivery of product.

Field Engineering

- Refer to section titled "Work Covered by the Contract Documents" for ISI's requirements of General Contractor to provide accurate and timely field dimensions.

- The General Contractor will alert ISI installation crew to any under slab conditions that may be affected by core drilling. Those items include but are not limited to water lines, rebar, electrical conduit and other common building system elements.

Cleaning and Waste Management

- The cleanliness and maintenance of the site is the responsibility of the General Contractor. ISI agrees to dispose of its own packaging and other installation waste in the disposal system provided by the General Contractor. ISI agrees to maintain a clean and free for hazardous work space. ISI agrees to us Owner/Client supplies cleaning materials for the final wipe down at time of project sign-off. The Owner/Client is responsible for the final cleaning of the space and all design elements.

Protecting installed Construction and Design Elements

- ISI does not accept responsibility for its product replacement that is due to misuse by other entities during construction. The General Contractors is responsible to protect ISI product from being climbed upon, scratch or otherwise damaged once ISI's product has been delivered, and or after installation is substantially complete.

Warranties

- Limited Warranty. ISI warrants to the Owner/Client that the products sold here under will be free from material defects in workmanship and material under normal use and service for a period of one year from the date of ISI's delivery of products to the delivery point. There is NO WARRANTY in cases of damages in transit, negligence, abuse, abnormal usage, misuse, accidents, normal wear and tear, damage due to environmental or natural elements, failure to follow ISI's instructions, or improper installation, storage or maintenance.

- Warning: ISI advises that the chairs not come in contact with caustic chemicals (acetone, paint thinner, muriatic acid, nail polish remover, bleach, 409) that will damage the metal finish and/or the seat. Floor cleaning chemicals other than (kadet) quarry tile cleaner may permanently damage the metal finish of your chairs and nullify the warranty.

  - Mopping Floors: All freestanding chairs should be removed from the cleaning area to prevent mop water and chemicals from adversely affecting the metal chair (especially beneath chair leg guards).

  - Acid Washing: If floors are periodically acid washed, then all chairs should be removed from the dining room to avoid the acid solution from corroding the chair frame finish. Frames that come into contact with corrosive chemicals will appear discolored.

  - Cleaning the Chairs: Use only mild soap and water solution to clean the frames and seats.

Project Record Documents

- ISI's design and drawings are the sole property of ISI. ISI requires that the General Contractor and Owner/Client return all sets of drawings and specifications, except one for their reference, to ISI upon completion of the work.

Core Drill Plans

- A minimum of a 5" concrete slab, is required, for all core drilling of chairs, booths, tables and half-walls.

- ISI is not liable for cored steel that becomes unstable as a result of core drilling through a concrete slab less than 5" thick.

- ISI is not responsible for damage of any mechanicals located within 5" of the finished floor.

- In the event that ISI installers core through a slab less than 5" a $30 per hole charge will apply. This charge is to excavate core hole, pour concrete footing, and set steel. This type of repair is not guaranteed.

- Floor/base tile must be in good repair before any core drilling begins.

- The general contractor is to leave a minimum of 40 pounds of floor tile grout to finish the core drilled holes.

- ISI recommends the use of por-rok brand as a cement adhesive for cored-in steel.

- ISI recommends when the general contractor/installer are setting cored supports, level only the horizontal top plate. DO NOT level the vertical post.

According to the floor plan, there will be approximately _____ core drilled holes required for Interior Systems, inc. seating. (does not include decor or halfwalls if applicable.)

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Location

2200 Bancroft Ave

San Leandro, CA

94577

Contact

Deby Cappadona
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e-mail

Contacts:

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(417) 207-5440

Project Designer:
Rose Franklin
(800) 837-8373 Ext. 2069

Project Manager:
Cathy Antonneau
(800) 837-8373 Ext. 2084

Project Artist:
Stefan Kramer

Drawn By:
DP

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Rev	Date	Description	By
1	2.20.17	Update to Floor Plan	RF
2	4.7.17	Update to Floor Plan	RF
3	5.8.17	Update to Floor Plan	RF
4	5.15.17	Update to Floor Plan	RF
5	7.26.17	Update to Floor Plan	RF

Information Page I-1

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INTERIOR SYSTEMS

*REPRESENTATIONAL ONLY

Rendering

Scale: N/A

I-1a

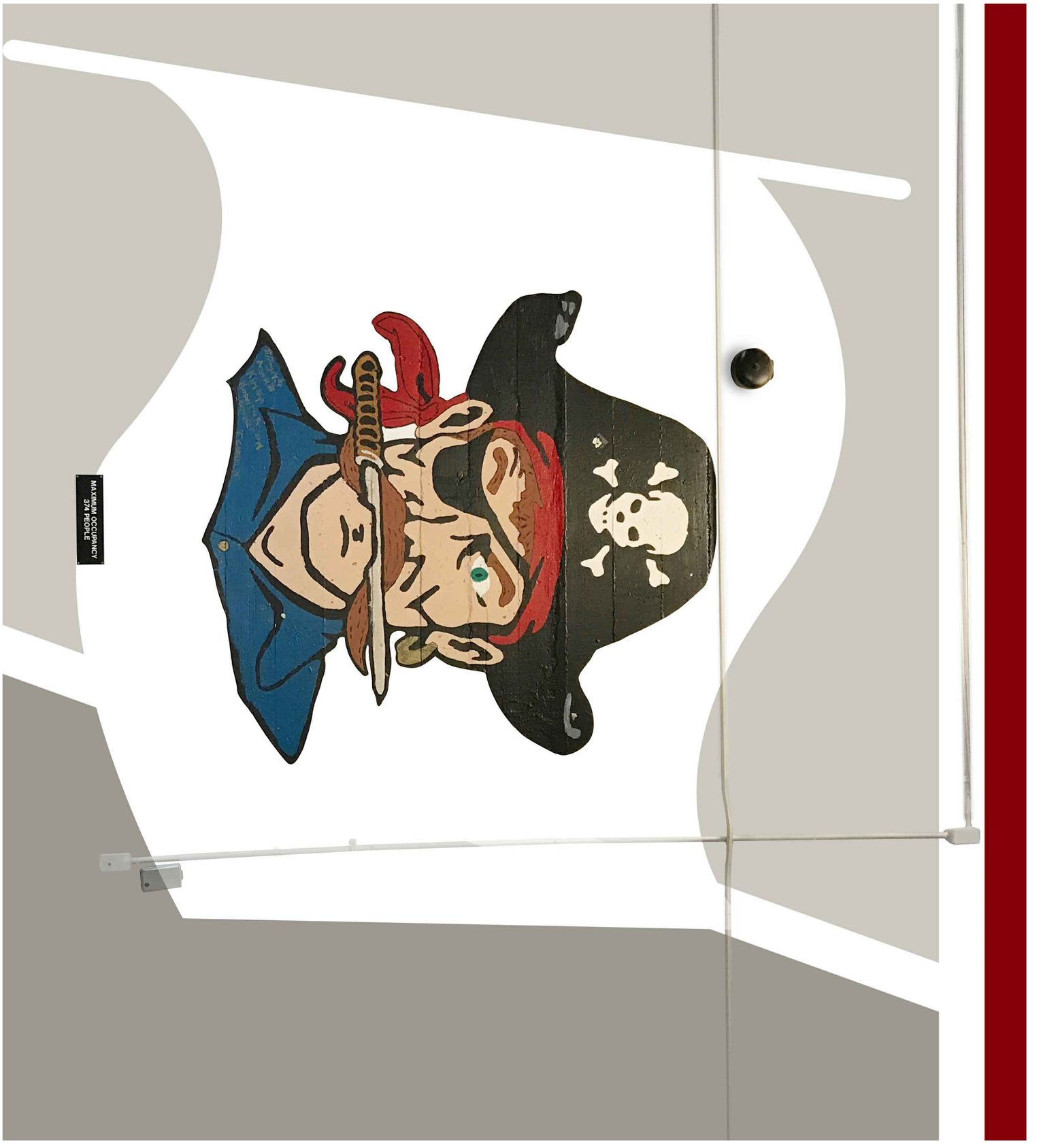
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INTERIOR SYSTEMS



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INTERIOR SYSTEMS

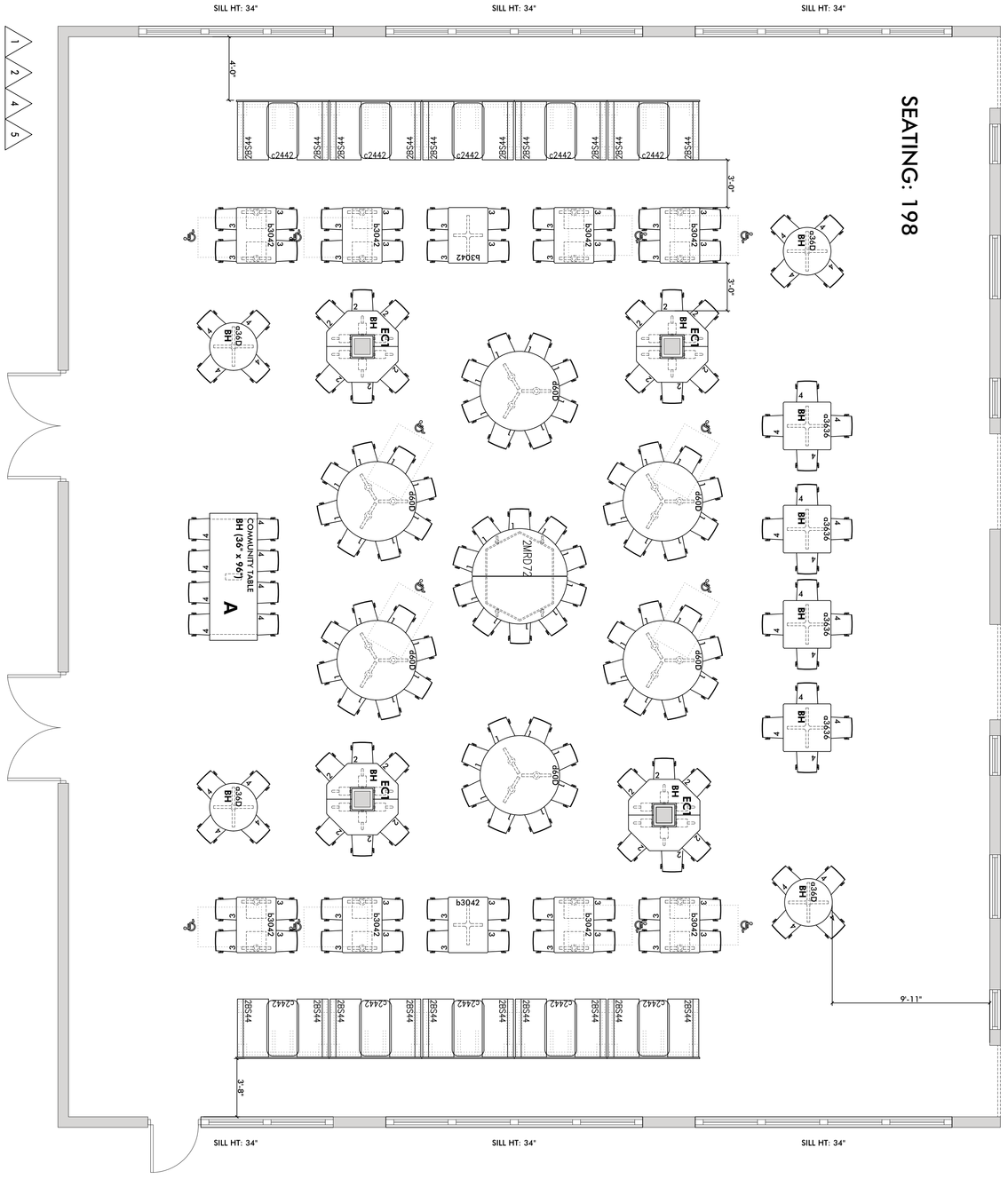
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Rendering

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Scale: N/A I-1b



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

INTERIOR SYSTEMS

San Leandro High School

Floor Plan

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

I-2

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MET CHAIR - CH1



BH MET CHAIR - CH2



MET CHAIR - CH3



BH MET CHAIR - CH4

1

OMITTED 2.20.17

MET CHAIR - CH5

1

OMITTED 2.20.17

BH MET CHAIR - CH6

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

1

OMITTED 2.20.17

FIBERGLASS MODENA BOOTH - BOOTH 1



*TO HAVE EXTENDED PRIVACY PANEL

NEW YORKER ATRIUM BOOTH - BOOTH 2

5

OMITTED 7.26.17

CONDIMENT CENTER - CCLL

5

OMITTED 7.26.17

HERCULES SINGLE TRASH UNIT - TU

Furniture

Scale: N/A

I-4

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INTERIOR SYSTEMS



TABLE a



TABLE b



TABLE c



COMMUNITY TABLE "A"

1

OMITTED 2.20.17

EATING COUNTER 2





EATING COUNTER 1



4

TABLE d



AMTAB MOBILE FOLDING TABLE - TABLE 2

4

OMITTED 5.15.17

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

AMTAB MOBILE FOLDING TABLE - TABLE 1

Furniture

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Scale: N/A

I-4a

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INTERIOR SYSTEMS



PAINT PATTERN

1

AW1
OMITTED 5.8.17

SINGLE LAYER WALL ART

NOTE:
DUE TO ONSITE CONDITIONS, THE INSTALLED ARTWORK MAY REQUIRE ADDITIONAL HARDWARE

LIMITED VISIBLE FASTENERS

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

INTERIOR SYSTEMS

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Art Details

Scale: N/A

I-5

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ITEMS SUPPLIED BY INTERIOR SYSTEMS

SEATING

△3
CHAIR - TYPE 1
Style: **Met Chair - Y-Back**
Seat: **Arborite - P-355 RM - Weathered Hemp**
Back: **Formica - 9271-JN - Reclaimed Denim Fiber (Jeans Finish)**

△4
CHAIR - TYPE 2
Style: **Met Chair - Y-back(Bistro Height)**
Seat: **Arborite - P-355 RM - Weathered Hemp**
Back: **Formica - 9271-JN - Reclaimed Denim Fiber (Jeans Finish)**

△2 △3
CHAIR - TYPE 3
Style: **Met Chair - Y-Back**
Seat: **Arborite - P-316 CA - Red Xabia**
Back: **Wilsonart - 4882-38 - Oiled Soapstone**

△2 △4
CHAIR - TYPE 4
Style: **Met Chair - Y-back (Bistro Height)**
Seat: **Arborite - P-316 CA - Red Xabia**
Back: **Wilsonart - 4882-38 - Oiled Soapstone**

△1
CHAIR - TYPE 5
OMITTED 2.20.17

△1
CHAIR - TYPE 6
OMITTED 2.20.17

△1
BOOTH - TYPE 1
OMITTED 2.20.17

△1
BOOTHS - TYPE 2 (W/ PRIVACY PANEL)
Style: **New Yorker - Atrium**
Rolltop: **Metaform Fiberglass - Europa**
Rolltop Cording: **CF Stinson - Avant - AV126 Black**
Tuft Cording: **CF Stinson - Avant - AV126 Black**
Tuft: **Metaform Fiberglass - Europa**
Trim: **Metaform Fiberglass - Europa**
Privacy Panel: **Formica - 6473-58 - Folkstone Hex**
Seat: **Metaform Fiberglass - Europa**
Booth Back: **Formica - 6473-58 - Folkstone Hex**
Edge: **Black**
Support: **Black**
Note: **Privacy Panel to extend 18" higher**

CABINETRY

TABLE TOP - TYPE a
Surface: **Formica - 8824-58 - White Drops**
Edge: **Black**
Corner Radius: **2" (if applicable)**
Support: **Black**

TABLE TOP - TYPE b
Surface: **Pionite - PFA39 - Singing The Chicago Blues**
Edge: **Black**
Corner Radius: **2" (if applicable)**
Support: **Black**

△2
TABLE TOP - TYPE c
Surface: **Arborite - P-301 CA - Tatami Hanairo**
Edge: **Black**
Corner Radius: **2" (if applicable)**
Support: **Black**

△4
TABLE TOP - TYPE d
Surface: **Wilsonart - 7983-38 - Boardwalk Oak**
Edge: **Black**
Corner Radius: **2" (if applicable)**
Support: **Black**

△2 △3
COMMUNITY TABLE (BISTRO HEIGHT)
- Top & Support Legs - top sides: **Custom Graphic Laminate**
- Top, Edge & Support Legs-under sides: **Formica - 8824-58 - White Drops**
- Corner Guards: **Anodized Aluminum**
- Support: **Waterfall Legs**

EC1
△2
EATING COUNTER (BISTRO HEIGHT)
Surface: **Arborite - P-316 CA - Red Xabia**
Edge: **Black**
Corner Radius: **2" (if applicable)**
Support: **Black**

EC2
△1
EATING COUNTER (BISTRO HEIGHT)
OMITTED 2.20.17

CCLL
△2 △5
CONDIMENT CENTER - TYPE 1
OMITTED 7.26.17

TU
△2 △5
TRASH UNIT
OMITTED 7.26.17

ITEMS SUPPLIED BY OTHERS

SEATING - AMTAB

△1 △4
FOLDING TABLE - TYPE 1
OMITTED 5.15.17

FOLDING TABLE - TYPE 2
Style: **Varies**
Top: **Wilsonart - 4882-38 - Oiled Soapstone**
Edge: **Black**
Support: **Black**

PAINT - Painting by Edu-Source

	PT1 △2	**PAINT** **Sherwin-Williams, SW7008 Alabaster**
	PT2 △2	**PAINT** **Sherwin-Williams, SW7015 Repose Gray**
	PT3 △2	**PAINT** **Sherwin-Williams, SW9170 Acier** (To be used to paint columns in the middle of the cafeteria.)
	PT4 △2	**PAINT** **Sherwin-Williams, SW7600 Bolero**
	PT5	**PAINT** **Sherwin-Williams, SW9177 Salty Dog**

PRELIMINARY PLANS
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INTERIOR SYSTEMS

Specifications

I-7

Scale: N/A

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Wilsonart
Boardwalk Oak



Wilsonart
Oiled Soapstone

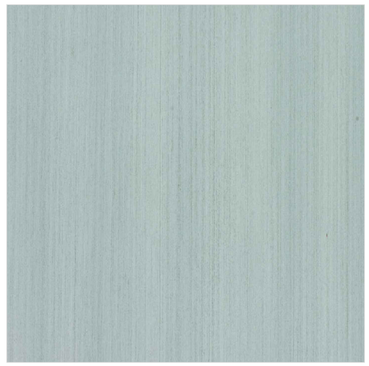


Arborite
Red Xabia

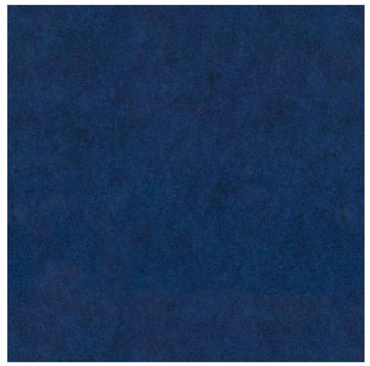
Formica
White Drops



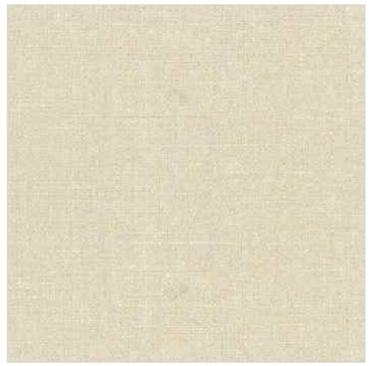
Pionite
Singing The Chicago Blues



Arborite
Tatami Hanairo



Formica
Reclaimed Denim Fiber



Arborite
Weathered Hemp



Formica
Folkstone Hex



Fiberglass
Europa

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

INTERIOR SYSTEMS

Material Board

Scale: N/A

I-8

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