

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Schematic Design

8/11/2026

HED

2026-SS042-002

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255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
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Professional Consulting Engineer

O'MAHONY & MYER
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McGinnis Chen Associates INC
BUILDING ENCLOSURE CONSULTANTS

RAS
Design Group

8/11/2026 12:26:18 PM

DSA NOTES

1. DSA APPROVED PLANS AND SPECIFICATIONS
(A) THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE DSA APPROVED PLANS AND SPECIFICATIONS. THE DSA APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED OR MODIFIED WITHOUT THE APPROVAL OF THE DIVISION OF THE STATE ARCHITECT (DSA) PER SECTION 4-338, PART 1, TITLE 24, C.C.R.
CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CONSTRUCTION CHANGE DOCUMENT (CCD).
(B) ALL WORK SHALL CONFORM TO 2022 TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)

2. ADDITIONAL DSA REQUIREMENTS
ALL SECTION NUMBERS BELOW REFER TO PART 1, CHAPTER 4, PART 1, TITLE 24, C.C.R.:

(A) CHANGES TO THE DSA APPROVED PLANS AND SPECIFICATIONS BY ADDENDA AND CONSTRUCTION CHANGE DOCUMENTS PER SECTION SHALL BE SUBMITTED AND APPROVED BY DSA PER SECTION 4-338.

(B) DSA CERTIFIED CLASS 2 INSPECTOR EMPLOYED BY THE DISTRICT AND APPROVED BY DSA SHALL PROVIDE CONTINUOUS INSPECTION OF WORK PER SECTION 4-333(B) AND 4-342.

(C) A DSA ACCEPTED TESTING LABORATORY EMPLOYED BY THE DISTRICT SHALL CONDUCT ALL THE REQUIRED TESTS AND INPSECTIONS FOR THE PROJECT PER SECTION 4-335.

(D) SPECIAL INSPECTION PER SECTION 4-333(C) AND 4-335.

(E) CONTRACTOR SHALL SUBMIT VERIFIED REPORTS PER SECTION 4-336 AND 4-343(C).

(F) ADMINISTRATION OF CONSTRUCTION PER PART 1, TITLE 24, C.C.R.
(a) DUTIES OF ARCHITECT, STRUCTURAL ENGINEER, OR PROFESSIONAL ENGINEER PER SECTION 4-333(A) AND 4-341.
(b) DUTIES OF CONTRACTOR PER SECTION 4-343.
(c) VERIFIED REPORTS PER SECTION 4-336.

(G) A COPY OF PART I AND II OF TITLE 24 SHALL BE KEPT AND AVAILABLE IN THE FIELD DURING CONSTRUCTION.

(H) DSA SHALL BE NOTIFIED ON START OF CONSTRUCTION PER SECTION 4-331.

(I) SUPERVISION BY THE DIVISION OF THE STATE ARCHITECT PER SECTION 4-334.

(J) DSA IS NOT SUBJECT TO ARBITRATION.

(K) ALL DSA FEES SHALL BE PAID FOR BY OWNER.

(L) GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

(M) THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317(C), PART 1, TITLE 24, CCR).

3. SPECIFICATIONS
THE SPECIFICATIONS ARE A VITAL PART OF THESE CONTRACT DOCUMENTS, THEY ARE FOUND IN THE BOUND PROJECT MANUAL. THE CONTRACTOR AND THEIR PERSONNEL SHALL BECOME INTIMATELY FAMILIAR WITH THE SPECIFICATIONS PRIOR TO BIDDING THE PROJECT AND STARTING ANY CONSTRUCTION.

4. DIMENSIONS
(A) DIMENSIONS SHALL GOVERN ON WORKING DRAWINGS. DO NOT SCALE DRAWINGS.
(B) ALL DIMENSIONS ARE APPROXIMATE DUE TO THE AS-BUILT CONDITIONS VARYING FROM ACTUAL FIELD CONDITIONS. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO COMMENCING WORK.

5. OF THE SAME CHARACTER
IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.

6. CONFLICTS BETWEEN DRAWINGS & SPECIFICATIONS
SHOULD CONFLICTS OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN IN MATTERS OF DIMENSION OR QUANTITY; SPECIFICATIONS SHALL GOVERN IN MATTERS OF MATERIALS OR FINISHES.

7. MOST EXPENSIVE REQUIREMENT
IN CASE OF DISCREPANCIES OR CONFLICTS IN INFORMATION OR REQUIREMENTS WITHIN THE DRAWINGS, WITHIN THE SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE MOST EXPENSIVE REQUIREMENT SHOWN OR SPECIFIED SHALL BE THE BASIS OF THE CONTRACT AND NOTED IN THE BID.

8. SUBCONTRACTORS & CONSTRUCTION DOCUMENTS
(A) THE GENERAL CONTRACTOR SHALL PROVIDE OR MAKE AVAILABLE A COMPLETE SET OF CONSTRUCTION DOCUMENTS [INCLUDING DRAWINGS AND SPECIFICATIONS] TO EVERY SUBCONTRACTOR BIDDING ANY PORTION OF THIS PROJECT.
(B) THE CONSTRUCTION DOCUMENTS SHALL NOT BE SEPARATED INTO DISCIPLINES (ARCHITECTURAL, MECHANICAL, ELECTRICAL, ETC.) FOR THE PURPOSES OF SUBCONTRACTOR BIDDING.
(C) THE GENERAL CONTRACTOR SHALL REQUIRE BIDDING SUBCONTRACTOR TO REVIEW THE ENTIRE SET OF CONSTRUCTION DOCUMENTS TO OBTAIN CLARITY ON THE COMPLETE SCOPE OF THEIR WORK, AND REFER TO CROSS DISCIPLINE DRAWINGS FOR FULL COORDINATION OF WORK WITH OTHER TRADES, AND TO BE AWARE OF ALL WORK WHICH DOES NOT APPEAR WITHIN THE PARTICULAR DISCIPLINES DRAWINGS FOR THE SUBCONTRACTOR TRADE.
(D) FURTHERMORE, THE GENERAL CONTRACTOR SHALL ENSURE THAT EACH SUBCONTRACTOR WORKING ON THE PROJECT MAINTAINS A FULL SET OF THE CONSTRUCTION DOCUMENTS THROUGH OUT THE CONSTRUCTION OF THE PROJECT.

9. PLANS AVAILABLE ON SITE
(A) DSA APPROVED PLANS SHALL BE KEPT IN A PLAN BOX IN THE FIELD OFFICE AND SHALL NOT BE USED BY WORKERS.
(B) ALL CONSTRUCTION SETS SHALL BE KEPT UP TO DATE, AND REFLECT THE SAME INFORMATION AS THE GENERAL CONTRACTOR'S SET.
(C) THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CONSTRUCTION CHANGE DOCUMENTS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.

10. REVIEW PLANS & EXISTING SITE CONDITIONS
THE CONTRACTOR SHALL THOROUGHLY REVIEW PLANS AND EXISTING SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES, ERRORS, OR OMISSIONS PRIOR TO CONSTRUCTION,

11. VERIFY ALL EXISTING CONDITIONS
PRIOR TO CONSTRUCTION AND GRADING, VERIFY ALL EXISTING CONDITIONS AND CONTACT UTILITY COMPANIES AND AFFECTED CITY AGENCIES. CONTACT "UNDERGROUND SERVICE ALERT."

12. CONTRACTOR'S RESPONSIBILITIES
(A) NEITHER THE ARCHITECT, NOR THE ENGINEERS, NOR THE OWNER SHALL BE RESPONSIBLE FOR: CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONTRACTOR; SAFETY PRECAUTIONS AND PROGRAMS OF CONTRACTOR; THE ACTS OR OMISSIONS OF CONTRACTOR, OR THE FAILURE OF CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

(B) GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND FIELD VERIFYING DEMOLITION REQUIREMENTS IN RELATION TO CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION REQUIRED TO INSTALL NEW WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING, BRACING AND SUPPORT SYSTEMS NECESSARY TO INSTALL NEW WORK. THE ARCHITECT IS TO BE NOTIFIED OF ANY AND ALL CONFLICTS, DISCREPANCIES OR PROBLEMS.

(C) CONTRACTOR TO REPAIR AND PATCH ALL AREAS DISTURBED DUE TO THIS PROJECT'S SCOPE OF WORK.

(D) WORK NOTED AS "O.F.C.I." (OWNER-FURNISH, CONTRACTOR-INSTALL) SHALL MEET ALL APPLICABLE CODES & REGULATORY REQUIREMENTS, AND SHALL BE INSTALLED & FULLY OPERATIONAL PRIOR TO FINAL APPROVAL & OCCUPANCY OF THIS PROJECT. ATTACHMENTS SUBJECT TO DSA APPROVAL.

(E) CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK "BY OTHERS".

13. SAFETY
(A) CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR SAFETY ON OR ABOUT THE CONSTRUCTION SITE IN ACCORDANCE WITH APPLICABLE LAWS AND CODE, AND SHALL OBSERVE SAFETY PROVISIONS OF THE LATEST MANUAL OF ACCIDENT PREVENTION PUBLISHED BY THE ASSOCIATION OF GENERAL CONTRACTORS OF AMERICA.

(B) FIRE SAFETY DURING CONSTRUCTION & DEMOLITION WILL BE ENFORCED IN ACCORDANCE WITH CBC & CFC CHAPTER 33.

14. EXISTING UTILITIES & PROPERTY
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL THE EXPENSE FOR REPAIR OR REPLACEMENT OF UTILITIES AND/OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF WORK.

15. ERRORS, INCONSISTENCIES, OR OMISSIONS
THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS HE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR SHALL BE FIRST APPROVED BY THE OWNER AND DSA.

16. FIELD CONFIRMATION OF DISCREPANCIES
FIELD CONFIRMATION OF DISCREPANCIES SHALL BE RECORDED ON A REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO ARCHITECT FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WORK.

17. MATERIAL & PRODUCT INSTALLATION
(A) INSTALL ALL MATERIALS AND PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE ICC REPORTS.

(B) USE OF ANY MATERIAL CONTAINING ASBESTOS IS PROHIBITED.

(C) ALL ITEMS NOTED TO BE SALVAGED SHALL BE RETURNED TO THE OWNER.

18. STRUCTURAL MEMBERS
NO STRUCTURAL MEMBERS SHALL BE CUT TO ACCEPT PIPES, VENTS, DUCTS, ETC., EXCEPT AS DETAILED OR SPECIFIED HEREIN OR AS APPROVED BY THE STRUCTURAL ENGINEER AND DSA IN WRITING.

19. EXTERIOR OPENINGS
EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND/OR ORDINANCES.

20. SECURING THE SITE
CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETE.

21. MAINTAINING THE SITE
CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER. ALL DEBRIS SHALL BE REMOVED FROM PREMISES.

22. A COMPLETELY FINISHED PROJECT
(A) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK REQUIRED FOR A COMPLETELY FINISHED PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK FURNISHED BY SUBCONTRACTORS.

(B) UPON COMPLETION OF THE PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION OF SATISFACTORY COMPLETION, AND OPERATION AND MAINTENANCE INSTRUCTIONS OF ALL EQUIPMENT TO THE OWNER.

23. IN ACCORDANCE WITH TITLE 24, C.C.R.
THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS FOR ALL CONSTRUCTION TO BE IN ACCORDANCE WITH TITLE 24, C.C.R. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH THE SAID TITLE 24, C.C.R. A CONSTRUCTION CHANGE DOCUMENT DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY D.S.A. BEFORE PROCEEDING WITH THE WORK.

24. SUBMITTALS
(A) ALL SUBMITTALS & SHOP DRAWINGS SHALL BE REVIEWED, STAMPED APPROVED BY THE GENERAL CONTRACTOR PRIOR TO ISSUING TO THE ARCHITECT. NO DOCUMENTS FROM SUBCONTRACTORS SHALL BE SUBMITTED DIRECTLY TO THE ARCHITECT OR TO THE ARCHITECTS CONSULTANTS.

(B) THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE HAS (IN WRITING) CALLED THE ARCHITECT'S ATTENTION TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION NOR SHALL IT RELIEVE HIM OF RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.

(C) THE CONTRACTOR SHALL NOTE THAT THERE SHALL BE NO SUBSTITUTIONS FOR ANY MATERIAL UNLESS SPECIFIC MANUFACTURERS ARE APPROVED BY THE ARCHITECT. WHERE "APPROVED EQUAL" IS USED, IT SHALL BE UNDERSTOOD THAT THE SUBSTITUTE SHALL BE BY JUDGMENT AND APPROVAL OF THE ARCHITECT AND APPROVAL SHALL BE MADE PRIOR TO MATERIAL PROCUREMENT.

(D) THE CONTRACTOR SHALL SUBMIT ALL PERTINENT SHOP DRAWINGS AND COLOR SAMPLES (INCLUDING CASEWORK) FOR THE ARCHITECT'S REVIEW. ALLOWING ADEQUATE TIME FOR REVIEW AND CORRECTIVE ACTION, SHOULD IT BE REQUIRED, BY SUBMITTING SHOP DRAWINGS, THE CONTRACTOR THEREBY REPRESENTS THAT HE HAS VERIFIED ALL FIELD MEASUREMENTS, METHODS OF ACCESS TO THE POINT OF INSTALLATION AND SIMILAR FIELD CRITERIA FOR CABINETRY/MILLWORK AND ALL PREFABRICATED ASSEMBLIES OTHER THEN BUILDING STANDARD WORK.

25. HAZARDOUS MATERIALS OR TOXIC SUBSTANCES
THE ARCHITECT HAS NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO, HAZARDOUS MATERIALS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT OR OTHER TOXIC SUBSTANCES. THE FACT THAT THESE DOCUMENTS DO NOT INDICATE THE PRESENCE OF OR REMOVAL OR CONTAINMENT OF THE FOREGOING IS NOT INTENDED TO INDICATE THAT THESE MATERIALS OR SUBSTANCES, AMONG OTHERS, ARE NOT PRESENT AND ARE NOT REQUIRED TO BE REMOVED OR CONTAINED IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

26. LOCAL ORDINANCES
GRADING PLANS, STORM AND SANITARY DRAINAGE IMPROVEMENTS, ROAD ACCESS REQUIREMENTS, AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

APPLICABLE CODES

LIST OF APPLICABLE CODES
2025 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR
2025 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR
2025 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR
2025 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR
2025 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR
2025 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 CCR
2025 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR
2025 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR
2025 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR
TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

APPLICABLE STANDARDS
FOR A LIST OF APPLICABLE STANDARDS, INCLUDING CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS, REFER TO CBC CHAPTER 35 AND CFC CHAPTER 80.

NFPA 13 - STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED).....2022 EDITION
NFPA 14 - STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS (CA AMENDED).....2024 EDITION
NFPA 17 - STANDARD FOR DRY CHEMICAL EXTINGUISHING SYSTEMS.....2021 EDITION
NFPA 17A - STANDARD FOR WET CHEMICAL EXTINGUISHING SYSTEMS.....2021 EDITION
NFPA 20 - STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION.....2019 EDITION
NFPA 22 - STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION.....2019 EDITION
NFPA 24 - STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES (CA AMENDED).....2022 EDITION
NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDED).....2025 EDITION
NFPA 80 - STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES.....2019 EDITION
NFPA 2001 - STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (CA AMENDED).....2018 EDITION
UL 300 - STANDARD FOR FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT.....2005 (R2010)
UL 464 - AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS, INCLUDING ACCESSORIES.....2003 EDITION
UL 521 - STANDARD FOR HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS.....1999 EDITION
UL 1971 - STANDARD FOR SIGNALING DEVICES FOR THE HEARING IMPAIRED.....2002 (R2010)
ICC 300 - STANDARD FOR BLEACHERS, FOLDING AND TELESCOPIC SEATING, AND GRANDSTANDS.....2017 EDITION

DEFERRED SUBMITTALS

FABRICATION AND INSTALLATION OF DEFERRED SUBMITTAL ITEMS SHALL NOT BE STARTED UNTIL CONTRACTOR'S DRAWINGS, SPECIFICATIONS, AND ENGINEERING CALCULATIONS FOR THE ACTUAL SYSTEMS TO BE INSTALLED HAVE BEEN ACCEPTED AND SIGNED BY THE ARCHITECT OR STRUCTURAL ENGINEER AND APPROVED BY THE DSA. DSA AND ARCHITECT OF RECORD SHALL COORDINATE SUBMITAL SEQUENCING INTO THE E-TRACKER SYSTEM

ADD ALTERNATES

- **ALTERNATE 1** - SITE RESURFACING AND PAINTING: REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR LIMITS OF WORK.
- **ALTERNATE 2** - SOCCER TURF: REFER TO LANDSCAPE DRAWINGS FOR LOCATION AND SIZING OF TURF FIELD.
- **ALTERNATE 3** - WINDOW REPLACEMENT: REPLACEMENT OF ALL EXTERIOR GLAZING THROUGHOUT CAMPUS WITH NEW INSULATED ALUMINUM WINDOW SYSTEMS. REMOVE EXISTING WINDOW/STOREFRONT ASSEMBLIES, INCLUDING FRAMES, GLAZING, AND ASSOCIATED ACCESSORIES. PROVIDE NEW FLASHING, SEALANTS, AND PERIMETER WEATHERPROOFING AS REQUIRED TO PROVIDE A COMPLETE AND WEATHER-TIGHT INSTALLATION. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND QUANTITIES. INCLUDE REQUIRED PATCHING AND REPAIR OF ADJACENT EXTERIOR AND INTERIOR FINISHES AFFECTED BY REMOVAL AND REPLACEMENT

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF (1) NEW T/K CLASSROOM, (1) FLEXIBLE CLASSROOM, STUDENT SERVICES SUPPORT SPACES, AND LIBRARY BUILDING (IDENTIFIED AS BUILDING K), MODERNIZATION UPGRADES TO EXISTING CAMPUS (LIGHT FIXTURES, HVAC, RESTROOM UPGRADES, KITCHEN UPGRADES), PLAYGROUND, RELATED SITE WORK, AND (2) NEW FIRE HYDRANTS.

TK CLASSROOMS ARE DESIGNED FOR OCCUPANTS IN THE AGE GROUP OF 4-8. OCCUPANTS ARE CAPABLE OF RESPONDING TO AN EMERGENCY WITHOUT PHYSICAL ASSISTANCE FROM THE STAFF.

ADDRESS: 210 W. ORANGE AVENUE, SOUTH SAN FRANCISCO, CA 94080

WILDLAND URBAN INTERFACE AREA: NONE

OCCUPANCY TYPE: E

CONSTRUCTION TYPE: V-B

SPRINKLERED: NO

ALLOWABLE HEIGHT: S (WITHOUT AREA INCREASE) IS 60'-0"

ACTUAL NEW BUILDING HEIGHT: 19'-8"

ALLOWABLE NUMBER OF STORIES: S W/ AREA INCREASE IS 1 STORY

ACTUAL NUMBER OF STORIES: 1

ALLOWABLE AREA: 38,000 SF

ACTUAL NEW BUILDING AREA: 6,255 SF

FOR REMAINDER OF CODE ANALYSIS FOR NEW BUILDINGS, SEE SHEET G-013.

WORK EXEMPT FROM DSA REQUIREMENTS FOR STRUCTURAL TESTS/SPECIAL INSPECTION

SEE APPROVED DSA-103 FOR MORE INFORMATION

WELDING:

- HANDRAILS, GUARDRAILS WITH WALKING SURFACES LESS THAN 30" ABOVE ADJACENT GRADE (DETAIL 1/ASxxx).
- MANUFACTURED COMPONENTS (E.G., xxx) FOR MEP HANGER SUPPORT (SHEET M-xxx).

STATEMENT OF GENERAL CONFORMANCE

FOR ARCHITECTS/ENGINEERS WHO UTILIZE PLANS, INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PREPARED BY OTHER LICENSED DESIGN PROFESSIONALS AND/OR CONSULTANTS

APPLICATION NO. ____ FILE NO. ____

▨ THE DRAWINGS OR SHEETS LISTED ON THE COVER OR INDEX SHEET (SIGNED BY OTHER THAN THE ARCHITECT OF RECORD)

☐ THIS DRAWING, PAGE OF SPECIFICATIONS/CALCULATIONS

HAVE BEEN PREPARED BY OTHER DESIGN PROFESSIONALS OR CONSULTANTS WHO ARE LICENSED AND/OR AUTHORIZED TO PREPARE SUCH DRAWINGS IN THIS STATE. IT HAS BEEN EXAMINED BY ME FOR:

1) DESIGN INTENT AND APPEARS TO MEET THE APPROPRIATE REQUIREMENTS OF TITLE 24, CALIFORNIA CODE OF REGULATIONS AND THE PROJECT SPECIFICATIONS PREPARED BY ME, AND
2) COORDINATION WITH MY PLANS AND SPECIFICATIONS AND IS ACCEPTABLE FOR INCORPORATION INTO THE CONSTRUCTION OF THIS PROJECT.

THE STATEMENT OF GENERAL CONFORMANCE "SHALL NOT BE CONSTRUED AS RELIEVING ME OF MY RIGHTS, DUTIES, AND RESPONSIBILITIES UNDER SECTIONS 17302 AND 81138 OF THE EDUCATION CODE AND SECTIONS 4-336, 4-341 AND 4-344" OF TITLE 24, PART 1. (TITLE 24, PART 1, SECTION 4-317 (B))

I FIND THAT:

▨ ALL DRAWINGS OR SHEETS LISTED ON THE COVER OR INDEX SHEET

☐ THIS DRAWING OR PAGE

▨ IS/ARE IN GENERAL CONFORMANCE WITH THE PROJECT DESIGN, AND

▨ HAS/ HAVE BEEN COORDINATED WITH THE PROJECT PLANS AND SPECIFICATIONS.

SIGNATURE DATE

ARCHITECT OR ENGINEER DESIGNATED TO BE IN GENERAL RESPONSIBLE CHARGE

PRINT NAME

LICENSE NUMBER RENEWAL DATE

PROJECT TEAM

OWNER
SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT
398 B ST
SOUTH SAN FRANCISCO, CA 94080
TEL (650) 877-8700

ARCHITECT OF RECORD
HARLEY ELLIS DEVEREAUX
180 MONTGOMERY STREET, SUITE 2100
SAN FRANCISCO, CA 94104
TEL (415) 981-2345

STRUCTURAL ENGINEER OF RECORD
HARLEY ELLIS DEVEREAUX
180 MONTGOMERY STREET, SUITE 2100
SAN FRANCISCO, CA 94104
TEL (415) 981-2345

CIVIL ENGINEERING
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
TEL (650) 482-6352

LANDSCAPE
HARLEY ELLIS DEVEREAUX
180 MONTGOMERY STREET, SUITE 2100
SAN FRANCISCO, CA 94104
TEL (415) 981-2345

MECHANICAL & PLUMBING ENGINEER OF RECORD
H&M MECHANICAL GROUP
8517 EARHART ROAD, SUITE 230
OAKLAND, CA 94621
TEL (510) 569-2000

ELECTRICAL ENGINEER OF RECORD
O'MAHONY & MYER ELECTRICAL ENGINEERING & LIGHTING DESIGN
4340 REDWOOD HIGHWAY, SUITE 245
SAN RAFAEL, CA 94903
TEL (415) 492-0420

ACOUSTICAL CONSULTANTS
CHU & DOHN ASSOCIATES
TEL (805) 888-2877

ENVELOPE CONSULTANT
MCGINNIS CHEN ASSOCIATES
1019 MISSION ST
SAN FRANCISCO, CA 94103
415-986-3873

FOODSERVICE CONSULTANT
RAS DESIGN GROUP
23 WANDA WAY
MARTINEZ, CALIFORNIA 94553
925-372-0222

BUILDING SCOPE SUMMARY LEGEND

LIGHT ALTERATION - DOORS, LIGHT FIXTURES, HVAC
HEAVY ALTERATION - RESTROOMS, KITCHENS, CLASSROOMS
NEW CONSTRUCTION

NOTE: REFER TO CIVIL AND LANDSCAPE FOR SITE RELATED SCOPE.



RENOVATION SCOPE SUMMARY:
REPLACE ALL INTERIOR & EXTERIOR DOORS & FRAMES
REPLACE ALL LIGHT FIXTURES
REPLACE ALL HVAC SYSTEM
STUDENT RESTROOM ADA UPGRADES
KITCHEN UPGRADE
SITE SECURITY AND ADA ACCESS UPGRADES
NEW CLASSROOM/LIBRARY BUILDING

N

AREA PLAN - SCOPE SUMMARY
1" = 30'-0"

VICINITY MAP



Area Schedule (Gross Building - Existing)	
Name	Area
BLDG A	2,855 SF
BLDG B	3,034 SF
BLDG C	3,035 SF
BLDG D	3,462 SF
BLDG E/F	3,063 SF
BLDG G	156 SF
BLDG H	6,140 SF
BLDG J	4,656 SF
Grand total: 8	26,403 SF

Area Schedule (Alteration Area)	
Name	Area
BLDG B KITCH	449 SF
BLDG D RR	305 SF
BLDG E RR	131 SF
BLDG J CR	2,058 SF
BLDG J RR	582 SF
Grand total: 5	3,525 SF

Area Schedule (Gross Building - New)	
Name	Area
BLDG K	6,106 SF

SHEET INDEX

SHEET NUMBER	SHEET NAME	ISSUED FOR
GENERAL		
G-000	Coversheet	Schematic Design
G-011	Sheet Index	Schematic Design
G-012	Local Fire Authority Access Plan	Schematic Design
G-013	Code Analysis	Schematic Design
G-014	Site Accessibility Plan	Schematic Design
G-015	Accessibility Signage	Schematic Design
G-021	Accessibility Guidelines	Schematic Design
G-022	Accessibility Guidelines	Schematic Design
CIVIL		
C-101	EXISTING CONDITIONS PLAN	Schematic Design
C-102	EXISTING CONDITIONS PLAN	Schematic Design
C-103	DEMOLITION PLAN	Schematic Design
C-104	DEMOLITION PLAN	Schematic Design
C-201	HORIZONTAL CONTROL/PAVING PLAN	Schematic Design
C-202	HORIZONTAL CONTROL/PAVING PLAN	Schematic Design
C-301	GRADING PLAN	Schematic Design
C-302	GRADING PLAN	Schematic Design
C-401	UTILITY PLAN	Schematic Design
C-402	UTILITY PLAN	Schematic Design
C-501	STORMWATER CONTROL PLAN	Schematic Design
LANDSCAPE		
LG001	LG001 LANDSCAPE GENERAL NOTES	Schematic Design
L-100	ILLUSTRATIVE LANDSCAPE PLAN	Schematic Design
L-100A	SITE DIAGRAMS	Schematic Design
L-101	OVERALL SITE PLAN	Schematic Design
L-121	OVERALL HARDSCAPE PLAN	Schematic Design
L-121A	HARDSCAPE PLAN - A	Schematic Design
L-121B	HARDSCAPE PLAN - B	Schematic Design
L-121C	HARDSCAPE PLAN - C	Schematic Design
L-121D	HARDSCAPE PLAN - D	Schematic Design
L-532	HARDSCAPE DETAILS - SITE FURNISHINGS	Schematic Design
L-533	HARDSCAPE DETAILS - SITE FURNISHINGS	Schematic Design
LP101	OVERALL PLANTING PLAN	Schematic Design
LP121A	PLANTING PLAN - A	Schematic Design
LP121B	PLANTING PLAN - B	Schematic Design
LP201	PLANT IMAGES	Schematic Design
L199	CALGREEN SHADE COVERAGE DIAGRAM	Schematic Design
LI40	HYDROZONE PLAN, NOTES & CALCS	Schematic Design
STRUCTURAL		
S-001	Structural General Notes	Schematic Design
S-101	Structural Foundation Plan	Schematic Design
S-102	Shear Wall Plan	Schematic Design
S-151	Roof Framing Plan - Sector K	Schematic Design
ARCHITECTURAL		
A-001	Architectural General Notes & Abbreviations	Schematic Design
AC101	Level 1 Life Safety Plan	Schematic Design
AD101A	Level 1 Demolition Plan - Building A-G	Schematic Design
AD101H	Level 1 Demolition Plan - Building H-K	Schematic Design
AD191	Level 1 Demolition Roof Plan - Overall	Schematic Design
AS101	Architectural Site Plan	Schematic Design
A-101

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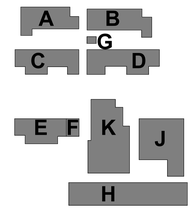
LOCAL FIRE AUTHORITY ACCESS PLAN

1/16" = 1'-0"

SITE PLAN LEGEND

- NEW BUILDING
- EXISTING BUILDINGS
- EXISTING FIRE VEHICLE ACCESS PATH (20' WIDE & 14' HIGH MINIMUM, UNLESS NOTED OTHERWISE) AND TURN AROUND; 48' MIN INSIDE TURNING RADIUS & 55' MIN. OUTSIDE TURNING RADIUS. DSA #01-105810
- NEW FIRE VEHICLE ACCESS PATH (20' WIDE & 14' HIGH MINIMUM, UNLESS NOTED OTHERWISE). LENGTH IS LESS THAN 150 FT, TURN AROUND IS NOT REQUIRED PER CFC SECTION 503
- < 150 FT PATH FROM FIRE ACCESS LANE
- PROPERTY LINE
- LIMIT OF WORK
- DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY
- (N) FH — (N) FIRE HYDRANT, S.C.D.
- (E) FH — (E) FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION, S.C.D.
- (N) BFP — (N) BACKFLOW PREVENTOR, S.C.D.
- (E) BFP — (E) BACKFLOW PREVENTOR

KEY PLAN



South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

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Local Fire Authority Access Plan

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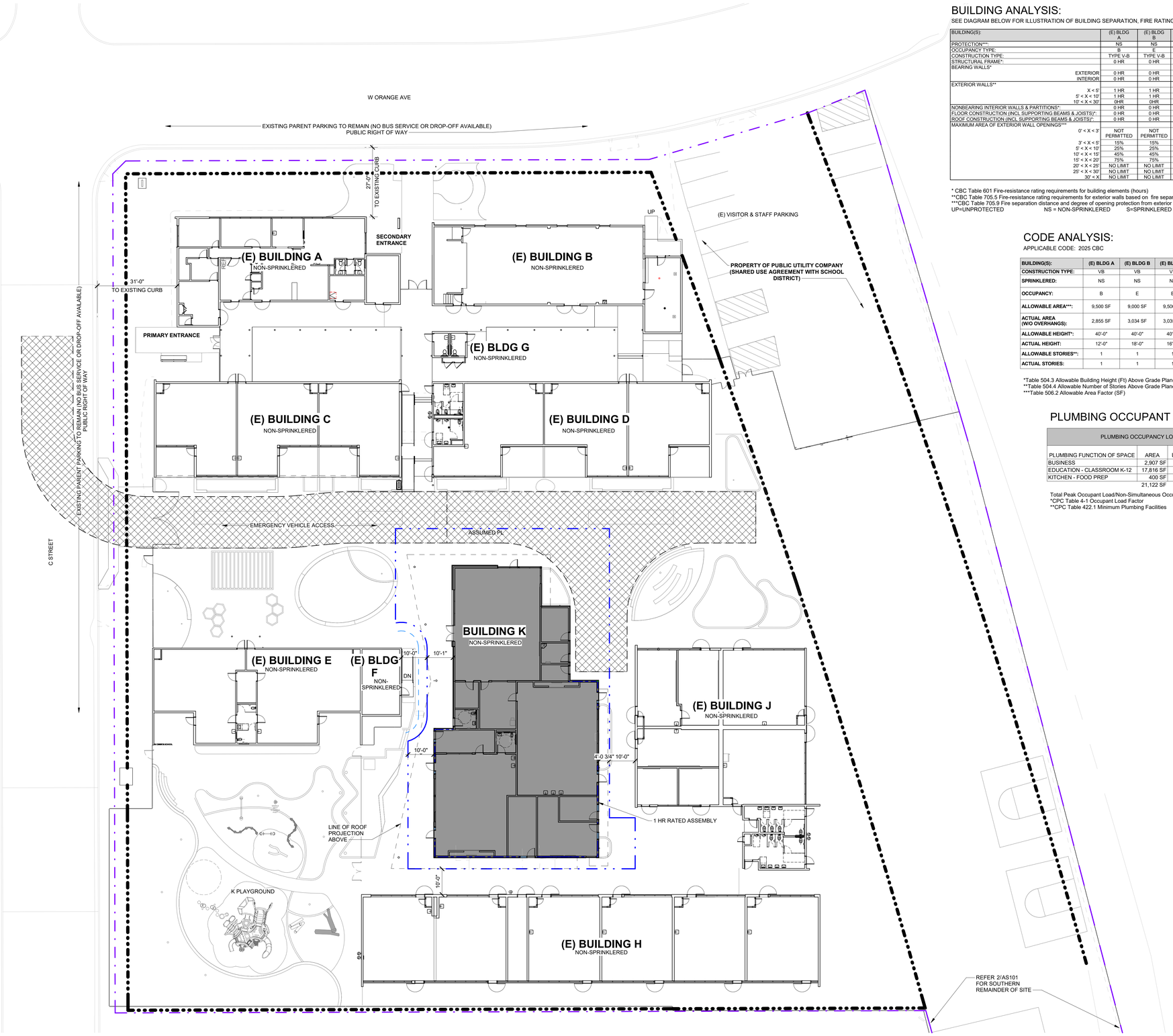

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CODE ANALYSIS SITE PLAN

1/16" = 1'-0"

BUILDING ANALYSIS:

SEE DIAGRAM BELOW FOR ILLUSTRATION OF BUILDING SEPARATION, FIRE RATING AND MAXIMUM ALLOWABLE OPENINGS

BUILDING(S):	(E) BLDG A	(E) BLDG B	(E) BLDG C	(E) BLDG D	(E) BLDG E	(E) BLDG F	(E) BLDG G	(E) BLDG H	(E) BLDG J	BLDG K
PROTECTION***:	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
OCCUPANCY TYPE:	B	E	E	E	E	S-2	E	E	E	E
CONSTRUCTION TYPE:	TYPE V-B	TYPE V-B	TYPE V-B	TYPE V-B	TYPE V-B	TYPE V-B	TYPE V-B	TYPE V-B	TYPE V-B	TYPE V-B
STRUCTURAL FRAME*:	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR
BEARING WALLS*										
EXTERIOR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR
INTERIOR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR
EXTERIOR WALLS**										
X < 5'	1 HR	1 HR	1 HR	1 HR	1 HR	1 HR	1 HR	1 HR	1 HR	1 HR
5' < X < 10'	1 HR	1 HR	1 HR	1 HR	1 HR	1 HR	1 HR	1 HR	1 HR	1 HR
10' < X < 30'	0HR	0HR	0HR	0HR	0HR	0HR	0HR	0HR	0HR	0HR
NONBEARING INTERIOR WALLS & PARTITIONS*:	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR
FLOOR CONSTRUCTION (INCL SUPPORTING BEAMS & JOISTS)*:	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR
ROOF CONSTRUCTION (INCL SUPPORTING BEAMS & JOISTS)*:	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR
MAXIMUM AREA OF EXTERIOR WALL OPENINGS***										
0' < X < 3'	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
3' < X < 5'	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
5' < X < 10'	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
10' < X < 15'	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%
15' < X < 20'	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
20' < X < 25'	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT
25' < X < 30'	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT
30' < X	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT

* CBC Table 601 Fire-resistance rating requirements for building elements (hours)
**CBC Table 705.5 Fire-resistance rating requirements for exterior walls based on fire separation distance
***CBC Table 705.9 Fire separation distance and degree of opening protection from exterior wall opening to assumed property line
UP=UNPROTECTED NS = NON-SPRINKLERED S=SPRINKLERED

CODE ANALYSIS:

APPLICABLE CODE: 2025 CBC

BUILDING(S):	(E) BLDG A	(E) BLDG B	(E) BLDG C	(E) BLDG D	(E) BLDG E	(E) BLDG F	(E) BLDG G	(E) BLDG H	(E) BLDG J	BLDG K
CONSTRUCTION TYPE:	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB
SPRINKLERED:	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
OCCUPANCY:	B	E	E	E	E	S-2	E	E	E	E
ALLOWABLE AREA***:	9,500 SF	9,000 SF	9,500 SF	9,500 SF	9,500 SF	13,500 SF	9,500 SF	9,500 SF	9,500 SF	9,500 SF
ACTUAL AREA (W/O OVERHANGS):	2,855 SF	3,034 SF	3,035 SF	3,462 SF	2,658 SF	405 SF	156 SF	6,140 SF	4,633 SF	6,255 SF
ALLOWABLE HEIGHT*:	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
ACTUAL HEIGHT:	12'-0"	18'-0"	16'-0"	15'-0"	16'-0"	12'-0"	10'-0"	12'-0"	14'-0"	19'-8"
ALLOWABLE STORIES**:	1	1	1	1	1	1	1	1	1	1
ACTUAL STORIES:	1	1	1	1	1	1	1	1	1	1

*Table 504.3 Allowable Building Height (Ft) Above Grade Plane
**Table 504.4 Allowable Number of Stories Above Grade Plane
***Table 506.2 Allowable Area Factor (SF)

PLUMBING OCCUPANT LOAD

PLUMBING OCCUPANCY LOAD CALCS*			
PLUMBING FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	PLUMBING LOAD
BUSINESS	2,907 SF	150	19.4
EDUCATION - CLASSROOM K-12	17,816 SF	30	593.9
KITCHEN - FOOD PREP	400 SF	50	8.0
	21,122 SF		621.2

Total Peak Occupant Load/Non-Simultaneous Occupancy
*CPC Table 4-1 Occupant Load Factor
**CPC Table 422.1 Minimum Plumbing Facilities

PLUMBING LOAD**	624	1/2 TOTAL	312	
FIXTURES		RATIO	REQUIRED	PROVIDED
MALE WC		1/50	7	7
URINALS		1/100	4	4
MALE LAV		1/40	8	9
FEMALE WC		1/30	11	13
FEMALE LAV		1/40	8	11
DRINKING FOUNT.		1/150	5	6

SITE PLAN LEGEND

- NEW BUILDING
- EXISTING BUILDINGS
- ASSUMED PL — ASSUMED PROPERTY LINE FOR BUILDINGS IN THE SAME LOT
- ALLOWABLE PROJECTION LINE
- PROPERTY LINE
- LIMIT OF WORK

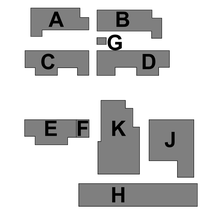
FIRE RATING LEGEND

1 HR FIRE BARRIER (45 MIN / 60 MIN*)

WALL RATINGS SHOWN FOLLOWED BY OPENING PROTECTION REQUIREMENTS IN PARENTHESES

*60-MINUTE OPENING PROTECTIVES REQUIRED FOR DOORS SERVING 1-HOUR EXIT ENCLOSURES AND 1-HOUR SHAFTS

KEY PLAN



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ACCESSIBILITY SITE PLAN

1/16" = 1'-0"

LEGEND

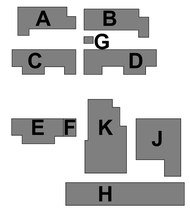
- BUILDINGS/ AREA INCLUDED IN THE SCOPE OF WORK
- PROPERTY LINE
- LIMIT OF WORK
- PATH OF TRAVEL (P.O.T.)
  ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE PER THE FOLLOWING:
  - WITHOUT ANY ABRUPT LEVEL CHANGES NOT EXCEEDING 1/4" MAX.
  - SURFACE IS AT LEAST 48" WIDE AND IS SLIP RESISTANT, STABLE, FIRM.
  - CROSS SLOPE OF WALKS & RAMPS DOES NOT EXCEED 1:48 MAX.
  - SLOPE OF WALKS IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 1:20 MAX.
  - SLOPES OF LANDINGS AND LEVEL AREAS DOES NOT EXCEED 1:48 MAX.
  - OPENINGS IN DRAINS AND GRATINGS NOT EXCEED 1/2 INCH IN PREDOMINANT DIRECTION OF TRAVEL.
  - P.O.T. FREE OF OVERHEAD OBSTRUCTIONS TO 80" MIN. (CBC 11B-307.4) AND SIDE OBJECTS PROTRUDING GREATER THAN 4" INTO P.O.T. BETWEEN 27" & 80" ABOVE THE FINISHED FLOOR (CBC 11B-307.2)
- R — ALL-GENDER ACCESSIBLE STAFF RESTROOM
- DF — ACCESSIBLE HI / LO DRINKING FOUNTAIN PER DETAILS **7 & 8/G-022**
- S — ALL-GENDER ACCESSIBLE STUDENT RESTROOM

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT:

THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NON-COMPLIANT WITH THE CBC HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS.
DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

KEYNOTE LEGEND	
Key Value	Keynote Text
AC01	SCHOOL ADMINISTRATIVE AREA
AC03	ADA RAMP
AC05	PARKING LOT WITH ADA STALLS
AC06	ADA ACCESSIBLE PLAYGROUND

KEY PLAN



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Site Accessibility Plan

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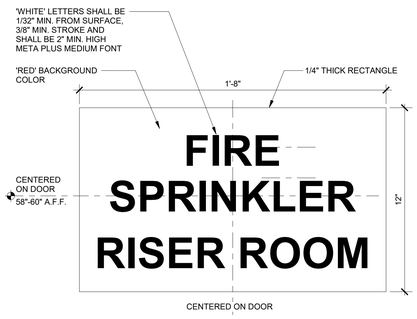
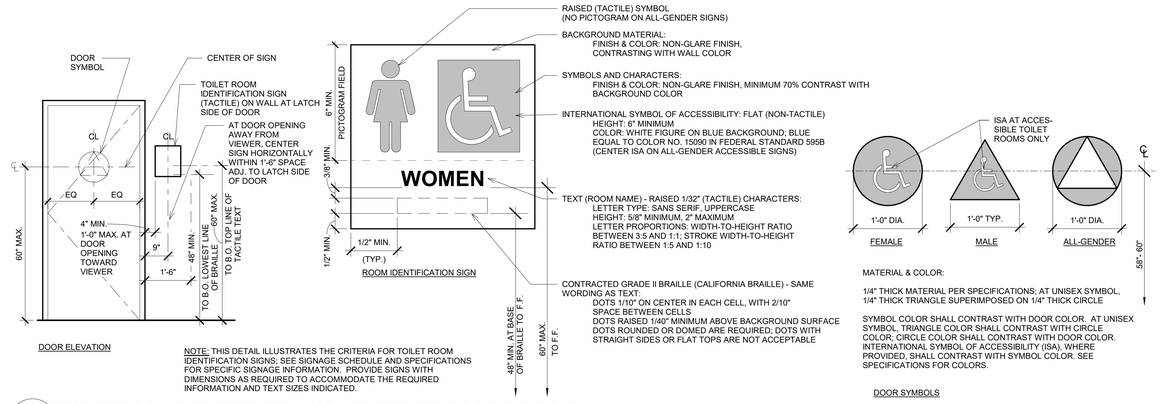


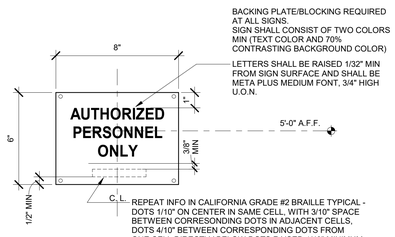
SET SIGN IN FULL BED OF ADHESIVE AND ANCHOR EACH CORNER WITH #8 COUNTERSUNK TAMPER-RESISTANT SCREWS. USE TYPE OF SCREW (SHEET METAL SCREW OR WOOD SCREW) APPLICABLE FOR SUBSTRATE ANCHORAGE.

11 FIRE RISER ROOM SIGN
3" = 1'-0"



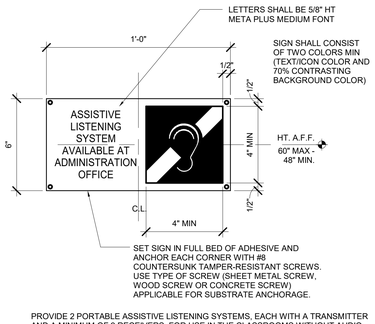
NOTE: THIS DETAIL ILLUSTRATES THE CRITERIA FOR TOILET ROOM IDENTIFICATION SIGNS; SEE SIGNAGE SCHEDULE AND SPECIFICATIONS FOR SPECIFIC SIGNAGE INFORMATION. PROVIDE SIGNS WITH DIMENSIONS AS REQUIRED TO ACCOMMODATE THE REQUIRED INFORMATION AND TEXT SIZES INDICATED.

6 TOILET ROOM IDENTIFICATION SIGN (TACTILE) & DOOR SYMBOLS
1/2" = 1'-0"



SOLID SURFACE:
SET SIGN IN FULL BED OF ADHESIVE AND ANCHOR EACH CORNER WITH #8 COUNTERSUNK TAMPER-RESISTANT SCREWS. USE TYPE OF SCREW (SHEET METAL SCREW, WOOD SCREW OR CONCRETE SCREW) APPLICABLE FOR SUBSTRATE ANCHORAGE.

10 AUTHORIZED PERSONNEL ONLY
3" = 1'-0"

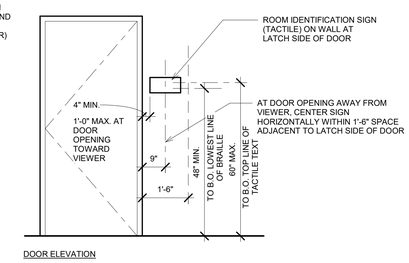


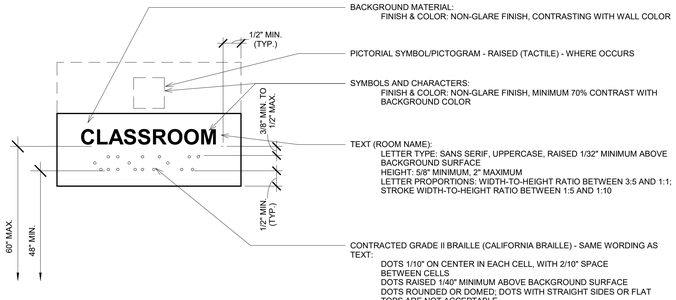
SIGN SHALL CONSIST OF TWO COLORS MIN (TEXTICON COLOR AND 70% CONTRASTING BACKGROUND COLOR)

SET SIGN IN FULL BED OF ADHESIVE AND ANCHOR EACH CORNER WITH #8 COUNTERSUNK TAMPER-RESISTANT SCREWS. USE TYPE OF SCREW (SHEET METAL SCREW, WOOD SCREW OR CONCRETE SCREW) APPLICABLE FOR SUBSTRATE ANCHORAGE.

PROVIDE 2 PORTABLE ASSISTIVE LISTENING SYSTEMS, EACH WITH A TRANSMITTER AND A MINIMUM OF 2 RECEIVERS, FOR USE IN THE CLASSROOMS WITHOUT AUDIO AMPLIFICATION AND SHALL BE HEARING AID COMPATIBLE AND INTERFERENCE WITH TELECOILS IN HEARING AIDS THROUGH THE PROVISION OF NECKLOOPS. THE ASSISTIVE LISTENING RECEIVERS AND TRANSMITTER SHALL BE STORED IN THE SCHOOL SITE ADMINISTRATION OFFICE UNTIL REQUESTED.

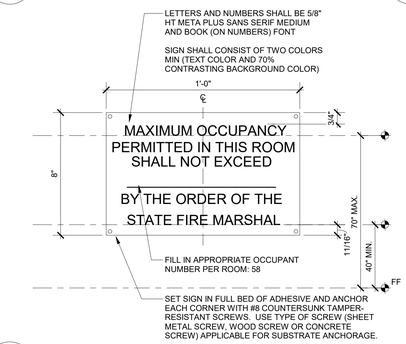
9 ASSISTIVE LISTENING SIGN
3" = 1'-0"



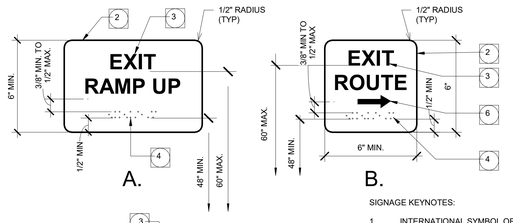


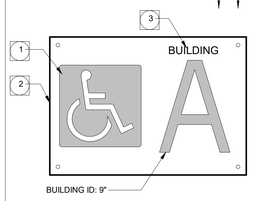
NOTE:
THIS DETAIL ILLUSTRATES THE CRITERIA FOR ROOM IDENTIFICATION SIGNS AT INTERIOR DOORS; SEE SIGNAGE SCHEDULE SPECIFICATIONS FOR SPECIFIC SIGNAGE INFORMATION. PROVIDE SIGNS WITH DIMENSIONS AS REQUIRED TO ACCOMMODATE THE REQUIRED INFORMATION AND TEXT SIZES INDICATED.

5 ROOM IDENTIFICATION SIGN (TACTILE)
1/2" = 1'-0"



8 MAXIMUM OCCUPANT SIGNAGE
3" = 1'-0"



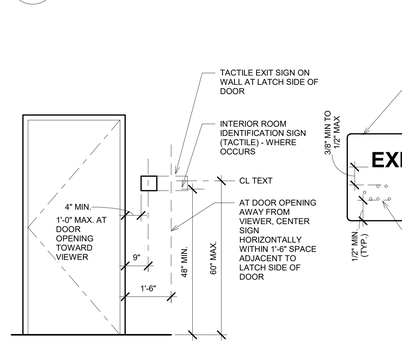


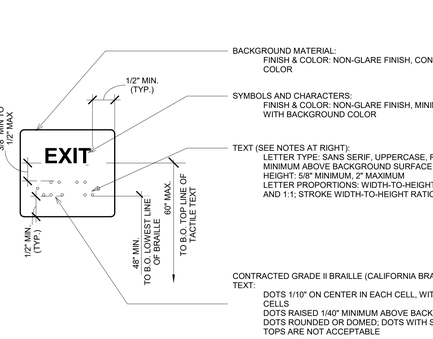
SIGNAGE KEYNOTES:

1. INTERNATIONAL SYMBOL OF ACCESSIBILITY PER DETAIL 3/G-004.
2. BACKGROUND MATERIAL: EGGSHELL OR MATTE FINISH, CONTRASTING WITH WALL COLOR
3. SYMBOLS AND CHARACTERS: EGGSHELL OR MATTE FINISH, CONTRASTING WITH BACKGROUND COLOR.
   A. TEXT TYPE: SANS-SERIF, UPPERCASE, RAISED 1/32" MINIMUM ABOVE BACKGROUND SURFACE HEIGHT 5/8" MINIMUM, 2" MAXIMUM, 9" FOR BUILDING IDENTIFICATION
   B. LETTER PROPORTIONS: WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1, AND STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
4. SEE SPECIFICATIONS SECTION 101400 PER CALIFORNIA CONTRACTED GRADE II BRAILLE.
5. FOR EXIT SIGNAGE, CHANGE "DOWN" OR "UP" DEPENDING ON PATH OF EGRESS.
6. RAISED DIRECTIONAL ARROW. SHOW ARROW IN DIRECTION OF NEAREST EXIT.

NOTES:
- SEE FINISH PLANS SHEET FOR SIGNAGE LOCATION.
- ROOM NAMES/ NUMBERS TO BE SPECIFIED BY THE OWNER U.O.N.

7 BUILDING IDENTIFICATION SIGN
3" = 1'-0"





*NOTE: AT DOUBLE DOORS, SIGN SHALL BE ON RIGHTHAND SIDE. ALSO AT DETAILS

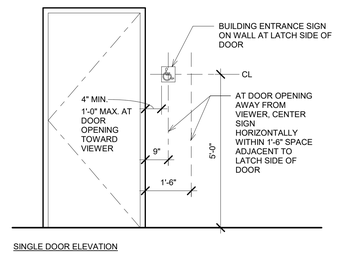
NOTE:
THIS DETAIL ILLUSTRATES THE CRITERIA FOR TACTILE EXIT SIGNS AT INTERIOR DOORS; SEE SIGNAGE SCHEDULE SPECIFICATIONS FOR SPECIFIC SIGNAGE INFORMATION. PROVIDE SIGNS WITH DIMENSIONS AS REQUIRED TO ACCOMMODATE THE REQUIRED INFORMATION AND TEXT SIZES INDICATED.

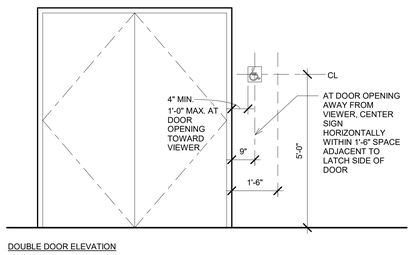
TEXT: PROVIDE TACTILE EXIT SIGNS WITH THE TEXT NOTED AT LOCATIONS INDICATED (PER SECTION 1013.4, 2022 CALIFORNIA BUILDING CODE):

A. AT GRADE-LEVEL EXTERIOR DOORS:
   1. "EXIT"
B. AT EXIT DOORS LEADING TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP (TEXT AS APPROPRIATE):
   1. "EXIT STAIR DOWN"
   2. "EXIT RAMP DOWN"
   3. "EXIT STAIR UP"
   4. "EXIT RAMP UP"
C. AT EXIT DOORS LEADING TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY:
   1. "EXIT ROUTE"
D. AT EXIT ACCESS DOORS FROM INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED BY CODE TO HAVE A VISUAL EXIT SIGN:
   1. "EXIT ROUTE"
E. AT EXIT DOORS THROUGH A HORIZONTAL EXIT:
   1. "TO EXIT"

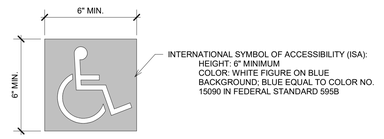
ROOM

4 EXIT SIGN (TACTILE)
1/2" = 1'-0"



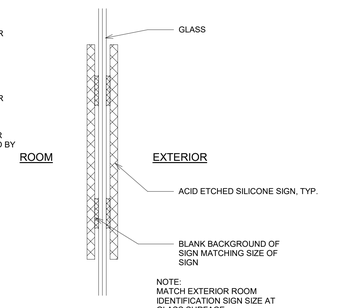


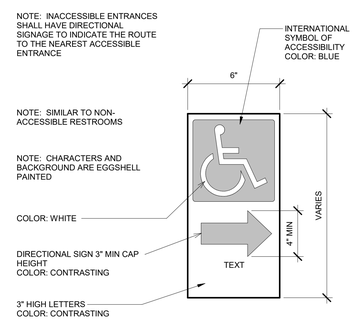
3 ACCESSIBLE ENTRANCE SIGN
1/2" = 1'-0"



NOTE:
THIS DETAIL ILLUSTRATES THE CRITERIA FOR BUILDING ENTRANCE SIGNS AT EXTERIOR DOORS; SEE SPECIFICATIONS FOR SPECIFIC SIGNAGE INFORMATION.

2 SIGNAGE AT GLASS
6" = 1'-0"





1 ACCESSIBLE DIRECTION SIGNAGE
3" = 1'-0"

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2026-SS042-002

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Date	Issued For
8/11/2026	Schematic Design

Accessibility Signage

G-015

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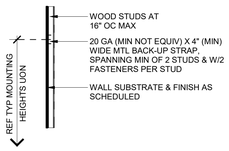
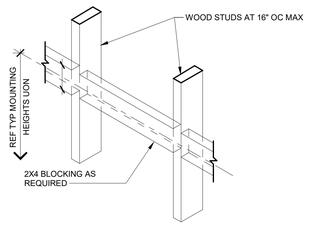
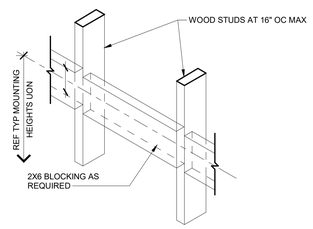


LIGHT DUTY MOUNTING



MEDIUM DUTY MOUNTING



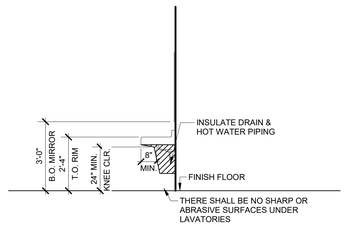
HEAVY DUTY MOUNTING

TABLE 11B-604.9 MOUNTING HEIGHTS FOR CHILDREN

ACCESSIBLE TOILET FIXTURE HEIGHT FOR CHILDREN

DIMENSIONS	AGES 5 THROUGH 8
WATER CLOSET CENTERLINE	12 TO 15 INCHES
TOILET SEAT HEIGHT	12 TO 15 INCHES
GRAB BAR HEIGHT (SIDE) (TOP OF BAR)	20 TO 25 INCHES
TOILET PAPER DISPENSER HEIGHT	14 TO 17 INCHES
TOILET PAPER IN FRONT OF TOILET	7-9 INCHES MAX.
LAVATORY SINK TOP HEIGHT	31 INCHES MAX.
LAVATORY SINK KNEE CLEARANCE	24 INCHES MIN.

NOTE:
11B-604.9 WATER CLOSETS AND TOILET COMPONENTS FOR CHILDREN'S USE - WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE SHALL COMPLY WITH SECTION 11B-604.9. WHEN THE EXCEPTION IN SECTION 11B-604.1 IS USED, THE SUGGESTED DIMENSIONS OF TABLE 11B-604.9 FOR A SINGLE AGE GROUP SHALL BE APPLIED CONSISTENTLY TO THE INSTALLATION OF WATER CLOSETS AND ALL ASSOCIATED COMPONENTS.
THIS INCLUDES: WATER CLOSET CENTERLINES, TOILET SEAT HEIGHT, GRAB BAR HEIGHT AND DISPENSER HEIGHT.



TYPICAL HAND WASHING SINK MOUNTING HEIGHTS - TK CHILDREN AGES 5-8

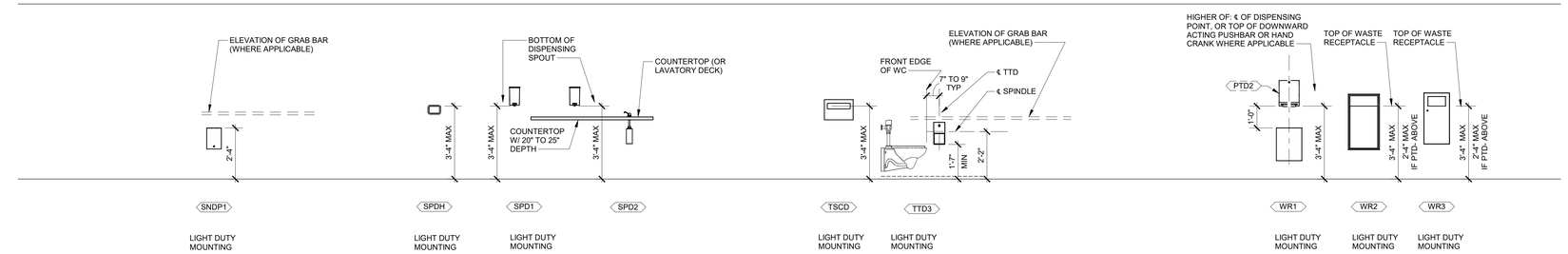
ACCESSIBILITY SHEET NOTES

1. GUIDELINES HAVE BEEN DESIGNED WITH THE INTENT TO COMPLY WITH ALL CURRENT REQUIREMENTS IN THE 2022 CALIFORNIA BUILDING CODE, CHAPTER 11B - ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS & PUBLIC HOUSING. INSTALLED ACCESSORIES, FIXTURES & EQUIPMENT SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS AS REQUIRED.
2. DIMENSIONS NOTED AS CLEAR (CLR.) ARE FROM FACE OF FINISHED WALL SURFACE, DOOR JAMB, AND/OR CENTERLINE OF FIXTURE ACCESSORY UON. CLEAR DIMENSIONS ARE CRITICAL & ARE NOT MINIMUM OR MAXIMUM DIMENSIONS UON.
3. NO TOLERANCE OUTSIDE OF THE DIMENSION(S) SHOWN IS ALLOWED WHERE DIMENSIONS ARE INDICATED AS EITHER A RANGE, A MINIMUM, OR A MAXIMUM DIMENSION.
4. DIMENSIONS SHOWN ARE FOR ADULTS & CHILDREN ABOVE 12 YEARS OF AGE. SPACES THAT ARE PRIMARILY DESIGNED FOR CHILDREN 12 YEARS OF AGE OR YOUNGER REQUIRE DIFFERENT DIMENSIONS.
5. REFER TO PROJECT-SPECIFIC DRAWINGS FOR ACTUAL LAYOUT OF COMPARTMENTS & ROOMS, AS WELL AS SPECIFIC ACCESSORIES IN PROJECT SCOPE. MINIMUM, MAXIMUM, & CLEAR DIMENSIONS SHALL BE MAINTAINED AS INDICATED ON THIS SHEET. LAYOUTS MAY BE OPPOSITE HAND.
6. REFER TO PLUMBING, MECHANICAL, & ELECTRICAL FOR ADDITIONAL INFORMATION.
7. 2'-6" (OR 3'-0") X 4'-0" MIN CLEAR FLOOR SPACE FOR ACCESSIBLE PLUMBING FIXTURES SHALL BE ORIENTED FOR FORWARD APPROACH UON, & SHALL INCLUDE ACCESSIBLE KNEE & TOE CLEARANCE. MIN CLEAR FLOOR SPACE SHALL BE CENTERED ON PLUMBING FIXTURE UON.
8. EXPOSED WATER SUPPLY & DRAIN PIPING UNDER ACCESSIBLE LAVATORIES OR SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES OR SINKS.
9. VERIFY & COMPLY WITH MFR'S RECOMMENDED MINIMUM CLEARANCES REQUIRED FOR ACCESSORY & EQUIPMENT MAINTENANCE & DISPENSER REFILLING PROCEDURES.
10. PROVIDE ACCESSORIES WITH DASHED ID TAGS ON PLANS, ELEVATIONS, & SECTIONS ON THIS SHEET SERIES ONLY IF INDICATED IN PROJECT-SPECIFIC DRAWINGS OR SPECS, AND/OR REQUIRED BY THE AHJ.

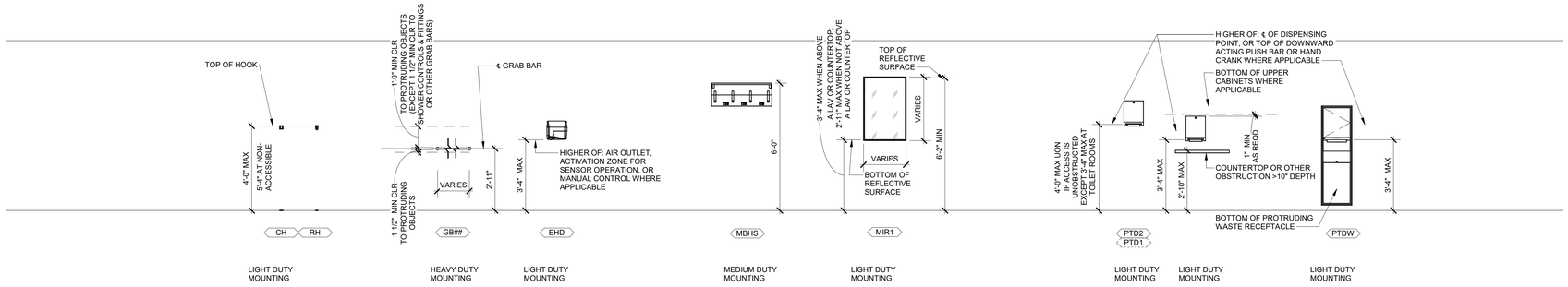
TOILET ACCESSORY SCHEDULE	
MARK	DESCRIPTION
CH	COAT HOOK
EHD	ELECTRIC HAND DRYER
GB18V	1 1/2"Ø X 1'-6" L VERT GRAB BAR
GB##	1 1/2"Ø HORIZ GRAB BAR WITH STRAIGHT RUN. NUMBER SUFFIX INDICATES LENGTH IN INCHES
GBSH	1 1/2"Ø HORIZ GRAB BAR FOR ACCESSIBLE TRANSFER SHOWER, EXTENDING ACROSS THE CONTROL WALL & RETURNING 18" L ALONG THE BACK WALL. ALTERNATIVE: SEPARATE GB18 & GB30 HORIZ GRAB BARS
MBHS	MOP & BROOM HOLDER WITH SHELF & RAG HOOKS
MIR1	METAL CHANNEL FRAMED GLASS MIRROR - 2'-0" W X 3'-0" H UON
PTD1	ROLL PAPER TOWEL DISPENSER PROJECTING MORE THAN 4" FROM WALL SURFACE
PTD2	ROLL (OR C-FOLD) PAPER TOWEL DISPENSER PROJECTING 4" OR LESS FROM WALL SURFACE
PTDW	SEMI-RECESSED MOUNTED COMBINATION PAPER TOWEL DISPENSER / WASTE COMBO UNIT
SNDP1	SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL - PROVIDE AT WOMEN'S & ALL-GENDER TOILETS ONLY
SNDP2	SEMI-RECESSED SANITARY NAPKIN DISPOSAL - PROVIDE AT WOMEN'S & ALL-GENDER TOILETS ONLY
SPD1	SOAP DISPENSER - WALL MOUNTED
SPDH	RECESSED SOAP DISH - WALL MOUNTED
TSCD	SURFACE-MOUNTED TOILET SEAT COVER DISPENSER
TTD3	MULTI-ROLL TOILET TISSUE DISPENSER - VERT ORIENTATION
WR1	SURFACE-MOUNTED WASTE RECEPTACLE
WR2	SEMI-RECESSED WASTE RECEPTACLE
WR3	RECESSED WASTE RECEPTACLE

RESTROOM CLEARANCES	
MARK	DESCRIPTION
CC01	35" W X 60" D CLEAR COMPARTMENT SPACE. CLEAR WIDTH OF AMBULATORY ACCESSIBLE STALL SHALL NOT EXCEED 37" MAX
CC02	ADDITIONAL 60" X 60" MIN MANEUVERING SPACE IN FRONT OF WATER CLOSET FOR A TOILET COMPARTMENT WITH SIDE OPENING DOOR
CC03	ADDITIONAL 60" X 48" MIN MANEUVERING SPACE IN FRONT OF WATER CLOSET FOR A TOILET COMPARTMENT WITH END OPENING DOOR OR A TOILET ROOM
CC04	9" H MIN AFF X 6" W MIN TOE SPACE CLEARANCE OUTSIDE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT AT FRONT & SIDE OPPOSITE WATER CLOSET. (NOT REQUIRED AT SIDE OF COMPARTMENTS WIDER THAN 66") TOE SPACE IS EXCLUSIVE OF TOILET PARTITION SUPPORTS EXTENDING TO FLOOR. INCREASE COMPARTMENT CLEAR WIDTH AS REQUIRED IF TOE SPACE CANNOT EXTEND BEYOND SIDE PARTITION AS INDICATED ON THE TOILET COMPARTMENT PLAN. PARTITION COMPONENTS AT TOE CLEARANCE SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES.
CC05	30" X 48" MIN CLEAR FLOOR SPACE
CC06	36" X 60" MIN CLEAR FLOOR SPACE
CC07	60" W X 56" D MIN CLEARANCE AT TOILET ROOM FOR FLOOR OR WALL MOUNTED WATER CLOSET
CC08	60" DIA TURNING SPACE
CC09	30" X 60" MIN CLEAR FLOOR SPACE
CC10	18" MIN X 18" MIN CLEAR FLOOR SPACE LOCATED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION & 45 DEGREE OPEN POSITION
CC11	30" W MIN X 27" H MIN KNEE CLEARANCE & 30" W MIN X 9" H MIN TOE CLEARANCE
CC12	30" W MIN X 27" H MIN KNEE CLEARANCE WITH 29" H MIN CLEARANCE AT FRONT EDGE & 30" W MIN X 9" H MIN TOE CLEARANCE
CC13	68" X 60" T-SHAPED TURNING SPACE WITH KNEE & TOE SPACE OVERLAP ONLY AT THE END OF EITHER THE BASE OR ONE ARM.
CD01	60" D X [DOOR WIDTH + 18"] MIN CLEAR FLOOR SPACE FOR DOOR FRONT APPROACH, PULL SIDE
CD02	52" D X [DOOR WIDTH + 24"] MIN CLEAR FLOOR SPACE FOR DOOR FRONT APPROACH, PUSH SIDE TO DOOR WITH CLOSER & LATCH (52" D X DOOR WIDTH MIN FOR DOOR WITHOUT CLOSURE AND/OR LATCH)

KEYED NOTES	
1	FINISHED WALL SURFACE
2	TOILET PARTITION WITH 1" NOM THICKNESS UON
3	URINAL SCREEN (OR FINISHED WALL SURFACE WHERE APPLICABLE)
4	ADJACENT COMPARTMENT WHERE APPLICABLE
5	ORIENT HAND-OPERATED FLUSH HANDLE (WHERE APPLICABLE) TO TRANSFER SIDE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS & ROOMS
6	ACCESSIBLE TOILET COMPARTMENT DOORS SHALL BE SELF-CLOSING & AN ACCESSIBLE DOOR PULL HANDLE BY TOILET PARTITION MFR SHALL BE MOUNTED ON BOTH SIDES OF DOOR.
7	COAT HOOK BY TOILET PARTITION MFR, MOUNTED WITH TOP AT 4'-0" AFF & CENTERED ON PUSH SIDE OF DOOR. AT ADJACENT PERPENDICULAR WALL WHERE APPLICABLE. PROVIDE DOOR STOP AS REQD BY TOILET PARTITION MFR ON PULL SIDE OF DOOR (NOT SHOWN)
8	COAT HOOK / DOOR BUMPER BY TOILET PARTITION MFR
9	WHEELCHAIR ACCESSIBLE WALL MOUNTED LAVATORY- 20 1/2" W X 18 1/4" FRONT TO BACK NOMINAL DIMENSIONS. BASIS OF DESIGN UON - AMERICAN STANDARD 'LUCERNE'. PROVIDE MOLDED VINYL PIPING PROTECTION FOR EXPOSED WASTE & SUPPLY PIPING. BASIS OF DESIGN UON - TRUEBRO 'LAV GUARD 2 E-Z'. REF: PLUMB
17	INCREASE CLEARANCE OR COUNTER LENGTH AS REQD TO MAINTAIN INDICATED MIN. CLEARANCE FROM CL OF LAVATORY TO FACE OF PROTRUDING OBJECTS MOUNTED ON SIDE WALL(S) IN FRONT OF LAVATORIES / COUNTERTOP, OR TO MAINTAIN KNEE & TOE CLEARANCE AT PROTRUDING OBJECTS ALONGSIDE THE LAVATORY BELOW 2'-10" AFF.
18	COUNTERTOP WITH LAVATORY / SINK BASINS - REF PROJECT SPECIFIC DRAWINGS FOR CONSTRUCTION. PROVIDE PIPING PROTECTION FOR ALL SINKS WHETHER ACCESSIBLE OR NOT. MOLDED VINYL PIPING PROTECTION IS NOT REQUIRED WHERE PIPING IS CONCEALED BEHIND A REMOVABLE PANEL OR COVER
19	COUNTERTOP WITH BACKSPLASH & DOUBLE OR SINGLE COMPARTMENT SINK. FOR SINK WITH KNEE SPACE BELOW, PROVIDE PIPING PROTECTION. MOLDED VINYL PIPING PROTECTION IS NOT REQD WHERE PIPING IS CONCEALED BEHIND A REMOVABLE PANEL OR INSIDE CABINET
20	LINE OF BASE CABINET SIDE PANEL OR SIDE PARTITION WHERE APPLICABLE
21	SLOPED REMOVABLE PANEL(S) OR COVERS FOR PIPING PROTECTION WHERE INDICATED ON PROJECT-SPECIFIC DRAWINGS. IF NO PANEL OR COVER, PROVIDE MOLDED VINYL PIPING PROTECTION.
22	WALL-MOUNTED HIGH / LOW ELECTRIC WATER COOLER OR DRINKING FOUNTAIN. REF: PLUMB
23	ADJACENT SIDE WALL OR WING WALL WHERE APPLICABLE
24	WING WALL OR EQUIVALENT SCREEN EACH SIDE WITH DEPTH AT LEAST AS DEEP AS DRINKING FOUNTAIN HORIZ PROJECTION OR 1'-6", WHICHEVER IS GREATER.
27	ALCOVE WITH DEPTH AT LEAST AS DEEP AS DRINKING FOUNTAIN HORIZ PROJECTION OR 1'-6", WHICHEVER IS GREATER.
28	CABINET(S) WHERE APPLICABLE- REF PROJECT-SPECIFIC DRAWINGS
29	DOOR PERMITTED TO SWING OVER WATER CLOSET MANEUVERING SPACE ONLY AT HATCHED AREA.
30	ACCESSIBLE RESTROOM IDENTIFICATION SIGNAGE, OR ACCESSIBLE SIGNAGE TO INDICATE BABY STATION. TACTILE CHARACTERS IN SIGN SHALL BE CENTERED ON CC10



TYPICAL TOILET ACCESSORY MOUNTING HEIGHTS



TYPICAL TOILET ACCESSORY MOUNTING HEIGHTS

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Date	Issued For
8/11/2026	Schematic Design

2022 California Building Code, Chapter 11B

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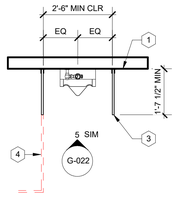
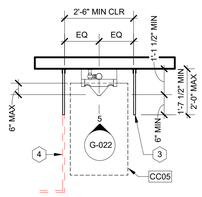


NON-ACCESSIBLE URINAL STALL

URINAL TYPE UR-1



ACCESSIBLE URINAL STALL

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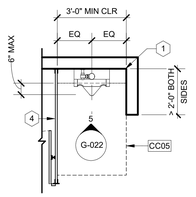
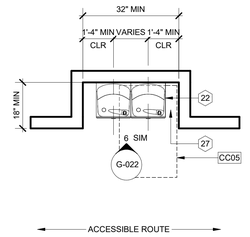


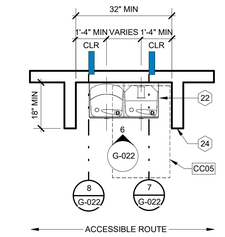
ACCESSIBLE URINAL STALL
IN ALCOVE

URINAL TYPE UR-3



HIGH / LOW DRINKING FOUNTAIN
IN AN ALCOVE

DRINKING FOUNTAIN TYPE DF-1



HIGH/LOW DRINKING FOUNTAIN
W/ WING WALLS OR SCREENS

DRINKING FOUNTAIN TYPE DF-2

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4. DIMENSIONS SHOWN ARE FOR ADULTS & CHILDREN ABOVE 12 YEARS OF AGE. SPACES THAT ARE PRIMARILY DESIGNED FOR CHILDREN 12 YEARS OF AGE OR YOUNGER REQUIRE DIFFERENT DIMENSIONS.
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TOILET ACCESSORY SCHEDULE	
MARK	DESCRIPTION
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EHD	ELECTRIC HAND DRYER
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GB##	1 1/2"Ø HORIZ GRAB BAR WITH STRAIGHT RUN. NUMBER SUFFIX INDICATES LENGTH IN INCHES
GBSH	1 1/2"Ø HORIZ GRAB BAR FOR ACCESSIBLE TRANSFER SHOWER, EXTENDING ACROSS THE CONTROL WALL & RETURNING 18" L ALONG THE BACK WALL. ALTERNATIVE: SEPARATE GB18 & GB30 HORIZ GRAB BARS
MBHS	MOP & BROOM HOLDER WITH SHELF & RAG HOOKS
MIR1	METAL CHANNEL FRAMED GLASS MIRROR - 2'-0" W X 3'-0" H UON
PTD1	ROLL PAPER TOWEL DISPENSER PROJECTING MORE THAN 4" FROM WALL SURFACE
PTD2	ROLL (OR C-FOLD) PAPER TOWEL DISPENSER PROJECTING 4" OR LESS FROM WALL SURFACE
PTDW	SEMI-RECESSED MOUNTED COMBINATION PAPER TOWEL DISPENSER / WASTE COMBO UNIT
SNDP1	SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL - PROVIDE AT WOMEN'S & ALL-GENDER TOILETS ONLY
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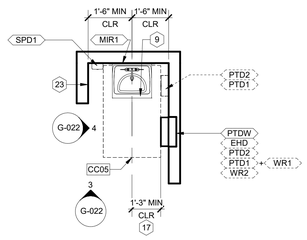
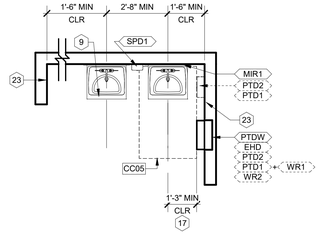
SPD1	SOAP DISPENSER - WALL MOUNTED
SPDH	RECESSED SOAP DISH - WALL MOUNTED
TSCD	SURFACE-MOUNTED TOILET SEAT COVER DISPENSER
TTD3	MULTI-ROLL TOILET TISSUE DISPENSER - VERT ORIENTATION
WR1	SURFACE-MOUNTED WASTE RECEPTACLE
WR2	SEMI-RECESSED WASTE RECEPTACLE
WR3	RECESSED WASTE RECEPTACLE



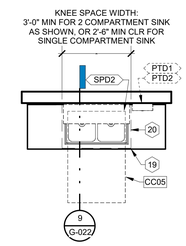
WALL MTD LAVATORY
SINGLE

LAVATORY TYPE LV-1



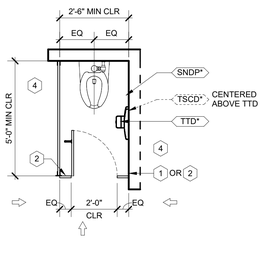
WALL MTD LAVATORIES
2 OR MORE

LAVATORY TYPE LV-2



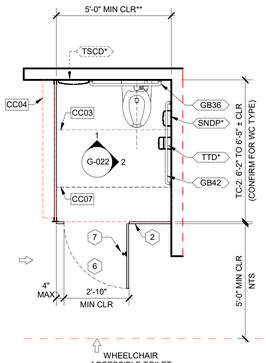
COUNTER MTD SINK FOR BREAK
RM, COFFEE BAR, PUBLIC KITCHEN,
ETC

SINK TYPE SK-1



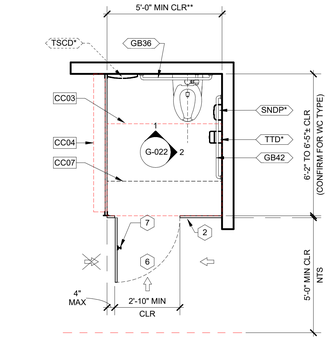
NON-ACCESSIBLE
TOILET COMPARTMENT

TOILET COMPARTMENT TC-1



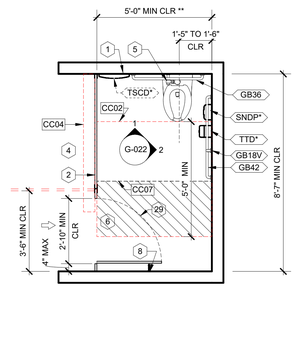
WHEELCHAIR
ACCESSIBLE TOILET
COMPARTMENT

TOILET COMPARTMENT TC-2



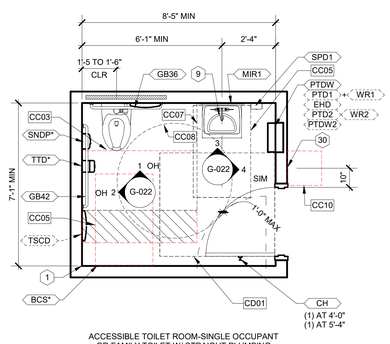
WHEELCHAIR
ACCESSIBLE TOILET
COMPARTMENT

TOILET COMPARTMENT TC-3



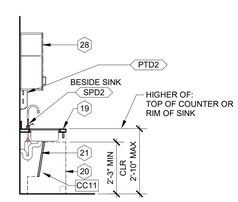
END-OF-ROW WHEELCHAIR
ACCESSIBLE TOILET
COMPARTMENT

TOILET COMPARTMENT TC-4



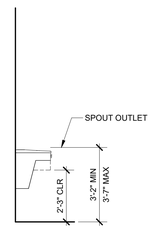
ACCESSIBLE TOILET ROOM-SINGLE OCCUPANT
OR FAMILY TOILET W/ STRAIGHT PLUMBING
WALL & WALL HUNG LAVATORY

TOILET ROOM TR-A1



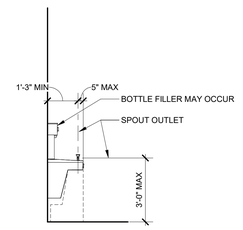
9 SECTION - ACCESSIBLE COUNTER MOUNTED SINK FOR BREAK RM, COFFEE BAR, PUBLIC KITCHEN, ETC

3/8" = 1'-0"



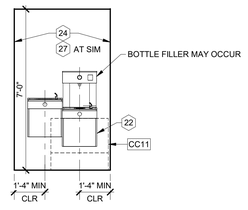
8 SECTION - DRINKING FOUNTAIN FOR STANDING PERSONS

3/8" = 1'-0"



7 SECTION - ACCESSIBLE DRINKING FOUNTAIN

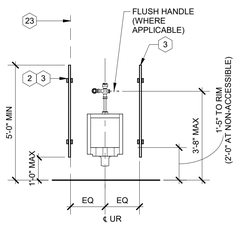
3/8" = 1'-0"



HIGH /LOW DRINKING FOUNTAIN W/
CANE DETECTION APRON AT HIGH
UNIT (OR WING WALL / SIDE WALL AT
HIGH UNIT)

NOT TO SCALE

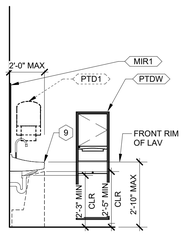
6



FRONT ELEVATION - ACCESSIBLE
WALL MTD URINAL

5

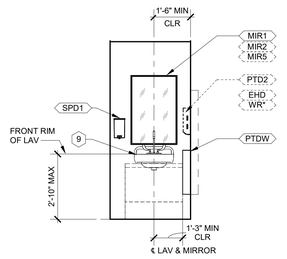
3/8" = 1'-0"



SIDE ELEVATION - ACCESSIBLE WALL
MTD LAVATORY

4

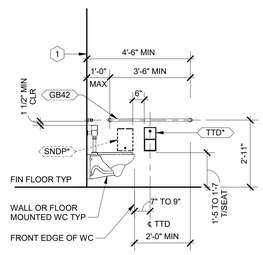
3/8" = 1'-0"



FRONT ELEVATION - ACCESSIBLE
WALL MTD LAVATORY

3

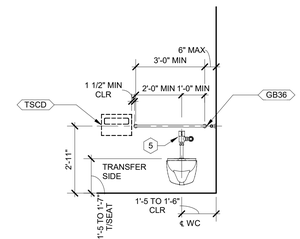
3/8" = 1'-0"



SIDE ELEVATION - ACCESSIBLE
WATER CLOSET

2

3/8" = 1'-0"



FRONT ELEVATION-WHEELCHAIR
ACCESSIBLE WATER CLOSET

1

3/8" = 1'-0"

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
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2022 California Building Code, Chapter 11B

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180 Montgomery Street
Suite 2100
San Francisco, California
94104 USA

(415) 981-2345

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Accessibility Guidelines

G-022

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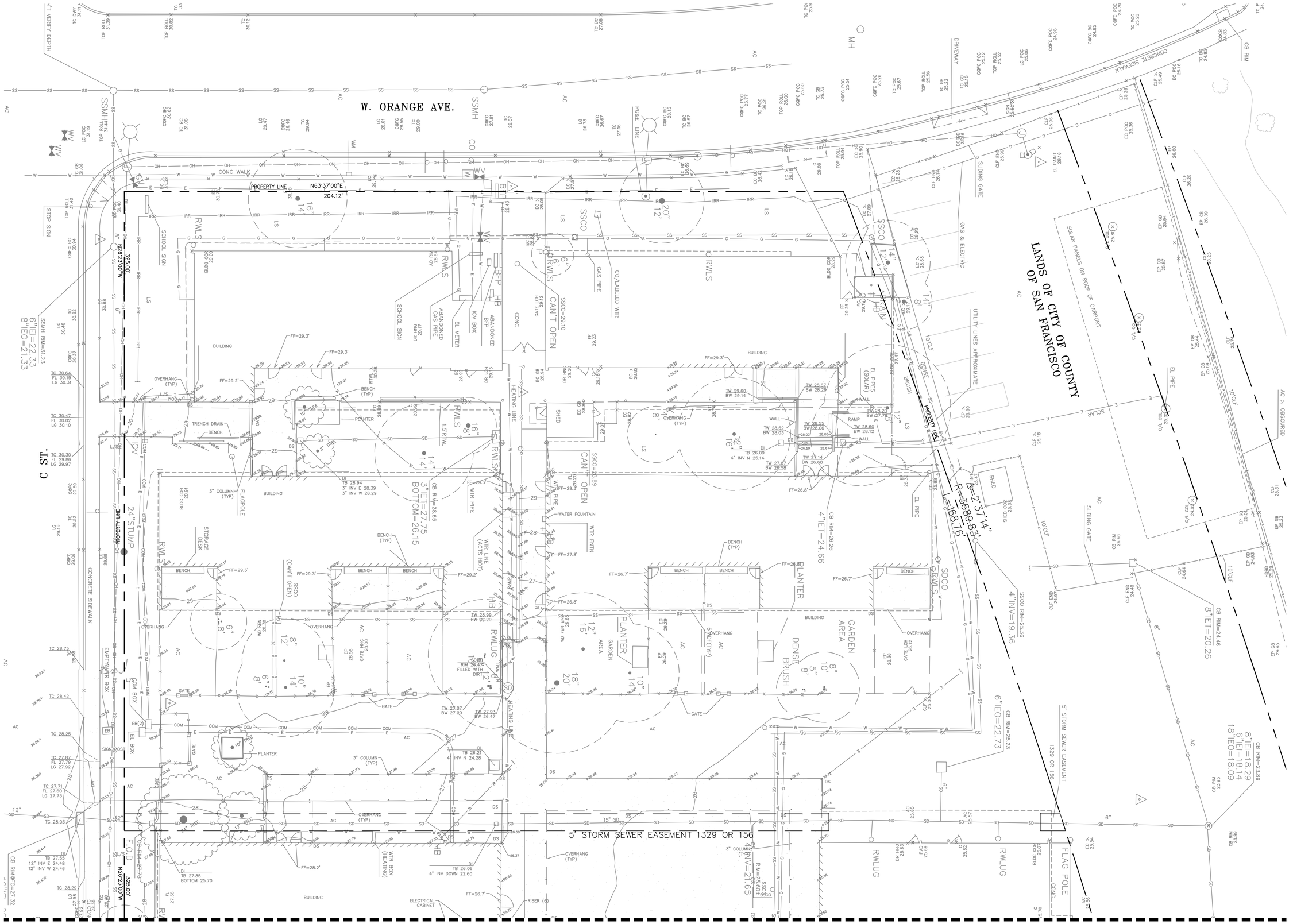
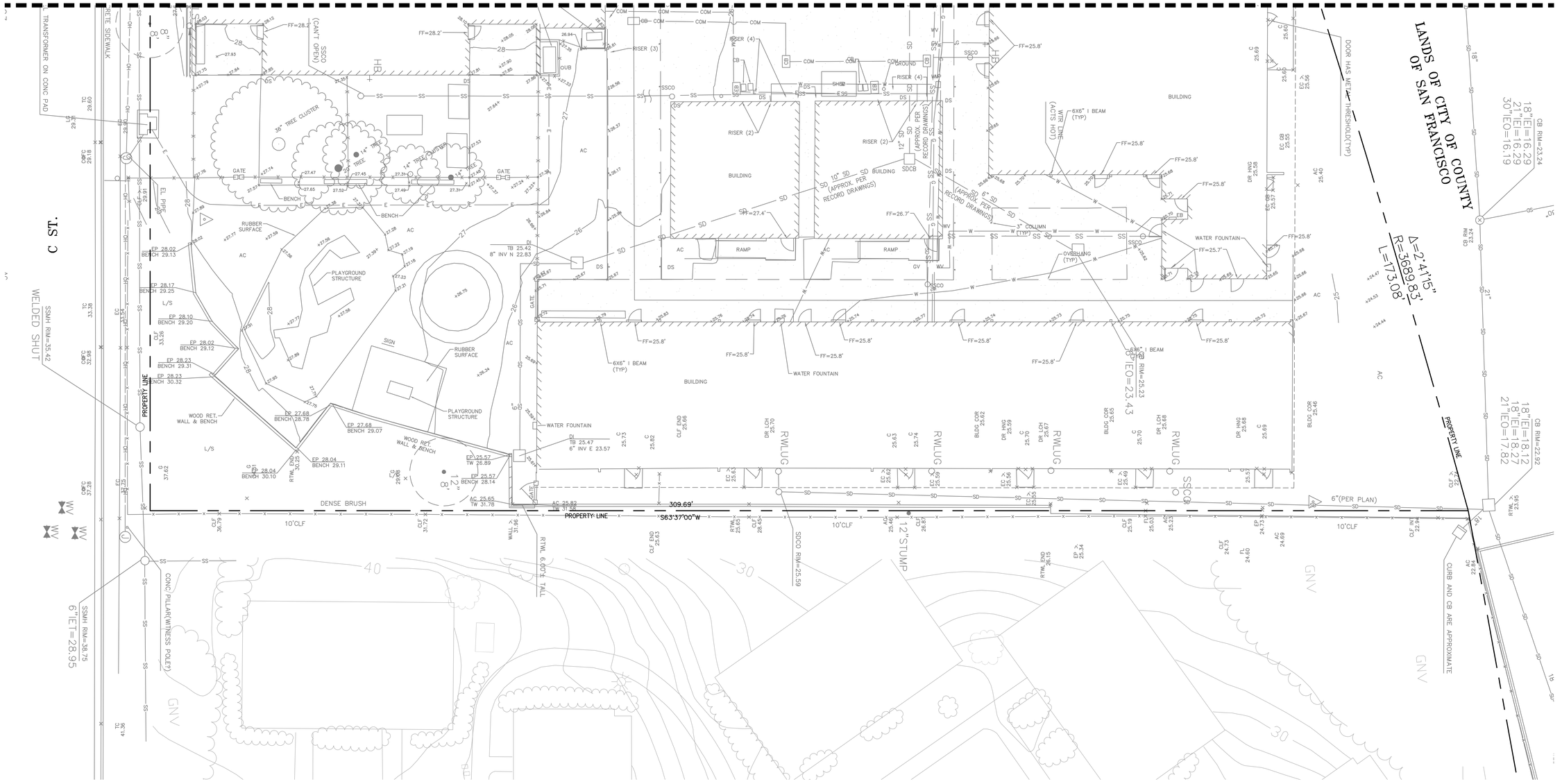

W. ORANGE AVE.
PROPERTY LINE
N63°37'00"E
204.12'
N26°23'00"W
325.00'
LANDS OF CITY OF COUNTY OF SAN FRANCISCO
SOLAR PANELS ON ROOF OF CARPORT
UTILITY LINES APPROXIMATE
CONCRETE SIDEWALK
CONC WALK
STOP SIGN
SCHOOL SIGN
GAS & ELECTRIC
SLIDING GATE
BUILDING
FF=29.3'
FF=29.2'
FF=28.2'
FF=26.8'
FF=26.7'
SHED
RAMP
WALL
OVERHANG (TYP)
BENCH (TYP)
PLANTER
TRENCH DRAIN
FLAGPOLE
3" COLUMN (TYP)
WATER FOUNTAIN
WTR FNTN
WTR LINE (ACTS HOT)
WTR PIPE
HEATING LINE
WTR BOX (HEATING)
ELECTRICAL CABINET
RISER (6)
EMPTY WTR BOX
COM BOX
EL BOX
SIGN POST
GATE
DENSE BRUSH
GARDEN AREA
PLANTER AREA
EL PIPES (SOLAR)
EL PIPE
GAS PIPE
CO/LABELED WTR
ABANDONED BFP
ABANDONED GAS PIPE
EL METER
ICV BOX
SCHOOL SIGN
24"STUMP
CONCRETE SIDEWALK
5' STORM SEWER EASEMENT 1329 OR 156
SEE SHEET C-102
SSMH RIM=31.23
6"IE=22.33
8"IEO=21.33
SSMH RIM=28.65
3"IE=27.75
BOTTOM=26.15
CB RIM=26.26
4"IET=24.66
SSCO RIM=25.36
4"INV=19.36
CB RIM=25.23
6"IEO=22.73
CB RIM=24.46
8"IET=20.26
CB RIM=23.89
8"IE=18.29
6"IE=18.14
18"IEO=18.09
Δ=2°37'14"
R=3689.83'
L=168.76'
TB 28.94
3" INV E 28.39
3" INV W 28.29
TB 26.09
4" INV N 25.14
TB 26.21
4" INV N 24.28
TB 26.06
4" INV DOWN 22.60
TB 27.85
BOTTOM 25.70
TB 27.55
12" INV E 24.48
12" INV W 24.46
TW 28.99
BW 22.99
TW 27.87
BW 27.29
TW 27.93
BW 26.47
TW 28.67
BW 28.29
TW 28.55
BW 28.06
TW 28.52
BW 28.03
TW 28.60
BW 28.12
TW 27.07
BW 26.58
TW 27.14
BW 26.68
TW 29.60
BW 29.14
TW 28.82
BW 27.82
TC 30.64
FL 30.19
LG 30.31
TC 30.47
FL 30.02
LG 30.10
TC 30.30
FL 29.86
LG 29.97
TC 28.75
FL 28.42
TC 28.25
TC 27.87
FL 27.79
LG 27.92
TC 27.71
FL 27.60
LG 27.73
TC 28.03
TC 28.29
FL 27.78
LG 27.92
TOP ROLL 31.39
TOP ROLL 30.82
TOP ROLL 31.44
TOP ROLL 30.90
TOP ROLL 30.94
TOP ROLL 25.52
TOP ROLL 25.46
TOP ROLL 25.40
TOP ROLL 25.14
TOP ROLL 25.20

7/23/2026 2:42:12 PM

SEE SHEET C-101



South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
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Date	Issued For
8/11/2026	Schematic Design

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EXISTING CONDITIONS PLAN

C-102

NORTH

GRAPHIC SCALE
10 0 10 20

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W. ORANGE AVE.

PROPERTY LINE N63°37'00"E 204.12'

N63°37'00"E 325.00'

N63°37'00"W 325.00'

LANDS OF CITY OF COUNTY OF SAN FRANCISCO

5' STORM SEWER EASEMENT 1329 OR 156

T.S. C

SEE SHEET C-104

DEMOLITION NOTES:

1. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 OR (800) 227-2600 AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, EXCAVATION OR GRADING WORK.
2. EXISTING SUBSURFACE UTILITIES SHOWN ON THESE PLANS WERE TAKEN FROM RECORD INFORMATION KNOWN TO THE ENGINEER. THESE PLANS ARE NOT MEANT TO BE A FULL CATALOG OF EXISTING SUBSURFACE CONDITIONS. CONTRACTOR SHALL CONDUCT A FULL CATALOG OF EXISTING SUBSURFACE CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS TO VERIFY ALL LOCATIONS AND ELEVATIONS OF EXISTING SUBSURFACE UTILITIES, WHETHER SHOWN ON PLANS OR NOT.
3. DEMOLISH EXISTING STRUCTURES, UTILITIES, AND OTHER FEATURES WITHIN THE LIMIT OF DEMOLITION AS SHOWN. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION WITHIN THE LIMITS OF THE PROPOSED PROJECT AND WHERE APPLICABLE ON THESE PLANS.
4. ALL HARDSCAPE WITHIN THE LIMITS OF DEMOLITION AS INDICATED IS TO BE DEMOLISHED, REMOVED AND/OR RECYCLED UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL REPLACE ANY DAMAGED STRUCTURE, PAVEMENT, CURB OR SIDEWALK THAT IS SAID TO REMAIN AND IS DAMAGED DURING THE COURSE OF CONSTRUCTION.
6. REMOVE ALL INTERIOR FENCING, FENCE POSTS FOUNDATIONS, AND OTHER LANDSCAPING FEATURES WHERE APPLICABLE.
7. AN APPROVED TEMPORARY FENCE SHALL BE INSTALLED ALONG THE LIMITS OF DEMOLITION PRIOR TO DEMOLITION WHERE REQUIRED. GATES SHALL BE KEPT LOCKED DURING NON-WORKING HOURS.
8. CONTRACTOR SHALL PROVIDE EMERGENCY VEHICULAR ACCESS TO THE SITE.
9. THE CONTRACTOR SHALL PROCEED WITH DUE CAUTION DURING ALL UNDERGROUND OPERATIONS AND SHALL REPAIR OR REPLACE ALL UTILITIES DAMAGED DURING CONSTRUCTION TO THE SATISFACTION OF THE OWNER AND/OR AFFECTED AGENCIES.
10. ALL TRENCHING WITHIN STREETS SHALL BE BACKFILLED AND PATCHED UPON UTILITY LINE REMOVAL TO THE SATISFACTION OF THE DISTRICT.
11. SEE LANDSCAPE PLAN FOR TREE REMOVAL. CONFIRM WITH OWNER AND LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
12. TREES AND SHRUBS DESIGNATED FOR REMOVAL SHALL HAVE ROOTBALLS AND ANY ROOTS GREATER THAN 1/2 INCH DIAMETER REMOVED.
13. DO NOT PLACE RECYCLED CONCRETE, AC, AB OR OTHER MATERIALS IN PROPOSED LANDSCAPE AREAS.

DEMOLITION LEGEND:

- HARDSCAPE TO BE DEMOLISHED AND REMOVED (INCLUDING CONCRETE, AC PAVEMENT, AB, SIDEWALK, PLANTERS, PLAY SURFACES, MISC. CONCRETE)
- LANDSCAPE TO BE DEMOLISHED, TREES AND SHRUBS SHALL BE MULCHED (2" MAX CHIP SIZE) AND STOCKPILED FOR REUSE, TOP SOIL TO BE STRIPPED AND STOCKPILED FOR REUSE
- BUILDING/STRUCTURE, SLAB AND FOUNDATION TO BE DEMOLISHED
- (E) CONCRETE TO BE GRINDED AND PREPARED FOR SELF LEVELING CONCRETE
- EXISTING UTILITY TO BE DEMOLISHED AND REMOVED
- EXISTING CURB TO BE DEMOLISHED AND REMOVED
- EXISTING FENCE TO BE DEMOLISHED AND REMOVED
- LIMITS OF DEMOLITION
- EXISTING TREE TO BE REMOVED

DEMOLITION SYMBOLS:

1. TO BE REMOVED
2. TO REMAIN, PROTECT IN PLACE
3. TO REMAIN, ADJUST TO FINISH GRADE
4. SALVAGE, STORE OR RELOCATE PER DIRECTION FROM SCHOOL DISTRICT

GRAPHIC SCALE 10 0 10 20

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Date	Issued For
8/11/2026	Schematic Design

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DEMOLITION PLAN

C-103

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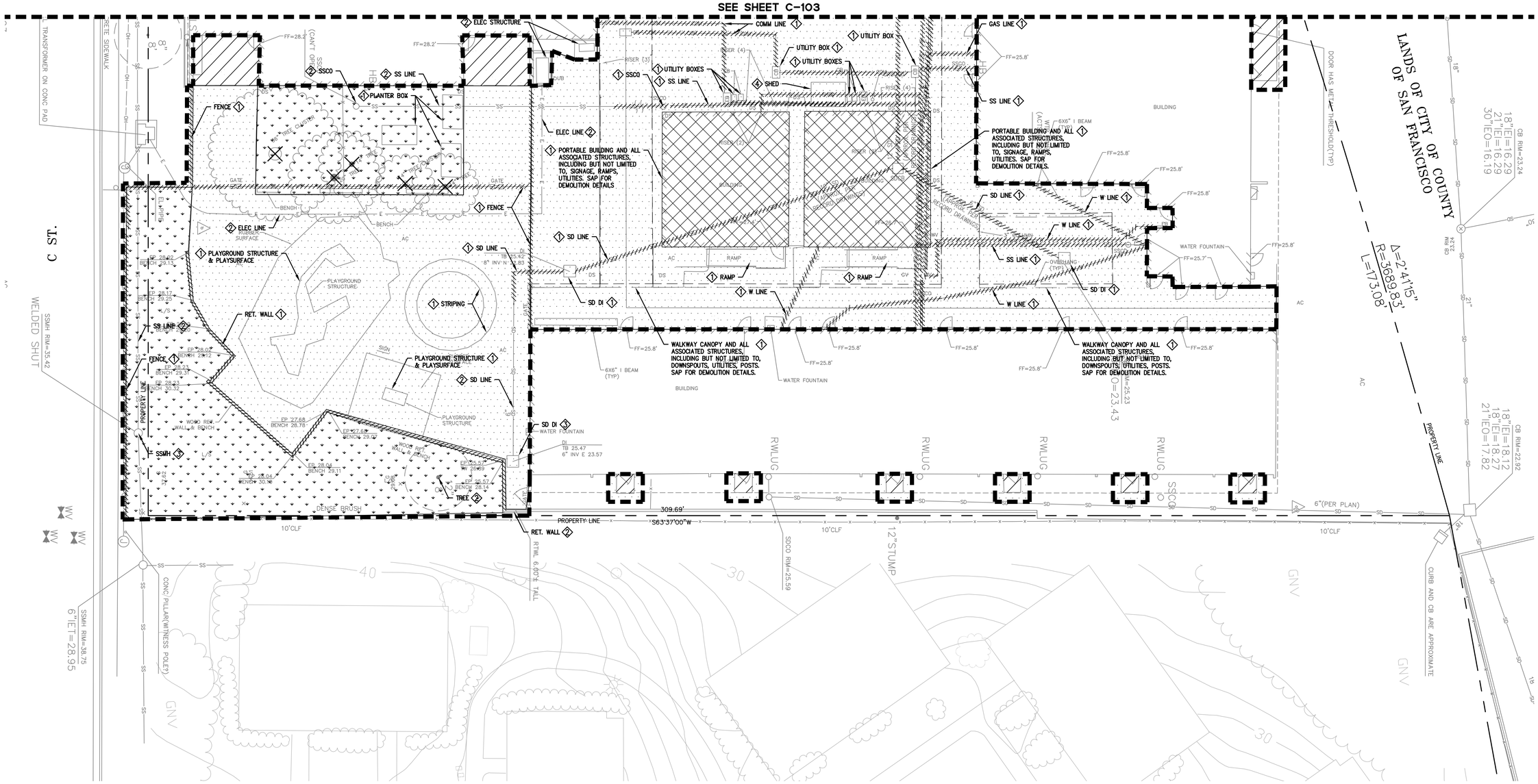

DEMOLITION LEGEND:

- HARDSCAPE TO BE DEMOLISHED AND REMOVED (INCLUDING CONCRETE, AC PAVEMENT, AB, SIDEWALK, PLANTERS, PLAY SURFACES, MISC. CONCRETE)
- LANDSCAPE TO BE DEMOLISHED, TREES AND SHRUBS SHALL BE MULCHED (2" MAX CHIP SIZE) AND STOCKPILED FOR REUSE, TOP SOIL TO BE STRIPPED AND STOCKPILED FOR REUSE
- BUILDING/STRUCTURE, SLAB AND FOUNDATION TO BE DEMOLISHED
- (E) CONCRETE TO BE GRINDED AND PREPARED FOR SELF LEVELING CONCRETE
- EXISTING UTILITY TO BE DEMOLISHED AND REMOVED
- EXISTING CURB TO BE DEMOLISHED AND REMOVED
- EXISTING FENCE TO BE DEMOLISHED AND REMOVED
- LIMITS OF DEMOLITION
- EXISTING TREE TO BE REMOVED

DEMOLITION SYMBOLS:

1. TO BE REMOVED
2. TO REMAIN, PROTECT IN PLACE
3. TO REMAIN, ADJUST TO FINISH GRADE
4. SALVAGE, STORE OR RELOCATE PER DIRECTION FROM SCHOOL DISTRICT

DEMOLITION NOTES:

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6. REMOVE ALL INTERIOR FENCING, FENCE POSTS FOUNDATIONS, AND OTHER LANDSCAPING FEATURES WHERE APPLICABLE.
7. AN APPROVED TEMPORARY FENCE SHALL BE INSTALLED ALONG THE LIMITS OF DEMOLITION PRIOR TO DEMOLITION WHERE REQUIRED. GATES SHALL BE KEPT LOCKED DURING NON-WORKING HOURS.
8. CONTRACTOR SHALL PROVIDE EMERGENCY VEHICULAR ACCESS TO THE SITE.
9. THE CONTRACTOR SHALL PROCEED WITH DUE CAUTION DURING ALL UNDERGROUND OPERATIONS AND SHALL REPAIR OR REPLACE ALL UTILITIES DAMAGED DURING CONSTRUCTION TO THE SATISFACTION OF THE OWNER AND/OR AFFECTED AGENCIES.
10. ALL TRENCHING WITHIN STREETS SHALL BE BACKFILLED AND PATCHED UPON UTILITY LINE REMOVAL TO THE SATISFACTION OF THE DISTRICT.
11. SEE LANDSCAPE PLAN FOR TREE REMOVAL. CONFIRM WITH OWNER AND LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
12. TREES AND SHRUBS DESIGNATED FOR REMOVAL SHALL HAVE ROOTBALLS AND ANY ROOTS GREATER THAN 1/2 INCH DIAMETER REMOVED.
13. DO NOT PLACE RECYCLED CONCRETE, AC, AB OR OTHER MATERIALS IN PROPOSED LANDSCAPE AREAS.

NORTH

GRAPHIC SCALE
10 0 10 20

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Los Cerritos Elementary School Campus Modernization

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DEMOLITION PLAN

C-104

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W. ORANGE AVE.

C ST.

PROPERTY LINE N63°37'00"E 204.12'

N26°23'00"W 256.00'

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

BUILDING F

BUILDING J

BUILDING K

RAMP SAP FOR DETAILS

STAIRS SAP FOR DETAILS

STAIRS SAP FOR DETAILS

RAMP SAP FOR DETAILS

STAIRS SAP FOR DETAILS

RAMP SAP FOR DETAILS

RAMP SAP FOR DETAILS

PROPERTY LINE

LANDS OF CITY OF COUNTY OF SAN FRANCISCO

Δ=2°37'14"
R=3689.83'
L=168.76'

DRIVEWAY APRON, CURB, GUTTER AND SIDEWALK PER CITY STANDARD DETAILS

REPLACE (E) DRIVEWYA APRON WITH SIDEWALK PER CITY STANDARD DETAILS

PROPERTY LINE

N26°23'00"W 256.00'

RESURFACE ASPHALT SEE LANDSCAPE PLANS FOR DETAILS

15" SD

STORM SEWER EASEMENT 1329 OR 156

FLAG POLE

SEE SHEET C-202

PAVING LEGEND:

- PEDESTRIAN CONCRETE PAVEMENT
- VEHICULAR CONCRETE PAVEMENT
- CONCRETE OVERLAY (SELF-LEVELING)
- ASPHALT PAVEMENT
- SEE LANDSCAPE PLANS FOR PLANTING LIMITS

NORTH

GRAPHIC SCALE
10 0 10 20

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

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HORIZONTAL CONTROL/PAVING PLAN

C-201

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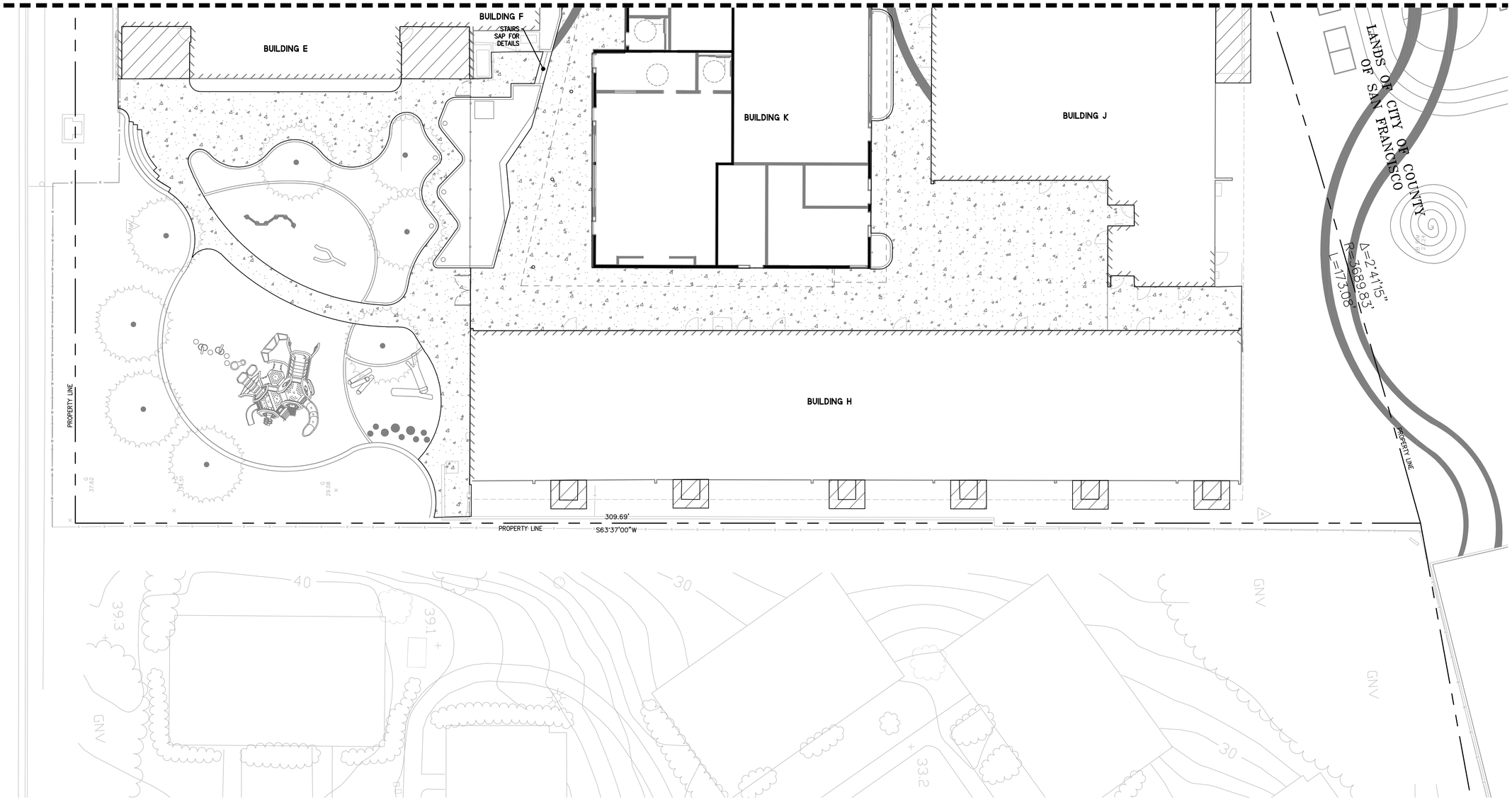
SEE SHEET C-201



PAVING LEGEND:

- PEDESTRIAN CONCRETE PAVEMENT
- VEHICULAR CONCRETE PAVEMENT
- CONCRETE OVERLAY (SELF-LEVELING)
- ASPHALT PAVEMENT

NORTH

GRAPHIC SCALE
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HORIZONTAL CONTROL/PAVING PLAN

C-202

7/23/2026 2:42:12 PM

W. ORANGE AVE.

C ST.

PROPERTY LINE N63°37'00"E 204.12'

N26°23'00"W 325.00'

N26°23'00"W 325.00'

LANDS OF CITY OF COUNTY OF SAN FRANCISCO

BUILDING A
(E)FF 29.30±

BUILDING B
(E)FF 29.30±

BUILDING C
(E)FF 29.30±

BUILDING D
(E)FF VARIES

BUILDING E
(E)FF=28.15±

BUILDING F
(E)FF=26.70±

BUILDING J
(E)FF=25.75±

BUILDING K
FF=25.80

STORM SEWER EASEMENT 1329 OR 156

FLOW-THRU PLANTER WITH IMPERMEABLE LINER & SUBDRAIN
TOP OF PONDING 28.80
BOT OF PONDING 28.30

FLOW-THRU PLANTER WITH IMPERMEABLE LINER & SUBDRAIN
TOP OF PONDING 28.20
BOT OF PONDING 27.70

FLOW-THRU PLANTER WITH IMPERMEABLE LINER & SUBDRAIN
TOP OF PONDING 25.30
BOT OF PONDING 24.80

FLOW-THRU PLANTER WITH IMPERMEABLE LINER & SUBDRAIN
TOP OF PONDING 26.00
BOT OF PONDING 25.50

FLOW-THRU PLANTER WITH IMPERMEABLE LINER & SUBDRAIN
TOP OF PONDING 25.50
BOT OF PONDING 25.00

FLOW-THRU PLANTER WITH IMPERMEABLE LINER & SUBDRAIN
TOP OF PONDING 25.4
BOT OF PONDING 24.9

SEE SHEET C-302

GRAPHIC SCALE
10 0 10 20

NORTH

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GRADING PLAN

C-301

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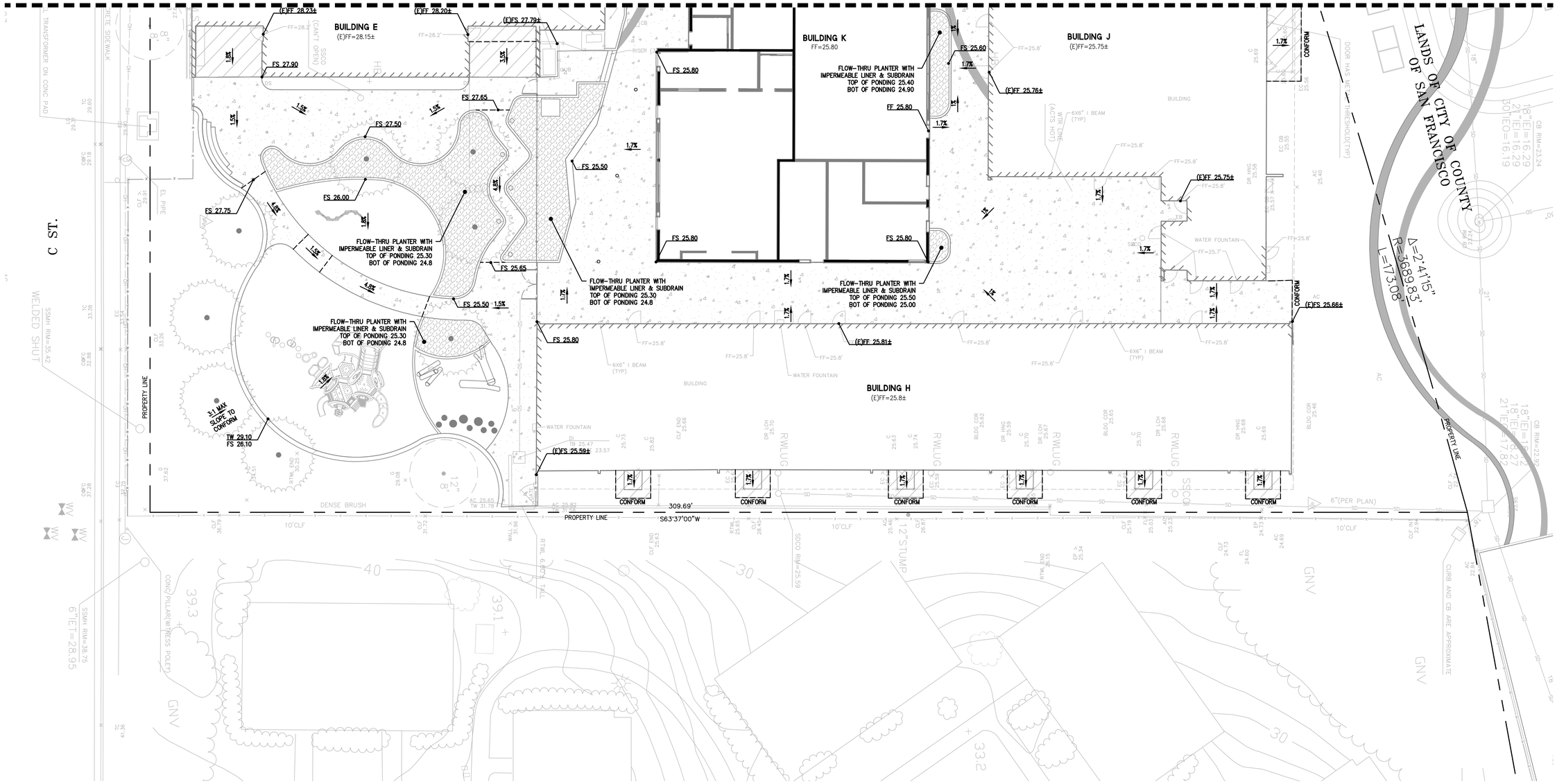
SEE SHEET C-301



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GRAPHIC SCALE
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GRADING PLAN

C-302

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W. ORANGE AVE.

CONNECT TO (E) WATER MAIN PER CITY STANDARDS

CONNECT TO (E) WATER MAIN PER CITY STANDARDS

CONNECT TO (E) WATER MAIN PER CITY STANDARDS

PROPERTY LINE N63°37'00"E 204.12'

6" DOUBLE CHECK DETECTOR BACKFLOW PREVENTER, WILKINS 350DA, OR APPROVED EQUAL

6" DOUBLE CHECK DETECTOR BACKFLOW PREVENTER, WILKINS 350DA, OR APPROVED EQUAL

N26°23'00"W 325.00'

BUILDING A

BUILDING B

LANDS OF CITY OF COUNTY OF SAN FRANCISCO

PROPERTY LINE

BUILDING C

BUILDING D

BUILDING K

BUILDING E

BUILDING F

BUILDING J

STORM SEWER EASEMENT 1329 OR 156

CONNECT TO (E)WATER MAIN PER CITY STANDARDS

CONNECT TO (E)WATER MAIN PER CITY STANDARDS

6" DOUBLE CHECK DETECTOR BACKFLOW PREVENTER, WILKINS 350DA, OR APPROVED EQUAL

12"x12" OVERFLOW SDCB GR 28.80

FLOW-THRU PLANTER WITH IMPERMEABLE LINER & SUBDRAIN TOP OF PONDING 28.80 BOT OF PONDING 28.30

4" PERFORATED PVC SUBDRAIN, SLOPE TO DRAIN

6" OVERFLOW LD GR 28.20

FLOW-THRU PLANTER WITH IMPERMEABLE LINER & SUBDRAIN TOP OF PONDING 28.20 BOT OF PONDING 27.70

4" PERFORATED PVC SUBDRAIN, SLOPE TO DRAIN

4" PERFORATED PVC SUBDRAIN, SLOPE TO DRAIN

FLOW-THRU PLANTER WITH IMPERMEABLE LINER & SUBDRAIN TOP OF PONDING 26.00 BOT OF PONDING 25.50

12"x12" OVERFLOW SDCB GR 26.00

4" PERFORATED PVC SUBDRAIN, SLOPE TO DRAIN

FLOW-THRU PLANTER WITH IMPERMEABLE LINER & SUBDRAIN TOP OF PONDING 26.00 BOT OF PONDING 25.50

4" PERFORATED PVC SUBDRAIN, SLOPE TO DRAIN

FLOW-THRU PLANTER WITH IMPERMEABLE LINER & SUBDRAIN TOP OF PONDING 26.00 BOT OF PONDING 25.50

(E) 4" SS CONNECTION

(E) 4" SS CONNECTION

12"x12" OVERFLOW SDCB GR 26.00

(E) 4" SS CONNECTION

12"x12" OVERFLOW SDCB GR 26.00

CONTRACTOR TO CONFIRM (E) GAS, W AND SS ROUTING AND RE-ROUTE AROUND THE BIORETENTION AREA

4" SS, S=0.020

6" PVC SD, S=0.010 MIN

18"x18" OVERFLOW SDCB GR 25.30

SDMH RIM 25.65 INV OUT 21.00 12"x12" BUBBLE-UP GR 25.40

15" PVC SD, S=0.010 MIN

24"x24" SDCB GR 25.65

24"x24" SDCB GR 25.50

12"x12" SDCB GR 25.50

6" PVC SD, S=0.010 MIN

(E) 4" SS CONNECTION

(E) GAS CONNECTION

(E) 2.5" W CONNECTION

4" PERFORATED PVC SUBDRAIN, SLOPE TO DRAIN

FLOW-THRU PLANTER WITH IMPERMEABLE LINER & SUBDRAIN TOP OF PONDING 25.30 BOT OF PONDING 24.80

4" PERFORATED PVC SUBDRAIN, SLOPE TO DRAIN

6" OVERFLOW LD GR 25.50

4" PERFORATED PVC SUBDRAIN, SLOPE TO DRAIN

FLOW-THRU PLANTER WITH IMPERMEABLE LINER & SUBDRAIN TOP OF PONDING 25.50 BOT OF PONDING 25.00

FLOW-THRU PLANTER WITH IMPERMEABLE LINER & SUBDRAIN TOP OF PONDING 25.4 BOT OF PONDING 24.9

18"x18" OVERFLOW SDCB GR 25.40

6" FIRE WATER CONNECTION TO BUILDING, SEE PLUMBING PLANS

3" DOMESTIC WATER CONNECTION TO BUILDING, SEE PLUMBING PLANS

4" SS CONNECTION TO BUILDING, SEE PLUMBING PLANS INV 21.50

SD BUILDING CONNECTION, SEE PLUMBING PLANS

SDMH/POC TO (E) 15" SD LINE RIM 25.75 (E) INV OUT 22.6±

SDMH/POC TO (E) 15" SD LINE RIM 25.65 (E) INV OUT 19.5±

POINT OF CONNECTION (E) INV 18.8±

(E) SDMH/CB RIM 23.9± INV IN 18.29± INV IN 18.14± INV OUT 18.09±

(E)15" SD

SEE SHEET C-402

NORTH

GRAPHIC SCALE

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C T.S.

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Date	Issued For
8/11/2026	Schematic Design

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
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UTILITY PLAN

C-401

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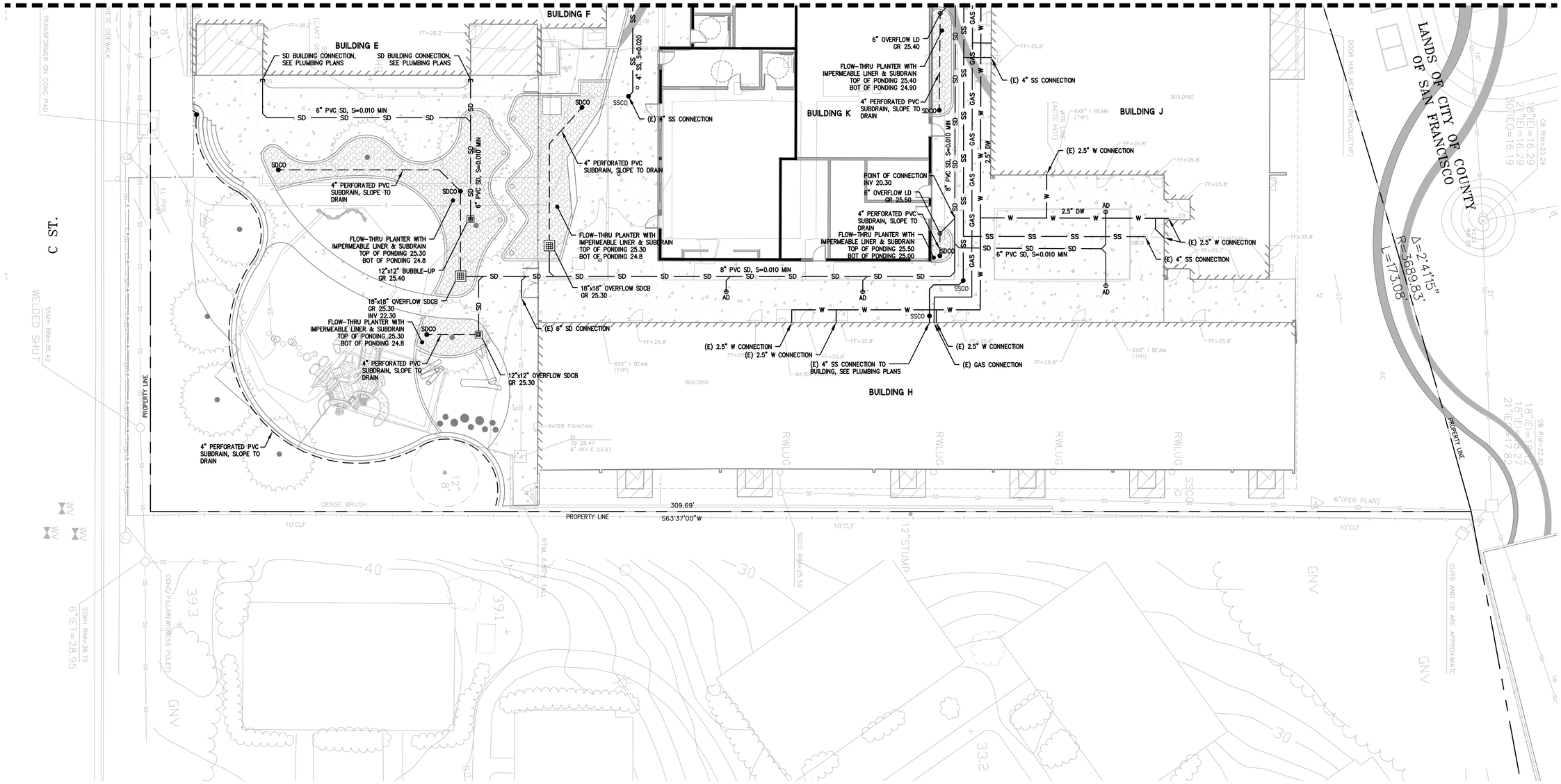

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UTILITY PLAN

C-402

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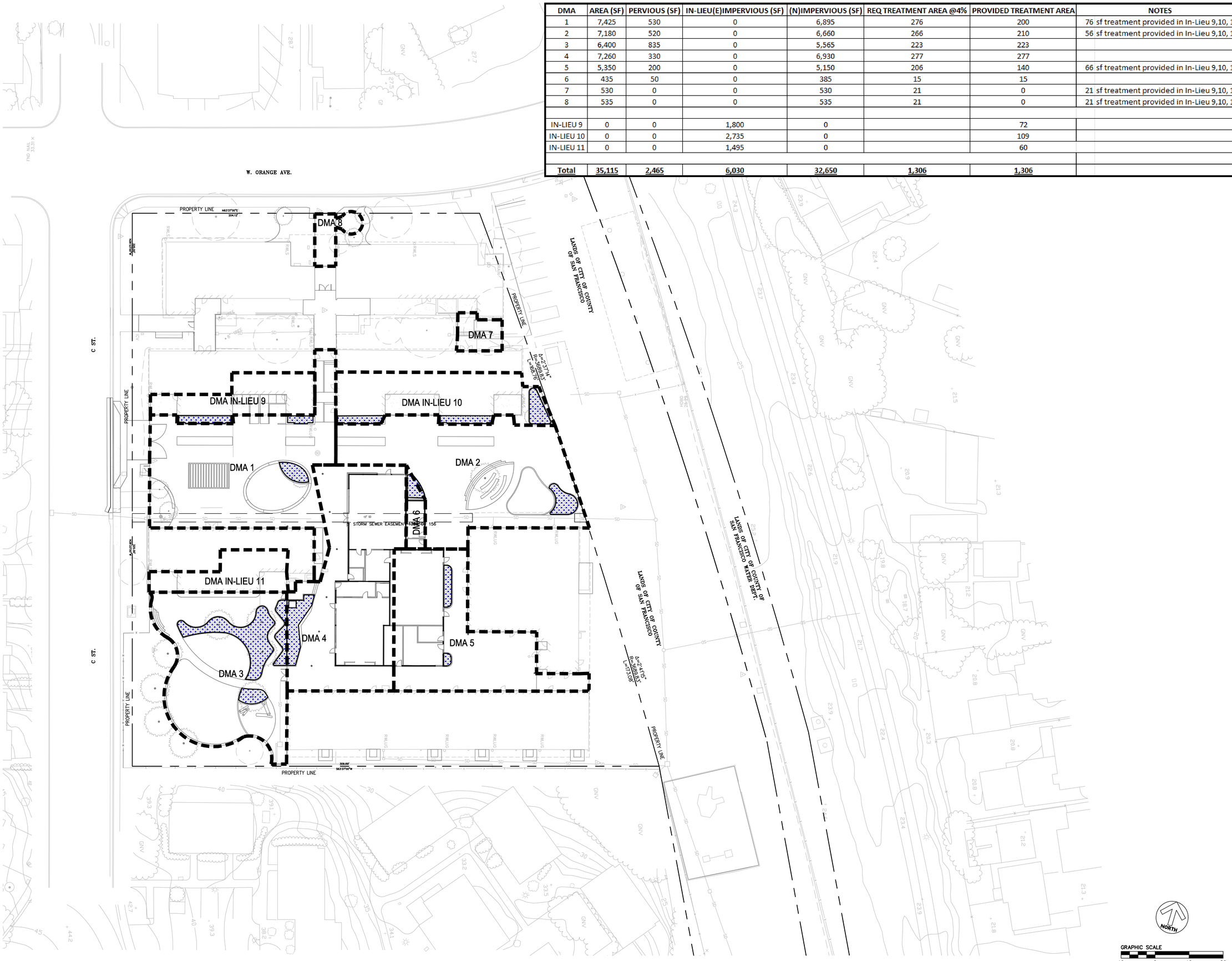
DMA	AREA (SF)	PERVIOUS (SF)	IN-LIEU(E)IMPERVIOUS (SF)	(N)IMPERVIOUS (SF)	REQ TREATMENT AREA @4%	PROVIDED TREATMENT AREA	NOTES
1	7,425	530	0	6,895	276	200	76 sf treatment provided in In-Lieu 9,10, 11
2	7,180	520	0	6,660	266	210	56 sf treatment provided in In-Lieu 9,10, 11
3	6,400	835	0	5,565	223	223	
4	7,260	330	0	6,930	277	277	
5	5,350	200	0	5,150	206	140	66 sf treatment provided in In-Lieu 9,10, 11
6	435	50	0	385	15	15	
7	530	0	0	530	21	0	21 sf treatment provided in In-Lieu 9,10, 11
8	535	0	0	535	21	0	21 sf treatment provided in In-Lieu 9,10, 11
IN-LIEU 9	0	0	1,800	0		72	
IN-LIEU 10	0	0	2,735	0		109	
IN-LIEU 11	0	0	1,495	0		60	
Total	35,115	2,465	6,030	32,650	1,306	1,306	



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STORMWATER CONTROL PLAN

C-501

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GENERAL NOTES

A. VISIT SITE PRIOR TO SUBMITTING BIDS.

B. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS.

C. REVIEW THESE PLANS AND NOTES COMPLETELY, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY

D. DO NOT SCALE DRAWINGS.

E. ALL WORK CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE LATEST BUILDING CODE AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE LOCATION OF THE WORK. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.

F. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.

G. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.

H. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.

I. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN; THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE LANDSCAPE ARCHITECT SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE LANDSCAPE ARCHITECT DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE LANDSCAPE ARCHITECT, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED BEFORE, DURING OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE GENERAL CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

J. A PROTECTION FENCE SHALL BE CONSTRUCTED AND MAINTAINED DURING CONSTRUCTION CONFORMING TO THE REQUIREMENTS OF THE BUILDING CODE.

K. MAINTAIN SANITARY TOILET FACILITIES DURING CONSTRUCTION AS REQUIRED BY APPLICABLE REGULATIONS.

L. THE GENERAL CONTRACTOR WARRANTS TO THE OWNER AND THE LANDSCAPE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED WILL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS.

M. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER.

N. PROVIDE FACILITIES FOR THE PHYSICALLY HANDICAPPED IN ACCORDANCE WITH C.A.C. TITLE 24 AND AS REQUIRED BY THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE.

O. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE GENERAL CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.

P. PAVING, MASONRY AND CONCRETE SUBCONTRACTORS ARE TO COORDINATE WITH THE ELECTRICIAN, DRAINLINE SUBCONTRACTOR AND IRRIGATION SUBCONTRACTOR FOR SLEEVING, PIPING AND/OR CONDUIT INSTALLATION UNDER OR THROUGH HARDSCAPE ELEMENTS.

Q. VERIFY ALL PROPERTY LINES OR OTHER LIMIT OF WORK LINES PRIOR TO COMMENCING WORK.

R. IN THE CASE OF DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS TAKE PRECEDENCE OVER DETAILS, AND DETAILS TAKE PRECEDENCE OVER PLANS.

S. SUBSTITUTIONS OR ADDITIONAL WORK MUST BE APPROVED IN WRITING BY THE OWNER.

T. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL TRADES ARE PROVIDED WITH CURRENT DRAWINGS AND SPECIFICATIONS APPROVED FOR CONSTRUCTION. DO NOT ALLOW DOCUMENTS NOT APPROVED FOR CONSTRUCTION TO BE USED IF SEEN ON SITE.

U. REPAIR OR REPLACE ANY DAMAGE TO ADJACENT PROPERTIES, CURBS, WALKS, PLANTING, WALLS, ETC. AT NO ADDITIONAL COST TO THE OWNER.

V. LOCATIONS OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.

W. PROVIDE THE OWNER WITH ALL WARRANTIES, GUARANTEES, AND INSTRUCTION MANUALS FOR EQUIPMENT, APPLIANCES, FIXTURES, ETC. AS DESCRIBED IN THE SPECIFICATIONS.

X. NOTIFY THE CITY'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.

Y. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

Z. CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

AA. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

AB. REFER TO ARCHITECTURAL SITE PLAN FOR BUILDING IDENTIFICATION AND INFORMATION ONLY.

AC. REFER TO CIVIL PLANS FOR ALL SITE UTILITIES INFORMATION, ANY UTILITIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY

AD. IN THE EVENT OF A CONFLICT BETWEEN CIVIL PLANS, LANDSCAPE PLANS AND ARCHITECTURAL PLANS, CIVIL PLANS SHALL TAKE PRECEDENCE FOR SITE DRAINAGE

AE. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO COMPLETE THE WORK SPECIFIED PRIOR TO COMMENCEMENT OF WORK.

AF. BEFORE COMMENCING ANY WORK, OBTAIN AN UNDERGROUND SERVICE I.D. BY CALLING DIG- ALERT AT 1-800-422-4133 TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION.

AG. SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

PLANTING:

A. A MINIMUM OF 3" OF TOP DRESS MULCH WILL BE APPLIED TO ALL EXPOSED SOIL SURFACE EXCLUDING TURF AREAS.

B. SPACING OF SLOPE SHRUBS AND GROUND COVERS SHALL BE ADEQUATE FOR EROSION CONTROL. REFER TO PLANTING LEGEND. REINFORCED STRAW MATTING WILL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER.

ROOT BARRIER NOTE

A. ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. NO ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

MAINTENANCE RESPONSIBILITY

A. THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL LANDSCAPED AREAS ON SITE. THE EXISTING PLANTING AREAS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNERS. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. PLANTINGS SHALL BE MAINTAINED IN A HEALTHY, VIGOROUSLY GROWING CONDITION, AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING AND TRIMMING. IRRIGATION SYSTEMS SHALL BE REGULARLY INSPECTED AND KEPT IN FULLY OPERATIONAL CONDITION ACCORDING TO MANUFACTURERS' DESIGN STANDARDS AT ALL TIMES.

LANDSCAPE ARCHITECT OBSERVATION REQUIREMENTS

OBTAIN AGENCY INSPECTOR'S AND LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL OF WORK IN PROGRESS AT VARIOUS TIMES DURING CONSTRUCTION. THE FOLLOWING REVIEWS/MEETINGS ARE MANDATORY. PROVIDE FIVE (5) WORKING DAYS NOTICE FOR EACH REQUESTED VISIT.

1. PRE CONSTRUCTION CONFERENCE
2. REVIEW SUBMITTAL OF ALL IRRIGATION ITEMS AND EQUIPMENT TO BE INSTALLED.
3. REVIEW OF ALL LANDSCAPE ITEMS INCLUDING PLANT IMAGES, FERTILIZERS AND PRE-PLANT PRE-EMERGENT, TREE STAKES, TREE TIES ETC.
4. IRRIGATION MAIN LINE PRESSURE TEST AND INSTALLED PER PLAN. NOTE THE PIPE DEPTH 18" FOR PRESSURE MAINLINE, 12" FOR LATERAL LINES, AND 2"-3" FOR DRIP IN-LINE TUBING.
5. REVIEW OF THE IRRIGATION COVERAGE TEST
6. FINAL GRADING REVIEW
7. REVIEW OF THE PLANT MATERIAL INSPECTION ON-SITE UPON DELIVERY,
8. REVIEW AND VERIFY PLANT LOCATIONS IN FIELD PRIOR TO PLANT INSTALLATION.
9. PRE-MAINTENANCE PRIOR TO THE START OF THE 90-DAY PLANT ESTABLISHMENT AND MAINTENANCE PERIOD.
10. FINAL PROJECT WALK THROUGH
11. REVIEW OF CONTRACTOR'S REDLINE AS-BUILT PLANS OF ANY CHANGES AND PROVIDE THE OWNER A COPY OF THE IRRIGATION DEPICTING AS-BUILT LOCATIONS OF THE MAINLINE AND REMOTE-CONTROL VALVES BY DIMENSIONS FROM KNOWN SITE ELEMENTS.

LANDSCAPE CONTRACTOR SHALL FOLLOW APPROVED PLANS FOR CONSTRUCTION. ANY DEVIATIONS FROM APPROVED PLANS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT OF RECORD FOR REVIEW AND APPROVED PRIOR TO CONSTRUCTION

COORDINATION AND SCHEDULING

CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN ADVANCE FOR THE FOLLOWING OBSERVATION MEETINGS, ACCORDING TO THE TIME INDICATED, AND SHALL PROVIDE DOCUMENTATION TO OWNER'S REPRESENTATIVE THAT THE FOLLOWING MEETINGS OCCURRED AND THEIR OUTCOME.

1. PRE-JOB CONFERENCE - 7 DAYS.
2. SLEEVE INSPECTION – 5 DAYS.
3. PRESSURE SUPPLY LINE INSTALLATION AND TESTING - 5 DAYS.
4. AUTOMATIC CONTROLLER INSTALLATION - 5 DAYS.
5. CONTROL WIRE INSTALLATION 5 DAYS.
6. LATERAL LINE AND SPRINKLER INSTALLATION - 5 DAYS.
7. FLUSHING OF LINES – 5 DAYS.
8. COVERAGE TEST (PRIOR TO ANY PLANTING INSTALLATION) - 5 DAYS.
9. FINAL INSPECTION - 7 DAYS.

ABBREVIATIONS

&	AND
@	AT
#	NUMBER
%	PERCENT
A.C.	ASPHALTIC CONCRETE
AD	AREA DRAIN
ADJ.	ADJACENT
ALUM.	ALUMINUM
AM	APICAL MERISTEM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURE
ASL	ABOVE SOIL LEVEL
ASTM	AMERICAN SOCIETY OF TESTING & MATERIALS
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BCR	BEGIN CURB RADIUS
BIT	BITUMINOUS
BLDG.	BUILDING
B.M.	BENCHMARK
BS	BOTTOM OF STEP
BP	BOTTOM OF PILASTER
BTH	BROWN TRUNK HEIGHT
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN
C.F.	CUBIC FEET
C.I.P.	CAST IN PLACE
C.J.	CONSTRUCTION JOINT
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CLR	CLEAR
CMB	CRUSHED MISCELLANEOUS BASE
CMU	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
CONC.	CONCRETE
CONT.	CONTINUOUS / CONTAINER
CORP.	CORPORATION
C/S	CROSS SLOPE
C.Y.	CUBIC YARD
d	PENNY (NAIL SIZE)
D	DEPTH
DET'L	DETAIL
D.F.	DRINKING FOUNTAIN
D.G.	DECOMPOSED GRANITE
DIM	DIMENSION
D.T.	DRAIN INLET
D, DIA.	DIAMETER
DWGS.	DRAWINGS
(E)	EXISTING
EA.	EACH
E.C.	ELECTRICAL CONTRACTOR
E.F.G	EXISTING FINISHED GRADE
E.J.	EXPANSION JOINT
ENGR	ENGINEER
EQ	EQUAL
EX.	EXISTING
EXP.	EXPANSION
ETC.	ETCETERA
E.W.	EACH WAY
F.D.C.	FIRE DEPARTMENT CONNECTIONS
FFE	FINISH FLOOR ELEVATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FIN.	FINISH
F.H.	FIRE HYDRANT
F.L	FLOW LINE
FS	FINISH SURFACE
FTG.	FOOTING
FT.	FOOT/FEET
GA.	GAUGE
G	GAS
GAL.	GALLON
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
G.R.	GUARD RAIL
GD.	GRADE
G.V.	GAS VALVE
H.B.	HEADBOARD
HB	HOSE BIB
H, HT.	HEIGHT
HORZ.	HORIZONTAL, HORIZONTALLY
HP	HIGH POINT
HWY.	HIGHWAY
I.C.V	IRRIGATION CONTROL VALVE
IN.	INCH
INL.	INLET
INV.	INVERT
IE.	INVERT ELEVATION
L.A.	LANDSCAPE ARCHITECT
LAT	LATTITUDE
L	LENGTH
LB.	LANDSCAPE CONTRACTOR
L.C.	LINEAR
LIN	LINEAR FEET
LF.	LIMIT OF WORK
L.O.W.	LOW POINT
LP	METER
M	MAXIMUM
MAX.	MAN HOLE
M.H.	MECHANICAL, ELECTRICAL, PLUMBING
M.E.P.	MINIMUM
MIN.	MISCELLANEOUS
MISC.	MONUMENT
MON	NEW
(N)	NATURAL
NAT.	NORTH
N	NOT IN CONTRACT
N.I.C.	NOT IN SCOPE
N.I.S	NOT TO SCALE
N.T.S.	NUMBER
NO. / #	NOMINAL DIMENSIONS
NOM.	ON CENTER
O.C.	OUTSIDE DIAMETER
O.D.	OWNER FURNISHED/CONTRACTOR INSTALLED
OF/CI	PLANTING AREA
P.A., PA	POINT OF BEGINNING
P.O.B.	POWER POLE
PP	PROPERTY LINE
PL	PRESSURE TREATED
PT	POLY VINYL CHLORIDE
PVC	RISER
R.	RADIUS
R, RAD.	ROOT CONTROL BARRIER
R.C.B.	REINFORCED
REINF.	REPRESENTATIVE
REP.	REVISION
REV.	RIGHT- OF- WAY
R.O.W.	SCHEDULE
SCH.	SECTION
SECT.	SQUARE FEET
SF.	SHEET
SH.	SIMILAR
SIM.	SOUTH
S	STORM INLET
S.I.	STORM SEWER
ST	SAWCUT JOINT
S.J.	SPECIFICATION
SPEC.	SQUARE
SQ.	STAINLESS STEEL
S.S.	STANDARD
STD.	TELEPHONE
T	TREAD
TR.	TO BE DETERMINED
T.B.D.	TOP OF CURB
TC	TOP OF FOOTING
TF	TOP OF GRADE
TG	TOP OF SLOPE
T.O.S	TOP OF STEP
T.S.	TOP OF WALL
TW	TYPICAL
TYP.	U.S. GEOLOGICAL SURVEY
USGS	VERTICAL, VERTICALLY
VERT.	VERIFY IN FIELD
V.I.F.	WIDTH
W	WATER
WA.	WITH
W/	WATER LEVEL
WL	WITHOUT
W/O	WATER VALVE
W.V.	WELDED WIRE MESH
W.W.M.	

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L-100A	SITE DIAGRAMS	•
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LANDSCAPE GENERAL NOTES

LG001

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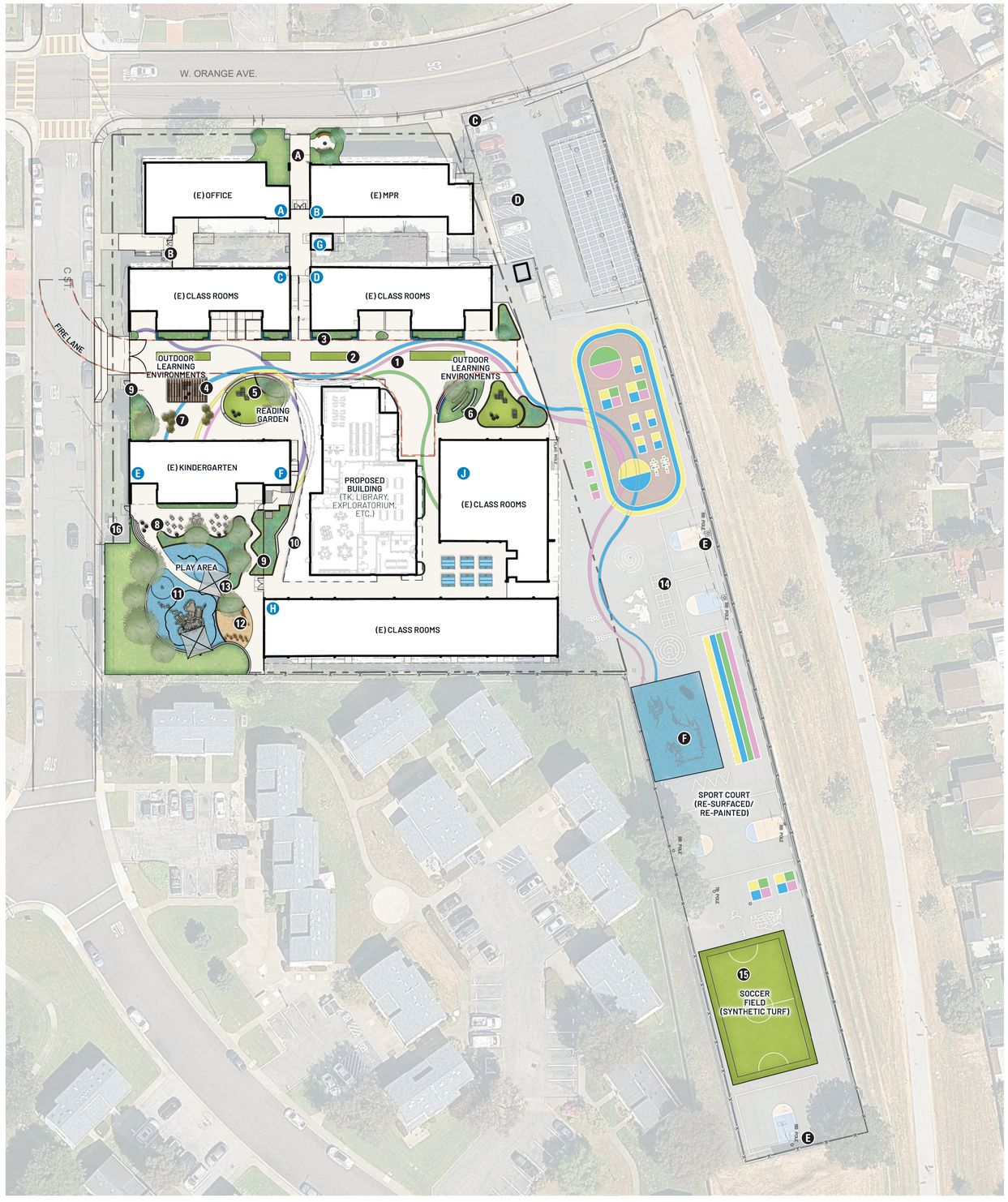

ILLUSTRATIVE LANDSCAPE PLAN
1" = 30'-0"

30 15 0 30 60 90
SCALE: 1"=30'-0"

KEYNOTE LEGEND

1. LOS CERRITOS PASEO (OUTDOOR LEARNING/SOCIAL USE & FIRE LANE)
2. FIRE LANE ACCESS WITH REINFORCED TURF
3. SEASONAL PLANTINGS (SENSORY/LEARNING)
4. SHADE STRUCTURE
5. READING GARDEN
6. FLEXIBLE LAWN WITH SEATING
7. GARDEN BOXES
8. KINDERGARTEN / TK OUTDOOR LEARNING
9. DECORATIVE FENCING
10. COVERED WALK/SHADE
11. PLAY AREA
12. NATURE PLAY
13. PLAY AREA SHADES
14. ALTERNATE #1: RESURFACED & REPAINTED OPEN PLAY & SPORT COURTS
15. ALTERNATE #2: SOCCER FIELD TURF, SURFACE APPLIED
16. PAINTED SWTICHGEAR

X. EXISTING BUILDING IDENTIFICATION LETTER

EXISTING ELEMENTS TO REMAIN / BE ENHANCED

A. MAIN ENTRANCE/COVERED WALK
B. WEST ENTRANCE
C. FENCING
D. ALTERNATE #4: PARKING LOT RESTRIPING
E. BASKETBALL COURT SYSTEM
F. EXISTING PLAY STRUCTURE SURFACING

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ILLUSTRATIVE LANDSCAPE PLAN

L-100

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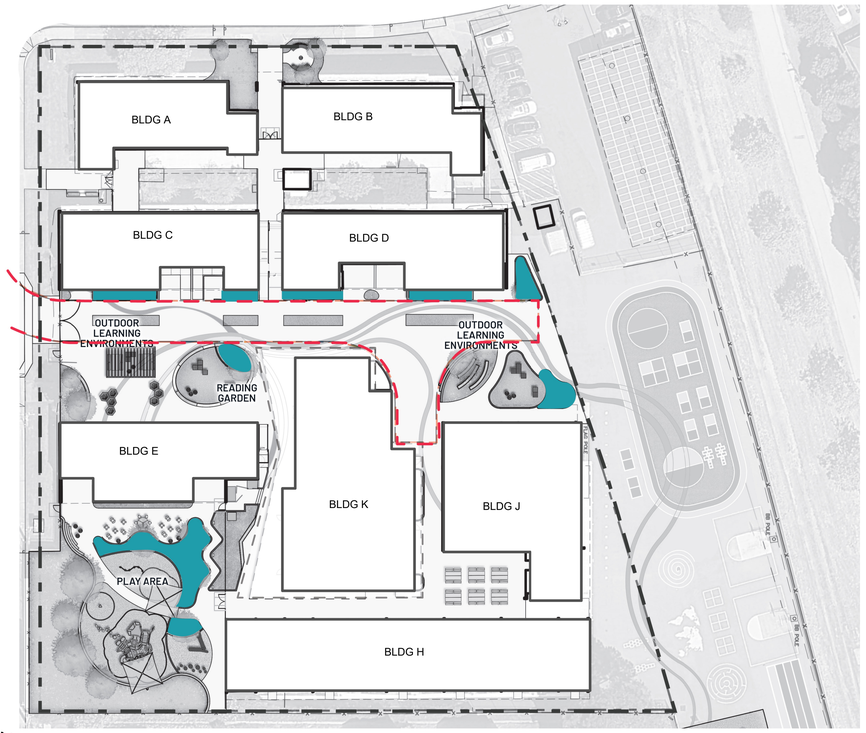


N

SITE DIAGRAM - BIORETENTION AREAS

1" = 30'-0"

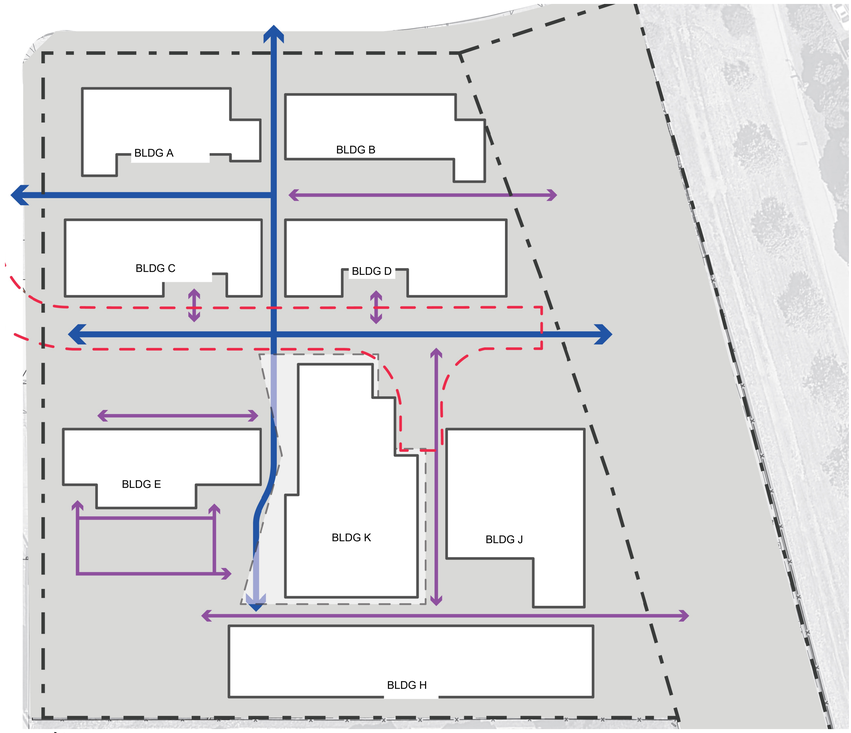
30 15 0 30 60 90

SCALE: 1"=30'-0"

LEGEND

BIORETENTION AREAS

EMERGENCY VEHICLE ACCESS



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SITE DIAGRAM - CIRCULATION

1" = 30'-0"

30 15 0 30 60 90

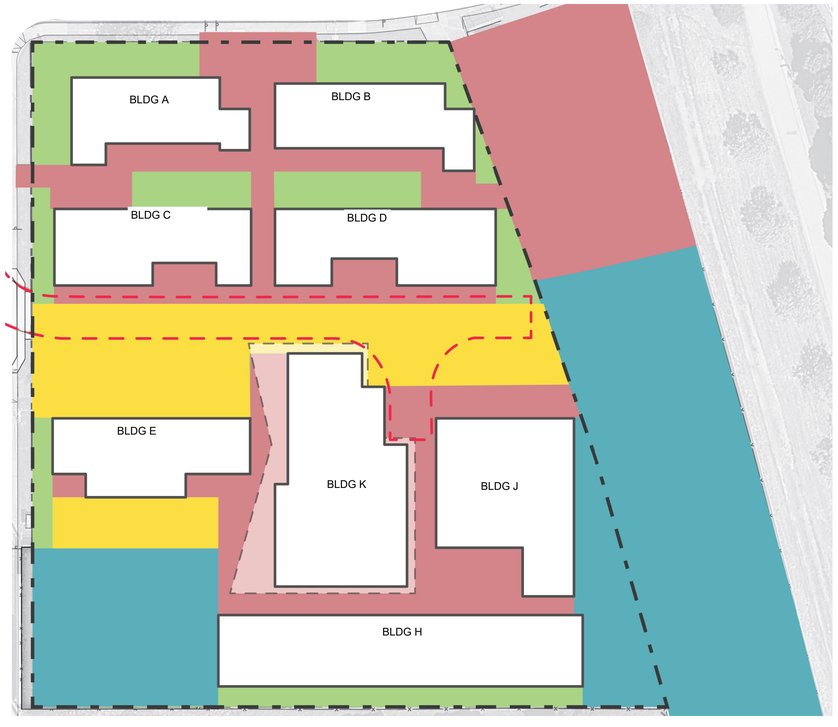
SCALE: 1"=30'-0"

LEGEND

PRIMARY CIRCULATION

SECONDARY CIRCULATION

EMERGENCY VEHICLE ACCESS



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SITE DIAGRAM - PROGRAMMING

1" = 30'-0"

30 15 0 30 60 90

SCALE: 1"=30'-0"

LEGEND

GREEN SPACE

ENTRANCES AND TRANSITIONAL SPACES

PLAYGROUND AND OPEN PLAY AREAS

OUTDOOR LEARNING ENVIRONMENTS

EMERGENCY VEHICLE ACCESS

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SITE DIAGRAMS

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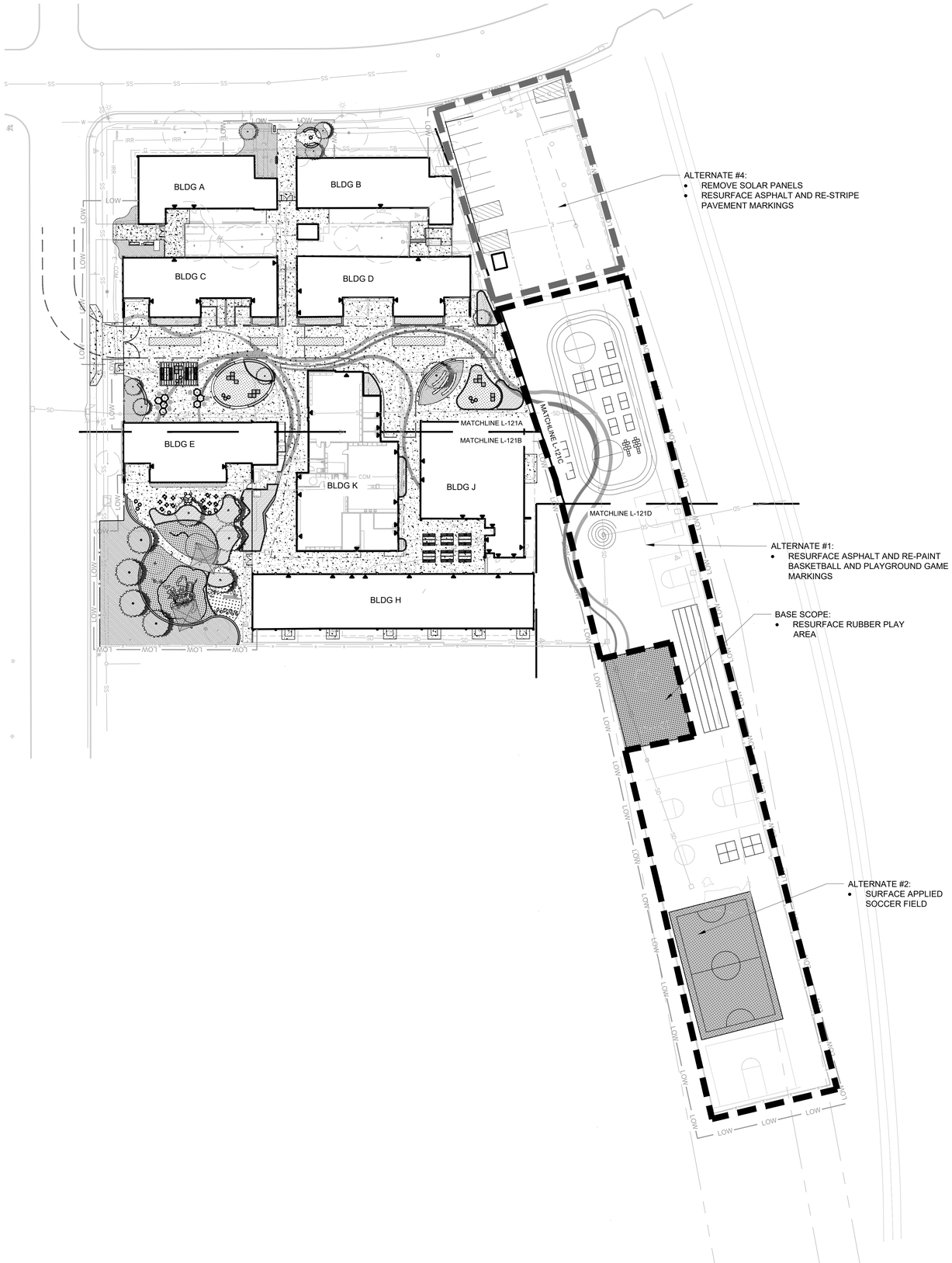

GRAPHIC LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- BUILDING ENTRY
- BUILDING OVERHANG
- CONCRETE PAVEMENT, REFER TO CIVIL
- CONTROL JOINT
- EXPANSION JOINT
- SCREENING FENCE - 8' HT
- DECORATIVE FENCE - 5' HT
- FENCE GATE
- ARTIFICIAL TURF - FULL DEPTH
- ALTERNATE #2: ARTIFICIAL TURF CARPET - SURFACE APPLIED
- ENGINEERED WOOD FIBER
- POURED IN PLACE RUBBER PLAY SURFACE
- FIRE LANE
- MATCH LINE
- BIORETENTION PLANTING AREA
- LANDSCAPE PLANTING AREA

ALTERNATE #1 SCOPE AREA: SITE RESURFACING AND PAINTING

ALTERNATE #4 SCOPE AREA: PARKING LOT RESTRIPING

N

OVERALL SITE PLAN
1" = 30'-0"

30 15 0 30 60 90
SCALE: 1"=30'-0"

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OVERALL SITE PLAN

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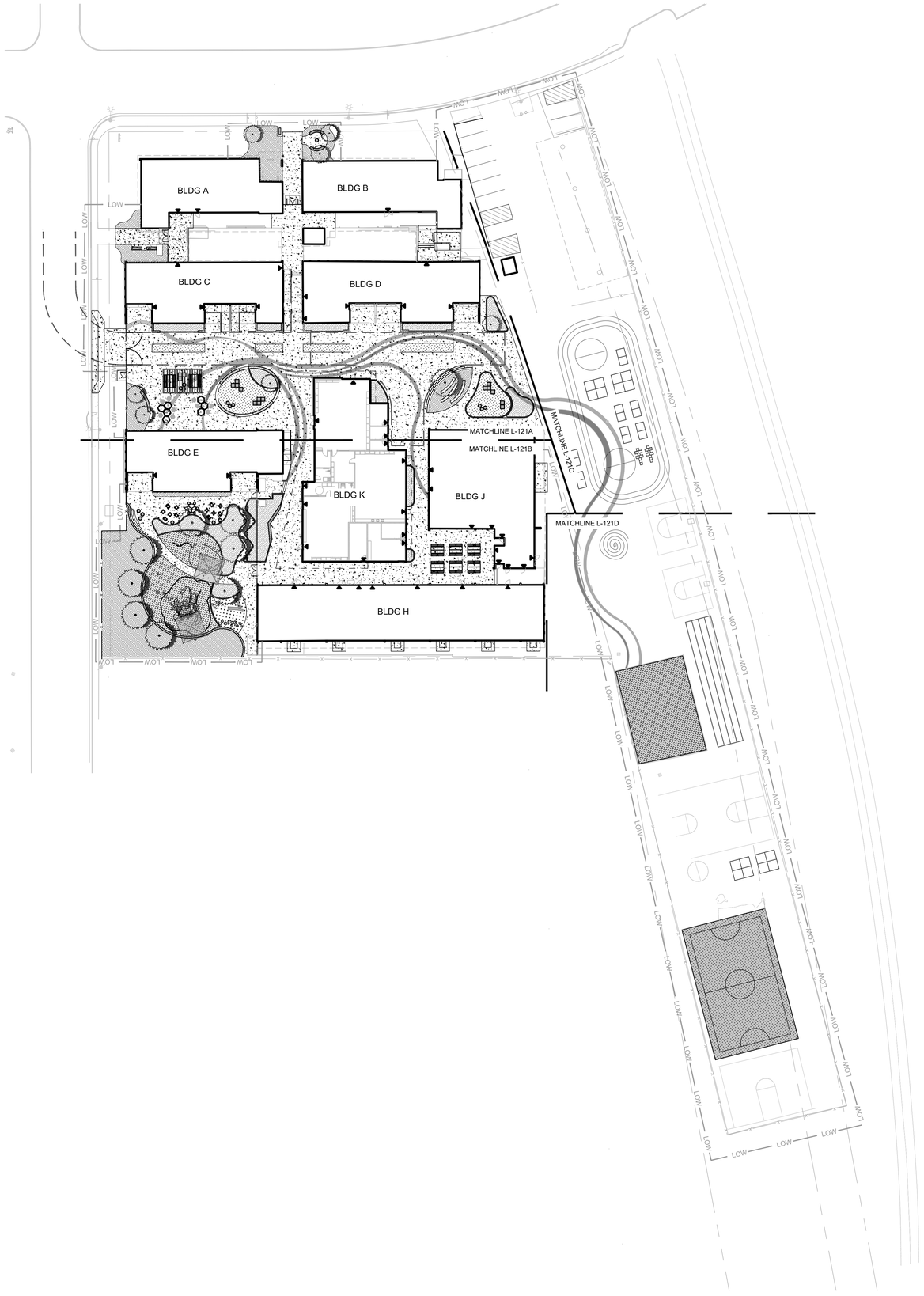

GRAPHIC LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- BUILDING ENTRY
- BUILDING OVERHANG
- CONCRETE PAVEMENT, REFER TO CIVIL
- CONTROL JOINT
- EXPANSION JOINT
- SCREENING FENCE - 8' HT
- DECORATIVE FENCE - 5' HT
- FENCE GATE
- ARTIFICIAL TURF - FULL DEPTH
- ALTERNATE #2: ARTIFICIAL TURF CARPET - SURFACE APPLIED
- ENGINEERED WOOD FIBER
- POURED IN PLACE RUBBER PLAY SURFACE
- FIRE LANE
- MATCH LINE
- BIORETENTION PLANTING AREA
- LANDSCAPE PLANTING AREA

N

HARDSCAPE PLAN
1" = 30'-0"

30 15 0 30 60 90
SCALE: 1"=30'-0"

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OVERALL HARDSCAPE PLAN

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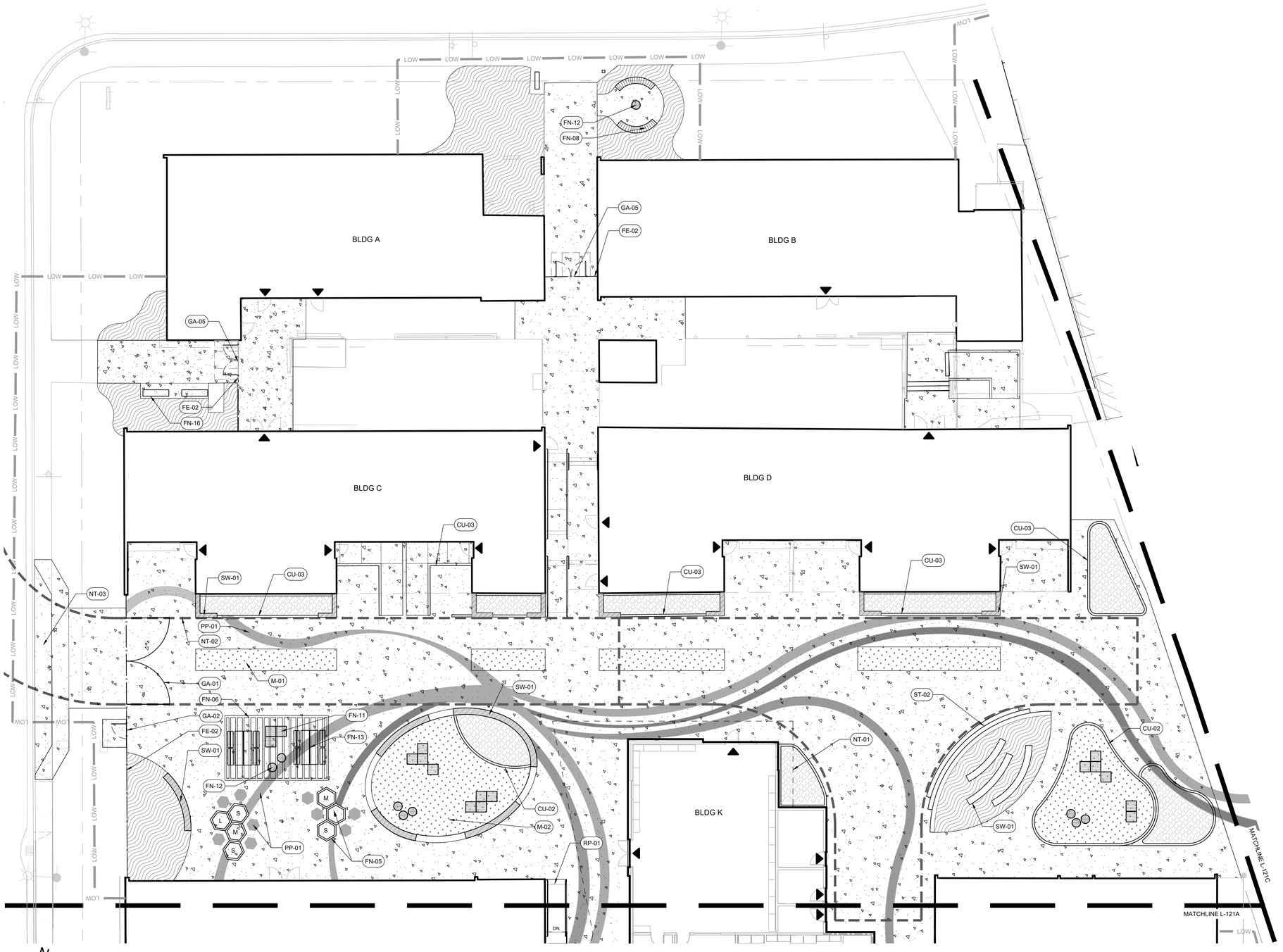

HARDSCAPE PLAN
1" = 10'-0"

SCALE: 1"=10'-0"

GRAPHIC LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- BUILDING ENTRY
- BUILDING OVERHANG
- CONCRETE PAVEMENT, REFER TO CIVIL
- SCREENING FENCE - 8' HT
- DECORATIVE FENCE - 5' HT
- FENCE GATE
- ARTIFICIAL TURF - FULL DEPTH
- ARTIFICIAL TURF CARPET - SURFACE APPLIED
- ENGINEERED WOOD FIBER
- POURED IN PLACE RUBBER PLAY SURFACE
- FIRE LANE
- MATCH LINE
- BIORETENTION PLANTING AREA
- LANDSCAPE PLANTING AREA

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
CURBS	
CU-02	FLUSH CONCRETE CURB WITH NAILER BOARD AT ARTIFICIAL TURF
CU-03	RAISED CURB
FENCES	
FE-02	PERIMETER FENCE AND GATES - 8' HT, PARASOLEIL - LEMON DROP
SITE FURNISHINGS	
FN-05	RAISED PLANTER BOXES - 3 HEIGHTS - L FOR 30" HT, M FOR 24" HT, AND S FOR 18" HT
FN-06	SHADE STRUCTURE - DSA PC APPROVED - 15' X 24' - #MSL15 - MONOSLOPE
FN-08	CURVED WOOD SLAT BENCH
FN-11	MODULAR SQUARE SEATING - WOOD SLAT
FN-12	MODULAR ROUND SEATING - WOOD SLAT
FN-13	PICNIC TABLE WITH STOOLS
FN-16	BACKLESS BENCHES
GATES	
GA-01	ROLLING FENCE GATE - VEHICULAR 8' HT - PARASOLEIL LEMON DROP PATTERN
GA-02	PEDESTRIAN SINGLE GATE - 8' HT - PARASOLEIL LEMON DROP PATTERN
GA-05	PEDESTRIAN DOUBLE GATE - 8' HT - PARASOLEIL LEMON DROP PATTERN
COLOR AND FINISH SCHEDULE	
M-01	ARTIFICIAL TURF - FIRE LANE
M-02	ARTIFICIAL TURF - FULL DEPTH
SITE NOTES	
NT-01	PROPOSED BUILDING OVERHANG, REFER TO ARCH PLANS
NT-02	FIRE LANE LIMITS
NT-03	EMERGENCY VEHICULAR ACCESS - DRIVE WAY APRON
STRIPING, PAINT	
PP-01	PAVEMENT PLAY STRIPING
RAMPS	
RP-01	RAMP TO ELECTRICAL ROOM
STAIRS	
ST-02	STEP SEATING
SEAT WALL	
SW-01	CAST IN PLACE SEATWALL

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HARDSCAPE PLAN - A

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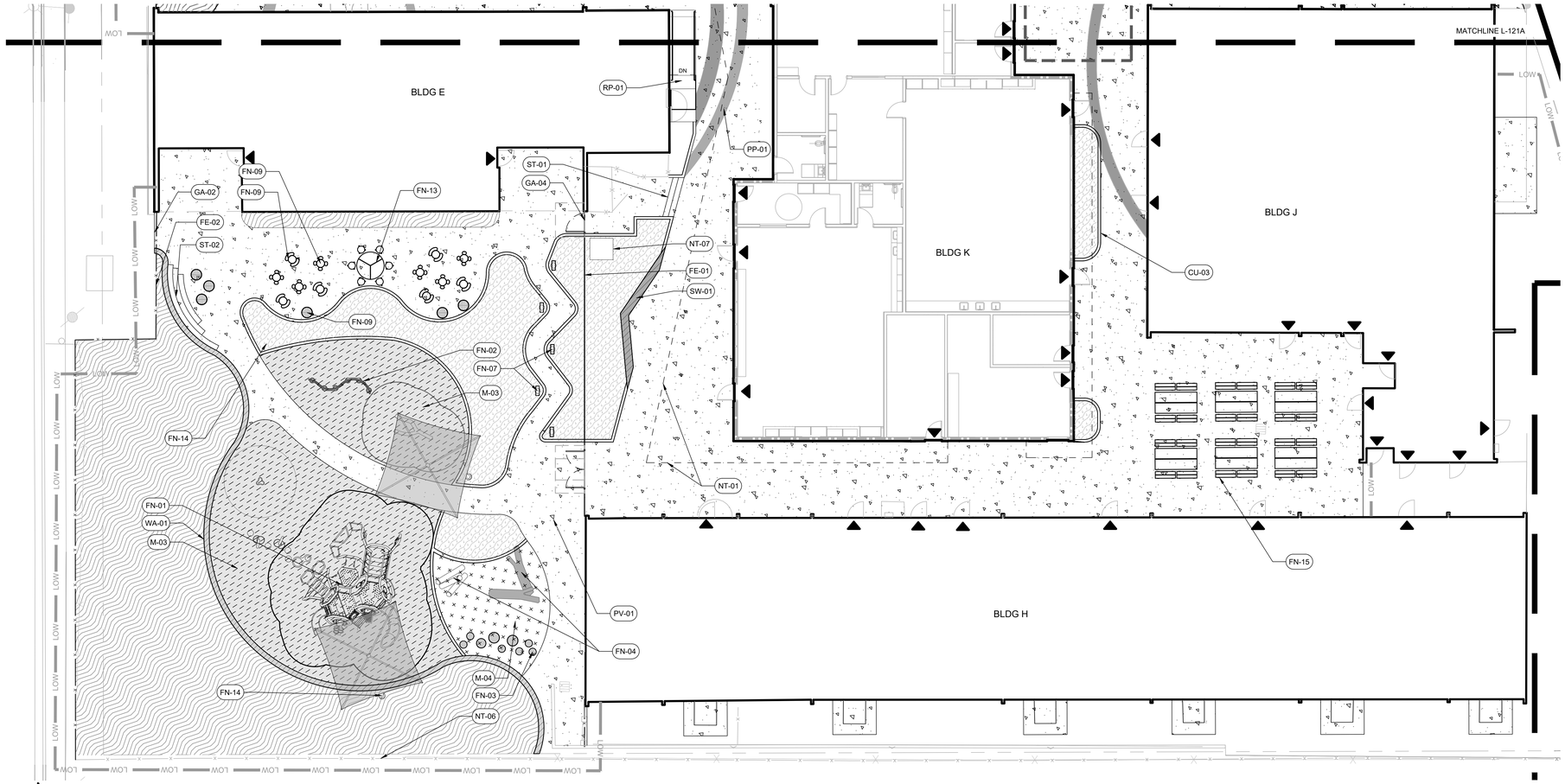

N

HARDSCAPE PLAN

1" = 10'-0"

10 5 0 10 20 30

SCALE: 1"=10'-0"

MATERIAL COLOR AND FINISH SCHEDULE

CODE	UNIT	ITEM	SOURCE	MODEL	MATERIAL	SIZE	COLOR/FINISH	COMMENT	NOTES	SAMPLE	SHOP DRAWING	MOCKUP
SITE FURNISHINGS												
FN-01	EA	NEW PLAYGROUND - MAIN STRUCTURE	LANDSCAPE STRUCTURES		STEEL AND HDPE	-	TBD	--	DIRECT BURY WITH FOOTINGS	YES	NO	NO
FN-02	EA	NEW PLAYGROUND - INDEPENDENT PLAY ELEMENTS	LANDSCAPE STRUCTURES		STEEL AND HDPE	-	TBD	--	DIRECT BURY WITH FOOTINGS	YES	NO	NO
FN-03	EA	WOOD TREE TRUNK STEPPERS	LOCALLY SOURCED	CUSTOM	NATURAL HARDWOOD	18" DIAMETER MIN.	NATURAL	-		YES	NO	YES
FN-04	EA	HARDWOOD LOGS	LOCALLY SOURCED	CUSTOM	NATURAL HARDWOOD	18" DIAMETER, 7' LENGTH MIN.	NATURAL	-	-	YES	NO	YES
FN-05	EA	RAISED PLANTER BOXES	BUILT ON SITE	CUSTOM	CEDAR	4'-4"X5' HEXAGONAL, HEIGHT VARIES, 18"-30"	NATURAL	-	SURFACE MOUNT	YES	NO	YES
FN-06	EA	SHADE STRUCTURE	POLIGON	15' x 24' - #MSL15 - MONOSLOPE	STEEL	15' x 24' - #MSL15 - MONOSLOPE	TBD	-	DIRECT BURY WITH FOOTINGS	YES	NO	NO
FN-07	EA	STORY WALK SIGNS	BARKING DOG SIGNS	24"x36" METAL FRAME AND POST	STEEL, POWDERCOAT	24" x 36"	BLACK	-	DIRECT BURY WITH FOOTINGS	YES	NO	NO
FN-08	EA	CURVED WOOD SLAT BENCH	MAGLIN	OGDEN	STEEL AND WOOD	18" HEIGHT		-	SURFACE MOUNT	YES	NO	NO
FN-09	EA	KIDS TABLE - TYPE A	MAGLIN	CHILDRENS FAVA TABLE	STEEL			-	SURFACE MOUNT	YES	NO	NO
FN-10	EA	KIDS TABLE - TYPE B	MAGLIN	CHILDRENS FAVA TABLE - CLUSTER SEATING	STEEL	25" X 34" X 14"H		-	SURFACE MOUNT	YES	NO	NO
FN-11		MODULAR SQUARE SEATING - WOOD SLAT	MAGLIN	PIXEL	STEEL AND WOOD	VARIES, 6-18" HEIGHT		-	SURFACE MOUNT	YES	NO	NO
FN-12		MODULAR ROUND SEATING - WOOD SLAT	MAGLIN	PIXEL	STEEL AND WOOD	18" HEIGHT		-	SURFACE MOUNT	YES	NO	NO
FN-13		PICNIC TABLE WITH STOOLS	LANDSCAPE FORMS	HARVEST ROUND TABLE, DINING HEIGHT	HDPE	62" DIAMETER, 30" HT		-	SURFACE MOUNT	YES	NO	NO
FN-14		CANTILEVER FABRIC SHADE	LANDSCAPE STRUCTURES	CANTILEVER PYRAMIDAL FABRIC SHADE	STEEL AND FABRIC	16' x 16'		-	DIRECT BURY WITH FOOTINGS	YES	NO	NO
FN-15		PICNIC TABLE WITH BENCHES	LANDSCAPE FORMS	HARVEST RECTANGULAR TABLE, DINING HEIGHT	HDPE	47.5" x 94.75" X 30.25"		-	SURFACE MOUNT	YES	NO	NO
FN-16		BACKLESS BENCHES	MAGLIN	OGDEN, 6' BENCH	HDPE			-	SURFACE MOUNT	YES	NO	NO

GRAPHIC LEGEND

- LOW — LIMIT OF WORK
- PROPERTY LINE
- BUILDING ENTRY
- BUILDING OVERHANG
- CONCRETE PAVEMENT, REFER TO CIVIL
- CONTROL JOINT
- EXPANSION JOINT
- SCREENING FENCE - 8' HT
- DECORATIVE FENCE - 5' HT
- FENCE GATE
- ARTIFICIAL TURF - FULL DEPTH
- ARTIFICIAL TURF CARPET - SURFACE APPLIED
- ENGINEERED WOOD FIBER
- POURED IN PLACE RUBBER PLAY SURFACE
- FIRE LANE
- MATCH LINE
- BIORETENTION PLANTING AREA
- LANDSCAPE PLANTING AREA

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
CURBS	
CU-03	RAISED CURB
FENCES	
FE-01	INTERNAL FENCE AND GATES - 5' HT FENCE - PARASOLEIL - CONSTELLA PATTERN
FE-02	PERIMETER FENCE AND GATES - 8' HT, PARASOLEIL - LEMON DROP
SITE FURNISHINGS	
FN-01	NEW PLAYGROUND - MAIN STRUCTURE
FN-02	NEW PLAYGROUND - INDEPENDENT PLAY ELEMENTS
FN-03	WOOD TREE TRUNK STEPPERS
FN-04	HARDWOOD LOGS
FN-07	STORY WALK SIGNS
FN-09	KIDS TABLE TYPE A
FN-13	PICNIC TABLE WITH STOOLS
FN-14	16'X16' CANTILEVER FABRIC SHADE - DSA PC PREAPPROVED - LSI #CP040025
FN-15	PICNIC TABLE WITH BENCHES
GATES	
GA-02	PEDESTRIAN SINGLE GATE - 8' HT - PARASOLEIL LEMON DROP PATTERN
GA-04	PEDESTRIAN SINGLE GATE - 5' HT - PARASOLEIL CONSTELLA PATTERN
COLOR AND FINISH SCHEDULE	
M-03	POURED IN PLACE RUBBER PLAY SURFACE
M-04	ENGINEERED WOOD FIBER PLAY SURACE
SITE NOTES	
NT-01	PROPOSED BUILDING OVERHANG, REFER TO ARCH PLANS
NT-06	EXISTING FENCE TO REMAIN
NT-07	ELECTRICAL PULL BOX - SEE ELECTRICAL PLANS
STRIPING, PAINT	
PP-01	PAVEMENT PLAY STRIPING
PAVEMENT	
PV-01	CONCRETE PAVEMENT, REFER TO CIVIL PLANS
RAMPS	
RP-01	RAMP TO ELECTRICAL ROOM
STAIRS	
ST-01	STEPS
ST-02	STEP SEATING
SEAT WALL	
SW-01	CAST IN PLACE SEATWALL
WALLS	
WA-01	RETAINING WALL

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HARDSCAPE PLAN - B

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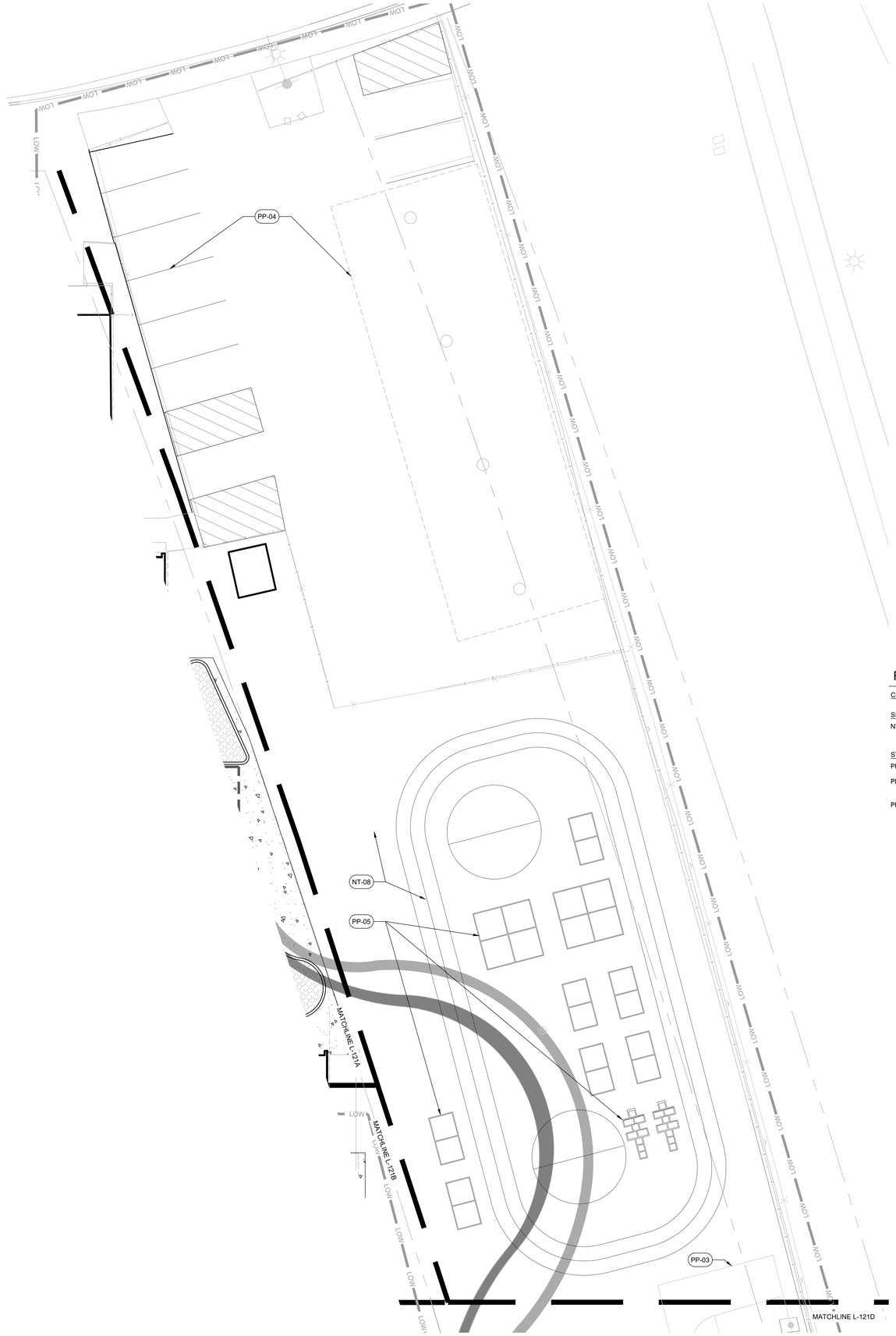

GRAPHIC LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- BUILDING ENTRY
- BUILDING OVERHANG
- CONCRETE PAVEMENT, REFER TO CIVIL
- CONTROL JOINT
- EXPANSION JOINT
- SCREENING FENCE - 8' HT
- DECORATIVE FENCE - 5' HT
- FENCE GATE
- ARTIFICIAL TURF - FULL DEPTH
- ARTIFICIAL TURF CARPET - SURFACE APPLIED
- ENGINEERED WOOD FIBER
- POURED IN PLACE RUBBER PLAY SURFACE
- FIRE LANE
- MATCH LINE
- BIORETENTION PLANTING AREA
- LANDSCAPE PLANTING AREA

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE NOTES		
NT-08	ALTERNATE #1: RESURFACE AND REPAINT OPEN PLAY AND SPORT COURT AREAS. MATCH EXISTING PAVEMENT MARKINGS WHERE NEW MARKINGS ARE NOT INDICATED	
STRIPING, PAINT		
PP-03	ALTERNATE #1: PAVEMENT STRIPING - REPAINT EXISTING GAMES	
PP-04	ALTERNATE #4: RESTRIPE EXISTING PARKING LOT PAVEMENT, AND REMOVE SOLAR PANELS	
PP-05	ALTERNATE #1: NEW PAINTED GAMES	

HARDSCAPE PLAN - ALTERNATE SCOPE AREA

1" = 10'-0"

10 5 0 10 20 30

SCALE: 1"=10'-0"

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HARDSCAPE PLAN - C

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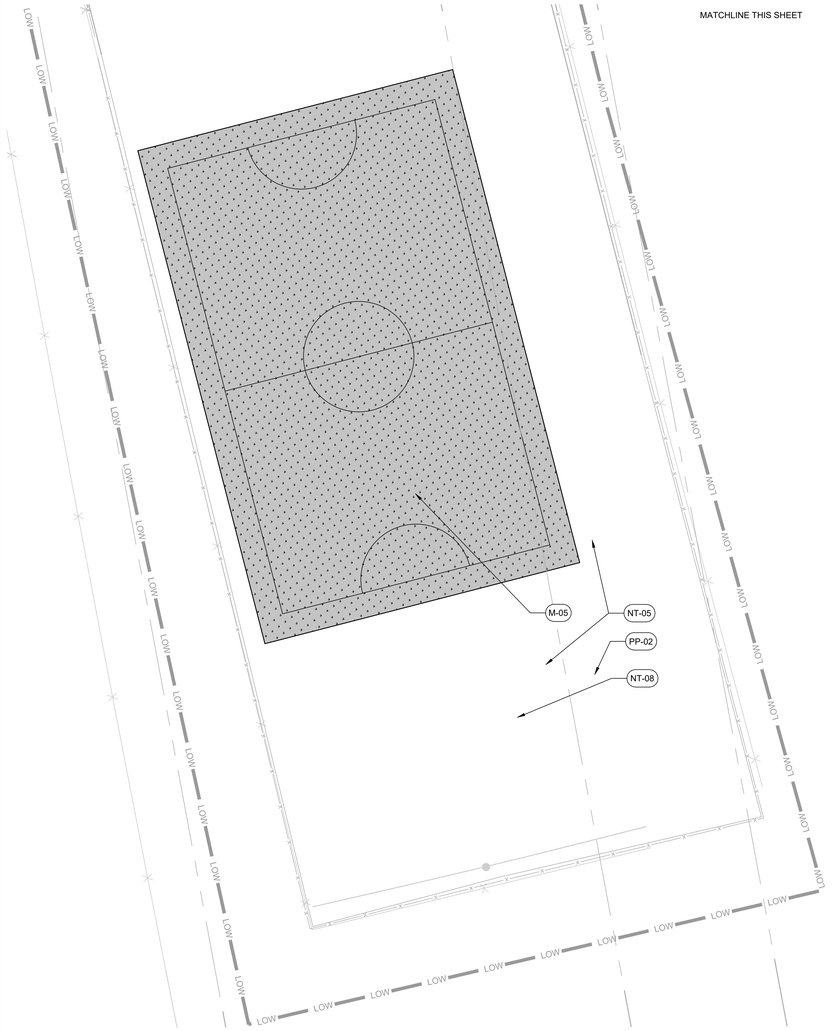
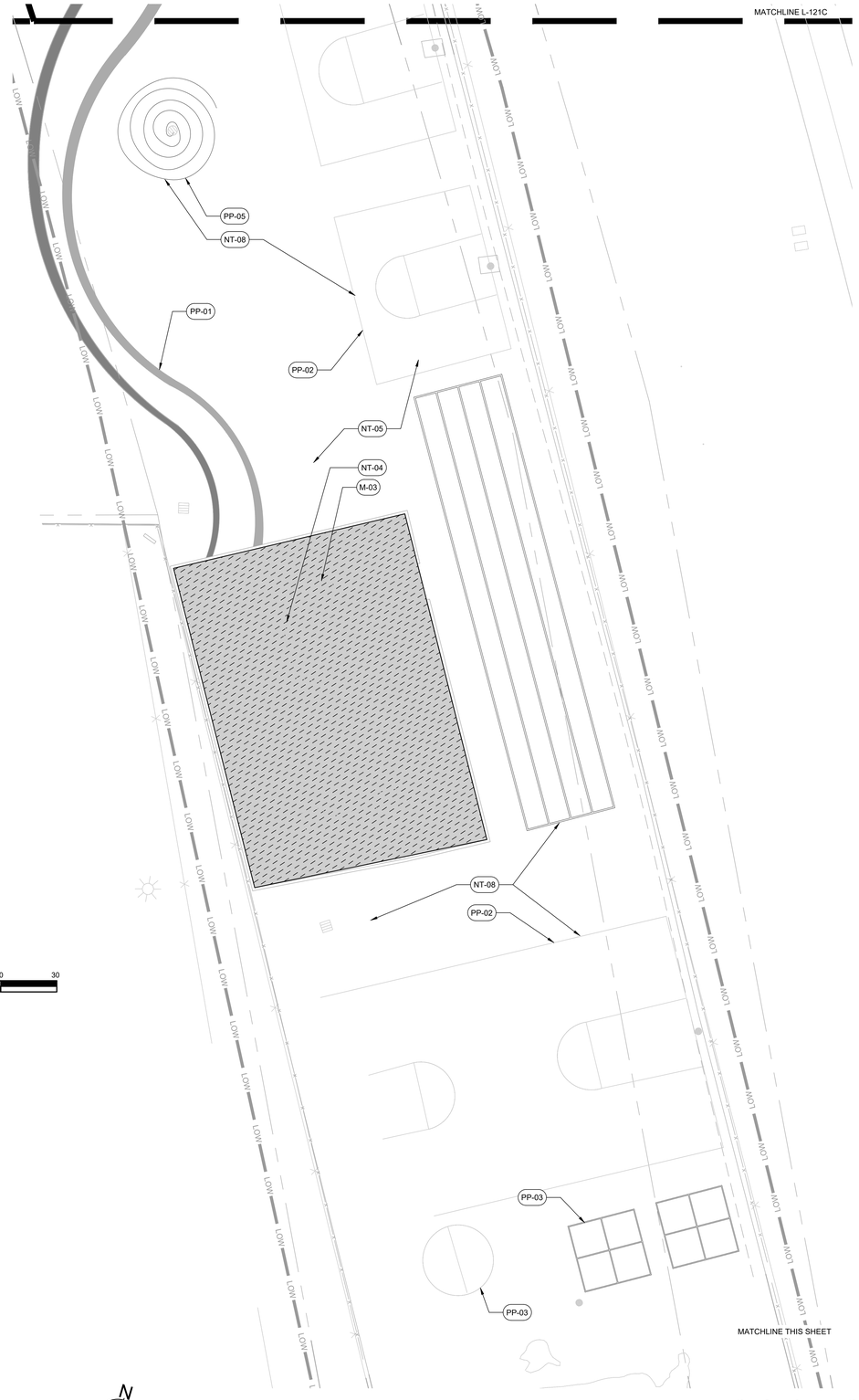
MATCHLINE THIS SHEET



HARDSCAPE PLAN - ALTERNATE SCOPE AREA
1" = 10'-0"

10 5 0 10 20 30
SCALE: 1"=10'-0"

MATCHLINE L-121C



MATCHLINE THIS SHEET

HARDSCAPE PLAN - ALTERNATE SCOPE AREA
1" = 10'-0"

10 5 0 10 20 30
SCALE: 1"=10'-0"

GRAPHIC LEGEND

- LOW — LIMIT OF WORK
- PROPERTY LINE
- BUILDING ENTRY
- BUILDING OVERHANG
- CONCRETE PAVEMENT, REFER TO CIVIL
- CONTROL JOINT
- EXPANSION JOINT
- SCREENING FENCE - 8' HT
- DECORATIVE FENCE - 5' HT
- FENCE GATE
- ARTIFICIAL TURF - FULL DEPTH
- ARTIFICIAL TURF CARPET - SURFACE APPLIED
- ENGINEERED WOOD FIBER
- POURED IN PLACE RUBBER PLAY SURFACE
- FIRE LANE
- MATCH LINE
- BIORETENTION PLANTING AREA
- LANDSCAPE PLANTING AREA

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
COLOR AND FINISH SCHEDULE	
M-03	POURED IN PLACE RUBBER PLAY SURFACE
M-05	ALTERNATE #2: ARTIFICIAL TURF - SURFACE APPLIED
SITE NOTES	
NT-04	EXISTING PLAYGROUND EQUIPMENT TO REMAIN
NT-05	ALTERNATE #1: MILL AND REPLACE SURFACE COURSE ASPHALT PAVEMENT, AND RESTRIPE GAMES
NT-08	ALTERNATE #1: RESURFACE AND REPAINT OPEN PLAY AND SPORT COURT AREAS. MATCH EXISTING PAVEMENT MARKINGS WHERE NEW MARKINGS ARE NOT INDICATED
STRIPING, PAINT	
PP-01	PAVEMENT PLAY STRIPING
PP-02	ALTERNATE #1: PAVEMENT STRIPING - BASEKETBALL
PP-03	ALTERNATE #1: PAVEMENT STRIPING - REPAINT EXISTING GAMES
PP-05	ALTERNATE #1: NEW PAINTED GAMES

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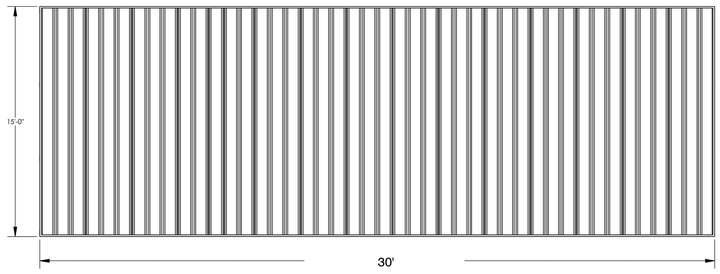
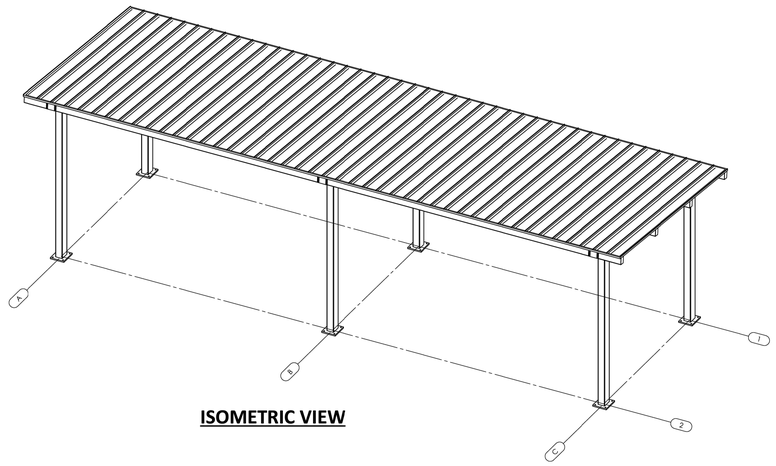
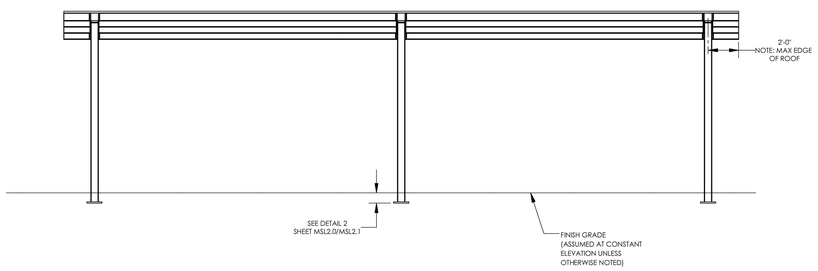


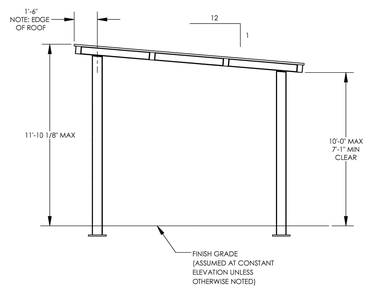
PLAN VIEW



ISOMETRIC VIEW



FRONT ELEVATION



SIDE ELEVATION

SHADE STRUCTURE - DSA PC APPROVED

STATE APPROVALS-SITE

4000 PLAZA COLLECTION DRIVE
SUITE B
CAMPBELL PARK, CA 95008
925.477.3516

poligon PORTER

REGISTERED PROFESSIONAL ENGINEER
JESSICA E. MAY
No. S54976
STRUCTURAL
STATE OF CALIFORNIA

STATE APPROVALS-PC

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 02-121212 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☐
DATE: 7/18/2023

PRE-CHECK (PC) DOCUMENT
CODE: 2022 CBC
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.

ARCHITECTURAL VIEWS

MONOSLOPE - MSL 15

MSL5.0

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HARDSCAPE DETAILS - SITE FURNISHINGS

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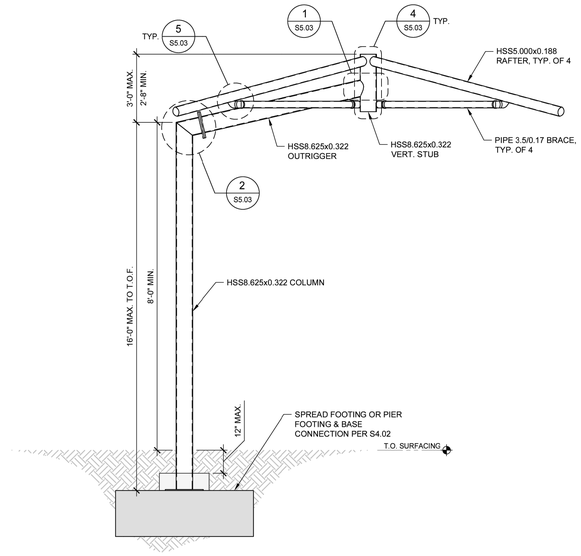

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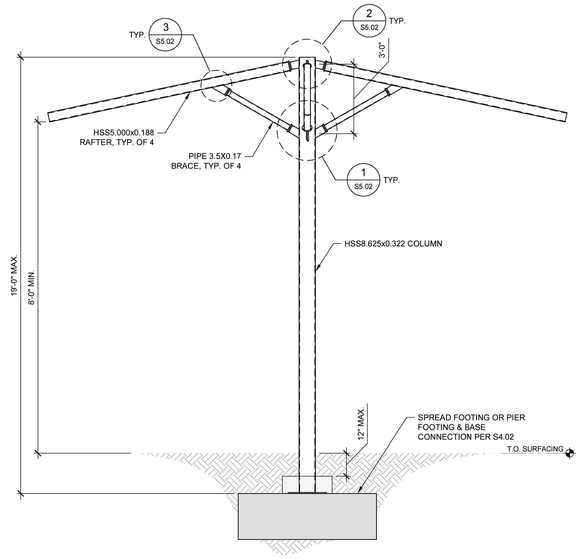
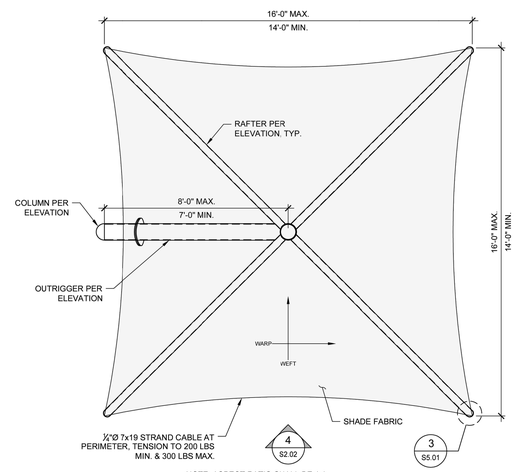
4 S2.02 SPCP ELEVATION 3/8" = 1'-0"



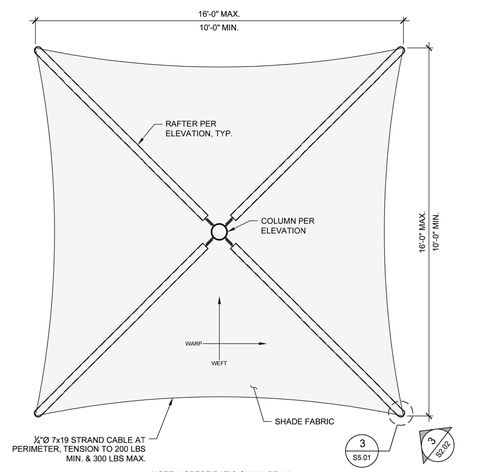
NOTE: FABRIC NOT SHOWN FOR CLARITY.

3 S2.02 SPP ELEVATION 3/8" = 1'-0"



NOTE: ASPECT RATIO SHALL BE 1:1.

2 S2.02 SPCP PLAN 3/8" = 1'-0"



NOTE: ASPECT RATIO SHALL BE 1:1.

1 S2.02 SPP PLAN 3/8" = 1'-0"

TIPPING
1906 Shattuck Avenue, Berkeley, CA 94704
510.549.1906 www.tippingstructural.com

REGISTERED PROFESSIONAL ENGINEER
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Exp. 08/31/2025
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STATE OF CALIFORNIA

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SKYWAYS SHADE STRUCTURES - DSA PRECHECK

APP NO: 04-124419

PRE-CHECK (PC) DOCUMENT
CODE: 2022 CBC
A SEPARATE PROJECT APPLICATION IS REQUIRED FOR CONSTRUCTION

	ISSUANCE	DATE
1	PRE-CHECK SUBMISSION	2025.03.18
2	PRE-CHECK COMMENT RESPONSE	2025.05.07
3	PRE-CHECK COMMENT RESPONSE	2025.05.14

SCALE: 3/8" = 1'-0"

JOB NO.: 2023.006.00

SHEET TITLE:
UMBRELLA STRUCTURE
PLANS & ELEVATIONS

SHEET NUMBER:
S2.02

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

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HARDSCAPE DETAILS - SITE FURNISHINGS

L-533

PLAYGROUND FABRIC SHADE - DSA PC APPROVED

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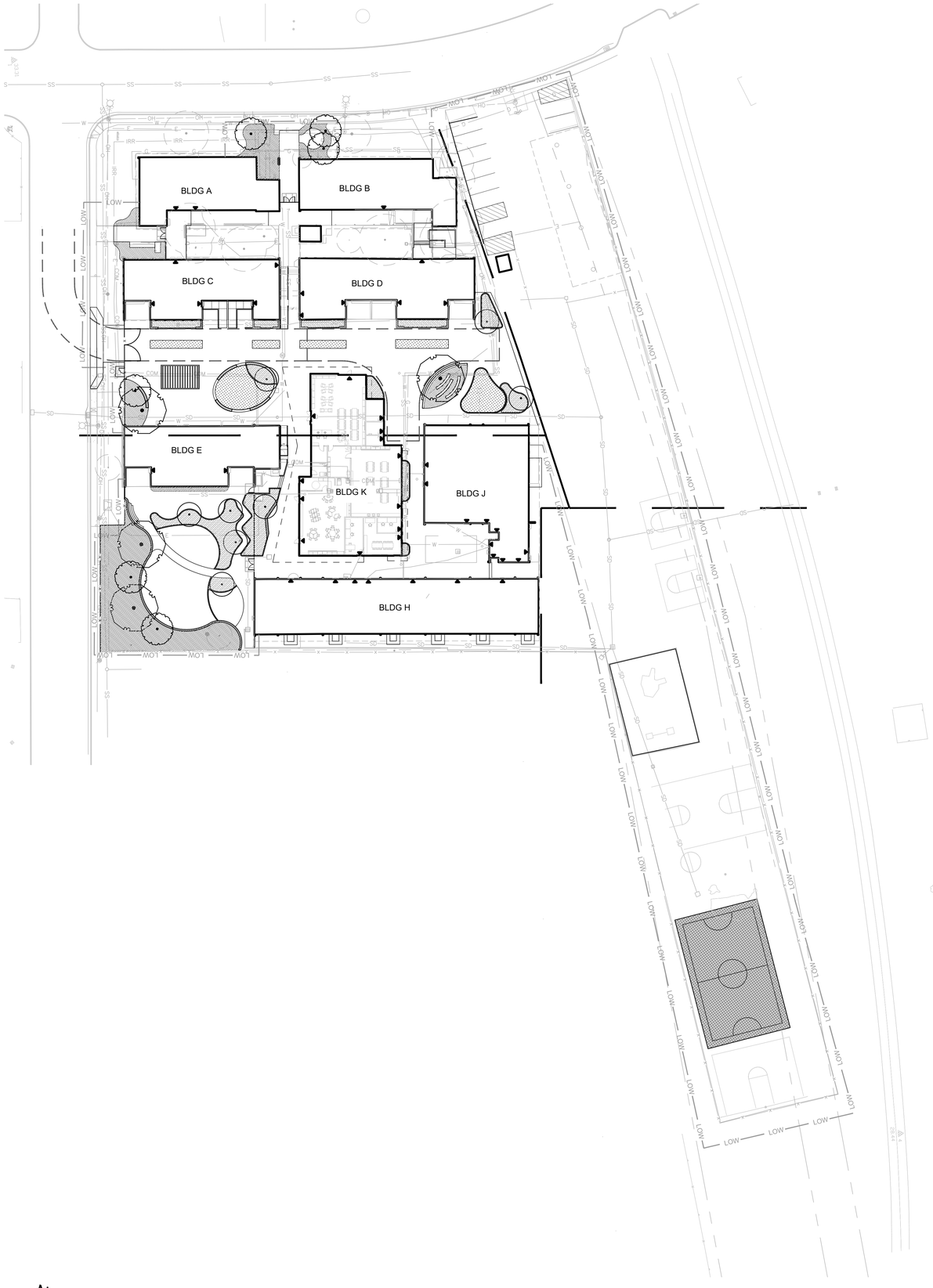

GRAPHIC LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- BUILDING ENTRY
- BUILDING OVERHANG
- ARTIFICIAL TURF
- FIRE LANE
- MATCH LINE

CONCEPT PLANT SCHEDULE

ACCENT TREE	LOPHOSTEMON CONFERTUS / BRISBANE BOX METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE OLEA EUROPAEA 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE	4
SHADE TREE	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK QUERCUS AGRIFOLIA / COAST LIVE OAK ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN LACEBARK ELM	5
BIO RETENTION TREE	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	5
BIORETENTION PLANTINGS	CAREX TUMULICOLA / FOOTHILL SEDGE CHONDROPETALUM TECTORUM / SMALL CAPE RUSH FESTUCA IDAHOENSIS 'SISKIYOU BLUE' / SISKIYOU BLUE FESCUE LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH MUHLENBERGIA RIGENS / DEER GRASS RHUS INTEGRIFOLIA / LEMONADE BERRY WESTRINGIA X 'WYNYABBIE GEM' / WYNYABBIE GEM COAST ROSEMARY	2,792 SF
LANDSCAPE PLANTINGS	ACACIA COGNATA 'ACCOG01' / COUSIN ITT LITTLE RIVER WATTLE ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA ARTEMISIA CALIFORNICA / CALIFORNIA SAGEBRUSH BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA FRANGULA CALIFORNICA 'LITTLE SUR' / LITTLE SUR COFFEEBERRY PHORMIUM TENAX 'JACK SPRATT' / JACK SPRATT NEW ZEALAND FLAX POLYGALA FRUTICOSA 'PETITE BUTTERFLY' / PETITE BUTTERFLY SWEET PEA SHRUB RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN RHUS INTEGRIFOLIA / LEMONADE BERRY WESTRINGIA FRUTICOSA 'SMOKEY' / SMOKEY COAST ROSEMARY	10,649 SF

N

SITE PLANTING PLAN
1" = 30'-0"

30 15 0 30 60 90
SCALE: 1"=30'-0"

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OVERALL PLANTING PLAN

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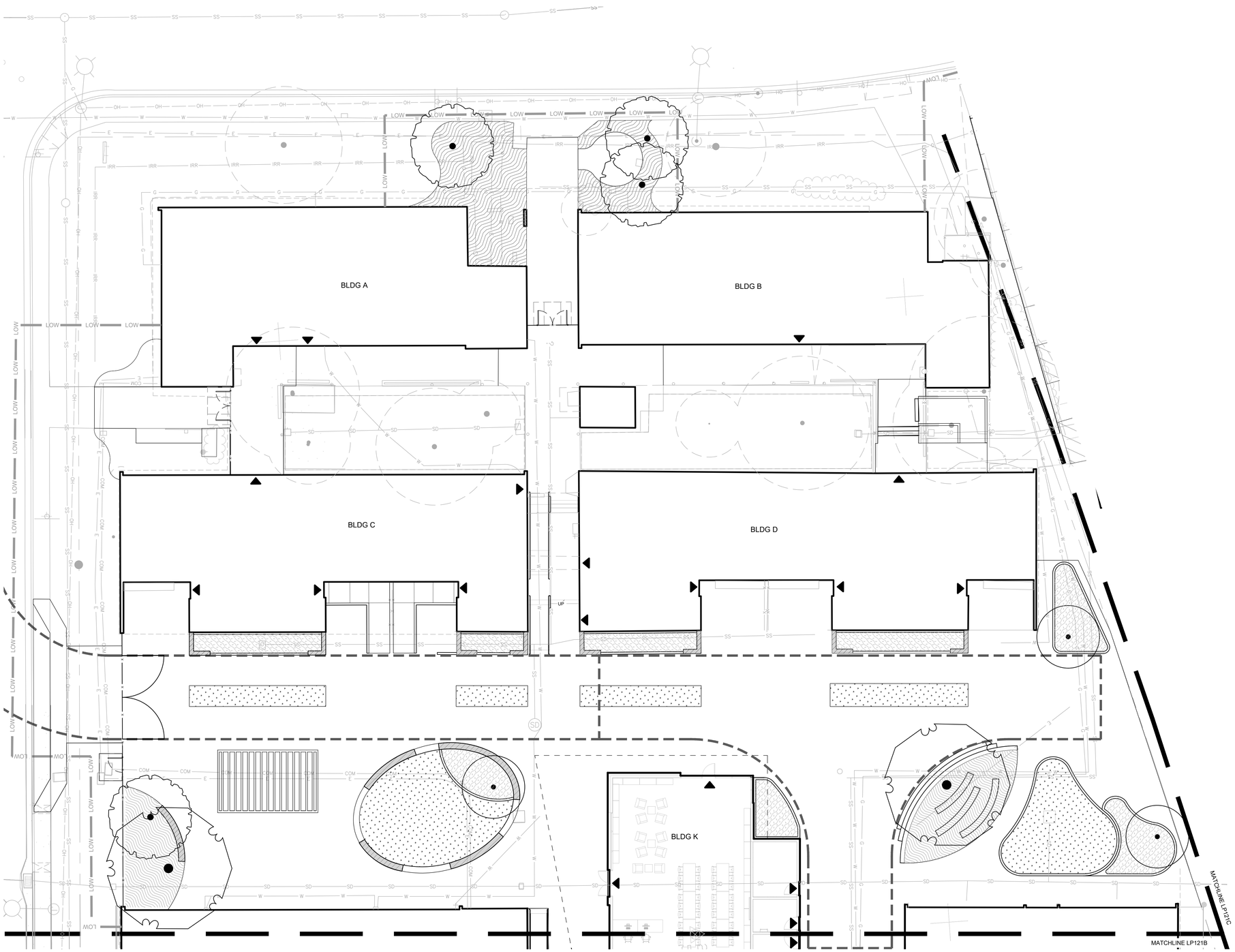

PLANTING PLAN
1" = 10'-0"

SCALE: 1"=10'-0"

GRAPHIC LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- BUILDING ENTRY
- BUILDING OVERHANG
- ARTIFICIAL TURF
- FIRE LANE
- MATCH LINE

CONCEPT PLANT SCHEDULE

ACCENT TREE	LOPHOSTEMON CONFERTUS / BRISBANE BOX METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE OLEA EUROPAEA 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE	4
SHADE TREE	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK QUERCUS AGRIFOLIA / COAST LIVE OAK ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN LACEBARK ELM	5
BIO RETENTION TREE	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	5
BIORETENTION PLANTINGS	CAREX TUMULICOLA / FOOTHILL SEDGE CHONDROPETALUM TECTORUM / SMALL CAPE RUSH FESTUCA IDAHOENSIS 'SISKIYOU BLUE' / SISKIYOU BLUE FESCUE LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH MUHLENBERGIA RIGENS / DEER GRASS RHUS INTEGRIFOLIA / LEMONADE BERRY WESTRINGIA X 'WYNYABBIE GEM' / WYNYABBIE GEM COAST ROSEMARY	2,792 SF
LANDSCAPE PLANTINGS	ACACIA COGNATA 'ACCOG01' / COUSIN ITT LITTLE RIVER WATTLE ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA ARTEMISIA CALIFORNICA / CALIFORNIA SAGEBRUSH BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA FRANGULA CALIFORNICA 'LITTLE SUR' / LITTLE SUR COFFEEBERRY PHORMIUM TENAX 'JACK SPRATT' / JACK SPRATT NEW ZEALAND FLAX POLYGALA FRUTICOSA 'PETITE BUTTERFLY' / PETITE BUTTERFLY SWEET PEA SHRUB RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN RHUS INTEGRIFOLIA / LEMONADE BERRY WESTRINGIA FRUTICOSA 'SMOKEY' / SMOKEY COAST ROSEMARY	10,649 SF

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PLANTING PLAN - A

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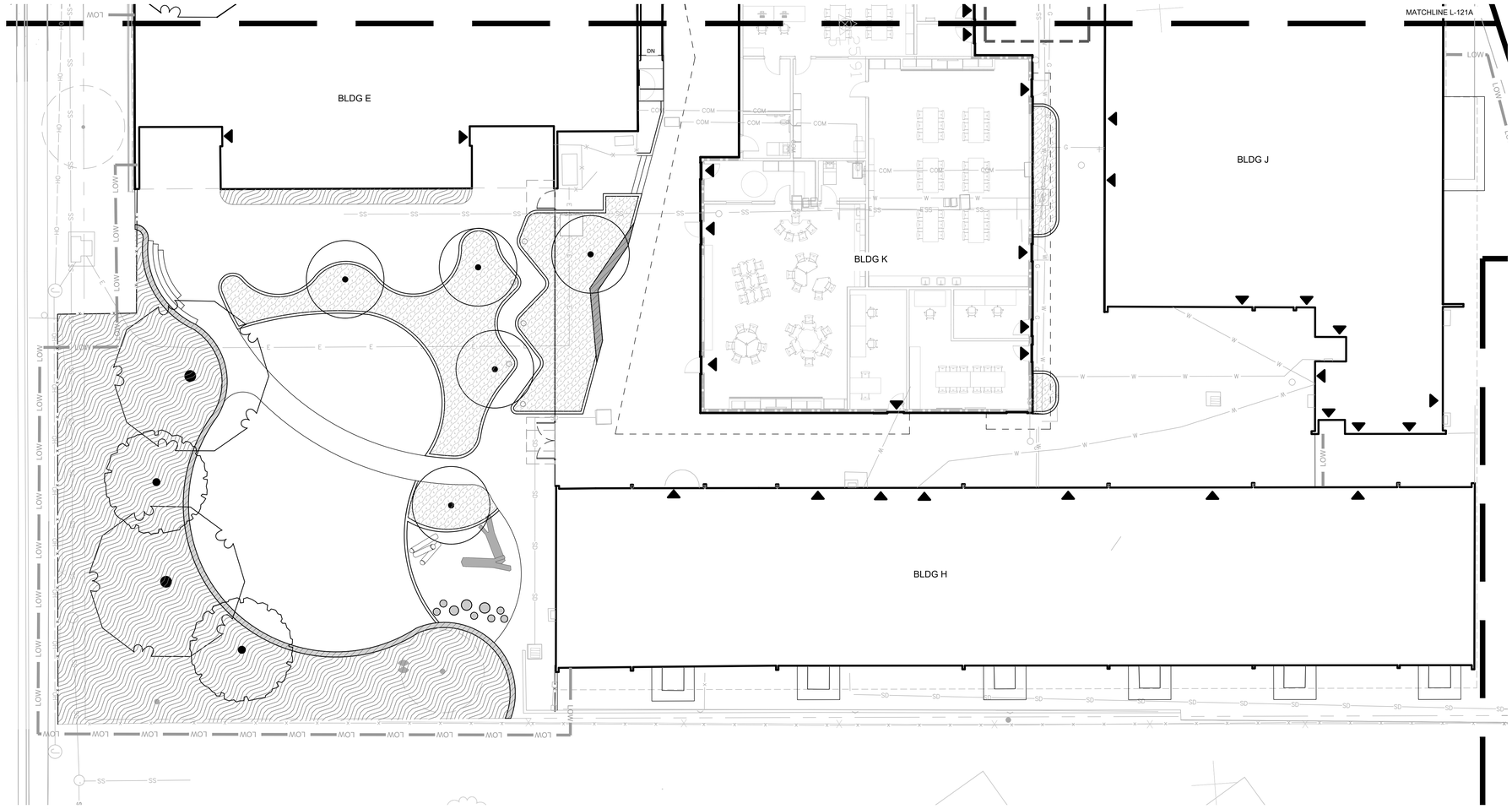

PLANTING PLAN
1" = 10'-0"

10 5 0 10 20 30
SCALE: 1"=10'-0"

GRAPHIC LEGEND

- LOW — LIMIT OF WORK
- PROPERTY LINE
- BUILDING ENTRY
- BUILDING OVERHANG
- FIRE LANE
- MATCH LINE

CONCEPT PLANT SCHEDULE

ACCENT TREE — 4
LOPHOSTEMON CONFERTUS / BRISBANE BOX
METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE
OLEA EUROPAEA 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE

SHADE TREE — 5
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK
QUERCUS AGRIFOLIA / COAST LIVE OAK
ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN LACEBARK ELM

BIO RETENTION TREE — 5
BETULA NIGRA / RIVER BIRCH MULTI-TRUNK

BIORETENTION PLANTINGS — 2,792 SF
CAREX TUMULICOLA / FOOTHILL SEDGE
CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
FESTUCA IDAHOENSIS 'SISKIYOU BLUE' / SISKIYOU BLUE FESCUE
LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH
MUHLENBERGIA RIGENS / DEER GRASS
RHUS INTEGRIFOLIA / LEMONADE BERRY
WESTRINGIA X 'WYNYABBIE GEM' / WYNYABBIE GEM COAST ROSEMARY

LANDSCAPE PLANTINGS — 10,649 SF
ACACIA COGNATA 'ACCOG01' / COUSIN ITT LITTLE RIVER WATTLE
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
ARTEMISIA CALIFORNICA / CALIFORNIA SAGEBRUSH
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
FRANGULA CALIFORNICA 'LITTLE SUR' / LITTLE SUR COFFEEBERRY
PHORMIUM TENAX 'JACK SPRATT' / JACK SPRATT NEW ZEALAND FLAX
POLYGALA FRUTICOSA 'PETITE BUTTERFLY' / PETITE BUTTERFLY SWEET PEA SHRUB
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN
RHUS INTEGRIFOLIA / LEMONADE BERRY
WESTRINGIA FRUTICOSA 'SMOKEY' / SMOKEY COAST ROSEMARY

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PLANTING PLAN - B

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TREES



BETULA NIGRA
RIVER BIRCH



GIJERA PARVIFLORA
AUSTRALIAN WILLOW



GINKGO BILOBA "PRINCETON SENTRY"
MAIDENHAIR TREE



LAURUS X SARATOGA
SARATOGA HYBRID LAUREL



LOPHOSTEMON CONFERTUS
BRISBANE BOX



METEROSIDEROS EXCELSA
NZ CHRISTMAS TREE



OLEA EUROPAEA WILSONII
WILSON OLIVE



PLATANUS RACEMOSA (L)
CALIFORNIA SYCAMORE



QUERCUS AGRIFOLIA (L)
COAST LIVE OAK



ULMUS PARIFLORA
TRUE GREEN LACE BARK ELM

SHRUBS & ORNAMENTAL GRASSES



ACACIA COGNATA ' COUSIN ITT'
COUSIN ITT RIVER WATTLE



AGAVE ATTENUATA 'SUPER NOVA'
SUPER NOVA FOXTAIL AGAVE



ANIGOZANTHOS X BIG RED
BIG RED KANGAROO PAW



ARCTOSTAPHYLOS X EMERALD CARPET
EMERALD CARPET MAZANITA



ARTEMISIA CALIFORNICA
CALIFORNIA SAGE BRUSH



BOUTELOUA GRACIS
BLUE GRAMA GRASS



CAREX TUMLICOLA
SMALL CAPE RUSH



CHONDROPETALUM TECTORUM (L)
SMALL CAPE RUSH



EUPHORBIA CHARACIAS
EVERGREEN SPURGE



FESTUCA IDAHOENSIS
IDAHO FESCUE



FRANGULA CALIFORNICA
CALIFORNIA COFFEE BERRY



HESPERALOE PARVIFLORA (L)
RED YUCCA



JUNCUS PATENS 'ELK BLUE'
SPREADING RUSH



LEYMUS CONDENSATUS 'CANYON PRINCE' (L)
CANYON PRINCE GIANT WILD RYE



LOMANDRA LONGIFOLIA 'LOMLON (L)
LIME TUFF DWARF MAT RUSH



MUHLENBERGIA RIGENS
DEER GRASS



PHORMIUM TENAX 'JACK SPRATT'
JACK SPRATT NZ FLAX



RHUS INTEGRIFOLIA
LEMONADE BERRY



RHAPHIOLEPSIS UMBELLATA 'MINOR'
DWARF YEDDA HAWTHORN





WESTRINGIA FRUTICOSA 'WES03' (L)
BLUE GEM COAST ROSEMARY

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PLANT IMAGES

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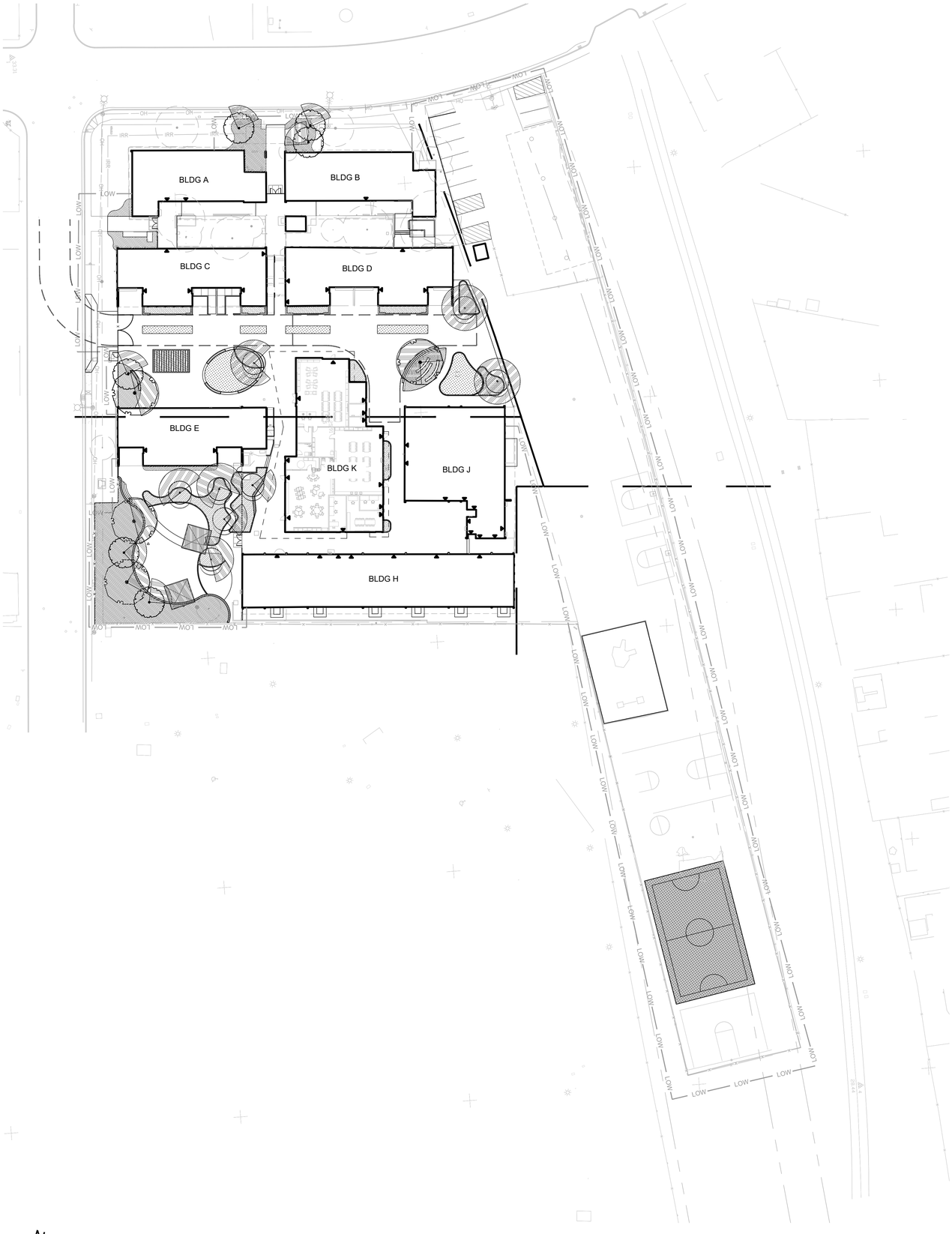

TREE SHADE LEGEND

HARDSCAPE SHADE AREA - 6,438 SF

TOTAL HARDSCAPE AREA - 22,957 SF

SOFTSCAPE SHADE AREA - 5,064 SF

Hardscape Shade Calculation Table

Diameters are in feet and areas are in square feet.

Uncovered Hardscape Area:	16,276
Total Hardscape Area:	22,957
20% Total Shade Requirement:	4,591

			100%		75%		50%		25%		
Species	Diameter at 15 Years	Canopy Area	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA	Provided Shade Area
Concept Tree	20	314	2	628	2	471	2	314	8	628	2041
Concept Tree	30	707	0	0	0	0	0	0	0	0	0
Concept Tree	40	1256	1	1256	1	942	2	1256	1	314	3768
Playground Shades	-	256	2	512	0	0	0	0	0	0	512
Shade Structure	-	360	1	360	0	0	0	0	0	0	360
Total Trees: 19			3		3		4		9		
									Total Provided Shade Area:		6,681
									Percent Shade Coverage (20% Minimum):		29.10%

Softscape Shade Calculation Table

Diameters are in feet and areas are in square feet.

Uncovered Softscape Area:	9,870
Total Softscape Area:	14,934
20% Total Shade Requirement:	2,987

			100%		75%		50%		25%		
Species	Diameter at 15 Years	Canopy Area	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA	Provided Shade Area
Concept Tree	20	314		0	8	1884	1	157	2	157	2198
Concept Tree	30	707		0	0	0	1	354	0	0	354
Concept Tree	40	1256		0	1	942	2	1256	1	314	2512
Total Trees: 19			0		9		4		3		
										Total Provided Shade Area:	5,064

N

SITE PLANTING PLAN

1" = 30'-0"

30 15 0 30 60 90

SCALE: 1"=30'-0"

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CALGREEN SHADE COVERAGE DIAGRAM

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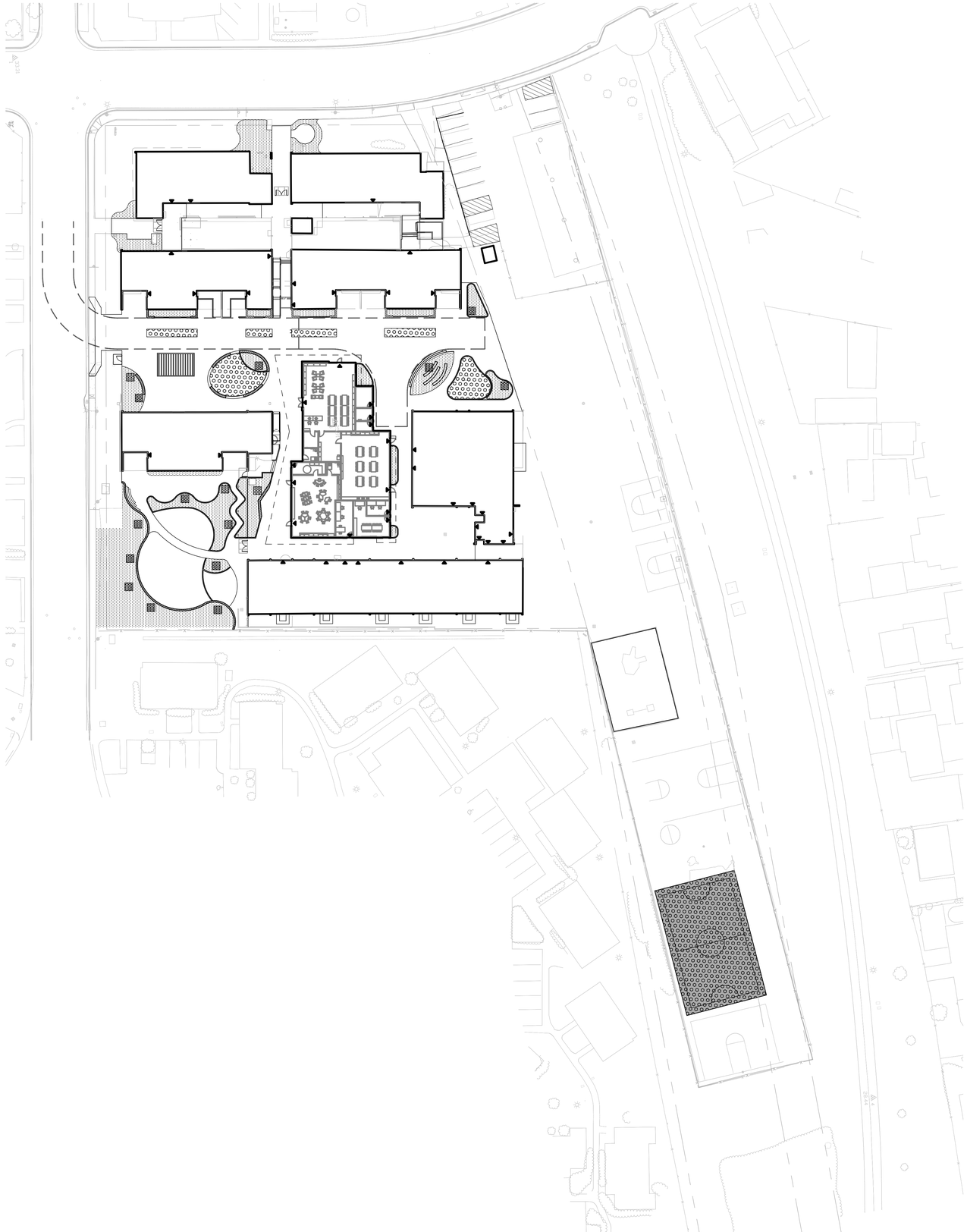

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HYDROZONE PLAN

1" = 30'-0"

30 15 0 30 60 90

SCALE: 1"=30'-0"

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE NOTES

1. THE IRRIGATION IS SUPPLIED BY A EXISTING RECYCLED WATER METER
2. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
3. A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED PRIOR TO FINAL APPROVAL BY THE FIELD INSPECTOR. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.
4. THERE IS NO SPECIAL LANDSCAPE AREA (SLA) AS PART OF THESE PLANS
5. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
6. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
7. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
8. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
9. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
10. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
11. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
12. A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED PRIOR TO FINAL APPROVAL BY THE FIELD INSPECTOR. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.
13. AN OPERATIONS AND SYSTEMS MANUAL SHALL BE PROVIDED TO THE OWNER OR REPRESENTATIVE AND TO THE FIELD INSPECTOR AT THE TIME OF FINAL INSPECTION.

HYDROZONE DATA

PLANT FACTOR (WATER USE) - FROM WUCOLS
SELECTED BASED ON TYPE OF PLANTS IN HYDROZONES:
VLW = 0.1 - VERY LOW WATER USE PLANTS
LW = 0.3 - LOW WATER USE PLANTS
MW = 0.5 - MODERATE WATER USE PLANTS
HW = 0.8 - HIGH WATER USE PLANTS

IE - IRRIGATION EFFICIENCY

S = SPRAY .72
M = MICRO SPRAY .80
R = ROTOR .72
B = BUBBLER .75
D = DRIP .80
MP = MP ROTATOR .75

IRRIGATION NOTE:

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE (INSERT CITY'S/MUNICIPALITY'S NAME) LANDSCAPE MANUAL AND WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE MANUAL AND AGREE TO COMPLY WITH ALL REQUIREMENTS WHEN SUBMITTING CONSTRUCTION DOCUMENTS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

HYDROZONE SCHEDULE

SYMBOL	DESCRIPTION
	HYDROZONE ONE: BUBBLERS (LOW-WATER USE) (450 SF, 1% OF TOTAL LANDSCAPE AREA)
	HYDROZONE TWO: BUBBLERS (MOD-WATER USE) (2,536 SF, 2% OF TOTAL LANDSCAPE AREA)
	HYDROZONE THREE: DRIP (LOW-WATER USE) (4,461 SF,63.6% OF TOTAL LANDSCAPE AREA)
	HYDROZONE FOUR: ARTIFICIAL TURF (LOW-WATER USE) (6,102 SF, 33.7% OF TOTAL LANDSCAPE AREA)

TOTAL IRRIGATED AREA 7,357SF

TOTAL LANDSCAPE AREA 13,459 SF

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

	Line	Hydrozone Numbers (1-6 Below - use as many tables as necessary to complete all hydrozones)				
(PROJECT NAME)		1 Shrub Rotor	2 Shrub Spray	3 Tree Bubbler		
Evapotranspiration Rate (Eto)*	1	51.1	51.1	51.1		
Conversion Factor	2	0.62				
(Line 1 x Line 2)	3	31.682				
Plant Factor (PF)** (0.2 - 0.8)	4	0.3	0.3	0.3		
Hydrozone Area (HA) - in square feet	5	690	12,576	125		
(Line 4 x Line 5)	6	207.0	3,772.8	37.5		
Irrigation Efficiency (IE)***	7	0.81	0.81	0.73		
(Line 6 / Line 7)	8	255.6	4,657.8	51.4		
TOTAL all Line 8 + SLA	9	4,965				
Line 3 x Line 9 Estimated Total Water Use ETWU (Gallons Per Year) Total shall not exceed MAWA below	10	157,292				

*Eto=Evapotranspiration rate = 51.2 Average calculated from values in State Model Water Efficiency Landscape Ordiance (MWELO) Appendix A

** PF - Plant Factor (Water Use) - from WJCOLS Selected based on type of plants in hydrozones:
0.8 = HW - High Water Use Plants
0.5 = MW - Moderate Water Use
0.2 = LW - Low Water Use Plants
1.0 = SLA - Special Landscape Area

*** IE - Irrigation Efficiency
Spray = .60
Rotator = .70
Rotor = .75
Bubbler = .85
Drip & Micro Spray = .90
A different IE may be used if supported by documents subject to approval by the City Planner

MAXIMUM APPLIED WATER USE (MAWA) calculation:

MAWA = (Eto) x (0.62) x [(0.45 x LA) + (0.55 x SLA)] 13,266 (Total Landscape Area (SF)) 0 (Total SLA)

MAWA 189,132.04

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HYDROZONE PLAN, NOTES & CALCS

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WOOD NAILING

1. ALL NAILS FOR STRUCTURAL WORK SHALL BE COMMON WIRE NAILS CONFORMING TO THE FOLLOWING MINIMUM SIZES:
   a. 8d 0.131" DIAM x 2-1/2" LONG
   b. 10d 0.148" DIAM x 3" LONG
   c. 10d SHORT 0.148" DIAM x 1-5/8" PLUS SHEATHING THICKNESS LONG
   d. 16d 0.162" DIAM x 3-1/2" LONG
   e. 20d 0.192" DIAM x 4" LONG
2. PROVIDE NAILS AT CONNECTIONS AS INDICATED ON THE STRUCTURAL DRAWINGS. WHERE NAILS AT CONNECTIONS ARE NOT INDICATED, NAIL PER NAILING SCHEDULE BELOW (CBC TABLE 2304.10.2).
3. NAILING NOT NOTED IN SCHEDULE BELOW OR IN THE STRUCTURAL DRAWINGS SHALL BE A MINIMUM OF TWO NAILS AT EACH CONTACT. USE 8d NAILS FOR NOMINAL 1x MATERIAL AND 16d FOR NOMINAL 2x MATERIAL.
4. HOLES SHALL BE PRE-DRILLED WHERE NECESSARY TO PREVENT SPLITTING.
5. NAILS INTO PRESERVATIVE TREATED LUMBER SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

TABLE 2304.10.2
FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8D COMMON (2 1/2" X 0.131")	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT WALL TOP PLATE, TO RAFTER OR TRUSS	2-8D COMMON (2 1/2" X 0.131")	EACH END, TOENAIL
	2-16D COMMON (3 1/2" X 0.162")	END NAIL
RAFTER OR ROOF TRUSS TO TOP PLATE	3-10D COMMON (3" X 0.148")	TOENAIL
ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16D COMMON (3 1/2" X 0.162")	END NAIL
	3-10D COMMON (3 1/2" X 0.148")	TOENAIL
WALL		
STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS	16D COMMON (3" X 0.162")	16" OC FACE NAIL
BUILT-UP HEADER (2" TO 2" HEADER)	16D COMMON (3 1/2" X 0.162")	16" OC EACH EDGE, FACE NAIL
CONTINUOUS HEADER TO STUD	4-8D COMMON (2 1/2" x 0.131"	TOENAIL
TOP PLATE TO TOP PLATE	16D COMMON (3 1/2" X 0.162")	16" OC FACE NAIL
TOP PLATE TO TOP PLATE, AT END JOINTS	8-16D COMMON (3 1/2" X 0.162")	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	2-16D COMMON (3 1/2" X 0.162")	16" OC FACE NAIL
STUD TO TOP OR BOTTOM PLATE	4-8D COMMON (2 1/2" X 0.131")	TOENAIL
	2-16D COMMON (3 1/2" X 0.162")	END NAIL
TOP OR BOTTOM PLATE TO STUD	2-16D COMMON (3 1/2" X 0.162")	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16D COMMON (3 1/2" X 0.162")	FACE NAIL
FLOOR		
JOIST TO SILL, TOP PLATE, OR GIRDER	3-8D COMMON (2 1/2" X 0.131")	TOENAIL
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8D COMMON (2 1/2" X 0.131")	6" OC TOENAIL
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20D COMMON (4" X 0.192")	32" OC FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	AND: 2-20D COMMON (4" X 0.192")	ENDS AND AT EACH SPLICE, FACE NAIL
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16D COMMON (3 1/2" X 0.162")	EACH JOIST OR RAFTER, FACE NAIL
JOIST TO BAND JOIST OR RIM JOIST	3-16D COMMON (3 1/2" X 0.162")	END NAIL
BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8D COMMON (2 1/2" X 0.131")	EACH END, TOENAIL

CONCRETE ADHESIVE ANCHOR NOTES

1. USE HILTI HIT-RE 500 V3 ADHESIVE ANCHORS AS MANUFACTURED BY HILTI, INC., TULSA, OKLAHOMA. ICC REPORT NO. ESR-3814 WITH RENEWAL DATE JANUARY, 2027.
2. INSTALLATION OF ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, ICC REPORT AND THESE NOTES.
3. SPECIAL INSPECTION IS REQUIRED FOR ALL ANCHORS.
4. WHEN INSTALLING ANCHORS IN EXISTING CONCRETE DO NOT CUT OR DAMAGE EXISTING REINFORCING BARS.
5. ANCHORS INSTALLED IN METAL DECK WITH CONCRETE SHALL BE INSTALLED IN THE CENTER OF THE LOW FLUTE OF THE DECKING. THE DECKING SHALL HAVE A MINIMUM THICKNESS OF 20 GAGE. THE MINIMUM DEPTH OF EMBEDMENT ABOVE THE TOP OF THE DECK SHALL BE 1 1/2". THE EFFECTIVE DEPTH OF EMBEDMENT IS CONSIDERED TO BE 1/3 OF THE METAL DECK HEIGHT PLUS THE DEPTH OF EMBEDMENT ABOVE THE TOP OF THE DECK.
6. THE TESTING OF THE ANCHORS SHALL BE DONE BY THE TESTING LABORATORY AND A REPORT OF THE TEST RESULTS SHALL BE SUBMITTED TO DSA AND ARCHITECT/STRUCTURAL ENGINEER. TESTING SHALL OCCUR 24 HRS. MINIMUM AFTER THE INSTALLATION OF THE ANCHORS.
7. TESTING FREQUENCY FOR ANCHORS SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA BUILDING CODE, SECTION 1905A.3. A BRIEF DESCRIPTION IS PROVIDED HERE FOR REFERENCE:

   STRUCTURAL APPLICATIONS:
   SILL TRACK BOLTING: 10% OF ANCHORS SHALL BE TESTED.

   FOUNDATION REBAR DOWELS: 25% OF DOWELS SHALL BE TESTED PROVIDED:
   a. DOWELS TRANSFER SHEAR FORCES ACROSS JOINTS
   b. NUMBER OF DOWELS IN ANY ONE MEMBER EQUALS OR EXCEEDS 12.
   c. DOWELS ARE UNIFORMLY DISTRIBUTED ACROSS SEISMIC FORCE RESISTING MEMBERS.
   d. DOWELS TO BE TESTED ARE RANDOMLY SELECTED BY THE INSPECTOR OF RECORD (IOR).

   ALL OTHER: 100% OF ANCHORS SHALL BE TESTED.

   NONSTRUCTURAL APPLICATIONS:
   EQUIPMENT ANCHORAGE: 50% OR ALTERNATING BOLTS IN A GROUP SHALL BE TESTED.
8. FOR ANCHOR DIAMETER, EMBEDMENT DEPTH, EDGE DISTANCE & SPACING REQUIREMENTS, AND TEST LOADS SEE TABLE BELOW:

NORMAL WEIGHT CONCRETE ANCHORS ICC REPORT NO. ESR-3814

HILTI HIT-RE 500 V3 ADHESIVE ANCHORS
CARBON STEEL ANCHORS (ASTM F1554, GR. 36)
F'c = 3000 PS MIN.

ANCHOR DIAMETER	EMBED (UON)	MIN. EDGE DISTANCE	MIN. SPACING	TENSION TEST LOAD (LBS)
3/8"	2 3/8"	1 7/8"	1 7/8"	1,850
1/2"	3 1/4"	2 1/2"	2 1/2"	3,050
5/8"	4"	3 1/8"	3 1/8"	4,250
3/8"	4 3/4"	3 3/4"	3 3/4"	6,000

CONCRETE EXPANSION ANCHOR NOTES

1. USE HILTI KWIK BOLT TZ2 EXPANSION ANCHORS AS MANUFACTURED BY HILTI INC., TULSA, OKLAHOMA. ICC REPORT NO. ESR-4266 WITH RENEWAL DATE DEC 2026.
2. INSTALLATION OF ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, ICC REPORT AND THESE NOTES.
3. SPECIAL INSPECTION IS REQUIRED FOR ALL ANCHORS.
4. WHEN INSTALLING ANCHORS IN EXISTING CONCRETE DO NOT CUT OR DAMAGE EXISTING REINFORCING BARS.
5. ANCHORS INSTALLED IN METAL DECK WITH CONCRETE SHALL BE INSTALLED IN THE CENTER OF THE LOW FLUTE OF THE DECKING. THE DECKING SHALL HAVE A MINIMUM THICKNESS OF 20 GAGE. THE MINIMUM DEPTH OF EMBEDMENT ABOVE THE TOP OF THE DECK SHALL BE 1 1/2". THE EFFECTIVE DEPTH OF EMBEDMENT IS CONSIDERED TO BE 1/3 OF THE METAL DECK HEIGHT PLUS THE DEPTH OF EMBEDMENT ABOVE THE TOP OF THE DECK.
6. THE TESTING OF THE ANCHORS SHALL BE DONE BY THE TESTING LABORATORY AND A REPORT OF THE TEST RESULTS SHALL BE SUBMITTED TO DSA AND ARCHITECT/STRUCTURAL ENGINEER. TESTING SHALL OCCUR 24 HRS. MINIMUM AFTER THE INSTALLATION OF THE ANCHORS.
7. TESTING FREQUENCY FOR ANCHORS SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA BUILDING CODE, SECTION 1910A.5.3. A BRIEF DESCRIPTION IS PROVIDED HERE FOR REFERENCE:

   STRUCTURAL APPLICATIONS:
   SILL TRACK BOLTING - 10% OF ANCHORS SHALL BE TESTED.
   ALL OTHER - 100% OF ANCHORS SHALL BE TESTED.

   NONSTRUCTURAL APPLICATIONS:
   EQUIPMENT ANCHORAGE - 50% OR ALTERNATING BOLTS IN A GROUP SHALL BE TESTED.
8. FOR ANCHOR DIAMETER, EMBEDMENT DEPTH, EDGE DISTANCE & SPACING REQUIREMENTS, AND TEST LOADS SEE TABLE BELOW:

NORMAL WEIGHT CONCRETE ANCHORS ICC REPORT NO. ESR-4266

HILTI KWIK BOLT TZ2
CARBON STEEL ANCHORS
F'c = 3000 PSI MIN.

ANCHOR DIAMETER	EMBED (UON)	MIN. EDGE DISTANCE	MIN. SPACING	INSTALL / TEST TORQUE (FT-LBS)
3/8"	2"	2 1/2"	2 1/4"	30
1/2"	3 1/4"	2 1/4"	2"	50
5/8"	4"	3 1/2"	2 3/4"	40
3/4"	4 3/4"	3 1/2"	3 3/4"	110

STRUCTURAL STEEL

1. FABRICATION, ERECTION, AND MATERIALS, SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL BUILDINGS, 2022 CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AND THE 2025 CALIFORNIA BUILDING CODE.
2. STRUCTURAL STEEL SHALL CONFORM TO THE GRADE & YIELD STRENGTH (Fy) LISTED BELOW:

a. W, WT SHAPES	ASTM A992	50	KSI
b. ANGLES, CHANNELS, & PLATES	ASTM A36	36	KSI
c. HSS SQUARE & HSS RECTANGULAR	ASTM A500 GR. B	46	KSI
d. HSS ROUND	ASTM A500 GR. B	42	KSI
e. PIPE	ASTM A53 GR. B	35	KSI

3. ANCHOR RODS SHALL BE ASTM F-1554 GRADE 36 UON
4. COMMON BOLTS SHALL BE ASTM A307 GR. A AND NUTS SHALL BE HEAVY HEX ASTM A563 TYPICAL UNLESS NOTED OTHERWISE. WHERE HIGH STRENGTH BOLTS ARE INDICATED IN THE DRAWINGS THEY SHALL BE ASTM F3125, GRADE A325 SNUG-TIGHT OR SLIP CRITICAL JOINTS AS NOTED IN THE DRAWINGS.
5. STEEL HEADED STUD ANCHORS (NELSON STUDS) SHALL BE ASTM A108.
6. ANCHOR RODS, BASE PLATES OR BEARING PLATES SHALL BE LOCATED AND BUILT INTO CONNECTING WORK, PRE-SET BY TEMPLATES OR SIMILAR METHOD. PLATES SHALL BE SET IN FULL BEDS OF NON-SHRINK MORTAR OR GROUT.
7. WELDING SHALL BE DONE WITH APPROPRIATE E70 SERIES ELECTRODES COMPATIBLE WITH THE NEW AND EXISTING STEEL AND SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF AWS D1.1 STRUCTURAL WELDING CODE-STEEL PUBLISHED BY THE AMERICAN WELDING SOCIETY.
8. ALL WELDS USED IN SFRS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-LB AT 0 DEGREES F AS DETERMINED BY THE APPROPRIATE AWS AS CLASSIFICATION TEST METHOD OR MANUFACTURER CERTIFICATION.
9. WELDS DESIGNATED AS DEMAND CRITICAL WELDS (D-C WELD) SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS WITH A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-LB AT -20 DEGREES F AS DETERMINED BY THE APPROPRIATE AWS CLASSIFICATION TEST METHOD OR MANUFACTURER CERTIFICATION, AND 40 FT-LB AT 70 DEGREES F AS DETERMINED BY APPENDIX X OR OTHER APPROVED METHOD.
10. HOLES FOR UNFINISHED BOLTS SHALL BE OF THE SAME NOMINAL BOLT DIAMETER PLUS 1/16". USE STANDARD AISC GAGE AND PITCH FOR BOLTS TYPICAL UNLESS NOTED OTHERWISE IN THE DRAWINGS. HOLES FOR ANCHOR BOLTS AND RODS IN BASE PLATES SHALL BE OF THE SAME NOMINAL BOLT DIAMETER PLUS 3/16" UNLESS NOTED OTHERWISE IN THE DRAWINGS.
11. ALL STRUCTURAL STEEL SHALL RECEIVE A MINIMUM OF ONE SHOP COAT OF RED PRIMER PAINT. DO NOT PAINT AREAS TO BE FIELD WELDED, TO RECEIVE FRICTION TYPE HIGH STRENGTH BOLTS, OR TO BE EMBEDDED IN CONCRETE. FOR ADDITIONAL PAINTING/FINISHING REQUIREMENTS SEE SPECIFICATIONS.
12. STRUCTURAL STEEL BELOW GRADE SHALL HAVE 3" MINIMUM CONCRETE COVER.
13. PLACE NON-SHRINK GROUT UNDER ALL BASE PLATES BEFORE ADDING VERTICAL LOAD. FOR NON-SHRINK GROUT MATERIAL SEE CONCRETE NOTES.
14. REFER TO ARCHITECTURAL DRAWINGS FOR STEEL PLATES, ANGLES, ETC., ATTACHED TO BEAMS, FRAMES, ETC., FOR SUPPORT OF FASCIA AND OTHER CONSTRUCTION.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE ERECTION SAFETY OF ALL STEEL MEMBERS AND CONNECTIONS, INCLUDING BUT NOT LIMITED TO: CONFIGURATION, SEQUENCE, AND USE OF: BLOCKING, EXTENDED CLIP ANGLES, CLAMPS, ETC.
16. DO NOT IMPOSE ANY LOADS OTHER THAN MISCELLANEOUS MINOR LOADS (10 PSF MAXIMUM), OR CUT FLOOR OPENINGS UNTIL CONCRETE STRENGTH, f'c, REACHES 80% OF DESIGN COMPRESSIVE STRENGTH.

WOOD I-JOIST

ROOF DESIGN LOADS
17 PSF DL
20 PSF LL (REDUCIBLE PER CODE)

1. ALL FRAMING TO BE REDBUILT I-90 SERIES AS NOTED ON PLAN AND IN COMPLIANCE WITH ICC REPORT ESR-2994 WITH RENEWAL DATE AUGUST 2027
2. ALL CHORD MATERIAL SHALL BE REDLAM LAMINATED VENEER LUMBER (LVL) IN COMPLIANCE WITH ICC REPORT ESR-2993 WITH RENEWAL DATE JANUARY 2027.
3. WOOD-I-JOIST DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND / OR STRUCTURAL ENGINEER AND BUILDING OFFICIAL FOR REVIEW PRIOR TO FABRICATION.
4. DESIGN AND FABRICATION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE (CBC) 2025 EDITION.
5. WOOD I-JOISTS SHALL BE DESIGNED FOR ALL CONCENTRATED LOADS SHOWN ON DRAWINGS AND ALL LOADS FROM MECHANICAL EQUIPMENT AND FIRE SPRINKLERS IN ADDITION TO THE UNIFORM LOADINGS SHOWN ABOVE.
6. JOIST MANUFACTURER TO PROVIDE WEB STIFFENERS EACH SIDE OF WEB AT ALL LOAD BEARING POINTS AND AT CONCENTRATED LOADS WHERE REQUIRED.
7. PROVIDE WOOD I-JOIST BLOCKING PANELS AT ALL BOTTOM CHORD BEARING CONDITIONS AND WHERE NOTED ON DRAWINGS.
8. GENERAL CONTRACTOR TO PROVIDE TEMPORARY ERECTION BRACING AND WEB BRACING AS REQUIRED BY MANUFACTURER.
9. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS WITH ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS PRIOR TO FABRICATION.
10. SHOP DRAWINGS AND DESIGN CALCULATIONS STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF CALIFORNIA, SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.
11. JOIST MANUFACTURER SHALL INCORPORATE A 400# VERTICAL LOAD ON THE JOISTS FROM FIRE SPRINKLER LINE (150# DL, 250# LL NON-CONCURRENT W/ OTHER ROOF LL). JOISTS MUST BE DESIGNED TO CARRY THE LOAD AT ANY POINT ALONG THE SPAN LENGTH.

GLUED LAMINATED BEAMS

1. GLUED-LAMINATED BEAMS SHALL BE MANUFACTURED FROM VISUALLY GRADED WESTERN SPECIES AND SHALL CONFORM TO THE FOLLOWING COMBINATIONS:
   - SIMPLE SPAN MEMBERS: 24F-V4
   - CANTILEVER & CONTINUOUS MEMBERS: 24F-V8
2. GLUED-LAMINATED BEAMS SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
   - BENDING: F_b = 2,400 PSI, F_v = 165 PSI, E = 1,800,000 PSI
   - AXIAL: F_t = 1,100 PSI, F_c = 1,650 PSI, E = 1,600,000 PSI
3. CAMBER ALL BEAMS ON 2000 FT. RADIUS BETWEEN SUPPORTS (NO CAMBER AT CANTILEVERS), TYPICAL UNLESS NOTED OTHERWISE.
4. EACH GLUED-LAMINATED BEAM SHALL BE STAMPED WITH THE AITC QUALITY CONTROL MARK.
5. EACH GLUED-LAMINATED BEAM SHALL BE FABRICATED WITH EXTERIOR GLUE AND SHALL BE ASSUMED TO BE FOR EXTERIOR USE.
6. GLUED-LAMINATED BEAMS SHALL CONFORM TO STANDARD SPECIFICATION FOR STRUCTURAL GLUED-LAMINATED TIMBER AITC 117 LATEST EDITION.
7. PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW.

MICROLLAM LVL HEADERS AND BEAMS

1. MICROLLAM LAMINATED VENEER LUMBER (LVL) SHALL BE AS MANUFACTURED BY REDBUILT IN ACCORDANCE WITH ICC REPORT NO. ESR-2993 WITH RENEWAL DATE FEBRUARY 2027.
2. ALL MICROLLAM LVL HEADERS AND BEAMS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES:
   - E = 2.0 X 10^6 PSI
   - F_b = 2,750 PSI
   - F_v = 285 PSI
   - $F_{c\perp}$ = 2,635 PSI
   - $F_{c\perp}$ = 750 PSI
3. CONNECTION BETWEEN MULTIPLE PIECES OF TOP-LOADED BEAMS SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS.
4. DO NOT NOTCH OR CUT RECTANGULAR HOLES IN MICROLLAM LVL HEADERS OR BEAMS.
5. MAXIMUM ALLOWED ROUND HOLE IS 1 3/4" DIAMETER FOR MEMBER DEPTH = 5 1/2" AND 2" DIAMETER FOR MEMBER DEPTHS FROM 7 1/4" TO 18". ROUND HOLES MAY BE LOCATED IN THE "ALLOWED HOLE ZONE" PER THE MANUFACTURER'S RECOMMENDATIONS.

CONCRETE

1. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE:

a. FOUNDATIONS:	3000 PSI	
b. SLAB ON GRADE:	3000 PSI	
c. EXPOSED CONCRETE OUTSIDE THE BUILDING ENVELOPE:	3000 PSI	
d. SLUMP	SEE SPECS	
e. MAX. AGGREGATE SIZE	SEE SPECS	
f. WEIGHT	SEE SPECS	
g. MAX W/C	SEE SPECS	

2. ALL CONCRETE SHALL BE READY-MIX IN ACCORDANCE WITH ASTM C94.
3. CONCRETE MIX DESIGNS SHALL BE REVIEWED BY THE OWNER'S TESTING LABORATORY AND SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL. SELECTION OF CONCRETE MIX PROPORTIONS SHALL BE IN ACCORDANCE WITH ACI SECTION 26.4.
4. CEMENT SHALL CONFORM TO ASTM C150 TYPE I OR II.
5. WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES DELETERIOUS TO CONCRETE OR REINFORCEMENT.
6. CONCRETE AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33. AGGREGATES FOR LIGHT WEIGHT CONCRETE SHALL CONFORM TO ASTM C330.
7. CONCRETE BAR REINFORCEMENT SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615 (GR. 60, 60,000 PSI YIELD) FOR #4 AND LARGER, AND ASTM A 615 (GR. 40, 40,000 PSI YIELD) FOR #3 AND SMALLER.
8. WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A1064, AND SHALL BE FURNISHED AND PLACED IN FLAT SHEETS. SPLICES IN WELDED WIRE REINFORCEMENT SHALL BE A MINIMUM OF 1-1/2 MESHES WIDE.
9. CONCRETE BAR REINFORCEMENT FOR WELDED REINFORCEMENT CONNECTIONS SHALL CONFORM TO ASTM A706. ASTM STANDARDS SHALL BE LATEST EDITION. ALL PREHEATING AND WELDING OF REINFORCING BARS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF AWS D1.4.
10. UNLESS NOTED OTHERWISE, CONCRETE WORK SHALL CONFORM TO THE ACI STANDARD "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-11) AND THE ACI "DETAILING MANUAL" (SP-66 2004 EDITION).
11. MINIMUM ELAPSED TIME BETWEEN ADJACENT CONCRETE PLACEMENTS SHALL BE 48 HOURS.
12. PROVIDE CONSTRUCTION JOINTS AS INDICATED ON THE DRAWINGS. CONCRETE SURFACE AT CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED AND LAITANCE REMOVED. WHERE INDICATED ON DRAWINGS ROUGHEN CONCRETE SURFACE BY CHIPPING ENTIRE SURFACE, SAND BLASTING, OR RAKING THE SURFACE TO PRODUCE 1/4" DEEP DEFORMATIONS. PROVIDE A SHEAR KEY AT 1/3 OF DEPTH OF STRUCTURAL MEMBER AT CONSTRUCTION JOINTS. SEE TYPICAL DETAILS FOR ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS.
13. VERTICAL CONSTRUCTION JOINTS USING APPROVED BULKHEADS MAY BE MADE AT 1/3 (THIRD POINT) OF BEAM AND SLAB SPANS WHERE STOP IN CONCRETE WORK IS NECESSARY. SUBMIT SHOP DRAWINGS SHOWING ALL PROPOSED CONSTRUCTION JOINT AND CONTROL JOINT LOCATIONS FOR APPROVAL PRIOR TO PREPARATION OF AFFECTED REINFORCEMENT SHOP DRAWINGS.
14. CONCRETE SLABS, INCLUDING SLABS ON METAL DECKS, SHALL BE CAST SO THAT THE SLAB THICKNESS IS AT NO POINT LESS THAN THAT INDICATED ON THE DRAWINGS. (THIS WILL REQUIRE THAT THE SLAB NOT BE CAST DEAD LEVEL WHERE SUPPORTING BEAMS, GIRDERS OR TRUSSES HAVE AN UPWARD CAMBER).
15. MINIMUM CONCRETE COVER SHALL BE (UNLESS NOTED OTHERWISE):
   a. UNFORMED SURFACES IN CONTACT WITH EARTH: 3 "
   b. SLABS ON GRADE (TOP COVER): 1 "
   c. FORMED SURFACES IN CONTACT WITH EARTH OR EXPOSED TO THE WEATHER: 2"
   d. BEAMS AND COLUMN MAIN REINFORCING OR STIRRUPS AND TIES: 1 1/2"
   e. INTERIOR & EXTERIOR STRUCTURAL SLABS: 1"
   f. INTERIOR WALL SURFACES: 1"
   g. IN ALL CASES, CLEARANCE NOT LESS THAN THE DIAMETER OF THE BARS.
16. ALL REINFORCING SHALL BE CONTINUOUS WITHOUT SPLICES WHERE POSSIBLE. NO SPLICES ARE PERMITTED IN GRADE BEAM FOUNDATIONS AT BRACED FRAMES AND MOMENT FRAMES. WHERE REQUIRED, SEE TYPICAL DETAILS FOR LAP SPLICE LENGTH REQUIREMENTS, ACCEPTABLE REINFORCING AT CORNERS, AND ACCEPTABLE REINFORCING AT INTERSECTIONS.
17. REINFORCING DOWELS, BOLTS, ANCHORS, SLEEVES, ETC. TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY POSITIONED AND HELD IN PLACE IN FORMS BEFORE PLACING CONCRETE.
18. PIPES AND ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE OR CONCRETE FILL OVER METAL DECK EXCEPT WHERE SPECIFICALLY DETAILED IN THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO PLACING CONCRETE.
19. MAXIMUM FREE FALL OF CONCRETE SHALL BE 6'-0".
20. CONSOLIDATE ALL CONCRETE BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPADING, RODDING, OR TAMPING. USE EQUIPMENT AND PROCEDURES FOR CONSOLIDATION OF CONCRETE IN ACCORDANCE WITH THE RECOMMENDED PRACTICES OF ACI 309 TO SUIT THE TYPE OF CONCRETE AND PROJECT CONDITIONS.
21. PLACE NON-SHRINK GROUT UNDER STEEL BASE PLATES, WOOD SILL PLATES, ETC. AS INDICATED IN THE DRAWINGS. NON-SHRINK GROUT SHALL BE MASTERFLOW 928 GROUT BY MASTER BUILDERS TECHNOLOGIES WITH A MINIMUM COMPRESSIVE STRENGTH OF 7,500 PSI AT 28 DAYS.

WOOD

1. ALL SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH (DF-L) AS GRADED BY THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB) IN ACCORDANCE WITH STANDARD GRADING RULES NO. 17 TYPICAL UNLESS NOTED OTHERWISE. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM GRADES:
   a. ALL FRAMING MEMBERS NO. 1
   b. BLOCKING NO. 2
2. ALL STRUCTURAL SHEATHING USED FOR SHEAR WALLS AND ROOF DIAPHRAGMS SHALL BE MANUFACTURED IN ACCORDANCE WITH PRODUCT STANDARDS OF APA-THE ENGINEERED WOOD ASSOCIATION. SHEATHING SHALL MEET PS2-18 PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL USE PANELS AND SHALL BE STAMPED WITH THE APA TRADEMARK.
3. ALL WOOD SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19% BEFORE BEING COVERED WITH SHEATHING.
4. ALL FOUNDATION PLATES OR SILLS ON CONCRETE SLABS WHICH ARE IN DIRECT CONTACT WITH EARTH, AND PLATES OR SILLS ON CONCRETE OR MASONRY FOUNDATIONS SHALL BE PRESERVATIVE PRESSURE TREATED.
5. 8" MINIMUM CLEARANCE SHALL BE MAINTAINED AT ALL EXTERIOR WALLS BETWEEN FINISH GRADE AND BOTTOM OF WOOD WALLS INCLUDING BOTTOM EDGE OF SHEATHING.
6. SILL PLATE ANCHOR BOLTS SHALL BE INSTALLED WITH PLATE WASHERS BETWEEN THE NUT AND SILL PLATE AS INDICATED IN THE TYPICAL DETAILS AND SHEAR WALL DETAILS.
7. LAY ALL STRUCTURAL SHEATHING ON ROOF AND FLOORS WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS TYPICAL UNLESS NOTED OTHERWISE. USE PLY-CLIPS AT UNSUPPORTED SHEATHING EDGES TYPICAL UNLESS NOTED OTHERWISE.
8. HOLES FOR BOLTS IN WOOD SHALL BE BORED WITH A BIT OF THE SAME NOMINAL BOLT DIAMETER PLUS 1/16".
9. HOLES FOR LAG SCREWS SHALL BE BORED AS FOLLOWS:
   a. THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK.
   b. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO BETWEEN 60% AND 75% OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION.
10. LAG SCREWS AND WOOD SCREWS SHALL BE SCREWED AND NOT DRIVEN INTO PLACE. SOAP MAY BE USED TO LUBRICATE SCREWS.
11. ALL BOLTS AND LAG SCREWS SHALL BE TIGHTENED AT INSTALLATION AND RE-TIGHTENED BEFORE CLOSING IN OR AT COMPLETION OF JOB.
12. ALL BOLTS AND LAG SCREWS SHALL BE PROVIDED WITH METAL WASHERS UNDER HEADS AND NUTS WHICH BEAR ON WOOD WITH THE FOLLOWING MINIMUM DIMENSIONS:

BOLT DIAMETER	MALLEABLE IRON WASHER	STEEL WASHER
a. 5/8"	5/16"x2-3/4" DIAM	1/4"x2-1/2" SQR
b. 3/4"	7/16"x3" DIAM	5/16"x3" SQR
c. 7/8"	7/16"x3-1/2" DIAM	3/8"x3-1/2" SQR
d. 1"	1/2"x4" DIAM	3/8"x3-3/4" SQR

13. METAL FRAMING CONNECTOR MODEL NUMBERS INDICATED IN THE DRAWINGS ARE THOSE FOR SIMPSON STRONG-TIE COMPANY. EQUIVALENT CONNECTORS WITH A CURRENT APPROPRIATE EVALUATION REPORT MAY BE SUBMITTED FOR SUBSTITUTION REVIEW AS AN ALTERNATE.

DESIGN LOADS

1. DESIGN CODE:
   - 2025 CALIFORNIA BUILDING CODE
2. DESIGN LOAD COMBINATIONS:
   a. PER ASCE 7-22 SECTION 2.3 & 2.4
3. ROOF LIVE LOADS (UNFACTORED):
   a. MINIMUM ROOF LIVE LOAD 20 PSF
4. ULTIMATE DESIGN WIND LOAD FOR MWFRS:
   a. RISK CATEGORY ___
   b. EXPOSURE ___
   c. ULTIMATE WIND SPEED ___ MPH
   d. INTERNAL PRESSURE COEFFICIENT ±0.18
5. ULTIMATE DESIGN WIND LOAD FOR EXTERIOR COMPONENTS AND CLADDING COMPONENT TRIBUTARY OF AREA OF 20 SQUARE FEET:
   a. ROOF ZONE 1 (FIELD) ± XX PSF
   b. ROOF ZONE 2 (EDGE) ± XX PSF
   c. ROOF ZONE 3 (CORNER) ± XX PSF
   d. WALL ZONE 4 (TYPICAL WALL) ± XX PSF
   e. WALL ZONE 5 (CORNER) ± XX PSF
      - (WITHIN XX FT EACH SIDE OF CORNER)
   f. PARAPET CASE A (PRESSURE TOWARDS BLDG) ± XX PSF
   g. PARAPET CASE B (PRESSURE AWAY FROM BLDG) ± XX PSF
6. SEISMIC LOADS:
   a. RISK CATEGORY ___
   b. IMPORTANCE FACTOR "I$_E$" ___
   c. SEISMIC DESIGN CATEGORY "SDC" ___
   d. SHORT PERIOD PEAK SPECTRAL ACCELERATION "S_s" ___%g
   e. 1 SECOND PERIOD PEAK SPECTRAL ACCELERATION "S_1" ___%g
   f. SEISMIC SITE CLASS ___
   g. SPECTRAL RESPONSE COEFFICIENT "S_{DS}" ___
   h. SPECTRAL RESPONSE COE

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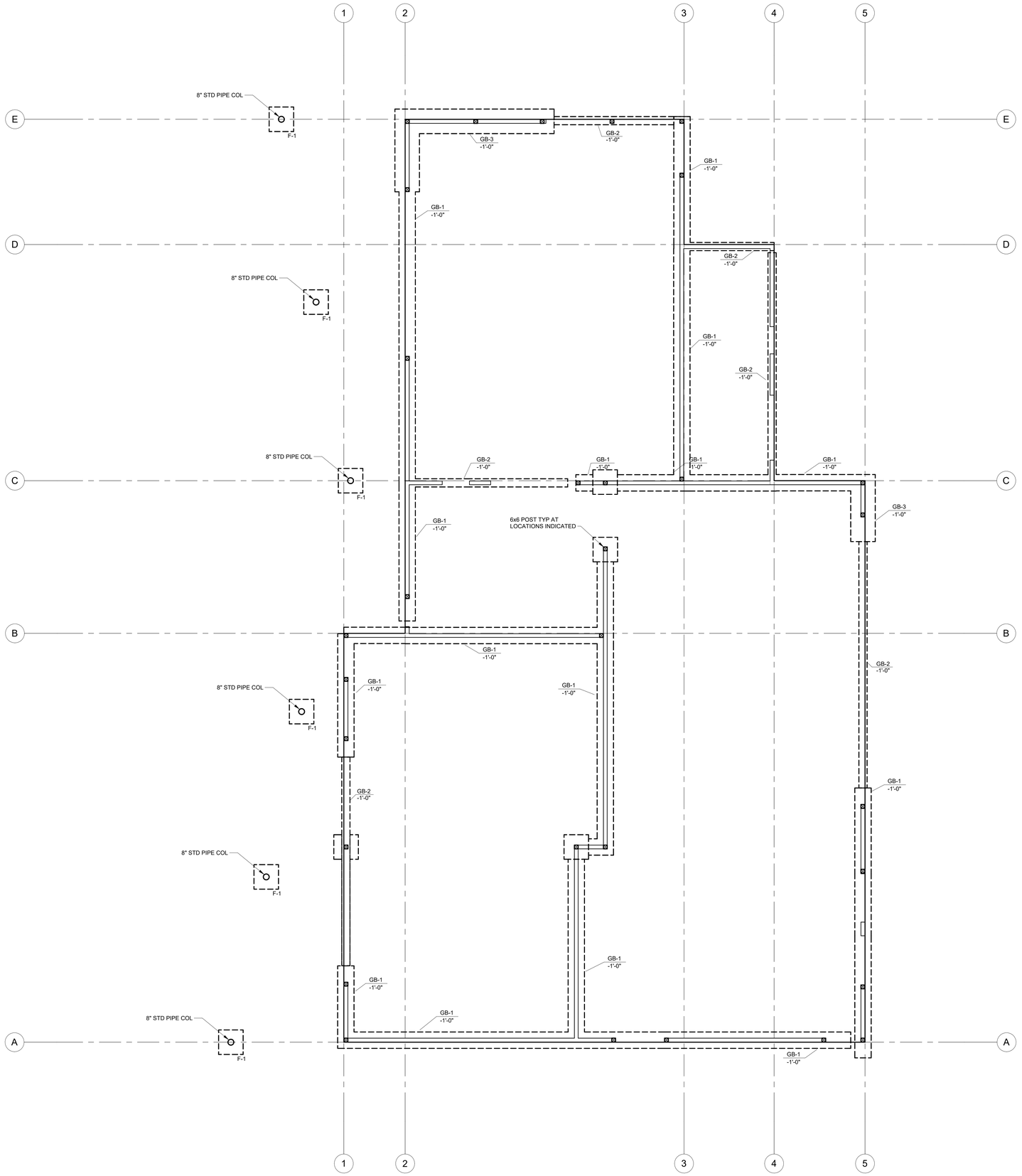

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FOUNDATION PLAN

3/16" = 1'-0"

FOUNDATION PLAN NOTES

1. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT THROUGH AN RFI IMMEDIATELY OF ANY DISCREPANCIES FOR RESOLUTION PRIOR TO PROCEEDING.
2. DIMENSIONS ARE TO FACE OF STUD (FS), TYPICAL. CENTERLINE OF WALL, OR CENTERLINE OF STEEL AS NOTED.
3. CONCRETE SLAB ON GRADE SHALL BE 5" THICK WITH #4 @ 18" OC EACH WAY OVER 15 MIL VAPOR RETARDER, OVER 6" OF 3/4" FREE DRAINING CRUSHED ROCK OVER COMPACTED FILL PER GEOTECH REPORT.
4. GRADE BEAMS SHALL BE 18" WIDE MINIMUM UNO.
5. SPREAD FOOTINGS ARE CENTERED ON WALLS, POSTS, AND COLUMNS TYPICAL UNO.
6. TOP OF CONCRETE SLAB = REFERENCE ELEVATION +331.70' (SEE CIVIL DWGS).
7. TOP OF FOOTING ELEVATION = -0'-11" BELOW REFERENCE ELEVATION TYPICAL UNO.
8. SEE SHEAR WALL PLAN NOTES FOR ALL SILL PLATE BOLTING REQUIREMENTS.
9. LOCATE ALL HOLDOWNS IN FIELD. SEE ARCHITECTURAL FLOOR PLANS FOR LOCATIONS OF DOOR AND WINDOW OPENINGS AND COORDINATE WITH SUCH.
10. FOR TYPICAL WALL FRAMING DETAILS SEE SHEET S-521 THRU S-523.
11. FOR TYPICAL REINFORCING BENDS AND CORNER REINFORCING SEE DET , , AND
12. FOR PIPE PENETRATIONS THROUGH CONTINUOUS FOOTINGS SEE DET AND
13. CONTRACTOR TO SUBMIT SLAB CONTROL JOINT LAYOUT FOR APPROVAL SEE DET
14. FOR HOLDING WIRES ON FABRICATED REINFORCING TIES SEE DET
15. COORDINATE LOCATIONS OF ALL INTERIOR CURBS WITH INTERIOR WALL LOCATIONS AS DIMENSIONED ON THE ARCHITECTURAL FLOOR PLANS.
16. FOR TYPICAL VAPOR BARRIER TERMINATION AT CONCRETE FOOTINGS SEE DET 6/A-514.
17. FOR TYPICAL CONCRETE LANDING AT EXTERIOR DOORS SEE DET 10/A-514.
18. CONCRETE CONTRACTOR RESPONSIBLE FOR ASSURING THAT POSITIVE FLOOR SLOPES ARE TRUE. SLOPING PLANE TOLERANCE SHALL NOT EXCEED 1/8 INCH IN 12 FEET. WHERE REQUIRED USE EPOXY FLOORING UNDERLAYMENT OR EQUAL TO PROVIDE TRUE SLOPING PLANE PER DRAWINGS.
19. AT CONCRETE SLAB AREAS RECEIVING EPOXY FLOORING, EPOXY TERRAZON FLOORING, URETHANE CEMENT COMPOSITION FLOORING, AND GYMNASIUM WOOD FLOORING, SLOPES SHALL NOT EXCEED 1/8 INCH IN 12 FEET. CONCRETE CONTRACTOR SHALL BE RESPONSIBE FOR CORRECTING DEFICIENT AREAS.
20. OVER-EXCAVATION OF BUILDING PAD AND PLACEMENT OF ENGINEERED FILL REQUIRED, SEE FOUNDATIONS NOTES ON SHEET S-001.

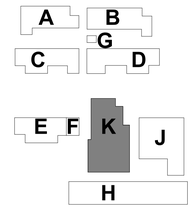
FOUNDATION SYMBOL LEGEND

	INDICATES STRUCTURAL WALL OV/ CONT FTG, 2x6 @ 16" OC UNO
	INDICATES WALL ON CURB, COORDINATE WITH ARCH DWGS
	INDICATES STRUCTURAL CURB, COORDINATE WITH ARCH DWGS
F1 -0'-11"	INDICATES SPREAD FOOTING TYPE AND TOP OF FOOTING ELEVATION BELOW REFERENCE ELEVATION, SEE FOOTING SCHEDULE.
GB-1 -0'-11"	INDICATES CONTINUOUS FOOTING TYPE AND TOP OF FOOTING ELEVATION BELOW REFERENCE ELEVATION, SEE FOOTING SCHEDULE
4x6	INDICATES WOOD POST, SIZE AS INDICATED. FOR SHEAR WALL END POST SIZES, SEE SHEAR WALL PLAN.
	INDICATES SLAB SLOPED TO DRAIN.

FOOTING SCHEDULE					
Type Mark	LENGTH	WIDTH	THICKNESS	REINFORCING	REMARKS
F-1	3'-0"	3'-0"	1'-6"		

S_GradeBeams				
MARK	WIDTH	DEPTH	REINFORCING	DETAIL
GB-1	2'-0"	1'-6"		
GB-2	1'-0"	1'-6"		
GB-3	3'-0"	1'-6"		

KEY PLAN



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Structural Foundation Plan

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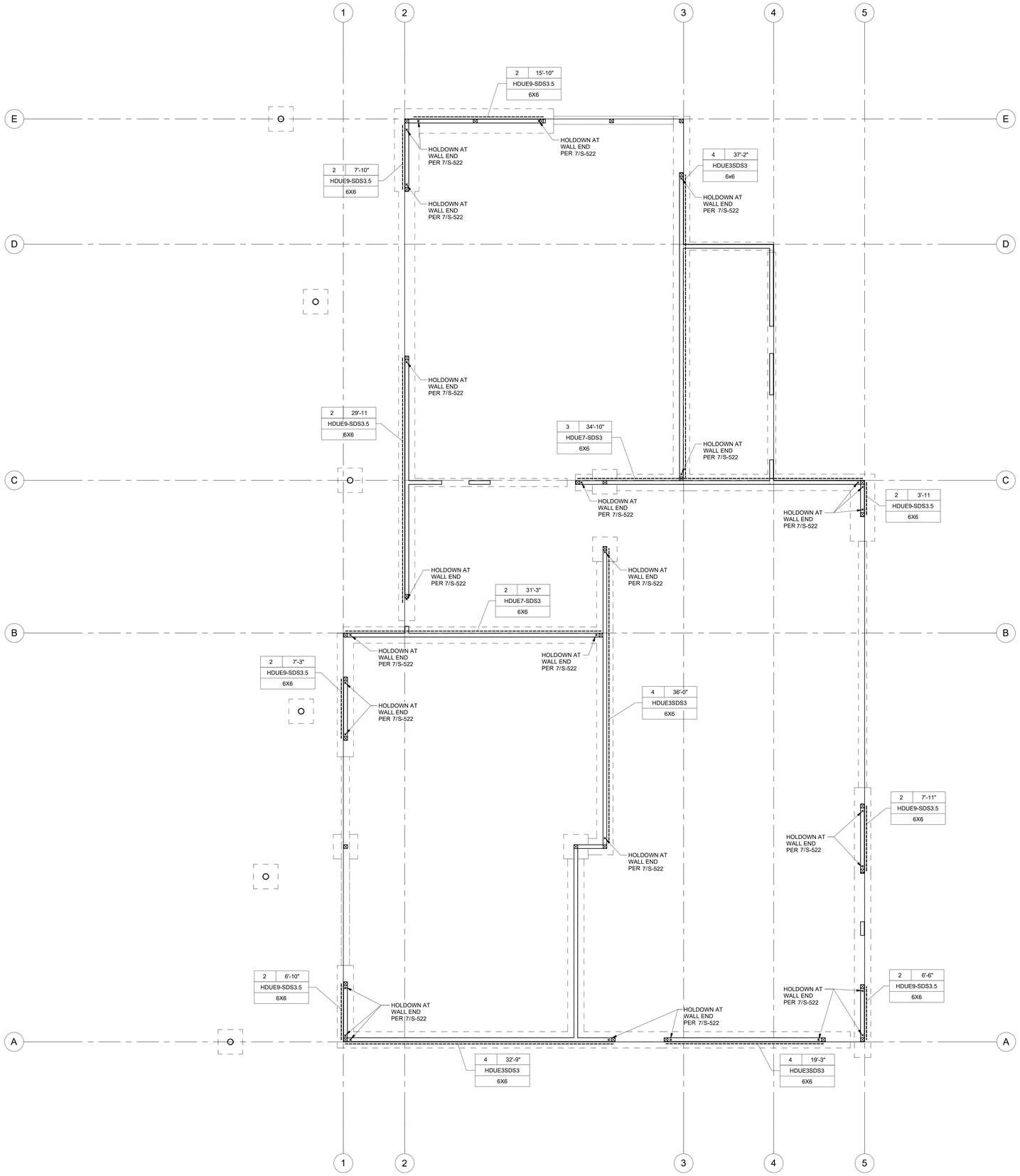

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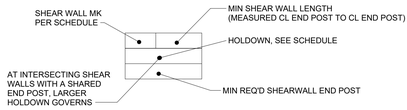
SHEAR WALL PLAN

3/16" = 1'-0"

SHEAR WALL NOTES

1. ALL WALLS SHALL HAVE 5/8" DIA ANCHOR BOLTS WITH 7" EMBEDMENT SPACED @ 4'-0" OC MAXIMUM UNO IN SHEAR WALL SCHEDULE.
2. ALL ANCHOR BOLTS AT SHEAR WALLS SHALL HAVE A STEEL PLATE WASHER 1/4"x3"x WASHER UNDER EACH NUT PER DET
3. FOR TYPICAL SILL BOLTING AT SILL PLATE SPLICES, CORNERS, AND HOLES THROUGH SILL PLATE, SEE SHEET S-521.
4. LOCATE ALL HOLDOWNS IN FIELD. SEE ARCHITECTURAL FLOOR PLANS FOR LOCATIONS OF DOOR AND WINDOW OPENINGS AND COORDINATE WITH SUCH.
5. SHEARWALL LOCATIONS INCLUDING SHEATHING MARK, MINIMUM LENGTH, HOLDOWNS, & END POST SIZE ARE INDICATED ON THE PLAN USING THE FOLLOWING DESIGNATION SYMBOL:



INDICATES LOCATION OF HOLDOWN AND END POST, SEE NOTE 5 ABOVE FOR ADDITIONAL INFORMATION REGARDING SHEARWALL DESIGNATION ON PLAN.

INDICATES SHEARWALL SHEATHING LOCATION, SEE NOTE 5 ABOVE FOR ADDITIONAL INFORMATION REGARDING SHEARWALL DESIGNATION ON PLAN.

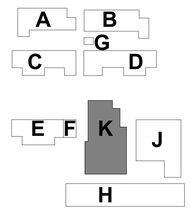
SHEAR WALL SCHEDULE

SHEAR WALL SCHEDULE				
MK	**SHEATHING**	**EDGE NAILING**	**ANCHOR BOLTS**	**SILL PLATE**
6	15/32" APA STRUC 1 SHTG	10d @ 6" OC	5/8" DIA @ 48" OC	2x
4	15/32" APA STRUC 1 SHTG	10d @ 4" OC	5/8" DIA @ 32" OC	3x
3	15/32" APA STRUC 1 SHTG	10d @ 3" OC	5/8" DIA @ 24" OC	3x
2	15/32" APA STRUC 1 SHTG	10d @ 2" OC	5/8" DIA @ 16" OC	3x
4-4	15/32" APA STRUC 1 SHTG BOTH SIDES	10d @ 4" OC	5/8" DIA @ 12" OC	3x
2-2	15/32" APA STRUC 1 SHTG BOTH SIDES	10d @ 2" OC	5/8" DIA @ 12" OC	3x

NOTES:

1. FIELD NAILING SHALL BE 10d @ 12" OC TYPICAL.
2. HOLDDOWN BOLTS SHALL NOT BE CONSIDERED TO REPLACE (OR ACT AS) ANCHOR BOLTS.
3. ANCHOR BOLTS SHALL HAVE 7" MIN EMBEDMENT MEASURED FROM BOTTOM OF CURB. SPACE ANCHOR BOLTS @ 48" OC UNO. THERE SHALL BE AT LEAST 2 BOLTS FOR EACH PIECE OF SILL AND AN ANCHOR BOLT NOT MORE THAN 9" AND NOT LESS THAN 4 1/2" FROM EACH END OF EACH PIECE OF SILL.
4. FOR TYPICAL SHEARWALL NAILING SEE DET
5. IF NOT INDICATED OTHERWISE ON PLANS NAIL SHEATHING PER MARK 6.
6. SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SHEATHING JOINTS. PROVIDE 2x MIN BLOCKING AT ALL UNSUPPORTED EDGES OF SHEATHING UNO, SEE NOTE 9.
7. THE MINIMUM EDGE DISTANCE FOR NAILS IN THE FRAMING MEMBERS AND SHEATHING SHALL BE 3/8" FOR 2x MEMBERS AND 1/2" FOR 3x MEMBERS.
8. ALL NAILS SHALL BE COMMON WIRE NAILS TYPICAL UNO
9. SILL PLATES AND FRAMING/BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3x NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 4" OC OR LESS.

KEY PLAN



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Shear Wall Plan

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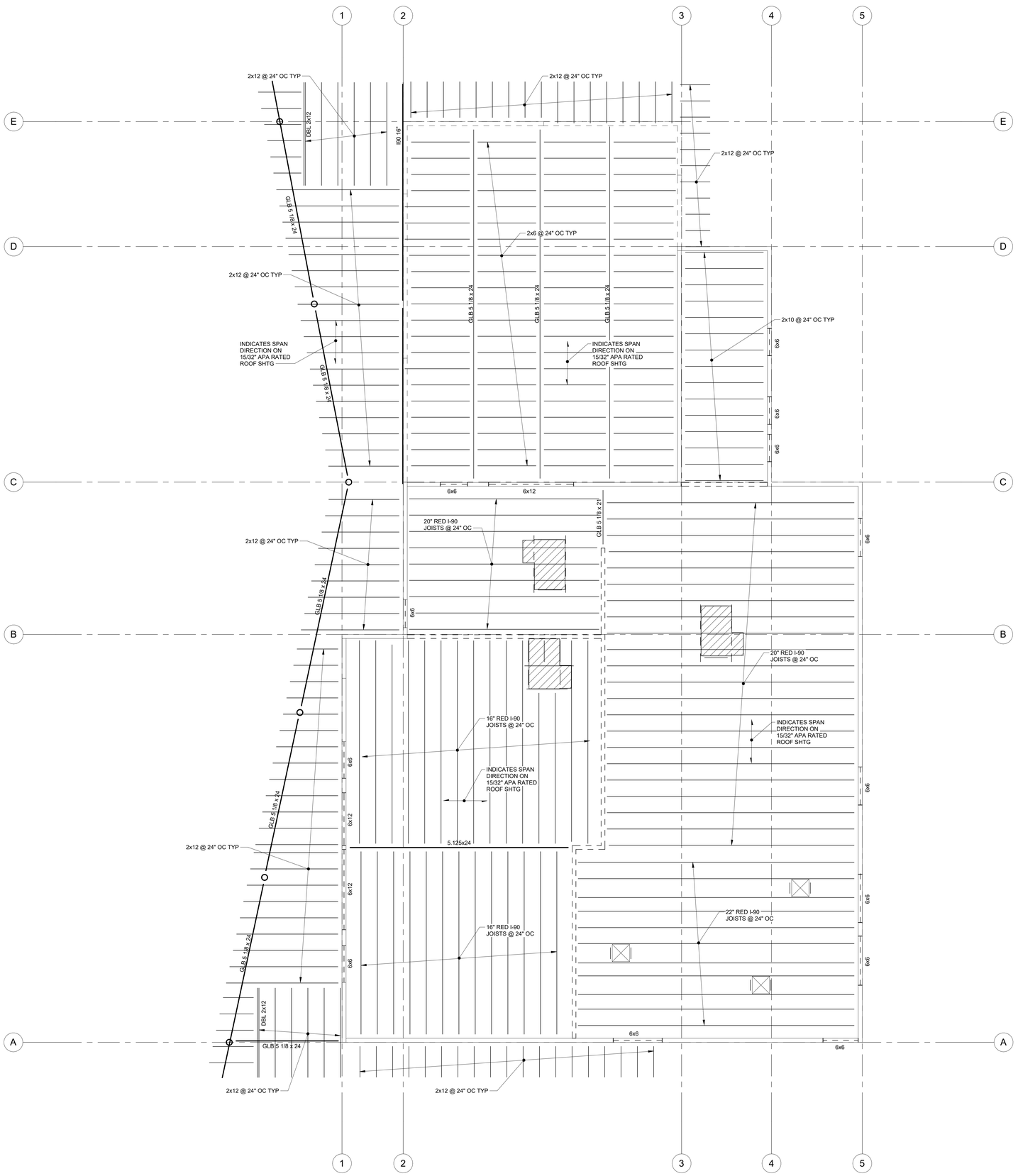

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ROOF FRAMING PLAN

3/16" = 1'-0"

ROOF FRAMING PLAN NOTES

1. REFER TO DRAWING S-001 FOR GENERAL NOTES.
2. REFER TO DRAWING S-011 THROUGH S-XXX FOR SPECIAL INSPECTION & TESTING.
3. TYPICAL DETAILS APPLY TO ALL DRAWINGS. USE THROUGHOUT EXCEPT WHERE OTHERWISE SHOWN OR NOTED.
4. METAL ROOF DECK R-1: 1.5 B 20 GA GALVANIZED.
5. TOP OF STEEL = BOTTOM OF DECK ELEVATION = XX'-X" UON.
6. MEMBERS ARE EQUALLY SPACED UON.
7. UNMARKED MEMBERS ARE W10X12 WITH 10k REACTIONS.
8. REFER TO ARCHITECTURAL FOR DECK EDGE LOCATIONS.
9. TYPICAL DECK EDGE SHALL BE 5/16" BENT PLATE UON.
10. REFER TO ARCHITECTURAL AND OTHER TRADES FOR DECK OPENING DIMENSIONS. COORDINATE FINAL LOCATION WITH APPROVED EQUIPMENT SHOP DRAWINGS.

FRAMING SYMBOL LEGEND

	INDICATES WOOD STUD WALLS, FOR STUD SIZE & SPACING SEE FOUNDATION PLAN SHEET.
6x6	INDICATES HEADER AT OPENING BELOW, FOR TYPICAL FRAMING AT OPENING SEE DET AND
6x6	INDICATES HEADER AT OPENING BELOW SPANNING BETWEEN WOOD POSTS, SEE DET
	INDICATES WOOD STUD WALL BELOW
	INDICATES WOOD POST BELOW , SEE REFERENCED DETAIL OR FOUNDATION PLAN FOR SIZE
TOF +10'-1"	INDICATES TOP OF FRAMING ELEVATION ABOVE REFERENCE ELEVATION +0'-0".
TO PL +16'-4"	INDICATES TOP OF WALL PLATE ELEVATION ABOVE REFERENCE ELEVATION +0'-0".
	INDICATES ROOF-TOP MECHANICAL UNIT SUPPORT. COORD LOCATION WITH MECH AND ARCH DWGS, SEE DET FOR FRAMING AT RTU AND DET FOR CONNECTION OF CURB TO BLKG.

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Roof Framing Plan - Sector K

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GENERAL NOTES

1. THE CONSTRUCTION CONTRACT IS FOR A COMPLETE AND FULLY FUNCTIONING INSTALLATION. THESE DOCUMENTS DESCRIBE THE DESIGN INTENT AND SPECIFIC REQUIREMENTS OF THE INSTALLATION. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. THESE DOCUMENTS ARE NOT MEANT TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK. ITEMS SUCH AS, BUT NOT LIMITED TO, FASTENERS, CONNECTORS, FILLERS, MISCELLANEOUS CLOSURE ELEMENTS, ANCILLARY CONTROL WIRING AND POWER WHERE REQUIRED FOR THE CONTROL OR OPERATION OF THE PROVIDED EQUIPMENT, ETC. ARE NOT ALWAYS SHOWN BUT ARE CONSIDERED TO BE INCLUDED IN THE SCOPE OF THE WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A FULLY FUNCTIONING INSTALLATION WHICH MEETS THE DESIGN INTENT, INCLUDING BUT NOT LIMITED TO THE SPECIFIC REQUIREMENTS IN THESE DOCUMENTS.

2. THESE DOCUMENTS DESCRIBE WORK UNDER A SINGLE CONSTRUCTION CONTRACT. THE USE OF SUB-CONTRACTORS IS THE ELECTION OF THE GENERAL CONTRACTOR. IT IS NOT THE INTENT OF THE DOCUMENTS TO DIVIDE THE WORK AMONG SUB-CONTRACTORS. WHERE THE DOCUMENTS IDENTIFY WORK WITH SUCH NOTES AS "NOT IN MECHANICAL WORK" OR "NOT IN ELECTRICAL WORK" OR "SEE STRUCTURAL DRAWINGS," IT MEANS THAT THE WORK IS NOT FURTHER DESCRIBED OR SPECIFIED ON THE DRAWING WHERE SUCH NOTES APPEAR; IT DOES NOT PRECLUDE THE CONTRACTOR FROM DELEGATING THE WORK TO ENTITIES OF HIS ELECTION. IN ADDITION, THE DIVISION OF THE CONTRACT DOCUMENTS INTO ARCHITECTURAL, STRUCTURAL, ELECTRICAL AND MECHANICAL OR OTHER DESIGN DISCIPLINES IS FOR CONVENIENCE ONLY, AND IS NOT INTENDED TO DIVIDE THE WORK AMONG VARIOUS SUB-CONTRACTORS, OR IMPLY THAT ALL OF THE WORK FOR A PARTICULAR TRADE IS SHOWN ONLY IN THOSE DRAWINGS OR SPECIFICATIONS.

3. REFERENCE TO "CONTRACTOR" IN THESE DOCUMENTS SHALL BE INTERPRETED AS REFERRING TO THE GENERAL CONTRACTOR OR TO ANY SUB-CONTRACTOR TO THE GENERAL CONTRACTOR, COLLECTIVELY OR AS INDIVIDUAL ENTITIES. FURTHER, REFERENCE TO A PARTICULAR SUB-CONTRACTOR IS FOR CONVENIENCE ONLY, AND IS NOT INTENDED TO LIMIT THE SCOPE OF THE WORK TO THAT TRADE OR LIMIT THE RESPONSIBILITIES OF THE GENERAL CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES AS DEFINED BY THE OWNER/CONTRACTOR AGREEMENT.

4. THE DRAWINGS AND PROJECT MANUAL ESTABLISH DETAILED MINIMUM REQUIREMENTS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. PARTIAL OR OUTDATED SETS OF CONTRACT DOCUMENTS SHOULD NOT BE DISTRIBUTED OR UTILIZED.

5. WORK IS TO COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.

6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FEES FOR PERMITS PRIOR TO STARTING CONSTRUCTION. PERMITS ARE TO BE POSTED IN A CONSPICUOUS PLACE ON THE PROJECT SITE AS REQUIRED BY AUTHORITY HAVING JURISDICTION.

7. UNLESS SPECIFICALLY NOTED AS BEING RE-USED, MATERIALS FURNISHED AT THE JOB SITE SHALL BE NEW AND FREE FROM DEFECTS, AND SHALL BE STORED AT THE SITE IN SUCH A MANNER AS TO PROTECT THEM FROM DAMAGE. ALL WORK SHALL BE BEST PRACTICE OF EACH TRADE.

8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETELY COORDINATE WORK AS REQUIRED TO MEET THE DESIGN INTENT AS DEFINED BY THE DOCUMENTS. THE CONTRACTOR SHALL LAY OUT AND SEQUENCE THE INSTALLATION OF WORK SO THAT THE DIFFERENT SYSTEMS DO NOT OBSTRUCT INSTALLATION OF SUBSEQUENT WORK. IN GENERAL, SYSTEMS INSTALLED FIRST SHOULD BE AS HIGH AND AS TIGHT TO THE STRUCTURE AS POSSIBLE TO ALLOW SPACE FOR SYSTEMS WHICH FOLLOW.

9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS TO REVIEW DRAWINGS, PROJECT MANUAL, ADDENDA, BULLETINS, ETC. IN ORDER TO ENSURE COMPLETE COORDINATION OF WORK. FAILURE TO REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS BY THE GENERAL CONTRACTOR WITH THE SUB-CONTRACTORS FOR APPLICABLE PORTIONS OF THE WORK DOES NOT RELIEVE ANY PARTY FROM PROVIDING MATERIALS AND WORK REQUIRED FOR A COMPLETE INSTALLATION.

10. THE PROJECT MANUAL, WHICH INCLUDES THE GENERAL CONDITIONS, SUPPLEMENTAL CONDITIONS, AND TECHNICAL SPECIFICATIONS, AND THE DRAWINGS, ARE COMPLEMENTARY AND TOGETHER DESCRIBE THE PROJECT REQUIREMENTS. WHERE THERE ARE DISCREPANCIES BETWEEN THE PROJECT MANUAL AND THE DRAWINGS, THE CONTRACTOR SHALL ADVISE THE ARCHITECT OF SUCH AND REQUEST CLARIFICATION. IN GENERAL, THE PROJECT MANUAL TAKES PRECEDENCE OVER DRAWINGS. LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALL SCALE DETAILS.

11. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE IMPACT OF THE PROPOSED WORK INDICATED ON THE DRAWINGS AND SPECIFICATIONS ON THESE CONDITIONS. ANY QUESTIONS REGARDING THE COORDINATION OF NEW WORK WITH EXISTING CONDITIONS MUST BE SUBMITTED TO THE ARCHITECT IN WRITING PRIOR TO THE BID SUBMISSION AND WITH ADEQUATE TIME FOR RESPONSE TO ALL BIDDERS. THE ARCHITECT WILL RESPOND TO TIMELY QUESTIONS WITH A WRITTEN RESPONSE TO ALL BIDDERS.

12. ALL WORK NOTED "NIC" IS NOT IN CONTRACT. CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE PER REQUIREMENT ESTABLISHED BY OWNER.

13. EXISTING DIMENSIONS AND CONDITIONS INDICATED IN THESE DOCUMENTS ARE FROM ELECTRONIC CAD INFORMATION PROVIDED BY THE OWNER AND ARE ASSUMED TO BE ACCURATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF SUCH INFORMATION PRIOR TO THE START OF CONSTRUCTION, AND ADVISE THE ARCHITECT OF ANY DEVIATIONS OR CONFLICTS WITH THE INFORMATION SHOWN ON THE DRAWINGS.

14. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL REFER TO THE DIMENSIONS INDICATED OR THE ACTUAL SIZES OF CONSTRUCTION ITEMS. WHERE NO DIMENSION OR METHODS OF DETERMINING A LOCATION EXISTS, VERIFY DIMENSION WITH ARCHITECT PRIOR TO LAYOUT AND INSTALLATION.

15. THE DRAWINGS AND REFERENCED DETAILS HAVE BEEN DIMENSIONED IN ORDER TO ESTABLISH THE CONTROL AND GUIDELINES FOR FIELD LAYOUT. WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND FIELD CONDITIONS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH PRIOR TO START OF WORK.

16. DIMENSIONS ON DOCUMENTS ARE TO FACE OF FINISH MATERIALS UNLESS OTHERWISE INDICATED.

17. WHERE DIMENSIONS INDICATED ARE NOTED AS VERIFY IN FIELD (VIF) THE DIMENSION SHOWN IS THE BASIS OF DESIGN, BUT MAY DIFFER FROM ACTUAL CONDITIONS. CONTRACTOR SHALL VERIFY THESE DIMENSIONS WHILE LAYING OUT THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING. WHERE DIMENSIONS ARE NOTED AS "+/-" FIELD DIMENSIONS MAY VARY FROM THE NOTED DIMENSIONS BY MINOR AMOUNTS. DISCREPANCIES OF MORE THAN 1" SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CONFIRMATION. DIMENSIONS NOTED AS "HOLD" OR "CLEAR" ARE TO BE ACCURATE TO WITHIN 1/4".

18. DETAILS ARE KEYED TO THE PLANS AT TYPICAL LOCATIONS. TYPICAL DETAILS APPLY TO ALL LOCATIONS WHICH ARE SIMILAR BUT ARE NOT NECESSARILY KEYED TO EVERY LOCATION TO WHICH THEY APPLY. CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LOCATION OF ALL TYPICAL DETAILS AND INSTALL THE WORK INDICATED. FEATURES NOT SHOWN IN THEIR ENTIRETY SHALL BE COMPLETELY PROVIDED AS IF SHOWN IN FULL. IF DISCREPANCIES EXIST, CONTRACTOR IS TO REQUEST CLARIFICATION BY THE ARCHITECT OF SUCH CONDITIONS.

19. FINISH FLOOR ELEVATIONS REFER TO TOP OF CONCRETE SLAB, UNLESS NOTED OTHERWISE. WHERE CONCRETE SLAB IS DEPRESSED TO ACCOMMODATE SETTING BEDS, RAISED ACCESS FLOOR, OR OTHER SIMILAR FLOOR ASSEMBLIES, FINISH FLOOR ELEVATIONS ARE TO TOP OF FINISH FLOOR ASSEMBLY INDICATED.

20. FIRE RATING "TAPES" INDICATED ON FLOOR PLANS SHOW EXTENT OF FIRE RATED PARTITIONS, BARRIERS AND FIRE WALLS. RATING IN A PARTITION SHALL BE CONTINUOUS AND SHALL CONTINUE OVER DOORS AND OVER AND BELOW WINDOWS WHETHER OR NOT THEY ARE SHOWN AS SUCH ON THE PLANS. REFER TO PARTITION DETAILS FOR REQUIREMENTS OF THE RATED ASSEMBLIES.

21. VERIFY AND COORDINATE SIZES, LOCATION AND MOUNTING REQUIREMENTS OF ALL EQUIPMENT AND FIXTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE REQUIRED BLOCKING, BACKING, SLEEVES, ETC. FOR A COMPLETE, NEAT INSTALLATION. COORDINATE INSTALLATION OF ALL SLEEVES AND OPENINGS AS REQUIRED THROUGH ALL EXISTING OR NEW CONSTRUCTION.

22. DETAILS INDICATE DESIGN INTENT OF WORK IN PLACE. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR DIMENSIONS AND ARE TO BE INCLUDED AS PART OF THE WORK.

23. PROVIDE PROTECTION FOR PEDESTRIANS OR OCCUPANTS OF ADJACENT AREAS OF THE BUILDING AS NECESSARY AND AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

24. MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS. PROTECT PROJECT, THE SITE, AND PERSONAL PROPERTY FROM DAMAGE.

25. PROTECT WORK AREAS AND EXISTING ADJACENT AREAS, INCLUDING EXISTING UTILITIES, FROM DAMAGE. REPAIR, REPLACE, OR PATCH ANY DAMAGE DUE TO CONSTRUCTION. REPAIRED CONSTRUCTION IS SUBJECT TO REVIEW AND ACCEPTANCE BY ARCHITECT.

26. PROVIDE REQUIRED TEMPORARY UTILITIES, BRACING, SUPPORTS, SHORING, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN ADEQUACY AND SAFETY OF ERECTION.

27. CONTRACTOR SHALL MAINTAIN CURRENT UPDATED RECORD DRAWINGS AND SPECIFICATIONS ON SITE AT ALL TIMES.

28. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SITE SAFETY AND SECURITY FOR WORKERS AND GENERAL MEMBERS OF THE PUBLIC.

29. METAL FABRICATIONS AND SUPPORT ASSEMBLIES WHETHER SHOWN OR NOT SHALL BE PROVIDED FOR THE STRUCTURAL SUPPORT OF MISCELLANEOUS ELEMENTS. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ENGINEERED STRUCTURAL ASSEMBLIES AND CALCULATIONS SHOWING COMPLIANCE WITH CODE REQUIREMENTS AND ACCOUNTING FOR STATIC AND DYNAMIC LOADS INCLUDING ANY WIND OR SEISMIC LOADS, THERMAL MOVEMENT OF SUPPORTING STRUCTURE AND DIMENSIONAL TOLERANCES OF THE BUILDING.

30. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR APPROPRIATE INSTALLATION OF ALL TOILET ROOM ACCESSORIES AND PARTITIONS, AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT.

31. PIPE SLEEVES IN MECHANICAL EQUIPMENT ROOMS EXTEND 2" ABOVE THE FLOOR LINE. FILL THE ANNULAR SPACES OF PIPE SLEEVES THROUGH THE FLOOR OR THROUGH RATED WALLS WITH FIRE SAFING AND SMOKE SEAL COMPOUND AS INDICATED ON THE SPECIFICATION, AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

32. SIZES OF MECHANICAL EQUIPMENT PADS AND BASES SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL PADS AND BASES WITH THE APPROPRIATE EQUIPMENT MANUFACTURERS. CONTRACTOR SHALL COORDINATE MOUNTINGS WITH APPROPRIATE EQUIPMENT MANUFACTURERS. PADS AND BASES SHALL BE INDICATED ON SUBMITTALS AND BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO LAY-OUT OF REINFORCING STEEL OR STEEL DECK.

33. PROVIDE ACCESS PANELS FOR MECHANICAL AND ELECTRICAL EQUIPMENT AS REQUIRED BY APPLICABLE CODES. ALL ACCESS PANELS IN GYP BOARD SHALL BE CONCEALED, MUD-IN TYPE. ELECTRICAL J-BOXES, PLUMBING CLEANOUTS, FIRE DAMPERS AND OTHER SIMILAR ITEMS REQUIRING ACCESS ARE NOT TO BE LOCATED ABOVE GYPSUM BOARD OR SIMILAR NON-ACCESSIBLE CEILING.

ABBREVIATIONS

ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
BLDG	BUILDING
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT, CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR, CLEARANCE
CMU	CONCRETE MASONRY UNIT(S)
COL	COLUMN
CONC	CONCRETE
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
EA	EACH
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FURNITURE, FIXTURES & EQUIPMENT
FIN	FINISH, FINISHED
FR	FIRE RATED, FIRE RETARDANT
FRTW	FIRE RETARDANT TREATED WOOD
GA	GAUGE
GALV	GALVANIZED
GYP BD	GYPSUM BOARD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
INT	INTERIOR
LP	LOW POINT
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OPPOSITE HAND
OPP	OPPOSITE
OS	OVERFLOW ROOF SUMP
PL	PROPERTY LINE
PPT	PRESERVATIVE PRESSURE TREATED
PR	PAIR
PSF	PER SQUARE FOOT
RD	ROOF DRAIN
RS	ROOF SUMP
SC	SCUPPER
SF	SQUARE FOOT
SIM	SIMILAR
SPEC	SPECIFICATIONS
TYP	TYPICAL
UL	UL CODEWRITER'S LABORATORIES
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VIF	VERIFY IN FIELD
WC	WATER CLOSET
W/	WITH
W/O	WITHOUT

EDUCATION SPECIFIC ABBREVIATIONS

BP	BILINGUAL PARAS
(E)	EXISTING ROOM
ELD	ENGLISH LANGUAGE DEVELOPMENT
OT	OCCUPATIONAL THERAPIST
RS	READING SPECIALIST
SLP	SPEECH LANGUAGE PATHOLOGIST
SPED	SPECIAL EDUCATION
TK	TRANSITIONAL KINDERGARTEN

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Date	Issued For
8/11/2026	Schematic Design

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Architectural General Notes & Abbreviations

A-001

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LEVEL 1 LIFE SAFETY PLAN

1/16" = 1'-0"

SITE PLAN LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- PROPERTY LINE
- LIMIT OF WORK

LIFE SAFETY PLAN LEGEND

- N — TRUE NORTH / PROJECT NORTH
- Name / 150 SF / 10 OCC / Type — ROOM NAME / ROOM NUMBER / SQ FT / OCCUPANCY LOAD
- EXIT SIGN
- FE — FIRE EXTINGUISHER
- FEC — FIRE EXTINGUISHER CABINET
- FHC — FIRE HOSE CABINET
- COMMON EGRESS PATH

OCCUPANT LOAD / DOOR — WIDTH — GATE 290 300 58 in 60 in REQD PROV — DOOR 999 999 99" 99" REQD PROV — EGRESS DOOR

FUNCTION OF SPACE

- ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (GROSS)
- BUSINESS AREAS (GROSS)
- EDUCATIONAL, CLASSROOM AREA (NET)
- EDUCATIONAL, SHOPS AND OTHER VOCATIONAL ROOM AREAS (NET)
- LIBRARY, READING ROOMS (NET)
- UNOCCUPIED

OCCUPANT LOAD CALCS - CAMPUSWIDE

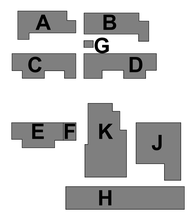
FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (GROSS)	1,818 SF	300	12
ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS) (NET)	2,072 SF	15	139
BUSINESS AREAS (GROSS)	2,907 SF	100	29
EDUCATIONAL, CLASSROOM AREA (NET)	17,816 SF	20	901
EDUCATIONAL, SHOPS AND OTHER VOCATIONAL ROOM AREAS (NET)	1,359 SF	50	28
KITCHEN, COMMERCIAL (GROSS)	400 SF	200	2
LIBRARY, READING ROOMS (NET)	1,444 SF	50	29
STAGES AND PLATFORMS (NET)	317 SF	15	22
UNOCCUPIED	1,380 SF		0
	29,513 SF		1,162

OCCUPANT LOAD CALCS - NEW BLDG K

FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (GROSS)	630 SF	300	5
BUSINESS AREAS (GROSS)	586 SF	100	6
EDUCATIONAL, CLASSROOM AREA (NET)	382 SF	20	20
EDUCATIONAL, SHOPS AND OTHER VOCATIONAL ROOM AREAS (NET)	1,359 SF	50	28
LIBRARY, READING ROOMS (NET)	1,444 SF	50	29
UNOCCUPIED	120 SF		0
	4,521 SF		88

Per CBC Table 1004.5 Maximum Floor Area Allowances per Occupant

KEY PLAN



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Los Cerritos Elementary School Campus Modernization

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Level 1 Life Safety Plan

AC101

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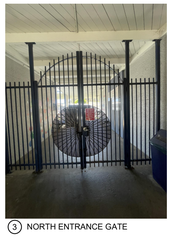
1 WEST BUILDING ENTRANCE



2 WEST BUILDING ENTRANCE



3 NORTH ENTRANCE GATE

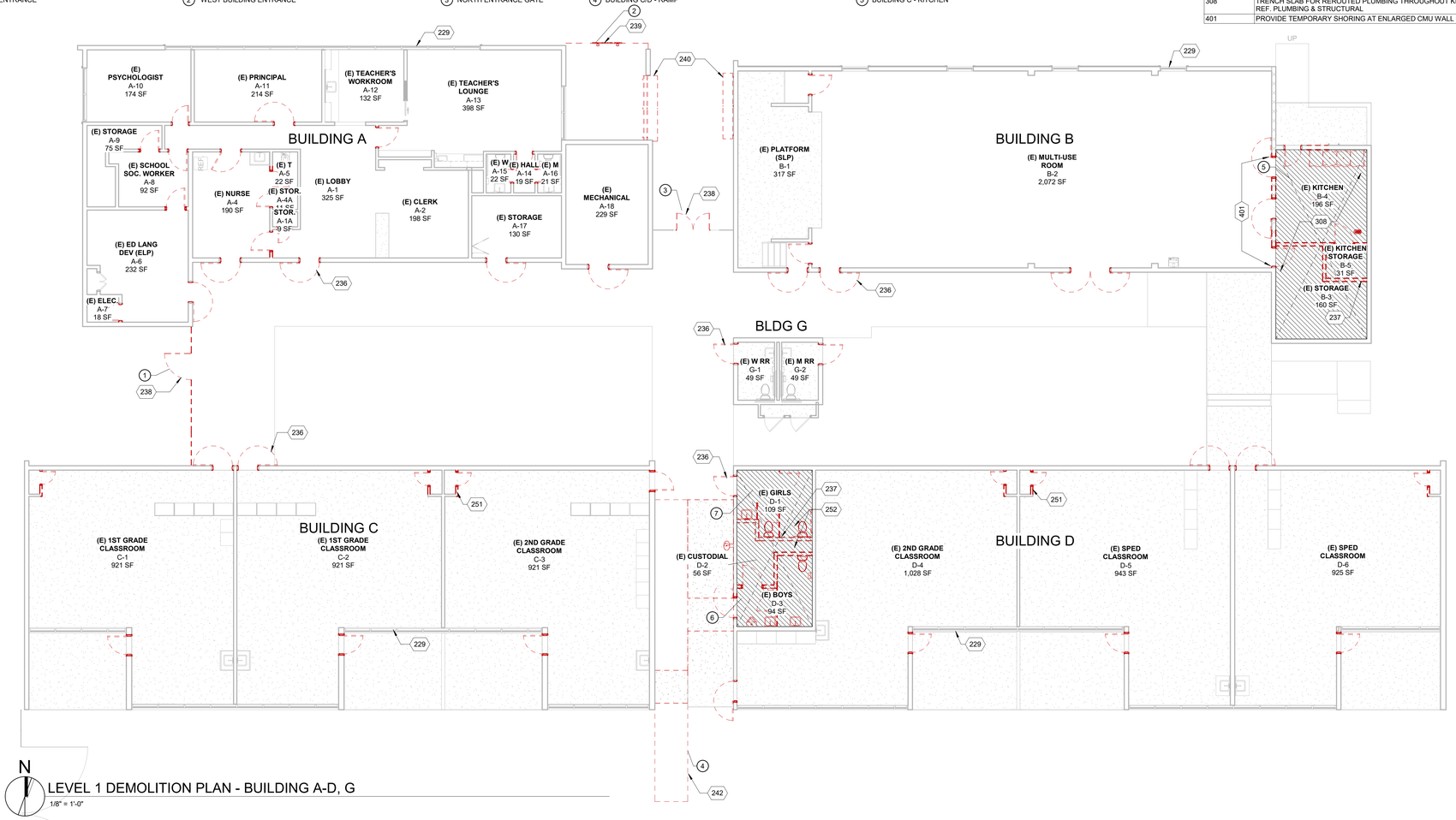


4 BUILDING C/D - RAMP



5 BUILDING C - KITCHEN

KEYNOTE LEGEND	
Key Value	Keynote Text
229	(D) ALTERNATE 3: REPLACEMENT OF EXTERIOR STOREFRONT WINDOWS, TYP. AT ALL EXTERIOR CONDITIONS. REMOVAL INCLUDES FRAMES, GLAZING, AND PERIMETER SEALANTS
236	(D) DEMOLISH ALL EXTERIOR & INTERIOR DOORS AND FRAMES. AT EXTERIOR CONDITIONS, REMOVE EXISTING DOORS, FRAMES, THRESHOLDS, HARDWARE, PERIMETER SEALANTS, AND ASSOCIATED ACCESSORIES. REMOVE EXISTING FLASHING AND WATERPROOFING COMPONENTS AS REQUIRED TO ACCOMMODATE NEW DOOR ASSEMBLIES.
237	(D) DEMOLISH INTERIOR WALL PARTITION, WHERE DASHED
238	(D) DEMOLISH GATE, REF. LANDSCAPE
239	(D) DEMOLISH WOODEN SIGN AND PARTIAL FENCE AT ENTRY
240	(D) DEMOLISH BENCHES
242	(D) DEMOLISH EXTERIOR PAVING WHERE INDICATED, REF. CIVIL
251	(E) ENLARGE HVAC CLOSET TO ACCOMMODATE NEW HEAT PUMP UNITS, TYPICAL AT ALL CLASSROOM BUILDINGS
252	(E) ADJACENT EXISTING ROOMS AT DIFFERENT FLOOR LEVELS. PARTIAL CONC. SLAB TO BE RAISED WHERE NEW ROOM BOUNDARIES DO NOT ALIGN WITH EXISTING ROOM BOUNDARIES, REF. STRUCTURAL
308	TRENCH SLAB FOR REROUTED PLUMBING THROUGHOUT KITCHEN; PATCH AND REPAIR. REF. PLUMBING & STRUCTURAL
401	PROVIDE TEMPORARY SHORING AT ENLARGED CMU WALL OPENING, REF. STRUCTURAL



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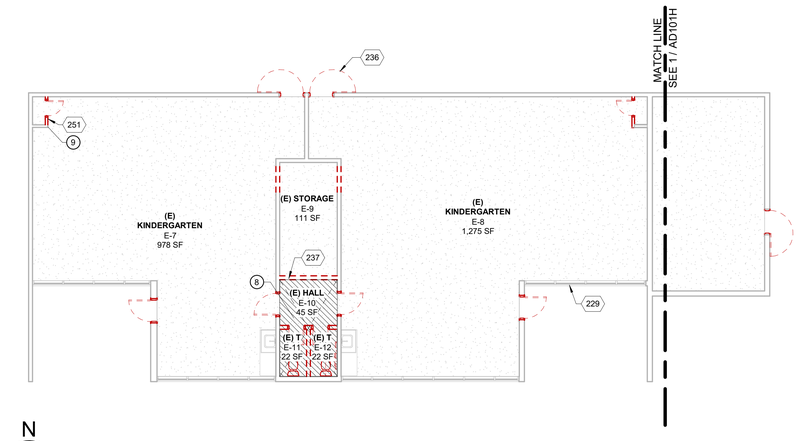
LEVEL 1 DEMOLITION PLAN - BUILDING A-D, G

1/8" = 1'-0"



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LEVEL 1 DEMOLITION PLAN - BUILDING E-F

1/8" = 1'-0"



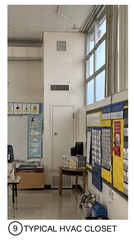
6 BUILDING C - BOYS RESTROOM



7 BUILDING C - GIRLS RESTROOM



8 BUILDING E - KINDERGARTEN RESTROOMS



9 TYPICAL HVAC CLOSET

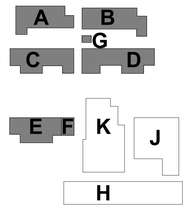
DEMOLITION PLAN NOTES

1. THE ARCHITECT HAS NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO, HAZARDOUS MATERIALS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT OR OTHER TOXIC SUBSTANCES. THE FACT THAT THESE DOCUMENTS DO NOT INDICATE THE PRESENCE OF OR REMOVAL OR CONTAINMENT OF THE FOREGOING IS NOT INTENDED TO INDICATE THAT THESE MATERIALS OR SUBSTANCES, AMONG OTHERS, ARE NOT PRESENT AND ARE NOT REQUIRED TO BE REMOVED OR CONTAINED IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
2. PORTIONS OF THE BUILDING IMMEDIATELY ADJACENT TO THE PROJECT AREA WILL BE OCCUPIED DURING SELECTIVE DEMOLITION. WORK SHALL NOT DISTURB NORMAL OPERATIONS ADJACENT TO AREAS IDENTIFIED FOR SELECTIVE DEMOLITION WITHOUT THE EXPRESS CONSENT OF PARTIES AFFECTED. DISTURBANCE MAY INCLUDE, WITHOUT LIMITATION, DUST, DIRT, DEBRIS, NOISE, ODORS, ETC.
3. CONDUCT WORK IN MANNER THAT WILL MINIMIZE NEED FOR DISRUPTION OF NORMAL OPERATIONS. PROVIDE MINIMUM 72 HOURS ADVANCE NOTICE OF DEMOLITION ACTIVITIES DISRUPTING OPERATIONS IN AREAS AROUND THE WORK, INCLUDING ON LEVELS ABOVE OR BELOW AS APPLICABLE.
4. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT STAFF PERSONNEL AND GENERAL PUBLIC FROM INJURY DURING SELECTIVE DEMOLITION WORK.
5. CONTRACTOR SHALL VERIFY EXISTING BUILDING DIMENSIONS, PARTITION AND WALL LOCATIONS AND FLOOR ELEVATIONS IN FIELD AND NOTIFY THE ARCHITECT OF DISCREPANCIES PRIOR TO START OF WORK.
6. CONTRACTOR TO DOCUMENT EXISTING CONDITIONS PRIOR TO START OF WORK USING PHOTOGRAPHS, VIDEOS, OR OTHER MEANS WHICH CAN BE READILY SHARED. SUCH DOCUMENTATION WILL BE MADE AVAILABLE TO ARCHITECT AS REQUIRED BELOW.
7. PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND IS EXPOSED DURING DEMOLITION OPERATIONS. RESTORE ANY DAMAGED FINISHES TO CONDITION PRIOR TO START OF WORK.
8. PROTECT FLOORS WITH SUITABLE COVERING WHEN NECESSARY.
9. COVER AND PROTECT FURNITURE, EQUIPMENT, AND FIXTURES FROM SOILING OR DAMAGE WHEN DEMOLITION WORK IS PERFORMED IN AREAS WHERE SUCH ITEMS HAVE NOT BEEN REMOVED. RESTORE ANY SUCH ELEMENTS THAT ARE DAMAGED TO CONDITION PRIOR TO DEMOLITION WORK.
10. PRIOR TO CUTTING EXISTING CONSTRUCTION, LOCATE AND VISIBLY MARK SERVICES TO REMAIN IN OPERATION, INCLUDING FLOOR PENETRATIONS, UNDOCUMENTED CONDITIONS, UTILITY RISERS, ETC., AND WALLS THAT CONTAIN VERTICAL RISERS THAT REMAIN IN OPERATION DURING THE DEMOLITION WORK.
11. IF UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OF DESIGN ARE ENCOUNTERED, INVESTIGATE, MEASURE AND DOCUMENT NATURE AND EXTENT OF CONFLICT AND NOTIFY ARCHITECT BEFORE PROCEEDING.
12. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DO NOT INTERRUPT UTILITIES SERVING FUNCTIONING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES ACCEPTABLE TO GOVERNING AUTHORITIES DURING INTERRUPTIONS TO EXISTING UTILITIES.
13. WHERE DEMOLITION IS REQUIRED BEYOND THE LIMITS OF THE CONTRACT TO ROUTE NEW DUCTWORK, PIPING, CONDUITS ETC., RATED WALLS AND SMOKE BARRIERS SHALL BE PATCHED BY CONTRACTOR MAKING PENETRATIONS. ALL FINISHES DAMAGED BY THE WORK SHALL BE RESTORED TO THEIR CONDITION PRIOR TO START OF WORK.
14. REPAIR DEMOLITION IN EXCESS OF THAT REQUIRED. RETURN ELEMENTS OF CONSTRUCTION AND SURFACES TO REMAIN TO CONDITION PRIOR TO START OF OPERATIONS. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION.
15. PROVIDE SHORING, BRACING OR OTHER MEANS REQUIRED TO PROTECT AND MAINTAIN THE SAFETY, INTEGRITY AND STABILITY OF EXISTING AND NEW CONSTRUCTION. WHEN REQUIRED, DESIGN OF THESE MEANS AND METHODS SHALL BE BY A LICENSED PROFESSIONAL ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.
16. IF ROOFING, GLAZING, FLASHING, COPING OR PORTIONS OF EXTERIOR WALLS ARE REMOVED OR OPENED, SUITABLE THERMAL AND/OR MOISTURE OR VAPOR PROTECTION SHALL BE PROVIDED AND MAINTAINED FOR THE DURATION SUCH ELEMENTS OR PORTIONS OF THE BUILDING ARE OPEN TO WEATHER.
17. ERECT AND MAINTAIN 1 HOUR FIRE RESISTANCE RATED TEMPORARY PARTITIONS WHERE REQUIRED OR AS DIRECTED BY THE AHJ TO PROTECT EXISTING CONSTRUCTION AND ADJACENT OPERATIONS.
18. REMOVAL OF ITEMS NOTED INCLUDES REMOVAL OF ASSOCIATED ANCHORS, ADHESIVES, HARDWARE, CONDUIT, WIRE, PIPING, FASTENERS, BRACKETS, SUPPORTS, ETC. TO BARE EXISTING STRUCTURE.
19. NEW CEILING INSTALLATIONS ARE NOT TO REUSE COMPONENTS OF OLD OR REMOVED CEILING SYSTEMS. WHERE EXISTING CEILINGS ARE INDICATED TO BE DEMOLISHED, COMPLETELY REMOVE EXISTING CEILING AND SUSPENSION SYSTEM COMPONENTS, INCLUDING BRACKETS, SUPPORT WIRES, SPLAY WIRES, COMPRESSION STRUTS, AND ATTACHMENTS TO STRUCTURE.
20. SCOPE OF DEMOLITION WORK REQUIRED IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL AND ARCHITECTURAL ITEMS AS REQUIRED TO FACILITATE NEW CONSTRUCTION. SEE STRUCTURAL, MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS FOR ADDITIONAL SCOPE OF DEMOLITION WORK.
21. REFER TO FINISH PLANS/SCHEDULES FOR SELECTIVE DEMOLITION OF EXISTING FINISHES THAT MAY BE REQUIRED IN AREAS NOT INDICATED ON THESE DRAWINGS.
22. SELECTIVE LIMITED DEMOLITION OF CEILINGS ON LEVEL BELOW (NOT SHOWN) MAY BE REQUIRED TO ACCOMMODATE INSTALLATION OF NEW STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL WORK. RESTORE CEILINGS TO CONDITION PRIOR TO DEMOLITION.
23. REMOVE WALL COVERING AND BASE AT EXISTING WALLS SCHEDULED TO RECEIVE NEW FINISHES. PREP WALL TO RECEIVE SCHEDULED FINISH. REFER TO FINISH PLANS/SCHEDULES FOR EXTENT OF DEMOLITION.
24. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

DEMOLITION PLAN LEGEND

- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- FOR ENTIRE FLOOR IN SHADED AREA - COMPLETELY REMOVE ALL EXISTING WALL AND FLOOR FINISHES (AT ROOMS AND/OR AREAS TO REMAIN AND RECEIVE NEW FLOOR FINISHES, LEAVE SUB-FLOOR CLEAN AND PREPARED FOR NEW WORK.
- COMPLETELY REMOVE ALL EXISTING CEILINGS UON (EITHER LAY-IN, PLASTER, OR GYP BD INCLUDING ALL CURTAIN, CEILING MOUNTED EQUIPMENT, SUPPORTS, TRACKS ETC)

KEY PLAN



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Level 1 Demolition Plan - Building A-G

AD101A

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1 BUILDING J - SOUTH WALL



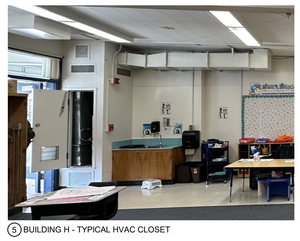
2 BUILDING J - EAST WALL AT RESTROOMS



3 BUILDING J - BOYS RESTROOM

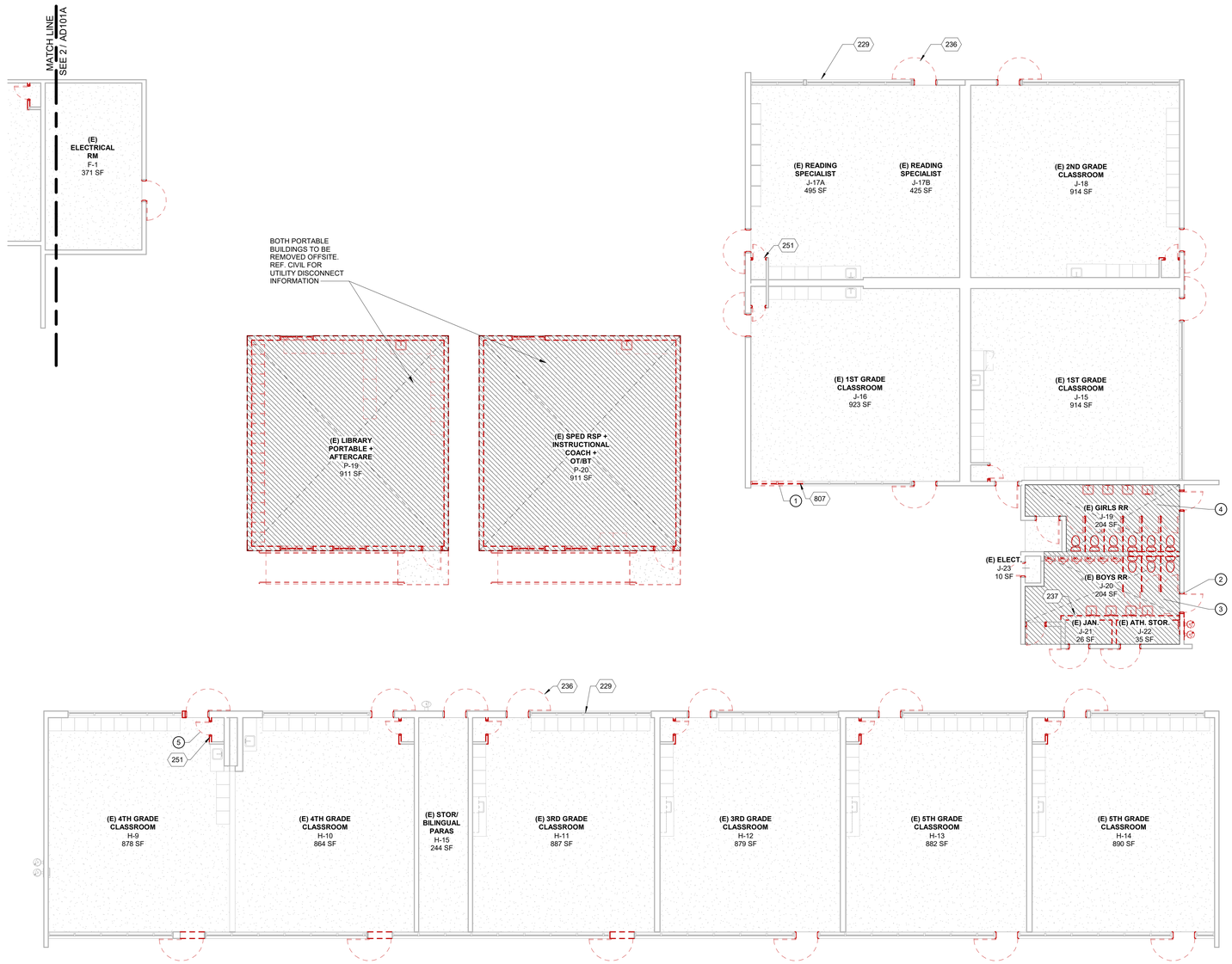


4 BUILDING J - GIRLS RESTROOM



5 BUILDING H - TYPICAL HVAC CLOSET

KEYNOTE LEGEND	
Key Value	Keynote Text
229	(D) ALTERNATE 3: REPLACEMENT OF EXTERIOR STOREFRONT WINDOWS, TYP. AT ALL EXTERIOR CONDITIONS. REMOVAL INCLUDES FRAMES, GLAZING, AND PERIMETER SEALANTS
236	(D) DEMOLISH ALL EXTERIOR & INTERIOR DOORS AND FRAMES. AT EXTERIOR CONDITIONS, REMOVE EXISTING DOORS, FRAMES, THRESHOLDS, HARDWARE, PERIMETER SEALANTS, AND ASSOCIATED ACCESSORIES. REMOVE EXISTING FLASHING AND WATERPROOFING COMPONENTS AS REQUIRED TO ACCOMMODATE NEW DOOR ASSEMBLIES.
237	(D) DEMOLISH INTERIOR WALL PARTITION, WHERE DASHED
251	(E) ENLARGE HVAC CLOSET TO ACCOMMODATE NEW HEAT PUMP UNITS, TYPICAL AT ALL CLASSROOM BUILDINGS
807	AT NEW DOORWAY, REMOVE PARTIAL STOREFRONT UP TO MULLION LINE AND SALVAGE REMAINING LENGTH. PROVIDE STRUCTURAL SUPPORT POST AND END OF TRUNCATED PORTION, REF. STRUCTURAL



N

LEVEL 1 DEMOLITION PLAN - BUILDING H-K

1/8" = 1'-0"

DEMOLITION PLAN NOTES

1. THE ARCHITECT HAS NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO, HAZARDOUS MATERIALS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT OR OTHER TOXIC SUBSTANCES. THE FACT THAT THESE DOCUMENTS DO NOT INDICATE THE PRESENCE OF OR REMOVAL OR CONTAINMENT OF THE FOREGOING IS NOT INTENDED TO INDICATE THAT THESE MATERIALS OR SUBSTANCES, AMONG OTHERS, ARE NOT PRESENT AND ARE NOT REQUIRED TO BE REMOVED OR CONTAINED IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
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3. CONDUCT WORK IN MANNER THAT WILL MINIMIZE NEED FOR DISRUPTION OF NORMAL OPERATIONS. PROVIDE MINIMUM 72 HOURS ADVANCE NOTICE OF DEMOLITION ACTIVITIES DISRUPTING OPERATIONS IN AREAS AROUND THE WORK, INCLUDING ON LEVELS ABOVE OR BELOW AS APPLICABLE.
4. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT STAFF PERSONNEL AND GENERAL PUBLIC FROM INJURY DURING SELECTIVE DEMOLITION WORK.
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7. PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND IS EXPOSED DURING DEMOLITION OPERATIONS. RESTORE ANY DAMAGED FINISHES TO CONDITION PRIOR TO START OF WORK.
8. PROTECT FLOORS WITH SUITABLE COVERING WHEN NECESSARY.
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12. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DO NOT INTERRUPT UTILITIES SERVING FUNCTIONING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES ACCEPTABLE TO GOVERNING AUTHORITIES DURING INTERRUPTIONS TO EXISTING UTILITIES.
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16. IF ROOFING, GLAZING, FLASHING, COPING OR PORTIONS OF EXTERIOR WALLS ARE REMOVED OR OPENED, SUITABLE THERMAL AND/OR MOISTURE OR VAPOR PROTECTION SHALL BE PROVIDED AND MAINTAINED FOR THE DURATION SUCH ELEMENTS OR PORTIONS OF THE BUILDING ARE OPEN TO WEATHER.
17. ERECT AND MAINTAIN 1 HOUR FIRE RESISTANCE RATED TEMPORARY PARTITIONS WHERE REQUIRED OR AS DIRECTED BY THE AHJ TO PROTECT EXISTING CONSTRUCTION AND ADJACENT OPERATIONS.
18. REMOVAL OF ITEMS NOTED INCLUDES REMOVAL OF ASSOCIATED ANCHORS, ADHESIVES, HARDWARE, CONDUIT, WIRE, PIPING, FASTENERS, BRACKETS, SUPPORTS, ETC. TO BARE EXISTING STRUCTURE.
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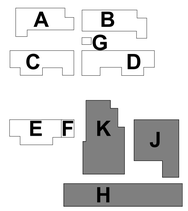
21. REFER TO FINISH PLANS/SCHEDULES FOR SELECTIVE DEMOLITION OF EXISTING FINISHES THAT MAY BE REQUIRED IN AREAS NOT INDICATED ON THESE DRAWINGS.
22. SELECTIVE LIMITED DEMOLITION OF CEILINGS ON LEVEL BELOW (NOT SHOWN) MAY BE REQUIRED TO ACCOMMODATE INSTALLATION OF NEW STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL WORK. RESTORE CEILINGS TO CONDITION PRIOR TO DEMOLITION.
23. REMOVE WALL COVERING AND BASE AT EXISTING WALLS SCHEDULED TO RECEIVE NEW FINISHES. PREP WALL TO RECEIVE SCHEDULED FINISH. REFER TO FINISH PLANS/SCHEDULES FOR EXTENT OF DEMOLITION.
24. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

DEMOLITION PLAN LEGEND

- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- FOR ENTIRE FLOOR IN SHADED AREA - COMPLETELY REMOVE ALL EXISTING WALL AND FLOOR FINISHES (AT ROOMS AND/OR AREAS TO REMAIN AND RECEIVE NEW FLOOR FINISHES, LEAVE SUB-FLOOR CLEAN AND PREPARED FOR NEW WORK.
- COMPLETELY REMOVE ALL EXISTING CEILINGS UON (EITHER LAY-IN, PLASTER, OR GYP BD INCLUDING ALL CURTAIN, CEILING MOUNTED EQUIPMENT, SUPPORTS, TRACKS ETC)

KEY PLAN



South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Date	Issued For
8/11/2026	Schematic Design

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Level 1
Demolition Plan -
Building H-K

AD101H

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1 BUILDING C/D - HIGH-LOW CANOPY TRANSITION



2 CANOPY INTERSECTION



3 BUILDING F - ELECTRICAL SERVICE ENTRANCE



4 BUILDING H - CANOPY JUNCTION



5 BUILDING J- CANOPY JUNCTION



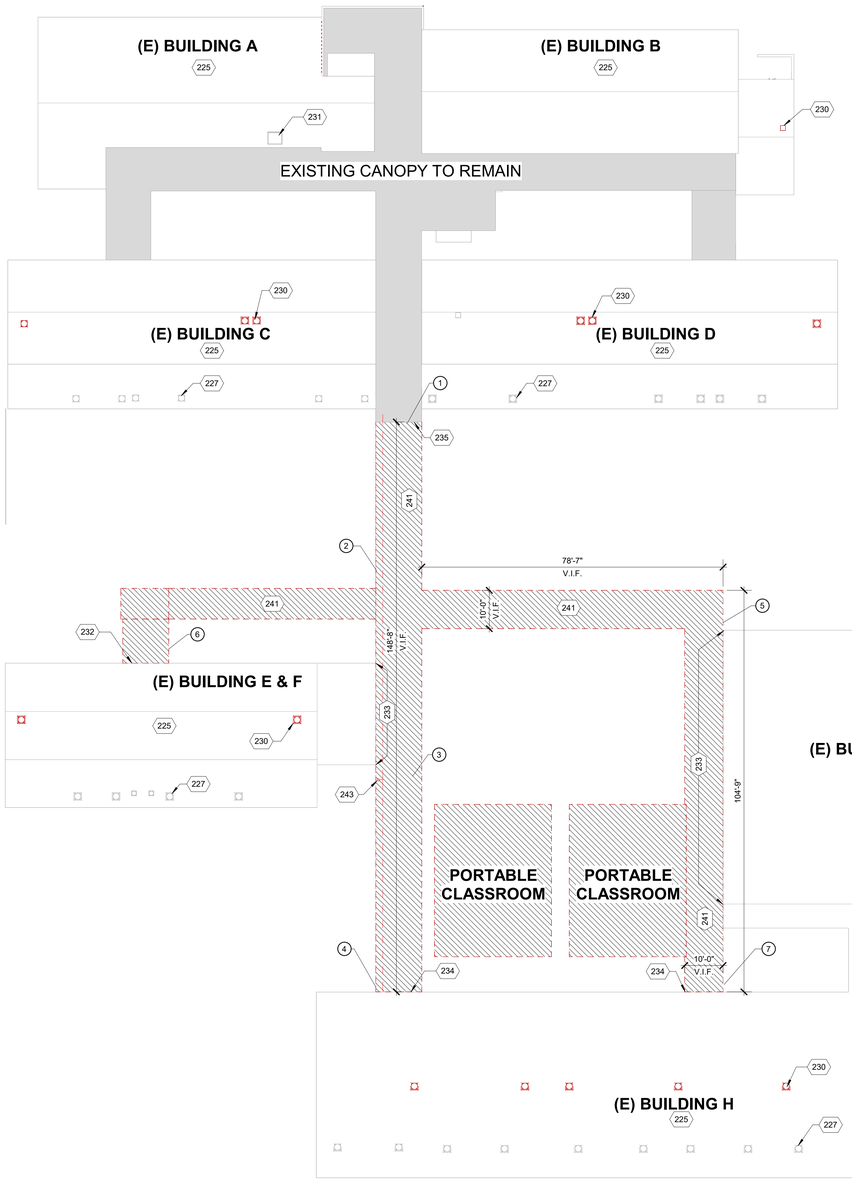
6 BUILDING E - NORTH ENTRANCE



7 BUILDING H/J - CANOPY JUNCTION



8 BUILDING J - CANOPY ADJACENT TO BUILDING



N

DEMOLITION ROOF PLAN - OVERALL

1/16" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
225	(E) CONTRACTOR SHALL INCLUDE ALLOWANCE FOR LOCALIZED REPAIR OF EXISTING SBS MODIFIED BITUMEN ROOFING AT LOCATIONS AFFECTED BY MECHANICAL EQUIPMENT REMOVAL, RELOCATION, OR MODIFICATION. ASSUME LOCALIZED MEMBRANE PATCHING, FLASHING, AND ASSOCIATED SUBSTRATE REPAIRS AS REQUIRED TO RESTORE A CONTINUOUS, WATERTIGHT ROOFING ASSEMBLY. FINAL EXTENT OF REPAIRS TO BE FIELD VERIFIED."
227	(E) EXISTING RELIEF HOOD TO REMAIN, TYP. REF. MECHANICAL
230	(D) MECHANICAL ROOFTOP EQUIPMENT TO BE REMOVED, TYP. REF. MECHANICAL. PATCH AND REPAIR OPENING IN ROOF.
231	(E) EXISTING ROOF ACCESS HATCH TO REMAIN
232	(D) DEMOLISH LOWER & UPPER FREESTANDING CANOPIES. REMOVE FLASHING, PATCH AND REPAIR TO MATCH EXISTING FASCIA AT WALL CONDITION. REFER ARCHITECTURAL ELEVATIONS FOR NEW ENTRY CANOPY AT THIS LOCATION.
233	(E) PATCH AND REPAIR EXTERIOR WALL WHERE ADJACENT CANOPY IS TO BE DEMOLISHED.
234	(D) DEMOLISH LOWER FREESTANDING CANOPY WITHOUT DISTURBING ADJACENT ROOF OVERHANG TO REMAIN. REMOVE FLASHING, PATCH AND REPAIR TO MATCH EXISTING FASCIA AT ROOF OVERHANG. REPLACE BATTENS.
235	(D) DEMOLISH LOWER FREESTANDING CANOPY WITHOUT DISTURBING ADJACENT UPPER CANOPY TO REMAIN. REMOVE FASCIA & ASSOCIATED FLASHING. REFER TO ARCHITECTURAL ELEVATIONS FOR NEW ENTRY CANOPY AT THIS LOCATION.
241	(D) DEMOLISH ROOF CANOPY WHERE INDICATED, REF. CIVIL
243	(D) ELECTRICAL SERVICE ENTRANCE AND PATH TO BE RE-ROUTED, REF. ELECTRICAL

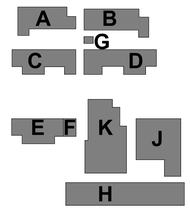
DEMOLITION PLAN NOTES

1. THE ARCHITECT HAS NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO, HAZARDOUS MATERIALS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT OR OTHER TOXIC SUBSTANCES. THE FACT THAT THESE DOCUMENTS DO NOT INDICATE THE PRESENCE OF OR REMOVAL OR CONTAINMENT OF THE FOREGOING IS NOT INTENDED TO INDICATE THAT THESE MATERIALS OR SUBSTANCES, AMONG OTHERS, ARE NOT PRESENT AND ARE NOT REQUIRED TO BE REMOVED OR CONTAINED IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
2. PORTIONS OF THE BUILDING IMMEDIATELY ADJACENT TO THE PROJECT AREA WILL BE OCCUPIED DURING SELECTIVE DEMOLITION. WORK SHALL NOT DISTURB NORMAL OPERATIONS ADJACENT TO AREAS IDENTIFIED FOR SELECTIVE DEMOLITION WITHOUT THE EXPRESS CONSENT OF PARTIES AFFECTED. DISTURBANCE MAY INCLUDE, WITHOUT LIMITATION, DUST, DIRT, DEBRIS, NOISE, ODORS, ETC.
3. CONDUCT WORK IN MANNER THAT WILL MINIMIZE NEED FOR DISRUPTION OF NORMAL OPERATIONS. PROVIDE MINIMUM 72 HOURS ADVANCE NOTICE OF DEMOLITION ACTIVITIES DISRUPTING OPERATIONS IN AREAS AROUND THE WORK, INCLUDING ON LEVELS ABOVE OR BELOW AS APPLICABLE.
4. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT STAFF PERSONNEL AND GENERAL PUBLIC FROM INJURY DURING SELECTIVE DEMOLITION WORK.
5. CONTRACTOR SHALL VERIFY EXISTING BUILDING DIMENSIONS, PARTITION AND WALL LOCATIONS AND FLOOR ELEVATIONS IN FIELD AND NOTIFY THE ARCHITECT OF DISCREPANCIES PRIOR TO START OF WORK.
6. CONTRACTOR TO DOCUMENT EXISTING CONDITIONS PRIOR TO START OF WORK USING PHOTOGRAPHS, VIDEOS, OR OTHER MEANS WHICH CAN BE READILY SHARED. SUCH DOCUMENTATION WILL BE MADE AVAILABLE TO ARCHITECT AS REQUIRED BELOW.
7. PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND IS EXPOSED DURING DEMOLITION OPERATIONS. RESTORE ANY DAMAGED FINISHES TO CONDITION PRIOR TO START OF WORK.
8. PROTECT FLOORS WITH SUITABLE COVERING WHEN NECESSARY.
9. COVER AND PROTECT FURNITURE, EQUIPMENT, AND FIXTURES FROM SOILING OR DAMAGE WHEN DEMOLITION WORK IS PERFORMED IN AREAS WHERE SUCH ITEMS HAVE NOT BEEN REMOVED. RESTORE ANY SUCH ELEMENTS THAT ARE DAMAGED TO CONDITION PRIOR TO DEMOLITION WORK.
10. PRIOR TO CUTTING EXISTING CONSTRUCTION, LOCATE AND VISIBLY MARK SERVICES TO REMAIN IN OPERATION, INCLUDING FLOOR PENETRATIONS, UNDOCUMENTED CONDITIONS, UTILITY RISERS, ETC., AND WALLS THAT CONTAIN VERTICAL RISERS THAT REMAIN IN OPERATION DURING THE DEMOLITION WORK.
11. IF UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OF DESIGN ARE ENCOUNTERED, INVESTIGATE, MEASURE AND DOCUMENT NATURE AND EXTENT OF CONFLICT AND NOTIFY ARCHITECT BEFORE PROCEEDING.
12. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DO NOT INTERRUPT UTILITIES SERVING FUNCTIONING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES ACCEPTABLE TO GOVERNING AUTHORITIES DURING INTERRUPTIONS TO EXISTING UTILITIES.
13. WHERE DEMOLITION IS REQUIRED BEYOND THE LIMITS OF THE CONTRACT TO ROUTE NEW DUCTWORK, PIPING, CONDUITS ETC., RATED WALLS AND SMOKE BARRIERS SHALL BE PATCHED BY CONTRACTOR MAKING PENETRATIONS. ALL FINISHES DAMAGED BY THE WORK SHALL BE RESTORED TO THEIR CONDITION PRIOR TO START OF WORK.
14. REPAIR DEMOLITION IN EXCESS OF THAT REQUIRED. RETURN ELEMENTS OF CONSTRUCTION AND SURFACES TO REMAIN TO CONDITION PRIOR TO START OF OPERATIONS. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION.
15. PROVIDE SHORING, BRACING OR OTHER MEANS REQUIRED TO PROTECT AND MAINTAIN THE SAFETY, INTEGRITY AND STABILITY OF EXISTING AND NEW CONSTRUCTION. WHEN REQUIRED, DESIGN OF THESE MEANS AND METHODS SHALL BE BY A LICENSED PROFESSIONAL ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.
16. IF ROOFING, GLAZING, FLASHING, COPING OR PORTIONS OF EXTERIOR WALLS ARE REMOVED OR OPENED, SUITABLE THERMAL AND/OR MOISTURE OR VAPOR PROTECTION SHALL BE PROVIDED AND MAINTAINED FOR THE DURATION SUCH ELEMENTS OR PORTIONS OF THE BUILDING ARE OPEN TO WEATHER.
17. ERECT AND MAINTAIN 1 HOUR FIRE RESISTANCE RATED TEMPORARY PARTITIONS WHERE REQUIRED OR AS DIRECTED BY THE AHJ TO PROTECT EXISTING CONSTRUCTION AND ADJACENT OPERATIONS.
18. REMOVAL OF ITEMS NOTED INCLUDES REMOVAL OF ASSOCIATED ANCHORS, ADHESIVES, HARDWARE, CONDUIT, WIRE, PIPING, FASTENERS, BRACKETS, SUPPORTS, ETC. TO BARE EXISTING STRUCTURE.
19. NEW CEILING INSTALLATIONS ARE NOT TO REUSE COMPONENTS OF OLD OR REMOVED CEILING SYSTEMS. WHERE EXISTING CEILINGS ARE INDICATED TO BE DEMOLISHED, COMPLETELY REMOVE EXISTING CEILING AND SUSPENSION SYSTEM COMPONENTS, INCLUDING BRACKETS, SUPPORT WIRES, SPLAY WIRES, COMPRESSION STRUTS, AND ATTACHMENTS TO STRUCTURE.
20. SCOPE OF DEMOLITION WORK REQUIRED IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL AND ARCHITECTURAL ITEMS AS REQUIRED TO FACILITATE NEW CONSTRUCTION. SEE STRUCTURAL, MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS FOR ADDITIONAL SCOPE OF DEMOLITION WORK.
21. REFER TO FINISH PLANS/SCHEDULES FOR SELECTIVE DEMOLITION OF EXISTING FINISHES THAT MAY BE REQUIRED IN AREAS NOT INDICATED ON THESE DRAWINGS.
22. SELECTIVE LIMITED DEMOLITION OF CEILINGS ON LEVEL BELOW (NOT SHOWN) MAY BE REQUIRED TO ACCOMMODATE INSTALLATION OF NEW STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL WORK. RESTORE CEILINGS TO CONDITION PRIOR TO DEMOLITION.
23. REMOVE WALL COVERING AND BASE AT EXISTING WALLS SCHEDULED TO RECEIVE NEW FINISHES. PREP WALL TO RECEIVE SCHEDULED FINISH. REFER TO FINISH PLANS/SCHEDULES FOR EXTENT OF DEMOLITION.
24. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

DEMOLITION ROOF PLAN LEGEND

- EXISTING ROOF ELEMENTS TO BE REMOVED
- EXISTING ROOF ELEMENTS TO REMAIN
- ENTIRE ROOF ASSEMBLY AND STRUCTURE BELOW TO BE REMOVED.
- EXISTING ROOF TO REMAIN
- EXISTING CANOPY TO REMAIN

KEY PLAN



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Level 1 Demolition Roof Plan - Overall

AD191

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KEYNOTE LEGEND	
Key Value	Keynote Text
306	NEW ADA COMPLIANT CONCRETE RAMP, REF. CIVIL
2605	SWITCHGEAR, REF. ELECTRICAL
3207	REPLACEMENT OF EXIT GATE WITH ADA COMPLIANT WITH PANIC HARDWARE, REF. LANDSCAPE/CIVIL
3225	NEW ADA RAMP AND STEPS, REF. CIVIL
3229	NEW CONCRETE CURB/SEATWALL, REF. LANDSCAPE

SITE PLAN LEGEND

- NEW BUILDING
- EXISTING BUILDINGS
- PROPERTY LINE
- LIMIT OF WORK

W ORANGE AVE

C STREET

(E) BUILDING A

(E) BUILDING B

(E) BLDG G

(E) BUILDING C

(E) BUILDING D

BUILDING K

(E) BUILDING E

(E) BLDG F

(E) BUILDING J

(E) BUILDING H

EXISTING TRANSFORMER

PROPERTY OF PUBLIC UTILITY COMPANY (SHARED USE AGREEMENT WITH SCHOOL DISTRICT)

PUBLIC UTILITY EASEMENT

UP

DN

3207

3225

306

3229

2605

MATCH LINE
SEE 1 / AS101

MATCH LINE
SEE 2 / AS101

N

SITE PLAN
1/16" = 1'-0"

N

SITE PLAN - SOUTH
1/16" = 1'-0"

KEY PLAN

A B G C D E F K J H

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Architectural Site Plan

AS101

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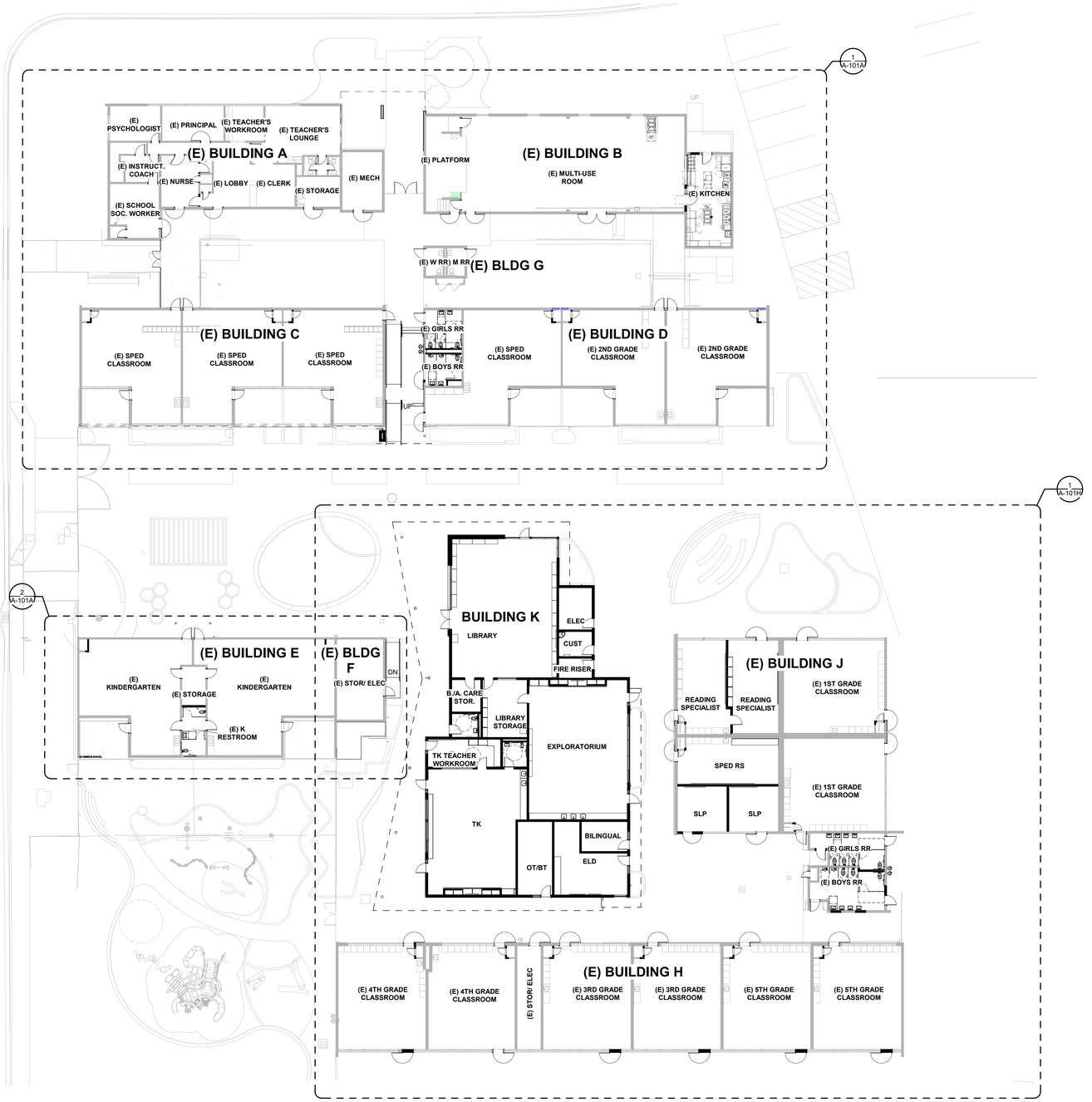

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LEVEL 1 FLOOR PLAN - OVERALL

1/16" = 1'-0"

FLOOR PLAN NOTES

1. CONTRACTOR TO COORDINATE AND PROVIDE BACKING FOR ALL ITEMS IN CONTRACT, AS WELL AS ITEMS NOTED WHICH ARE IDENTIFIED AS NOT IN CONTRACT (NIC) OR ITEMS WHICH ARE OWNER-PROVIDED OR VENDOR-PROVIDED. SUCH ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO, SIGNAGE, VISUAL BOARD UNITS, CONFERENCING TRAYS, RAILS OR OTHER ACCESSORIES, BULLETIN BOARDS, DISPLAY CASES, COMPUTER OR TELEVISION DISPLAYS, MONITORS, SECURITY CAMERAS, WIRELESS ACCESS POINTS, LOCKERS, AND OTHER CASEWORK OR EQUIPMENT.
2. DO NOT SCALE DRAWINGS. USE DIMENSIONS INDICATED.
3. CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS, PARTITION AND WALL LOCATIONS, AND FLOOR ELEVATIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF WORK.
4. ALL EXISTING CONSTRUCTION REMAINING BUT AFFECTED BY THE WORK UNDER THIS CONTRACT SHALL BE RESTORED AND REFINISHED TO MATCH THE MATERIALS, FINISH AND ALIGNMENT OF THE EXISTING ADJACENT CONSTRUCTION.
5. COORDINATE QUANTITY, SIZE AND LOCATION OF ALL FLOOR, ROOF AND WALL OPENINGS FOR MECHANICAL AND ELECTRICAL WORK FOR A COMPLETE INSTALLATION. PROVIDE OPENINGS SHOWN OR REQUIRED FOR COMPLETION OF WORK.
6. COORDINATE SIZE AND LOCATION OF ALL ACCESS PANELS WITH APPROPRIATE TRADES.
7. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, NOMINAL FINISH FACE OF CONCRETE, OR NOMINAL FACE OF MASONRY UNLESS OTHERWISE NOTED.
8. DIMENSIONS IN ROOMS WITH WALL TILE ARE TO FACE OF TILE SURFACE TYPICAL, UNLESS OTHERWISE NOTED, WITH THICKNESS OF TILE AND SETTING BED BEING IDENTIFIED NOMINALLY AS ½". IF TILE AND SETTING BED IS THICKER THAN ½", PARTITION LAYOUT TO BE ADJUSTED ACCORDINGLY.
9. WHERE FIRE RATED PARTITIONS TERMINATE AT EXTERIOR WALLS, PROVIDE FIRE SAFING (UL LISTED) INSULATION FROM END OF PARTITION TO INTERIOR FACE OF EXTERIOR SHEATHING, 5" DEPTH X FULL HEIGHT OF CONSTRUCTION (TYPICAL).
10. WHERE SOUND INSULATED PARTITIONS TERMINATE AT EXTERIOR WALL ASSEMBLIES, EXTEND GYPSUM BOARD, ISOLATION CHANNELS, AND SOUND ATTENUATING INSULATION AS SCHEDULED, TO INSIDE FACE OF EXTERIOR SHEATHING, AND SEAL JOINT AT SHEATHING WITH ACOUSTICAL SEALANT.
11. FOR ADDITIONAL INTERIOR FINISHES WHICH MAY IMPACT DIMENSIONS, REFER TO FINISH PLANS/SCHEDULES.
12. WHERE INTERIOR PARTITIONS ABUT WINDOW SYSTEMS, ALIGN CENTERLINES OF PARTITIONS WITH CENTERLINES OF VERTICAL WINDOW MULLIONS, UNLESS OTHERWISE NOTED.
13. PROVIDE CONTINUOUS FIRE RATED CONSTRUCTION BEHIND RECESSED FIXTURES IN FIRE PARTITIONS, FIRE BARRIERS AND FIRE WALLS.
14. PROVIDE FIREPROOFING CONTINUITY WITH EXISTING CONDITIONS, USING LIKE SYSTEMS AS EXISTING, WHERE REQUIRED. VERIFY CONSTRUCTION OF EXISTING ELEMENTS IDENTIFIED AS FIRE RATED AND REPORT CONDITIONS NEGATIVELY IMPACTING RATING OF ELEMENT TO ARCHITECT.
15. PATCH AND REPAIR EXISTING PARTITIONS AT REMOVED RECESSED ITEMS AND AT NEW DOOR OPENINGS. CUT BACK EXISTING GYPSUM BOARD TO NEXT STUD. JOINT BETWEEN NEW AND EXISTING GYPSUM BOARD SHALL BE SECURED TO A COMMON OR SISTERED STUD.
16. PATCH AND REPAIR EXISTING CONCRETE SLAB AND/OR DECK AT REMOVED FLOOR DRAINS, WATER CLOSETS, DUCT PENETRATIONS AND OTHER REMOVED UTILITIES. PROVIDE CONCRETE IN THICKNESS REQUIRED TO MAINTAIN FIRE RATING OF FLOOR SLAB. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCEMENT OR ANCHORING. REPAIR OR INSTALL FIREPROOFING UNDER SLAB AS REQUIRED TO MATCH EXISTING CONSTRUCTION OR AS REQUIRED BY AHJ.
17. LEVEL AND SCARIFY EXISTING SLABS TO PROVIDE ACCEPTABLE SUBSTRATE FOR SCHEDULED FLOORING. REFER TO FINISH PLANS/SCHEDULES AND SPECIFICATIONS FOR PREPARATION OF FLOORS TO RECEIVE NEW FINISHES.

FLOOR PLAN LEGEND

N — TRUE NORTH / PROJECT NORTH

COL — STRUCTURAL GRID LINE

NEW WALL

EXISTING WALL TO REMAIN

101A — DOOR MARK / NEW DOOR

5" TO DOOR OPENING - TYP (UON)

EXISTING DOOR TO REMAIN

HW9A — PARTITION TYPE (SEE PARTITION TYPES SHEET)

ROOM NAME 101 — ROOM NAME & NUMBER

FLOOR DRAIN (FD)

TRENCH DRAIN (TD)

F.E.C. — FIRE EXTINGUISHER CABINET

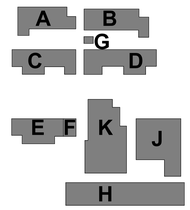
FIRE RATING LEGEND

1 HR FIRE BARRIER (45 MIN / 60 MIN*)

WALL RATINGS SHOWN FOLLOWED BY OPENING PROTECTION REQUIREMENTS IN PARENTHESES

*60-MINUTE OPENING PROTECTIVES REQUIRED FOR DOORS SERVING 1-HOUR EXIT ENCLOSURES AND 1-HOUR SHAFTS

KEY PLAN



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Level 1 Floor Plan - Overall

A-101

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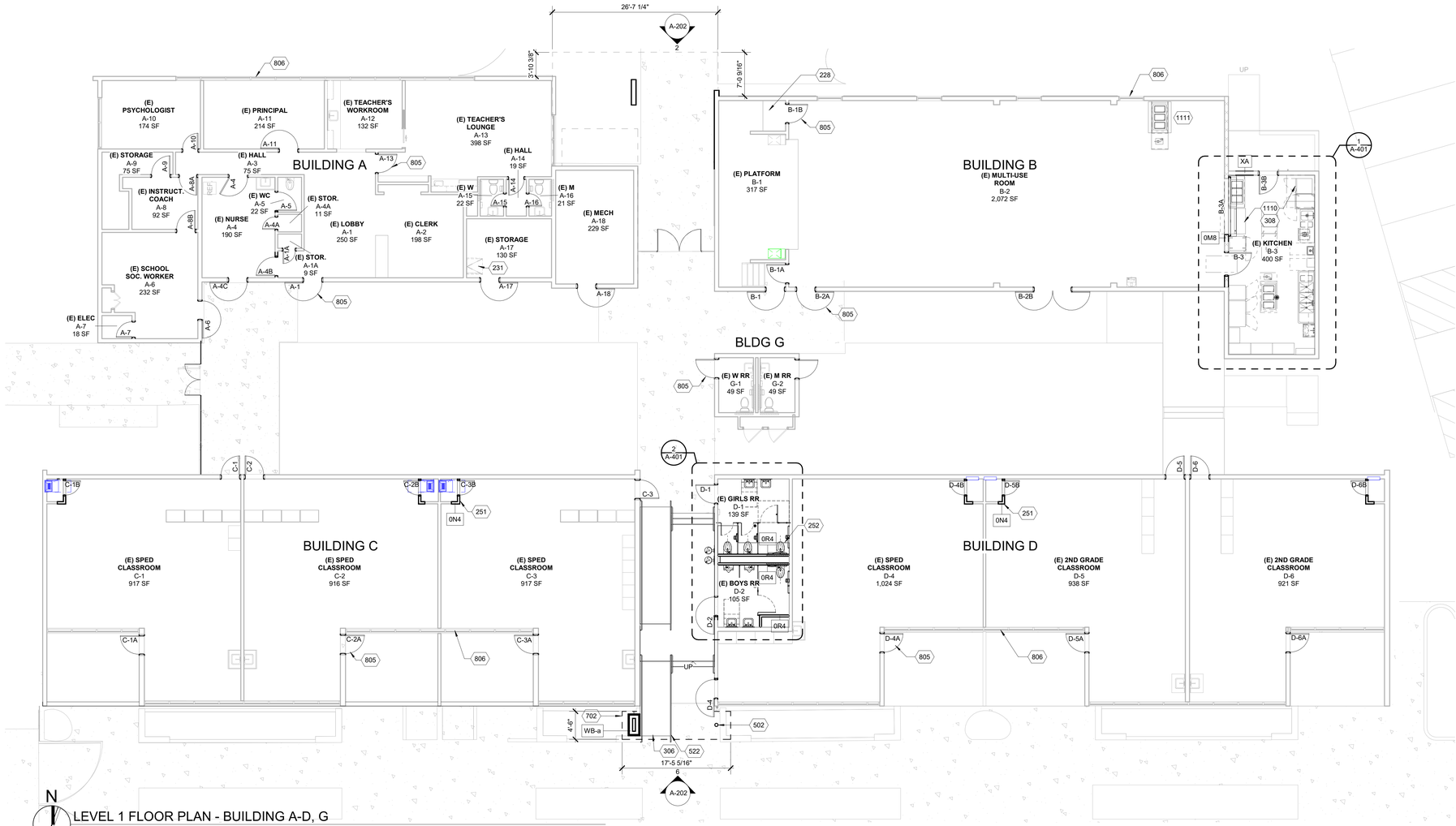

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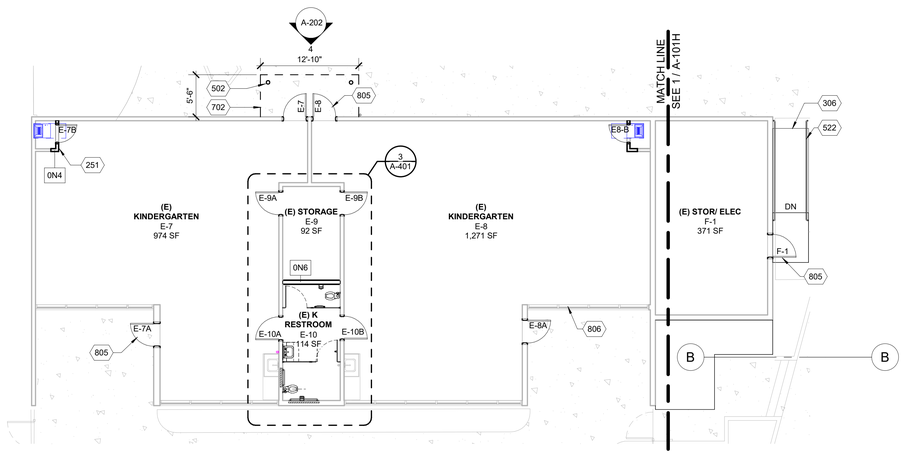
LEVEL 1 FLOOR PLAN - BUILDING A-D, G

1/8" = 1'-0"



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LEVEL 1 FLOOR PLAN - BUILDING E-F

1/8" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
228	(E) EXISTING CHAIR LIFT TO REMAIN
231	(E) EXISTING ROOF ACCESS HATCH TO REMAIN
251	(E) ENLARGE HVAC CLOSET TO ACCOMMODATE NEW HEAT PUMP UNITS, TYPICAL AT ALL CLASSROOM BUILDINGS
252	(E) ADJACENT EXISTING ROOMS AT DIFFERENT FLOOR LEVELS. PARTIAL CONC. SLAB TO BE RAISED WHERE NEW ROOM BOUNDARIES DO NOT ALIGN WITH EXISTING ROOM BOUNDARIES. REF. STRUCTURAL
306	NEW ADA COMPLIANT CONCRETE RAMP, REF. CIVIL
308	TRENCH SLAB FOR REROUTED PLUMBING THROUGHOUT KITCHEN; PATCH AND REPAIR. REF. PLUMBING & STRUCTURAL
502	STEEL COLUMN AT COVERED WALKWAY, AESS 3, TYP.
522	ADA COMPLIANT STAINLESS STEEL HANDRAILS, TYP. AT RAMPS AND STAIRS, REF. CIVIL.
702	ROOF OVERHANG ABOVE - SHOWN DASHED
805	PROVIDE REPLACEMENT DOORS, FRAMES, HARDWARE, AND ASSOCIATED ACCESSORIES AT ALL INTERIOR AND EXTERIOR DOORS. EXTERIOR DOOR REPLACEMENTS SHALL INCLUDE PERIMETER FLASHING, SEALANTS, WATERPROOFING TRANSITIONS, THRESHOLDS, AND REPAIRS TO ADJACENT FINISHES AS REQUIRED FOR A COMPLETE AND WEATHER-TIGHT INSTALLATION. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS.
806	ALTERNATE 3: REPLACEMENT OF EXTERIOR STOREFRONT WINDOWS, TYP. AT ALL EXTERIOR CONDITIONS. EXISTING WINDOW ASSEMBLIES TO BE REMOVED AND REPLACED WITH NEW ALUMINUM STOREFRONT. NOTE THAT TRANSOM WINDOWS AND CLERESTORY WINDOWS ARE NOT SHOWN IN PLANS. REFER TO EXISTING DRAWINGS. CONTRACTOR TO FIELD VERIFY QUANTITIES, EXISTING CONDITIONS, AND DIMENSIONS.
1110	KITCHEN EXPANSION/ALTERATION, REF. FOOD SERVICE
1111	SALAD BAR, REF. FOOD SERVICE

FLOOR PLAN NOTES

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2. DO NOT SCALE DRAWINGS. USE DIMENSIONS INDICATED.
3. CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS, PARTITION AND WALL LOCATIONS, AND FLOOR ELEVATIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF WORK.
4. ALL EXISTING CONSTRUCTION REMAINING BUT AFFECTED BY THE WORK UNDER THIS CONTRACT SHALL BE RESTORED AND REFINISHED TO MATCH THE MATERIALS, FINISH AND ALIGNMENT OF THE EXISTING ADJACENT CONSTRUCTION.
5. COORDINATE QUANTITY, SIZE AND LOCATION OF ALL FLOOR, ROOF AND WALL OPENINGS FOR MECHANICAL AND ELECTRICAL WORK FOR A COMPLETE INSTALLATION. PROVIDE OPENINGS SHOWN OR REQUIRED FOR COMPLETION OF WORK.
6. COORDINATE SIZE AND LOCATION OF ALL ACCESS PANELS WITH APPROPRIATE TRADES.
7. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, NOMINAL FINISH FACE OF CONCRETE, OR NOMINAL FACE OF MASONRY UNLESS OTHERWISE NOTED.
8. DIMENSIONS IN ROOMS WITH WALL TILE ARE TO FACE OF TILE SURFACE TYPICAL, UNLESS OTHERWISE NOTED, WITH THICKNESS OF TILE AND SETTING BED BEING IDENTIFIED NOMINALLY AS ½". IF TILE AND SETTING BED IS THICKER THAN ½", PARTITION LAYOUT TO BE ADJUSTED ACCORDINGLY.
9. WHERE FIRE RATED PARTITIONS TERMINATE AT EXTERIOR WALLS, PROVIDE FIRE SAFING (UL LISTED) INSULATION FROM END OF PARTITION TO INTERIOR FACE OF EXTERIOR SHEATHING, 5" DEPTH X FULL HEIGHT OF CONSTRUCTION (TYPICAL).
10. WHERE SOUND INSULATED PARTITIONS TERMINATE AT EXTERIOR WALL ASSEMBLIES, EXTEND GYPSUM BOARD, ISOLATION CHANNELS, AND SOUND ATTENUATING INSULATION AS SCHEDULED, TO INSIDE FACE OF EXTERIOR SHEATHING, AND SEAL JOINT AT SHEATHING WITH ACOUSTICAL SEALANT.
11. FOR ADDITIONAL INTERIOR FINISHES WHICH MAY IMPACT DIMENSIONS, REFER TO FINISH PLANS/SCHEDULES.
12. WHERE INTERIOR PARTITIONS ABUT WINDOW SYSTEMS, ALIGN CENTERLINES OF PARTITIONS WITH CENTERLINES OF VERTICAL WINDOW MULLIONS, UNLESS OTHERWISE NOTED.
13. PROVIDE CONTINUOUS FIRE RATED CONSTRUCTION BEHIND RECESSED FIXTURES IN FIRE PARTITIONS, FIRE BARRIERS AND FIRE WALLS.
14. PROVIDE FIREPROOFING CONTINUITY WITH EXISTING CONDITIONS, USING LIKE SYSTEMS AS EXISTING, WHERE REQUIRED. VERIFY CONSTRUCTION OF EXISTING ELEMENTS IDENTIFIED AS FIRE RATED AND REPORT CONDITIONS NEGATIVELY IMPACTING RATING OF ELEMENT TO ARCHITECT.
15. PATCH AND REPAIR EXISTING PARTITIONS AT REMOVED RECESSED ITEMS AND AT NEW DOOR OPENINGS. CUT BACK EXISTING GYPSUM BOARD TO NEXT STUD. JOINT BETWEEN NEW AND EXISTING GYPSUM BOARD SHALL BE SECURED TO A COMMON OR SISTERED STUD.
16. PATCH AND REPAIR EXISTING CONCRETE SLAB AND/OR DECK AT REMOVED FLOOR DRAINS, WATER CLOSETS, DUCT PENETRATIONS AND OTHER REMOVED UTILITIES. PROVIDE CONCRETE IN THICKNESS REQUIRED TO MAINTAIN FIRE RATING OF FLOOR SLAB. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED REINFORCEMENT OR ANCHORING. REPAIR OR INSTALL FIREPROOFING UNDER SLAB AS REQUIRED TO MATCH EXISTING CONSTRUCTION OR AS REQUIRED BY AHJ.
17. LEVEL AND SCARIFY EXISTING SLABS TO PROVIDE ACCEPTABLE SUBSTRATE FOR SCHEDULED FLOORING. REFER TO FINISH PLANS/SCHEDULES AND SPECIFICATIONS FOR PREPARATION OF FLOORS TO RECEIVE NEW FINISHES.

FLOOR PLAN LEGEND

- TRUE NORTH / PROJECT NORTH
- COL — STRUCTURAL GRID LINE
- NEW WALL
- EXISTING WALL TO REMAIN
- 101A — DOOR MARK; NEW DOOR; 5" TO DOOR OPENING - TYP (UON)
- EXISTING DOOR TO REMAIN
- HW9A — PARTITION TYPE (SEE PARTITION TYPES SHEET)
- ROOM NAME 101 — ROOM NAME & NUMBER
- FLOOR DRAIN (FD)
- TRENCH DRAIN (TD)
- F.E.C. — FIRE EXTINGUISHER CABINET

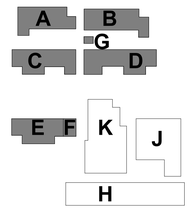
FIRE RATING LEGEND

1 HR FIRE BARRIER (45 MIN / 60 MIN*)

WALL RATINGS SHOWN FOLLOWED BY OPENING PROTECTION REQUIREMENTS IN PARENTHESES

*60-MINUTE OPENING PROTECTIVES REQUIRED FOR DOORS SERVING 1-HOUR EXIT ENCLOSURES AND 1-HOUR SHAFTS

KEY PLAN



South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

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Level 1 Floor Plan - Building A-G

A-101A

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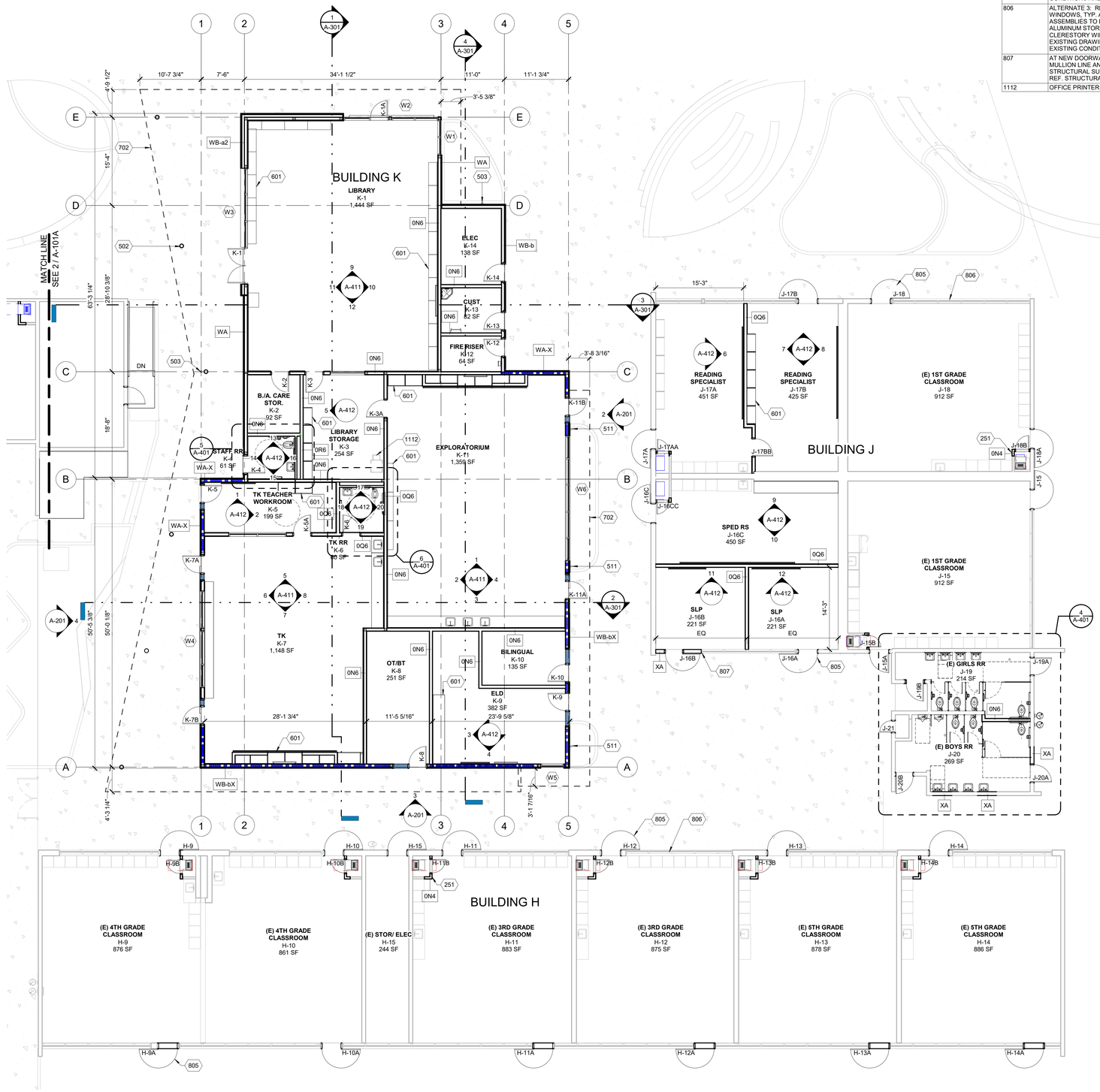

N

LEVEL 1 FLOOR PLAN - BUILDING H-K

1/8" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
251	(E) ENLARGE HVAC CLOSET TO ACCOMMODATE NEW HEAT PUMP UNITS, TYPICAL AT ALL CLASSROOM BUILDINGS
502	STEEL COLUMN AT COVERED WALKWAY, AESS 3, TYP.
503	DOWNSPOUT & SCUPPER
511	STEEL PIPE DOWNSPOUT - SEE CIVIL DRAWINGS FOR CONNECTION TO STORM DRAIN
601	NEW WOOD CASEWORK, TYP. REF. INTERIOR ELEVATIONS
702	ROOF OVERHANG ABOVE - SHOWN DASHED
805	PROVIDE REPLACEMENT DOORS, FRAMES, HARDWARE, AND ASSOCIATED ACCESSORIES AT ALL INTERIOR AND EXTERIOR DOORS. EXTERIOR DOOR REPLACEMENTS SHALL INCLUDE PERIMETER FLASHING, SEALANTS, WATERPROOFING TRANSITIONS, THRESHOLDS, AND REPAIRS TO ADJACENT FINISHES AS REQUIRED FOR A COMPLETE AND WEATHER-TIGHT INSTALLATION. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS.
806	ALTERNATE 3: REPLACEMENT OF EXTERIOR STOREFRONT WINDOWS, TYP. AT ALL EXTERIOR CONDITIONS. EXISTING WINDOW ASSEMBLIES TO BE REMOVED AND REPLACED WITH NEW ALUMINUM STOREFRONT. NOTE THAT TRANSOM WINDOWS AND CLERESTORY WINDOWS ARE NOT SHOWN IN PLANS. REFER TO EXISTING DRAWINGS. CONTRACTOR TO FIELD VERIFY QUANTITIES, EXISTING CONDITIONS, AND DIMENSIONS.
807	AT NEW DOORWAY, REMOVE PARTIAL STOREFRONT UP TO MULLION LINE AND SALVAGE REMAINING LENGTH. PROVIDE STRUCTURAL SUPPORT POST AND END OF TRUNCATED PORTION, REF. STRUCTURAL
1112	OFFICE PRINTER NIC; PROVIDE POWER, REF. ELECTRICAL

FLOOR PLAN NOTES

1. CONTRACTOR TO COORDINATE AND PROVIDE BACKING FOR ALL ITEMS IN CONTRACT, AS WELL AS ITEMS NOTED WHICH ARE IDENTIFIED AS NOT IN CONTRACT (NIC) OR ITEMS WHICH ARE OWNER-PROVIDED OR VENDOR-PROVIDED. SUCH ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO, SIGNAGE, VISUAL BOARD UNITS, CONFERENCING TRAYS, RAILS OR OTHER ACCESSORIES, BULLETIN BOARDS, DISPLAY CASES, COMPUTER OR TELEVISION DISPLAYS, MONITORS, SECURITY CAMERAS, WIRELESS ACCESS POINTS, LOCKERS, AND OTHER CASEWORK OR EQUIPMENT.
2. DO NOT SCALE DRAWINGS. USE DIMENSIONS INDICATED.
3. CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS, PARTITION AND WALL LOCATIONS, AND FLOOR ELEVATIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF WORK.
4. ALL EXISTING CONSTRUCTION REMAINING BUT AFFECTED BY THE WORK UNDER THIS CONTRACT SHALL BE RESTORED AND REFINISHED TO MATCH THE MATERIALS, FINISH AND ALIGNMENT OF THE EXISTING ADJACENT CONSTRUCTION.
5. COORDINATE QUANTITY, SIZE AND LOCATION OF ALL FLOOR, ROOF AND WALL OPENINGS FOR MECHANICAL AND ELECTRICAL WORK FOR A COMPLETE INSTALLATION. PROVIDE OPENINGS SHOWN OR REQUIRED FOR COMPLETION OF WORK.
6. COORDINATE SIZE AND LOCATION OF ALL ACCESS PANELS WITH APPROPRIATE TRADES.
7. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, NOMINAL FINISH FACE OF CONCRETE, OR NOMINAL FACE OF MASONRY UNLESS OTHERWISE NOTED.
8. DIMENSIONS IN ROOMS WITH WALL TILE ARE TO FACE OF TILE SURFACE. TYPICAL, UNLESS OTHERWISE NOTED, WITH THICKNESS OF TILE AND SETTING BED BEING IDENTIFIED NOMINALLY AS ½". IF TILE AND SETTING BED IS THICKER THAN ½", PARTITION LAYOUT TO BE ADJUSTED ACCORDINGLY.
9. WHERE FIRE RATED PARTITIONS TERMINATE AT EXTERIOR WALLS, PROVIDE FIRE SAFING (UL LISTED) INSULATION FROM END OF PARTITION TO INTERIOR FACE OF EXTERIOR SHEATHING, 5" DEPTH X FULL HEIGHT OF CONSTRUCTION (TYPICAL).
10. WHERE SOUND INSULATED PARTITIONS TERMINATE AT EXTERIOR WALL ASSEMBLIES, EXTEND GYPSUM BOARD, ISOLATION CHANNELS, AND SOUND ATTENUATING INSULATION AS SCHEDULED, TO INSIDE FACE OF EXTERIOR SHEATHING, AND SEAL JOINT AT SHEATHING WITH ACOUSTICAL SEALANT.
11. FOR ADDITIONAL INTERIOR FINISHES WHICH MAY IMPACT DIMENSIONS, REFER TO FINISH PLANS/SCHEDULES.
12. WHERE INTERIOR PARTITIONS ABUT WINDOW SYSTEMS, ALIGN CENTERLINES OF PARTITIONS WITH CENTERLINES OF VERTICAL WINDOW MULLIONS, UNLESS OTHERWISE NOTED.
13. PROVIDE CONTINUOUS FIRE RATED CONSTRUCTION BEHIND RECESSED FIXTURES IN FIRE PARTITIONS, FIRE BARRIERS AND FIRE WALLS.
14. PROVIDE FIREPROOFING CONTINUITY WITH EXISTING CONDITIONS, USING LIKE SYSTEMS AS EXISTING, WHERE REQUIRED. VERIFY CONSTRUCTION OF EXISTING ELEMENTS IDENTIFIED AS FIRE RATED AND REPORT CONDITIONS NEGATIVELY IMPACTING RATING OF ELEMENT TO ARCHITECT.
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FIRE RATING LEGEND

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WALL RATINGS SHOWN FOLLOWED BY OPENING PROTECTION REQUIREMENTS IN PARENTHESES

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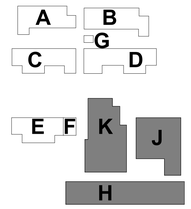

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Level 1 Floor Plan - Building H-K

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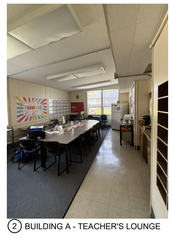
1 BUILDING A - LOBBY



2 BUILDING A - TEACHER'S LOUNGE



3 BUILDING B - MULTI-USE ROOM



4 BUILDING C - CLASSROOM

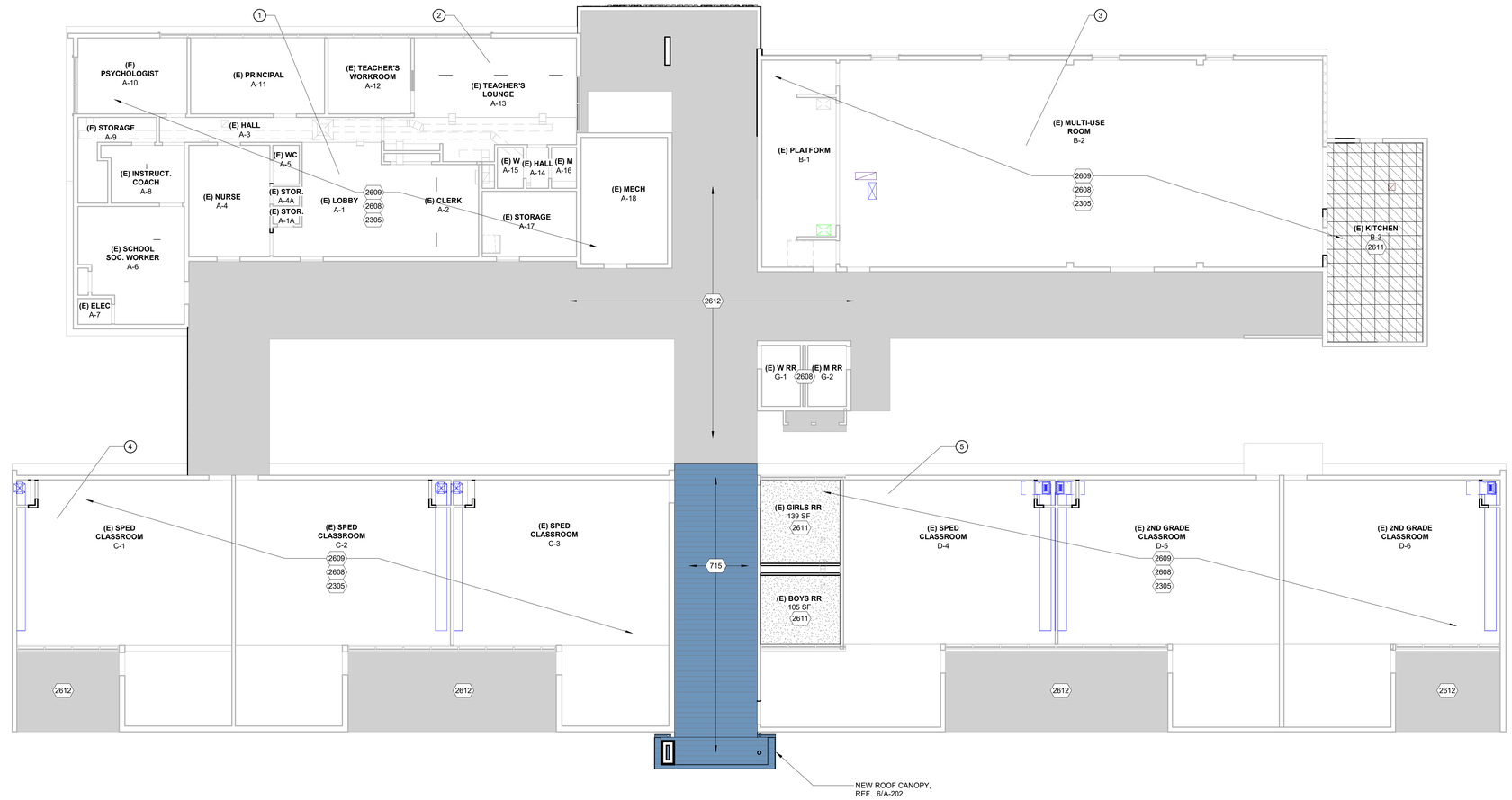


5 BUILDING D - CLASSROOM

KEYNOTE LEGEND	
Key Value	Keynote Text
715	LINEAR METAL SOFFIT ON COMPRESSION POST SUSPENSION SYSTEM
2305	REPLACEMENT OF HVAC SYSTEM WITH ALL-ELECTRIC, TYPICAL AT ALL EXISTING BUILDINGS, REF. MECHANICAL.
2608	REPLACEMENT OF LED LIGHT FIXTURES, TYPICAL AT ALL EXISTING BUILDINGS, REF. ELECTRICAL. PATCH AND REPAIR CEILING AND WALL SURFACES WHERE IMPACTED, AS REQUIRED. PAINT EXPOSED CONDUIT.
2609	REPLACEMENT OF FIRE ALARM SYSTEM, TYPICAL AT ALL EXISTING BUILDINGS, REF. ELECTRICAL. PATCH AND REPAIR CEILING AND WALL SURFACES WHERE IMPACTED, AS REQUIRED. PAINT EXPOSED CONDUIT.
2611	NEW CEILING, THIS ROOM ONLY
2612	PROVIDE NEW BUILDING OR CANOPY-MOUNTED LED FIXTURES AS REQUIRED FOR EGRESS PATH LIGHTING AT ALL EXISTING BUILDINGS

CEILING NOTES

1. COORDINATE SIZE AND LOCATION OF ACCESS PANELS WITH TRADE REQUIRING SAME AND CONFIRM WITH ARCHITECT.
2. COORDINATE CEILING SUSPENSION SYSTEMS WITH OTHER CEILING SPACE EQUIPMENT SUPPORTING DEVICES.
3. CONTRACTOR SHALL MAINTAIN THE FIRE RATING INTEGRITY OF EXISTING PARTITIONS INDICATED AS FIRE RESISTANCE RATED. REPORT CONDITIONS NEGATIVELY IMPACTING RATING OF ELEMENT TO ARCHITECT.
4. CEILING PANELS TO BE CENTERED IN ROOM IN BOTH DIRECTIONS UNLESS OTHERWISE INDICATED.
5. NO CEILING PANEL TO BE CUT TO LESS THAN 6" WIDTH.
6. SPRINKLER HEADS TO BE LOCATED IN THE CENTER OF CEILING PANELS (TYPICAL).
7. VERIFY LOCATIONS OF SOFFIT AND CEILING CONTROL JOINTS WITH THE ARCHITECT PRIOR TO INSTALLATION.
8. COORDINATE ESCUTCHEON PLATES AT CEILING PANEL PENETRATIONS WITH ELECTRICAL AND MECHANICAL TRADES.
9. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE TYPES.



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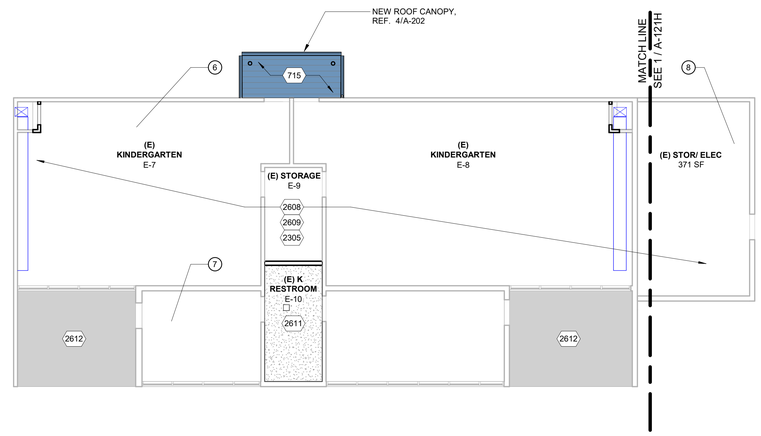
LEVEL 1 CEILING PLAN - BUILDING A-D, G

1/8" = 1'-0"



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LEVEL 1 CEILING PLAN - BUILDING E-F

1/8" = 1'-0"



6 TYPICAL UPPER CLASSROOM CEILING - BUILDINGS C, D, E



7 TYPICAL LOWER CLASSROOM CEILING - BUILDINGS C, D, E



8 BUILDING F - ELECTRICAL ROOM

CEILING PLAN LEGEND

- EXISTING EXTERIOR SOFFIT TO REMAIN
- EXPOSED STRUCTURE ABOVE
- 24" X 24" ACOUSTIC PANEL CEILING ON METAL CEILING SUSPENSION SYSTEM.
- 24" X 24" ACOUSTIC PANEL CEILING ON METAL CEILING SUSPENSION SYSTEM W/ WASHABLE CEILING TILES
- TONGUE AND GROOVE WOOD CEILING BOARDS
- LINEAR METAL SOFFIT
- 5/8" GYPSUM BOARD CEILING ON METAL CEILING SUSPENSION SYSTEM/ METAL STUD FRAMING.
- ACP-1 @ 8'-0" — CEILING TYPE & HEIGHT TAG
- DOWN LIGHTS
- SD — SMOKE DETECTORS
- S — SPEAKER (GRILLE)
- LIGHT FIXTURE (REFER ELEC. DWGS)
- EXIT SIGN
- SUPPLY AIR DIFFUSER
- RETURN AIR DIFFUSER
- LINEAR DIFFUSER
- J — JUNCTION BOX
- # — LIGHT SENSOR
- AP — 2'-0" X 2'-0" FRAMELESS ACCESS PANEL
- 2'-0" X 2'-0" RECESSED CEILING LIGHT FIXTURE
- SUSPENDED ACOUSTICAL CEILING CLOUD
- 0'-2" X 4'-0" SUSPENDED CEILING LIGHT FIXTURE

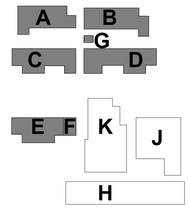
FIRE RATING LEGEND

1 HR FIRE BARRIER (45 MIN / 60 MIN*)

WALL RATINGS SHOWN FOLLOWED BY OPENING PROTECTION REQUIREMENTS IN PARENTHESES

*60-MINUTE OPENING PROTECTIVES REQUIRED FOR DOORS SERVING 1-HOUR EXIT ENCLOSURES AND 1-HOUR SHAFTS

KEY PLAN



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Level 1 Ceiling Plan - Building A-G

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1 BUILDING H - TYP. CLASSROOM CEILING



2 BUILDING J - TYP. CLASSROOM CEILING



3 BUILDING H & J - COURTYARD SOFFIT



4 BUILDING H - SOFFIT



5 BUILDING J - SOFFIT

KEYNOTE LEGEND	
Key Value	Keynote Text
510	ROOF ALUMINUM ACCESS LADDER
607	EXPOSED WOOD DECK
706	ROOF ACCESS HATCH W/ SAFETY RAILING - NOMINAL SIZE 30"W X 36"L
715	LINEAR METAL SOFFIT ON COMPRESSION POST SUSPENSION SYSTEM
716	LINEAR METAL SOFFIT ON COMPRESSION POST SUSPENSION SYSTEM OVER TYPE X GYPSUM SHEATHING FOR FIRE RATING
2305	REPLACEMENT OF HVAC SYSTEM WITH ALL-ELECTRIC, TYPICAL AT ALL EXISTING BUILDINGS, REF. MECHANICAL
2601	SURFACE MOUNTED LIGHT FIXTURE - REF. ELECTRICAL
2608	REPLACEMENT OF LED LIGHT FIXTURES, TYPICAL AT ALL EXISTING BUILDINGS, REF. ELECTRICAL. PATCH AND REPAIR CEILING AND WALL SURFACES WHERE IMPACTED, AS REQUIRED. PAINT EXPOSED CONDUIT.
2609	REPLACEMENT OF FIRE ALARM SYSTEM, TYPICAL AT ALL EXISTING BUILDINGS, REF. ELECTRICAL. PATCH AND REPAIR CEILING AND WALL SURFACES WHERE IMPACTED, AS REQUIRED. PAINT EXPOSED CONDUIT.
2611	NEW CEILING, THIS ROOM ONLY
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CEILING NOTES

1. COORDINATE SIZE AND LOCATION OF ACCESS PANELS WITH TRADE REQUIRING SAME AND CONFIRM WITH ARCHITECT.
2. COORDINATE CEILING SUSPENSION SYSTEMS WITH OTHER CEILING SPACE EQUIPMENT SUPPORTING DEVICES.
3. CONTRACTOR SHALL MAINTAIN THE FIRE RATING INTEGRITY OF EXISTING PARTITIONS INDICATED AS FIRE RESISTANCE RATED. REPORT CONDITIONS NEGATIVELY IMPACTING RATING OF ELEMENT TO ARCHITECT.
4. CEILING PANELS TO BE CENTERED IN ROOM IN BOTH DIRECTIONS UNLESS OTHERWISE INDICATED.
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6. SPRINKLER HEADS TO BE LOCATED IN THE CENTER OF CEILING PANELS (TYPICAL).
7. VERIFY LOCATIONS OF SOFFIT AND CEILING CONTROL JOINTS WITH THE ARCHITECT PRIOR TO INSTALLATION.
8. COORDINATE ESCUTCHEON PLATES AT CEILING PANEL PENETRATIONS WITH ELECTRICAL AND MECHANICAL TRADES.
9. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE TYPES.

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- EXPOSED STRUCTURE ABOVE
- 24" X 24" ACOUSTIC PANEL CEILING ON METAL CEILING SUSPENSION SYSTEM.
- 24" X 24" ACOUSTIC PANEL CEILING ON METAL CEILING SUSPENSION SYSTEM W/ WASHABLE CEILING TILES
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- LINEAR METAL SOFFIT
- 5/8" GYPSUM BOARD CEILING ON METAL CEILING SUSPENSION SYSTEM/ METAL STUD FRAMING.
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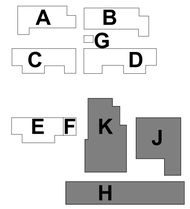
N

LEVEL 1 CEILING PLAN - BUILDING H-K

1/8" = 1'-0"

KEY PLAN



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Level 1 Ceiling Plan - Building H-K

A-121H

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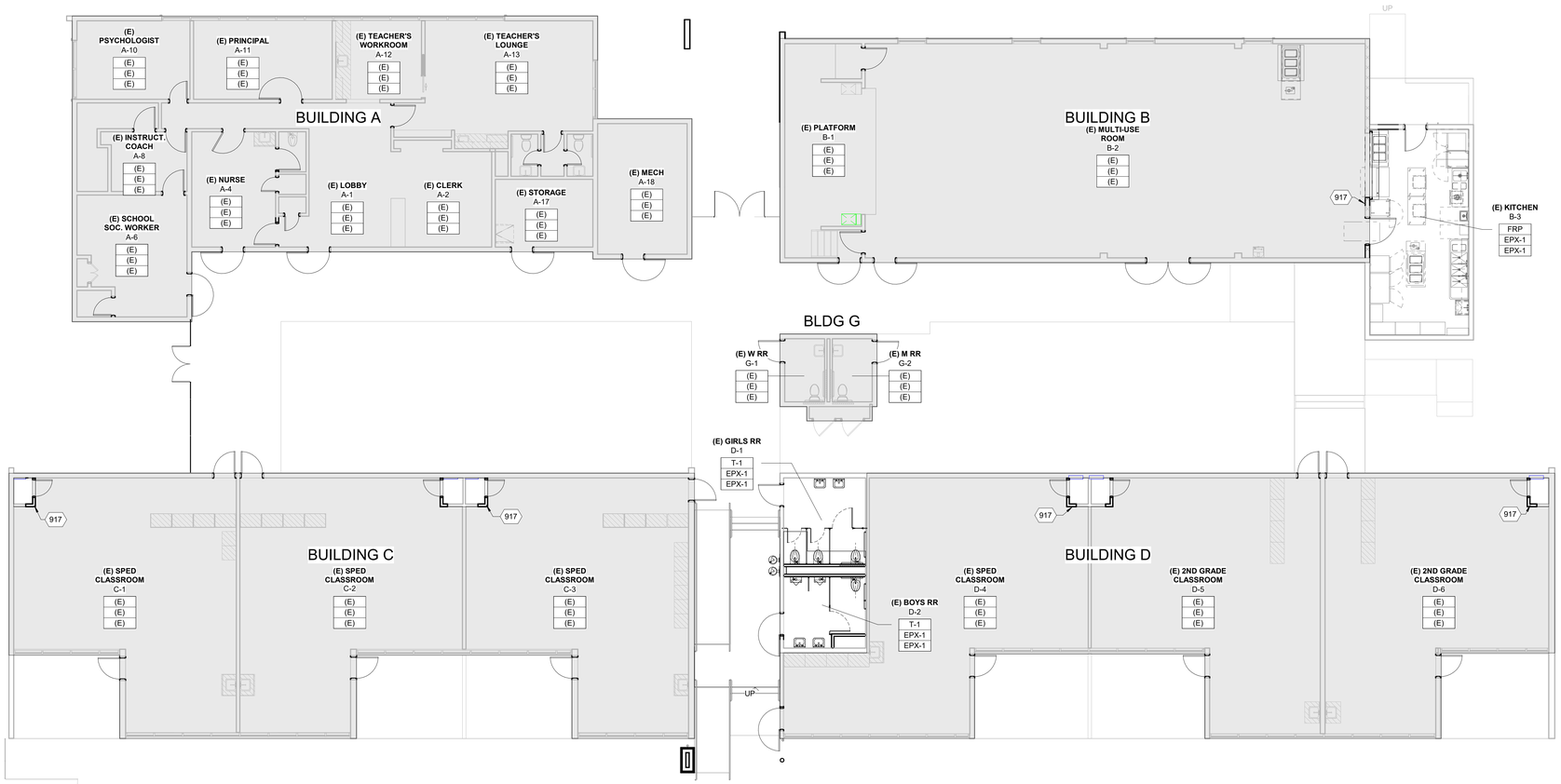
KEYNOTE LEGEND	
Key Value	Keynote Text
917	MATCH INTERIOR FINISHES (PAINT, WALL TREATMENT, BASE) AS REQUIRED AT AREAS THAT ARE PRIMARILY NOT IN SCOPE BUT HAVE BEEN IMPACTED BY ADJACENT CONSTRUCTION



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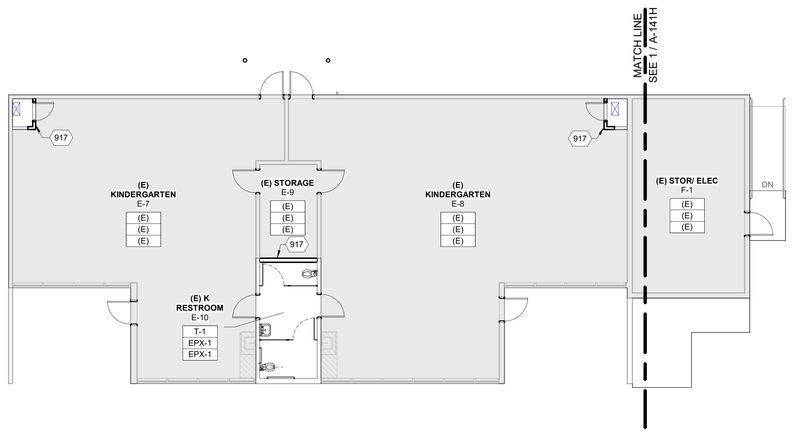
LEVEL 1 FINISH PLAN - BUILDING A-D, G

1/8" = 1'-0"



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LEVEL 1 FINISH PLAN - BUILDING E-F

1/8" = 1'-0"

FINISH PLAN NOTES

1. TRANSITION AND REDUCER STRIPS TO MATCH COLOR OF FLOORING, UNLESS OTHERWISE NOTED.
2. TRANSITION FLOOR FINISHES AT CENTER OF DOOR, UNLESS OTHERWISE NOTED.
3. FLOORS TO BE LEVELED AS REQUIRED TO ACCEPT FINISHES PER FINISH PLANS/SCHEDULE.
4. INSTALL ALL FLOORING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. VERIFY LOCATION OF SEAMING AND TRANSITIONS WITH THE ARCHITECT.
5. RESILIENT TILE FLOORING TO BE SEALED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. RESILIENT BASE TO BE STRAIGHT AT CARPET FLOORING, COVED AT OTHER LOCATIONS.
7. RECESSED WIREWAYS, ACCESS PANELS, GRILLES, FIRE EXTINGUISHER CABINETS, ELECTRICAL PANELS, AND OTHER SUCH ARCHITECTURAL, ELECTRICAL, AND MECHANICAL DEVICES SHALL BE FINISHED TO MATCH ADJACENT WALL OR CEILING SURFACE, UNLESS OTHERWISE NOTED.
8. FINISH MATERIALS TO COMPLY WITH CODE REQUIRED FLAME SPREAD AND SMOKE DEVELOPED RATINGS.

FINISH PLAN LEGEND

ROOM NAME 101 — ROOM NAME & NUMBER

WF-# — WALL FINISH

BF-# — BASE FINISH

FF-# — FLOOR FINISH

FIN — FINISH TAG

FINISH DIRECTION

FINISH EXTENT

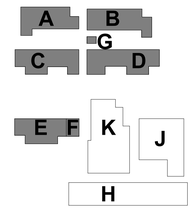
CG — CORNER GUARD

NEW CASEWORK

EXISTING CASEWORK TO REMAIN

AREAS THAT ARE PRIMARILY NOT IN SCOPE. PATCH AND REPAIR AT ADJACENT CONSTRUCTION AS INDICATED.

KEY PLAN



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Level 1 Finish Plan - Building A-G

A-141A

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917	MATCH INTERIOR FINISHES (PAINT, WALL TREATMENT, BASE) AS REQUIRED AT AREAS THAT ARE PRIMARILY NOT IN SCOPE BUT HAVE BEEN IMPACTED BY ADJACENT CONSTRUCTION

FINISH PLAN NOTES

1. TRANSITION AND REDUCER STRIPS TO MATCH COLOR OF FLOORING, UNLESS OTHERWISE NOTED.
2. TRANSITION FLOOR FINISHES AT CENTER OF DOOR, UNLESS OTHERWISE NOTED.
3. FLOORS TO BE LEVELED AS REQUIRED TO ACCEPT FINISHES PER FINISH PLANS/SCHEDULE.
4. INSTALL ALL FLOORING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. VERIFY LOCATION OF SEAMING AND TRANSITIONS WITH THE ARCHITECT.
5. RESILIENT TILE FLOORING TO BE SEALED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. RESILIENT BASE TO BE STRAIGHT AT CARPET FLOORING, COVED AT OTHER LOCATIONS.
7. RECESSED WIREWAYS, ACCESS PANELS, GRILLES, FIRE EXTINGUISHER CABINETS, ELECTRICAL PANELS, AND OTHER SUCH ARCHITECTURAL, ELECTRICAL, AND MECHANICAL DEVICES SHALL BE FINISHED TO MATCH ADJACENT WALL OR CEILING SURFACE, UNLESS OTHERWISE NOTED.
8. FINISH MATERIALS TO COMPLY WITH CODE REQUIRED FLAME SPREAD AND SMOKE DEVELOPED RATINGS.

FINISH PLAN LEGEND

ROOM NAME
101
WF-#
BF-#
FF-#
ROOM NAME & NUMBER
WALL FINISH
BASE FINISH
FLOOR FINISH

FIN — FINISH TAG

FINISH DIRECTION

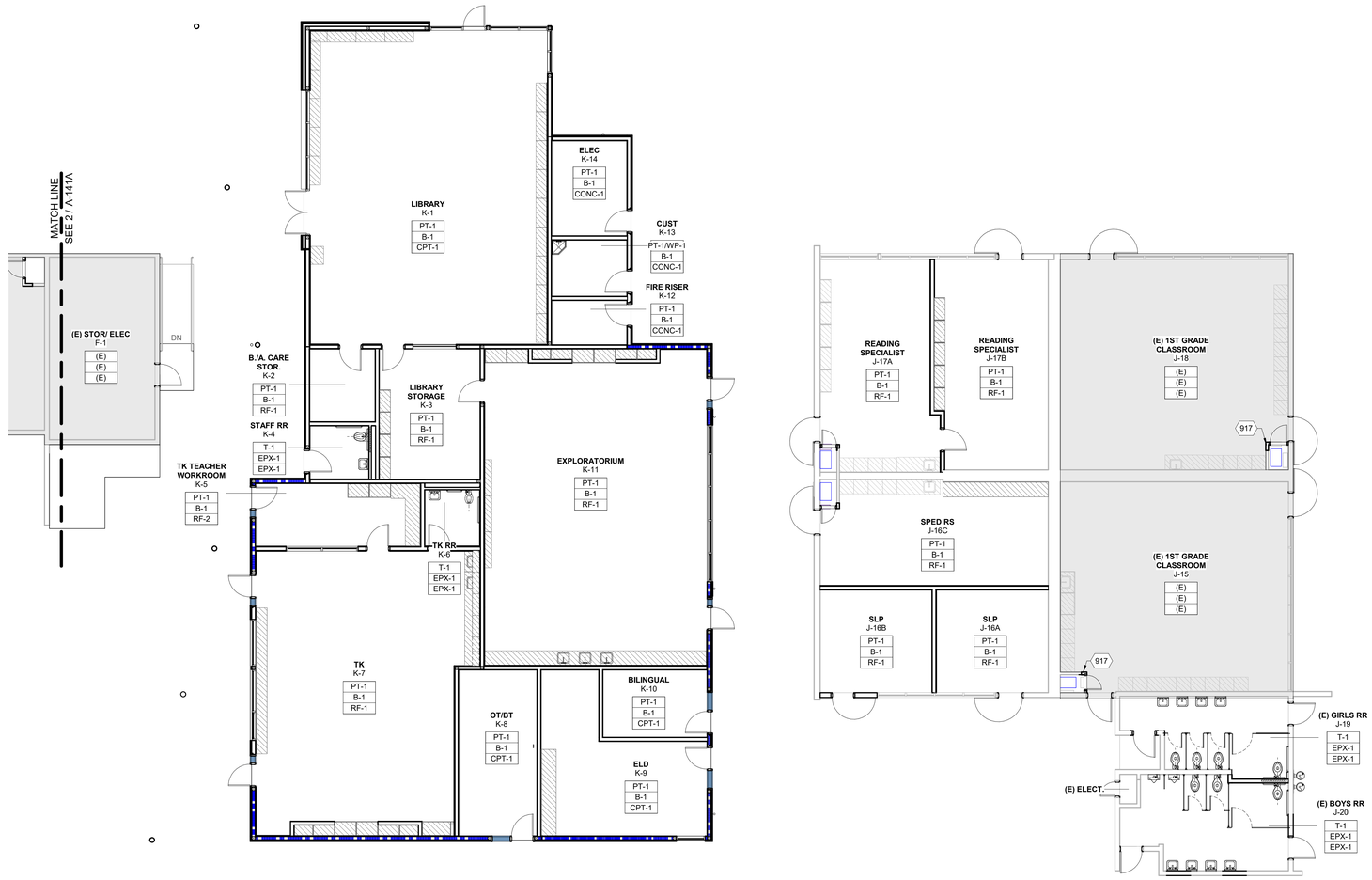
FINISH EXTENT

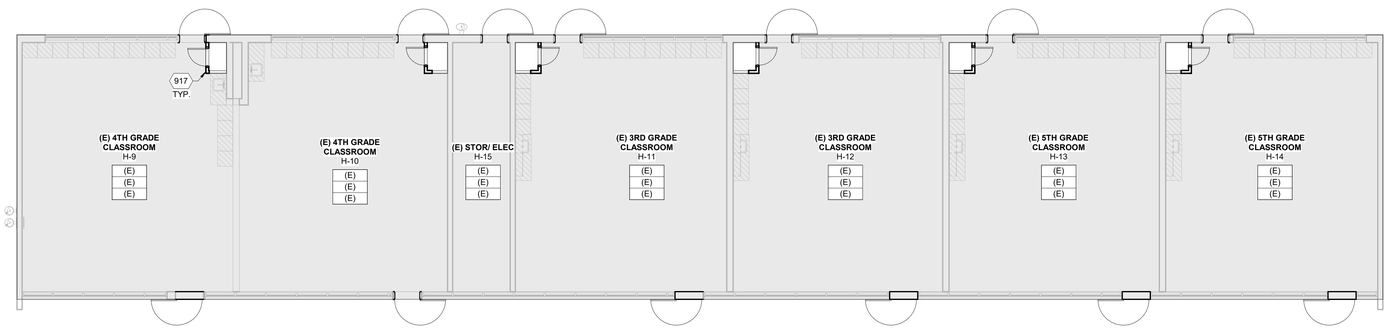
CG — CORNER GUARD

NEW CASEWORK

EXISTING CASEWORK TO REMAIN

AREAS THAT ARE PRIMARILY NOT IN SCOPE. PATCH AND REPAIR AT ADJACENT CONSTRUCTION AS INDICATED.





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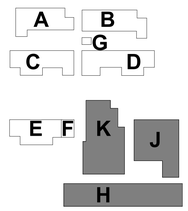
LEVEL 1 FINISH PLAN - BUILDING H-K

1/8" = 1'-0"

KEY PLAN



South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
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Level 1 Finish Plan - Building H-K

A-141H

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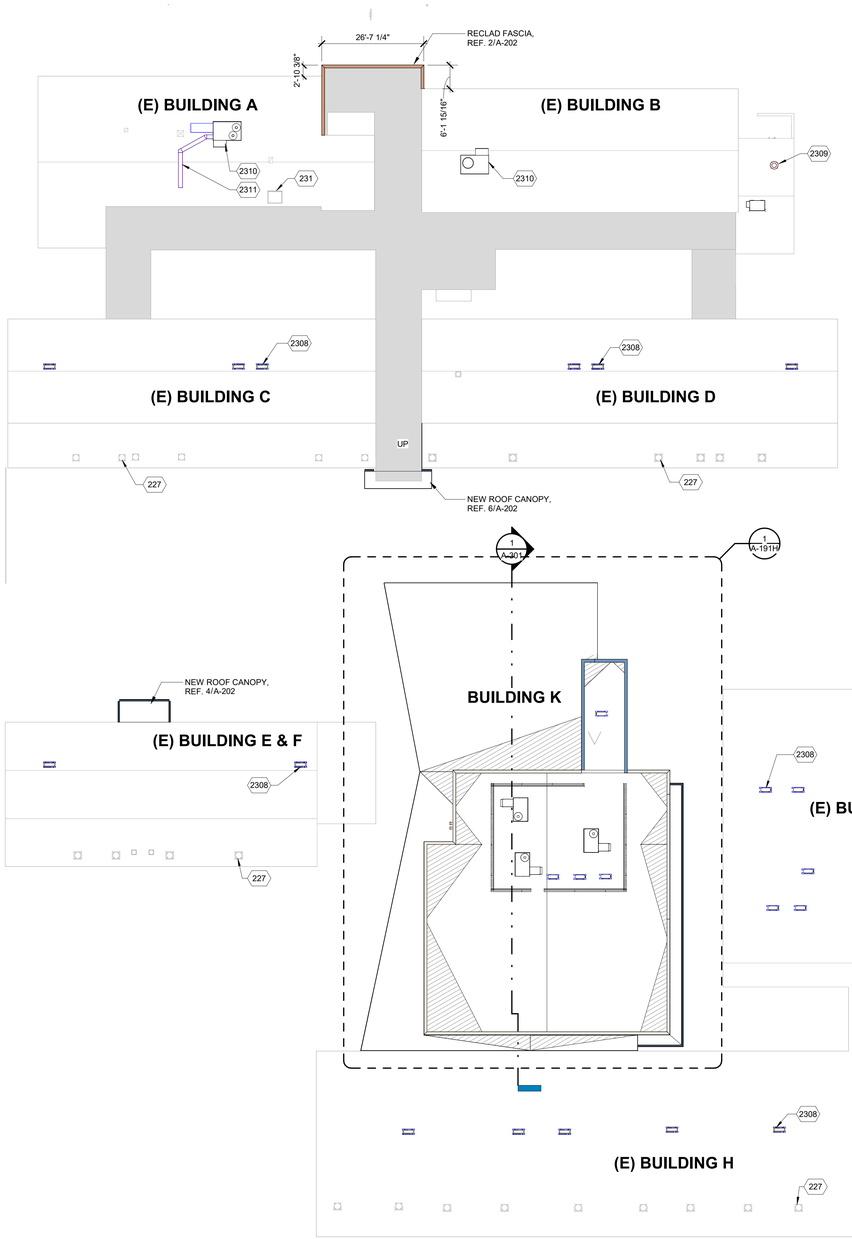

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ROOF PLAN - OVERALL

1/16" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
227	(E) EXISTING RELIEF HOOD TO REMAIN, TYP. REF. MECHANICAL
231	(E) EXISTING ROOF ACCESS HATCH TO REMAIN
2308	SPLIT HEAT PUMP, TYP. REF. MECHANICAL. PROVIDE CURB AND CRICKETS AS REQUIRED. WHERE OCCURS AT EXISTING CONDITIONS, PATCH AND REPAIR ROOF OPENING.
2309	EXHAUST FAN, TYP. REF. MECHANICAL. PROVIDE CURB AND CRICKETS AS REQUIRED. WHERE OCCURS AT EXISTING CONDITIONS, PATCH AND REPAIR ROOF OPENING.
2310	RTU, TYP. REF. MECHANICAL. PROVIDE CURB AND CRICKETS AS REQUIRED. WHERE OCCURS AT EXISTING CONDITIONS, PATCH AND REPAIR ROOF OPENING.
2311	EXPOSED EXTERIOR DUCTWORK, REF. MECHANICAL.

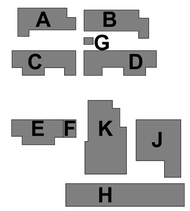
ROOF PLAN NOTES

1. SEE DRAWING A-531 FOR ROOF ASSEMBLY TYPES.
2. SEE DRAWING A-531 FOR TYPICAL ROOF DETAILS. ROOFING CONTRACTOR TO VERIFY ALL ROOF DETAILS COMPLY WITH APPROVED ROOFING SYSTEM. IT IS THE RESPONSIBILITY OF THE ROOF CONTRACTOR TO SUPPLY ANY ADDITIONAL DETAILS AND/OR MATERIALS TO ENSURE COMPLIANCE WITH WARRANTY.
3. COORDINATE SIZES AND FINAL LOCATIONS OF ALL EQUIPMENT SUPPORTS WITH THE APPROPRIATE EQUIPMENT MANUFACTURER.
4. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL PIPES, CURBS, VENTS, DUCTS, CONDUITS AND OTHER FEATURES EXTENDING THROUGH ROOF SURFACES WHICH REQUIRE FLASHING AND COORDINATE SIZE AND LOCATION OF SAME.
5. PROVIDE POSITIVE SLOPE TO ALL ROOF DRAINS. ROOF SLOPE TO BE 1/4" PER FOOT MINIMUM.
6. TEMPORARY FALL PROTECTION IS NOT SHOWN AND SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. INLET OF OVERFLOW ROOF SUMPS SHALL BE LOCATED 2" ABOVE PRIMARY ROOM SUMP INLET TYP UNO.
8. PROVIDE SPLASH BLOCKS AT ALL PRIMARY AND SECONDARY RAIN CONDUCTOR TERMINATIONS ONTO SINGLE-PLY MEMBRANE ROOFING.
9. COORDINATE LIGHTNING PROTECTION SYSTEM DEVICE LOCATIONS WITH ELECTRICAL DRAWINGS AND LIGHTNING PROTECTION SYSTEM CONTRACTOR. FLASH ALL LIGHTNING PROTECTION SYSTEM PENETRATIONS PER ROOFING. DO NOT PENETRATE METAL COPINGS WITH ANY LIGHTNING PROTECTION SYSTEM FASTENERS.
10. INSTALL ROOF FRAMES PRIOR TO CUTTING AND REMOVING ANY WOOD DECK.
11. LOCATIONS AND DETAILS OF SAFETY TIE-BACKS, DAVIT BASES, HORIZONTAL LIFELINE SYSTEM AND RELATED BUILDING MAINTENANCE EQUIPMENT INDICATE DESIGN INTENT FOR PRICING PURPOSES. ACTUAL DESIGN IS DELEGATED TO THE CONTRACTOR INCLUDING A COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED PROFESSIONAL ENGINEER. REFER TO SPEC SECTION 112423.
12. PER IBC 1504.4, ROOF SYSTEM METAL EDGE SECUREMENT, EXCEPT GUTTERS, SHALL BE DESIGNED AND INSTALLED FOR WIND LOADS IN ACCORDANCE WITH IBC CHAPTER 16, WIND SPEED AS DETERMINED FROM IBC FIGURE 1609 AND TESTED FOR RESISTANCE IN ACCORDANCE WITH ANSI/SPRI ES-1.

ROOF PLAN LEGEND

- NEW ROOF ELEMENTS
- EXISTING ROOF ELEMENTS TO REMAIN
- NEW ROOF
- EXISTING ROOF TO REMAIN
- EXISTING CANOPY TO REMAIN
- VENT THROUGH ROOF
- TBA — ROOF MOUNTED TIE-BACK ANCHOR
- HORIZONTAL LIFELINE CABLE SYSTEM
- DP — DAVIT PEDESTAL FOR 8'-6" DAVIT ARM
- TR — LIGHTNING PROTECTION ROOF PENETRATION PROVIDE STEPPED CONDUIT FLASHING (SEE DETAIL "TR" ON LIGHTNING PROTECTION DWGS)
- INDICATES SLOPE DIRECTION OF ROOF (MIN 1/4" PER FOOT)
- SURFACE MTD WEATHERPROOF RECEPTACLE/JUNCTION BOX (JB). SEAL BASE FLASHING PENETRATION PER ROOFING MANUFACTURER'S DIRECTION TO MEET WARRANTY REQUIREMENTS. PROVIDE SOLID WOOD BLOCKING BEHIND DEVICE TO ACCOMMODATE INSTALLATION. CONDUIT SHALL BE ROUTED IN STUD SPACE OF PARAPET. DO NOT SURFACE MOUNT CONDUIT.
- WALKWAY PADS - TYP
- ROOFING SYSTEM CRICKET
- RS OS — (RS) ROOF SUMP AND (OS) OVERFLOW ROOF SUMP

KEY PLAN



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Roof Plan - Overall

A-191

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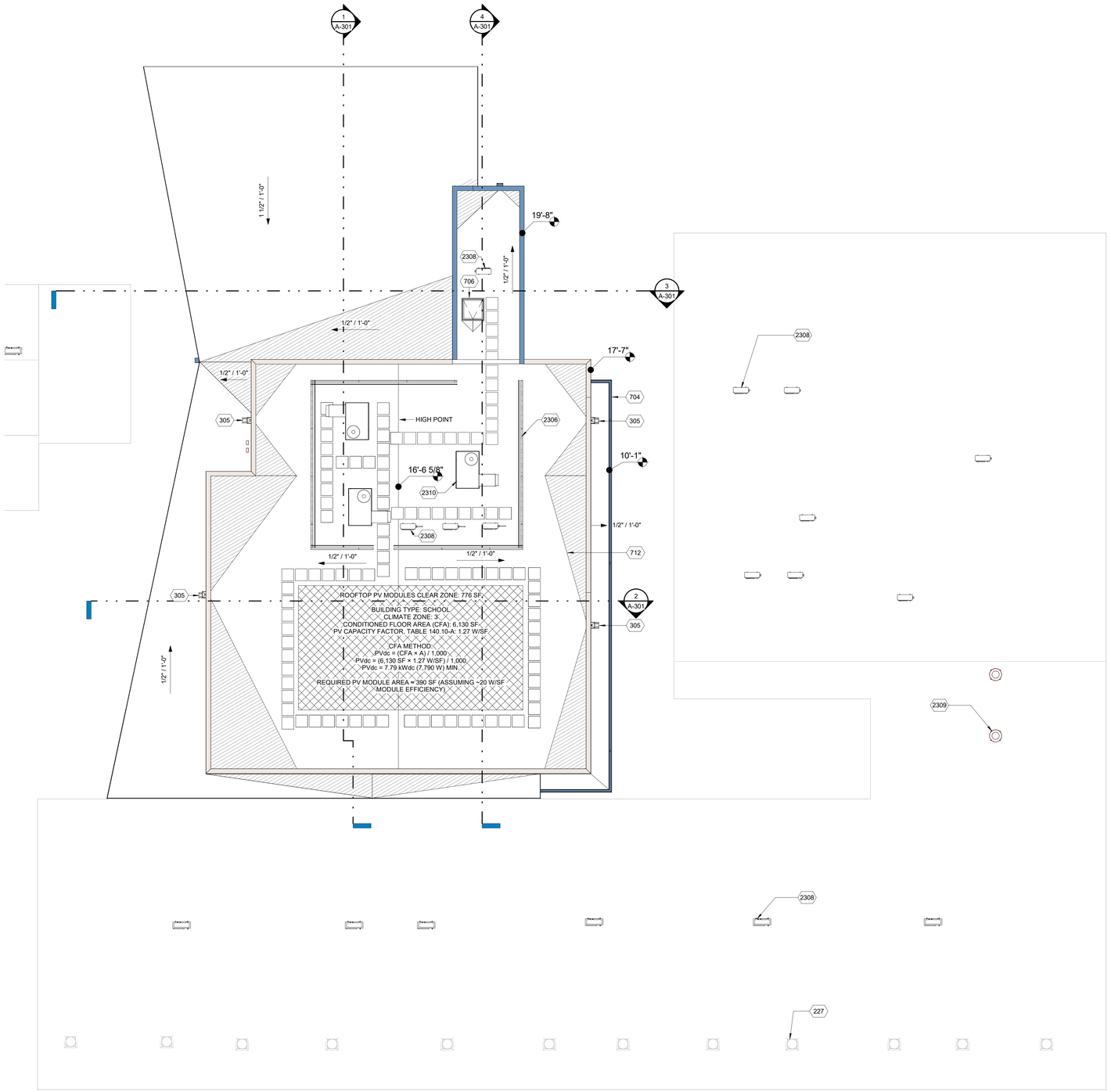

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ROOF PLAN - BUILDING H-K

1/8" = 1'-0"

ROOF PLAN NOTES

1. SEE DRAWING A-531 FOR ROOF ASSEMBLY TYPES.
2. SEE DRAWING A-531 FOR TYPICAL ROOF DETAILS. ROOFING CONTRACTOR TO VERIFY ALL ROOF DETAILS COMPLY WITH APPROVED ROOFING SYSTEM. IT IS THE RESPONSIBILITY OF THE ROOF CONTRACTOR TO SUPPLY ANY ADDITIONAL DETAILS AND/OR MATERIALS TO ENSURE COMPLIANCE WITH WARRANTY.
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ROOF PLAN LEGEND

- NEW ROOF ELEMENTS
- EXISTING ROOF ELEMENTS TO REMAIN
- NEW ROOF
- EXISTING ROOF TO REMAIN
- EXISTING CANOPY TO REMAIN
- VENT THROUGH ROOF
- TBA — ROOF MOUNTED TIE-BACK ANCHOR
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- DP — DAVIT PEDESTAL FOR 8'-6" DAVIT ARM
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- INDICATES SLOPE DIRECTION OF ROOF (MIN 1/4" PER FOOT)
- SURFACE MTD WEATHERPROOF RECEPTACLE/JUNCTION BOX (JB). SEAL BASE FLASHING PENETRATION PER ROOFING MANUFACTURER'S DIRECTION TO MEET WARRANTY REQUIREMENTS. PROVIDE SOLID WOOD BLOCKING BEHIND DEVICE TO ACCOMMODATE INSTALLATION. CONDUIT SHALL BE ROUTED IN STUD SPACE OF PARAPET. DO NOT SURFACE MOUNT CONDUIT.
- WALKWAY PADS - TYP
- ROOFING SYSTEM CRICKET
- RS OS — (RS) ROOF SUMP AND (OS) OVERFLOW ROOF SUMP

KEYNOTE LEGEND	
Key Value	Keynote Text
227	(E) EXISTING RELIEF HOOD TO REMAIN, TYP. REF. MECHANICAL
305	SPLASH PAN
704	PREFINISHED METAL GUTTER
706	ROOF ACCESS HATCH W/ SAFETY RAILING - NOMINAL SIZE 30"W X 36"L
712	MIN. 1/4 INCH PER FOOT ALONG CRICKET EDGE, TYP.
2306	MECHANICAL SCREEN WALL, REF. ELEVATIONS
2308	SPLIT HEAT PUMP, TYP. REF. MECHANICAL. PROVIDE CURB AND CRICKETS AS REQUIRED. WHERE OCCURS AT EXISTING CONDITIONS, PATCH AND REPAIR ROOF OPENING.
2309	EXHAUST FAN, TYP. REF. MECHANICAL. PROVIDE CURB AND CRICKETS AS REQUIRED. WHERE OCCURS AT EXISTING CONDITIONS, PATCH AND REPAIR ROOF OPENING.
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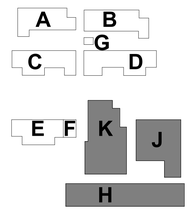
KEY PLAN



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Roof Plan - Building H-K

A-191H

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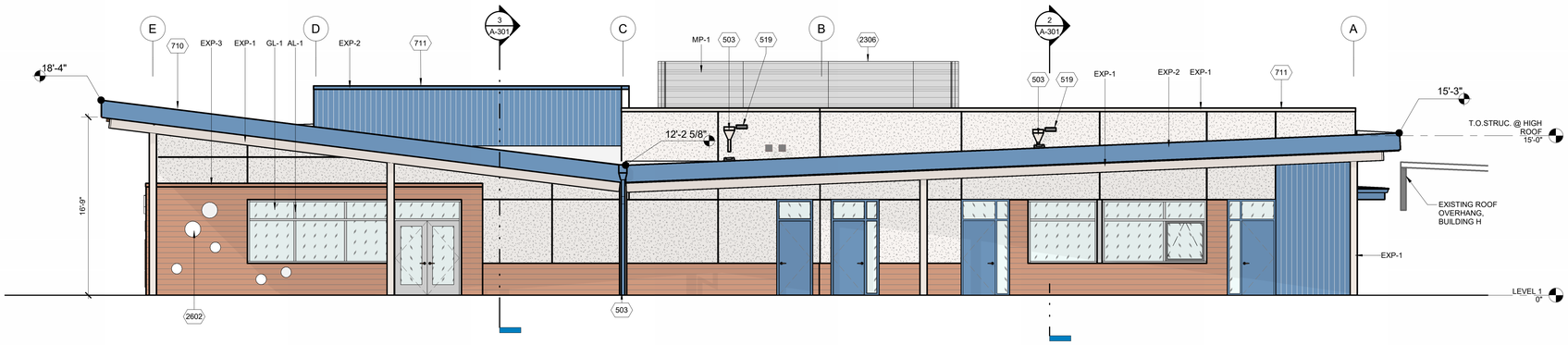
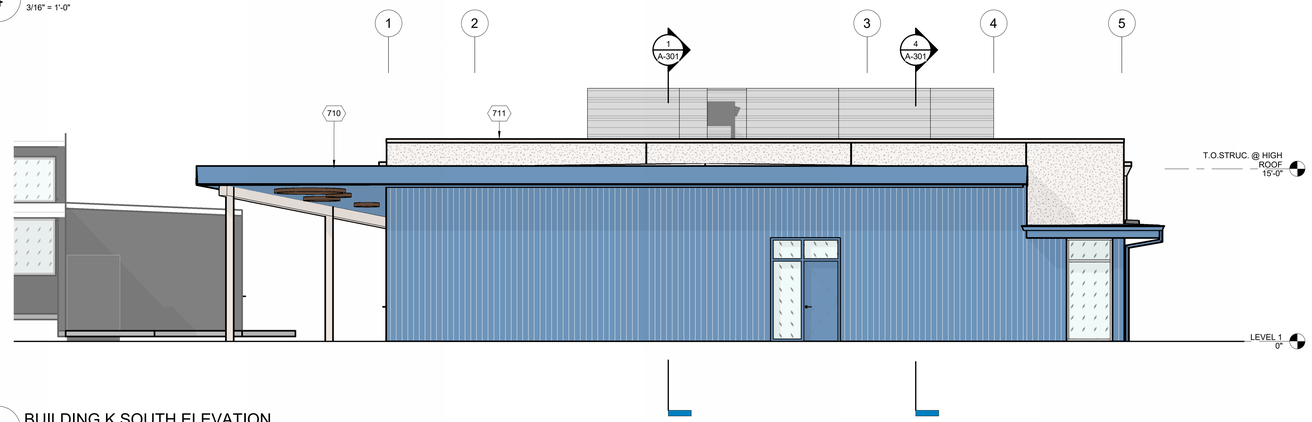


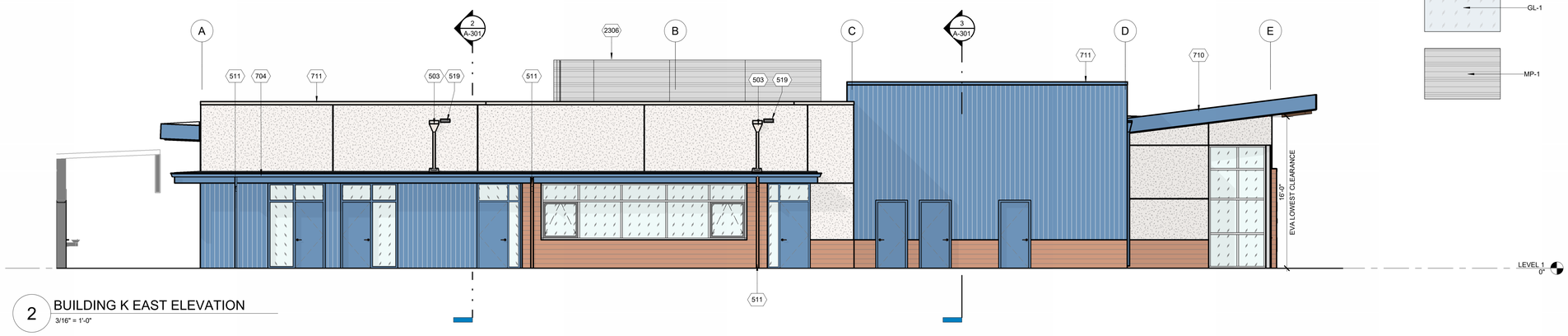
4 BUILDING K WEST ELEVATION

3/16" = 1'-0"



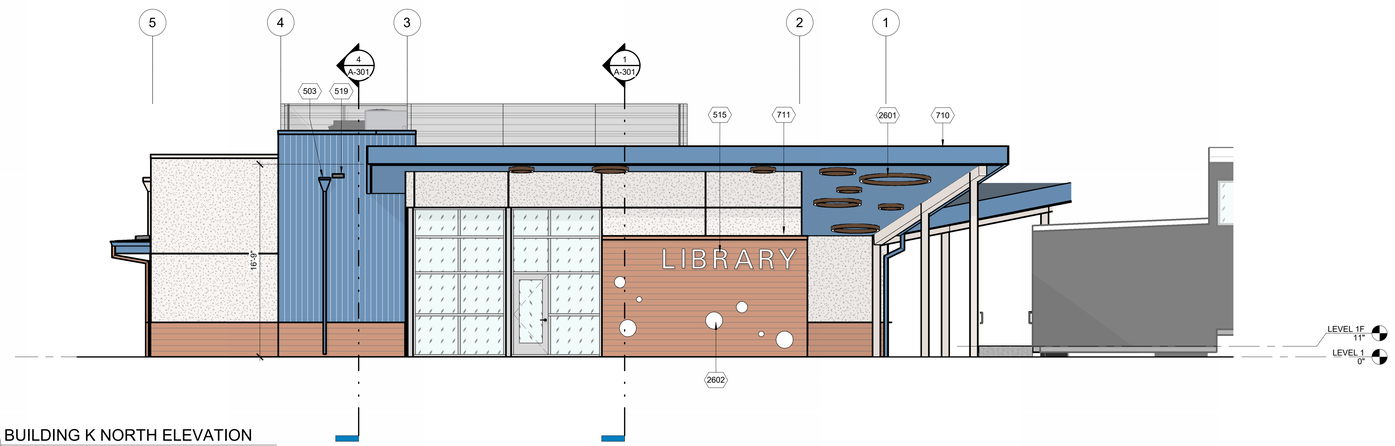
3 BUILDING K SOUTH ELEVATION

3/16" = 1'-0"



2 BUILDING K EAST ELEVATION

3/16" = 1'-0"



1 BUILDING K NORTH ELEVATION

3/16" = 1'-0"

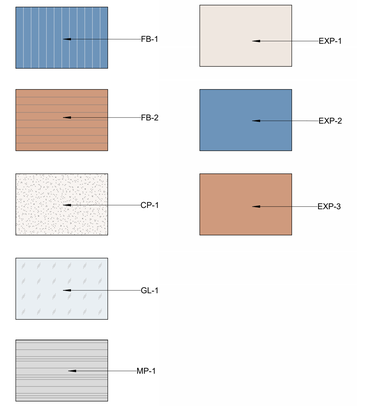
EXTERIOR ELEVATION GENERAL NOTES

1. FOR TYPICAL ROOF DETAILS, SEE SHEETS A-5XX
2. ALL EXPOSED STRUCTURAL STEEL BELOW THE HEIGHT OF 11'-0" FROM FINISH FLOOR SHALL BE ARCHITECTURALLY EXPOSED STRUCTURAL STEEL FRAMING (AESS-3)

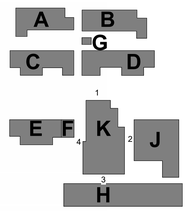
KEYNOTE LEGEND	
Key Value	Keynote Text
503	DOWNSPOUT & SCUPPER
511	STEEL PIPE DOWNSPOUT - SEE CIVIL DRAWINGS FOR CONNECTION TO STORM DRAIN
515	12"H CAST ALUMINUM SIGNAGE, ATTACH
519	OVERFLOW SCUPPERS, TYP.
704	PREFINISHED METAL GUTTER
710	PREFINISHED METAL FASCIA/FLASHING
711	PREFINISHED METAL PARAPET COPING CAP
2306	MECHANICAL SCREEN WALL, REF. ELEVATIONS
2601	SURFACE MOUNTED LIGHT FIXTURE - REF. ELECTRICAL
2602	WALL MOUNTED EXTERIOR LIGHT FIXTURE - REF. ELECTRICAL

EXTERIOR MATERIAL SCHEDULE			
TAG	MANUFACTURER	DESCRIPTION	NOTES
AL-1	ARCADIA	ANODIZED ALUMINUM	AC-2
CP-1	OMEGA	20/30 SAND	1C015 FLORAL WHITE
CTW-1	MANUFACTURER	PRODUCT / COLOR / SIZE / PATTERN / FINISH	COMMENTS
EXP-1	KYNAR	HIGH PERFORMANCE COATING	COLOR TBD
EXP-2	KYNAR	HIGH PERFORMANCE COATING	MATCH EXISTING
EXP-3	KYNAR	HIGH PERFORMANCE COATING	COLOR TBD
FB-1	NICHIHA	AWP	VINTAGEWOOD SMOOTH (CUSTOMIZE COLOR TBD)
FB-2	NICHIHA	AWP	VINTAGEWOOD CEDAR
GL-1	VIRACON	INSULATED GLAZING UNIT - VISION	
MP-1	ARCHITECTURAL LOUVERS	MECHANICAL SCREEN	FINISH TBD

EXTERIOR MATERIAL LEGEND



KEY PLAN



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Exterior Elevations - Building K

A-201

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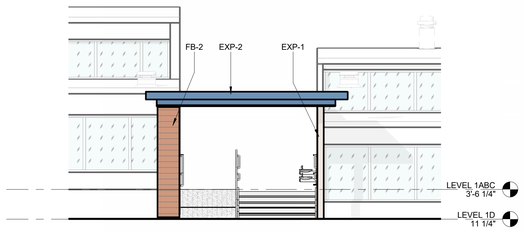
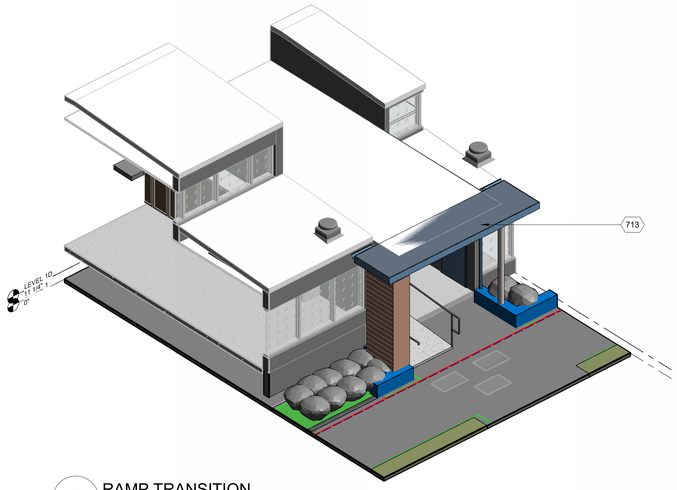


6 RAMP TRANSITION AT BLDG C/D - SOUTH ELEVATION

3/16" = 1'-0"

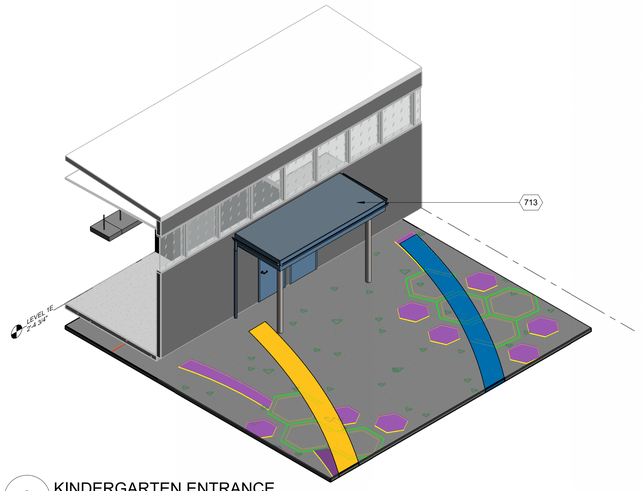


5 RAMP TRANSITION

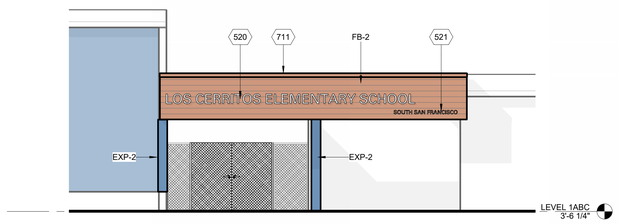


4 KINDERGARTEN ENTRANCE - NORTH ELEVATION

3/16" = 1'-0"

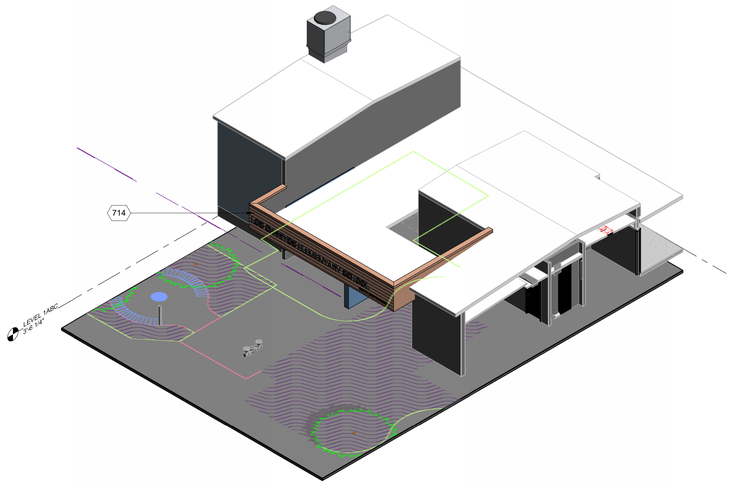


3 KINDERGARTEN ENTRANCE



2 NORTH CAMPUS ENTRANCE - ELEVATION

3/16" = 1'-0"



1 NORTH CAMPUS ENTRANCE

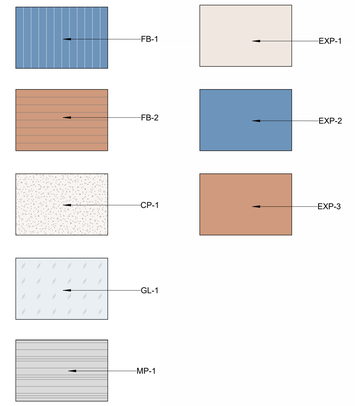
EXTERIOR ELEVATION GENERAL NOTES

1. FOR TYPICAL ROOF DETAILS, SEE SHEETS A-5XX
2. ALL EXPOSED STRUCTURAL STEEL BELOW THE HEIGHT OF 11'-0" FROM FINISH FLOOR SHALL BE ARCHITECTURALLY EXPOSED STRUCTURAL STEEL FRAMING (AESS-3)

KEYNOTE LEGEND	
Key Value	Keynote Text
511	STEEL PIPE DOWNSPOUT - SEE CIVIL DRAWINGS FOR CONNECTION TO STORM DRAIN
520	10"H CAST ALUMINUM SIGNAGE
521	4"H CAST ALUMINUM SIGNAGE
704	PREFINISHED METAL GUTTER
710	PREFINISHED METAL FASCIA/FLASHING
711	PREFINISHED METAL PARAPET COPING CAP
713	NEW CANOPY ASSEMBLY, SEE SHEET A-5XX
714	RECLAD EXISTING CANOPY FASCIA

EXTERIOR MATERIAL SCHEDULE			
TAG	MANUFACTURER	DESCRIPTION	NOTES
AL-1	ARCADIA	ANODIZED ALUMINUM	AC-2
EXP-1	KYNAR	HIGH PERFORMANCE COATING	COLOR TBD
EXP-2	KYNAR	HIGH PERFORMANCE COATING	MATCH EXISTING
EXP-3	KYNAR	HIGH PERFORMANCE COATING	COLOR TBD
FB-2	NICHIHA	AWP	VINTAGEWOOD CEDAR
GL-1	VIRACON	INSULATED GLAZING UNIT - VISION	

EXTERIOR MATERIAL LEGEND



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1

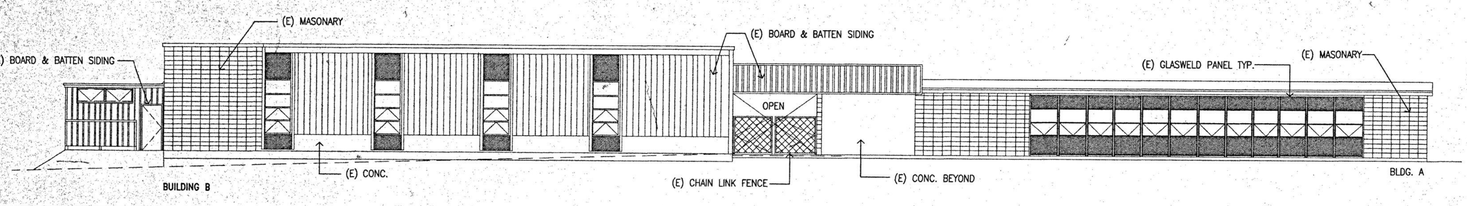
2

Exterior Elevations - Building Entrances

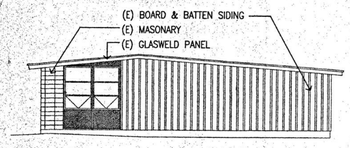
A-202

8/11/2026 12:52:00 PM

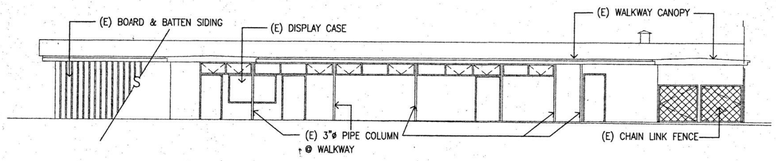
NOTE: EXISTING DRAWINGS FOR REFERENCE ONLY, NOT TO SCALE; CONTRACTOR TO FIELD VERIFY GLAZING SIZES AND QUANTITIES



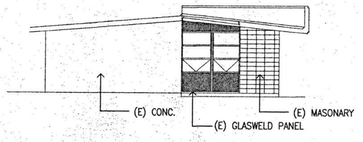
NORTH ELEVATION – BUILDING A & B | 1/8" | 1



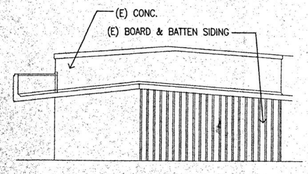
WEST ELEVATION – BUILDING A | 1/8" | 4



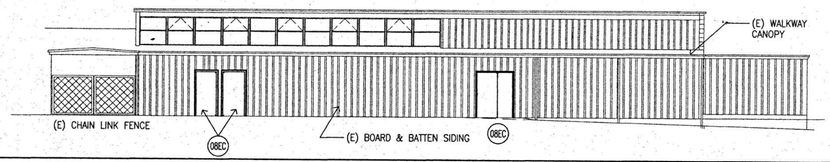
SOUTH ELEVATION – BUILDING A | 1/8" | 3



EAST ELEVATION – BUILDING A | 1/8" | 2



WEST ELEVATION – BUILDING B | 1/8" | 7



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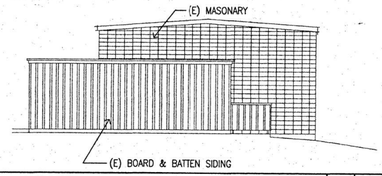

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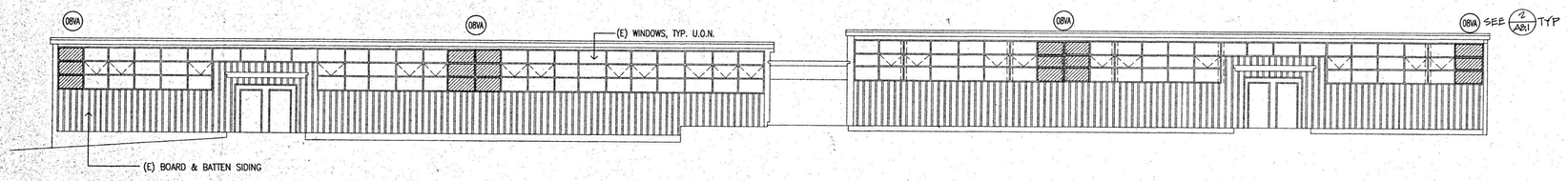
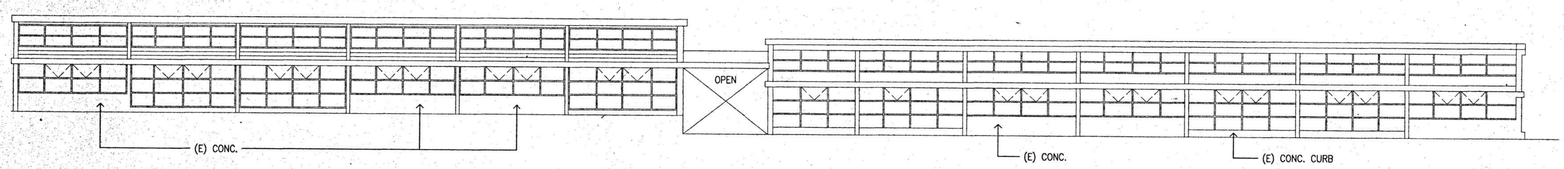
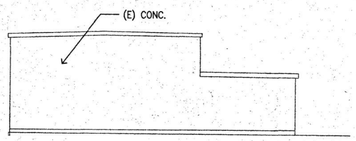


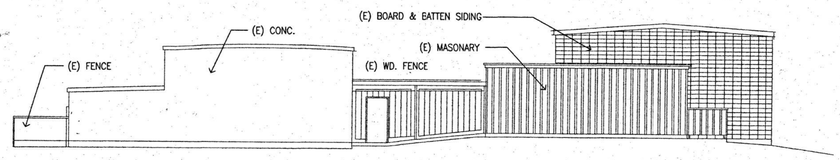
NORTH ELEVATION – BUILDING C & D | 1/8" | 8



SOUTH ELEVATION – BUILDING C & D | 1/8" | 9



WEST ELEVATION – BUILDING C | 1/8" | 11



EAST ELEVATION – BUILDING D | 1/8" | 10

SHEET NOTES

A. SEE FLOOR PLAN AND DOOR SCHEDULE FOR NEW & EXISTING EXTERIOR DOORS.

B. SEE ROOF PLAN, MECHANICAL AND PLUMBING DRAWINGS FOR (N) ROOF TOP FLUE, PIPE, AND DUCT LOCATIONS.

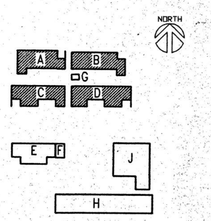
C. NEW CONSTRUCTION W/ DARK LINE; FADED LINES REPRESENT (E) CONSTRUCTION.

KEY NOTES

08EC FRP DOOR 08100

08VA GLASS AND GLAZING 08800

KEY PLAN



VBN ARCHITECTS
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OAKLAND, CA 94612
TELEPHONE (510)763-1313
IL KWON CHA AIA
LEE KARNEY AIA
FRANZ STEINER AIA
ELIEZER M. NAOR AIA

LICENSED ARCHITECT LEE KARNEY C 3158 EXP 12/31/99 STATE OF CALIFORNIA

ARCHITECT'S STAMP

CONSULTANT'S STAMP

LOS CERRITOS ELEMENTARY SCHOOL MODERNIZATION
210 WEST ORANGE AVENUE, SOUTH SAN FRANCISCO

EXTERIOR ELEVATIONS – BUILDINGS A,B,C & D

IDENTIFICATION STAMP
DIVISION OF THE STATE ARCHITECT
APPL.01 100940
AC FLS SS
DATE 10-23-98

DATE	ISSUE	REV.
08/19/98	DSA SUBMITTAL	

DRAWN BY: CCC SCALE:
CHECKED BY: GF 1/8"

A3.1

JOB NO: 98021D OF SHEETS

AO301

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Existing Exterior Elevations - Reference Only

A-203

South San Francisco Unified School District

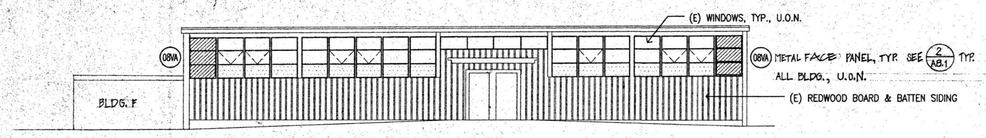
Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

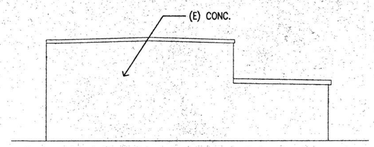
Date	Issued For
8/11/2026	Schematic Design

8/11/2026 12:52:01 PM

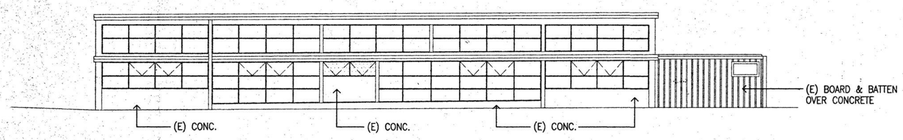
NOTE: EXISTING DRAWINGS FOR REFERENCE ONLY, NOT TO SCALE; CONTRACTOR TO FIELD VERIFY GLAZING SIZES AND QUANTITIES



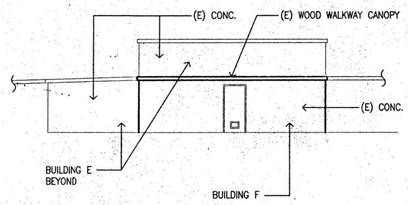
NORTH ELEVATION – BUILDING E | 1/8" | 2



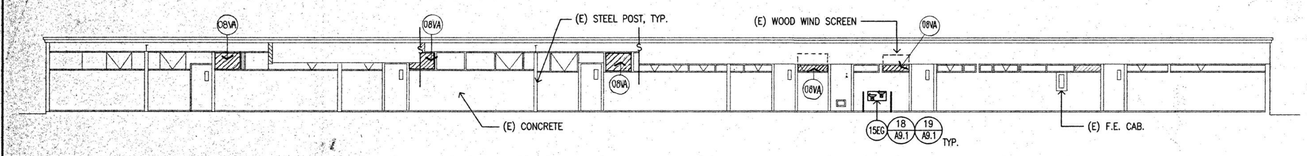
WEST ELEVATION – BUILDING E | 1/8" | 1



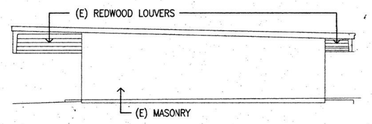
SOUTH ELEVATION – BUILDING E | 1/8" | 4



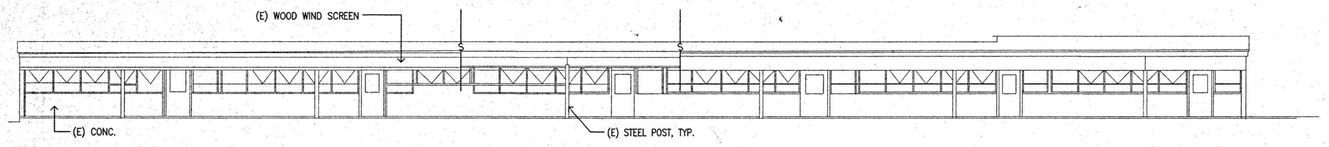
EAST ELEVATION – BUILDING E & F | 1/8" | 3



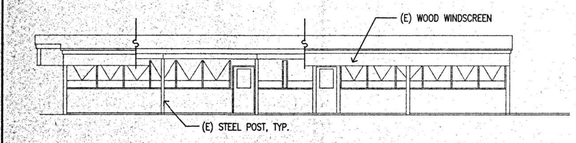
NORTH ELEVATION – BUILDING H | 1/8" | 6



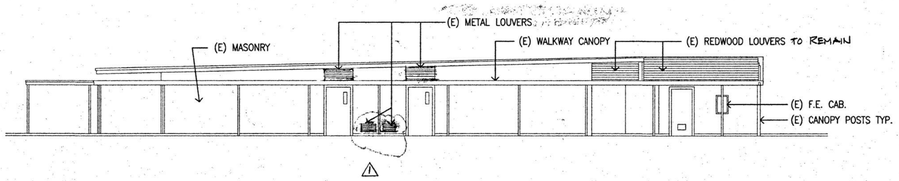
WEST ELEVATION – BUILDING H | 1/8" | 5



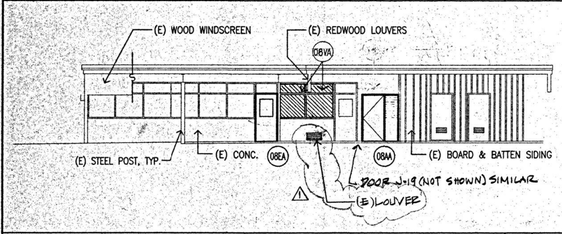
SOUTH ELEVATION – BUILDING H | 1/8" | 7



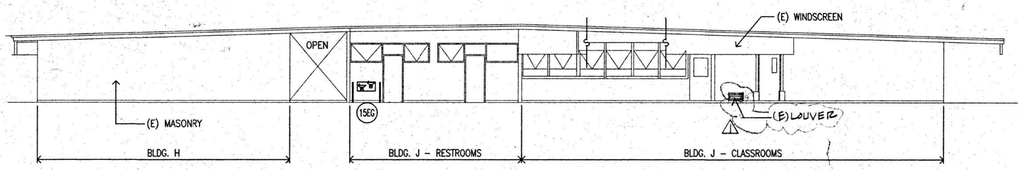
NORTH ELEVATION – BUILDING J | 1/8" | 9



WEST ELEVATION – BUILDING J | 1/8" | 8



SOUTH ELEVATION – BUILDING J | 1/8" | 11



EAST ELEVATION – BUILDING H& J | 1/8" | 10

SHEET NOTES

A. SEE FLOOR PLAN AND DOOR SCHEDULE FOR NEW & EXISTING EXTERIOR DOORS.

B. PATCH (E) CEMENT PLASTER WHERE (N) DRINKING FOUNTAINS INSTALLED.

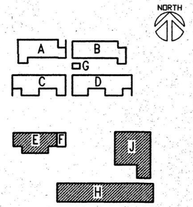
C. SEE ROOF PLAN, MECHANICAL AND PLUMBING DRAWINGS FOR (N) ROOF TOP FLUE, PIPE, AND DUCT LOCATIONS.

D. NEW CONSTRUCTION W/ DARK LINE; FADED LINES REPRESENT (E) CONSTRUCTION.

KEY NOTES

08A STEEL DOORS 08110
08EA FLUSH WOOD DOORS 08210
08WA GLASS AND GLAZING 08800
15EG DRINKING FOUNTAIN DIV 15
09BA CEMENT PLASTER, 09220

KEY PLAN



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LICENSED ARCHITECT LEE KARNEY C 3158 EXP 12/31/00 STATE OF CALIFORNIA

ARCHITECT'S STAMP

CONSULTANT'S STAMP

LOS CERRITOS ELEMENTARY SCHOOL MODERNIZATION
210 WEST ORANGE AVENUE, SOUTH SAN FRANCISCO

APPROVED DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES AC FLR SS KH APPL NO. 01-04764 DATE MAR 2 1 2002 REV. 1

EXTERIOR ELEVATIONS– BUILDINGS E,H & J

IDENTIFICATION STAMP DIVISION OF THE STATE ARCHITECT
APPL01 109940
AC FLR SS KH
DATE 12-24-98

DATE	ISSUE	REV.
08/19/98	DSA SUBMITTAL	1
3/30/99	REVISION (LOUVERS)	

DRAWN BY: CCC SCALE: 1/8"
CHECKED BY: GF

A3.2

JOB NO: 98021D OF SHEETS

A0301

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Date	Issued For
8/11/2026	Schematic Design

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A-204

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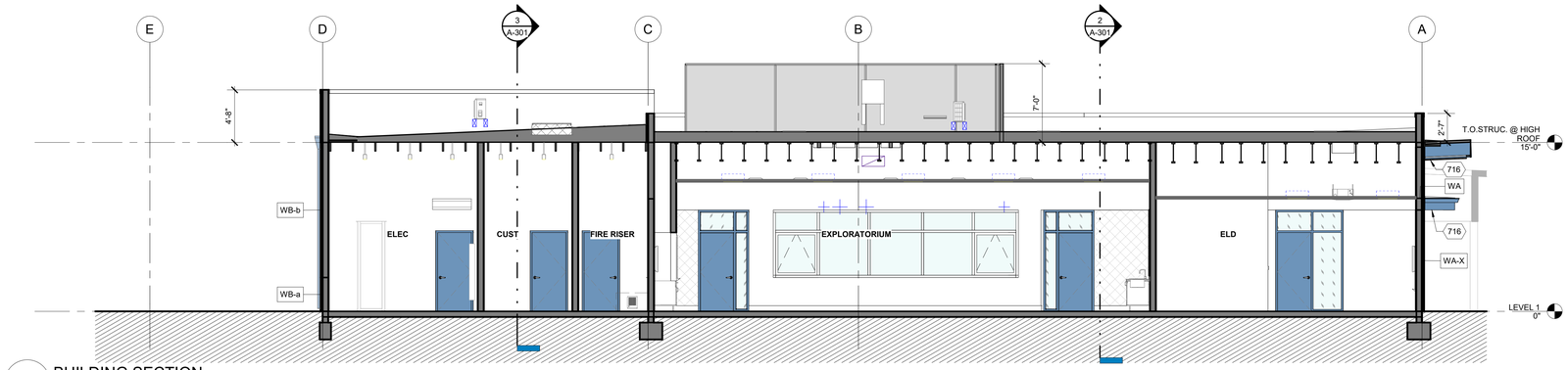
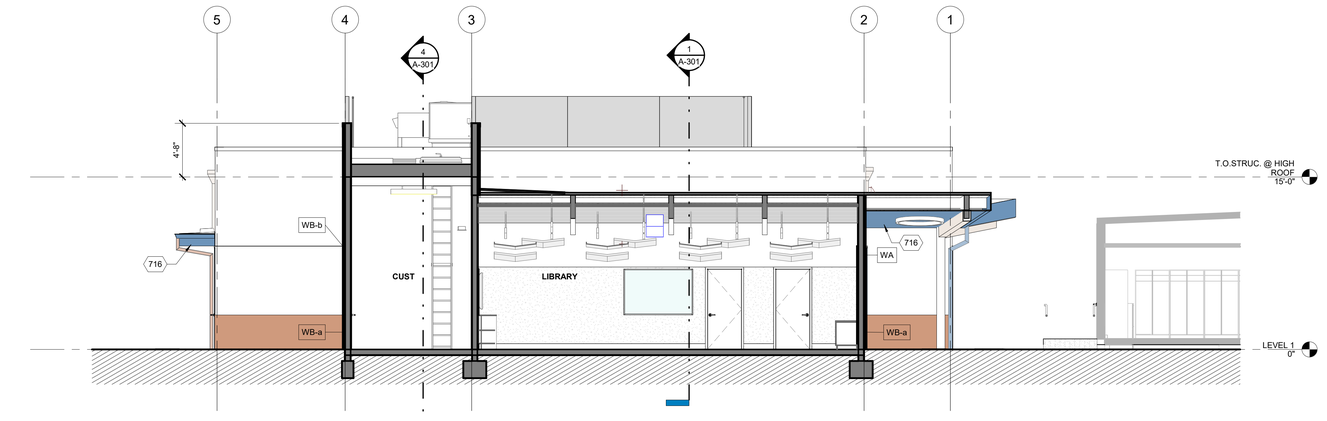
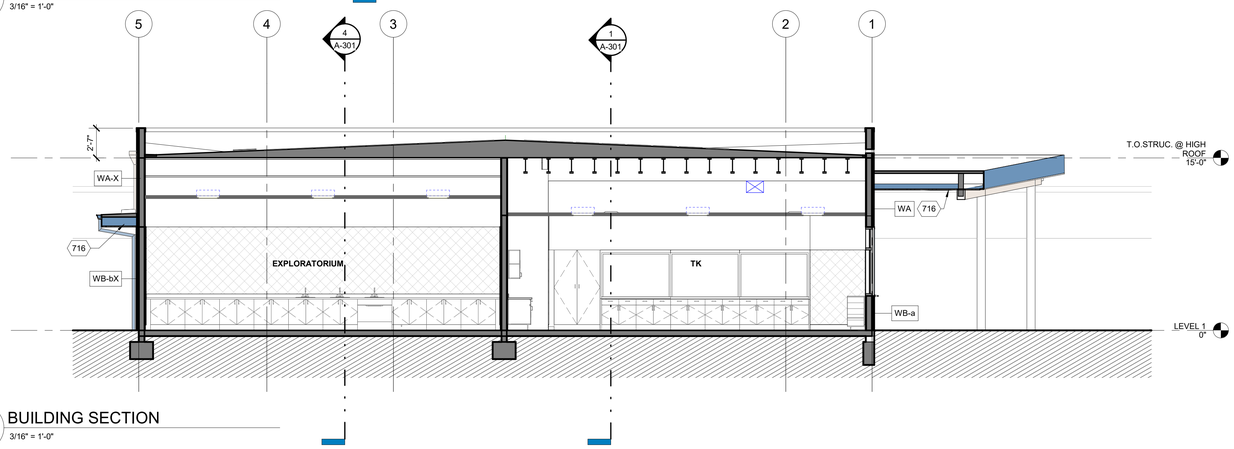


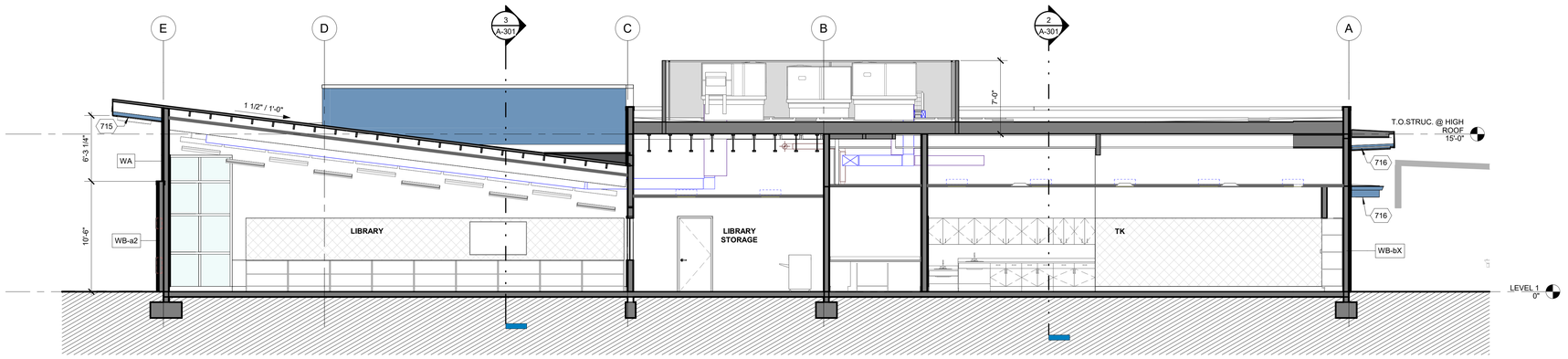
4 BUILDING SECTION
3/16" = 1'-0"



3 BUILDING SECTION
3/16" = 1'-0"



2 BUILDING SECTION
3/16" = 1'-0"



1 BUILDING SECTION
3/16" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
715	LINEAR METAL SOFFIT ON COMPRESSION POST SUSPENSION SYSTEM
716	LINEAR METAL SOFFIT ON COMPRESSION POST SUSPENSION SYSTEM OVER TYPE X GYPSUM SHEATHING FOR FIRE RATING

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

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South San Francisco, CA 94080

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Building Sections

A-301

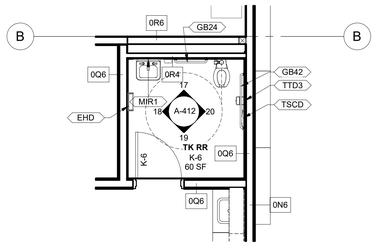
8/11/2026 12:45:19 PM

TOILET ACCESSORY SCHEDULE	
MARK	DESCRIPTION
CH	COAT HOOK
EHD	ELECTRIC HAND DRYER
GB18V	1 1/2"Ø X 1'-6" L VERT GRAB BAR
GB##	1 1/2"Ø HORIZ GRAB BAR WITH STRAIGHT RUN. NUMBER SUFFIX INDICATES LENGTH IN INCHES
GBSH	1 1/2"Ø HORIZ GRAB BAR FOR ACCESSIBLE TRANSFER SHOWER, EXTENDING ACROSS THE CONTROL WALL & RETURNING 18" L ALONG THE BACK WALL. ALTERNATIVE: SEPARATE GB18 & GB30 HORIZ GRAB BARS
MBHS	MOP & BROOM HOLDER WITH SHELF & RAG HOOKS
MIR1	METAL CHANNEL FRAMED GLASS MIRROR - 2'-0" W X 3'-0" H UON
PTD1	ROLL PAPER TOWEL DISPENSER PROJECTING MORE THAN 4" FROM WALL SURFACE
PTD2	ROLL (OR C-FOLD) PAPER TOWEL DISPENSER PROJECTING 4" OR LESS FROM WALL SURFACE
PTDW	SEMI-RECESSED MOUNTED COMBINATION PAPER TOWEL DISPENSER / WASTE COMBO UNIT
SNDP1	SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL - PROVIDE AT WOMEN'S & ALL-GENDER TOILETS ONLY
SNDP2	SEMI-RECESSED SANITARY NAPKIN DISPOSAL - PROVIDE AT WOMEN'S & ALL-GENDER TOILETS ONLY
SPD1	SOAP DISPENSER - WALL MOUNTED
SPDH	RECESSED SOAP DISH - WALL MOUNTED
TSCD	SURFACE-MOUNTED TOILET SEAT COVER DISPENSER
TTD3	MULTI-ROLL TOILET TISSUE DISPENSER - VERT ORIENTATION
WR1	SURFACE-MOUNTED WASTE RECEPTACLE
WR2	SEMI-RECESSED WASTE RECEPTACLE
WR3	RECESSED WASTE RECEPTACLE

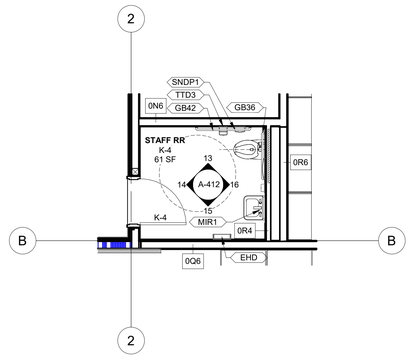
KEYNOTE LEGEND	
Key Value	Keynote Text
250	(E) INFILL EXISTING WALL TO MATCH EXISTING AT FORMER DOOR LOCATION
308	TRENCH SLAB FOR REROUTED PLUMBING THROUGHOUT KITCHEN; PATCH AND REPAIR. REF. PLUMBING & STRUCTURAL
917	MATCH INTERIOR FINISHES (PAINT, WALL TREATMENT, BASE) AS REQUIRED AT AREAS THAT ARE PRIMARILY NOT IN SCOPE BUT HAVE BEEN IMPACTED BY ADJACENT CONSTRUCTION
1110	KITCHEN EXPANSION/ALTERATION, REF. FOOD SERVICE

FLOOR PLAN LEGEND

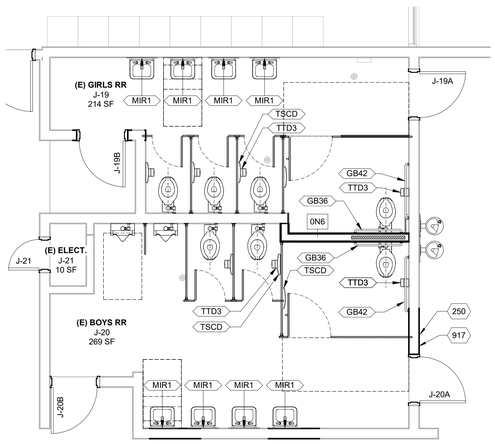
- COL — STRUCTURAL GRID LINE
- NEW WALL
- EXISTING WALL TO REMAIN
- 101A — DOOR MARK; NEW DOOR; 5" TO DOOR OPENING - TYP (UON)
- EXISTING DOOR TO REMAIN
- HW9A — PARTITION TYPE (SEE PARTITION TYPES SHEET)
- ROOM NAME 101 — ROOM NAME & NUMBER
- FLOOR DRAIN (FD)
- TRENCH DRAIN (TD)
- F.E.C. — FIRE EXTINGUISHER CABINET



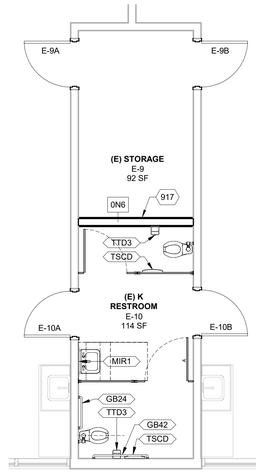
6 BUILDING K TK RR PLAN
1/4" = 1'-0"



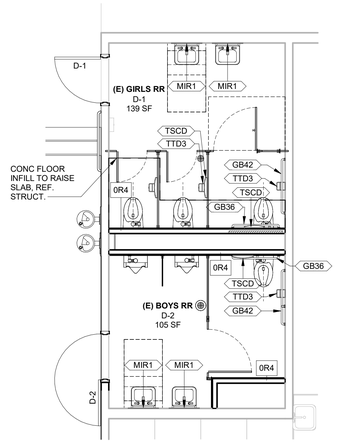
5 BUILDING K STAFF RR PLAN
1/4" = 1'-0"



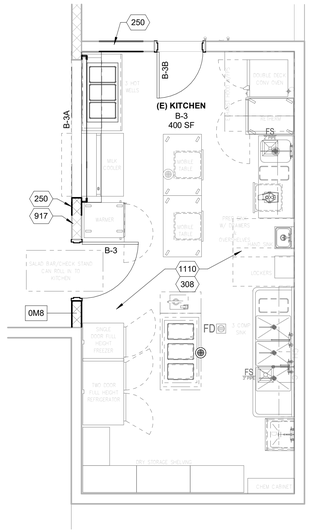
4 BUILDING J RESTROOM PLAN
1/4" = 1'-0"



3 BUILDING E RESTROOM PLAN
1/4" = 1'-0"



2 BUILDING D RESTROOM PLAN
1/4" = 1'-0"



1 BUILDING B KITCHEN PLAN
1/4" = 1'-0"

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South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Date	Issued For
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Enlarged Floor Plans

A-401

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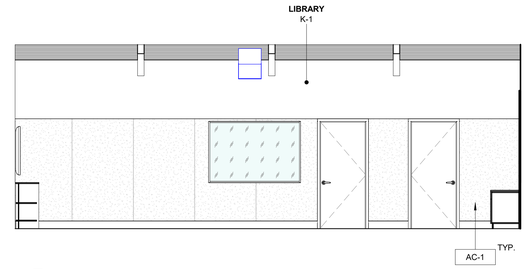
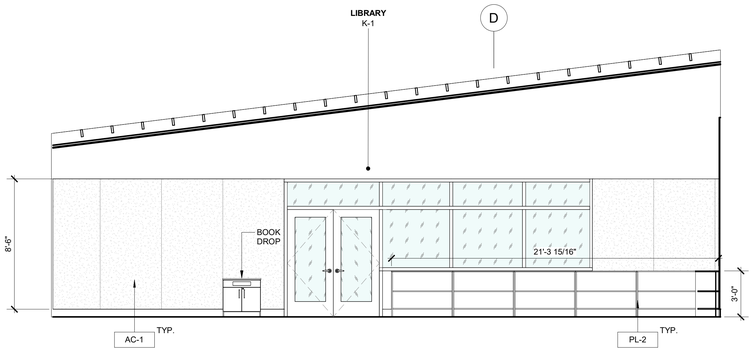
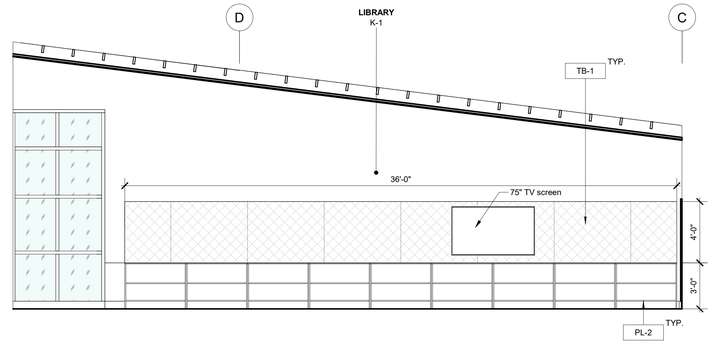


12 LIBRARY - SOUTH
1/4" = 1'-0"



11 LIBRARY - WEST
1/4" = 1'-0"

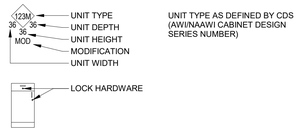


10 LIBRARY - EAST
1/4" = 1'-0"

ENLARGE PLAN AND ELEVATION NOTES

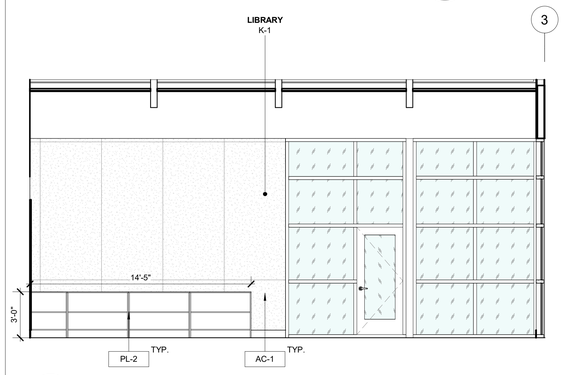
1. ALL FURNITURE ARE FOR REFERENCE ONLY, U.O.N.
2. REFER TO AV DRAWINGS FOR MONITOR AND PROJECTOR INFORMATION.
3. REFER TO FINISH SCHEDULE FOR FINISH MATERIAL INFORMATION.
4. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING INFORMATION.

CASEWORK LEGEND

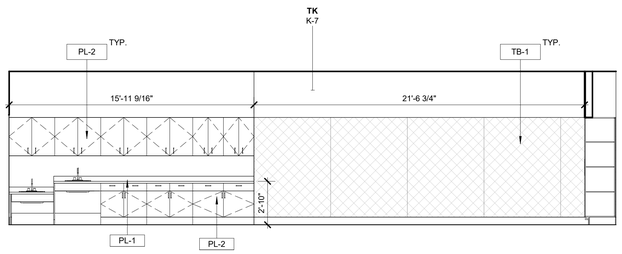


LEGEND

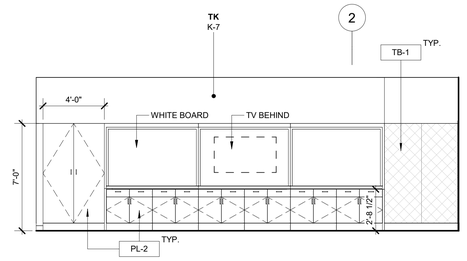
ROOM NAME 101	ROOM NAME & NUMBER
FIN	FINISH TAG



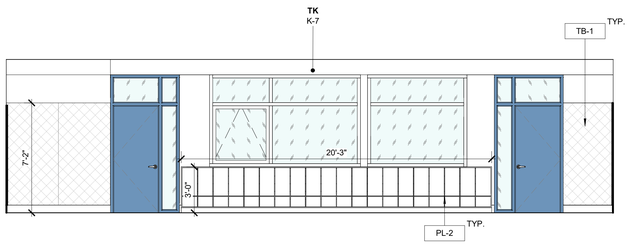
9 LIBRARY - NORTH
1/4" = 1'-0"



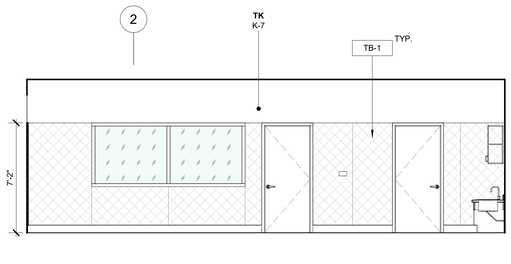
8 TK - EAST
1/4" = 1'-0"



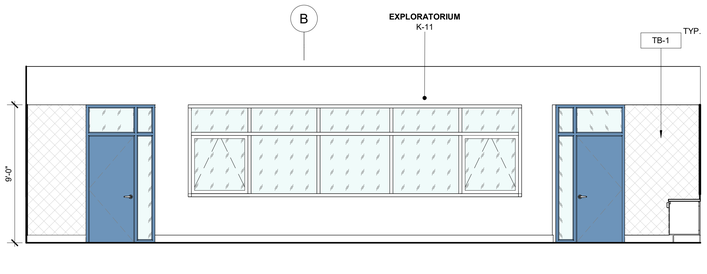
7 TK - SOUTH
1/4" = 1'-0"



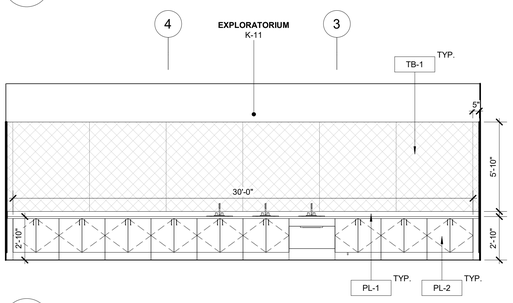
6 TK - WEST
1/4" = 1'-0"



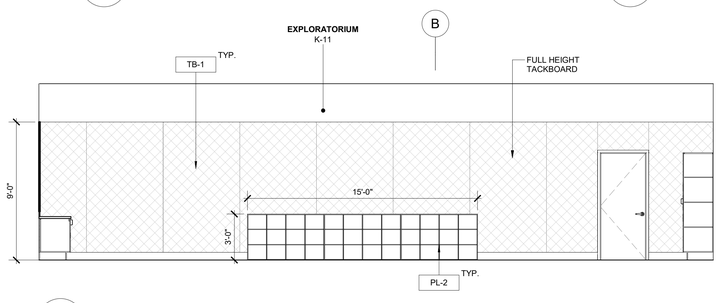
5 TK - NORTH
1/4" = 1'-0"



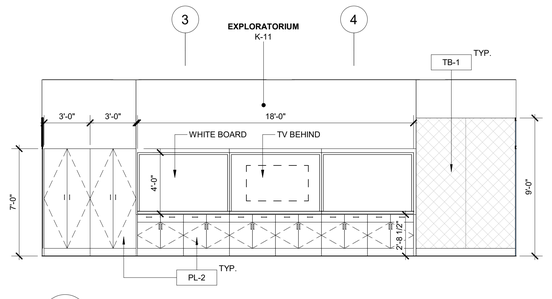
4 EXPLORATORIUM - EAST
1/4" = 1'-0"



3 EXPLORATORIUM - SOUTH
1/4" = 1'-0"



2 EXPLORATORIUM - WEST
1/4" = 1'-0"



1 EXPLORATORIUM - NORTH
1/4" = 1'-0"

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Date	Issued For
8/11/2026	Schematic Design

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Interior Elevations

A-411

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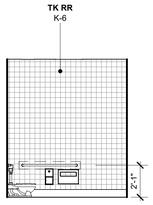
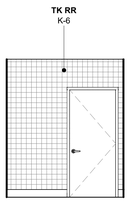
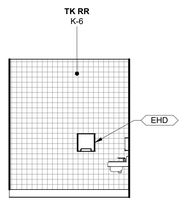


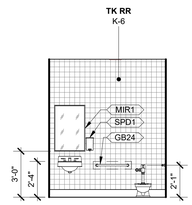
20 TK RR - EAST
1/4" = 1'-0"



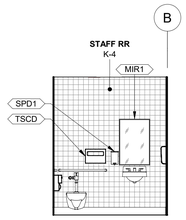
19 TK RR SOUTH
1/4" = 1'-0"



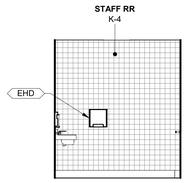
18 TK RR - WEST
1/4" = 1'-0"



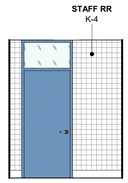
17 TK RR - NORTH
1/4" = 1'-0"



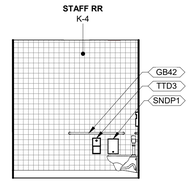
16 STAFF RR - EAST
1/4" = 1'-0"



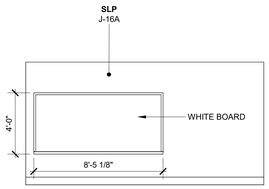
15 STAFF RR - SOUTH
1/4" = 1'-0"



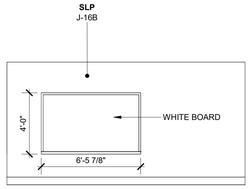
14 STAFF RR - WEST
1/4" = 1'-0"



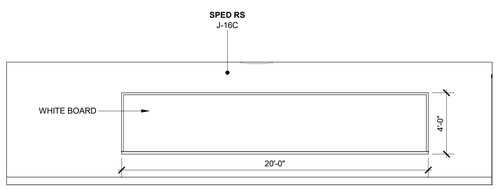
13 STAFF RR - NORTH
1/4" = 1'-0"



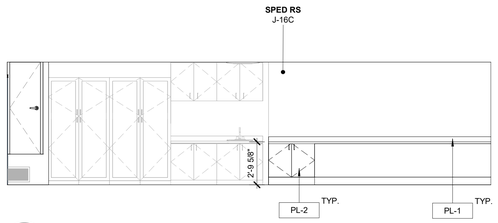
12 SLP - NORTH
1/4" = 1'-0"



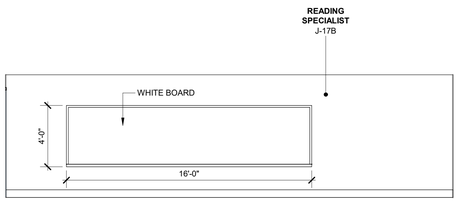
11 SLP - NORTH
1/4" = 1'-0"



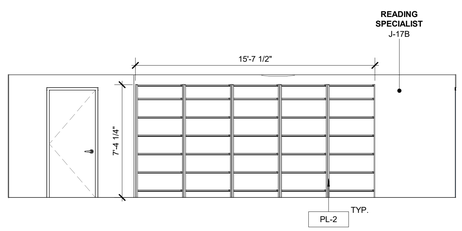
10 SPED RS - SOUTH
1/4" = 1'-0"



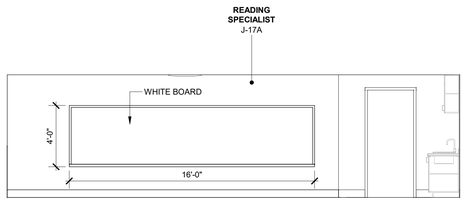
9 SPED RS - NORTH
1/4" = 1'-0"



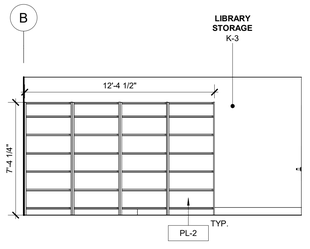
8 READING SPECIALIST J-17B - EAST
1/4" = 1'-0"



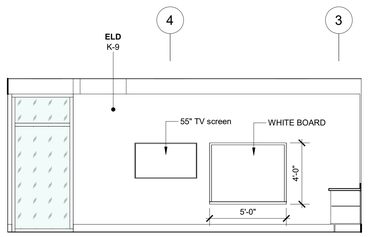
7 READING SPECIALIST J-17B - WEST
1/4" = 1'-0"



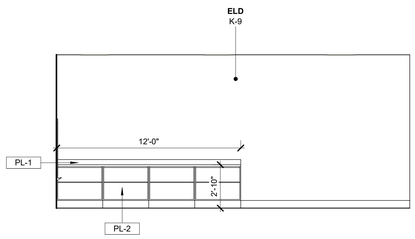
6 READING SPECIALIST J-17A - EAST
1/4" = 1'-0"



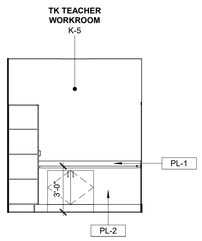
5 LIBRARY STORAGE - WEST
1/4" = 1'-0"



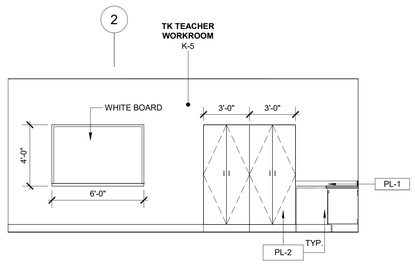
4 ELD - SOUTH
1/4" = 1'-0"



3 ELD - WEST
1/4" = 1'-0"



2 TK TEACHER WORKROOM - EAST
1/4" = 1'-0"

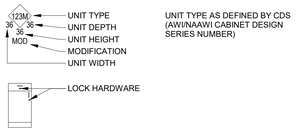


1 TK TEACHER WORKROOM - NORTH
1/4" = 1'-0"

ENLARGE PLAN AND ELEVATION NOTES

1. ALL FURNITURE ARE FOR REFERENCE ONLY, U.O.N.
2. REFER TO AV DRAWINGS FOR MONITOR AND PROJECTOR INFORMATION.
3. REFER TO FINISH SCHEDULE FOR FINISH MATERIAL INFORMATION.
4. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING INFORMATION.

CASEWORK LEGEND



LEGEND

ROOM NAME 101	ROOM NAME & NUMBER
FIN	FINISH TAG

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Date	Issued For
8/11/2026	Schematic Design

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Interior Elevations

A-412

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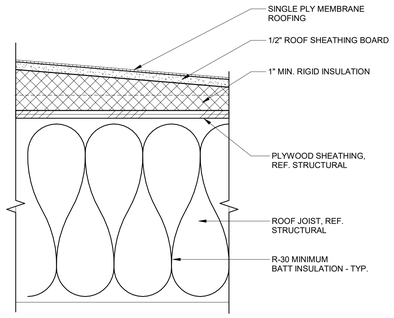
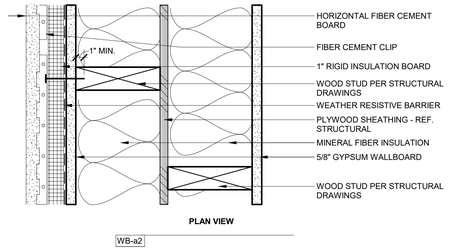


7 SINGLE PLY ROOF ASSEMBLY AT WOOD DECK (R-1)
3" = 1'-0"

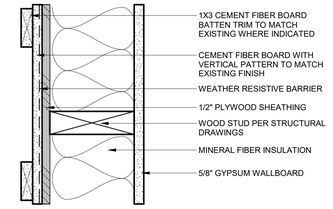
EXTERIOR WALL GENERAL NOTES

1. FOR EXTERIOR WALL FRAMING, SEE STRUCTURAL DRAWINGS
2. ALL EXTERIOR WALLS TO RECEIVE WEATHER RESISTIVE BARRIER, SEE SPECIFICATIONS
3. ALL PENETRATIONS THROUGH EXTERIOR WALL ASSEMBLIES TO BE FULLY CAULKED, SEALED & WEATHER TIGHT FLAME SPREAD DEVELOPED < 25 SMOKE DEVELOPED < 50
4. UNLESS OTHERWISE NOTED, AT ALL GYP. BOARD WALLS/PARTITIONS TO ACT AS DRAFT STOPS. INSTALL GYP. BOARD TO BOTTOM OF STRUCTURE ABOVE. GYP. BOARD
5. TO BE NOTCHED AND SEALED AROUND FRAMING MEMBERS OF WALLS PERPENDICULAR TO FRAMING
6. AT ALL WALLS AND FRAMED SOFFITS WITH EXTERIOR EXPOSURE, PROVIDE FULL HEIGHT BATT INSULATION (MATCH THICKNESS OF STUD - MIN. R-19 FOR EXTERIOR WALLS
7. GYPSUM BOARD GENERAL NOTES:
   A. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND NOTE 8.
   B. AT NON-RATED PLUMBING WALLS (PLUMBING CHASE) OMIT GYP. BOARD ON CHASE SIDE U.N.O. INSULATION GENERAL NOTES
   C. ALL TYPES TO CONFORM TO UL LISTED DESIGNS SEE SPECIFICATION
8. SCREWS: CONFORM TO THE STANDARDS SPECIFIED BELOW FOR ATTACHING GYPSUM BOARD TO THE VARIOUS SUBSTRATES LISTED.
   A. WOOD FRAMING: ASTM C1002, TYPE W
   B. GYPSUM BACKING BOARD: ASTM C1002, TYPE G
9. NAILS FOR ATTACHING GYPSUM BOARD TO WOOD FRAMING: ASTM C514
10. PROVIDE A MINIMUM OF 0.113" DIAMETER NAILS FOR ATTACHING CLADDING PER CBC TABLE 2603.13.1 WITH A MAX 1" RIGID INSULATION THICKNESS AND A MINIMUM 1 1/4" EMBEDMENT.
    A. 16" O.C. FASTENER HORIZONTAL SPACING
    B. 6" O.C. FASTENER VERTICAL SPACING



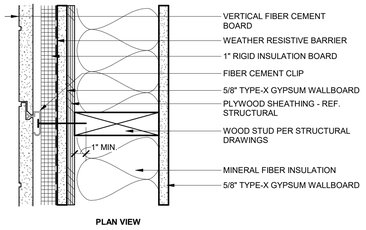
WB-a2

6 EXT WALL TYPE - WB-a2
3" = 1'-0"



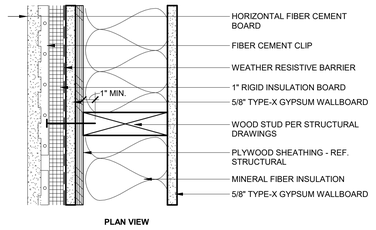
XA

3 EXT WALL TYPE - XA - INFILL AT EXISTING WALL
3" = 1'-0"



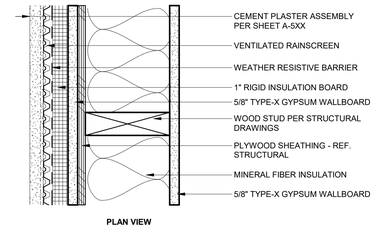
WB-bX 1 HR. FIRE RATED

9 EXT WALL TYPE - WB-bX
3" = 1'-0"



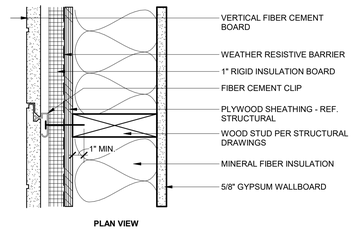
WB-aX 1 HR. FIRE RATED

5 EXT WALL TYPE - WB-aX
3" = 1'-0"



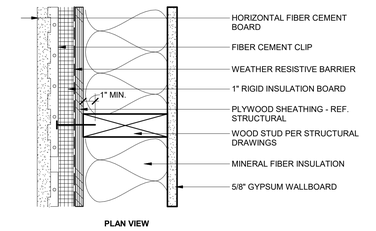
WA-X 1 HR. FIRE RATED

2 EXT WALL TYPE - WA-X
3" = 1'-0"



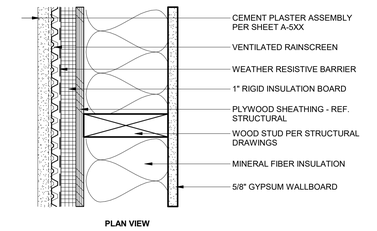
WB-b

8 EXT WALL TYPE - WB-b
3" = 1'-0"



WB-a

4 EXT WALL TYPE - WB-a
3" = 1'-0"



WA

1 EXT WALL TYPE - WA
3" = 1'-0"

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Exterior Wall & Roof Assemblies

A-500

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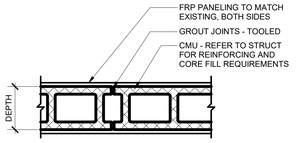
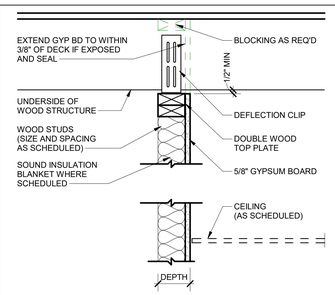


M PARTITION M
1 1/2" = 1'-0"
TYP. AT INFILL OF EXISTING WALLS AT KITCHEN



R T01 PARTITION DETAIL R-T01
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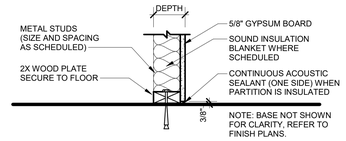
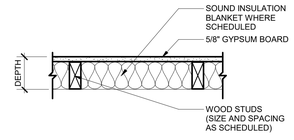


R B01 PARTITION DETAIL R-B01
1 1/2" = 1'-0"

TYPE	DEPTH	FRAMING WIDTH	FRAMING SPACING (OC)	DETAILS BOTTOM	DETAILS TOP	INSUL THK	FIRE RATING	TESTED ASSEMBLY	STC RATING
0R4	4 1/8"	3 5/8"	16"						



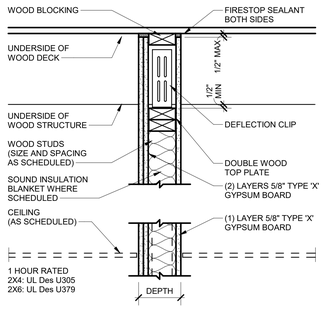
R PARTITION R
1 1/2" = 1'-0"

TYPE M

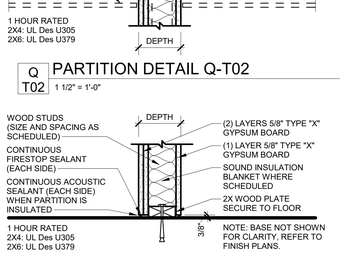
TYPE R

PARTITION NOTES

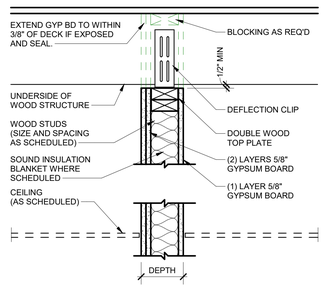
1. PROVIDE NON-COMPOSITE METAL FRAMING ASSEMBLIES OF METAL STUD DEPTH AND SPACING AS INDICATED FOR PROJECT SPECIFIC SPANS MEETING AN ALLOWABLE DEFLECTION OF L/240 WITH LATERAL LOAD OF AT LEAST 5 PSF FOR LIMITING HEIGHTS. PROVIDE 20 GA. STUDS (MINIMUM). PROVIDE HEAVIER GAUGE AND/OR WIDER FLANGE WIDTH TO MEET STATED PERFORMANCE REQUIREMENTS FOR LIMITING HEIGHTS. COMPLY WITH METAL FRAMING MANUFACTURER'S REQUIREMENTS FOR BRACING STUD FLANGES AND PROVIDING HORIZONTAL BRIDGING AT 48" O.C. MAXIMUM VERTICAL SPACING.
2. TO THE EXTENT POSSIBLE, FIRE RATED WALLS SHALL BE COMPLETELY AND CONTINUOUSLY CONSTRUCTED FIRST (EXCEPT FOR FINAL FINISH), WITH OTHER NON-RATED WALLS CONSTRUCTED TO THEM.
3. FIRE RATED WALLS EXTEND FULL HEIGHT TO STRUCTURE ABOVE AND SEAL TO DECK UNLESS DETAILED OTHERWISE.
4. USE GALVANIZED CORNER BEADS AND EDGE TRIM IN EXPOSED WORK.
5. MOVEMENT CONTROL:
   A. PROVIDE FOR VERTICAL MOVEMENT AT THE HEAD OF CONSTRUCTION AS INDICATED IN THE NOTES ON THE DRAWINGS. CONNECT HEAD RUNNER CHANNEL TO THE UNDERSIDE OF STRUCTURE AS INDICATED ON THE DRAWINGS; CUT STUDS SHORT TO ALLOW FOR VERTICAL MOVEMENT IN ACCORDANCE WITH NOTE BELOW, AND DO NOT FASTEN TO HEAD RUNNER CHANNEL; FASTEN GYPSUM BOARD TO STUDS ONLY.
   B. ALLOW FOR A MIN OF 1" VERTICAL MOVEMENT FOR PARTITIONS BELOW SLABS, BEAMS OR TRUSSES.
   C. ALLOW FOR ½" RACKING OF PARTITIONS BUILT NEXT TO VERTICAL ELEMENTS (i.e. COLUMNS, WALLS, EXTERIOR WALLS).
6. PROVIDE ABUSE RESISTANT GYPSUM BOARD AT STAIR SIDES OF STAIR ENCLOSURE PARTITIONS..
7. SOUND CONTROL:
   A. SEAL OPENINGS AT OUTLETS, SWITCHES, MECHANICAL OPENINGS AND PERIMETER CONDITIONS WITH ACOUSTIC SEALANT.
   B. PROVIDE SOUND ATTENUATION BLANKETS WHERE INDICATED.
8. PENETRATIONS AT SMOKE AND FIRE RATED ASSEMBLIES SHALL BE PROTECTED, SEALED AND DAMPERED, USING UL OR OTHER AHJ APPROVED METHODS, MATERIALS AND INSTALLATION, AS REQUIRED TO MAINTAIN THE ASSEMBLY'S RATING AND SMOKE RESISTANT REQUIREMENTS. ALL MATERIALS AND INSTALLATION DETAILS SHALL CONFORM TO UL LISTINGS FOR "THROUGH-PENETRATION FIRE STOP SYSTEMS" WHERE APPLICABLE. CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS, FURNISHED BY THE MANUFACTURER, OF THE FIRE STOP MATERIAL, THAT SHOW COMPLETE CONFORMANCE TO THE UL LISTING AND SUCH DRAWINGS SHALL BE AVAILABLE TO AHJ INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION TYPE.
9. WHERE IDENTIFIED ON DRAWINGS, SMOKE BARRIERS/PARTITIONS SHALL BE CONTINUOUS FROM INSIDE FACE OF SHEATHING OF OUTSIDE WALLS, FROM FIRE BARRIER TO FIRE BARRIER, FROM SMOKE BARRIER TO SMOKE BARRIER AND FROM FLOOR SLAB TO FLOOR OR ROOF SLAB ABOVE, THEREBY PROVIDING CONTINUITY THROUGH ALL CONCEALED SPACES. COMPLETELY SEAL ALL OPENINGS WHERE THE SMOKE BARRIER ABUTS OTHER SMOKE BARRIERS, FIRE BARRIERS, EXTERIOR WALLS, THE FLOOR BELOW AND THE FLOOR OR CEILING ABOVE.
10. LIGHT GAUGE METAL FRAMING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ASTM 754, "STANDARD SPECIFICATIONS FOR INSTALLATION OF STEEL FRAMING MEMBERS".
11. WALL TYPES SHOW BASE WALL CONSTRUCTION. BASE, TILE, WOOD PANELING / TRIM, ACOUSTICAL PANELS, ETC. MAY OCCUR AS SCHEDULED OR DETAILED ELSEWHERE.
12. AT FULL- HEIGHT PARTITIONS WHERE DUCTWORK OR OTHER OBSTACLES PREVENT EXTENSION OF ALL STUDS TO DECK, FRAME STUDS AROUND OBSTACLES WITH HEADERS AND BRACING AS NECESSARY. PROVIDE DOUBLED STUDS AT ENDS OF OPENINGS TO DECK ABOVE..
13. LOCATE VERTICAL CONTROL JOINTS AT 30'-0" O.C.(MAX.) OR AS SHOWN ON PLANS OR NOTED AS "CJ" ON ELEVATIONS. CONFIRM CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO FRAMING.
14. PROVIDE 5/8" CEMENTITIOUS BACKER BOARD AT TILE (REFER TO ROOM FINISH PLANS/SCHEDULES FOR LOCATIONS AND HEIGHT). AT CONTRACTOR'S OPTION, PROVIDE 5/8" FIBERGLASS MAT TILE BACKER BOARD AT PARTITIONS SCHEDULED TO RECEIVE TILE IN NON-WET AREAS. SHOWER AREAS AND AREAS WITH TERRAZZO BASE TO RECEIVE CEMENTITIOUS BACKER BOARD ONLY.
15. GYPSUM BOARD FINISH TO BE LEVEL 4 UON.



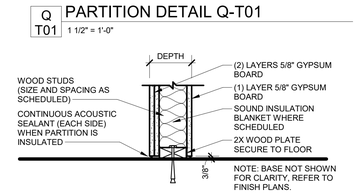
Q T02 PARTITION DETAIL Q-T02
1 1/2" = 1'-0"



Q B02 PARTITION DETAIL Q-B02
1 1/2" = 1'-0"

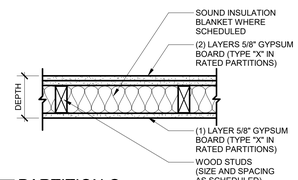


Q T01 PARTITION DETAIL Q-T01
1 1/2" = 1'-0"



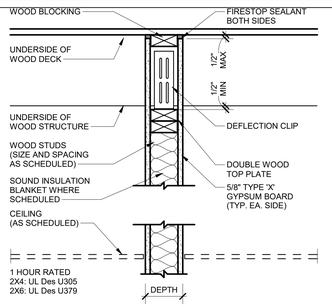
Q B01 PARTITION DETAIL Q-B01
1 1/2" = 1'-0"

TYPE	DEPTH	FRAMING WIDTH	FRAMING SPACING (OC)	DETAILS BOTTOM	DETAILS TOP	INSUL THK	FIRE RATING	TESTED ASSEMBLY	STC RATING

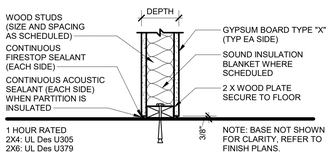


Q PARTITION Q
1 1/2" = 1'-0"

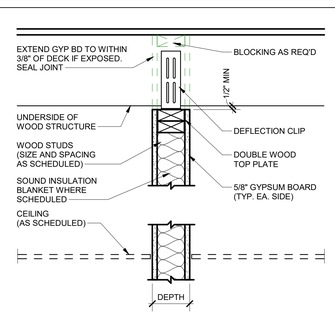
TYPE Q



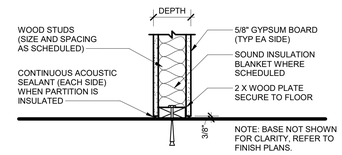
A T01 PARTITION DETAIL N-T02
1 1/2" = 1'-0"



N B02 PARTITION DETAIL N-B02
1 1/2" = 1'-0"

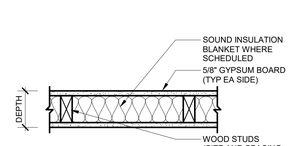


N T01 PARTITION DETAIL N-T01
1 1/2" = 1'-0"



N B01 PARTITION DETAIL N-B01
1 1/2" = 1'-0"

TYPE	DEPTH	FRAMING WIDTH	FRAMING SPACING (OC)	DETAILS BOTTOM	DETAILS TOP	INSUL THK	FIRE RATING	TESTED ASSEMBLY	STC RATING



N PARTITION N
1 1/2" = 1'-0"

TYPE N

PARTITION TYPES - NAMING

TABLE A - RATING/EXTENT OF PARTITION

DES.	CONDITION
0	NON-RATED, FULL-HEIGHT, BOTTOM 01/TOP 01
1, 2, 3	RATING IN HOURS, FULL HEIGHT, BOTTOM 02/TOP 02
C	FINISH 6" ABOVE CEILING, BOTTOM 01/TOP 03
U	PARTITION UNDER CEILING, BOTTOM 01/TOP 07
H	PARTIAL HEIGHT PARTITION BOTTOM 10/TOP 10

TABLE B - PARTITION ASSEMBLY SERIES

TYPE	SHEATHING	FRAMING	SHEATHING
M	-	CMU	-
N	1 LAYER	WD STUD	1 LAYER
P	2 LAYERS	WD STUD	2 LAYERS
Q	1 LAYER	WD STUD	2 LAYERS
R	1 LAYER	WD STUD	NONE
S	2 LAYERS	WD STUD	NONE
T	1 LAYER	WD FURRING	NONE
U	2 LAYERS	WD FURRING	NONE

TABLE C - FRAMING MEMBER SIZE

DES.	WD STUD WIDTH (NOM)	CMU WIDTH (NOM)
0	1"	-
1		-
2	2"	-
3	-	-
4	4"	4"
6	6"	6"
8	8"	8"

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Date	Issued For
8/11/2026	Schematic Design

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2026-SS042-002

Partition Types

A-571

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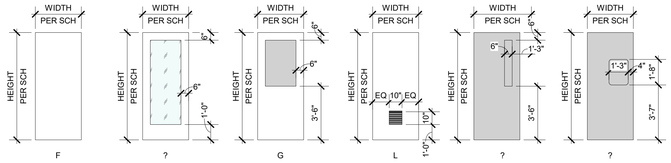
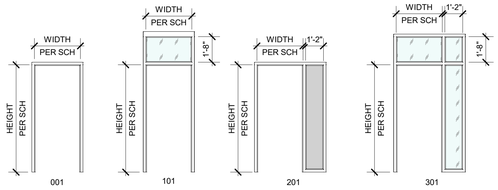
DOOR SCHEDULE

MARK	DOORS SIZE WIDTH	HEIGHT	THK	TYPE - MTL	FINISH	GLAZING	FRAME TYPE-MTL	FRAME FINISH	FRAME GLAZING	FIRE RATING LABEL (MINS)	HEAD	JAMB	HW SET	NOTES
A-1	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
A-1A	2'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
A-4	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
A-4A	2'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
A-4B	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
A-4C	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
A-5	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
A-6	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
A-7	2'-6"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
A-8A	2'-10"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
A-8B	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
A-9	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
A-10	2'-6"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
A-11	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
A-13	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
A-14	2'-6"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
A-15	2'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
A-16	2'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
A-17	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
A-18	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
B-1	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
B-1A	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
B-1B	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
B-2A	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
B-2B	6'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
B-3	3'-8"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
B-3A	9'-0"	4'-8"	1/4"	OHC-101-STL	Prefinished	-	1101-STL1	Paint	-					OH COILING COUNTER DOOR
B-3B	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
C-1	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
C-1A	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
C-1B	2'-4"	6'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
C-2	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
C-2A	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
C-2B	2'-4"	6'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
C-3	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
C-3A	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
C-3B	2'-4"	6'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
D-1	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
D-2	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
D-4	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
D-4A	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
D-4B	2'-4"	6'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
D-5	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
D-5A	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
D-5B	2'-4"	6'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
D-6	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
D-6A	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
D-6B	2'-4"	6'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
E8-B	2'-4"	6'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
E-7	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
E-7A	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
E-7B	2'-4"	6'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
E-8	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
E-8A	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
E-9A	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
E-9B	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
E-10A	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
E-10B	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
F-1	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
G	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
G	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
H-9	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
H-9A	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
H-9B	2'-4"	6'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
H-10	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
H-10A	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
H-10B	2'-4"	6'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
H-11	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
H-11A	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
H-11B	2'-4"	6'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
H-12	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
H-12A	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
H-12B	2'-4"	6'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
H-13	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
H-13A	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
H-13B	2'-4"	6'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
H-14	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
H-14A	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
H-14B	2'-4"	6'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
H-15	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
J-15	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
J-15A	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
J-15B	2'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
J-16A	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
J-16B	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
J-16C	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
J-16CC	2'-0"	6'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
J-17A	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
J-17AA	2'-0"	6'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
J-17B	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
J-17BB	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR
J-18	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
J-18A	3'-4"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
J-18B	2'-4"	6'-0"	1 3/4"	F-WD	Paint Grade Birch	-	001-HM1	Paint	-					INTERIOR HVAC CLOSET
J-19A	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
J-19B	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
J-20A	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
J-20B	3'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-HM1	Prefinished	-					EXTERIOR
J-21	2'-0"	7'-0"	1 3/4"	F-FRP	Prefinished	-	001-FRP	Prefinished	-					EXTERIOR ELECTRICAL CLOSET
K-1	6'-0"	7'-0"	1 3/4"	FG-AL	Ext_Mullion_Aluminum	---	001-AL1(CW)	HPC-Blue	GL-1					EXTERIOR
K-1A	3'-0"	7'-0"	1 3/4"	FG-AL	Ext_Mullion_Aluminum	-	001-AL1(CW)	HPC-Blue	GL-1					EXTERIOR
K-2	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	---	001-HM1	Paint	---					INTERIOR
K-3	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	---	001-HM1	Paint	---					INTERIOR
K-3A	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	---	001-HM1	Paint	---					INTERIOR
K-4	3'-0"	7'-0"	1 3/4"	F-FRP	HPC-Blue	---	101-HM1	Prefinished	GL-1					EXTERIOR
K-5	3'-0"	7'-0"	1 3/4"	F-FRP	HPC-Blue	---	301-HM1 : 301-HM1 12"	Prefinished	GL-1					EXTERIOR
K-5A	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	---	001-HM1	Paint	---					INTERIOR
K-6	3'-0"	7'-0"	1 3/4"	F-WD	Paint Grade Birch	---	001-HM1	Paint	---					INTERIOR
K-7A	3'-0"	7'-0"	1 3/4"	F-FRP	HPC-Blue	---	301-HM1 : 301-HM1 12"	Prefinished	GL-1					EXTERIOR
K-7B	3'-0"	7'-0"	1 3/4"	F-FRP	HPC-Blue	---	301-HM1 : 301-HM1 12"	Prefinished	GL-1					EXTERIOR
K-8	3'-0"	7'-0"	1 3/4"	F-FRP	HPC-Blue	---	301-HM1 : 301-HM1 30"	Prefinished	GL-1X	45				EXTERIOR
K-9	3'-0"	7'-0"	1 3/4"	F-FRP	HPC-Blue	---	301-HM1 : 301-HM1 30"	Prefinished	GL-1					EXTERIOR
K-10	3'-0"	7'-0"	1 3/4"	F-FRP	HPC-Blue	---	301-HM1 : 301-HM1 30"	Prefinished	GL-1X	45				EXTERIOR
K-11A	3'-0"	7'-0"	1 3/4"	F-FRP	HPC-Blue	---	301-HM1 : 301-HM1 12"	Prefinished	GL-1X	45				EXTERIOR
K-11B	3'-0"	7'-0"	1 3/4"	F-FRP	HPC-Blue	---	301-HM1 : 301-HM1 12"	Prefinished	GL-1X	45				EXTERIOR
K-12	3'-0"	7'-0"	1 3/4"	F-FRP	HPC-Blue	---	001-HM1	Prefinished	---					EXTERIOR
K-13	3'-0"	7'-0"	1 3/4"	F-FRP	HPC-Blue	---	001-HM1	Prefinished	---					EXTERIOR
K-14	3'-0"	7'-0"	1 3/4"	F-FRP	HPC-Blue	---	001-HM1	Prefinished	---					EXTERIOR

PANEL TYPES



FRAME TYPES



MATERIAL LEGEND

MATERIAL (MTL)

AL	ALUMINUM
EX	EXISTING
FRP	FIBER-REINFORCED POLYMER
GL	GLASS
HM	HOLLOW METAL
SS	STAINLESS STEEL
STL	STEEL
WD	WOOD

FINISH

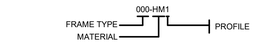
FF	FACTORY FINISH
PNT	PAINT (AS SCHEDULED)
CLR ANO	CLEAR ANODIZED ALUMINUM
PLAM	PLASTIC LAMINATE

NOTE: ALL DOORS ARE UNDERCUT 5/8". PROVIDE 3/4" UNDERCUT AT ALL TOILET ROOM, HOUSEKEEPING (HK), SOILED UTILITY AND LOCKER ROOM DOORS.

PANEL TYPES

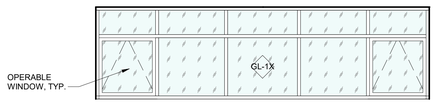


FRAME TYPES



GLASS TYPES

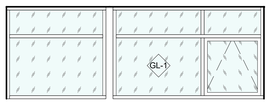
GL-1	INSULATED LOW E GLASS - TEMPERED
GL-1X	INSULATED LOW E GLASS - 45 MINUTE FIRE RATED



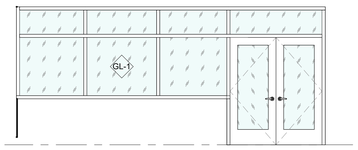
W6 - EXT. OPERABLE ALUMINUM STOREFRONT
W6 1/4" = 1'-0"



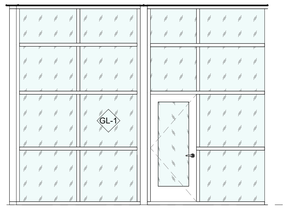
W5 - EXT. FIXED ALUMINUM STOREFRONT
W5 1/4" = 1'-0"



W4 - EXT. OPERABLE ALUMINUM STOREFRONT
W4 1/4" = 1'-0"



W3 - EXT. FIXED ALUMINUM STOREFRONT
W3 1/4" = 1'-0"



W2 - EXT. FIXED ALUMINUM STOREFRONT
W2 1/4" = 1'-0"



W1 - EXT. FIXED ALUMINUM STOREFRONT
W1 1/4" = 1'-0"

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Date	Issued For
8/11/2026	Schematic Design

HED
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94104 USA
(415) 981-2345
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2026-SS042-002

Schedules

A-601

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MATERIAL SCHEDULE

ACOUSTIC PANEL

TAG	MATERIAL	MANUFACTURER	MODEL	FINISH OR COLOR	COMMENTS	REP CONTACT
AC-1	ACOUSTIC WALL PANEL	ACOUFELT	FELT	MILKWAY		SU SAZAMA
AC-2	ACOUSTIC WALL PANEL	ACOUFELT	FELT	PERIWINKLE		C: 323-708-2758
AC-3	ACOUSTIC WALL PANEL	ACOUFELT	FELT	MARINE		E:SU.SAZAMA@ACOUFELT.COM

BASE FINISH

TAG	MATERIAL	MANUFACTURER	MODEL	FINISH OR COLOR	COMMENTS	REP CONTACT
B-1	RUBBER BASE	TARKETT	6"H	55 SILVER GREY	STRAIGHT AT CARPET, COVE AT RESILIENT, CONCRETE	RON RODRIGUEZ C: 949-562-0397 E: RON.RODRIGUEZ@TARKETT.COM

CEILING FINISH

TAG	MATERIAL	MANUFACTURER	MODEL	FINISH OR COLOR	COMMENTS	REP CONTACT
CL-1	ACOUSTICAL CEILING TILE	ARMSTRONG	FINE FISSURE	WHITE	GRID COLOR TO MATCH CEILING TILE FINISH	MATT NEWMAN T: 213.408.9957 E: MPNEWMAN@ARMSTRONG.COM

CARPET FINISH

TAG	MATERIAL	MANUFACTURER	MODEL	FINISH OR COLOR	COMMENTS	REP CONTACT
CPT-1	CARPET TILE	TARKETT	SHEARED HERRINGBONE	TBD		RON RODRIGUEZ C: 949-562-0397 E: RON.RODRIGUEZ@TARKETT.COM

CONCRETE FINISH

TAG	MATERIAL	MANUFACTURER	MODEL	FINISH OR COLOR	COMMENTS	REP CONTACT
CON-1	CONCRETE	WESTCOAT	TBD	TBD		GARY DUNN T: 619-255-7187 E: GARY.DUNN@WESTCOAT.COM

CORNER GUARD FINISH

TAG	MATERIAL	MANUFACTURER	MODEL	FINISH OR COLOR	COMMENTS	REP CONTACT
CG-1	METAL CORNER GUARD	INPRO	ALUMINUM CORNER GUARD	CLEAR ANODIZED		BARRON DAVIS T: 310-962-3613 E: BDAVIS@INPROCORP.COM

EPOXY FLOORING FINISH

TAG	MATERIAL	MANUFACTURER	MODEL	FINISH OR COLOR	COMMENTS	REP CONTACT
EPX-1	EPOXY TERRAZZO	DEX-O-TEX	CHEMINERT EXOXY TERRAZZO	C1-01		JON ANDERSON C: 310-597-0806 E: JONA@DEXOTEX.COM

PAINT FINISH

TAG	MATERIAL	MANUFACTURER	MODEL	FINISH OR COLOR	COMMENTS	REP CONTACT
PT-1	GENERAL PAINT	SHERWIN WILLIAMS	TBD	TBD	EGGSHELL FOR WALL, U.O.N;	TOM BRUMMETT
PT-2	ACCENT PAINT	SHERWIN WILLIAMS	TBD	TBD	FLAT FOR SOFFIT AND CEILING, U.O.N;	B: 310- 999-9396
PT-3	ACCENT PAINT	SHERWIN WILLIAMS	TBD	TBD	SEMI-GLOSS FOR DOOR AND DOOR FRAME,	E: THOMAS.W.BRUMMETT@SHERWIN.COM
PT-4	ACCENT PAINT	SHERWIN WILLIAMS	TBD	TBD	RESTROOM WALL&CEILING PAINT,U.O.N	

RESILIENT FLOORING FINISH

TAG	MATERIAL	MANUFACTURER	MODEL	FINISH OR COLOR	COMMENTS	REP CONTACT
RF-1	LINOLEUM	TARKETT	LINOFLOOR XF	VENETO GRAY		RON RODRIGUEZ
RF-2	LINOLEUM	TARKETT	LINOFLOOR XF	EMME ICE		C: 949-562-0397
RF-3	LINOLEUM	TARKETT	LINOFLOOR XF	VENETO LAVENDER		RON.RODRIGUEZ@TARKETT.COM
RF-4	LINOLEUM	TARKETT	LINOFLOOR XF	VENETO NAVY		

PLASTIC LAMINATE FINISH

TAG	MATERIAL	MANUFACTURER	MODEL	FINISH OR COLOR	COMMENTS	REP CONTACT
PL-1	PLASTIC LAMINATE	WILSONART	PATTERN	TBD		SIMONE LINN B: 562-298-2230
PL-2	PLASTIC LAMINATE	WILSONART	WOODGRAIN	TBD		E: SIMONE.LINN@WILSONART.COM

TACKBOARD FINISH

TAG	MATERIAL	MANUFACTURER	MODEL	FINISH OR COLOR	COMMENTS	REP CONTACT
TB-1	TACKABLE SURFACE	KOROSEAL	CORK TAC-WALL	HARBOR		ADRIANA REYNOSO B: (818) 324-6375 E: AREYNOSO@KOROSEAL.COM

TILE FINISH

TAG	MATERIAL	MANUFACTURER	MODEL	FINISH OR COLOR	COMMENTS	REP CONTACT
T-1	WALL TILE	DALTILE	COLOR WHEEL CLASSIC	ARTIC WHITE - GLOSS	GROUT: MAPEI 5011 SAHARA BEIGE	ABBY ZACCAGLINI
T-2	WALL TILE	DALTILE	COLOR WHEEL CLASSIC	SEA BREEZE - GLOSS		T: 503-318-8528
T-3	WALL TILE	DALTILE	COLOR WHEEL CLASSIC	WATERFALL - GLOSS		E: ABBY.ZACCAGLINI@DALTILE.COM

WALL FINISH

TAG	MATERIAL	MANUFACTURER	MODEL	FINISH OR COLOR	COMMENTS	REP CONTACT
WF-1	FRP	MARLITE	TBD	PEBBLE		MERRICK MAMARELLA C:330-260-7628 E: MMAMARELLA@MARLITE.COM

WINDOW TREATMENT FINISH

TAG	MATERIAL	MANUFACTURER	MODEL	FINISH OR COLOR	COMMENTS	REP CONTACT
WT-1	WINDOW TREATMENT	MECHO SHADE	TBD	ECOVEIL 1751	1% OPENESS	JEAN-GUY POITRAS P: 213-631-5001 E: JEANGUY@ARCHITYPE.NET

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

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Material Schedules

A-602

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FIRE SPRINKLER NOTES

1. INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES.
   A. BUILDING: NFPA 13 (2025)
   B. INSPECTION, TESTING AND MAINTENANCE OF WATER BASED FIRE PROTECTION SYSTEMS (WITH CALIFORNIA AMENDMENTS): NFPA 25
   C. PUBLIC SAFETY: C.C.R. TITLE 19, STATE FIRE MARSHAL
2. PROVIDE EARTHQUAKE BRACING PER NFPA 13 (2025) CHAPTER 18.5.
3. NFPA 13 (2025) CH. 18.4.1: CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING EXTENDING THROUGH WALLS, FLOOR, PLATFORM AND FOUNDATION, INCLUDING DRAINS, FIRE DEPARTMENT CONNECTIONS, AND OTHER AUXILIARY PIPING.
4. NFPA 13 (2025) CH. 6.11.2.1.1: UNDERGROUND PIPING, FROM THE WATER SUPPLY TO THE SYSTEM RISER, AND LEAD-IN CONNECTIONS TO THE SYSTEM RISER, INCLUDING ALL HYDRANTS, SHALL BE COMPLETELY FLUSHED BEFORE CONNECTION IS MADE TO DOWNSTREAM FIRE PROTECTION SYSTEM PIPING. (WITNESSED BY THE INSPECTOR OF RECORD).
5. NFPA 13 (2025) CH. 6.11.2.2.1: ALL PIPING AND ATTACHED APPURTENANCES SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATICALLY TESTED AT GAUGE PRESSURE OF 200 PSI OF 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE AT GUAGE PRESSURE OF ±5 PSI FOR 2 HOURS (WITNESSED BY THE INSPECTOR OF RECORD). LOCAL FIRE DEPARTMENT SHALL BE NOTIFIED OF DATE AND TESTING SO THAT THEY MAY OBSERVE TESTING.
6. NFPA 13 (2025) CH. 16.2.7: PROVIDE SPARE SPRINKLER HEAD CABINET, SPRINKLER WRENCH AND NO FEWER THAN 6 SPARE SPRINKLER HEADS MATCHING THE TYPES AND TEMPERATURE RATING IN EACH PROTECTED BUILDING FOR SYSTEMS LESS THAN 300 SPRINKLERS (12 SPARE SPRINKLER HEADS FOR SYSTEMS 300 TO 1000 SPRINKLERS). MOUNT CABINET 5 FT.-6 FT. A.F.F. NEAR SYSTEM RISER.
7. NFPA 13 (2025) CH. 18.6.3: THE END SPRINKLER ON A LINE SHALL BE RESTRAINED.
8. NFPA 13 (2025) CH. 18.6.1: PROVIDE RESTRAIN OF BRANCH LINES BY USE OF ONE OF THE FOLLOWING:
   1) LISTED SWAY BRACE ASSEMBLY
   2) WRAPAROUND U-HOOK SATISFYING THE REQUIREMENTS OF 18.5.5.11
   3) NUMBER 12, 440 LB WIRE INSTALLED AT LEAST 45 DEGREES FROM THE VERTICAL PLANE AND ANCHORED ON BOTH SIDE OF THE PIPE.
9. NFPA 72 CH. 5.7.2: SPRINKLER FLOW SWITCH SHALL BE TESTED BY INSPECTOR OF RECORD TO CONFIRM THAT WHEN THE INSPECTOR'S TEST VALVE IS ACTIVATED AN ALARM WILL SOUND NO LESS THAN 20 SECONDS AND NOT MORE THAN 90 SECONDS AFTER INITIAL FLOW. INSPECTOR'S TEST PIPING SHALL DISCHARGE TO EXTERIOR.
10. NFPA 13 (2025) CH. 16.11.3.1: THE ALARM APPARATUS FOR A WET PIPE SYSTEM SHALL CONSIST OF A LISTED ALARM CHECK VALVE OR OTHER LISTED WATERFLOW DETECTION ALARM DEVICE WITH THE NECESSARY ATTACHMENTS REQUIRED TO GIVE AN ALARM.
11. NFPA 13 (2025) FIGURE A.16.11.2: APPROVED IDENTIFICATION SIGNS SHALL BE PROVIDED FOR OUTSIDE ALARM BELL WHICH STATES: "SPRINKLER FIRE ALARM - WHEN BELL RINGS CALL 911 / FIRE DEPARTMENT".
12. NFPA 13 (2025) FIGURE A.29.4: A PERMANENT HYDRAULIC DESIGN DATA PLACARD SHALL BE ATTACHED TO EACH RISER.
13. NFPA 13 (2025) FIGURE A29.1: SPRINKLER CONTRACTOR (C-16) SHALL COMPLETE AND SIGN "CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR ABOVEGROUND PIPING". THIS FORM SHALL BE GIVEN TO THE INSPECTOR OF RECORD WHO WILL TURN-IN FOR DSA RECORDS.
14. NFPA 24 (2019) FIGURE 10.10.1: SPRINKLER CONTRACTOR (C-16) SHALL COMPLETE AND SIGN "CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING" AND DISTRIBUTE PER NFPA 24 CH. 10.10.1 AND NFPA 13 CH. 10.10.1.
15. NFPA 13 (2025) CH. 29.2.3.4: THE MAIN DRAIN VALVE SHALL BE OPEN AND REMAIN OPEN UNTIL THE SYSTEM PRESSURE STABILIZES. THE STATIC AND RESIDUAL PRESSURES SHALL BE RECORDED ON THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE (WITNESSED BY INSPECTOR OF RECORD). MAIN DRAIN SHALL DISCHARGE TO EXTERIOR.
16. TITLE 19 ARTICLE 906(A): A LABEL OF THE SELF ADHESIVE TYPE SHALL BE PLACED ON THE FIRE DEPARTMENT CONNECTION OR ON THE RISER FOR FIRE SPRINKLER SYSTEM WITH THE DATE OF SERVICE AND/OR DATE INSTALLATION WAS PERFORMED AND LICENSE NUMBER OF PERSON PERFORMING SERVICE WORK.
17. CAUTION SIGNS SHALL BE ATTACHED TO ALL VALVES CONTROLLING SPRINKLERS. THE CAUTION SIGN SHALL BE WORDED AS FOLLOWS: "THIS VALVE CONTROLS FIRE PROTECTION EQUIPMENT. DO NOT CLOSE UNTIL AFTER FIRE HAS BEEN EXTINGUISHED. USE AUXILIARY VALVES WHEN NECESSARY TO SHUT OFF SUPPLY TO AUXILIARY EQUIPMENT. CAUTION: AUTOMATIC ALARM MAY BE SOUNDED IF THIS VALVE IS CLOSED".
18. NFPA 13 (2025) CH. 16.12.5.8.1: EACH FIRE DEPARTMENT CONNECTION TO SPRINKLER SYSTEMS SHALL BE DESIGNATED BY A SIGN HAVING RAISED OR ENGRAVED LETTERS AT LEAST 1 IN. IN HEIGHT ON PLATE OR FITTING READING SERVICE DESIGN.
19. CBC (2025) CH. 904.4.3: CONNECTIONS TO PROTECTED PREMISES AND SUPERVISING STATION FIRE ALARM SYSTEMS SHALL BE TESTED TO VERIFY PROPER IDENTIFICATION AND RETRANSMISSION OF ALARMS FROM AUTOMATIC FIRE EXTINGUISHING SYSTEMS. (WITNESSED BY PROJECT ENGINEER).
20. CBC (2025) CH. 903.4: MAIN FIRE ALARM PANEL VALVE MONITORING AND WATER FLOW ALARM AND TROUBLE SIGNALS SHALL BE DISTINCTLY DIFFERENT AND SHALL BE AUTOMATICALLY TRANSMITTED TO AN APPROVED CENTRAL STATION MONITORING COMPANY.
21. THE INSPECTOR'S TEST VALVE LOCATION SHALL BE INSTALLED WITHIN THE MOST HYDRAULICALLY REMOTE SYSTEM AREA. THE PIPE SIZE SHALL BE NO LESS THAT 1 INCH WITH A SMOOTH BORE, CORROSION RESISTANT ORIFICE, PROVIDING THE EQUIVALENT FLOW OF THE SMALLEST ORIFICE OF THE SPRINKLER TYPES INSTALLED WITHIN THE SYSTEM. THE DISCHARGE SHALL BE TO THE EXTERIOR OF THE BUILDING.
22. PROVIDE AIR-VENTING IN ACCORDANCE WITH NFPA 13 8.1.5.
23. NFPA 13 (2022) CH. 17.4.3.7: SPRIGS 4 FT OR LONGER SHALL BE RESTRAINED AGAINST LATERAL MOVEMENT.

GENERAL NOTES AND SPECIFICATIONS

1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES, LAWS AND REGULATIONS
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED UTILITY SERVICES, INSPECTIONS AND PERMITS.
3. DESIGN IS BASED ON DRAWINGS PROVIDED BY OWNER. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY BETWEEN THE DRAWING AND THE ACTUAL SITE CONDITION OCCURS. STOP THE WORK THAT IS AFFECTED AND OBTAIN INSTRUCTION FROM THE OWNER'S REPRESENTATIVE BEFORE THE WORK CAN BE RESTARTED.
4. FURNISH AND INSTALL ALL MATERIAL, EQUIPMENT AND LABOR AS SHOWN AND AS NECESSARY FOR A COMPLETE WORKABLE SYSTEM.
5. THE CONTRACT DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT AND LOCATION OF PIPING AND EQUIPMENT. PIPE LENGTHS SHOWN ARE APPROXIMATE CENTER TO CENTER LENGTHS BETWEEN FITTINGS. CONTRACTOR SHALL DETERMINE THE ACTUAL MEASUREMENTS AND MAKE CHANGES AND DEVIATIONS SUCH AS OFFSETS IN PIPES THAT ARE NECESSARY TO MEET SITE CONDITIONS AND TO COORDINATE WORK WITH OTHER TRADES. ALL DEVIATIONS TO THE CONTRACT DOCUMENTS, WHETHER SHOWN OR NOT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MADE AT NO EXTRA EXPENSE TO THE OWNER.
6. COORDINATE ALL CUTTING AND PATCHING WITH GENERAL CONTRACTOR. INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING TO THEIR WORK.
7. CONTRACTOR SHALL RESTORE ALL DAMAGE AND CLEAN THE PREMISES ON A DAILY BASIS.
8. CONTRACTOR SHALL GUARANTEE THAT THE WORK DONE UNDER THIS SPECIFICATION WILL BE FREE FROM FAULTY MATERIALS OR WORKMANSHIP AND HEREBY AGREES, UPON RECEIVING NOTIFICATION FROM THE OWNER, AND TO OWNER'S ENTIRE SATISFACTION, TO CORRECT ALL DEFECTS, DAMAGES OR IMPERFECTIONS APPEARING IN SAID WORK FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FILING OF COMPLETION.
9. USE ALL NEW MATERIALS. PIPE ARE SCHEDULE 10 FOR 2-1/2" AND LARGER, SCHEDULE 40 FOR 2" AND SMALLER. PIPING OUTSIDE THE BUILDING ARE GALV. STEEL. PIPES 2-1/2" OR LARGER SHOULD NOT BE THREAD.
10. HANGERS ARE ADJUSTABLE RING TYPE OR STRAP.
11. TO PROVIDE ADEQUATE HEADROOM, THE SPRINKLER PIPING SHALL BE MAINTAINED AS HIGH AS POSSIBLE ABOVE THE FLOOR IN FINISHED AREAS.
12. PROVIDE A LOCAL WATER-FLOW ALARM.
13. PROVIDE IDENTIFICATION SIGNS AS REQUIRED ON ALL FIRE DEPARTMENT CONNECTIONS, VALVES, PIPES, SPRINKLERS. ETC. INCLUDING "RISER ROOM" SIGN.
14. ALL PIPE PENETRATIONS AT WALL AND FLOOR SHALL COMPLY WITH STRUCTURAL DESIGN AND CALIFORNIA BUILDING CODE. OBTAIN APPROVAL TO DRILL HOLES AT STRUCTURAL MEMBERS FROM STRUCTURAL ENGINEER BEFORE COMMENCEMENT OF WORK.
15. CONTRACTOR SHALL ENSURE THAT NO LIGHT FIXTURE, SOFFIT OR OTHER CEILING-MOUNTED OBJECT OBSTRUCTS DISCHARGE FROM SPRINKLERS.
16. ALL PIPES, FITTINGS AND VALVES SHALL BE PAINTED PER ARCHITECTURAL SPECIFICATIONS. SPRINKLERS SHALL BE FACTORY PAINTED.
17. VERIFY OR PROVIDE FIRE ALARMS ACCEPTABLE TO FIRE DEPT. OBTAIN ALL REQUIRED PERMITS PRIOR TO START OF CONSTRUCTION.
18. PROVIDE CENTRAL ALARM SYSTEM MONITORED BY A CENTRAL ALARM COMPANY. THIS MONITORED SYSTEM SHALL INCLUDE WATER FLOW INDICATORS AND TAMPER SWITCHES ON ALL CONTROL VALVES. EACH BUILDING SHALL BE PROVIDED THE CENTRAL ALARM SYSTEM INDIVIDUALLY. COORDINATE ENTIRE INSTALLATION WITH OWNER-SELECTED MONITORING CO.
19. PROVIDE OWNER WITH TWO (2) SETS OF AS-BUILT DRAWINGS AND TWO (2) BOUND SETS OF ALL OPERATING MANUALS, TESTING INSTRUCTIONS, DIAGRAMS, SERVICE CONTRACTS, GUARANTEES, ETC.

SCOPE OF WORK

INSTALLATION OF FIRE SPRINKLER SYSTEM THROUGHOUT THE NEW BUILDING "K" PER NFPA 13.

SHEET INDEX

FP-001	FIRE PROTECTION NOTES, SYMBOLS AND WATER FLOW DATA
FP-002	FIRE PROTECTION SITE PLAN
FP-201	FIRE PROTECTION REFLECTED CEILING PLAN BLDG. K
FP-301	FIRE PROTECTION SEISMIC CALCS AND SECTIONS
FP-401	FIRE PROTECTION DETAILS

ABBREVIATIONS

A.P.	ACCESS PANEL	MAX.	MAXIMUM
A.F.F.	ABOVE FINISHED FLOOR	MIN.	MINIMUM
A.F.G.	ABOVE FINISHED GRADE	N.I.C.	NOT IN CONTRACT
BEL.	BELOW	OS&Y	OUTSIDE SCREW & YOKE
B.O.D.	BOTTOM OF DECK	PIV	POST INDICATOR VALVE
B.O.R.	BOTTOM OF RISER	RN	RISER NIPPLE
CLG.	CEILING	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DN.	DOWN	S.C.D.	SEE CIVIL DRAWINGS
DR	DROP NIPPLE	S.M.D.	SEE MECHANICAL DRAWINGS
DSA	DIVISION OF THE STATE ARCHITECT	S.P.D.	SEE PLUMBING DRAWINGS
DSP	DRY STAND PIPE	SSD	SEE STRUTURAL DRAWINGS
(E)	EXISTING	S/W	SWITCH
FDC	FIRE DEPARTMENT CONNECTION	T.O.R.	TOP OF RISER
FIG.	FIGURE	TYP.	TYPICAL
FR.	FROM	U.G.	UNDERGROUND
HT.	HEIGHT	U.O.N.	UNLESS OTHERWISE NOTED
H.V.	HOSE VALVE	W/	WITH

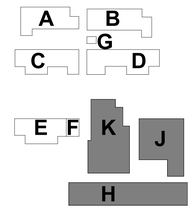
SYMBOLS LEGEND

PIPE HANGER	
END OF LINE SUPPORT	
BRANCH LINE SUPPORT	
2-WAY SWAY BRACE	
4-WAY RISER SWAY BRACE	
FIRE ALARM BELL	
AUTOMATIC FIRE SPRINKLER RISER	
PIPE RISERS	
HYDRAULIC CALCULATION REFERENCE POINTS	#
INSPECTOR'S TEST VALVE	
PIPE CAP	
FIRE PROTECTION PIPE: DIAMETER / APPROXIMATE LENGTH	1-1/2" / 12'-6"
FIRE SPRINKLER HEAD LOCATION	12'-6"
SPRINKLER PIPE	
UNDERGROUND PIPE	
EXISTING PIPE	
DEMO HEAD	
DEMO PIPE	

SPRINKLER LEGEND

	SYMBOL	TYPE	RESPONSE	TEMP	K-FACTOR	ORIFICE	MANUFACTURER	MODEL	SIN	FINISH	REMARKS
1	●	PENDENT ON DROP NIPPLE	QUICK	155°F	5.6	1/2"	VIKING	MICROFAST MODEL M	VK302	CHROME	W/ VIKING MODEL F-1 ADJUSTABLE ESCUTCHEON
2	○	UPRIGHT ON SPRIG	QUICK	155°F	5.6	1/2"	VIKING	MICROFAST MODEL M	VK300	BRASS	
3	✧	CONCEALED PENDENT	QUICK	155°F	5.6	1/2"	VIKING	MIRAGE	VK4621	BRASS	W/ VIKING STANDARD COVER PLATE-BRASS

KEY PLAN



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South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Date	Issued For

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CONSULTANT SPACE
LOGO AND NAME
CUSTOMIZABLE BY CUSTOM

HM
MECHANICAL GROUP INC.
8105 Edgewater Dr, Suite 114
Oakland, CA 94621
510-569-2000

HED
180 Montgomery Street
Suite 2100
San Francisco, California
94104 USA

(415) 981-2345

WWW.HED.CO

STAMP AND SEAL LOCATION WHEN JURISDICTION STAMP AT TOP

2026-SS042-002

Fire Protection Notes Symbols & Water Flow Data

FP-001

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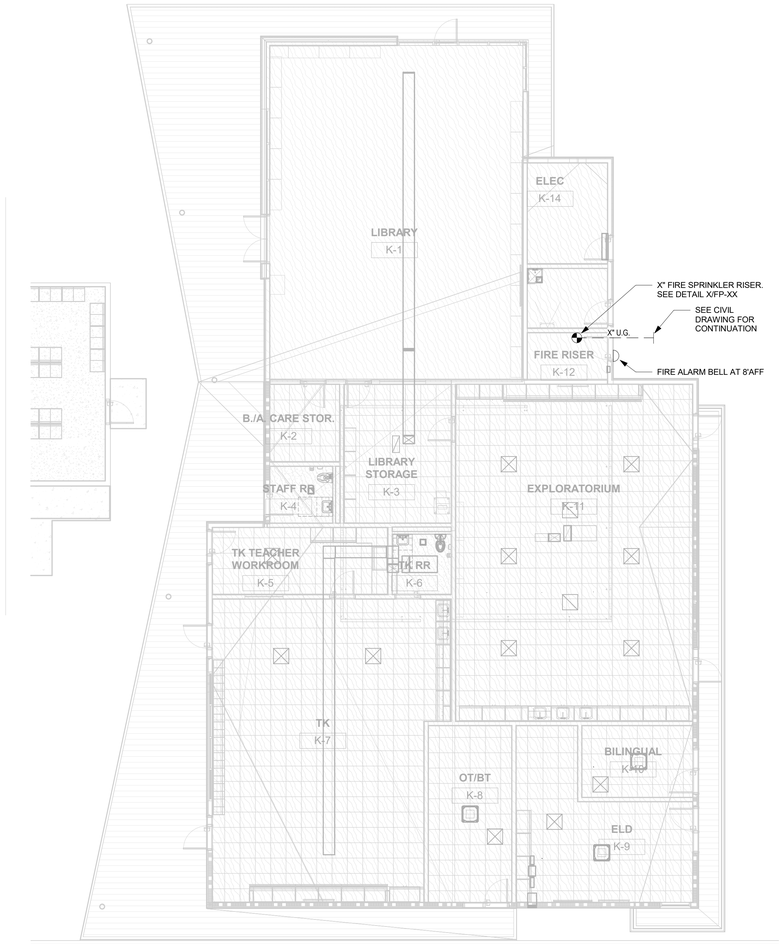


N

Fire Protection Bldg. K Ceiling Plan

1/8" = 1'-0"

SPRINKLER LEGEND

	SYMBOL	TYPE	RESPONSE	TEMP	K-FACTOR	ORIFICE	MANUFACTURER	MODEL	SIN	FINISH	REMARKS
1	●	PENDENT ON DROP NIPPLE	QUICK	155°F	5.6	1/2"	VIKING	MICROFAST MODEL M	VK302	CHROME	W/ VIKING MODEL F-1 ADJUSTABLE ESCUTCHEON
2	○	UPRIGHT ON SPRIG	QUICK	155°F	5.6	1/2"	VIKING	MICROFAST MODEL M	VK300	BRASS	
3	✧	CONCEALED PENDENT	QUICK	155°F	5.6	1/2"	VIKING	MIRAGE	VK462	BRASS	W/ VIKING STANDARD COVER PLATE- POLISHED CHROME

ALL BRANCH LINE PIPE SIZES AND LENGTHS NOT INDICATED ON THE FLOOR PLANS ARE BASED ON THE TYPICAL BRANCH LINE PIPE SIZES AND LENGTHS AS INDICATED WITHIN THE SAME FLOOR OR COMPARTMENT.

1. PROVIDE SPRINKLER GUARDS IN ALL AREAS OF LOW CEILINGS, OR WHERE SUBJECT TO PHYSICAL EDUCATION ACTIVITIES.
2. DRAWINGS INDICATE GENERAL ARRANGEMENT OF PIPING AND EQUIPMENT. SHOULD IT BE NECESSARY TO DEVIATE FROM ARRANGEMENT OR LOCATION INDICATED IN ORDER TO MEET ARCHITECTURAL CONDITIONS OR SITE CONDITIONS, OR DUE TO INTERFERENCE WITH WORK IN OTHER DIVISIONS, SUCH DEVIATIONS AS OFFSETS, RISES, OR DROPS IN PIPING THAT MAY BE NECESSARY, WHETHER SHOWN OR NOT, SHALL BE MADE AT CONTRACTOR'S EXPENSE.

SYMBOLS LEGEND

PIPE HANGER	
END OF LINE SUPPORT	
BRANCH LINE SUPPORT	
2-WAY SWAY BRACE	
4-WAY RISER SWAY BRACE	
FIRE ALARM BELL	
AUTOMATIC FIRE SPRINKLER RISER	
PIPE RISERS	
HYDRAULIC CALCULATION REFERENCE POINTS	#
INSPECTOR'S TEST VALVE	
PIPE CAP	
FIRE PROTECTION PIPE: DIAMETER / APPROXIMATE LENGTH	1-1/2" / 12'-6"
FIRE SPRINKLER HEAD LOCATION	12'-6"
ABOVEGROUND PIPE CONCEALED	
ABOVEGROUND PIPE EXPOSED	
UNDERGROUND PIPE	

DESIGN INFORMATION

BUILDING	TK BUILDING
FLOOR LEVEL #	1
REMOTE AREA NAME	REMOTE AREA #1
HAZARD	LIGHT HAZARD
DENSITY	0.10 GPM/SQ. FT.
*AREA REDUCTION	XX%
MAX. CEILING HEIGHT	XX'-X"
NO OF SPRINKLER	XX
AREA OF OPERATION	XXXX SF
AREA PER HEAD	XXX SQ. FT. MAX
HOSE ALLOWANCE: INSIDE 0	OUTSIDE 100

SYSTEM DEMAND

PSI REQUIRED @ SUPPLY	XX.XX PSI
GPM REQUIRED	XX.X GPM
PSI AVAILABLE @ SUPPLY	XX.X PSI
SAFETY MARGIN	XX.X%
RESIDUAL PSI DEMAND @ THE BASE OF RISER	XX.X PSI
PRV SETTING & LOSS	N/A
SYSTEM TYPE:	WET

HYDRAULICALLY CALCULATED SYSTEM

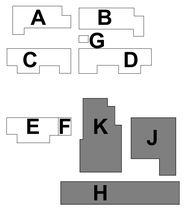
THIS SYSTEM AS SHOWN ON: F-201 ROOM xxx
COMPANY PRINT NO _____ DATED _____
FOR SSFUSD LCES NEW CLASSROOM BLDG K
AT SOUTH SAN FRANCISCO, CA CONTRACT NO --
IS DESIGNED TO DISCHARGE AT A RATE OF 0.1 GPM
(L/MIN) PER SQ FT (M²) OF FLOOR AREA OVER A MAXIMUM AREA OF
XXXX SQ FT (M²) WHEN SUPPLIED
WITH WATER AT THE RATE OF XXX.X GPM (L/MIN)
AT XX.X PSI (BARS) AT THE BASE OF THE RISER
HOSE STREAM ALLOWANCE OF 100 GPM (L/MIN)
IS INCLUDED IN THE ABOVE. DESIGN PER NFPA 13 2022 EDITION.
OCCUPANCY CLASSIFICATION LIGHT HAZARD
COMMODITY CLASSIFICATION N/A
MAXIMUM STORAGE HIEGHT N/A
INSTALLED BY _____
SOURCE FLOW XXX.X GPM (L/MIN) & PRESSURE XX.XX PSI (BARS).
X PENDENT SPRINKLERS W/ 1/2" ORIFICE, TEMP
RATTING 155°F, 5.6 K FACTOR, SIN VKXXXX, AND QUICK RESPONSE.
XXX SQ. FT. MAX. SPRINKLER AREA PER HEAD.

SPRINKLER SYSTEM GENERAL INFO.

NAME: SSFUSD LCES NEW CLASSROOM BLDG k
LOCATION: 210 W. ORANGE AVENUE, SOUTH SAN FRANCISCO, CA 94080
HIGH PILE STORAGE: ☐ YES ☒ NO | RACK STORAGE: ☐ YES ☒ NO
MAXIMUM STORAGE HEIGHT: N/A
MINIMUM STORAGE HEIGHT: N/A
COMMODITY CLASSIFICATION: N/A
ENCAPSULATION: ☐ YES ☒ NO | SOLID SHELVING: ☐ YES ☒ NO
FLOW TEST DATA
DATE: XX/XX/26 STATIC: XX.X PSI
LOCATION: XXX XXX AVE RESIDUAL: XX.X PSI
SOUTH SAN FRANCISCO, CA FLOW: XXX GPM
PITOT: -
PRESENCE OF FLAMMABLE/COMBUSTIBLE LIQUIDS: ☐ YES ☒ NO
PRESENCE OF HAZARDOUS MATERIALS: ☐ YES ☒ NO
PRESENCE OF OTHER SPECIAL STORAGE: ☐ YES ☒ NO
AUXILIARY/LOW POINT DRAIN LOCATIONS:
ORIGINAL MAIN DRAIN TEST - STATIC: PSI
RESIDUAL: PSI
ANTIFREEZE OR AUXILIARY SYSTEM PRESENT: ☐ YES ☒ NO
LOCATION:
INSTALLING CONTRACTOR:

2 HYDRAULIC DESING INFO SIGN AND GENERAL INFO SIGN DETAIL
NO SCALE

KEY PLAN



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South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Date	Issued For

NOT FOR CONSTRUCTION

FOR REFERENCE ONLY

CONTRACTOR'S SPACE
CONTRACTOR'S LOGO AND INFORMATION MAY BE PLACED IN THIS SPACE
CONTRACTOR'S NAME AND ADDRESS MAY BE PLACED AT BOTTOM

HM MECHANICAL GROUP INC.
8105 Edgewater Dr. Suite 114
Oakland, CA 94621
510-569-2000

HED
180 Montgomery Street
Suite 2100
San Francisco, California
94104 USA
(415) 981-2345
WWW.HED.CO

STAMP AND SEAL LOCATION WHEN JURISDICTION STAMP AT TOP

2026-SS042-002

Fire Protection Reflected Ceilings Plans Bldg. K

FP-201

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GENERAL NOTES

1. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, ELEVATIONS AND CHARACTERISTICS OF ALL UTILITIES AND PIPING, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
2. EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.
3. SEE ARCHITECTURAL DRAWINGS FOR ACCESSIBLE FIXTURE LOCATIONS AND MOUNTING HEIGHTS. (INSULATE ALL EXPOSED HOT AND COLD WATER AND DRAIN PIPING BELOW ACCESSIBLE LAVATORIES AND SINKS AND OFFSET P-TRAP AGAINST WALL. ALSO, ALL FLUSH VALVES SHALL BE TO WIDE SIDE OF STALL.)
4. TRAPS FOR ALL LAVATORIES AND SINKS SHALL TRAP STRAIGHT BACK TO WALL WITH ALL REQUIRED OFFSETS HAPPENING WITHIN THE WALL.
5. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH UTILITY COMPANIES FOR SERVICE IN THE NAME OF THE OWNER AND SHALL PAY ALL MATERIAL AND LABOR COSTS INCIDENTAL TO AN OPERABLE UTILITY SERVICE AS REQUIRED BY THE DESIGNATED GOVERNING AUTHORITIES OF THE CITY.
6. ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
7. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL CEILING ACCESS PANELS WITH THE ARCHITECTURAL REFLECTED CEILING PLANS AND THE ELEC. LIGHTING LAYOUT.
8. THE PLUMBING CONTRACTOR SHALL PROVIDE THE WATER, SEWER AND STORM DRAIN SYSTEMS TO A POINT OF CONNECTION SHOWN ON FLOOR PLANS AND SHALL MEET THE INVERT ELEVATION AS FIELD VERIFIED WHILE MAINTAINING REQUIRED PIPE GRADE.
9. ANY ALTERATIONS TO A STRUCTURAL MEMBER, SUCH AS CUTTING, BORING, BRAZING, DRILLING, WELDING, ETC. SHALL HAVE PRIOR WRITTEN APPROVAL OF ARCHITECT AND STRUCTURAL ENGINEER.
10. ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC., AND THE ARCHITECT PRIOR TO ANY INSTALLATION.
11. CONTRACTOR TO PROVIDE WATER HAMMER ARRESTORS AS MANUFACTURED BY JAY R. SMITH OR EQUAL. WATER HAMMER ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS ON ALL DOMESTIC WATER BRANCH LINES SERVING FIXTURES.
12. ALL PLUMBING FIXTURE VENTS TO TERMINATE A MIN. OF 12 INCHES FROM ANY VERTICAL SURFACE AND 10 FEET FROM ANY OUTSIDE AIR INTAKES.
13. ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON DRAWINGS.
14. CONTRACTOR SHALL COORDINATE LAYOUT OF ALL BELOW GRADE PIPING AND COMPONENTS WITH GENERAL CONTRACTOR PRIOR TO BID TO DETERMINE EXTENT OF REQUIRED SAW CUTTING, EXCAVATION, AND SUBSEQUENT REPAIR/RESTORATION OF ALL AFFECTED HARDSCAPE AND SOFTSCAPE SURFACES. ALL SUCH ITEMS SHALL BE INCLUDED IN BID.
15. BEFORE FABRICATION OR INSTALLATION THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT AND EQUIPMENT PROVIDED UNDER ANOTHER SECTION OF SPECIFICATIONS. EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN FIELD.
16. ALL POINTS OF CONNECTION SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR PRIOR TO BID.
17. ALL WASTE AND VENT PIPING SHALL SLOPE AT 2% UNLESS OTHERWISE INDICATED.
18. ALL VALVES, WATER HAMMER ARRESTORS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILINGS SHALL BE INSTALLED BEHIND AN ACCESS PANEL.
19. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH AND BE CONSIDERED TO BE A PART OF SEPARATE AND COMPLETE MECHANICAL SPECIFICATIONS.
20. CONNECTION BETWEEN INCOMPATIBLE MATERIALS ABOVE GRADE AND INSIDE BUILDING SHALL BE MADE WITH TWO (2) DIELECTRIC UNIONS SEPARATED BY A SIX INCH (6") SECTION OF RED BRASS PIPE.
21. ALL EXTERIOR GAS COCKS, WATER SHUT OFF VALVES AND/OR SEWER CLEANOUTS BELOW GROUND SHALL BE INSTALLED IN YARD BOXES WITH THE COVERS CONSPICUOUSLY MARKED "GAS", "WATER", AND "SEWER" RESPECTIVELY.
22. THE CONTRACTOR SHALL VERIFY THE EXACT ELEVATIONS AND LOCATION OF EXISTING DRAINAGE SYSTEM PIPING PRIOR TO CONNECTION OF ANY PIPING.
23. ALL HORIZONTAL PIPING LINES EXTENDED AND CONNECTED TO EQUIPMENT SHALL BE RUN AT THE HIGHEST POSSIBLE ELEVATIONS AND NOT LESS THAN 6" ABOVE THE FLOOR TO PROVIDE CLEARANCE FOR CLEANING. AT WALL OR COLUMN LOCATIONS, PIPING ROUGH-IN SHALL BE STUBBED IN WALLS WHENEVER POSSIBLE.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING ALL AREAS WHICH ARE DAMAGED BY HIS OPERATIONS. IN ADDITION, THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION ALL EXISTING TO REMAIN STRUCTURE AND NEW CONSTRUCTION DAMAGED BY HIS OPERATIONS.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING ALL PAVED AREAS WHICH ARE EXCAVATED AND/OR DAMAGED BY HIS OPERATIONS. IN ADDITION, THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION ALL PLANTED AREAS DAMAGED BY HIS OPERATIONS.
26. ALL PATCHING AND REPAIRING OF CONCRETE PAVING AND/OR WALKS SHALL BE UNDER ANOTHER SECTION OF THE SPECIFICATIONS.
27. ALL EXISTING PIPING DAMAGED DURING EXCAVATION SHALL BE REPAIRED WITH MATERIALS TO MATCH EXISTING BY THE CONTRACTOR AT NO COST TO THE OWNER.
28. ALL CUTTING OF EXISTING PAVING, WALKS AND/OR FLOORS SHALL BE BY MACHINE SAW CUTTING. HOLES FOR PIPES IN CONCRETE WALLS OR FLOORS SHALL BE DONE BY CORE DRILLING EQUIPMENT.
29. ALL PIPING, EXCEPT PIPING OF NONFERROUS MATERIAL, INSTALLED WITHIN THE GROUND SHALL BE PROTECTED AGAINST CORROSION BY A PROTECTIVE COVERING SUITABLE FOR THE PURPOSE AND SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. ANY PIPING SUBJECT TO UNDUE CORROSIVE ACTION SHALL BE PROTECTED IN A MATTER SUITABLE FOR THE PURPOSE AND SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.
30. ALL PENETRATIONS AND OPENINGS IN PARTY WALLS AND ROOF/FLOOR/CEILING ASSEMBLIES DUE TO PLUMBING WORK SHALL BE SEALED LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED FIRE AND SOUND RATING.

M/E/P COMPONENT ANCHORAGE NOTES

ALL MECHANICAL, PLUMBING, AND ELECTRICAL COMPONENTS SHALL BE ANCHORED AND INSTALLED PER THE DETAILS ON THE DSA APPROVED CONSTRUCTION DOCUMENTS. THE FOLLOWING COMPONENTS SHALL BE ANCHORED OR BRACED TO MEET THE FORCE AND DISPLACEMENT REQUIREMENTS PRESCRIBED IN 2022 CBC, SECTIONS 1617A.1.18 THROUGH 1617A.1.26 AND ASCE 7-16 CHAPTER 13, 26 AND 30:

1. ALL PERMANENT EQUIPMENT AND COMPONENTS.
2. TEMPORARY OR MOVABLE EQUIPMENT THAT IS PERMANENTLY ATTACHED (E.G. HARD WIRED) TO THE BUILDING UTILITY SERVICES SUCH AS ELECTRICITY, GAS OR WATER.
3. MOVABLE EQUIPMENT WHICH IS STATIONED IN ONE PLACE FOR MORE THAN 8 HOURS AND HEAVIER THAN 400 POUNDS ARE REQUIRED TO BE ANCHORED WITH TEMPORARY ATTACHMENTS.

THE ATTACHMENT OF THE FOLLOWING MECHANICAL AND ELECTRICAL COMPONENTS SHALL BE POSITIVELY ATTACHED TO THE STRUCTURE, BUT NEED NOT BE DETAILED ON THE PLANS. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING AND CONDUIT.

A. COMPONENTS WEIGHING LESS THAN 400 POUNDS AND HAVE A CENTER OF MASS LOCATED 4 FEET OR LESS ABOVE THE ADACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT.
B. COMPONENTS WEIGHING LESS THAN 20 POUNDS, OR IN THE CASE OF DISTRIBUTED SYSTEMS, LESS THAN 5 POUNDS PER FOOT, WHICH ARE SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A WALL.

FOR THOSE ELEMENTS THAT DO NOT REQUIRE DETAILS ON THE APPROVED DRAWINGS, THE INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD AND THE DSA DISTRICT STRUCTURAL ENGINEER. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH ABOVE REQUIREMENTS.

DUCTWORK AND PIPING DISTRIBUTION BRACING NOTES

PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7 SECTION 13.3 AS DEFINED IN ASCE 7 SECTION 13.6.5, 13.6.6, 13.6.7, AND 13.6.8; AND 2022 CBC SECTION 1617A.1.24, 1617A.1.25 AND 1617A.1.26

THE METHOD OF SHOWING BRACING AND ATTACHMENTS TO THE STRUCTURE FOR THE IDENTIFIED DISTRIBUTION SYSTEM ARE AS NOTED BELOW. THE MEP DESIGN PROFESSIONAL ENGINEER RESPONSIBLE FOR CONTENT ON THESE SHEETS HAS VERIFIED THAT THE DESIGN METHODS IDENTIFIED BELOW ARE IN ACCORDANCE WITH DSA IR 16-13.

MECHANICAL PIPING (MP), MECHANICAL DUCTS (MD), PLUMBING PIPING (PP), ELECTRICAL DISTRIBUTION SYSTEMS (E)

MP [ ] MD [ ] PP [X] E [ ] OPTION 1: PROJECT-SPECIFIC DESIGN.

MP [ ] MD [ ] PP [ ] E [ ] OPTION 2: DESIGN BASED ON OSHPD OPM, WITHIN PROJECT SUBMITTAL.

MP [ ] MD [ ] PP [ ] E [ ] OPTION 3: DESIGN BASED ON OSHPD OPM, DEFERRED SUBMITTAL.

PLUMBING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	W	SANITARY WASTE/SEWER PIPING
LW	GW	GREASE WASTE PIPING
SD	SD	STORM DRAIN PIPING
OFD	OFD	OVERFLOW DRAIN PIPING
	V	WASTE/SANITARY VENT PIPING
LV	GV	GREASE VENT PIPING
		DEMO FIXTURE/PIPING
	(E)W	EXISTING SANITARY SEWER PIPING
	(E)V	EXISTING SANITARY VENT PIPING
	CW	DOMESTIC COLD WATER PIPING
	HW	DOMESTIC HOT WATER PIPING
	HWR	DOMESTIC HOT WATER RETURN PIPING
	(E)CW	EXISTING COLD WATER PIPING
	(E)HW	EXISTING HOT WATER PIPING
	(E)HWR	EXISTING HOT WATER RETURN PIPING
G	G	NATURAL GAS PIPING
G	(E)G	EXISTING NATURAL GAS PIPING
CD	CD	CONDENSATE DRAIN PIPING
C		PIPE GOING DOWN
O		PIPE GOING UP
		TEE
	POC	POINT OF CONNECTION
		PIPE CAP
	SOV	SHUT-OFF VALVE
XX-X		EQUIPMENT OR FIXTURE
	CONT.	CONTINUED/CONTINUATION
	DFM	DISTANCE FROM METER
	FR.	FROM
	BEL.	BELOW
	DN.	DOWN
	VTR	VENT THROUGH ROOF
	AP	ACCESS DOOR
	NIC	NOT IN CONTRACT
	REF.	REFERENCE
	S.A.D.	SEE ARCHITECTURAL DRAWINGS
	S.M.D.	SEE MECHANICAL DRAWINGS
	S.C.D.	SEE CIVIL DRAWINGS
	S.S.D.	SEE STRUCTURAL DRAWINGS
	SF	SQUARE FEET

LIST OF APPLICABLE CODES

LIST OF CODES AND STANDARDS MODEL CODE EDITIONS EFFECTIVE JANUARY 1, 2023
2025 CA BUILDING CODE TITLE 24 PART 2 VOLUME #1 AND #2
2025 CA ELECTRICAL CODE TITLE 24 PART 3
2025 CA MECHANICAL CODE TITLE 24 PART 4
2025 CA PLUMBING CODE TITLE 24 PART 5
2025 CA FIRE CODE TITLE 24 PART 9
2025 CA BUILDING STANDARDS TITLE 24 PART 6

PLUMBING FIXTURE SCHEDULE

FIXTURE	MARK	ROUGH IN CONNECTIONS HW	CW	WASTE	VENT	DESCRIPTION
WATER CLOSET (STUDENT)	WC-1	--	1"	4"	2"	AMERICAN STANDARD MADERA 2599.001 FLOOR MOUNTED WATER CLOSET WITH EVERCLEAN, ELONGATED BOWL, VITREOUS CHINA, 1-1/2" TOP SPUD, POWERFUL DIRECT-FED SIPHON JET ACTION. FLUSH VALVE: SLOAN ROYAL 111-1.28 DIAPHRAGM TYPE, CHROME PLATED, HIGH EFFICIENCY 1.28 GPF. TOILET SEAT: BEMIS 955C OPEN FRONT LESS COVER, ELONGATED, HEAVY DUTY. INJECTION MOLDED SOLID PLASTIC, BLACK. CARRIER: SEE SECTION 22 00 00.
WATER CLOSET (STUDENT)	WC-2	--	1"	4"	2"	AMERICAN STANDARD 2257.101 AFWALL WALL MOUNTED, VITREOUS CHINA, ELONGATED BOWL, POWERFUL DIRECT-FED SIPHON JET ACTION, 1 1/2" TOP SPUD. FLUSH VALVE: SLOAN ROYAL 111-1.28 DIAPHRAGM TYPE, CHROME PLATED, HIGH EFFICIENCY 1.28 GPF. TOILET SEAT: BEMIS 955C OPEN FRONT LESS COVER, ELONGATED, HEAVY DUTY, INJECTION MOLDED SOLID PLASTIC, BLACK. CARRIER: SEE SECTION 22 00 00.
WATER CLOSET (STAFF)	WC-3	--	1"	4"	2"	AMERICAN STANDARD 2257.101 AFWALL WALL MOUNTED, VITREOUS CHINA, ELONGATED BOWL, POWERFUL DIRECT-FED SIPHON JET ACTION, 1 1/2" TOP SPUD. FLUSH VALVE: SLOAN ROYAL 111-1.28 DIAPHRAGM TYPE, CHROME PLATED, HIGH EFFICIENCY 1.28 GPF. TOILET SEAT: BEMIS 955C OPEN FRONT LESS COVER, ELONGATED, HEAVY DUTY, INJECTION MOLDED SOLID PLASTIC, BLACK. CARRIER: SEE SECTION 22 00 00.
WATER CLOSET (KINDERGARTEN)	WC-4	--	1"	4"	2"	AMERICAN STANDARD BABY DEVORO FLOWISE 2282.001 FLOOR MOUNTED WATER CLOSET, ELONGATED BOWL, VITREOUS CHINA, 1-1/2" TOP SPUD, SIPHON JET ACTION. FLUSH VALVE: SLOAN ROYAL 111-1.28 DIAPHRAGM TYPE, CHROME PLATED, HIGH EFFICIENCY 1.28 GPF. TOILET SEAT: BEMIS BB955CT OPEN FRONT LESS COVER, BABY BOWL, HEAVY DUTY, INJECTION MOLDED SOLID PLASTIC. CARRIER: SEE SECTION 22 00 00.
URINAL	UR-1	--	3/4"	2"	2"	AMERICAN STANDARD WASHBROOK 6590-001 WALL MOUNTED URINAL, VITREOUS CHINA, 3/4" TOP SPUD, WASHOUT FLUSH ACTION. FLUSH VALVE: SLOAN ROYAL 186-0.125 DIAPHRAGM TYPE, CHROME PLATED, HIGH EFFICIENCY 0.125 GPF. CARRIER: SEE SECTION 22 00 00.
LAVATORY (STUDENT)	L-1	--	1/2"	2"	2"	AMERICAN STANDARD LUCERNE 0356.421 WALL MOUNTED 21 1/4" X 18 1/4" LAVATORY, VITREOUS CHINA WITH SINGLE HOLE, WITH FRONT OVERFLOW. FAUCET: CHICAGO FAUCET 333-665E39PSHABCP DECK MOUNTED,SINGLE HOLE, SINGLE SUPPLY METERING FAUCET, CHROME PLATED, 3 3/8" CENTER TO CENTER INTEGRAL CAST BRASS SPOUT, 0.5 GPM PRESSURE COMPENSATING ECONO-FLO VANDAL PROOF NON-AERATING SPRAY, MVP SELF CLOSING, AUTO TIMED METERING CARTRIDGE, ADJUSTABLE RUN TIME. STRAINER/ANGLE STOPS/P-TRAP/PIPE WRAP: SEE SECTION 22 00 00.
LAVATORY (STAFF)	L-2	1/2"	1/2"	2"	2"	AMERICAN STANDARD LUCERNE 0355.034 WALL MOUNTED 21 1/4" X 18 1/4" LAVATORY, VITREOUS CHINA WITH 4" CENTERS, WITH FRONT OVERFLOW. FAUCET: CHICAGO FAUCET 3800-E280SAB DECK MOUNTED, 4" CENTERS, HOT AND COLD WATER METERING FAUCET, CHROME PLATED, 5 5/8" CENTER TO CENTER INTEGRAL CAST BRASS SPOUT, 0.5 GPM PRESSURE COMPENSATING ECONO-FLO VANDAL PROOF NON-AERATING SPRAY, MVP SELF CLOSING, AUTO TIMED METERING CARTRIDGE, ADJUSTABLE RUN TIME. STRAINER/ANGLE STOPS/P-TRAP/PIPE WRAP: SEE SECTION 22 00 00.
CLASSROOM SINK	S-1	--	1/2"	2"	2"	ELKAY LUSTERTONE DKRAD-2517C COUNTER MOUNTED, 18 GAUGE, TYPE 304 STAINLESS STEEL, SELF RIMMING. FAUCET: CHICAGO FAUCET 350-E35-317XKABCP DECK MOUNTED, SINGLE HOLE, CHROME PLATED SOLID BRASS, RIGID/SWING GOOSENECK SPOUT. AERATOR: 0.5 GPM PRESSURE COMPENSATING SOFTFLO VANDAL PROOF AERATOR. BUBBLER: ELKAY LK1141A PUSH BUTTON, SELF CLOSING, HEAVY CHROME PLATED BODY. STRAINER/ANGLE STOPS/P-TRAP/PIPE WRAP: SEE SECTION 22 00 00.
MOP SINK	MS-1	3/4"	3/4"	3"	2"	FLORESTONE MSR-2424 24"X24" MOP SINK, MOLDED STONE. FAUCET: CHICAGO FAUCETS 897-CCP SERVICE SINK FAUCET, WALL MOUNTED, CHROME FINISH, VACUUM BREAKER SPOUT WITH GARDEN HOSE THREAD. HOSE/BUCKET: FLORESTONE MSR-370. MOP HANGER: FLORESTONE MSR-372 BUMPERGUARD: FLORESTONE MSR-373.
DRINKING FOUNTAIN	DF-1	--	1/2"	3"	2"	HAWS 1117P HI-LOW DRINKING FOUNTAIN AND BOTTLE FILLER STATION 14 GAUGE, TYPE 304 STAINLESS STEEL, SATIN FINISH BASIN, VANDAL PROOF. 1 GPM BOTTLE FILLER, MOUNTING SYSTEM: HAWS 6800 MOUNTING PLATE FOR HAWS 1117 AND HAWS 6700R ON WALL MOUNTING FOR HAWS 1920.
THERMOSTATIC MIXING VALVE	TMV-1	1/2"	1/2"	--	--	BRADLEY S59-4016 LEAD FREE, WAX FILLED THERMOSTAT, ADJUSTABLE SET POINT, UNIVERSAL MOUNTING CAPABILITY, OPTIONAL MOUNTING BRACKET.
FLOOR DRAIN	FD-1	--	--	SEE PLANS	SEE PLANS	WADE 1100-G-VP-102 CAST IRON FLOOR BODY WITH FLANGE, CAST IRON CLAMP COLLAR, NO-HUB CONNECTION, SEEPAGE OPENINGS, ADJUSTABLE TYPE G SQUARE TOP STRAINER ASSEMBLY
FLOOR DRAIN STRAINER	FD-2	--	--	MATCH EXISTING SIZE	--	WADE 1100G-VP ADJUSTABLE TYPE G SQUARE TOP STRAINER, HEEL PROOF OPENING GRATE.
FLOOR SINK	FS-1	--	--	SEE PLANS	SEE PLANS	ZURN #Z1910 FLOOR SINK DURA-COATED CAST IRON BODY WITH BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR AND MEDIUM DUTY GRATE.
TRAP PRIMER	TP-1	--	1/2"	--	--	PRECISION PLUMBING PRODUCTS PR-500 TRAP PRIMER, CORROSION RESISTANT BRASS, PISTON OPERATED.

NOTES
1. ITEM DESCRIPTIONS INCLUDED IN THIS SCHEDULE ARE INTENDED TO DESCRIBE GENERAL FIXTURE CONFIGURATIONS, AND DO NOT INCLUDE ALL REQUIREMENTS. REFER TO SPECIFICATION SECTION 22 00 00 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS AND REQUIRED CLEARANCES OF ALL FIXTURES.
3. ALL FIXTURES, TRIM, AND VALVING SHALL COMPLY WITH CALIFORNIA'S LEAD FREE PLUMBING LAW, HEALTH AND SAFETY CODE AND CA ASSEMBLY BILL 1953.

ELECTRIC WATER HEATER SCHEDULE

ITEM	MANUFACTURER	MODEL NO.	SERVICE	STORAGE (GAL.)	VOLT	PHASE	KW	RECOVERY @ 60F (GAL.)	INLET TEMP (F)	OUTLET TEMP (F)	OPERATING WEIGHT (LBS)
EWH-1	AO SMITH	DEL-20	DOMESTIC WATER	20	120	1	2	14	60	120	240

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Los Cerritos Elementary School Campus Modernization

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Oakland, CA 94621
510-569-2000

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Suite 2100
San Francisco, California
94104 USA
(415) 981-2345
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STAMP AND SEAL LOCATION WHEN JURISDICTION STAMP AT TOP

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Plumbing General Notes, Legend and Schedules

P-001

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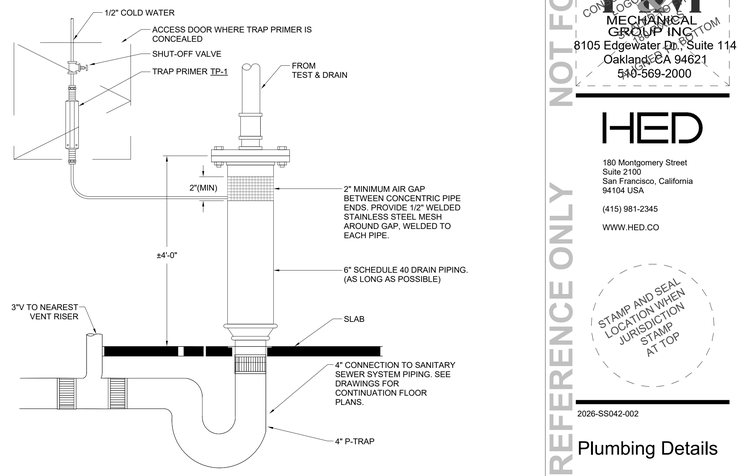

STANDPIPE DRAIN DETAIL SCALE: NONE | 1

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Plumbing Details

P-002

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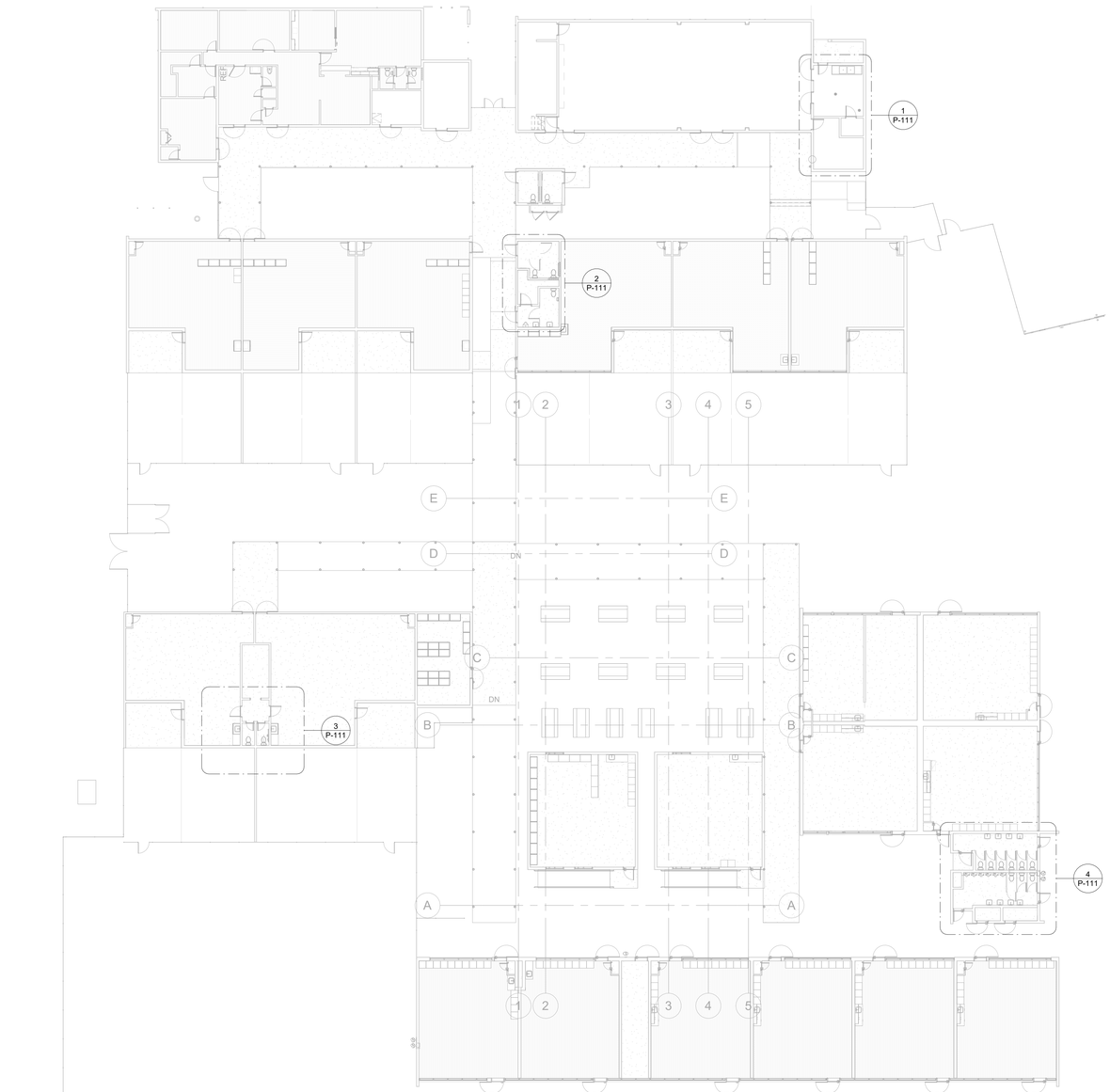
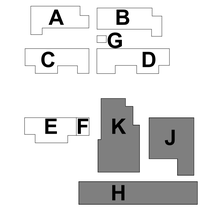


N

Plumbing Overall First Floor Plan - Demo

1/16" = 1'-0"

KEY PLAN



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LOGO MAY BE PLACED AT TOP

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Plumbing Overall First Floor Plan - Demo

P-110

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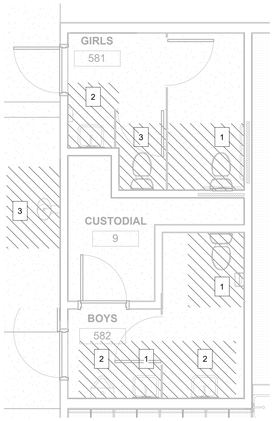
SHEET NOTES:

1. REMOVE (E) FIXTURE AND ALL (E) APPURTENANCES. PREPARED (E) PIPING FOR FUTURE FIXTURE CONNECTION. TO BE FIELD LOCATED.
2. REMOVE (E) FIXTURE AND ALL (E) APPURTENANCES. CAP (E) WASTE PIPING BELOW FLOOR AND VENT/WATER PIPING BEHIND WALL. TO BE FIELD LOCATED.
3. REMOVE (E) FIXTURE AND ALL (E) APPURTENANCES. PREPARED (E) PIPING FOR FUTURE FIXTURE LOCATION. TO BE FIELD LOCATED.
4. REMOVE (E) FIXTURE AND ALL (E) APPURTENANCES. CAP (E) WASTE, VENT AND WATER PIPING BEHIND WALL. TO BE FIELD LOCATED.
5. REMOVE (E) FIXTURE. TO BE FIELD LOCATED.
6. REMOVE (E) FLOOR DRAIN STRAINER. TO BE FIELD LOCATED.



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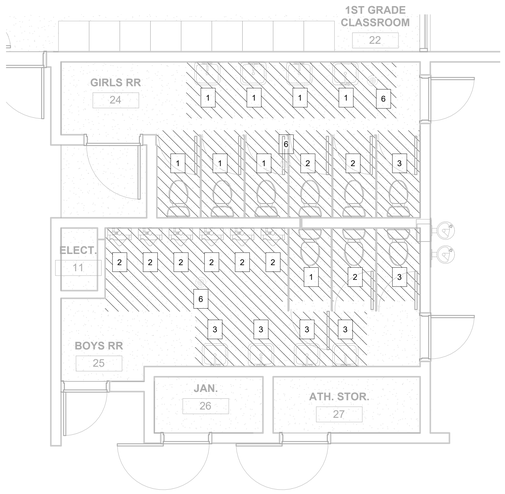
Plumbing Bldg D 1st Floor Plan - Demo

1/4" = 1'-0"



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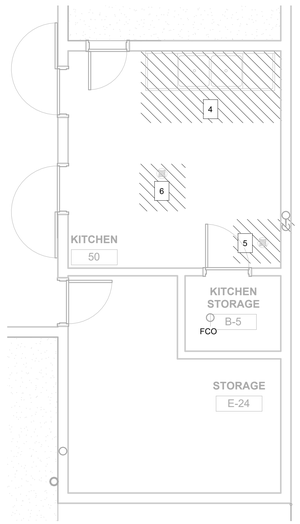
Plumbing Bldg J 1st Floor Plan - Demo

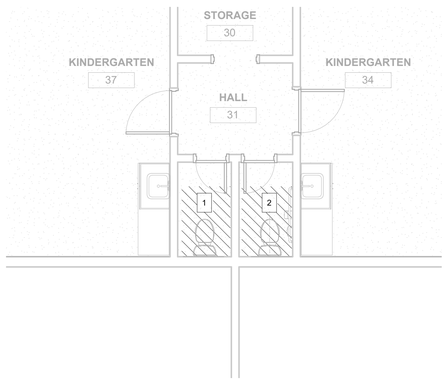
1/4" = 1'-0"



N

Plumbing Bldg B 1st Floor Plan - Demo

1/4" = 1'-0"



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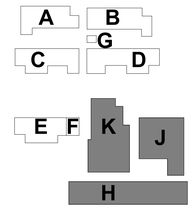
Plumbing Bldg E/F 1st Floor Plan - Demo

1/4" = 1'-0"

KEY PLAN



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Plumbing Partial First Floor Plans - Demo

P-111

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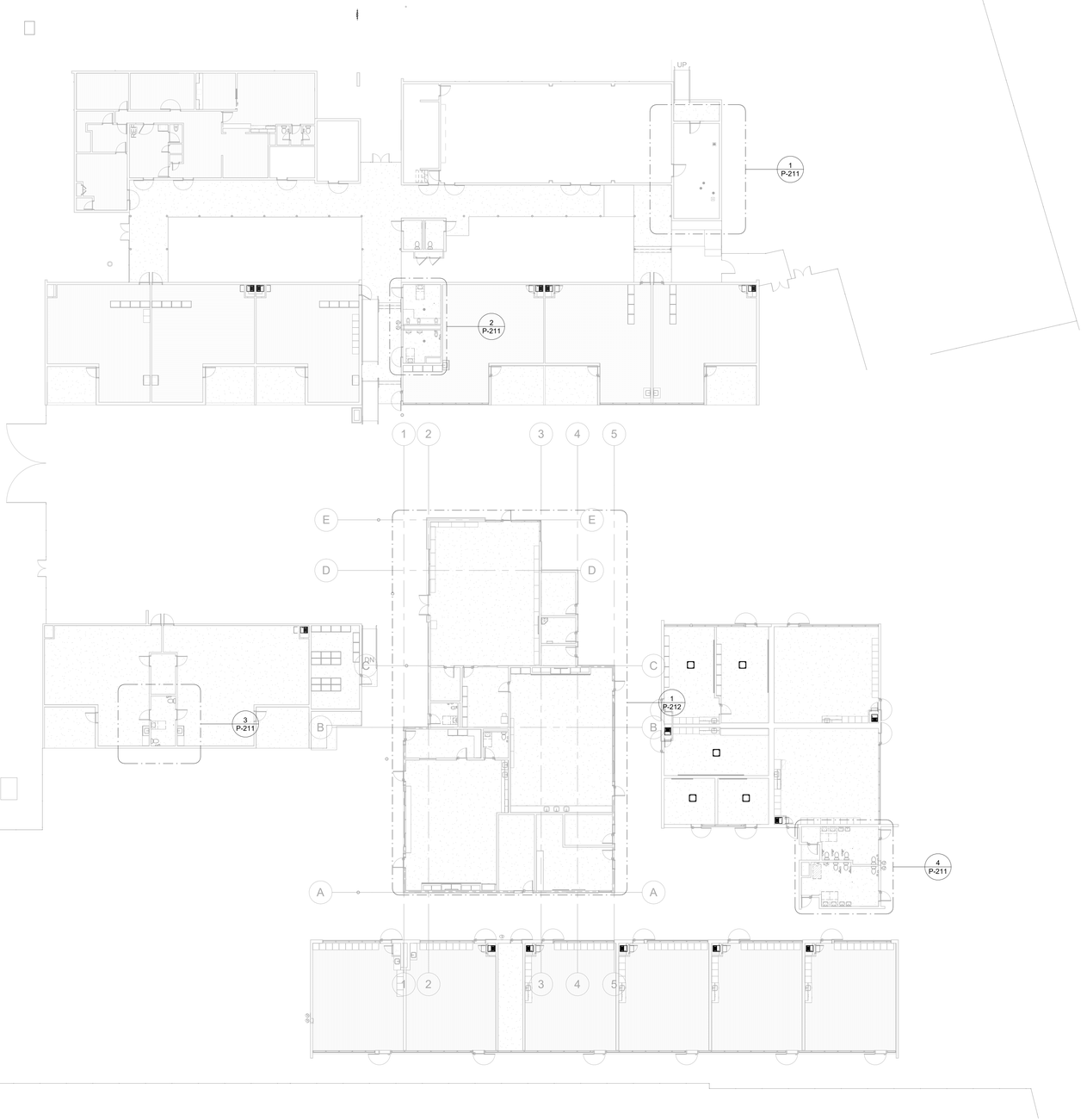
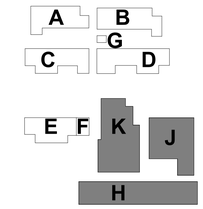


N

Plumbing Overall First Floor Plan - New

1/16" = 1'-0"

KEY PLAN



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Plumbing Overall First Floor Plan - New

P-210

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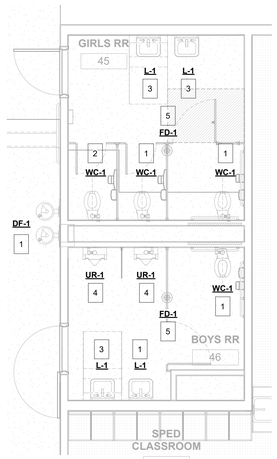
SHEET NOTES:

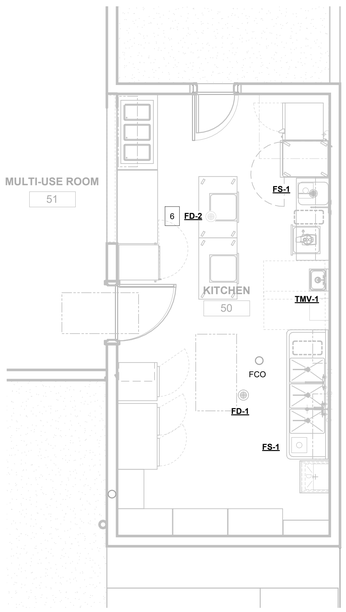
1. PROVIDE (N) FIXTURE AND CONNECT TO PREPARED (E) PIPING. TO BE FIELD LOCATED.
2. PROVIDE (N) FIXTURE. CONNECT TO NEAREST (E) 4" W OR LARGER PIPING, (E) 2" V OR LARGER PIPING, AND (E) 1 1/2" CW OR LARGER PIPING. TO BE FIELD LOCATED.
3. PROVIDE (N) FIXTURE. CONNECT TO NEAREST (E) 2" W OR LARGER PIPING, (E) 2" V OR LARGER PIPING, AND (E) 1/2" CW OR LARGER PIPING. TO BE FIELD LOCATED.
4. PROVIDE (N) FIXTURE. CONNECT TO NEAREST (E) 2" W OR LARGER PIPING, (E) 2" V OR LARGER PIPING, AND (E) 3/4" CW OR LARGER PIPING. TO BE FIELD LOCATED.
5. PROVIDE (N) FIXTURE. CONNECT TO NEAREST (E) 2" W OR LARGER PIPING AND (E) 2" V OR LARGER PIPING. TO BE FIELD LOCATED.
6. PROVIDE (N) FLOOR DRAIN STRAINER AND CONNECT TO (E) FLOOR DRAIN. TO BE FIELD LOCATED.



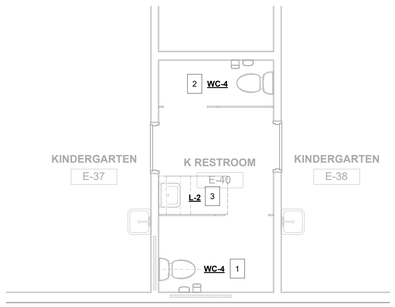
Plumbing Bldg D 1st Floor Plan - New
1/4" = 1'-0"



Plumbing Bldg J 1st Floor Plan - New
1/4" = 1'-0"

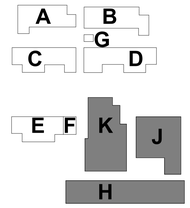


Plumbing Bldg B 1st Floor Plan - New
1/4" = 1'-0"



Plumbing Bldg E/F 1st Floor Plan - New
1/4" = 1'-0"

KEY PLAN



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Plumbing Partial First Floor Plans - New

P-211

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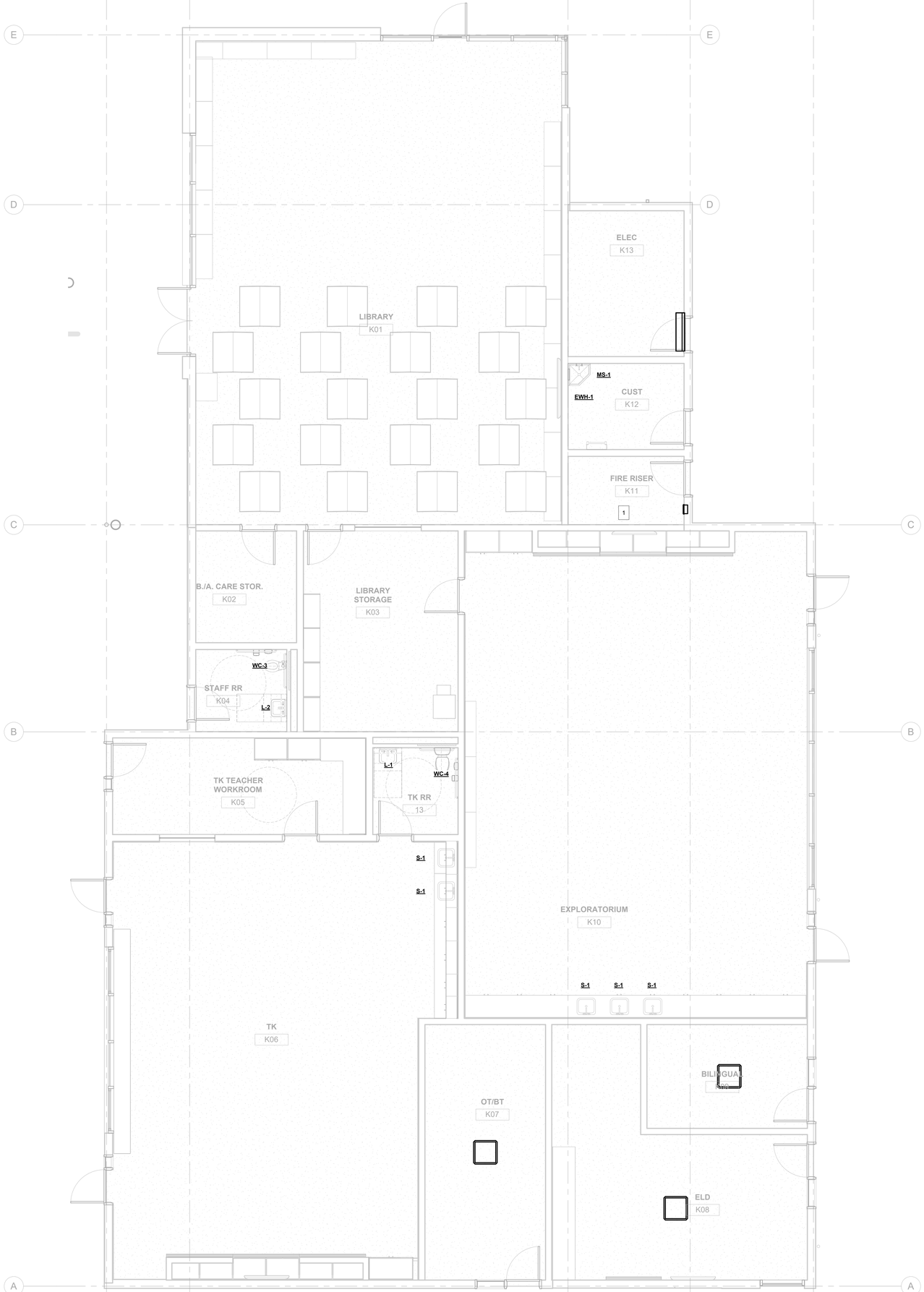

Plumbing Bldg K 1st Floor Plan - New

1/4" = 1'-0"

SHEET NOTES:

1 STANDPIPE DRAIN. SEE DETAIL 1/P-002.

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Los Cerritos Elementary School Campus Modernization

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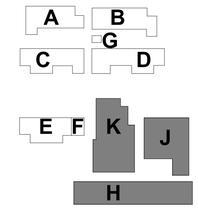
KEY PLAN



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CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO ORDERING MATERIALS OR COMMENCING WORK

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Plumbing Bldg K First Floor Plans - New

P-212

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MECHANICAL NOTES & SPECIFICATIONS

1. THESE DRAWINGS & NOTES SHALL BE READ IN CONJUNCTION WITH & BE CONSIDERED TO BE PART OF A SEPARATE & COMPLETE MECHANICAL SPECIFICATION.

2. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE CODES AND REGULATIONS, INCLUDING:

   2.1. 2025 CALIFORNIA BUILDING CODE (CBC) - CCR TITLE 24 PART 2
   2.2. 2025 CALIFORNIA ELECTRICAL CODE (CEC) - CCR TITLE 24 PART 3
   2.3. 2025 CALIFORNIA MECHANICAL CODE (CMC) - CCR TITLE 24 PART 4
   2.4. 2025 CALIFORNIA PLUMBING CODE (CPC) - CCR TITLE 24 PART 5
   2.5. 2025 CALIFORNIA FIRE CODE (CFC) - CCR TITLE 24 PART 9
   2.6. 2025 CALIFORNIA EXISTING BUILDING CODE - CCR TITLE 24 PART 10
   2.7. 2025 CALIFORNIA GREEN BUILDING (CGB) STANDARD
   2.8. 2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (BEES)

3. CONTRACTOR SHALL OBTAIN & PAY FOR ALL REQUIRED FEES, PERMITS & INSPECTIONS.

4. COORDINATE ENTIRE INSTALLATION OF THE HVAC SYSTEM(S) WITH THE WORK OF ALL OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS, AND TRANSITIONS FOR A COMPLETE AND WORKABLE INSTALLATION. COORDINATE ITEMS TO BE PROVIDED BY OTHER TRADES WHERE MENTIONED IN THE CONTRACT DOCUMENTS PRIOR TO BID - NO EXCEPTIONS. PROVIDE A COMPLETE WORKING SYSTEM PER CONTRACT DOCUMENTS.

5. COORDINATE ALL WORK WITH THE ARCHITECTURAL, STRUCTURAL DRAWINGS AND DRAWINGS OF OTHER TRADES. INSTALL ALL WORK TO CLEAR NEW AND EXISTING ARCHITECTURAL WORK, STRUCTURAL MEMBERS AND WORK OF OTHER TRADES. NO ITEM SUCH AS PIPE, DUCT, ETC. SHALL BE IN CONTACT WITH ANY EQUIPMENT. ANY ERRORS, OMISSIONS, DISCREPANCIES, DEFICIENCIES, OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR, THE ARCHITECT AND THE ENGINEER PRIOR TO PROCEEDING WITH ANY AFFECTED WORK.

6. FIELD VERIFY EXACT SIZE & LOCATION OF (E) EQUIPMENT, DUCTWORK & REGISTERS PRIOR TO PURCHASE, INSTALLATION OR FABRICATION OF ANY NEW EQUIPMENT, DUCTWORK OR REGISTERS. IF THE (E)DUCTWORK SIZE IS SMALLER THAN THE NEW DUCTWORK SIZE, AND/OR THE (E)DUCTWORK IS NOT IN THE NOTED LOCATION, NOTIFY OWNER IMMEDIATELY & NO NEW DUCTWORK IS TO BE INSTALLED UNTIL THE ISSUE IS RESOLVED.

7. COORDINATE THE LOCATION OF ALL ROOF OPENINGS & THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT WITH THE STRUCTURAL & ARCHITECTURAL PLANS PRIOR TO ANY FABRICATION & INSTALLATION.

8. PLATFORMS, CURBS, AND FLASHING FOR MECHANICAL EQUIPMENT IS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS, UNLESS NOTED OTHERWISE. WHERE THERE IS A CONFLICT WITH THE MECHANICAL PLANS, NOTIFY THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION AND INSTALLATION.

9. COORDINATE THE LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS, AND GRILLES WITH THE ARCHITECTURAL REFLECTED CEILING PLAN, ELECTRICAL LIGHTING LAYOUT, FIRE SPRINKLER SYSTEM, AND ARCHITECTURAL ROOM ELEVATIONS. THE ARCHITECT AND ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY CONFLICTS PRIOR TO FABRICATION AND INSTALLATION.

10. EQUIPMENT, DUCTS, PIPING, & OTHER DEVICES & MATERIALS INSTALLED OUTSIDE OF THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHER PROOFED & PAINTED TO MATCH. COORDINATE WITH ARCHITECT PRIOR TO PAINTING.

11. VERIFY ALL CLEARANCES & AVAILABLE SPACE FOR DUCTWORK PRIOR TO ORDERING AND/OR FABRICATION.

12. DIMENSIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND MUST BE CONFIRMED ON SITE AND/OR PER ARCHITECTURAL DRAWINGS. ANY SCALE NOTATIONS ARE TO BE VERIFIED PRIOR TO ANY TAKE-OFF.

13. PRIOR TO OCCUPANCY THE ENTIRE HVAC SYSTEMS SHALL BE BALANCED BY AN INDEPENDENT AIR BALANCE CONTRACTOR FOR AIR IN ACCORDANCE AND PROCEDURES WITH (AABC) ASSOCIATED AIR BALANCE COUNCIL STANDARDS, (NEBB) NATIONAL ENVIRONMENTAL BALANCING BUREAU , OR (TABB) TESTING ADJUSTING AND BALANCING BUREAU. SYSTEMS SHALL BE BALANCED AS INDICATED ON PLANS INCLUDING OUTSIDE AIR VENTILATION. FINAL BALANCING SHALL BE WITHIN 10% FOR SUPPLY, RETURN AND OUTSIDE AIR QUANTITIES INDICATED. WHERE THERE IS A CONFLICT IN PLANS, NOTIFY THE ENGINEER PRIOR TO BALANCING OF SYSTEM. IF NOT DONE SO THE ENTIRE SYSTEM MUST BE RE-BALANCED DUE TO CONFLICTS ON CONTRACT DOCUMENTS. PROVIDE A COPY OF THE AIR BALANCE REPORT TO THE ENGINEER FOR REVIEW. PROVIDE PROCEDURES AND REPORTING PER CGB CODES SECTION 5.410.4.3, SECTION 5.410.4.3.1 AND SECTION 5.410.4.4.

14. CONTROLS CONTRACTOR & AIR BALANCE CONTRACTOR TO COORDINATE WORK & PERFORM NECESSARY TASKS TO OBTAIN AIR FLOW QUANTITIES FOR SYSTEMS SHOWN HEREIN.

15. ADHESIVES, SEALANTS AND CAULKING SHALL BE COMPLIANT WITH LOW VOC OR OTHER TOXIC COMPOUND LIMITS SET BY CGB (R) 4.504.2 AND/OR (NR)5.504.4.

16. NONRESIDENTIAL (NR) VOLUNTARY MEASURE: CONTRACTOR TO PROVIDE FLUSH-OUT PER GREEN POINT RATING REQUIREMENTS SECTION A5.504.1.1 & A5.505.1.2 INCLUDING TEMPORARY BLOWER.

17. EQUIPMENT, ACCESSORIES AND RELATED PIPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.

18. MAINTENANCE LABEL SHALL BE AFFIXED TO ALL MECHANICAL EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED FOR THE OWNER'S USE. LABEL SHALL IDENTIFY THE UNIT DESIGNATION PER PLANS AND THE SPACE IT SERVES.

    18.1. EQUIPMENT: 4-1/2"X1-1/2" ENGRAVED PLASTIC-LAMINATED SIGN WITH 1/2" WHITE LETTERS ON BLACK BACKGROUND.

19. OUTSIDE AIR INTAKES SHALL MEET AS A MINIMUM CODE REQUIRED CLEARANCES FROM EXHAUST, FLUE, FUEL BURNING APPLIANCES AND PLUMBING VENT OUTLETS. FOR GAS/ELECTRIC AIR CONDITIONING UNITS WHERE THE CODE REQUIRED CLEARANCES ARE NOT MET, A FACTORY FLUE GAS DEFLECTOR AND EXTENSION SHALL BE USED TO MINIMIZE THESE CLEARANCES.

20. EQUIPMENT WITH MOVING PARTS, FIXED OR FLEXIBLY MOUNTED, SHALL BE PROVIDED WITH FLEXIBLE DUCT & PIPE CONNECTIONS & SHALL BE BRACED OR ANCHORED.

21. CONTRACTOR TO SUBMIT ALL EQUIPMENT, DUCTWORK, AIR DISTRIBUTION DEVICES & OTHER ACCESSORIES TO THE ENGINEER FOR REVIEW PRIOR TO ANY ORDERING OF SUCH ITEMS.

22. CONTROL AND POWER WIRING DIAGRAMS ARE DIAGRAMMATIC ONLY. REFER TO ELECTRICAL DRAWING FOR PROPER POWER WIRING DIAGRAM. SUBMIT CONTROL DRAWINGS FOR APPROVAL. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN CONTROL DRAWINGS FROM UNIT MANUFACTURERS FOR PROPER WIRING AND OPERATION TO COMPLY WITH CONTROL SEQUENCE.

23. LINE VOLTAGE WIRING SHALL BE INSTALLED IN CONDUIT. ALL LINE VOLTAGE CONDUIT AND WIRING, INCLUDING FINAL CONNECTIONS, SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AS INDICATED ON THE ELECTRICAL DRAWINGS OR SPECIFIED IN THE ELECTRICAL SECTION OF THE SPECIFICATIONS. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS OF GOVERNING BODIES HAVING JURISDICTION THEREOF.

24. LOW VOLTAGE CONDUIT & WIRING AS APPLICABLE, INCLUDING FINAL CONNECTIONS, SHALL BE FURNISHED & INSTALLED BY THE MECHANICAL CONTRACTOR AS INDICATED ON THE MECHANICAL DRAWINGS OR SPECIFIED IN THE MECHANICAL SECTION OF THE SPECIFICATIONS.

25. LOW VOLTAGE WIRING SHALL BE IN CONDUIT. PLENUM RATED WIRING INSTALLED IN CEILING SPACE, WHEN APPROVED BY SCHOOL DISTRICT, IS ACCEPTABLE.

26. THERMOSTATS SHALL HAVE LOCKABLE COVERS (WHERE INDICATED ON PLANS) & SHALL BE OF THE ELECTRONIC, PROGRAMMABLE, AUTOMATIC CHANGEOVER TYPE TO SEQUENCE HEATING OR COOLING. SET POINT RANGE SHALL BE 10F° BETWEEN FULL HEATING & COOLING. THEY SHALL HAVE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NO MORE THAN 70°F, & COOLING AT A TEMPERATURE NOT LESS 78°F. ADJUSTABLE TEMPERATURE DIFFERENTIAL SHALL BE 1°F. CONTROL LIMITS SHALL BE FROM 55°F TO 85°F. MOUNT TOP OF BOX AT NO MORE THAN 42 INCHES ABOVE FLOOR TO MEET LOCAL ADA REQUIREMENT. IN ADDITION, THERMOSTAT(S) SHALL HAVE THE CAPABILITY TO CONNECT & RESPOND TO AN OCCUPANT CONTROLLED DEMAND RESPONSE SIGNAL OR PRICE SIGNAL FOR RESETTING OF ROOM SETPOINTS.

27. EXISTING THERMOSTATS THAT ARE PART OF AN ENERGY MANAGEMENT SYSTEM SHALL FOLLOW (E) CONTROL WIRING AND SEQUENCE REQUIREMENTS.

28. RELOCATE (E)THERMOSTAT THAT DO NOT MEET THE ADA HEIGHT REQUIREMENTS DUE TO OBSTRUCTIONS, NOTIFY THE ENGINEER & ARCHITECT BEFORE PROCEEDING.

29. AT THE TIME OF ROUGH INSPECTION & DURING STORAGE ON THE CONSTRUCTION SITE & UNTIL FINAL STARTUP OF THE HEATING, COOLING & VENTILATING EQUIPMENT, ALL DUCT & OTHER RELATED AIR DISTRIBUTION COMPONENTS, OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS TO REDUCE THE AMOUNT OF DEBRIS WHICH MAY COLLECT IN THE SYSTEM. PROVIDE POLLUTANT CONTROL PER CGB CODES SECTION 5.504.1-4 FOR TEMPORARY VENTILATION, COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION, & USE OF LOW VOC SEALANTS.

30. LIMIT USE OF PERMANENT HVAC SYSTEMS DURING CONSTRUCTION TO CONDITIONING AS NECESSARY FOR MATERIAL & EQUIPMENT INSTALLATION. IF PERMANENT HVAC IS USED DURING CONSTRUCTION, INSTALL MERV-8 FILTERS ON RETURNS, & REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY, OR, IF THE BUILDING IS OCCUPIED DURING ALTERATION, AT THE CONCLUSION OF CONSTRUCTION.

31. INSTALL DRYER VENT DUCTWORK IN CONFORMANCE TO CMC SEC 504.4.3.

32. ALL SUPPLY, RETURN AND EXHAUST DUCT JOINTS SHALL BE SEALED PER CMC CHAPTER 6 REQUIREMENTS, SEAL CLASS A.

33. DUCTWORK CONSTRUCTION SHALL MEET THE FOLLOWING SYSTEM PRESSURE REQUIREMENTS:
    33.1. ALL OTHER DUCTWORK - 2 INCH WATER COLUMN

34. DUCTWORK CONSTRUCTION SHALL BE INSTALLED & SEALED TO MEET THE REQUIREMENTS OF CMC SECS 601.0, 602.0, 603.0, 605.0; & ANSI, SMACNA HVAC DUCT CONSTRUCTION STANDARDS METAL & FLEXIBLE. DUCTWORK & ACCESSORIES WILL BE INSTALLED IN ACCORDANCE WITH NFPA 90A, NFPA 90B, ASHRAE HANDBOOK, & SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL & FLEXIBLE, UL 181 CERTIFIED & THE CMC & THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AS APPLICABLE. MOUNTING & SUPPORTING OF EQUIPMENT, DUCTS, ACCESSORIES, & APPURTENANCES SHALL BE PROVIDED, INCLUDING STRUCTURAL SUPPORTS, HANGERS, STANDS, CLAMPS & BRACKETS. NEW RECTANGULAR DUCTWORK SHALL BE SHEET METAL CONSTRUCTED OR SPIRAL ROUND.

35. WHERE OPENINGS HAVE BEEN MADE IN WALLS, FLOORS, OR CEILINGS FOR THE PASSAGE OF DUCTWORK OR PIPES, SUCH OPENINGS SHALL BE CLOSED AND PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS SECURELY FASTENED TO THE ADJOINING STRUCTURE, ALL IN ACCORDANCE WITH CMC 316.11.

36. FLEXIBLE AIR DUCT SHALL NOT EXCEED IN LENGTH TO RESPECTIVE DIFFUSERS, GRILLES, OR OTHER AIR DEVICES BY NOT MORE THAN AS PRESCRIBED IN UMC 603.4. FLEX DUCT SHALL NOT BE USED IN LIEU OF RIGID ELBOWS OR FITTINGS PER CMC SEC. 603.4.1. FLEXIBLE DUCT MAY BE USED AS AN ELBOW AT A TERMINAL DEVICE USING 'FLEX RIGHT' FOR SIZES 4" TO 16".

37. RECTANGULAR DUCT TURNS IN EXHAUST DUCTS SHALL HAVE TURNING VANES UNLESS OTHERWISE NOTED, OR SHALL HAVE A INNER RADIUS TURN OF NO LESS THAN THE WIDTH OF THE DUCT.

38. DMANUAL VOLUME DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL DIFFUSERS, GRILLES, AND REGISTERS, AS WELL AS OUTSIDE AIR INTAKE DUCTS. DAMPERS SHALL BE LOCATED AT THE BRANCH DUCT LOCATIONS. COORDINATE LOCATIONS OF DAMPERS WITH THE AIR BALANCING CONTRACTOR PRIOR TO BID, SO AS TO ENSURE ACCESSIBILITY AFTER INSTALLATION. IN LOCATIONS WHERE THESE DAMPERS ARE INACCESSIBLE, CABLE OPERATED ADJUSTMENT CONTROLS SHALL BE PROVIDED AT NO ADDITIONAL COST. OPPOSED BLADE DAMPERS SHALL NOT BE PERMITTED UNLESS OTHERWISE NOTED.

39. FOR INACCESSIBLE AREAS PROVIDE ACCESS PANELS FOR ALL DAMPERS, EQUIPMENT, & CONTROL DEVICES. THESE PANELS SHALL MATCH THE RATING OF THE WALL AND/OR CEILING THAT THEY ARE LOCATED IN. MINIMUM ACCESS PANEL SIZES SHALL BE 12"x12" FOR HAND ACCESS & 30"x30" MINIMUM FOR BODY ACCESS. WHERE A LARGER ACCESS PANEL IS REQUIRED DUE TO INSTALLATION CONSTRAINTS OR EQUIPMENT SIZE, DO SO AT NO ADDITIONAL COST & SHALL OBTAIN PRIOR APPROVAL FROM THE ARCHITECT, ENGINEER & DSA.

40. REMOVE ALL LEFT OVER DUCTWORK SCRAPS, ETC. (IF ANY) AND LEAVE PREMISES CLEAN AND FREE OF ANY TRASH OR DEBRIS DUE TO THEIR WORK.

41. DUCTS & PIPES THAT PASS THROUGH BUILDING EXPANSION JOINTS SHALL INCORPORATE A FLEXIBLE CROSS OVER. FOR DUCTS THAT SHALL CONSIST OF A MINIMUM OF 6-8" LONG (PARTIALLY COMPRESSED) FLEX CONNECTOR EXTENDING THROUGH THE FULL SEISMIC JOINT. FOR PIPING A FLEXIBLE JOINT EITHER AS MANUFACTURED BY METRAFLEX (OR EQUAL) OR A FLEXIBLE PIPE JOINT OF SUFFICIENT LENGTH & NUMBER OF ELBOWS (4 MIN) TO ALLEVIATE STRESS ON PIPE TO ACCOMMODATE DIFFERENTIAL BUILDING SEPARATION.

Applicable Code: 2025 CBC per IR 16-3.

MEP Distribution System Bracing Note for Piping, Ductwork, and Electrical Conduit

Piping, ductwork, and electrical distribution systems shall be braced to comply with the forces and displacements prescribed in ASCE 7 Section 13.3 as defined in ASCE 7 Sections 13.6.5, 13.6.6, and 13.6.7, and 13.6.8; and 2025 CBC Sections 1617A.1.24, 1617A.1.25 and 1617A.1.26

The method of showing bracing and attachments to the structure for the identified distribution systems are as noted below. The MEP design professional engineer responsible for content on these sheets has verified that the design methods identified are in accordance with DSA IR 16-13.

Mechanical Piping (MP), Mechanical Ducts (MD), Plumbing Piping (PP), Electrical Distribution Systems (E):

MP[x] MD[x] PP[ ] E[ ] Option 1: Project-Specific Design.

MP[ ] MD[ ] PP[ ] E[ ] Option 2: Design Based on OSHPD OPM, Within Project Submittal.

MP[ ] MD[ ] PP[ ] E[ ] Option 3: Design Based on OSHPD OPM, Deferred Submittal.

M/E/P Component Anchorage Note

All mechanical, plumbing, and electrical components shall be anchored and installed per the details on the DSA-approved construction documents. The following components shall be anchored or braced to meet the force and displacement requirements prescribed in 2025 CBC, Sections 1617A.1.18 through 1617A.1.26 and ASCE 7-16 Chapters 13, 26 and 30:

1. All permanent equipment and components.
2. Temporary or movable equipment that is permanently attached (e.g. hard wired) to the building utility services such as electricity, gas or water. "Permanently attached" shall include all electrical connections except plugs for 110/220 volt receptacles having a flexible cable.
3. Temporary, movable or mobile equipment which is heavier than 400 pounds or has a center of mass located 4 feet or more above the adjacent floor or roof level that directly support the component are required to be restrained in a manner approved by DSA.

The following mechanical and electrical components shall be positively attached to the structure, but need not demonstrate design compliance with the references noted above. These components shall have flexible connections provided between the component and associated ductwork, piping, and conduit. Flexible connections must allow movement in both transfers and longitudinal directions:

A. Components weighing less than 400 pounds and have a center of mass located 4 feet or less above the adjacent floor or roof level that directly support the component.
B. Components weighing less than 20 pounds, or in the case of distributed systems, less than 5 pounds per foot, which are suspended from a roof or floor or hung from a wall.

The anchorage of all mechanical, electrical and plumbing components shall be subject to the approval of the design professional in general responsible charge or structural engineer delegated responsibility and acceptance by DSA. The project inspector will verify that all components and equipment have been anchored in accordance with the above requirements.

DUCT INSULATION REQUIREMENTS
(PER 2025 BUILDING ENERGY EFFICIENCY STANDARDS)

DUCT LOCATION	INSULATION R-VALUE	INSTALLED THICKNESS
- IN VENTED ATTIC SPACES - IN UNCONDITIONED SPACES - OUTDOORS - SPACE BETWEEN ROOF & INSULATED CEILING	R-8	2"
- IN RETURN AIR PLENUM - ALL OTHER SPACES	R-4.2	1"
- ENCLOSED INDIRECTLY CONDITIONED SPACE	NONE REQUIRED	N/A

NOTES:

1. INSULATION THICKNESS VALUES BASED ON JOHNS MANVILLE INSULATION.
2. THE INSTALLED INSULATION THICKNESS OF DUCT LINING FOR PURPOSE OF COMPLIANCE IS EQUIVALENT TO ITS NOMINAL THICKNESS.
3. THE INSTALLED INSULATION THICKNESS OF DUCT WRAP FOR PURPOSE OF COMPLIANCE IS 75% OF ITS NOMINAL THICKNESS.

MECHANICAL LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	AFF	ABOVE FINISHED FLOOR
	AL	ACOUSTICALLY LINED
	AP	ACCESS PANEL
	OA	OUTSIDE AIR
	RA	RETURN AIR
	SA	SUPPLY AIR
	TA	TRANSFER AIR
	BOD	BOTTOM OF DUCT
	CFM	CUBIC FEET PER MINUTE
○——	BDD	DAMPER: BACKDRAFT
	FD	DAMPER: FIRE
	FSD	DAMPER: FIRE/SMOKE
	MVD	DAMPER: MANUAL VOLUME
	□	DIAMETER
	DN	DOWN
	DS	DISCONNECT SWITCH
Ⓢ——	DSD	DUCT SMOKE DETECTOR
	EER	ENERGY EFFICIENCY RATIO
	(E)	EXISTING
	F	FAN
	FLA	FULL LOAD AMPS
	HP	HORSEPOWER
	MCA	MINIMUM CIRCUIT AMPACITY
	MOP	MAXIMUM OVERCURRENT PROTECTION
	MS	MOTOR STARTER
	RL	REFRIGERANT LIQUID
	RS	REFRIGERANT SUCTION
	P.E.	POWER EXHAUST
	SEER	SEASONAL EER
	SAD	SEE ARCHITECTURAL DRAWING
	SSD	SEE STRUCTURAL DRAWING
Ⓢ		REMOTE SENSOR: TEMPERATURE
Ⓒ		REMOTE SENSOR: CARBON DIOXIDE
Ⓣ		THERMOSTAT @ +48" A.F.F
	TYP	TYPICAL
	UON	UNLESS OTHERWISE NOTED
	WT	WEIGHT
	24x12	RECTANGULAR DUCT - INCHES
	12"	ROUND DUCT - INCHES
- - - - -		WIRING AND CONDUIT BY ELECTRICAL CONTRACTOR.
———		CONDUIT, WIRING AND FINAL CONNECTION BY MECHANICAL OR CONTROL CONTRACTOR.
Ⓔ		FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
Ⓜ		FURNISHED AND INSTALLED BY MECHANICAL OR CONTROL CONTRACTOR

SUBSTITUTION OF MATERIALS

1	EQUALS: THE DESIGN HAS BEEN BASED ON THE MANUFACTURER'S NAME AND PRODUCT LISTED ON THE DRAWINGS. OTHER MANUFACTURER'S NAMES LISTED IN THE SPECIFICATIONS MAY BE SELECTED AND CONSIDERED 'AS EQUAL' FOR QUALITY ONLY, HOWEVER, THEY MUST MATCH THE PERFORMANCE, CONSTRUCTION, FIT AND FEATURES OF THOSE SELECTED FOR DESIGN. THE ACCEPTANCE OF THESE DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PROVIDING THE REQUIRED MATERIALS AND PROVIDING A WORKABLE SYSTEM. THOSE ITEMS NOTED AS 'NO SUBSTITUTIONS' SHALL BE FURNISHED WHEN SPECIFIED.
2	TO SUBSTITUTE EQUIPMENT OR MATERIAL OTHER THAN THOSE CONSIDERED FOR THE BASIS OF DESIGN, SUBMIT INFORMATION AS CALLED FOR IN THE 'REQUEST FOR SUBSTITUTION' SPECIFICATIONS, AND SUBMIT REQUIRED INFORMATION FOR BOTH THE SPECIFIED OR SCHEDULED ITEM AND THE SUBSTITUTE ITEM. THESE SUBMITTALS MUST SHOW THAT BOTH THE SPECIFIED AND THE SUBSTITUTE MATERIAL MATCH IN QUALITY, PERFORMANCE, CONSTRUCTION, FIT AND FEATURES OF THOSE SELECTED FOR DESIGN. ANY EQUIPMENT OR MATERIAL SUBMITTED FOR SUBSTITUTION WITHOUT THE COMPARISON INFORMATION WILL NOT BE REVIEWED OR ACCEPTABLE.
3	LIABILITY OF SUBSTITUTIONS: PERFORMANCE OF SUBSTITUTIONS MUST BE EQUAL TO THE ITEM SPECIFIED. SHOULD THE SUBSTITUTED ITEM FAIL TO PERFORM ACCORDING TO SPECIFICATIONS, REPLACE WITH THE ORIGINALLY SPECIFIED ITEM WITHOUT EXTRA COMPENSATION ON REQUEST OF THE ARCHITECT ANY TIME WITHIN THE GUARANTEE PERIOD.

CLIENT LOGO GOES HERE
SCALED TO FIT 180 PIXELS

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Date **Issued For**

NOT FOR CONSTRUCTION

FOR REFERENCE ONLY

CONSULTANTS PLACE LOGO HERE SCALED TO FIT

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STAMP AND SEAL LOCATION WHEN JURISDICTION STAMP AT TOP

2026-SS042-002

Mechanical General Notes, and Legend

M-001

8/7/2026 12:30:54 PM

SPLIT SYSTEM (R32)

INDOOR UNIT													OUTDOOR UNIT								
TAG	AREA SERVES	MANUF.	MODEL	WEIGHT (LBS)	AIRFLOW (CFM)	STATIC PRESSURE (IN. W.C)	OSA (CFM)	ELEC. HTR (KW)	MCA/MOCP	ELECT (V/ϕ/HZ)	ACCESSORIES	ANCHORAGE (DETAIL #/SHEET #)	TAG	MANUF.	MODEL	WEIGHT (LBS)	NET TOTAL COOLING CAPACITY (KBTUH)	NET TOTAL HEATING CAPACITY (KBTUH)	MCA/MOCP	ELECT V/ϕ/HZ	ACCESSORIES	ANCHORAGE (DETAIL #/SHEET #)
FC-C1 TO FC-C3	BLDG. C - CLASSROOMS		FXTA48ABVJUA	143	1060 - 1520	0.5	350	5	28.2 / 30	208/1/60	1, 2, 3	12 / M0.03	**HP-C1 TO HP-C3**		RXTA48AAVJU	234	45.0	47.5	29.4 / 30	208/1	1, 2	3 / M0.03
FC-D1 TO FC-D3	BLDG. D - CLASSROOMS		FXTA48ABVJUA	143	1060 - 1520	0.5	350	5	28.2 / 30	208/1/60	1, 2, 3	12 / M0.03	**HP-D1 TO HP-D3**		RXTA48AAVJU	234	45.0	47.5	29.4 / 30	208/1	1, 2	3 / M0.03
FC-E1 TO FC-E2	BLDG. E CLASSROOMS		FXTA48ABVJUA	143	1060 - 1520	0.5	350	5	28.2 / 30	208/1/60	1, 2, 3	12 / M0.03	**HP-E1 TO HP-E2**		RXTA48AAVJU	234	45.0	47.5	29.4 / 30	208/1	1, 2	3 / M0.03
FC-H1 TO FC-H6	BLDG. H - CLASSROOMS		FXTA48ABVJUA	143	1060 - 1520	0.5	350	5	28.2 / 30	208/1/60	1, 2, 3	12 / M0.03	**HP-H1 TO HP-H6**		RXTA48AAVJU	234	45.0	47.5	29.4 / 30	208/1	1, 2	3 / M0.03
FC-J1 TO FC-J4	BLDG. J - CLASSROOMS		FXTA48ABVJUA	143	1060 - 1520	0.5	350	5	28.2 / 30	208/1/60	1, 2, 3	12 / M0.03	**HP-J1 TO HP-J4**		RXTA48AAVJU	234	45.0	47.5	29.4 / 30	208/1	1, 2	3 / M0.03
FC-K1	BLDG. K - OT/BT OFFICE												**HP-K1**								
FC-K2	BLDG. K - BILINGUAL												**HP-K2**								
FC-K3	BLDG. K - ELD OFFICE												**HP-K3**								
FC-K4	BLDG. K - ELEC. / IDF ROOM																				

ACCESSORIES:

1. PRE-CHARGED & PRE-INSULATED REFRIGERANT TUBING
2. PROVIDE 24V INTERFACE MODULE TO ALLOW CONNECTION TO DISTRICT'S DELTA CONTROL THERMOSTAT AND CONTROLLER.
3. BASE MOUNT FILTER RACK WITH ULLY SEALED MAGNETIC HINGED ACCESS.

ACCESSORIES:

1. RECTORSEAL SLIM DUCT LINESET COVER AND WALL CAP COVER FOR REFRIGERANT PENETRATING THRU PIPE PORTAL SEE DETAIL
2. DRAIN SOCKET

ROOFTOP PACKAGED HEAT PUMP (R454B) SCHEDULE

TAG	AREA SERVED	"CARRIER" MODEL	COOLING CAP. (KBTUH)	SEER2 / EER / IEER	HEATING CAP. (KBTUH)	HSPF2 / COP2	ELEC. HTR (KW)	AIR FLOW (CFM)	OUTSIDE AIRFLOW (CFM)	EXT. STATIC PRESS. (IN. WC)	POWER (V / PH / HZ)	BASE UNIT MCA/MOCP	POWER EXHAUST (V/□/HZ)	VFD POWER EXHAUST HP/FLA/MCA/MOCP	OPER. WEIGHT (LBS)	ANCHORAGE REF. (DETAIL #/SHEET #)
RTU-A1	ADMIN		7 TON													
RTU-B1	MPR		10 TON													
RTU-K1	EXPLORATORIUM		5 TON													
RTU-K2	LIBRARY		5 TON													
RTU-K3	TK		5 TON													

ACCESSORIES:
* MICROMTL DRY BULB LOW LEAK INTEGRATED AIR ECONOMIZER WITH VFD POWER EXHAUST (PROVIDE SEPARATE DISCONNECT FOR PE UNIT, WIRED BY ELECTRICAL CONTRACTOR FROM SUPPLY SIDE OF MAIN UNIT DISCONNECT.)
* ISOLATION CURB BY MICROMTL (11" TALL BASE CURB - TOTAL 21" TALL WITH ISOLATOR).
* FAULT DETECTION & DIAGNOSTICS
* MIN. MERV 13 FILTER WITH HANDLE FILTER ACCESS
* HINGED ACCESS DOORS, CONDENSATE OVERFLOW SWITCH, PHASE MONITOR/PROTECTION AND NON FUSED DISCONNECT
* PROVIDE BRD HUSHCORE DS-49 DECK INFILL SYSTEM IN WITHIN CURB. SEE DETAIL 4/M0.03

NOTES:
1. PROVIDE UNITS WITH ELECTRO MECHANICAL CONTROL TO BE CONNECTED TO DISTRICT "DELTA" EMS
2. WEIGHT INCLUDES ALL ACCESSORIES, ECONOMIZER AND ROOF CURB

FANS

TAG	LOCATION	MANUF.	MODEL	AIRFLOW (CFM)	ESP ("WC)	RPM	HP	VOLTS/PH	SOUND POWER SONES (dB)	WEIGHT (LBS)	REMARKS	REF. DETAIL
EF-K1	STAFF RR	GREENHECK	SP-AP0511W	100	0.375	880	--	115/1	1.9	17	PROVIDE GRILLE MOUNT OCC SENSOR	--
EF-K2	TK RR		SP-AP0511W	100	0.375	880	--	115/1	1.9	17	PROVIDE GRILLE MOUNT OCC SENSOR	--
EF-K3	CUST. RM		SP-AP0511W	100	0.375	880	--	115/1	1.9	17	PROVIDE GRILLE MOUNT OCC SENSOR	--
EF-D1, D2	RESTROOMS			100								
EF-E1	KINDER RR			100								
EF-J1, J2	RESTROOMS			400								
SF-K1	ADMIN. OFFICE			150								
SF-J1, J2 (ALTERNATE)	OFFICES			150								
TF-J1 (ALTERNATE)	OFFICES			500								
TF-J2 (ALTERNATE)	OFFICES			500								

ACCESSORIES:
1. PROVIDE EXHAUST FANS WITH BACKDRAFT DAMPER, HI/LO SPEED CONTROL MOUNTED ON FAN HOUSING, ROOF MOUNT EXHAUST HOOD MODEL RCC-07
2. PROVIDE SF-1 WITH BACKDRAFT DAMPER, SPEED CONTROLLER, HANGING KIT, INSULATED HOUSING, AND 2" MERV 13 FILTER

AIR DISTRIBUTION

STYLE	MFR	MODEL NO	APPLICATION	DESCRIPTION	INSTALLATION NOTES
A	TITUS	TDC	T-BAR CEILING, 4-WAY SUPPLY DIFFUSER	HIGH INDUCTION LOUVERED FACE, INTRUDED ALUMINUM, SQUARE NECK, 4-WAY, WHITE FINISH	PROVIDE SEISMIC CLIP HANGING KIT
B	TITUS	PAR	T-BAR CEILING, LOW VELOCITY RETURN	PERFORATED FACE, ALUMINUM, SQUARE NECK, WHITE FINISH	PROVIDE SEISMIC CLIP HANGING KIT
C	TITUS	350ZRS	SIDEWALL SURFACE MOUNT RETURN	STEEL BORDER AND BLADE, 3/4" BLADE SPACING, 0 DEG DEFLECTION, WHITE FINISH	PROVIDE YOUNG REGULATOR REMOTE VOLUME DAMPER CONTROL
D	TITUS	1700S	SIDEWALL SURFACE MOUNT SUPPLY	STEEL BORDER, ALUMINUM NARROW BLADE WITH 5 DEG DEFLECTION, WHITE FINISH	PROVIDE YOUNG REGULATOR REMOTE VOLUME DAMPER CONTROL

CEILING DIFFUSER CALL OUT DESCRIPTION: 1224 / 200A — NECK, FACE SIZE, STYLE, CFM

SIDEWALL GRILLE: 12X6 / 300A — NECK, TYPE, CFM

FURNACE (ALTERNATE)

TAG	CARRIER MODEL NO	kBUTH INPUT	% AFUE	NOMINALAIRFLOW (CFM)	ELECT V/ϕ/HZ	MCA/ MOP	OPER WT (LBS)	ACCESSORIES
(18) FU-1	59SU5B040M17--12	60	95	1,200	120/1/60	8.8 / 15	136	1, 2

ACCESSORIES:
1 CONCENTRIC FLUE VENT
2 CONDENSATE NEUTRALIZER KIT (FURNISH TO PLUMBING CONTRACTOR FOR INSTALLATION)
3. BASE MOUNT FILTER RACK WITH MIN. 2" MERV 13 FILTER

TRADE COORDINATION (SCHEDULE OF RESPONSIBILITIES)

ITEM	FURNISHED BY	INSTALL BY	POWER BY	WIRING BY
LINE VOLTAGE CONTACTORS	E	E	E	DDC
CONTROL RELAY AND TRANSFORMERS	DDC	DDC	E	DDC
CONTROL AND INSTRUMENTATION PANELS	DDC	DDC	E	DDC
AUTOMATIC CONTROL VALVES, AUTOMATIC DAMPERS AND DAMPER OPERATORS, SOLENOID VALVES, INSERTION TEMPERATURE AND PRESSURE SENSORS INCLUDING WELLS	DDC	M	E	DDC
DUCT SMOKE DETECTORS	E	M	E	E
CONTROL DAMPERS	M	M	DDC	DDC
INTELLIGENT DEVICES AND CONTROL UNITS PROVIDED WITH PACKAGED UNIT	M	M	E	DDC
INTELLIGENT DEVICES AND CONTROL UNITS **NOT** PROVIDED WITH PACKAGED UNIT	DDC	DDC	E	DDC
GATEWAYS FOR PROPRIETARY NON-BACNET EQUPMENT	M	M	E	DDC
COMMUNICATIONS NETWORK DEVICES SUCH AS ROUTERS, BRIDGES AND REPEATERS	DDC	DDC	E	DDC
LINE VOLTAGE CONDUIT AND WIRING	E	E	--	E
LOW VOLTAGE CONDUIT AND WIRING	DDC	DDC	--	DDC

ABBREVIATIONS:

DDC - CONTROL CONTRACTOR
M - MECHANICAL CONTRACTOR
E - ELECTRICAL CONTRACTOR

CLIENT LOGO GOES HERE, SCALED TO FIT 180 PIXELS

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Date **Issued For**

NOT FOR CONSTRUCTION

FOR REFERENCE ONLY

CONSULTANTS PLACE LOGO HERE, SCALED TO FIT 180 PIXELS WIDE AT BOTTOM

MECHANICAL GROUP INC.
8105 Edgewater Dr, Suite 114
Oakland, CA 94621
510-569-2000

HED
180 Montgomery Street
Suite 2100
San Francisco, California
94104 USA

(415) 981-2345

WWW.HED.CO

STAMP AND SEAL LOCATION WHEN JURISDICTION STAMP AT TOP

2026-SS042-002

Mechanical Schedules

M-002

8/7/2026 12:30:54 PM

CLIENT LOGO GOES HERE
SCALED TO FIT
180 PIXELS

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CONSULTANTS PLACE LOGO HERE SCALED TO FIT 180 PIXELS WIDE OR 90 PIXELS TOP TO BOTTOM

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510-569-2000

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94104 USA

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STAMP AND SEAL LOCATION WHEN JURISDICTION STAMP AT TOP

2026-SS042-002

Mechanical Details

M-003

8/7/2026 12:30:55 PM

CLIENT LOGO GOES HERE
SCALED TO FIT
180 PIXELS

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

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CONSULTANTS PLACE LOGO HERE
SCALED TO FIT
NO MORE THAN 1" TOP TO BOTTOM

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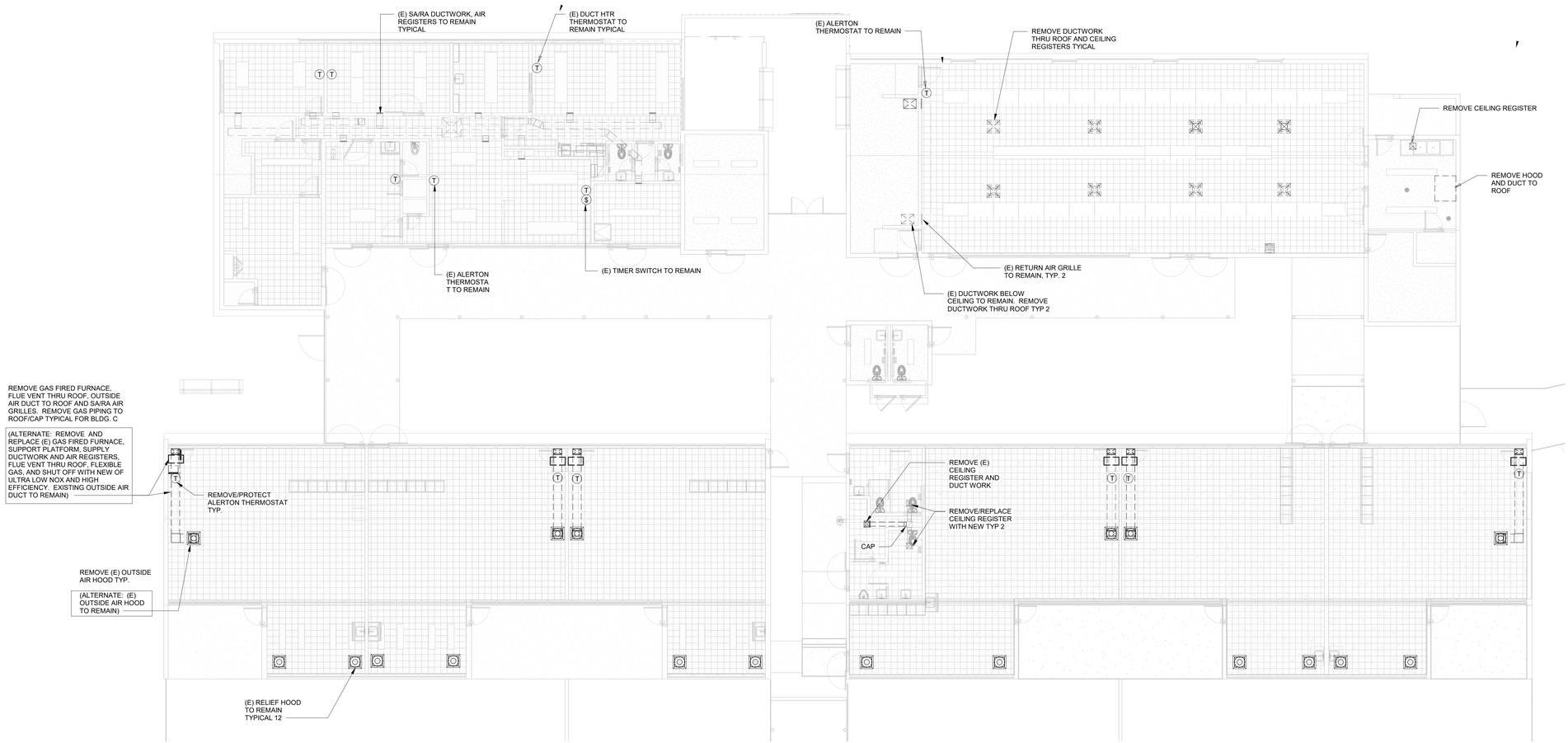
STAMP AND SEAL LOCATION WHEN JURISDICTION STAMP AT TOP

2026-SS042-002

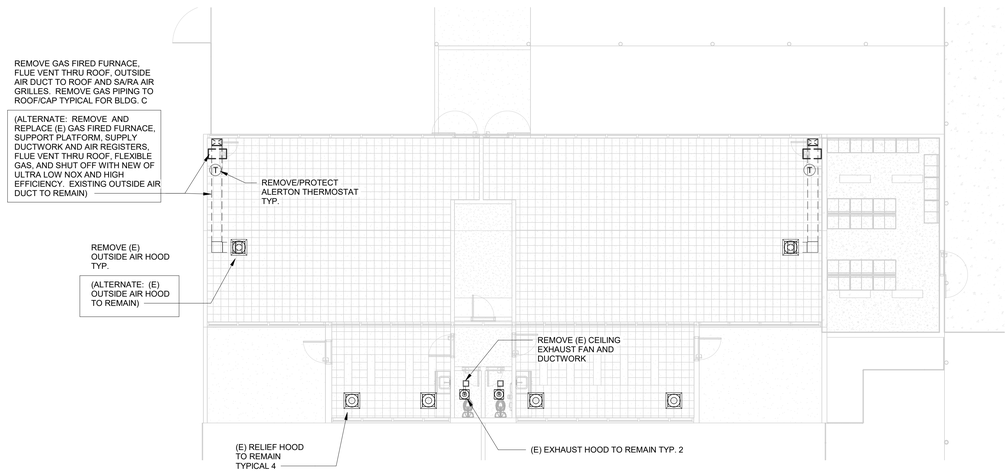
Mechanical Controls

M-004

8/7/2026 12:30:57 PM

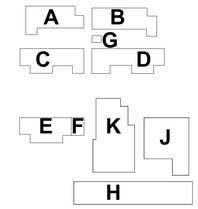


1 Mechanical Bldg. A-D Demo Plan
1/8" = 1'-0"



2 Mechanical Bldg. E-F Demo Plan
1/8" = 1'-0"

KEY PLAN



SPACE HELD FOR JURISDICTION STAMP

CLIENT LOGO GOES HERE WHEN PROVIDED BY OTHERS SCALE AS REQUIRED TO FIT 180 PIXELS

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CONSULTANTS PLACE LOGO HERE SCALE AS REQUIRED TO FIT 180 PIXELS WIDE AT BOTTOM

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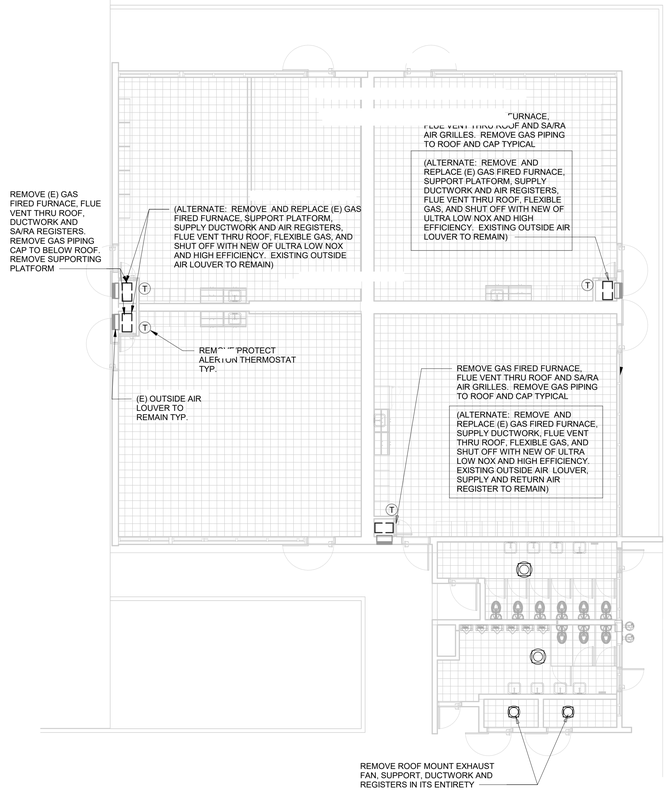
STAMP AND SEAL LOCATION WHEN JURISDICTION STAMP AT TOP

2026-SS042-002

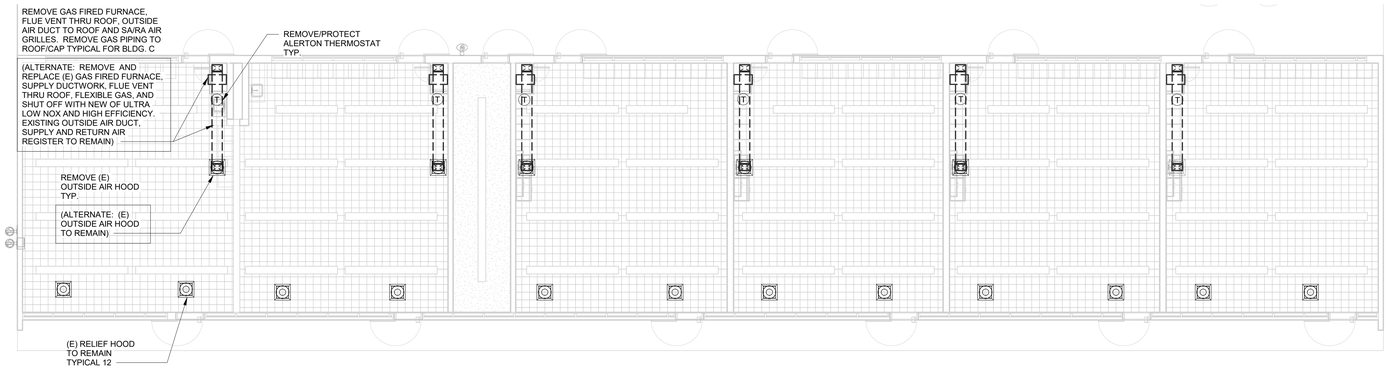
Mechanical Demo Plans Bldg. A-F

MD-101

8/7/2026 12:30:58 PM

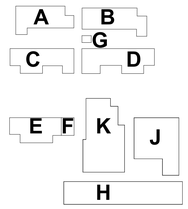


2 Mechanical Bldg. J Demo Plan
1/8" = 1'-0"



1 Mechanical Bldg. H Demo Plan
1/8" = 1'-0"

KEY PLAN



PLACE HELD FOR JURISDICTION STAMP

ALTERNATE STAMP LOCATION IF NOT ENOUGH ROOM AT BOTTOM TO FIT STAMP AND SEAL. SQUARE PANELS 180 DEGREES

South San Francisco Unified School District

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CONSULTANTS PLACE LOGO HERE

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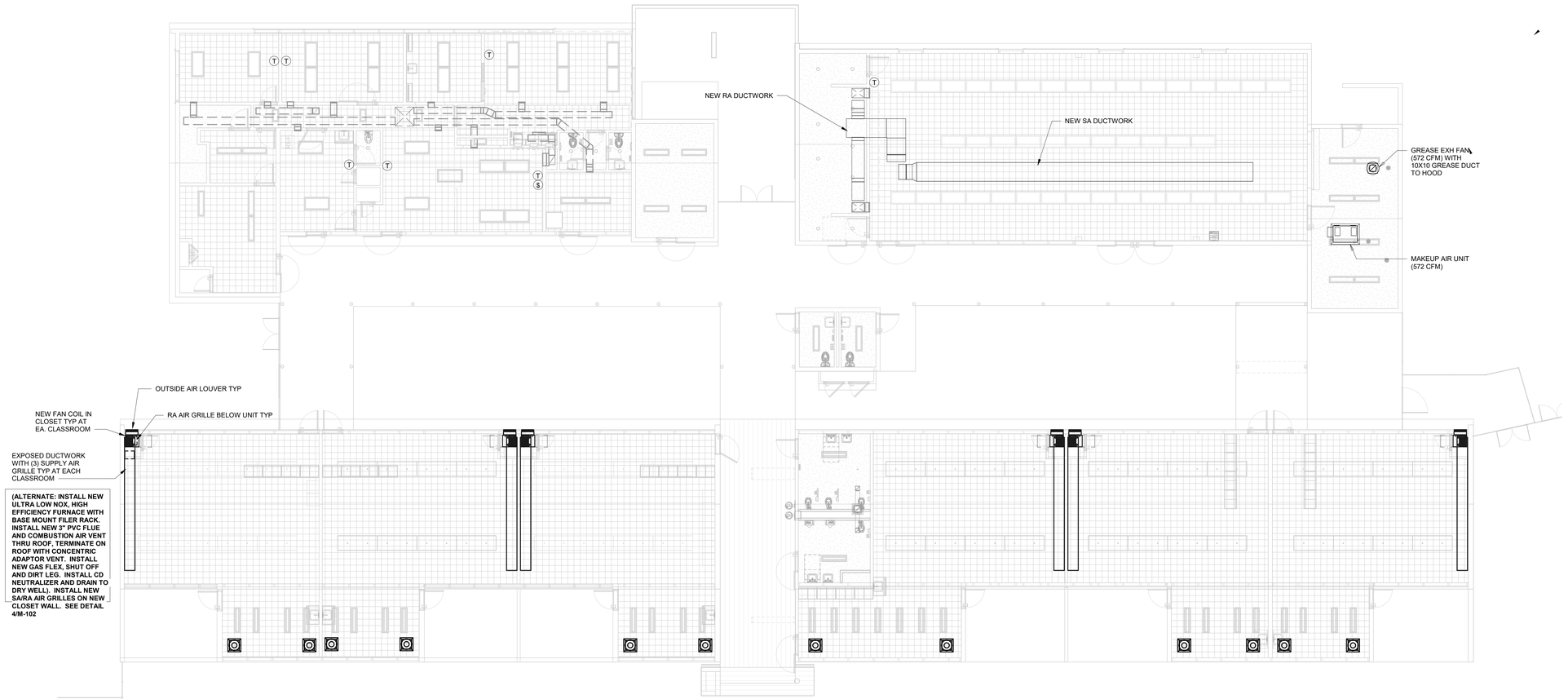
STAMP AND SEAL LOCATION WHEN JURISDICTION STAMP AT TOP

2026-SS042-002

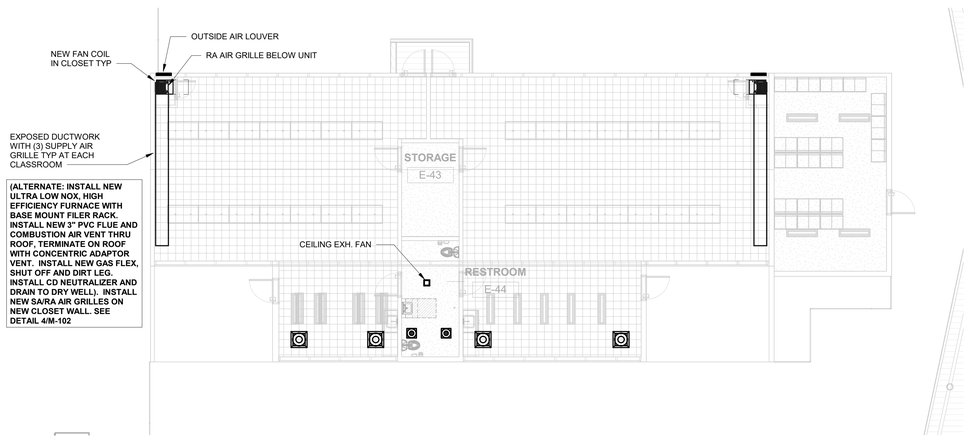
Mechanical Demo Plan Bldg. H, J

MD-102

8/7/2026 12:30:59 PM

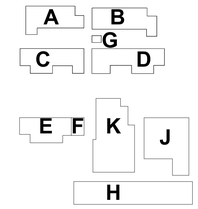


1 Mechanical Bldg. A-D Floor Plan
1/8" = 1'-0"



2 Mechanical Bldg. E-F Floor Plan
1/8" = 1'-0"

KEY PLAN



CLIENT LOGO GOES HERE
SCALED TO FIT
180 PIXELS

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

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REGISTERED PROFESSIONAL ENGINEER
JOHN CHOU
No. M34214
Signed:
MECHANICAL
STATE OF CALIFORNIA

CONSULTANTS PLACE LOGO HERE SCALED TO FIT

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8105 Edgewater Dr. Suite 114
Oakland, CA 94621
510-569-2000

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Suite 2100
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94104 USA

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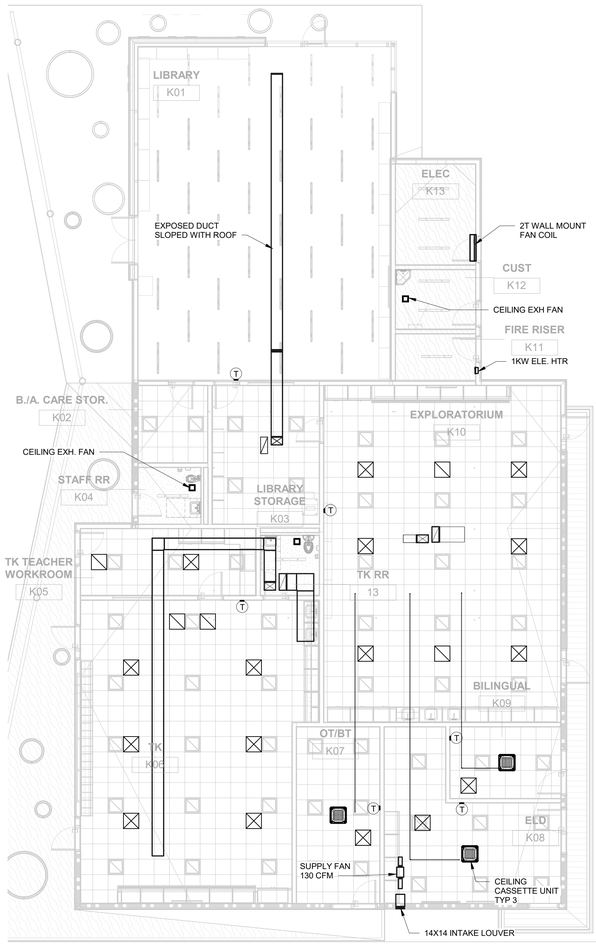
STAMP AND SEAL LOCATION WHEN JURISDICTION STAMP AT TOP

2026-SS042-002

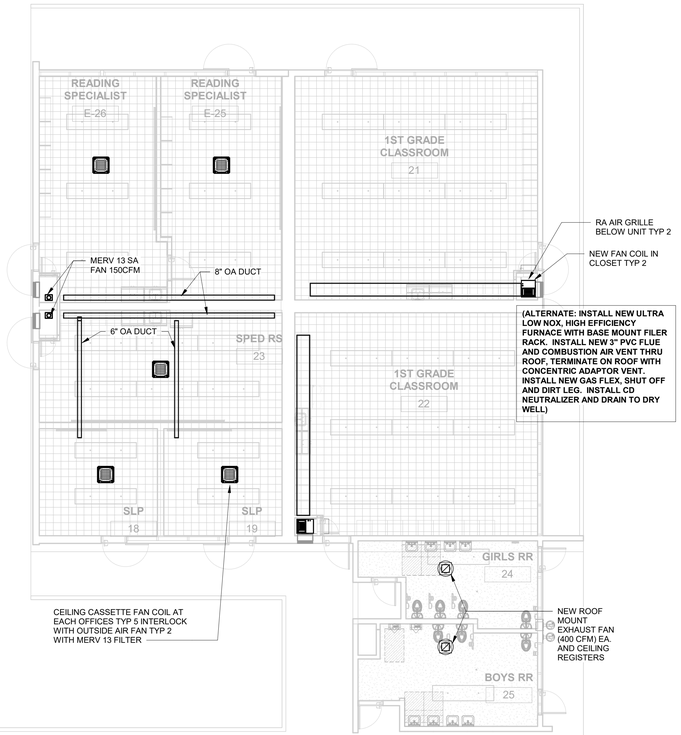
Mechanical Floor Plans Bldg. A-F

M-101

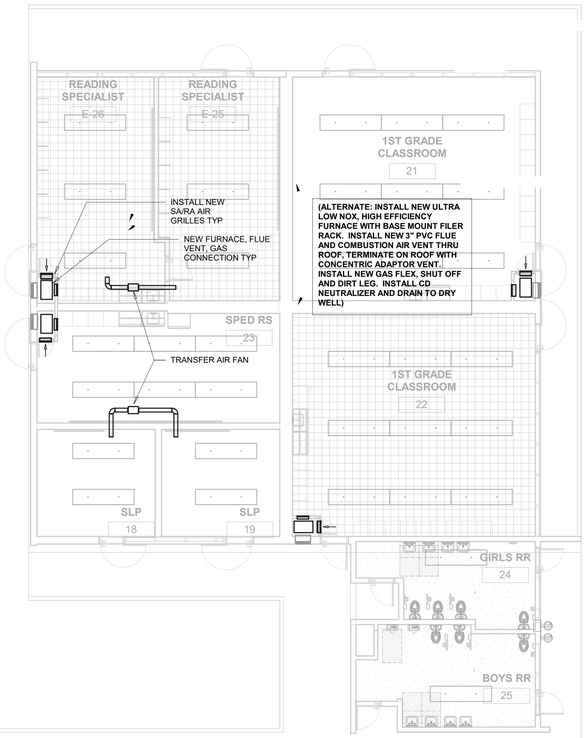
8/7/2026 12:31:01 PM



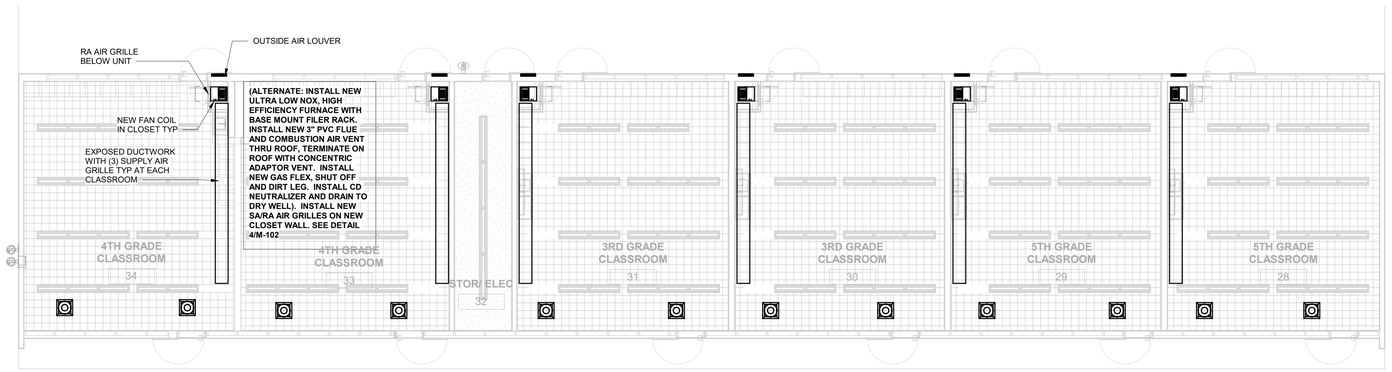
3 Mechanical Bldg. K Floor Plan
1/8" = 1'-0"



2 Mechanical Bldg. J Floor Plan
1/8" = 1'-0"

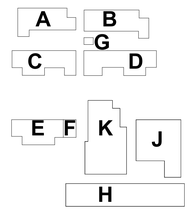


4 Mechanical Bldg. J Floor Plan
(ALTERNATE)
1/8" = 1'-0"



1 Mechanical Bldg. H Floor Plan
1/8" = 1'-0"

KEY PLAN



SPACE HELD FOR JURISDICTION STAMP

CLIENT LOGO GOES HERE WHEN PROVIDED TO FIT SQUARE SPACE 1.875" X 1.875"

South San Francisco Unified School District

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~~Los Cerritos~~ Elementary School Campus Modernization

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CONSULTANTS PLACE LOGO HERE WHEN PROVIDED TO FIT SQUARE SPACE 1.875" X 1.875" AT BOTTOM

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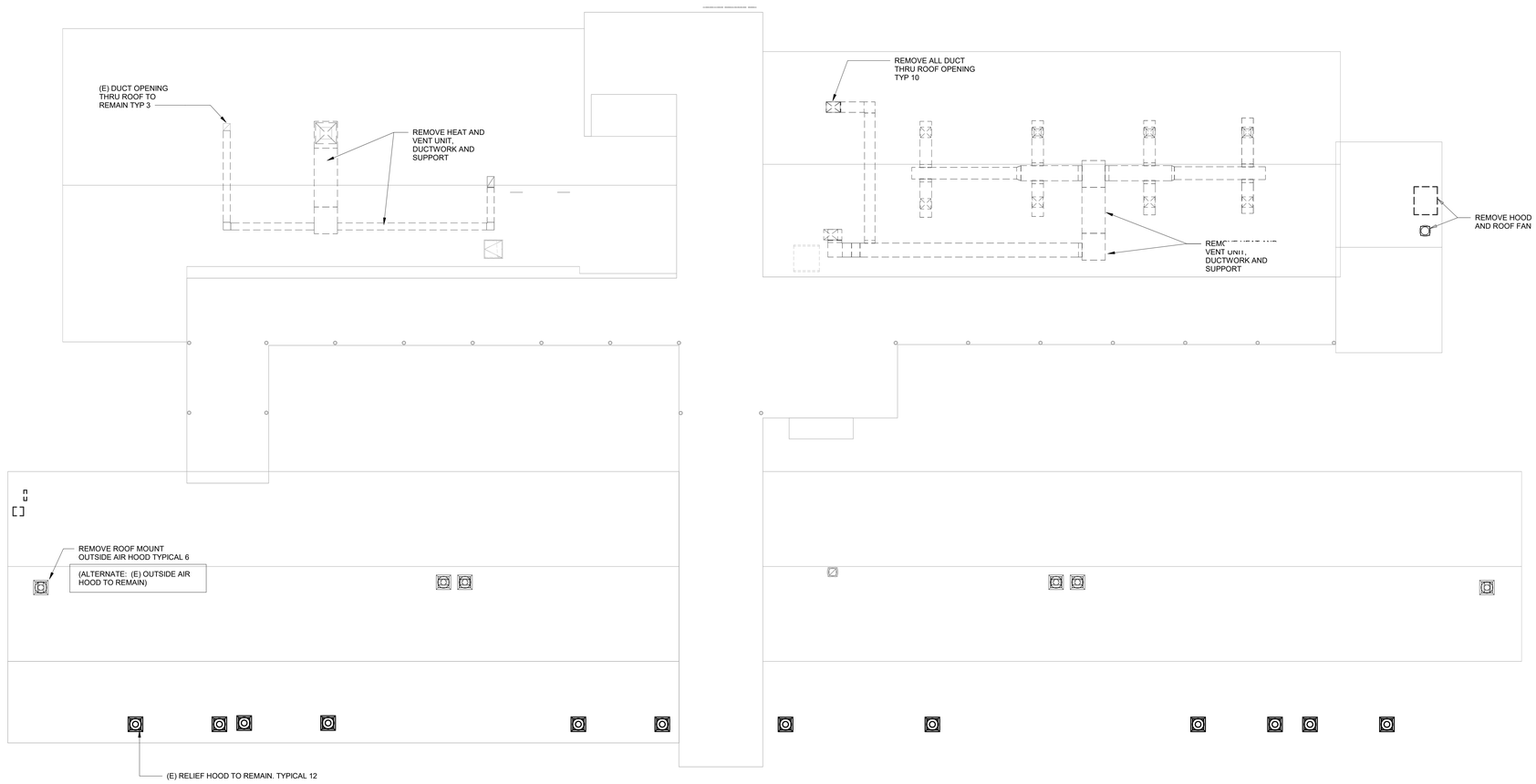
STAMP AND SEAL LOCATION WHEN JURISDICTION STAMP AT TOP

2026-SS042-002

Mechanical Floor Plan Bldg.H- K

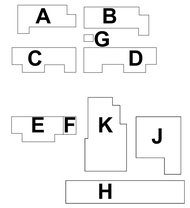
M-102

8/7/2026 12:31:01 PM



1 Mechanical Bldg. A-D Roof Demo Plan
1/8" = 1'-0"

KEY PLAN



SPACE HELD FOR JURISDICTION STAMP

CLIENT LOGO GOES HERE WHEN APPROVED BY DSA SCALE AND FIT TO 180 PIXELS

South San Francisco Unified School District

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Los Cerritos Elementary School Campus Modernization

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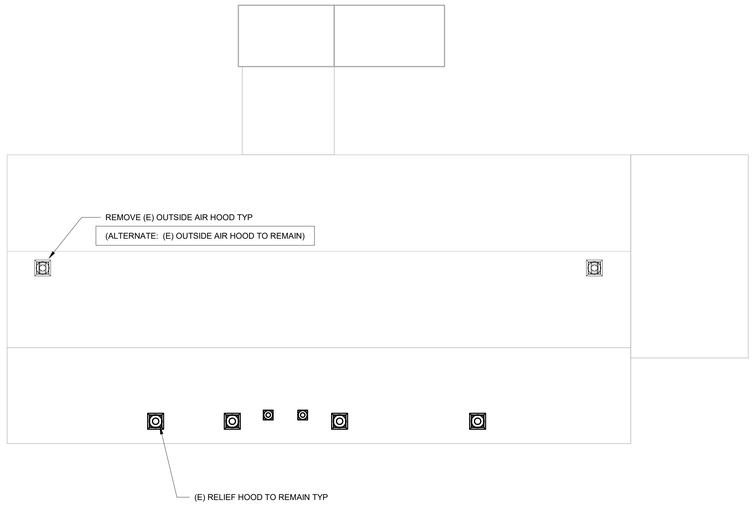
STAMP AND SEAL LOCATION WHEN JURISDICTION STAMP AT TOP

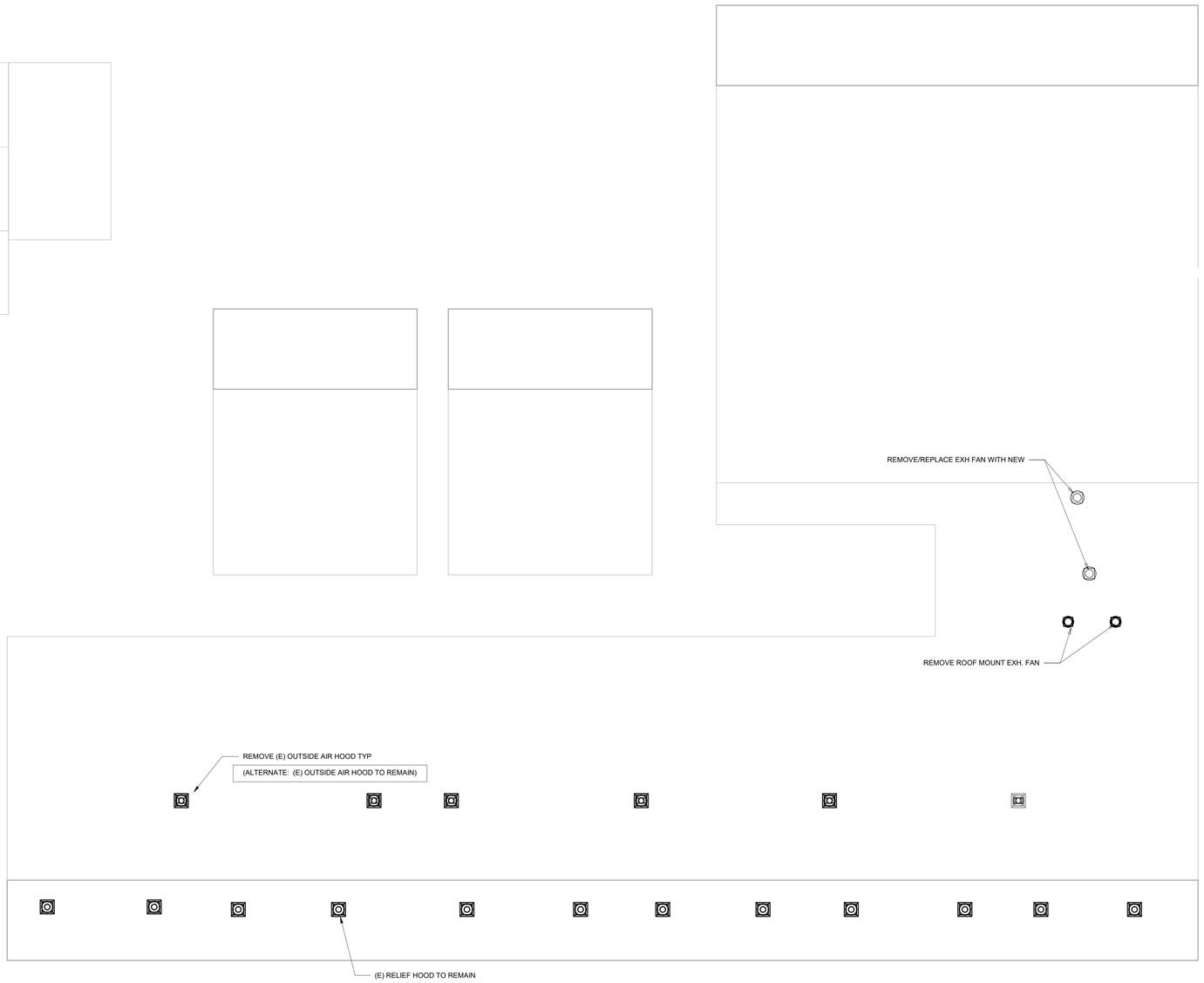
2026-SS042-002

Mechanical Demo Roof Bldg. A-D

MD-191

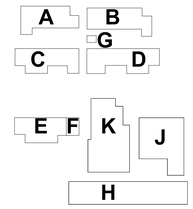
8/7/2026 12:31:01 PM





1 Mechanical Bldg. E-J Roof Demo Plan
1/8" = 1'-0"

KEY PLAN



SPACE HELD FOR JURISDICTION STAMP

CLIENT LOGO GOES HERE WHEN PROVIDED SCALE AS NECESSARY TO FIT 180 PIXELS

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CONSULTANTS PLACE LOGO HERE WHEN PROVIDED SCALE AS NECESSARY TO FIT 180 PIXELS TOP OR BOTTOM

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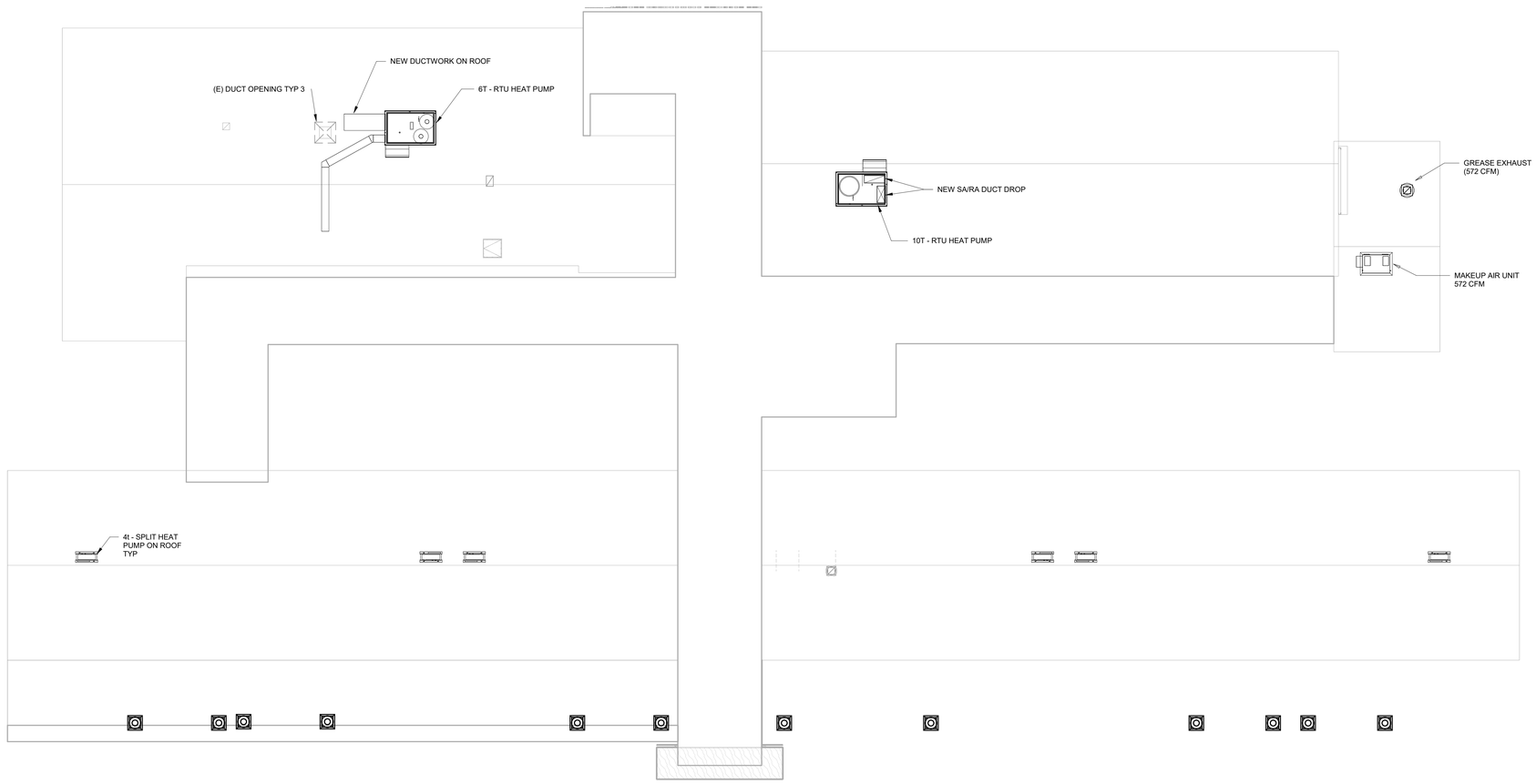
STAMP AND SEAL LOCATION WHEN JURISDICTION STAMP AT TOP

2026-SS042-002

Mechanical Demo Roof Bldg. E-J

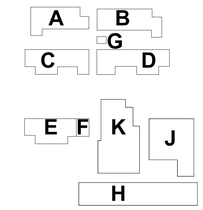
MD-192

8/7/2026 12:31:02 PM



1 Mechanical Bldg. A-D Roof Plan
1/8" = 1'-0"

KEY PLAN



SPACE HELD FOR JURISDICTION STAMP

CLIENT LOGO GOES HERE WHEN JURISDICTION STAMP IS SUBMITTED TO FIT 180 PIXELS

South San Francisco Unified School District

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CONSULTANTS PLACE LOGO HERE AND FIT TO BOTTOM OF 180 PIXELS

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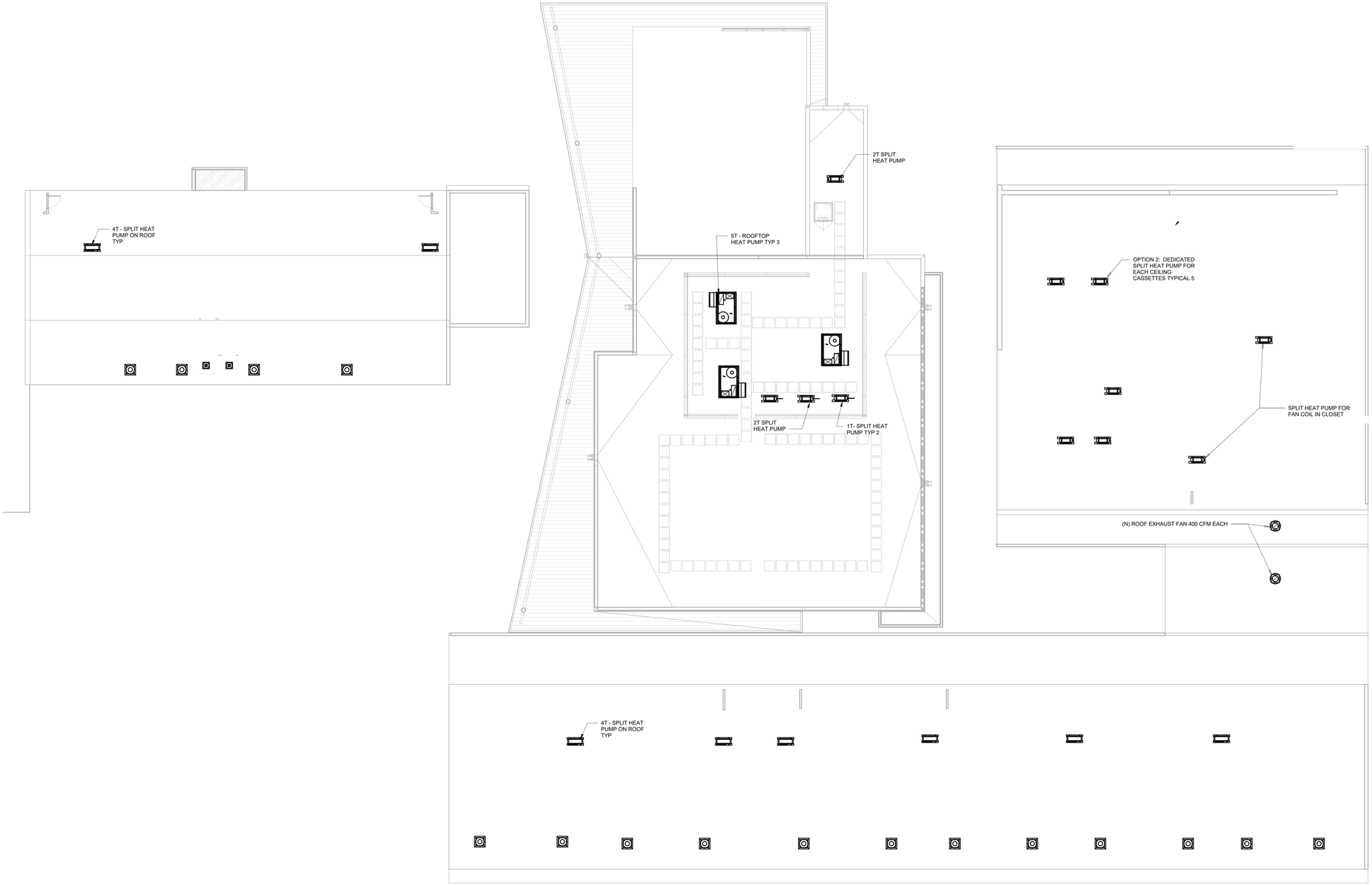
STAMP AND SEAL LOCATION WHEN JURISDICTION STAMP AT TOP

2026-SS042-002

Mechanical Roof Bldg. A-D

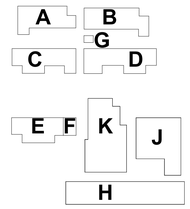
M-191

8/7/2026 12:31:02 PM



1 Mechanical Bldg. E-K Roof Plan
1/8" = 1'-0"

KEY PLAN



SPACE HELD FOR JURISDICTION STAMP

CLIENT LOGO GOES HERE WHEN PROVIDED BY CLIENT SCALE AS REQUIRED TO FIT WITHIN 180 PIXELS

South San Francisco Unified School District

210 W Orange Ave, South San Francisco, CA 94080

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STAMP AND SEAL LOCATION WHEN JURISDICTION STAMP AT TOP

2026-SS042-002

Mechanical Roof Bldg. E-K

M-192

ANCHORAGE NOTES

ELECTRICAL ANCHORAGE NOTES:

ALL ELECTRICAL COMPONENTS SHALL BE ANCHORED AND INSTALLED PER THE DETAILS ON THE DSA APPROVED CONSTRUCTION DOCUMENTS. THE FOLLOWING COMPONENTS SHALL BE ANCHORED OR BRACED TO MEET THE FORCE AND DISPLACEMENT REQUIREMENTS PRESCRIBED IN THE 2022 CBC SECTIONS 1617A.1.18 THROUGH 1617A.1.26 AND ASCE 7-16, CHAPTER 13, 26, AND 30.

1. ALL PERMANENT EQUIPMENT AND COMPONENTS.
2. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT THAT IS PERMANENTLY ATTACHED (e.g. HARD WIRED) TO THE BUILDING UTILITY SERVICES SUCH AS ELECTRICITY, GAS OR WATER. "PERMANENTLY ATTACHED" SHALL INCLUDE ALL ELECTRICAL CONNECTIONS EXCEPT PLUGS FOR 110/220 VOLT RECEPTACLES HAVING A FLEXIBLE CABLE.
3. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT WHICH IS HEAVIER THAN 400 POUNDS OR HAS A CENTER OF MASS LOCATED 4 FEET OR MORE ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT IS REQUIRED TO BE RESTRAINED IN A MANNER APPROVED BY DSA.

THE FOLLOWING ELECTRICAL COMPONENTS SHALL BE BE POSITIVELY ATTACHED TO THE STRUCTURE, BUT NEED NOT DEMONSTRATE DESIGN COMPLIANCE WITH THE REFERENCES NOTED ABOVE. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED CONDUIT. FLEXIBLE CONNECTIONS MUST ALLOW MOVEMENT IN BOTH TRANSVERSE AND LONGITUDINAL DIRECTIONS.

A. COMPONENT WEIGHING LESS THAN 400 POUNDS AND HAVING A CENTER OF MASS LOCATED 4 FEET OR LESS ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT.
B. COMPONENTS WEIGHING LESS THAN 20 POUNDS, OR IN THE CASE OF DISTRIBUTED SYSTEMS, LESS THAN 5 POUNDS PER FOOT, WHICH ARE SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM WALL.

THE ANCHORAGE OF ALL ELECTRICAL COMPONENTS SHALL BE SUBJECT TO THE APPROVAL OF THE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE OR STRUCTURAL ENGINEER DELEGATED RESPONSIBILITY AND ACCEPTANCE BY DSA. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH THE ABOVE REQUIREMENTS.

ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTE:

ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7 SECTION 13.3 AS DEFINED IN ASCE 7 SECTION 13.6.5, 13.6.6, 13.6.7, AND 13.6.8; AND 2022 CBC, SECTIONS 1617A.1.24, 1617A.1.25, AND 1617A.1.26.

THE METHOD OF SHOWING BRACING AND ATTACHMENTS TO THE STRUCTURE FOR THE IDENTIFIED DISTRIBUTION SYSTEM ARE AS NOTED BELOW. THE MEP DESIGN PROFESSIONAL ENGINEER RESPONSIBLE FOR CONTENT ON THESE SHEETS HAS VERIFIED THAT THE DESIGN METHODS IDENTIFIED BELOW ARE IN ACCORDANCE WITH DSA IR 16-13.

ELECTRICAL DISTRIBUTION SYSTEMS (E):

E [X] - OPTION 1: PROJECT-SPECIFIC DESIGN

E [ ] - OPTION 2: DESIGN BASED ON OSHPD OPM, WITH PROJECT SUBMITTAL

E [ ] - OPTION 3: DESIGN BASED ON OSHPD OPM, WITH PROJECT DEFERRED SUBMITTAL

LIGHT FIXTURES:

1.7 LUMINAIRES

1.7.1 ALL LUMINAIRES SHALL BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION SYSTEMS BY MECHANICAL MEANS PER CALIFORNIA ELECTRICAL CODE (CEC) ARTICLE 410.36. A MINIMUM OF TWO SCREWS OR APPROVED FASTENERS CAPABLE OF RESISTING A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURE ARE REQUIRED AT EACH LIGHT FIXTURE, PER ASTM E580 SECTION 5.3.1. SEE SECTION 2.1.1 BELOW FOR PENDANT LUMINAIRES.

1.7.2 SURFACE-MOUNTED LUMINAIRES SHALL BE ATTACHED TO THE MAIN RUNNER WITH AT LEAST TWO POSITIVE CLAMPING DEVICES ON EACH FIXTURE. THE CLAMPING DEVICE SHALL COMPLETELY SURROUND THE SUPPORTING CEILING RUNNER AND BE MADE OF STEEL WITH A MINIMUM THICKNESS OF #14-GAUGE. ROTATIONAL SPRING CATCHES DO NOT COMPLY. A #12-GAUGE SLACK SAFETY WIRE SHALL BE CONNECTED FROM EACH CLAMPING DEVICE TO THE STRUCTURE ABOVE. PROVIDE ADDITIONAL SUPPORTS WHEN LUMINAIRES MEASURE 8-FEET OR LONGER OR EXCEED 56 POUNDS. MAXIMUM SPACING BETWEEN SUPPORTS SHALL NOT EXCEED 8-FEET.

1.7.3 LUMINAIRES WEIGHING LESS THAN OR EQUAL TO 10 POUNDS MAY BE SUPPORTED DIRECTLY ON THE CEILING RUNNERS, BUT THEY SHALL HAVE A MINIMUM OF ONE #12-GAUGE SLACK SAFETY WIRE CONNECTED FROM THE LUMINAIRE HOUSING TO THE STRUCTURE ABOVE.

1.7.4 LUMINAIRES WEIGHING GREATER THAN 10 POUNDS BUT LESS THAN OR EQUAL TO 56 POUNDS MAY BE SUPPORTED DIRECTLY ON THE CEILING RUNNERS, BUT THEY SHALL HAVE A MINIMUM OF TWO # 12-GAUGE SLACK SAFETY WIRES CONNECTED FROM THE LUMINAIRE HOUSING AT DIAGONAL CORNERS TO THE STRUCTURE ABOVE.

EXCEPTION: ALL LUMINAIRES GREATER THAN 2-FEET WIDE BY 4-FEET LONG AND NO MORE THAN 8-FEET LONG WEIGHING LESS THAN 56 POUNDS SHALL HAVE A #12-GAUGE SLACK SAFETY WIRE AT EACH CORNER.

1.7.5 ALL LUMINAIRES WEIGHING GREATER THAN 56 POUNDS SHALL BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN FOUR TAUT #12-GAUGE HANGER WIRES (ONE AT EACH CORNER) ATTACHED FROM THE LUMINAIRE HOUSING TO THE STRUCTURE ABOVE OR OTHER APPROVED HANGERS.

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL LINES, LEVELS, DIMENSIONS AND EXISTING CONDITIONS. THE INFORMATION ON THE DRAWINGS REGARDING EXISTING ELECTRICAL EQUIPMENT AND BRANCH CIRCUITS IS THE RESULT OF FIELD SURVEY AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE. IT IS INTENDED, HOWEVER, AS A GUIDE FOR USE IN VERIFICATION ONLY.
2. ANY EXISTING ELECTRICAL EQUIPMENT IN THE AREA OF NEW CONSTRUCTION NOT SHOWN ON THE EXISTING PLANS SHALL BE DOCUMENTED AND SUBMITTED TO THE ENGINEER FOR DETERMINATION OF ACTION REQUIRED.
3. WHEREVER THE REMOVAL OF EXISTING ELECTRICAL EQUIPMENT IS CALLED FOR AND ALL EQUIPMENT ON A PARTICULAR BRANCH CIRCUIT IS TO BE REMOVED, ALL CONDUIT AND WIRE BACK TO THE PANEL SHALL BE ENTIRELY REMOVED AND THE CIRCUIT IN PANEL SHALL BE MARKED "SPARE". THIS APPLIES TO SIGNAL AND COMMUNICATIONS SYSTEMS EQUIPMENT, CONDUIT, AND WIRE AS WELL.
4. WHEREVER THE REMOVAL OF EXISTING ELECTRICAL EQUIPMENT IS CALLED FOR AND ALL EQUIPMENT ON A PARTICULAR BRANCH CIRCUIT IS NOT TO BE REMOVED, THE CIRCUIT SHALL BE MAINTAINED CONTINUOUS TO THE EXISTING EQUIPMENT IN USE WITH MINIMUM INTERRUPTIONS OF POWER. THIS APPLIES TO SIGNAL AND COMMUNICATIONS SYSTEMS EQUIPMENT, CONDUIT, AND WIRE AS WELL.
5. WHENEVER THE REMOVAL OF EXISTING CONSTRUCTION REVEALS ELECTRICAL WORK THAT IS TO REMAIN, BUT IS IN CONFLICT WITH NEW CONSTRUCTION, RELOCATE THE EXISTING ELECTRICAL WORK AS NECESSARY TO AVOID ANY CONFLICT. RELOCATION WORK SHALL BE DONE TO MINIMIZE ANY INTERRUPTIONS OF POWER.
6. CARE SHALL BE TAKEN IN ORDER TO IDENTIFY AND PROTECT ALL EXISTING ELECTRICAL WORK THAT IS TO REMAIN.
7. ENSURE RECONNECTION OF EXISTING DEVICES WHOSE CIRCUITS HAVE BEEN INTERRUPTED BY DEMOLITION BY PROVIDING NEW CONNECTION TO ANOTHER EXISTING TO REMAIN DEVICE OR PANEL.
8. ALL EXISTING ELECTRICAL EQUIPMENT SHOWN ON THE PLANS FOR NEW WORK ARE THOSE WHICH ARE TO BE REUSED DURING SOME PHASE OF THE NEW CONSTRUCTION OR REQUIRE SOME SPECIAL CONSIDERATIONS.
9. WHENEVER THE REMOVAL OF EXISTING ELECTRICAL PANELBOARDS ARE CALLED FOR AND ALL EXISTING BRANCH CIRCUITS ARE NOT TO BE REMOVED, THE EXISTING BRANCH CIRCUITS SHALL BE RECONNECTED TO OTHER EXISTING ELECTRICAL EQUIPMENT OR PANELS STILL IN USE WITH MINIMUM INTERRUPTIONS OF POWER. ALSO, IF REQUIRED, THESE SAME BRANCH CIRCUITS SHALL BE RECONNECTED TO RELOCATED EXISTING OR NEW PANELBOARDS AS PART OF THE NEW CONSTRUCTION. THIS APPLIES TO SIGNAL AND COMMUNICATIONS SYSTEMS EQUIPMENT, CONDUIT AND WIRE AS WELL.
10. THE ELECTRICAL CONTRACTOR SHALL REVISE EXISTING PANEL SCHEDULES TO CORRESPOND TO ACTUAL CONDITIONS AFTER ALL DEMOLITION AND NEW WORK IS COMPLETED.
11. REMOVE ALL ABANDONED CONDUIT AND WIRE ABOVE CEILINGS.
12. WHEN ELECTRICAL EQUIPMENT OR DEVICE IS REMOVED FROM AN EXISTING WALL OR CEILING WHICH IS TO REMAIN, PATCH ABANDONED OPENINGS TO MATCH EXISTING FINISH.
13. IN GENERAL, THE DEMOLITION PLANS SHOW ALL EXISTING EQUIPMENT THAT IS TO BE REMOVED UNLESS NOTED OTHERWISE. HOWEVER, ELECTRICAL EQUIPMENT, WHETHER SHOWN ON THIS DRAWING OR NOT, WHERE LOCATED IN THE AREA SCHEDULED TO BE DEMOLISHED, SHALL BE REMOVED COMPLETELY (INCLUDING CONDUIT AND WIRES BACK TO THE LAST REMAINING FIXTURE, OUTLET, DEVICE, ETC.) UNLESS OTHERWISE NOTED. COORDINATE DEMOLITION WORK WITH ARCHITECT AND GENERAL CONTRACTOR.
14. EXISTING CONDUIT FEEDS UP THROUGH FLOOR SHALL BE CUT OFF AND PLUGGED FLUSH WITH FLOOR WHERE EXISTING WALLS, ETC., ARE REMOVED. REMOVE CONDUCTORS FROM THE POINT BACK TO LAST OUTLET REMAINING IN SERVICE.
15. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO MAINTAIN CONTINUITY OF ALL ELECTRICAL SYSTEMS, EQUIPMENT, ETC. REMAINING IN OPERATION WHICH IS BEING FED BY AN ABANDONED OUTLET. MAINTAINING CONTINUITY SHALL CONSIST OF REROUTING OF CONDUIT, WIRE, ETC. AS REQUIRED.
16. IT SHALL BE THIS CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF EXISTING CIRCUITS AND ADJUST CIRCUIT NUMBERS ACCORDING TO EXISTING CONDITIONS IF REQUIRED
17. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE OWNER PRIOR TO REMOVAL OF EXISTING ELECTRICAL EQUIPMENT AND TURN OVER REMOVED EQUIPMENT THAT THE OWNER REQUESTS, IN AS-FOUND CONDITION. EQUIPMENT THAT IS TO BE TURNED OVER SHALL BE BOXED AND TAGGED TO IDENTIFY THE SPECIFIC EQUIPMENT. EQUIPMENT TO BE TEMPORARILY REMOVED DUE TO THE CONSTRUCTION SHALL BE CLEANED AND RE-INSTALLED IN ITS ORIGINAL CONDITION OR AS REQUIRED.
18. WHERE EXISTING WALLS HAVE BEEN REMOVED, AND THERE ARE EXISTING CONDUIT FEEDS WHICH HAVE BEEN CUT OFF AND CAPPED FLUSH WITH THE FLOOR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND DIMENSION ALL SUCH CONDUITS ON THE "AS-BUILT" DRAWINGS.
19. IF ANY EQUIPMENT THAT IS SCHEDULED TO REMAIN IN OPERATION IS DAMAGED BY THE CONTRACTOR, IT SHALL BE REPLACED TO ITS ORIGINAL CONDITION SATISFACTORY TO THE OWNER AT CONTRACTOR'S EXPENSE.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
C	CONDUIT
CATV	CABLE TV
CB	CIRCUIT BREAKER
CO	CONDUIT ONLY
CU	COPPER
DIST	DISTRIBUTION
DP	DISTRIBUTION PANEL
E.C.	ELECTRICAL CONTRACTOR
E.G.C.	EQUIPMENT GROUNDING CONDUCTOR
EM	EMERGENCY
EMS	ENERGY MANAGEMENT SYSTEM
EQPT	EQUIPMENT
EXT	EXTERIOR
(E)	EXISTING
(ER)	EXISTING EQUIPMENT TO BE RELOCATED
(EX)	EXISTING EQUIPMENT TO BE DEMOLISHED
FA	FIRE ALARM
FMC	FLEXIBLE METALLIC CONDUIT
FO	FIBER OPTIC
FTL	FEED THROUGH LUGS
G.E.C.	GROUNDING ELECTRODE CONDUCTOR
GFI	GROUND FAULT CIRCUIT INTERRUPTING TYPE RECEPTACLE
INV	INVERTER, EM LIGHTING OR PHOTOVOLTAIC.
IDF	INTERMEDIATE DISTRIBUTION FRAME
L	LOCKABLE
LTG	LIGHTING
LV	LOW VOLTAGE
MC	METAL CLAD CABLING
MCB	MAIN CIRCUIT BREAKER
MDF	MAIN DISTRIBUTION FRAME
MFGR	MANUFACTURER
MLO	MAIN LUGS ONLY
MTD	MOUNTED
(N)	NEW
N.E.C.	NATIONAL ELECTRICAL CODE
NEU	NEUTRAL
NIEC	NOT IN ELECTRICAL CONTRACT
OAH	OVERALL HEIGHT
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
P	INDICATES FIXTURES ON PHOTOCELL CONTROL
PA	PUBLIC ADDRESS
PNL	PANEL
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SIG	SIGNAL SYSTEM
SPD	SURGE PROTECTION DEVICE
STC	SIGNAL TERMINAL CABINET
SWBD	SWITCHBOARD
TELE	TELEPHONE
UFER	CONCRETE ENCASED CU G.E.C.
UON	UNLESS OTHERWISE NOTED
UG	UNDERGROUND
VAV	VAV BOX, SEE MECHANICAL DIVISION DRAWINGS FOR LOCATIONS. PROVIDE TOGGLE TYPE DISCONNECT SWITCH.
WP	WEATHER PROOF, NEMA 3R. EQUALS "WHILE IN USE" TYPE WHEN APPLIED TO EXTERIOR POWER RECEPTACLES
XFMR	TRANSFORMER

GENERAL ELECTRICAL NOTES

21. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS AND INSPECTION FEES.
22. THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.
23. ALL EXIT SIGNS SHALL COMPLY WITH THE RELEVANT PORTIONS OF SECTIONS 1008 AND 1013 OF THE CBC.
24. ALL MECHANICAL DIVISION EQUIPMENT LOW VOLTAGE CONTROL WIRING AND RACEWAY SHALL BE PROVIDED AND INSTALLED AS SPECIFIED IN MECHANICAL DIVISION U.O.N.
25. COORDINATE INSTALLATION OF ALL RECESSED LUMINAIRE(S) WITH MECHANICAL DIVISION PRIOR TO INSTALLATION OF HVAC DUCTS AND SPRINKLER HEADS. ENSURE AFTER INSTALLATION OF LUMINAIRE(S) THAT THERE IS NO CONFLICT BETWEEN DUCTS AND LUMINAIRE(S) TO AVOID VIBRATION IN LUMINAIRE(S).
26. USE FLEXIBLE CONDUIT FOR ALL MOTOR, TRANSFORMER, RECESSED LUMINAIRE CONNECTIONS, AND CONNECTIONS BETWEEN TWO SEPARATE STRUCTURES AND FOR ALL FINAL CONNECTIONS TO "CRITICAL EQUIPMENT" AS DEFINED IN SPECIFICATIONS. MINIMUM 1/2" DIAMETER, LIQUID TIGHT TYPE USED OUTDOORS AND IN ALL WET LOCATIONS; PROVIDE WITH CODE-SIZE (MINIMUM #12) BARE GROUND WIRE IN ALL FLEXIBLE CONDUIT.
27. PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR ALL BRANCH CIRCUITS FEEDING OUTLETS AS NOTED ON THE DRAWINGS.
28. FOR FLUSH MOUNTED PANELBOARDS THE CONTRACTOR SHALL STUB A MINIMUM OF FOUR (4) 3/4" CONDUITS FROM THE PANEL UP INTO THE ACCESSIBLE CEILING ABOVE FOR FUTURE CIRCUITS.
29. ALL CONDUIT CONNECTORS TO OUTLET OR JUNCTION BOXES SHALL HAVE INSULATED THROATS (MANUFACTURED AS AN INTEGRAL PART OF THE CONNECTOR). AFTER-MARKET INSERTABLE THROATS ARE NOT ACCEPTABLE.
30. ALL CIRCUITS IN ALL JUNCTION BOXES AND DEVICES SHALL BE CLEARLY IDENTIFIED BY MEANS OF "EZ" NUMBERING TAGS OR EQUIVALENT. TO IDENTIFY THE CIRCUIT NUMBER OR RELAY SUPPLYING THE CONDUCTOR. ALL JUNCTION BOXES SHALL BE LABELED PER SPECIFICATIONS.
31. ALL SURFACE MOUNTED POWER AND SIGNAL BOXES IN FINISHED AREAS SHALL BE "WIREMOLD" TYPE, WITH MATCHING RACEWAYS. SURFACE MOUNTED STEEL JUNCTION BOXES AND/OR EMT ARE NOT ACCEPTABLE.
32. ALL LOCATIONS OF BARE METAL SURFACE MOUNTED CONDUIT, BOXES, PANEL COVERS, AND RELATED FITTINGS OR ACCESSORIES INSTALLED IN FINISHED AREAS (BOTH INTERIOR AND EXTERIOR) SHALL BE FINISH PAINTED TO MATCH THE SURFACE TO WHICH THEY ARE MOUNTED TO (AFTER INSTALLATION). PAINTING SHALL INCLUDE DIFFERENT COLORS AS REQUIRED TO MATCH EXISTING STRIPING OR OTHER BUILDING FEATURES TO WHICH THE EQUIPMENT IS ATTACHED AND VISIBLE. VERIFY EXACT JUNCTION BOX LOCATION(S) AND ROUTING OF EXPOSED RACEWAYS WITH THE ARCHITECT PRIOR TO ROUGH-IN.
33. PROVIDE A BLANK COVER PLATE (COLOR TO MATCH ADJACENT DEVICES OR AS SPECIFICALLY CALLED FOR IN SPECIFICATIONS) FOR ALL JUNCTION BOXES (NEW AND EXISTING) ON THE PROJECT WHEN NO DEVICE IS INSTALLED.
34. FOR OUTDOOR 15 AND 20-AMPERE, 125 AND 250-VOLT RECEPTACLES: RECEPTACLES LOCATED IN "WET" LOCATIONS SHALL HAVE "IN-USE" TYPE WEATHERPROOF COVER PLATES PROVIDED AND INSTALLED; RECEPTACLES LOCATED IN "DAMP" LOCATIONS SHALL HAVE "IN-USE" TYPE WEATHERPROOF COVER PLATES IN LOCATIONS DEEMED TO BE "IN-USE" WITH CORD AND PLUG ATTACHED.
35. TWO OR THREE DIFFERENT PHASES SUPPLIED BY A 3-PHASE PANEL MAY SHARE A SINGLE NEUTRAL ONLY IF CIRCUIT POSITIONS ARE ADJACENT IN THE PANEL. PROVIDE COMMON HANDLE-TIE ON BREAKERS FOR MULTI-WIRE BRANCH CIRCUITS, WITH COMMON NEUTRAL, PER NEC REQUIREMENTS.

GENERAL ELECTRICAL NOTES

1. PRIOR TO BID THE CONTRACTOR SHALL VISIT THE SITE TO ADEQUATELY DETERMINE ALL PRE-EXISTING CONDITIONS. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE ALLOWANCES THEREFORE IN PREPARING THE BID.
2. PROVIDE PARITY SIZED GREEN GROUND WIRE IN ALL POWER CONDUITS, BRANCH CIRCUITS (LIGHTING & POWER) AND HOMERUNS. PROVIDE ADDITIONAL ISOLATED GROUND, GREEN WITH YELLOW STRIPE, TO ALL ISOLATED GROUND RECEPTACLES.
3. PROVIDE PULLROPE IN ALL EMPTY CONDUITS THROUGHOUT THE PROJECT.
4. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION & CONNECTION REQUIREMENTS OF ALL LUMINAIRE(S) AND ALL OUTLET, SWITCH, AND ELECTRICAL RELATED DEVICE MOUNTING HEIGHTS AND LOCATIONS. COORDINATE LOCATIONS OF ALL LUMINAIRE(S) AND JUNCTION BOXES WITH MECHANICAL DIVISION PRIOR TO ROUGH-IN. COORDINATE LOCATIONS OF ELECTRICAL DEVICES WITH FURNITURE PLANS PRIOR TO ROUGH-IN.
5. REFER TO MECHANICAL PLANS FOR EXACT LOCATION(S) OF ALL MECHANICAL EQUIPMENT, AND CONFIRM EXACT CONNECTION REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL DIVISION, PRIOR TO ROUGH-IN. VERIFY EXACT REQUIREMENTS FOR VOLTAGE, PHASE, HORSE-POWER, OR KVA RATINGS, OF ALL MECHANICAL DIVISION EQUIPMENT REQUIRING ELECTRICAL CONNECTION.
6. VERIFY EXACT CONNECTION REQUIREMENTS, OUTLET TYPE(S), MOUNTING HEIGHT(S) AND LOCATION(S) OF ALL OWNER-SUPPLIED EQUIPMENT, AND ALL EQUIPMENT PROVIDED UNDER OTHER SECTIONS OF THE SPECIFICATIONS, PRIOR TO ROUGH-IN. REFER TO ARCHITECTURAL DRAWINGS FOR EQUIPMENT LOCATIONS.
7. COORDINATE TRENCHING WITH OWNER AND OTHER TRADES BEFORE BEGINNING WORK.
8. ALL CONDUIT PENETRATIONS THROUGH FIRE-RATED WALLS AND FLOORS SHALL BE SEALED AND EQUIPPED WITH U.L. LISTED FIRE PENETRATION ASSEMBLIES TO MAINTAIN FIRE SEPARATION RATING.
9. DO NOT INSTALL ANY OUTLETS BACK TO BACK IN STUD WALLS OR DE-MOUNTABLE PARTITIONS.
10. THE CONTRACTOR SHALL VERIFY ALL CEILING TYPES BEFORE ORDERING OF LUMINAIRE(S). ALSO VERIFY THAT ALL FEATURES CALLED FOR IN LUMINAIRE DESCRIPTIONS ON THE LUMINAIRE SCHEDULE ARE INCLUDED WITH CATALOG NUMBERS LISTED ON THE LUMINAIRE SCHEDULE WHEN LUMINAIRE ORDERS ARE PLACED, AND ARE INCLUDED AS PART OF THE LIGHTING SUBMITTALS FOR THIS PROJECT. IF A DISCREPANCY EXISTS, CONTACT THE ARCHITECT AND ELECTRICAL ENGINEER FOR CLARIFICATION PRIOR TO BID.
11. CIRCUITRY AND CONDUIT ROUTING SHOWN ON THE PLANS IS DIAGRAMMATIC ONLY. THIS CONTRACTOR IS RESPONSIBLE FOR BECOMING COMPLETELY FAMILIAR WITH THE ARCHITECTURAL AND STRUCTURAL CONDITIONS AND LIMITATIONS IN THE BUILDING AND TO PROVIDE ALL LABOR, TOOLS AND MATERIALS REQUIRED TO PRODUCE A COMPLETELY CONCEALED INSTALLATION WHEREVER INDICATED ON THE PLANS.
12. MAINTAIN "AS-BUILT" RECORDS AT ALL TIMES, SHOWING EXACT LOCATION OF ALL UNDERGROUND AND/OR CONCEALED CONDUITS AND SERVICES INSTALLED UNDER THIS CONTRACT, INCLUDING CIRCUIT IDENTIFICATION WHERE APPLICABLE. PROVIDE OWNER WITH "AS-BUILT" DOCUMENTS AS INDICATED IN THE SPECIFICATIONS, AND/OR CALLED FOR IN THE SPECIFICATIONS.
13. DRAWINGS INDICATE THE LOCATION(S) OF DEVICES, LUMINAIRE(S) AND EQUIPMENT, AND THE CIRCUIT NUMBER AND PANEL DESIGNATED TO SUPPLY THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY CONNECTING ALL ELECTRICAL DEVICES TO CIRCUITS INDICATED ON THE DRAWINGS.
14. UNLESS OTHERWISE NOTED, ALL WORK SHOWN ON DRAWINGS IS NEW AND TO BE PROVIDED AND INSTALLED COMPLETE UNDER THIS CONTRACT.
15. ALL EQUIPMENT GROUNDING SHALL CONFORM TO ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE, LATEST EDITION.
16. ALL EXTERIOR CONDUIT ABOVE GRADE, INCLUDING ALL ROOF MOUNTED CONDUIT, SHALL BE GALVANIZED RIGID STEEL. COAT ALL EXPOSED THREADS WITH GALVANIZING PAINT. PAINT ALL SURFACE MOUNTED RACEWAYS AND PULLBOXES TO MATCH SURROUNDING CONDITIONS, AS DIRECTED BY THE ARCHITECT.
17. ALL ELECTRICAL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C., AS WELL AS STATE, AND LOCAL CODES AND REQUIREMENTS.
18. ALL CONDUIT SHALL BE CONCEALED, UNLESS OTHERWISE NOTED.
19. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE AVAILABLE SHORT CIRCUIT CURRENT AT THE MAIN SWITCHBOARD INCOMING TERMINALS WITH THE UTILITY COMPANY, AND TO VERIFY THAT ALL POWER AND SIGNAL SERVICE PROVISIONS, INCLUDING CONCRETE EQUIPMENT PADS, CONDUITS, PULLBOXES AND CLEARANCES, MEET THE UTILITY COMPANY'S REQUIREMENTS, PRIOR TO INSTALLATION.
20. EQUIPMENT OVERLOADS AND FUSES SHALL BE PROVIDED AND INSTALLED AS PER NAME PLATE ON THE EQUIPMENT ACTUALLY PROVIDED.

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Los Cerritos Elementary School Campus Modernization

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GENERAL NOTES, LIST OF DRAWINGS

E-001

FIRE ALARM SYMBOLS LIST

- F — FIRE ALARM SYSTEM MANUAL PULL STATION, UP 48" U.O.N.
- 110 F — FIRE ALARM SYSTEM HORN/STROBE, UP 80" U.O.N. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
- 110 F — WEATHERPROOF FIRE ALARM SYTEM HORN/STROBE, UP 80" U.O.N. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
- 110 F — FIRE ALARM SYSTEM HORN/STROBE, CEILING MOUNTED. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE.
- S — FIRE ALARM SYSTEM STROBE, UP 80" U.O.N. NUMBER INDICATES CANDELA VALUE FOR STROBE
- 110 S — FIRE ALARM SYSTEM STROBE, CEILING MOUNTED. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
- H — WEATHERPROOF FIRE ALARM SYSTEM HORN, UP 90" U.O.N.
- 110 V — FIRE ALARM SYSTEM SPEAKER/STROBE, UP 80" U.O.N. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE.
- 110 V — FIRE ALARM SYSTEM STROBE, CEILING MOUNTED. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
- S — FIRE ALARM SYSTEM SPEAKER, UP 90" U.O.N.
- S — WEATHERPROOF FIRE ALARM SYSTEM SPEAKER, UP 90" U.O.N.
- S — FIRE ALARM SYSTEM SPEAKER, CEILING MOUNTED
- D — WALL MOUNTED ELECTROMAGNETIC DOOR HOLD-OPEN DEVICE, FURNISHED BY DIV. 8, INSTALLED & CONNECTED COMPLETE TO FIRE ALARM SYSTEM BY DIV. 28
- FS — FIRE ALARM SYSTEM SPRINKLER FLOW SWITCH. PROVIDE MONITOR MODULE. SEE FIRE PROTECTION DRAWINGS
- TS — FIRE ALARM SYSTEM SPRINKLER VALVE SUPERVISORY SWITCH. PROVIDE MONITOR MODULE. SEE FIRE PROTECTION DRAWINGS
- PIV — POST INDICATING VALVE. PROVIDE MONITOR MODULE. SEE CIVIL DRAWINGS
- SPRINKLER FLOW ALARM (PROVIDE BY SPRINKLER CONTRACTOR). CONNECT COMPLETE VIA WATER FLOW SWITCH AUX. CONTACTS. SEE FIRE PROTECTION DRAWINGS
- S — FIRE ALARM SYSTEM SMOKE DETECTOR
- E S — FIRE ALARM SYSTEM CEILING MOUNTED SMOKE DETECTOR PROGRAMMED FOR AUTOMATIC RECALL OF ELEVATOR
- H — FIRE ALARM SYSTEM HEAT DETECTOR
- D — FIRE ALARM SYSTEM HVAC DUCT MOUNTED SMOKE DETECTOR. COORDINATE WITH MECHANICAL FOR SUPPLY, INSTALL AND COMPLETE CONNECTION (INCLUDING CONTROL OF HVAC EQUIPMENT) - SEE SPECIFICATIONS
- M — FIRE ALARM SYSTEM MONITOR MODULE
- C — FIRE ALARM SYSTEM CONTROL MODULE
- R — FIRE ALARM SYSTEM RELAY MODULE
- CO — FIRE ALARM SYSTEM CEILING MOUNTED CARBON MONOXIDE DETECTOR WITH SOUNDER BASE

ELECTRICAL SYMBOLS LIST

- DC — SECURITY SYSTEM DOOR CONTACT. PROVIDE 1/2" C.O. ROUGH-IN FROM NEAREST ACCESSIBLE CEILING AREA, TO DOOR FRAMING. PROVIDE 1" C.O. WITHIN ALL NON-ACCESSIBLE AREAS FOR WIRING AND DEVICE BY OTHERS.
- M — SECURITY SYSTEM CEILING MOUNT 360° MOTION DETECTOR. PROVIDE 1" C.O. WITHIN ALL NON-ACCESSIBLE AREAS FOR WIRING, DEVICE AND MOUNT, BY OTHERS
- GB — SECURITY SYSTEM CEILING MOUNT GLASS BREAK DETECTOR. PROVIDE 1" C.O. WITHIN ALL NON-ACCESSIBLE AREAS FOR WIRING, DEVICE AND MOUNT, BY OTHERS
- K — WALL MOUNTED SECURITY SYSTEM KEYPAD, UP 48" TO TOP OF BOX. PROVIDE 3/4" STUB-UP FROM WALL MOUNT LOCATION TO ACCESSIBLE CEILING SPACES, AND PROVIDE 1" C.O. WITHIN ALL NON-ACCESSIBLE AREAS FOR WIRING AND DEVICE BY OTHERS.
- 1 — PROJECT NUMBERED NOTE, OR SHEET NUMBERED, AS NOTED ON PLAN.
- COPPER GROUND ROD, 10' L x 3/4"ø, SEE SPECS
- 100A 3P — CIRCUIT BREAKER, INDICATES 100 AMP, 3 POLE
- M — UTILITY METER
- CONDUCTOR LANDING LUGS
- CONDUIT TURN DOWN
- CONDUIT TURN UP
- CONTINUATION
- CONDUIT STUB
- 4004 — ELECTRICAL FEEDER TAG, PER COPPER FEEDER SCHEDULE
- F 1 — MECHANICAL EQUIPMENT DESIGNATION, REFER TO MECHANICAL PLANS.
- 1/E-0.1 - — DETAIL OR SHEET REFERENCE CALLOUT. INDICATES DETAIL 1, SHEET E-0.1. WHEN ADJACENT EQUIPMENT, APPLIES TO EQUIPMENT IDENTIFIED ONLY.
- 1/E-0.1 TYP. — DETAIL OR SHEET REFERENCE CALLOUT. INDICATES DETAIL 1, SHEET E-0.1. WHEN ADJACENT EQUIPMENT, APPLIES TO TYPICAL EQUIPMENT SERIES.

BRANCH CIRCUIT NOMENCLATURE

EXAMPLES:

LA1-3	1-POLE BRANCH CIRCUIT TO CB
LA1-1,3,5	1-POLE BRANCH CIRCUIT FOR MULTI CIRCUIT HOMERUNS TO SEPARATE CB'S.
LA1-[1,3]	2-POLE BRANCH CIRCUIT TO COMMON CB
LA1-[1,3,5]	3-POLE BRANCH CIRCUIT TO COMMON CB

ELECTRICAL SYMBOLS LIST

- MAIN SWITCHBOARD, DISTRIBUTION PANEL, OR MOTOR CONTROL CENTER
- SURFACE MOUNTED PANELBOARD OR EQUIPMENT AS NOTED ON DRAWINGS. 6' - 6" TO TOP
- FLUSH MOUNTED PANELBOARD OR EQUIPMENT AS NOTED ON DRAWINGS. 6' - 6" TO TOP.
- PAD MOUNTED UTILITY TRANSFORMER, PER UTILITY CO. REQUIREMENTS.
- CONDUIT AND WIRE CONCEALED IN CEILING OR WALL
- CONDUIT AND WIRE UNDERGROUND, OR CONCEALED UNDER SLAB
- CONDUIT AND WIRE RUN EXPOSED, PAINTED TO MATCH ALL ADJACENT FINISHES WITHIN FINISHED SPACES
- HOMERUN TO PANELBOARD OR TERMINAL BOARD, AS NOTED ON PLANS
- CROSSMARKS INDICATE QUANTITY OF #12 CONDUCTORS PLUS PARITY SIZED GROUND CONDUCTOR. NO HASHMARKS INDICATES (2) #12 PLUS PARITY SIZED GROUND CONDUCTOR.
- GROUND WIRE
- (#10) — WIRE SIZE 10 AWG FOR ALL CONDUCTORS, INCLUDING GROUND WIRE THROUGHOUT THE COMPLETE CIRCUIT
- FLUSH FLOOR MOUNTED JUNCTION BOX
- FLUSH CEILING MOUNTED JUNCTION BOX
- FLUSH WALL MOUNTED JUNCTION BOX, UP 18" U.O.N.
- 20A 3PG 125V DUPLEX RECEPTACLE, UP 18" U.O.N.
- GFI — 20A 3PG 125V DUPLEX RECEPTACLE, GROUND FAULT CIRCUIT INTERRUPTER, UP 18" U.O.N.
- WP GFI — 20A 3PG 125V DUPLEX RECEPTACLE, GROUND FAULT CIRCUIT INTERRUPTER TYPE, UP 18" U.O.N., IN WEATHER PROOF, FLUSH LOCKABLE ENCLOSURE. HUBBELL #4600RAC (OR EQUAL).
- IG — 20A 3PG 125V DUPLEX RECEPTACLE, ISOLATED GROUND TYPE, UP 18" U.O.N.
- 20A 3PG 125V DUPLEX RECEPTACLE, MOUNTED ABOVE COUNTER, U.O.N.
- 20A 3PG 125V DOUBLE DUPLEX RECEPTACLE, UP 18" U.O.N.
- 20A 3PG 125V DOUBLE DUPLEX RECEPTACLE, MOUNTED ABOVE COUNTER, U.O.N.
- 20A 3PG 125V SINGLE RECEPTACLE, UP 18" U.O.N.
- RECEPTACLE AS NOTED ON PLANS.
- HALF CONTROLLED AND IDENTIFIED DOUBLE DUPLEX RECEPTACLE WIRED THROUGH LOCAL PLUG-LOAD CONTROLLER FOR ONE HALF OF DUPLEX, UP 18" U.O.N.
- 20A 3PG 125V DUPLEX RECEPTACLE, FLUSH CEILING MOUNT.
- 20A 3PG 125V DUPLEX RECEPTACLE, FLUSH CEILING MOUNT.
- FLOOR BOX ASSEMBLY, IN-SLAB. DOUBLE DUPLEX RECEPTACLE, AND DATA OUTLET.
- FIRE RATED POKE THRU ASSEMBLY FLOOR BOX
- LINE VOLTAGE THERMOSTAT, PROVIDED AND INSTALLED BY ELECTRICAL, CONNECTED COMPLETE BY MECHANICAL
- SURFACE MOUNTED WIREMOLD RACEWAY WITH RECEPTACLES AS INDICATED ON PLANS
- SURFACE MOUNTED WIREMOLD RACEWAY RISER
  - RISE UP
  - DROP DOWN
- 2D — DATA OUTLET, WALL MOUNTED, UP 18" U.O.N. MINIMUM 2D PER RECEPTACLE.
  - NUMBER INDICATES QUANTITY OF DATA OUTLET JACKS. WHERE NONE SHOWN, 2 SHALL BE PROVIDED.
- 2D — DATA OUTLET, WALL MOUNTED, MOUNTED ABOVE COUNTER.
  - NUMBER INDICATES QUANTITY OF DATA OUTLET JACKS. WHERE NONE SHOWN, 2 SHALL BE PROVIDED.
- 2D — DATA OUTLET, FLUSH CEILING MOUNT.
  - 'AP' - INTENDED ACCESS POINT
  - 'P' - INTENDED PROJECTOR
  - NUMBER INDICATES QUANTITY OF DATA OUTLET JACKS. WHERE NONE SHOWN, 2 SHALL BE PROVIDED.
- FLUSH WALL MOUNTED INDOOR PUBLIC ADDRESS SPEAKER & SIGNAL SYSTEM CLOCK, UP 96" U.O.N.
  - FOR IP BASED SYSTEMS, PROVIDE 2 DATA DROPS AT EACH DEVICE SHOWN ON THE PLANS, U.O.N.
- FLUSH WALL MOUNTED INDOOR PUBLIC ADDRESS SPEAKER, UP 96" U.O.N. - 'WP' INDICATES WEATHERPROOF
  - FOR IP BASED SYSTEMS, PROVIDE 1 DATA DROP AT EACH DEVICE SHOWN ON THE PLANS, U.O.N.
- FLUSH WALL MOUNTED SIGNAL SYSTEM CLOCK, UP +96" U.O.N.
  - FOR IP BASED SYSTEMS, PROVIDE 2 DATA DROPS AT EACH DEVICE SHOWN ON THE PLANS, U.O.N.
- MOTOR DISCONNECT SWITCH, HORSEPOWER RATED, FUSED
  - PLAN SPECIFIC DIMENSIONED SYMBOL, BASED ON INDUSTRY STANDARD FRAME SIZES
  - DIAGRAMAMTIC SYMBOL
- MOTOR DISCONNECT SWITCH, HORSEPOWER RATED, NON FUSED
  - PLAN SPECIFIC DIMENSIONED SYMBOL, BASED ON INDUSTRY STANDARD FRAME SIZES
  - DIAGRAMAMTIC SYMBOL
- VFD — VARIABLE FREQUENCY DRIVE, FURNISHED BY MECHANICAL, INSTALLED AND CONNECTED COMPLETE BY ELECTRICAL.

ELECTRICAL SYMBOLS LIST

- MOTOR WITH FLEXIBLE CONDUIT CONNECTION AND DISCONNECT
- CONCRETE PULLBOX, SIZE AS REQUIRED OR SHOWN - CHRISTY OR EQUAL WITH LABELED LID PER USE
- S_a — LINE VOLTAGE SINGLE POLE TOGGLE SWITCH, LETTER ADJACENT INDICATES RESPECTIVE ZONE CONTROLLED, UP 48" U.O.N.
- S_2 — LINE VOLTAGE TWO POLE TOGGLE SWITCH, UP 48" U.O.N.
- S_3 — LINE VOLTAGE THREE-WAY TOGGLE SWITCH, UP 48" U.O.N.
- S_k — LINE VOLTAGE KEY OPERATED TOGGLE SWITCH
- S_m — LINE VOLTAGE MOTOR RATED TOGGLE SWITCH INSTALLED AT EQPT SHOWN
- S_p — LINE VOLTAGE TOGGLE SWITCH WITH PILOT LIGHT, LIGHT IS ON WHEN CIRCUIT IS CLOSED, UP 48" U.O.N.
- S_{ab} — LOW VOLTAGE MOMENTARY CONTACT SWITCH - SEE LOW VOLTAGE RELAY SCHEDULE. LOWER CASE LETTER ADJACENT INDICATES RESPECTIVE ZONE CONTROLLED, UP 48" U.O.N.
- kS_{ab} — LOW VOLTAGE KEYED MOMENTARY CONTACT SWITCH - SEE LOW VOLTAGE RELAY SCHEDULE, LOWER CASE LETTER ADJACENT INDICATES RESPECTIVE ZONE CONTROLLED, UP 48" U.O.N.
- a OS b — WALL MOUNTED SWITCH TYPE INFRARED OCCUPANCY SENSOR; UP 48" U.O.N.; SINGLE OR DUAL AS NOTED BY LETTERS ADJACENT. SET TO FIXED 20 MINUTE TIME DELAY AND MAX SENSITIVITY
- a DS b — WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR; UP 48" U.O.N.; SINGLE OR DUAL AS NOTED BY LETTERS ADJACENT. SET TO FIXED 20 MINUTE TIME DELAY AND MAX SENSITIVITY
- OSD — WALL MOUNTED DIGITAL DUAL TECHNOLOGY DIMMING OCCUPANCY SENSOR SWITCH; UP 48" U.O.N.
- S a — WALL MOUNTED DIGITAL SWITCH, UP 48" U.O.N.; LOWER CASE LETTER ADJACENT INDICATES RESPECTIVE ZONE CONTROLLED
- 2 D a,b — WALL MOUNTED SINGLE OR MULTI-ZONE DIGITAL DIMMER SWITCH, UP 48" U.O.N.; LOWER CASE LETTERS ADJACENT INDICATE RESPECTIVE ZONES TO BE SIMULTANEOUSLY MANUALLY CONTROLLED; NUMERAL DESIGNATES NUMBER OF ZONES ASSIGNED TO THE DEVICE
- CEILING MOUNTED DUAL TECHNOLOGY DIGITAL OCCUPANCY SENSOR
- WALL MOUNTED DUAL TECHNOLOGY DIGITAL OCCUPANCY SENSOR
- LOW VOLTAGE COLD TEMPERATURE PIR OCCUPANCY SENSOR
- CEILING MOUNTED LINE VOLTAGE DUAL TECHNOLOGY OCCUPANCY SENSOR
- Z3,Z4 P — SINGLE OR MULTI-ZONE SWITCHING OR DIMMING OPEN LOOP DIGITAL DAYLIGHTING SENSOR; NOTATIONS ADJACENT IDENTIFY DAYLIGHT ZONES ASSIGNED TO THE DEVICE. VERIFY EXACT LOCATION PRIOR TO ROUGH-IN
- Z1 P — SINGLE ZONE SWITCHING OR DIMMING CLOSED LOOP DIGITAL DAYLIGHTING SENSOR; NOTATIONS ADJACENT IDENTIFY DAYLIGHT ZONES ASSIGNED TO THE DEVICE. VERIFY EXACT LOCATION PRIOR TO ROUGH-IN
- Z1 P — DAYLIGHT CONTROL PHOTOCELL - BRACKET MOUNTED; NOTATIONS ADJACENT IDENTIFY DAYLIGHT ZONES ASSIGNED TO THE DEVICE. VERIFY EXACT LOCATION PRIOR TO ROUGH-IN
- Z2 — INDICATES DAYLIGHT ZONE CONTROLLED VIA PHOTOCELL
- RC 2 — ROOM CONTROLLER
  - ADJACENT NUMERAL REFERS TO THE NUMBER OF ZONES TO BE CONTROLLED. VENDOR OR CONTRACTOR TO PROVIDE QUANTITY OF ROOM CONTROLLERS REQUIRED FOR THE NUMBER OF CONTROLLED ZONES.
- PC — PLUG LOAD ROOM CONTROLLER
- NB — NETWORK BRIDGE
- MBR — MASTER WIRELESS BORDER ROUTER & NB - SWITCH IN NETWORK CABINET
- BR 1 — SECONDARY WIRELESS BORDER ROUTER
- IR — ISOLATED RELAY INTERFACE
- EC — EMERGENCY LIGHTING CONTROL MODULE
- P — OCCUPANCY SENSOR POWER PACK MOUNTED IN CONCEALED ACCESSIBLE LOCATION

CALIFORNIA GREEN BUILDING STANDARDS COMPLIANCE

ALL EXTERIOR LUMINAIRES SPECIFIED IN THESE CONTRACT DOCUMENTS COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION A5.106.8 LIGHT POLLUTION REDUCTION. EXTERIOR LUMINAIRES COMPLY WITH BACKLIGHT, UPLIGHT, AND GLARE (BUG) RATINGS AS DEFINED IN IESNA TM-15-11 AND BUG RATINGS DO NOT EXCEED THE MAXIMUM ALLOWABLE RATINGS FOR THIS PROJECT.

ELECTRICAL SYMBOLS LIST

ALL SWITCH AND CONTROL MOUNTING HEIGHTS OF 48" SHALL BE TO TOP OF THE DEVICE BOX. ALL RECEPTACLES WITH MOUNTING HEIGHT OF UP TO 18" SHALL BE NO LOWER THAN 15" TO BOTTOM OF THE DEVICE BOX, TYPICAL, U.O.N.

- AA1 — INDICATES LUMINAIRE TYPE, SEE LUMINAIRE SCHEDULE
- RECESSED 2'x2', 2'x4' OR 1'x4' LUMINAIRE, FULLY LENSED
- RECESSED 2'x2', 2'x4' LUMINAIRE WITH DECORATIVE ARTICULATED OPTICAL SHIELD
- EM EM / E E — INDICATES EMERGENCY LUMINAIRE. SEE ABBREVIATIONS FOR TYPE OF EMERGENCY SOURCE
- SUSPENDED LINEAR LUMINAIRE
  - INDICATES AIRCRAFT CABLE SUPPORT POINT (VERIFY WITH MFGR)
  - INDICATES COMBINATION AIRCRAFT CABLE/ELECTRICAL FEED POINT (VERIFY WITH MFGR)
- SURFACE CEILING, WALL OR COVE MOUNTED LUMINAIRE
- UNDER CABINET LUMINAIRE
- CASEWORK LIGHTING
- SURFACE OR SUSPENDED STRIP LUMINAIRE
- SURFACE CEILING MOUNTED LUMINAIRE
- PENDANT MOUNTED LUMINAIRE
- DECORATIVE CEILING MOUNTED LUMINAIRE
- SURFACE MOUNTED LIGHTING TRACK WITH TRACK LUMINAIRES
- RECESSED DOWNLIGHT LUMINAIRE
- RECESSED ADJUSTABLE ACCENT LUMINAIRE. ARROW INDICATES AIMING DIRECTION
- RECESSED WALLWASH LUMINAIRE. UNSHADED SIDE INDICATES DIRECTION OF WALL TO BE ILLUMINATED
- RECESSED DOWNLIGHT WITH DECORATIVE TRIM
- RECESSED OR SURFACE MOUNTED LINEAR WALLWASH LUMINAIRE. UNSHADED SIDE INDICATES DIRECTION OF WALL TO BE ILLUMINATED
- RECESSED DOWNLIGHT WITH DECORATIVE TRIM
- WALL MOUNTED LUMINAIRE
- STEPLIGHT RECESSED FLUSH IN WALL
- POLE ARM-MOUNTED AREA LUMINAIRE; ARROW INDICATES DIRECTION OF LIGHT DISTRIBUTION WHEN NOT PARALLEL TO ARM ORIENTATION
- POST-TOP PEDESTRIAN-SCALE WALKWAY OR AREA LUMINAIRE; ARROW INDICATES DIRECTION OF LIGHT DISTRIBUTION
- POST-TOP PEDESTRIAN-SCALE AREA LUMINAIRE; ARROW INDICATES DIRECTION OF LIGHT DISTRIBUTION
- BOLLARD LUMINAIRE; ARROW INDICATES DIRECTION OF LIGHT DISTRIBUTION
- FLUSH IN-GROUND LANDSCAPE OR BUILDING UPLIGHT, NON-ADJUSTABLE AIMING
- FLUSH IN-GROUND LANDSCAPE OR BUILDING UPLIGHT WITH ADJUSTABLE AIMING FEATURE; ARROW INDICATES AIMING DIRECTION
- FLUSH IN-GROUND WALLWASH UPLIGHT; OPEN AREA INDICATES DIRECTION OF ILLUMINATION
- STEM MOUNTED SIGN LIGHT
- WALL MOUNTED EXIT SIGN, ARROWS AS NOTED ON PLANS. SHADED AREA INDICATES NUMBER OF FACES
- CEILING MOUNTED EXIT SIGN, ARROWS AS NOTED ON PLANS. SHADED AREA INDICATES NUMBER OF FACES
- LOW LEVEL WALL MOUNTED EXIT SIGN
- WALL MOUNTED EMERGENCY BATTERY EGRESS LUMINAIRE WITH NUMBER OF ADJUSTABLE LAMP HEADS INDICATED

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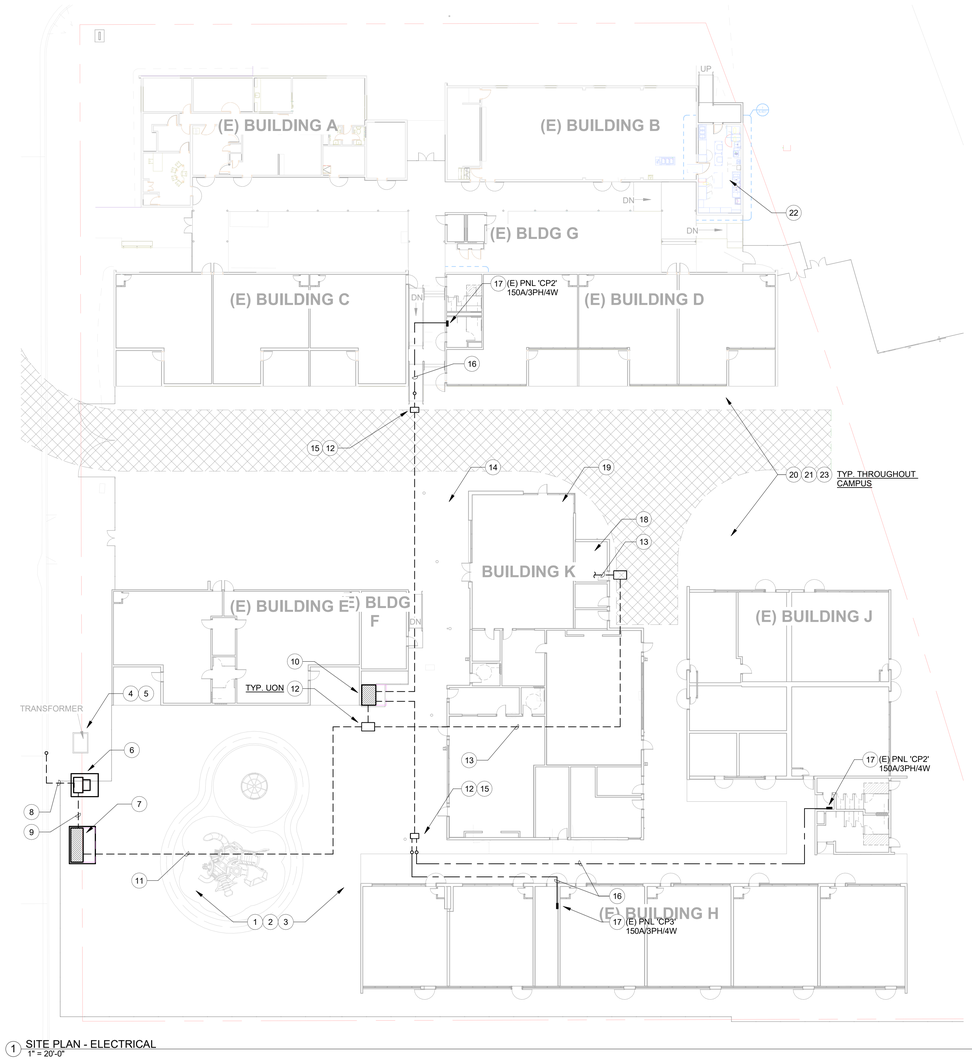
ELECTRICAL SYMBOLS LIST

E-002



1 SITE PLAN - ELECTRICAL
1" = 20'-0"

SHEET NUMBERED NOTES

1. (E) CAMPUS PG&E SERVICE IS TO BE DISCONNECTED AND REMOVED, TO BE REPLACED WITH (N) SERVICE PER NOTES BELOW.
2. AS PART OF SERVICE REPLACEMENT, (E) MAIN SWITCHBOARD IS TO BE CONVERTED TO DISTRIBUTION SWITCHBOARD (WITH ALL UTILITY COMPONENTS REMOVED) AND BACKFED FROM (N) BREAKER IN (N) MAIN SWITCHBOARD - SEE NOTES BELOW.
3. COORDINATE REPLACEMENT OF EXISTING PG&E SERVICE TO MINIMIZE INTERRUPTIONS TO CAMPUS POWER. THIS INCLUDES INSTALLING (N) TRANSFORMER PAD AND SERVICE CONDUIT, (N) MAIN SWITCHBOARD, AND ALL REQUIRED CONDUIT EXTENSIONS TO BACKFEED (E) SWITCHBOARD, PRIOR TO DISCONNECTION AND REMOVAL OF (E) SERVICE EQUIPMENT.
4. (E) PG&E PAD-MOUNTED TRANSFORMER TO BE REPLACED PER NOTE 6 BELOW - COORDINATE WITH PG&E. REMOVE/LEVEL (E) PAD WITH SURROUNDING SURFACE. CUT (E) ABANDONED CONDUITS FLUSH WITH SURFACE AND CAP OFF.
5. COORDINATE WITH PG&E TO REMOVE (E) SECONDARY CONDUCTORS, AND ABANDON REMAINING PORTION OF (E) SECONDARY RACEWAY IN PLACE.
6. (N) PG&E PAD-MOUNTED TRANSFORMER WITH 8'-0" LEVEL IN FRONT, 3'-0" CLEAR AT SIDES AND BACK, AND LOCATED WITHIN 15'-0" OF THE DRIVE AISLE CURB, PER PG&E REQUIREMENTS.
7. (N) PAD-MOUNTED CAMPUS MAIN SWITCHBOARD WITH 4'-0" LEVEL IN FRONT OF METER SECTION PER PG&E REQUIREMENTS - 2000A/208V/3PH/4W, NEMA 3R, 65kAIC. PROVIDE WITH 600A/3P DISTRIBUTION BREAKER TO BACKFEED (E) SWITCHBOARD, AND 600A/3P BREAKER TO FEED (N) BUILDING K.
8. (N) UNDERGROUND PRIMARY PG&E SERVICE CONDUIT - PROVIDE (2) 5"C. COORDINATE EXACT REQUIREMENTS AND ROUTING WITH PG&E, INCLUDING TERMINATION LOCATION AT UTILITY SIDE.
9. (N) SECONDARY PG&E SERVICE CONDUIT - PROVIDE (7) 5"C. UNDERGROUND FROM TRANSFORMER TO (N) CAMPUS MAIN SWITCHBOARD AS SHOWN.
10. (E) MAIN SWITCHBOARD TO BE CONVERTED TO DISTRIBUTION SWITCHBOARD - COORDINATE WITH PG&E TO REMOVE ALL UTILITY COMPONENTS, INCLUDING METER, CTs, SECONDARY CONDUCTORS, AND ACCESSORIES. RECONNECT COMPLETE TO (N) FEEDER FROM (N) BREAKER IN (N) MAIN SWITCHBOARD.
11. (N) SITE FEEDERS RUN IN JOINT TRENCH TO BACKFEED (E) SWITCHBOARD AND FEED (N) BUILDING K - COORDINATE EXACT ROUTING IN THE FIELD.
12. PROVIDE AND INSTALL FLUSH, IN-GRADE PULLBOX (CHRISTY OR EQUAL), SIZED AS REQUIRED BY CODE. PROVIDE WITH ENGRAVED LABEL ON COVER INDICATING "POWER". PULLBOX LOCATION SHALL BE COORDINATED WITH ARCHITECT AND LANDSCAPE PRIOR TO CONDUIT AND BOX ROUGH-IN.
13. TO DISTRIBUTION PANEL 'DPK' IN ELECTRICAL ROOM. INCLUDE IN ELECTRICAL ROOM (2) 225A/3PH/4W BRANCH PANELS FED FROM 'DPK' FOR BUILDING BRANCH CIRCUITS.
14. (E) OVERHEAD CANOPIES ARE TO BE REMOVED - SEE ARCHITECTURAL DEMO PLANS. INTERCEPT (E) OVERHEAD FEEDERS FOR PANELS CP1, CP2, AND CP3 AT (E) CANOPIES TO REMAIN, EXTEND TO (N) IN-GROUND PULLBOXES, AND USE TO RE-FEED (E) PANELS.
15. (N) FLUSH IN-GROUND PULLBOX FOR POWER, TO RE-FEED (E) BUILDINGS AFFECTED BY CANOPY DEMOLITION - COORDINATE EXACT LOCATION IN THE FIELD.
16. (E) EXPOSED CONDUIT RUN OVERHEAD ON CANOPIES TO REMAIN - VERIFY EXACT QUANTITIES AND LOCATIONS IN THE FIELD. USE TO REFEED (E) SYSTEMS AFFECTED BY DEMO'ED CANOPIES.
17. (E) POWER PANEL FED FROM EXPOSED CONDUIT RUN ON OVERHEAD CANOPIES - TO BE RE-FED WITH (N) CABLING RUN IN (N) AND (E) CONDUIT PER SHEET NOTES ABOVE.
18. IN (N) ELECTRIC ROOM, PROVIDE (N) EMERGENCY LIGHTING INVERTER, PHOTOVOLTAIC SYSTEM INVERTER, LIGHTING CONTROL PANEL, IDF RACK WITH ALL TELECOM EQUIPMENT, FIRE ALARM PANEL, AND 225A BRANCH CIRCUIT PANELS TO SUPPORT ALL (N) EQUIPMENT IN BUILDING.
19. AT (N) BUILDING, PROVIDE ALL OF THE FOLLOWING:
    A. POWER AND VOICE/DATA RECEPTACLES, CONNECTED COMPLETE TO RESPECTIVE BRANCH PANELBOARDS AND PATCH PANELS
    B. LIGHTING AND LIGHTING CONTROLS, INCLUDING ALL REQUIRED EMERGENCY EGRESS LIGHTING AND EXIT SIGNS.
    C. POWER CONNECTIONS FOR ALL MECH/PLUMB. EQUIPMENT
    D. FIRE ALARM INITIATION AND NOTIFICATION DEVICES, CONNECTED COMPLETE TO (N) FIRE ALARM PANEL
    E. CLOCK/SPEAKERS AND SPEAKERS IN ALL CLASSROOMS, OFFICES/FLEX ROOMS, RESTROOMS, ELEC/MECH/IDF ROOMS, AND LARGE STORAGE PER DISTRICT REQUIREMENTS.
    F. SECURITY/VIDEO SURVEILLANCE/EMERGENCY RADIO RESPONDER - CONDUIT AND BACKBOXES ONLY, AT LOCATIONS AS DIRECTED BY DISTRICT.
    G. PHOTOVOLTAIC SYSTEM AS REQUIRED BY CODE - APPROXIMATELY 655 SQUARE FEET OF SOLAR PANELS ON ROOF, WITH TIE-IN AT BUILDING DISTRIBUTION PANEL, AND BATTERY STORAGE AS NEEDED.
20. PROVIDE EMERGENCY EGRESS LIGHTING ALONG ENTIRE LENGTH OF PATH OF TRAVEL, FROM THE (N) BUILDING TO THE PUBLIC RIGHT OF WAY OR SAFE DISPERSAL AREA.
21. TYPICAL IN ALL BUILDINGS - PROVIDE (N) LIGHTING AND (N) FIRE ALARM DEVICES THROUGHOUT.
22. TYPICAL AT KITCHEN - PROVIDE ALL REQUIRED ELECTRICAL PROVISIONS FOR ALL (N) KITCHEN EQUIPMENT, INCLUDING ALL CONDUIT, CABLING, DISCONNECT SWITCHES, SHUNT TRIP BREAKERS, AND FIRE SUPPRESSION EQUIPMENT. SEE FOOD SERVICE PLANS.
23. TYPICAL THROUGHOUT - PROVIDE (N) PATH OF TRAVEL LIGHTING PER CODE ALONG ENTIRE PATH OF TRAVEL FROM ALL BUILDINGS. SEE SHEET AC103 FOR PATH OF TRAVEL.

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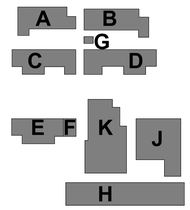
KEY PLAN



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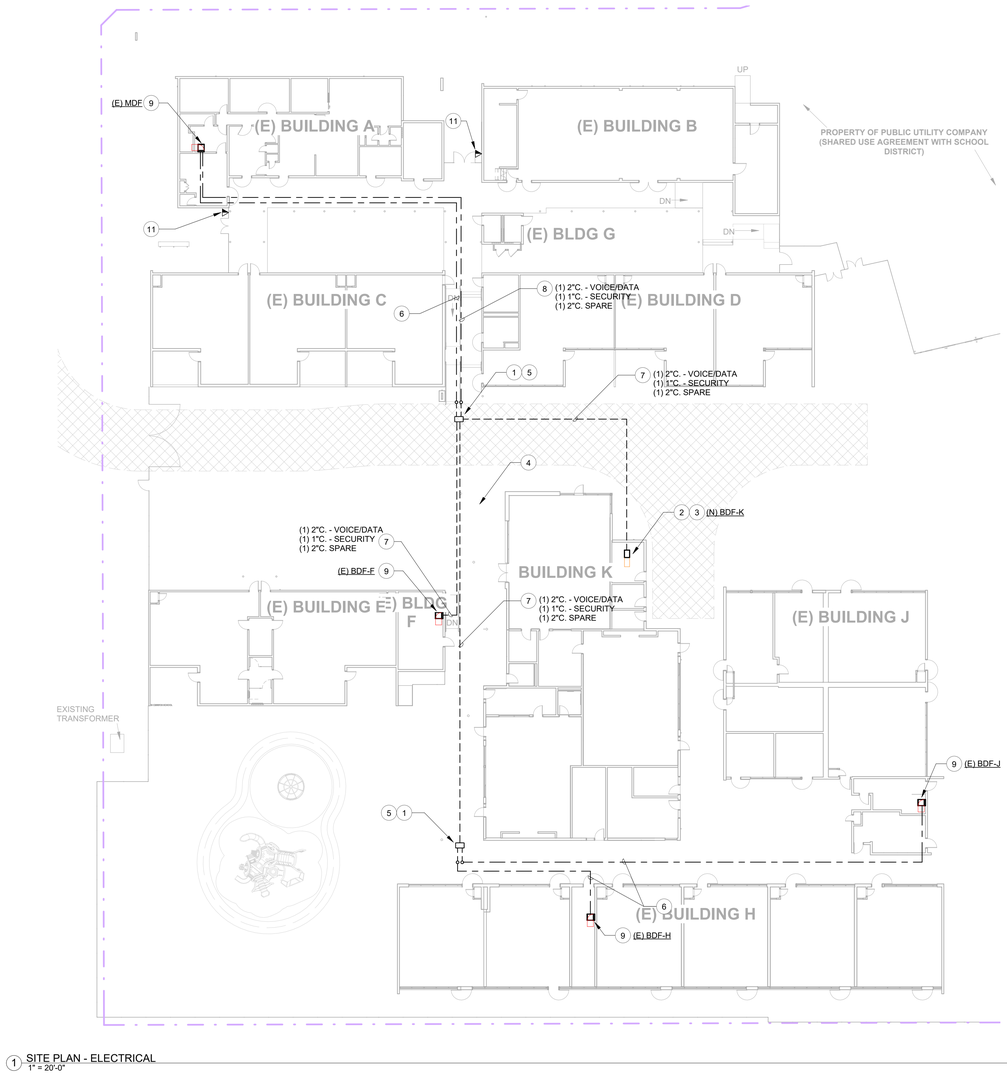
SITE PLAN - ELECTRICAL

E-101

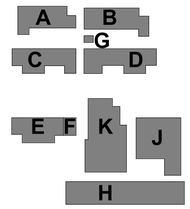


1 SITE PLAN - ELECTRICAL
1" = 20'-0"

SHEET NUMBERED NOTES

1. PROVIDE AND INSTALL FLUSH, IN-GRADE PULLBOX (CHRISTY OR EQUAL), SIZED AS REQUIRED BY CODE. PROVIDE WITH ENGRAVED LABEL ON COVER INDICATING USE "POWER", "SIGNAL", OR "FIRE ALARM", RESPECTIVELY. PULLBOX LOCATION SHALL BE COORDINATED WITH ARCHITECT AND LANDSCAPE PRIOR TO CONDUIT AND BOX ROUGH-IN.
2. PROVIDE (N) FLOOR-MTD. FULL-HEIGHT CABINET AT BDF - SEE SPECIFICATIONS FOR CABINET REQUIREMENTS. PROVIDE (N) QUAD RECEPTACLE MOUNTED ON RACK WITH DEDICATED 20A/1P BREAKER FROM (N) 20A/1P BREAKER IN BRANCH PANEL AND (N) FIBER NETWORK CONNECTION FROM MDF (LOCATED IN BLDG. A).
3. PROVIDE (N) 5KVA/208V UPS MOUNTED IN RACK, WITH (N) 30A/208V TWIST-LOCK RECEPTACLE FED FROM (N) 30A/2P BREAKER IN BRANCH PANEL. TO PROVIDE 2-HR BACKUP PER DISTRICT REQUIREMENTS - SEE SPECIFICATIONS FOR UPS REQUIREMENTS.
4. (E) OVERHEAD CANOPIES ARE TO BE REMOVED - SEE ARCHITECTURAL DEMO PLANS.
5. (N) FLUSH IN-GROUND PULLBOXES FOR SIGNAL, TO RE-FEED (E) BUILDINGS AFFECTED BY CANOPY DEMOLITION - COORDINATE EXACT LOCATION IN THE FIELD.
6. (E) EXPOSED CONDUIT RUN OVERHEAD ON CANOPIES TO REMAIN - VERIFY EXACT QUANTITIES AND LOCATIONS IN THE FIELD. USE TO REFEED (E) SYSTEMS AFFECTED BY DEMO'ED CANOPIES.
7. (N) CONDUIT UNDERGROUND FOR SIGNAL - COORDINATE EXACT ROUTING IN THE FIELD WITH (E) UTILITIES TO REMAIN.
8. (N) CONDUIT RUN EXPOSED ON OVERHEAD CANOPY - COORDINATE EXACT ROUTING IN THE FIELD WITH (E) UTILITIES TO REMAIN.
9. (E) MDF/BDF RACK TO REMAIN - RECONNECT TO (N) SITE CABLING AS NOTED.
10. PROVIDE NEW (1) 12-STR SM FIBER FROM FIBER PATCH PANEL IN MDF TO EACH BDF SHOWN, USING (N) AND (E) RACEWAY - COORDINATE IN THE FIELD.
11. PROVIDE PROVISIONS FOR DISTRICT STANDARD AI PHONE AT ENTRY. INTERFACE WITH DOOR/SECURITY ACCESS SYSTEM AND ADMIN FRONT DESK MONITOR, FOR REMOTE ACCESS CONTROL.

KEY PLAN



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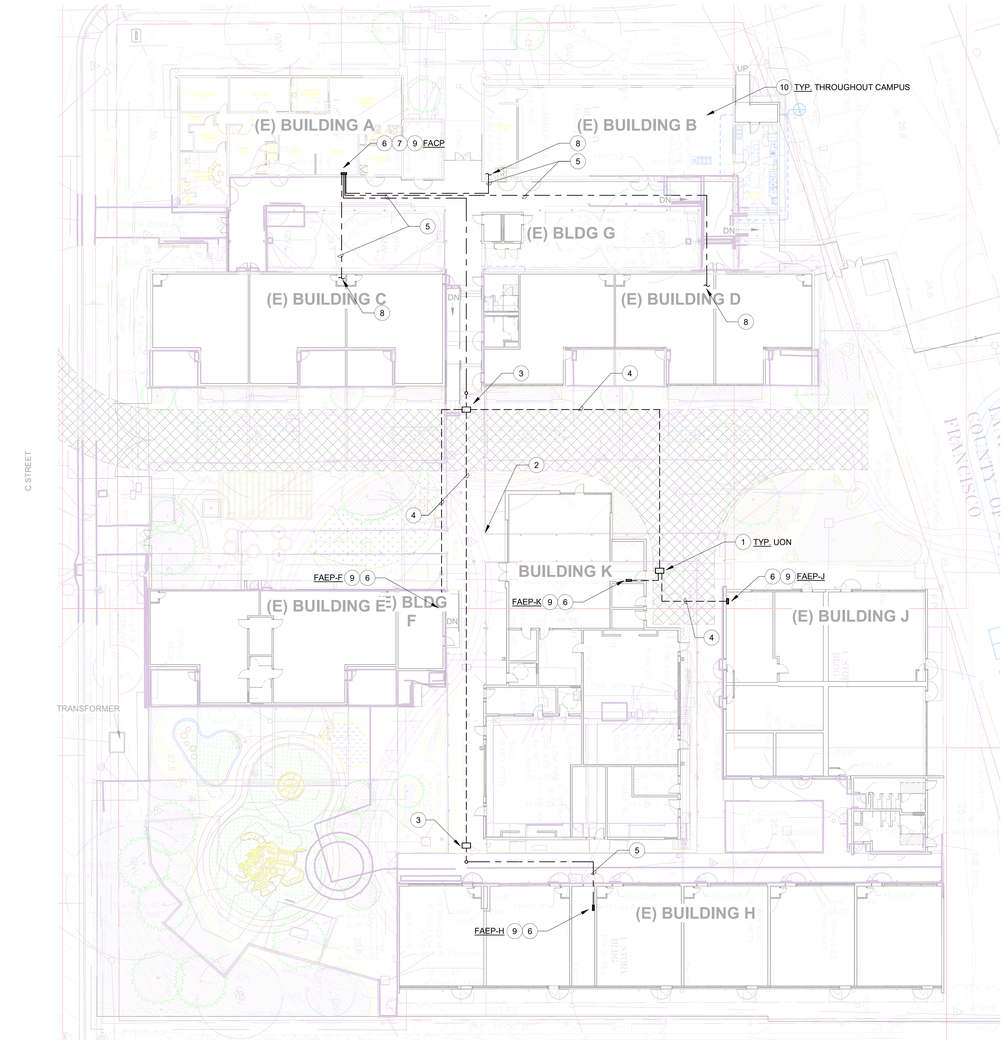
SITE PLAN - SIGNAL

E-103

LOS CERRITOS ES MODERNIZATION - 226044 R26



1 SITE PLAN - ELECTRICAL
1" = 20'-0"

SHEET NUMBERED NOTES

1. PROVIDE AND INSTALL FLUSH, IN-GRADE PULLBOX (CHRISTY OR EQUAL), SIZED AS REQUIRED BY CODE. PROVIDE WITH ENGRAVED LABEL ON COVER INDICATING "FIRE ALARM". PULLBOX LOCATION SHALL BE COORDINATED WITH ARCHITECT AND LANDSCAPE PRIOR TO CONDUIT AND BOX ROUGH-IN.
2. (E) OVERHEAD CANOPIES ARE TO BE REMOVED - SEE ARCHITECTURAL DEMO PLANS.
3. (N) FLUSH IN-GROUND PULLBOX FOR FIRE ALARM, TO RE-FEED (E) BUILDINGS AFFECTED BY CANOPY DEMOLITION - COORDINATE EXACT LOCATION IN THE FIELD.
4. (N) 1"C. UNDERGROUND FOR FIRE ALARM - COORDINATE EXACT ROUTING IN THE FIELD WITH (E) UTILITIES TO REMAIN.
5. (N) 1"C. RUN EXPOSED ON OVERHEAD CANOPY - COORDINATE EXACT ROUTING IN THE FIELD WITH (E) UTILITIES TO REMAIN.
6. (N) FIRE ALARM PANEL - CONNECT COMPLETE TO DEDICATED 120V/20A CIRCUIT FROM NEAREST ELECTRICAL PANEL.
7. (N) MAIN CAMPUS FIRE ALARM CONTROL PANEL LOCATED IN ADMIN OFFICE, WITH DOCUMENT BOX, REMOTE ANNUNCIATOR, AND REMOTE MICROPHONE.
8. TO (N) NOTIFICATION AND INITIATION DEVICES IN BUILDING WITH ALL REQUIRED HOMERUN CABLING.
9. TO SUPPORT ALL (N) FIRE ALARM DEVICES IN THIS BUILDING, TYPICAL.
10. TYPICAL THROUGHOUT: PROVIDE (N) COMPLETE FIRE ALARM SYSTEM WITH VOICE EVACUATION, INCLUDING ALL REQUIRED INITIATION DEVICES, AUDIO/VISUAL NOTIFICATION DEVICES, AMPLIFIERS, POWER SUPPLIES, CABLING, AND ALL REQUIRED ACCESSORIES.

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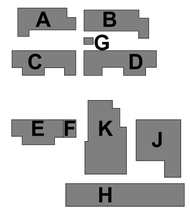

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2026-SS042-002

SITE PLAN - FIRE ALARM

FE-101

7/23/2026 2:42:12 PM

* UTILITIES SHOWN ARE FOR A QUANTITY OF 1 PER EACH ITEM – MULTIPLY UTILITY NUMBERS BY QUANTITIES SHOWN IN ORDER TO DETERMINE OVERALL UTILITY LOADS REQUIRED.

SFUSD LOS CERRITOS ELEMENTARY SCHOOL – EQUIPMENT SCHEDULE

* SEE NOTE ABOVE REGARDING UTILITY LOAD CALCULATIONS.

ITEM NO	QTY	EQUIPMENT CATEGORY	MANUFACTURER	MODEL NUMBER	EQUIPMENT REMARKS	AMPS	KW	HP	VOLTS	PHASE	CYCLE	DIRECT PLUG	NEMA	ELECTRICAL REMARKS	COLD WATER SIZE (IN)	HOT WATER SIZE (IN)	HOT WATER GPH	DIRECT DRAIN SIZE (IN)	INDIR DRAIN SIZE (IN)	PLUMBING REMARKS
1	2	OVEN, CONVECTION, ELECTRIC, W/ STEAM	MOFFAT	E32D5	UPPER UNIT	28.0	5.8		208	1	60	X			0.75					
			MOFFAT	E32D5	LOWER UNIT; W/ STACKING KIT & CASTERS	28.0	5.8		208	1	60	X			0.75					
2	1	OVEN, RETHERM AND HOLD	CRES COR	RO-151-FW-UA-1BDE		34.0	12.0		208	3	60		X	50A SERVICE						
3	1	EXHAUST HOOD	STREIVOR	REFER TO SHOP DRAWINGS	W/ REMOTE LIGHT SWITCH	(3)20			120	1	60	X		DEDICATED CIRCUIT						
4	LOT	TRIM, CLOSURES, & WALL FLASHING	STREIVOR	CUSTOM																
5	1	FIRE SUPPRESSION SYSTEM	ANSUL	R-102	W/ REMOTE FIRE PULL	15.0			120	1	60	X		DEDICATED CIRCUIT						
6		NOT USED																		
7		NOT USED																		
8	1	PREP TABLE W/ SINK & DRAWER	STAINLESS STEEL FABRICATOR	CUSTOM	W/ SINK COVER	(2)20A DED			120	1	60		X	5-15P GFCI. CON. OUTLET	0.5	0.5	15		1.5	TO FS
9	1	FAUCET, BACKSPLASH MOUNT	FISHER	60690	W/ 74223 AERATOR															SEE ITEM #8
10	1	DRAIN, LEVER HANDLE	FISHER	22209																SEE ITEM #8
11	1	TRASH CAN	RUBBERMAID	SLIM JIM																
12	1	CUTTER/VEG. PREP	ROBOT COUPE	R2U		7.0		1.0	120	1	60		X	5-15P DEDICATED CIRCUIT						
13	2	WALL SHELVING	STAINLESS STEEL FABRICATOR	CUSTOM																
14	1	HAND SINK, WALL MOUNT	ADVANCE TABCO	7-PS-55 W/ EYE WASH	W/ 0.5 GPM AERATOR										0.5	0.5	5	1.5		
15	1	LOCKERS	PENCO	68121R028																
16		NOT USED																		
17		NOT USED																		
18	1	POT RACK W/ SHELF	STAINLESS STEEL FABRICATOR	CUSTOM																
19	1	TRASH CAN	RUBBERMAID	SLIM JIM																
20	1	3-COMPARTMENT UTENSIL SINK	STAINLESS STEEL FABRICATOR	CUSTOM	W/ SINK COVERS										(2)0.5	(2)0.5	15		(3)1.5	TO FS
21	3	DRAIN, LEVER HANDLE	FISHER	22209																SEE ITEM #20
22	1	FAUCET, WALL MOUNT W/ PRE-RINSE	T & S BRASS	B-0133-CR-BJ	W/ 0.5 GPM AERATOR															SEE ITEM #20
23	1	FAUCET, BACKSPLASH MOUNT	FISHER	60690	W/ 74223 AERATOR															SEE ITEM #20
24	1	POT RACK W/ SHELF	STAINLESS STEEL FABRICATOR	CUSTOM																
25	1	MOP SINK STORAGE CABINET	ADVANCE TABCO	9-OPC-84														2.0		
26	1	FAUCET, SERVICE SINK	FISHER	82530	W/ 74223 AERATOR										0.5	0.5	15			
27	1	CHEMICAL STORAGE CABINET	STAINLESS STEEL FABRICATOR	CUSTOM																
28		NOT USED																		
29		NOT USED																		
30	LOT	DRY STORAGE SHELVING	METRO	BR SERIES																
31	1	REFRIGERATOR, REACH-IN	TRAULSEN	G20010	W/ CASTERS	4.3		0.25	115	1	60		X	5-15P DEDICATED CIRCUIT						
32	1	FREEZER, REACH-IN	TRAULSEN	G12010	W/ CASTERS	6.5		0.5	115	1	60		X	5-15P DEDICATED CIRCUIT						
33		NOT USED																		
34		NOT USED																		
35		NOT USED																		
36	2	MOBILE TABLE W/ DRAWER	STAINLESS STEEL FABRICATOR	CUSTOM																
37	1	CABINET, MOBILE, WARMING & HOLDING	VULCAN	VBP18ES	LEFT DOOR HINGING	12.5	1.5		120	1	60		X	5-15P DEDICATED CIRCUIT						
38	1	MILK COOLER	TRUE MANUFACTURING	TMC-49-S-SS-HC		2.7		0.2	115	1	60		X	5-15P 15A DED. OUTLET						
39	1	MOBILE SERVICE COUNTER	DUKE MANUFACTURING	TST-60SS W/ EXTENDED TOP	W/ SNEEZEGUARD															
40	1	DROP-IN, HOT WELLS	DUKE MANUFACTURING	WWG3-SB		16.6	2.0		120	1	60		X	L5-30 DEDICATED CIRCUIT						
41	1	MOBILE SERVICE COUNTER	DUKE MANUFACTURING	TST-60SS	W/ SNEEZEGUARD & TRAY SLIDES															
42	1	DROP-IN, HOT/COLD/FREEZE WELLS	DUKE MANUFACTURING	HCF-3		18.4		0.5	120	1	60		X	L5-30P DEDICATED CIRCUIT						NO DRAIN
43	1	MOBILE SERVICE COUNTER	DUKE MANUFACTURING	TST-32SS																
44	1	POS STATION	BY OWNER	NOT IN FSE CONTRACT		20.0		0.25	115	1	60		X	5-15P W/ DATA						

FS = FLOOR SINK F-ST = FROM STUB GFCI = GROUND FAULT CIRCUIT INTERRUPTER AFF = ABOVE FINISHED FLOOR FLR = FLOOR WP = WATER PROOF
SP = SEE PLAN PED = PEDESTAL SSM = SOLID SURFACE MATERIAL TBV = TO BE VERIFIED S/S = STAINLESS STEEL FA = FROM ABOVE
ALL DIMENSIONS FOR ROUGH-INS ARE FROM FINSHED FLOOR TO CENTERLINE OF R-I. ALL CONVENIENCE OUTLETS TO BE MINIMUM 20A DEDICATED CIRCUITS.

GENERAL NOTES AND CONDITIONS

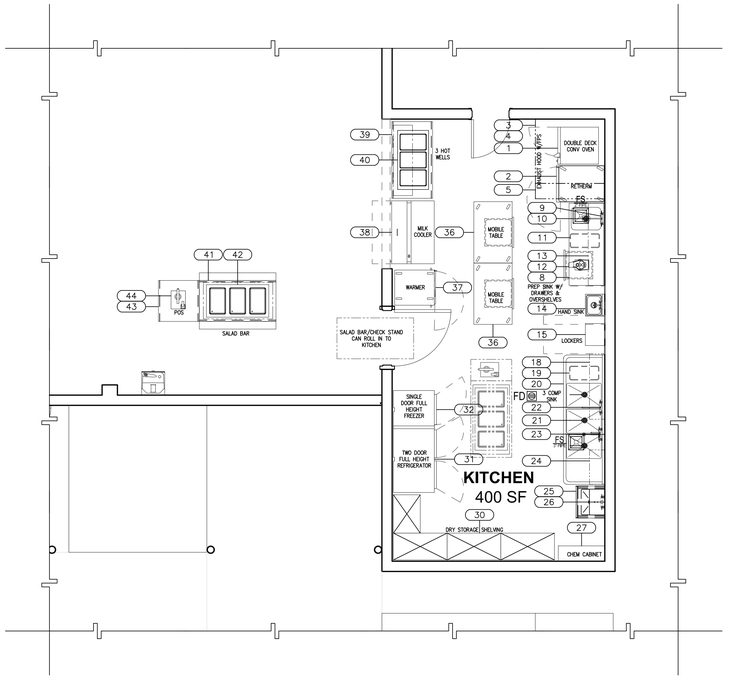
1. RAS DESIGN GROUP LLC – DOES NOT REPRESENT ITSELF AS AN ARCHITECT, A CONTRACTOR OR AN ENGINEER. THESE DRAWINGS ARE PROVIDED FOR THE CONVENIENCE OF THE ARCHITECT, CONTRACTOR AND/OR SUBCONTRACTOR TO SHOW THE GENERAL PLACEMENT OF EQUIPMENT, FIXTURES, FURNISHINGS AND/OR MATERIALS, AND WERE MADE FROM AVAILABLE INFORMATION AT THE TIME THEY WERE DRAWN.
2. ALL PLUMBING, ELECTRICAL, ROUGH-IN WORK, FINAL CONNECTIONS TO ALL FOOD SERVICE EQUIPMENT AND FIXTURES INCLUDING TAPS, VALVES, GREASE TRAPS, WATER SOFTENERS, MISC. FITTINGS, SWITCHES, WIRING, CONDUIT OR FLEX, MAGNETIC STARTERS, DISCONNECTS, ELECTRICAL PANELS, THERMAL OVERLOAD PROTECTORS, CORDS AND PLUGS, ETC., MUST BE PROVIDED BY THE GENERAL CONTRACTOR OR LICENSED TRADE CONTRACTOR.
3. WORK BY ANY TRADE INDICATED ON THESE PLANS DOES NOT NECESSARILY REFLECT COMPLIANCE WITH EACH TRADE'S RESPECTIVE CODES, ORDINANCES AND REGULATIONS AND THEREFORE DOES NOT RELIEVE THEM OF THEIR RESPONSIBILITY TO ASSURE SUCH.
4. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED AT THE JOB SITE. DETAILS SHOWN ARE TYPICAL.
5. ALL DIMENSIONS WHEN SHOWN IN PLAN ARE TO THE FACE OF FINISHED SURFACES UNLESS OTHERWISE NOTED. INSTALLER MUST VERIFY ALL FIELD DIMENSIONS AND RELAY ANY DISCREPANCIES AND PROBLEMS TO THE DESIGNER AND PM FOR RESOLUTION IN A TIMELY MANNER.
6. CONTRACTORS, SUBCONTRACTORS, SHEET METAL FABRICATORS AND TRADES SHALL PROVIDE AND SUBMIT THEIR OWN NECESSARY ROUGH-IN PLANS, ELEVATIONS AND DRAWINGS.
7. GENERAL CONTRACTOR SHALL PROVIDE ALL CEILING, WALL AND FLOOR PENETRATIONS, ALL SLEEVES FOR PLUMBING, ELECTRICAL, REFRIGERATION, CO2 LINES AND VENTILATION DUCTS AS REQUIRED. ALL PENETRATIONS AND REMOTE LOCATION SITES MUST BE VERIFIED AND APPROVED BY PROJECT ENGINEERS.
8. PLUMBING CONTRACTOR SHALL SELECT, PROVIDE AND LOCATE CORRECTLY-SIZED GREASE TRAPS, FLOOR SINKS, DRAINS AS REQUIRED AND COORDINATE THE INSTALLATION OF THESE TO COMPLY WITH THE REQUIREMENTS AS SPECIFIED BY THE FOOD SERVICE EQUIPMENT SUPPLIER.
9. ANY ERRORS, OMISSIONS OR CONFLICT FOUND IN THE VARIOUS PARTS OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK.
10. FOOD SERVICE EQUIPMENT SUPPLIER AGREES TO CARRY OUT COMMISSIONING ON ALL EQUIPMENT, MATERIALS, AND SYSTEMS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS AND UPON COMPLETION OF THE INSTALLATION AT THE TIME DESIGNATED BY EMPLOYER OR PROJECT MANAGER.
11. FOOD SERVICE EQUIPMENT SUPPLIER WARRANTS THAT ALL STANDARDS, FABRICATIONS AND DESIGNS MEET OR EXCEED LOCAL ENVIRONMENTAL HEALTH, FIRE AND SAFETY CODES AND REGULATIONS. ANY ISSUE, DESIGN OR STANDARD OF MANUFACTURE FOUND TO NOT MEET THESE CODES AND REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK.

MEP CONTRACTORS AND ENGINEERS: PLEASE NOTE THAT THESE DRAWINGS ARE FOR PLANNING LOCATIONS AND COSTS FOR ROUGH-IN CONNECTIONS TO EQUIPMENT AS NOTED IN THESE PLANS. THE FINAL SELECTION OF EQUIPMENT MAY CHANGE AND EFFECT THE SIZE, LOCATION AND COST OF THE ASSOCIATED WORK. ALL SERVICES TO THE EQUIPMENT SHOWN SHOULD BE RE-VERIFIED WITH THE FINAL "FOR CONSTRUCTION" DRAWINGS PRODUCED BY THE INSTALLER.

SUMMARY OF WORK

1. THE WORK TO BE PERFORMED BY THE CONTRACTOR(S) UNDER THIS SET OF CONTRACT DOCUMENTS IS THE DEMOLITION, ALTERATION AND NEW CONSTRUCTION AS IS NECESSARY TO PROVIDE FOR THE INSTALLATION OF THE FOOD SERVICE EQUIPMENT SHOWN HEREIN.
2. IT IS THE INTENT OF THE CONTRACT NOTES AND DOCUMENTATION THAT ALL MATERIALS, EQUIPMENT, AND ALL SYSTEMS BE INSTALLED PROPERLY AND COMPLETELY FOR THEIR INTENDED FUNCTION IN THE COMPLETED WORK.
3. THE WORK INCLUDES, BUT IS NOT LIMITED TO, ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, MACHINERY, CONSTRUCTION, FACILITIES AND TEMPORARY CONTROLS, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY TO PRODUCE THE CONSTRUCTION REQUIRED BY THE CONTRACT DOCUMENTS.
4. ALL SPECIFICATIONS BOOKS, ADDENDA, INQUIRIES AND REQUESTS ATTACHED TO OR DISTRIBUTED WITH THESE DRAWINGS CONSTITUTE THE COMPLETE SCOPE OF WORK TO BE FULFILLED IN THESE PLANS.

NOTE: DEMAND VENTILATION IS NOT PART OF THIS SCOPE OF WORK; WORK TO BE SPECIFIED AND SUPPLIED IN HVAC AND SYSTEM CONTROLS SCOPE OF WORK.



LEVEL 1 KITCHEN

1/4" = 1'-0"

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

210 W. Orange Avenue
South San Francisco, CA 94080

Date	Issued For
8/11/2026	Schematic Design

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FOOD SERVICE ITEMIZED PLAN & SCHEDULE

FS-011