1/15/2021 9:42:41 PM C:\Users\Vtran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltron\LT838.rvt

MIRACOSTA COLLEGE SAN ELIJO CAMPUS
BUILDING B400 RENOVATION



DSA SUBMITTAL
JANUARY 15, 2021

Statement of General Conformance

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

(Application No. 04-119580 File No. 37-C2)

[X] The drawings or sheets listed on the cover or index sheet
[X] The drawing, page of specifications/calculations

have been preparded 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) coordinatio 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 intent, and ☒ has/have been coordinated with the project plans and specifications.	☐ is/are in general conformance with the project design intent, and ☐ has/have been coordinated with the project plans and specifications.
Signature: [signature] Date: 01/15/21	Signature: Date:
Architect or Engineer designated to be in general responsible charge	**Architect or Engineer delegated responsibility for this portion of the work**
Print Name: LARRY FRAPWELL	Print Name:
License Number: C11360 Expiration Date: 6-30-21	License Number: Expiration Date:

PROJECT DIRECTORY

OWNER:
MiraCosta Community College District
1 Barnard Dr.
Oceanside, CA 92056
Tel: (760) 795-6691
Contact: Tom Macias

ARCHITECT:
HPI Architecture
6020 Cornerstone Court West, Suite 260
San Diego, CA 92121
Tel: (858) 203-4999
Contact: Ammar Sarsam
Megan Gaunce
Thao Tran

LANDSCAPE:
KTUA
Planning and Landscape Architecture
3916 Normal Street
San Diego, CA 92103
Tel: (858) 751-0633
Contact: Kurt Carlson
Cheri Blatner Pifer
Amy Hoffman

CIVIL:
Latitude 33
9968 Hibert Street 2nd Floor
San Diego, CA 92131
Tel: (858) 751-0633
Contact: Nick Psyhogios (Civil)
Tim Davis (Survey)
Sean Drake

STRUCTURAL:
MHP Structural Engineers
9920 Pacific Heights Blvd, Suite 225
San Diego, CA 92121
Tel: (562) 985-3200
Contact: Ken O'Dell
Matt Wexler

MEPT / FP / FA:
P2S Engineering
9665 Chesapeake, Suite 230
San Diego, CA 92123
Tel: (619) 618-2347
Contact: James Del Monaco
Ross Slocum
Chris Weixelman

HVAC HORIZONTAL:
SHADPOUR CONSULTING ENGINEERS, INC.
17075 Vie Del Campo
San Diego, CA 92127
Tel: (760) 795-6691
Contact: Frank Shadpour
Joe Kilcoyne
Mohit Shah

LAB CONSULTANT:
Laboratory Building Design Consultants
503 Greenbriar Road
Glen Ellyn, IL 60137
Tel: (619) 977-3257
Contact: Ned Michalowski

SECURITY CONSULTANT:
EXANTE 360, LLC
895 Dove Street, 3rd Floor
Newport Beach, CA 92660
Tel: (858) 946-0333
Contact: Edward Wong
Jason Thornborrow, MBA

SHEET INDEX

GENERAL

G1.10	TITLE SHEET
G1.20	GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS
G1.30	CODE ANALYSIS SITE PLAN
G1.40	CODE ANALYSIS, EGRESS AND SIGNAGE FLOOR PLAN
G3.10	SIGNAGE AND ACCESSIBILITY STANDARDS

TOTAL = 5 SHEETS AT GENERAL

CIVIL

C1.0	TOPOGRAPHIC SURVEY
C1.1	SITE DEMOLITION PLAN
C1.2	SITE IMPROVEMENT PLAN, DETAILS, AND NOTES
C1.3	EROSION CONTROL PLAN, DETAILS AND NOTES

TOTAL= 4 SHEETS AT CIVIL

LANDSCAPE

L0.01	LANDSCAPE DEMOLITION PLAN
L1.01	LANDSCAPE CONSTRUCTION PLAN
L1.02	LANDSCAPE CONSTRUCTION DETAILS
L2.01	LANDSCAPE IRRIGATION PLAN
L2.02	LANDSCAPE IRRIGATION SCHEDULE AND NOTES
L2.03	LANDSCAPE IRRIGATION DETAILS
L2.04	LANDSCAPE IRRIGATION DETAILS
L2.05	LANDSCAPE IRRIGATION DETAILS
L3.01	LANDSCAPE PLANTING PLAN
L3.02	LANDSCAPE PLANTING LEGEND, NOTES, DETAILS

TOTAL= 10 SHEETS AT LANDSCAPE

ARCHITECTURAL

A0.01	DEMOLITION SITE PLAN
A0.10	DEMOLITION FLOOR PLAN
A0.30	DEMOLITION ROOF PLAN
A0.40	DEMOLITION REFLECTED CEILING PLAN
A0.50	EXTERIOR DEMOLITION ELEVATIONS
A0.60	DEMOLITION BUILDING SECTIONS
A0.70	INTERIOR DEMOLITION INTERIOR ELEVATIONS
A1.02	PROPOSED SITE PLAN
A2.10	FLOOR PLAN
A2.30	ROOF PLAN
A3.10	REFLECTED CEILING PLAN
A4.01	EXTERIOR ELEVATIONS
A5.01	BUILDING SECTIONS
A5.02	BUILDING SECTIONS
A5.10	WALL SECTIONS
A7.01	INTERIOR ELEVATIONS
A7.02	INTERIOR ELEVATIONS
A8.10	FINISH PLAN MATERIAL AND FINISH SCHEDULE
A8.30	DOOR AND WINDOW TYPES AND DOOR SCHEDULE
A9.10	DOOR AND WINDOW DETAILS
A9.30	ROOF DETAILS
A9.31	ROOF DETAILS
A9.40	EXTERIOR DETAILS
A9.41	EXTERIOR DETAILS
A9.50	CEILING DETAILS
A9.60	INT. AND ECT. WALL TYPES AND DETAILS
A9.61	TYPICAL WALL PENETRATION AND ACOUSTICAL DETAILS
A9.90	CASEWORK DETAILS

TOTAL = 28 SHEETS AT ARCHITECTURAL

ARCHITECTURAL ALT 1 - REMOVAL OF ALL SKYLIGHTS

ALT1 A2.10	FLOOR PLAN
ALT1 A2.30	ROOF PLAN
ALT1 A5.01	BUILDING SECTIONS

TOTAL = 3 SHEETS AT ARCHITECTURAL ALT 1

ARCHITECTURAL ALT 2 - REMOVAL OF GLASS AT FULL HEIGHT STORAGE CABINETS (ALL LABS)

ALT2 A2.10	FLOOR PLAN
ALT2 A5.01	BUILDING SECTIONS
ALT2 A7.01	INTERIOR ELEVATIONS

TOTAL = 3 SHEETS AT ARCHITECTURAL ALT 2

ARCHITECTURAL ALT 3 - ENHANCED COURTYARD HARDSCAPE

ALT3 A1.02	PROPOSED SITE PLAN
ALT3 L1.01	LANDSCAPE CONSTRUCTION PLAN

TOTAL = 2 SHEETS AT ARCHITECTURAL ALT 3

LAB DESIGN

LF1.0	LABORATORY SYMBOLS, LEGENDS & CASEWORK MENU
LF1.1	LABORATORY SYMBOLS, LEGENDS & CASEWORK MENU
LF2.0	PARTIAL LABORATORY FLOOR PLAN
LF3.0	LABORATORY FURNISHINGS DETAILS
LF3.1	LABORATORY FURNISHINGS DETAILS
LF3.2	LABORATORY FURNISHINGS DETAILS
LF3.3	LABORATORY FURNISHINGS DETAILS

TOTAL= 7 SHEETS AT LAB DESIGN

STRUCTURAL

S1.00	STRUCTURAL NOTES AND ABBREVIATIONS
S1.01	STRUCTURAL NOTES
S2.10	FOUNDATION PLAN
S2.30	ROOF FRAMING PLAN
S3.00	TYPICAL FOUNDATION SECTIONS & DETAILS
S4.00	TYPICAL WOOD FRAMING SECTIONS AND DETAILS
S4.01	TYPICAL WOOD FRAMING SECTIONS AND DETAILS
S4.02	SECTIONS AND DETAILS
S4.03	SECTIONS AND DETAILS

TOTAL= 9 SHEETS AT STRUCTURAL

MECHANICAL

M0.01	GENERAL NOTES, LEGEND, ABBREVIATIONS AND SHEET INDEX
M0.02	SCHEDULES
M2.11	HVAC FLOOR PLAN
M2.12	ROOF HVAC PLAN
M2.21	PIPING FLOOR PLAN
M3.01	ENLARGED MECHANICAL ROOM PLAN
M5.01	CONDENSER WATER PIPING DIAGRAM
M6.01	DETAILS
M6.02	DETAILS
M6.03	DETAILS
M6.04	DETAILS
M7.01	TITLE 24 COMPLIANCE FORMS
M7.02	TITLE 24 COMPLIANCE FORMS
MD2.11	DEMOLITION FLOOR PLAN
MD2.12	ROOF DEMOLITION PLAN

TOTAL = 15 SHEETS AT MECHANICAL

ELECTRICAL

E0.01	GENERAL NOTES, LEGEND, ABBREVIATIONS AND SHEET INDEX
E0.02	SCHEDULES
E0.03	PANEL SCHEDULES
E1.01	SITE PLAN
E1.01A	PHOTOMETRICS-EXTERIOR EGRESS
E2.11	LIGHTING FLOOR PLAN
E2.21	POWER FLOOR PLAN
E2.31	AUXILIARY FLOOR PLAN
E2.32	AUXILIARY ROOF PLAN
E3.01	ENLARGED PLANS
E5.01	SINGLE LINE DIAGRAM
E6.01	DETAILS
E6.02	DETAILS
E6.03	DETAILS
E7.01	TITLE 24 COMPLIANCE FORMS
E7.02	TITLE 24 COMPLIANCE FORMS
ED2.11	DEMOLITION LIGHTING FLOOR PLAN
ED2.21	DEMOLITION POWER FLOOR PLAN

TOTAL = 18 SHEETS AT ELECTRICAL

PLUMBING

P0.01	GENERAL NOTES, LEGEND, ABBREVIATIONS AND SHEET INDEX
P0.02	SCHEDULES
P1.01	PLUMBING SITE PLAN
P2.10	UNDERGROUND PLAN
P2.11	WATER FLOOR PLAN
P2.12	SEWER AND VENT FLOOR PLAN
P2.13	ROOF PLAN
P5.01	RISER DIAGRAMS
P6.01	DETAILS
PD2.10	UNDERGROUND DEMOLITION PLAN
PD2.11	WATER DEMOLITION PLAN
PD2.12	SEWER AND VENT DEMOLITION PLAN

TOTAL = 12 SHEETS AT PLUMBING

TELECOMMUNICATION

T0.01	GENERAL NOTES, LEGEND, ABBREVIATIONS AND SHEET INDEX
T1.01	OVERALL SITE PLAN
T2.11	FLOOR TECHNOLOGY PLAN
T3.01	ENLARGED PLANS - IDF ROOM B105 AND SINGLE LINE DIAGRAMS
T6.01	DETAILS
T6.02	DETAILS
TAV2.11	FLOOR PLAN - AUDIO VISUAL
TAV2.22	RCP -AUDIO VISUAL
TAV3.01	AUDIOVISUAL INFRASTRUCTURE DIAGRAMS
TD2.11	DEMOLITION FLOOR PLAN

TOTAL = 10 SHEETS AT TELECOMMUNICATION

FIRE ALARM

FA0.01	GENERAL NOTES, LEGEND, ABBREVIATIONS AND SHEET INDEX
FA0.02	DEMOLITION NOTES
FA1.01	FIRE ALARM SITE PLAN
FA2.11	FIRE ALARM FLOOR PLAN
FA5.01	RISER DIAGRAM AND CALCULATIONS
FA6.01	DETAILS
FA6.02	DETAILS
FA6.03	DETAILS
FAD2.11	DEMOLITION FLOOR PLAN

TOTAL = 9 SHEETS AT FIRE ALARM

FIRE PROTECTION

FP0.01	GENERAL NOTES, LEGEND, ABBREVIATIONS AND SHEET INDEX
FP2.11	FIRE PROTECTION FLOOR PLAN
FP2.21	FIRE PROTECTION REFLECTED CEILING PLAN
FP4.01	SECTIONS
FP6.01	DETAILS
FP6.02	APPROVED DRAWINGS FOR REFERENCE
FPD2.11	DEMOLITION FLOOR PLAN

TOTAL = 7 SHEETS AT FIRE PROTECTION

SECURITY

S$0.00	SECURITY GENERAL INFORMATION AND SYMBOL LEGEND
S$0.10	SECURITY DEMOLITION FLOOR PLAN
SE1.02	SECURITY PROPOSED SITE PLAN
SE2.10	SECURITY FLOOR PLAN
SE2.30	SECURITY ROOF PLAN
SE3.10	SECURITY REFLECTED CEILING PLAN
SE5.01	SECURITY DETAILS
SE5.02	SECURITY DETAILS
SE6.01	LEVEL I SECURITY RISER DIAGRAM

TOTAL= 9 SHEETS AT SECURITY

HVAC HORIZONTAL CONTROL

IA001	INTEGRATED AUTOMATION LEGEND AND SYSTEM ARCHITECTURE
IA101	HVAC CONTROLS ZONING FLOOR PLAN
IA201	CONDENSER WATER SYSTEM CONTROLS DIAGRAM
IA202	INTEGRATED AUTOMATION SYSTEM DETAILS

TOTAL= 4 SHEET AT HVAC HORIZONE CONTROL

. GRAND TOTAL
GRAND TOTAL= 155 SHEETS

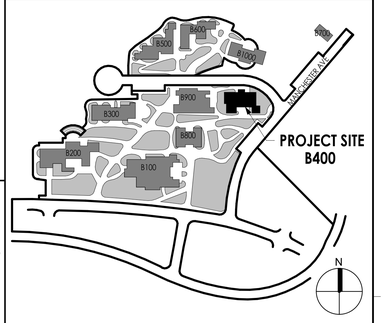
PROJECT DESCRIPTION

MODERNIZATION OF EXISTING BUILDING B400 TO INCLUDE BUILDING ENVELOPE AND INTERIOR MODIFICATIONS. THE MAIN PROGRAMMATIC FUNCTION OF THE BUILDING IS BIOLOGY LAB, BIOLOGY PREP SPACE. PHYSICAL SCIENCE LAB, LECTURE/LAB CLASSROOM WITH OFFICES AS WELL AS IDF AND STORAGE ROOM. THE WORK INCLUDES REPLACEMENT OF ALL EXISTING DOORS AND WINDOWS WITH NEW DOORS AND WINDOWS, REPLACEMENT OF EXISTING ROOFING SYSTEMS, REPLACEMENT OF EXISTING SKYLIGHT SYSTEM WITH NEW SOLATUBES AND MECHANICAL OPERATED LOUVERS, SAW CUTTING THE EXISTING CONCRETE SLAB ON GRADE TO INSTALL WATER, GAS AND PLUMBING, UPGRADING EXISTING CONCRETE HARDSCAPE TO WITH NEW HARDSCAPE AND LANDSCAPE.

VICINITY MAP



CAMPUS MAP / KEY PLAN



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LORI A. CHISTO C17360 6-30-21 STATE OF CALIFORNIA

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MiraCosta College

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

TITLE SHEET

SHEET NUMBER

G1.10

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

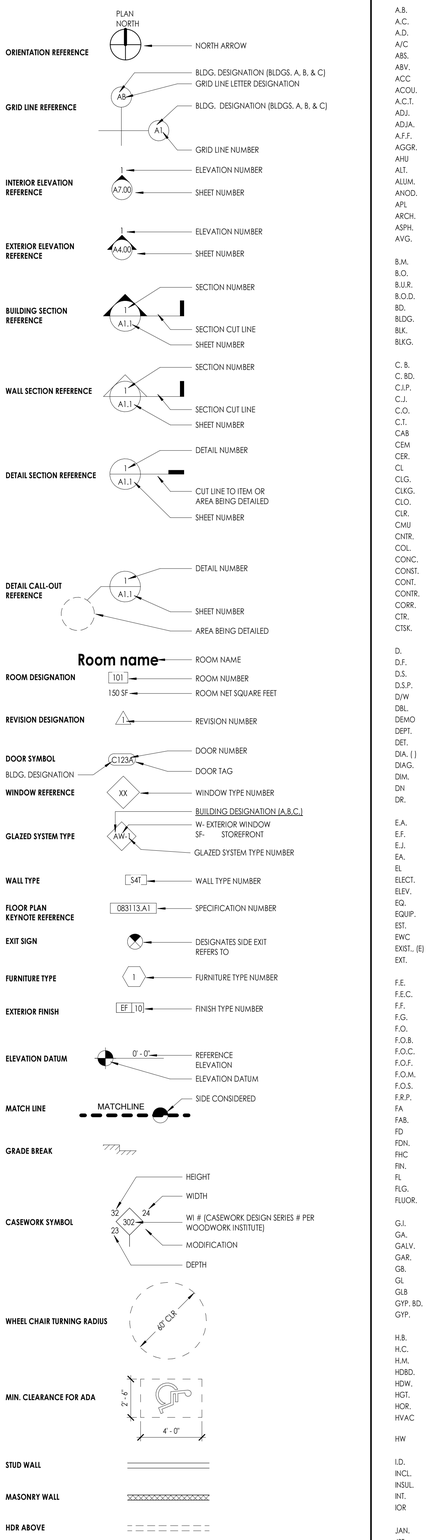
MM-20-020 – SAN B400 Renovation Project Specifications (Bidding Documents)

1/15/2021 8:10:11 PM C:\Users\thran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_thranTL78J8.rvt

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, THE NFPA FIRE CODE, THE AMERICANS WITH DISABILITIES ACT (ADA). CALIFORNIA TITLE 24 PARTS 1-5, AND/OR APPLICABLE GOVERNING ORDINANCES UNLESS NOTED OTHERWISE AND SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPENCY OR CONFLICT OF THE CODE AND THE DRAWING.
2. ALL CONSTRUCTION AND WORKMANSHIP SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND STANDARDS.
3. CONSTRUCTION MANAGER WILL BE RESPONSIBLE FOR THE ASSIGNMENT OF ALL WORK SHOWN IN THESE DRAWINGS AND SPECIFICATIONS TO PRIME CONTRACTORS (HEREINAFTER REFERRED TO INTERCHANGEABLY AS "CONTRACTOR OR CONTRACTORS") UNLESS SPECIFICALLY NOTED OTHERWISE.
4. THESE DRAWINGS, WHEN USED WITH THE PROJECT SPECIFICATIONS, SHALL CONSTITUTE THE SUM OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL REFERENCE ALL DRAWINGS AND SPECIFICATIONS CONCURRENTLY. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AS REFERRED TO IN THE GENERAL CONDITIONS OF THE PROJECT SPECIFICATIONS.
5. CONTRACTOR SHALL NOT BREAK SETS, THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, WHAT IS REQUIRED BY ANY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.
6. DISCREPANCIES IN THE CONTRACT DOCUMENTS: IN THE EVENT OF ERROR, OMISSION, AMBIGUITY, OR CONFLICT WITHIN THE DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL BRING THE MATTER TO THE ARCHITECT'S ATTENTION IN A TIMELY MANNER. FOR ARCHITECTS AND OWNER'S DETERMINATION AND DIRECTION IN ACCORDANCE WITH PROVISIONS OF THE GENERAL CONDITIONS. DISCREPANCIES IN THE CONTRACT DOCUMENTS SHALL NOT BE ALLOWED AS A BASIS FOR CHANGE ORDERS.
7. ALL UNDERGROUND FIRE SPRINKLER PIPING WORK AND ADJACENT SYSTEMS SHALL BE IN ACCORDANCE WITH FIRE SPRINKLER PIPING INSPECTION CHECKLIST PER NFPA 24 (2016 EDITION).
8. CONSTRUCTION DIMENSIONS INDICATED ARE BASED ON RECORD DRAWINGS AND GENERAL FIELD OBSERVATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD (REPORT ANY INCONSISTENCIES IMMEDIATELY TO THE ARCHITECT PRIOR TO CONSTRUCTION) AND MAKE ALLOWANCES / TOLERANCES FOR ADJOINING / LAPPING MATERIALS PRIOR TO FABRICATION. CONFIRM WITH ARCHITECT FOR SIGNIFICANT DIFFERENCES.
9. DISTRICT RECORD DRAWINGS ARE AVAILABLE FOR REVIEW. ARCHITECT AND DISTRICT MAKE NO WARRANTIES AS TO THE SUITABILITY OF RECORD DRAWINGS OR ANY PARTICULAR PURPOSE. NO WORK SHOWN ON RECORD DRAWINGS IS INCLUDED IN THE WORK OF THIS CONTRACT.
10. DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF SAID WORK.
11. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE 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 ARCHITECT AND ENGINEERS SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME. WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND HIS ENGINEERS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND HIS ENGINEERS, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO 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 CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
12. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK.
13. WRITTEN DIMENSIONS SHALL BE USED FOR LAY-OUT. DO NOT SCALE DRAWINGS.
14. CONTRACTOR OPERATIONS SHALL NOT BLOCK, HINDER, IMPEDE OR OTHERWISE INHIBIT THE USE OF REQUIRED EXITS AT ANY TIME. CONTRACTOR SHALL MAINTAIN UNOBSTRUCTED ACCESS TO FIRE EXTINGUISHERS, FIRE HYDRANTS, TEMPORARY FIRE PROTECTION FACILITIES, STAIRWAYS AND OTHER ACCESS ROUTES FOR FIRE-FIGHTING EQUIPMENT AND OR PERSONNEL
15. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.
16. THE CONTRACTOR SHALL PROVIDE COORDINATION BETWEEN ALL SUBCONTRACTORS AND TRADES.
17. THE DRAWINGS INDICATE THE END RESULT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE JOB SITE PRIOR TO BID SUBMITTAL TO DETERMINE ANY PROBLEMS HE WILL HAVE IN PERFORMING THE WORK. THE BID SHALL INCLUDE THE COST OF THE RESOLUTION OF ALL PROBLEMS.
18. ANY CONDITIONS NOT COVERED BY THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR OR DISTRICT PRIOR TO BIDDING.
19. PROVIDE ACCESSIBLE FACILITIES IN ACCORDANCE WITH C.A.C. TITLE 24 AND AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT (ADA). NOTIFY IOR FOR RULING ON CONFLICT BETWEEN REGULATIONS.
20. THESE DRAWINGS WERE PREPARED IN A MANNER CONSISTENT WITH EXISTING PROFESSIONAL STANDARDS AND WITH THE UNDERSTANDING THAT THESE DRAWINGS WOULD BE USED SOLELY BY QUALIFIED AND EXPERIENCED CONTRACTORS AND/OR DESIGN PROFESSIONALS FOR USE IN THE CONSTRUCTION OF THIS SPECIFIC PROJECT ONLY. THE DETAILS INDICATED ON THESE PLANS REPRESENT GENERAL TYPICAL DETAILS REQUIRED FOR COMMUNICATING THIS PROJECT'S DESIGN INTENT TO SUCH AND MAY NOT INCLUDE ALL THE DETAILS NECESSARY FOR THE FINAL COMPLETION OF THIS PROJECT.
21. DETAILS MARKED TYPICAL ON DRAWINGS ARE INTENDED FOR TYPICAL CONDITIONS ON THE ENTIRE PROJECT AND ARE APPLICABLE TO APPLY WHERE SIMILAR CONDITIONS OCCUR.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER.
23. DUE TO THE DIFFICULTY OF ANTICIPATING EVERY UNSATISFACTORY CONDITION THAT MIGHT BE FOUND IN EXISTING CONSTRUCTION WHERE ALTERATION, REHABILITATION OR RECONSTRUCTION WORK IS PROPOSED, THE FOLLOWING CLAUSE OR ONE OF SIMILAR MEANING SHALL BE INCLUDED IN ALL SPECIFICATIONS FOR ALTERATION, REHABILITATION OR RECONSTRUCTION PROJECTS: "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, CALIFORNIA CODE OF REGULATIONS, SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE-24, C.C.R., A CONSTRUCTION CHANGE DOCUMENT (CCD) DETAILING AND SPECIFYING THE REQUIRED WORK WILL BE SUBMITTED TO AND APPROVED BY THE ARCHITECT, MIRACOSTA SAN ELIJO COLLEGE, AND DSA BEFORE PROCEEDING WITH THE WORK.
24. THE ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANYONE ON THE PROJECT IF THAT PERSON IS KNOWLEDGEABLE OF ANY DISCREPANCIES, OMISSIONS OR AMBIGUITY IN THE DRAWINGS OR SPECIFICATIONS UNTIL THE ARCHITECT OR ENGINEER HAS BEEN NOTIFIED, HAS CORRECTED THE DISCREPANCY, OR MORE CLEARLY EXPLAINED THE INTENT OF THE DRAWINGS OR SPECIFICATIONS.
25. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT THROUGH THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL. NO FABRICATION, ERECTION, OR INSTALLATION OF MATERIALS SHALL BE STARTED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
26. THE CONTRACTOR SHALL COOPERATE WITH ALL OTHER CONTRACTORS WHO MAY BE PERFORMING WORK ON BEHALF OF MIRACOSTA SAN ELIJO COLLEGE AND WORKMEN WHO MAY BE EMPLOYED BY MIRACOSTA SAN ELIJO COLLEGE ON ANY WORK IN THE VICINITY OF THE WORK TO BE DONE UNDER THIS CONTRACT; AND THE CONTRACTOR SHALL CONDUCT HIS/HER OPERATIONS AS TO INTERFERE TO THE LEAST POSSIBLE EXTENT WITH THE WORK OF OTHER SUCH CONTRACTORS OR WORKMEN.
27. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., DURING DEMOLITION AND CONSTRUCTION, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER.
28. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL SECURE THE AREA SO THAT NO UNAUTHORIZED PERSONNEL OR CHILDREN SHALL GAIN ACCESS TO THE PROJECT AREA OR PROJECT STAGING AREAS.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE EXISTING BUILDING(S) FROM WEATHER DAMAGE DURING CONSTRUCTION. ALL DAMAGE SHALL BE REPAIRED TO THE SATISFACTION OF THE COLLEGE DISTRICT AND PAID FOR BY THE CONTRACTOR.
30. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SECURING HIS/HER EQUIPMENT, SUPPLIES, TOOLS, ETC.
31. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK, ANY DAMAGE TO UTILITIES SHALL BE REPORTED TO THE CONSTRUCTION MANAGER AND CENTRAL PLANT OPERATIONS IMMEDIATELY.
32. THE CONTRACTOR SHALL SAFEGUARD THE DISTRICTS PROPERTY DURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION OR BETTER.
33. THE CONTRACTOR WARRANTS TO THE DISTRICT AND THE 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.
34. CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHER UNITS IN RECESSED CABINETS AS SPECIFIED BY LOCAL AUTHORITY HAVING JURISDICTION. LOCATION AND TYPE OF UNIT WILL BE DETERMINED BY LOCAL AUTHORITY HAVING JURISDICTION. THE MAXIMUM FLOOR TRAVEL DISTANCE SHALL NOT EXCEED 75 FT. TO THE NEAREST EXTINGUISHER FROM ANY POINT IN THE BUILDING WITHOUT NEEDING TO GO UP OR DOWN STAIRS.
35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISHED SURFACES CLEAN AT THE COMPLETION OF THE WORK AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY WHENEVER POSSIBLE. PREVIOUS TRENCH CUTS SHALL BE USED TO MINIMIZE PAVEMENT CUTS.
36. WORKMANSHIP SHALL BE OF THE HIGHER QUALITY AND NOT LESS THAN THE MINIMUM STANDARDS AS EXPECTED OF THE APPLICABLE TRADE OR PROFESSION. COMPLETELY FINISHED, SAFE, NEAT THROUGHOUT AND PERFORMED BY COMPETENT AND EXPERIENCED WORKMEN. CONSTANT SUPERVISION OF WORK BY CONTRACTOR SHALL BE MAINTAINED.
37. ALL NEW CONSTRUCTION MATERIALS SHALL BE 100% ASBESTOS FREE.
38. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN CBC TABLES 307.1(1) AND 307.1(2)
39. CONTRACTOR'S ACCESS SHALL BE APPROVED BY THE DISTRICT, INCLUDING MATERIAL STORAGE AND VEHICLE PARKING. CONTRACTOR SHALL LIMIT STORAGE AND PARKING TO THE DESIGNATED AREAS.
40. ITEMS OF A MECHANICAL OR ELECTRICAL NATURE MAY NOT NECESSARILY APPEAR ON THE ARCHITECTURAL DRAWINGS. SEE THE APPROPRIATE DRAWINGS FOR ITEMS OF THIS NATURE.
41. FOR ALL WALL MOUNTED AND SEMI-RECESS MOUNTED EQUIPMENT, WHITE BOARDS, ACCESSORIES, CABINETS, HANDRAILS, MECHANICAL/ELECTRICAL EQUIPMENT, DOOR STOPS, SIGNAGE, MAGNETIC DOOR HOLD-OPEN DEVICES, ETC. PROVIDE AND INSTALL SOLID BLOCKING PER DETAIL 12/54.00
42. REFER TO DETAILS ON SHEET A9.61 FOR ALL FIRE RATED WALL PENETRATION (DUCT, PIPE CONDUIT PENETRATIONS)
43. DISSIMILAR METALS: SEPARATE DISSIMILAR METALS WITH BITUMINOUS PAINT, OR A SUITABLE SEALANT, OR A NON-ABSORPTIVE PLASTIC OR ELASTOMERIC TAPE, OR A GASKET BETWEEN THE SURFACES. DO NOT USE COATING CONTAINING LEAD.
44. PROTECTION: WHEREVER ALUMINUM IS IN CONTACT WITH CONCRETE, APPLY BITUMINOUS PAINT OR BY SUCH OTHER ISOLATION APPROVED IN ADVANCE BY THE ARCHITECT.
45. CONTRACTOR TO CHECK AND VERIFY SIZE AND LOCATION OF DUCTS, PLUMBING RUNS AND MECHANICAL EQUIPMENT WITH MECHANICAL AND PLUMBING CONTRACTORS BEFORE CONSTRUCTING WALLS, FLOOR, CEILINGS, CABINETS, EQUIPMENT BASES, ETC.
46. CONTRACTOR TO CHECK, VERIFY SIZES AND COORDINATE THE LOCATION AND PATH OF MECHANICAL DUCT WORK, ELECTRICAL, LOW VOLTAGE A/V CONDUITS AND FIRE PROTECTION SYSTEM PIPING. OVERCOME ANY CONFLICT BETWEEN THE LAYOUTS OF THESE SYSTEMS THAT MAY RISE DUE TO FIELD CONDITIONS AND PROVIDE THE NECESSARY CHANGES WITHOUT COMPROMISING THE EFFICIENCY AND THE INTEGRITY OF THESE SYSTEMS.
47. FOR INTERIOR FINISH MATERIALS AND COLORS REFER TO FINISH AND COLOR SCHEDULES. THE FLAME SPREAD RATING OF INTERIOR FINISHES SHALL NOT EXCEED "75." FINISH MATERIAL SHALL BE APPROVED BY THE STATE FIRE MARSHAL, OR BUILDING OFFICIAL WITH AGENCY HAVING JURISDICTION PRIOR TO INSTALLATION.
48. PENETRATION OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECTIONS 711 AND 712.
49. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CFC TABLE 803.3.
50. SUSPENDED CEILINGS SHALL COMPLY WITH ASTM C 635, SECTION 1617A.1.21 2019 CBC FOR HIGH SEISMIC AREAS, IR 25-1, IR 25-2.13, AND IR 25-3.13
51. NO CUTTING, CHIPPING OR OTHER MODIFICATION OF STRUCTURE IS ALLOWED EXCEPT AS SHOWN OR BY WRITTEN DECISION OF ARCHITECT.
52. CONSUMPTION OF ALCOHOLIC BEVERAGES OR USE OF CONTROLLED SUBSTANCES IS PROHIBITED ON DISTRICT PROPERTY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENFORCING THIS PROHIBITION FOR EMPLOYEES, SUBCONTRACTORS AND THEIR EMPLOYEES, OR OTHER PERSONS RELATED TO THE PROJECT THROUGH OR BY THE CONTRACTOR.
53. AT NO TIME DURING CONSTRUCTION AND UNDER THIS CONTRACT SHALL THE CONTRACTOR PLACE, OR CAUSE TO BE PLACED, ANY MATERIALS AND/OR EQUIPMENT, ETC., AT A LOCATION THAT WOULD IMPEDE OR IMPAIR ACCESS TO OR FROM THE PRESENT FACILITIES, WITHOUT PRIOR DISTRICT APPROVAL.
54. THE CONTRACTOR SHALL EXERCISE MAXIMUM DUST AND NOISE CONTROL DURING CONSTRUCTION HOURS, AND MUST COMPLY FULLY WITH MIRACOSTA SAN ELIJO COLLEGE CONSTRUCTION GUIDELINES.
55. THE WORK AREA SHALL BE CLEANED AND ALL CONSTRUCTION DEBRIS AND DEMOLISHED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR AT A LEGAL DUMP, AT THE CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL LEAVE THE WORK AREA AND SITE CLEAN AND IN THE SAME CONDITION AS PRIOR TO THE CONSTRUCTION OF THIS PROJECT.
56. CONTRACTOR SHALL MAKE SITE VISITS AND SURVEY EXISTING CONDITIONS DURING BID PERIOD.
57. CONTRACTOR SHALL SUBMIT THE FINAL COMPACTION REPORT(S) AND SOILS ENGINEER'S INSPECTION REPORT TO THE INSPECTOR OF RECORD PRIOR TO FOUNDATION INSPECTION BY IOR AND STRUCTURAL ENGINEER AND PRIOR TO POURING ANY CONCRETE.
58. WHERE WORK IMPACTS TURF AND PLANTED AREAS IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING AND RETURN THE AREA TO ITS ORIGINAL CONDITION.
59. COMPENSATION INSURANCE MUST BE ON FILE BEFORE A PERMIT CAN BE ISSUED.
60. A CALIFORNIA STATE DIVISION OF INDUSTRIAL SAFETY PERMIT IS REQUIRED FOR EXCAVATION FIVE OR MORE FEET IN DEPTH AND FOR THE DEMOLITION OR CONSTRUCTION OF BUILDINGS OVER 36 FEET IN HEIGHT.
61. UPON CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE MIRACOSTA SAN ELIJO COLLEGE WITH MANUFACTURER'S SAFETY DATA LITERATURE (MSDS) FOR ALL HAZARDOUS MATERIALS BROUGHT ON SITE TO PERFORM THE WORK UNDER THIS CONTRACT. WARRANTIES AND GUARANTEES SHALL ALSO BE INCLUDED WITH THIS SUBMITTAL.
62. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR CONSTRUCTION CHANGE DOCUMENT SIGNED BY ARCHITECT AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR.
63. A PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER, AND THE DIVISION OF THE STATE ARCHITECT SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART1, TITLE 24, CCR, CLASS 3 INSPECTOR.
64. ALL WORK SHALL CONFORM TO 2019 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR).
65. FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION TO COMPLY WITH 2019 CALIFORNIA FIRE CODE CHAPTER 33.
66 THE REVEIW OF THESE DRAWINGS IS LIMITED TO ONLY THOSE MODIFICATIONS AND/OR CHANGES SHOWN. A REVIEW OF EXISTING CONDITIONS WIHTIN THE BUILDING(S) FOR THE PURPOSE OF COMPARING THESE CONDITIONS TO CURRENT CODE REQUIREMENTS HAS TO BE MADE. EXISTING CONDITIONS ARE SUBJECT TO EVELAUATION BE THE AUTHORITY HAVING JURISDICTION
67 STORAGE OF HAZARDOUS MATERIALS SHALL BE PER ARTICAL 57, 50, 54, 56, 58, 60, 62, 64, 66 AND 67 CFC.
68 THE HANDLING OF HAZARDOUS MATERIALS SHALL BE IN ACCORDANCE WITH CALIFORNIA FIRE CODE SECTION 5003.

SYMBOLS

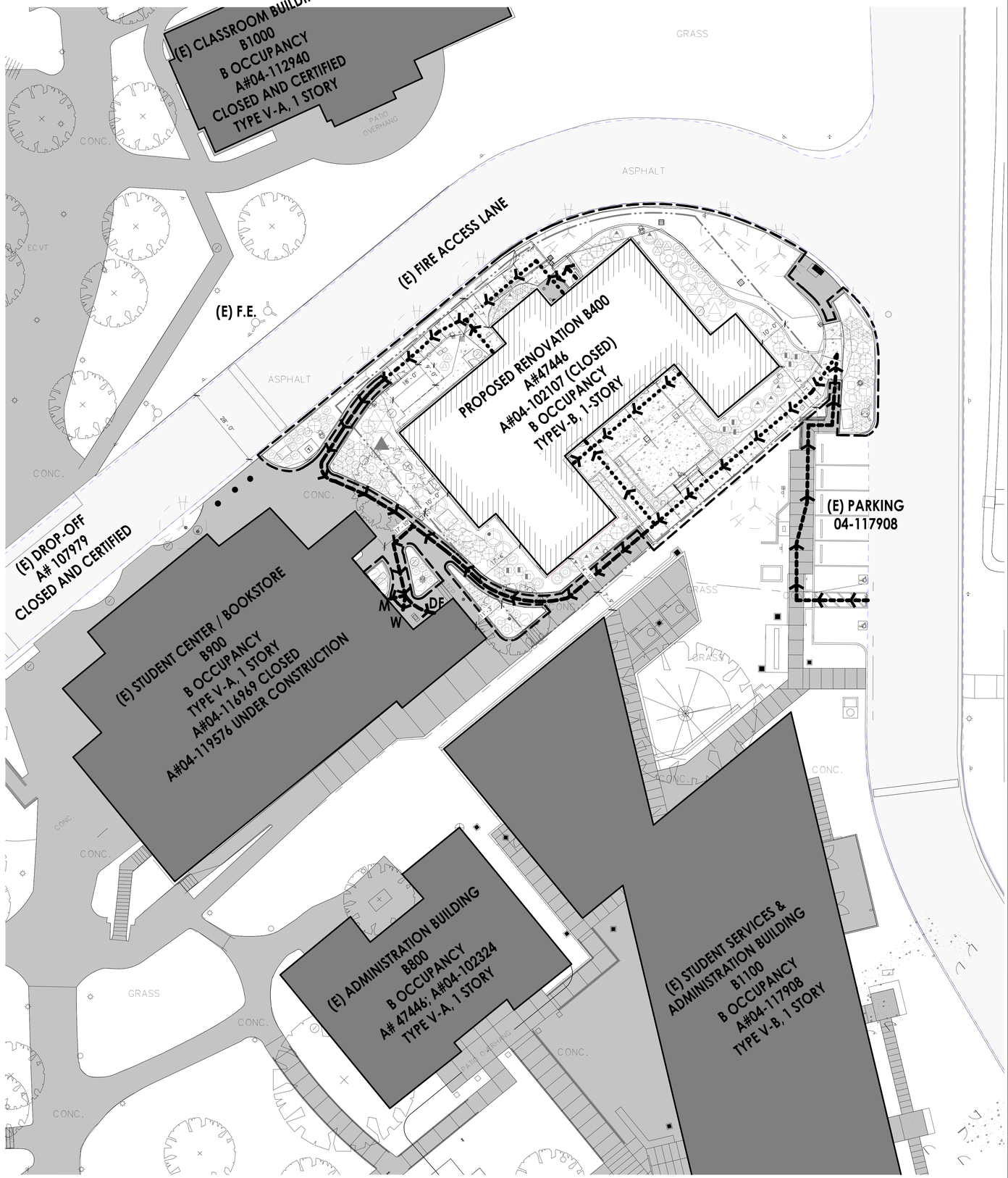


ABBREVIATIONS

A.B.	ANCHOR BOLT	MECH.	MECHANICAL
A.C.	ASPHALT CONCRETE	MEMB.	MEMBRANE
A.D.	AREA DRAIN	MFG.	MANUFACTURING
A/C	AIR CONDITIONING	MFR.	MANUFACTURER
ABS.	ABSOLUTE	MIN.	MINIMUM
ABV.	ABOVE	MIR.	MIRROR
ACC	ACCESSIBLE	MISC.	MISCELLANEOUS
ACOU.	ACOUSTIC	MTL.	METAL
A.C.T.	ACOUSTIC TILE CEILING	M.D.	METAL DECK
ADJ.	ADJUSTABLE	MUL	MULLION
ADJA.	ADJACENT		
A.F.F.	ABOVE FINISHED FLOOR	(N)	NEW
AGGR.	AGGREGATE	N.G.	NATURAL GRADE
AHU	AIR HANDLER UNIT	N.I.C.	NOT IN CONTRACT
ALT.	ALTERNATE	N.T.S.	NOT TO SCALE
ALUM.	ALUMINUM	NO.	NUMBER
ANOD.	ANODIZED	NOM.	NOMINAL
APL	ASSUMED PROPERTY LINE		
ARCH.	ARCHITECTURAL	O.C.	ON CENTER
ASPH.	ASPHALT	O.D.	OUTSIDE DIAMETER
AVG.	AVERAGE	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED'
		O.I.	ORNAMENTAL IRON
B.M.	BEAM	O/	OVER
B.O.	BOTTOM OF	OFF.	OFFICE
B.U.R.	BUILT-UP ROOFING	OPNG.	OPENING
B.O.D.	BASIS OF DESIGN	OPP.	OPPOSITE
BD.	BOARD		
BLDG.	BUILDING	P. LAM.	PLASTIC LAMINATE
BLK.	BLOCK	P.I.P.	POURED IN PLACE
BLKG.	BLOCKING	P.L.	PROPERTY LINE
		P.P.	PIPE PENETRATION
C. B.	CATCH BASIN	P.T.D.	PAPER TOWEL DISPENSER
C. BD.	CHALKBOARD	PERF.	PERFORATED
C.I.P.	CAST IN PLACE	PERP.	PERPENDICULAR
C.J.	CONTROL JOINT	PH	PANIC HARDWARE
C.O.	CLEAN OUT	PHS	PHASE
C.T.	CERAMIC TILE	PLAST.	PLASTER
CAB	CABINET	PLUMB.	PLUMBING
CEM	CEMENT	PLYWD.	PLYWOOD
CER.	CERAMIC	PORC.	PORCELAIN
CL	CENTERLINE	PREFAB.	PREFABRICATED
CLG.	CEILING	PSF	POUNDS PER SQUARE FOOT
CLKG.	CAULKING	PSI	POUNDS PER SQUARE INCH
CLO.	CLOSET	PTN.	PARTITION
CLR.	CLEAR	PVC	POLY-VINYL CHLORIDE
CMU	CONCRETE MASONRY UNIT		
CNTR.	COUNTER	Q.T.	QUARRY TILE
COL.	COLUMN	QTY.	QUANTITY
CONC.	CONCRETE		
CONST.	CONSTRUCTION	R.	RISER
CONT.	CONTINUOUS	R.C.P.	REFLECTED CEILING PLAN
CONTR.	CONTRACTOR	R.D.	ROOF DRAIN
CORR.	CORRIDOR	R.H.	ROBE HOOK
CTR.	CENTER	R.O.	ROUGH OPENING
CTSK.	COUNTERSUNK	RAD.	RADIUS
		REF	REFRIGERATOR
D.	DEEP, DEPTH	REINF.	REINFORCED
D.F.	DRINKING FOUNTAIN	REQ'D	REQUIRED
D.S.	DOWN SPOUT	RESIL.	RESILIENT
D.S.P.	DRY STANDPIPE	REV.	REVISION
D/W	DISHWASHER	RM	ROOM
DBL.	DOUBLE		
DEMO	DEMOLITION	S.C.	SOLID CORE
DEPT.	DEPARTMENT	S.C.D.	SEAT COVER DISPENSER
DET.	DETAIL	S.D.	SOAP DISPENSER
DIA. ( )	DIAMETER	S.F.	SQUARE FEET
DIAG.	DIAGONAL	S.N.D.	SANITARY NAPKIN DISPENSER
DIM.	DIMENSION	S.N.R.	SANITARY NAPKIN RECEPTACLE
DN	DOWN	S.S.	STAINLESS STEEL
DR.	DOOR	SCHED.	SCHEDULE
E.A.	EXPANSION ANCHOR	SD.	SMOKE DETECTOR
E.F.	EXHAUST FAN	SECT.	SECTION
E.J.	EXPANSION JOINT	SHR.	SHOWER
EA.	EACH	SHT'G.	SHEATHING
EL	ELEVATION	SIM.	SIMILAR
ELECT.	"ELECTRIC, ELECTRICAL"	SL.	SLOPE
ELEV.	ELEVATOR	SLDG.	SIDING
EQ.	EQUAL	SPECS	SPECIFICATIONS
EQUIP.	EQUIPMENT	SPKR.	SPEAKER
EST.	ESTIMATE	SQ. IN.	SQUARE INCHES
EWC	ELECTRIC DRINKING WATER COOLER	STC	SOUND TRANSMISSION CLASS
EXIST., (E)	EXISTING	STL.	STEEL
EXT.	EXTERIOR	STOR.	STORAGE
		STRL.	STRUCTURAL
F.E.	FIRE EXTINGUISHER	SUSP.	SUSPENDED
F.E.C.	FIRE EXTINGUISHER CABINET	SYM	SYMMETRICAL
F.F.	FINISH FLOOR	SYS.	SYSTEM
F.G.	FINISH GRADE	T.B.	TACKBOARD
F.O.	FACE OF	T & G	TONGUE AND GROOVE
F.O.B.	FACE OF BLOCK	T.O.	TOP OF
F.O.C.	FACE OF CONCRETE	T.O.B.	TOP OF BEAM
F.O.F.	FACE OF FINISH	T.O.C.	TOP OF CURB
F.O.M.	FACE OF MASONRY	T.O.F.	TOP OF FOOTING
F.O.S.	FACE OF STUDS	T.O.J.	TOP OF JOIST
F.R.P.	FIBERGLASS REINFORCED PANEL	T.O.M.	TOP OF MASONRY
FA	FIRE ALARM	T.O.P.	TOP OF PARAPET
FAB.	FABRICATE	T.O.R.	TOP OF ROOF
FD	FLOOR DRAIN	T.O.S.	TOP OF STEEL
FDN.	FOUNDATION	T.O.W.	TOP OF WALL
FHC	FIRE HOSE CABINET	T.S.	TUBE STEEL
FIN.	FINISH	T.V.	TELEVISION OUTLET
FL	FLOOR	TEL.	TELEPHONE
FLG.	FLOORING	TH.	THRESHOLD
FLUOR.	FLUORESCENT	THD.	THREADED
		THK.	THICK
G.I.	GALVANIZED IRON	THRU	THROUGH
GA.	GAUGE	TRANS.	TRANSFORMER
GALV.	GALVANIZED	TYP.	TYPICAL
GAR.	GARAGE		
GB.	GRAB BAR	U.O.N.	UNLESS OTHERWISE NOTED
GL	GLASS	UR.	URINAL
GLB	GLUE LAMINATED BEAM		
GYP. BD.	GYPSUM BOARD	V.I.F.	VERIFY IN FIELD
GYP.	GYPSUM	VCT	VINYL COMPOSITION TILE
		VERT.	VERTICAL
H.B.	HOSE BIBB	VEST.	VESTIBULE
H.C.	HOLLOW CORE		
H.M.	HOLLOW METAL	W.B.	WHITEBOARD
HDBD.	HARDBOARD	W.H.	WATER HEATER
HDW.	HARDWARE	W.I.	WROUGHT IRON
HGT.	HEIGHT	W.S.P.	WET STAND PIPE
HOR.	HORIZONTAL	W.S.	WINDOW SHADE
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING"	W/C	WATER CLOSET
		W/O	WITHOUT
HW	HOT WATER	WCT	WAINSCOT
		WD.	WOOD
I.D.	INSIDE DIAMETER	WT.	WEIGHT
INCL.	"INCLUDE, INCLUSIVE"	W/	WITH
INSUL.	INSULATION	YD.	YARD
INT.	INTERIOR		
IOR	INSPECTOR OF RECORD		
JAN.	JANITOR		
JST.	JOIST		
KIT.	KITCHEN		
L.R.	LIVING ROOM		
LAM	LAMINATE		
LAV	LAVATORY		
LT.	LIGHT		
LTG.	LIGH

MM-20-020 – SAN B400 Renovation Project Specifications (Bidding Documents)

1/15/2021 8:10:21 PM C:\Users\ktran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ktran_T8.8.rvt



SITE PLAN SCALE 1" = 15'-0" 2

APPLICABLE CODES

2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), (PART 1, TITLE 24, C.C.R.)

2019 CALIFORNIA BUILDING CODE (CBC), (PART 2, TITLE 24, C.C.R.)
(2018 INTERNATIONAL BUILDING CODE, VOL. 1 & 2 **W/ 2019 CALIFORNIA AMENDMENTS**)

2019 CALIFORNIA ELECTRICAL CODE (CEC) (PART 3, TITLE 24, C.C.R.) (2017 NATIONAL ELECTRICAL CODE AND **W/ 2019 CALIFORNIA AMENDMENTS**)

2019 CALIFORNIA MECHANICAL CODE (CMC) (PART 4, TITLE 24, C.C.R.)
(2018 IAPMO UNIFORM MECHANICAL CODE AND **W/ 2019 CALIFORNIA AMENDMENTS**)

2019 CALIFORNIA PLUMBING CODE (CPC) (PART 5, TITLE 24, C.C.R.)
(2018 UNIFORM PLUMBING CODE **W/ 2019 CALIFORNIA AMENDMENTS**)

2019 CALIFORNIA ENERGY CODE (CEC) (PART 6, TITLE 24, C.C.R.)

2019 CALIFORNIA FIRE CODE (CFC) (PART 9, TITLE 24, C.C.R.)
(2018 INTERNATIONAL FIRE CODE **W/ 2019 CALIFORNIA AMENDMENTS**)

2019 CALIFORNIA EXISTING BUILDING CODE (CEBC) (PART 10, TITLE 24, C.C.R.)
(2018 INTERNATIONAN EXISTING BUILDING CODE **W/ 2019 CALIFORNIA AMENDMENTS**)

2019 CALIFORNIA REFERENCED STANDARDS (PART 12, TITLE 24, C.C.R.)

TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

2019 CALIFORNIA CODE REGULATIONS (CCR) TITLE 24

PARTIAL LIST OF APPLICABLE NFPA STANDARDS

REFERENCE CODE SECTION FOR NFPA STANDARDS - 2019 CBC (SFM) CHAPTER 35. SEE CHAPTER 35 FOR STATE OF CALIFORNIA AMENDMENTS TO NFPA STANDARDS.

NFPA 13	INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED)	2016 EDITION
NFPA 14	INSTALLATION OF STANDPIPE AD HOSE SYSTEMS (CA AMENDED)	2016 EDITION
NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS	2017 EDITION
NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEMS	2017 EDITION
NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE (CALIFORNIA AMENDED)	2016 EDITION
NFPA 80	FIRE DOORS AND OTHER OPENING PROTECTIVE	2016 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISING SYSTEMS	2015 EDITION
UL 300	FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT	2005S EDITION (R2010)
UL 464	AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS INCLUDING ACCESSORIES	2003 EDITION
UL 521	HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	1999 EDITION
UL 1971 (R2010)	SIGNALING DEVICES FOR THE HEARING IMPAIRED	2002 EDITION

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION (CBC TABLE 602):

FIRE SEPARATION DISTANCE	OCCUPANCY B
X < 5	1 HR
5 ≤ x < 10	1 HR
10 ≤ x < 30	0 HR
X ≤ 30	0 HR

BUILDING CODE ANALYSIS

CODE REFERENCE SECTION - 2019 CBC

(E) BUILDING B400

TYPE OF CONSTRUCTION: 601, 602.24 TYPE V-B FULLY SPRINKLERED

OCCUPANCY GROUP: 304, 311, 508.3.2 GROUP B

HEIGHT: 503, 504.2

- **ALLOWABLE HEIGHT (FEET):** 60 FEET (CBC TABLE 504.3)
- **ACTUAL BUILDING HEIGHT (FEET):** 20 FEET
- **ALLOWABLE HEIGHT (STORIES):** 3 STORIES (BASED ON OCCUPANCY GROUP B, CBC TABLE 504.4)
- **ACTUAL BUILDING HEIGHT (STORIES):** 1 STORY

AREA: **BASIC ALLOWABLE AREA PER STORY:** (SINGLE OCCUPANCY, ONE STORY)

Aa = At + (NS X If)
Aa = 36,000 + (9,000 X 0)
Aa = 36,000SF

ACTUAL BUILDING AREA:

BUILDING SQUARE FOOTAGE (EXISTING BUILDING B400)=	**5,873** SF (REMODEL)
FIRST FLOOR:	5,873 SF
COVERED CANOPY:	0 SF
BUILDING SQUARE FOOTAGE (TOTAL)=	**5,873 SF**

PROJECT DESCRIPTION

MODERNIZATION OF EXISTING BUILDING B400 TO INCLUDE BUILDING ENVELOPE & INTERIOR MODIFICATIONS, THE MAIN PROGRAMMATIC FUNCTION OF THE BUILDING IS BIOLOGY LAB, BIOLOGY PREP SPACE, PHYSICAL SCIENCE LAB, LECTURE/LAB CLASSROOM WITH OFFICES AS WELL AS (OF AND STORAGE ROOM. THE WORK INCLUDES REPLACEMENT OF ALL EXISTING DOORS & WINDOWS WITH NEW DOORS AND WINDOWS, REPLACEMENT OF EXISTING ROOFING SYSTEMS, REPLACEMENT OF EXISTING SKYLIGHT SYSTEM WITH NEW SOLATUBES AND MECHANICAL OPERATED LOUVERS, SAW CUTTING THE EXISTING CONCRETE SLAB ON GRADE TO INSTALL WATER, GAS AND PLUMBING, UPGRADING EXISTING CONCRETE HARDSCAPE TO WITH NEW HARDSCAPE AND LANDSCAPE.

CODE ANALYSIS SITE PLAN - LEGEND

(E) P.O.T. DSA A#04-119576 (E) P.O.T. DSA A#04-117908

P.O.T. PATH OF TRAVEL (P.O.T.) NOTES:

- PATH OF TRAVEL [P.O.T.] AS INDICATED IS A BARRIER FREE ACCESSIBLE ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT A SLOPE NOT STEEPER THAN 1:2, EXCEPT THAT LEVEL CHANGES ARE 1/4" MAXIMUM VERTICAL, AND IS AT LEAST 48"WIDE.
- SURFACE SHALL BE STABLE, FIRM AND SLIP RESISTANT, CROSS-SLOPE SHALL NOT BE STEEPER THAN 1:48 AND RUNNING SLOPE SHALL NOT BE STEEPER THAN 1:20 UNLESS OTHERWISE INDICATED (SECTION 11B-403.3).
- P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. (SECTION 11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL SURFACE BETWEEN 27" AND 80" ABOVE FINISH FLOOR OR GROUND (SECTION 11B-307.2)
- PROVIDE FLUSH TRANSITIONS AT ANY ADJOINING JOINTS BETWEEN NEW & EXISTING (E) WALK SURFACES IN P.O.T.
- ARCHITECT TO VERIFY THAT THERE ARE NO BARRIERS IN THE P.O.T AND THAT ALL P.O.T. COMPLY WITH SECTION 11B-206.

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT:

THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE 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 NONCOMPLIANT 1) HAVE BEEN IDENTIFIED AND 2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECTS 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 SO INDICATED IN THESE CONSTRUCTION DOCUMENTS. DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

	ASSUMED PROPERTY LINE
	LIMIT OF WORK
	1-HOUR BARRIER
DF	(E) DRINKING FOUNTAIN
M	(E) MEN'S RESTROOM
W	(E) WOMEN'S RESTROOM
GN	GENDER NEUTRAL RESTROOM

FIRE SPRINKLER SYSTEM:

FULL AUTOMATIC SPRINKLER SYSTEM THROUGHOUT THE BUILDING AREA.

FIRE RESISTANCE RATINGS REQUIREMENTS FOR BUILDING ELEMENTS:	TABLE 601
· STRUCTURAL FRAME	0 HOUR
· EXTERIOR BEARING WALLS	0 HOUR
· INTERIOR BEARING WALLS	0 HOUR
· EXTERIOR NON-BEARING WALLS	PER TABLE 602 - SEE DELOW
· INTERIOR NON-BEARING WALLS AND PARTITIONS	0 HOUR
· FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0 HOUR
· ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0 HOUR

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE TABLE 602
FOR TYPE-V-B CONSTRUCTION AND OCCUPANCY GROUPB

FIRE SEPARATION DISTANCE	OCC. GROUP B
X < 5	1 HR
5 ≤ X < 10	1 HR
10 ≤ X < 30	0 HR
X ≥ 30	0 HR

MAXIMUM AREA OF EXTERIOR WALL OPENINGS TABLE 705.8

FIRE SEPARATION DISTANCE	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
0<3'	UNPROTECTED SPRINKLERED PROTECTED	NOT PERMITTED NOT PERMITTED
3'<5'	UNPROTECTED SPRINKLERED PROTECTED	15% 15%
5'<10'	UNPROTECTED SPRINKLERED PROTECTED	25% 25%
10'<15'	UNPROTECTED SPRINKLERED PROTECTED	45% 45%
15'<20'	UNPROTECTED SPRINKLERED PROTECTED	75% 75%
20' OR GREATER	UNPROTECTED SPRINKLERED PROTECTED	NO LIMIT NO LIMIT
	ALLOWABLE AREA OF OPENINGS 705.8.1	BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS. - 705.8.1, Exception 2



OVERALL CAMPUS SITE PLAN SCALE 1/4" = 1'-0" 1

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT · LOWELL C. CHAN · No. C-30714 · 10-31-21 · STATE OF CALIFORNIA

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

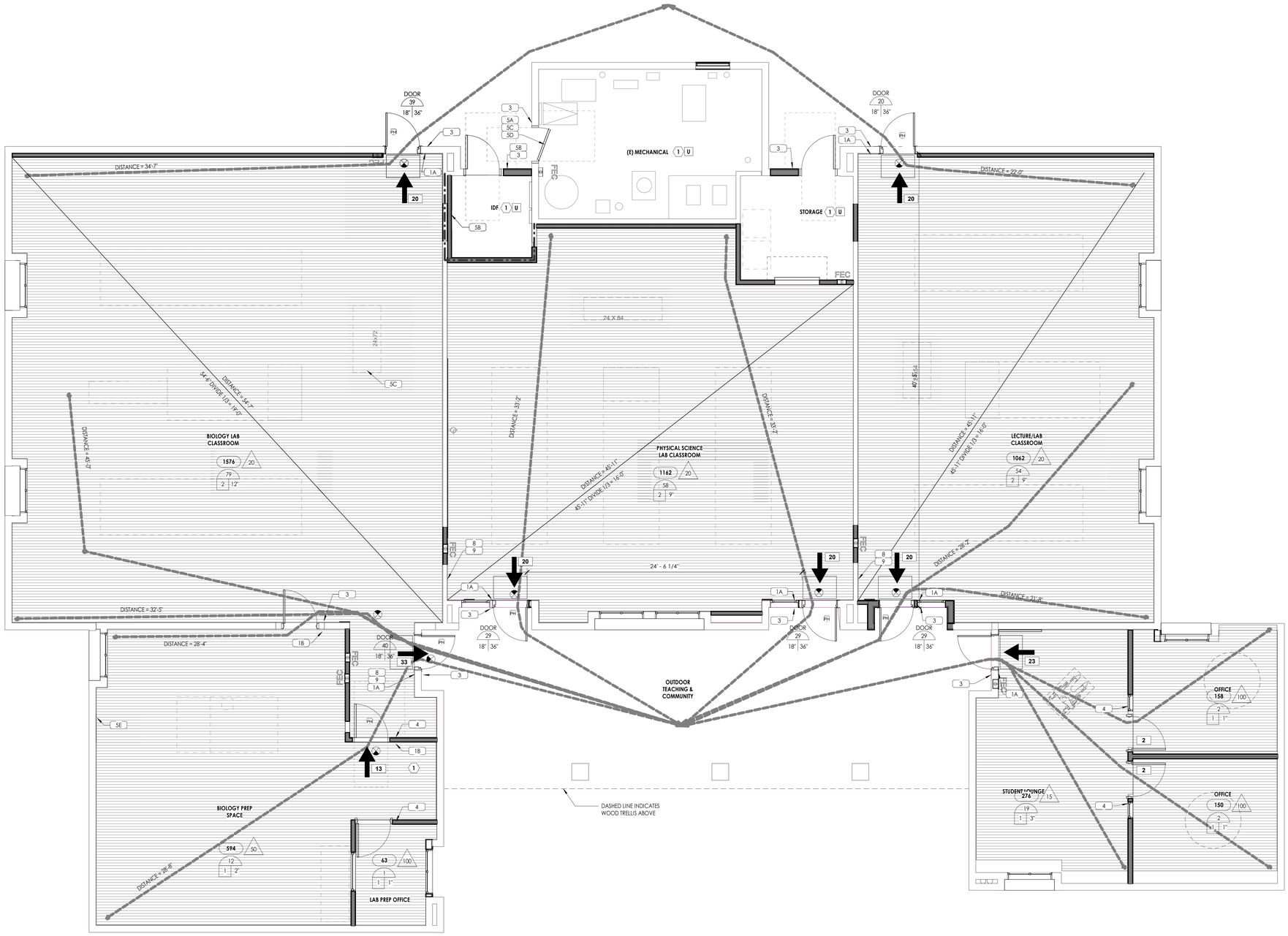
CODE ANALYSIS SITE PLAN

SHEET NUMBER

G1.30

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/15/2021 8:10:24 PM C:\Users\tfrann\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_tfrannLT58.rvt



EGRESS AND SIGNAGE PLAN - LEGEND

PER TABLE 1004.1.2 , EXITING PLAN COMPLIES WITH CBC 2019.

PER TABLE 1004.1.2 , EXITING PLAN COMPLIES WITH CBC 2019.

- 123 — OCCUPANT LOAD SERVED BY EXIT
- U — OCCUPANT LOAD SERVED BY EXIT, BUT NOT COUNTED IN TOTAL OCCUPANT LOAD
- 123 — ROOM OCCUPANT LOAD @ 100 SQ. FT. / PERSON
- 1 — ROOM OCCUPANT LOAD @ 300 SQ. FT. / PERSON
- 12 — OCCUPANT LOAD EXITING
- 44" 44" — EGRESS WIDTH PROVIDED
- REQUIRED MIN. EGRESS WIDTH
- 12,345 / 100 — AREA IN SQ. FT. / OCCUPANT FACTOR (SQ. FT. / PERSON)
- 123 — OCCUPANT LOAD
- 2 0.15 — TOTAL MIN. EGRESS WIDTH (LOAD x 0.2 FOR STAIRS) (LOAD x 0.15 FOR ALL OTHER AREAS) MIN. REQUIRED NO. OF EXITS (BY CODE)
- 9 — FIRE EXTINGUISHER CABINET, SPACING MUST COMPLY WITH TITLE 19 ARTICLE 5, TYP.
- PH — PANIC HARDWARE
- PATH A — PATH LABEL
- POINT OF ORIGIN
- 10'-0" — EGRESS ACCESS TRAVEL DISTANCE GROUP B = MAX OF 300'-0"
- EGRESS PATH
- EGRESS LENGTH
- EGRESS LOCATION
- 123 — EXIT DOOR W/ OCCUPANT LOAD

FLOOR PLAN LEGEND

- EXISTING STUD WALL WITH INSULATION
- NEW STUD WALL WITH INSULATION
- (E) 1 HR RATING STUD WALL
- NEW 1 HR RATING STUD WALL

CODE ANALYSIS - LEGEND

- "B" OCCUPANCY

NO.	DESCRIPTION	DETAIL
1A	EXIT SIGN	5 / G3.10
1B	EXIT ROUTE SIGN: SEE DETAIL	9 / G3.10
2	ACCESSIBLE ENTRANCE SIGN (7" x 7"): SEE DETAIL	6 / G3.10
3	ROOM IDENTIFICATION SIGN: SEE DETAIL	10 / G3.10
4	OFFICE IDENTIFICATION SIGN: SEE DETAIL	10 / G3.10
5A	FIRE RISER ROOM SIGN: SEE DETAIL	13 / G3.10
5B	FIRE ALARM PANEL SIGNAGE: SEE DETAIL	12 / G3.10
5C	EMERGENCY GAS SHUT-OFF VALVE SIGNAGE: SEE DETAIL	11 / G3.10
5D	FIRE SPRINKLER RISER INSIDE SIGNAGE (ON DOOR)	13 / G3.10
5E	EMERGENCY FUME HOOD SHUT-OFF SWITCH SIGNAGE	14 / G3.10
8	MAXIMUM OCCUPANCY SIGN: SEE DETAIL	15 / G3.10
9	ASSISTIVE LISTENING SYSTEM AVAILABLE AT "[LOCATION]". SEE DETAIL	- / ---

FLOOR PLAN - CODE ANALYSIS SCALE 1/4" = 1'-0" 1

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LAWRENCE C. TRANN No. C-17580 STATE OF CALIFORNIA 30-JUN-21

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

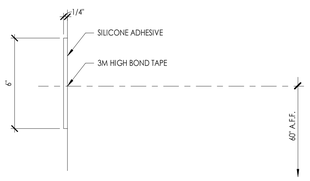
CODE ANALYSIS, EGRESS AND SIGNAGE FLOOR PLAN

SHEET NUMBER

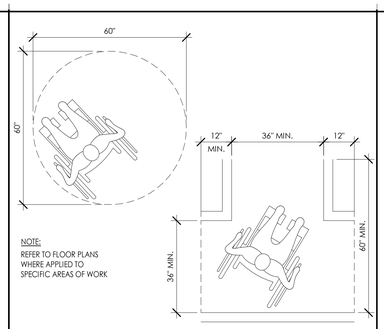
G1.40

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/15/2021 8:10:28 PM C:\Users\tthran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ttran_LT8.8.rvt

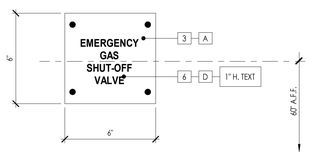


ON WALL SIGNAGE MOUNTING DETAIL SCALE 3" = 1'-0" 21



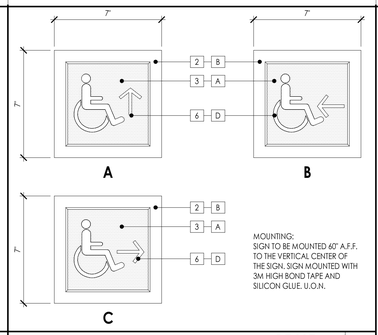
NOTE:
REFER TO FLOOR PLANS WHERE APPLIED TO SPECIFIC AREAS OF WORK

ACCESSIBILITY TURNING SPACE SCALE 1/2" = 1'-0" 16



NOTE: SIGN TO BE MOUNTED 60" FROM THE FINISHED FLOOR TO THE VERTICAL CENTER OF THE SIGN. AT DESIRED LOCATIONS. SIGN MOUNTED WITH 3M HIGH BOND TAPE AND SILICONE GLUE.

EMERGENCY SHUT-OFF VALVE SIGN SCALE 3" = 1'-0" 11



MOUNTING:
SIGN TO BE MOUNTED 60" A.F.F. TO THE VERTICAL CENTER OF THE SIGN. SIGN MOUNTED WITH 3M HIGH BOND TAPE AND SILICON GLUE. U.O.N.

ACCESSIBILITY DIRECTIONAL SIGN SCALE 3" = 1'-0" 6

1 **CHARACTER TYPE:** CHARACTERS ON SIGNS SHALL BE RAISED 1/32" INCH (0.794 MM) MINIMUM AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. SEE NOTE #5 BELOW.

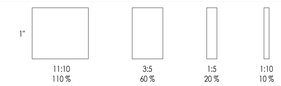
2 **CHARACTER SIZE:** CHARACTERS SHALL BE A MINIMUM OF 5/8" (15.9 MM) AND A MAXIMUM OF 2 INCHES (51 MM) HIGH.

3 **FINISH AND CONTRAST:** CONTRAST BETWEEN CHARACTERS, SYMBOLS, AND THEIR BACKGROUND MUST BE 70% MINIMUM AND HAVE A NON-GLARE FINISH. 2019 CBC 11B.703.5.1, 11B.703.6.2. 11B.703.7.1.

4 **PROPORTIONS:** CHARACTERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 11:10 AND STROKES WIDTH-TO-HEIGHT RATIO OF BETWEEN 1:10 AND 1:5. 2019 CBC 11B.703.2.4.

ALL LETTERS MEASURED MUST BE UPPERCASE. AFTER CHOOSING A TYPESTYLE TO TEST, BEGIN BY PRINTING THE LETTERS "I" AND "O" AT 1 INCH HIGH. PLACE THE 110% AND 60% TEMPLATES OVER THE "O". IF THE CHARACTER IS NOT WIDER THAN THE 11:10 RECTANGLE, NOR NARROWER THAN THE 3:5 RECTANGLE, THE PROPORTIONS ARE CORRECT. USE THE 1:5 RECTANGLE TO DETERMINE IF THE STROKE OF THE "I" IS TOO BROAD, AND THE 1:10 RECTANGLE TO SEE IF IT IS NARROW. IF ALL TESTS ARE PASSED, THE TYPESTYLE IS COMPLIANT WITH PROPORTION CODE.

TEMPLATE FOR CHECKING CHARACTER AND STROKE WIDTH-TO-HEIGHT PROPORTIONS:



BRAILLE:

Table 11B-703.3.1 Braille Dimensions

Measurement Range	Minimum in Inches Maximum in Inches
Dot base diameter	0.059 (1.5 mm) to 0.063 (1.6 mm)
Distance between two dots in the same cell[1]	0.100 (2.5 mm)
Distance between corresponding dots in adjacent cells[1]	0.300 (7.6 mm)
Dot height	0.025 (0.6 mm) to 0.037 (0.9 mm)
Distance between corresponding dots from one cell directly below	0.395 (10 mm) to 0.400 (10.2 mm)

1. Measured center to center.

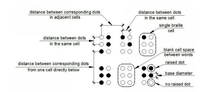


Figure 11B-703.3.1
Braille Measurement

SIGNAGE NOTES:

RAISED LETTERS, BRAILLE CHARACTERS, AND PICTOGRAM SYMBOLS TO BE RAISED 1/32" UPPER CASE. SANS SERIF. 5/8" MIN. TO 2" MAX. HIGH. CHARACTER WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 11:10, AND STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:10 AND 1:5. SIGN TO BE A MIN. OF 6" X6".

CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THE PICTOGRAM, ACCOMPANIED BY EQUIVALENT VERBAL DESCRIPTION DIRECTLY BELOW. ONE SIGN REQUIRED AT EACH STANDARD DOOR AND EACH PAIR OF DOORS. TWO SIGNS REQUIRED AT TOILET ROOM DOORS AS NOTED.

CONTRACTED GRADE #2 CALIFORNIA BRAILLE DOTS SPACED 1/10" O.C. WITHIN CELLS. 1/5" BETWEEN CELLS, AND 1/40" DOME RAISED DOTS.

AT GLASS MOUNTING LOCATIONS, ATTACH SIGN SPACER TO GLASS WITH VHB TAPE AND SILICONE ADHESIVE. APPLY VINYL BACKER TO CONCEAL ADHESIVE OPPOSITE GLASS SURFACE.

ALL PAINTED SIGN FINISHES TO INCORPORATE UV INHIBITORS WHERE EXPOSED TO UV LIGHT.

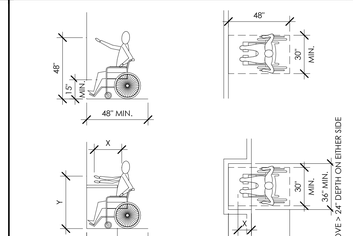
COLOR / FINISH

A NEW HERMES GRAVOTAC EXTERIOR CLEAR WITH SUBSURFACE "SLATE" COLOR
B NEW HERMES GRAVOTAC EXTERIOR "TEAL"
C NEW HERMES GRAVOTAC EXTERIOR "WHITE"
D NEW HERMES GRAVOTAC EXTERIOR "CHARCOAL"

DETAIL / SPEC. KEY

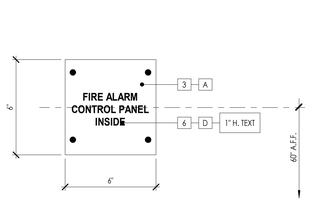
1 ACRYLIC MULTIPOLYMER PANEL. REFER TO DIMENSIONS FOR SIZE.
2 APPROX. ACRYLIC MULTIPOLYMER PANEL.
3 APPROX. ACRYLIC MULTIPOLYMER PANEL.
4 12" Ø ACRYLIC MULTIPOLYMER PANELS.
5 EQUILATERAL TRIANGLE ACRYLIC MULTIPOLYMER PANELS.
6 APPLIED TACTILE GRAPHICS (MACHINE ENGRAVED)
7 RASTER BEADS.
8 PAPER INSERT - MAP OR FACULTY IDENTIFICATION.

SIGNAGE GENERAL NOTES SCALE 1/2" = 1'-0" 3



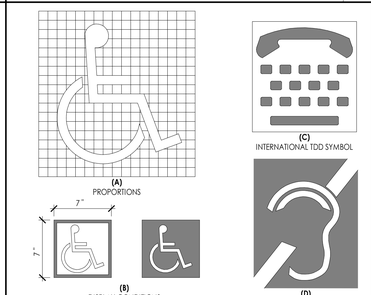
NOTE: X SHALL BE LESS THAN OR EQUAL TO 25", Z SHALL BE GREATER THAN OR EQUAL TO X. WHEN X IS LESS THAN 20" THEN Y SHALL BE 48" MAX. WHEN X IS 20" TO 25", THEN Y SHALL BE 44" MAX.

FORWARD REACH CLEARANCE SCALE 1/4" = 1'-0" 17

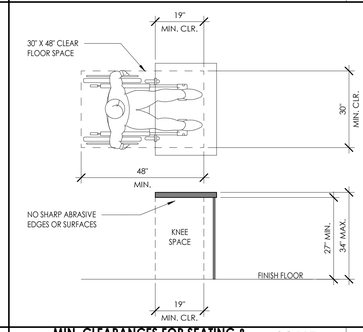


NOTE: SIGN TO BE MOUNTED 60" FROM THE FINISHED FLOOR TO THE VERTICAL CENTER OF THE SIGN. AT DESIRED LOCATIONS. SIGN MOUNTED WITH 3M HIGH BOND TAPE AND SILICONE GLUE.

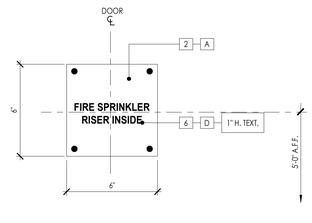
FIRE ALARM SIGNAGE SCALE 3" = 1'-0" 12



INTERNATIONAL SYMBOLS DETAIL SCALE 3" = 1'-0" 7



MIN. CLEARANCES FOR SEATING & TABLE SCALE 1/2" = 1'-0" 18

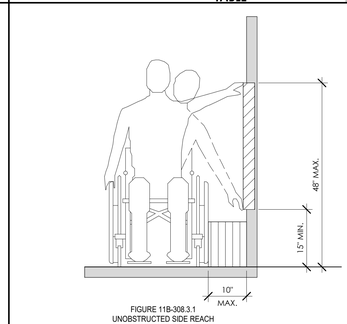


DOOR MOUNTED SIGNAGE

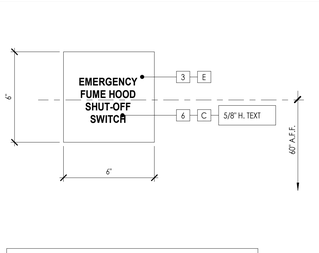
NOTE: SIGN TO BE MOUNTED 60" FROM THE FINISHED FLOOR TO THE VERTICAL CENTER OF THE SIGN. AT DESIRED LOCATIONS. SIGN MOUNTED WITH 3M HIGH BOND TAPE AND SILICONE GLUE.

FIRE SPRINKLER RISER SIGNAGE SCALE 3" = 1'-0" 13

EXIT SIGNAGE DETAILS SCALE 1 1/2" = 1'-0" 9



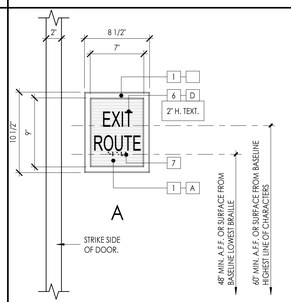
UNOBSTRUCTED SIDE REACH SCALE N.T.S. 19



NOTE: SIGN TO BE MOUNTED 60" FROM THE FINISHED FLOOR TO THE VERTICAL CENTER OF THE SIGN. AT DESIRED LOCATIONS. SIGN MOUNTED WITH 3M HIGH BOND TAPE AND SILICONE GLUE.

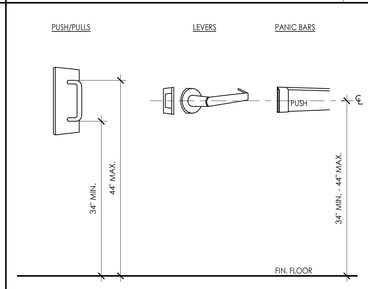
NOTE: SEE DETAIL 21/G3.10 FOR MOUNTING INFORMATION

EMERGENCY FUME HOOD SHUT-OFF SWITCH SCALE 3" = 1'-0" 14



NOTE: 1. REFER TO DETAIL FOR BRAILLE REQUIREMENTS.
2. REFER TO EGRESS AND SIGNAGE PLANS ON SHEET FOR SIGN LOCATIONS. LOCATIONS MAY VARY.

EXIT SIGNAGE DETAILS SCALE 1 1/2" = 1'-0" 9



ACCESSIBILITY DOOR HARDWARE MOUNTING HTS. SCALE 3" = 1'-0" 4

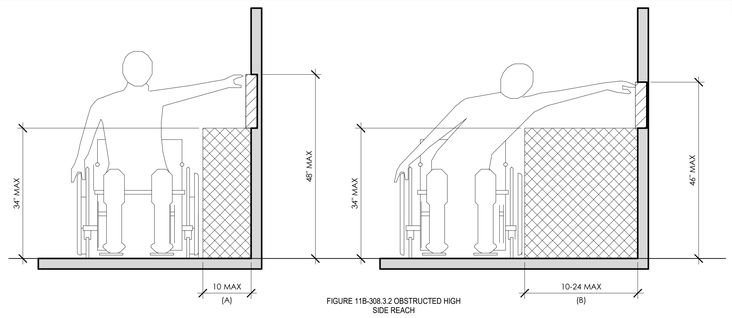
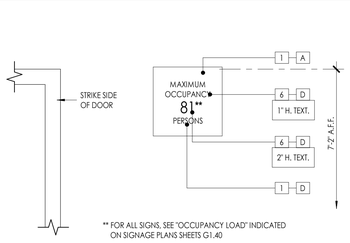


FIGURE 11B-308.3.2 OBSTRUCTED HIGH SIDE REACH

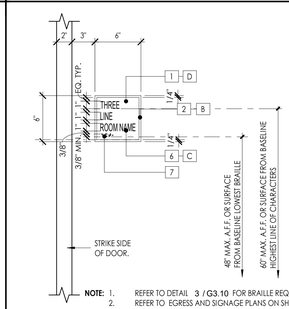
OBSTRUCTED HIGH SIDE REACH SCALE N.T.S. 20



** FOR ALL SIGNS, SEE "OCCUPANCY LOAD" INDICATED ON SIGNAGE PLANS SHEETS G1.40

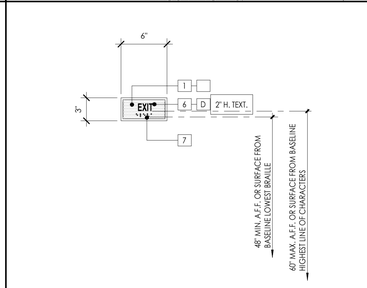
ROOM CAPACITY SIGNAGE IS TO BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM. POSTING SHALL BE BY MEANS OF A DURABLE SIGN HAVING CONTRASTING COLOR FROM THE BACKGROUND TO WHICH IT IS ATTACHED. SIGN SHALL INDICATE THE NUMBER OF OCCUPANTS PERMITTED FOR EACH ROOM USE.

MAXIMUM OCCUPANCY SIGNAGE SCALE 1 1/2" = 1'-0" 15



NOTE: 1. REFER TO DETAIL 3 / G3.10 FOR BRAILLE REQUIREMENTS.
2. REFER TO EGRESS AND SIGNAGE PLANS ON SHEET G1.40 FOR SIGN LOCATIONS. LOCATIONS MAY VARY.

ROOM ID SIGNAGE DETAIL SCALE 1 1/2" = 1'-0" 10



NOTE: 1. REFER TO DETAIL 3 / G3.10 FOR BRAILLE REQUIREMENTS.
2. REFER TO EGRESS AND SIGNAGE PLANS ON SHEET G1.40 FOR SIGN LOCATIONS. LOCATIONS MAY VARY.

EXIT SIGNAGE DETAIL SCALE 1 1/2" = 1'-0" 5

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT
LOWELL T. HARRIS
STATE OF CALIFORNIA
No. C 11360
10-30-21

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

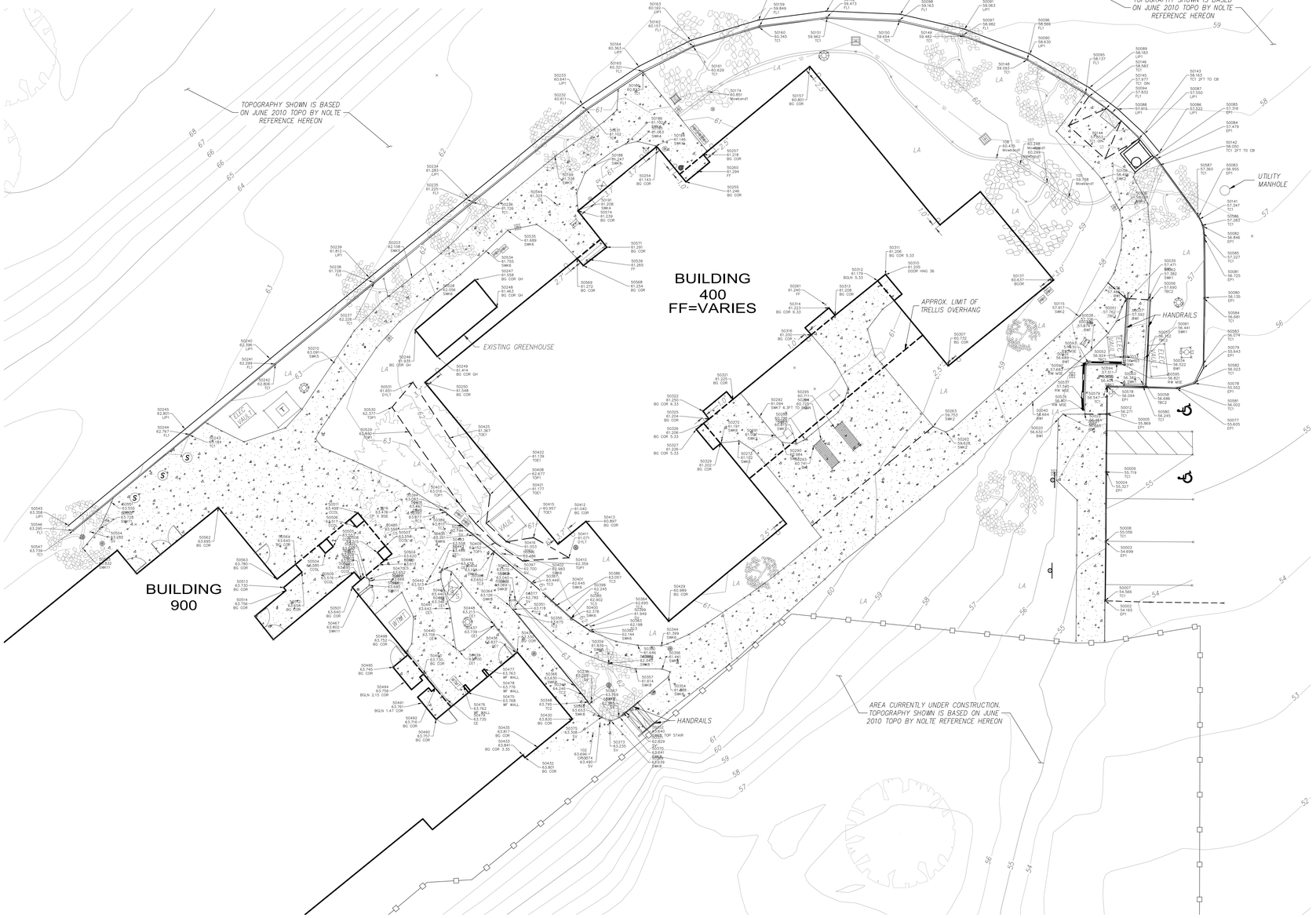
SIGNAGE AND ACCESSIBILITY STANDARDS

SHEET NUMBER

G3.10

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\Hiron\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_Hiron_78_B.rvt



LEGEND*

* ALL ITEMS EXISTING

- BUILDING LIMITS
- CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVEMENT
- DETECTABLE WARNINGS
- CONTOUR
- CURB
- CURB AND GUTTER
- PARKING STRIPING
- RETAINING WALL
- PEDESTRIAN HANDRAIL
- GRADE BREAK
- CONSTRUCTION FENCE
- TREES
- LIGHT AND POST
- LANDSCAPE LIGHT FIXTURE
- PULLBOX (ECPB)
- SIGN
- STORM DRAIN INLET / CLEANOUT
- AREA DRAIN INLET
- 4" OR 6" DRAIN CLEANOUT
- ROOF DRAIN
- SANITARY SEWER CLEANOUT / MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WALL MOUNTED POST-INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER BOX (WTMT)
- IRRIGATION BOX (IRBX)
- GAS VALVE
- BENCH
- TRANSFORMER (T)
- INTERNATIONAL SYMBOL OF ACCESSIBILITY (PAVEMENT STRIPING)

ABBREVIATIONS

AC	ASPHALT CONCRETE	ECPB	ELETRICAL PULLBOX
BG	BUILDING	EP	EDGE OF PAVEMENT
BH	BENCH	FF	FINISH FLOOR
BW	BACK OF WALK	FL	FLOWLINE
COR	CORNER	GH	GREEN HOUSE
CC	CORNER OF CONCRETE	GV	GAS VALVE
CCOL	CORNER OF COLUMN	RND GLITE	PLANTER GROUND LIGHT
CE	CONCRETE EDGE	RW MSE	TOP FACE OF SHORT WALL
CO	CLEANOUT	SD SLOT	SLOT DRAIN
CONC	CONCRETE	SN	SIGN POST
CS	CONCRETE SURFACE	SSMH	SANITARY SEWER MANHOLE
DDO	DOUBLE DOOR	SV	SPOT VALUE
DI	DROP INLET	SWK	SIDEWALK
DO HNG	DOOR AT HINGE SIDE	TC	TOP OF CURB
DO K	DOOR AT KNOB SIDE	WF	WATER FOUNTAIN WALL
DO IN	DOOR SWINGS IN	WTMT	WATER METER BOX

BASIS OF SURVEY CONTROL

THE BASIS OF SURVEY CONTROL FOR THIS TOPOGRAPHIC SURVEY IS THE MIRACOSTA COLLEGE SAN ELIJO CAMPUS CONTROL SURVEY PREPARED, JOB NUMBER SDB053900, SUBMITTED TO MIRACOSTA COLLEGE IN JUNE 2010 BY NOLTE.

SOURCE OF TOPOGRAPHY

THE TOPOGRAPHY REPRESENTED HEREON IS BASED ON FIELD SURVEY CONDUCTED BY LATITUDE 33 PLANNING AND ENGINEERING ON APRIL 14 AND APRIL 16, 2020.

BASIS OF COORDINATES

THE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) AT EPOCH 1997.0, ARE EXPRESSED IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM 1983, ZONE VI, AND ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) STATION PID # DG9734, WITH THE DESIGNATION OF FALLBROOK_CS2004 CORS ARP. WITH THE PUBLISH COORDINATE OF NORTHING: 2074323.656 EASTING: 6256719.632.

BASIS OF BEARINGS

BEARINGS ARE REFERENCE TO GRID NORTH AS DEFINED BY THE CALIFORNIA COORDINATE SYSTEM 1983, ZONE VI, AND ARE BASED ON THE CALCULATED LINE FROM NGS PID # DG9734 FALLBROOK_CS2004 CORS ARP TO NGS PID # DH4102 CAMPELLIOT_CS2004. NORTH AZIMUTH=165°56'01", GRID DISTANCE=175187.67 US SURVEY FEET.

BASIS OF ELEVATION

ELEVATIONS ARE REFERENCE TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AS DETERMINED LOCALLY BY CITY OF ENCINITAS BENCHMARK ENC-44. THE PUBLISHED ELEVATION BEING 18.56 US SURVEY FEET WAS ESTABLISHED USING VERTCON CONVERSION PROGRAM CREATED BY NATIONAL GEODETIC SURVEY.

BENCH MARK

3 1/2 INCH CORPS OF ENGINEERS BRASS DISK STAMPED "SEV-104 1974" SET IN A CONCRETE STRUCTURE OF THE OLIVENHAIN PUMP FACILITY. POINT IS IN THE NORTH SIDE OF MANCHESTER AVENUE, 65 FEET WEST OF THE NORTH BOUND I-5 OFF RAMP TO MANCHESTER AVENUE, IN THE MIDDLE OF SOUTH EDGE OF A CONCRETE SLAB PUMP STATION. ELEVATION: 18.56 NAVD88.

GROUND DISTANCES

ALL DISTANCES SHOWN HEREIN, UNLESS OTHERWISE NOTED, ARE GROUND DISTANCES. THE COMBINED GRID FACTOR AT POINT 18 IS 0.99997226. TO DETERMINE GRID DISTANCES, MULTIPLE GROUND DISTANCES BY THE COMBINED GRID FACTOR SHOWN HEREIN. EXAMPLE: 175,192.53 X 0.99997226 = 175,187.67 US SURVEY FEET.

UTILITIES

ONLY ABOVE-GROUND UTILITIES VISIBLE DURING THE TIME OF SURVEY WERE ABLE TO BE DENOTED HEREON. CONTRACTOR SHALL PERFORM A THOROUGH UTILITY INVESTIGATION AND MARKOUT ALL EXISTING UTILITIES PRIOR TO THE START OF WORK. CONTRACTOR SHALL NOTIFY THE DISTRICT AND THE ENGINEER OF WORK OF ANY DISCREPANCIES FOUND BETWEEN FIELD CONDITIONS AND THESE PLANS.

FOR REFERENCE ONLY

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED LAND SURVEYOR
TIMOTHY J. DAVIS
8332
Exp. 12-31-21
STATE OF CALIFORNIA

CONSULTANTS

latitude
PLANNING & ENGINEERING
9968 Hibert Street 2nd Floor, San Diego, CA 92131
Tel 858.751.0633

www.latitude33.com
9968 Hibert Street, 2nd Floor
San Diego, CA 92131
o: 858.751.0633

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

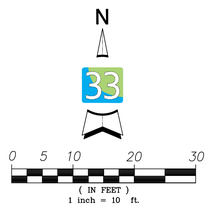
SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
C1.0

DSA SUBMITTAL SET
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\thron\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_thronL78_B.rvt





DEMOLITION NOTES

1. DEMOLISH AND REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL.
2. CLEAR AND GRUB EXISTING LANDSCAPE AREA AND REROUTE IRRIGATION PER LANDSCAPE ARCHITECTURAL PLANS.
3. REMOVE AND RELOCATE EXISTING BENCHES PER ARCHITECTURAL PLANS.
4. RELOCATE EXISTING IRRIGATION BOXES PER LANDSCAPE ARCHITECTURAL PLANS.
5. DEMOLISH AND REMOVE EXISTING GREENHOUSE STRUCTURE AND FOUNDATION.
6. ADJUST EXISTING WATER METER TO PROPOSED GRADE. SEE SHEET C1.2 FOR PROPOSED GRADING INFORMATION.
7. SEE ARCHITECTURAL PLANS FOR WORK ON EXISTING STRUCTURE.
8. REMOVE EXISTING TREE PER LANDSCAPE ARCHITECTURAL PLANS.
9. DEMOLISH EXISTING MOW CURB PER LANDSCAPE ARCHITECTURAL PLANS.
10. DEMOLISH EXISTING LIGHT POLE/LIGHT BOLLARD AND REPLACE PER SITE LIGHTING PLANS.
11. DEMOLISH EXISTING OLD COMPRESSOR, ENCLOSURE, PAD, AND PATCH WALL PER ARCHITECTURAL PLANS. COORDINATE WITH OWNER PRIOR TO DEMO.

PROTECT IN PLACE NOTES

PROTECT IN PLACE ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.

1. PROTECT IN PLACE EXISTING PAVEMENT.
2. PROTECT IN PLACE LANDSCAPE.
3. PROTECT IN PLACE EXISTING LIGHT POLE.
4. PROTECT IN PLACE EXISTING GAS METER.
5. PROTECT IN PLACE EXISTING IRRIGATION BOXES.
6. PROTECT IN PLACE EXISTING BUILDING COLUMN.
7. PROTECT IN PLACE EXISTING STORM DRAIN INFRASTRUCTURE. CONTRACTOR SHALL INSPECT ALL EXISTING STORM DRAIN INFRASTRUCTURE TO REMAIN AND CLEAN OUT ALL OBSERVED DEBRIS AND SEDIMENT.
8. PROTECT IN PLACE EXISTING CURB AND GUTTER.
9. PROTECT IN PLACE EXISTING ELECTRICAL INFRASTRUCTURE.
10. PROTECT IN PLACE EXISTING TREES. PRE-TRIM ALL TREES TO REMAIN AND DETERMINE HEALTH AFTER ANY TRENCHING THAT MAY DAMAGE THE ROOT SYSTEM. THIS INCLUDES ANY SOIL OVER-EXCAVATION FOR THE SIDEWALKS WITH THICKENED EDGES
11. PROTECT IN PLACE EXISTING WATER AND FIRE PROTECTION WATER INFRASTRUCTURE, FACILITIES, AND APPURTENANCES.
12. PROTECT IN PLACE EXISTING SEWER INFRASTRUCTURE.

LEGEND

EXISTING FEATURES

- EXISTING BUILDING TO BE RENOVATED FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- EXISTING CONCRETE PAVEMENT
- EXISTING DETECTABLE WARNINGS
- EXISTING CONTOUR (63)
- EXISTING CURB
- EXISTING CURB AND GUTTER
- EXISTING PARKING STRIPING
- EXISTING RETAINING WALL
- EXISTING PEDESTRIAN HANDRAIL
- EXISTING GRADE BREAK
- EXISTING TREES
- EXISTING LIGHT AND POST
- EXISTING LANDSCAPE LIGHT FIXTURE
- EXISTING PULLBOX (ECPB)
- EXISTING SIGN
- EXISTING STORM DRAIN INLET / CLEANOUT
- EXISTING AREA DRAIN INLET
- EXISTING 4" OR 6" DRAIN CLEANOUT
- EXISTING SANITARY SEWER CLEANOUT / MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WALL MOUNTED POST-INDICATOR VALVE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER METER BOX (WTMT)
- EXISTING IRRIGATION BOX (IRBX)
- EXISTING GAS VALVE
- EXISTING BENCH
- EXISTING TRANSFORMER (T)
- EXISTING INTERNATIONAL SYMBOL OF ACCESSIBILITY (PAVEMENT STRIPING)
- SPOT ELEVATION (TOC = 56.66 / CP: MAG NE)
- EXISTING LANDSCAPE AREA – ALL (E) LANDSCAPE AREAS WITHIN L.O.W. TO RECEIVE ALL NEW PLANTING AND IRRIGATION PER LANDSCAPE DWGS (LA)

DEMOLITION WORK

- LIMIT OF WORK
- CONCRETE REMOVAL
- CLEAR AND GRUB
- GREENHOUSE TO BE DEMOLISHED
- MOW CURB TO BE REMOVED
- TREES TO BE REMOVED

UTILITIES

ONLY ABOVE-GROUND UTILITIES VISIBLE DURING THE TIME OF SURVEY WERE ABLE TO BE DENOTED HEREON. CONTRACTOR SHALL PERFORM A THOROUGH UTILITY INVESTIGATION AND MARKOUT ALL EXISTING UTILITIES PRIOR TO THE START OF WORK. CONTRACTOR SHALL NOTIFY THE DISTRICT AND THE ENGINEER OF WORK OF ANY DISCREPANCIES FOUND BETWEEN FIELD CONDITIONS AND THESE PLANS.

DIG ALERT

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRED THAT DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-422-4133 AT LEAST TWO WORKING DAYS BEFORE YOU DIG.

Underground Service Alert
Call: TOLL FREE "811"
TWO WORKING DAYS BEFORE YOU DIG

PROTECT IN PLACE ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

REGISTERED PROFESSIONAL ENGINEER
NICK PSYHOGIOS
No. C 87827
Exp. 06/30/21
CIVIL
STATE OF CALIFORNIA

CONSULTANTS

latitude 33
PLANNING & ENGINEERING
9968 Hibert Street 2nd Floor, San Diego, CA 92131
Tel 858.751.0633

www.latitude33.com
9968 Hibert Street, 2nd Floor
San Diego, CA 92131
o: 858.751.0633

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MiraCosta College

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

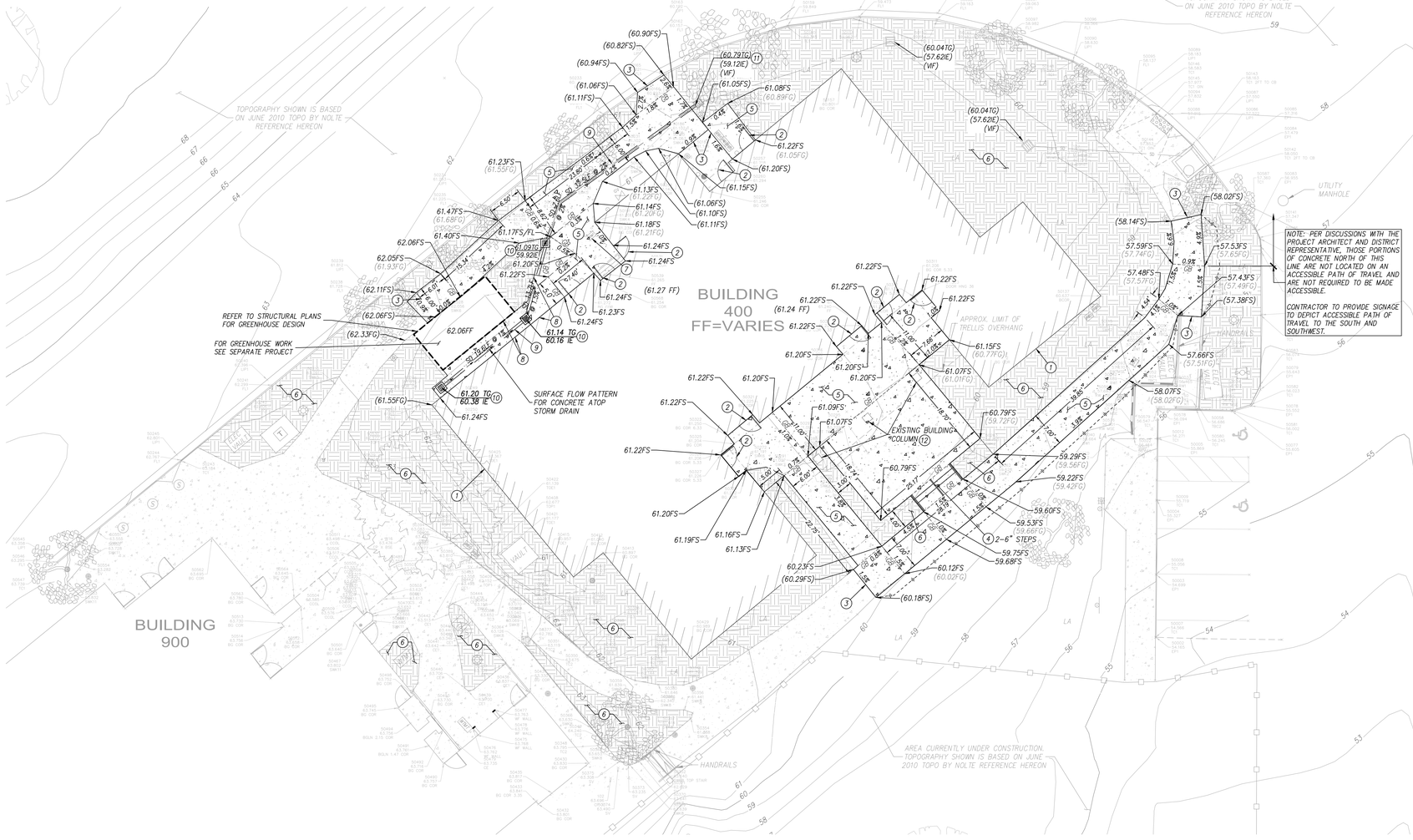
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE
SITE DEMOLITION PLAN

SHEET NUMBER
C1.1

DSA SUBMITTAL SET
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\hfrom\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_hfrom178.rvt



GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND ELEVATION OF EXISTING GRADES, SITE IMPROVEMENTS AND UTILITIES PRIOR TO CONSTRUCTION. IF ANY CONFLICTS OR DEVIATIONS FROM THIS PLAN ARE IDENTIFIED, THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE ENGINEER OF WORK PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO PERFORM UTILITY LOCATING AND POTHOLING AS REQUIRED, AND PROTECT IN PLACE ALL EXISTING UTILITIES.
3. CONTRACTOR TO MATCH EXISTING PAVEMENT GRADES AND ELEVATIONS ALONG LIMITS OF WORK UNLESS OTHERWISE NOTED.
4. ALL CONTOUR LABELS AND ELEVATION CALLOUTS ARE IN UNITS "FEET".
5. WHERE NOTED AS "MATCH", NEW PAVEMENTS, SIDEWALKS, AND GRADES SHALL MATCH EXISTING GRADE ELEVATIONS AND PROVIDE SMOOTH TRANSITIONS TO EXISTING.
6. ANY UTILITY RIMS, TOPS OF GRATES, AND/OR LIDS (EXISTING OR PROPOSED) WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO GRADE IN THE FIELD.
7. CONTRACTOR TO VERIFY ELEVATIONS AT TIE-IN AND/OR MATCH POINTS PRIOR TO CONSTRUCTION.
8. ALL COORDINATES AND DIMENSIONS ARE TO EDGE OF PAVEMENT AND ARE IN FEET UNLESS NOTED OTHERWISE.
9. THE WORKSITE SHALL BE KEPT CLEAN OF DEBRIS AND WASTE. DEBRIS AND WASTE SHALL BE DISPOSED OF AT APPROVED SITES.
10. CONTRACTOR TO PROTECT IN PLACE ANY AND ALL ROOF DRAIN DOWNSPOUTS IN THE AREA OF WORK.

CONSTRUCTION KEYNOTES

1. EXISTING BUILDING TO BE RENOVATED PER ARCHITECTURAL PLANS.
2. EXTERIOR DOOR PER ARCHITECTURAL PLANS.
3. MATCH EXISTING SURFACE AND PROVIDE SMOOTH TRANSITION.
4. STAIRS AND HANDRAILS PER DETAILS 3 AND 4 THIS SHEET.
5. PCC PEDESTRIAN PAVEMENT PER DETAIL 1 THIS SHEET AND IN COORDINATION WITH THE LANSCAPE ARCHITECTURE PLANS.
6. LANDSCAPE AREA PER LANDSCAPE ARCHITECTURE PLANS. EXTEND IRRIGATION AS REQUIRED PER LANDSCAPE ARCHITECTURE PLANS.
7. ADJUST WATER METER TO PROPOSED GRADE.
8. CONCRETE SURFACE DRAINAGE SWALE PER DETAIL 2 THIS SHEET.
9. 6" PVC STORM DRAIN PIPE WITH SOLVENT WELDED ELBOWS AND FITTINGS AS REQUIRED. CONTRACTOR TO VERIFY EXISTING UTILITIES ALONG PROPOSED STORM DRAIN ALIGNMENT TO VERIFY NO CONFLICTS.
10. 12" X 12" CATCH BASIN (NDS OR EQUIVALENT) PER MFR. CONTRACTOR TO SUBMIT MANUFACTURER CUT SHEET FOR APPROVAL.
11. CONNECT STORM DRAIN INTO EXISTING CATCH BASIN.
12. EXISTING BUILDING COLUMNS TO REMAIN. ADJUST BASES OF COLUMNS PER ARCHITECTURAL PLANS.

LEGEND

EXISTING FEATURES

- EXISTING RENOVATED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- EXISTING CONCRETE PAVEMENT
- EXISTING DETECTABLE WARNINGS
- EXISTING CONTOUR (63)
- EXISTING CURB
- EXISTING CURB AND GUTTER
- EXISTING PARKING STRIPING
- EXISTING RETAINING WALL
- EXISTING PEDESTRIAN HANDRAIL
- EXISTING GRADE BREAK
- EXISTING TREES
- EXISTING LIGHT AND POST
- EXISTING LANDSCAPE LIGHT FIXTURE
- EXISTING PULLBOX (ECPB)
- EXISTING SIGN
- EXISTING STORM DRAIN INLET / CLEANOUT
- EXISTING AREA DRAIN INLET
- EXISTING 4" OR 6" DRAIN CLEANOUT
- EXISTING SANITARY SEWER CLEANOUT / MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WALL MOUNTED POST-INDICATOR VALVE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER METER BOX (WTMT)
- EXISTING IRRIGATION BOX (IRBX)
- EXISTING GAS VALVE
- EXISTING BENCH
- EXISTING TRANSFORMER (T)
- EXISTING INTERNATIONAL SYMBOL OF ACCESSIBILITY (PAVEMENT STRIPING)
- SPOT ELEVATION
- EXISTING LANDSCAPE AREA – ALL (E) LANDSCAPE AREAS WITHIN L.O.W. TO RECEIVE ALL NEW PLANTING AND IRRIGATION PER LANDSCAPE DWGS (LA)

PROPOSED IMPROVEMENTS

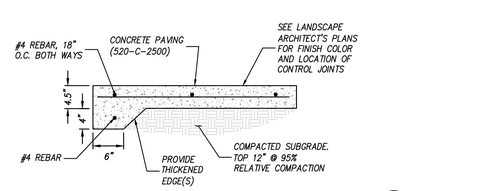
- GRADE BREAK (GB)
- GRADE (3%)
- SPOT ELEVATION (FS 338.83)
- SPOT ELEVATION (MATCH EXISTING GRADE) (FS 338.83)
- CONCRETE PAVEMENT
- PLANTING AREA
- EXTERIOR DOOR
- DAYLIGHT LINE
- STORM DRAIN LINE

DIG ALERT

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRED THAT DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-422-4133 AT LEAST TWO WORKING DAYS BEFORE YOU DIG.

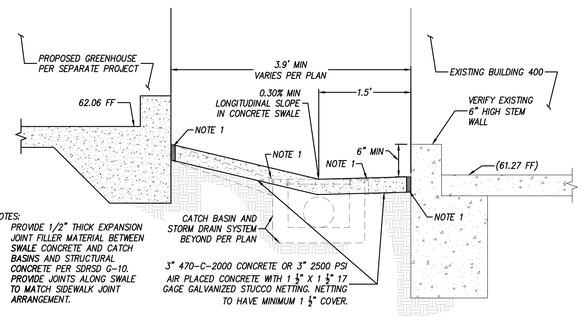
Underground Service Alert
Call: TOLL FREE "811"
TWO WORKING DAYS BEFORE YOU DIG

PROTECT IN PLACE ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.



PEDESTRIAN CONCRETE PAVEMENT

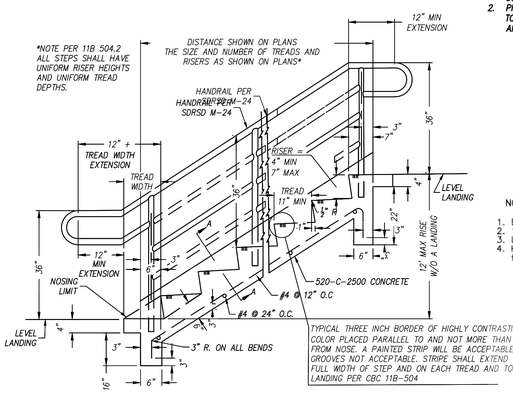
NO SCALE — 1 / C1.2



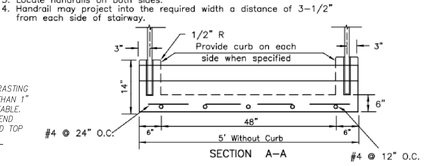
NOTES:
1. PROVIDE 1/2" THICK EXPANSION JOINT FILLER MATERIAL BETWEEN SWALE CONCRETE AND CATCH BASINS AND STRUCTURAL CONCRETE PER SDRSD G-10.
2. PROVIDE JOINTS ALONG SWALE TO MATCH SIDEWALK JOINT ARRANGEMENT.

CONCRETE SWALE

NO SCALE — 2 / C1.2

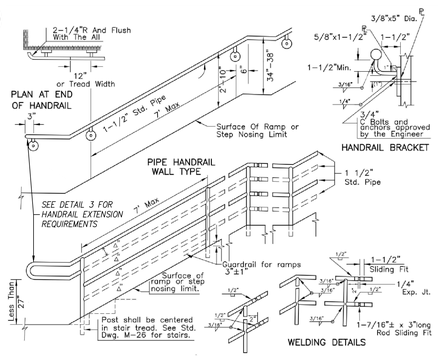


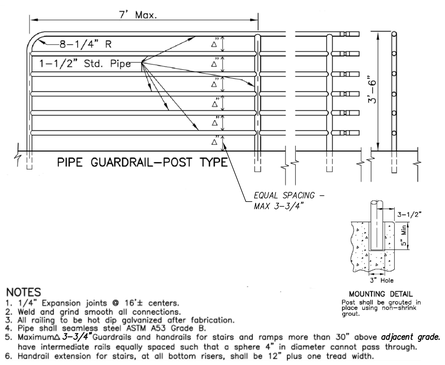
NOTES
1. Broom finish on treads, trowel finish on all other exposed surfaces.
2. 1/4" per 1' slope on treads for drainage.
3. Locate handrails on both sides.
4. Handrail may project into the required width a distance of 3-1/2" from each side of stairway.



CONCRETE STEPS PER SDRSD M-26

NO SCALE. SEE SPEC 05 52 13 FOR ADDITIONAL INFORMATION. — 3 / C1.2





NOTES
1. 1/4" Expansion joints @ 16'± centers.
2. Weld and grind smooth all connections.
3. All railing to be hot dip galvanized after fabrication.
4. Pipe shall seamless steel ASTM A53 Grade B.
5. Maximum△3-3/4"Guardrails and handrails for stairs and ramps more than 30" above *adjacent grade.* have intermediate rails equally spaced such that a sphere 4" in diameter cannot pass through.
6. Handrail extension for stairs, at all bottom risers, shall be 12" plus one tread width.

PEDESTRIAN PROTECTIVE RAILING PER SDRSD M-24

NO SCALE. SEE SPEC 05 52 13 FOR ADDITIONAL INFORMATION. — 4 / C1.2

UTILITIES

ONLY ABOVE-GROUND UTILITIES VISIBLE DURING THE TIME OF SURVEY WERE ABLE TO BE DENOTED HEREON. CONTRACTOR SHALL PERFORM A THOROUGH UTILITY INVESTIGATION AND MARKOUT ALL EXISTING UTILITIES PRIOR TO THE START OF WORK. CONTRACTOR SHALL NOTIFY THE DISTRICT AND THE ENGINEER OF WORK OF ANY DISCREPANCIES FOUND BETWEEN FIELD CONDITIONS AND THESE PLANS.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

REGISTERED PROFESSIONAL ENGINEER — PATRICK PSYHOGIOS — No. C 69821 — CIVIL — STATE OF CALIFORNIA

CONSULTANTS

latitude 33
PLANNING & ENGINEERING
9968 Hibert Street 2nd Floor, San Diego, CA 92131
Tel 858.751.0633

www.latitude33.com
9968 Hibert Street, 2nd Floor
San Diego, CA 92131
o: 858.751.0633

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

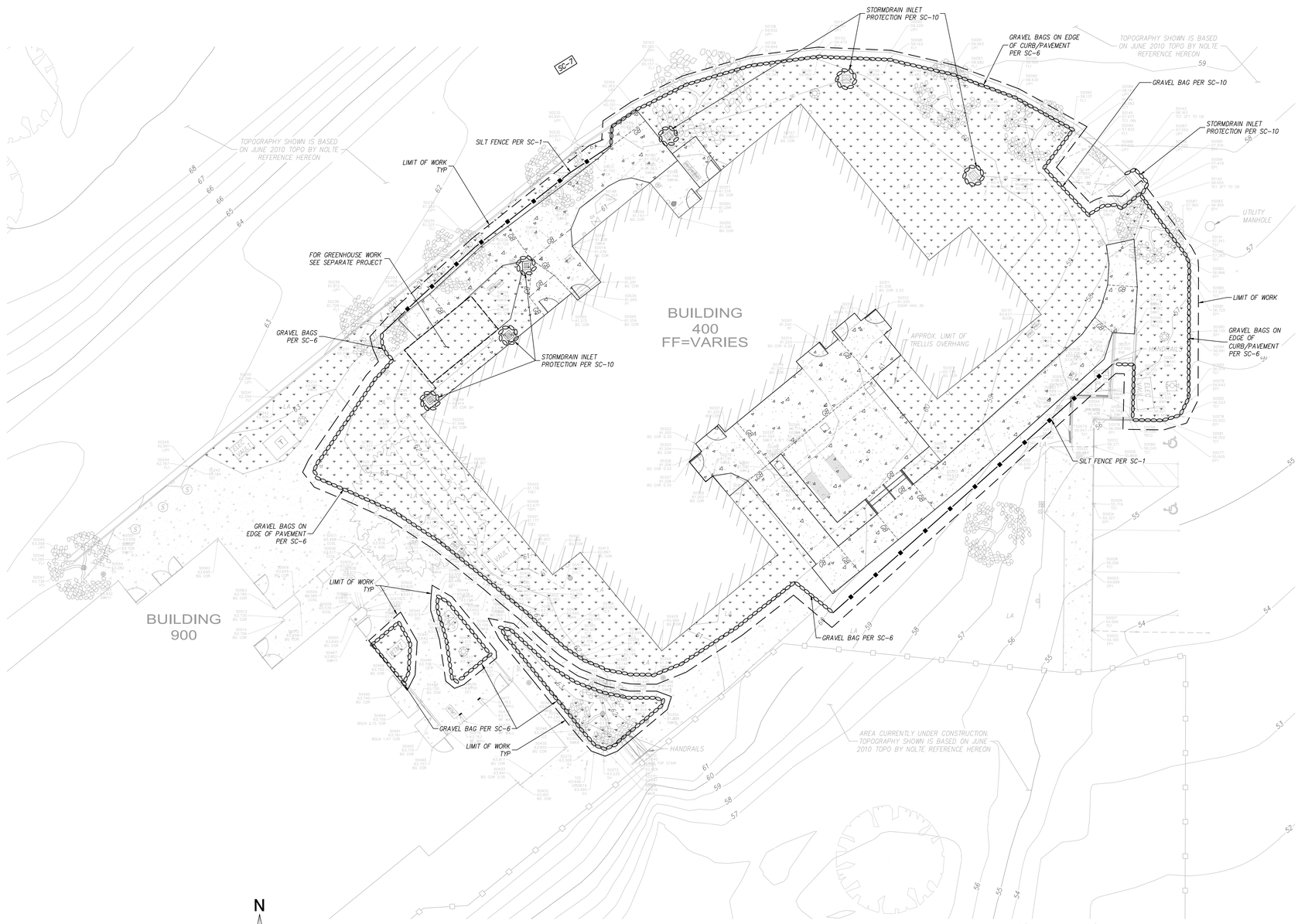
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

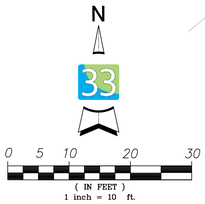
SHEET TITLE
SITE IMPROVEMENT PLAN, DETAILS, AND NOTES

SHEET NUMBER
C1.2

DSA SUBMITTAL SET
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\hron\Documents\SAN ELIJO - BLDG 400_Arch Central_820_hron(78).rvt





BEST MANAGEMENT PRACTICES (BMPs) LEGEND

— — —	LIMIT OF WORK
——■——	SILT FENCE PER SC-1
·○○○○○○○·	GRAVEL BAG PER SC-6
	STORMDRAIN INLET PROTECTION PER SC-10
	HYDROSEEDING PER SS-4 ** BONDED FIBER MATRIX PER SS-3 **
SC-7	STREET SWEEPING AND VACUUMING *
EC-2	PRESERVATION OF EXISTING VEGETATION *
WE-1	WIND EROSION CONTROL *
NS-1	WATER CONSERVATION PRACTICES *
NS-3	PAVING & GRINDING OPERATIONS *
NS-6	ILLICIT CONNECTION/DISCHARGE *
NS-7	POTABLE WATER/IRRIGATION *
NS-9	VEHICLE AND EQUIPMENT FUELING *
NS-10	VEHICLE AND EQUIPMENT MAINTENANCE *
NS-12	CONCRETE CURING *
NS-14	CONCRETE FINISHING *
WM-1	MATERIAL DELIVERY AND STORAGE *
WM-2	MATERIAL USE *
WM-3	STOCKPILE MANAGEMENT *
WM-4	SPILL PREVENTION AND CONTROL *
WM-5	SOLID WASTE MANAGEMENT *
WM-6	HAZARDOUS WASTE MANAGEMENT *
WM-8	CONCRETE WASTE MANAGEMENT AND CONCRETE WASHOUT *
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT *

* TO BE NOTED ON PLAN BY CONTRACTOR
** SEE NOTE 2 OF EROSION CONTROL NOTES THIS PLAN

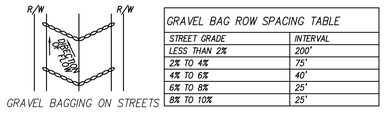
EROSION CONTROL NOTES:

1. FOR INACTIVE AREAS OF CONSTRUCTION CONTRACTOR SHALL PROVIDE SOIL STABILIZATION BMPS TO ANY AREAS OF CONSTRUCTION THAT HAVE BEEN DISTURBED (INCLUDING FLAT-GRADED AREAS) AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS. SOME OF THE SOIL STABILIZATION BMPS THAT CAN BE UTILIZED, AND CAN BE USED IN CONJUNCTION WITH EACH OTHER, OR USED WITH OTHER SOIL STABILIZATION AND SEDIMENT CONTROL BMPS TO REDUCE EROSION AND SEDIMENT AND POLLUTION TRANSPORT ARE:
   - HYDRAULIC MULCH (SS-3)
   - HYDROSEEDING (SS-4)
   - SOIL BINDERS (SS-5)
   - ROLLED EROSION CONTROL PRODUCTS (SS-7)
2. WHEN PLANTING OR HYDROSEEDING METHODS ARE SELECTED FOR EROSION CONTROL, THE VEGETATIVE COVER MUST BE PLANTED BY AUGUST 15TH AND ESTABLISHED BY OCTOBER 1ST. IF IN THE OPINION OF THE CITY INSPECTOR THE VEGETATIVE COVER IS NOT ESTABLISHED BY OCTOBER 1ST, BONDED FIBER MATRIX WILL BE REQUIRED.

CONSTRUCTION BMP NOTES

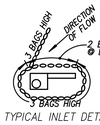
PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK MUST BE INCORPORATED INTO THE CONSTRUCTION OF THE PROJECT CONSISTENT WITH THE APPROVED EROSION CONTROL PLAN, WATER POLLUTION CONTROL PLAN (WPCP), AND/OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AS APPLICABLE. CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK OF ANY CHANGES TO EROSION, SEDIMENT, AND TRACKING CONTROL BMPS USED AND DOCUMENT IN THE RECORD PLANS PROVIDED TO THE INSPECTOR AND ENGINEER AT PROJECT CLOSE-OUT.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLETS AND INLET PROTECTION THROUGHOUT THE COURSE OF CONSTRUCTION, WITHIN THE PROJECT LIMITS.
3. ALL CONSTRUCTION BMPS SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED EROSION CONTROL PLAN WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, PENALTIES, AND/OR STOP-WORK NOTICES.
6. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS AND MUD WITHIN THE PROJECT SITE, ANY ADJACENT AREAS AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE OR OTHER CONSTRUCTION RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE ENGINEER AND AS INDICATED IN THIS PLAN.
8. THE CONTRACTOR OR QUALIFIED PERSON SHALL CLEAR DEBRIS, SILT AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND AFTER EACH RAIN EVENT.
9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE INSPECTOR OF THE DISCHARGE. AS SOON AS PRACTICAL, ANY AND ALL WASTE MATERIAL, SEDIMENT AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR-ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO GRADING INACTIVITY OR UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED PLAN SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE INSPECTOR AND ENGINEER OF RECORD.
15. UPON NOTIFICATION BY THE INSPECTOR, THE CONTRACTOR SHALL ARRANGE FOR MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE INSPECTOR) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMPS AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.
17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXIT AREA SHALL BE ON LEVEL, STABILIZED GROUND. THE ENTRANCE AND EXIT AREA SHALL BE CONSTRUCTED BY OVERLAYING THE STABILIZED ACCESS AREA WITH 3" TO 6" DIAMETER STONES. THE AREA SHALL BE MINIMUM 50' LONG X 14' WIDE. IN LIEU OF STONE COVERED AREA, THE CONTRACTOR MAY CONSTRUCT RUMBLE RACKS OF STEEL PANELS WITH RIDGES MINIMUM 24' LONG X 14' WIDE CAPABLE OF PREVENTING THE MIGRATION OF CONSTRUCTION MATERIALS INTO THE TRAVELED WAYS. THE GENERAL CONTRACTOR, INSPECTOR, AND ENGINEER SHALL DETERMINE THE NEED OF A CONSTRUCTION ENTRANCE FOR CERTAIN PROJECT TYPES.
18. PERFORMANCE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING WATER POLLUTION CONTROL MEASURES BASED ON PERFORMANCE STANDARDS. PERFORMANCE STANDARDS SHALL INCLUDE:
    18.1. NON-STORM WATER DISCHARGES FROM THE SITE SHALL NOT OCCUR TO THE MEP. STORM WATER DISCHARGES SHALL BE FREE OF POLLUTANTS INCLUDING SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
    18.2. EROSION SHALL BE CONTROLLED BY ACCEPTABLE BMPS TO THE MAXIMUM EXTENT PRACTICABLE. IF RILLS AND GULLIES APPEAR THEY SHALL BE REPAIRED AND ADDITIONAL BMPS INSTALLED TO PREVENT A REOCCURRENCE OF EROSION.
    18.3. AN INACTIVE AREA SHALL BE PROTECTED TO PREVENT POLLUTANT DISCHARGES. A SITE OR PORTIONS OF A SITE SHALL BE CONSIDERED INACTIVE WHEN CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD OF 14 OR MORE CONSECUTIVE DAYS.

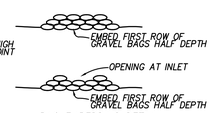


GRAVEL BAGGING ON STREETS

GRAVEL BAG ROW SPACING TABLE	
STREET GRADE	INTERVAL
LESS THAN 2%	200'
2% TO 4%	75'
4% TO 6%	40'
6% TO 8%	25'
8% TO 10%	25'



TYPICAL INLET DETAIL

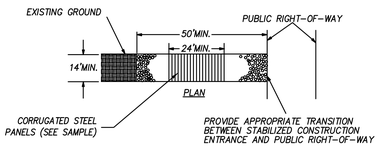


BAG EMBEDDING DETAIL

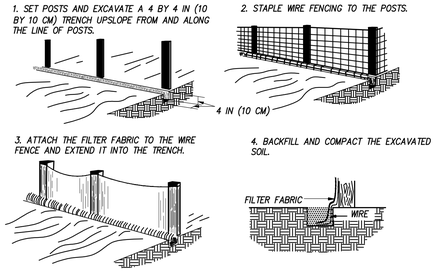
UTILITIES

ONLY ABOVE-GROUND UTILITIES VISIBLE DURING THE TIME OF SURVEY WERE ABLE TO BE DENOTED HEREON. CONTRACTOR SHALL PERFORM A THOROUGH UTILITY INVESTIGATION AND MARKOUT ALL EXISTING UTILITIES PRIOR TO THE START OF WORK. CONTRACTOR SHALL NOTIFY THE DISTRICT AND THE ENGINEER OF WORK OF ANY DISCREPANCIES FOUND BETWEEN FIELD CONDITIONS AND THESE PLANS.

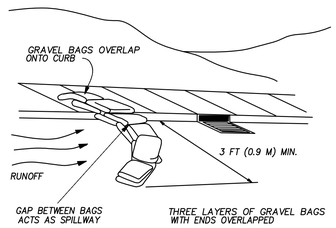
NOTE:
CONTRACTOR TO DETERMINE THE STABILIZED CONSTRUCTION ENTRANCE AND LAYDOWN AREA LOCATIONS BASED ON FIELD CONDITIONS.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



SILT FENCE
N.T.S.



GRAVEL BAGS
N.T.S.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

REGISTERED PROFESSIONAL ENGINEER
NICK PSYHOGIOS
No. C 67897
Exp. 06/30/21
CIVIL
STATE OF CALIFORNIA

CONSULTANTS

latitude33
PLANNING & ENGINEERING
9968 Hibert Street 2nd Floor, San Diego, CA 92131
Tel 858.751.0633

www.latitude33.com
9968 Hibert Street, 2nd Floor
San Diego, CA 92131
o: 858.751.0633

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE
EROSION CONTROL PLAN, DETAILS, AND NOTES

SHEET NUMBER
C1.3

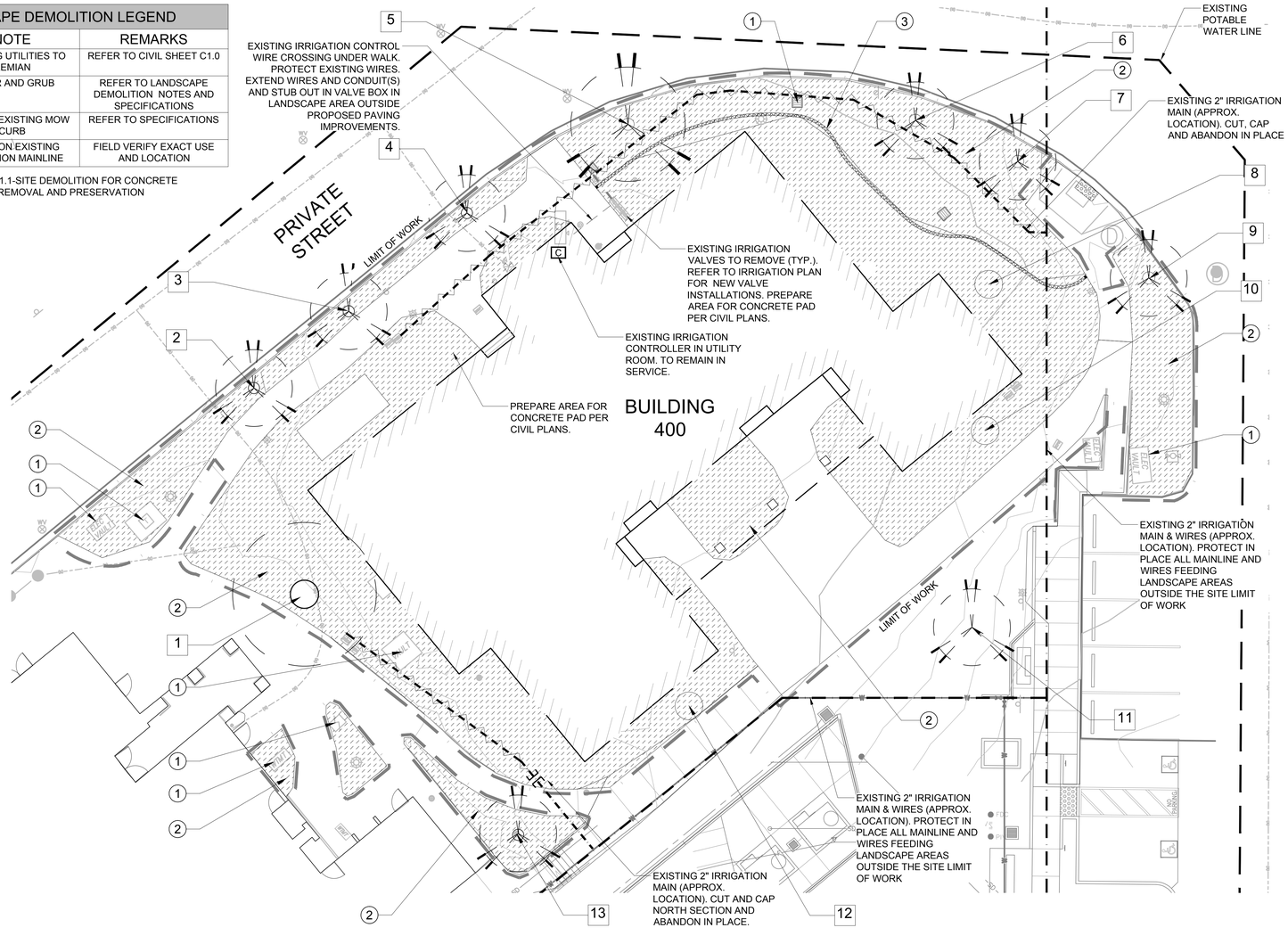
DSA SUBMITTAL SET
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\thron\Documents\SAN ELIJO - BLDG 400_Arch Central_B20_thron178.88.rvt

LANDSCAPE DEMOLITION LEGEND

KEY	NOTE	REMARKS
1	EXISTING UTILITIES TO REMIAN	REFER TO CIVIL SHEET C1.0
2	CLEAR AND GRUB	REFER TO LANDSCAPE DEMOLITION NOTES AND SPECIFICATIONS
3	REMOVE EXISTING MOW CURB	REFER TO SPECIFICATIONS
	ABANDON EXISTING IRRIGATION MAINLINE	FIELD VERIFY EXACT USE AND LOCATION

REFER TO CIVIL PLAN C1.1-SITE DEMOLITION FOR CONCRETE REMOVAL AND UTILITY REMOVAL AND PRESERVATION INFORMATION.



IRRIGATION REMOVAL NOTES

1. THE EXISTING CAMPUS IRRIGATION SYSTEM AFFECTED BY THIS WORK SHARES AN EXISTING 2" POTABLE IRRIGATION WATER SOURCE WITH OTHER CAMPUS IRRIGATION SYSTEMS. CONTRACTOR IS REQUIRED TO MAINTAIN THE WATER SUPPLY AND AUTOMATIC CONTROL OF THE SYSTEMS ON THE AFFECTED CONTROLLER(S) THROUGHOUT THE DURATION OF DEMOLITION AND CONSTRUCTION. THIS DRAWING REPRESENTS AREAS WITH EXISTING SITE ELEMENTS TO BE DEMOLISHED OR KEPT PROTECTED IN PLACE. CONTRACTOR SHALL TIME DEMOLITION AND INSTALLATION WORK TO COINCIDE WITH ELECTRICAL, CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING OR OTHER CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY TEMPORARY AND PERMANENT PROVISIONS TO ACHIEVE THE FINISHED PRODUCT.
2. 3 WEEKS MINIMUM PRIOR TO CONTRACTOR'S DEMOLITION / REMOVAL OF ANY PLANT MATERIAL, CONTRACTOR SHALL COORDINATE WITH THE OWNER'S HORTICULTURE / MAINTENANCE STAFF REGARDING REMOVAL AND SALVAGE OF IRRIGATION EQUIPMENT AND ANY EXISTING PLANTS, ROCKS, MULCH, GROUNDCOVER, AND OTHER MATERIAL, AFTER WHICH CONTRACTOR SHALL DEMOLISH AND REMOVE REMAINING LANDSCAPE MATERIAL.
3. EXISTING CONTROLLER(S) WITH ELECTRICAL SERVICES SHALL REMAIN PROTECTED WITH NO INTERRUPTION IN SERVICE TO EXISTING SYSTEMS OUTSIDE OF DEMOLITION/ CONSTRUCTION AREAS. PRIOR TO ANY WORK AND THROUGHOUT THE DEMOLITION AND CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH CAMPUS THE WATERING SCHEDULES AND ADJUSTMENTS OF ALL EXISTING IRRIGATION SYSTEMS TO REMAIN, INCLUDING THAT OF STATIONS TO BE DISABLED.
4. CONTRACTOR IS RESPONSIBLE FOR SIGNAL TRACING AND LOCATING ALL EXISTING IRRIGATION CONTROL WIRE FOR THE EXISTING IRRIGATION SYSTEMS AFFECTED BY THIS WORK. CONTRACTOR SHALL ANTICIPATE THE WORK TO PROTECT ALL WIRES AND WATER SUPPLY TO ALL EXISTING SYSTEMS TO REMAIN TO THE EXTENT OF ITS PURPOSE AFFECTED BY PROJECT PHASING, AND SHALL COORDINATE WITH OTHER CONTRACTORS THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING-TO-REMAIN IN SERVICE IRRIGATION SHALL REMAIN PROTECTED IN PLACE INSOFAR AS POSSIBLE , AND WHERE DISTURBED SHALL BE REPLACED IN KIND. CONTRACTOR IS RESPONSIBLE FOR CUTTING AND CAPPING PIPE AND WIRE AT THE LIMITS OF DEMOLITION, REDIRECTING AND INSTALLING TEMPORARY IRRIGATION FACILITIES TO KEEP EXISTING TO REMAIN IRRIGATION IN SERVICE. PRIOR TO ANY WORK, COORDINATE ALL PROPOSED TEMPORARY MEASURES WITH DISTRICT. ALL TEMPORARY CONSTRUCTION SHALL BE REMOVED BEFORE THE END OF CONSTRUCTION.
5. LOCATIONS AND SIZES OF EXISTING SITE ELEMENTS, STRUCTURES, UTILITIES AND IRRIGATION FACILITIES ON DRAWING ARE BASED ON RECORD INFORMATION PROVIDED BY CAMPUS RECORDS, DATA FURNISHED BY SITE ANALYSIS, DISTRICT LANDSCAPE MANAGEMENT PERSONNEL, AND REFERENCE ENGINEERING AND ARCHITECTURAL DRAWINGS. EFFORTS WERE MADE TO OBTAIN DATA, LOCATIONS OF EXISTING SITE ELEMENT. STRUCTURES, UTILITIES AND IRRIGATION FACILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING TO LOCATE EXISTING BURIED SITE ELEMENTS, STRUCTURES, UTILITIES AND IRRIGATION FACILITIES. DESIGN ENGINEER MAKES NO CLAIM AS TO THE ACCURACY OF UNDERGROUND CONDITIONS. FOR ANY USE OF THIS PLAN EXISTING CONDITIONS MUST BE VERIFIED IN THE FIELD. CONTRACTOR SHALL COORDINATE WITH DISTRICT LANDSCAPE MANAGEMENT PERSONNEL AND POTHOLE TO VERIFY EXACT LOCATION OF WATER SUPPLY SHUT-OFF PROVISIONS, CONTROLLER(S), AND CONNECTION POINTS TO EXISTING IRRIGATION, INCLUDING ANY IRRIGATION REQUIRED TO BE PROTECTED IN PLACE AND/OR REPLACED DUE TO DEMOLITION AND CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, WET UTILITIES, EQUIPMENT AND ALL OTHER SYSTEMS INCLUDING IRRIGATION. CONTRACTOR SHALL MAKE ANY NECESSARY PROVISIONS TO MAINTAIN THE INTEGRITY OF EXISTING SYSTEMS PRIOR TO THE COMMENCEMENT OF DEMOLITION, IF ANY. CONTRACTOR SHALL EXERCISE UTMOST CARE TO ENSURE THAT ANY UTILITY OR STRUCTURE WILL NOT BE THE CAUSE OF ENDANGERMENT TO THE LIFE OR HEALTH OF ANY PERSON.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL, ELECTRICAL, CIVIL, MECHANICAL, PLUMBING OR OTHER DRAWINGS AND COORDINATE WITH THE TRADES BEFORE DEMOLITION, INSTALLATION OF IRRIGATION OR ANY OTHER CONSTRUCTION. ANY DISCREPANCIES BETWEEN OR WITHIN THE ARCHITECTURAL AND CONSULTING ENGINEER'S DRAWINGS SHALL BE BROUGHT PROMPTLY TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION AND/OR FURTHER DIRECTION BEFORE COMMENCING WITH THE WORK. FAILURE OF THE CONTRACTOR TO SEEK CLARIFICATION FROM THE ARCHITECT PRIOR TO INSTALLING QUESTIONABLE CONSTRUCTION WILL BE CAUSE TO HOLD THE CONTRACTOR RESPONSIBLE FOR REVISING THE WORK TO MEET THE INTENT OF THE DRAWINGS.
8. CONTRACTOR SHALL REQUEST FROM THE DISTRICT ALL RECORD DOCUMENTS, "AS-BUILTS", CONTROLLER CHARTS OR OTHER OWNER SUPPLIED DOCUMENTS PRIOR TO BEGINNING ANY DEMOLITION OR CONSTRUCTION TO EXAMINE AND DETERMINE ANY CONDITIONS WHERE CONFLICTS, HARDSHIPS OR SIMILAR PROBLEMATIC ISSUES MAY OCCUR IN ORDER TO PERFORM WORK. CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY CONDITIONS WHERE THESE POTENTIAL CONFLICTS MAY ARISE PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
9. ALL EXISTING IRRIGATION MAINLINE AND EQUIPMENT, INCLUDING VALVES AND BOXES, CONTROL WIRE, SPRINKLER HEADS AND LATERAL LINES WITHIN CONSTRUCTION AREA LIMITS SHALL BE REMOVED EXCEPT AS NOTED TO BE PROTECTED IN PLACE. UNLESS IN THE WAY OF NEW INSTALLATION, ALL EXISTING IRRIGATION FACILITIES BELOW 12" DEEP CAN BE ABANDONED IN PLACE. ALL THE REST SHALL BE REMOVED.
10. ALL EXISTING TREES TO REMAIN PROTECTED IN PLACE SHALL BE SUPPLIED WITH SUSTENANCE WATERING ON A REGULAR BASIS THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASE. CONTRACTOR SHALL EMPLOY THE MEANS FOR WATERING WITH METHOD THAT WILL NOT ENDANGER THE SAFETY OF ANY PERSON.

TREE REMOVAL AND PROTECTION LEGEND

KEY	NAME	CALIPER	REMARKS
1	PINUS TORREYANA	16-18"	TO REMAIN, PROTECT IN PLACE
2	PLATNUS RACEMOSA	6-8"	TO REMAIN, PROTECT IN PLACE
3	PLATNUS RACEMOSA	8-10"	TO REMAIN, PROTECT IN PLACE
4	PLATNUS RACEMOSA	8-10"	TO REMAIN, PROTECT IN PLACE
5	PLATNUS RACEMOSA	10-12"	TO REMAIN, PROTECT IN PLACE
6	PLATNUS RACEMOSA	8-10"	TO REMAIN, PROTECT IN PLACE
7	PLATNUS RACEMOSA	8-10"	TO REMAIN, PROTECT IN PLACE
8	CORYMBIA CITRIODORA	10-12"	TO REMOVE
9	PLATNUS RACEMOSA	8-10"	TO REMAIN, PROTECT IN PLACE
10	CALLISTEMON SP.	SHRUB	TO REMOVE
11	PLATNUS RACEMOSA	8-10"	TO REMAIN (OUTSIDE LOW)
12	CALLISTEMON SP.	SHRUB	TO REMOVE
13	QUERCUS SP.	8-10"	TO REMAIN (OUTSIDE LOW)

TREE PROTECTION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING DAMAGE TO ALL EXISTING TREES TO REMAIN WITHIN AND IMMEDIATELY ADJACENT TO THE PROJECT BOUNDARY.

   A) CONSTRUCTION AND MAINTENANCE STAFF SHALL AVOID UNNECESSARY ACTIVITIES WITHIN THE DRIPLINE OF ALL TREES.
   B) FINES SHALL BE ASSESSED TO THOSE INDIVIDUALS FOUND TO BE RESPONSIBLE FOR THE ILLEGAL REMOVAL OR DAMAGE OF PROTECTED TREES.
2. ANY DAMAGE OR INJURY TO TREES SHALL BE REPORTED WITHIN 24 HOURS TO THE OWNER BY THE CONTRACTOR.
3. EXISTING TREES TO REMAIN SHALL BE TRIMMED PRIOR TO CONSTRUCTION WORK, UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
4. UNDER SUPERVISION OF A CERTIFIED ARBORIST, REASSESS TREE HEALTH AFTER ANY TRENCHING OR CONSTRUCTION WORK THAT IMPACTS THE ROOT ZONES OF TREES TO REMAIN, INCLUDING SOIL OVER-EXCAVATION AT SIDEWALKS WITH THICKENED EDGES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING, IMPLEMENTING, AND MAINTAINING THE TREE PROTECTION ZONE AS SHOWN ON THESE PLANS DURING THE ENTIRE CONSTRUCTION PERIOD. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE VIA THE FOLLOWING METHODS:

   A. STAKE THE COMPLETE DRIP LINE.
   B. ROOTS SHALL BE CLEANLY CUT BACK APPROXIMATELY 6" FROM THE LIMIT OF DISTURBANCE, UNLESS OTHERWISE DIRECTED BY A CERTIFIED CONSULTING ARBORIST.
   C. INSTALL A TEMPORARY 6-FT HIGH CHAIN LINK FENCE AROUND THE IDENTIFIED DRIPLINE, UNLESS OTHERWISE DIRECTED BY A CERTIFIED CONSULTING ARBORIST.
   D. ATTACH AN ORANGE OR YELLOW PROTECTIVE FENCE (MIN. 3' HIGH) TO THE CHAIN LINK FENCE.
   E. WHEN AREAS UNDER THE TREE CANOPY CANNOT BE FENCED, ANOTHER METHOD SHALL BE REQUIRED, AS RECOMMENDED BY A CERTIFIED CONSULTING ARBORIST.
   F. POST "KEEP OUT" SIGNS IN BOTH SPANISH AND ENGLISH TO THE CHAIN LINK FENCE.
   G. SUBMIT A TREE MAINTENANCE SCHEDULE PREPARED BY THE CONTRACTOR.
   H. IF A TREE IS ADJACENT TO OR IN THE IMMEDIATE PROXIMITY TO A GRADE SLOPE OF 8% (23 DEGREES) OR MORE, PROVIDE ADEQUATE EROSION CONTROL (IE: JUTE MATTING OR EQUAL) WITHIN THE TREE PROTECTION ZONE.
   I. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE UNLESS OTHERWISE NOTED.
   J. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
   K. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
   L. PRUNING FOR VERTICAL CLEARANCE OF BUILDINGS, TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL BE PERFORMED UNDER THE DIRECTION OF A CERTIFIED CONSULTING ARBORIST ONLY.
   M. THE EXISTING GRADE SHALL NOT BE DISTURBED UNLESS OTHERWISE APPROVED BY USD MAINTENANCE STAFF.
   N. ROOT SYSTEMS SHALL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE VARIATIONS IN SOIL MOISTURE BY CONSTRUCTION ACTIVITY.
4. WHERE ROOTS OCCUR AT WALKWAY GRADING AND EXCAVATION, TRIMMING SHALL OCCUR UNDER THE GUIDANCE OF A CERTIFIED CONSULTING ARBORIST WITH WRITTEN APPROVAL FROM OWNER'S REPRESENTATIVE.
5. TREE PRUNING OR PRUNING OF ROOTS LARGER THAN 2" DIAMETER WILL ONLY OCCUR UNDER THE GUIDANCE OF A CERTIFIED CONSULTING ARBORIST WITH WRITTEN APPROVAL FROM OWNER'S REPRESENTATIVE.
6. THE CONTRACTOR SHALL VERIFY IN WRITING TO THE OWNER'S REPRESENTATIVE WHEN THE TREE PROTECTION ZONE HAS BEEN ESTABLISHED.
7. ANY MODIFICATIONS AND/OR ADDITIONS TO THE APPROVED TREE PROTECTION ZONE SHALL BE SUBMITTED BY THE CONTRACTOR WITH ADEQUATE INFORMATION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

PLANTING DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ERECTING A FENCE TO PROTECT ALL PLANTING AND TREES DESIGNATED TO REMAIN IN PLACE DURING CONSTRUCTION WITHIN AND IMMEDIATELY ADJACENT TO PROJECT BOUNDARY AREA.
2. 3 WEEKS MINIMUM PRIOR TO CONTRACTOR'S DEMOLITION / REMOVAL OF ANY PLANT MATERIAL, CONTRACTOR SHALL COORDINATE WITH THE OWNER'S HORTICULTURE / MAINTENANCE STAFF REGARDING REMOVAL / STOCKPILING OF PORTIONS OF EXISTING PLANTS, ROCKS, MULCH, GROUNDCOVER, AND ANY OTHER MATERIAL, AFTER WHICH CONTRACTOR SHALL DEMOLISH AND REMOVE REMAINING LANDSCAPE MATERIAL.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE EXISTING TREES AND PLANTINGS WITHIN PROJECT BOUNDARY AREA DURING CONSTRUCTION, INCLUDING PROVIDING MAINTENANCE AND WATER. CONTRACTOR SHALL REPLACE ANY TREE IN THE EVENT IT DIES, AT NO ADDITIONAL COST TO THE OWNER.
4. PRIOR TO ANY NEW PLANTING, VERIFY ALL EXISTING AND PROPOSED TREE AND PLANT LOCATIONS TO AVOID CONFLICT WITH EXISTING AND PROPOSED UTILITIES. PROPOSED PLANTS MAY NEED TO BE SHIFTED OR RELOCATED AS NECESSARY. SEE PLANTING PLAN AND SPECIFICATIONS FOR MORE INFORMATION.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF EXISTING AND PROPOSED UTILITIES WITHIN THE PROJECT LIMITS WHICH MAY BE AFFECTED BY INSTALLATION. IMMEDIATELY CONTACT THE LANDSCAPE ARCHITECT IF A CONFLICT IS EVIDENT.
6. ALL EXISTING PLANT MATERIAL TO REMAIN THAT IS DISTURBED BY THE IRRIGATION OR CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND REPLACED SAME IN KIND AND SIZE.

NOTES:
1. SEE SHEET L-1.01 AND L-1.02 FOR LANDSCAPE CONSTRUCTION AND JOINTING LAYOUT PLAN AND DETAILS.
2. REFER TO SPECIFICATIONS FOR MORE INFORMATION.

811 Dig Alert
Know what's below. Call before you dig.
California South
Call Two Working Days Before You Dig!
811 / 800-227-2600

0 10 20 30 40 feet
1" = 10'

NORTH

DSA STAMP
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL
LICENSED LANDSCAPE ARCHITECT
ANDREW JP WHALEN 5719
Exp. 01/31/2022
Date: 01/15/2021
Date
STATE OF CALIFORNIA

CONSULTANTS

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477 | www.ktua.com

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MiraCosta College

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK AUTOCAD 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

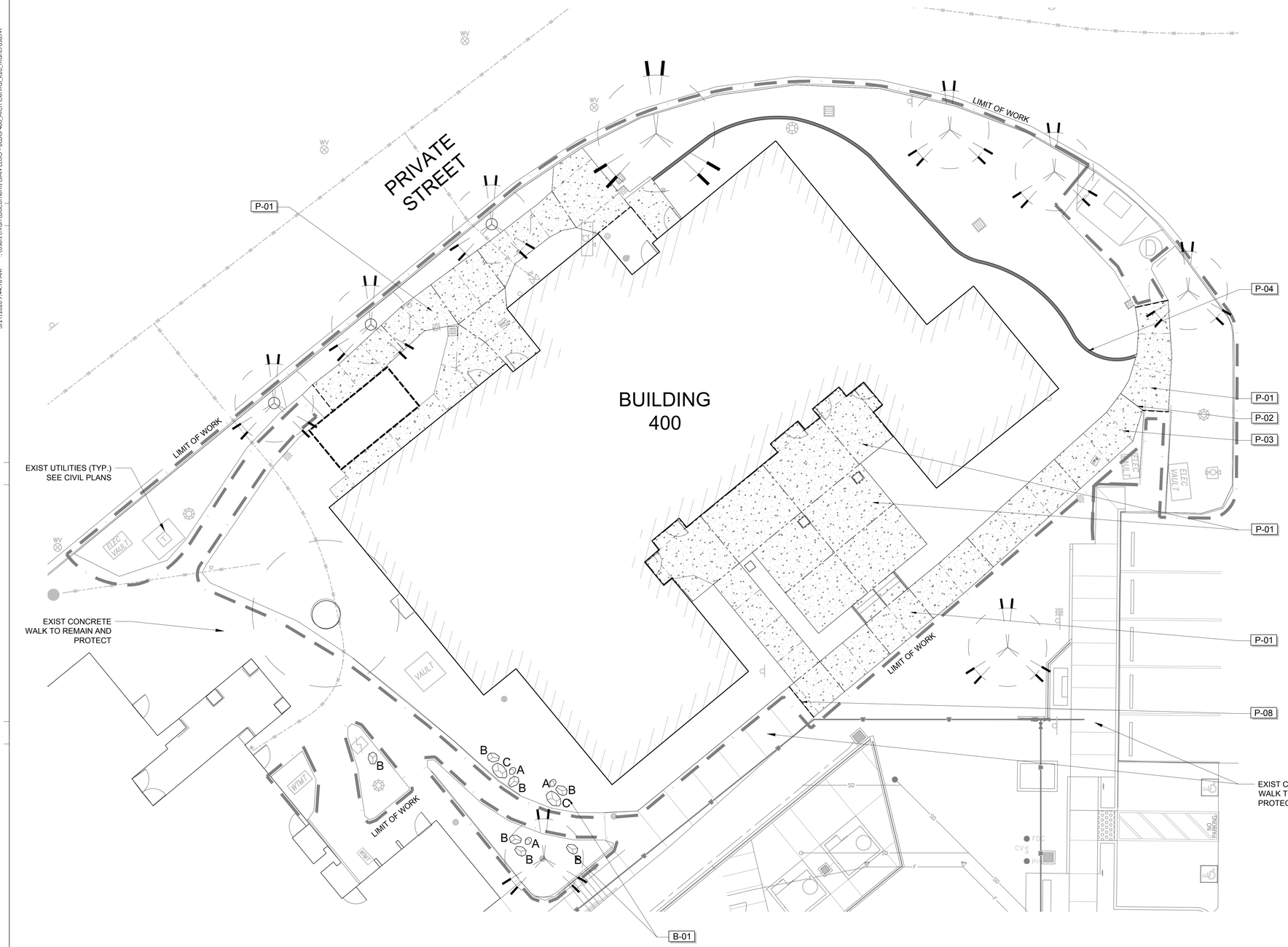
© HPI ARCHITECTURE 2019

SHEET TITLE
LANDSCAPE DEMOLITION PLAN

SHEET NUMBER
L0.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\thron\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_thron178.88.rvt



GENERAL CONSTRUCTION NOTES

1. THIS CONSTRUCTION PACKAGE WAS COMPILED USING EXISTING INFORMATION DOCUMENTED IN THE FIELD, AND THEREFORE MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PRIOR TO BIDDING, THE CONTRACTOR IS TO CONFIRM CONDITIONS IN THE FIELD AFFECTING THE COMPLETION OF CONSTRUCTION WORK AND REPORT DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2. PROTECT EXISTING UTILITIES, CURBS AND GUTTERS, LIGHTS, SIGNS, CATCH BASINS, STREET IMPROVEMENTS DURING CONSTRUCTION. ANY DAMAGED ITEMS SHALL BE REPLACED TO MATCH EXISTING AT CONTRACTOR'S OWN EXPENSE.
3. ALL EXISTING TREES TO REMAIN IN PLACE SHALL BE LABELED AND PROTECTED FROM DAMAGE AS SPECIFIED. ALL TREE ROOTS LARGER THAN 2" IN DIAMETER SHALL BE LEFT IN PLACE AND ALL NEW CONSTRUCTION SHALL BE PERFORMED AROUND ROOTS. PRUNE ROOTS AND TREE CANOPIES AS NECESSARY, SEE SHEET L0.01 FOR TREE PROTECTION NOTES.
4. CONTRACTOR SHALL LAYOUT AND FIELD VERIFY ALL DIMENSIONS OF SITE ELEMENTS AND ALL RELATED WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE ADJUSTMENTS IN THE FIELD.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS. ANGLES ARE AT 90 DEGREES UNLESS NOTED OTHERWISE.
6. WHERE CONFLICTS OCCUR BETWEEN GENERAL CONSTRUCTION NOTES, DRAWINGS AND ACTUAL FIELD CONDITIONS, NOTIFY LANDSCAPE ARCHITECT FOR CLARIFICATION. FAILURE TO PROVIDE NOTIFICATION MAY MAKE CONTRACTOR LIBEL FOR COSTS INCURRED TO RECTIFY THE DISCREPANCY.
7. CONTRACTOR TO CONSULT WITH THE PROJECT'S SITE SUPERINTENDENT, APPROPRIATE AGENCIES, DIG ALERT, AND DRAWINGS TO VERIFY LOCATIONS OF UNDERGROUND UTILITIES, PIPES AND RELATED STRUCTURES. RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE OF THE UTILITIES, PIPES OR STRUCTURES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR IF PROPER VERIFICATION WAS NOT PERFORMED.
8. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTION AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. CONTRACTOR SHALL BRING SUCH CONDITIONS TO ATTENTION OF OWNER'S REPRESENTATIVE IMMEDIATELY FOR RESOLUTION. CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
9. GRADE ALL HARDSCAPE TO SLOPE TO DRAIN, REFER TO CIVIL ENGINEER'S GRADING PLANS.
10. FIELD VERIFY VERTICAL CONTROLS OF ALL CONSTRUCTION FEATURES AS SHOWN ON THE CONSTRUCTION PLANS PRIOR TO POURING CONCRETE FLATWORK.
11. ENSURE THAT FINISHED GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING PAVING, CURBS AND OTHER STRUCTURES.
12. ENSURE THAT DRAIN LINES, IRRIGATION LATERAL AND MAINLINES, ELECTRICAL CONDUIT SLEEVES, ETC., ARE IN PLACE PRIOR TO INSTALLATION OF PAVING AND CURBS.

LANDSCAPE CONSTRUCTION SCHEDULE

KEY	SYMBOL	ITEM	DESCRIPTION	COLOR AND FINISH	NOTES AND REMARKS	SUPPLIER INFORMATION	DETAIL
P-01		CONCRETE FINISH 1	PEDESTRIAN CONCRETE	NATURAL GRAY TOPCAST FINISH #5 - SAND	PROVIDE 48"x48" MOCK-UP OF CONCRETE FINISHES FOR APPROVAL BEFORE INSTALLATION. REFER TO CIVIL PLANS FOR SLAB INSTALLATION. REFER ALSO TO SPECIFICATIONS AND DETAILS.	TOP-CAST SURFACE RETARDER BY GCP APPLIED TECHNOLOGIES https://gcpat.com/en/solutions/products/top-cast-top-surface-retarder/top-cast-top-surface-retarder	1 / C1.2 A / L1.02
P-02		EXPANSION JOINT	CONCRETE EXPANSION JOINT	SEALANT COLOR TO MATCH ADJACENT PAVING	PROVIDE DOWEL WHERE NEW CONCRETE MEETS EXISTING CONCRETE.		B / L1.02
P-03		CONTROL JOINT	SAW-CUT CONSTRUCTION JOINT	½" DEEP, ⅛" WIDE	REFER TO SPECIFICATIONS AND DETAILS		
P-08		FLUSH TRANSITION	DOWELED FLUSH TRANSITION TO EX PAVEMENT	SEALANT COLOR TO MATCH ADJACENT PAVING	PROVIDE DOWEL WHERE NEW CONCRETE MEETS EXISTING CONCRETE.		
P-04		CONCRETE MOW CURB	LANDSCAPE MOW CURB	NATURAL GRAY, BROOM FINISH	REFER TO SPECIFICATIONS AND DETAILS		C / L1.02
B-01		BOULDERS	BOULDERS SUPPLIED BY CLIENT	SIZE A: 16-20" x 16-20" SIZE B: 20-24" x 20-24" SIZE C: 24-36" x 24-36"	EXISTING BOULDERS FROM CAMPUS PLACED ON SITE. SELECTED BOULDERS TO BE APPROVED BY LANDSCAPE ARCHITECT AND CAMPUS REPRESENTATIVE PRIOR TO PLACING	COORDINATE WITH CAMPUS REPRESENTATIV FOR BOULDER AVAILABILITY	D / L1.02

NOTES:
1. SEE SHEET L1.02 FOR LANDSCAPE CONSTRUCTION DETAILS.
2. REFER TO CIVIL PLANS FOR CONCRETE SLAB SECTIONS, STAIRS, RAMPS, AND HANDRAIL DETAILS, AND ALL UTILITIES.
3. REFER TO SPECIFICATIONS FOR MORE INFORMATION.

0 8 16 24 32 feet
1" = 8'
NORTH

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED LANDSCAPE ARCHITECT
ANDREW JP WHALEN #5178
Exp. 01/31/2022
Date Signed 01/15/2021
STATE OF CALIFORNIA

CONSULTANTS

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477 | www.ktua.com

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION
THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK AUTOCAD 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

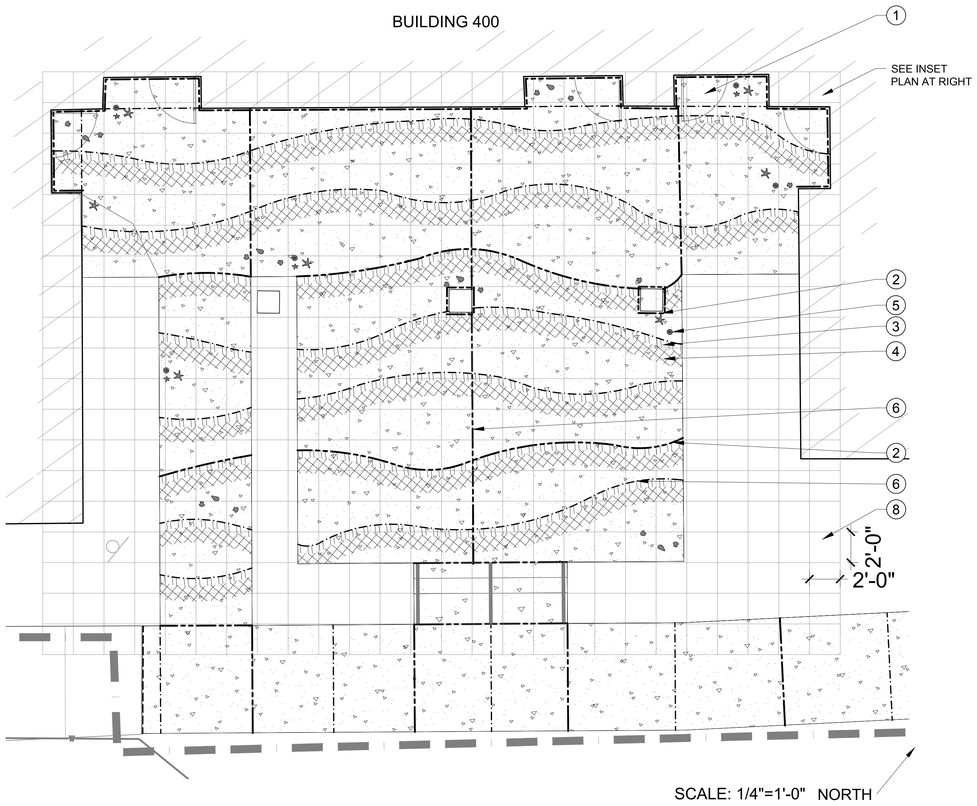
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE
LANDSCAPE CONSTRUCTION PLAN

SHEET NUMBER
L1.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\thron\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_thron178.88.rvt

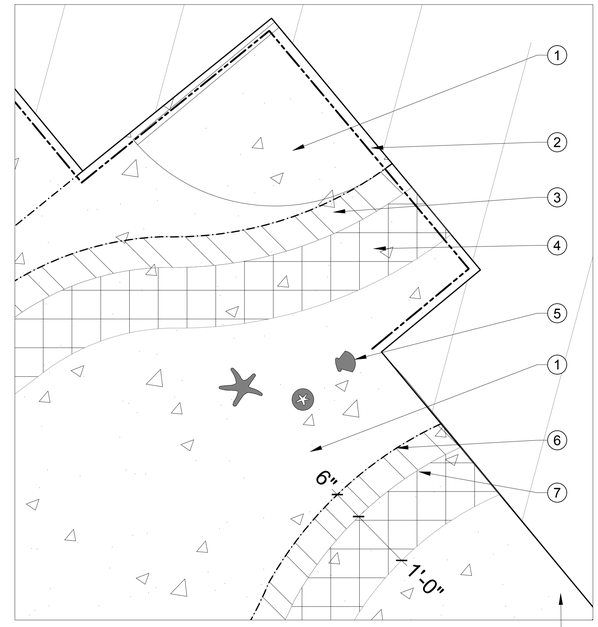


LEGEND

1. P-01 CONCRETE FINISH 1: TOPCAST #05 - SAND
2. P-02 EXPANSION JOINT PER DETAIL B, THIS SHEET
3. P-06 CONCRETE FINISH 2: TOPCAST #75 - ROUGH
4. P-05 CONCRETE FINISH 3: ⅛" TOPCAST #50 - MEDIUM
5. P-07 NATURAL OBJECT IMPRESSIONS (SEE NOTE E BELOW)
6. P-03 SAW CUT JOINT PER DETAIL B, THIS SHEET
7. PATTERN MASK LINE SHOWN ONLY FOR LAYOUT PURPOSES
8. 2'-0" X 2'-0" GRID FOR LAYOUT PURPOSES ONLY

NOTES:

A. SAW CUT AND EXPANSION JOINTS DETERMINE THE PATIO PATTERN.
B. MASK CONCRETE FINISH TYPE 2 AT 6-INCHES FROM JOINTS.
C. MASK CONCRETE FINISH TYPE 3 AT 12 INCHES FROM EDGE OF TYPE 2.
D. PROVIDE 48"x48" MOCK-UP OF CONCRETE FINISHES FOR APPROVAL BEFORE INSTALLATION
E. IMPRINTS AND LOCATIONS TO BE COORDINATED WITH CAMPUS REPRESENTATIVE AND LANDSCAPE ARCHITECT. BUILDING OCCUPANTS TO SUPPLY OBJECTS OR MOLDS TO BE STAMPED / IMPRESSED INTO CONCRETE, SUCH AS SHELLS AND FOSSILS.
   1. PROVIDE 3-5 OBJECT-IMPRESSIONS AT EACH DOOR-WELL, PILLAR, CORNER, AND ALONG RAMP.
   2. LOCATE THE IMPRESSIONS IN CONCRETE FINISH 1 AREAS, AND OUTSIDE OF DOOR-SWINGS.
   3. IMPRESSIONS SHALL NOT BE DEEPER THAN ¼".



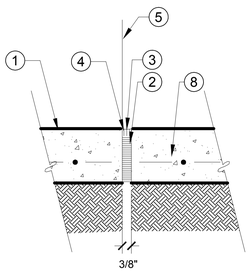
INSET

NORTH
SCALE: 1" =1'-0"

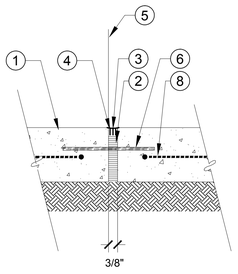
A DECORATIVE CONCRETE FINISH LAYOUT PLAN

PLAN — AS SHOWN

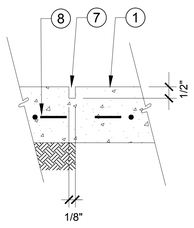
ALT 3



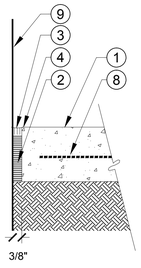
EXPANSION JOINT



FLUSH TRANSITION: DOWELED EXPANSION JOINT



SAW CUT JOINT



EXPANSION JOINT MATERIAL

LEGEND

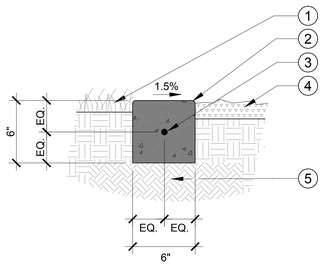
1. PAVING PER PLAN
2. FIBER EXPANSION JOINT MATERIAL
3. SEALANT - COLOR TO MATCH ADJACENT SURFACE
4. ¼" RADIUS, TYP.
5. FACE OF WALL OR CURB WHERE OCCURS
6. 9" SPEED DOWEL SLEEVE AND 18" #4 REBAR @ 36" O.C., PLACED AT SLAB CENTER
7. SAW CUT
8. REBAR PER CIVIL PLANS, 1 / C1.2
9. VERTICAL FACE OF WALL OR BUILDING

NOTES:

A. WHERE CONCRETE ABUTS WALLS/BUILDING DO NOT PROVIDED DOWELED EXPANSION JOINT. PROVIDE CONTINUOUS EXPANSION JOINT MATERIAL (SEALED).
B. CONSTRUCTION JOINTS SHALL OCCUR PER PLAN, MINIMUM OF 1 PER 300 S.F. FOR CONCRETE PAVING.
C. CONTRACTOR SHALL SUBMIT A LAYOUT PLAN FOR APPROVAL PRIOR TO CONSTRUCTION, SHOWING PROPOSED CONSTRUCTION AND CONTRACTION JOINTS FOR FINAL BUILD.

B CONCRETE JOINTS

SECTION — NOT TO SCALE



LEGEND

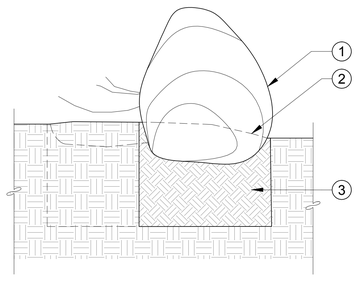
1. TURF AREA, TYP. FINISH GRADE PER PLANTING NOTES.
2. PROVIDE 1/4" RADIUS AT TOP EDGES, TYP.
3. NATURAL GREY CONCRETE HEADER, SLOPE TOP OF HEADER TO DRAIN AS SHOWN. PROVIDE (1) #4 REBAR CONTINUOUS IN HEADER. TOP SURFACE SHALL HAVE MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF HEADER, TYP.
4. PLANTING AREA, TYP. FINISH GRADE PER PLANTING NOTES.
5. COMPACTED SUBGRADE - 95% COMPACTED TO 12" DEPTH. EXTEND COMPACTION 6" EACH SIDE OF CURB.

NOTES

1. WHERE HEADER INTERSECTS PAVED SURFACES TOP SURFACE OF HEADER SHALL BE FLUSH WITH ADJACENT PAVED SURFACES, TYP.
2. INSTALL CONTROL JOINT IN TOP SURFACE OF HEADER EVERY 4' O.C.
3. INSTALL EXPANSION JOINT EVERY 45' MAX., AND WHEN HEADER INTERSECTS CONCRETE SEATWALL, WALL.
4. INSTALL DOWELED EXPANSION JOINT WHEN HEADER INTERSECTS CONCRETE PAVING, TYP.

C CONCRETE MOW CURB

SECTION — NOT TO SCALE



LEGEND

1. BOULDER - BURY LOWER THIRD
2. FINISH GRADE IN PLANTER
3. COMPACT SUBGRADE TO 90% MIN., 12" DEEP

NOTES:

A. APPROXIMATE SIZE AND LOCATION OF BOULDERS SHOWN ON PLAN. FINAL SIZE, LOCATION AND TYPE SHALL APPROVED BY LANDSCAPE ARCHITECT.
B. PLACE FLATTEST, WIDEST FACE OF BOULDER DOWN WITH APPROXIMATE 1/3 OF ROCK BELOW FINISH GRADE. BOULDER SHALL NOT APPEAR TO "SIT" ON FINISH GRADE.

D BOULDER INSTALLATION

SECTION — NOT TO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED LANDSCAPE ARCHITECT — ANDREW JP WHALEN — STATE OF CALIFORNIA
Exp Date: 01/15/2021
Date: 02/02/2022

CONSULTANTS

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477 | www.ktua.com

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MiraCosta College

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK AUTOCAD 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE
LANDSCAPE CONSTRUCTION DETAILS

SHEET NUMBER
L1.02

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\thron\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_thron178.88.rvt

IRRIGATION MAINLINE, SPRINKLERS AND EQUIPMENT ARE SHOWN DIAGRAMMATICALLY FOR DRAWING CLARITY. MAINLINE AND VALVES SHALL NOT BE PLACED IN PAVED AREAS. INSTALL MAINLINE WHENEVER POSSIBLE 18" FROM WALKS, CURBS AND WALLS.

CONTROLLER ID: E (EX.)
STATIONS: 48
STATIONS USED: 34
WALL MOUNT INSIDE MECHANICAL ROOM. REFER TO IRRIGATION LEGEND & GENERAL IRRIGATION NOTES ON SHEET L2.02 FOR ADDITIONAL CONTROLLER INFORMATION & MODEL NUMBERS.

24 STA USED (CURRENTLY EXIST)
4 STA REUSED: E17, E18, E19, E20
NEW STA: E1, E2, E19 THRU 23, E25 THRU E30

EXISTING POTABLE WATER LINE

PRIVATE STREET

LIMIT OF WORK

BUILDING 400

APPROXIMATE LOCATION OF EXISTING 3" SLEEVE WITH WIRES AT PAVEMENT CROSSING. REFER TO L0.01. LOCATE BUNDLED WIRES FOR REUSE, RECONNECTION, AND NEW WIRE ROUTING TO CONTROLLER

E26 1" 5.30
E25 1" 4.00
E27 1" 6.36
E28 1" 14.7
E29 1" 4.09
E30 1" 14.2
E23 1" 4.71
E22 1" 17.6
E21 1" 6.00
E20 1" 2.99
E19 1" 3.41
E2 1" 6.46
E1 1" 6.12

ELEC VAULT
WMT
FDC
CV
PIV
FS
MV
SW
10 PARKING

EXISTING 2" MAINLINE PER ADJACENT STUDENT SERVICES PROJECT

EXISTING 2" MAINLINE STUB-OUT (BY OTHERS)

IRRIGATION SYSTEM DESIGNED FOR 18 GPM AT 40 PSI (DELIVERY PRESSURE)

POINT OF CONNECTION: E
MAINLINE SIZE: 2"
EXISTING ISOLATION VALVE SIZE: 2"
MASTER VALVE SIZE: 2"
(OFFSITE EXISTING) BACKFLOW PREVENTER: 3"
(OFFSITE EXISTING) WATER METER: 2"
PEAK DEMAND: 18 GPM
AVAILABLE WATER PRESSURE: 80 PSI
ESTIMATED LANDSCAPE AREA (SQ.FT.): 4,954
ESTIMATED LANDSCAPE AREA (ACRE): 0.11

EXISTING 2" POTABLE IRRIGATION WATER METER, 3" BACKFLOW PREVENTER (WITH NO FLOW MANAGEMENT) WHICH SERVES MULTIPLE CAMPUS CONTROLLERS IS LOCATED IN MAIN PARKING LOT. EXISTING 2" MAINLINE FROM WATER SOURCE CROSSES DRIVEWAY IN APPROXIMATE AREA OF EQUIPMENT.

0 8 16 24 32 feet
1" = 8'

NORTH

IRRIGATION REFERENCE LEGEND

SYMBOL	DESCRIPTION
T	4" POP-UP TURF ROTATOR W/ MP CORNER NOZZLE (14'R)
M O	4" POP-UP TURF ROTATOR W/ MP1000 NOZZLE (14'R)
	4" POP-UP TURF ROTATOR W/ MP800 NOZZLE (10'R)
T	12" POP-UP SHRUB ROTATOR W/ MP CORNER NOZZLE (14'R)
M O	12" POP-UP SHRUB ROTATOR W/ MP1000 NOZZLE (14'R)
	12" POP-UP SHRUB SPRAY W/ SQ-Q NOZZLE (2.5'X2.5')
	12" POP-UP SHRUB SPRAY W/ SQ-H NOZZLE (2.5'X5')
	12" POP-UP SHRUB SPRAY W/ SQ-F NOZZLE (5'X5')
	12" POP-UP SHRUB SPRAY W/ SQ-Q NOZZLE (4'X4')
	12" POP-UP SHRUB SPRAY W/ SQ-H NOZZLE (4'X8')
	12" POP-UP SHRUB SPRAY W/ SQ-F NOZZLE (8'X8')
	4" POP-UP TREE BUBBLER SYSTEM WITH 50H NOZZLE
POC	POINT OF CONNECTION
MV	MASTER VALVE
FM	FLOW METER
E	SITE IRRIGATION CONTROLLER (EXISTING WALL MOUNT, INT.)
	GATE VALVE (SOLATION VALVE)
	BALL VALVE (MANIFOLD VALVE)
	REMOTE CONTROL VALVE
	QUICK COUPLER VALVE
2"	IRRIGATION MAINLINE (PURPLE, SIZE AS NOTED ON PLAN)
1"	IRRIGATION LATERAL LINE (PURPLE, SIZE AS NOTED ON PLAN)
	PIPE SLEEVE (PURPLE)
	WIRE CONDUIT
P	PULL BOX
SW	WIRE SPLICE BOX / WIRE STUB-OUT BOX

SHEET REFERENCE NOTES:

1. SEE SHEET L2.02 FOR IRRIGATION LEGEND, NOTES AND WATER USE CALCULATIONS.
2. SEE SHEETS L2.03 THROUGH L2.05 FOR IRRIGATION DETAILS.
3. IRRIGATION MAINLINE, SPRINKLER HEADS AND EQUIPMENT ARE SHOWN DIAGRAMMATICALLY FOR CLARITY. MAINLINE AND VALVES SHALL NOT BE PLACED IN PAVED AREAS. INSTALL MAINLINE IN LANDSCAPE PLANTING AREAS AND WHENEVER POSSIBLE 18" FROM WALKS, CURBS AND WALLS.
4. REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION.

PVC SCH 40 LATERAL PIPE SIZING GUIDE:
(UNLESS OTHERWISE NOTED ON PLANS)

3/4" - 0 - 7 GPM
1" - 8 - 14 GPM
1 1/4" - 15 - 20 GPM

DSA STAMP
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL
LICENSED LANDSCAPE ARCHITECT
BROOKE JP WHALEN
No. 6482
01/15/2022
RENEWAL DATE
01/15/2021
DATE
STATE OF CALIFORNIA

CONSULTANTS
ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477 | www.ktua.com

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MiraCosta College

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION
THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK AUTOCAD 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE
LANDSCAPE IRRIGATION PLAN

SHEET NUMBER
L2.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\thron\Documents\SAN ELIJO - BLDG 400_Arch Central_B20_thron178.88.rvt

GENERAL IRRIGATION NOTES

1. IRRIGATION MAINLINE, WIRE, VALVES AND CONTROLLERS WHICH SERVE AREAS OUTSIDE OF THE PROJECT SITE SHALL REMAIN OPERATIONAL.. ANY DISTURBED / DAMAGED COMPONENTS WILL BE REPLACED AT NO EXTRA COST TO THE COLLEGE.
2. PROTECT IRRIGATION SYSTEMS TO REMAIN AND MAKE ANY ADJUSTMENTS NECESSARY AND AS DIRECTED ON PLANS FOR COMPLETE IRRIGATION COVERAGE. ANY DAMAGE TO EXISTING LANDSCAPE OR IRRIGATION CAUSED BY OPERATIONS OF CONTRACTOR SHALL BE REPAIRED TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
3. EXERCISE CARE WHEN TRENCHING AROUND EXISTING LANDSCAPE AND PROTECT EXISTING LANDSCAPE DURING ALL PHASES OF WORK. WHEN ENCOUNTERED, HAND TRENCH AROUND EXISTING PLANT/ TREE ROOTS OVER 2" IN DIAMETER. ALL DISTURBED AREAS SHALL MATCH APPEARANCE OF ADJACENT AREAS AT END OF WORK.
4. PRIOR TO ANY CONSTRUCTION, CONTACT AND COORDINATE WORK WITH OWNER'S REPRESENTATIVE TO VERIFY THE LOCATIONS OF ALL EXISTING IRRIGATION EQUIPMENT SUCH AS HEADS, VALVES, VALVE BOXES, CONTROLLERS AND REMOTE CONTROL WIRING THAT MAY FALL ADJACENT TO, AND WITHIN THE LIMIT OF NEW CONSTRUCTION.
5. ASCERTAIN THE EXTENT OF ANY SIMULTANEOUS AND ESSENTIAL WORK BY OTHERS ON THE SITE. CONTRACTORS SHALL COORDINATE THEIR OPERATIONS AND SHALL COOPERATE TO MINIMIZE INTERFERENCE.
6. CORRELATE AND CONFIRM DIMENSIONS AT THE JOB SITE, PRIOR TO START OF ANY WORK.
7. ALL NEW CONTROLLER STATION TERMINALS SHALL HAVE WIRES CONNECTED TO THEM, WITH ALL STATION WIRES RUN OUT TO THE FIELD. ALL SPARE CONTROLLER VALVE WIRES SHALL BE STUBBED OUT FOR FUTURE USE AS NOTED ON THIS PLAN. COORDINATE ALL WIRE STUBOUTS WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLING WIRES.
8. THESE SYSTEMS ARE DESIGNED ACCORDING TO AN EXISTING STATIC WATER PRESSURE OF 80 PSI AVAILABLE AT THE POINT OF CONNECTION. A MINIMUM OF 45 PSI IS REQUIRED AT THE SPRINKLER HEADS. ENSURE ALL LANDSCAPED AREAS AFFECTED BY THIS CONSTRUCTION RECEIVE COMPLETE IRRIGATION COVERAGE.
9. VERIFY THE EXACT LOCATION AND THE EXISTING AVAILABLE WATER PRESSURE AT POINT OF CONNECTION PRIOR TO ORDERING ANY IRRIGATION MATERIALS AND PROCEEDING WITH INSTALLING IRRIGATION SYSTEM. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT SHOULD THE EXISTING AVAILABLE WATER PRESSURE FOUND BE DIFFERENT, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES AND ADDITIONS THAT MAY OCCUR TO THE SYSTEMS.
10. IRRIGATION MAINLINE, SPRINKLERS AND EQUIPMENT ARE SHOWN DIAGRAMMATICALLY. MAINLINE AND VALVES SHALL NOT BE PLACED IN PAVED AREAS. INSTALL MAINLINE WHENEVER POSSIBLE 18" FROM WALKS, CURBS AND WALLS.
11. VERIFY EXACT LOCATION OF ALL UNDERGROUND UTILITIES, STRUCTURES, EXISTING IRRIGATION VALVES, MAINLINE, CONTROL WIRES, LATERAL LINE AND SPRINKLER HEADS IN WORK AREA PRIOR TO START OF CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN SUCH OBSTACLES AND THE PROPOSED WORK, CONTRACTOR SHALL PROMPTLY NOTIFY LANDSCAPE ARCHITECT TO ARRANGE FOR RELOCATIONS IF REQUIRED WITHIN WORK AREA PRIOR TO START OF CONSTRUCTION.
12. VERIFY SITE FOR LOCATION OF ELECTRICAL SOURCE AND HAVE ELECTRICAL CONTRACTOR PROVIDE POWER SERVICE TO CONTROLLER.
13. INSTALL QUICK COUPLING VALVES AND REMOTE CONTROL VALVES ADJACENT TO WALKS AND CURBS (12" MAX. FROM SUCH EDGES) IN PLANTING AREAS WHENEVER POSSIBLE.
14. ALL LATERAL END RUNS ARE 3/4" SIZE UNLESS INDICATED OTHERWISE.
15. ALL IRRIGATION LINES PASSING UNDER PAVING, THROUGH WALLS, STRUCTURES, ETC. SHALL BE SLEEVED WITH PVC SCH 40 BELL-END PIPE. SLEEVE SHALL BE 2 TIMES THE DIAMETER OF PIPE TO BE SLEEVED, MINIMUM.
16. CONTROL WIRES PASSING UNDER PAVING, THROUGH WALLS, STRUCTURES, ETC. SHALL BE INSTALLED IN PVC SCH 40 BELL-END PIPE SLEEVES (USE SWEEPS WHERE POSSIBLE) AT LEAST 2 TIMES THE DIAMETER OF WIRE BUNDLE (2" SIZE MINIMUM); KEEP SEPARATE FROM WATER LINE SLEEVES INDICATED ON PLANS.
17. WHERE LOW HEAD DRAINAGE OCCURS THE CONTRACTOR SHALL INSTALL AN ANTI-DRAIN VALVE UNDER EACH SPRINKLER HEAD. THE ANTI-DRAIN VALVE WILL BE THE SAME DIAMETER SIZE AS THE RISER AND SHALL BE INTEGRATED INTO THE RISER ASSEMBLY. VALVE SHALL BE "HUNTER HCV", OR APPROVED EQUAL. IN THE CASE OF HEADS WITH BUILT-IN ANTI-DRAIN VALVES, THE MANUFACTURER'S INTEGRATED CHECK VALVE SHALL BE USED.
18. ALL SPRINKLER HEADS SHALL BE INSTALLED AND ADJUSTED TO KEEP WATER AND SPRAY OFF ALL PAVING, WALKS, NON-PLANTED AREAS, WALLS AND OTHER STRUCTURES, AT ALL TIMES.
19. UPRIGHT GROWING SHRUBS SHALL BE PLANTED NO CLOSER THAN 2 FEET FROM SPRINKLER HEADS, FROM SPRINKLER HEAD TO OUTSIDE EDGE OF SHRUB FOLIAGE.
20. ALL SPRINKLER HEADS SHALL BE ADJUSTED AS REQUIRED, AS TO HEIGHT, COVERAGE PATTERN OR SPRINKLER HEAD ORIENTATION, SO AS NOT TO ALLOW BLOCKAGE OF SPRAY PATTERN BY PLANT MATERIAL THAT MAY IN TURN CAUSE PLANT DECLINE OR DEMISE.
21. ALL PLANTINGS SHALL BE FULLY WATERED IN UPON PLANTING. DO NOT RELY SOLELY UPON THE SPRINKLER SYSTEM. UTILIZE SUPPLEMENTAL HOSE WATERING AS REQUIRED, INITIALLY AND DURING THE PLANT ESTABLISHMENT PERIOD, TO ENSURE ALL PLANTINGS RECEIVE ADEQUATE AND REGULAR WATER TO THE ENTIRE ROOT ZONE.

Project No.: 020-038 — **Date:** October 21, 2020

City/Governing Agency: Mira Costa Community College District

Landscape Project Type: Non-residential

Project Name: Mira Costa College San Elijo Campus B400 -

Reference Evapotranspiration (ETo): 43.94 in/yr — **CIMIS Station #** 173

LA (Landscape Area): 5,522 sq ft — **Planning Area** Torrey Pines

SLA (Special Landscape Area): sq ft — **sq ft:**

Water Source: Potable Water — **SLA Description:** Crop plants; RW irrigation; RW feature/s; Active turf; **Total:**

MAWA = Maximum Applied Water Allowance (gal/yr)

MAWA = (ETo) (0.62) [(0.45 x LA) + (0.55 x SLA)]
ETo = Reference evapotranspiration (in inches per year)
0.62 = Conversion factor (to get gallons per sq ft)
0.45 = ET Adjustment Factor (ETAF) (for plant factors and irrigation efficiency)
LA = Landscape Area including any SLA (in sq ft)
0.55 = Additional Water Allowance for any SLA
SLA = Special Landscape Area (in sq ft) (edible crops, recycled water features, recycled water, recreational/active turf areas)

Calculation:
(43.94) x (0.62) x [(0.45 x 5,522) + (0.55 x 0)] = **MAWA =** 67,714 gal/year

ETWU = Estimated Total Water use (gal/yr)

ETWU = (ETo) (0.62) [(PF x HA ÷ IE) + SLA]

ETo = Reference evapotranspiration (in inches per year)
0.62 = Conversion factor (to get gallons per sq ft)
PF = Plant Factor from Water Use Classification of Landscape Species (WUCOLS)
(low: 0.1-0.2, moderate: 0.3-0.7, high: 0.8-1.0; artificial turf: 0.1-0.2; water features: 0.8)
HA = Hydrozone Area (low, moderate, or high water use in sq ft)
IE = Irrigation Efficiency (Bubbler: 0.81; Spray: 0.75; Microspray: 0.75; Rotator: 0.75; Rotor: 0.75; Drip:0.81)
SLA = Special Landscape Area (in sq ft) (edible crops, recycled water features, recycled water, recreational/active turf areas)

Calculation:
(43.94) x (0.62) x [(2,359) + 0] = **ETWU =** 64,283 gal/year

Hydrozone No.	Plant Water Use Type Classification	Plant	Plant Factor (PF)	Hydrozone Area (HA) (sq ft)	PF x HA (sq ft)	IE	PF x HA / IE	Irrigation Method
1	Moderate	Shrubs/GC	0.3	1,755	527	0.75	702	Spray
2	Moderate	Shrubs/GC	0.3	400	120	0.75	160	Rotator
3	Low	Shrubs/GC	0.2	1,000	200	0.75	267	Rotator
4	Moderate	Trees	0.3	297	89	0.81	110	Bubbler
5	Moderate	Turf	0.5	1,420	710	0.75	947	Rotator
6	Low	Shrubs/GC	0.2	650	130	0.75	173	Spray
		HA (sq ft) Total:		5,522			2,359	

ETWU = 64,283 gal/year
MAWA = 67,714 gal/year

Note: MAWA formula and Irrigation Efficiency factors per latest State MWELO revisions.

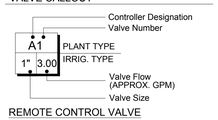
Estimated Total Water Use is under the Maximum Applied Water Allowance.

IRRIGATION LEGEND

SYMBOL FULL	SYMBOL ADJ	DESCRIPTION	MANUFACTURER/MODEL NO./NOZZLE	RADIUS	PSI	GPM	DETAIL
	T	4" POP-UP ROTATING STREAM (IN TURF)	RAINBIRD SAM 1800 RD-04-P45-NP W/ HUNTER MP CORNER NOZZLE - 45°-105°	14'	45	0.21-0.48	C / L2.04
	M	4" POP-UP ROTATING STREAM (IN TURF)	RAINBIRD SAM 1800 RD-04-P45-NP W/ HUNTER MP1000 NOZZLE - 90°-210°	14'	45	0.23-0.51	C / L2.04
O		4" POP-UP ROTATING STREAM (IN TURF)	RAINBIRD SAM 1800 RD-04-P45-NP W/ HUNTER MP1000 NOZZLE - 360°	14'	45	0.88	C / L2.04
		4" POP-UP ROTATING STREAM (IN TURF)	RAINBIRD SAM 1800 RD-04-P45-NP W/ HUNTERMP800 NOZZLE - 90°-210°	11'	45	0.18-0.42	C / L2.04
	T	12" POP-UP ROTATING STREAM (IN SHRUB)	RAINBIRD SAM 1800 RD-12-P45-NP W/ HUNTER MP CORNER NOZZLE - 45°-105°	14'	45	0.21-0.48	C / L2.04
	M	12" POP-UP ROTATING STREAM (IN SHRUB)	RAINBIRD SAM 1800 RD-12-P45-NP W/ HUNTER MP1000 NOZZLE - 90°-210°	14'	45	0.23-0.51	C / L2.04
O		12" POP-UP ROTATING STREAM (IN SHRUB)	RAINBIRD SAM 1800 RD-12-P45-NP W/ HUNTER MP1000 NOZZLE - 360°	14'	45	0.88	C / L2.04
		12" POP-UP SPRAY (IN SHRUB)	RAINBIRD SAM 1800 RD-12-P45-NP SQ-2QTR	2.5'x2.5'	45	0.12	C / L2.04
		12" POP-UP SPRAY (IN SHRUB)	RAINBIRD SAM 1800 RD-12-P45-NP SQ-2HLF	2.5'x5'	45	0.23	C / L2.04
		12" POP-UP SPRAY (IN SHRUB)	RAINBIRD SAM 1800 RD-12-P45-NP SQ-2FUL	5'x5'	45	0.46	C / L2.04
	4	12" POP-UP SPRAY (IN SHRUB)	RAINBIRD SAM 1800 RD-12-P45-NP SQ-4QTR	4'x4'	45	0.12	C / L2.04
	4	12" POP-UP SPRAY (IN SHRUB)	RAINBIRD SAM 1800 RD-12-P45-NP SQ-4HLF	4'x8'	45	0.23	C / L2.04
4		12" POP-UP SPRAY (IN SHRUB)	RAINBIRD SAM 1800 RD-12-P45-NP SQ-4FUL	8'x8'	45	0.46	C / L2.04
		TREE BUBBLER SYSTEM	4" POP-UP (RAINBIRD SAM 1800 RD-04-P45-NP WITH HUNTER MSBN-50H NOZZLE)	1'	45	0.50	D / L2.04

SYMBOL	DESCRIPTION	MANUFACTURER/MODEL NO.	REMARKS	DETAIL
POC	POINT OF CONNECTION	-	APPROX. LOCATION SHOWN, FIELD VERIFY.	-
MV	2" MASTER VALVE	WEATHERMATIC 8200CR-XS24NP BRASS REMOTE CONTROL VALVE WITH NON-POTABLE ALERT SOLENOID	APPROX. LOCATION SHOWN, FIELD VERIFY EXISTING STUB-OUT LOCATION. IN RECTANGULAR PURPLE CARSON BOX	B / L2.03 C / L2.05
FS	FLOW SENSOR	WEATHERMATIC SMARTLINK SLFSI-S SADDLE FLOW SENSOR	APPROX. LOCATION SHOWN. INSTALL . IN RECTANGULAR PURPLE CARSON BOX DOWNSTREAM NEXT TO MASTER VALVE	C / L2.05
E	EXISTING CONTROLLER	WEATHERMATIC SMARTLINE 48-STATION CONTROLLER	APPROX. LOCATION SHOWN, FIELD VERIFY	-
	GATE VALVE (MAINLINE ISOLATION VALVE)	RESILIENT GATE VALVE 2" AND LARGER 2639-NRS-SON, THREADED	MAINLINE SIZE. IN RECTANGULAR PURPLE CARSON BOX.	A / I2.03
	BALL VALVE (MANIFOLD ISOLATION VALVE)	IISOLATION BALL VALVE 2" AND SMALLER; EJB SERVICE BRASS G-4 CURB STOP	SAME SIZE AS LARGEST REMOTE CONTROL VALVE IN MANIFOLD, IN RECTANGULAR PURPLE CARSON BOX	A / L2.03
	REMOTE CONTROL VALVE	WEATHERMATIC 8200CR-XS24NP BRASS REMOTE CONTROL VALVE WITH NON-POTABLE ALERT SOLENOID	APPROX. LOCATION SHOWN, FIELD VERIFY. SIZE PER PLAN. IN RECTANGULAR PURPLE CARSON BOX	B / L2.03
	QUICK COUPLING VALVE	RAINBIRD 44-LRC 1" IN 10" ROUND PURPLE CARSON BOX	APPROX. LOCATION SHOWN, FIELD VERIFY, SIZE PER PLAN	C / L2.03
	EXISTING IRRIGATION MAINLINE			
	IRRIGATION MAINLINE (SIZE AS NOTED ON PLAN)	PURPLE RECYCLED WATER PVC CLASS 315 = 2" SIZE AND LARGER W/ PVC SCH 80 FITTINGS PURPLE RECYCLED WATER PVC SCH 40 = 1-1/2" SIZE W/ PVC SCH 80 FITTINGS	18", 24" OR 36" DEPTH OF COVER PER TRENCHING DETAILS	D & E / L2.03
1"	IRRIGATION LATERAL LINE (SIZE AS NOTED ON PLAN)	PURPLE RECYCLED WATER PVC SCH 40 WITH PVC SCH 40 FITTINGS	1" SIZE & ABOVE ARE INDICATED ON THE PLANS. LINE ENDS ARE 3/4" IN SIZE UNLESS OTHERWISE NOTED.	D & E / L2.03
	PIPE SLEEVE	PURPLE PVC SCH 40	MIN. 2" SIZE, TWICE THE DIA. OF PIPE SLEEVED. APPROX. LOCATION SHOWN, FIELD VERIFY. INSTALL AS NOTED AND UNDER PAVING/HARDSCAPE	E / L2.03
	WIRE CONDUIT	GREY PVC SCH 40	MIN. 1-1/2" SIZE, TWICE THE DIA. OF WIRE BUNDLE / WIRE CABLE SLEEVED. APPROX. LOCATION SHOWN ONLY FOR COORDINATING CONDUIT INSTALLATION PRIOR TO PAVING CONSTRUCTION. ALL WIRE SHALL BE INSIDE CONDUIT, FIELD VERIFY. INSTALL AS NOTED AND UNDER PAVING/HARDSCAPE	E / L2.03
NO SYMBOL	WATERPROOF WIRE SPLICE	SPEARS DS-100 WITH DS-300 SEALANT	BELOW GRADE WIRE SPLICES	B / L2.04
P	PULL BOX	OLDCASTLE / CARSON PRODUCTS 10" ROUND PURPLE CARSON BOX	APPROX. LOCATION SHOWN, FIELD VERIFY. LOW VOLT. = LOCKING LID HIGH VOLT. = BOLTDOWN LID	F / L2.03
SB	SPARE WIRE BOX	OLDCASTLE / CARSON PRODUCTS 10" ROUND PURPLE CARSON BOX	APPROX. LOCATION SHOWN, FIELD VERIFY.	A / L2.04
	RECYCLED WATER WARNING SIGN	APPROVED BY DISTRICT	APPROXIMATE LOCATIONS AS NOTED	B / L2.05

VALVE CALLOUT



REMOTE CONTROL VALVE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED LANDSCAPE ARCHITECT — BROOKE JP WHALEN #5117 — 01/15/2021 — STATE OF CALIFORNIA

CONSULTANTS

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477 | www.ktua.com

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK AUTOCAD 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

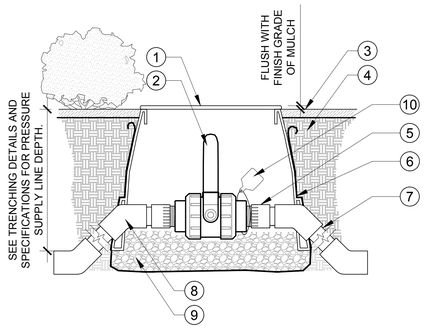
© HPI ARCHITECTURE 2019

SHEET TITLE
LANDSCAPE IRRIGATION SCHEDULE AND NOTES

SHEET NUMBER
L2.02

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\ltiron\Documents\SAN ELIJO - BLDG 400_Arch Central_B20_ltiron178.88.rvt



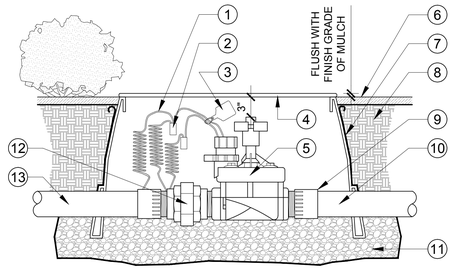
LEGEND

1. PURPLE 10" DIA. ROUND VALVE BOX WITH PURPLE LID, SEE SPECIFICATIONS (DO NOT CUT ADDITIONAL HOLES IN BOX)
2. ISOLATION BALL VALVE. REFER TO LEGEND
3. FINISH GRADE OF MULCH
4. BACKFILL MATERIAL
5. PVC SCH 80 MALE ADAPTER, MIPT X SLIP, LINE/VALVE SIZE
6. FILTER FABRIC (MIRAFI #140N). WRAP 1 LAYER AROUND BOX, COVERING HOLES
7. PURPLE PRESSURE SUPPLY. LENGTH AS REQUIRED. REFER TO LEGEND FOR CLASS
8. PVC SCH 80, 45 DEGREE ELL'S. (4) REQUIRED
9. GRAVEL BASE AND SUMP. (COMPACT GRAVEL FOR BOX BASE, DO NOT USE BLOCKS OR BRICKS, FILL GRAVEL TO BOTTOM OF VALVE)
10. RECYCLED WATER VALVE I.D. TAG. (THREAD NYLON TIE THROUGH HOLE IN TAG)

NOTE:

1. USE TEFLON TAPE ON ALL THREADED CONNECTIONS.

A ISOLATION BALL VALVE
SECTION **(RECYCLED WATER)** NO SCALE



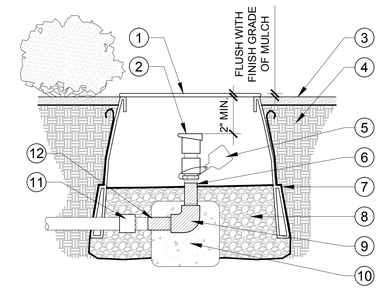
LEGEND

1. CONTROL WIRE W/ 24" COILED EXPANSION LOOP
2. WATERPROOF WIRE CONNECTOR
3. RECYCLED WATER VALVE I.D. TAG. (THREAD NYLON TIE THROUGH HOLE IN TAG)
4. PURPLE RECTANGULAR VALVE BOX WITH PURPLE LID, SEE SPECIFICATIONS (DO NOT CUT ADDITIONAL HOLES IN BOX)
5. CONTROL VALVE PER LEGEND, SEE PLAN FOR SIZE
6. FINISH GRADE OF MULCH
7. FILTER FABRIC (MIRAFI #140N). WRAP 1 LAYER AROUND BOX, COVERING HOLES
8. BACKFILL MATERIAL
9. PVC SCH 80 MALE ADAPTER, 2 REQUIRED.
10. PURPLE PRESSURE SUPPLY LINE FROM MANIFOLD
11. GRAVEL BASE AND SUMP. (COMPACT GRAVEL FOR BOX BASE, DO NOT USE BLOCKS OR BRICKS, FILL GRAVEL TO BOTTOM OF VALVE.
12. PVC SCH 80 SINGLE UNION, MIPT X FIPT MODEL
13. PURPLE NON-PRESSURE LATERAL LINE, SEE PLAN FOR SIZE

NOTE:

1. USE TEFLON TAPE ON ALL THREADED CONNECTIONS.

B REMOTE CONTROL VALVE
SECTION **(RECYCLED WATER)** NO SCALE



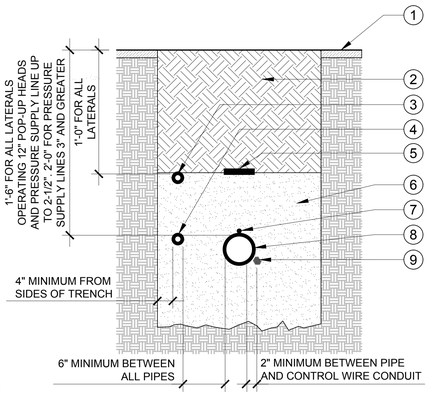
LEGEND

1. PURPLE VALVE BOX WITH PURPLE LID, SEE SPECIFICATIONS (DO NOT CUT ADDITIONAL HOLES IN BOX)
2. QUICK COUPLING VALVE. REFER TO LEGEND.
3. FINISH GRADE OF MULCH
4. BACKFILL MATERIAL
5. RECYCLED WATER VALVE I.D. TAG. (THREAD NYLON TIE THROUGH HOLE IN TAG)
6. THREADED BRASS PIPE RISER. LENGTH AS REQUIRED, WRAP WITH PVC TAPE
7. FILTER FABRIC (MIRAFI #140N, OR APPROVED EQUAL). WRAP 1 LAYER AROUND BOX, COVERING HOLES
8. GRAVEL BASE AND SUMP. (COMPACT GRAVEL FOR BOX BASE, DO NOT USE BLOCKS OR BRICKS, FILL GRAVEL TO BOTTOM OF VALVE
9. BRASS 90 DEGREE ELL, WRAP WITH PVC TAPE.
10. CONCRETE THRUST BLOCK. 1 CU.FT MINIMUM
11. BRASS COUPLING WITH PVC SCH 80 MALE ADAPTER. SLIP X MIPT
12. THREADED BRASS NIPPLE. LENGTH AS REQUIRED, WRAP WITH PVC TAPE

NOTES:

1. USE TEFLON TAPE ON ALL THREADED CONNECTIONS
2. PROVIDE TWO (2) WRAPS (WITH 1/4" OVERLAP) BLACK PVC ADHESIVE TO ALL BRASS EXPOSED TO CEMENT.

C QUICK COUPLING VALVE
SECTION **(RECYCLED WATER)** NO SCALE



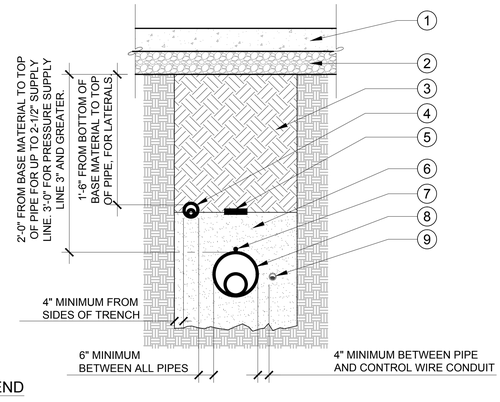
LEGEND

1. FINISH GRADE
2. BACKFILL MATERIAL. FREE FROM ALL ROCK AND DEBRIS GREATER THAN ONE INCH
3. PURPLE NON-PRESSURE LATERAL LINE FOR RISERS OUTLET PVC PIPE, AND POP-UPS 6" OR LESS. SEE LEGEND FOR CLASS, REFER TO PLAN FOR SIZE
4. PURPLE NON-PRESSURE LATERAL LINE FOR 12" POP-UP HEADS. SEE LEGEND FOR CLASS, REFER TO PLAN FOR SIZE
5. 3" DETECTABLE MARKING TAPE.
6. NATIVE BACKFILL MATERIAL. FREE FROM ALL ROCK AND DEBRIS GREATER THAN ONE HALF INCH. 6" ABOVE AND 6" BELOW PURPLE PRESSURE SUPPLY LINE
7. #12 TRACER WIRE, TAPED TO TOP OF MAINLINE EVERY 10 FEET
8. PURPLE PRESSURE SUPPLY LINE. SEE LEGEND FOR CLASS, REFER TO PLAN FOR SIZE
9. CONTROL WIRES IN CONDUIT, 2" AWAY FROM AND BESIDE PURPLE PRESSURE SUPPLY LINE.

CROSSING POTABLE / RECYCLED NOTES:

1. PROVIDE MINIMUM OF 12 INCHES OF VERTICAL SEPARATION BETWEEN POTABLE, RECYCLED WATER PRESSURE SUPPLY AND SEWER LINES.
2. MAINTAIN A MINIMUM OF 10 FOOT HORIZONTAL SEPARATION BETWEEN POTABLE WATER SUPPLY AND RECYCLED WATER SUPPLY LINES OR SEWER LINES. INSTALL SEWER LINE BELOW RECYCLED WATER SUPPLY LINES AND RECYCLED WATER SUPPLY LINES BELOW POTABLE WATER LINES.
3. WHERE POTABLE WATER SUPPLY LINES AND RECYCLED WATER SUPPLY LINES CROSS, THE RECYCLED LINE SHALL BE INSTALLED WITHIN A PROTECTIVE SLEEVE. SLEEVE SHALL BE EXTEND 10 FEET FROM EACH SIDE, FROM THE CENTER LINE OF POTABLE LINE FOR A TOTAL OF 20 FEET.

D TRENCH IN LANDSCAPE
SECTION **(RECYCLED WATER)** NO SCALE



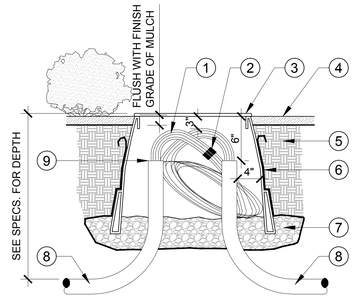
LEGEND

1. HARDSCAPE MATERIAL
2. BASE MATERIAL
3. BACKFILL MATERIAL. FREE FROM ALL ROCK AND DEBRIS GREATER THAN ONE INCH SIZE.
4. PURPLE NON-PRESSURE LATERAL LINE IN PVC SCH 40 SLEEVE MINIMUM. TWICE THE DIAMETER OF THE LINE RUNNING THROUGH, ALL PURPLE LATERAL LINES SHALL BE AT THE SAME DEPTH UNDER HARDSCAPE
5. 3" DETECTABLE MARKING TAPE.
6. BACKFILL SOIL FREE FROM ALL ROCK AND DEBRIS GREATER THAN ONE-HALF INCH SIZE. 6" ABOVE AND 6" BELOW PURPLE PRESSURE SUPPLY LINE
7. #12 TRACER WIRE, TAPED TO TOP OF MAINLINE EVERY 10 FEET
8. PURPLE PRESSURE SUPPLY LINE IN PVC SCH 40 SLEEVE TWICE THE DIAMETER OF THE LINE RUNNING THROUGH
9. SCH 40 PVC ELECTRICAL CONDUIT FOR ALL IRRIGATION WIRES. SEE LEGEND FOR CLASS, REFER TO SPECIFICATIONS FOR SIZES

CROSSING POTABLE / RECYCLED NOTES:

1. PROVIDE MINIMUM OF 12 INCHES OF VERTICAL SEPARATION BETWEEN POTABLE, RECYCLED WATER PRESSURE SUPPLY AND SEWER LINES.
2. MAINTAIN A MINIMUM OF 10 FOOT HORIZONTAL SEPARATION BETWEEN POTABLE WATER SUPPLY AND RECYCLED WATER SUPPLY LINES OR SEWER LINES. INSTALL SEWER LINE BELOW RECYCLED WATER SUPPLY LINES AND RECYCLED WATER SUPPLY LINES BELOW POTABLE WATER LINES.
3. WHERE POTABLE WATER SUPPLY LINES AND RECYCLED WATER SUPPLY LINES CROSS, THE RECYCLED LINE SHALL BE INSTALLED WITHIN A PROTECTIVE SLEEVE. SLEEVE SHALL BE EXTEND 10 FEET FROM EACH SIDE, FROM THE CENTER LINE OF POTABLE LINE FOR A TOTAL OF 20 FEET.

E TRENCH IN HARDSCAPE
SECTION **(RECYCLED WATER)** NO SCALE



LEGEND

1. LOW VOLTAGE CONTROL WIRE COIL, 24" MINIMUM
2. PVC/ELECT. TAPE, WRAP WIRE BUNDLE
3. 10" ROUND PURPLE VALVE BOX WITH PURPLE LID, BOLT DOWN COVER, STAINLESS STEEL BOLT, WASHER
4. FINISH GRADE OF MULCH
5. UNDISTURBED SOIL/ COMPACTED SOIL
6. LANDSCAPE FILTER FABRIC (MIRAFI #140N, OR APPROVED EQUAL), WRAP UP AND COVER BOX HOLES
7. 1 CU. FT MIN. 3/4" GRAVEL SUMP
8. PVC SCH 40 ELECT. CONDUIT/ SWEEP, WHERE REQUIRED
9. SEAL VOID SPACE AT CONDUIT ENDS WITH AEROSOL FOAM SEALANT

F CONTROL WIRE PULL BOX
SECTION **(RECYCLED WATER)** NO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED LANDSCAPE ARCHITECT
ANDREW JP WHALEN
No. 6064
RENEWAL DATE
01/31/2022
CERT. DATE
01/15/2021
STATE OF CALIFORNIA

CONSULTANTS

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477 | www.ktua.com

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MiraCosta College

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK AUTOCAD 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

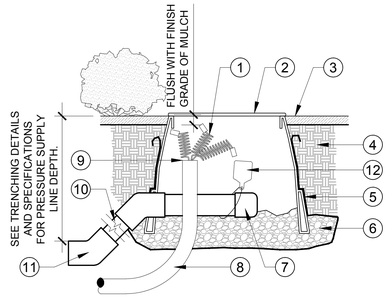
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE
LANDSCAPE IRRIGATION DETAILS

SHEET NUMBER
L2.03

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\thron\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_thron178.88.rvt



LEGEND

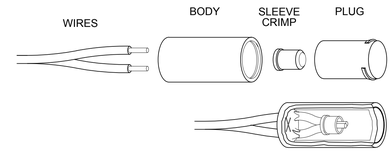
1. SPARE WIRE W/ 24" COILED EXPANSION LOOP
2. PURPLE 10" DIA. ROUND VALVE BOX WITH PURPLE LID, SEE SPECIFICATIONS. (DO NOT CUT ADDITIONAL HOLES IN BOX)
3. FINISH GRADE OF MULCH
4. BACKFILL MATERIAL
5. FILTER FABRIC (MIRAFI #140N, OR APPROVED EQUAL). WRAP 1 LAYER AROUND BOX COVERING HOLES
6. GRAVEL BASE AND SUMP. (COMPACT GRAVEL FOR BOX BASE, DO NOT USE BLOCKS OR BRICKS
7. PVC SCH 80 CAP (SOLVENT WELD) ON TERMINAL END OF THE PRESSURE SUPPLY LINE
8. PVC SCH 40 ELECT. CONDUIT/ SWEEP, WHERE REQUIRED
9. SEAL VOID SPACE AT CONDUIT ENDS WITH AEROSOL FOAM SEALANT
10. PURPLE PRESSURE SUPPLY LINE SEE PLAN FOR SIZE
11. PVC SCH 80 45 DEGREE ELL'S. (2) REQUIRED (FOR 2" AND LARGER PRESSURE SUPPLY LINE). PVC SCH 40 FOR 1-1/2" AND SMALLER PRESSURE SUPPLY LINE.
12. RECYCLED WATER VALVE I.D. TAG. (THREAD NYLON TIE THROUGH HOLE IN TAG)

NOTE:

1. PULL REQUIRED SPARE WIRE TO EACH SPARE WIRE BOX INDICATED ON THE PLANS. WATER PROOF THE BARE WIRE ENDS WITH APPROVED WIRE SPLICE.

A SPARE WIRE BOX / MAINLINE STUB-OUT BOX

SECTION **(RECYCLED WATER)** NO SCALE



INSTALLATION STEPS

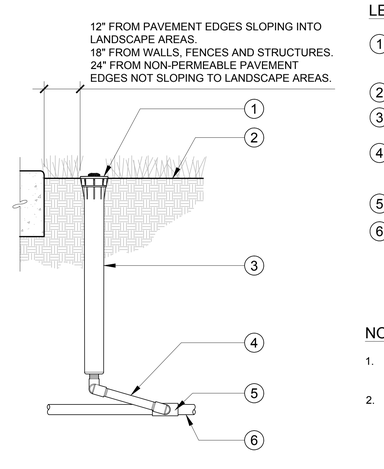
1. INSERT WIRES THROUGH HOLES IN CASE OF BODY
2. TWIST STRIPPED WIRES TOGETHER AND APPLY CRIMP SLEEVE WITH AN INDENT TYPE CRIMPING TOOL. TRIM EXCESS BARBED WIRE
3. PUSH WIRES ALL THE WAY INTO THE PLUG TO COMPLETELY SEAL THE CRIMP
4. FILL PLUG WITH SEALANT
5. INVERT BODY AND INSERT PLUG INTO BODY UNTIL IT SNAPS TIGHT

NOTE:

1. FITS AWG #18, #16, #14, #12 OR #10 WIRE.

B WIRE SPLICES

ISOMETRIC **(RECYCLED WATER)** NO SCALE



LEGEND

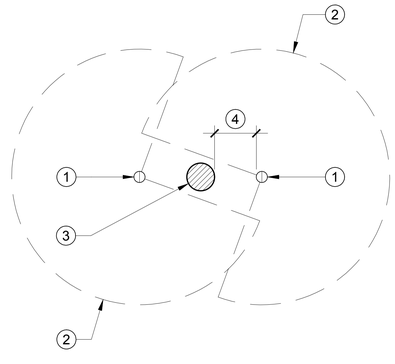
1. INSTALL 2" ABOVE FINISH GRADE IN SHRUB AREAS / FLUSH WITH FINISH GRADE IN TURF AREAS
2. FINISH GRADE
3. POP-UP BODY WITH SPRAY / ROTATOR NOZZLE. REFER TO LEGEND
4. SWING JOINT ASSEMBLY (1 SCH 80 PVC NIPPLE SIZED APPROPRIATELY & 3 MARLEX STREET ELLS)
5. PVC SCH 40 TEE (SST) OR ELL (ST)
6. PURPLE PVC SCH 40 NON-PRESSURE LATERAL LINE. REFER TO PLAN FOR SIZE. 12" MIN. SOIL COVER FOR ALL 6" POP-UP HEADS, 18" MIN. SOIL COVER FOR ALL 12" POP-UP HEADS

NOTES:

1. REFER TO PLANS FOR SPECIFIC DIMENSIONS AND IRRIGATION NOTES FOR SPRINKLER PLACEMENT.
2. DISTANCES MAY NEED ADJUSTMENT ACCORDING TO SPECIFIC LOCATION, TYPE AND HEAD ETC. COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

C POP-UP ROTATING STREAM / SPRAY HEAD (6" AND 12")

SECTION **(RECYCLED WATER)** NO SCALE



LEGEND

1. PROS-06-PRS40-CV-R MP ROTATOR NOZZLE. NOZZLE SIZE TO BE DETERMINED IN THE FIELD.
2. (DETERMINED IN THE FIELD FOR EACH TREE)
3. TREE TRUNK
4. 36" MIN. (VARIES WITH TREE. EXACT LOCATION TO BE COORDINATED IN THE FIELD WITH LANDSCAPE ARCHITECT)

NOTES:

1. INSTALL (2) TWO SPRAY HEADS PER TREE.
2. INSTALL 36" MIN. FROM TREE TRUNK ON OPPOSITE SIDES WHEREVER FEASIBLE.
3. ADJUSTABLE NOZZLES AT VARYING ARC SIZE AND RADIUS TO MATCH SITE CONDITIONS TO PREVENT OVER SPRAY.
4. SET NOZZLE ARCS TO APPROXIMATELY 270 DEGREES.

D TREE IRRIGARION (DOUBLE SPRAY)

PLAN **(RECYCLED WATER)** NO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED LANDSCAPE ARCHITECT
THEODORE JP WHALEN
01/15/2022
Renewal Date
01/15/2021
Date
STATE OF CALIFORNIA

CONSULTANTS

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477 | www.ktua.com

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MiraCosta College

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK AUTOCAD 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

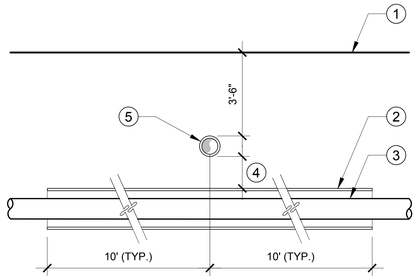
SHEET TITLE
LANDSCAPE IRRIGATION DETAILS

SHEET NUMBER

L2.04

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\thron\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_thron178.88.rvt



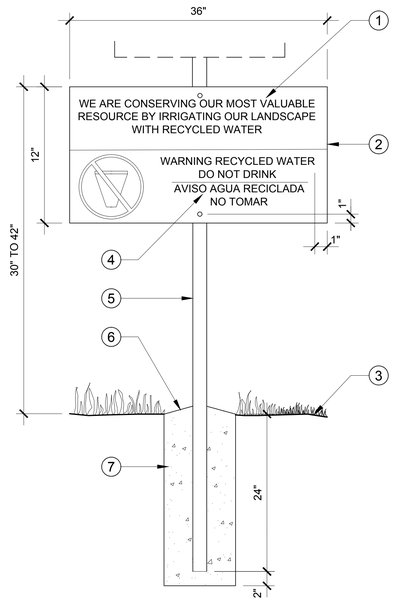
LEGEND

1. FINISH GRADE
2. RECYCLED WATER SLEEVE
3. RECYCLED WATER IRRIGATION MAINLINE
4. 12" MIN. REQUIRED VERTICAL SEPARATION
5. POTABLE MAINLINE (REFER TO CIVIL ENGINEER DRAWINGS)

NOTE:

1. ALL RECYCLED WATER IRRIGATION PIPES AND SLEEVES SHALL BE PURPLE AND LABELED.

A RECYCLED WATER AND POTABLE MAINLINE CROSSING
SECTION **(RECYCLED WATER)** NO SCALE



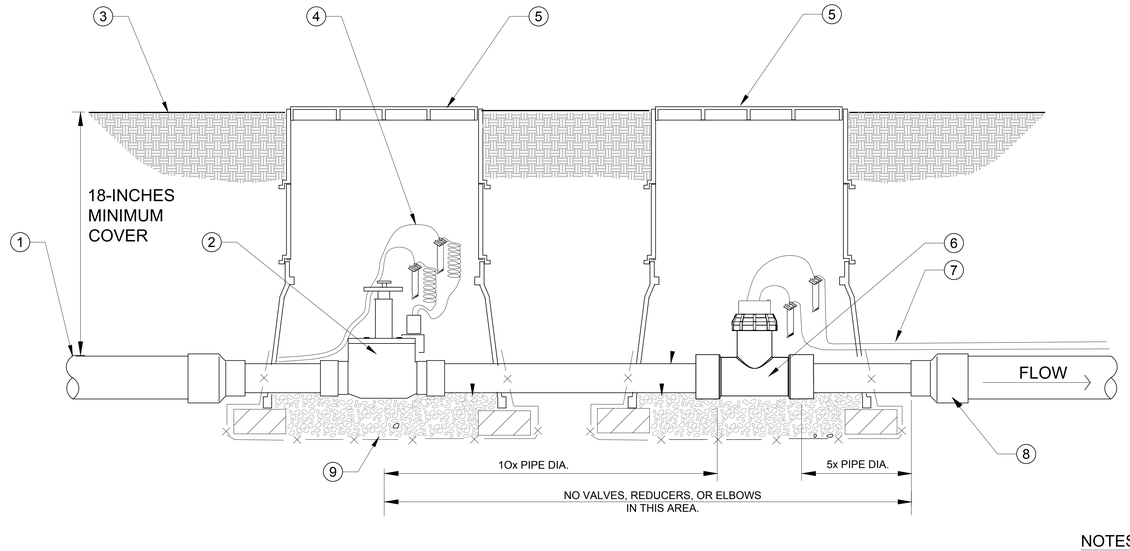
LEGEND

1. FOR NEW SIGNS ON EXISTING POSTS: DRILL TWO (2) 5/16" DIAMETER HOLES INTO EXISTING METAL SIGN POST BELOW EXISTING SIGN. USE ½" DIAMETER GALVANIZED METAL BOLTS AND LOCKING NUTS WITH WASHERS TO HANG ON POST
2. PURPLE BACKGROUND
3. FINISH GRADE
4. LANGUAGE TO BE IN BOTH ENGLISH AND SPANISH (2" HIGH MIN. WHITE LETTERS)
5. 2"X2" TELSPAR BREAK-AWAY GALVANIZED STEEL POST
6. SLOPE TO 1" ABOVE SURROUNDING FINISH GRADE
7. 10" DIAMETER FOOTING OF 520-C-2500 CONCRETE

NOTES:

1. LOCATE MAXIMUM 5 FEET ABOVE FINISHED GRADE IN VISIBLE AREA.
2. MUST BE COLLEGE DISTRICT APPROVED POST AND WATER DISTRICT APPROVED SIGNAGE.

B RECYCLED WATER "DO NOT DRINK" SIGN
SECTION **(RECYCLED WATER)** NO SCALE



LEGEND

1. PVC MAINLINE FROM POC
2. MASTER VALVE PER SCHEDULE SHEET L2.02
3. FINISH GRADE
4. WATERPROOF WIRE CONNECTORS ON 18" LOOPED WIRES
5. 14" X 19" RECTANGULAR PURPLE VALVE BOX WITH 6" EXTENSIONS AS REQUIRED. STAMP VALVE BOX WITH 'FS' AND 'MV' PER SPECIFICATIONS
6. FLOW SENSOR
7. DIRECT BURIAL CABLE (SEE NOTE 1, BELOW)
8. REDUCER AS REQUIRED
9. GRAVEL BASE AND SUMP. FILL GRAVEL TO BOTTOM OF VALVE. WRAP WITH FILTER FABRIC.

NOTES:

1. DIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE-MINIMUM CONDUCTOR SIZE 20 AWG. DO NOT EXCEED 2,000 FEET IN LAYING DISTANCE FROM FLOW SENSOR TO IRRIGATION CONTROLLER
2. SIZE FLOW SENSOR BASED ON REQUIRED GPM NEEDED ON PROJECT.
3. MINIMUM DISTANCES BETWEEN ANY FITTING OR VALVE AND FLOW SENSOR ARE NOTED ABOVE.

C MASTER VALVE AND FLOW SENSOR
SECTION **(RECYCLED WATER)** NO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED LANDSCAPE ARCHITECT
BROOKE JP WHALEN
No. 6475
01/15/2021
Date
STATE OF CALIFORNIA

CONSULTANTS

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477 | www.ktua.com

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK AUTOCAD 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

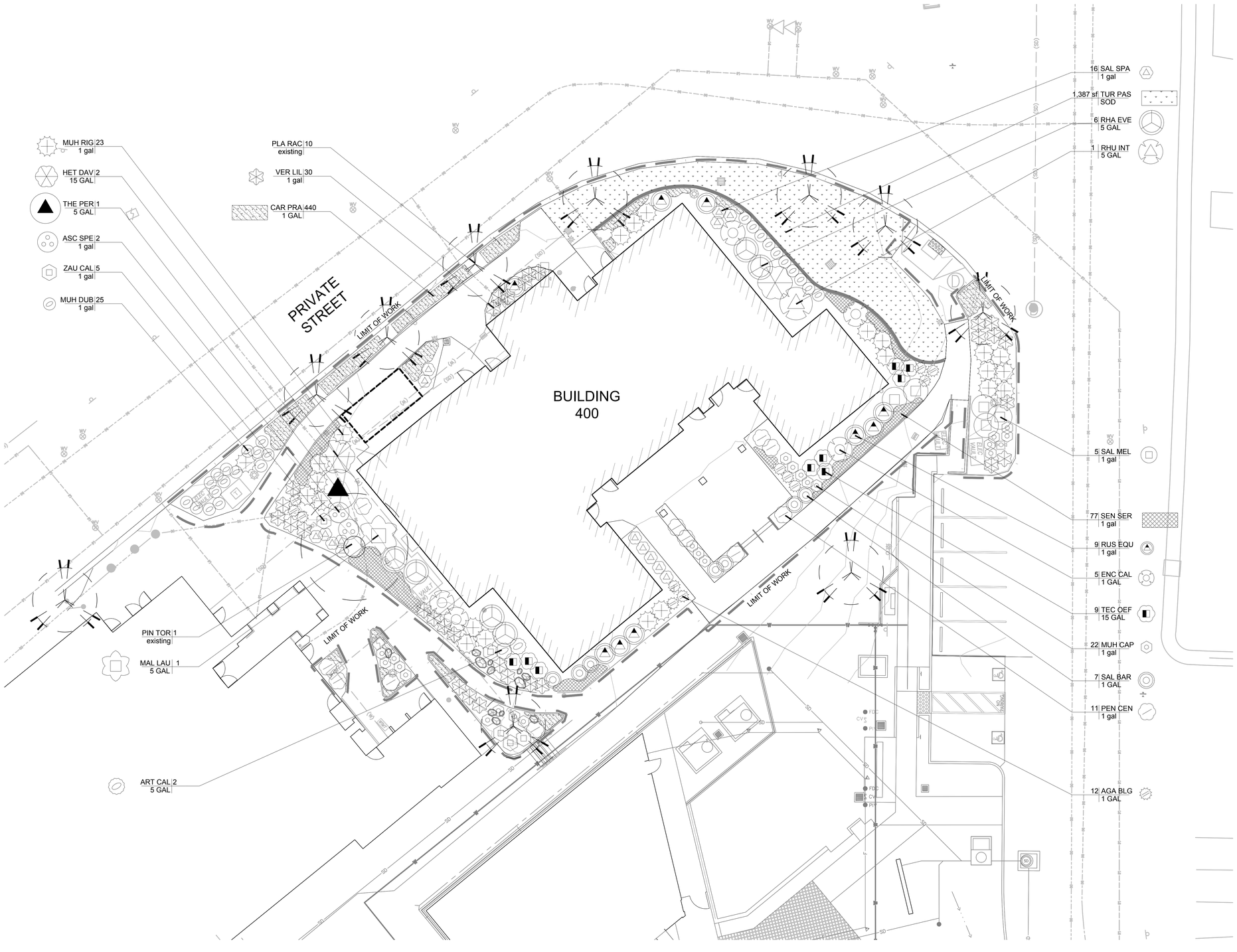
SHEET TITLE
LANDSCAPE
IRRIGATION DETAILS

SHEET NUMBER

L2.05

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\thron\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_thron178.88.rvt


MUH RIG 23
1 gal
HET DAV 2
15 GAL
THE PER 1
5 GAL
ASC SPE 2
1 gal
ZAU CAL 5
1 gal
MUH DUB 25
1 gal
PLA RAC 10
existing
VER LIL 30
1 gal
CAR PRA 440
1 GAL
PIN TOR 1
existing
MAL LAU 1
5 GAL
ART CAL 2
5 GAL
16 SAL SPA
1 gal
1,387 sf TUR PAS
SOD
6 RHA EVE
5 GAL
1 RHU INT
5 GAL
5 SAL MEL
1 gal
77 SEN SER
1 gal
9 RUS EQU
1 gal
5 ENC CAL
1 GAL
9 TEC OEF
15 GAL
22 MUH CAP
1 gal
7 SAL BAR
1 GAL
11 PEN CEN
1 gal
12 AGA BLG
1 GAL
PRIVATE STREET
BUILDING 400
LIMIT OF WORK
LIMIT OF WORK
LIMIT OF WORK
LIMIT OF WORK
SWALE
SWALE
SWALE
SWALE
FDC
CV
PIV
FDC
CV
PIV
TRANS
TRANS
TRANS

5/21/2020 9:44:16 AM C:\Users\ttronTDocuments\SAN ELIJO - BLDG 400_Arch Central_R20_ttron178.88.rvt

PLANTING NOTES

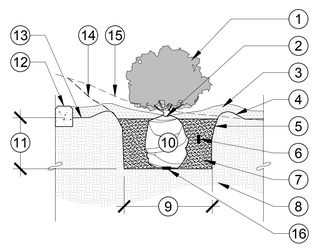
1. ALL FINISH GRADING AND LANDSCAPE OPERATIONS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT DRAWINGS, DETAILS, AND PROJECT SPECIFICATIONS. REFER TO PROJECT SPECIFICATIONS FOR ALL PLANTING REQUIREMENTS.
2. SEE THIS SHEET FOR PLANTING DETAILS. SEE LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY CHANGED CONDITIONS WHICH OCCUR ON PROJECT SITE WHICH ARE NOT REFLECTED ON PLANS.
4. REMOVE ALL WEEDS, DEBRIS, AND ROCKS LARGER THAN ONE-HALF-INCH (1/2") FROM ALL PLANTING AREAS, AND DISPOSE OF LEGALLY AND APPROPRIATELY OFF-SITE.
5. FINISH GRADE OF SOIL SHALL BE THREE-INCHES (3") BELOW ADJACENT FINISH PAVING SURFACE OR CURB IN SHRUB AND GROUNDCOVER AREAS, AND ONE-INCH (1") BELOW ADJACENT FINISH PAVING OR CURB IN TURF AREAS.
6. CONTRACTOR SHALL INSTALL A THREE-INCH (3") LAYER OF BARK MULCH IN ALL SHRUB AND GROUNDCOVER AREAS WITH SLOPES LESS THAN 3:1 GRADIENT. SUBMIT SAMPLE FOR APPROVAL BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS.
7. ALL SLOPES 2:1 OR GREATER ARE TO BE STABILIZED WITH JUTE MESH PRIOR TO PLANTING. REFER TO SPECIFICATIONS.
8. CONTRACTOR SHALL PROVIDE ELECTRONIC PHOTOGRAPHS OF ALL TREES FOR APPROVAL, PRIOR TO PURCHASE AND INSTALLATION. REFER TO SPECIFICATIONS.
9. TREE LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES. CONSULT WITH LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO ADJUSTMENT OF TREE LOCATIONS.
10. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT THE TIME OF DELIVERY OF ANY PLANT MATERIAL WHICH HAS BEEN DAMAGED OR IS IN POOR CONDITION. THE OWNER'S REPRESENTATIVE SHALL DETERMINE ACCEPTABILITY OF SUBJECT PLANT MATERIAL.
11. PLANT MATERIAL SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE BEFORE PLANTING. PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY THE OWNER'S REPRESENTATIVE DUE TO POOR CONDITION, FORM, OR DAMAGE PRIOR TO, DURING, OR AFTER THE PLANTING PROCESS.
12. AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE SHALL HAVE AN IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING BOTH COMMON AND SCIENTIFIC NAMES.
13. THE PLANTING PLANS ARE DIAGRAMMATIC. PLANT MATERIALS SHALL BE SPOTTED AS SHOWN ON THE DRAWINGS. TREE LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE EXCAVATION OF PLANTING PITS AND REMOVAL FROM CONTAINERS. FINAL LAYOUT OF ALL OTHER PLANT MATERIALS SHALL BE APPROVED IN THE FIELD BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND SQUARE FOOTAGES.
15. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS SUFFICIENT TO COVER AREAS SHOWN ON THE DRAWINGS AT THE SPECIFIED SPACING.
16. NURSERY STAKES ARE TO BE REMOVED AFTER PLANTING TREES AND INSTALLATION OF STAKING, AS SHOWN ON PLANS.
17. CONTRACTOR SHALL SUBMIT AN AGRICULTURAL SUITABILITY AND FERTILITY ANALYSIS REPORT, AS NOTED IN THE PLANTING SPECIFICATIONS, TO THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ANY PLANTING WORK OR SOIL AMENDMENT INCORPORATION. THE RECOMMENDATIONS OF THE SOILS ANALYSIS REPORT FOR TOPSOIL AMENDMENT AND BACKFILL MIX AMENDMENT SHALL SUPERSEDE THE RECOMMENDATIONS LISTED IN THE SPECIFICATIONS.
18. CONTRACTOR SHALL COORDINATE LANDSCAPE WORK WITH THE WORK OF OTHER TRADES AND PROFESSIONS. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE DURING THE COURSE OF CONSTRUCTION.
19. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF EXISTING AND PROPOSED UTILITIES WITHIN THE PROJECT LIMITS WHICH MAY BE AFFECTED BY INSTALLATION. IMMEDIATELY CONTACT THE LANDSCAPE ARCHITECT IF A CONFLICT IS EVIDENT.
20. REMOVE ALL TYING MATERIALS, MARKING TAPES, AND NURSERY STAKES AT THE TIME OF PLANTING.
21. CONTRACTOR SHALL PROTECT EXISTING VEGETATION AND OTHER IMPROVEMENTS OUTSIDE THE LIMITS OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGES INCURRED DURING CONSTRUCTION OR MAINTENANCE PERIOD.
22. THE MAINTENANCE PERIOD SHALL BEGIN ONLY UPON WRITTEN ACCEPTANCE OF THE COMPLETED PLANTED AREAS BY THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE.
23. PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIAL WITHIN EACH SPECIES AND SIZE DESIGNATED BY THE DRAWINGS.
24. ALIGN AND EQUALLY SPACE, IN ALL DIRECTIONS, ALL PLANT MATERIAL WITHIN EACH SPECIES SO DESIGNATED PER THESE NOTES AND DRAWINGS.
25. FURNISH ALL DELIVERY SLIPS OF THE SPECIFIED AMENDMENTS TO THE CONSTRUCTION MANAGEMENT SUPERVISOR AND LANDSCAPE ARCHITECT FOR REVIEW AFTER PLANT INSTALLATION. IF IT IS DETERMINED MORE AMOUNTS ARE NEEDED, CONTRACTOR WILL BE REQUIRED TO ADD INTO SOIL WITH OBSERVATION OR PROVIDE CREDIT BACK TO OWNER.
26. ALL PLANTING AREAS SHALL BE GRADED TO HAVE POSITIVE DRAINAGE (2% MIN.) AWAY FROM THE BUILDING WALLS AND STRUCTURES AND TOWARDS AREA DRAINS.
27. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING LANDSCAPE WITHIN SCOPE AREA. ALL PLANTING WITHIN SCOPE OF WORK AREAS ARE TO BE KEPT FREE OF LITTER AND DEBRIS. ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. ALL DISEASED OR DEAD PLANTS SHALL BE REPLACED IMMEDIATELY. REPLACE PLANTINGS IF DAMAGED, WITH LIKE SIZE, DURING CONSTRUCTION.
28. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REPLACEMENT OF ALL PLANT MATERIAL DAMAGED DURING DEMOLITION, IRRIGATION SYSTEM CONSTRUCTION, OR PLANTING INSTALLATION.
29. MINIMUM TREE SEPARATION DISTANCES FROM SITE IMPROVEMENTS:

A. TRAFFIC SIGNALS/STOP SIGN	20 FEET
B. UNDERGROUND UTILITY LINES	5 FEET
C. SEWER LINES	10 FEET
D. ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC)	10 FEET
E. DRIVEWAYS	10 FEET
F. RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER	5 FEET
G. INTERSECTIONS	25 FEET

30. SEE SPECIFICATIONS FOR REQUIRED MATERIAL SUBMITTALS.

PLANT_SCHEDULE

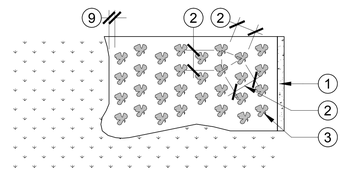
TREES	CODE	BOTANICAL NAME	COMMON NAME	NOTE	CALIPER		QTY	REMARKS	WUCOLS
	PIN TOR	PINUS TORREYANA	TORREY PINE TREE	EXISTING	18"-20"		1	EXISITING TREE TO REMAIN. PROTECT IN PLACE. REFER TO L0.01 FOR MORE INFORMATION.	LOW
	PLA RAC	PLATANUS RACEMOSA	SYCAMORE	EXISTING	10"-12" (TYP.)		10	EXISITING TREE TO REMAIN. PROTECT IN PLACE. REFER TO L0.01 FOR MORE INFORMATION.	MEDIUM
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT. SIZE	MIN. SIZE IN CONT.	SPACING	QTY	REMARKS	WUCOLS
	AGA BLG	AGAVE X `BLUE GLOW`	BLUE GLOW AGAVE	1 GAL	8-10" T X W	AS SHOWN	12	1-2` T X 2-3` W; FULL SUN; HARDY TO 20-25F	LOW
	ART CAL	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	5 GAL	6-8" T X W	AS SHOWN	2	1-8`T X 4` W; FULL SUN; HARDY TO 20F	VERY LOW
	ASC SPE	ASCLEPIAS SPECIOSA	SHOWY MILKWEED	1 GAL	8-10" T X W	AS SHOWN	2	4-6` T X 4` W; FULL SUN; HARDY TO -5F	VERY LOW
	ENC CAL	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	1 GAL	10-12" T X W	AS SHOWN	5	3-4`T X 5-6`W; PART SHADE, FULL SUN; HARDY TO 25-30F	VERY LOW
	HET DAV	HETEROMELES ARBUTIFOLIA `DAVIS GOLD`	TOYON	15 GAL	20-24" T X W	AS SHOWN	2	8-12` T X 8-10` W; SUN OR SHADE; HARDY TO 0-10F	VERY LOW
	MAL LAU	MALOSMA LAURINA	LAUREL SUMAC	5 GAL	10-12" T X W	AS SHOWN	1	FULL SUN, EXTREMELY LOW WATER NEEDS; HARDY TO 35-DEGREES	VERY LOW
	MUH CAP	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL	6-8" T X W	AS SHOWN	22	2-3` T X W; FULL SUN; HARDY TO <15F	LOW
	MUH DUB	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	6-8" T X W	AS SHOWN	25	2-3` T X W; FULL SUN, HARDY TO 0-10F	LOW
	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	8-10" T X W	AS SHOWN	23	4-5` T X W; FULL SUN TO SHADE; HARDY TO 0F	LOW
	PEN CEN	PENSTEMON CENTRANTHIFOLIUS	SCARLET BUGLER	1 GAL	6-8" T X W	AS SHOWN	11	2-4` T X W; FULL SUN, PART SHADE; HARDY TO 15F	LOW
	RHA EVE	RHAMNUS (FRANGULA) CALIFORNICA `EVE CASE`	CALIFORNIA COFFEEBERRY	5 GAL	12-18" T X W	AS SHOWN	6	3-6` T X 4-6` W; FULL SUN TO FULL SHADE; HARDY TO 15F	VERY LOW
	RHU INT	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL	10-12" T X W	AS SHOWN	2	3-20' T X W; FULL SUN TO PARK SHADE; HARDY TO 25F	VERY LOW
	RUS EQU	RUSSELIA EQUISETIFORMIS	FIRECRACKER PLANT	1 GAL	6-8" T X W	AS SHOWN	9	4-5` T X W; SUN OR SHADE; HARDY TO 25-30F	MEDIUM
	SAL MEL	SALVIA MELLIFERA	BLACK SAGE	1 GAL	6-8" T X W	AS SHOWN	7	3-6` T X 6-8` W; FULL SUN; HARDY TO 30F	VERY LOW
	SAL BAR	SALVIA LEUCANTHA `SANTA BARBARA`	MEXICAN BUSH SAGE	1 GAL	8-10" T X W	AS SHOWN	5	2-3` T X 2-4` W; FULL SUN; HARDY TO 15-20F	LOW
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	6-8" T X W	AS SHOWN	16	1-3` T X 3` W; FULL SUN, PART SHADE; HARDY TO 0F	LOW
	TEC OEF	TECOMA STANS `BELLS OF FIRE`	BELLS OF FIRE ESPERANZA	15 GAL	24-36" T X W	AS SHOWN	9	5-6` T X 3-4` W; FULL TO PART SUN; HARDY TO 10F; WILL BE DECIDUOUS WITH FROST	LOW
	THE PER	THEVETIA PERUVIANA (CASCABELA THEVETIA)	YELLOW OLEANDER	5 GAL	12-18" T X W	AS SHOWN	1	8-10`+ T X W; FULL SUN TO PART SHADE; HARDY TO 10F	LOW
	VER LIL	VERBENA (GLANDULARIA) LILACINA `DE LA MINA`	LILAC VERBENA	1 GAL	4-6" T X 6-8" W	AS SHOWN	30	1-2` H X 3-4` W; COOL SUN, LIGHT SHADE; HARDY TO 20-25F	LOW
	ZAU CAL	ZAUSCHNERIA (EPILOBIUM) CALIFORNICA	CALIFORNIA FUCHSIA	1 GAL	6-8" T X 10-12" W	AS SHOWN	5	3-5`T X 3-4` W; PART TO FULL SUN; HARDY TO <15F	VERY LOW
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	CONT. SIZE	MIN. SIZE IN CONT.	SPACING	QTY	REMARKS	VERY LOW
	CAR PRA	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	1 GAL	4-6" T X 3-4" W	12" o.c.	440	<1` T, SPREADING; SUN OR SHADE; HARDY TO 0-10F	MEDIUM
	SEN SER	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	3-4" T X 4-6" W	24" o.c.	77	1`T X 2-3` W; FULL SUN; HARDY TO 25F	LOW
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT. SIZE			QTY	REMARKS	VERY LOW
	TUR PAS	TURF SOD ENVIROTURF	PASPALUM	SOD			1,387 SF	OVERSEED WITH RYE IF PLANTED BETWEEN OCTOBER AND MARCH	UNKNOWN



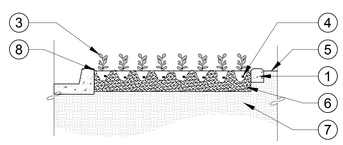
LEGEND

1. SHRUB
2. SHRUB CROWN (1" ABOVE FINISH GRADE)
3. MULCH, REFER TO SPECS. & PLANTING NOTES FOR DEPTH & TYPE
4. 4" HIGH WATERING BERM ALL AROUND
5. PLANT PIT W/ ROUGHENED SIDES
6. PLANT TABLETS (3" BELOW GRADE)
7. BACKFILL MIX (PUDDLE & SETTLE)
8. TOPSOIL AND SUBGRADE PER SPECIFICATIONS
9. 2X ROOTBALL DIAMETER MIN. WITHIN THE DRIP LINE OF EXISTING TREES
10. ROOTBALL
11. DEPTH OF ROOTBALL
12. CURB OR PAVING (WHERE APPLICABLE)
13. SET FINISH GRADE EQUAL TO THE DEPTH OF BARK MULCH BELOW FINISH SURFACE OF PAVING (WHERE APPLICABLE)
14. NEW FINISH GRADE AT SLOPE (WHERE APPLICABLE)
15. EXISTING FINISH GRADE AT SLOPE (WHERE APPLICABLE)
16. MYCORRHIZEA PACKET. PLACE AT BOTTOM OF PIT, ENSURE CONTACT WITH ROOT BALL. SPACE EQUALLY.

A SHRUB PLANTING
PLAN | SECTION — SCALE: N.T.S.



PLAN



SECTION

LEGEND

1. EDGE OF PAVING
2. EQUAL, SEE PLANTING PLAN AND LEGEND FOR SPACING
3. GROUNDCOVER
4. PLANT TABLET (1" MIN. AWAY FROM ROOTS)
5. FINISH GRADE
6. PREPARE SOIL THROUGHOUT PLANTING AREA
7. SUBGRADE PER CIVIL PLANS
8. SET FINISH GRADE EQUAL TO THE DEPTH OF BARK MULCH BELOW FINISH SURFACE OF PAVING
9. 1/2 OF SPACING DISTANCE AT ALL EDGES

B GROUNDCOVER PLANTING
SECTION — SCALE: N.T.S.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED LANDSCAPE ARCHITECT
ANDREW JP WHALEN
No. 6401
01/15/2022
Date
01/15/2021
Date
STATE OF CALIFORNIA

CONSULTANTS

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477 | www.ktua.com

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MiraCosta College

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK AUTOCAD 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

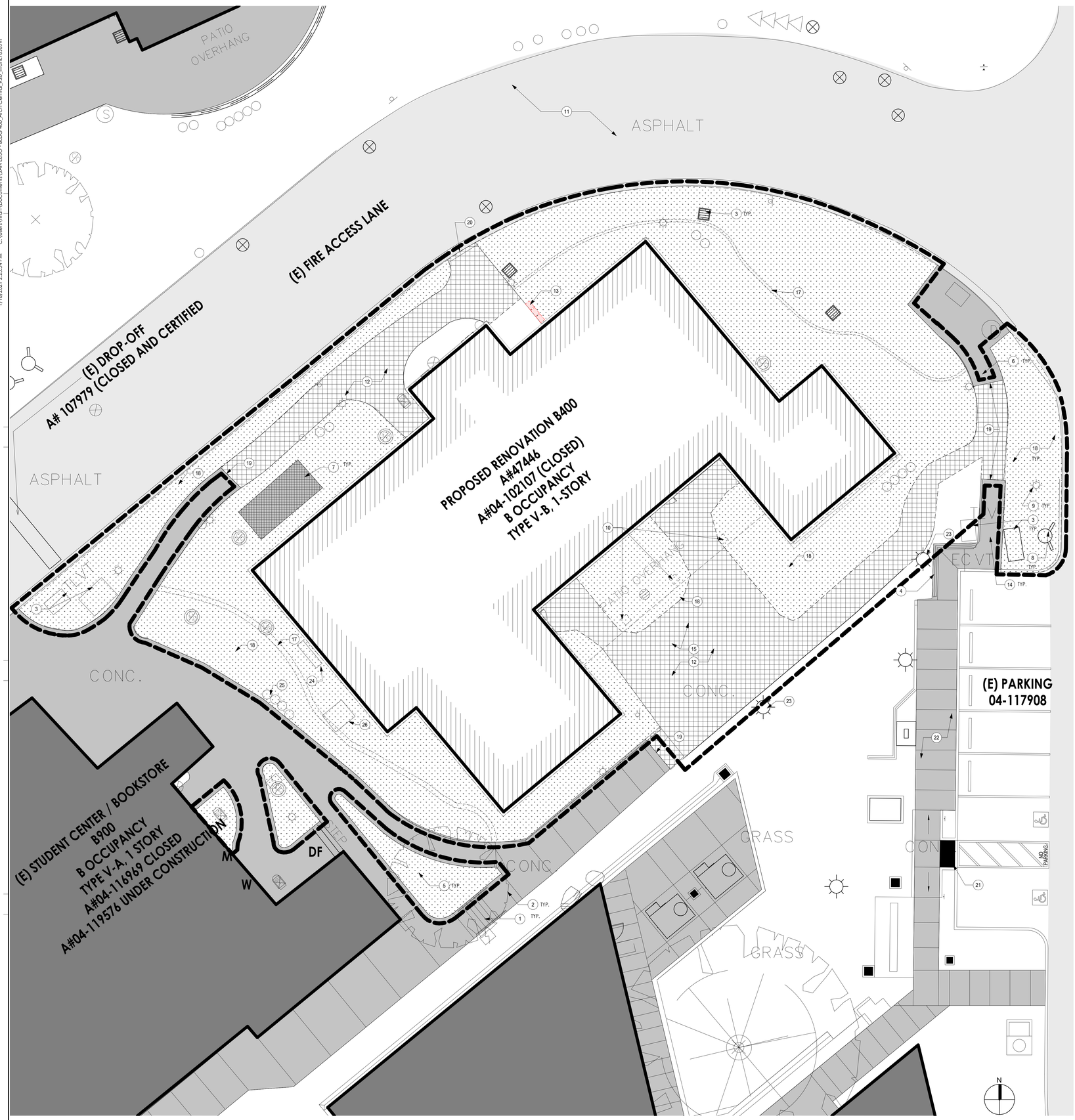
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE
LANDSCAPE PLANTING LEGEND, NOTES, DETAILS

SHEET NUMBER
L3.02

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/18/2021 2:23:54 PM C:\Users\khtran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_khtran178.18_v1



DD SITE PLAN - DEMO | SCALE 1" = 15'-0" | 2

KEYNOTES:

1. (E) STEP TO REMAIN
2. (E) TREES TO REMAIN - PROTECT IN PLACE
3. (E) UTILITIES / UTILITY STRUCTURE - PROTECT IN PLACE. SEE CIVIL, LANDSCAPE, MEP DWGS
4. (E) SITE WALL TO REMAIN
5. (E) LANDSCAPE TO REMAIN
6. (E) HARDSCAPE TO REMAIN
7. DEMOLISH (E) GREEN HOUSE AND FOUNDATION IN ITS ENTIRETY. CAP OFF ALL EXISTING UTILITIES CONNECTED TO EXISTING GREENHOUSE, SEE ELECT. AND PLUMB. DWGS.
8. (E) FIRE HYDRANT TO REMAIN
9. (E) EXTERIOR LIGHT POST TO REMAIN
10. (E) PATIO CANOPY, TRELLIS OVERHANG AND COLUMNS TO BE PREPPED FOR NEW REFINISH AND STAIN TO MATCH EXISTING.
11. (E) FIRE ACCESS LANE TO REMAIN
12. REMOVE CONC. PAVEMENT & SUB BASE COMPLETE
13. REMOVE/RELOCATE EXISTING IRRIGATION BOXES - SEE LANDSCAPE DWGS.
14. (E) ADA RAMP TO REMAIN - PROTECT IN PLACE
15. REMOVE EXISTING SITE FURNITURE. RETURN TO DISTRICT
16. (E) EXTERIOR LIGHT POST TO REMAIN
17. DEMO/REMOVE (E) CONCRETE MOWSTRIP. REFER TO CIVIL AND LANDSCAPE DRAWINGS
18. CLEAR AND GRUB (E) LANDSCAPE. REFER TO LANDSCAPE DEMOLITION PLAN SHEET L0.01 KEYNOTE #2
19. SAWCUT EXISTING SLAB ON GRADE TO THE NEAREST CONTROL JOINT, SEE CIVIL DRAWINGS
20. (E) CURB/GUTTER - PROTECT IN PLACE
21. (E) RAMP TO REMAIN
22. (E) ACCESSIBLE WALK TO REMAIN
23. (E) SITE LIGHT - PROTECT IN PLACE, SEE ELECT. DWGS.
24. (E) CENTRALIZED NEUTRALIZATION TANK. CLEAN OUT UNIT, REFRESH WITH (N) LIME STONE & REPLACE RUSTED ENCLOSURE LIDS - SEE ELECT. AND PLUMB. DWGS.
25. (E) IRRIGATION BOXES - PROTECT IN PLACE. SEE LANDSCAPE DWGS
26. (E) ELECT. INFRASTRUCTURE - PROTECT IN PLACE, SEE ELECT. DWGS.

DEMOLITION SITE PLAN LEGEND

- ITEM TO BE REMOVED / DEMOLISHED - REFER TO KEYNOTES - COORDINATE WITH CIVIL, LANDSCAPE, PLUMBING, AND ELECTRICAL DWGS.
  IN AREAS TO BE DEMOLISHED AS INDICATED BY KEYNOTES:
  EXISTING HARDSCAPE CONCRETE, BASE ROCK, AND REBAR TO BE REMOVED. ALL EDGES TO BE SAWCUT WITH A CLEAN EDGE. OR JOINT TO JOINT, PANEL TO PANEL. COORDINATE WITH CIVIL AND LANDSCAPE DWGS.
  SITE WALLS AND THEIR FOOTINGS TO BE REMOVED IN THEIR ENTIRETY.
  EXISTING LANDSCAPE / IRRIGATION TO BE REMOVED IN ITS ENTIRETY. REMOVE TREES, SHRUBS, AND GRASS AS NOTED INCLUDING ROOT MASS UNLESS OTHERWISE INDICATED. COORDINATE WITH DISTRICT REPRESENTATIVE PRIOR TO REMOVING ANY TREES OR IRRIGATION CONTROLS, VALVES, SENSORS, ETC. COORD WITH LANDSCAPE DRAWINGS.
- LIMIT OF WORK LINE
- EXISTING BUILDING TO BE DEMOLISHED (REMOVED) IN ITS ENTIRETY. REMOVE / DEMOLISH EXISTING FOUNDATION AND SLAB ON GRADE (EOG) IN ITS ENTIRETY. PROVIDE ENGINEERED FILL AS REQUIRED, REFER TO CIVIL DRAWINGS. REFER TO CIVIL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- REMOVE CONCRETE PAVEMENT & SUB BASE COMPLETE
- EXISTING BUILDING / STRUCTURE TO REMAIN. (N.I.C.)
- DEMO/REMOVE EXISTING LANDSCAPE AND IRRIGATION - SEE LANDSCAPE AND IRRIGATION DEMOLITION DRAWING SHEET L0.01
- EXISTING STRUCTURE TO BE RENOVATED
- EXISTING FIRE ACCESSIBLE LANE
- EXISTING PEDESTRIAN WALKWAY TO REMAIN - PROTECT IN PLACE (N.I.C.)

DEMOLITION GENERAL NOTES

1. CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH CFC CHAPTER 33 "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION". COMPLIANCE WITH NFPA 241 (STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS) IS REQUIRED AS REFERENCED IN CHAPTER 33.
2. GENERAL CONTRACTOR IS REQUIRED TO REVIEW AND COMPLY WITH 'HAZARDOUS MATERIALS SURVEY REPORT REPORT (PROVIDED BY DISTRICT), THE INSPECTOR AND UNIVERSITY SHALL BE NOTIFIED WHEN ABATEMENT BEGINS AND ENDS. THE DISTRICT OR THE DISTRICT'S REPRESENTING CONTRACTOR SHALL FOLLOW THE PROCEDURES AND REGULATIONS SET FORTH BY C.F.C. SECTION 8707 CONCERNING ASBESTOS REMOVAL.
3. PATCH, REPAIR, REPAVE AND REPLANT EXISTING HARDSCAPE AND LANDSCAPE AS NEEDED AT SITE PERIMETER AREAS WHERE DEMOLITION WORK AFFECTS THE EXISTING SITE CONDITION OUTSIDE OF THE LIMIT OF WORK LINE.
4. DEMOLITION WORK SHOWN ON THE DRAWINGS IS DIAGRAMMATIC (DEMO WORK IS ANYTHING WITHIN THE BOUNDARY SHOWN U.O.N.). ALL SITUATIONS MAY NOT BE SHOWN. DEMOLITION WORK SHALL INCLUDE DEMOLITION OF EXISTING STRUCTURES AS NOTED WITHIN THE CONSTRUCTION DOCUMENTS AS WELL AS THE DEMOLITION WORK REQUIRED TO PROVIDE A CLEAN LAY-DOWN AREA, FREE OF ANY BUILDINGS, HARDSCAPE, LANDSCAPE AND ANY/ALL UTILITIES AS NOTED TO BE DEMOED.
5. A REPRESENTATIVE OF DISTRICT SHALL REVIEW ALL ITEMS REMOVED AND SELECT WHICH ITEMS ARE TO BE RETURNED TO THE DISTRICT. ALL REMAINING ITEMS SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE. REMOVE AND DELIVER TO CLIENT ALL VIDEO SURVEILLANCE POLES, CAMERAS, WAPs, AND NETWORK GEAR.
6. ITEMS WHICH ARE KNOWN TO BE A PART OF THE DEMOLITION SCOPE OF WORK MAY HAVE BEEN REMOVED PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL GIVE CREDIT TO DISTRICT FOR THE REMOVAL COST OF SUCH ITEMS.
7. EXCAVATION OR FILLS FOR BUILDINGS OR STRUCTURES SHALL BE SO CONSTRUCTED OR PROTECTED THAT THEY DO NOT ENDANGER LIFE OR PROPERTY. SLOPES FOR PERMANENT FILLS SHALL BE NOT BE STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE). CUT SLOPES FOR PERMANENT EXCAVATIONS SHALL NOT BE STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE) UNLESS SUBSTANTIATING DATA JUSTIFY STEEPER CUT SLOPES ARE SUBMITTED, CBC SECTION 3304
8. EXISTING FOOTINGS OR FOUNDATIONS WHICH MAY BE AFFECTED BY ANY EXCAVATION SHALL BE UNDERPINNED ADEQUATELY OR OTHERWISE PROTECTED AGAINST SETTLEMENT AND SHALL BE PROTECTED AGAINST LATERAL MOVEMENT, CBC SECTION 3304.1.2
9. THE REQUIREMENTS FOR PROTECTION OF ADJACENT PROPERTY AND DEPTH TO WHICH PROTECTION IS REQUIRED SHALL BE AS DEFINED IN SEC. 832, CIVIL CODE. CBC SECTION 3307
10. CONTRACTOR IS TO PROVIDE TEMPORARY PEDESTRIAN PROTECTION. THE WORK OF DEMOLISHING ANY BUILDING SHALL NOT BE COMMENCED UNTIL THE REQUIRED PEDESTRIAN PROTECTION STRUCTURES ARE IN PLACE. CBC SECTION 3303.2
11. APPROVAL OF THE SAFETY PRECAUTIONS REQUIRED FOR BUILDINGS BEING CONSTRUCTED, ALTERED OR DEMOLISHED MAY BE REQUIRED BY THE FIRE MARSHAL IN ADDITION TO OTHER APPROVALS REQUIRED FOR SPECIFIC OPERATIONS OR PROCESSES ASSOCIATED WITH SUCH CONSTRUCTION, ALTERATION OR DEMOLITION. C.F.C. SEC. 33.
12. A SUITABLE FIRE HOSE, SHALL BE MAINTAINED AT THE DEMOLITION SITE. SUCH HOSE SHALL BE CONNECTED TO AN APPROVED SOURCE OF WATER (NEAREST FIRE HYDRANT) AND SHALL NOT IMPEDE FIRE DEPARTMENT USE OF HYDRANTS. C.F.C. CHAPTER 35, 3504.2. CONTRACTOR TO COORDINATE AND PROCURE WATER METER, AND UPON COMPLETION OF WORK OWNER TO COMPENSATE FOR WATER USAGE.
13. DEMOLITION OPERATIONS INVOLVING CUTTING & WELDING SHALL BE IN ACCORDANCE WITH SECTION C.F.C. CHAPTER 35.
14. COMBUSTIBLE WASTE MATERIAL, TRASH, AND RUBBISH SHALL NOT BE ACCUMULATED. SUCH MATERIAL SHALL BE REMOVED FROM THE SITE AS OFTEN AS NECESSARY TO MINIMIZE THE HAZARDS THEREFROM. "COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL NOT BE DISPOSED OF BY BURNING ON THE SITE UNLESS APPROVED." C.F.C. SEC. 1404.
15. PROVIDE QUALIFIED PERSONNEL WHILE BUILDING IS BEING DEMOLISHED WHICH IS HAZARDOUS IN NATURE. QUALIFIED PERSONNEL SHALL BE PROVIDED TO SERVE AS AN ON-SITE FIRE WATCH. THE SOLE DUTY OF FIRE WATCH PERSONNEL SHALL BE TO WATCH FOR THE OCCURRENCE OF FIRE. C.F.C. CHAPTER 33 AND 35.
16. EGRESS ROUTES SHALL BE MAINTAINED. WHERE FIRE RESISTIVE CONSTRUCTION TEMPORARY EQUIVALENT PROVISIONS ARE REQUIRED. C.F.C. CHAPTER 33, SEC. 3311
17. REFER TO CIVIL DRAWINGS FOR GRADING AND SITE UTILITIES INFORMATION.
18. CONTRACTOR IS TO PROVIDE TEMPORARY PEDESTRIAN PROTECTION.
19. CONTRACTOR IS TO PROVIDE TEMPORARY CONSTRUCTION GATES AT ALL ENTRANCES TO THE PROJECT.
20. REFER TO PLUMBING AND ELECTRICAL SITE PLANS FOR ADDITIONAL SITE UTILITIES WORK.
21. ALL ITEMS SHOWN OR NOTED ARE EXISTING, UNLESS INDICATED OTHERWISE AS NEW.
22. PROVIDE TEMPORARY 6' HIGH CHAIN LINK FENCE ENCLOSURE W/ LOCKABLE GATES AS REQUIRED FOR CONSTRUCTION ACCESS AT CONTRACTORS STAGING AREA AND AROUND ALL CONSTRUCTION SITES AS DICTATED BY THE PHASING SCHEDULE.
23. WHERE REMOVAL OF CONCRETE WALKS, MOWSTRIPS, CURB, AND GUTTERS IS REQUIRED TO INSTALL UNDERGROUND UTILITIES, REMOVE THE CONCRETE WORK TO NEAREST EXPANSION OR CONTROL JOINT (SAWCUT ONLY IF REQUIRED). MOWSTRIPS, CURBS, AND GUTTERS MAY BE REMOVED IN MINIMUM LENGTHS OF 6'-0" IF DISTANCE BETWEEN EXISTING JOINTS IS 1'-0" OR MORE. REPLACE REMOVED WORK W/ REINFORCED CONCRETE TO MATCH EXISTING WORK IN PROFILE, JOINT LAYOUT, AND FINISH.
24. COORDINATE THE REMOVAL, RELOCATION, OR MODIFICATION OF EXISTING IRRIGATION LINES WITH MIRACOSTA DISTRICT PRIOR TO ANY TRENCHING, CLEARING AND GRUBBING, OR OTHER SITE EXCAVATION REQUIRED.
25. REPAIR EXISTING IRRIGATION SYSTEMS DAMAGED DURING THE EXECUTION OF THIS CONTRACT. REPLACE PLANT MATERIALS DAMAGED OR DECLINING IN HEALTH, SUFFERING DIEBACK THAT HAVE LOST FORM AND SIZE OR THAT DIE DURING THE DEMOLITION PERIOD WITH THE SAME SPECIES OR EQUAL OR GREATER VALUE.
26. REPAIR ASPHALT OR CONCRETE PARKING LOTS, SPEED BUMPS, AND PAINTED CROSSWALKS DAMAGED BY THE EXECUTION OF THIS CONTRACT TO ORIGINAL OR BETTER CONDITION. REPAIR CROSSWALK AND SPEED BUMP STRIPING THEIR FULL LENGTHS ACROSS ROADWAYS.
27. PROTECT AND SAFEGUARD FROM DAMAGE ALL EXISTING FINISHES AND WORK TO REMAIN.
28. WHERE EXISTING UTILITIES ARE INDICATED IN THE GENERAL VICINITY OF WORK, VERIFY THE EXACT LOCATION BY POTHOLE, METAL DETECTION OR ELECTRICAL CURRENT DETECTION PRIOR TO START OF WORK. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
29. DETERMINE AND COORDINATE ACTUAL LOCATION OF ASPHALT AND CONCRETE PAVING REMOVAL OR TUNNELING REQUIRED WITH THE FINAL APPROVED ROUTING OF NEW UNDERGROUND UTILITIES. DEVIATIONS WILL RESULT IN NO ADDITIONAL EXPENSE TO THE OWNER.
30. REFER TO LANDSCAPE DEMOLITION PLAN SHEET L0.01 FOR WHICH EXISTING TREE TO REMOVE AND WHICH TO REMAIN, PRTECT IN PLACE.

CAMPUS MAP



OVERALL CAMPUS SITE PLAN | SCALE 1/4" = 1'-0" | 1

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LOWELL C. HOLLAND STATE OF CALIFORNIA
No. C 11580
EXP. 08-31-21

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

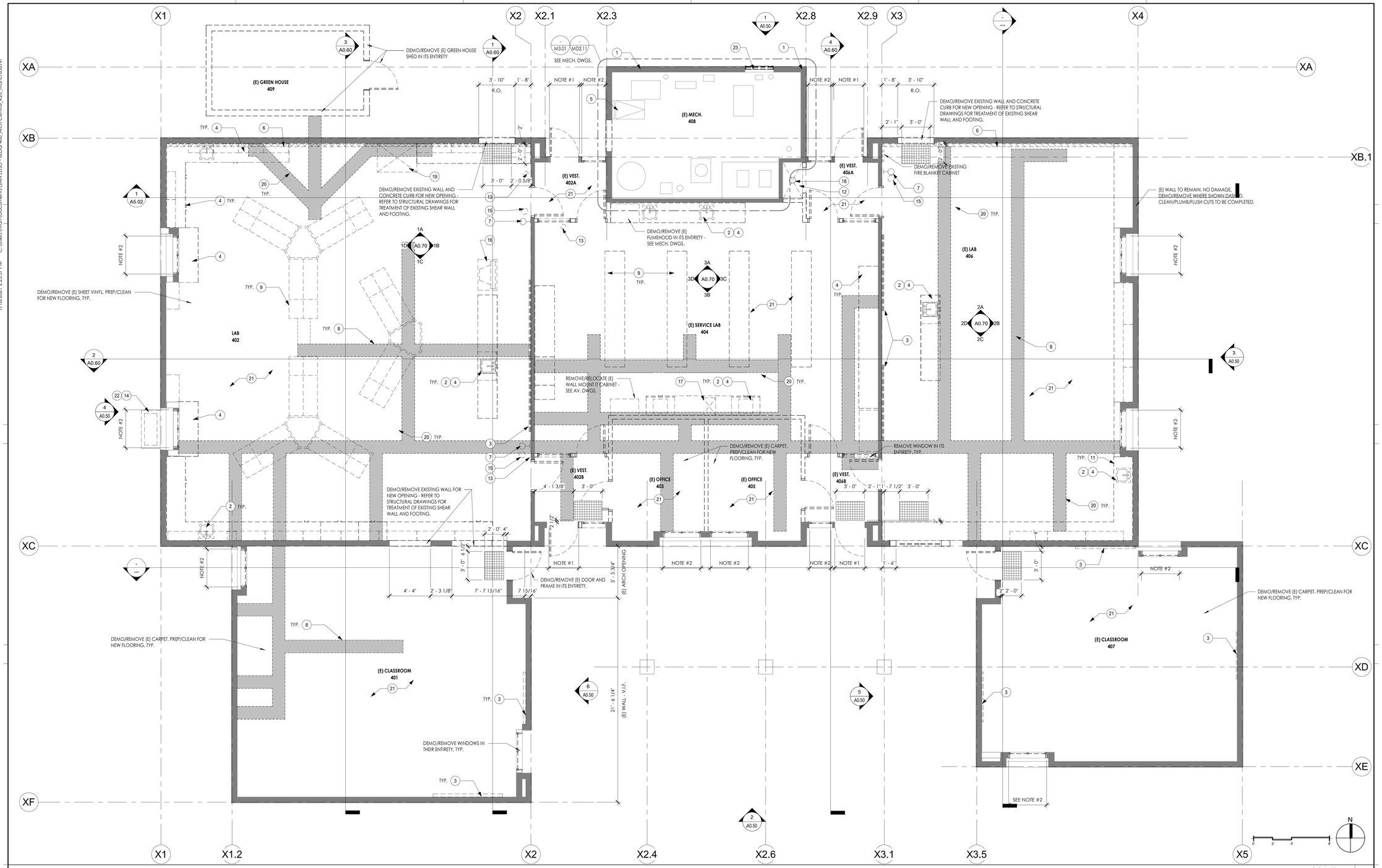
DEMOLITION SITE PLAN

SHEET NUMBER

A0.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/18/2021 2:23:57 PM C:\Users\ltran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltranLT8JB.rvt



DEMOLITION GENERAL NOTES

1. PATCH AND REPAIR SURROUNDINGS AND ADJACENT WALLS AS REQUIRED AT REMOVED / DEMOLISHED DOORS, WINDOWS, WALLS AND AT AREAS OF DEMOLITION OF NEW OPENINGS. REPLACE WITH (N) DOOR AND FRAME. PATCH AND REPAIR SURROUNDINGS FINISHES AS REQUIRED, TYP.

2. DEMO/REMOVE ALL EXISTING DOORS, SIDELIGHTS AND FRAMES IN IT ENTIRETY SEE A0.10 FOR ADDITIONAL NOTES. REPLACE WITH (N) INSULATING GLASS 2-LAYER GLAZE WINDOW. PATCH AND REPAIR SURROUNDINGS FINISHES AS REQUIRED, TYP.

3. NOT USED

4. PATCH AND PAINT SURROUNDINGS EXISTING MARKERBOARDS, WALLS, AND FLOORS WHERE CASEWORK IS BEING DEMOLISHED.

5. REFER TO INTERIOR DEMOLITION ELEVATIONS FOR ADDITIONAL NOTATIONS NOT SHOWN HERE

6. ALL EXISTING ITEMS ARE TO REMAIN UNLESS SPECIFICALLY NOTED WITHIN THE CONTRACT DOCUMENTS TO BE REMOVED.

7. FOR DEMOLITION AND PATCHING WORK, CONTRACTOR SHALL REMOVED PORTION OR EXISTING MATERIALS AND/OR FINISHES AS NEEDED TO PROVIDE FOR THE WORK DESCRIBED WITHIN THE CONTRACT DOCUMENTS AND TO PROVIDE FOR SMOOTH TRANSITIONS BETWEEN EXISTING AND NEW MATERIALS. COORDINATE WITH ALL NEW WORK INDICATED WITHIN DRAWINGS AND SPECIFICATIONS TO VERIFY THE SCOPE AND EXTENT OF DEMOLITION WORK.

8. CONTRACTOR SHALL FIELD VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO SAW-CUTTING AND REMOVING (E) CONCRETE SLAB WHERE REQUIRED TO CONSTRUCT NEW WORK.

9. VERIFY WITH THE ARCHITECT REGARDING THE REMOVAL OF ANY EXISTING ITEMS IN THE REMODELED AREA THAT ARE NOT MENTIONED OR NOTICED IN THE DOCUMENT. PREPARE FOR NEW CONSTRUCTION.

10. ALL DIMENSIONS OF EXISTING DEMOLITION ITEMS ARE APPROXIMATE (CONTRACTOR TO VERIFY EXISTING FIELD CONDITIONS AND DIMENSIONS) AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.

11. SEE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL PLANS FOR ADDITIONAL DEMOLITION INFORMATION.

LEGEND

- EXISTING STUD WALL TO REMAIN
- DEMOLITION OF EXISTING STUD WALLS AND FINISHES (FULL OR PARTIAL) AS INDICATED ON PLANS AND INTERIOR ELEVATIONS.
- EXISTING DOOR TO BE DEMOLISHED
- EXISTING WINDOW TO BE DEMOLISHED
- DEMO EXISTING SLAB ON GRADE TO WALK IN ENTRY

FLOOR PLAN KEYNOTES:

1. EXISTING RAIN WATER LEADER IN WALL TO REMAIN
2. DEMO/REMOVE EXISTING SINK, SEE PLUMBING DRAWINGS
3. DEMO/REMOVE EXISTING WALL MOUNTED MARKERBOARD
4. DEMO/REMOVE EXISTING CABINET IN ITS ENTIRETY
5. EXISTING ROOF HATCH AND LADDER TO REMAIN - PROTECT IN PLACE
6. DEMO/REMOVE THE EXISTING GYPSUM BOARD FOR NEW OPENING AND STRUCTURAL ENHANCEMENT ALONG INTERIOR NORTH WALL. REFER TO STRUCTURAL DRAWINGS.
7. DEMO/REMOVE EXISTING EMERGENCY SHOWER AND EYEWASH IN ITS ENTIRETY - SEE PLUMBING DRAWINGS
8. DEMO/REMOVE FLOOD TRENCH, REFER TO PLUMBING
9. DEMO/REMOVE EXISTING TYPICAL LABORATORY SERVICE ISLAND OR STATION
10. NOT USED
11. DEMO/REMOVE EXISTING WALL AND SOFFIT ABOVE IN ITS ENTIRETY, PATCH/REPAIR AS REQUIRED.
12. REMOVE EXISTING CERAMIC TILES ALL WALLS
13. DEMO/REMOVE EXISTING FIRE EXTINGUISHER CABINET AND MOUNTING HARDWARE
14. EXISTING CENTRALIZED NEUTRALIZATION TANK. CLEAN OUT UNIT, REFRESH WITH NEW LIME STONE AND REPLACE RUSTED ENCLOSURE LIDS - SEE ELECTRICAL AND PLUMBING DRAWINGS
15. DEMO/REMOVE EXISTING FLOOR SINK IN ITS ENTIRETY - SEE PLUMBING DRAWINGS
16. REMOVE/STORE REMOVABLE TEACHER STATION
17. REMOVE (E) DISHWASHER - SEE PLUMBING DRAWINGS
18. DEMO/REMOVE (E) DELUGE SHOWER
19. DEMO/REMOVE EXISTING FUME HOOD AND ASSOCIATED DUCT WORK - SEE MECHANICAL DRAWINGS
20. DEMO/REMOVE EXISTING SLAB ON-GRADE FOR NEW TRENCH - SEE PLUMBING DRAWINGS
21. DEMO/REMOVE (E) FLOORING. REMOVE ALL ADHESIVE MATERIAL, PREP AND PATCH SMOOTH THE CONCRETE SLAB ON GRADE FOR NEW FLOORING, TYP.
22. DEMO/REMOVE (E) ABANDON FISH TANK COMPRESSOR STORAGE BOX AND PAD. PATCH HOLES IN STUCCO WHERE REFRIGERANT LINES USE TO RUN.
23. DEMO/REMOVE (E) MECHANICAL LOUVER. PATCH HOLES IN STUCCO WHERE REQUIRED.

FLOOR DEMOLITION PLAN SCALE 1/4" = 1'-0" 1

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LAWRENCE C. TRAN STATE OF CALIFORNIA
No. C 11580
EXP. 08-31-21

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

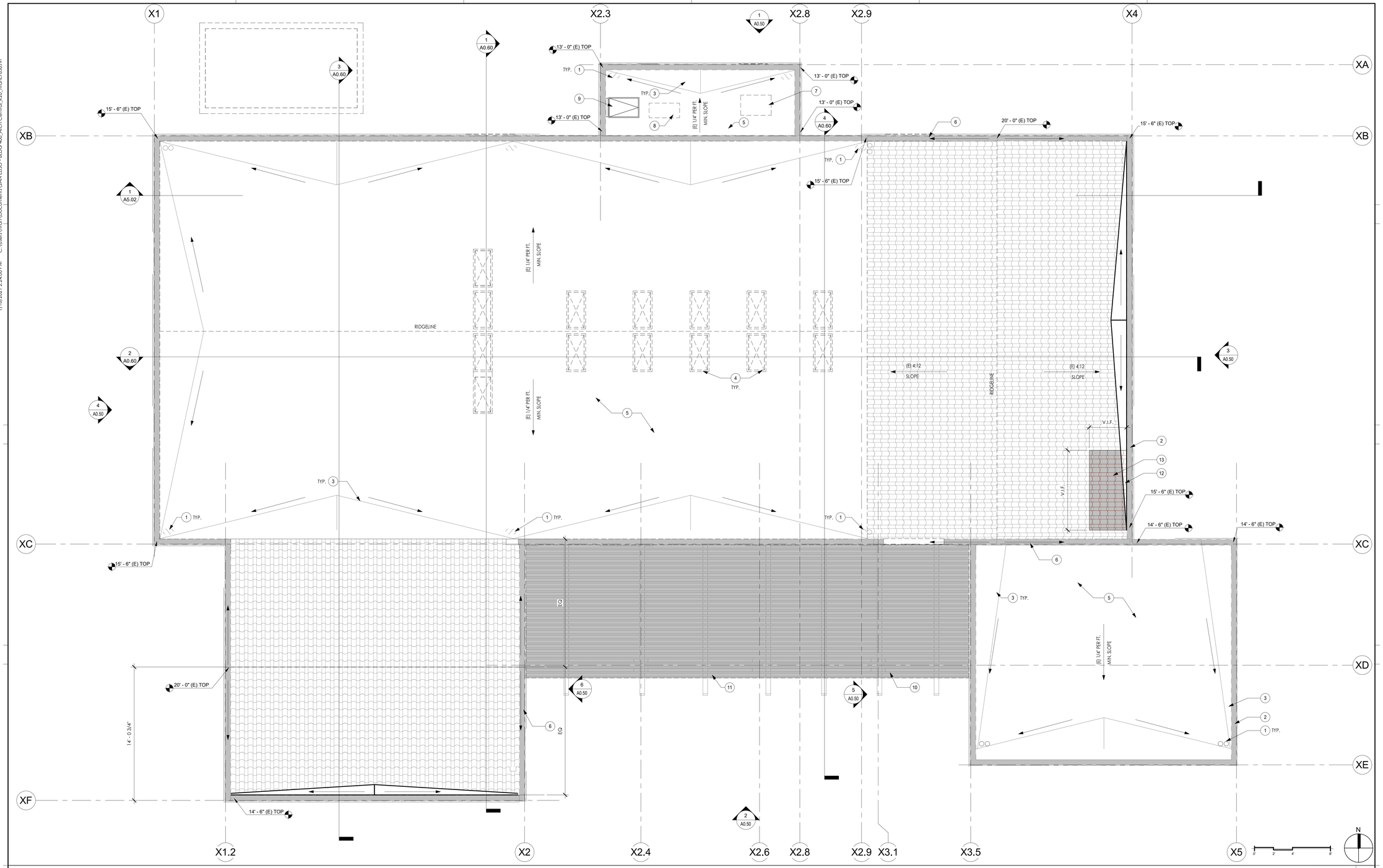
DEMOLITION FLOOR PLAN

SHEET NUMBER

A0.10

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/18/2021 2:24:00 PM C:\Users\ltran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltranL78J8.rvt



ROOF DEMOLITION PLAN - EXISITNG SCALE 1/4" = 1'-0" 1

ROOF LEGEND

- DEMO/REMOVE (E) ROOFING MATERIAL AND UNDERLAYMENT
- DEMO/REMOVE (E) CEMENT PLASTER CAP - SEE SHEET A.050 FOR THE EXTENT OF DEMO OF EXISTING CEMENT PLASTER
- REMOVE EXISTING CLAY TILE ROOF UNDERLAYMENT COMPLETE AND REPLACE WITH NEW, NEW UNDERLAYMENT TO BE HEAVY DUTY WATER-RESISTANT, ROLL TYP. WITH NAIL SECURING SPACING AND EDGE NAILING PER MANUFACTURER RECOMMENDATIONS. CONTRACTOR TO INCLUDE 10% ALLOWANCE FOR BREAKAGE
- T.O.P. +34'-0" — (E) PARAPET ELEVATION = TOP OF PARAPET FROM THE FIRST LEVEL FINISH FLOOR OF BUILDING
- T.O.R +32'-4" — (E) ROOF ELEVATION = TOP OF ROOFING FINISH FROM THE FIRST LEVEL FINISH FLOOR OF BUILDING
- RIDGE — (E) RIDGE OR HIGHEST ELEVATION OF ROOF PLANE
- (E) ROOF AND (E) OVERFLOW DRAIN AND RECEIVER AND PIPING - SEE PLUMBING DRAWINGS AND DETAIL

NOTE:

1. CONTRACTOR TO JET ROOF/OVERFLOW DRAINS AND IDENTIFY BLOCKAGE WITHIN 3 MONTHS OF CONSTRUCTION

ROOF PLAN KEYNOTES:

1. REMOVE/REPLACE (E) ROOF DRAIN AND OVERFLOW - REFER TO PLUMBING DRAWINGS
2. REMOVE EXISTING STUCCO FROM EXISTING PARAPET WALL TO REMAIN - PROTECT IN PLACE
3. (E) PLYWOOD CRICKET TO REMAIN - PROTECT IN PLACE
4. REMOVE (E) SKYLIGHT IN ITS ENTIRETY INCLUDING CURBS, CURB FLASHING, FRAME AND GLAZING. PROTECT IN PLACE (E) ROOF SHEATHING. REMOVE ALL NAILS, STAPLES, ETC.
5. DEMO/REMOVE (E) ROOF SYSTEM IN ITS ENTIRETY DOWN TO SUBSTRATE. REMOVE AND REPLACE UNDER LAYMENT. PROTECT IN PLACE (E) ROOF SHEATHING. REMOVE ALL NAILS, STAPLES, ETC.
6. REMOVE EXISTING STUCCO FROM EXISTING SLOPING PARAPET WALL
7. DEMO/REMOVE EXISTING OLD MAKEUP AIR AND MECHANICAL DUCTS THROUGH ROOF. SEE MECHANICAL DRAWING MD2.12
8. DEMO/REMOVE EXISTING CONDENSING UNIT, SEE MECHANICAL DRAWING MD2.12.
9. EXISTING MAINTENANCE ROOF HATCH TO REMAIN - PROTECT IN PLACE
10. (E) TRELLIS ROOF
11. DEMO/REMOVE FIBERGLASS REINFORCED ROOF PANELS
12. EXISTING CONCEALED GUTTER TO REMAIN - PROTECT IN PLACE
13. REMOVE EXISTING DISCOLORED CLAY TILE AND REPLACE WITH NEW. REPLACE UNDERLAYMENT PAPER, CATCH BASIN AND ROOF DRAIN AND PIPING.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LOWELL C. TRAN C-30 STATE OF CALIFORNIA
No. C 11580
10-31-21

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

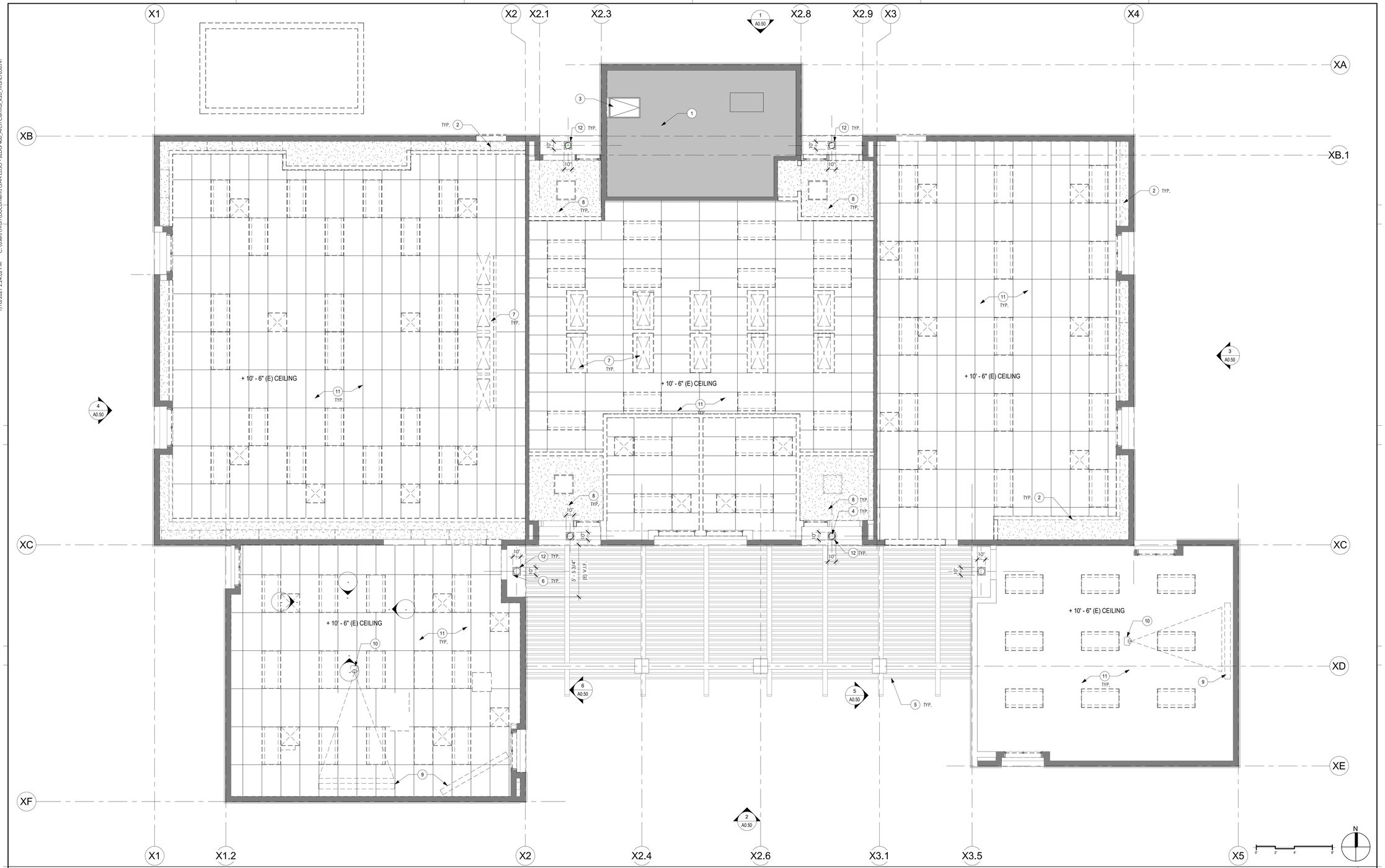
DEMOLITION ROOF PLAN

SHEET NUMBER

A0.30

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/18/2021 2:24:02 PM C:\Users\ltiron\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltironL78J8.rvt



REFLECTED CEILING DEMOLITION PLAN SCALE 1/4" = 1'-0" 1

DEMOLITION RCP LEGEND

- DEMO/REMOVE (E) LIGHT FIXTURES. COORDINATE WITH ELECTRICAL DRAWINGS
- DEMO/REMOVE (E) MECHANICAL DIFFUSER. REPLACE IN PLACE WITH NEW MECHANICAL DIFFUSER. REFER TO MECHANICAL
- DEMO/REMOVE (E) CAN LIGHT - REFER TO ELECTRICAL
- REMOVE (E) SKYLIGHT IN ITS ENTIRETY INCLUDING CURBS, CURB FLASHING, FRAME AND GALZING. REPLACE IN KIND WITH NEW ROOF CURB AND SKYLIGHT SYSTEM. PROTECT IN PLACE (E) ROOF SHEATHING. REMOVE ALL NAILS, STAPLES, ETC.
- REMOVE (E) PROJECTOR AND MOUNT.

NOTE:
DEMO/REMOVE EXISTING LIGHTS AND ANY SUPPORTING BRACKETS. COORDINATE WITH ELECTRICAL DRAWINGS. - SEE DEMO KEYNOTE #2 ON THIS SHEET.

RCP KEYNOTES:

1. EXISTING OPEN TO STRUCTURE
2. DEMO/REMOVE (E) SOFFIT OVER CABINET IN ITS ENTIRETY
3. EXISTING MAINTENANCE ROOF HATCH TO REMAIN
4. REMOVE (E) CEMENT PLASTER AROUND (E) CAN LIGHT FIXTURE. PREP AREA FOR (N) REPLACEMENT
5. EXISTING WOOD TRELLIS - PROTECT IN PLACE
6. DEMO/REMOVE EXISTING EXTERIOR SOFFIT - SEE STRUCTURAL PLANS
7. REMOVE (E) SKYLIGHT IN ITS ENTIRETY.
8. REMOVE (E) HARDLID IN ITS ENTIRETY.
9. DEMO/REMOVE (E) PROJECTION SCREEN.
10. REMOVE (E) PROJECTOR AND MOUNT.
11. REMOVE (E) CEILING TILE, GRID, SUPPORT WIRES AND BRACING, TYP.
12. SAWCUT/REMOVE (E) CEMENT PLASTER, TYP.

GENERAL NOTES:

1. SEE STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL PLANS FOR ADDITIONAL DEMOLITION INFORMATION.
2. WHERE CEILINGS ARE EXISTING TO REMAIN AS REQUIRED INSIDE THE CONTRACT WORK LIMIT, PATCH & REPAIR CRACKED OR DAMANGED SURFACES PRIOR TO PAINTING.
3. PROTECT EXISTING FINISHES DURING DEMOLITION OPERATIONS.

NOTE:
KEYNOTES AND SYMBOLS ARE TYPICAL FOR ALL SHEETS. SOME MAY NOT APPLY TO THE WORK ON THIS DRAWINGS.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LOWELL TIRON C-30 21 STATE OF CALIFORNIA
LOWELL TIRON No. C-31580

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED IN THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

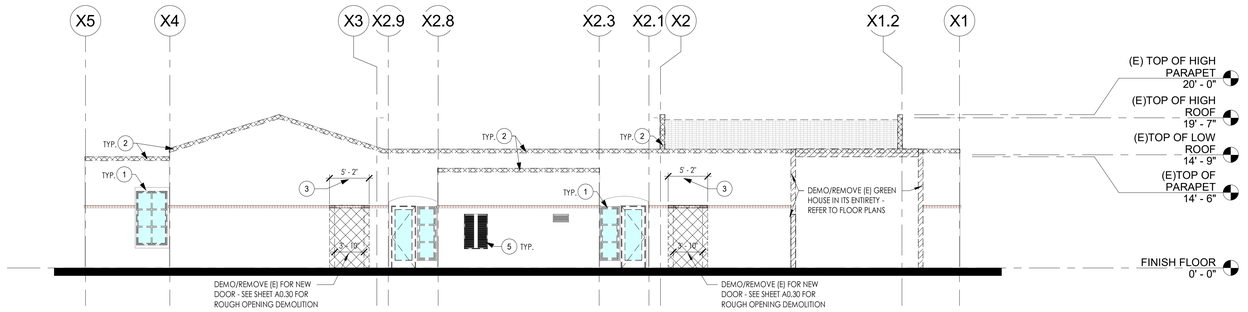
DEMOLITION REFLECTED CEILING PLAN

SHEET NUMBER

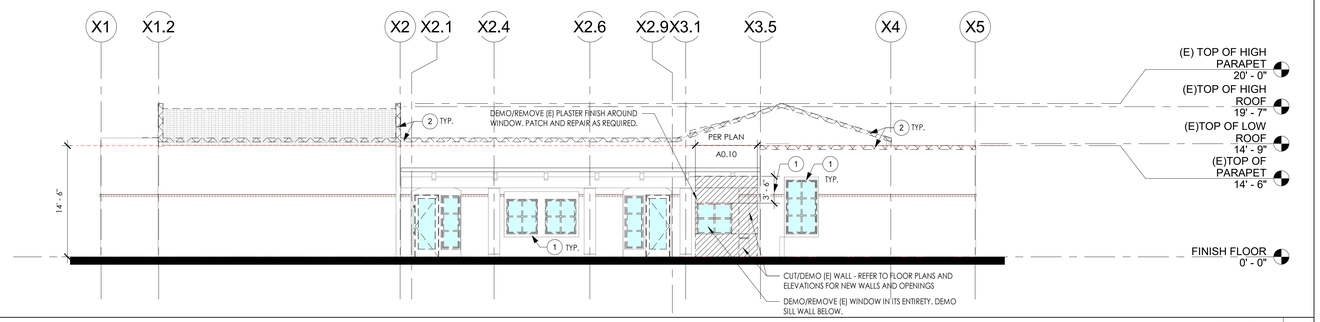
A0.40

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

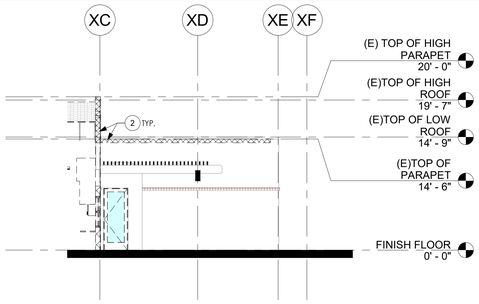
1/18/2021 2:24:06 PM C:\Users\ltran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltranLT8.8.rvt



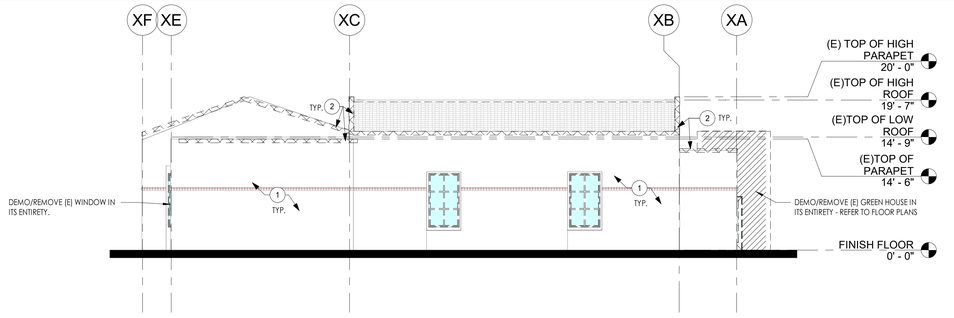
NORTH ELEVATION - DEMO — SCALE 1/8" = 1'-0" — 1



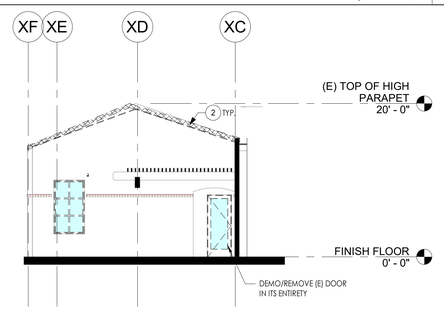
SOUTH ELEVATION - DEMO — SCALE 1/8" = 1'-0" — 2



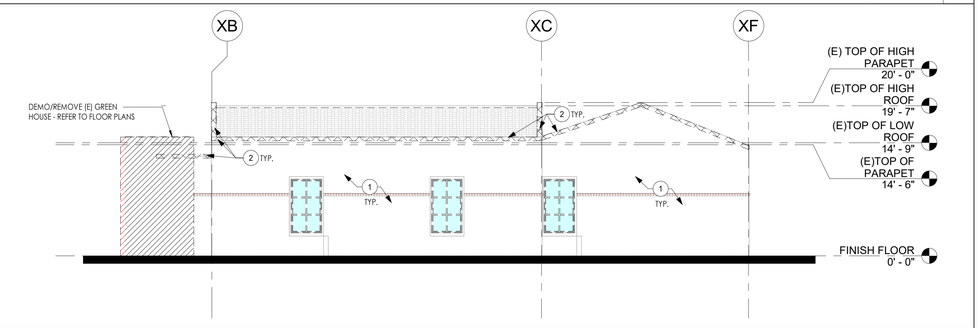
WEST ELEVATION 1 - DEMO — SCALE 1/8" = 1'-0" — 5



EAST ELEVATION - DEMO — SCALE 1/8" = 1'-0" — 3



EAST 1ELEVATION 1 - DEMO — SCALE 1/8" = 1'-0" — 6



WEST ELEVATION - DEMO — SCALE 1/8" = 1'-0" — 4

EXTERIOR ELEVATION KEYNOTES:

1. PATCH AND REPAIR EXISTING STUCCO FINISH AS REQUIRED
2. REMOVE EXISTING STUCCO CAP AND WALL DOWN 3"
3. REMOVE (E) CERAMIC BAND TILES TO THE NEAREST TILE FOR OPENING
4. NOT USE
5. DEMO/REMOVE (E) LOUVER AND FRAME IN IT ENTIRETY

GENERAL NOTE:

1. PATCH AND REPAIR SURROUNDINGS AND ADJACENT WALLS AS REQUIRED AT REMOVED / DEMOLISHED DOORS, WINDOWS, WALLS AND AT AREAS OF DEMOLITION OF NEW OPENINGS.

2. DEMO/REMOVE ALL EXISTING DOORS, SIDELIGHTS AND FRAMES IN IT ENTIRETY SEE A0.10 FOR ADDITIONAL NOTES.

3. DEMO/REMOVE ALL EXISTING WINDOW SYSTEMS IN ITS ENTIRETY, SEE A0.10 FOR ADDITIONAL NOTES.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT — LONG NGUYEN TRAN — RENEWAL 08/31/2021 — STATE OF CALIFORNIA
No. C 11580

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30' X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

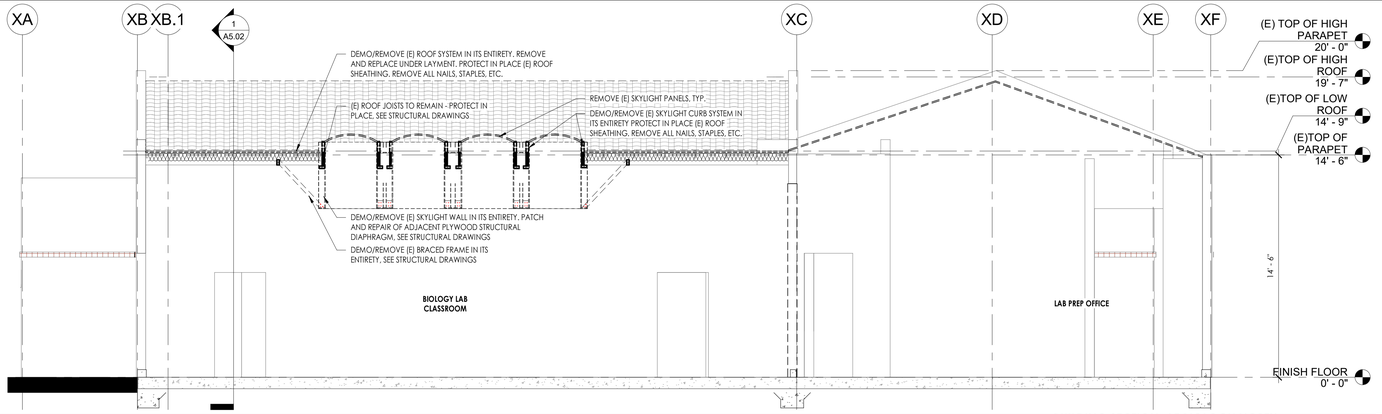
EXTERIOR DEMOLITION ELEVATIONS

SHEET NUMBER

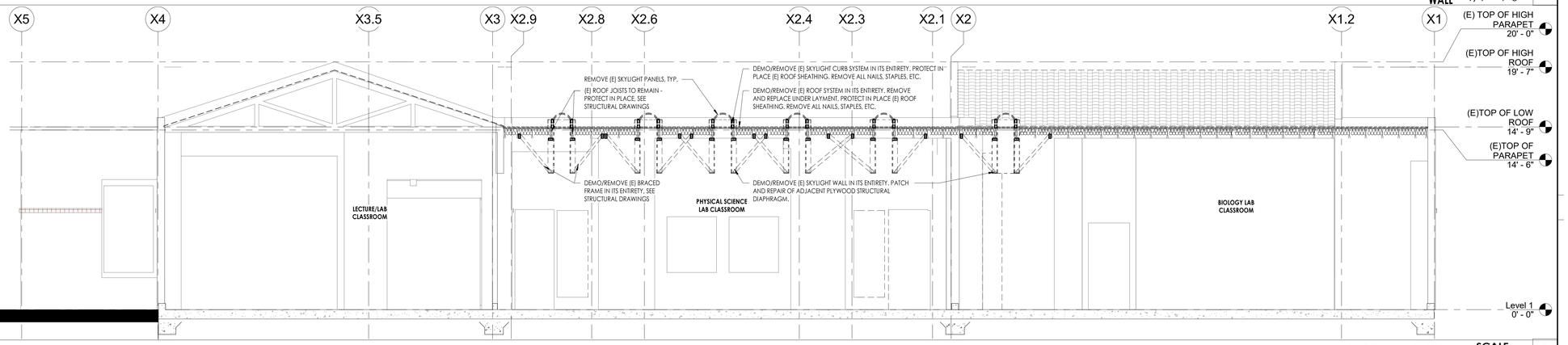
A0.50

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

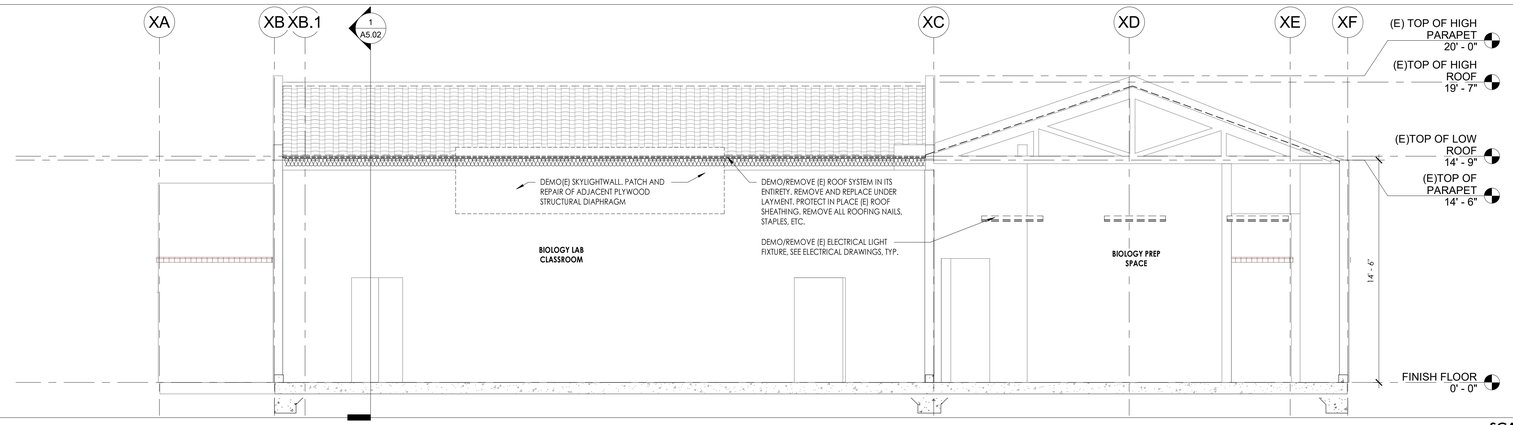
1/18/2021 2:24:09 PM C:\Users\ltran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltran_LT8JB.rvt



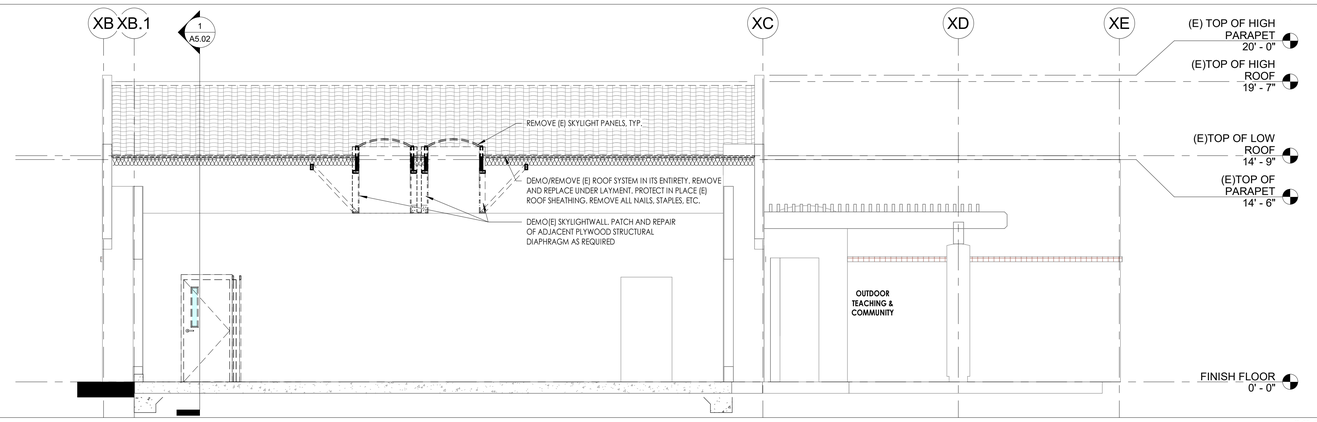
BUILDING SECTION AT BIOLOGY NORTH WALL SCALE 1/4" = 1'-0" **1**



LONGITUDINAL SECTION SCALE 1/4" = 1'-0" **2**



SECTION AT BIOLOGY NORTH WALL SCALE 1/4" = 1'-0" **3**



SECTION THRU (N) STORAGE ROOM SCALE 1/4" = 1'-0" **4**

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LOWELL C. TRAN C-30 STATE OF CALIFORNIA
No. 11580

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

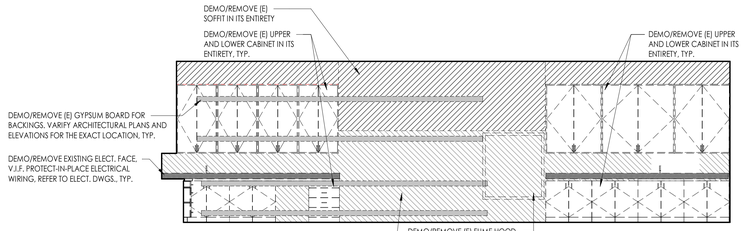
DEMOLITION BUILDING SECTIONS

SHEET NUMBER

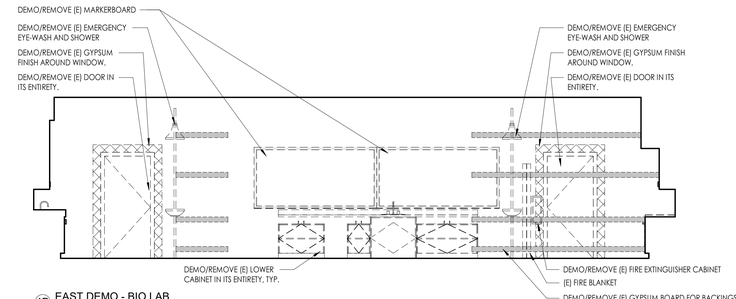
A0.60

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

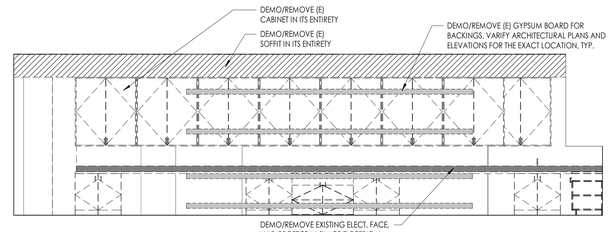
1/18/2021 2:24:13 PM C:\Users\tkhan\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_tkhanLT18.8.rvt



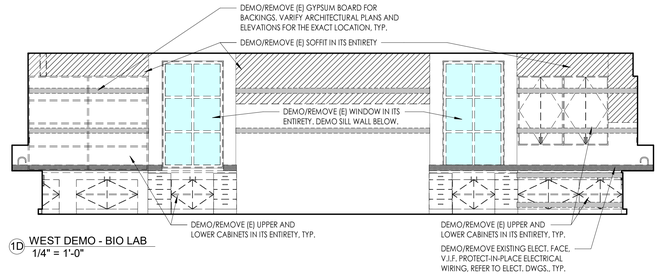
1A NORTH DEMO - BIO LAB
1/4" = 1'-0"



1B EAST DEMO - BIO LAB
1/4" = 1'-0"



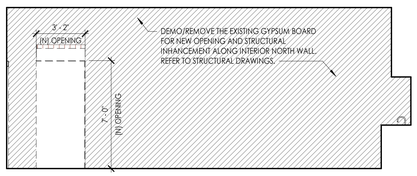
1C SOUTH DEMO - BIO LAB
1/4" = 1'-0"



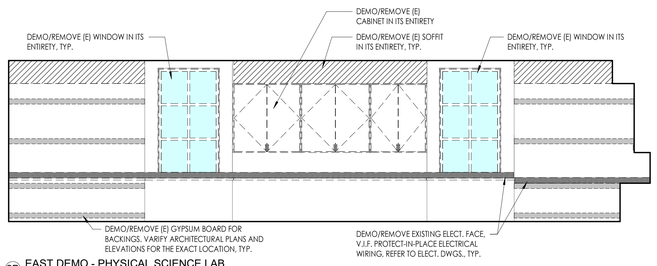
1D WEST DEMO - BIO LAB
1/4" = 1'-0"

(E) BIO LAB INTERIOR ELEVATION DEMO

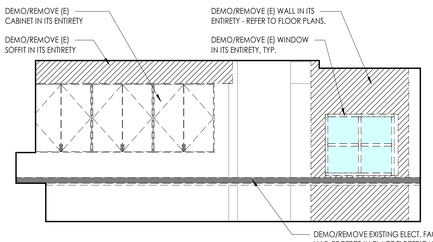
SCALE 1/4" = 1'-0" | 1



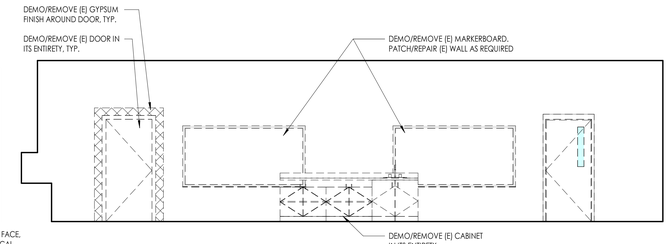
2A NORTH DEMO - PHYSICAL SCIENCE LAB
1/4" = 1'-0"



2B EAST DEMO - PHYSICAL SCIENCE LAB
1/4" = 1'-0"



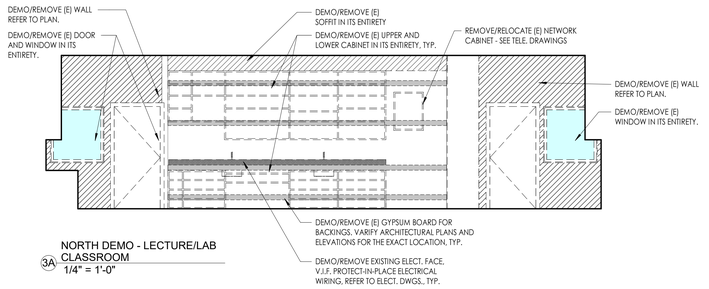
2C SOUTH DEMO - PHYSICAL SCIENCE LAB
1/4" = 1'-0"



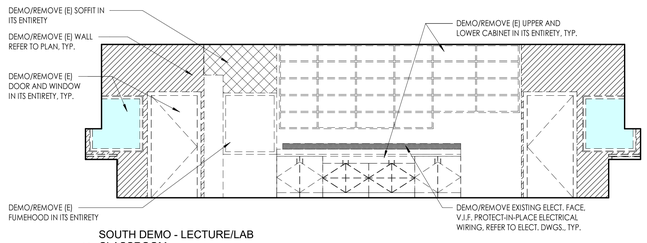
2D WEST DEMO - PHYSICAL SCIENCE LAB
1/4" = 1'-0"

(E) PHYSICAL SCIENCE LAB INTERIOR ELEVATION DEMO

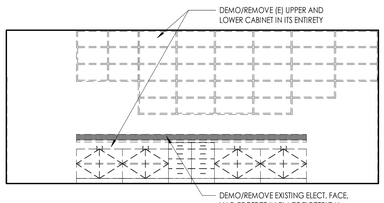
SCALE 1/4" = 1'-0" | 2



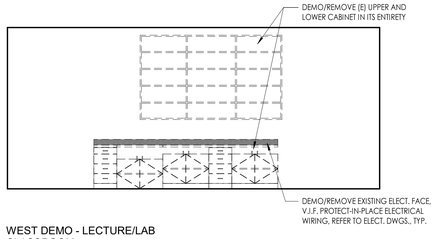
3A NORTH DEMO - LECTURE/LAB CLASSROOM
1/4" = 1'-0"



3B SOUTH DEMO - LECTURE/LAB CLASSROOM
1/4" = 1'-0"



3C EAST DEMO - LECTURE/LAB CLASSROOM
1/4" = 1'-0"



3D WEST DEMO - LECTURE/LAB CLASSROOM
1/4" = 1'-0"

(E) LECTURE/LAB PREP INTERIOR ELEVATION DEMO

SCALE 1/4" = 1'-0" | 3

GENERAL NOTE:

1. CONTRACTOR SHALL PATCH AND REPAIR SURROUNDINGS AND ADJACENT WALLS AND FINISHES AS REQUIRED WHERE DEMO EXISTING WALLS OR OPENINGS.

2. CONTRACTOR SHALL PATCH AND REPAIR OF SURROUNDINGS AND ADJACENT WALLS AND FINISHES AS REQUIRED WHERE DEMO EXISTING UPPER AND BASE CABINETS AND ANY MARKERBOARDS.

3. CONTRACTOR TO REMOVE DRYWALL FOR NEW ELECTRICAL RACEWAY AS REQUIRED. COORDINATE WITH ELECTRICAL DRAWINGS.

4. CONTRACTOR TO REMOVE DRYWALL FOR NEW BLOCKINGS FOR TALL CABINETS AND CASEWORKS AS REQUIRED. COORDINATE WITH ARCHITECTURAL DRAWINGS.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT
LOWELL C. HOLLAND
RENEWAL 08/31/2021
RCE 17380
STATE OF CALIFORNIA

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

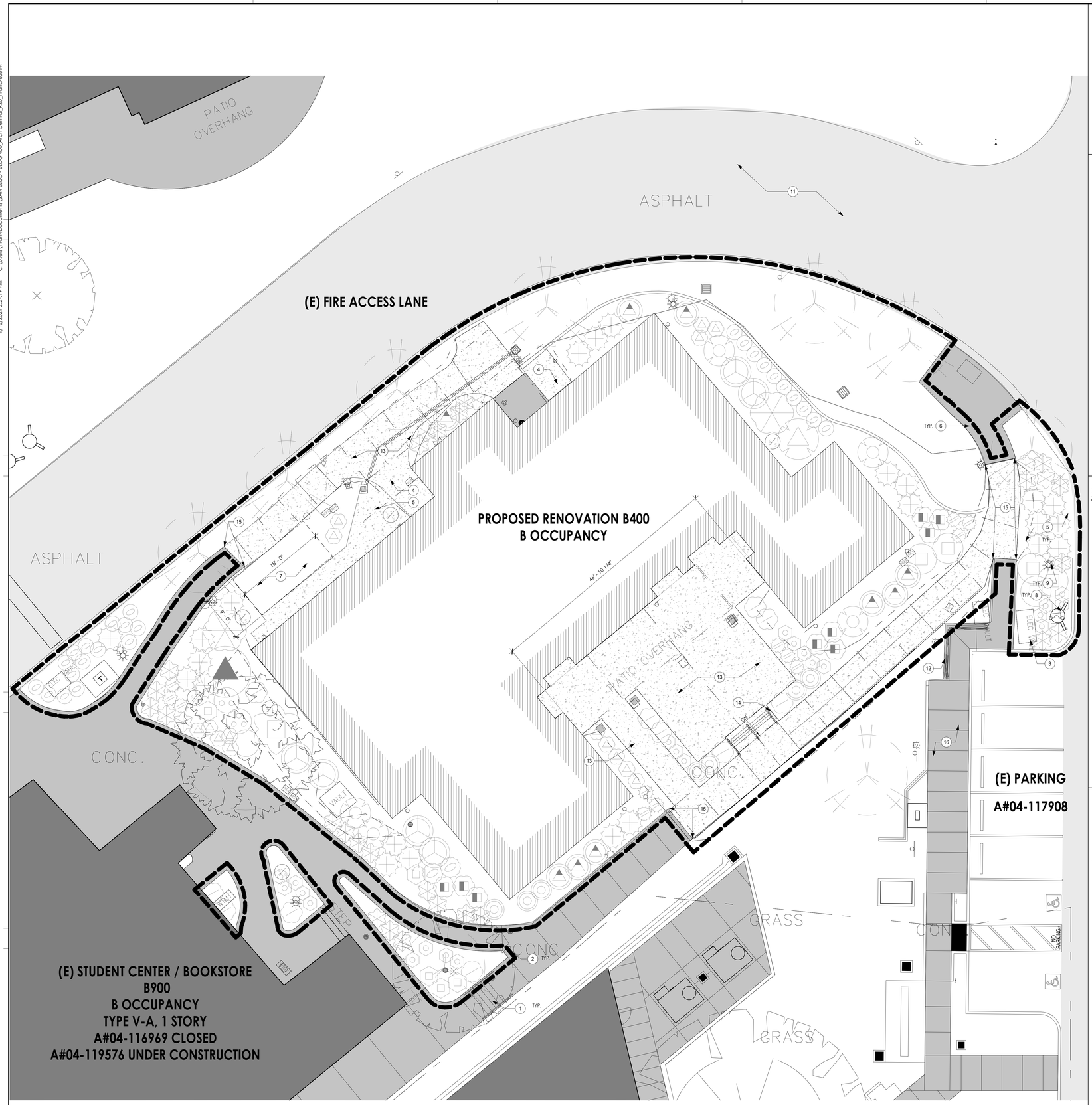
INTERIOR DEMOLITION
INTERIOR ELEVATIONS

SHEET NUMBER

A0.70

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/18/2021 2:24:19 PM C:\Users\ltran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltranL78J8.rvt



LEGEND

- EXISTING STRUCTURE TO BE RENOVATED
- EXISTING FIRE ACCESS LANE
- LIMIT OF WORK BOUNDARY
- EXISTING PEDESTRIAN WALKWAY TO REMAIN - PROTECT IN PLACE (N.I.C.)
- EXISTING BUILDING / STRUCTURE TO REMAIN. (N.I.C.)

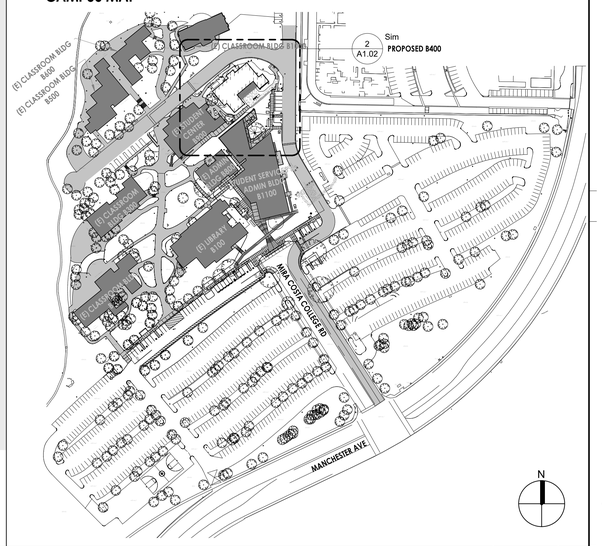
KEYNOTES:

1. EXISTING STEP TO REMAIN - NOT PART OF SCOPE OF WORK
2. EXISTING TREES
3. (N) SHRUBS PER LANDSCAPE DRAWINGS
4. NEW CONCRETE PAVEMENT AT 1.9% SLOPE MAX
5. (N) LANDSCAPE PER LANDSCAPE DRAWINGS
6. EXISTING HARDSCAPE
7. FUTURE GREEN HOUSE
8. EXISTING FIRE HYDRANT
9. EXISTING EXTERIOR LIGHT POST
10. EXISTING PATIO OVERHANG
11. EXISTING ASPHALT VEHICULAR DRIVEWAY
12. EXISTING SITE WALL TO REMAIN
13. PEDESTRIAN PAVEMENT PER CIVIL DRAWING DETAIL 1/C1.2 AND LANDSCAPE SHEET L1.01. REFER TO LANDSCAPE SHEET L1.01 AND DETAILS L1.02 FOR HARDSCAPE PAVING PATTERN
14. (N) EXTERIOR CAST-IN-PLACE CONCRETE STEPS - SEE CIVIL DRAWING DETAILS 3 AND 4/C1.2
15. TRANSITIONAL POINT - REFER TO CIVIL DRAWING SHEET C1.2 KEYNOTE #3
16. EXISTING ACCESSIBLE SIDEWALK - PROTECT IN PLACE

SITE PLAN - GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING AND SITE UTILITIES INFORMATION.
2. REFER TO STRUCTURAL DRAWINGS FOR SITE WALL DESIGNS.
3. REFER TO CIVIL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR FIRE SERVICES CONNECTIONS.
4. CONTRACTOR IS TO PROVIDE TEMPORARY PEDESTRIAN PROTECTION.
5. CONTRACTOR IS TO PROVIDE TEMPORARY CONSTRUCTION GATES AT ALL ENTRANCES TO THE PROJECT.
6. ALL BUILDING ENTRANCES & EXTERIOR GROUND LEVEL EXITS SHALL HAVE A 1.9% MAX. [MIN. 5'-0"] SLOPE AWAY FROM DOORS.
7. PATH OF TRAVEL [P.O.T.] NOTES:
   - PATH OF TRAVEL [P.O.T.] AS INDICATED IS A BARRIER FREE ACCESSIBLE ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT A SLOPE NOT STEEPER THAN 1:2, EXCEPT THAT LEVEL CHANGES ARE 1/4" MAXIMUM VERTICAL, AND IS AT LEAST 48"WIDE.
   - SURFACE SHALL BE STABLE, FIRM AND SLIP RESISTANT. CROSS-SLOPE SHALL NOT BE STEEPER THAN 1:48 AND RUNNING SLOPE SHALL NOT BE STEEPER THAN 1:20 UNLESS OTHERWISE INDICATED (SECTION 11B-403.3).
   - P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. (SECTION 11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL SURFACE BETWEEN 27" AND 80" ABOVE FINISH FLOOR OR GROUND (SECTION 11B-307.2)
   - PROVIDE FLUSH TRANSITIONS AT ANY ADJOINING JOINTS BETWEEN NEW AND EXISTING (E) WALK SURFACES IN P.O.T.
   - ARCHITECT TO VERIFY THAT THERE ARE NO BARRIERS IN THE P.O.T AND THAT ALL P.O.T. COMPLY W/ SECTION 11B-206
8. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND TELECOM SITE PLANS FOR ADDITIONAL SITE UTILITIES WORK.
9. PATCH AND REPAIR EXISTING HARDSCAPE AND LANDSCAPE AS NEEDED AT BUILDING PERIMETER AREAS WHERE DEMOLITION WORK AT THE EXTERIOR AFFECTS THE EXISTING SITE CONDITION.
10. REFER TO LANDSCAPE PLANS FOR ALL HARDSCAPE, SITE FURNITURE, PLANTING, AND IRRIGATION INFORMATION.

CAMPUS MAP



SITE PLAN - PROPOSED | SCALE 1" = 15'-0" | 2

OVERALL CAMPUS SITE PLAN | SCALE 1/4" = 1'-0" | 1

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT
LOWELL C. TRAN
RENEWAL 08/31/2021
RCE# 11580
STATE OF CALIFORNIA

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

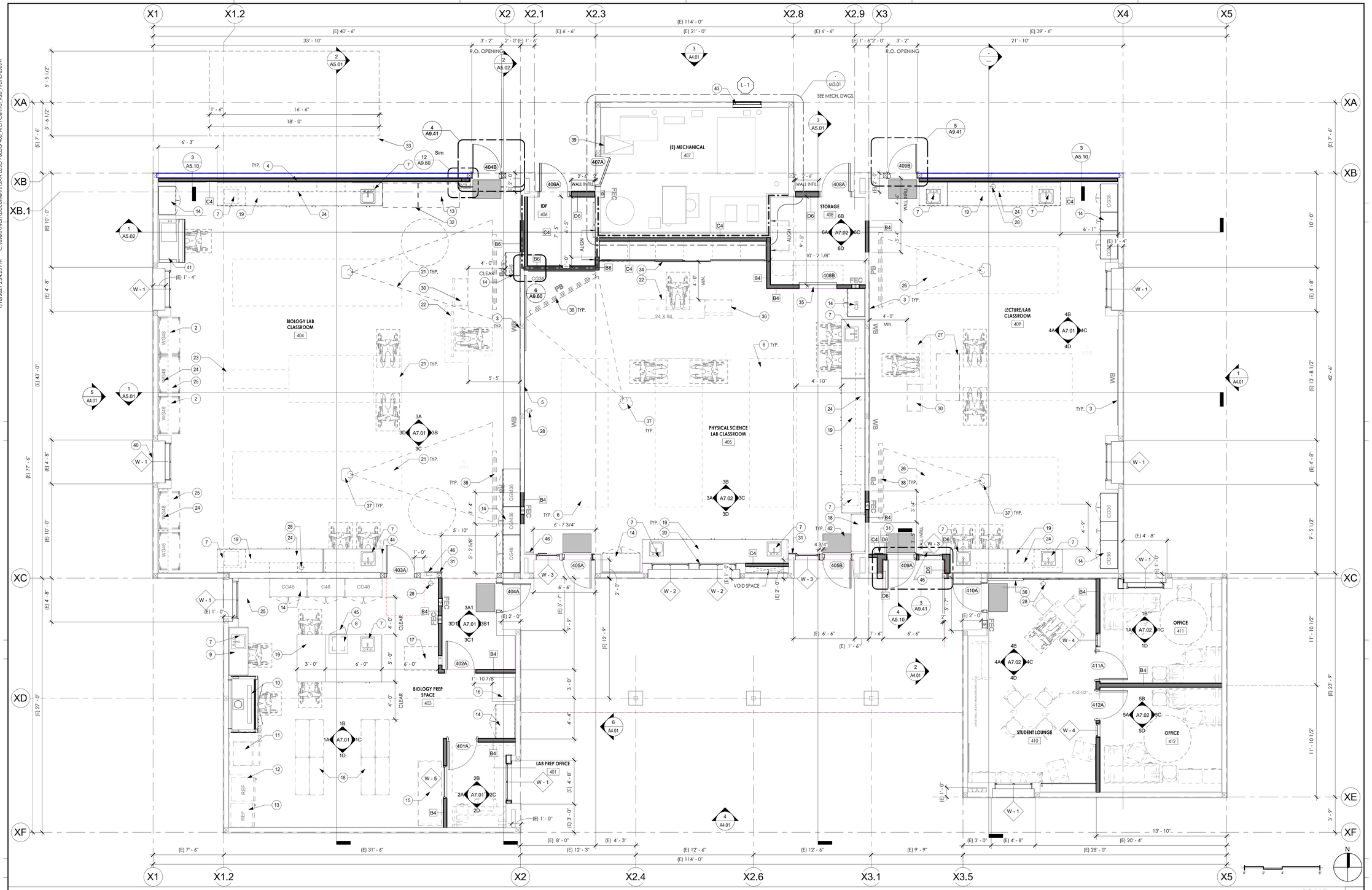
PROPOSED SITE PLAN

SHEET NUMBER

A1.02

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/18/2021 2:24:23 PM C:\Users\ltrann\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltronLT8.18.rvt



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED. ALL DIMENSIONS INDICATED AS "(E)" FOR EXISTING ARE TO BE VERIFIED IN FIELD.
2. REFER TO SHEETS G1.40 FOR EGRESS AND OCCUPANCY LOADS.
3. SEE SHEET A9.60 FOR WALL TYPES.
4. FIRE EXTINGUISHERS MUST COMPLY WITH TITLE 19, ARTICLE 5. DISTRIBUTION SHALL NOT EXCEED 75 FEET TRAVEL DISTANCE FROM ANYWHERE IN THE BUILDING.
5. SEE ELECTRICAL DRAWINGS FOR BDF, IDF, AND ELECTRICAL EQUIPMENT. SEE STRUCTURAL DRAWINGS FOR BACKING DETAIL 12 / S4.00
6. REFER TO SHEET G3.10 FOR ADA CLEARANCE REQUIREMENTS.
7. **R-21 WALL INSULATION FOR ALL EXTERIOR WALLS.** - / ---
8. FOR OUTLET BOX SOUND INSULATION DETAIL SEE DETAIL 17 / A9.61
9. FOR FINISH FLOOR PATTERN PLANS SEE SHEET A8.10

FLOOR PLAN LEGEND

- EXISTING STUD WALL WITH INSULATION
- NEW STUD WALL WITH INSULATION
- (E) 1 HR RATING STUD WALL UL DESIGN NO. UL 305
- NEW 1 HR RATING STUD WALL UL DESIGN NO Des 303
- (1) KEYNOTE, REFER TO KEYNOTE LEGEND
- 101A DOOR TAG, SEE DOOR SCHEDULE SHEET A8.30
- X PARTITION TYPE - SEE SHEET A9.60
- W.S. GLAZED SYSTEM TYPE / WINDOW TYPE - SEE SHEET A8.30
- L (E) MECHANICAL LOUVER TYPE TO REMAIN. REFER TO MECHANICAL DRAWINGS
- FEC RECESSED FIRE EXTINGUISHER CABINET, SEE DETAIL SPACING MUST COMPLY WITH TITLE 19, ARTICLE 5
- FEC SURFACE MOUNTED FIRE EXTINGUISHER CABINET, SEE DETAIL SPACING MUST COMPLY WITH TITLE 19, ARTICLE 5

FLOOR PLAN KEYNOTES:

1. SHELVING ABOVE COUNTERTOP, SEE LF DRAWINGS
2. SUSPENDED FLAT SCREEN TV, REFER TO AUDIO VISUAL BASIS OF DESIGN
3. MARKERBOARD
4. FURRED WALL
5. MAP RAIL SEE DETAIL
6. STUDENT FIXED BENCH WITH CUPSINKS, SEE LF DRAWINGS
7. SINK WITH HOT/COLD WATER - REFER TO PLUMBING
8. UC GLASS WASHER - OFOI
9. AUTOCLAVE ON BENCH - OFOI
10. FUME HOOD, SEE MECHANICAL AND LF DRAWINGS SHEET LF1.0 CHEMICAL FUME HOOD CONDITION
11. ICE MACHINE - OFOI
12. FREEZER - OFOI
13. REFRIGERATOR - OFOI
14. 7'-0" H. TALL STORAGE, SEE LAB DESIGN DRAWINGS LF1.0 AND LF2.0
15. OPENING FLOOR SPACE
16. FILE CABINETS - N.I.C.
17. RECESSED EMERGENCY SHOWER AND EYEWASH
18. SHELVING, SEE LF DRAWINGS AND DETAILS 14 / A9.60 AT WALL AND 13 / A9.60 AT SLAB
19. COUNTERTOP WITH BASE CABINET, SEE LF DRAWING SHEET LF1.0 CASEWORK CONDITION
20. WINDOW SPANDREL
21. STUDENT BENCH WITH GAS, SEE LAB DESIGN DRAWINGS LF2.0
22. TEACHER STATION
23. ANATOMAGE TABLE. , SEE LF DRAWINGS
24. WALL CABINET
25. CARTS FOR MODELS - N.I.C.
26. MOVEABLE TABLE, SEE LF DRAWINGS
27. MOVEABLE TABLE / TEACHER STATION, SEE LAB DESIGN DRAWINGS LF2.0
28. WALL CLOCK - SEE ELECTRICAL DRAWINGS
29. CEILING MOUNTED PROJECTOR SCREEN - SEE AV DRAWINGS
30. TEACHER PODIUM, SEE DETAIL 20 / A9.90
31. INFORMATION TACK BOARD
32. AQUARIUM RACK - OFOI
33. FUTURE GREEN HOUSE
34. TEACHER HEAD WALL - SEE DETAIL 7 / A9.90
35. POWERED OVERHEAD DOOR - SEE DOOR SCHEDULE AND ELEC. DWGS.
36. TACKABLE SURFACE - BASIS OF DESIGN, CLAIRIDGE 8' - 0" L SEE DETAIL
37. PROJECTOR - SEE AV DRAWINGS
38. PROJECTOR SCREEN - SEE DETAIL 6/A9.50 SURFACE MOUNTED AND SEE AV DRAWINGS ADDITIONAL INFORMATION
39. EXISTING ROOF LADDER TO REMAIN - PROTECT IN PLACE
40. PATCH HOLES IN STUCCO WHERE REFRIGERANT LINES USE TO RUN, V.I.F.
41. BSA FUME HOOD, SEE LAB DESIGN AND HVAC HORIZONTAL CONTROL DRAWINGS. PROVIDE ZONE PRESENCE SENSOR. SEE IAS DRAWINGS AND SPECIFICATIONS FOR CONTROLS REQUIREMENTS.
42. WALK-OFF MAT, SEE DETAIL 10 / A9.10
43. (N) LOUVER PER MECHANICAL DRAWINGS AND SEE DETAIL
44. (N) END CASEWORK PANEL
45. (N) UNDER THE COUNTER DISHWASHER - OFOI
46. (N) MAXIMUM OCCUPANCY SIGNAGE, SEE DETAIL 15 / G3.10

FLOOR PLAN — SCALE 1/4" = 1'-0" — 1

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT — LOWELL C. TRANN — No. C 11360 — 10-31-21 — STATE OF CALIFORNIA

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

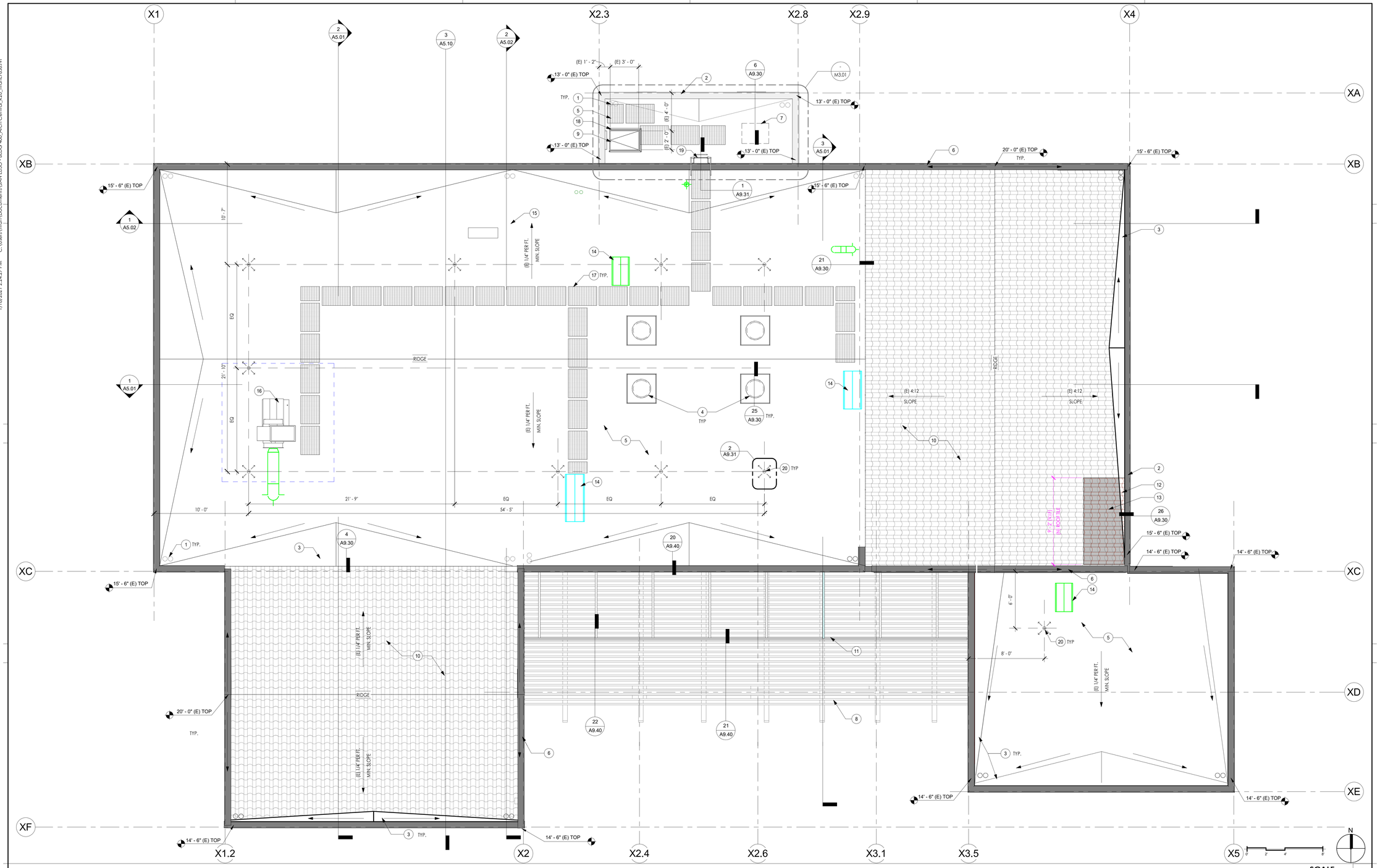
FLOOR PLAN

SHEET NUMBER

A2.10

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/18/2021 2:24:27 PM C:\Users\Vtran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_VtranLT8.8.rvt



ROOF PLAN SCALE 1/4" = 1'-0" 1

ROOF PLAN GENERAL NOTES

1. NEW ROOF SYSTEM TO MEET THE REQUIREMENTS OF U.L. CLASS 'A' RATED ROOF SYSTEM.
2. PROVIDE FLASHING AND WATER-PROOFING PER DETAILS AT ALL PIPE ROOF PENETRATIONS - REFER TO MECHANICAL, PLUMBING, ELECTRICAL ROOF PLANS.
3. NEW ROOF SYSTEM TO CONFORM TO THE 'COOL ROOF' REQUIREMENTS OF CALIFORNIA'S BUILDING ENERGY EFFICIENCY STANDARDS LISTED IN THE CODE OF REGULATIONS, TITLE 24.
4. MINIMUM SLOPE AT CRICKETS 1/4" PER FOOT, U.N.O.
5. MINIMUM THICKNESS OF R-6 RIGID INSULATION = 2", U.N.O.
6. NOT USED

ROOF LEGEND

- MODIFIED BITUMEN ROOFING O/ 5/8" PRIME DENSDECK O/ R-30 (6" MIN. THICK) RIGID INSULATION O/ (E) PLYWOOD
- (N) WALKWAY PADS (3'-0" WIDE, U.N.O.)
- NEW METAL CAP, SEE DETAIL 2 / A9.30
- REINSTALL REMOVED (E) CLAY ROOFING TILE
- (N) ROOF TILE
- T.O.P. +34'-0" — PARAPET ELEVATION = TOP OF PARAPET FROM THE FIRST LEVEL FINISH FLOOR OF BUILDING
- T.O.R +32'-4" — ROOF ELEVATION = TOP OF ROOFING FINISH FROM THE FIRST LEVEL FINISH FLOOR OF BUILDING
- RIDGE — RIDGE OR HIGHEST ELEVATION OF ROOF PLANE
- ROOF AND OVERFLOW DRAIN AND RECEIVER AND PIPING - SEE PLUMBING DRAWINGS AND DETAIL

ROOF PLAN KEYNOTES:

1. (N) ROOF DRAIN AND OVERFLOW, REFER TO PLUMBING DRAWINGS
2. NEW PARAPET CAP - SEE DETAIL 2 / A9.30
3. (E) PLYWOOD CRICKET TO REMAIN
4. NEW SOLATUBE SYSTEM BASIS OF DESIGN: SOLAMASTER 750DS-C WITH ELECTRONIC LIGHTING SENSOR
5. (N) SBS MODIFIED BITUMINOUS MEMBRANE ROOFING
6. NEW PARAPET CAP AT EXISTING SLOPING PARAPET WALL
7. DASHED LINE INDICATES INFILL (E) MECHANICAL THRU ROOF OPENING BELOW
8. EXISTING PATIO CANOPY AND TRELLIS OVERHANG AND COLUMNS TO BE PREPPED FOR NEW REFINISH AND STAIN TO MATCH EXISTING - REFER TO SPEC SECTION
9. EXISTING MAINTENANCE ROOF HATCH TO REMAIN - PROTECT IN PLACE
10. REINSTALL REMOVED (E) CLAY ROOFING TILE
11. FIBERGLASS REINFORCED ROOF PANELS, CLASS B BASIS OF DESIGN PALRAM SUNGLAZE STANDING SEAM SOLID POLYCARBONATE - SEE DETAILS 20, 21, 22, 23, 24 AND 25/A9.40
12. (N) REPLACED CONCEALED GUTTER
13. (E) ROOFING TILE REINSTALLED
14. (N) GRAVITY VENT - SEE MECH. DWGS. AND DETAIL 15 / A9.30
15. (N) CONDENSING UNIT - SEE MECH. DWGS & DETAIL 23 / A9.30
16. (N) EXHAUST FAN - SEE MECH. DWGS AND DETAIL 13 / A9.30
17. (N) PVC WALK PAD
18. (N) ROOF HATCH RAILING, SEE DETAILS 3 / A9.31
19. ROOF LADDER, SEE DETAIL 1 / A9.31
20. TIE-BACK POST, SEE DETAIL 2 / A9.31

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT — LOWELL C. HOLLAND — No. C 11580 — 10-31-21 — STATE OF CALIFORNIA

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A2.30

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/18/2021 2:24:32 PM C:\Users\ltran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltranL78J8.rvt



REFLECTED CEILING PLAN

SCALE 1/4" = 1'-0"

1

GENERAL NOTES

1. SEE ELECTRICAL DRAWINGS FOR LIGHTING.
2. FOR INTERIOR FINISHES, SEE FINISH SCHEDULE A8.10
3. SMOKE DETECTORS AND RECESSED DOWN LIGHTS ARE TO BE LOCATED IN THE CENTER OF CEILING TILE U.O.N.
4. ACCESS PANELS SEE DETAIL 22/A9.50.
5. ALL PENDANT MOUNTED LIGHT FIXTURES SHALL BE ABLE TO SWING AT 45° FROM THE VERTICAL IN ANY DIRECTION W/OUT CONTACTING AN OBSTRUCTION: (DSA IR 16-9).
6. NOT USED.
7. WHERE MOUNTED GREATER THAN 1'-6" BELOW THE FINISH CEILING, AND FIXTURE IS DETERMINED TO CONTACT AN OBSTRUCTION WHEN POSITIONED AT 45°, BRACING IS TO BE PROVIDED TO PROHIBIT THE POTENTIAL SWING IN THE DIRECTION FO THE OBSTRUCTION PER DETAILS
8. AT EXPOSED CEILINGS, ROUTED ALL NEW AND EXISTING EXPOSED DUCTS, PIPES, CONDUITS, AND CABLE TRAYS PARALLEL OR PERPENDICULAR TO WALL CONFIGURATIONS. CONRACTOR(S) SHALL COORDINATE WITH ALL TRADES TO PROVIDE COORDINATED SHOP DRAWING SHOWING ALL EXPOSED DUCT, PIPE, CONDUIT, AND CABLE TRAY ROUTING AT EXPOSED CEILING CONDITIONS.
9. WHERE DUCTS AND PIPES ARE EXPOSED TO VIEW PROVIDE ESCUTCHEONS OR COLLARS AT ALL WALL AND ESCUTCHEON RINGS. PROVIDE SEALANT AT ALL CONDUIT PENETRATIONS.
10. AT EXPOSED CEILINGS, PAINT ALL EXPOSED STRUCTURE, DUCTS, PIPES, CONDUITS, BRACING, ANCHORAGE STRAPS AND ALL RELATED ACCESSORIES. REFER TO FINISH SCHEDULE ON SHEETS A8.10 FOR ADDITIONAL INFORMATION.
11. CEILING HEIGHT INFORMATION:
    - ALL PENDANT MOUNT LIGHT FIXTURES SHALL BE LOCATED AT 9'-6" A.F.F. TO THE BOTTOM OF THE FIXTURE, U.O.N.
    - CEILING MOUNTED FLAT PANEL DISPLAYS SHALL BE LOCATED 7'-0" A.F.F. MINIMUM, ADJUST HEIGHT PER OWNER'S RECOMMENDATION.
12. SEE DETAIL 2 AND 4 /E6.02 FOR LIGHT FIXTURE SUPPORT

CEILING LEGEND

- L-1: 2'x4' RECESSED LED LIGHT FIXTURE
- L-1: 1'x4' RECESSED LED LIGHT FIXTURE
- L-1: 2'x2' RECESSED LED LIGHT FIXTURE
- L-2: RECESSED LED DOWNLIGHT
- ROLLER SHADE WITH ALUMINUM POCKET - WIDTH OF OPENING U.O.N. SEE RCP. BASIS OF DESIGN: MECHOSHADE SYSTEM, INC. & ARMSTRONG AXIOM SHADE POCKET FIRE RETARDANT. TESTED PER NFPA 701-2019. TEST METHOD 1.
- SOLATUBE DIFFUSER WITH ELECTRICAL LIGHTING SENSORS
- SUSPENDED CEILING
- MECHANICAL SUPPLY - SEE MECHANICAL DRAWINGS
- MECHANICAL DIFFUSER - SEE MECHANICAL DRAWINGS
- MECHANICAL EXHAUST - SEE MECHANICAL DRAWINGS
- RECESSED PROJECTOR SCREEN SEE
- PROJECTOR MOUNT, BASIS OF DESIGN -PEERLESS INDUSTRIES, MODEL PRS-UNV SEE

RCP CEILING TYPE

CEILING TYPE	GRAPHICS	DESCRIPTION
ACT-1		2' x 4' SUSPENDED ACOUSTICAL TILE SEE DETAILS 19 / A9.50 & 13 / A9.50 CLASS A: ASTM E84 SURFACE BURNING CHARACTERISTICS. FLAME SPREAD INDEX OF 25 OR LESS. SMOKE DEVELOPED INDEX OF 50 OR LESS.
GYP-1		GYPSUM BOARD CEILING - PAINTED COLOR TO MATCH EXISTING EXTERIOR SOFFIT.
EXP-1		(E) EXPOSED STRUCTURE
PLS-1		EXTERIOR PLASTER - TO MATCH EXISTING EXTERIOR PLASTER
PLS-2		(E) EXTERIOR PLASTER - TO REMAIN

RCP KEYNOTES:

1. NEW CAN LIGHTS, REFER TO ELECTRICAL
2. LIGHT GRID, PAINTED
   BASIS OF DESIGN: ARMSTRONG 360 PAINTED GRID SUSPENSION SYSTEM
3. EXISTING MAINTENANCE ROOF HATCH TO REMAIN
4. (N) CEMENT PLASTER AT ELECTRICAL CAN LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
5. CEILING MOUNTED FLAT SCREEN TV, REFER TO AUDIO VISUAL BASIS OF DESIGN DETAIL 6/T6.02
6. NOT USED
7. ROLLER SHADE ATTACHED TO WINDOW HEADER. REFER TO DETAIL 12/A9.10 SIM.
   BASIS OF DESIGN:
   SF SHADE FABRIC: MECHOSHADE 0900 SERIES
   DUAL SHADE WITH BLACKOUT - 1% OPENESS
   COLOR: WHITE / WHITE
   FASCIA COLOR: GRAY
   FIRE RETARDANT. TESTED PER NFPA 701-2019. TEST METHOD 1.
8. REFINISH (E) WOOD TRELLIS AND (N) RAIN SHIELD:
   BASIS OF DESIGN: PAURAM SUNGLAZE
9. PROJECTOR - SEE AV DRAWINGS
10. PROJECTOR SCREEN - SEE DETAIL 7/A9.50 SURFACE MOUNTED AND SEE AV DRAWINGS ADDITIONAL INFORMATION
11. ACCESS PANEL, SEE DETAIL 20/A9.50
12. (N) FIBERGLASS REINFORCED ROOF PANELS, CLASS B
    BASIS OF DESIGN PAURAM SUNGLAZE
    STANDING SEAM SOLID POLYCARBONATE - SEE DETAILS 20, 21, 22 AND 25/A9.40

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LOWELL C. TRAN C-26742 STATE OF CALIFORNIA 10-31-21

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

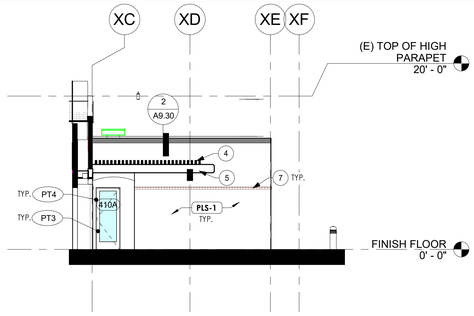
REFLECTED CEILING PLAN

SHEET NUMBER

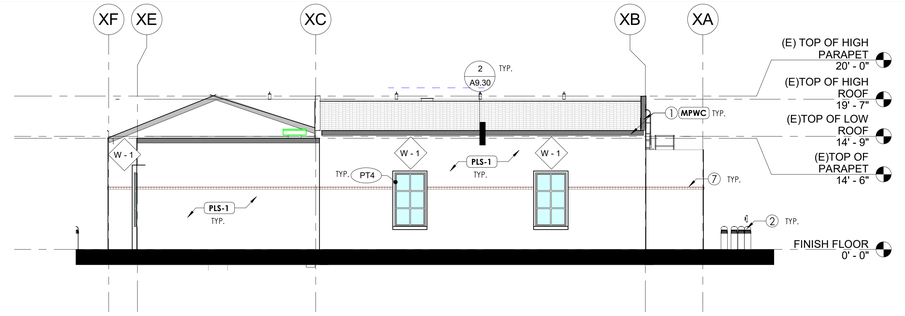
A3.10

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

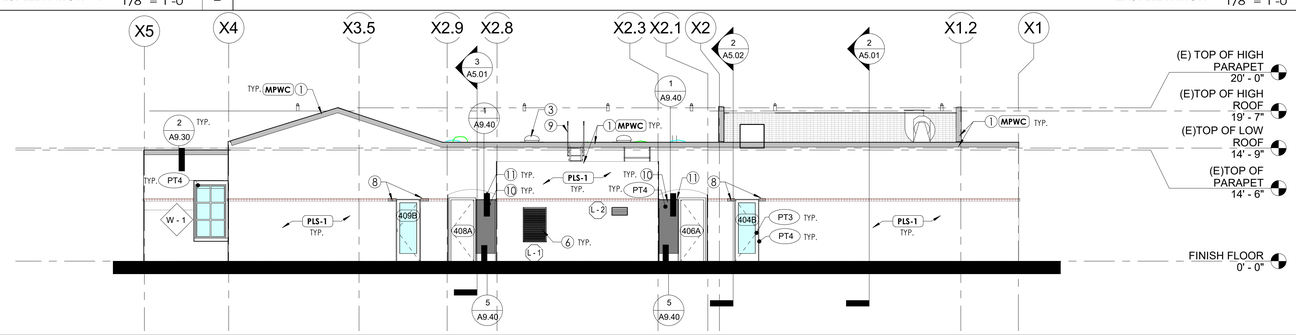
1/18/2021 2:24:38 PM C:\Users\tfrain\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_tfrainLT8.18.rvt



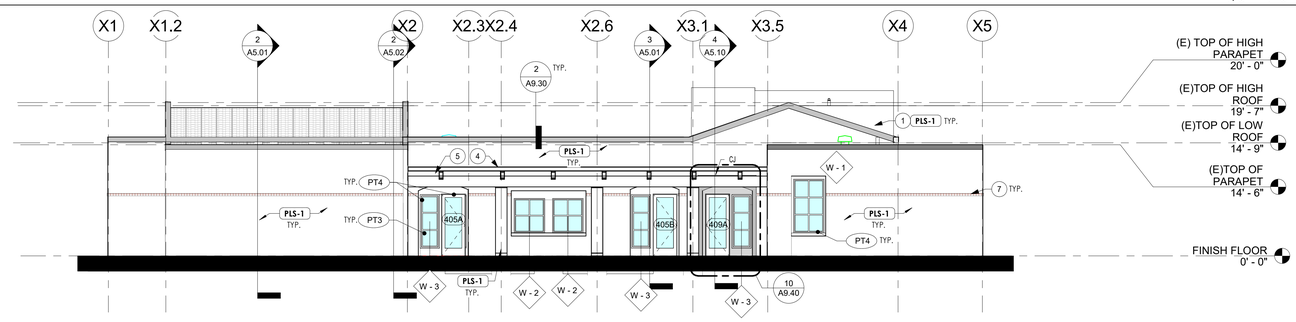
WEST ELEVATION - 1 SCALE 1/8" = 1'-0" 2



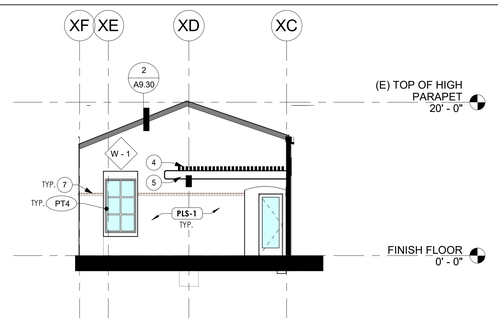
EAST ELEVATION SCALE 1/8" = 1'-0" 1



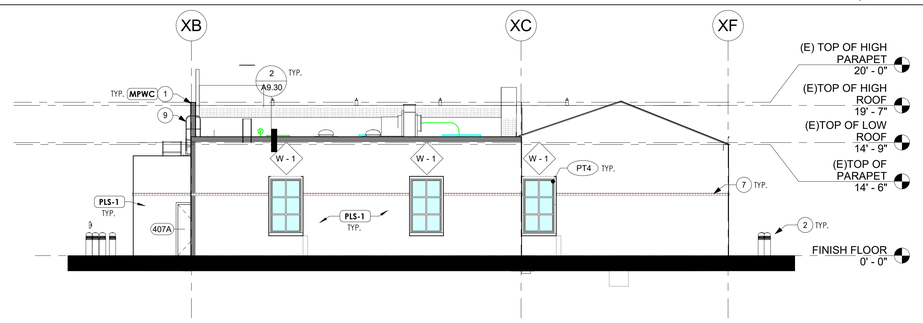
NORTH ELEVATION SCALE 1/8" = 1'-0" 3



SOUTH ELEVATION SCALE 1/8" = 1'-0" 4



EAST ELEVATION - 1 SCALE 1/8" = 1'-0" 6



WEST ELEVATION SCALE 1/8" = 1'-0" 5

EXTERIOR ELEVATION KEYNOTES:

1. (N) METAL CAP
2. (N) BOLLARD PER ELECTRICAL DRAWINGS
3. (N) SOLATUBE PER DETAIL 25 / A9.30
4. FIBERGLASS REINFORCED ROOF PANELS, CLASS B BASIS OF DESIGN PALRAM SUNGLAZE STANDING SEAM SOLID POLYCARBONATE. SEE DETAILS 23 / A9.40 , 22 / A9.40 21 / A9.40 20 / A9.40 AND 24 / A9.40
5. REFINISH (E) WOOD TRELLIS - REFER TO SPEC SECTION
6. (N) MECHANICAL LOUVER - REFER TO MECHANICAL DRAWINGS
7. (E) CERAMIC TILE BAND TO REMAIN, PROVIDE NEW MATCHING IN LOCATIONS WHERE THE TILES ARE MISSING OR DAMAGED
8. (N) CERAMIC TILE BAND TO MATCH (E) ADJACENT CERAMIC TILE BAND
9. (N) ROOF LADDER, SEE DETAIL 1 / A9.31
10. (N) CEMENT PLASTER AT WALL INFILL, SEE DETAILS 1 / A9.40
11. (N) CEMENT PLASTER AT WALL INFILL, SEE DETAILS 2 / A9.40

GENERAL NOTE:

1. PATCH AND REPAIR SURROUNDINGS AND ADJACENT WALLS AS REQUIRED ATREMOVED / DEMOLISHED DOORS, WINDOWS, WALLS AND AT AREAS OF DEMOLITION OF NEW OPENINGS.
2. REPLACE ALL WITH NEW DOORS AND FRAMES.
3. REPLACE WITH 2-LAYER GLASS WINDOW SYSTEM. REPLACE ALL WINDOWS WITH INSULATING GLASS WINDOW SYSTEMS, SEE SHEET A8.30
4. REPAINT THE EXTERIOR ENTIRE BUILDING PER SPEC

EXTERIOR LEGEND:

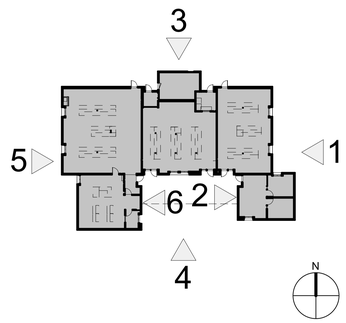
- W - # — WINDOW TAG
- #A — DOOR TAG
- L — (E) MECHANICAL LOUVER TYPE TO REMAIN, REFER TO ELECTRICAL DRAWINGS

EXTERIOR ELEVATION LEGEND

PLS-1	EXTERIOR CEMENT PLASTER BASIS OF DESIGN: SHERWIN WILLIAMS 6403-99689 A06W00153 COLOR: CUSTOM MIRA COSTA STUCCO
CJ	CONTROL JOINT - SEE DETAILS 2 / A9.40 & 3 / A9.40
MPWC	METAL PARAPET WALL CAP - SEE DETAIL 1 / A9.30

MATERIAL FINISH LEGEND

*	MANUFACTURER	REMARKS
PT3	BENJAMIN MOORE COLOR: COPPER PATINA 619 SHEEN: MATCH EXISTING CAMPUS	DOOR
PT4	BENJAMIN MOORE COLOR: CRISP KHAKI, 234 SHEEN: MATCH EXISTING CAMPUS	DOOR FRAME



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LOWELL C. TFRAIN SCOTT No. 11580 RENEWAL 08/31/2021 STATE OF CALIFORNIA

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

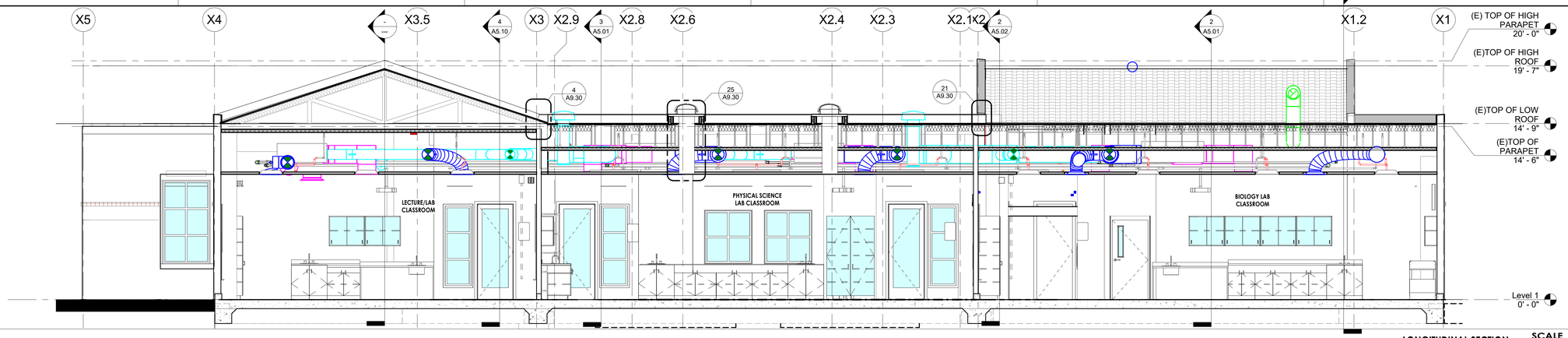
EXTERIOR ELEVATIONS

SHEET NUMBER

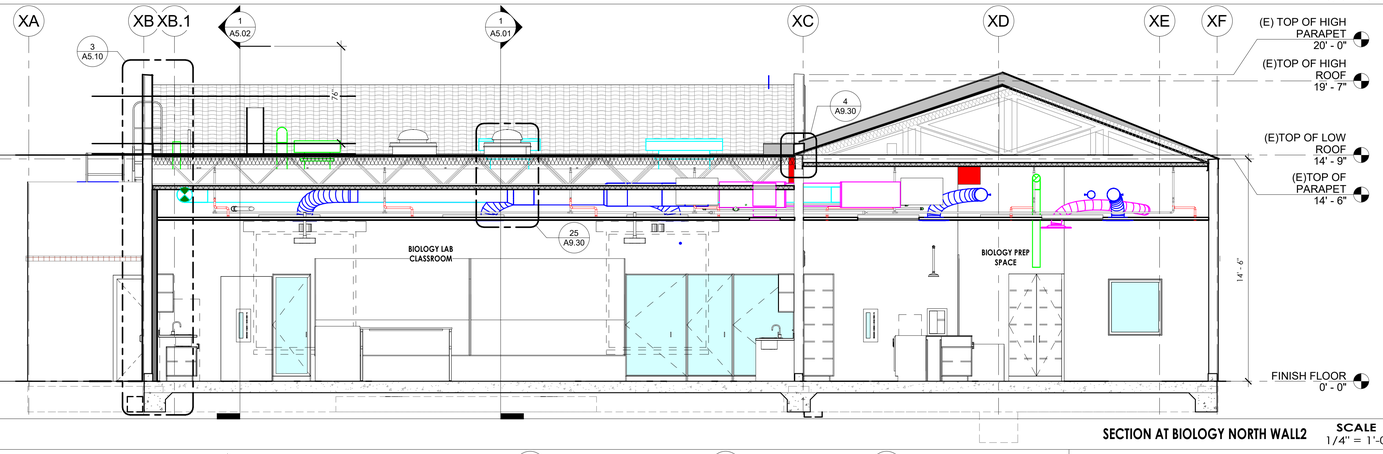
A4.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

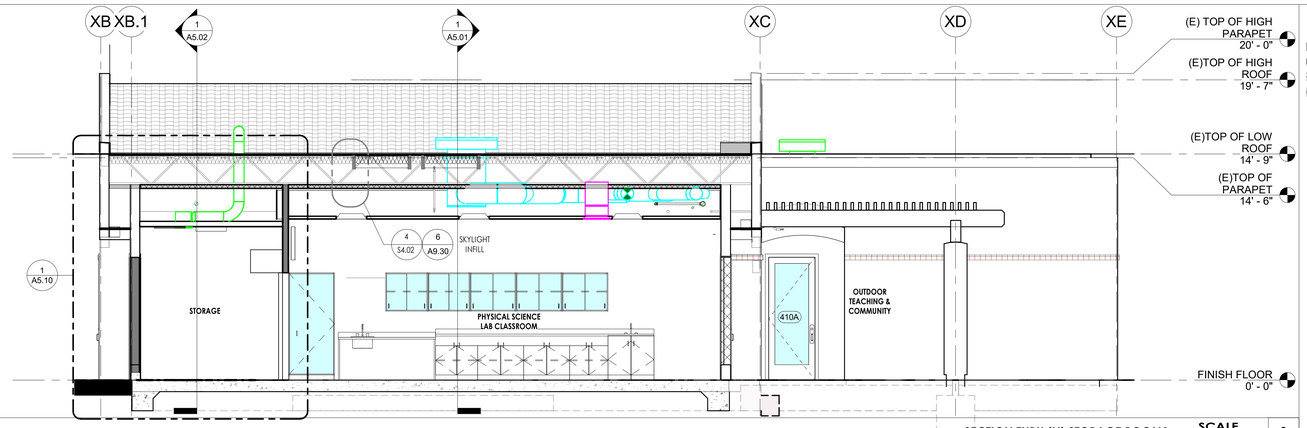
1/18/2021 2:24:50 PM C:\Users\ltran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltran_L78J8.rvt



LONGITUDINAL SECTION SCALE 1/4" = 1'-0" 1



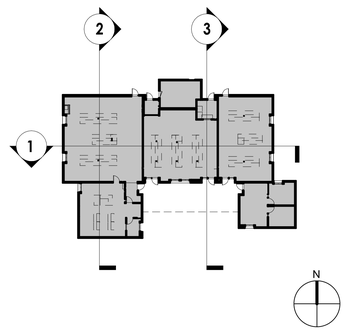
SECTION AT BIOLOGY NORTH WALL2 SCALE 1/4" = 1'-0" 2



SECTION THRU (N) STORAGE ROOM1 SCALE 1/4" = 1'-0" 3

FLOOR PLAN LEGEND

- EXISTING STUD WALL WITH INSULATION
- NEW STUD WALL WITH INSULATION
- (E) 1 HR RATING STUD WALL
- NEW 1 HR RATING STUD WALL



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LORI K. TAYLOR No. C-17380 RENEWAL 08/31/2021 STATE OF CALIFORNIA

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30' X 42'.

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

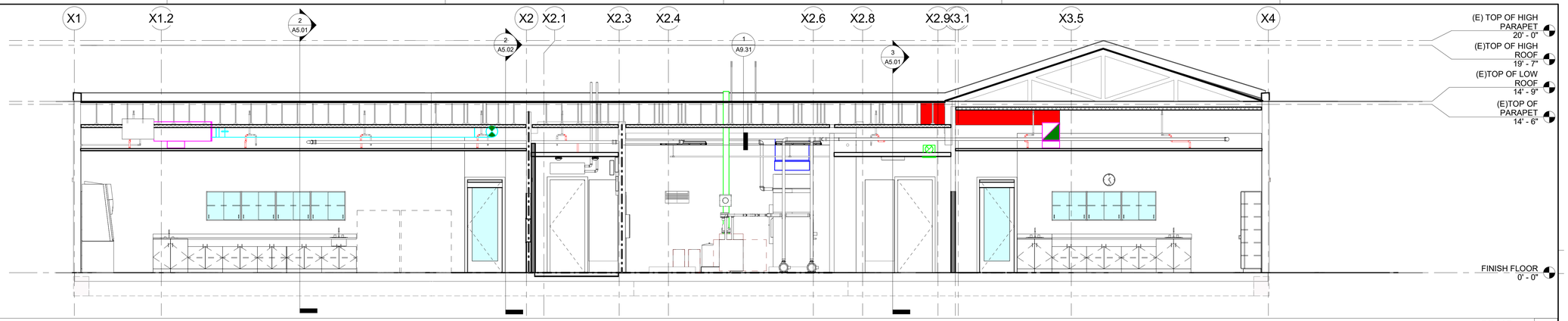
BUILDING SECTIONS

SHEET NUMBER

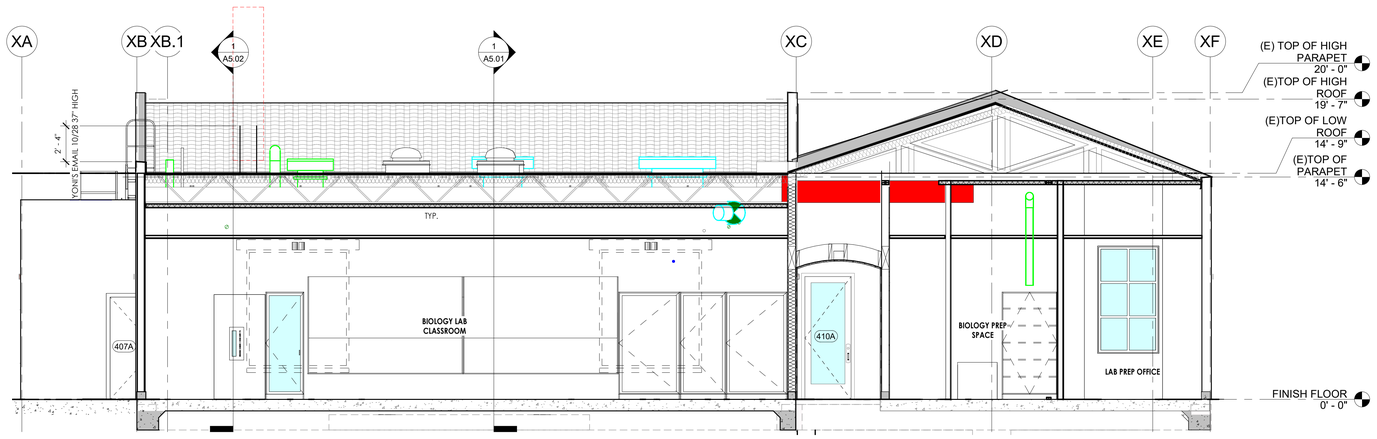
A5.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/18/2021 2:24:35 PM C:\Users\tlhorn\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_tlhorn_LT8.18.rvt



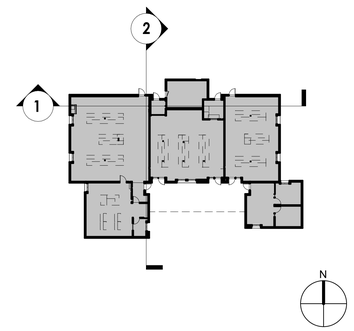
LONGITUDINAL SECTIONS SCALE 1/4" = 1'-0" | 1



BUILDING SECTION AT BIOLOGY NORTH WALL1 SCALE 1/4" = 1'-0" | 2

FLOOR PLAN LEGEND

- EXISTING STUD WALL WITH INSULATION
- NEW STUD WALL WITH INSULATION
- (E) 1 HR RATING STUD WALL
- NEW 1 HR RATING STUD WALL



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LORNA C. HORN C-27014 11580 STATE OF CALIFORNIA 30-JUN-21

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

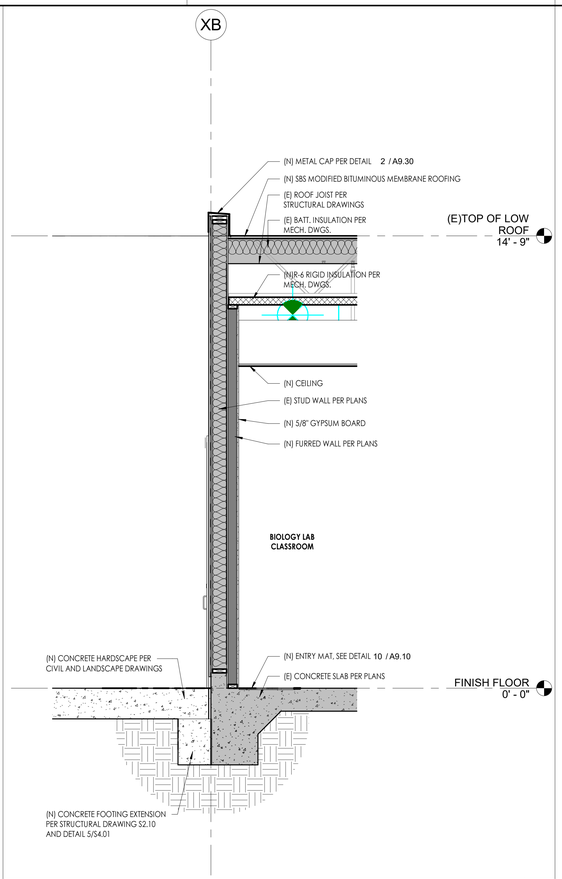
BUILDING SECTIONS

SHEET NUMBER

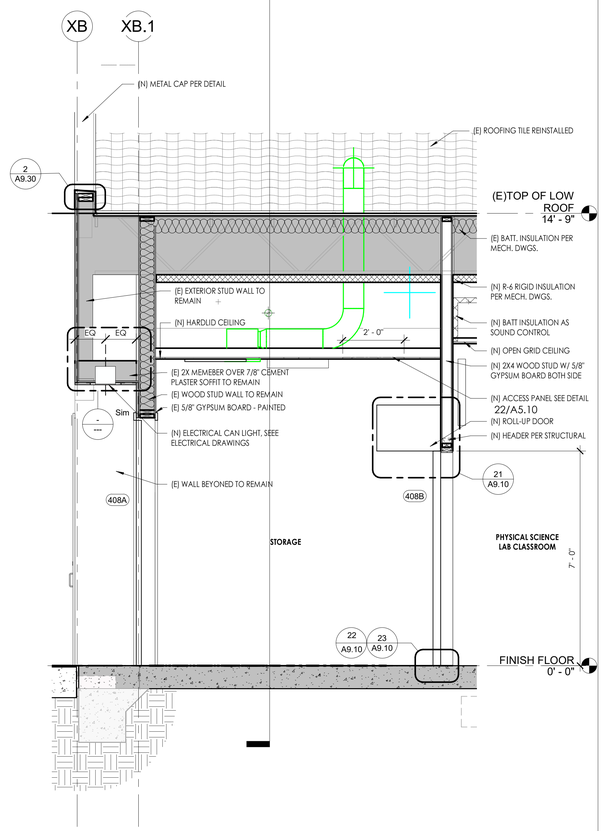
A5.02

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

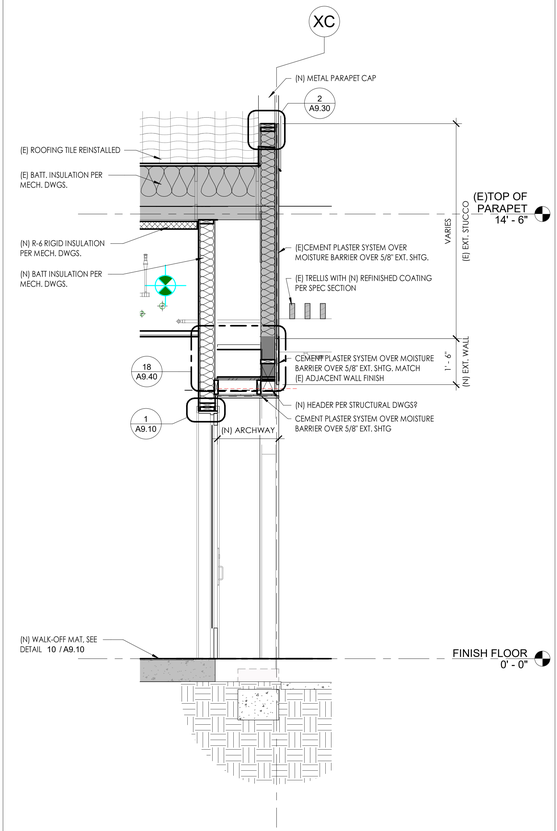
1/18/2021 2:24:58 PM C:\Users\Hran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_HranLT8.18.rvt



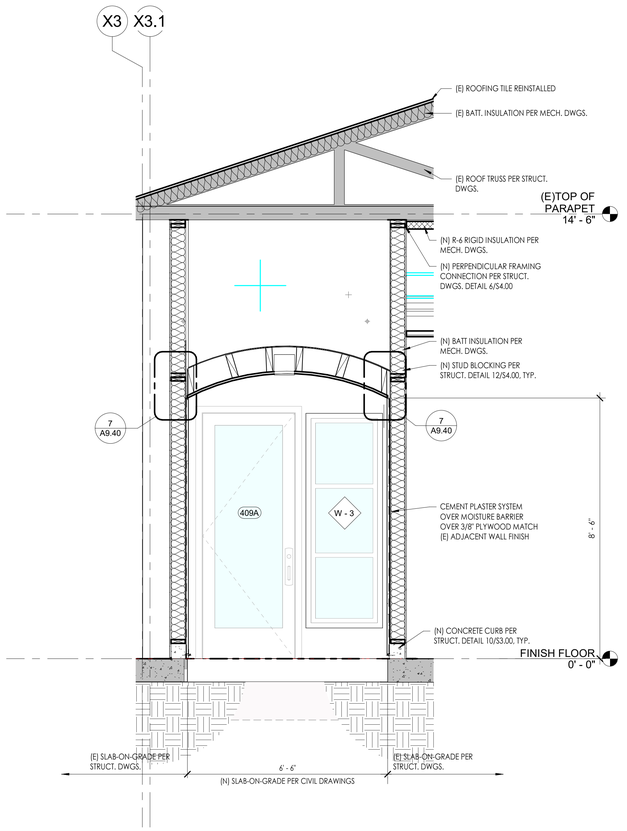
SECTION AT BIOLOGY NORTH WALL — SCALE 1/2" = 1'-0" — 3



SECTION THRU (N) STORAGE ROOM — SCALE 1/2" = 1'-0" — 1



WALL SECTION @ IN ARCHWAY — SCALE 1/2" = 1'-0" — 4



WALL SECTION AT ARCHWAY — SCALE 1/2" = 1'-0" — 2

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT — LOWELL C. HRAN — RENEWAL 08/31/2021 — 11580 — STATE OF CALIFORNIA

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

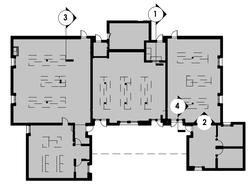
THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

WALL SECTIONS



N

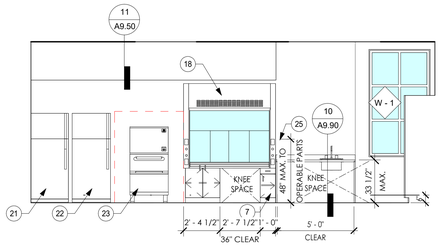
SHEET NUMBER

A5.10

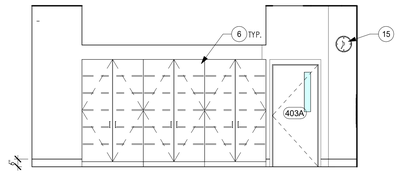
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

MM-20-020 – SAN B400 Renovation Project Specifications (Bidding Documents)

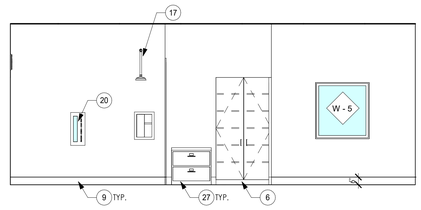
1/18/2021 2:23:04 PM C:\Users\ltran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltranLT8.18.rvt



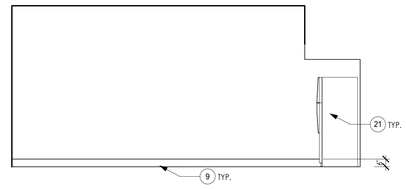
1A BIOLOGY PREP SPACE - WEST



1B BIOLOGY PREP SPACE - NORTH

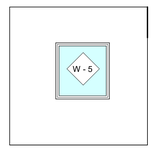


1C BIOLOGY PREP SPACE - EAST

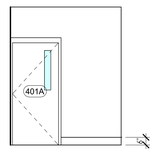


1D BIOLOGY PREP SPACE - SOUTH
1/4" = 1'-0"

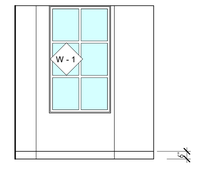
BIO PREP SPACE 403 | SCALE 1/4" = 1'-0" | 1



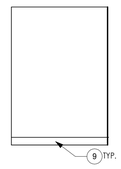
2A LAB PREP OFFICE - WEST



2B LAB PREP OFFICE - NORTH



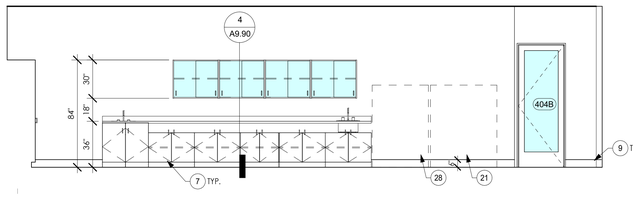
2C LAB PREP OFFICE - EAST



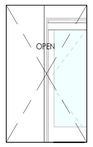
2D LAB PREP OFFICE - SOUTH

BIO PREP SPACE 403 ISLAND | SCALE 1/4" = 1'-0" | 5

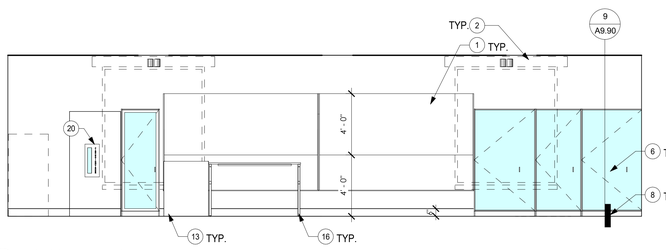
LAB PREP OFFICE 401 | SCALE 1/4" = 1'-0" | 2



3A BIOLOGY LAB - NORTH



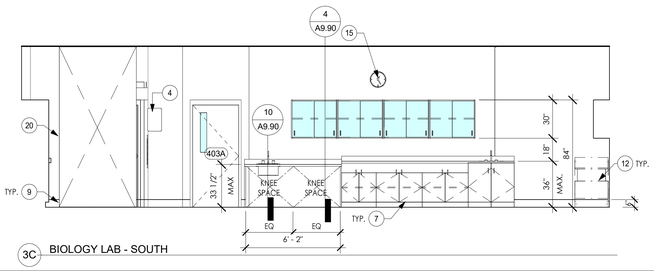
3A1 BIOLOGY LAB - NORTH VEST
1/4" = 1'-0"



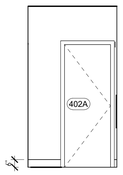
3B BIOLOGY LAB - EAST



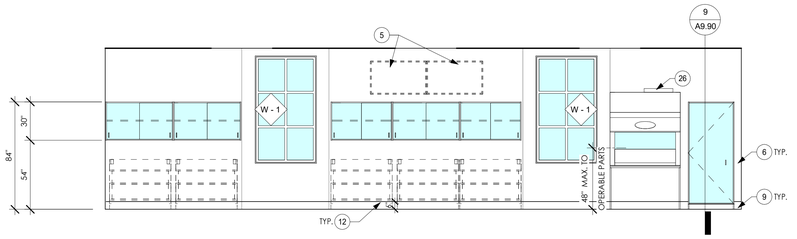
3B1 BIOLOGY LAB - EAST VEST
1/4" = 1'-0"



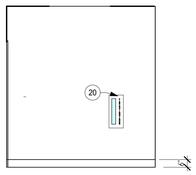
3C BIOLOGY LAB - SOUTH



3C1 BIOLOGY LAB - SOUTH VEST
1/4" = 1'-0"

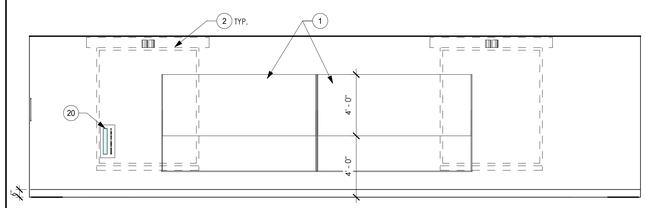


3D BIOLOGY LAB - WEST

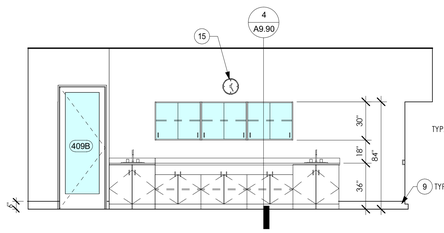


3D1 BIOLOGY LAB - WEST VEST
1/4" = 1'-0"

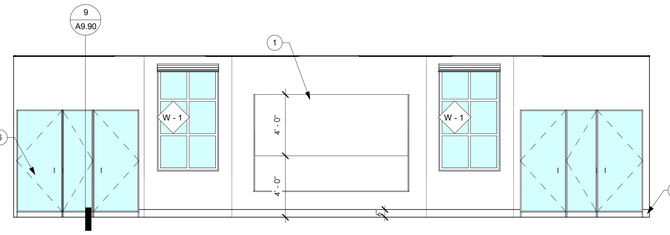
BIOLOGY LAB 404 | SCALE 1/4" = 1'-0" | 3



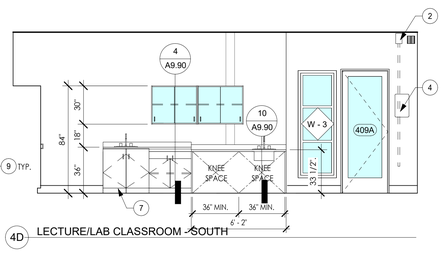
4A LECTURE/LAB CLASSROOM - WEST
1/4" = 1'-0"



4B LECTURE/LAB CLASSROOM - NORTH
1/4" = 1'-0"



4C LECTURE/LAB CLASSROOM - EAST



4D LECTURE/LAB CLASSROOM - SOUTH

LECTURE/LAB CLASSROOM 409 | SCALE 1/4" = 1'-0" | 4

ENLARGED PLANS & INT ELEVS KEYNOTES

1. VERTICAL SLIDING MARKERBOARD - VARIES SIZES SEE SPECS AND SEE DETAIL **14 / A9.90**
2. PROJECTOR SCREEN - SEE DETAIL 6/A9.50 SURFACE MOUNTED AND SEE AV DRAWINGS ADDITIONAL INFORMATION
3. TACKABLE SURFACE - BASIS OF DESIGN, CLAIRIDGE 8' - 0" L SEE
4. TACK BOARD TO BE PLACED BELOW ROOM SIGNAGE - 11" W x 18" H
5. SUSPENDED FLAT SCREEN TV, REFER TO AUDIO VISUAL BASIS OF DESIGN AND SEE DETAIL 3/T6.02 WALL MT. BRACKET
6. 7'-0" H. TALL STORAGE, SEE LAB DESIGN DRAWINGS LF1.0 AND LF2.0 AND DETAIL **9 / A9.90**
7. BUILT IN CASEWORK, SEE FINISH SCHEDULE & CASEWORK DETAIL SHEET A9.90 AND LF'S DWGS
8. CHAIR RAIL SEE DETAIL **10 / A9.60**
9. RUBBER BASE - PER FINISH SCHEDULE A8.10
10. MARKERBOARD
11. SOAP DISPENSER - WALL MOUNTED, BASIS OF DESIGN: GOJO ADX-12 SEE SPECS
12. CARTS FOR MODELS - N.I.C.
13. TEACHER PODIUM, SEE DETAIL **20 / A9.90**
14. TEACHER HEAD WALL - SEE DETAIL **7 / A9.90**
15. WALL CLOCK - SEE ELECTRICAL DRAWINGS
16. MOVEABLE TABLE / TEACHER STATION, SEE LAB DESIGN DRAWINGS LF2.0
17. RECESSED EMERGENCY SHOWER AND EYEWASH, SEE DETAIL
18. FUME HOOD, SEE MECHANICAL AND LF DRAWINGS SHEET LF1.0 CHEMICAL FUME HOOD CONDITION
19. POWERED OVERHEAD DOOR - SEE DOOR SCHEDULE AND ELEC. DWGS. - SEE DETAILS **21 / A9.10** , **22 / A9.10** , **23 / A9.10** & **24 / A9.10**
20. FIRE EXTINGUISHER - SEE DETAILS **11 / A9.60** & **12 / A9.60**
21. REFRIGERATOR OFOI - SEE LF DRAWINGS LF2.0
22. FREEZER OFOI - SEE LF DRAWINGS LF2.0
23. ICE MACHINE OFOI - SEE LF DRAWINGS LF2.0
24. SHELVING, SEE LF DRAWINGS AND DETAILS **14 / A9.60** AT WALL AND **13 / A9.60** AT SLAB
25. AUTOCLAVE ON BENCH - OFOI
26. BSA FUME HOOD, SEE LAB DESIGN AND HVAC HORIZONTAL CONTROL DRAWINGS. PROVIDE ZONE PRESENCE SENSOR, SEE IAS DRAWINGS AND SPECIFICATIONS FOR CONTROLS REQUIREMENTS.
27. FILE CABINETS - N.I.C.
28. AQUARIUM RACK - OFOI

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT — LOWELL C. HOCHSTETLER — STATE OF CALIFORNIA
AC/C 11360
EXP. 08-31-21

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

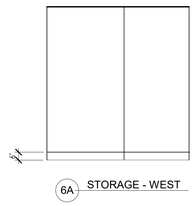
INTERIOR ELEVATIONS

SHEET NUMBER

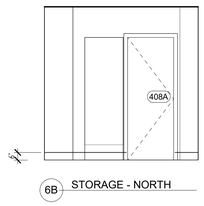
A7.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/18/2021 2:25:10 PM C:\Users\ltran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltranLT8.18.rvt



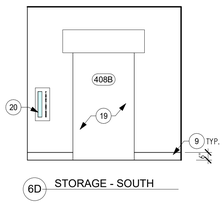
6A STORAGE - WEST



6B STORAGE - NORTH

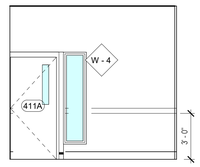


6C STORAGE - EAST
1/4" = 1'-0"

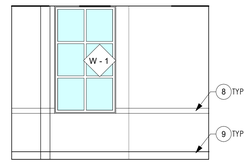


6D STORAGE - SOUTH

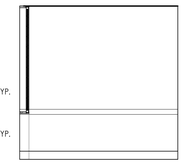
STORAGE 408 | SCALE 1/4" = 1'-0" | 6



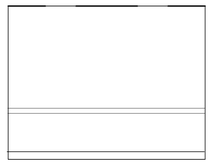
1A OFFICE 411 - WEST



1B OFFICE 411 - NORTH

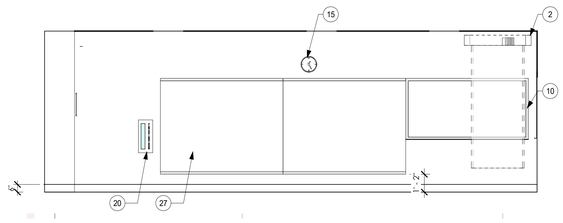


1C OFFICE 411 - EAST

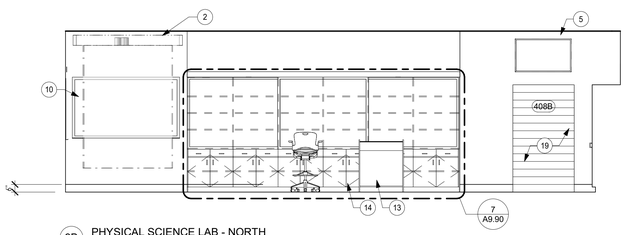


1D OFFICE 411 - SOUTH

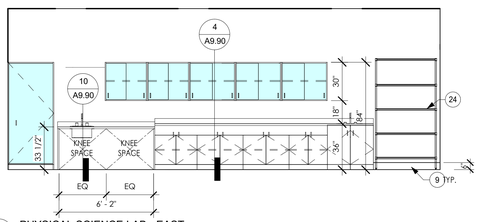
OFFICE 411 | SCALE 1/4" = 1'-0" | 1



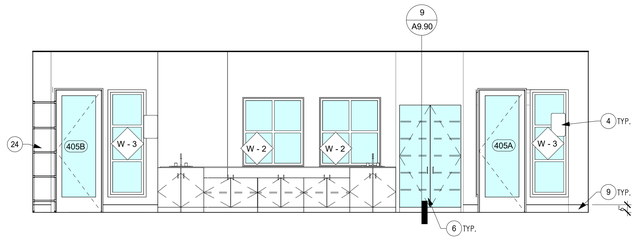
3A PHYSICAL SCIENCE LAB - WEST



3B PHYSICAL SCIENCE LAB - NORTH

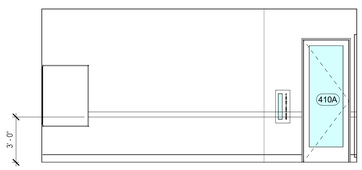


3C PHYSICAL SCIENCE LAB - EAST

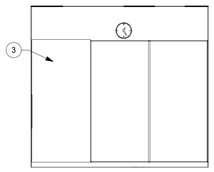


3D PHYSICAL SCIENCE LAB - SOUTH

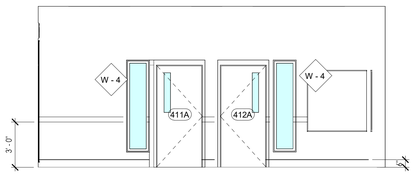
PHYSICAL SCIENCE LAB 405 | SCALE 1/4" = 1'-0" | 3



4A STUDENT LOUNGE - WEST



4B STUDENT LOUNGE - NORTH

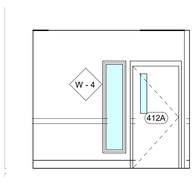


4C STUDENT ENGAGEMENT - EAST

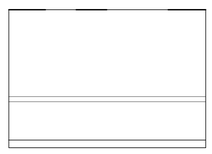


4D STUDENT ENGAGEMENT - SOUTH

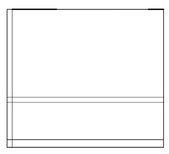
STUDENT ENGAGEMENT LOUNGE 410 | SCALE 1/4" = 1'-0" | 4



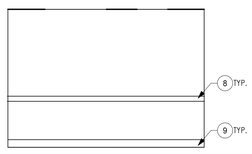
5A OFFICE 412 - WEST



5B OFFICE 412 - NORTH



5C OFFICE 412 - EAST



5D OFFICE 412 - SOUTH

OFFICE 412 | SCALE 1/4" = 1'-0" | 5

ENLARGED PLANS & INT ELEVS KEYNOTES

1. VERTICAL SLIDING MARKERBOARD - VARIES SIZES SEE SPECS AND SEE DETAIL **14 / A9.90**
2. PROJECTOR SCREEN - SEE DETAIL 6/A9.50 SURFACE MOUNTED AND SEE AV DRAWINGS ADDITIONAL INFORMATION
3. TACKABLE SURFACE - BASIS OF DESIGN, CLAIRIDGE 8' - 0" L SEE
4. TACK BOARD TO BE PLACED BELOW ROOM SIGNAGE - 11" W x 18" H
5. SUSPENDED FLAT SCREEN TV, REFER TO AUDIO VISUAL BASIS OF DESIGN AND SEE DETAIL 3/T6.02 WALL MT. BRACKET
6. 7'-0" H. TALL STORAGE, SEE LAB DESIGN DRAWINGS LF1.0 AND LF2.0 AND DETAIL **9 / A9.90**
7. BUILT IN CASEWORK, SEE FINISH SCHEDULE & CASEWORK DETAIL SHEET A9.90 AND LF'S DWGS
8. CHAIR RAIL SEE DETAIL **10 / A9.60**
9. RUBBER BASE - PER FINISH SCHEDULE A8.10
10. MARKERBOARD
11. SOAP DISPENSER - WALL MOUNTED, BASIS OF DESIGN: GOJO ADX-12 SEE SPECS
12. CARTS FOR MODELS - N.I.C.
13. TEACHER PODIUM, SEE DETAIL **20 / A9.90**
14. TEACHER HEAD WALL - SEE DETAIL **7 / A9.90**
15. WALL CLOCK - SEE ELECTRICAL DRAWINGS
16. MOVEABLE TABLE / TEACHER STATION, SEE LAB DESIGN DRAWINGS LF2.0
17. RECESSED EMERGENCY SHOWER AND EYEWASH, SEE DETAIL
18. FUME HOOD, SEE MECHANICAL AND LF DRAWINGS SHEET LF1.0 CHEMICAL FUME HOOD CONDITION
19. POWERED OVERHEAD DOOR - SEE DOOR SCHEDULE AND ELEC. DWGS. - SEE DETAILS **21 / A9.10** , **22 / A9.10** , **23 / A9.10** & **24 / A9.10**
20. FIRE EXTINGUISHER - SEE DETAILS **11 / A9.60** & **12 / A9.60**
21. REFRIGERATOR OFOI - SEE LF DRAWINGS LF2.0
22. FREEZER OFOI - SEE LF DRAWINGS LF2.0
23. ICE MACHINE OFOI - SEE LF DRAWINGS LF2.0
24. SHELVING, SEE LF DRAWINGS AND DETAILS **14 / A9.60** AT WALL AND **14 / A9.60** AT SLAB
25. AUTOCLAVE ON BENCH - OFOI
26. BSA FUME HOOD, SEE LAB DESIGN AND HVAC HORIZONTAL CONTROL DRAWINGS. PROVIDE ZONE PRESENCE SENSOR, SEE IAS DRAWINGS AND SPECIFICATIONS FOR CONTROLS REQUIREMENTS.
27. FILE CABINETS - N.I.C.
28. AQUARIUM RACK - OFOI

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT · LOWELL C. HOLLAND · STATE OF CALIFORNIA
AC14 11380
EXP. 08-31-21

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

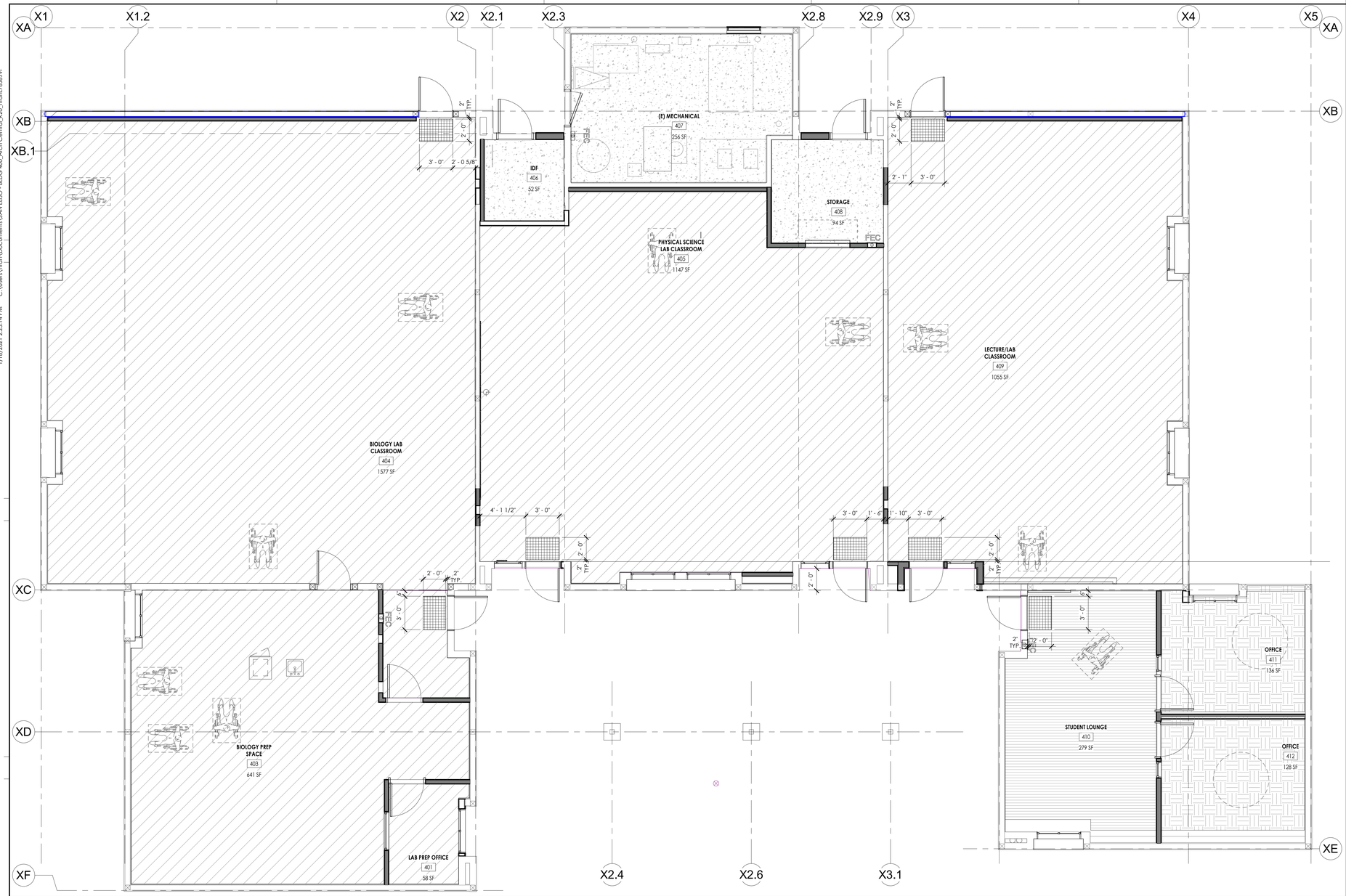
INTERIOR ELEVATIONS

SHEET NUMBER

A7.02

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/18/2021 2:25:14 PM C:\Users\Hiran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_HiranL78J8.rvt



FINISH FLOOR PLAN SCALE 1/4" = 1'-0" | 1

MATERIALS & FINISHES - ABBREVIATIONS

FLOORING

CPT	CARPET TILE
RF	RESINOUS FLOORING
SC	SEALED CONCRETE
VS	VINYL SHEET

WALL BASE

RB	RUBBER BASE

WALL FINISHES / WALL PANELS

CR	CHAIR RAIL
GYP	GYPSUM BOARD - PAINTED
GBG	GREEN GYPSUM BOARD WATER RESISTANT - PAINTED
P	PAINT
PL	PLASTER

CEILING MATERIAL

EXP	EXPOSED STRUCTURE - PAINTED (INCLUDES ALL EXPOSED DUCTS, PIPES, CONDUITS, ETC.)
GYP	GYPSUM BOARD - PAINTED
ACT	SUSPENDED ACOUSTIC CEILING TILE
ACT-1	OPEN GRID CEILING SYSTEM
PLS	PLASTER

CASEWORK

PL	PLASTIC LAMINATE
SS	SOLID SURFACE

FLOORING FINISH LEGEND

- CPT-1 — CARPET TILE
- RF-1 — RESINOUS FLOORING; BASIS OF DESIGN: FLOWCRETE; COLOR: FLAKE COLOR DESERT TAN; PROVIDE CONTROL JOINT SEALANT COLOR TO MATCH FLAKE BROADCAST
- VS — VINYL SHEET; BASIS OF DESIGN: ARMSTRONG, COOL CREEK 12" WIDE B3376
- SC — SEALED CONCRETE; BASIS OF DESIGN: W.R. MEADOWS INC., LIQUI-HARD OR EQUAL SEMI-TRANSPARENT WITH SLIP RESISTANCE/WALKING SURFACE MUST MEET ADA AND ABA REQUIREMENTS WHEN TESTED ACCORDED TO ASTM D2047. DYNAMIC COEFFICIENT OF FRICTION, NOT LESS THAN 0.42.
- WOM — WALK-OFF MAT; BASIS OF DESIGN: 24X24 MANNINTON RECOURSE II OR EQUAL; COLOR: BOULEVARD BLUE (3517); SEE DETAIL 10 / A9.10

COUNTERTOP FINISH

NOTE: THE FINISH PLAN ONLY IDENTIFIES FINISHES THAT HAVE MULTIPLE COUNTERTOP FINISHES WITHIN ONE ROOM. SEE FINISH SCHEDULE A8.20 FOR COUNTERTOP FINISH TYPES

- SS-1 — SOLID SURFACE COUNTERTOP - TYPE 1
- PL-1 — PLASTIC LAMINATE COUNTERTOP - TYPE 1

ACCENT PAINT COLOR

NOTE: WALL PAINT COLOR IS P-1 UNLESS OTHERWISE NOTED ON PLAN. SEE FINISH SCHEDULE A8.10.

- P-1 — ACCENT PAINT COLOR TYPE 1
- P-2 — ACCENT PAINT COLOR TYPE 2

MATERIALS AND FINISHES - GENERAL NOTES

1. REFER TO FLOOR PLANS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REFER TO CEILING PLANS FOR ADDITIONAL INFORMATION INCLUDING SOFFIT HEIGHTS.
3. REFER TO INTERIOR ELEVATIONS FOR ADITIONAL INFORMATION.
4. PROVIDE LEVEL 5 WALL FINISH AT ALL LOCATIONS EXPOSED TO VIEW WITH NON-FLAT PAINT FINISH U.O.N.
5. ALL INTERIOR FINISHES SHALL COMPLY W/ CBC CHAPTER 8, CFC SECTION 803.1.2.1, TITLE 19 C.C.R.
6. ALL EXPOSED MECHANICAL, AND PLUMBING FIXTURES, AND ASSEMBLIES SHALL BE PAINTED. SEE RCP FOR COLOR LOCATION, FINISH: BLACK FLAT.
7. ALL EXPOSED STRUCTURAL SUPPORTS AND BRACING IN THE CEILING SPACE TO BE PAINTED. SEE RCP FOR COLOR LOCATION, FINISH: BLACK FLAT.
8. SEE FLOOR FINISH PLANS A8.10 FOR ACCENT PAINT WALL LOCATIONS. USE FIELD PAINT COLOR AT ALL WALLS UNLESS OTHERWISE NOTED.
9. FOR SPECIFIC FINISH LOCATIONS, SEE FLOOR FINISH PLANS A8.10

ROOM FINISHES

ROOM NO.	ROOM NAME	FLOOR MATERIAL	FLOOR BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING MATERIAL	CASEWORK CABINET	CASEWORK COUNTERTOP	WINDOW LEDGE
401	LAB PREP OFFICE	RF-1	RB-1	P-1	P-1	P-1	P-1	ACT-1	PL-1	CT-1	
403	BIOLOGY PREP SPACE	RF-1	RB-1	P-1	P-1	P-1	P-1	ACT-1	PL-1	CT-1	
404	BIOLOGY LAB CLASSROOM	RF-1	RB-1	P-1	P-2	P-1	P-1	ACT-1	PL-1	CT-1	
405	PHYSICAL SCIENCE LAB CLASSROOM	RF-1	RB-1	P-2	P-1	P-1	P-1	ACT-1	PL-1	CT-1	
406	IDF	SC-1	RB-1	P-1	P-1	P-1	P-1	GYP-1	-	-	
407	(E) MECHANICAL	SC-1	RB-1	P-1	P-1	P-1	P-1	GYP-1	-	-	
408	STORAGE	SC-1	RB-1	P-1	P-1	P-1	P-1	GYP-1	-	-	
409	LECTURE/LAB CLASSROOM	RF-1	RB-1	P-1	P-1	P-1	P-2	ACT-1	PL-1	CT-1	
410	STUDENT LOUNGE	CP-1	RB-1	P-1	P-1	P-1	P-1	ACT-1	-	-	
411	OFFICE	CP-1	RB-1	P-1	P-1	P-1	P-1	ACT-1	-	-	
412	OFFICE	CP-1	RB-1	P-1	P-1	P-1	P-1	ACT-1	-	-	

MATERIAL AND COLOR SCHEDULE

MARK	MATERIAL/PRODUCT NAME	MANUFACTURER	FLAME SPREAD CLASS REQUIRED	DESCRIPTION/COLOR/MODEL	USAGE	MATERIAL ORDER
FLOORING						
CP-1	CARPET	MANNINGTON		SCENA/INFINITY MODULAR - EUSTATIA (12'-6" ROLL TO MATCH OTHER BUILDINGS)	1	FLOORING
RF-1	RESINOUS FLOORING	DURAFLEX		COLOR: OCEAN	1	FLOORING
SC-1	SEALED CONCRETE	W.R. MEADOWS INC.		LIQUIHARD OR EQUAL. PROVIDE CONTROL JOINT SEALANT COLOR TO MATCH FLAKE	1	FLOORING
VS	VINYL SHEET	ARMSTROONG		COOL CREEK B3376	1	FLOORING
WOM-1	WALK-OFF MAT	MANNINGTON		24X24 MANNINGTO RECOURSE 11, COLOR BOULEVARD (3517)	1	FLOORING
WALL BASE						
RB-1	RUBBER BASE	ROPPE		BROWN 110	2	WALL BASE
WALL						
CR	CHAIR RAIL	KOFFLER SALES COMPANY		6" COLOR: 210 SILVER GREY	3	WALL
CEILING						
ACT-1	SUSPENDED ACOUSTIC TILE	ARMSTRONG		ULTIMA, MODEL: 1915, 24" X 48" X 3/4", BEVELED TEGULAR, SURFACE TEXTURE: FINE, COMPOSITION: MINERAL FIBER, COLOR: WHITE	4	CEILING
EXP-1	PAINTED EXPOSE STRUCTURE	DUNN EDWARDS		COLOR: WHITE DEW380, FINISH: EGG SHELL	4	CEILING
GYP-1	GYPSUM BOARD	SEE SPEC 092900		SEE REFLECTED CEILING PLAN FOR LOCATION. PAINTED P-1 U.O.N	4	CEILING
DOOR/WINDOW FINISHES						
-	HOLLOW METAL DOOR (INTERIOR)	SEE SPECIFICATIONS		COLOR: BENJAMIN MOORE CRISP KHAKI	6	DOOR/WINDOW FINISHES
-	WINDOW ROLLER SHADES	MECHOSYSTEMI, INC.		THERMOVEIL 0990 SERIES, GROUP A, COLOR: 0910 LIGHT GREY TV: 0%	6	DOOR/WINDOW FINISHES
FT3	HOLLOW METAL DOOR (EXTERIOR)	SEE SPECIFICATIONS		COLOR: BENJAMIN MOORE COPPER PATINA	6	DOOR/WINDOW FINISHES
FT4	HOLLOW METAL DOOR FRAME (EXTERIOR)	SEE SPECIFICATIONS		COLOR: BENJAMIN MOORE CRISP KHAKI	6	DOOR/WINDOW FINISHES
CASEWORK						
CT-1	COUNTERTOP	TRESPA NORTH AMERICA LTD		LABORATORY CASEWORK AND FURNINHINGS SPEC SECTION 123553.19	7	CASEWORK
PL-1	PLASTIC LAMINATE	ABET LAMINATI		POLARIS-BK 2909	7	CASEWORK
PAINT						
P-1	PAINT	SHERWIN WILLIAMS		COLOR: MATCH FRAZEE_WHITE SHADOW	8	PAINT
P-2	PAINT (HEAD WALL)	SHERWIN WILLIAMS		COLOR: SW7619 LABRADORITE	8	PAINT
EXTERIOR WALL FINISHES						
PLS-1	EXTERIOR PLASTER	MATCH EXISTING PLASTER		MATCH EXISTING PLASTER FINISH, COLOR: P-6	9	EXTERIOR WALL FINISHES
MISCELANEOUS						
CRNER-1	CORNER GUARD			FINISH: BRUSHED STAINLESS STEEL	11	MISCELANEOUS
TKB-1	TACKBOARD	CLARIDGE PRODUCTS & EQUIPMENT		GRAY MIX 1690	11	MISCELANEOUS

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LOUIS C. HIRAN No. C 11580 STATE OF CALIFORNIA 30 JUNE 2021

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

FINISH PLAN MATERIAL AND FINISH SCHEDULE

SHEET NUMBER

A8.10

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/18/2021 2:25:17 PM C:\Users\khran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_khranL78JB.rvt

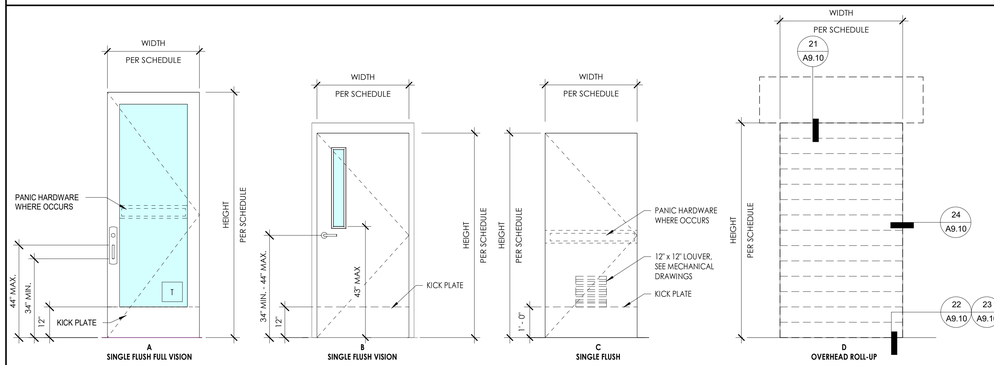
DOOR - GENERAL NOTES

1. ALL HARDWARE FOR ACCESSIBLE DOORS SHALL MEET THE REQUIREMENTS OF 2019 CBC SECTIONS 11B-309.4, 11B-404.2.7 AND 1010.1.9.
2. HAND ACTIVATED DOOR OPENING HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. 2019 CBC SECTION 11B-309.4. HARDWARE SHALL BE CENTERED BETWEEN 34" MIN. (PER ADA 404.2.7) AND 44" MAX. ABOVE THE FINISHED FLOOR. 2019 CBC SECTION 11B-404.2.7.
3. PRESSURE TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. (22.2N) FOR EXTERIOR DOORS, AND 5 LBS. (22.2N) FOR INTERIOR DOORS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOORS SHALL NOT EXCEED 5 LBS (22.2 N) CBC 1010.1.3, EXCEPT THAT, WHEN APPROVED BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, THE MAXIMUM EFFORT REQUIRED TO OPERATE THE DOORS MAY BE INCREASED NOT TO EXCEED 15 LBS (66.72 N). 2019 CBC 11B-404.9.
4. DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78" MINIMUM ABOVE FINISH FLOOR OR GROUND. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS, MIN. 2019 CBC SECTION 11B-404.2.3, 11B-404.2.5.
5. THRESHOLDS SHALL COMPLY WITH 2019 CBC SECTIONS 1010.1.7 AND 11B.404.2.5.
6. FLOOR STOPS SHALL NOT BE LOCATED IN THE PATH OF TRAVEL AND 4" MAXIMUM FROM WALLS. DSA POLICY 99-08.
7. HARDWARE (INCLUDING PANIC HARDWARE) SHALL NOT BE PROVIDED WITH "NIGHT LATCH" (NL) FUNCTION FOR ANY ACCESSIBLE DOORS OR GATES UNLESS THE FOLLOWING CONDITIONS ARE MET PER DSA INTERPRETATION 10-08 DSA/AC (EXTERNAL), REVISED 4 /28 /09. SUCH CONDITIONS MUST BE CLEARLY DEMONSTRATED AND INDICATED IN THE SPECIFICATIONS:
   a. SUCH HARDWARE HAS A "DOGGING" FEATURE.
   b. IT IS "DOGGING" DURING THE TIME THE FACILITY IS OPEN.
   c. SUCH "DOGGING" OPERATION IS PERFORMED ONLY BY EMPLOYEES AS THEIR JOB FUNCTION (NON-PUBLIC USE).
8. PANIC HARDWARE SHALL COMPLY WITH 2019 CBC SECTION 1010.1.10.
9. PANIC HARDWARE SHALL BE SO MOUNTED (CENTERED BETWEEN 34" MIN. AND 48" MAX. ABOVE FINISHED FLOOR AS RECOMMENDED) THAT THE CLEAR WIDTH OF THE EXIT WAY IS NOT LESS THAN 32" MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP. 2019 CBC SECTION AND FIGURE 11B.404.2.3.
10. THE UNLATCHING FORCE OF PANIC HARDWARE SHALL NOT EXCEED 5 LBS (22.2N) APPLIED IN THE DIRECTION OF TRAVEL 11B-309.4
11. PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS SERVING ROOMS, CORRIDORS OR STAIRWAYS HANDLING AN OCCUPANT CAPACITY OF 50 OR MORE PERSONS.
12. EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. PROVIDE VISIBLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED."
13. ALL FIRE ASSEMBLIES SHALL COMPLY WITH SECTION 716 CBC.
14. THE FLOOR OR LANDING ON BOTH SIDES OF A DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THE THRESHOLD OF A DOORWAY. (CBC 2019 SECTION 11B-404.2.5).
15. ALL EXIT DOORS SHALL OPEN IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
16. DOOR SHALL BE AUTOMATIC-CLOSING ASSEMBLIES ACTIVATED BY SMOKE DETECTORS AND WILL CLOSE IN THE EVENT OF A POWER FAILURE. (CBC SEC. 712.6.6).
17. ALL THRESHOLDS SHALL BE 1/2" HIGH OR LESS AND MEET ALL ACCESSIBILITY REQUIREMENTS. SEE THRESHOLD DETAILS ON SHEET A9.10.
18. DOORS AND LANDINGS AT DOORS WHICH ARE LOCATED WITHIN AN ACCESSIBLE ROUTE OF TRAVEL SHALL COMPLY WITH CHAPTER 11B OF CALIFORNIA BUILDING CODE.
19. ALL BOTTOM 10" OF DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE OR EQUIPPED WITH 10" HIGH STAINLESS STEEL KICK PLATE ON ALL PUSH SIDES OF DOORS. SEE DOOR REMARKS WHERE REQUIRED.
20. DOORS, WINDOWS, EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.
21. ALL EDGES OF ALL WOOD DOORS TO BE SEALED & FINISHED.
22. DOOR UNDERCUTS TO BE 1/2" MAX.
23. PROVIDE SOLID BACKING IN WALL AT WALL MOUNTED DOOR STOPS.
24. PROVIDE MEN'S AND WOMEN'S ROOM DOOR SIGNS CONFORMING TO CALIFORNIA BUILDING CODE CHAPTER 11B AND CABO/ANSI A117-1-2009 REQUIREMENTS.
25. COORDINATE DOOR FRAME THROAT SIZES W/ PARTITION TYPES.
26. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED ON EXIT DOORS. C.B.C. 2019 SECTION 1010.1.9.5.
27. ALL ELECTRICAL ROOMS SHALL HAVE LEVER ACTION DOOR HARDWARE.
28. PROVIDE SAFETY GLAZING AT THE FOLLOWING HAZARDOUS LOCATIONS AS REQUIRED BY 2019 CBC SECTION 2406:
   a. ALL DOOR LITES.
   b. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
   c. GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
      1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
      2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
      3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR.
      4. ONE OR MORE WALKING SURFACE WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF GLAZING.
   d. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FEET OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE.
29. CONTRACTOR TO FIELD VERIFY DOOR SIZE PRIOR TO ORDERING.
30. ALL RATED DOORS TO BE SELF-CLOSING.
31. CORRIDOR DOORS SHALL BE TIGHT FITTING, SMOKE AND DRAFT CONTROL ASSEMBLIES AND SELF-CLOSING.
32. MANUFACTURED DOORS AND WINDOWS INSTALLED SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING THOSE SHOWN IN TABLE NO. 1-E OF THE STANDARDS. MANUFACTURERS FENESTRATION PRODUCTS MUST BE LABELED FOR U-VALUE ACCORDING TO NFRC PROCEDURES.
33. DOORS WITH ACOUSTICAL DOOR BOTTOM GASKET SHALL NOT HAVE 3/8" GAP AT THE BOTTOM OF THE DOOR.
34. FIRE RATED GLAZING SHALL BE BY TGP, FIRELITE PLUS (OR EQUAL) WITH TEST REPORT UL FILE #R13377 SEE SPECIFICATIONS
35. FIRE RATED GLAZING FOR INSULATED GLASS UNITS SHALL BE BY TGP, FIRELITE IGU (OR EQUAL) WITH TEST REPORT UL FILE #R13377 SEE SPECIFICATIONS.
36. PROVIDE ANTI-GRAFFITI FILM ON ALL GLAZED EXTERIOR DOORS AND SIDELITES. SEE SPECIFICATIONS.
37. FIRE DOOR ASSEMBLIES SHALL ALSO MEET THE REQUIREMENT FOR A SMOKE AND DRAFT CONTROL DOOR ASSEMBLY IN ACCORDANCE WITH CBC 716.2.1.4.
38. INDICATE ON PLANS AND/OR SPECIFICATIONS COMPLIANCE WITH SFM STANDARD 12-10-3, SECTION 12-10-302.
   A. THE CROSS-BAR SHALL EXTEND ACROSS NOT LESS THAN ONE-HALF THE WIDTH OF THE DOOR/GATE.
   B. THE ENDS OF THE CROSS-BAR SHALL BE CURVED, GUARDED OR OTHERWISE DESIGNED TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS.

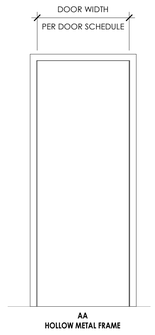
DOOR SCHEDULE

DOOR NUMBER	ROOM NAME	DOOR PAIR	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR TYPE MARK	DOOR CORE	DOOR CONSTRUCTION	DOOR FACE / FINISH	FRAME MATERIAL	FRAME FINISH	RATED ASSEMBLY	DETAILS HEAD	DETAILS JAMB	DETAILS THRESHOLD	HARDWARE SET	PANIC HARDWARE	REMARKS/ KEYNOTES
401A	BIOLOGY PREP SPACE		3' - 0"	6' - 8"	0' - 1 3/4"	B	AL		FF	AL	PT		7/A9.10	7/A9.10	20/A9.10	1		F,
402A	BIOLOGY SCIENCE LAB		3' - 0"	8' - 0"	0' - 2"	C	AL		FF	AL	PT		1/A9.10	11/A9.10	5/A9.10	2		F WITH THRESHOLD
403A	BIOLOGY PREP SPACE		3' - 0"	6' - 8"	0' - 1 3/4"	B	AL		FF	AL	PT		7/A9.10	7/A9.10	20/A9.10	1		F,
404A	BIOLOGY SCIENCE LAB		3' - 0"	8' - 0"	0' - 1 3/8"	A	HM		PT	HM	PT					5		
404B	BIOLOGY SCIENCE LAB		3' - 0"	8' - 0"	0' - 1 3/8"	A	HM		PT	HM	PT		1/A9.10	11/A9.10	5/A9.10	5	PH	F WITH THRESHOLD
405A	PHYSICAL SCIENCE LAB		3' - 0"	8' - 0"	0' - 1 3/8"	A	HM		PT	HM	PT		1/A9.10	11/A9.10	5/A9.10	5	PH	F WITH THRESHOLD
405B	PHYSICAL SCIENCE LAB		3' - 0"	8' - 0"	0' - 1 3/8"	A	HM		PT	HM	PT		1/A9.10	11/A9.10	5/A9.10	5	PH	F WITH THRESHOLD
406A	IDF		3' - 0"	8' - 0"	0' - 2"	C	HM		PT	HM	PT		1/A9.10	11/A9.10	5/A9.10	3		F,
407A	(E) MECHANICAL		3' - 0"	6' - 8"	0' - 2"	C	HM		PT	HM	PT		1/A9.10	11/A9.10	5/A9.10	3		F,
408A	STORAGE		3' - 0"	8' - 0"	0' - 2"	C	HM		PT	HM	PT		1/A9.10	11/A9.10	5/A9.10	3		F WITH THRESHOLD
408B	STORAGE		4' - 0"	7' - 0"	0' - 2"	D	-		FF	-	FF		21/A9.10	24/A9.10	22&23/A9.10	6		OVERHEAD ROLLUP DOOR
409A	LECTURE/LAB CLASSROOM		3' - 0"	8' - 0"	0' - 1 3/8"	A	HM		PT	HM	PT		1/A9.10	11/A9.10	5/A9.10	5	PH	F WITH THRESHOLD
409B	LECTURE/LAB CLASSROOM		3' - 0"	8' - 0"	0' - 1 3/8"	A	HM		PT	HM	PT		1/A9.10	11/A9.10	5/A9.10	5	PH	F WITH THRESHOLD
410A	STUDENT LOUNGE		3' - 0"	8' - 0"	0' - 1 3/8"	A	HM		PT	HM	PT		1/A9.10	11/A9.10	5/A9.10	3		F WITH THRESHOLD
411A	OFFICE		3' - 0"	6' - 8"	0' - 1 3/4"	B	AL		FF	AL	PT		1/A9.10	7/A9.10	20/A9.10	1		F,
412A	OFFICE		3' - 0"	6' - 8"	0' - 1 3/4"	B	AL		FF	AL	PT		1/A9.10	7/A9.10	20/A9.10	1		F,

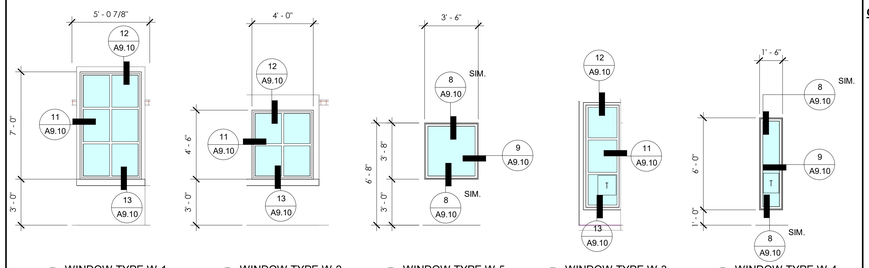
DOOR TYPES



DOOR TYPES



WINDOW TYPES



GLAZING TYPES

1 EXTERIOR: 1" INSULATED GLASS UNIT, EACH LITE 1/4"
BASIS OF DESIGN: PPG INDUSTRIES
OUTDOOR LITE: SOLARCOOL (2) AZURIA GLASS
INDOOR LITE: SOLARBAN 60(3)
REFLECTIVE COATING ON SECOND SURFACE
LOW-E COATING ON THIRD SURFACE

2 INTERIOR : 1/4" SINGLE GLAZED CLEAR GLASS
MONOLITHIC GLASS
BASIS OF DESIGN: OLD CASTLE GLASS
PPG CLEAR FLOAT GLASS

T = TEMPERED GLASS (SEE WINDOW GENERAL NOTE #2)

* NOTE: SEE DOOR SCHEDULE "REMARKS/KEYNOTES" COLUMN FOR ADDITIONAL GLAZING REQUIREMENTS AT INTERIOR DOORS, SIDELIGHTS, WINDOWS AND/OR TRANSOMS

NOTE: ALL WINDOW AND GLAZING SYSTEM ELEVATIONS ARE FROM EXTERIOR OF BUILDING OR ROOM

NOTE: ALL FIRE RESISTIVE ASSEMBLIES FOR PROTECT OF OPENINGS SHALL COMPLY WITH THE PROVISIONS OF SECTION 716 CBC

WINDOW GENERAL NOTES

1. SEPARATE ALUMINUM FROM DISSIMILAR MATERIALS WITH SYNTHETHIC RUBBER TAPE PER SPECIFICATIONS.
2. WINDOW FRAMES SHALL BE FACTORY FINISHED PER SPECIFICATIONS.
3. CONTRACTOR TO VERIFY AND COORDINATE ALL ROUGH OPENINGS IN FIELD BEFORE FABRICATION.
4. PROVIDE SAFETY GLAZING IN WINDOW PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. SAFETY GLASS WHEN WALK-THOUGH HAZARD EXISTS:
   ALL FOUR OF
   a. > 9 SQ.FT
   b. LOWER EDGE <18IN. ABOVE WALKING SURFACE
   c. UPPER EDGE >36IN. ABOVE WALKING SURFACE
   d. WITHIN 36 IN. HORIZONTAL OF WALKING SURFACE
5. FOR TYPICAL WINDOW FLASHING AND INSTALLATION SEE

BASIS OF DESIGN:

1. EXTERIOR WINDOWS: ARCADIA MODEL# AFG451T
   TYPES: W-1 THROUGH W-7 (W-8 EXCLUDED)
2. INTERIOR WINDOWS: ARCADIA MODEL# AR400
   TYPES: INT-1

DOOR - LEGEND

DOOR / FRAME CONSTRUCTION

AL	ALUMINUM
AL/GL	ALUMINUM & GLASS
GL	GLASS
HC	HOLLOW CORE
HM	HOLLOW METAL
INS	INSULATED
M	METAL
PH	PANIC HARDWARE
SC	SOLID CORE
SR	WOOD STILE & RAIL
STL	STEEL
WD	WOOD
WM	WIRE MESH
OG	OPEN GRILLE

DOOR / FRAME FINISH

FF	FACTORY FINISH (KYNAR COATED)
FF-PC	FACTORY FINISH (POWDER COATED)
MP	METAL PANEL (ALUM. COMPOSITE MATERIAL)
PT	PAINT
SS	STAINLESS STEEL
STN	STAIN
WD/GL	WOOD/GLAZE

GLAZING

INT.	INTERIOR
EXT.	EXTERIOR
S	SPANDREL
T	TEMPERED (SAFETY GLASS)

DOOR - KEYNOTES

A. DOORS TO BE INTEGRATED WITH OMNI LOCKS. REFER TO "T" DRAWINGS AND SPECIFICATIONS.
B. NOT USED
C. PROVIDE 1/2" THICK FIRE PROTECTIVE GLAZING IN VISION PANEL TO MATCH DOOR RATING.
D. PROVIDE DOOR LOUVER ON EACH DOOR LEA
E. LABORATORY TESTED, ACOUSTICALLY RATED DOOR, STC-50, BASIS OF DESIGN: IAC, NOISE BARRIERS, WENGER.
F. CARD READER ACCESS

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LOWELL KHRAN
REG# 11580
EXP. 08-31-21
STATE OF CALIFORNIA

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

DOOR AND WINDOW TYPES AND DOOR SCHEDULE

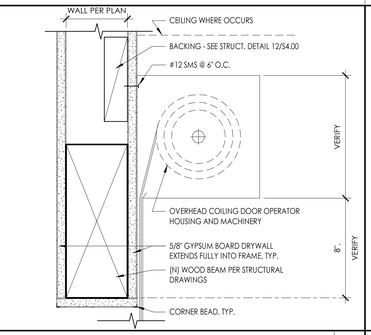
SHEET NUMBER

A8.30

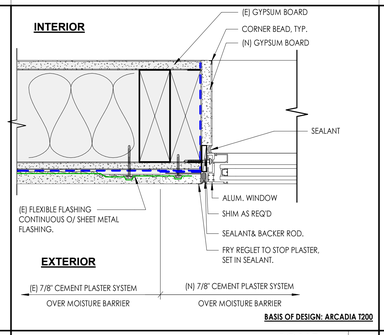
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

MM-20-020 – SAN B400 Renovation Project Specifications (Bidding Documents)

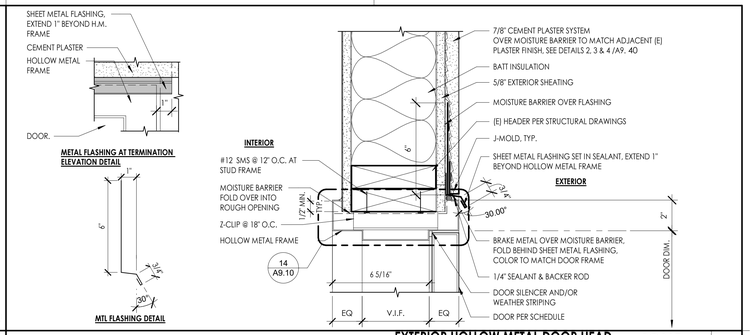
1/18/2021 2:25:20 PM C:\Users\tHran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_tHranLT8.8.rvt



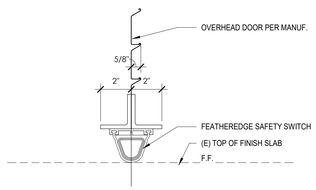
OVERHEAD DOOR HEAD SCALE 3" = 1'-0" 21



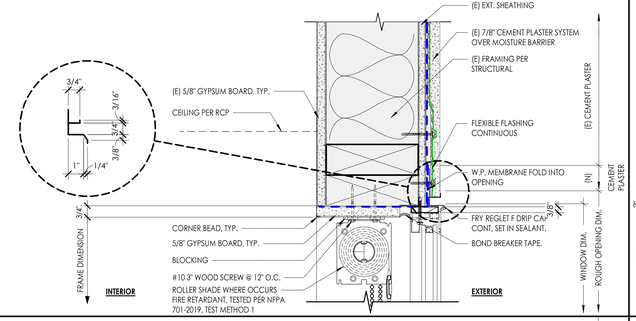
STOREFRONT JAMB @ CEM. PLASTER SCALE 3" = 1'-0" 11



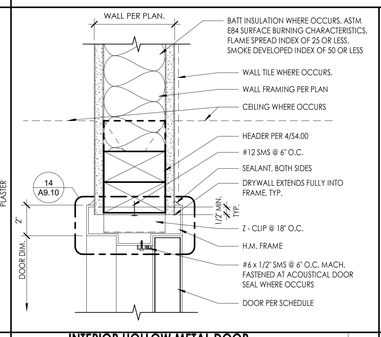
EXTERIOR HOLLOW METAL DOOR HEAD AT PLASTER - STUD WALL SCALE 3" = 1'-0" 1



OVERHEAD DOOR @ SILL SCALE 3" = 1'-0" 22



STOREFRONT HEAD @ CEM. PLASTER SCALE 3" = 1'-0" 12

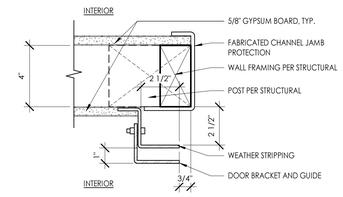


INTERIOR HOLLOW METAL DOOR HEAD/JAMB AT SINGLE STUD WALL SCALE 3" = 1'-0" 7

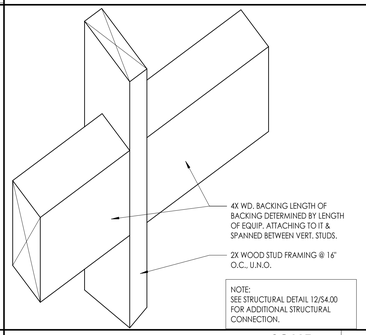
OVERHEAD DOOR SILL SCALE 3" = 1'-0" 23

SILL @ CEM. PLASTER SCALE 3" = 1'-0" 13

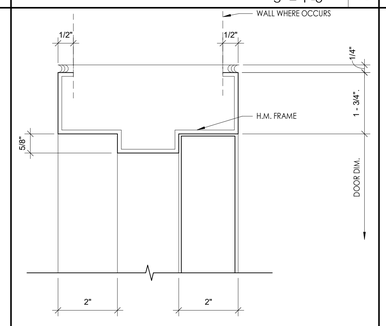
SILL (HEAD SIM.) DETAIL SCALE 3" = 1'-0" 8



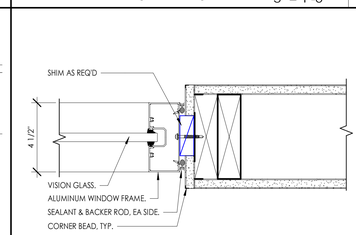
OVERHEAD DOOR GUIDE @ JAMB SCALE 3" = 1'-0" 24



BACKING DETAIL SCALE 3" = 1'-0" 19

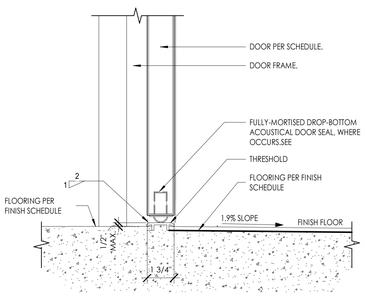


TYPICAL HOLLOW METAL FRAME SCALE 6" = 1'-0" 14



INT. STOREFRONT JAMB SCALE 3" = 1'-0" 9

THRESHOLD DETAIL SCALE 3" = 1'-0" 25



THRESHOLD @ FLOORING TRANSITION SCALE 3" = 1'-0" 20

EXTERIOR THRESHOLD WITH ENTRY MAT SCALE 3" = 1'-0" 10

EXTERIOR THRESHOLD SCALE 3" = 1'-0" 5

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LOWELL C. HRAN STATE OF CALIFORNIA
No. C 11580
EXP. 08-31-21

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON THIS OR OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED IN THESE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

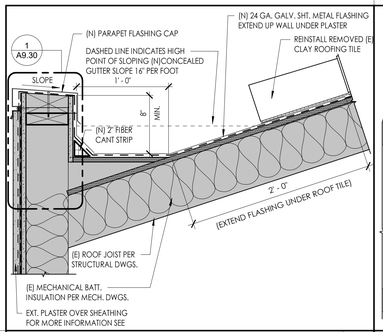
DOOR AND WINDOW DETAILS

SHEET NUMBER

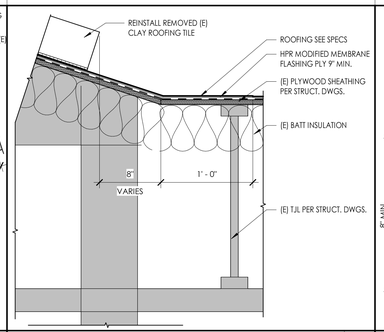
A9.10

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

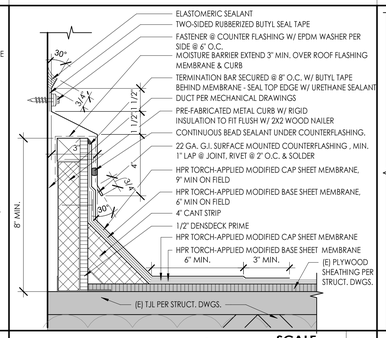
1/18/2021 2:25:24 PM C:\Users\thran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_thranTL78J8.rvt



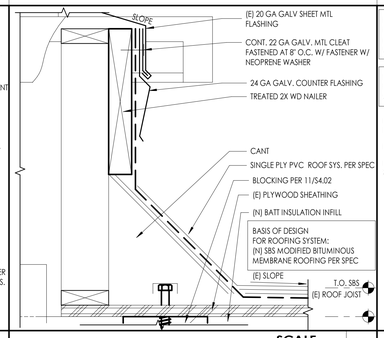
ROOF DETAIL AT GUTTER SCALE 1 1/2" = 1'-0" | 26



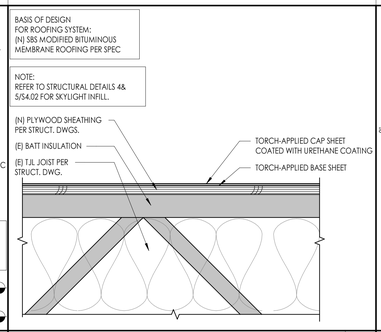
TILE TO BUILT-UP ROOF DETAIL SCALE 1 1/2" = 1'-0" | 21



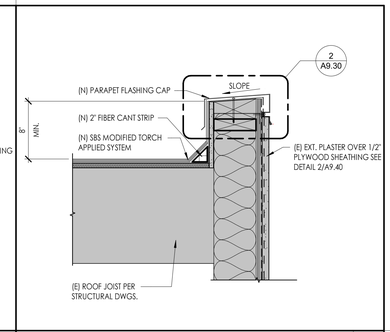
DUCT CURB @ ROOF SCALE 3" = 1'-0" | 16



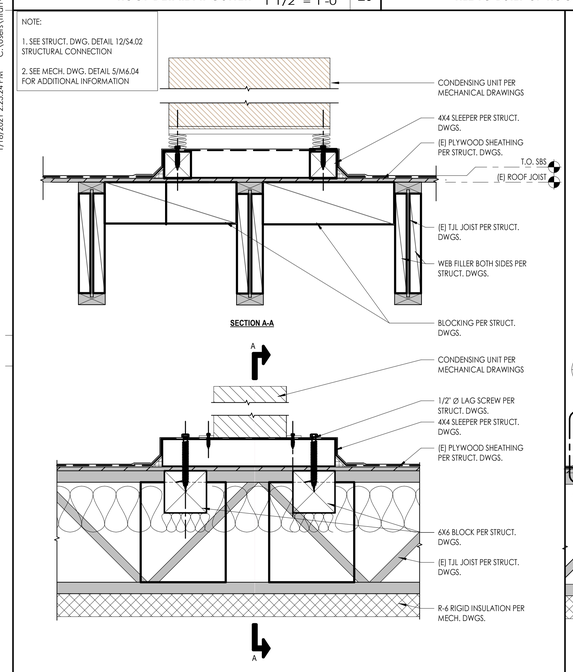
GRAVITY VENT CURB DETAIL SCALE 3" = 1'-0" | 11



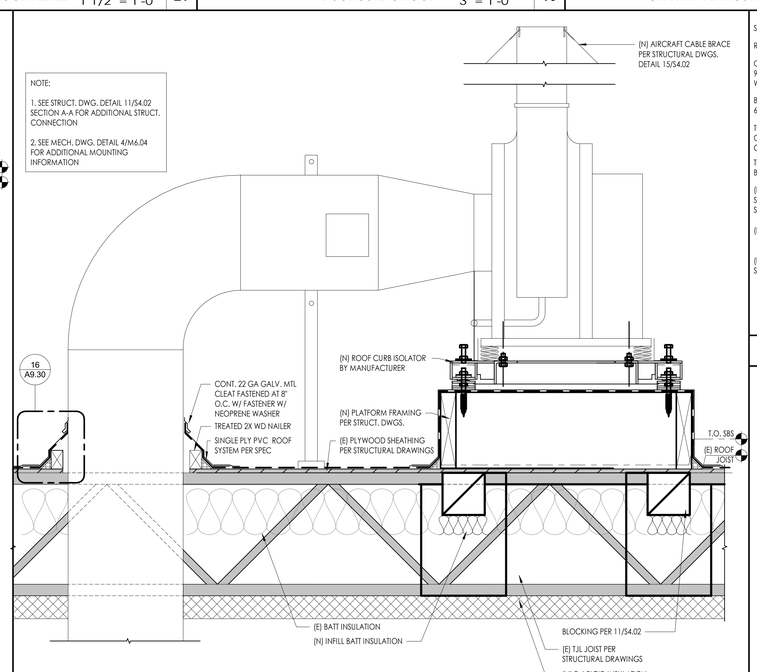
ROOFING COMPOSITION SCALE 3" = 1'-0" | 6



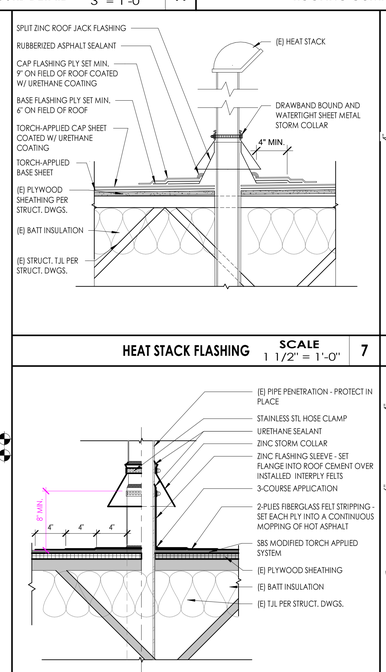
PARAPET CAP @ PLASTER SCALE 1 1/2" = 1'-0" | 1



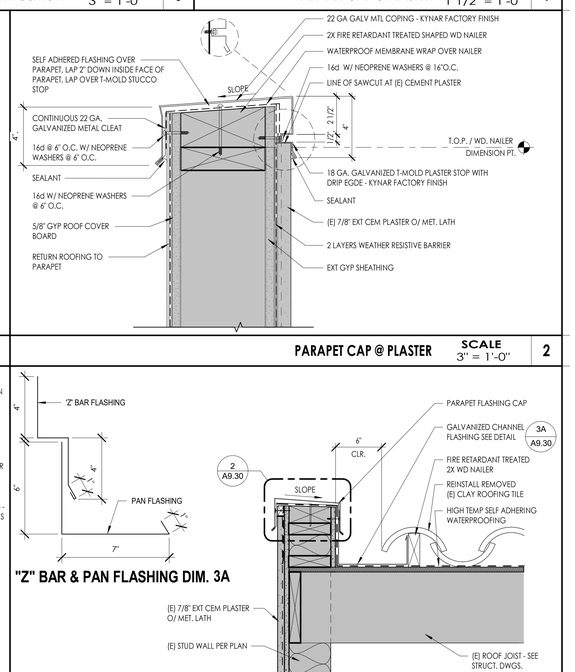
CONDENSING UNIT ANCHORAGE SCALE 1 1/2" = 1'-0" | 23



UTILITY EXHAUST FAN ANCHORAGE SCALE 1 1/2" = 1'-0" | 13



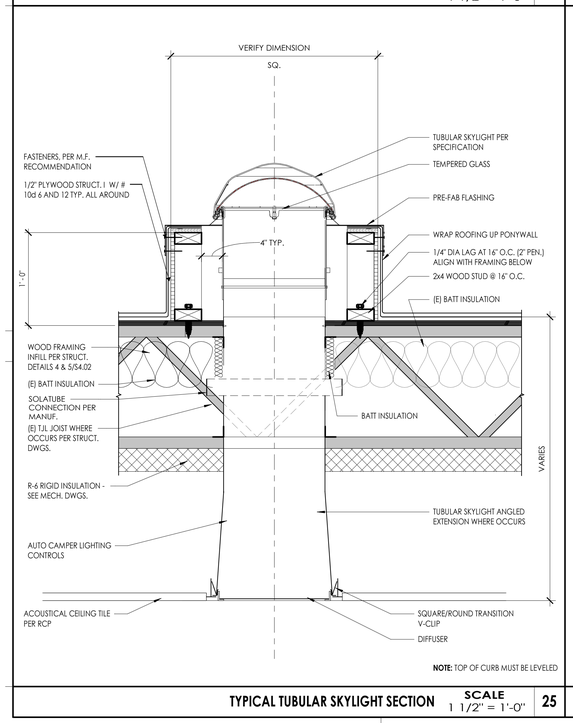
HEAT STACK FLASHING SCALE 1 1/2" = 1'-0" | 7



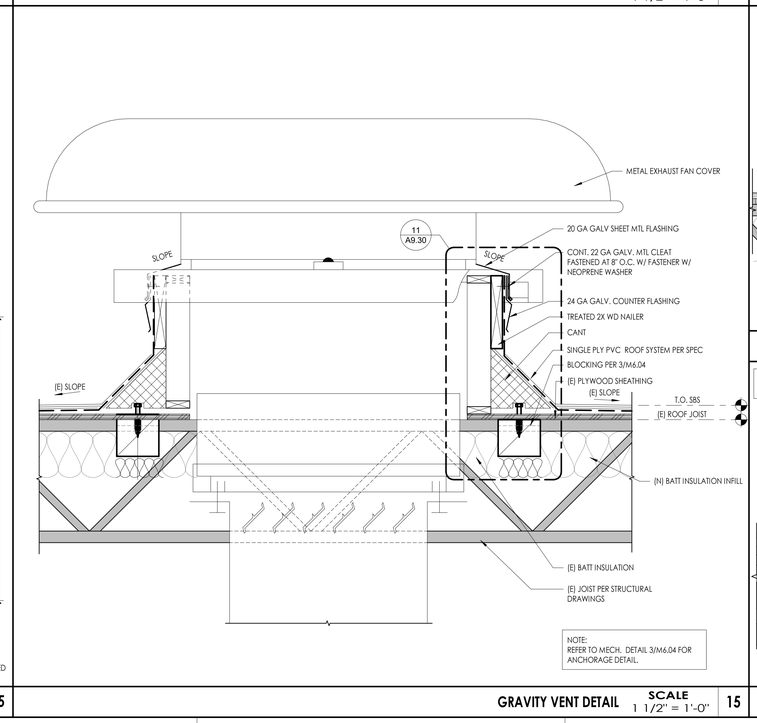
PARAPET CAP @ PLASTER SCALE 3" = 1'-0" | 2

PIPE FLASHING - CLAMPED SCALE 1 1/2" = 1'-0" | 8

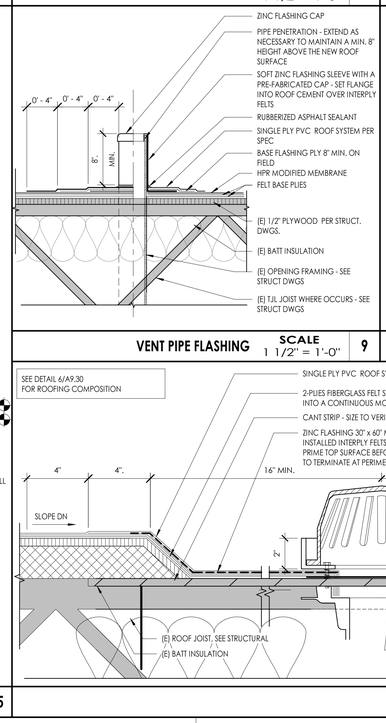
RAKE DETAIL @ GABLE ROOF SCALE 1 1/2" = 1'-0" | 3



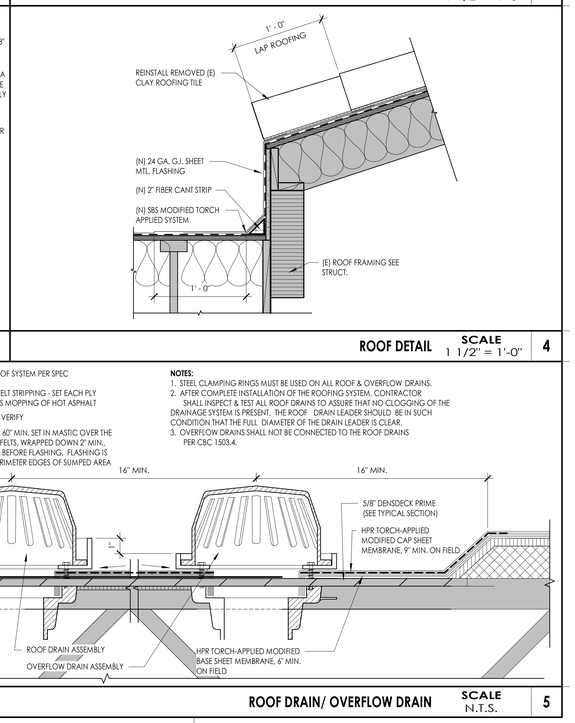
TYPICAL TUBULAR SKYLIGHT SECTION SCALE 1 1/2" = 1'-0" | 25



GRAVITY VENT DETAIL SCALE 1 1/2" = 1'-0" | 15



VENT PIPE FLASHING SCALE 1 1/2" = 1'-0" | 9



ROOF DETAIL SCALE 1 1/2" = 1'-0" | 4

ROOF DRAIN/ OVERFLOW DRAIN SCALE N.T.S. | 5

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LOWELL G. THRANE JR. No. 11580 STATE OF CALIFORNIA 30-JUN-21

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT
© HPI ARCHITECTURE 2019

SHEET TITLE

ROOF DETAILS

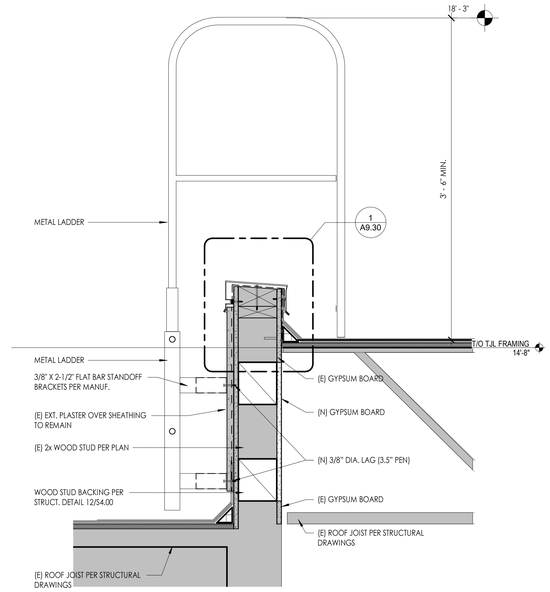
SHEET NUMBER

A9.30

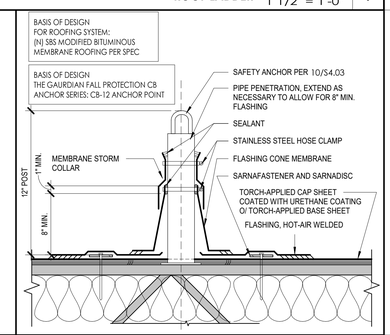
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

MM-20-020 – SAN B400 Renovation Project Specifications (Bidding Documents)

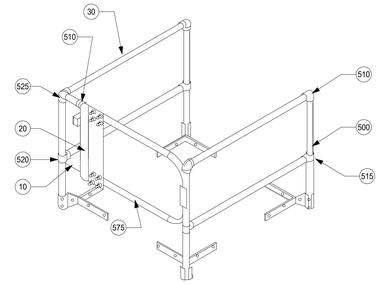
1/18/2021 2:22:26 PM C:\Users\tran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltran_L78J8.rvt



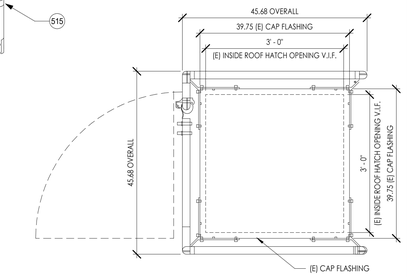
ROOF LADDER SCALE 1 1/2" = 1'-0" | 1



TIE-BACK POST DETAIL SCALE 1 1/2" = 1'-0" | 2



ITEM NO.	PART NUMBER	DESCRIPTION	QUALITY
10	27496-6.00	RAIL, 1-1/4" X 6.00L	2
20	27496-18.00	RAIL, 1-1/4" X 18.00L	1
30	27496-43.75	RAIL, 1-1/4" X 43.75L	4
500	27180-A	PKG, CORNER POST, 2PS	4
510	27185	FTG, ELBOW	5
515	27188	FTG, TEE	3
520	27186	FTG, CROSS ELBOW	1
525	27231	FTG, DBL. TEE	1
575	SRCA-GATE-30	GATE 30	1



KEYNOTE:
1. RAILS, POSTS: 6061 T6 ALUMINUM ALLOY 1 1/4" I.D. SCH 40
2. CHAIN: ZINC PLATED STEEL WITH CLIPS ON BOTH ENDS
3. COUNTERFLASH MOUNTING BRACKETS: 3/16" ZINC PLATED STEEL FASTENED TO STEEL BACKING PLATE
4. BOLTS: HEX HEAD BOLTS 3/8" - 16 X 3/4" GRADE 5 ZINC PLATED
5. RAILING FITTING AND PLUGS: MANUFACTURER'S STANDARD CAST WITH SET SCREW HOLD
6. FITS HATCH SIZES UP TO 36" X 36"
7. CERTIFICATIONS: MEETS OSHA 29 CFR 1910.23 GUARDING FOR OPENINGS REQUIREMENTS; SUPPORTS 200 LBS. FORCE
8. FINISH: SAFETY YELLOW POWDER COAT

BASIS OF DESIGN:
Babcock SRCAY36X36FG

ROOF HATCH RAIL SYSTEM SCALE 3/4" = 1'-0" | 3

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

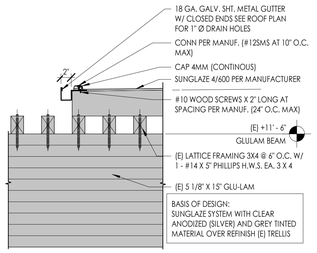
architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

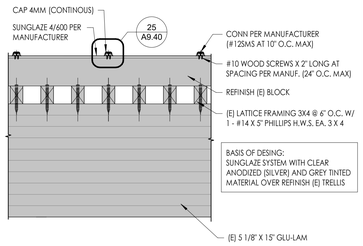
LICENSED ARCHITECT LOWELL C. TRAN RENEWAL 08/31/2021 STATE OF CALIFORNIA
RENEWAL 08/31/2021
RENEWAL 08/31/2021
RENEWAL 08/31/2021

MM-20-020 – SAN B400 Renovation Project Specifications (Bidding Documents)

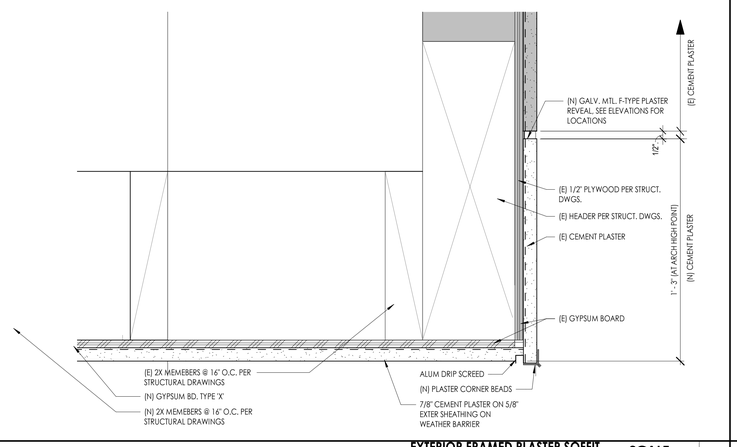
1/19/2021 2:25:30 PM C:\Users\thran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_thran178.8.rvt



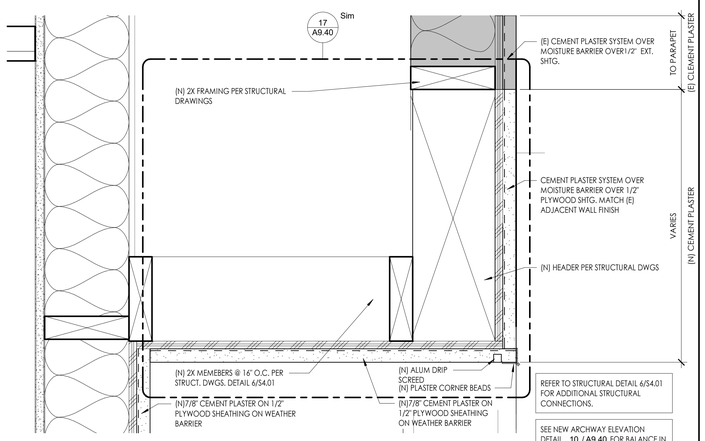
RAIN SHIELD OVER (E) TREELIS AT END DETAIL SCALE 1" = 1'-0" 21



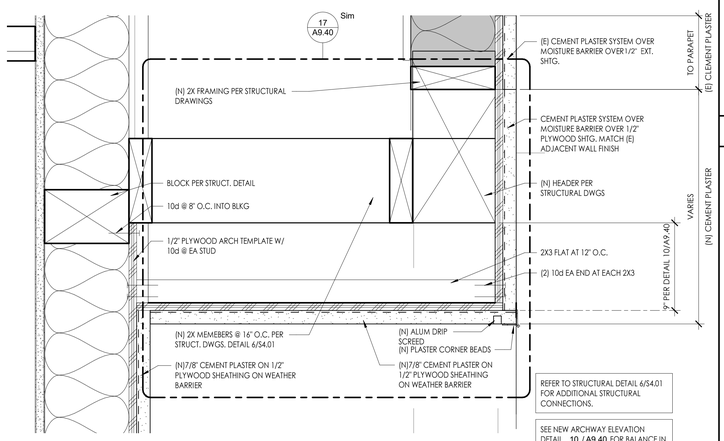
RAIN SHIELD OVER (E) TRELLIS DETAIL SCALE 1" = 1'-0" 22



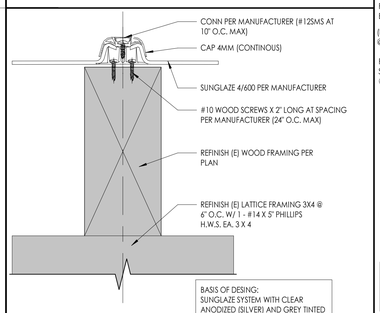
EXTERIOR FRAMED PLASTER SOFFIT DETAIL SCALE 3" = 1'-0" 17



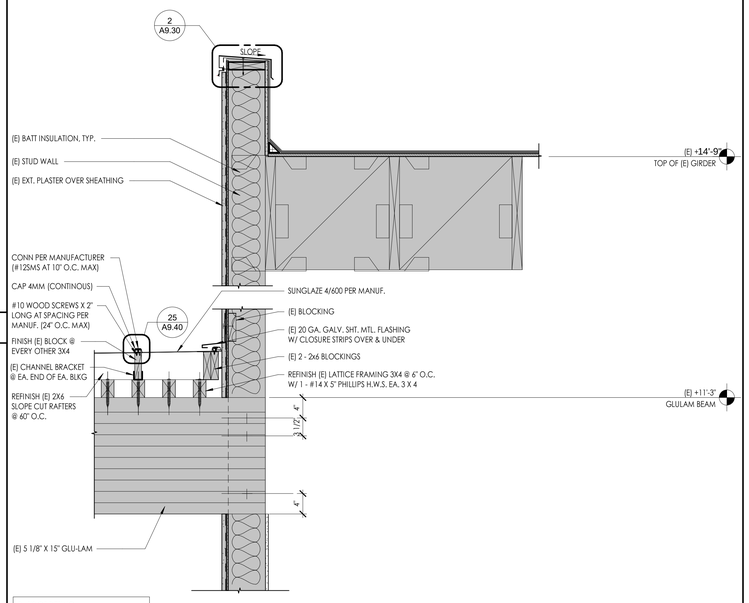
WALL SECTION @ IN ARCHWAY Copy 1 SCALE 3" = 1'-0" 18



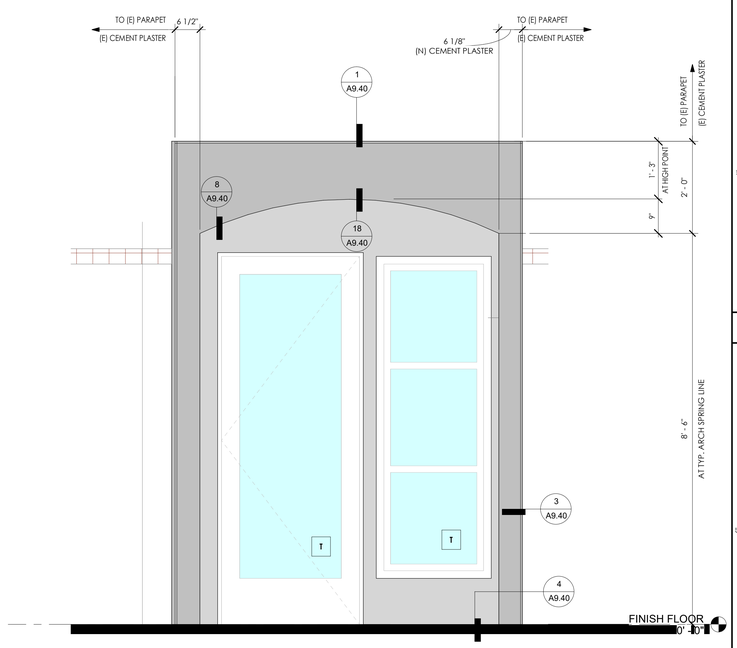
WALL SECTION @ IN ARCHWAY @ ENDS SCALE 3" = 1'-0" 8



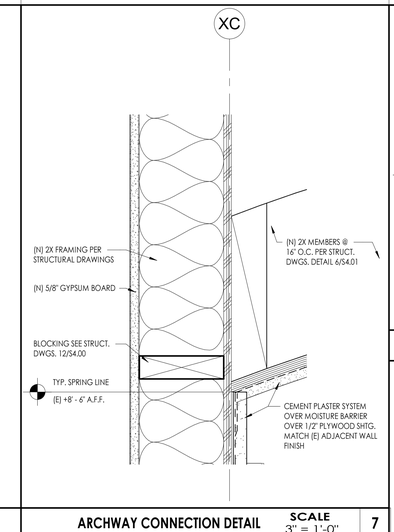
RAIN SHIELD OVER (E) TRELLIS DETAIL SCALE 6" = 1'-0" 25



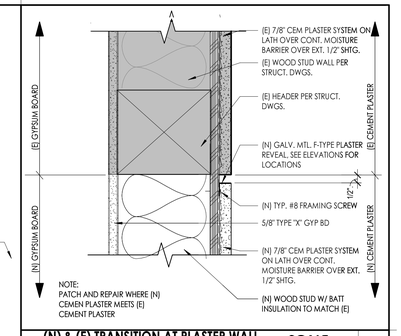
RAIN SHIELD OVER (E) TRELLIS AT WALL CONNECTION DETAIL SCALE 1" = 1'-0" 20



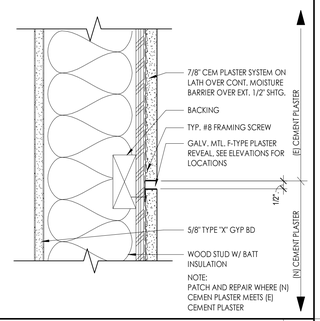
(N) ARCHWAY ENTRY SCALE 3/4" = 1'-0" 10



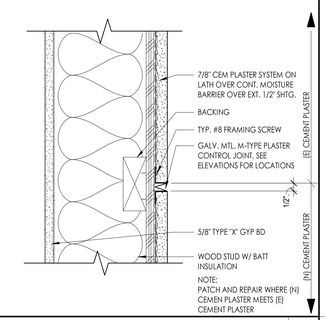
ARCHWAY CONNECTION DETAIL SCALE 3" = 1'-0" 7



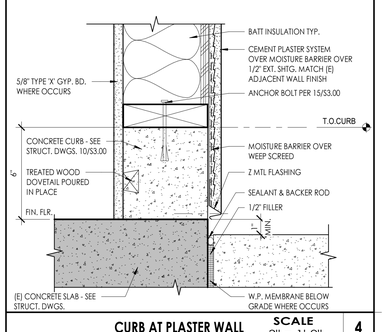
(N) & (E) TRANSITION AT PLASTER WALL AT WALL INFILL HEADER SCALE 3" = 1'-0" 1



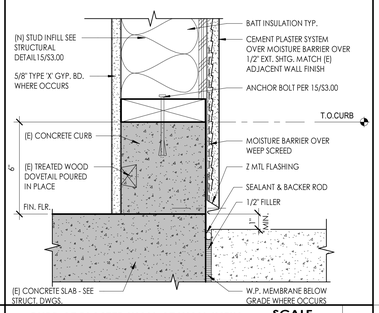
PLASTER CONTROL JOINT SCALE 3" = 1'-0" 2



PLASTER CONTROL JOINT SCALE 3" = 1'-0" 3



CURB AT PLASTER WALL SCALE 3" = 1'-0" 4



CURB AT PLASTER WALL AT WALL INFILL SCALE 3" = 1'-0" 5

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LOWELL C. HRANAC STATE OF CALIFORNIA
No. C 11360
EXP. 08-31-21

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

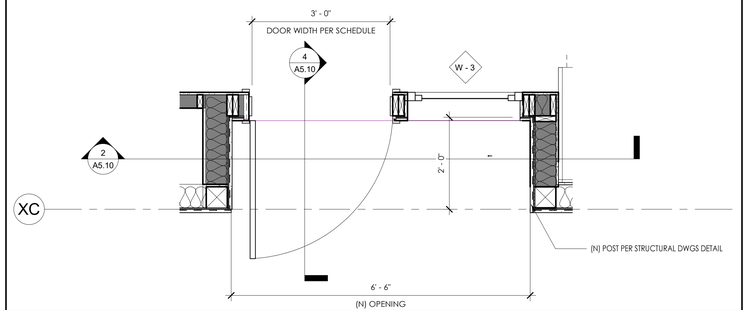
EXTERIOR DETAILS

SHEET NUMBER

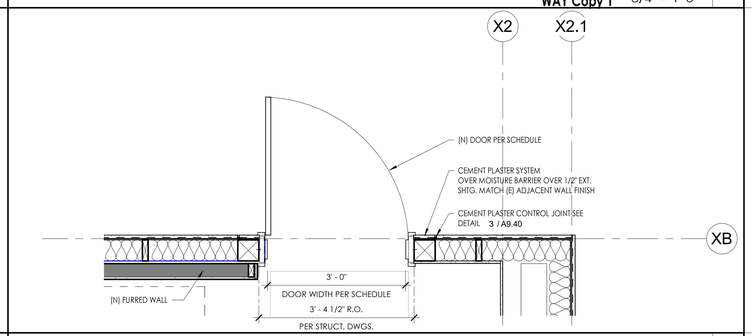
A9.40

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

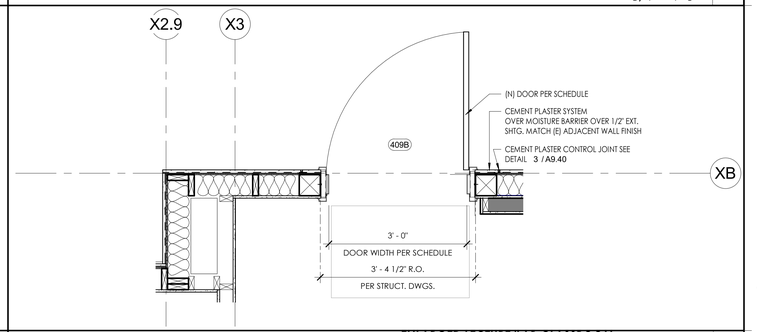
1/18/2021 2:23:31 PM C:\Users\Vtran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltronL78J8.rvt



ENLARGED BIO/LAB PREP ARCH ENTRY WAY Copy 1 — SCALE 3/4" = 1'-0" — 3



ENLARGED BIO NEW DOOR — SCALE 3/4" = 1'-0" — 4



ENLARGED LECTURE/LAB CLASSROOM NEW DOOR Copy 1 — SCALE 3/4" = 1'-0" — 5

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT — LOWELL C. HOLLAND — REG. NO. C-11580 — 10-31-21 — STATE OF CALIFORNIA

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

EXTERIOR DETAILS

SHEET NUMBER

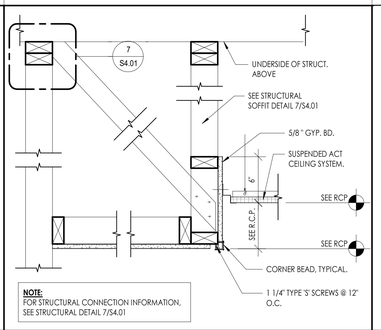
A9.41

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/18/2021 2:25:32 PM C:\Users\tHran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_tHran_LT8.8.rvt

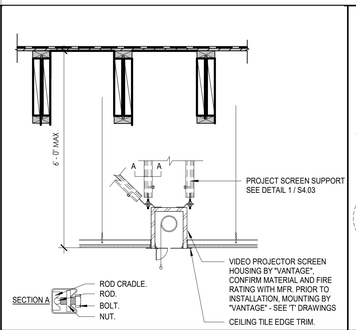
STRUCTURAL CONDITION OF FLOOR/ROOF ABOVE SUSPENDED CEILING	APPLICABLE HANGER WIRE DETAIL	APPLICABLE BRACING WIRE DETAIL
SAWN TIMBER	15 / A9.50	2 / A9.50
WOOD CHORD TRUSS	10 / A9.50	23 / A9.50

HANGER AND BRACING WIRE CONNECTION MATRIX — SCALE 1 1/2" = 1'-0" — 16

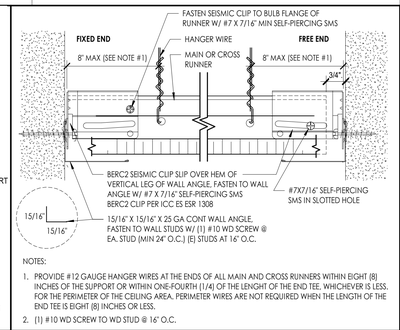


NOTE:
FOR STRUCTURAL CONNECTION INFORMATION, SEE STRUCTURAL DETAIL 7/S4.01

CEILING TRANSITION DETAIL AT GYP BD SOFFIT — SCALE 1 1/2" = 1'-0" — 11

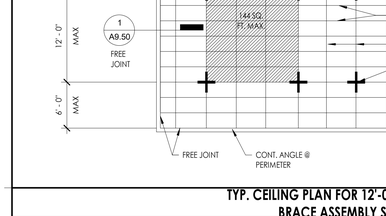


VIDEO PROJECTION SCREEN ANCHORAGE — SCALE 1" = 1'-0" — 7



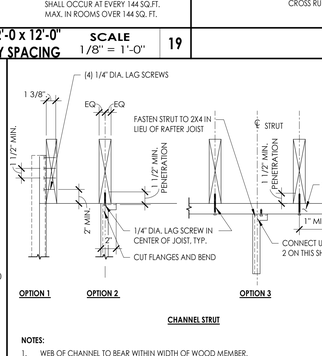
NOTES:
1. PROVIDE #12 GAUGE HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN EIGHT (8) INCHES OF THE SUPPORT OR WITHIN ONE-FOURTH (1/4) OF THE LENGHT OF THE END TEE. WHICHEVER IS LESS. FOR THE PERIMETER OF THE CEILING AREA. PERIMETER WIRES ARE NOT REQUIRED WHEN THE LENGTH OF THE END TEE IS EIGHT (8) INCHES OR LESS.
2. (1) #10 WD SCREW TO WD STUD @ 16' O.C.

CEILING PERIMETER — SCALE 6" = 1'-0" — 1



NOTE:
1. CEILING TEST NUMBER UL Des L501
2. FOR FIRE-RATED CEILING ACCESS DOORS, ON SIZE 16" x 16" AND LARGER, EXTRA SUPPLIED WITH DOOR MUST BE ATTACHED FROM BACK OF DOOR PAN TO FRAMING OR FLOOR ABOVE. IN HORIZONTAL (CEILING) APPLICATIONS DOOR HAS SELF-ASSISTED CLSING.

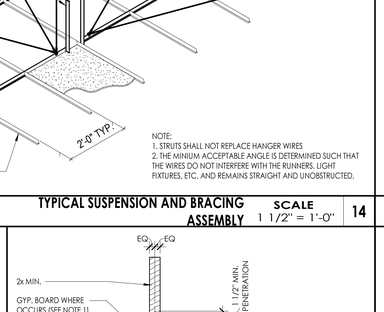
CEILING ACCESS PANEL — SCALE 3" = 1'-0" — 22



HANGER WIRE

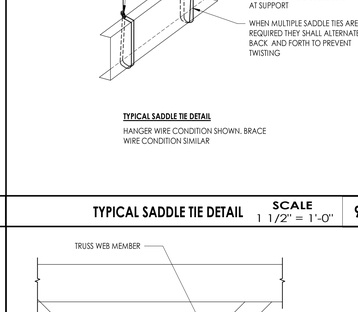
BRACING WIRE

HANGER AND BRACING WIRE CONNECTION - TYPICAL WIRE TURNS — SCALE 6" = 1'-0" — 18



SUSPENDED ACOUTSICAL CEILING LIGHT FIXTURES/AIR TERMINAL SUPPORT DETAIL — SCALE 6" = 1'-0" — 12

HORIZONTAL CONTROL FOR CEILING DEVICES — SCALE 1/2" = 1'-0" — 13



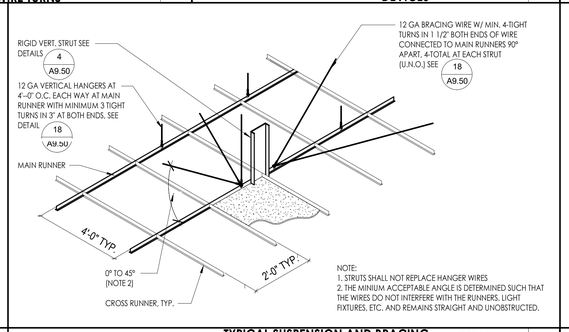
BRACING WIRE CONNECTION TO SAWN TIMBER — SCALE 1 1/2" = 1'-0" — 2

NOTE:
1. BRACE WIRE SHALL ALIGN PARALLEL WITH THE TRUSS BOTTOM CHORD

BRACE WIRE CONNECTION TO SAWN CHORD TRUSS — SCALE 1 1/2" = 1'-0" — 23

NOTE:
BRACING WIRES AND COMP. STRUT SHALL OCCUR AT EVERY 144 SQ.FT. MAX. IN ROOMS OVER 144 SQ. FT.

TYP. CEILING PLAN FOR 12'-0 x 12'-0" BRACE ASSEMBLY SPACING — SCALE 1/8" = 1'-0" — 19



NOTE:
1. STRUTS SHALL NOT REPLACE HANGER WIRES
2. THE MINIMUM ACCEPTABLE ANGLE IS DETERMINED SUCH THAT THE WIRES DO NOT INTERFERE WITH THE RUNNERS, LIGHT FIXTURES, ETC., AND REMAINS STRAIGHT AND UNOBSTRUCTED.

TYPICAL SUSPENSION AND BRACING ASSEMBLY — SCALE 1 1/2" = 1'-0" — 14

TYPICAL SADDLE TIE DETAIL

HANGER WIRE CONDITION SHOWN. BRACE WIRE CONDITION SIMILAR

TYPICAL SADDLE TIE DETAIL — SCALE 1 1/2" = 1'-0" — 9

SECTION A

SUSPENDED ACOUSTICAL CEILING CHANNEL TYPE STRUT — SCALE 1/2" = 1'-0" — 4

VIDEO PROJECTION ANCHORAGE — SCALE 1" = 1'-0" — 25

CHANNEL STRUT

NOTES:
1. WEB OF CHANNEL TO BEAR WITHIN WIDTH OF WOOD MEMBER.

STRUT CONNECTION TO SAWN TIMBER WITHOUT GYPSUM BOARD — SCALE 1 1/2" = 1'-0" — 20

NOTE:
(1) WHEN FIRE RATED GYP. BOARD IS INSTALLED ON THE BOTTOM FLANGES. USE SCREW EYES W/ SUFFICIENT LENGTH TO AVOID DAMAGING THE FIRE RATED GYP. BOARD AND MEET MIN. PENETRATION

HANGER WIRE CONNECTION TO SAWN TIMBER — SCALE 1 1/2" = 1'-0" — 15

HANGER WIRE CONNECTION TO WOOD CHORD TRUSS — SCALE 1 1/2" = 1'-0" — 10

LIGHT FIXTURE AT (E) PLASTER CEILING — SCALE 3" = 1'-0" — 5

METAL SUSPENSION SYSTEMS FOR LAY-IN PANEL CEILINGS

1. CEILING SYSTEM GENERAL NOTES:
1.01 Ceiling system components shall comply with ASTM C635-17 and Section 5.1 of ASTM E580-17.
1.02 The ceiling grid system must be rated heavy duty as defined by ASTM C635-17.
1.03 Ceiling systems. The following ceiling system(s) is/are part of the scope of this project:
Manufacturer's Name: ARMSTRONG.
Product Evaluation Report Type and Number: ICC-ES ESR-1308.
Manufacturer's Model Number - main runner: 7501 SUPRAFINE XL HD.
Manufacturer's catalog number - cross runner: XL7540.
1.04 Seismic Wall Clip:
Manufacturer's Model: BERC2.
1.05 Ceiling panels shall not support any light fixtures, air terminals or devices.
1.06 For ceiling installations utilizing acoustical tile panels of mineral or glass fiber, it is not mandatory to provide ¼" clearance between the acoustical tile panels and the wall on the sides of the ceiling which are free to slip. For all other ceiling panel types, provide ¼" clearance between the ceiling panel and the wall on the sides of the ceiling free to slip.
2. MATERIALS:
2.01 Ceiling wire shall be Class 1 zinc coated (galvanized) carbon steel conforming to ASTM A641-09a. Wire shall be #12 gage (0.106" diameter) with soft temper and minimum tensile strength = 70 ksi.
2.02 Galvanized sheet steel (including that used for metal stud and track compression struts/post) shall conform to ASTM A653-11, or other equivalent sheet steel listed in Section A2.1 of the North American Specification for the Design of Cold-Formed Steel Structural Members 2007, including supplement 2 dated 2010 (AISI S100-07/S2-10). Material 43 mil (18 gage) and lighter shall have minimum yield strength of 33 ksi. Material 54 mil (16 gage) and heavier shall have a minimum yield strength of 50 ksi.
2.03 Electrical metallic tube (EMT) shall be ANSI C80.3/UL 797 carbon steel with G90 galvanizing. EMT shall have minimum yield strength (Fy) of 30 ksi and minimum ultimate strength (Fu) of 48 ksi.
3. ATTACHMENT OF HANGER AND BRACING WIRES:
3.01 Separate all ceiling hanger and bracing wires at least six (6) inches from all unbraced ducts, pipes, conduit, etc.
3.02 Hanger and bracing wires shall not attach to or bend around obstructions including but not limited to: piping, ductwork, conduit and equipment.
3.03 Hanger wires that are more than one (horizontal) in six (vertical) out of plumb shall have counter-sloping wires.
3.04 Slack safety wires shall be considered hanger wires for installation and testing requirements.
3.05 Hanger and bracing wire anchorage to the structure shall be installed in such a manner that the direction of the anchorage aligns closely with the direction of the wire. (e.g. bracing wire ceiling clips must be bent as shown in the details and rotated as required to align closely with the direction of the wire, screw eyes in wood must be installed so they align closely with the direction of the wire, etc.)
4. FASTENERS AND WELDING:
4.01 Sheet metal screws shall comply with ASTM C1513-10, ASME B18.6.4-89 (R2005). Penetration of screws through joined material shall not be less than three exposed threads.
4.02 Expansion anchors shall be: N/A
4.03 Power-Actuated Fasteners shall be: N/A
4.04 If not otherwise specified in the evaluation report, power-actuated fasteners installed in steel shall be installed so the entire pointed end of the fastener is driven through the steel member.
4.05 Power-actuated fasteners in concrete are not permitted for bracing wires.
4.06 Concrete reinforcement and prestressing tendons shall be located by non-destructive means prior to installing post - installed anchor.
4.07 Welding shall be in accordance with AWS D1.3 using E60XX series electrodes.
5. TESTING: All field testing must be performed in the presence of the project inspector.
5.01 Post-installed anchors in concrete used to support hanger wires shall be tested at a frequency of 10 percent. Power actuated fasteners in concrete shall be field tested for 200 lbs. in tension. All other post-installed anchors in concrete shall be tested in accordance with CBC Section 1913A.7.
5.02 Post-installed anchors in concrete used to attach bracing wires shall be tested at a frequency of 50 percent in accordance with CBC Section 1913A.7.
6. LIGHT FIXTURES:
6.01 All light fixtures shall be positively attached to the ceiling suspension systems by mechanical means to resist a horizontal force equal to the weight of the fixture. A minimum of two screws or approved fasteners are required at each light fixture, per ASTM E580, Section 5.3.1.
6.02 Surface-mounted light fixtures shall be attached to the main runner with at least two positive clamping devices. The clamping device shall completely surround the supporting ceiling runner and be made of steel with a minimum thickness of #14 gage. Rotational spring catches do not comply. A #12 gage slack safety wire shall be connected from each clamping device to the structure above. Provide additional supports when light fixtures are eight (8) feet or longer or exceed 56 lb. Maximum spacing between supports shall not exceed eight (8) feet.
6.03 Light fixtures weighing less than or equal to 10 lb. shall have a minimum of one (1) #12 gage slack safety wire connected from the fixture housing to the structure above.
6.04 Light fixtures weighing greater than 10 lb. but less than or equal to 56 lbs. may be supported directly on the ceiling runners, but they shall have a minimum of two (2) #12 gage slack safety wires connected from the fixture housing at diagonal corners to the structure above. Exception: All light fixtures greater than two by four feet weighing less than 56 lbs. shall have a #12 gage slack safety wire at each corner.
6.05 All Light fixtures weighing greater than 56 lb. shall be independently supported by not less than four (4) taut #12 gage hanger wires (one at each corner) attached from the fixture housing to the structure above or other approved hangers. The four (4) taut #12 gage wires or other approved hangers, including their attachment to the structure above, shall be capable of supporting four (4) times the weight of the fixture.
7. SERVICES WITHIN THE CEILING:
7.01 All flexible sprinkler hose fitting mounting brackets, ceiling-mounted air terminals or other services shall be positively attached to the ceiling suspension systems by mechanical means. Screws or approved fasteners are required. A minimum of two attachments are required at each component.
7.02 Ceiling-mounted air terminals or other services weighing less than or equal to 20 lb. shall have one (1) #12 gage slack safety wire attached from the terminal or service to the structure above.
7.03 Flexible sprinkler hose fittings, ceiling-mounted air terminals or other services weighing more than 20 lb. but less than or equal to 56 lb. shall have two (2) #12 gage slack safety wires (at diagonal corners) connected from the terminal or service to the structure above.
7.04 Flexible sprinkler hose fittings, ceiling-mounted air terminals or other services weighing more than 56 lb. shall be supported directly from the structure above by not less than four (4) taut #12 gage hanger wires attached from the terminal or service to the structure above or other approved hangers.
8. OTHER DEVICES WITHIN THE CEILING:
8.01 All lightweight miscellaneous devices, such as strobe lights, occupancy sensors, speakers, exit signs, etc., shall be attached to the ceiling grid. In addition, devices weighing more than 10 lbs. shall have a #12 gage slack safety wire anchored to the structure above. Devices weighing more than 20 lb. shall be supported independently from the structure above.

GENERAL NOTE:

1. **CBC 718.2** – In combustible construction, fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fireblocking shall be installed in the locations specified in sections 718.2.2 through 718.2.7. RC-7

2. At rated walls that require protected openings provide tested assembly for the smoke/fire seal at the top of the walls with UL Des No. HW-S0116

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LOWELL T. HRAN STATE OF CALIFORNIA
No. C 11580
EXP. 08-31-21

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

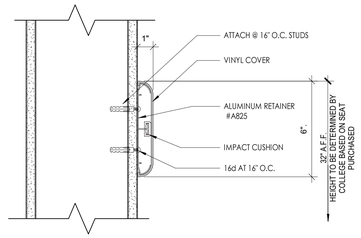
CEILING DETAILS

SHEET NUMBER

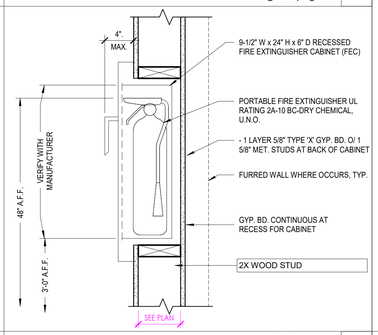
A9.50

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

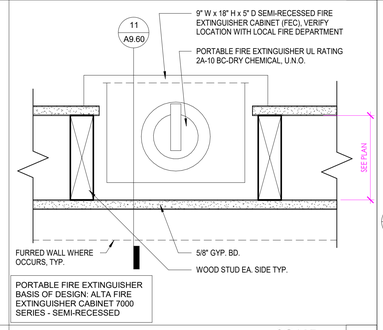
1/18/2021 2:25:34 PM C:\Users\ltran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltranLT58.rvt



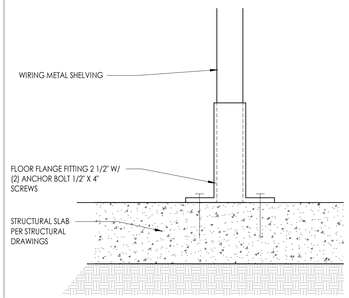
CHAIR RAIL DETAIL SCALE 3" = 1'-0" | 10



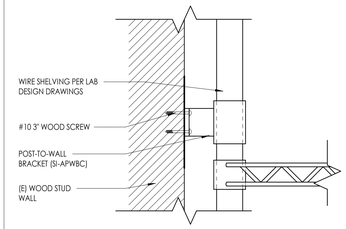
RECESSED FEC SECTION SCALE 1 1/2" = 1'-0" | 11



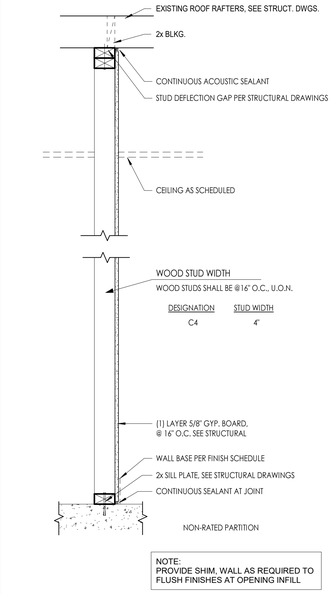
RECESSED FEC PLAN SCALE 3" = 1'-0" | 12



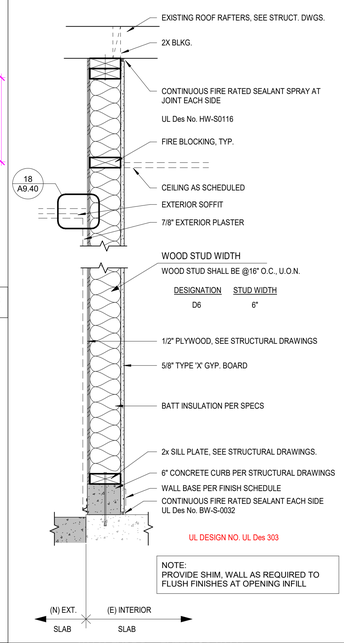
SHELVING ANCHORAGE DETAIL SCALE 3" = 1'-0" | 13



SHELVING POST-TO-WALL BRACKET DETAIL AT WALL SCALE 3" = 1'-0" | 14

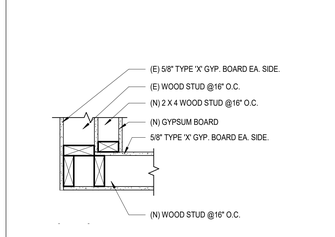


WALL TYPE C - STUD FURRING SCALE 1" = 1'-0" | 4

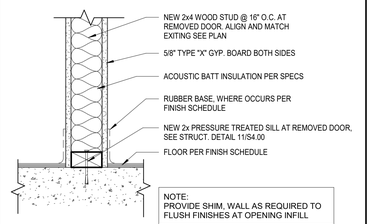


WALL TYPE D - EXTERIOR WALL PARTITION SCALE 1" = 1'-0" | 5

WALL TYPE B - INTERIOR WALL PARTITION SCALE 1" = 1'-0" | 2



INTERIOR WALL CORNER DETAIL SCALE 1" = 1'-0" | 6



WALL BASE DETAIL SCALE 1 1/2" = 1'-0" | 3

GENERAL NOTE:

1. **CBC 718.2** – In combustible construction, fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fireblocking shall be installed in the locations specified in sections 718.2.2 through 718.2.7. RC-7

2. At rated walls that require protected openings provide tested assembly for the smoke/fire seal at the top of the walls with UL Des LS01

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LORNA C. TRAN No. C-11580 STATE OF CALIFORNIA 10-31-21

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

INT. AND EXT. WALL TYPES AND DETAILS

SHEET NUMBER

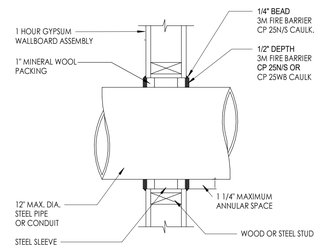
A9.60

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

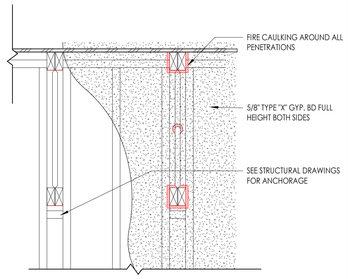
MM-20-020 – SAN B400 Renovation Project Specifications (Bidding Documents)

1/18/2021 2:23:36 PM C:\Users\tHorn\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_tHorn_LT8.18.rvt

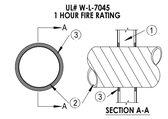
PENETRATION FIRESTOP FOR 12" MAX. DIA. STEEL PIPE/CONDUIT THROUGH A GYPSUM WALLBOARD ASSEMBLY



PIPE PENETRATION - 1 HR SCALE 1 1/2" = 1'-0" | 11*

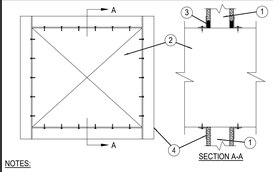


INT. WALL PERPENDICULAR TO JOIST1 SCALE 1" = 1'-0" | 1



NOTES:
1. 1-HR F.R. WALL SEE WALL TYPE FOR WALL ASSEMBLY
2. STEEL DUCT-NOM 18"(OR SMALLER) NO. 24 GA (OR HEAVIER) SPIRAL WOUND STEELDUCT TO BE INSTALLED CONCENTRICITY WITH3/4" ANNULAR SPACE. DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
3. FILL, VOID OR CAVITY MATERIAL-CAULK OR SEALANT- MIN 5/8" THICKNESS OF FILLMATERIAL APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL ASSEMBLY

3M COMPANY-CP 25WB+CAULK OR FB-3000 WT SEALANT.



NOTES:
1) 1-HR F.R. WALL SEE WALL TYPE FOR WALL ASSEMBLY
2) THROUGH PENETRATE - NOM 36" BY 30"(OR SMALLER) 24 GA. (OR HEAVIER) GALV. STEEL DUCT TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRE STOP SYSTEM. AN ANNULAR SPACE OF MIN. 0" TO MAX. 2" IS REQUIRED WITHIN THE FIRE STOP SYSTEM STEEL DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY
3) FIRE STOP SYSTEM: FILL, VOID OR CAVITY MATERIAL*-CAULK OR SEALANT- MIN. 5/8" THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL ASSEMBLY. AT THE POINT CONTACT LOCATION BETWEEN DUCT AND WALLBOARD A MIN. 1/4" DIAM BEAD SEALANT SHALL BE APPLIED AT THE WALLBOARD/DUCT INTERFACE ON BOTH SURFACES OF WALL ASSEMBLY.
4) MIN 16 GA. GALV. STEEL ANGLES SIZED TO LAP DUCT A MIN. 2" AND LAP WALL SURFACES OF MIN. OF 1". ANGLES ATTACHED TO DUCT ON BOTH SIDES OF WALL WITH IN. 1/2" NO. 10 SMS (OR LARGER) SPACED A MAX. 1" FRP, EACH EMD PF DICT AND SPACED A MAX. OF 6"

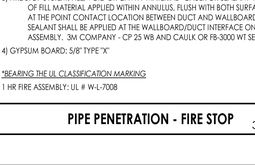
BEARING THE UL CLASSIFICATION MARKING

1 HR FIRE ASSEMBLY; UL # W-L-7008

DUCT FIRE STOPPING SCALE 3/4" = 1'-0" | 12

SHEET METAL DUCT PENET SCALE 3/4" = 1'-0" | 7

UL# W-L-7042
1 HOUR FIRE RATING



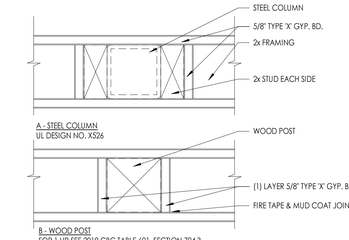
NOTES:
1. 1. HR F.R. WALL SEE WALL TYPE FOR WALL ASSEMBLY
2. THROUGH PENETRATE GALV STEEL DUCT TO BE INSTALLED CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM.
THE ANNULAR SPACE BETWEEN THE DUCT AND PERIPHERY OF OPENING SHALL BE 0 IN. (POINT CONTACT) AND MAX 1-1/2 IN.DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.

A- SPIRAL WOUND HVAC DUCT NOM 20 IN. DIAM (OR SMALLER) NO. 24 MSG (OR HEAVIER) GALV STEEL SPIRAL WOUND DUCT.
B- SHEET METAL DUCT NOM 12 IN. DIAM (OR SMALLER) NO. 28 MSG (OR HEAVIER) GALV SHEET STEEL DUCT.

3. FILL, VOID OR CAVITY MATERIAL*-SEALANT MIN 5/8 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL ASSEMBLY. AT THE POINT CONTACT LOCATION BETWEEN DUCT AND WALLBOARD A MIN 1/2 IN. DIAM BEAD OF SEALANT SHALL BE APPLIED AT THE WALLBOARD/DUCT INTERFACE ON BOTH SURFACES OF WALL ASSEMBLY. HILTI CONSTRUCTION CHEMICALS. DIV OF HILTI INC - CP6015 ELASTOMERIC FIRESTOP SEALANT, FS-ONE SEALANT OR CP606 FLEXIBLE FIRESTOP SEALANT

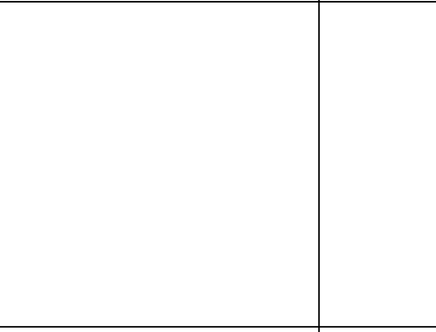
Copyright© 2006 Underwriters Laboratories Inc.

DUCT FIRE STOPPING SCALE 3/4" = 1'-0" | 13

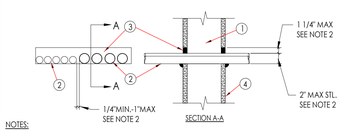


NOTE:
(1) LAYER 5/8" TYPE 'X' GYP. BD APPLIED W/JOUT HORIZONTAL JOINTS W/ 1" TYPE S DRYWALL SCREWS 24" O.C. STEEL CORNERBEAD. 1 1/2" FLANGES. APPLIED W/ 1" TYPE S DRYWALL SCREWS. 12" O.C. IN EA.FLANGE. JOINT COMPOUND 1/16" THICK APPLIED O/ CORNER BEAD.

COLUMN AT 1-HR WALL1 SCALE 3" = 1'-0" | 8



MULTI PIPE PENETRATION SCALE 1 1/2" = 1'-0" | 14

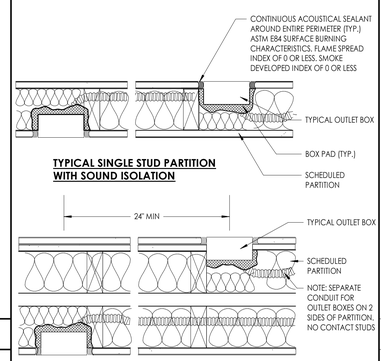


NOTES:
1) 1-HR F.R. WALL SEE WALL TYPE FOR WALL ASSEMBLY
2) THROUGH PENETRATE - ONE OR MORE NOM 2 IN. (51 mm) DIAM (OR SMALLER) RIGID STEEL CONDUIT OR ELECTRICAL METAL TUBING (EMT) INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRE STOP SYSTEM. THE ANNULAR SPACE BETWEEN CONDUITS OR TUBING SHALL BE MIN. 1/4 IN. (6MM TO MAX 25 MM) CONDUIT TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
3) FIRE STOP SYSTEM: FILL, VOID OR CAVITY MATERIAL*-CAULK OR SEALANT- MIN. 5/8" THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL ASSEMBLY. AT THE POINT CONTACT LOCATION BETWEEN DUCT AND WALLBOARD A MIN. 1/4" DIAM BEAD SEALANT SHALL BE APPLIED AT THE WALLBOARD/DUCT INTERFACE ON BOTH SURFACES OF WALL ASSEMBLY. 3M COMPANY - CP 25 WB AND CAULK OR FB-3000 WT SEALANT
4) GYPSUM BOARD: 5/8" TYPE "X"

BEARING THE UL CLASSIFICATION MARKING

1 HR FIRE ASSEMBLY: UL # W-L-7008

PIPE PENETRATION - FIRE STOP SCALE 3/4" = 1'-0" | 15



TYPICAL DOUBLE STUD PARTITION WITH SOUND ISOLATION (SIMILAR FOR STAGGERED STUDS)

NOTES:
1. PLACE OUTLET BOXES IN SEPARATE STUD SPACES.
2. BACK TO BACK OUTLETS NOT PERMITTED.
3. PLUG ALL UNUSED KNOCK-OUTS IN OUTLET BOXES WITH KNOCK - OUT CAPS.
4. PROVIDE BACKING EQUIVALENT TO "LOWRY'S" OUTLET BOX PADS. [HARRY A. LOWRY & ASSOCIATES INC. (800) 225-8231]
5. DEPTH OF OUTLET BOX MUST BE COMPATIBLE WITH STUD SIZE IN ORDER TO ACCOMODATE BOX PAD.
6. ACOUSTICAL BOX PAD REQUIREMENT APPLIES TO ALL PARTITIONS WITH ACOUSTICAL INSULATION.
7. USE OF MUD RINGS WITHOUT ELECTRICAL BOXES SHOULD NOT BE ALLOWED. APPLIES TO POWER, PHONE, COMMUNICATIONS, ETC.

OUTLET BOX DETAIL1 SCALE 3" = 1'-0" | 17

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LOWRY, ROBERT ALAN — No. C 11360 — 10-31-21 — STATE OF CALIFORNIA

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MiraCosta College

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

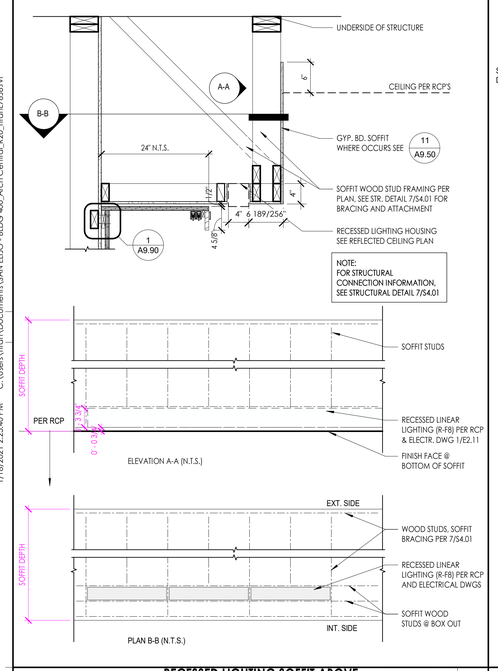
TYPICAL WALL PENETRATION AND ACOUSTICAL DETAILS

SHEET NUMBER

A9.61

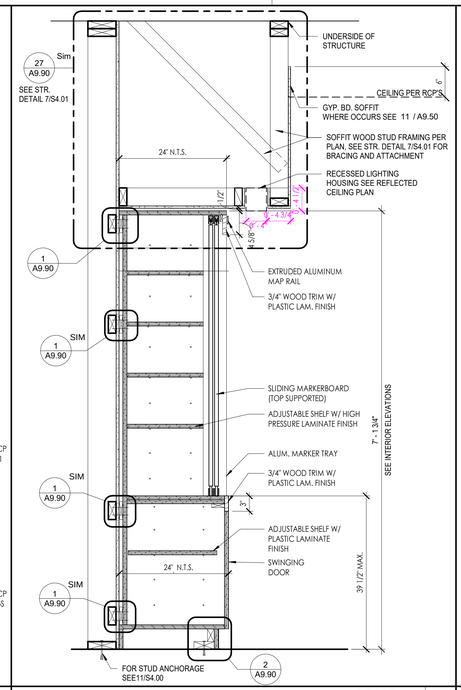
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/18/2021 2:25:40 PM C:\Users\khran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_khran178.18.rvt



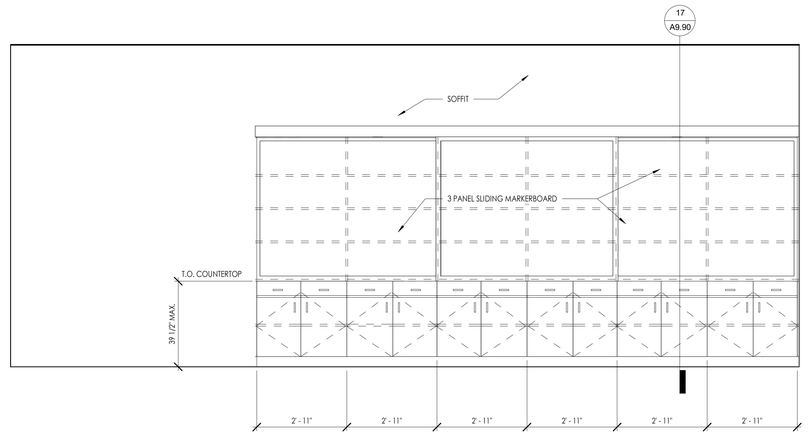
RECESSED LIGHTING SOFFIT ABOVE CLASSRM. CABINET

SCALE 1" = 1'-0" | 27

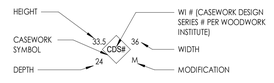


CABINET - OPEN SHELVES

SCALE 1" = 1'-0" | 17



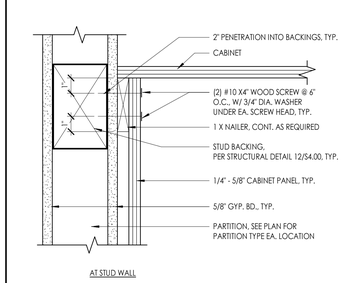
INTERIOR ELEVATIONS - LEGEND



NOTE: PROVIDE LOCKS TO ALL CABINET DOORS

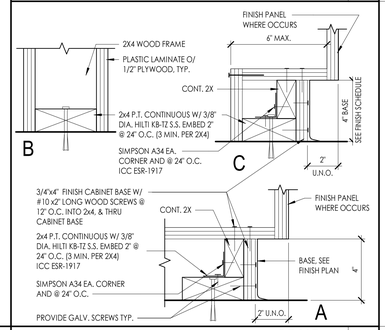
TEACHER HEAD WALL

SCALE 1/2" = 1'-0" | 7



CABINET TYP. ANCHOR

SCALE 3" = 1'-0" | 1

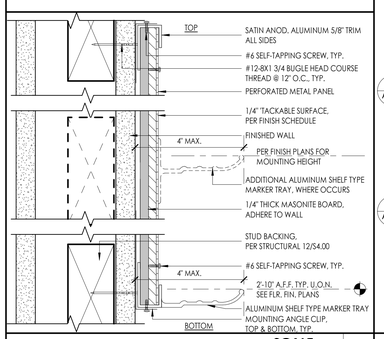


CABINET TYP. BASE ANCHOR

SCALE 3" = 1'-0" | 2

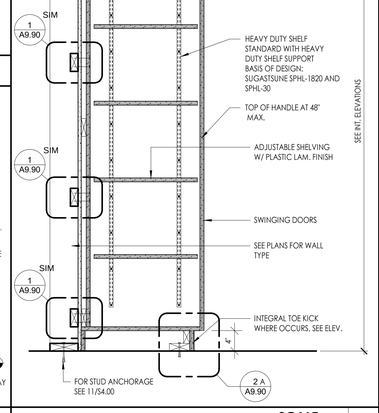
RIGHT-HAND PODIUM DETAIL

SCALE 1 1/2" = 1'-0" | 20



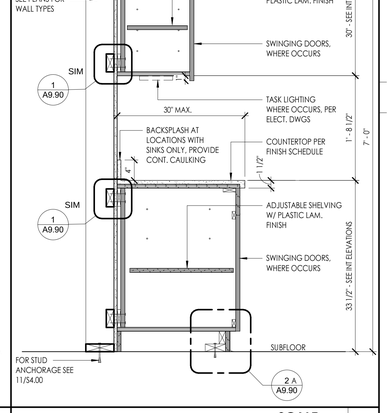
TACK BOARD

SCALE 6" = 1'-0" | 14



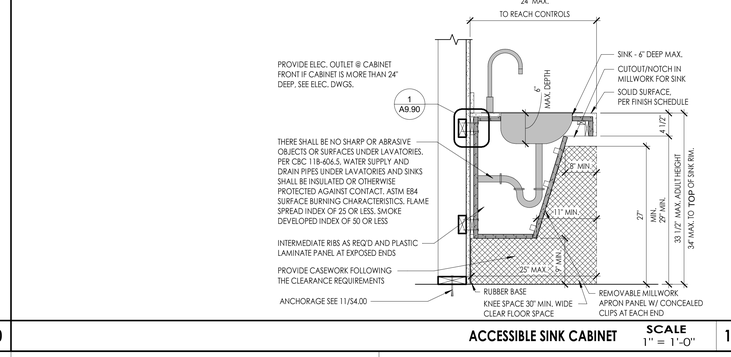
TALL CABINET

SCALE 1" = 1'-0" | 9



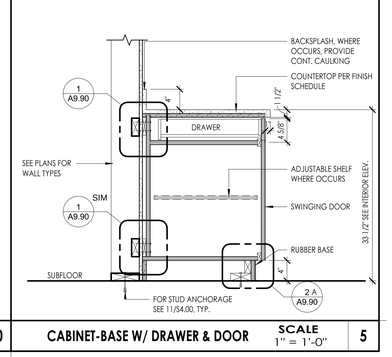
CABINET DETAIL - BASE & UPPER

SCALE 1" = 1'-0" | 4



ACCESSIBLE SINK CABINET

SCALE 1" = 1'-0" | 10



CABINET-BASE W/ DRAWER & DOOR

SCALE 1" = 1'-0" | 5

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT — LOWELL C. CHAN — No. C-17580 — 10-31-21 — STATE OF CALIFORNIA

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

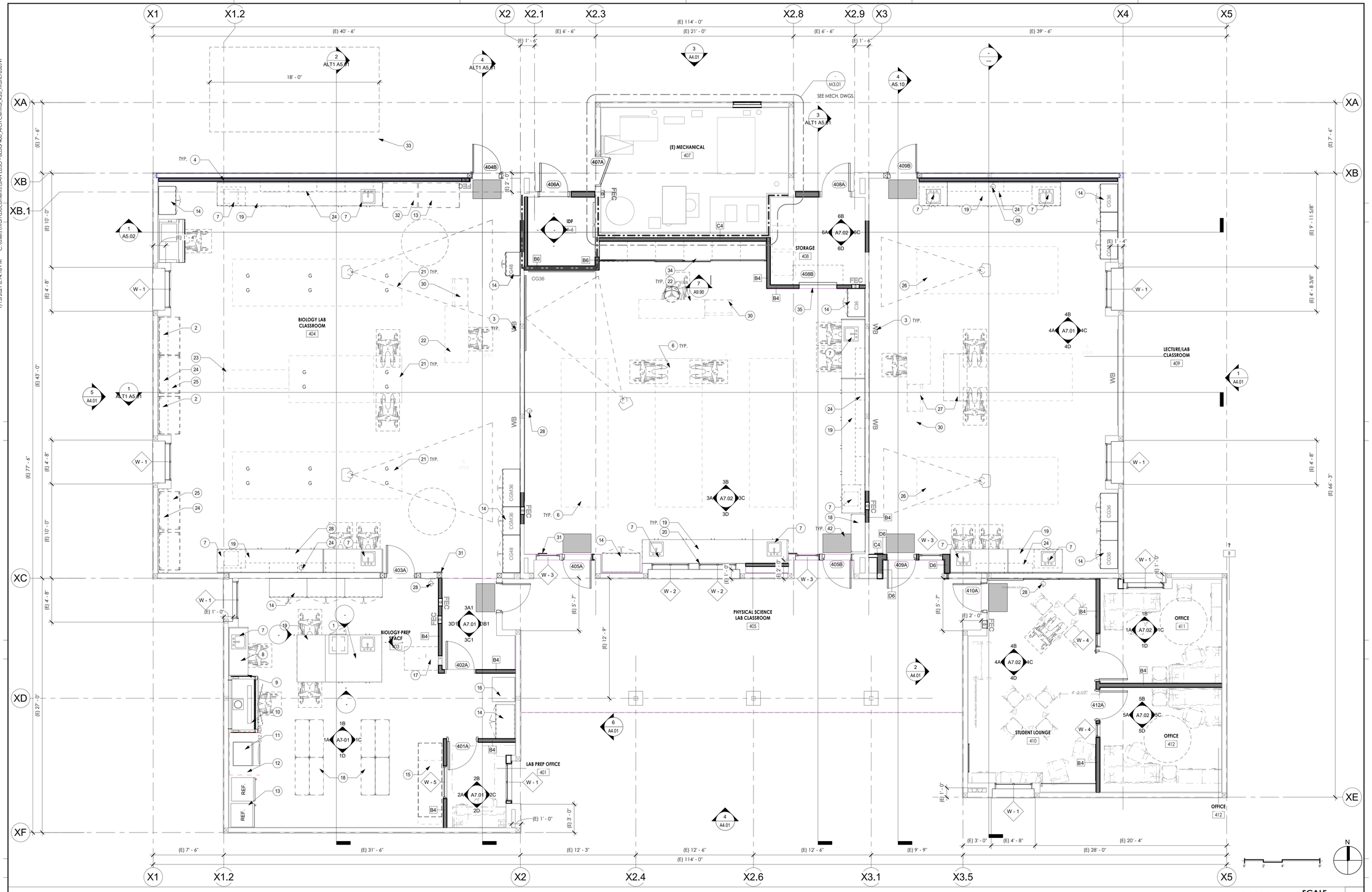
CASEWORK DETAILS

SHEET NUMBER

A9.90

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/15/2021 8:14:18 PM C:\Users\ltrorn\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltrornTL78J8.rvt



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED. ALL DIMENSIONS INDICATED AS '(E)' FOR EXISTING ARE TO BE VERIFIED IN FIELD.
2. REFER TO SHEETS G1.40 FOR EGRESS AND OCCUPANCY LOADS.
3. SEE SHEET A9.60 FOR WALL TYPES.
4. FIRE EXTINGUISHERS MUST COMPLY WITH TITLE 19, ARTICLE 5. DISTRIBUTION SHALL NOT EXCEED 75 FEET TRAVEL DISTANCE FROM ANYWHERE IN THE BUILDING.
5. SEE ELECTRICAL DRAWINGS FOR BDF, IDF, AND ELECTRICAL EQUIPMENT. SEE STRUCTURAL DRAWINGS FOR BACKING DETAIL 12 / S4.00
6. REFER TO SHEET G3.10 FOR ADA CLEARANCE REQUIREMENTS.
7. **R-21 WALL INSULATION FOR ALL EXTERIOR WALLS.** - / ---
8. FOR OUTLET BOX SOUND INSULATION DETAIL SEE DETAIL 17 / A9.61
9. FOR FINISH FLOOR PATTERN PLANS SEE SHEET A8.10

ALTERNATE #1 (ALT1)

1. REMOVAL OF ALL SKYLIGHTS.

FLOOR PLAN LEGEND

- EXISTING STUD WALL WITH INSULATION
- NEW STUD WALL WITH INSULATION
- (E) 1 HR RATING STUD WALL UL DESIGN NO. UL 305
- NEW 1 HR RATING STUD WALL UL DESIGN NO Des 303
- (1) KEYNOTE, REFER TO KEYNOTE LEGEND
- (101A) DOOR TAG, SEE DOOR SCHEDULE SHEET A8.30
- (X) PARTITION TYPE - SEE SHEET A9.60
- (W.S.) GLAZED SYSTEM TYPE / WINDOW TYPE - SEE SHEET A8.30
- (L) (E) MECHANICAL LOUVER TYPE TO REMAIN, REFER TO MECHANICAL DRAWINGS
- FEC RECESSED FIRE EXTINGUISHER CABINET, SEE DETAIL SPACING MUST COMPLY WITH TITLE 19, ARTICLE 5
- FEC SURFACE MOUNTED FIRE EXTINGUISHER CABINET, SEE DETAIL SPACING MUST COMPLY WITH TITLE 19, ARTICLE 5

FLOOR PLAN KEYNOTES:

1. SHELVING ABOVE COUNTERTOP
2. SUSPENDED FLAT SCREEN TV, REFER TO AUDIO VISUAL BASIS OF DESIGN
3. MARKERBOARD
4. FURRED WALL
5. MOP SINK, REFER TO PLUMBING
6. STUDENT FIXED BENCH WITH CUPSINKS
7. SINK WITH HOT/COLD WATER - REFER TO PLUMBING
8. UC GLASS WASHER - OFOI
9. AUTOCLAVE ON BENCH - OFOI
10. FUME HOOD, SEE MECHANICAL AND LF DRAWINGS
11. ICE MACHINE - OFOI
12. FREEZER - OFOI
13. REFRIGERATOR - OFOI
14. 7'-0" H. TALL STORAGE, SEE LAB DESIGN DRAWINGS LF2.0
15. OPENING FLOOR SPACE
16. FILE CABINETS - N.I.C.
17. RECESSED EMERGENCY SHOWER AND EYEWASH
18. SHELVING
19. COUNTERTOP WITH BASE CABINET
20. WINDOW SPANDREL
21. STUDENT BENCH WITH GAS, SEE LAB DESIGN DRAWINGS LF2.0
22. TEACHER STATION
23. ANATOMAGE TABLE
24. WALL CABINET
25. CARTS FOR MODELS - N.I.C.
26. MOVEABLE TABLE
27. MOVEABLE TABLE / TEACHER STATION, SEE LAB DESIGN DRAWINGS LF2.0
28. WALL CLOCK - SEE ELECTRICAL DRAWINGS
29. CEILING MOUNTED PROJECTOR SCREEN - SEE AV DRAWINGS
30. TEACHER PODIUM - N.I.C.
31. INFORMATION TACK BOARD
32. AQUARIA RACK - OFOI
33. FUTURE GREEN HOUSE
34. TEACHER HEAD WALL - SEE DETAIL 7/A9.90
35. POWERED OVERHEAD DOOR - SEE DOOR SCHEDULE

FLOOR PLAN SCALE 1/4" = 1'-0" 1

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LOWELL C. TRORN STATE OF CALIFORNIA
No. C 11580 EXP. 8-30-21

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

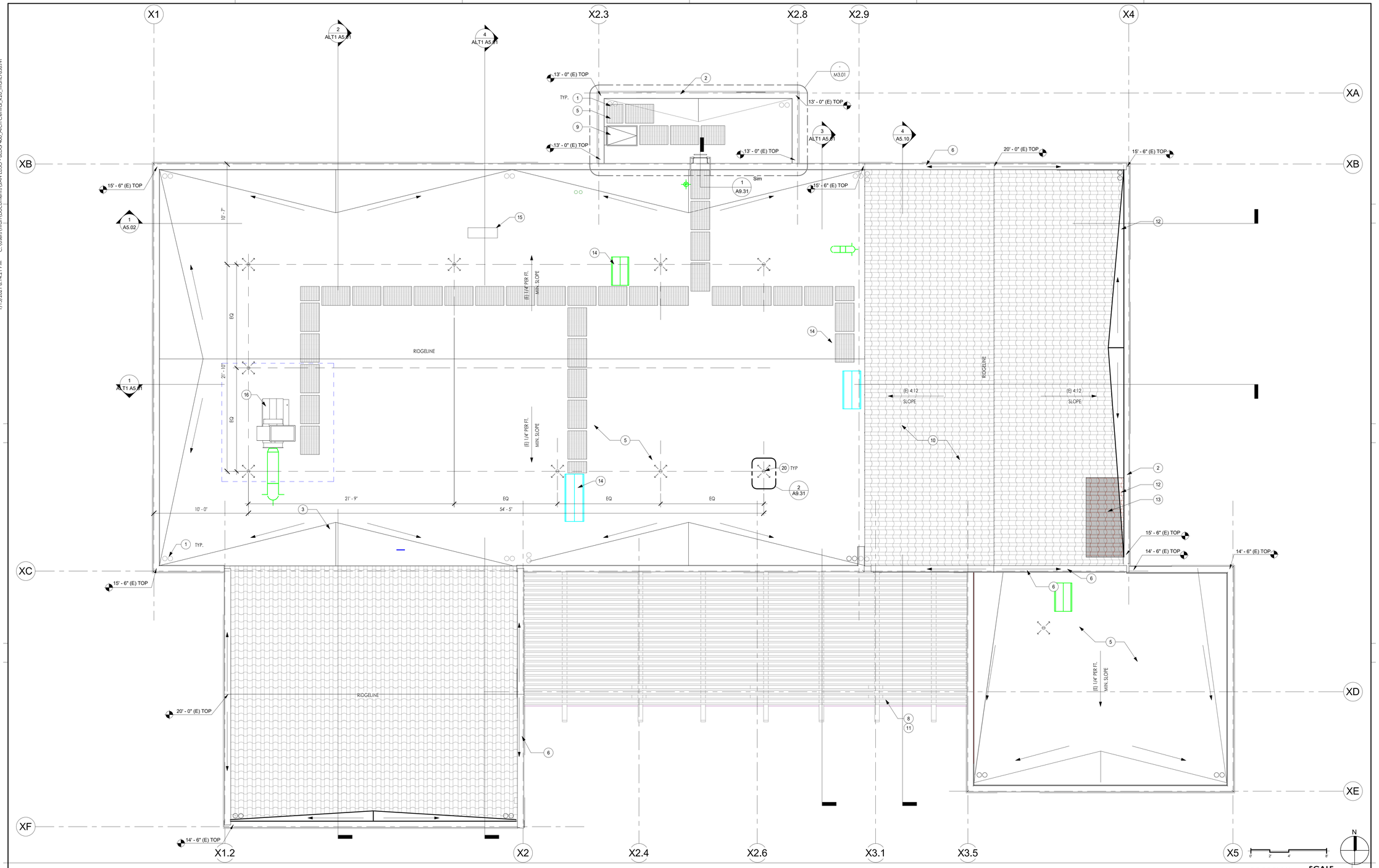
FLOOR PLAN

SHEET NUMBER

ALT1 A2.10

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/15/2021 8:14:21 PM C:\Users\ltran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltranL78J8.rvt



ROOF PLAN GENERAL NOTES

1. NEW ROOF SYSTEM TO MEET THE REQUIREMENTS OF U.L. CLASS 'A' RATED ROOF SYSTEM.
2. PROVIDE FLASHING AND WATER-PROOFING PER DETAILS AT ALL PIPE ROOF PENETRATIONS - REFER TO MECHANICAL, PLUMBING, ELECTRICAL ROOF PLANS.
3. NEW ROOF SYSTEM TO CONFORM TO THE 'COOL ROOF' REQUIREMENTS OF CALIFORNIA'S BUILDING ENERGY EFFICIENCY STANDARDS LISTED IN THE CODE OF REGULATIONS, TITLE 24.
4. MINIMUM SLOPE AT CRICKETS 1/4" PER FOOT, U.N.O.
5. MINIMUM THICKNESS OF R-6 RIGID INSULATION = 2", U.N.O.
6. NOT USED

ALTERNATVE NOTES

1. THIS ALTERNATIVE SCOPE IS TO EXCLUDE ALL SKYLIGHTS AND/OR SOLATUBES

ROOF LEGEND

- MODIFIED BITUMEN ROOFING O/ 5/8" PRIME DENSDECK O/ R-30 (6" MIN. THICK) RIGID INSULATION O/ (E) PLYWOOD
- (N) WALKWAY PADS (3'-0" WIDE, U.N.O.)
- NEW METAL CAP, SEE DETAIL 2 / A9.30
- REINSTALL REMOVED (E) CLAY ROOFING TILE
- (N) ROOF TILE
- T.O.P. +34'-0" — PARAPET ELEVATION = TOP OF PARAPET FROM THE FIRST LEVEL FINISH FLOOR OF BUILDING
- T.O.R +32'-4" — ROOF ELEVATION = TOP OF ROOFING FINISH FROM THE FIRST LEVEL FINISH FLOOR OF BUILDING
- RIDGE — RIDGE OR HIGHEST ELEVATION OF ROOF PLANE
- ROOF AND OVERFLOW DRAIN AND RECEIVER AND PIPING - SEE PLUMBING DRAWINGS AND DETAIL

ROOF PLAN KEYNOTES:

1. EXISTING ROOF DRAIN AND OVERFLOW TO REMAIN.
2. NEW PARAPET CAP - SEE DETAIL 2 / A9.30
3. (E) PLYWOOD CRICKET TO REMAIN
4. NEW SOLATUBE SYSTEM BASIS OF DESIGN: SOLAMASTER 750DS-C WITH ELECTRONIC LIGHTING SENSOR
5. (N) SBS MODIFIED BITUMINOUS MEMBRANE ROOFING
6. NEW PARAPET CAP AT EXISTING SLOPING PARAPET WALL
7. NOT USED
8. EXISTING PATIO CANOPY AND TRELLIS OVERHANG AND COLUMNS TO BE PREPPED FOR NEW REFINISH AND STAIN TO MATCH EXISTING - REFER TO SPEC SECTION
9. EXISTING MAINTENANCE ROOF HATCH TO REMAIN - PROTECT IN PLACE
10. REINSTALL REMOVED (E) CLAY ROOFING TILE
11. FIBERGLASS REINFORCED ROOF PANELS BASIS OF DESIGN PALRAM SUNGLAZE STANDING SEAM SOLID POLYCARBONATE - SEE DETAIL
12. (N) REPLACED CONCEALED GUTTER
13. (E) ROOFING TILE REINSTALLED
14. (N) GRAVITY VENT - SEE MECH. DWGS, AND DETAIL 15 / A9.30
15. (N) CONDENSING UNIT - SEE MECH. DWGS & DETAIL 23 / A9.30
16. (N) EXHAUST FAN - SEE MECH. DWGS AND DETAIL 13 / A9.30
17. (N) PVC WALK PAD
18. (N) CONDENSING UNIT - SEE MECHANICAL DRAWINGS
19. ROOF LADDER, SEE DETAIL 1 / A9.31

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT — LORI K. TTSAO — 30-711 — STATE OF CALIFORNIA

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

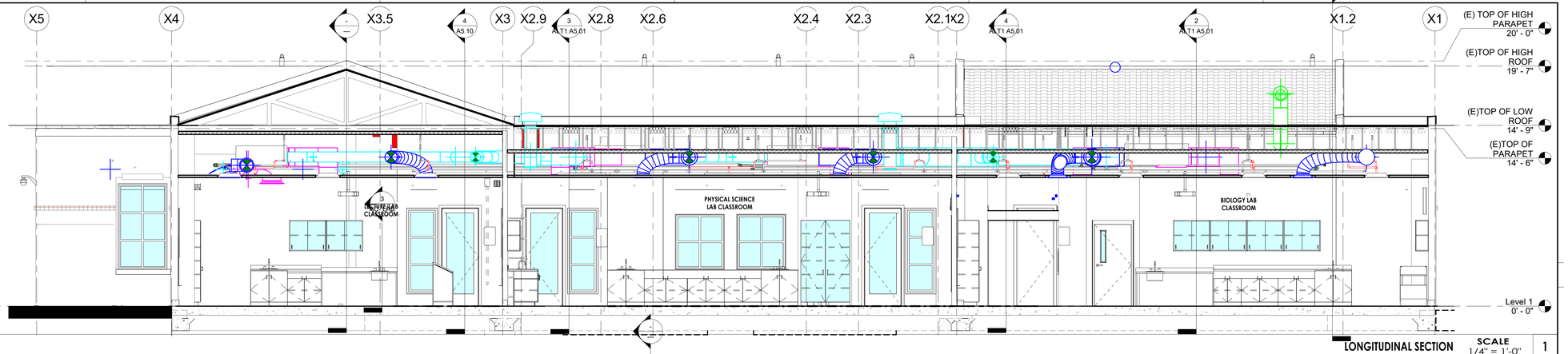
ROOF PLAN

SHEET NUMBER

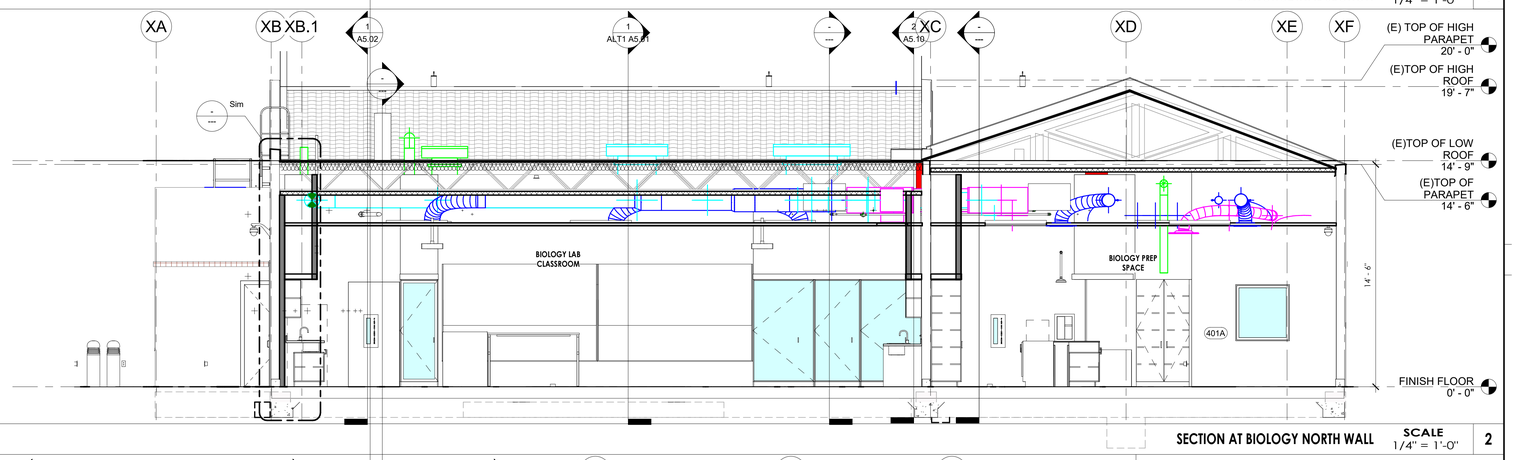
ALT1 A2.30

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

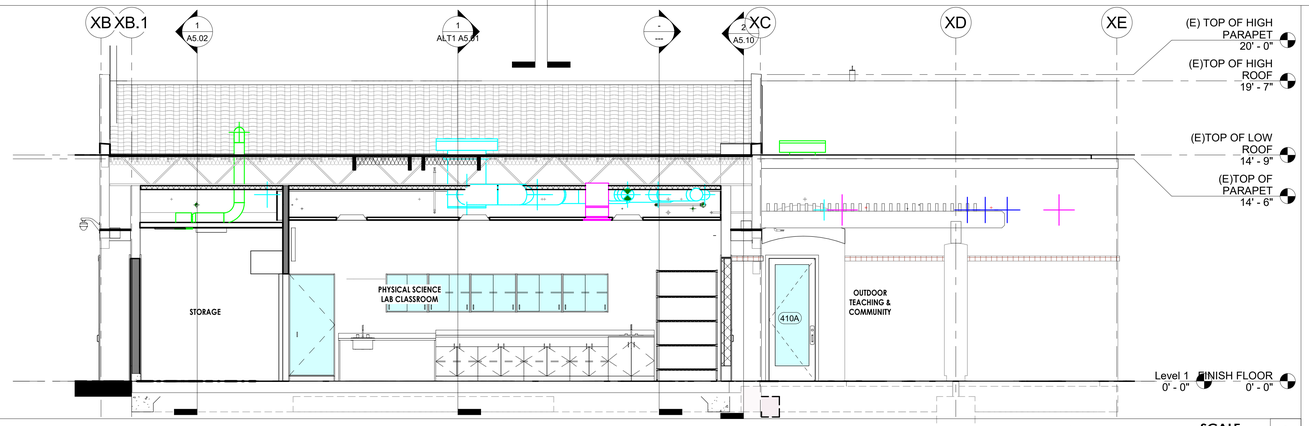
1/15/2021 8:14:28 PM C:\Users\ltrorn\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltrornLT68.rvt



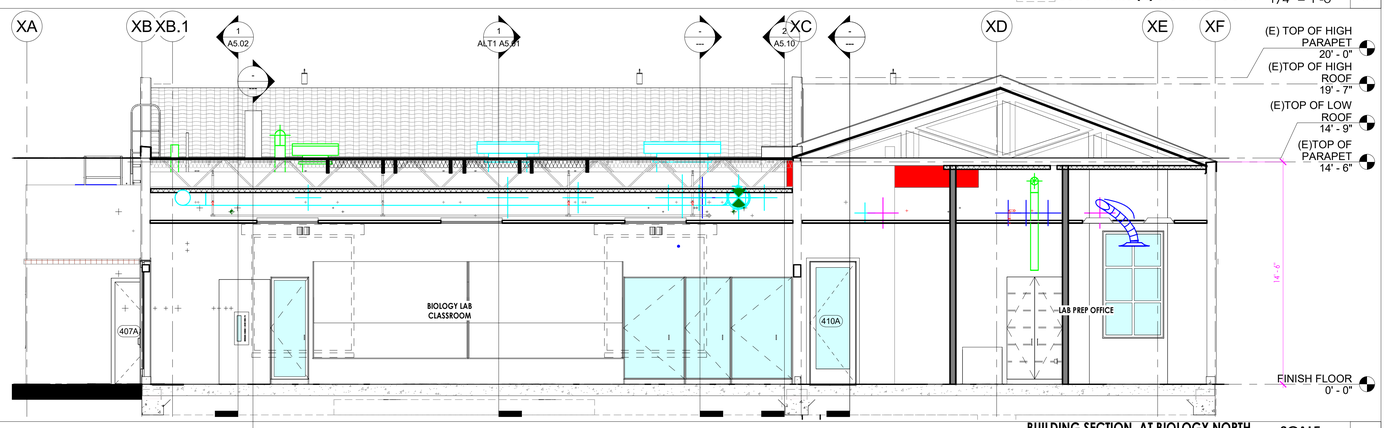
LONGITUDINAL SECTION — SCALE 1/4" = 1'-0" — 1



SECTION AT BIOLOGY NORTH WALL — SCALE 1/4" = 1'-0" — 2



SECTION THRU (N) STORAGE ROOM — SCALE 1/4" = 1'-0" — 3



BUILDING SECTION AT BIOLOGY NORTH WALL — SCALE 1/4" = 1'-0" — 4

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT — LORNA TRORN — RENEWAL 08/31/2021 — RC/AC 11360 — STATE OF CALIFORNIA

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

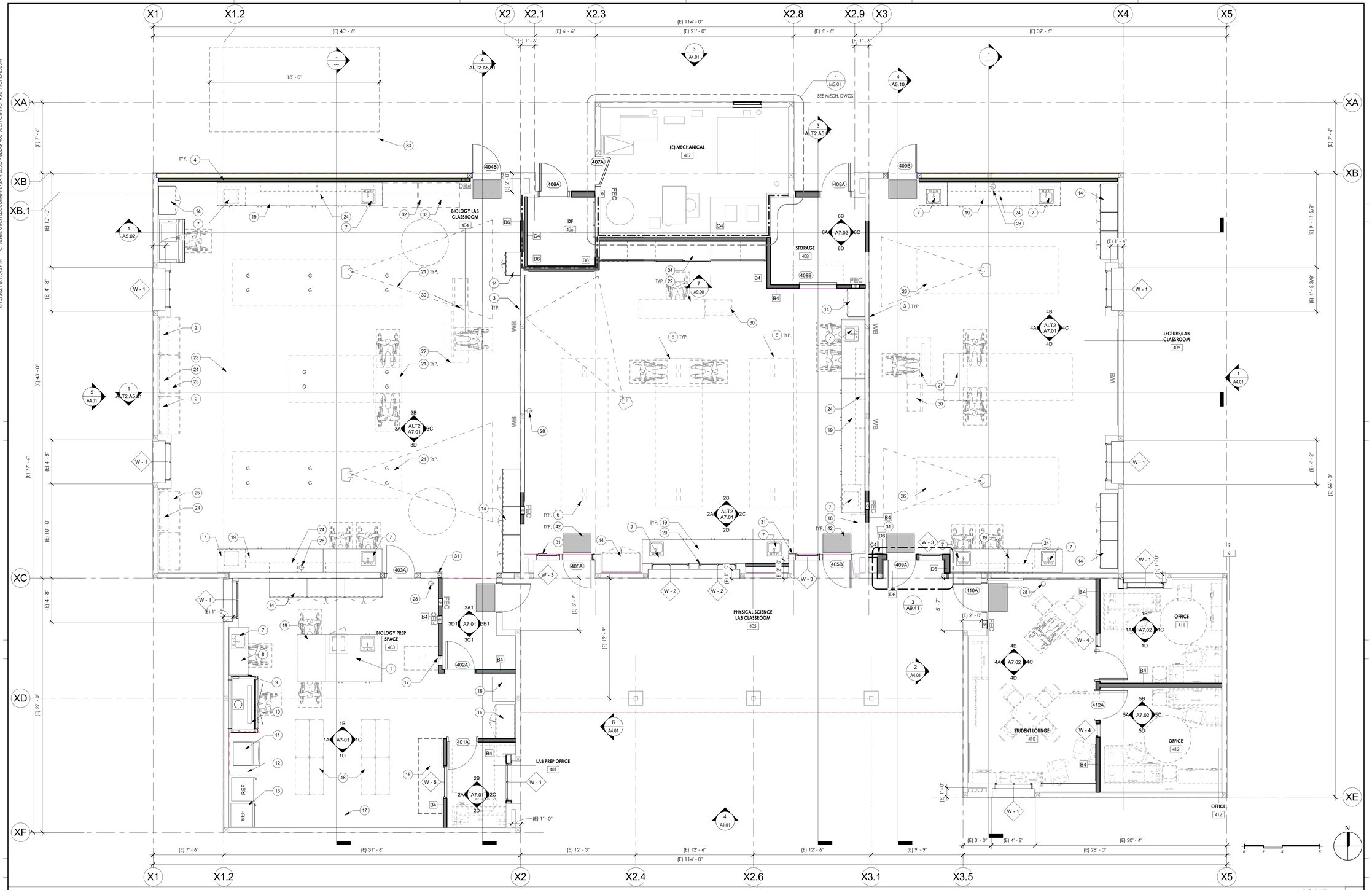
BUILDING SECTIONS

SHEET NUMBER

ALT1 A5.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/15/2021 8:17:43 PM C:\Users\ltran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltranL78J8.rvt



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED. ALL DIMENSIONS INDICATED AS '(E)' FOR EXISTING ARE TO BE VERIFIED IN FIELD.
2. REFER TO SHEETS G1.40 FOR EGRESS AND OCCUPANCY LOADS.
3. SEE SHEET A9.60 FOR WALL TYPES.
4. FIRE EXTINGUISHERS MUST COMPLY WITH TITLE 19, ARTICLE 5. DISTRIBUTION SHALL NOT EXCEED 75 FEET TRAVEL DISTANCE FROM ANYWHERE IN THE BUILDING.
5. SEE ELECTRICAL DRAWINGS FOR BDF, IDF, AND ELECTRICAL EQUIPMENT. SEE STRUCTURAL DRAWINGS FOR BACKING DETAIL 12 / S4.00
6. REFER TO SHEET G3.10 FOR ADA CLEARANCE REQUIREMENTS.
7. **R-21 WALL INSULATION FOR ALL EXTERIOR WALLS.** - / ---
8. FOR OUTLET BOX SOUND INSULATION DETAIL SEE DETAIL **17 / A9.61**
9. FOR FINISH FLOOR PATTERN PLANS SEE SHEET A8.10

ALTERNATE #2 (ALT2)

1. REMOVAL OF GLASS AT FULL HEIGHT STORAGE CABINETS (ALL LABS).

FLOOR PLAN LEGEND

- EXISTING STUD WALL WITH INSULATION
- NEW STUD WALL WITH INSULATION
- (E) 1 HR RATING STUD WALL UL DESIGN NO. UL 305
- NEW 1 HR RATING STUD WALL UL DESIGN NO Des 303
- (1) KEYNOTE, REFER TO KEYNOTE LEGEND
- 101A DOOR TAG, SEE DOOR SCHEDULE SHEET A8.30
- X PARTITION TYPE - SEE SHEET A9.60
- W.S. GLAZED SYSTEM TYPE / WINDOW TYPE - SEE SHEET A8.30
- L (E) MECHANICAL LOUVER TYPE TO REMAIN, REFER TO MECHANICAL DRAWINGS
- FEC RECESSED FIRE EXTINGUISHER CABINET, SEE DETAIL SPACING MUST COMPLY WITH TITLE 19, ARTICLE 5
- FEC SURFACE MOUNTED FIRE EXTINGUISHER CABINET, SEE DETAIL SPACING MUST COMPLY WITH TITLE 19, ARTICLE 5

FLOOR PLAN KEYNOTES:

1. SHELVING ABOVE COUNTERTOP, SEE LF DRAWINGS
2. SUSPENDED FLAT SCREEN TV, REFER TO AUDIO VISUAL BASIS OF DESIGN
3. MARKERBOARD
4. FURRED WALL
5. MAP RAIL SEE DETAIL
6. STUDENT FIXED BENCH WITH CUPSINKS, SEE LF DRAWINGS
7. SINK WITH HOT/COLD WATER - REFER TO PLUMBING
8. UC GLASS WASHER - OFOI
9. AUTOCLAVE ON BENCH - OFOI
10. FUME HOOD, SEE MECHANICAL AND LF DRAWINGS SHEET LF1.0 CHEMICAL FUME HOOD CONDITION
11. ICE MACHINE - OFOI
12. FREEZER - OFOI
13. REFRIGERATOR - OFOI
14. 7'-0" H. TALL STORAGE, SEE LAB DESIGN DRAWINGS LF1.0 AND LF2.0
15. OPENING FLOOR SPACE
16. FILE CABINETS - N.I.C.
17. RECESSED EMERGENCY SHOWER AND EYEWASH
18. SHELVING, SEE LF DRAWINGS AND DETAILS **14 / A9.60** AT WALL AND **14 / A9.60** AT SLAB
19. COUNTERTOP WITH BASE CABINET, SEE LF DRAWING SHEET LF1.0 CASEWORK CONDITION
20. WINDOW SPANDREL
21. STUDENT BENCH WITH GAS, SEE LAB DESIGN DRAWINGS LF2.0
22. TEACHER STATION
23. ANATOMAGE TABLE. , SEE LF DRAWINGS
24. WALL CABINET
25. CARTS FOR MODELS - N.I.C.
26. MOVEABLE TABLE, SEE LF DRAWINGS
27. MOVEABLE TABLE / TEACHER STATION, SEE LAB DESIGN DRAWINGS LF2.0
28. WALL CLOCK - SEE ELECTRICAL DRAWINGS
29. CEILING MOUNTED PROJECTOR SCREEN - SEE AV DRAWINGS
30. TEACHER PODIUM, SEE DETAIL **20 / A9.90**
31. INFORMATION TACK BOARD
32. AQUARIUM RACK - OFOI
33. FUTURE GREEN HOUSE
34. TEACHER HEAD WALL - SEE DETAIL **7 / A9.90**
35. POWERED OVERHEAD DOOR - SEE DOOR SCHEDULE AND ELEC. DWGS.
36. TACKABLE SURFACE - BASIS OF DESIGN, CLAIRIDGE 8' - 0" L SEE DETAIL
37. PROJECTOR - SEE AV DRAWINGS
38. PROJECTOR SCREEN - SEE DETAIL 6/A9.50 SURFACE MOUNTED AND SEE AV DRAWINGS ADDITIONAL INFORMATION
39. EXISTING ROOF LADDER TO REMAIN - PROTECT IN PLACE
40. PATCH HOLES IN STUCCO WHERE REFRIGERANT LINES USE TO RUN, V.I.F.
41. BSA FUME HOOD, SEE LAB DESIGN AND HVAC HORIZONTAL CONTROL DRAWINGS. PROVIDE ZONE PRESENCE SENSOR. SEE IAS DRAWINGS AND SPECIFICATIONS FOR CONTROLS REQUIREMENTS.
42. WALK-OFF MAT, SEE DETAIL **10 / A9.10**
43. (N) LOUVER PER MECHANICAL DRAWINGS AND SEE DETAIL
44. (N) END CASEWORK PANEL
45. (N) UNDER THE COUNTER DISHWASHER - OFOI
46. (N) MAXIMUM OCCUPANCY SIGNAGE, SEE DETAIL **15 / G3.10**

FLOOR PLAN SCALE 1/4" = 1'-0" 1

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LAWRENCE C. TRAN STATE OF CALIFORNIA
No. C-11580 EXP. 08-31-21

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

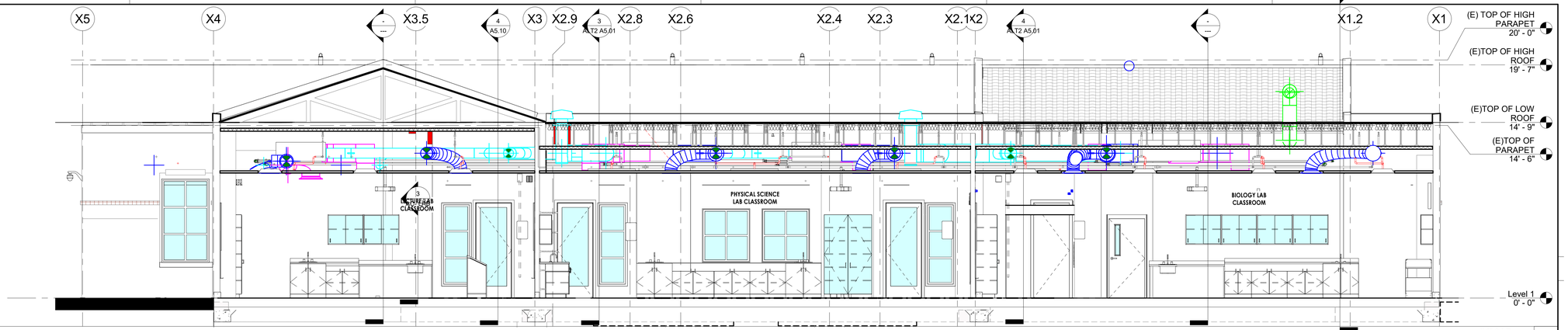
FLOOR PLAN

SHEET NUMBER

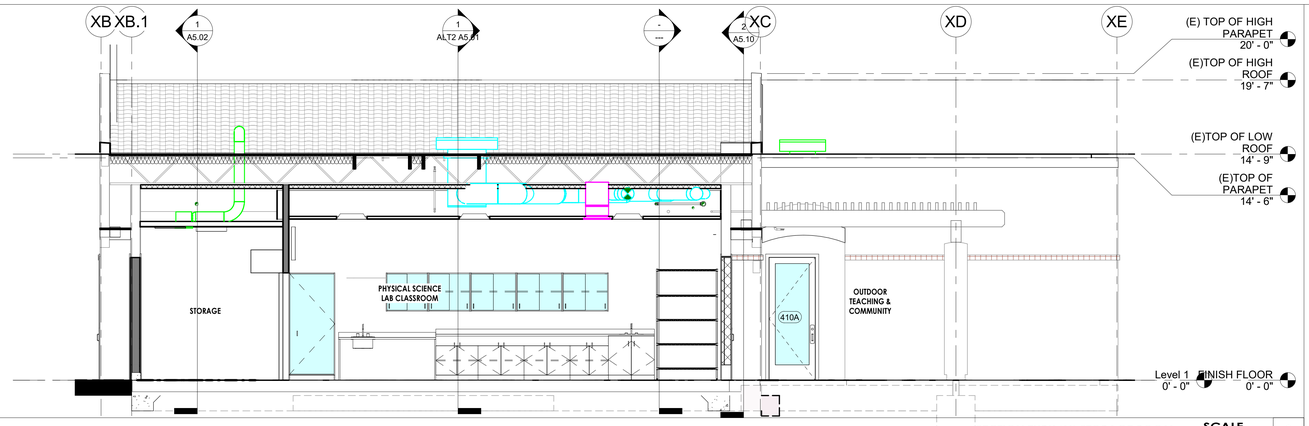
ALT2 A2.10

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

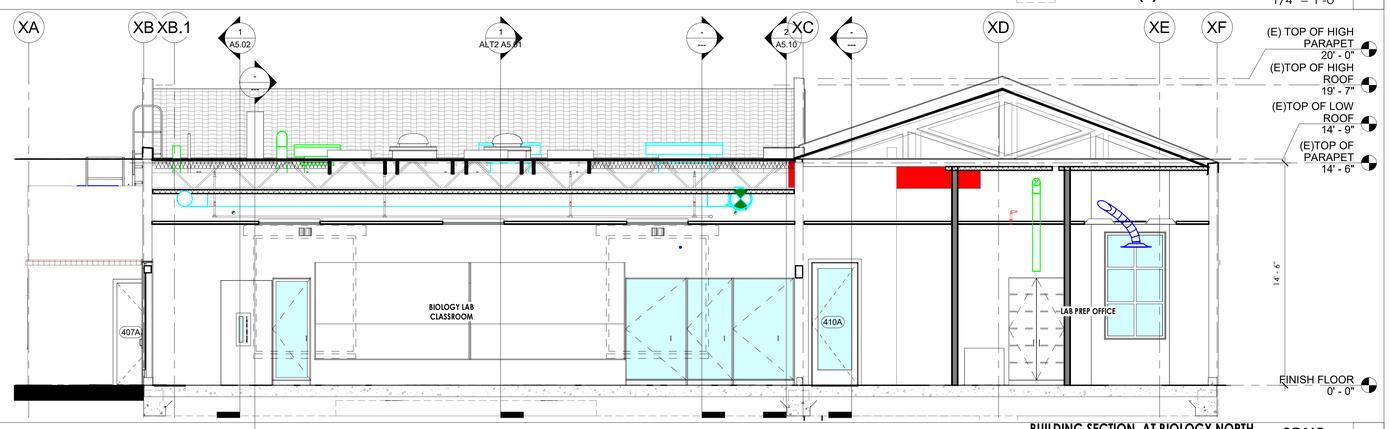
1/15/2021 8:17:49 PM C:\Users\ltran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltranLT8JB.rvt



LONGITUDINAL SECTION — SCALE 1/4" = 1'-0" — 1



SECTION THRU (N) STORAGE ROOM — SCALE 1/4" = 1'-0" — 3



BUILDING SECTION AT BIOLOGY NORTH WALL — SCALE 1/4" = 1'-0" — 4

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT — LORRAINE CHRISTINE TRAN — RENEWAL 08-31-21 — STATE OF CALIFORNIA — No. C 11580

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

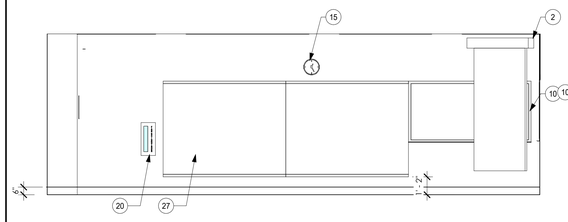
BUILDING SECTIONS

SHEET NUMBER

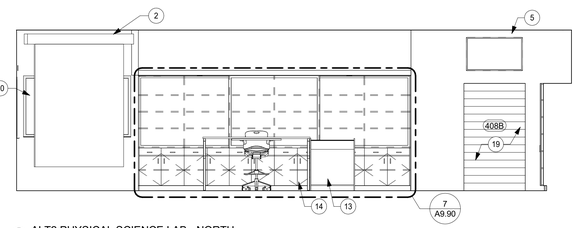
ALT2 A5.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

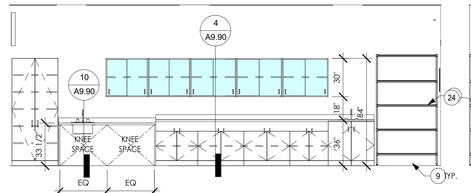
1/15/2021 8:17:54 PM C:\Users\ltron\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltronLT8J8.rvt



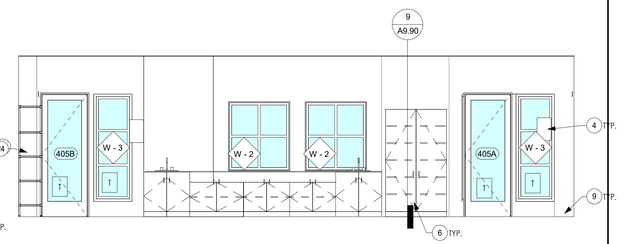
2A ALT2 PHYSICAL SCIENCE LAB - WEST
1/4" = 1'-0"



2B ALT2 PHYSICAL SCIENCE LAB - NORTH
1/4" = 1'-0"

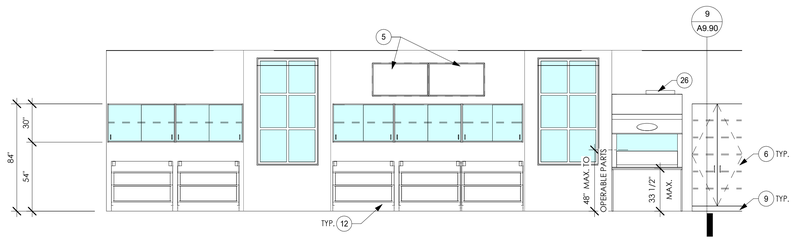


2C ALT2 PHYSICAL SCIENCE LAB - EAST
1/4" = 1'-0"

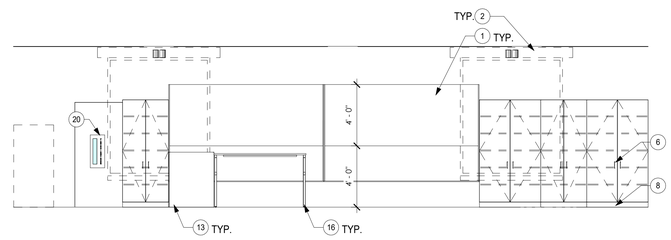


2D ALT2 PHYSICAL SCIENCE LAB - SOUTH
1/4" = 1'-0"

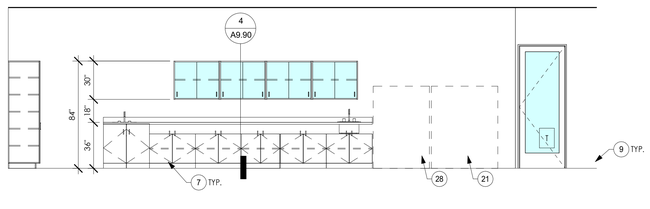
PHYSICAL SCIENCE LAB 405 | **SCALE 1/4" = 1'-0"** | **2**



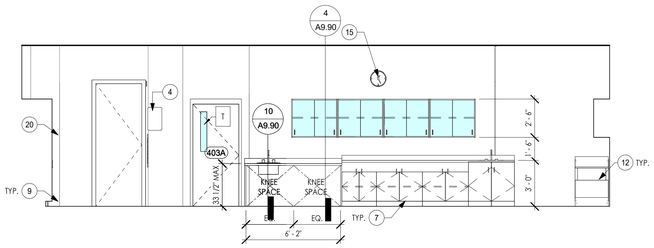
3A ALT2 BIOLOGY LAB - WEST
1/4" = 1'-0"



3C ALT2 BIOLOGY LAB - EAST
1/4" = 1'-0"

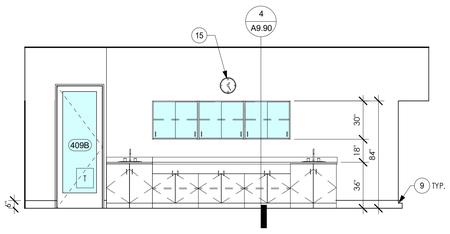


3B ALT2 BIOLOGY LAB - NORTH
1/4" = 1'-0"

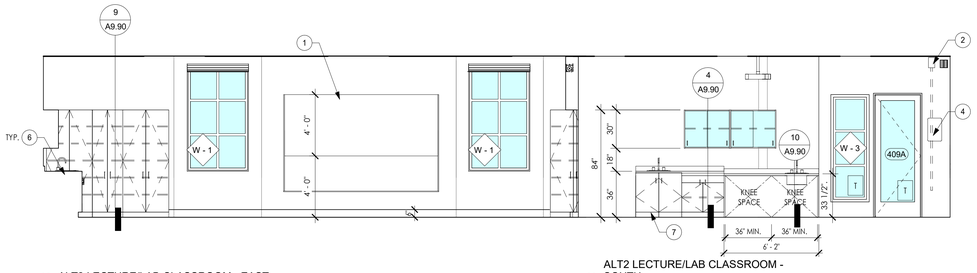


3D ALT2 BIOLOGY LAB - SOUTH
1/4" = 1'-0"

BIOLOGY LAB 404 | **SCALE 1/4" = 1'-0"** | **3**

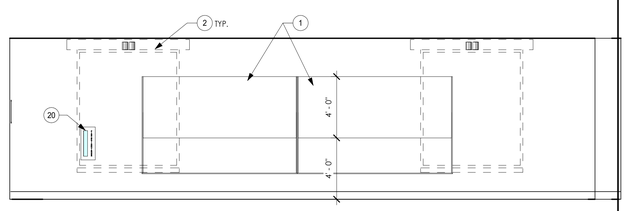


4B ALT3 LECTURE/LAB CLASSROOM - NORTH
1/4" = 1'-0"



4C ALT2 LECTURE/LAB CLASSROOM - EAST
1/4" = 1'-0"

4D ALT2 LECTURE/LAB CLASSROOM - SOUTH
1/4" = 1'-0"



4A ALT2 LECTURE/LAB CLASSROOM - 1
1/4" = 1'-0"

LECTURE/LAB CLASSROOM 409 | **SCALE 1/4" = 1'-0"** | **4**

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LOWELL C. TRON
REG. NO. 11360
30 JUNE 2021
STATE OF CALIFORNIA

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

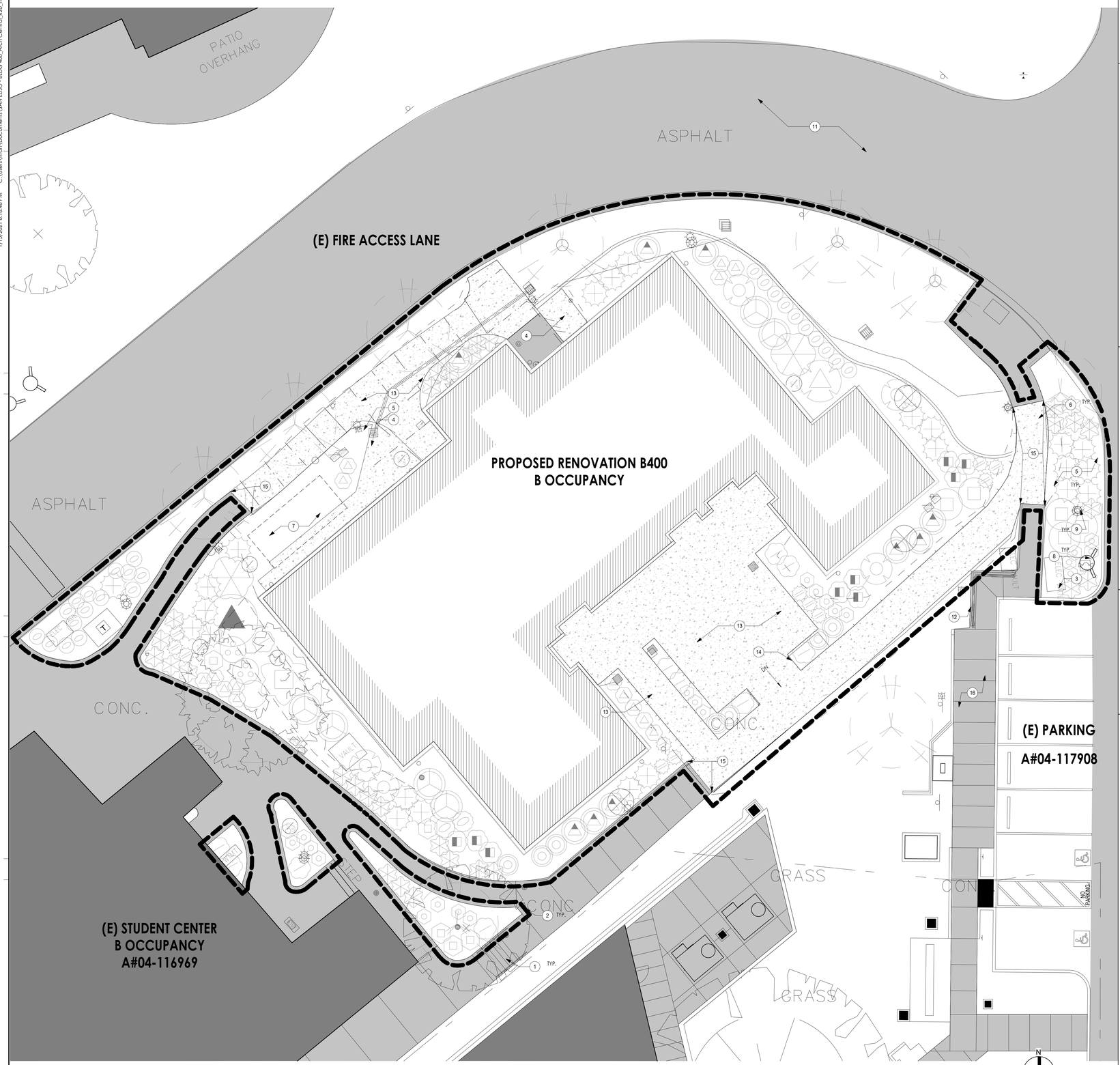
INTERIOR ELEVATIONS

SHEET NUMBER

ALT2 A7.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/15/2021 8:18:48 PM C:\Users\thran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_thranL78J8.rvt



LEGEND

- EXISTING STRUCTURE TO BE RENOVATED
- EXISTING FIRE ACCESS LANE
- LIMIT OF WORK BOUNDARY
- EXISTING PEDESTRIAN WALKWAY TO REMAIN - PROTECT IN PLACE (N.I.C.)
- EXISTING BUILDING / STRUCTURE TO REMAIN. (N.I.C.)

KEYNOTES:

1. EXISTING STEP TO REMAIN - NOT PART OF SCOPE OF WORK
2. EXISTING TREES
3. (N) SHRUBS PER LANDSCAPE DRAWINGS
4. NEW CONCRETE PAVEMENT AT 1.9% SLOPE MAX
5. (N) LANDSCAPE PER LANDSCAPE DRAWINGS
6. EXISTING HARDSCAPE
7. FUTURE GREEN HOUSE
8. EXISTING FIRE HYDRANT
9. EXISTING EXTERIOR LIGHT POST
10. EXISTING PATIO OVERHANG
11. EXISTING ASPHALT VEHICULAR DRIVEWAY
12. EXISTING SITE WALL TO REMAIN
13. PEDESTRIAN PAVEMENT PER CIVIL DRAWING DETAIL 1/C1.2 AND LANDSCAPE SHEET L1.01. REFER TO LANDSCAPE SHEET L1.01 AND DETAILS L1.02 FOR HARDSCAPE PAVING PATTERN
14. (N) EXTERIOR CAST-IN-PLACE CONCRETE STEPS - SEE CIVIL DRAWING DETAILS 3 AND 4/C1.2
15. TRANSITIONAL POINT - REFER TO CIVIL DRAWING SHEET C1.2 KEYNOTE #3
16. EXISTING ACCESSIBLE SIDEWALK - PROTECT IN PLACE

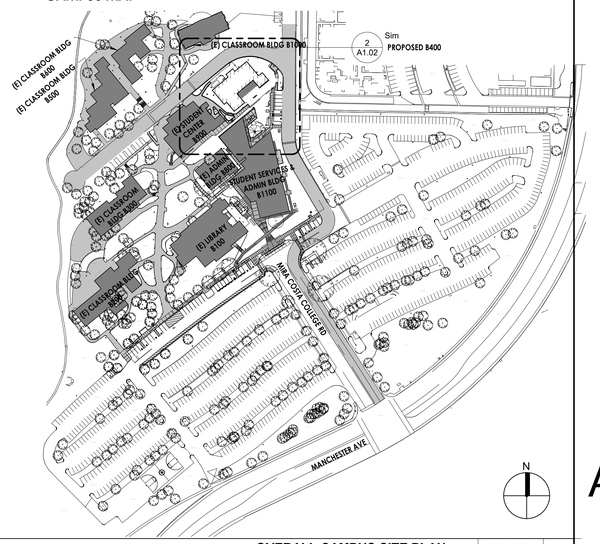
SITE PLAN - GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING AND SITE UTILITIES INFORMATION.
2. REFER TO STRUCTURAL DRAWINGS FOR SITE WALL DESIGNS.
3. REFER TO CIVIL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR FIRE SERVICES CONNECTIONS.
4. CONTRACTOR IS TO PROVIDE TEMPORARY PEDESTRIAN PROTECTION.
5. CONTRACTOR IS TO PROVIDE TEMPORARY CONSTRUCTION GATES AT ALL ENTRANCES TO THE PROJECT.
6. ALL BUILDING ENTRANCES & EXTERIOR GROUND LEVEL EXITS SHALL HAVE A 1.9% MAX. (MIN. 5'-0") SLOPE AWAY FROM DOORS.
7. PATH OF TRAVEL (P.O.T.) NOTES:
   - PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESSIBLE ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT A SLOPE NOT STEEPER THAN 1:2, EXCEPT THAT LEVEL CHANGES ARE 1/4" MAXIMUM VERTICAL, AND IS AT LEAST 48"WIDE.
   - SURFACE SHALL BE STABLE, FIRM AND SLIP RESISTANT. CROSS-SLOPE SHALL NOT BE STEEPER THAN 1:48 AND RUNNING SLOPE SHALL NOT BE STEEPER THAN 1:20 UNLESS OTHERWISE INDICATED (SECTION 11B-403.3).
   - P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. (SECTION 11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL SURFACE BETWEEN 27" AND 80" ABOVE FINISH FLOOR OR GROUND (SECTION 11B-307.2)
   - PROVIDE FLUSH TRANSITIONS AT ANY ADJOINING JOINTS BETWEEN NEW AND EXISTING (E) WALK SURFACES IN P.O.T.
   - ARCHITECT TO VERIFY THAT THERE ARE NO BARRIERS IN THE P.O.T AND THAT ALL P.O.T. COMPLY W/ SECTION 11B-206
8. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND TELECOM SITE PLANS FOR ADDITIONAL SITE UTILITIES WORK.
9. PATCH AND REPAIR EXISTING HARDSCAPE AND LANDSCAPE AS NEEDED AT BUILDING PERIMETER AREAS WHERE DEMOLITION WORK AT THE EXTERIOR AFFECTS THE EXISTING SITE CONDITION.
10. REFER TO LANDSCAPE PLANS FOR ALL HARDSCAPE, SITE FURNITURE, PLANTING, AND IRRIGATION INFORMATION.

ALTERNATE #1 (ALT1)

1. ENHANCED COURTYARD HARDSCAPE.
2. ALTERNATIVE SCOPE INCLUDES WAVE PATTERN HARDSCAPE IN THE COLLABORATIVE COURTYARD

CAMPUS MAP



SITE PLAN - PROPOSED | SCALE 1" = 15'-0" | 1

OVERALL CAMPUS SITE PLAN | SCALE 1/4" = 1'-0" | 1

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LOWELL C. HARRIS STATE OF CALIFORNIA
LOIC 11580
EXP. 08-31-21

CONSULTANTS

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

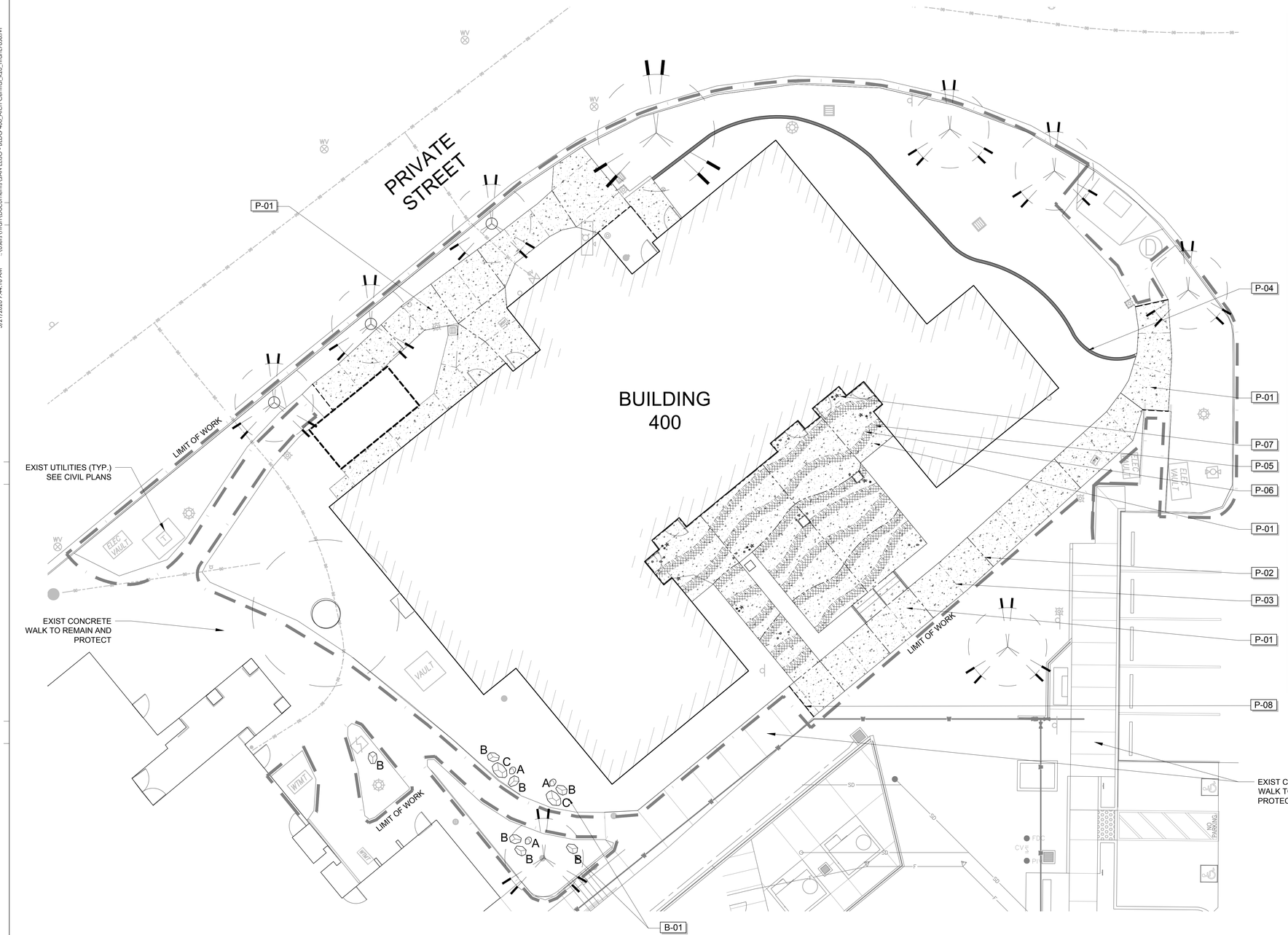
PROPOSED SITE PLAN

SHEET NUMBER

ALT3 A1.02

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\thron\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_thron178.88.rvt



GENERAL CONSTRUCTION NOTES

1. THIS CONSTRUCTION PACKAGE WAS COMPILED USING EXISTING INFORMATION DOCUMENTED IN THE FIELD, AND THEREFORE MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PRIOR TO BIDDING, THE CONTRACTOR IS TO CONFIRM CONDITIONS IN THE FIELD AFFECTING THE COMPLETION OF CONSTRUCTION WORK AND REPORT DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2. PROTECT EXISTING UTILITIES, CURBS AND GUTTERS, LIGHTS, SIGNS, CATCH BASINS, STREET IMPROVEMENTS DURING CONSTRUCTION. ANY DAMAGED ITEMS SHALL BE REPLACED TO MATCH EXISTING AT CONTRACTOR'S OWN EXPENSE.
3. ALL EXISTING TREES TO REMAIN IN PLACE SHALL BE LABELED AND PROTECTED FROM DAMAGE AS SPECIFIED. ALL TREE ROOTS LARGER THAN 2" IN DIAMETER SHALL BE LEFT IN PLACE AND ALL NEW CONSTRUCTION SHALL BE PERFORMED AROUND ROOTS. PRUNE ROOTS AND TREE CANOPIES AS NECESSARY, SEE SHEET L0.01 FOR TREE PROTECTION NOTES.
4. CONTRACTOR SHALL LAYOUT AND FIELD VERIFY ALL DIMENSIONS OF SITE ELEMENTS AND ALL RELATED WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE ADJUSTMENTS IN THE FIELD.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS. ANGLES ARE AT 90 DEGREES UNLESS NOTED OTHERWISE.
6. WHERE CONFLICTS OCCUR BETWEEN GENERAL CONSTRUCTION NOTES, DRAWINGS AND ACTUAL FIELD CONDITIONS, NOTIFY LANDSCAPE ARCHITECT FOR CLARIFICATION. FAILURE TO PROVIDE NOTIFICATION MAY MAKE CONTRACTOR LIBEL FOR COSTS INCURRED TO RECTIFY THE DISCREPANCY.
7. CONTRACTOR TO CONSULT WITH THE PROJECT'S SITE SUPERINTENDENT, APPROPRIATE AGENCIES, DIG ALERT, AND DRAWINGS TO VERIFY LOCATIONS OF UNDERGROUND UTILITIES, PIPES AND RELATED STRUCTURES. RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE OF THE UTILITIES, PIPES OR STRUCTURES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR IF PROPER VERIFICATION WAS NOT PERFORMED.
8. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTION AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. CONTRACTOR SHALL BRING SUCH CONDITIONS TO ATTENTION OF OWNER'S REPRESENTATIVE IMMEDIATELY FOR RESOLUTION. CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
9. GRADE ALL HARDSCAPE TO SLOPE TO DRAIN, REFER TO CIVIL ENGINEER'S GRADING PLANS.
10. FIELD VERIFY VERTICAL CONTROLS OF ALL CONSTRUCTION FEATURES AS SHOWN ON THE CONSTRUCTION PLANS PRIOR TO POURING CONCRETE FLATWORK.
11. ENSURE THAT FINISHED GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING PAVING, CURBS AND OTHER STRUCTURES.
12. ENSURE THAT DRAIN LINES, IRRIGATION LATERAL AND MAINLINES, ELECTRICAL CONDUIT SLEEVES, ETC., ARE IN PLACE PRIOR TO INSTALLATION OF PAVING AND CURBS.

LANDSCAPE CONSTRUCTION SCHEDULE

KEY	SYMBOL	ITEM	DESCRIPTION	COLOR AND FINISH	NOTES AND REMARKS	SUPPLIER INFORMATION	DETAIL
P-01		CONCRETE FINISH 1	PEDESTRIAN CONCRETE	NATURAL GRAY TOPCAST FINISH #5 - SAND	REFER TO CIVIL PLANS FOR SLAB INSTALLATION. REFER ALSO TO SPECIFICATIONS AND DETAILS.	TOP-CAST SURFACE RETARDER BY GCP APPLIED TECHNOLOGIES https://gcpat.com/en/solutions/products/top-cast-top-surface-retarder/top-cast-top-surface-retarder	1 / C1.2 A / L1.02
P-02		EXPANSION JOINT	DOWELED CONCRETE EXPANSION JOINT	SEALANT COLOR TO MATCH ADJACENT PAVING	PROVIDE DOWEL WHERE NEW CONCRETE MEETS EXISTING CONCRETE.		B / L1.02
P-03		CONTROL JOINT	SAW-CUT CONSTRUCTION JOINT	½" DEEP, ⅛" WIDE	REFER TO SPECIFICATIONS AND DETAILS		
P-08		FLUSH TRANSITION	DOWELED FLUSH TRANSITION TO EX PAVEMENT	SEALANT COLOR TO MATCH ADJACENT PAVING	PROVIDE DOWEL WHERE NEW CONCRETE MEETS EXISTING CONCRETE.		
P-04		CONCRETE MOW CURB	LANDSCAPE MOW CURB	NATURAL GRAY, BROOM FINISH	REFER TO SPECIFICATIONS AND DETAILS		C / L1.02
P-05		CONCRETE FINISH 2	DECORATIVE PEDESTRIAN CONCRETE	NATURAL GRAY TOPCAST FINISH #50 - MEDIUM HANDSEEDED SHELL AGGREGATE ½ - ⅜" SIZE	PROVIDE 48"x48" MOCK-UP OF CONCRETE FINISHES FOR APPROVAL BEFORE INSTALLATION. REFER TO CIVIL PLANS FOR SLAB INSTALLATION. REFER TO DETAIL A, SHEET L1.02 FOR LAYOUT PLAN. REFER ALSO TO SPECIFICATIONS.	TOP-CAST SURFACE RETARDER BY GCP APPLIED TECHNOLOGIES https://gcpat.com/en/solutions/products/top-cast-top-surface-retarder/top-cast-top-surface-retarder	1 / C1.2 A / L1.02
P-06		CONCRETE FINISH 3	DECORATIVE PEDESTRIAN CONCRETE	NATURAL GRAY TOPCAST FINISH #75 - ROUGH HANDSEEDED SHELL AGGREGATE ½ - ⅜" SIZE			
P-07		CONCRETE IMPRESSIONS	NATURAL OBJECTS OR MOLDS FROM OBJECTS PRESSED INTO PARTLY-CURED CONCRETE	-	CONTACT CAMPUS REPRESENTATIVE FOR TIMING AND COORDINATION. PROVIDE 3-5 STAMPS AT EACH DOOR WELL, MIN.	IMPRINTS AND LOCATIONS TO BE COORDINATED WITH CAMPUS REPRESENTATIVE AND LANDSCAPE ARCHITECT	A / L1.02
B-01	C B A	BOULDERS	BOULDERS SUPPLIED BY CLIENT	SIZE A: 16-20" x 16-20" SIZE B: 20-24" x 20-24" SIZE C: 24-36" x 24-36"	EXISTING BOULDERS FROM CAMPUS PLACED ON SITE. SELECTED BOULDERS TO BE APPROVED BY LANDSCAPE ARCHITECT AND CAMPUS REPRESENTATIVE PRIOR TO PLACING	COORDINATE WITH COLLEGE REPRESENTATIVES FOR BOULDER AVAILABILITY	D / L1.02

NOTES:
1. SEE SHEET L1.02 FOR LANDSCAPE CONSTRUCTION DETAILS.
2. REFER TO CIVIL PLANS FOR CONCRETE SLAB SECTIONS, STAIRS, RAMPS, AND HANDRAIL DETAILS, AND ALL UTILITIES.
3. REFER TO SPECIFICATIONS FOR MORE INFORMATION.

0 8 16 24 32 feet
1" = 8'

NORTH

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED LANDSCAPE ARCHITECT
ANDREW JP WHALEN
No. 6482
02/02/2022
Date Exp.
01/15/2021
Date
STATE OF CALIFORNIA

CONSULTANTS

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477 | www.ktua.com

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK AUTOCAD 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

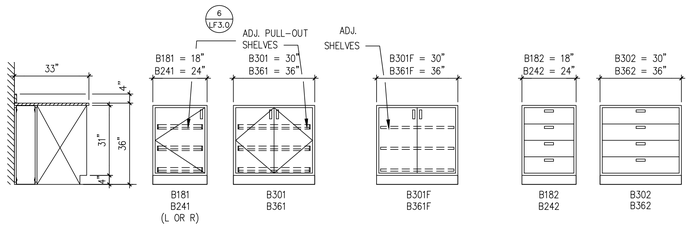
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE
LANDSCAPE CONSTRUCTION PLAN

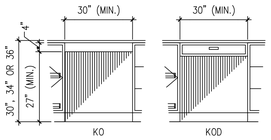
SHEET NUMBER
ALT3
L1.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

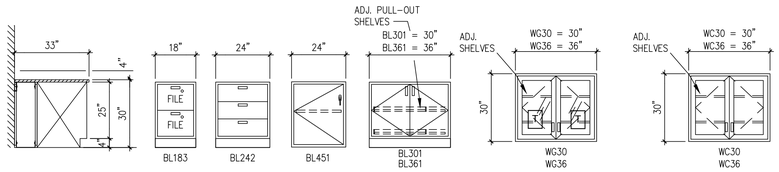
5/21/2020 9:44:16 AM C:\Users\ltran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ltran\78JB.rvt



STANDING HEIGHT CABINETS

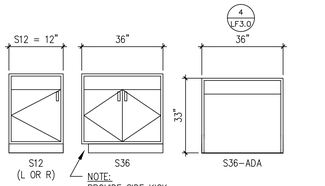


KNEE OPENING

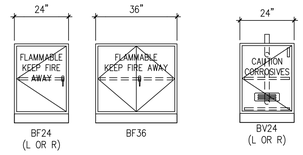


SITTING HEIGHT CABINETS

WALL CABINETS
13" DEEP U.O.N. ON FLOOR PLANS



SINK CABINETS

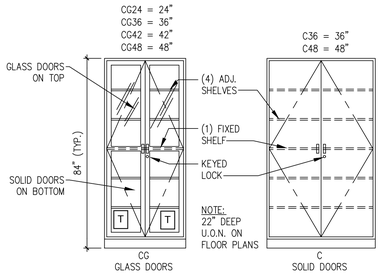


FLAMMABLE STORAGE CABINETS

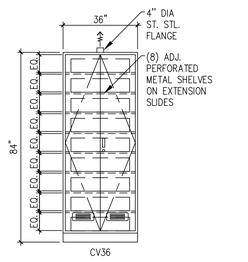
NOTE:
FLAMMABLE STORAGE CABINETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 OF NFPA 30

VENTILATED CABINETS

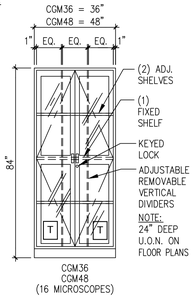
NOTE:
MAINTENANCE & STORAGE OF HAZARDOUS MATERIALS SHALL BE IN ACCORDANCE WITH CFC 2403.3, 2403.4 & SECTIONS 2407.5.1 & 2407.5.2

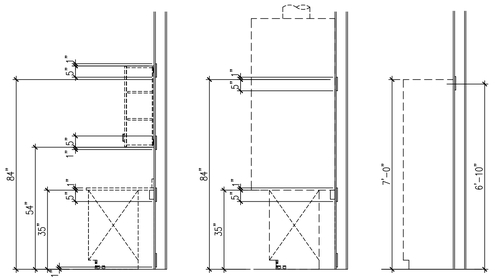


TALL STORAGE CABINETS



TALL VENTILATED STORAGE CABINET



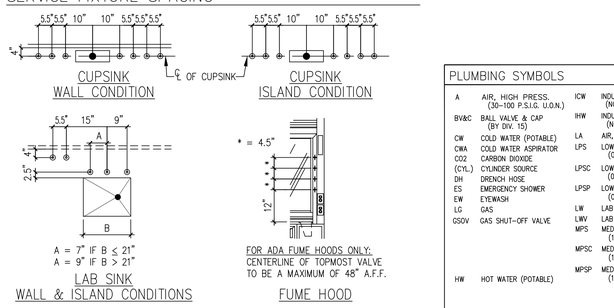


WALL REINFORCEMENT LOCATION TO BE CONFIRMED BY CASEWORK MANUFACTURER DURING SHOP DRAWING PHASE AND COORDINATED WITH THE GENERAL CONTRACTOR & ALL OTHER APPLICABLE TRADES.

BACKING / ANCHORAGE NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS 1 & 2 ON SHEET A9.90. FOR ANCHORAGE DETAILS
2. WALL REINFORCEMENT LOCATIONS TO BE CONFIRMED BY CASEWORK MANUFACTURER DURING SHOP DRAWING REVIEW AND COORDINATED WITH THE GENERAL CONTRACTOR & ALL OTHER APPLICABLE TRADES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR WALL TYPES & SUBMIT ALTERNATE ANCHORAGE METHODS FOR CMU, BLOCK WALLS, ETC.

SERVICE FIXTURE SPACING



CASEWORK LEGEND

B 30 1 M

CABINET TYPE
- B = STANDING HEIGHT BASE CABINET
- BF = FLAMMABLE STORAGE BASE CABINET
- BL = SITTING HEIGHT BASE CABINET
- BM = MOVABLE BASE CABINET ON CASTERS
- BV = VENTILATED BASE CABINET
- C = TALL STORAGE CABINET
- CG = TALL STORAGE CABINET w/GLASS DOORS
- CF = TALL FLAMMABLE STORAGE CABINET
- CO = TALL PRODUCT STORAGE CABINET
- CV = TALL VENTILATED STORAGE CABINET
- KO = KNEE OPENINGS
- S = SINK CABINET
- W = WALL CABINET
- WG = WALL CABINET w/GLASS DOORS
- WK = WALL CABINET KEY STORAGE
- VP = VACUUM PUMP STORAGE CABINET

CABINET WIDTH
EXAMPLE: 30 = 30 INCHES WIDE

CABINET OPTIONS
- X = LOCKS
- M = MODIFIED
- L = LEFT HAND HINGED
- R = RIGHT HAND HINGED
- D = PENCIL DRAWER FOR KO
- P = PULL-OUT TABLET FOR KO
- S = ADJUSTABLE SHELF FOR KO
- F = ADJUSTABLE SHELF, NON PULL-OUT

CABINET STYLE
- ODD NUMBERS = CUPBOARD (DOORS)
- EVEN NUMBERS = DRAWERS

LEGEND

1. DRYING RACK — 1 / LF3.3
2. ELECTRICAL PEDESTAL — 4 / LF3.1
3. —
4. —
5. —
6. —
7. —
8. —
9. —
10. —

SYMBOLS

- CUPSINK — 3 / LF3.3
- LAB SINK (EPOXY RESIN) — 3 / LF3.1
- CHEMICAL FUME HOOD (6'CFH; S12, BF36, BV24) — 1 / LF3.0
- SAFETY SHOWER / EYE WASH COMBINATION UNIT — 6 / LF3.2
- SHELVING
- O.F.O.I. EQUIPMENT — OWNER FURNISHED, OWNER INSTALLED (O.F.O.I.) EQUIPMENT
- ADA COMPLIANT STATION
- DRYING RACK

WORK SURFACE MATERIAL SCHEDULE

IDENT.	MATERIAL
S	STAINLESS STEEL
P	PLASTIC LAMINATE
PH	SOLID PHENOLIC RESIN

MATERIAL + HEIGHT: PH + 36"

LABORATORY SINK SCHEDULE

NOTE: SINK DIMENSIONS ARE CLEAR INSIDE

IDENT.	L x W x D	MATERIAL
SK-1	28" x 15" x 12"	EPOXY RESIN
SK-2 ADA	28" x 16" x 5 x 10 2/2""	EPOXY RESIN ADA COMPLIANT

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD BEFORE FABRICATION OF CASEWORK.
2. OVERALL LENGTH OF BENCHTOPS EQUALS THE DIMENSIONED LENGTH OF THE CASEWORK PLUS A 1/2 INCH OVERHANG AT EACH END.
3. UNLESS OTHERWISE NOTED, PROVIDE 2'-9" WIDE WALL BENCH TOPS, INCLUDING BACKSPLASH AND 1" FRONT OVERHANG. PROVIDE 5'-6" WIDE ISLAND OR
4. PENINSULA BENCH TOPS, INCLUDING A 1" OVERHANG ON EACH SIDE. MAINTAIN THE OVERALL NOMINAL HEIGHT OF BASE CABINET TOPS AS SHOWN
5. ON DRAWINGS. BEGIN INSTALLATION OF CASEWORK AT THE HIGH POINT OF THE FLOOR, AT EACH BENCH WITH THE LEVELERS SCREWED IN AS FAR AS POSSIBLE.
6. SPACE AND POSITION WALL SHELVING AND REAGENT SHELVING SUPPORTS TO CLEAR ELECTRICAL PEDESTALS, SINKS AND CUPSINKS.
7. AT LOCATIONS DESIGNED AS ADA COMPLIANT STATIONS, STANDING HEIGHT CABINETS ARE TO BE MODIFIED TO FIT UNDER A +34" HIGH BENCH TOP.
8. SUFFIX "X" ON CASEWORK DESIGNATION INDICATES A KEYED LOCK IS REQUIRED. SUFFIX "P" INDICATES A PULL-OUT TABLET IS REQUIRED. SUFFIX "M" INDICATES THE CASEWORK IS TO BE MODIFIED.
9. A CABINET FOR THE STORAGE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 OF NFPA ~~
10. maintenance and storage of hazardous materials shall be in accordance with cfc 2403.3, 2403.4 and section 2407.5.1 and 2407.5.2.
11. the cv35 cabinet is storage of preseved specimens for student dissections. it is ventilated for oders not hazardous chemicals.

ABBREVIATIONS

A
- A — High pressure Air (30–100 psig)
- ADJ. — Adjustable
- A.F.F. — Above Finished Floor

B
- B — Base cabinet (standing height)
- BF — Flammable Storage Cabinet (OSHA)
- BL — Base cabinet (sitting height)
- BLDG. — Building
- BSC — Biological Safety Cabinet
- BV — Ventilated base cabinet
- BV&C — Ball valve & cap (by Div. 15)

C
- C — Tall storage cabinet (solid doors)
- CB — Tall Backpack storage cabinet
- C.F.C.I — Contractor Furnished Contractor Installed
- CFG. — Centrifuge
- CG — Tall storage cabinet (glass doors)
- CLG. — Ceiling
- CL — Centerline
- CLR. — Clear
- CF — Tall Flammable Storage Cabinet (OSHA)
- CO2 — Carbon Dioxide
- CV — Tall ventilated cabinet
- CYL. — Cylinder

D
- DIA. — Diameter
- DIM. — Dimension
- DWG. — Drawing

E
- E — Electrical Pedestal
- ELEC. — Electrical
- ENVRN. — Environmental
- EQ. — Equal
- EQUIP. — Equipment
- ES — Emergency Shower
- EW — Eyewash

F
- FD — Floor Drain
- FIN. FLR. — Finished Floor
- FLR. — Floor
- FS — Floor Sink
- FRZR. — Freezer

G
- G — Gas (natural)
- GFI — Ground Fault Interrupt

H
- H2 — Hydrogen
- HORIZ. — Horizontal

I – J – K
- ICW — Industrial Cold water (non–potable)
- IHW — Industrial Hot water (non–potable)
- INC. — Incubator
- INCAND. — Incandescent
- KO — Knee Opening
- KOD — Knee Opening w/drawer
- KOP — Knee Opening w/pull–out tablet
- KOS — Knee Opening w/shelf

L
- L — Left Hand Hinged
- LA — Lab Air (15 psig)
- LN2 — Liquid Nitrogen
- LW — Lab Waste
- LWV — Lab Waste Vent

M
- M — Modified
- MAX. — Maximum
- MTL. — Metal
- MIN. — Minimum
- MISC. — Miscellaneous
- MTD. — Mounted

N
- N2 — Nitrogen
- N2O — Nitrous Oxide
- NPCW — NON POTABLE COLD WATER
- NPHW — NON POTABLE HOT WATER
- N/A — Not Applicable
- N.T.S. — Not to Scale

O
- O2 — Oxygen
- O.C. — On Center
- O.F.C.I. — Owner Furnished Contractor Installed
- O.F.O.I. — Owner Furnished Owner Installed Overhead Service Carrier Opposite
- OS — Optional Stand–By

P
- P — Pull–out Tablet
- PCWS — Process cooling water supply
- PCWR — Process cooling water return
- P. LAM. — Plastic Laminate
- PV — Pumped vacuum

Q – R
- QTY. — Quantity
- REF. — Refrigerator
- REQ'D — Required
- R — Right Hand Hinged

S
- S — Sink cabinet
- SG — Special Gas (from cyl.)
- SK — Sink
- SPEC. — Specification
- ST. STL. — Stainless Steel
- STL. — Steel
- STRUCT. — Structure(al)

T
- TCK. BD. — Tack Board
- THK. — Thick(ness)
- TYP. — Typical

U
- U.C. — Undercounter
- U.O.N. — Unless otherwise noted
- UPS — Uninterruptible Power Supply

V
- VAC — Lab vacuum
- V.I.F. — Verify in field

W
- W — Wall cabinet w/solid hinged doors
- W/ — with
- WG — Wall cabinet w/glass hinged doors
- WGS — Wall cabinet w/glass sliding doors
- W/O — without
- WS — Wall cabinet w/solid sliding doors
- WV — Ventilated wall cabinet w/solid doors
- WGV — Ventilated wall cabinet w/glass doors

X – Y – Z
- X — Lock

PLUMBING SYMBOLS

A	AIR, HIGH PRESS. (30–100 P.S.I.G. U.O.N.)	ICW	INDUSTRIAL COLD WATER (NON–POTABLE)	N2	NITROGEN
BV&C	BALL VALVE & CAP (BY DIV. 15)	IHW	INDUSTRIAL HOT WATER (NON–POTABLE)	PCWR	PROCESS COOLING WATER RETURN
CW	COLD WATER (POTABLE)	LA	AIR, LAB (15 P.S.I.G. U.O.N.)	PCWS	PROCESS COOLING WATER SUPPLY
CWA	COLD WATER ASPIRATOR	LPS	LOW PRESS. STEAM (0–15 PSIG)	PW	PURIFIED WATER
CO2	CARBON DIOXIDE	LPSC	LOW PRESS. STEAM CLEAN (0–15 PSIG)	SG	SPECIAL GAS (FROM CYL.)
(CYL.)	CYLINDER SOURCE	LPSP	LOW PRESS. STEAM PURE (0–15 PSIG)	VAC	VACUUM, LAB
DH	DRENCH HOSE	LW	LAB WASTE	CUPSINK	
ES	EMERGENCY SHOWER	LWV	LAB WASTE VENT	FD	FLOOR DRAIN
EW	EYEWASH	MPS	MED. PRESS. STEAM (16–100 PSIG)	FS	FLOOR SINK
LG	GAS	MPSC	MED. PRESS. STEAM CLEAN (16–100 PSIG)	FLD	FLUSHING FLOOR DRAIN
GSOV	GAS SHUT–OFF VALVE	MPSP	MED. PRESS. STEAM PURE (16–100 PSIG)	LAB SINK	
HW	HOT WATER (POTABLE)			GAS SHUT–OFF VALVE	

ELECTRICAL SYMBOLS

	20A SGL RECEPTACLE 120V ON DEDICATED CIRCUIT	$	TOGGLE SWITCH
	20A DUPLEX RECEPTACLE 120V	$D	DIMMER SWITCH
	20A DUPLEX RECEPTACLE 120V WITH (2) USB POWER OUTLETS		WARNING LIGHT
	20A DUPLEX RECEPTACLE 120V ON DEDICATED CIRCUIT		LIGHT FIXTURE
	30A SGL RECEPTACLE 208V 1Ø		SAFE LIGHT
	20A SGL RECEPTACLE 208V 1Ø		DISC SWITCH
	20A SGL RECEPTACLE 208V 3Ø		ELECTRICAL PANEL
	SPECIAL POWER RECEPTACLE	WP	WEATHERPROOF
	CLOCK OUTLET	OS	OPTIONAL STANDBY
	PEDESTAL BOX w/RECEPTACLE AND/OR DATA		COMPUTER OUTLET
	SURFACE RACEWAY w/RECEPTACLE		TELEPHONE
	CEILING RECEPTACLE	J	JUNCTION BOX
	FLOOR RECEPTACLE	T	THERMOSTAT
		HI	INSTRUMENT GROUND

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT — LAWRENCE CHAN — No. C-31580 — EXP. 08-31-21 — STATE OF CALIFORNIA

CONSULTANTS

Laboratory Building Design Consultants
503 GREENBRIAR ROAD
GLEN ELLYN, ILLINOIS 60137
C: 619-977-3257

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE
LABORATORY SYMBOLS LEGENDS & CASEWORK MENU

SHEET NUMBER
LF1.0

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\Thran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_thranL78JB.rvt

MISCELLANEOUS LAB VENTILATION

IDENT. NO.	DESCRIPTION	EXHAUST CFM	SUPPLY CFM	S.P. ("H20)	DUCT SIZE (INCHES)	POINT OF CONNECTION	NOTES
1	TALL VENTED CABINETS	100	N/A	0.5	4"ø	TOP OF CABINET FLANGE	

LABORATORY SINK SCHEDULE

	SK	DROP-IN EPOXY RESIN SINK – 28"X15"X12"D	3 / LF3.1
	SK2	ADA DROP-IN EPOXY RESIN SINK – 28"X16"X5"10 1/2"D	1 / LF3.1
	•	DROP-IN CUP SINK – 6"X15"X7"D	

LABORATORY SERVICE FITTING SCHEDULE

ABBREV.	NOTES	MOUNTING	
HWCW	HOT WATER/COLD WATER MIXING VALVE	DECK	1 / LF3.2
CW	COLD WATER	DECK	2 / LF3.2
CW	COLD WATER – CHEMICAL FUME HOOD	PANEL	3 / LF3.2
LG	LABORATORY GAS	DECK	4 / LF3.2
EW	DRENCH HOSE/EYE WASH	DECK	5 / LF3.2
SS	SAFETY SHOWER / EYE WASH COMBINATION UNIT	WALL	6 / LF3.2

FUME HOODS

SECTION 11610

IDENT. NO.	HOOD TYPE	NOMINAL WIDTH	NOMINAL DEPTH	MAX. SASH HEIGHT	NO. OF VERT. PANELS	HORIZ. PANELS NO.	HORIZ. PANELS WIDTH (INCHES)	HORIZ. PANELS NO. OF TRACKS	SILL TYPE	BY-PASS TYPE	DESIGN SASH OPENING	FACE VELOCITY (FPM)	TOTAL EXHAUST (CFM)	MIN. EXHAUST (CFM)	MAX. S.P. ("H20)	EXHAUST TRANSITION SIZE	EXHAUST DUCT SIZE	ELECTRICAL V/PH/Hz	ELECTRICAL AMP	ELECTRICAL kVA	NOTES
6'CFH	BENCHTOP CHEMICAL	72"	37"	36"	1	N/A	N/A	N/A	FLUSH	YES	18"	100	870	325	.5	6 x 23	12 ø	120/1/60	10	1.2	

FUME HOOD LEGEND

V-1-6A

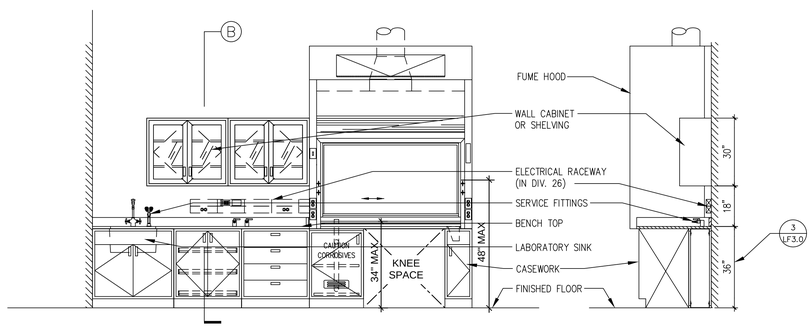
SASH TYPE
V = VERTICAL RISING SASH
H = HORIZONTAL RISING SASH
HV = VERTICAL/HORIZ. COMBINATION RISING SASH

HOOD TYPE
1 = BENCHTOP
2 = FLOOR MOUNTED
3 = FULL-VIEW STUDENT FUME HOOD

HOOD TYPE
A = ACCESSIBLE

HOOD SIZE
EXAMPLE: 6 = 6 FOOT WIDE

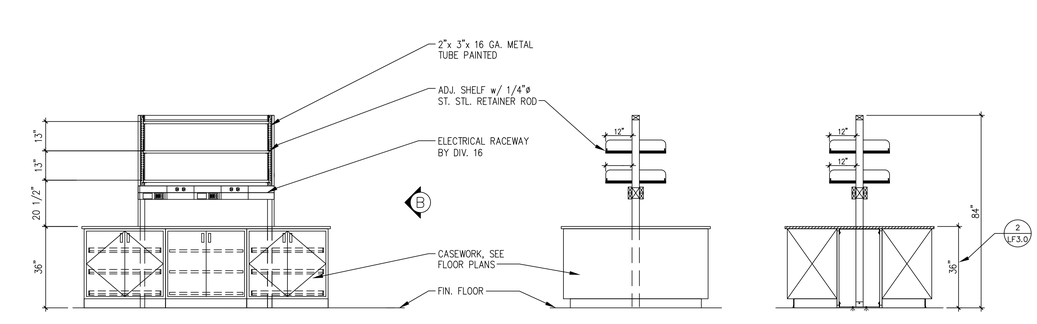
GENERAL NOTES:
1. EXHAUST DUCT TRANSITION BY DIV. 11.
2. FUME HOOD ALARM BY DIV. 15.
3. new hoods shall be equipped with a flow-measuring device. nfpa 45.
4. each hood should have a continuous monitoring device to allow convenient confirmation of adequate hood performance before use.



A TYPICAL WALL BENCH ELEVATION
1/2"=1'-0"

WALL BENCH ELEVATION (FOR REFERENCE ONLY)

REFER TO FLOOR PLAN FOR ACTUAL CONDITIONS



B TYPICAL SECTION
1/2"=1'-0"

A ELEVATION
1/2"=1'-0"

B ELEVATION @ END
1/2"=1'-0"

C SECTION
1/2"=1'-0"

ISLAND BENCH ELEVATION (FOR REFERENCE ONLY)

SCALE
1/2" = 1'-0"

1

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT
LOWELL C. HARRIS
RENEWAL 08/31/2021
No. C 11580
STATE OF CALIFORNIA

CONSULTANTS

Laboratory Building Design Consultants
503 GREENBRIAR ROAD
GLEN ELLYN, ILLINOIS 60137
C: 619-977-3257

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE
LABORATORY SYMBOLS LEGENDS & CASEWORK MENU

SHEET NUMBER

LF1.1

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\Thran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_Thran_78JB.rvt

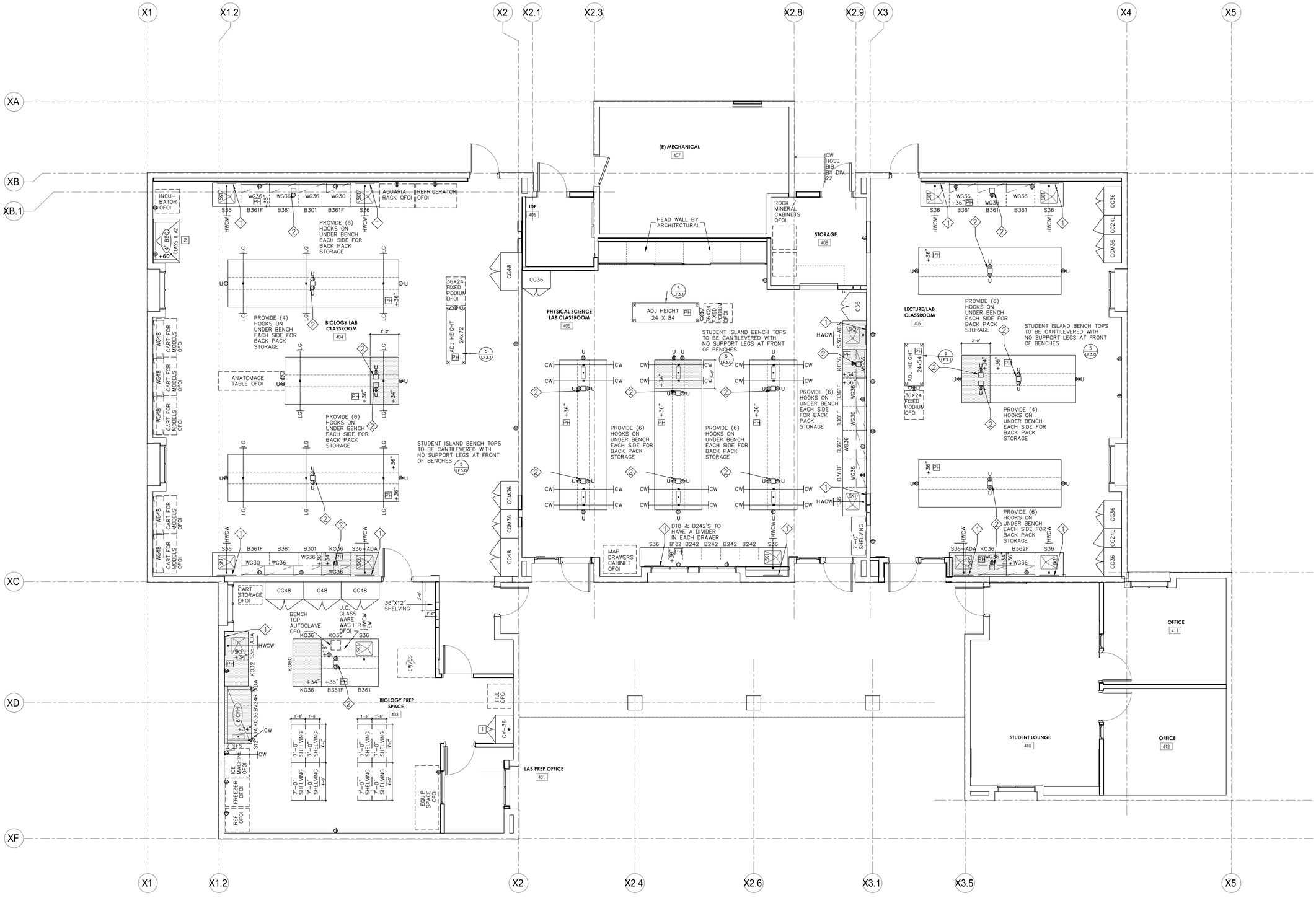
LEGEND

1	DRYING RACK	1 LF3.3
2	ELECTRICAL PEDESTAL	4 LF3.1
3		
4		
5		
6		
7		
8		
9		
10		

WORK SURFACE MATERIAL SCHEDULE

IDENT.	MATERIAL
S	STAINLESS STEEL
P	PLASTIC LAMINATE
PH	SOLID PHENOLIC RESIN

MATERIAL — HEIGHT → PH +36"



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT
LAWRENCE JOSEPH HOFFMAN
No. C 11360
STATE OF CALIFORNIA
EXP. 08-31-21

CONSULTANTS

Laboratory Building Design Consultants
503 GREENBRIAR ROAD
GLEN ELLYN, ILLINOIS 60137
C: 619-977-3257

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

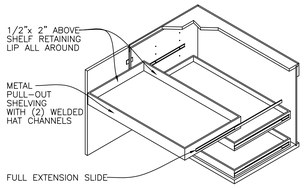
© HPI ARCHITECTURE 2019

SHEET TITLE
PARTIAL LABORATORY FLOOR PLAN

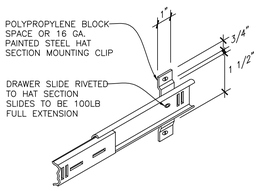
SHEET NUMBER
LF2.0

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\Thron\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ThronL78JB.rvt

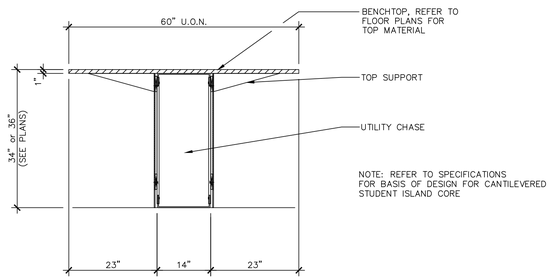


ISOMETRIC

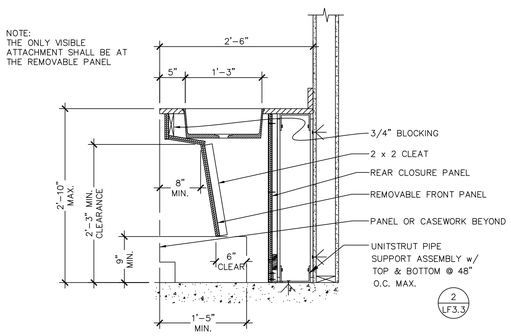


FULL EXTENSION SLIDE
3"=1'-0"

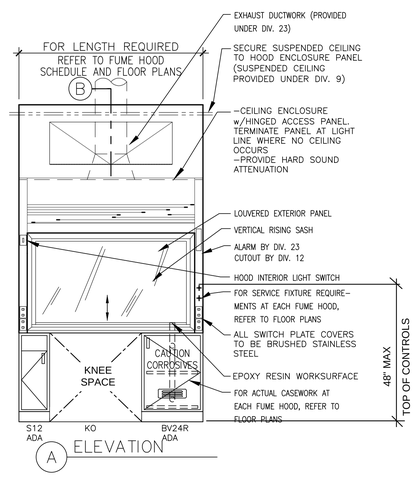
PULL - OUT SHELF 1/2" = 1'-0" 6



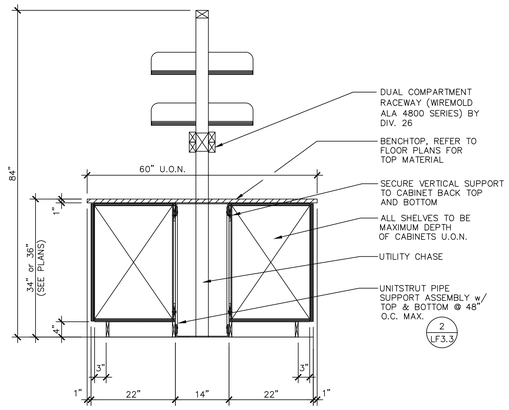
CANTILEVERED ISLAND BENCH 3/4" = 1'-0" 5



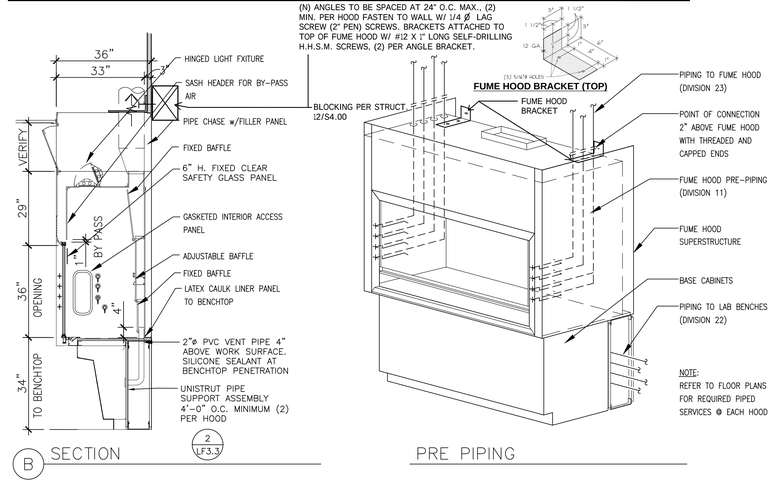
ADA SINK CABINET - SECTION 1" = 1'-0" 4



CONVENTIONAL CASEWORK, WALL 3/4" = 1'-0" 3



CONVENTIONAL CASEWORK, ISLAND - B101 3/4" = 1'-0" 2



CHEMICAL FUME HOOD 1/2" = 1'-0" 1

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT LOWELL C. THRON
No. C-11580
EXP. 08-31-21
STATE OF CALIFORNIA

CONSULTANTS

Laboratory Building Design Consultants
503 GREENBRIAR ROAD
GLEN ELLYN, ILLINOIS 60137
C: 619-977-3257

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

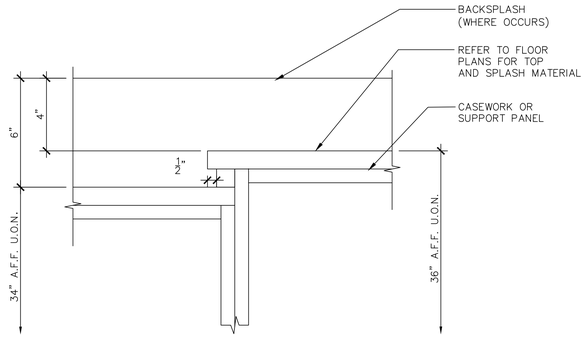
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE
LABORATORY FURNISHINGS DETAILS

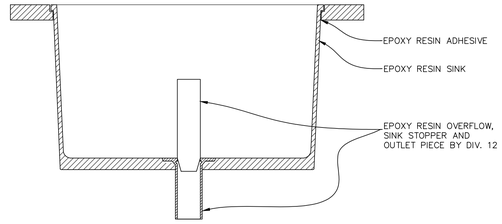
SHEET NUMBER
LF3.0

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

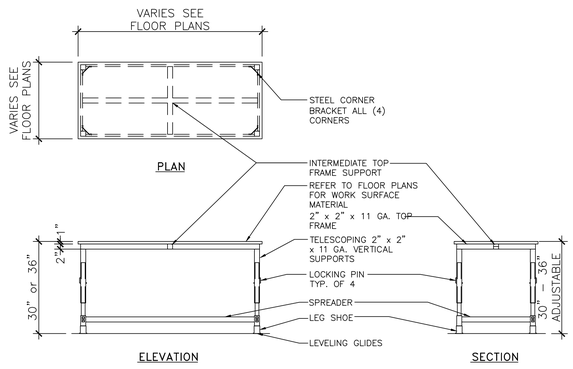
5/21/2020 9:44:16 AM C:\Users\Thran\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_thranL78JB.rvt



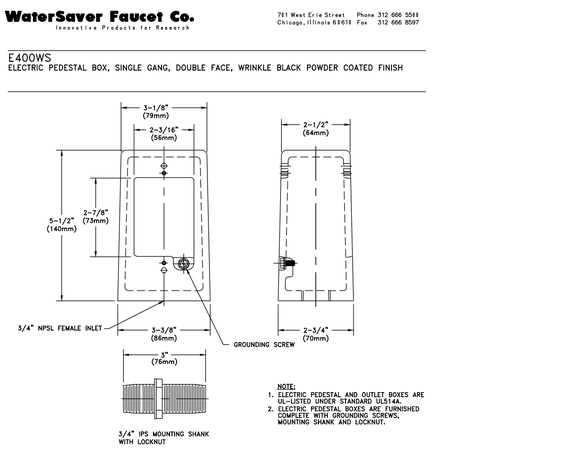
ADA BENCH TOP HEIGHT TRANSITION 3" = 1'-0" 6



DROP - IN EPOXY RESIN SINK 3" = 1'-0" 3



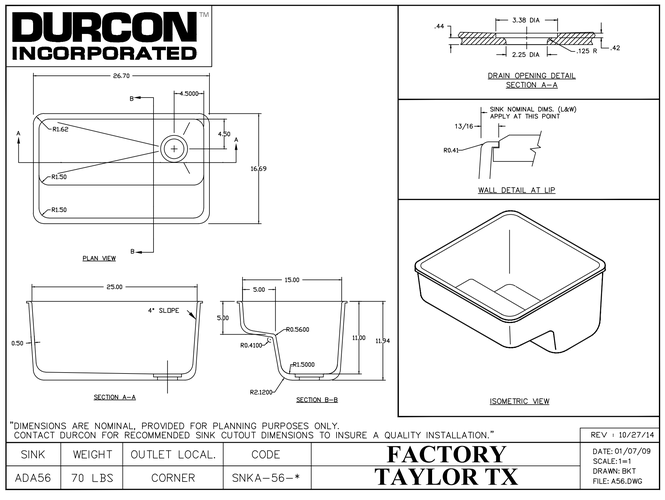
ADJUSTABLE HEIGHT MOVABLE LAB TABLE 1/2" = 1'-0" 5



ELECTRICAL PEDESTAL N.T.S. 4

FIXTURE SPACING AT SINKS 1–1/2"=1'–0"

FIXTURE SPACING AT SINKS 1 1/2" = 1'-0" 2



ADA DROP - IN EPOXY RESIN SINK N.T.S. 1

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT
LOWELL C. THRAN
STATE OF CALIFORNIA
No. C-11580
EXP. 08-31-21

CONSULTANTS

Laboratory Building
Design Consultants
503 GREENBRIAR ROAD
GLEN ELLYN, ILLINOIS 60137
C: 619-977-3257

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MiraCosta College

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

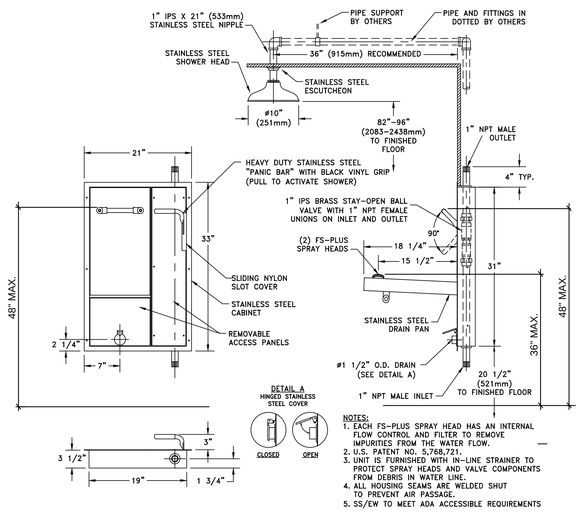
SHEET TITLE
LABORATORY
FURNISHINGS
DETAILS

SHEET NUMBER

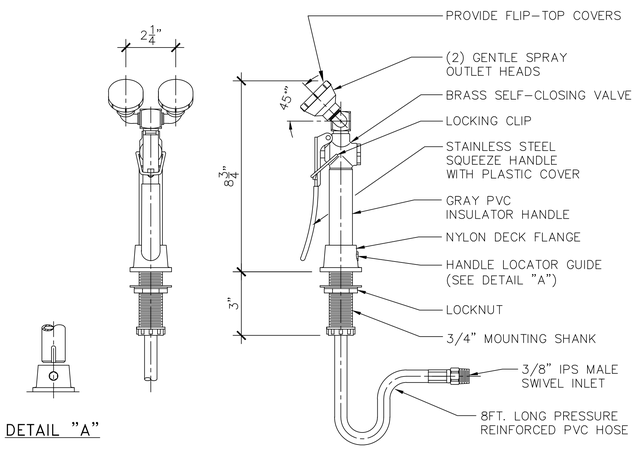
LF3.1

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

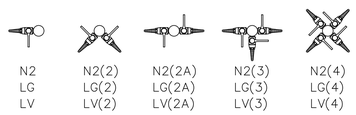
5/21/2020 9:44:16 AM C:\Users\Thron\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ThronLi78JB.rvt

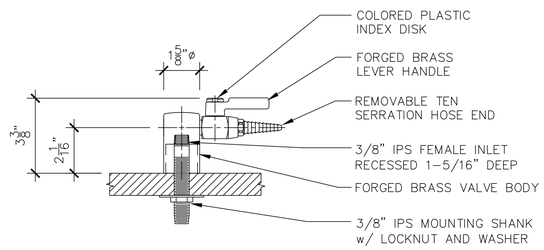


EYE WASH / SAFETY SHOWER N.T.S. 6

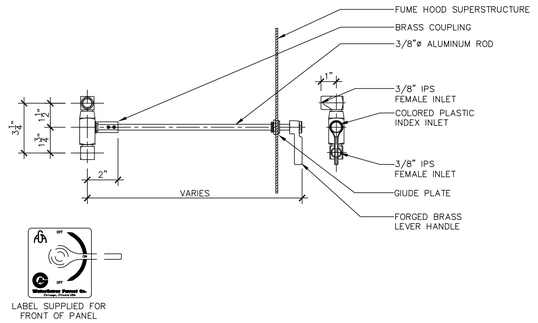


DRENCH HOSE N.T.S. 5

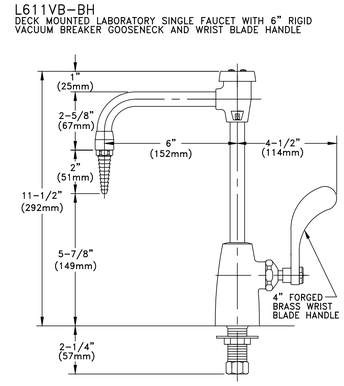




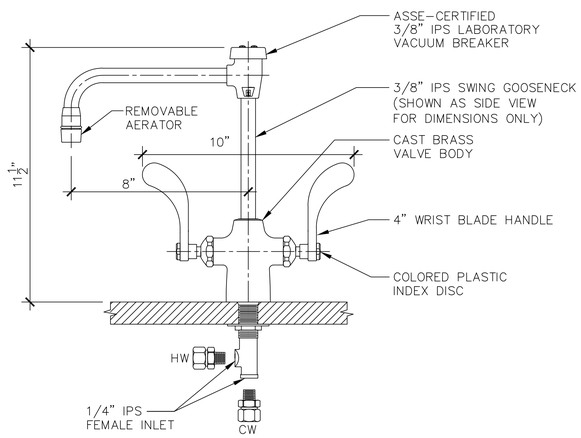
BALL VALVE - LG N.T.S. 4



COLD WATER VALVE AT CHEMICAL FUME HOOD - CW N.T.S. 3



COLD WATER VALVE - CW N.T.S. 2



HWCW MIXING VALVE - HWCW N.T.S. 1

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT JOHN C. LIN No. C-17360 EXP. 08-31-21 STATE OF CALIFORNIA

CONSULTANTS

Laboratory Building Design Consultants
503 GREENBRIAR ROAD
GLEN ELLYN, ILLINOIS 60137
C: 619-977-3257

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

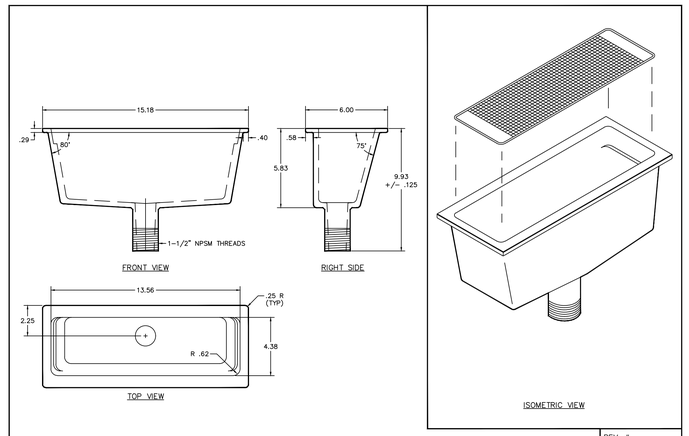
SHEET TITLE
LABORATORY FURNISHINGS DETAILS

SHEET NUMBER

LF3.2

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

5/21/2020 9:44:16 AM C:\Users\Thorn\Documents\SAN ELIJO - BLDG 400_Arch Central_R20_ThornLi78JB.rvt



RECTANGLE CUPSINK — NOTE: ALL DIMENSIONS REFLECT ACTUAL SINK SIZES +/- .0625

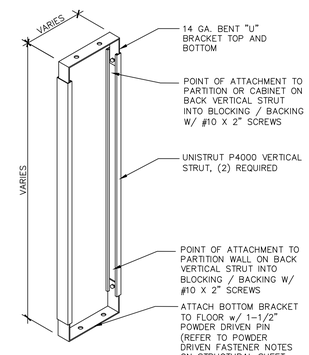
REV. #____ DATE: 09/29/98

SINK	WEIGHT	OUTLET LOCAL.	CODE
TS18	5.2 LBS	CENTER	SNKC-18ST-*

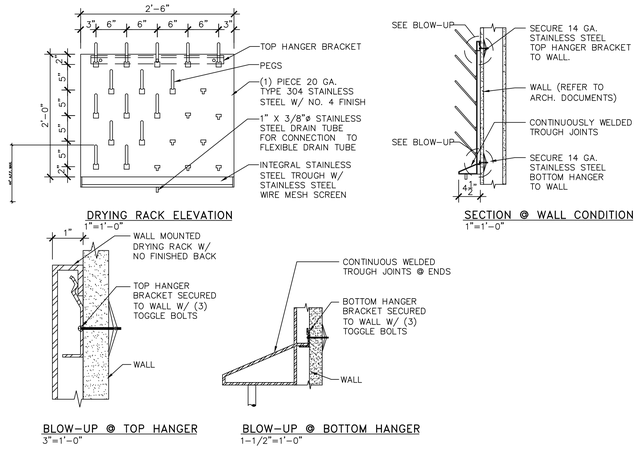
Laboratory Tops, Inc.

DATE: 08/27/97
SCALE: N.T.S.
DRAWN: LDC
FILE: TS18.DWG

CUP SINK N.T.S. 3



PIPE SUPPORT ASSEMBLY 1 1/2" = 1'-0" 2



DRYING RACK AS NOTED 1

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

LICENSED ARCHITECT — LOWELL D. CHORN — RENEWAL 08/31/2021 — STATE OF CALIFORNIA — AR# 11580

CONSULTANTS

Laboratory Building Design Consultants
503 GREENBRIAR ROAD
GLEN ELLYN, ILLINOIS 60137
C: 619-977-3257

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE
LABORATORY FURNISHINGS DETAILS

SHEET NUMBER

LF3.3

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

PLAN SYMBOLS

SYMBOL	DESCRIPTION
SLV	APPROXIMATE LOCATION OF SLEEVE FOR PIPES/ CONDUIT ACROSS FOOTING PER PLUMBING, ELECTRICAL OR MECHANICAL
BOF -1'-0"	BOTTOM OF FOOTING ELEVATION AT NOTED LOCATION
S S	STEP IN FOOTING
F1	FOOTING PER FOOTING SCHEDULE
4"	STEP IN SLAB ELEVATION, DIMENSION AS INDICATED ON PLAN OR DETAIL
P1	WOOD POST STARTING AT THIS LEVEL PER POST SCHEDULE
B4B	WOOD POST STARTING AT THIS LEVEL PER POST SCHEDULE
HD1 HD2	HOLDOWN ANCHOR TYPE AS NOTED
A W	SHEAR WALL PANEL, HOLDOWN TYPE, AND MINIMUM LENGTH AT THIS LEVEL PER TYPICAL SHEAR WALL ELEVATION
TOS 21'-0"	TOP OF PLYWOOD SHEATHING
B1	BEAM SPAN, SIZE PER SCHEDULE
	WOOD HEADER, SIZE PER SCHEDULE
2x12 FJ1 RJ1	WOOD JOIST FRAMING SPAN, SIZE PER PLAN OR APPLICABLE SCHEDULE
	OPENINGS IN FLOOR OR ROOF PER ARCHITECTURAL OR MECHANICAL DRAWINGS
	MECHANICAL UNIT ABOVE FRAMING (SOLID) OR BELOW FRAMING (DASHED) PER MECHANICAL DRAWINGS

ABBREVIATIONS:

CODES/INSTITUTIONS/ASSOCIATIONS

ACI	AMERICAN CONCRETE INSTITUTE
AF&PA	(NDS) AMERICAN FOREST & PAPER ASSOCIATION (NDS)
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
APA-EWA	APA-ENGINEERED WOOD ASSOCIATION
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
CBC	CALIFORNIA BUILDING CODE
CRSI	CONCRETE REINFORCING STEEL INSTITUTE
DSA	DIVISION OF THE STATE ARCHITECT
IBC	INTERNATIONAL BUILDING CODE
NDS	NATIONAL DESIGN SPECIFICATIONS
OSHPD	OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT
SDI	STEEL DECK INSTITUTE
SJI	STEEL JOIST INSTITUTE
SSMA	STEEL STUD MANUFACTURERS ASSOCIATION

SYMBOLS

#	POUND, NUMBER, QUANTITY	LBS	POUNDS
@	AT	ld	DEVELOPMENT LENGTH
<	LESS THAN	LDGR	LEDGER
>	GREATER THAN	ldh	HOOK DEVELOPMENT LENGTH
±	PLUS OR MINUS	LG	LONG
°	DEGREE	LL	LIVE LOAD
Ø	DIAMETER	LLH	LONG LEG HORIZONTAL
		LLV	LONG LEG VERTICAL

ABBREVIATIONS

AB	ANCHOR BOLT	LOCS	LOCATIONS
ABV	ABOVE	LONG	LONGITUDINAL
ADDL	ADDITIONAL	ls	LAP SPLICE LENGTH
ADH	ADHESIVE	LTWT	LIGHT-WEIGHT
ADJ	ADJACENT	LWT	LIGHT-WEIGHT
ALT	ALTERNATE	LVL	LEVEL
ALUM	ALUMINUM	LVL	LAMINATED VENEER LUMBER
ANCH	ANCHOR, ANCHORAGE	MANUF	MANUFACTURER
APPROX	APPROXIMATE, APPROXIMATELY	MATL	MATERIAL
ARCH	ARCHITECT, ARCHITECTURAL	MAX	MAXIMUM
ATR	ALL-THREAD ROD	MECH	MECHANICAL
		MEZZ	MEZZANINE
B/O	BOTTOM OF	MFR	MANUFACTURER
BEL	BELOW	MHP	MHP STRUCTURAL ENGINEERS
BLDG	BUILDING	MID	MIDDLE
BLKG	BLOCKING, BLOCK	MIN	MINIMUM
BM	BEAM	MISC	MISCELLANEOUS
BN	BOUNDARY NAIL	MULT	MULTIPLE
BOT	BOTTOM		
BRBF	BUCKLING RESTRAINED BRACE FRAME	(N)	NEW
BRG	BEARING	N/A	NOT APPLICABLE
BS	BOUNDARY SCREW	NAT	NATURAL
BSMT	BASEMENT	NIC	NOT IN CONTRACT
BTWN	BETWEEN	NTS	NOT TO SCALE
		NWT	NORMAL-WEIGHT
CALCS	CALCULATIONS		
CANT	CANTILEVER	O/F	OUTSIDE FACE
CFRP	CARBON FIBER REINFORCED POLYMER	OC	ON CENTER
CG	CENTER OF GRAVITY	OD	OUTSIDE DIAMETER
CIP	CAST IN PLACE	OH	OPPOSITE HAND
CJ	CONTROL JOINT	OP	OPERATING
CL	CENTERLINE	OPER	OPERATING
CLG	CEILING	OPNG	OPENING
CLR	CLEAR, CLEARANCE	OPP	OPPOSITE
CMU	CONCRETE MASONRY UNIT	OSB	ORIENTED STRAND BOARD
COL	COLUMN		
CONC	CONCRETE	PARA	PARALLEL
CONN	CONNECT, CONNECTION	PERP	PERPENDICULAR
CONT	CONTINUOUS	PL	PLATE, PROPERTY LINE
CJP	COMPLETE JOINT PENETRATION	PLF	POUNDS PER LINEAR FOOT
COORD	COORDINATE	PLMB	PLUMBING
CSK	COUNTERSINK, COUNTERSUNK	PLY	PLYWOOD
CTR	CENTER	PJP	PARTIAL JOINT PENETRATION
		PROJ	PROJECT, PROJECTION
d	PENNY (NAIL SIZE)	PSF	POUNDS PER SQUARE FOOT
db	BAR DIAMETER (REBAR)	PSI	POUNDS PER SQUARE INCH
DBL	DOUBLE	PSL	PARALLAM
DCW	DEMAND CRITICAL WELD	PT	POST-TENSIONED (CONCRETE)
DET	DETAIL	PT	PRESSURE-TREATED (WOOD)
DFL	DOUGLAS FIR LARCH		
DIA	DIAMETER	QTY	QUANTITY
DIAG	DIAGONAL		
DIM	DIMENSION	R	RADIUS
DIR	DIRECTION	RAD	RADIUS
DIST	DISTANCE	REF	REFER TO, REFERENCE
DN	DOWN	REINF	REINFORCING
DL	DEAD LOAD	REQD	REQUIRE, REQUIRED
DO	DITTO	RET	RETAINING
DWG	DRAWING	REV	REVISION
		RF	ROOF
(E)	EXISTING	RM	ROOM
EA	EACH	RR	ROOF RAFTER
EBF	ECCENTRIC BRACED FRAME		
EF	EACH FACE	SCHED	SCHEDULE
ELEC	ELECTRICAL	SECT	SECTION
ELEV	ELEVATION, ELEVATOR	SEL	SELECT
EMB	EMBED, EMBEDDED, EMBEDMENT	SEOR	STRUCTURAL ENGINEER OF RECORD
EMBED	EMBED, EMBEDDED, EMBEDMENT	SHT	SHEET
EN	EDGE NAIL	SHTG	SHEATHING
ENGR	ENGINEER	SIM	SIMILAR
EOR	ENGINEER OF RECORD	SIMP	SIMPSON STRONG-TIE COMPANY
EQ	EQUAL, EQUALLY	SMRF	SPECIAL MOMENT-RESISTING FRAME
EQUIP	EQUIPMENT	SMS	SHEET METAL SCREW
ES	EDGE SCREW, EACH SIDE	SOG	SLAB-ON-GRADE
EW	EACH WAY	SPCL	SPECIAL
EXC	EXCAVATE, EXCAVATION	SPA	SPACED, SPACING
EXP	EXPANSION	SPCS	SPACES
EXT	EXTERIOR	SPEC	SPECIFICATION
		SQ	SQUARE
FDN	FOUNDATION	SS	STAINLESS STEEL
FIN	FINISH	STAGG	STAGGER
FLNG	FLANGE	STD	STANDARD
FLR	FLOOR	STIFF	STIFFEN, STIFFENER
FN	FIELD NAIL	STIRR	STIRRUP
F/O	FACE OF	STL	STEEL
FRMG	FRAMING	STRUC	STRUCTURAL
FS	FIELD SCREW	SW	SHEAR WALL
FTG	FOOTING	SYM	SYMMETRICAL
FTR	FULLY-THREADED ROD		
		T&B	TOP & BOTTOM
GA	GAUGE	T&G	TONGUE & GROOVE
GALV	GALVANIZE	TBD	TO BE DETERMINED
GC	GENERAL CONTRACTOR	TEMP	TEMPERATURE, TEMPORARY
GLB	GLUED-LAMINATED BEAM	THK	THICK, THICKNESS
GR	GRADE	THRU	THROUGH
		TN	TOE NAIL
HD	HOLDOWN	T/O	TOP OF
HDR	HEADER	TRANS	TRANSVERSE
HEX	HEXAGONAL	TS	TUBE STEEL
HGR	HANGER	TSG	TAPERED STEEL GIRDER
HT	HEIGHT	TYP	TYPICAL
HORIZ	HORIZONTAL		
HR	HOUR (FIRE RATING)	UNO	UNLESS NOTED OTHERWISE
		VERT	VERTICAL
I/F	INSIDE FACE	VIF	VERIFY IN FIELD
ID	INSIDE DIAMETER		
INFO	INFORMATION	W/	WITH
INSP	INSPECTION	W/O	WITHOUT
INT	INTERIOR, INTERSECTION	WP	WORK POINT
INV	INVERT, INVERTED	WT	WEIGHT
IOR	INSPECTOR OF RECORD	WWF	WELDED WIRE FABRIC
JST	JOIST	STRUCTURAL STEEL SHAPES	
JT	JOINT	Cx	STANDARD CHANNEL
		HSS	HOLLOW STRUCTURAL SECTIONS
K	KIPS (1000#)	Lx	ANGLE
KB3	HILTI KWIK BOLT 3 (ANCHOR)	MCx	MISCELLANEOUS CHANNEL
KB-TZ	HILTI KWIK BOLT TZ (ANCHOR)	Mx	M SHAPES
KP	KING POST	STD PIPE	STANDARD PIPE
KSF	KIPS PER SQUARE FOOT	Sx	S SHAPES
KSI	KIPS PER SQUARE INCH	WTx, STx	STRUCTURAL TEES
		Wx	W SHAPES
		X-STRG	EXTRA STRONG PIPE
		XX-STRG	DBL EXTRA STRONG PIPE

GENERAL STRUCTURAL NOTES:

1. DESIGN CRITERIA: THE FOLLOWING DESIGN PARAMETERS HAVE BEEN USED IN THE DESIGN OF THE STRUCTURAL, AND WHERE APPLICABLE, NON-STRUCTURAL SYSTEMS REPRESENTED IN THESE STRUCTURAL DRAWINGS.

   A. CODE OF RECORD: 2019 CBC

   B. AUTHORITY HAVING JURISDICTION: DIVISION OF THE STATE ARCHITECT (DSA)
   (REFERENCE TO THE 'AUTHORITY HAVING JURISDICTION' OR 'GOVERNING AGENCY' THROUGHOUT THESE STRUCTURAL DRAWINGS SHALL BE CONSIDERED TO BE THE AUTHORITY LISTED ABOVE.)

   C. BUILDING RISK CATEGORY: II

   D. DESIGN LOADS (VERTICAL/GRAVITY):
   - EXISTING FLAT ROOF:_____ DL: 22 PSF LL: 20 PSF

   THESE LOAD VALUES REPRESENT THE ANTICIPATED DEAD LOADS AND ALLOWABLE SUPERIMPOSED LIVE LOADS FOR WHICH THE STRUCTURE HAS BEEN DESIGNED, ASSUMING THE NOTED MATERIALS STRENGTHS ARE ACHIEVED AND THE STRUCTURE HAS BEEN FULLY ERECTED AND SECURED. MINOR ADJUSTMENTS MAY HAVE BEEN USED FOR SPECIAL DESIGN CASES WHERE MORE REFINED VALUES ARE REQUIRED.

   E. WIND DESIGN PARAMETERS:
   - ULTIMATE (LFRD) DESIGN WIND SPEED (V 3 SEC. GUST):_____ 96 MPH
   - WIND DIRECTIONALITY FACTOR, (Kd):_____ 0.85
   - EXPOSURE CATEGORY:_____ C
   - TOPOGRAPHIC FACTOR, (Kzt):_____ 1.0
   - GUST EFFECT FACTOR:_____ 0.85
   - ENCLOSURE CLASSIFICATION:_____ ENCLOSED
   - INTERNAL PRESSURE COEFFICIENT, (GCpi):_____ +/-0.18
   - ULTIMATE DESIGN WIND PRESSURE:
   - MWFRS:_____ 11.6 PSF WINDWARD WALL
     -7.2 PSF LEEWARD WALL (HEIGHT 0-15')

   F. SEISMIC DESIGN PARAMETERS:
   - SEISMIC SITE CLASS:_____ D
   - SITE COEFFICIENTS, SPECTRAL ACCELERATION PARAMETERS:
     - SS: 1.114g
     - S1: 0.398g
   - DESIGN SPECTRAL ACCELERATION PARAMETERS:
     - SDS: 0.891g
     - SD1: 0.505g
   - SEISMIC IMPORTANCE FACTOR:_____ 1.0
   - SEISMIC DESIGN CATEGORY:_____ D
   - RISK CATEGORY:_____ II

   BUILDING B400:
   G. SEISMIC DESIGN PARAMETERS:
   - BASIC SEISMIC FORCE-RESISTING SYSTEM:_____ LIGHT FRAMED WOOD SHEAR WALLS
   - RESPONSE MODIFICATION COEFFICIENT, (R):_____ 6.5
   - OVER-STRENGTH FACTOR, (Ω0):_____ 3.0
   - DEFLECTION AMPLIFICATION FACTOR, (Cd):_____ 4.0
   - ANALYSIS PROCEDURE:_____ EQUIVALENT LATERAL FORCE PROCEDURE
   - SEISMIC BASE SHEAR COEFFICIENT, (CS, I.E. %g):_____ 0.137
   - REDUNDANCY (ρ):_____ N-S=1.0, E-W=1.0
   - SEISMIC BASE ELEVATION:_____ 00.00'
   - HORIZONTAL IRREGULARITY:_____ NA
   - VERTICAL IRREGULARITY:_____ NA

2. ASTM DESIGNATIONS, ICC REPORT REFERENCES, AND ALL STANDARDS AND REFERENCED DOCUMENTS SHALL REFER TO THE LATEST EDITIONS AND/OR AMENDMENTS AS ADOPTED BY THE CODE OF RECORD.

3. GENERAL NOTES AND TYPICAL DETAILS SHALL APPLY TO ALL PARTS OF THE PROJECT. WHERE SPECIFIC DETAILS ARE NOT PROVIDED, THE GENERAL NOTES AND TYPICAL DETAILS SHALL GOVERN. HOWEVER, WHEN A SPECIFIC DETAIL OR NOTE HAS BEEN PROVIDED, REFERENCED OR CALLED OUT ON PLAN, THAT DETAIL OR NOTE SHALL GOVERN FOR THE SPECIFIC CASE. IN ADDITION, WHEN A DETAIL IS REFERENCED AS SIMILAR (SIM) TO A SPECIFIC DETAIL, OR WHEN IT CAN BE REASONABLY INFERRED THAT A SITUATION IS SIMILAR TO A SPECIFIC DETAIL, THAT SPECIFIC DETAIL SHALL BE ASSUMED TO APPLY UNTIL OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.

4. THESE STRUCTURAL DRAWINGS ARE AN INTEGRAL PART OF, AND RELIANT ON, INFORMATION CONTAINED WITHIN THE ENTIRE SET OF CONSTRUCTION DOCUMENTS PREPARED FOR THE PROJECT. AS SUCH, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO REVIEW AND COORDINATE INFORMATION CONTAINED IN THE CIVIL/ARCH/ME/P AND SPECIALTY CONSULTANT DRAWINGS AND SPECIFICATIONS TO ENSURE A FULL UNDERSTANDING OF THE PROJECT REQUIREMENTS. ANY OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER AND THE CONTRACTOR SHALL NOT PROCEED WITH THE AFFECTED WORK UNTIL CLARIFICATION AND/OR DIRECTION HAS BEEN GIVEN.

5. PRIOR TO STARTING WORK ON THE PROJECT AND/OR ON A SPECIFIC AREA OF THE PROJECT, THE CONTRACTOR SHALL CHECK ALL DIMENSIONS. DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE COORDINATED FROM THE ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS. WHERE DIMENSIONS DIFFER BETWEEN PLANS, THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED AND THE CONTRACTOR SHALL NOT PROCEED WITH THE AFFECTED WORK UNTIL DIRECTION HAS BEEN PROVIDED. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALES SHOWN ON THE PLANS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES. THE ARCHITECTURAL AND MEP DRAWINGS SHALL BE USED FOR THE SIZE AND LOCATION OF ALL OPENINGS (EXCEPT AS SPECIFICALLY CONTROLLED BY THE STRUCTURAL DRAWINGS), INTERIOR NON-BEARING PARTITIONS, CONCRETE CURBS, SLOPES, DEPRESSIONS, CHANGES IN LEVEL, FINISHES, CHAMFERS OR GROOVES, FLOOR AND ROOF DRAINS, INSERTS, SLEEVES, PIPES, CONDUITS AND OTHER NON-STRUCTURAL ITEMS.

7. UNLESS SPECIFICALLY NOTED ON THE STRUCTURAL PLANS OR REFERENCED DETAILS, DO NOT PLACE MECHANICAL, ELECTRICAL (INCLUDING LOW-VOLTAGE AV), AND PLUMBING (MEP) SLEEVES, PIPES, INSERTS OR CONDUIT IN OR THROUGH STRUCTURAL MEMBERS, REGARDLESS OF MATERIAL, WITHOUT PRIOR APPROVAL AND DIRECTION BY THE STRUCTURAL ENGINEER. EXCEPT AS SPECIFICALLY SHOWN ON PLAN, NO STRUCTURAL MEMBER (BEAM, COLUMN, SHEAR WALL, STRUCTURAL SLAB, GRADE BEAM, BRACE, ETC.) SHALL BE CUT, DRILLED, OR NOTCHED WITHOUT PRIOR AUTHORIZATION AND DIRECTION FROM THE STRUCTURAL ENGINEER AND AUTHORITY HAVING JURISDICTION.

8. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST CURRENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE THE ACTUAL CONDITIONS VARY FROM THAT SHOWN IN THESE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT AND STRUCTURAL ENGINEER SO THAT PROPER CLARIFICATION OR REVISION MAY BE MADE. THE CONTRACTOR SHALL NOT PROCEED WITH THE AFFECTED WORK UNTIL CLARIFICATION AND/OR DIRECTION HAS BEEN GIVEN.

9. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OR SEQUENCE OF CONSTRUCTION, UNLESS SPECIFICALLY NOTED OTHERWISE. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO BRACING, SHORING, AND LAY DOWN OF MATERIALS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EFFECTS OF TEMPORARY CONSTRUCTION LOADING, INCLUDING LOADING FROM EQUIPMENT SUCH AS SKIP LOADERS, SCISSOR LIFTS, ETC. AND HORIZONTAL WIND AND SEISMIC FORCES IMPOSED DURING THE CONSTRUCTION SCHEDULE, ON ALL PORTIONS OF THE STRUCTURE, WHETHER ELEVATED OR ON-GRADE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PATH-OF-TRAVEL FOR MOVING PERMANENT EQUIPMENT TO ITS FINAL LOCATION, INCLUDING THE EFFECTS OF TEMPORARY LOADING AS THE EQUIPMENT IS INSTALLED. THE CONTRACTOR MAY USE THE 'DESIGN LOADS" INFORMATION PROVIDED IN NOTE #1 ABOVE WHEN CONSIDERING TEMPORARY CONSTRUCTION LOADING CONDITIONS.

11. OBSERVATION VISITS TO THE SITE BY REPRESENTATIVES OF THE STRUCTURAL ENGINEER SHALL NOT BE DEEMED TO INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR OF THE CONSTRUCTION PROCESSES. OBSERVATION VISITS AND CONSTRUCTION SUPPORT SERVICES ARE PROVIDED BY THE STRUCTURAL ENGINEER OR HIS/HER REPRESENTATIVE SOLELY FOR THE PURPOSE OF ASSISTING THE OWNER IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THESE SUPPORT SERVICES SHALL NOT BE DEEMED TO PROVIDE A GUARANTEE OF THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUCTED AS ACCEPTANCE OR SUPERVISION OF CONSTRUCTION.

12. SUBMITTALS:
   A. SHOP DRAWINGS AND SUBMITTALS, INCLUDING CONCRETE MIX DESIGNS, REQUIRED BY THE SPECIFICATIONS AND/OR THESE DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OR USE. A SCHEDULE FOR THE RELEASE OF SHOP DRAWINGS AND SUBMITTALS SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO THE FIRST SUBMITTAL. THIS SUBMITTAL SCHEDULE SHALL PROPORTION THE NUMBER OF SHOP DRAWINGS TO BE REVIEWED IN EACH SUBMITTAL TO ALLOW SUFFICIENT TIME AS DEEMED REASONABLE IN THE PROFESSIONAL JUDGMENT OF THE ARCHITECT AND STRUCTURAL ENGINEER TO PERMIT ADEQUATE REVIEW. MHP WILL COORDINATE WITH THE ARCHITECT AND/OR CONTRACTOR TO ENSURE THAT THE SUBMITTAL SCHEDULE PRIORITIZES THE REVIEW IN A MANNER CONSISTENT WITH THE ANTICIPATED CONSTRUCTION SEQUENCE. SHOP DRAWINGS AND SUBMITTALS SHALL REFERENCE THE LATEST REVISION OF EACH STRUCTURAL DESIGN DRAWING USED FROM WHICH TO DETAIL. SHOP DRAWINGS AND/OR SUBMITTALS THAT DO NOT IDENTIFY THE LATEST REVISION OF THE STRUCTURAL DRAWINGS AND/OR DO NOT REFERENCE THE AGENCY APPROVED CONSTRUCTION DOCUMENTS SHALL BE RETURNED FOR THE DETAILER TO UPDATE AND RESUBMIT. PARTIALLY COMPLETE SHOP DRAWINGS AND SHOP DRAWINGS COMPLETED WITHOUT INCORPORATING THE INFORMATION PROVIDED IN RESPONSE TO REQUESTS FOR INFORMATION (RFI/RFQ) MAY BE RETURNED (AT MHP'S SOLE DISCRETION) FOR UPDATING IF IT IS DETERMINED THAT SUCH INFORMATION WAS PROVIDED IN A TIMELY MANNER PRIOR TO THE RELEASE OF THE SHOP DRAWING SUBMITTAL. IF A SUBMITTAL MUST BE REVISED, IT SHALL IDENTIFY EACH REVISION AND/OR ADDITION TO EACH SHOP DRAWING BY CLOUDING OR OTHER MEANS.

   B. SUBMITTALS, INCLUDING SHOP DRAWINGS, DEFERRED APPROVAL ITEMS, AND RFI/RFCS, WILL NOT BE ACCEPTED BY MHP DIRECTLY FROM THE PROJECT SUB-CONTRACTORS. SUBMITTALS WILL BE ACCEPTED FROM THE OWNER'S AUTHORIZED CONTRACT ADMINISTRATOR (I.E. GENERAL CONTRACTOR, CONSTRUCTION MANAGER, OR ARCHITECT) ONLY AFTER THEY HAVE BEEN CONFIRMED TO COMPLY WITH CONTRACT SUBMITTAL REQUIREMENTS AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE OWNER'S AUTHORIZED CONTRACT ADMINISTRATOR SHALL COORDINATE AND VERIFY COMPLIANCE WITH THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS REGARDING DISTRIBUTION OF THE SUBMITTALS TO AND THROUGH THE ARCHITECT'S OFFICE.

   C. SUBMITTALS FOR DEFERRED APPROVAL ITEMS, SUCH AS (BUT NOT LIMITED TO) ELEVATORS AND CURTAIN WALLS, SHALL INCLUDE CALCULATIONS, DETAILED PLANS AND SPECIFICATIONS FOR ALL ELEMENTS OF THE DEFERRED SYSTEM INCLUDING, BUT NOT LIMITED TO, MEMBERS, SUPPORTING BRACKETS OR ATTACHMENTS, AND ANCHORAGE. DEFERRED APPROVAL ITEM SUBMITTALS SHALL BE ISSUED TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND VERIFICATION THAT THE PROPOSED SYSTEM DOES NOT NEGATIVELY IMPACT NOR SUBSTANTIALLY CHANGE THE STRUCTURAL LOADS AND SUPPORT CONDITIONS FOR WHICH THE BASE STRUCTURE WAS DESIGNED WITH ADEQUATE TIME TO ALLOW ANY REQUIRED CHANGES TO BE MADE BEFORE FORMAL SUBMITTAL TO THE GOVERNING AGENCY. FOLLOWING VERIFICATION BY THE SEOR AND ARCHITECT, THE MANUFACTURER OR CONTRACTOR SHALL SUBMIT THE CALCULATIONS, DETAILED PLANS, AND SPECIFICATIONS, STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROJECT STATE, TO THE GOVERNING AGENCY FOR APPROVAL. INSTALLATION OF DEFERRED ITEM ELEMENTS, SUCH AS GUIDE RAILS, MULLIONS, SUPPORTING BRACKETS, AND/OR ITEMS CONTINGENT ON THE DEFERRED SUBMITTAL SHALL NOT BE STARTED UNTIL THE DETAILED PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY THE GOVERNING AGENCY.

   D. WHEN THE ALLOWANCE FOR SUBSTITUTION OF A SPECIFIED MATERIAL OR PRODUCT DESIGNATION IS IMPLIED WITHIN THE CONSTRUCTION DOCUMENTS BY THE USE OF THE WORDS "ACCEPTED ALTERNATES", "ALTERNATIVE PRODUCTS/SUPPLIERS", ETC. OR "OR APPROVED EQUAL", A FORMAL SUBSTITUTION REQUEST SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR. THE FORMAL SUBSTITUTION REQUEST SHALL CLEARLY IDENTIFY THE ORIGINAL PRODUCT AND THE REQUESTED SUBSTITUTE PRODUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE REQUESTED SUBSTITUTION IS "EQUAL" TO, OR BETTER THAN, THE ORIGINAL PRODUCT FOR ALL CONSIDERATIONS SUCH AS, BUT NOT NECESSARILY LIMITED TO, STRENGTH, PERFORMANCE, AND INSTALLATION VARIABLES, INCLUDING SCHEDULE. SUCH VERIFICATION SHALL BE CLEARLY OUTLINED IN THE FORMAL SUBMITTAL AS A TABULAR COMPARISON BETWEEN THE ORIGINAL PRODUCT CRITERIA AND THE REQUESTED SUBSTITUTE'S PRODUCT CRITERIA. APPROVAL OF THE SUBSTITUTION REQUEST SHALL BE OBTAINED FROM THE ARCHITECT, STRUCTURAL ENGINEER OF RECORD AND, IF NECESSARY, THE GOVERNING AGENCY, PRIOR TO FABRICATION OR INSTALLATION OF THE SUBSTITUTED MATERIAL OR PRODUCT.

FOUNDATIONS:

1. PRESUMPTIVE LOAD BEARING VALUES PER CODE WERE USED FOR THE STRUCTURAL DESIGN OF FOUNDATIONS AND EARTH RETAINING ELEMENTS CONTAINED HEREIN. IF IT IS DETERMINED THAT ANY OF THE CODE REQUIREMENTS ON WHICH THESE PRESUMPTIVE VALUES ARE BASED WILL NOT BE FOLLOWED DURING CONSTRUCTION, A FORMAL CHANGE ORDER SHALL BE PREPARED WITH ADEQUATE TIME FOR PROCESSING APPROVAL BY THE SEOR AND THE GOVERNING AGENCY. MHP, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR ADEQUACY OF THE PRESUMPTIVE VALUES.

2. THE FOLLOWING DESIGN PARAMETERS WERE USED AS THE BASIS FOR ALLOWABLE FOUNDATION LOADS AND SOIL PRESSURES:
   A. ALLOWABLE SOIL BEARING PRESSURES:
      - SPREAD/ISOLATED FOOTINGS:_____ 1,500 PSF
      - CONTINUOUS FOOTINGS:_____ 1,500 PSF
      - FOR LOAD COMBINATIONS INCLUDING WIND OR SEISMIC, ONE-THIRD (1/3) INCREASE IS ALLOWED.
   B. RETAINED EARTH PRESSURES:
      - EQUIVALENT FLUID PRESSURE (ACTIVE):_____ 45 PCF
      - EQUIVALENT FLUID PRESSURE (AT REST):_____ 45 PCF
   C. RESISTANCE TO SLIDING:
      - FRICTION COEFFICIENT:_____ 0.25 x DEAD LOAD
      - PASSIVE PRESSURE:_____ 100 PCF
      - FOR LOAD COMBINATIONS INCLUDING WIND OR SEISMIC, ONE-THIRD (1/3) INCREASE ON PASSIVE PRESSURE IS ALLOWED.

3. ALL SITE FILL AND BACKFILL SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, IF APPLICABLE AND ASTM TEST METHOD D-1557. FLOODING IS NOT PERMITTED AND SHALL NOT BE USED FOR COMPACTION PURPOSES.

4. SPECIAL INSPECTION SHALL BE PERFORMED BY THE PROJECT INSPECTOR, WITH THE APPROPRIATE REGIONAL EXPERIENCE AND BACKGROUND KNOWLEDGE TO CONFIRM THAT THE USE OF THE PRESUMPTIVE LOAD BEARING VALUES PER CODE IS APPROPRIATE. THE SPECIAL INSPECTION SHALL TAKE PLACE PRIOR TO INSTALLATION OF REINFORCING OR OTHER ELEMENTS WHICH MAKE THE EXCAVATIONS INACCESSIBLE FOR ANY CORRECTIVE WORK DEEMED NECESSARY FOR APPROVAL. A COPY OF THE INSPECTION REPORT SHALL BE SUBMITTED TO THE SEOR PRIOR TO POURING CONCRETE. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION MAY BE REQUIRED.

5. WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATION PRIOR TO PLACING OF CONCRETE. CARE SHALL BE TAKEN TO AVOID DRYING OUT UNDERLYING NATURAL SOILS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEQUENCING AND SHORING, ETC., NECESSARY TO SUPPORT CUT AND/OR FILL BANKS DURING EXCAVATION AND FORMING AND PLACEMENT OF CONCRETE. CARE SHALL BE TAKEN TO AVOID DISTURBING SOILS AROUND AND/OR SUPPORTING EXISTING FOUNDATIONS AND UTILITIES.

7. SEE SPECIAL INSPECTION GENERAL NOTES FOR INSPECTION REQUIREMENTS.

REINFORCING STEEL:

1. DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO STANDARDS AND RECOMMENDATIONS CONTAINED WITHIN THE CRSI "MANUAL OF STANDARD PRACTICE". DETAILING FABRICATION AND PLACING OF WELDED WIRE REINFORCING SHALL CONFORM TO THE STANDARDS AND RECOMMENDATIONS CONTAINED WITHIN THE WRI "MANUAL OF STANDARD PRACTICE - STRUCTURAL WELDED WIRE REINFORCEMENT."

2. REINFORCING BARS (REBAR), STEEL WELDED WIRE REINFORCING (WWR), AND TIE WIRE USED TO SECURE REBAR AND WWR SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS, UNO:
   A. REINFORCING, (ALL BAR SIZES, UNO):_____ ASTM A-615, GR 60
   B. REINFORCING BARS TO BE WELDED (ALL BAR SIZES UNO):_ ASTM A-706, GR 60
   C. WELD WIRE REINFORCING:_____ ASTM A-1064
   D. TIE WIRE:_____ ASTM A-1064

3. ALL REINFORCING STEEL SHALL BE BENT COLD. GRADE 60 BARS MAY ONLY BE BENT ONCE. STRAIGHTENING AND/OR RE-BENDING IS NOT ALLOWED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SEQUENCE PLACEMENT OF REINFORCING SUCH THAT INCIDENTAL BENDING DOES NOT OCCUR.

4. PRIOR TO PLACING CONCRETE; REINFORCING STEEL, INCLUDING WWR, AND OTHER EMBEDDED ITEMS SHALL BE WELL-SECURED IN POSITION AND SHALL BE CLEAN OF RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR BOND. WHERE TWO LAYERS OF REINFORCING STEEL ARE REQUIRED (I.E. FOOTING PADS OR SLABS) PROVIDE APPROPRIATE CHAIRS TIED TOGETHER AND SUPPORTED BY LOWER MAT OF REINFORCING TO SUPPORT THE UPPER MAT OF REINFORCING. "HOOK AND PULL" METHODS SHALL NOT BE ALLOWED.

5. CONCRETE PROTECTION FOR REINFORCING BARS SHALL BE AT LEAST EQUAL TO THE DIAMETER OF THE BAR. MINIMUM COVER FOR CAST IN PLACE CONCRETE SHALL BE AS FOLLOWS:
   A. CAST AGAINST AND PERMANENTLY IN CONTACT

STRUCTURAL AND MISCELLANEOUS STEEL:

1. ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATION FOR STRUCTURAL STEEL FOR BUILDINGS (AISC 360), 2016 EDITION, AND SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS (AISC 341) 2016 EDITION.
2. ALL WELDING SHALL COMPLY WITH AWS SPECIFICATION D1.1/D1.1M. WELDING ON PARTS OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS) SHALL ALSO CONFORM TO AWS D1.8/D1.8M. WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED FOR THE TYPE OF WELDING TO BE PERFORMED.
3. WELDING PROCEDURE SPECIFICATIONS (WPS) SHALL BE SUBMITTED FOR REVIEW FOR EACH WELD TYPE. WELDING PROCESS, WELDING ELECTRODE CLASSIFICATION AND/OR BASE MATERIAL (WHERE ASTM GRADE OR ALLOY VARIES) SHOWN ON THE DRAWINGS IN CONFORMANCE WITH AWS D1.1/D1.1M, D1.4/D1.4M AND D1.8/D1.8M AS APPLICABLE. EACH WPS SHALL BE RECORDED ON FORMS RECOMMENDED BY THE APPLICABLE AWS STANDARD AND SHALL BE REVIEWED BY AN AWS SCWI CERTIFIED INSPECTOR AND SUBMITTED TO THE SEOR AND, IF THE PROJECT IS GOVERNED BY DSA OR OSHPD, THE INSPECTOR OF RECORD (IOR) FOR REVIEW. IF A WELD ASSEMBLY NOTED ON PLANS DOES NOT FALL WITHIN THE PREQUALIFIED CRITERIA, CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A WELDING PROCEDURE QUALIFICATION RECORD FOR THE SPECIFIED WELD AS PART OF THE WPS SUBMITTAL.
4. ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATION (UNLESS NOTED OTHERWISE):
   - A. WIDE FLANGE SECTIONS (W,WT)_____ASTM A-992_____FY=50KSI
   - B. CHANNELS AND MISC SHAPES (C,MC,S,M)_____ASTM A-36_____FY=36KSI
   - C. ANGLES AND PLATES_____ASTM A-36_____FY=36KSI
   - D. PIPE (STD.X-STRG.XX-STRG)_____ASTM A-53 TYPE E, GR B_____FY=35KSI
   - E. HSS TUBE (SQ,RECTANG)_____ASTM A-500, GR C_____FY=50KSI
     SULFUR CONTENT SHALL BE LESS THAN OR EQUAL TO 0.05%
   - F. HSS TUBE (ROUND)_____ASTM A-500, GR C_____FY=46KSI
     SULFUR CONTENT SHALL BE LESS THAN OR EQUAL TO 0.05%
5. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED FREE OF RUST, LOOSE MILL SCALE, AND OIL.
6. ALL STEEL EXPOSED TO MOISTURE OR WEATHER SHALL BE HOT-DIPPED GALVANIZED, UNLESS NOTED OTHERWISE. GALVANIZING SHALL BE IN CONFORMANCE WITH ASTM A123 AND A153. REPAIR GALVANIZING AFTER WELDING SHALL BE IN ACCORDANCE WITH ASTM A780.
7. HOT-DIP GALVANIZE OR PROVIDE THREE-INCH (3") MINIMUM CONCRETE COVER AROUND ALL STRUCTURAL STEEL BELOW GRADE.
8. SEE ARCHITECTURAL DRAWINGS FOR PAINTING OF STRUCTURAL STEEL. STRUCTURAL STEEL EMBEDDED IN CONCRETE OR MASONRY SHALL BE UNPAINTED.
9. WHERE CARBON STEEL IS IN CONTACT WITH STAINLESS STEEL OR WHERE EITHER CARBON OR STAINLESS STEEL IS IN CONTACT WITH ALUMINUM, PHENOLIC SHIM OR BREAK SHALL BE INSTALLED TO SEPARATE DISSIMILAR METALS.
10. BOLTS, THREADED RODS, AND WASHERS SHALL CONFORM TO THE FOLLOWING, UNO:
    - A. MACHINE BOLTS_____ASTM A-307, GRADE A
    - B. THREADED RODS, UNO_____ASTM A-36
    - C. WELDED HEADED STUDS_____ASTM A-108, GRADE 1010-1020
    - D. WASHERS_____ASTM F-436
    - E. WASHERS AT NON-SEISMIC/WIND-RESISTING-FRAME COLUMNS WHERE HOLES AT COLUMN BASE PLATE ARE OVER-SIZED, ONLY WHEN REQUESTED BY CONTRACTOR AND APPROVED BY SEOR:_____ASTM F-436 5/16" THICK
    - F. ANCHOR BOLTS IN CONCRETE OR MASONRY_____ASTM F-1554, GR 36
11. UNLESS NOTED OTHERWISE, BOLTS SHALL BE INSTALLED "SNUG TIGHT". THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES OF THE JOINT ARE IN FIRM CONTACT. BOLTS OF SLOTTED CONNECTIONS SHALL BE INSTALLED "HAND TIGHT" ONLY, WITH THREADS SPOILED. THE HAND TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN THE WASHER AND BOLT HEAD ARE BROUGHT INTO FULL CONTACT WITH WEB OR SHEAR TAB WITH A SPUD WRENCH AND THE NUT IS THEN BACKED OFF ONE QUARTER OF A TURN. WHERE SLOTTED CONNECTIONS ARE INDICATED, THE WASHER SHALL BE PLACED OVER THE SLOTTED HOLE. BOLTS INDICATED AS SLIP-CRITICAL SHALL BE PRE-TENSIONED PER SECTION 8.2 OF SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS.
12. HOLES FOR BOLTED CONNECTIONS AND ANCHOR BOLTS SHALL BE AISC "STANDARD" HOLES LIMITED TO 1/16-INCH LARGER IN DIAMETER THAN NOMINAL BOLT DIAMETER FOR 7/8-INCH DIAMETER BOLTS AND SMALLER, AND 1/8-INCH LARGER IN DIAMETER THAN NOMINAL BOLT DIAMETER FOR 1-INCH AND LARGER BOLTS, UNLESS NOTED OTHERWISE. OVERSIZED AND SLOTTED HOLES REQUIRE THE APPROVAL OF THE SEOR, UNLESS SPECIFICALLY DETAILED ON THE APPROVED DRAWINGS.
13. PROVIDE BEVELED WASHERS WHERE JOINT FACE SLOPE IS GREATER THAN 1:20.
14. SEE CONCRETE GENERAL NOTES FOR NON-SHRINK GROUT SPECIFICATIONS.
15. FLANGE STIFFENER PLATES SHALL BE ORIENTED SO THAT ROLLING DIRECTION OF PLATE IS PARALLEL WITH DIRECTION OF PRINCIPLE STRESS.
16. ALL STRUCTURAL STEEL WELDING SHALL BE PERFORMED WITH E70XX ELECTRODES.
17. WHERE FILLET WELD SYMBOL IS SHOWN WITHOUT INDICATION OF THROAT SIZE, USE MINIMUM SIZE WELDS AS SPECIFIED BELOW:

TABLE J2.4
MINIMUM SIZE OF FILLET WELDS

MATERIAL THICKNESS OF THINNER PART JOINED	MINIMUM SIZE OF FILLET WELD
TO 1/4" (6MM) INCLUSIVE	1/8" (3MM)
OVER 1/4" (6MM) TO 1/2" (13MM)	3/16" (5MM)
OVER 1/2" (13MM) TO 3/4" (19MM)	1/4" (6MM)
OVER 3/4" (19MM)	5/16" (8MM)

18. WHERE LENGTH OF WELD IS NOT INDICATED, WELD SHALL BE FULL LENGTH OF JOINT.
19. ALL COMPLETE- AND PARTIAL-JOINT-PENETRATION GROOVE WELDS SHALL BE PERFORMED USING "INNERSHIELD" AND "ML-2" SEMI-AUTOMATIC EQUIPMENT.
20. SEE SPECIAL INSPECTION AND TESTING NOTES FOR INSPECTION AND TESTING REQUIREMENTS.

STRUT FRAMING SYSTEM (UNISTRUT):

1. ALL CHANNELS, BRACKETS AND FASTENERS SHOWN IN SECTIONS AND DETAILS NOTED AS "P####" ARE BY UNISTRUT. SIMILAR CHANNELS, BRACKETS AND FASTENERS (SAME SIZE, MATERIAL, GAGE, TYPE, AND WELDS) BY OTHER MANUFACTURER'S INCLUDING POWERSTRUT, B-LINE OR NU-STRUT MAY BE SUBSTITUTED; HOWEVER, DO NOT MIX COMPONENTS FROM DIFFERENT MANUFACTURERS.
2. STRUT SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
3. ALL CHANNELS SHALL HAVE PRE-PUNCHED HOLES WITH A WIDTH OF 9/16" AND LENGTH OF 1 1/8" UNLESS NOTED AS "UNPUNCHED". CHANNELS NOTED AS "UNPUNCHED" SHALL BE SOLID AND HAVE NO PRE-PUNCHED HOLES.
4. ALL STRUT CONNECTIONS WITH SPRING NUTS SHALL BE ATTACHED TO THE OPEN FACE OF THE CHANNEL UNLESS NOTED OTHERWISE. DO NOT INSTALL BOLTS THROUGH SLOTTED HOLES IN THE BACK OF THE CHANNELS UNLESS SPECIFICALLY NOTED ON THE DETAILS.
5. ALL BOLTS INTO SPRING NUTS SHALL MEET THE FOLLOWING TORQUE REQUIREMENTS:
   - 3/8" DIAMETER____19 FT-LBS
   - 7/16" DIAMETER____35 FT-LBS
   - 1/2" DIAMETER____50 FT-LBS
   - 3/4" DIAMETER____125 FT-LBS
6. ALL CHANNEL MEMBERS SHALL BE FABRICATED FROM STRUCTURAL GRADE STEEL CONFORMING TO ASTM A-1011 SS GR 33.
7. ALL FITTINGS SHALL BE FABRICATED FROM STEEL CONFORMING TO ASTM A-575, A-576, A-635 OR A-36.
8. ALL CHANNEL NUTS SHALL BE FABRICATED FROM STEEL CONFORMING TO ASTM A-1011 SS GR 45. ALL SCREWS SHALL CONFORM TO ASTM A-307. ALL NUTS AND HARDWARE SHALL BE ELECTRO-GALVANIZED IN CONFORMANCE WITH ASTM B-633 TYPE III SC1.
9. ALL SCREWS AND BOLTS SHALL BE FABRICATED FROM STEEL CONFORMING TO SAE J429 GRADE 2 OR ASTM A-307. ALL THREADED RODS SHALL CONFORM TO ASTM A-36.
10. USE 1/2" DIAMETER MACHINE BOLTS OR SCREWS AT STRUT CONNECTIONS UNLESS NOTED OTHERWISE.

FRAMING LUMBER:

1. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH, WEST COAST (WCDF) OF THE FOLLOWING MINIMUM GRADES (UNLESS NOTED OTHERWISE):
   - A. PLATES, BLOCKING, 2x FRAMING AND 2x6 STUDS AND LARGER = No. 2
   - B. 2x4 STUDDING = CONSTRUCTION GRADE
   - C. BEAMS, HEADERS, POSTS AND OTHER 4X OR LARGER MEMBERS (UNO) = No. 1
2. STRUCTURAL PLYWOOD SHALL BE DOUGLAS FIR CONFORMING TO UNITED STATES PRODUCT STANDARD PS-1-09 EXPOSURE 1, MARKED STRUCTURAL I AND SHALL BE STAMPED BY AN APPROVED FABRICATOR.
3. REDBUILT LAMINATED LUMBER SHALL BE SERIES LVL BEAM/JOIST AND INSTALLATION SHALL CONFORM TO ICC ESR-2993. ALLOWABLE DESIGN VALUES SHALL BE:
   Fb = 2,900 PSI Fc (PERPENDICULAR) = 750 PSI
   Fv = 285 PSI Fc (PARALLEL) = 2,635 PSI
   Ft = 1,660 PSI E = 2x10^6 PSI
4. WEYERHAEUSER LAMINATED LUMBER SHALL BE 2.0E PARALLAM PSL, AND INSTALLATION SHALL CONFORM TO ICC ESR-1387. ALLOWABLE DESIGN VALUES SHALL BE:
   Fb = 2,900 PSI Fc (PERPENDICULAR) = 625 PSI
   Fv = 290 PSI Fc (PARALLEL) = 2,900 PSI
   Ft = 2,300 PSI E = 2x10^6 PSI
5. EQUAL LAMINATED LUMBER MAY BE SUBSTITUTED PROVIDED GRADING AGENCY REPORT FOR SUBSTITUTION HAS EQUIVALENT OR GREATER ALLOWABLE DESIGN VALUES. GRADING AGENCY REPORT AND EQUIVALENT MEMBERS SHALL BE SUBMITTED TO STRUCTURAL ENGINEER FOR APPROVAL.
6. "STRUCTURAL WALLS" WHERE CALLED OUT IN THE DRAWINGS REFERS TO SHEAR WALLS, EXTERIOR WALLS, AND/OR BEARING WALLS.
7. CONTRACTOR SHALL COORDINATE SPECIAL INSPECTIONS AND CONSTRUCTION SCHEDULE SO THAT ALL ELEMENTS REQUIRING SPECIAL INSPECTION MAY BE OBSERVED BY THE SPECIAL INSPECTOR PRIOR TO INSTALLATION OF COVERING MATERIAL.
8. FRAMING ON WHICH THE DIAPHRAGM AND SHEAR WALL SHEATHING IS INSTALLED SHALL BE OF THE SIZE AND GRADE AND MOISTURE CONTENT SPECIFIED. WET LUMBER SHALL BE ALLOWANCED FOR TO COMPLY WITH THE SPECIFIED MOISTURE CONTENT UNDER WHICH IT IS GRADED, PRIOR TO COVERING WITH SHEATHING. SPACING OF FRAMING MEMBERS SHALL BE AS SPECIFIED AND ACCURATELY MAINTAINED SO AS TO ENSURE ADEQUATE EDGE AND END DISTANCES. WHERE ADEQUATE EDGE OR END DISTANCES ARE NOT OBTAINED, THE FRAMING SHALL BE ADJUSTED OR THE SHEATHING TRIMMED TO SECURE PROPER END AND EDGE DISTANCES AND OTHER CLEARANCES. FRAMING OBSERVED TO HAVE BEEN SPLIT BY FASTENERS SHALL BE REPLACED AND THE SHEATHING REFASTENED.
9. SHEATHING SHALL BE OF THE TYPE, THICKNESS AND GRADE CALLED FOR ON THE PLANS. ALTERNATE SHEATHING MATERIAL SHALL NOT BE USED WITHOUT THE WRITTEN AUTHORIZATION OF THE SEOR.
10. FASTENERS USED TO CONNECT SHEATHING TO UNDERLYING FRAMING SHALL BE OF THE SIZE SPECIFIED ON THE PLANS, INSTALLED AT THE CENTER-TO-CENTER SPACING NOTED THEREIN. FASTENERS SHALL BE INSTALLED AT THE MINIMUM DISTANCE FROM THE EDGE OR END OF THE DIAPHRAGM OR SHEAR WALL SHEATHING. THE FASTENER HEAD SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. FASTENERS SHALL BE STAGGERED ALONG THE UNDERLYING FRAMING MEMBERS TO THE EXTENT PERMITTED BY EDGE AND END DISTANCE REQUIREMENTS. FASTENERS SHALL PENETRATE THROUGH THE SHEATHING AND INTO SOLID FRAMING OR BLOCKING BEHIND. INCORRECTLY FASTENED SHEATHING SHALL BE IDENTIFIED AND REPAIRED AS DIRECTED BY THE SEOR.
11. BLOCKING CALLED FOR AT THE UNSUPPORTED EDGES OF PANEL SHEATHING AND ELSEWHERE, SHALL BE OF THE THICKNESS AND GRADE OF MATERIAL SPECIFIED AND/OR NOTED. BLOCKING BETWEEN WOOD MEMBERS SHALL BE SNUGLY FIT. BLOCKING OBSERVED TO HAVE BEEN SPLIT BY THE FASTENERS SHALL BE REPLACED AND SHEATHING REFASTENED.
12. SPECIAL FASTENINGS SHOWN ON THE PLANS, SUCH AS HORIZONTAL DIAPHRAGM AND SHEAR WALL SHEATHING NAILING TO CHORDS, DRAG STRUTS, POST TIE-DOWNS AND BLOCKING ABOVE SHEAR WALLS, SHALL BE INSTALLED. SILLS SHALL BE SECURED AS SHOWN ON THE PLANS. SPECIAL CLIPS, STRAPS, TIE-DOWNS AND OTHER CONNECTIONS WITHIN OR BETWEEN DIAPHRAGMS AND SHEAR WALLS SHALL BE INSTALLED AS SHOWN ON THE PLANS. INSPECTION SERVICES SHALL BE SCHEDULED SO AS TO ALLOW ANY CORRECTIVE WORK TO BE ACCOMPLISHED WITHOUT INTERFERENCE WITH LATER SCHEDULED WORK.
13. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED OR APPROVED BY THE SEOR.
14. MAXIMUM MOISTURE CONTENT FOR 2X FRAMING SHALL NOT EXCEED 19 PERCENT (19%) AT TIME OF COVER-UP (COVER-UP INCLUDES APPLICATION OF PLYWOOD OR GYPBOARD). 2X FRAMING SHALL BE STAMPED "S-DRY" OR "KD". FOR PROJECTS NOT GOVERNED BY DSA OR OSHPD, 2X FRAMING MAY BE STAMPED "S-GREEN". MOISTURE CONTENT OF 2X FRAMING SHALL BE TESTED AND INSPECTED PER FRAMED LUMBER SPECIAL INSPECTION NOTES.
15. BOLT HOLE DIAMETER SHALL BE THE DIAMETER OF BOLT PLUS 1/16" UNLESS NOTED OTHERWISE. PROVIDE WASHERS UNDER HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. ALL BOLTS SHALL BE RE-TIGHTENED JUST PRIOR TO COVER-UP.
16. PRESERVATIVE-TREATED WOOD (i.e. PROTECTED AGAINST DECAY OR INSECT ATTACK) SHALL BE USED FOR WOOD FRAMING MEMBERS WHICH FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHEN SUCH MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVER TO PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS. WHERE MEMBERS ARE FIELD CUT, DRILLED, NOTCHED OR OTHERWISE ALTERED IN THE FIELD, ALL AFFECTED SURFACES SHALL BE RE-TREATED.
17. WOOD FRAMING TO BE PRESERVATIVE-TREATED SHALL CONFORM TO THE REQUIREMENTS OF THE AWPA STANDARD U1 AND M4 AND APPLICABLE AWPA UC STANDARDS FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. THESE WOOD MEMBERS SHALL BEAR THE QUALITY MARK OF AN INSPECTION AGENCY THAT MAINTAINS CONTINUING SUPERVISION, TESTING AND INSPECTION OVER THE QUALITY OF THE PRESERVATIVE-TREATED WOOD.
18. WHERE PRESERVATIVE-TREATED WOOD IS USED IN ENCLOSED LOCATIONS WHERE DRYING IN SERVICE CANNOT READILY OCCUR, SUCH WOOD SHALL BE AT A MOISTURE CONTENT OF 19 PERCENT (19%) OR LESS BEFORE BEING COVERED WITH INSULATION, INTERIOR WALL FINISH, FLOOR COVERING OR OTHER MATERIALS.
19. FRAMING HANGERS, CAPS, HOLDOWNS, POST BASES, ANCHORS, CONNECTORS, ETC., SHALL BE AS MANUFACTURED BY "SIMPSON STRONG-TIE" OR APPROVED EQUAL TO BE SUBMITTED TO STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
20. WHERE DSA GOVERNS, FASTENERS USED FOR THE ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL (ASTM A-153), MECHANICALLY DEPOSITED ZINC-COATED STEEL (ASTM B-695, CLASS 55 MINIMUM), STAINLESS STEEL, SILICON BRONZE OR COPPER.
21. FASTENERS INCLUDING NUTS AND WASHERS IN INTERIOR LOCATIONS IN CONTACT WITH PRESERVATIVE-TREATED WOOD MEMBERS SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL (ASTM A-153), STAINLESS STEEL, SILICON BRONZE OR COPPER, EXCEPT THAT ANCHOR BOLTS MAY BE IN ADDITION OF MECHANICALLY DEPOSITED ZINC-COATED STEEL (ASTM B-695, CLASS 55 MINIMUM). WHERE FASTENERS IN INTERIOR LOCATIONS (EXCLUDING EXTERIOR WALL SILL PLATES) IN CONTACT WITH ZINC BORATE PRESERVATIVE-TREATED WOOD MAY BE PLAIN CARBON STEEL.
22. NAILS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F-1667. NAILS SHALL BE COMMON WIRE (UNO) AND THE NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL BE PER THE PLANS AND DETAILS BUT NOT LESS THAN THE AMOUNTS SET FORTH IN TYPICAL WOOD FASTENING SCHEDULE IN THE DRAWINGS. GALVANIZED COMMON NAILS SHALL BE USED FOR ALL EXPOSED EXTERIOR WOOD. COMMON NAILS SHALL CONFORM TO THE SPECIFICATIONS OF NAIL PROPERTIES SCHEDULE BELOW:

NAIL PROPERTIES SCHEDULE

DESIGNATION	LENGTH	WIRE DIAMETER	HEAD DIAMETER
6d	2"	0.113"	0.266"
8d	2 1/2"	0.131"	0.281"
10d	3"	0.148"	0.312"
12d	3 1/4"	0.148"	0.312"
16d	3 1/2"	0.162"	0.344"
20d	4"	0.192"	0.406"

NOTE: 10d COMMON SHORT (2 1/8" LONG) MAY BE USED AT 1/2" AND THINNER PLYWOOD IN LIEU OF 10d COMMON (3") OR 8d COMMON (2 1/2" LONG). NAILING SHALL NOT BREAK THROUGH OUTER PLY OF PLYWOOD. IF PNEUMATIC GUNS ARE USED, THEY SHALL BE ADJUSTED TO SATISFY THE ABOVE CRITERIA.

23. TOE NAILS SHALL BE DRIVEN AT AN ANGLE OF APPROXIMATELY 30 DEGREES WITH THE MEMBER AND STARTED APPROXIMATELY 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.
24. AT FLOORS AND ROOFS, PROVIDE FULL HEIGHT SOLID BLOCKING AT ENDS OF SAWN LUMBER JOISTS OR RAFTERS, ABOVE BEARING WALLS, BELOW BEARING WALLS WHERE JOISTS ARE PERPENDICULAR TO WALL AND AT INTERMEDIATE POINTS NOT TO EXCEED 8'-0" ON CENTER FROM BLOCK TO BLOCK; OR WHERE NONE OF THE ABOVE OCCURS PROVIDE, AT A MINIMUM, THE FOLLOWING:
    - A. AT SPANS GREATER THAN 16'-0", PROVIDE TWO (2) ROWS OF CONTINUOUS FULL HEIGHT BLOCKING SPACED AT 1/3 POINTS AND AT ENDS OF JOISTS OR RAFTERS.
    - B. AT SPANS 16'-0" AND LESS, BUT GREATER THAN 8'-0", PROVIDE ONE (1) CONTINUOUS ROW OF FULL HEIGHT SOLID BLOCKING AT MID-SPAN AND AT END OF JOISTS OR RAFTERS.
25. STITCH NAILING FOR DOUBLE SAWN JOISTS SHALL BE 16d NAILS AT 12" ON CENTER STAGGERED TOP AND BOTTOM. STITCH BOLTING FOR BUILT UP BEAMS (FOUR 2x MEMBERS MAXIMUM) SHALL BE 1/2" DIAMETER MACHINE BOLT AT 18" ON CENTER. STITCH BOLTING FOR FIVE 2x MEMBERS OR MORE SHALL BE 5/8" DIAMETER MACHINE BOLTS AT 18" ON CENTER STAGGERED TOP AND BOTTOM, UNLESS NOTED OTHERWISE.
26. STITCH NAIL DOUBLE STUDS A MINIMUM OF 16d NAILS AT 16" ON CENTER, UNLESS NOTED OTHERWISE.
27. ALL STUDDING SHALL BE CONTINUOUS BETWEEN POINTS OF LATERAL SUPPORT.
28. PROVIDE A MINIMUM OF A DOUBLE STUD UNDER 4x AND LARGER (OR BUILT-UP BEAMS) UNLESS NOTED OTHERWISE ON PLAN.
29. PRE-DRILL ALL LAG SCREW HOLES WITH DIAMETER (D) FOR UNTHREADED SHANK, 40% TO 70% OF D FOR THREADED PORTION. THE THREADED PORTION OF LAG SCREWS SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER. PROVIDE SOAP OR LUBRICANT ON LAG SCREWS OR IN LEAD HOLE TO FACILITATE INSERTION AND PREVENT DAMAGE TO LAG SCREWS OR WOOD SCREWS.
30. SEE SPECIAL INSPECTION NOTES FOR INSPECTION REQUIREMENTS.

POST-INSTALLED ANCHORS:

1. POST INSTALLED ANCHOR NOTES IN THIS SECTION SHALL APPLY TO ALL ANCHORS (INCLUDING THREADED ROD OR REINFORCING BARS) INSTALLED INTO HARDENED CONCRETE OR MASONRY EXCEPT FOR POWDER DRIVEN FASTENERS, AS APPLICABLE. SEE POWDER DRIVEN FASTENER GENERAL NOTES FOR MORE INFORMATION.
2. INSTALLATION SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS AND THE APPLICABLE EVALUATION REPORT, AND SHALL BE INSTALLED BY PERSONNEL TRAINED TO INSTALL THE TYPE OF POST-INSTALLED ANCHOR BEING INSTALLED.
3. LOCATE EXISTING REINFORCING BY NON-DESTRUCTIVE METHODS PRIOR TO DRILLING. EXISTING REINFORCING SHALL NOT BE CUT OR DAMAGED.
4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF F'C = 2500 PSI, BE A MINIMUM OF 21 DAYS OLD AND HAVE A MINIMUM TEMPERATURE OF 50 DEGREES FAHRENHEIT WHEN DRILLING OCCURS.
5. HOLES FOR INSTALLATION OF THE POST-INSTALLED ANCHOR SHALL BE DRILLED USING A DRILL THAT HAS A CARBIDE-TIPPED BIT THAT COMPLIES WITH ANSI B212.15. A REBAR CUTTING DRILL BIT IS NOT ALLOWED.
6. CONTRACTOR SHALL USE APPROPRIATE EQUIPMENT AND METHODS AS REQUIRED TO PROVIDE DRILLED HOLES FOR POST-INSTALLED ANCHORS IN ACCORDANCE WITH APPLICABLE STANDARDS, MANUFACTURER'S RECOMMENDATIONS, AND QUALIFYING (ICC) TEST REPORTS. CARE SHALL BE TAKEN TO PREVENT OVERSIZING, OVALING, AND/OR BLOW-OUT THROUGH THE BACK FACE OF THE DRILLED MEMBER. IF OVERSIZING, OVALING, AND/OR BLOW-OUT OCCURS, THE EMPLOYED EQUIPMENT AND METHODS SHALL BE DISCONTINUED. ADDITIONAL DRILLING SHALL NOT BE RESUMED UNTIL THE SEOR HAS PROVIDED APPROVED REPAIR PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL SUCH REPAIRS. WHEN RESUMING DRILLING, THE CONTRACTOR SHALL MODIFY THE PROCEDURES AS NECESSARY TO PREVENT FURTHER DAMAGE.
7. HOLES SHALL BE CLEANED OF DUST AND DEBRIS, USING A WIRE BRUSH AND COMPRESSED AIR OR MANUFACTURER'S BLOW-OUT BULB (AS PER MANUFACTURER'S RECOMMENDATIONS) AS REQUIRED TO REMOVE PARTICULATE DEBRIS AND TO ACHIEVE A RELATIVELY DUST-FREE SURFACE.
8. OIL, SCALE, AND RUST SHALL BE REMOVED FROM THE POST-INSTALLED ANCHOR AND HOLES SHALL BE DRY, PRIOR TO INSTALLATION.
9. THE NOMINAL EMBEDMENT DEPTH (FROM FACE OF CONC OR CMU TO END OF ANCHOR) FOR POST INSTALLED ANCHORS SHALL BE AS NOTED ON THE DETAILS. FOR EXPANSION ANCHORS, REFER TO THE APPLICABLE EVALUATION REPORT FOR THE CORRESPONDING MINIMUM HOLE DEPTH.
10. APPROVED ADHESIVE ANCHOR SYSTEMS (AND ANCHOR SPECIFICATION) AND EVALUATION REPORTS ARE AS FOLLOWS:
    - A. CONCRETE:
      - HILTI HIT-RE 500 V3 (ISO 898 CLASS 5.8)_____ESR-3814
      - HILTI HIT-HY 200 (ISO 898 CLASS 5.8)_____ESR-3187
      - DEWALT PURE-170+ (A36)_____ESR-3298
      - DEWALT AC200+ (A36)_____ESR-4027
    - B. HORIZONTAL SLAB-ON-GRADE DOWELS:
      - HILTI HIT-RE 100_____ESR-3829
      - HILTI HIT-HY 100_____ESR-3574
      - DEWALT PURE 50+_____ESR-3576
      - SIMPSON SET-XP_____ESR-2508
11. APPROVED EXPANSION ANCHORS AND EVALUATION REPORTS ARE AS FOLLOWS:
    - A. CONCRETE NOT EXPOSED TO WEATHER:
      - HILTI KWIK BOLT-TZ ANCHORS_____ESR-1917
      - DEWALT POWER-STUD+ SD2_____ESR-2502
      - SIMPSON STRONG-TIE STRONG-BOLT 2 WEDGE ANCHOR_____ESR-3037
    - B. CONCRETE EXPOSED TO WEATHER:
      - STAINLESS STEEL HILTI KWIK BOLT-TZ ANCHORS_____ESR-1917
      - DEWALT POWER-STUD+ SD4 OR SD6_____ESR-2502
      - STAINLESS STEEL SIMPSON STRONG-TIE STRONG-BOLT 2 WEDGE ANCHOR_____ESR-3037
12. WHERE APPLICABLE, EXPANSION ANCHORS SHALL BE INSTALLED WITH THE MINIMUM TORQUE, USING A CALIBRATED TORQUE WRENCH. WEDGE OR SLEEVE TYPE ANCHORS MUST ATTAIN THE SPECIFIED TORQUE WITHIN ONE HALF TURN OF THE NUT, EXCEPT 3/8" DIAMETER WEDGE OR SLEEVE TYPE ANCHORS MUST ATTAIN SPECIFIED TORQUE WITHIN ONE QUARTER TURN OF THE NUT.
13. INSTALLATION TORQUES FOR EXPANSION ANCHORS SHALL BE AS NOTED BELOW:

EXPANSION ANCHOR INSTALLATION TORQUE LOADS IN CONCRETE (FT-LB)			
NOMINAL ANCHOR DIAMETER	HILTI KWIK BOLT TZ	DEWALT POWER STUD+ SD2, SD4, OR SD6	SIMPSON STRONG BOLT 2
3/8"	25	20	30
1/2"	40	40	60
5/8"	60	60	80
3/4"	110	110	150

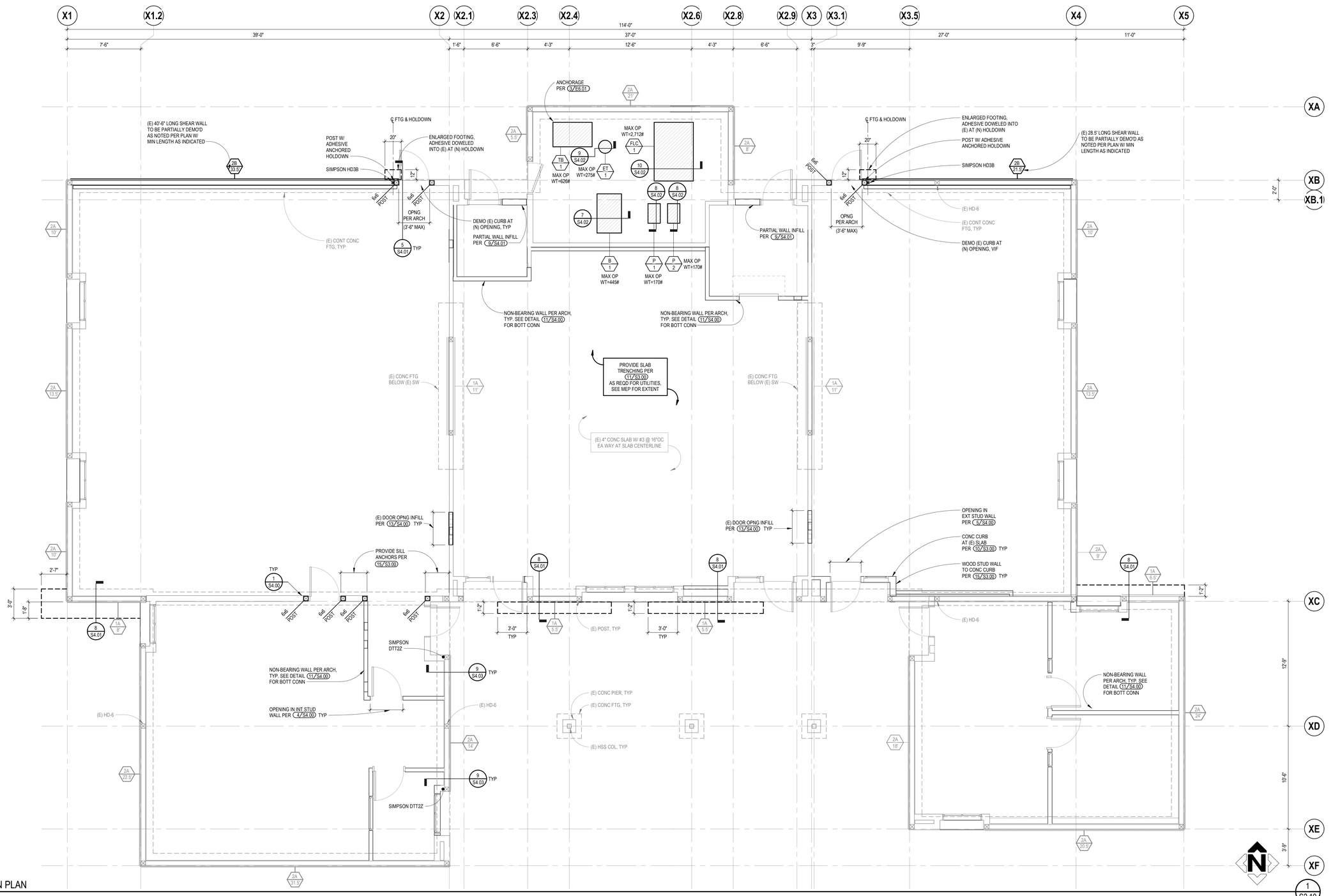
14. APPROVED SCREW ANCHORS AND EVALUATION REPORTS ARE AS FOLLOWS:
    - A. CONCRETE:
      - HILTI KH-EZ OR KH-EZ P ANCHORS_____ESR-3027
      - DEWALT SCREW-BOLT+_____ESR-3889
      - DEWALT ULTRACON+_____ESR-3068
      - SIMPSON TITEN HD_____ESR-2713
      - ITW RED-HEAD TAPCON+_____ESR-3699
15. INSTALLATION TORQUES FOR SCREW ANCHORS SHALL BE AS NOTED BELOW:

SCREW ANCHOR MAXIMUM INSTALLATION TORQUE LOADS IN CONCRETE (FT-LB)				
NOMINAL ANCHOR DIAMETER	HILTI KH-EZ OR KH-EZ P	DEWALT SCREW BOLT+	SIMPSON TITEN HD	TAPCON+
3/8"	40 (19 AT EMBED < 1 5/8")	25	50	50
1/2"	45	45	65	70
5/8"	85	60	100	N/A
3/4"	95	70	150	N/A

16. SEE SPECIAL INSPECTION AND TESTING NOTES FOR INSPECTION REQUIREMENTS.

POWDER DRIVEN FASTENERS (SHOT PINS):

1. SHOT PINS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND THE APPLICABLE EVALUATION REPORT AND SHALL BE INSTALLED BY PERSONNEL TRAINED TO INSTALL THE TYPE OF SHOT PIN BEING INSTALLED.
2. SHOT PINS SHALL BE USED AT INTERIOR CONDITIONS ONLY AND SHALL BE 0.157"Ø HILTI X-U UNIVERSAL FASTENERS (OR APPROVED EQUAL) CONFORMING TO ICC ESR-2269 UNLESS NOTED OTHERWISE. SPACING OF SHOT PINS IN CONCRETE SHALL BE A MINIMUM OF 4 INCHES ON CENTER AND SHALL HAVE A MINIMUM CONCRETE EDGE DISTANCE OF 3". SPACING OF SHOT PINS INTO STRUCTURAL STEEL SHALL HAVE A MINIMUM SPACING OF 1 INCH AND A MINIMUM BASE STEEL EDGE DISTANCE OF 1/2". FOR PROJECTS WITH GOVERNING AGENCY OTHER THAN DSA, THIS NOTE ALSO APPLIES TO SHOTPINS IN SOLID GROUTED MASONRY.
3. SHOT PINS ATTACHING TREATED WOOD SILL PLATES TO CONCRETE INCLUDING AT EXTERIOR WALLS PROTECTED BY AN EXTERIOR WALL ENVELOPE (NON-SHEAR WALL APPLICATIONS) SHALL BE 0.145"Ø HILTI X-CP 72 SILL PLATE FASTENERS MECHANICALLY GALVANIZED PER ASTM B695 TYPE 1, MINIMUM CLASS 55 AND SHALL CONFORM TO ICC ESR-2379, (OR APPROVED EQUAL). SHOT PINS SHALL BE INSTALLED THROUGH A WASHER AND 2X SILL PLATE ONLY AND SHALL HAVE A MINIMUM EDGE DISTANCE IN CONCRETE OF 1 3/4". CONCRETE SHALL BE A MINIMUM OF 4 1/2" THICK. WHERE DSA OR OSHPD IS THE GOVERNING AGENCY, SHOT PINS MAY NOT BE USED IN CONCRETE CURBS.
4. SHOT PINS IN STEEL SHALL BE DRIVEN TO WHERE THE POINT PENETRATES THROUGH THE BASE STEEL, EXCEPT FOR BASE STEEL GREATER THAN 3/4" THICK, POINT PENETRATION SHALL BE A MINIMUM OF 1/2". SHOT PINS SHALL NOT BE DRIVEN THROUGH STRUCTURAL STEEL INTO LIGHT GAUGE STEEL MATERIAL.
5. SHOT PINS IN CONCRETE SHALL HAVE A MINIMUM EMBEDMENT OF 1", UNLESS NOTED ON SECTION OR DETAIL,



FOUNDATION PLAN

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

1 S2.10

LIST OF APPLICABLE CONCRETE TYPICAL DETAILS

DESCRIPTION	DETAIL	SHEET
TYPICAL EXCAVATION ADJACENT TO FOOTING	1	S3.00
TYPICAL FOOTING POURED AGAINST EARTH	2	S3.00
TYPICAL REINFORCING HOOKS	3	S3.00
TYPICAL REINFORCING BAR IN CONCRETE DEVELOPMENT AND LAP SPLICE SCHEDULE	4	S3.00
WALL AND FOOTING REINFORCING AT CORNER AND INTERSECTION	5	S3.00
TYPICAL PIPE/ CONDUIT SLEEVES ACROSS FOOTINGS	6	S3.00
TYPICAL SLAB-ON-GRADE UNDERLAYMENT	7	S3.00
TYPICAL SLAB EDGE	8	S3.00
TYPICAL DEPRESSION IN SLAB-ON-GRADE	9	S3.00
TYPICAL CONCRETE CURB TO EXISTING CONCRETE SLAB	10	S3.00
TYPICAL NEW SLAB STRIP TO EXISTING SLAB OR WALL	11	S3.00
TYPICAL NEW SLAB TO EXISTING SLAB OR WALL	12	S3.00
HOUSEKEEPING PAD EXTENSION	13	S3.00
TYPICAL CONCRETE HOUSKEEPING PAD	14	S3.00
STRUCTURAL WOOD STUD WALL TO CONCRETE	15	S3.00

LIST OF APPLICABLE WOOD TYPICAL DETAILS

DESCRIPTION	DETAIL	SHEET
TYPICAL WOOD POST IN STUD WALL	1	S4.00
TYPICAL CORNERS AND INTERSECTIONS AT WOOD STUD NON-SHEAR WALLS	2	S4.00
TYPICAL HOLES AND NOTCHES IN WOOD	3	S4.00
TYPICAL OPENING IN INTERIOR WOOD STUD WALL	4	S4.00
TYPICAL OPENING IN EXTERIOR WOOD STUD WALL	5	S4.00
TYPICAL INTERIOR NON-BEARING WOOD STUD PARTITION AT JOIST OR RAFTER	6	S4.00
TYPICAL WOOD BEAM HANGER SCHEDULE	7	S4.00
TYPICAL WOOD BEAM TO WOOD BEAM CONNECTION	8	S4.00
TYPICAL HORIZONTAL FRAMING AT OPENING BETWEEN JOIST OR RAFTER (1'-4" MAX)	9	S4.00
TYPICAL HORIZONTAL FRAMING AT OPENING BETWEEN TJI (1'-4" MAX)	10	S4.00
TYPICAL NON-BEARING WOOD STUD PARTITION AT CONCRETE OR WOOD FRAMING	11	S4.00
WOOD STUD WALL BLOCKING/BACKING	12	S4.00
DOOR INFILL	13	S4.00
TYPICAL WOOD FASTENING SCHEDULE	A	S4.00
DOUBLE TOP PLATE SPLICE SCHEDULE	1	S4.01
TYPICAL STRENGTHENING OF NOTCH IN DOUBLE TOP PLATE	2	S4.01
TYPICAL CORNERS AND INTERSECTIONS AT WOOD STUD SHEAR WALLS	3	S4.01
TYPICAL HOLDOWN AT WALL FOUNDATION	5	S4.01
TYPICAL SINGLE-STORY SHEAR WALL ELEVATION, SCHEDULE AND NOTES	A	S4.01

PLAN NOTES

1. SEE GENERAL NOTES SHEET(S) FOR APPLICABLE NOTES, ABBREVIATIONS AND PLAN SYMBOLS LEGEND. SEE PLAN SHEET FOR LIST OF APPLICABLE TYPICAL DETAILS NOT CALLED OUT ON PLANS. SEE PROJECT SPECIFICATIONS WHERE APPLICABLE FOR ADDITIONAL INFORMATION.
2. EXISTING CONSTRUCTION IS SHOWN FADED AND IS LABELED AS EXISTING OR (E). NEW CONSTRUCTION IS SHOWN DARK AND IS SPECIFICALLY REFERENCED BY DETAILS AND NOTES.
3. EXISTING CONDITIONS ARE SHOWN TO THE BEST OF OUR KNOWLEDGE. BASED ON AS-BUILT DOCUMENTS PRODUCED BY KARIOTIS & ASSOCIATES STRUCTURAL ENGINEERS DATED APRIL 14, 1987 CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL CONDITIONS. DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THOSE SHOWN ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING.
4. SLEEVES ACROSS FOOTINGS SHOWN ON PLAN ARE FOR 2" DIAMETER AND GREATER PIPES/ CONDUITS. SEE MECHANICAL, ELECTRICAL AND/ OR PLUMBING DRAWINGS FOR SMALLER ELEMENTS REQUIRING SLEEVES. CONTRACTOR TO DETERMINE ACTUAL INVERT ELEVATION AND LOCATIONS OF SLEEVES. SEE TYPICAL PIPE/ CONDUIT SLEEVES ACROSS FOOTING DETAIL **6/S3.00**.
5. UNLESS NOTED OTHERWISE ON PLAN OR DETAIL, CENTER LINE OF FOUNDATION ELEMENT SHALL MATCH WALL AND/OR COLUMN CENTER LINE.
6. FINISH FLOOR ELEVATION = **0'-0" (ACTUAL ELEVATION PER CIVIL)**.
7. UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE TO CENTERLINE OF STEEL COLUMN OR FACE OF STUD, CONCRETE OR CMU.
8. UNLESS NOTED OTHERWISE, SLAB-ON-GRADE SHALL BE **4"** THICK, REINFORCED W/ **#4 @ 18"OC EACH WAY**, OVER SUB-BASE AND SUB-GRADE PER TYPICAL SLAB-ON-GRADE UNDERLAYMENT DETAIL **7/S3.00**.
9. SEE ARCHITECTURAL PLANS FOR CURBS, SLAB DEPRESSIONS AND SLOPES NOT SHOWN ON PLAN. TYPICAL CONCRETE CURB TO EXISTING CONCRETE SLAB PER DETAIL **10/S3.00**.
10. UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS SHALL BE FRAMED W/ **2x6** STUDS @ **16"OC**.
11. JAMB POSTS PER **4/S4.00** OR **5/S4.00** ARE NOT SHOWN ON PLAN BUT SHALL BE INSTALLED PER THE DETAILS.
12. SEE ARCHITECTURAL DRAWINGS FOR NON-BEARING WALL LOCATIONS AND DIMENSIONS NOT SHOWN ON PLAN.
13. DO NOT CUT ANY NEW OPENINGS OR ENLARGE ANY EXISTING OPENINGS IN THE ROOF (FOR DUCTS, PIPES, ETC.) UNLESS SPECIFICALLY SHOWN ON THESE STRUCTURAL DRAWINGS.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

CONSULTANTS

MHP STRUCTURAL ENGINEERS
3900 Cover Street
Long Beach, CA 90808
562.985.3200 P
562.985.1011 F
MHP JN 20-0156-00

REGISTERED PROFESSIONAL ENGINEER
KENNETH D. O'DELL
No.4101
EXP. 12/31/2021
CIVIL
STATE OF CALIFORNIA

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V, 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

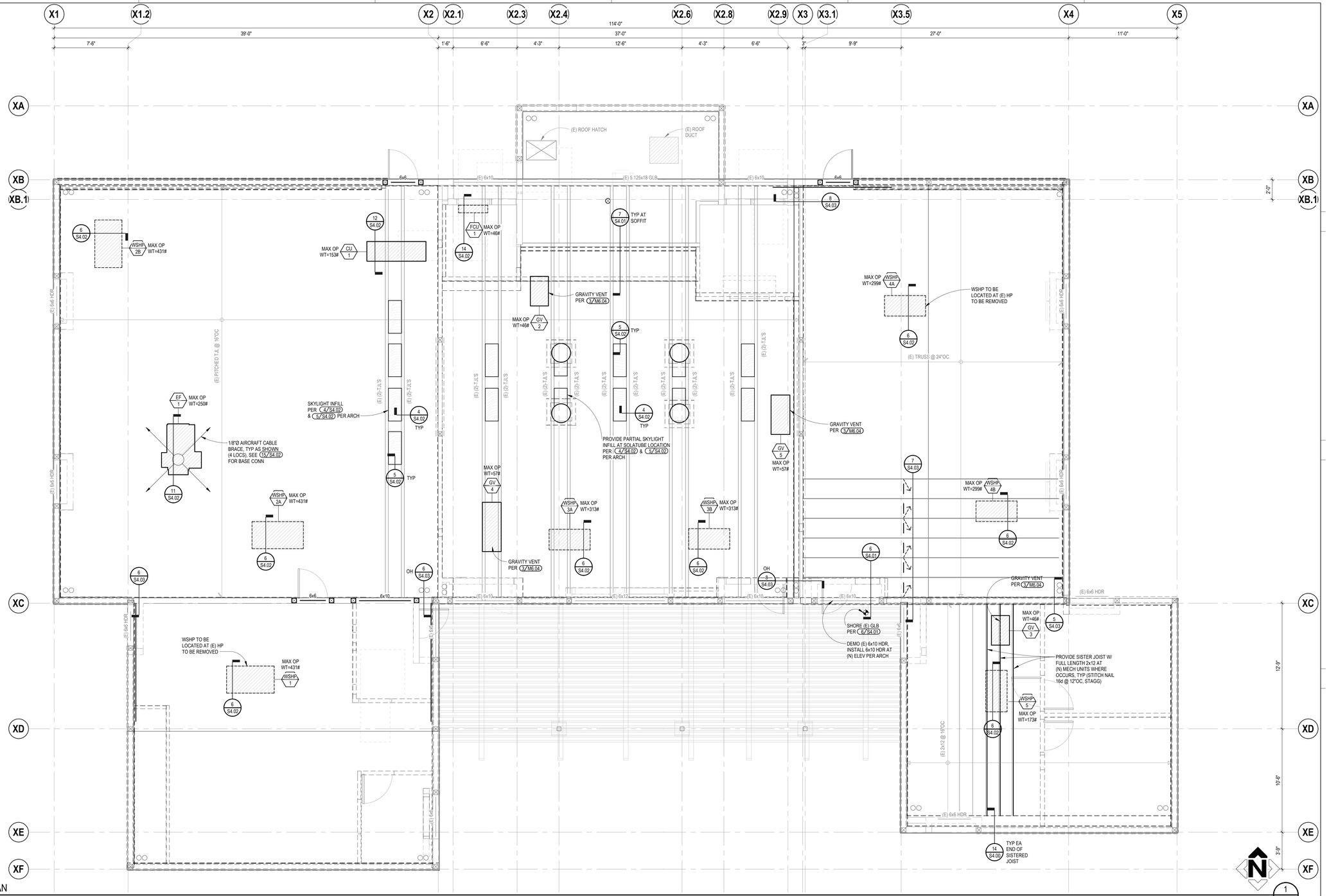
FOUNDATION PLAN

SHEET NUMBER

S2.10

DSA SUBMITTAL

1/15/2021 4:47:52 PM C:\Users\gkeyso\Documents\20-0156-00_SAN ELIJO - BLDG 400_R20_Struc_gkeyso.rvt



ROOF FRAMING PLAN

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

LIST OF APPLICABLE WOOD TYPICAL DETAILS

DESCRIPTION	DETAIL	SHEET
TYPICAL WOOD POST IN STUD WALL	1	S4.00
TYPICAL CORNERS AND INTERSECTIONS AT WOOD STUD NON-SHEAR WALLS	2	S4.00
TYPICAL HOLES AND NOTCHES IN WOOD	3	S4.00
TYPICAL OPENING IN INTERIOR WOOD STUD WALL	4	S4.00
TYPICAL OPENING IN EXTERIOR WOOD STUD WALL	5	S4.00
TYPICAL INTERIOR NON-BEARING WOOD STUD PARTITION AT JOIST OR RAFTER	6	S4.00
TYPICAL WOOD BEAM HANGER SCHEDULE	7	S4.00
TYPICAL WOOD BEAM TO WOOD BEAM CONNECTION	8	S4.00
TYPICAL HORIZONTAL FRAMING AT OPENING BETWEEN JOIST OR RAFTER (1'-4" MAX)	9	S4.00
TYPICAL HORIZONTAL FRAMING AT OPENING BETWEEN T.J.L (1'-4" MAX)	10	S4.00
TYPICAL NON-BEARING WOOD STUD PARTITION AT CONCRETE OR WOOD FRAMING	11	S4.00
WOOD STUD WALL BLOCKING/BACKING	12	S4.00
DOOR INFILL	13	S4.00
TYPICAL WOOD FASTENING SCHEDULE	A	S4.00
DOUBLE TOP PLATE SPLICE SCHEDULE	1	S4.01
TYPICAL STRENGTHENING OF NOTCH IN DOUBLE TOP PLATE	2	S4.01
TYPICAL CORNERS AND INTERSECTIONS AT WOOD STUD SHEAR WALLS	3	S4.01
TYPICAL HOLDOWN AT WALL FOUNDATION	5	S4.01
TYPICAL SINGLE-STORY SHEAR WALL ELEVATION, SCHEDULE AND NOTES	A	S4.01

FRAMING PLAN NOTES

1. SEE FOUNDATION PLAN NOTES FOR ADDITIONAL APPLICABLE NOTES.
2. DO NOT CUT ANY NEW OPENINGS OR ENLARGE ANY EXISTING OPENINGS IN THE ROOF (FOR DUCTS, PIPES, ETC.) UNLESS SPECIFICALLY SHOWN ON THESE STRUCTURAL DRAWINGS.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

CONSULTANTS

MHP STRUCTURAL ENGINEERS
3900 Cover Street
Long Beach, CA 90808
562.985.3200 P
562.985.1011 F
MHP JN 20-0156-00

REGISTERED PROFESSIONAL ENGINEER
No.4101
KENNETH D. O'DELL
CIVIL
STATE OF CALIFORNIA

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

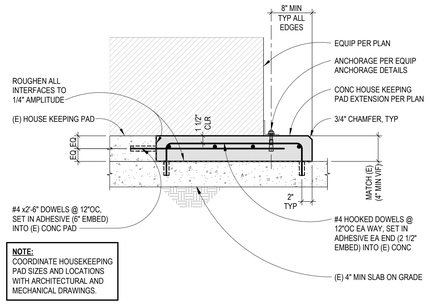
SHEET TITLE

ROOF FRAMING PLAN

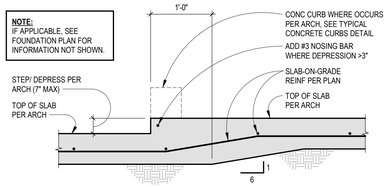
SHEET NUMBER

S2.30

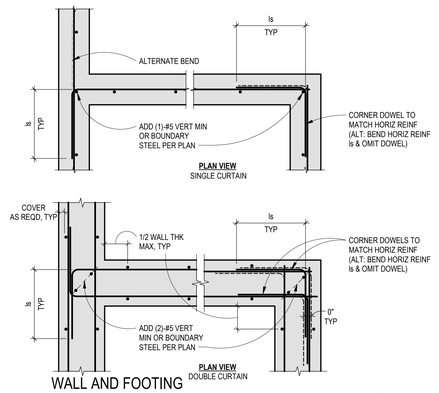
DSA SUBMITTAL



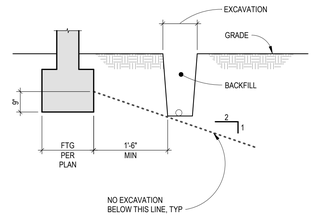
HOUSEKEEPING PAD EXTENSION 13 S3.00
SCALE: 1" = 1'-0"



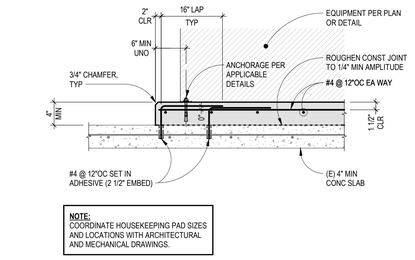
TYPICAL DEPRESSION IN SLAB-ON-GRADE 9 S3.00
SCALE: 1" = 1'-0"



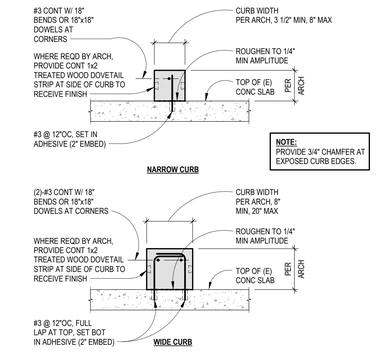
WALL AND FOOTING
REINFORCING AT CORNER AND INTERSECTION 5 S3.00
SCALE: 3/4" = 1'-0"



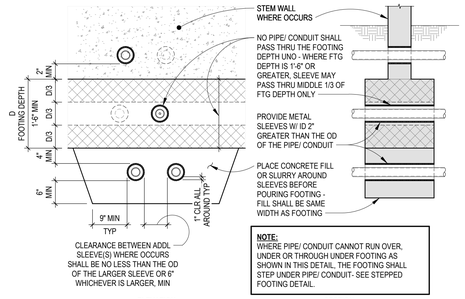
TYPICAL EXCAVATION ADJACENT TO FOOTING 1 S3.00
SCALE: 1" = 1'-0"



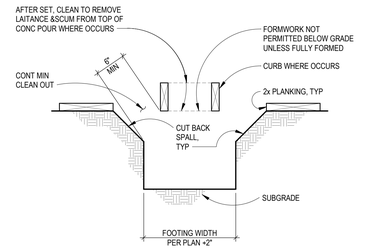
TYPICAL CONCRETE HOUSKEEPING PAD 14 S3.00
SCALE: 3/4" = 1'-0"



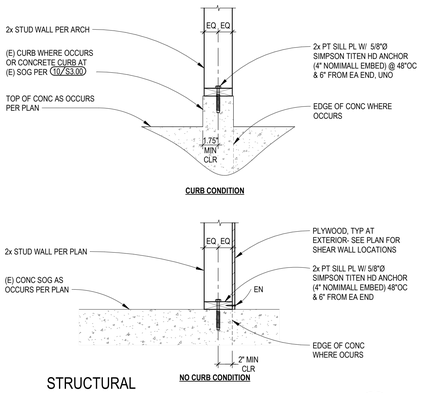
TYPICAL CONCRETE
CURB TO EXISTING CONCRETE SLAB 10 S3.00
SCALE: 1" = 1'-0"



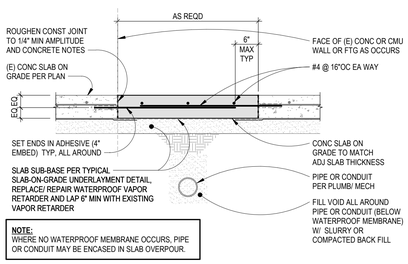
TYPICAL PIPE/
CONDUIT SLEEVES ACROSS FOOTINGS 6 S3.00
SCALE: 3/4" = 1'-0"



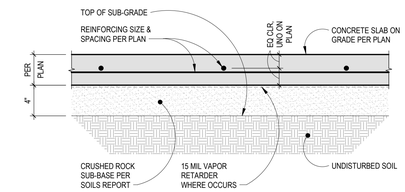
TYPICAL FOOTING POURED AGAINST EARTH 2 S3.00
SCALE: 1" = 1'-0"



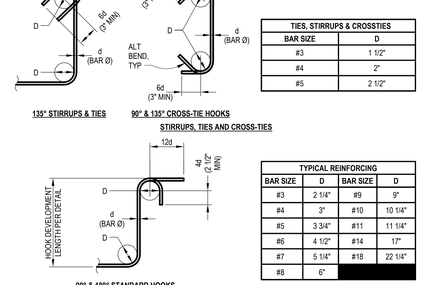
STRUCTURAL
WOOD STUD WALL TO CONCRETE 15 S3.00
SCALE: 1" = 1'-0"



TYPICAL
NEW SLAB STRIP TO EXISTING SLAB OR WALL 11 S3.00
SCALE: 3/4" = 1'-0"



TYPICAL SLAB-ON-GRADE UNDERLAYMENT 7 S3.00
SCALE: 1 1/2" = 1'-0"



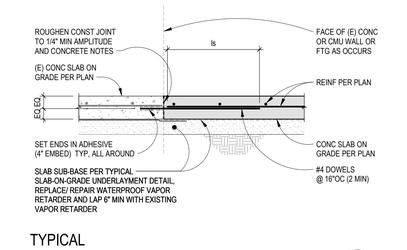
TIES, STIRRUPS & CROSSTIES	
BAR SIZE	D
#3	1 1/2"
#4	2"
#5	2 1/2"

TYPICAL REINFORCING			
BAR SIZE	D	BAR SIZE	D
#3	2 1/4"	#9	9"
#4	3"	#10	10 1/4"
#5	3 3/4"	#11	11 1/4"
#6	4 1/2"	#14	17"
#7	5 1/4"	#18	22 1/4"
#8	6"		

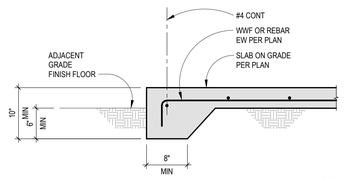
NOTE:
UNLESS OTHERWISE DIMENSIONED OR NOTED ON PLAN OR DETAIL, EVERY BAR SHOWN OR NOTED AS HOOKED (INCLUDING STIRRUPS, TIES OR CROSSTIES) SHALL HAVE HOOKS PER THIS DETAIL.

ALL GRADES OF STEEL
D = INSIDE BEND DIAMETER
d = NOMINAL BAR DIAMETER

TYPICAL REINFORCING HOOKS 3 S3.00
SCALE: 1" = 1'-0"



TYPICAL
NEW SLAB TO EXISTING SLAB OR WALL 12 S3.00
SCALE: 3/4" = 1'-0"



TYPICAL SLAB EDGE 8 S3.00
SCALE: 1" = 1'-0"

DEVELOPMENT LENGTH (ld) FOR TYPICAL BARS					
BAR SIZE	CONCRETE STRENGTH f'c (PSI)				
(GR 60)	2500	3000	4000	4500	5000
#3	18"	16"	14"	13"	13"
#4	24"	22"	19"	18"	17"
#5	30"	27"	24"	22"	21"
#6	36"	33"	28"	27"	25"
#7	53"	48"	42"	39"	37"
#8	60"	55"	47"	45"	42"
#9	68"	62"	54"	50"	48"
#10	76"	70"	60"	57"	54"
LAP SPLICE LENGTH (ls) FOR TYPICAL BARS					
BAR SIZE	CONCRETE STRENGTH f'c (PSI)				
(GR 60)	2500	3000	4000	4500	5000
#3	23"	21"	18"	17"	17"
#4	31"	28"	25"	23"	22"
#5	39"	36"	31"	29"	28"
#6	47"	43"	37"	35"	33"
#7	68"	62"	54"	51"	48"
#8	78"	71"	62"	58"	55"
#9	88"	80"	70"	66"	62"
#10	99"	90"	78"	74"	70"
HOOK LENGTH (ldh) WITH STANDARD HOOKS					
BAR SIZE	CONCRETE STRENGTH f'c (PSI)				
(GR 60)	2500	3000	4000	4500	5000
#3	9"	9"	8"	-	7"
#4	12"	11"	10"	-	9"
#5	15"	14"	12"	-	11"
#6	18"	17"	15"	-	13"
#7	21"	20"	17"	-	15"
#8	24"	22"	19"	-	17"

NOTES:
1. PROVIDE THE MINIMUM DEVELOPMENT LENGTH OR LAP SPLICE FOR REINFORCING BARS IN NORMAL WEIGHT CONCRETE PER THE ADJACENT TABLES (1'2" MINIMUM) FOR TYPICAL BARS, UNLESS NOTED OTHERWISE ON PLANS AND DETAILS..
2. LAP SPLICE VALUES SHOWN REPRESENT "CLASS B" TENSION SPLICE VALUES PER ACI 318 SECTION 25.4.2.2, 25.5.1.4 AND 25.5.2.1.
3. CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED IS ASSUMED TO BE NOT LESS THAN TWICE THE BAR DIAMETER, AND CLEAR COVER NOT LESS THAN THE BAR DIAMETER.
4. FOR "TOP BARS" DEFINED AS HORIZONTAL BARS WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THE BARS, INCREASE LENGTHS BY THIRTY PERCENT (ld OR ls x 1.3). ANY HORIZONTAL BAR WITHIN CONCRETE WALLS OR STEM WALLS MAY BE CONSIDERED A "TYPICAL" BAR.
5. FOR LIGHT WEIGHT CONCRETE, INCREASE LENGTH BY THIRTY-THREE PERCENT (ld OR ls x 1.33).

TYPICAL REINFORCING BAR IN CONCRETE
DEVELOPMENT AND LAP SPLICE SCHEDULE 4 S3.00
SCALE: 1" = 1'-0"

1/15/2021 4:47:56 PM C:\Users\gjevyx\Documents\20-0156-00_SAN ELIJO - BLDG_400_R20_Struc_gjevyx.rvt

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

CONSULTANTS

MHP STRUCTURAL ENGINEERS
3900 Cover Street
Long Beach, CA 90808
562.985.3200 P
562.985.1011 F
MHP JN 20-0156-00

REGISTERED PROFESSIONAL ENGINEER
KEVIN D. O'DELL
No.4101
EXP. 12/31/21
CIVIL
STATE OF CALIFORNIA

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

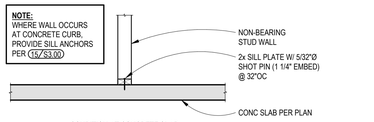
SHEET TITLE

TYPICAL FOUNDATION
SECTIONS & DETAILS

SHEET NUMBER

S3.00

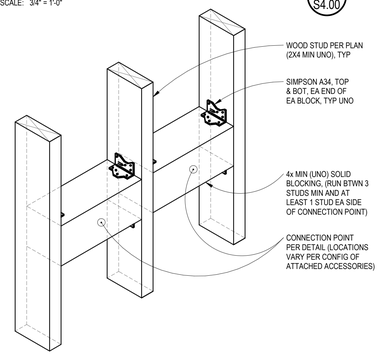
DSA SUBMITTAL



CONDITION AT CONCRETE SLAB

TYPICAL NON-BEARING WOOD STUD PARTITION AT CONCRETE OR WOOD FRAMING

SCALE: 3/4" = 1'-0" — 11 / S4.00



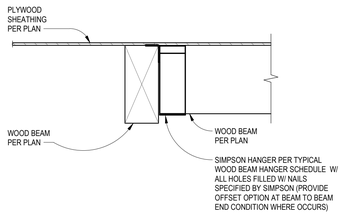
WOOD STUD WALL BLOCKING/BACKING

SCALE: 1 1/2" = 1'-0" — 12 / S4.00

WOOD BEAM HANGER SCHEDULE		
BEAM TYPE	BEAM SIZE	HANGER TYPE
SAWN LUMBER	4x6, 6x6, 4x8, 6x8, 8x8,	WP (TOP FLANGE)
SAWN LUMBER	4x10, 4x12, 4x14, 6x10, 6x12, 6x14	HGLT (TOP FLANGE)

TYPICAL WOOD BEAM HANGER SCHEDULE

SCALE: 1" = 1'-0" — 7 / S4.00

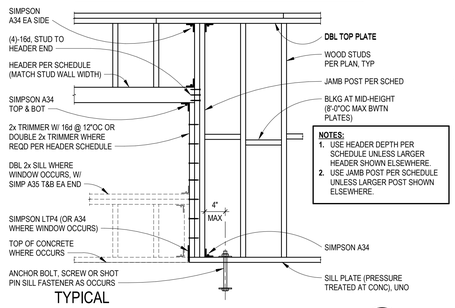


TYPICAL WOOD BEAM TO WOOD BEAM CONNECTION

SCALE: 1" = 1'-0" — 8 / S4.00

EXTERIOR HEADER SCHEDULE	
MAXIMUM OPENING SIZE	HEADER AT ROOF
	2x6 STUD WALL
3'-8"	6x6
6'-2"	6x8
8'-3"	6x10

EXTERIOR JAMB POST SCHEDULE			
FLOOR LEVEL	MAXIMUM OPENING SIZE		
	3'-8" (2x6 STUD WALL)	6'-2" (2x6 STUD WALL)	8'-3" (2x6 STUD WALL)
SUPPORTING ROOF ABOVE	(2)-2x6	(2)-2x6	(2)-2x6

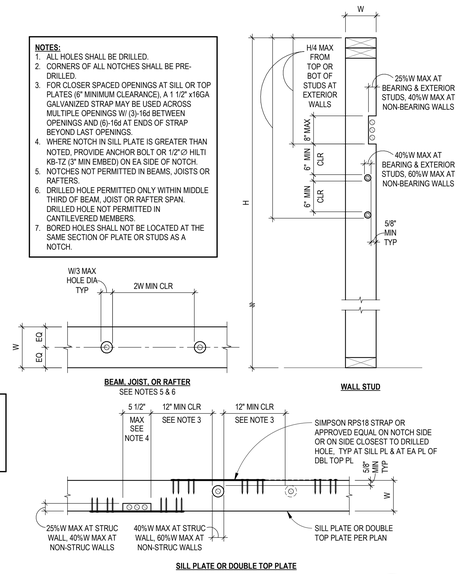


NOTES:
1. USE HEADER DEPTH PER SCHEDULE UNLESS LARGER HEADER SHOWN ELSEWHERE.
2. USE JAMB POST PER SCHEDULE UNLESS LARGER POST SHOWN ELSEWHERE.

TYPICAL OPENING IN EXTERIOR WOOD STUD WALL

SCALE: 1" = 1'-0" — 5 / S4.00

NOTES:
1. ALL HOLES SHALL BE DRILLED.
2. CORNERS OF ALL NOTCHES SHALL BE PRE-DRILLED.
3. FOR CLOSER SPACED OPENINGS AT SILL OR TOP PLATES (6" MINIMUM CLEARANCE), A 1 1/2" x16GA GALVANIZED STRAP MAY BE USED ACROSS MULTIPLE OPENINGS W/ (3)-16d BETWEEN OPENINGS AND (6)-16d AT ENDS OF STRAP BEYOND LAST OPENINGS.
4. WHERE NOTCH IN SILL PLATE IS GREATER THAN NOTED, PROVIDE ANCHOR BOLT OR 1/2"Ø HILTI KB-TZ (3" MIN EMBED) ON EA SIDE OF NOTCH.
5. NOTCHES NOT PERMITTED IN BEAMS, JOISTS OR RAFTERS.
6. DRILLED HOLE PERMITTED ONLY WITHIN MIDDLE THIRD OF BEAM, JOIST OR RAFTER SPAN. DRILLED HOLE NOT PERMITTED IN CANTILEVERED MEMBERS.
7. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF PLATE OR STUDS AS A NOTCH.



TYPICAL HOLES AND NOTCHES IN WOOD

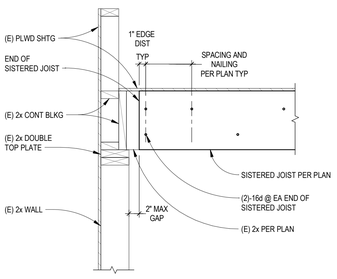
SCALE: 1" = 1'-0" — 3 / S4.00

WOOD FASTENING SCHEDULE		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
1. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS	16d COMMON	16"OC FACE NAIL
2. STUD TO TOP OR BOTTOM PLATE	(4)-8d COMMON (2)-16d COMMON	TOENAIL END NAIL
3. TOP PLATE TO TOP PLATE	16d COMMON	16"OC FACE NAIL
4. TOP PLATE TO TOP PLATE, AT STAGGERED END JOINTS	(8)-16d COMMON	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
5. TOP PLATE LAPS AT CORNERS AND INTERSECTIONS	(2)-16d COMMON	FACE NAIL
6. STUD TO CONTINUOUS HEADER	(4)-8d COMMON	TOENAIL
7. JOIST OR RAFTER TO RIM JOIST	(3)-16d COMMON	END NAIL
8. RIM JOIST OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON	6"OC, TOENAIL
9. FLOOR JOIST TO SILL, TOP PLATE OR GIRDER	(3)-8d COMMON	TOENAIL
10. BOTTOM PLATE THROUGH PLYWOOD TO RIM JOIST, OR BLOCKING	16d COMMON	16"OC FACE NAIL
11. RAFTER OR ROOF TRUSS TO TOP PLATE	(3)-10d COMMON	TOENAIL
12. BLOCKING BETWEEN RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	(3)-8d COMMON	EACH END, TOENAIL
13. BLOCKING BETWEEN JOISTS, RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO JOIST RAFTER OR TRUSS	(2)-8d COMMON (2)-16d COMMON (3 1/2" x0.162")	EACH END, TOENAIL END NAIL
14. CEILING JOIST TO STUD FACE	(3)-16d COMMON	FACE NAIL
15. CEILING NAILER TO STUD	(2)-16d COMMON	FACE NAIL
16. CEILING JOIST TO NAILER	(4)-8d COMMON	TOE NAIL

NOTES:
1. COMMON WIRE NAILS SHALL BE USED EXCEPT WHERE NOTED OTHERWISE.
2. WHEREVER POSSIBLE, NAILS DRIVEN PERPENDICULAR TO GRAIN SHALL BE USED IN LIEU OF TOE NAILS.
3. SCHEDULE BASED ON CBC TABLE 2304.10.1.

TYPICAL WOOD FASTENING SCHEDULE

SCALE: 1" = 1'-0" — A / S4.00

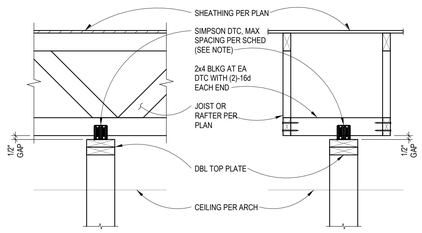


DETAIL

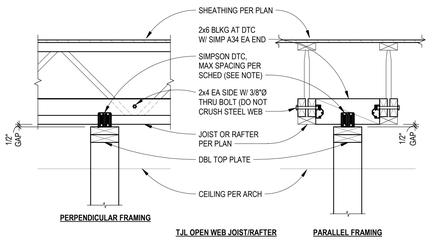
SCALE: 1" = 1'-0" — 14 / S4.00

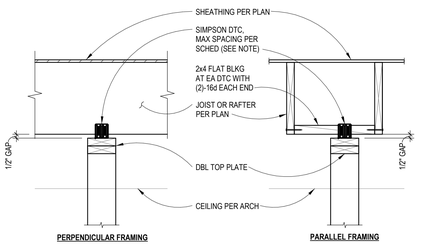
SIMPSON DTC SPACING SCHEDULE	
FULLY SHEATHED, MAXIMUM STUD HEIGHT	MAXIMUM DTC SPACING
10'	32"OC
14'	24"OC
20'	16"OC

NOTE:
PROVIDE (4)-8d FROM DTC TO TOP PLATE & (1)-8d IN APPROXIMATE CENTER OF EACH VERTICAL SLOT OF DTC TO JOIST, RAFTER OR BLOCK. DO NOT OVERDRIVE NAIL TO MAINTAIN SLIPPING ABILITY.



TRUSSED JOIST/RAFTER





TYPICAL INTERIOR NON-BEARING WOOD STUD PARTITION AT JOIST OR RAFTER

SCALE: 1" = 1'-0" — 6 / S4.00

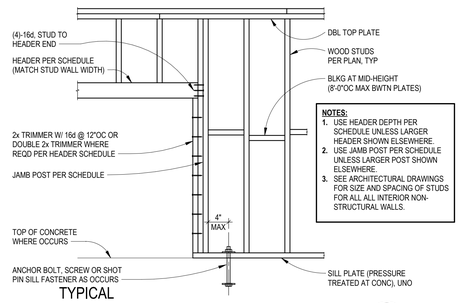
BEARING INTERIOR HEADER SCHEDULE		
MAXIMUM OPENING SIZE	HEADER SUPPORTING ROOF	
	2x4 STUD WALL	2x6 STUD WALL
3'-8"	4x8	6x6
6'-2"	4x12	6x8
8'-3"	4x14*	6x10

NOTE: * INDICATES THAT DOUBLE TRIM STUD IS REQUIRED.

BEARING INTERIOR JAMB POST SCHEDULE						
FLOOR LEVEL	MAXIMUM OPENING SIZE					
	3'-8"		6'-2"		8'-3"	
	2x4 STUD WALL	2x6 STUD WALL	2x4 STUD WALL	2x6 STUD WALL	2x4 STUD WALL	2x6 STUD WALL
SUPPORTING ROOF ABOVE	(2)-2x4	2x6	(3)-2x4	(2)-2x6	(3)-2x4	(2)-2x6

NON-BEARING INTERIOR HEADER SCHEDULE		
MAXIMUM OPENING SIZE	HEADER BELOW ROOF	
	2x4 STUD WALL	2x6 STUD WALL
3'-8"	4x6	6x4 FLAT
6'-2"	4x10	6x6
8'-3"	4x12	6x8

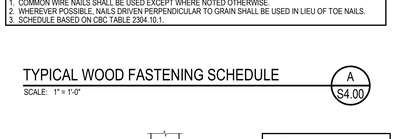
NOTE:
PROVIDE SINGLE TRIMMER AND 2x JAMB POST, TYPICAL UNLESS NOTED OTHERWISE. AT OPENINGS GREATER THAN 3'-8", PROVIDE (2)-2x JAMB POST.



NOTES:
1. USE HEADER DEPTH PER SCHEDULE UNLESS LARGER HEADER SHOWN ELSEWHERE.
2. USE JAMB POST PER SCHEDULE UNLESS LARGER POST SHOWN ELSEWHERE.
3. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND SPACING OF STUDS FOR ALL ALL INTERIOR NON-STRUCTURAL WALLS.

TYPICAL OPENING IN INTERIOR WOOD STUD WALL

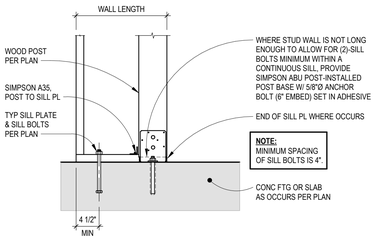
SCALE: 1" = 1'-0" — 4 / S4.00



NOTE:
WHERE STUD WALL IS NOT LONG ENOUGH TO ALLOW FOR (2)-SILL BOLTS MINIMUM WITHIN A CONTINUOUS SILL, SEE (1B/S4.00)

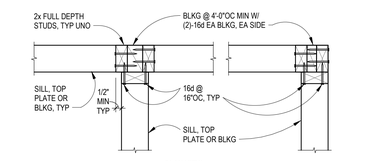
TYPICAL WOOD POST IN STUD WALL

SCALE: 1" = 1'-0" — 1 / S4.00



TYPICAL WOOD POST IN SHORT STUD WALL

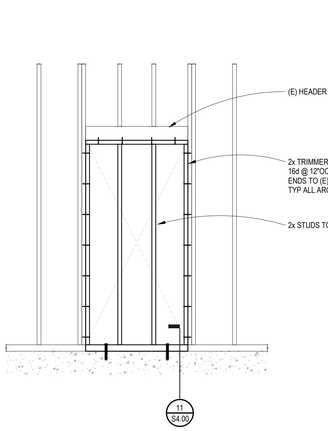
SCALE: 1" = 1'-0" — 1B / S4.00



PLAN VIEW

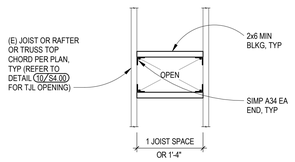
TYPICAL CORNERS AND INTERSECTIONS AT WOOD STUD NON-SHEAR WALLS

SCALE: 1 1/2" = 1'-0" — 2 / S4.00



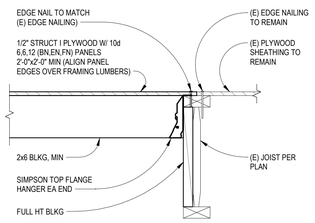
DOOR INFILL

SCALE: 1/2" = 1'-0" — 13 / S4.00



TYPICAL HORIZONTAL FRAMING AT OPENING BETWEEN JOIST OR RAFTER (1'-4" MAX)

SCALE: 1" = 1'-0" — 9 / S4.00



TYPICAL HORIZONTAL FRAMING AT OPENING BETWEEN TJL (1'-4" MAX)

SCALE: 1 1/2" = 1'-0" — 10 / S4.00

CONSULTANTS

MHP
STRUCTURAL ENGINEERS
3900 Cover Street
Long Beach, CA 90808
562.985.3200 P
562.985.1011 F
MHP JN 20-0156-00

REGISTERED PROFESSIONAL ENGINEER — KENNETH D. O'DELL — No.4101 — Exp. 6/30/21 — CIVIL — STATE OF CALIFORNIA

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

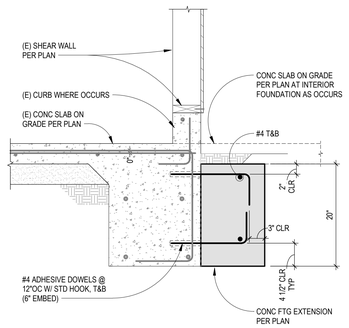
TYPICAL WOOD FRAMING SECTIONS AND DETAILS

SHEET NUMBER

S4.00

DSA SUBMITTAL

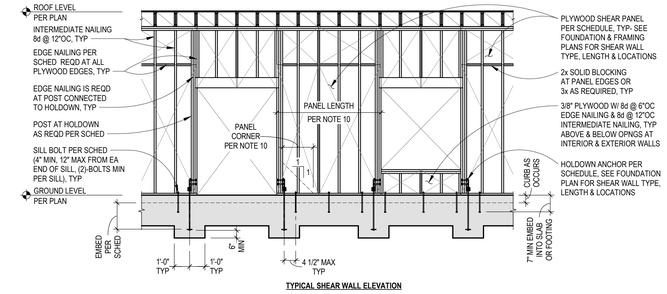
1/15/2021 4:47:59 PM C:\Users\gleyva\Documents\20-0154-00_SAN ELIJO - BLDG 400_R20_Struc_gleyva.rvt



TYPICAL FOOTING EXTENSION

SCALE: 1" = 1'-0"

8 / S4.01

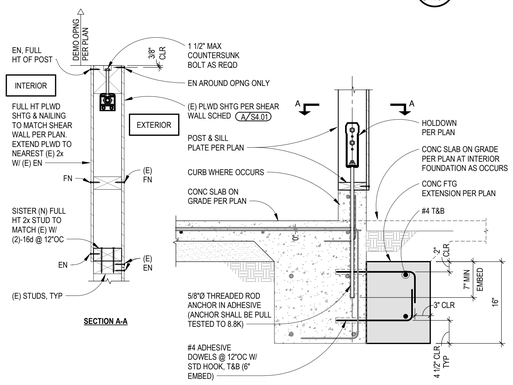


TYPICAL SHEAR WALL ELEVATION

NOT USED

SCALE: NONE

4 / S4.01



SECTION A-A

SHEAR WALL NOTES

1. TYPICAL PLYWOOD SHALL BE 3/8" STRUCTURAL 1, PANEL INDEX 32/16.
2. NAILS SHALL HAVE 3/8" MINIMUM EDGE DISTANCE AND 1 5/8" MINIMUM PENETRATION INTO FRAMING. NAILS SHALL BE 8d COMMON OR GALVANIZED BOX (HOT-DIPPED OR TUMBLED).
3. WHERE NAIL SPACING IS 4"OC OR LESS AT ADJOINING PLYWOOD EDGES, NAILS SHALL BE STAGGERED.
4. WHERE PLYWOOD IS APPLIED ON BOTH SIDES OF WALL AND FRAMING AT PANEL EDGES IS 2x, PANEL JOINTS AT EITHER SIDE OF WALL SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. WHERE FRAMING IS 3x AT ADJOINING PANEL EDGES, PANEL JOINTS MAY BE OFFSET AS ABOVE OR NAILS ON EACH SIDE SHALL BE STAGGERED.
5. SHEARWALL PANEL NAILING SHALL NOT BREAK THROUGH OUTER PLY OF PLYWOOD. IF PNEUMATIC GUNS ARE USED, THEY SHALL BE ADJUSTED TO SATISFY THIS REQUIREMENT.
6. LONG DIMENSION OF PLYWOOD MAY BE USED VERTICALLY OR HORIZONTALLY.
7. FASTENERS IN PRESERVATIVE-TREATED (OTHER THAN ZINC BORATE) OR FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
8. PLAIN CARBON STEEL FASTENERS IN ZINC BORATE PRESERVATIVE TREATED WOOD AT INTERIOR , DRY ENVIRONMENTS SHALL BE PERMITTED PER 2304.10.5.1 IN CBC 2019.
9. SEE DETAILS **3 & 5** ON SHEET **S4.01** FOR HOLDOWN ANCHOR TO CONCRETE.
10. TOTAL HORIZONTAL LENGTH OF SHEAR WALL PENETRATIONS NOT SHOWN ON STRUCTURAL DRAWINGS IN ANY SINGLE PLYWOOD PANEL SHALL NOT EXCEED 10% OF PANEL LENGTH. MAXIMUM SIZE OF EACH OPENING SHALL NOT EXCEED 4 1/2" IN ANY DIRECTION. NO CUTS OR HOLES IN SHEATHING SHALL BE MADE WITHIN 16" OF CORNERS OR IN SHEAR WALLS LESS THAN OR EQUAL TO 4'-0" IN LENGTH UNLESS REVIEWED BY ENGINEER.

SHEAR WALL SCHEDULE

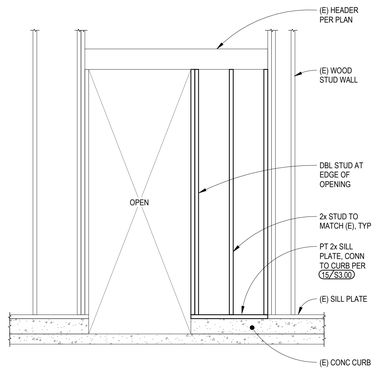
TYPE MARK (TYPE XX)	NUMBER OF SIDES	EDGE NAILING	BLOCKING OR STUD WIDTH AT PLYWOOD EDGES	SILL BOLT ANCHORS (W/ x3GA WASHERS, SEE NOTE D)	SILL PLATE SIZE AT FOUNDATION	MINIMUM POST SIZE, EACH END (SEE NOTES A & B)	MINIMUM HOLDOWN SIZE, EACH END (SEE NOTES A & B)	HOLDOWN ANCHOR DIAMETER & EMBEDMENT DEPTH (SEE NOTE C)
1A	2	3"OC	3x	3/4"Ø @ 16"OC	3x	(2) 2x	HD9	1-1/8"Ø x15"
2A	1	6"OC	2x	5/8"Ø @ 48"OC	2x	(2) 2x	HD2	5/8"Ø x15"
2B	1	6"OC	2x	5/8"Ø @ 24"OC	2x	(2) 2x	HD5	3/4"Ø x15"

SCHEDULE NOTES:
A. WHERE A LARGER SIZE HOLDOWN OR POST SIZE IS NOTED ON PLAN, LARGER POST AND/OR HOLDOWN SHALL BE USED.
B. WHERE TWO OR MORE SHEAR WALLS INTERSECT AND SHARE A POST AND/OR HOLDOWN, LARGER POST AND/OR HOLDOWN SHALL BE USED.
C. ALL HOLDOWN ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 36 STEEL.
D. A 3GA STEEL PLATE WASHER IS REQUIRED FOR EACH ANCHOR BOLT (3"SQ x3GA FOR 2x4 SHEAR WALLS AND 3"x5"x3GA FOR 2x6 SHEAR WALLS). EDGE OF WASHER SHALL EXTEND TO WITHIN 1/2" OF EDGE OF SILL PLATE ON THE SHEATHING SIDE.

PARTIAL WALL INFILL AT EXTERIOR WALL

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

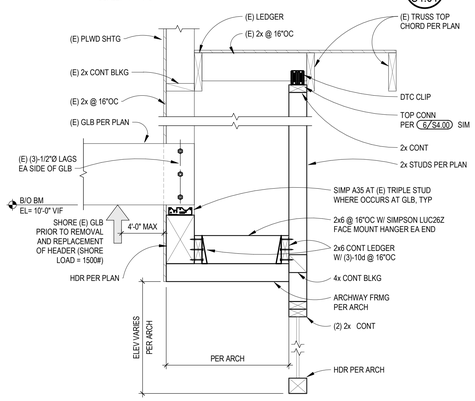
9 / S4.01



TYPICAL HOLDOWN AT WALL FOUNDATION

SCALE: 1" = 1'-0"

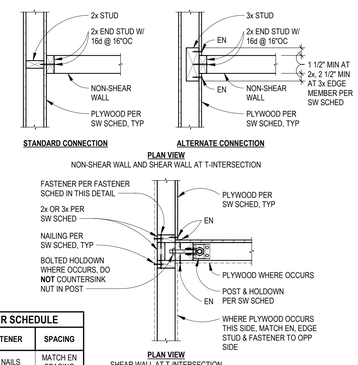
5 / S4.01



TYPICAL SINGLE-STORY SHEAR WALL ELEVATION, SCHEDULE AND NOTES

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

A / S4.01



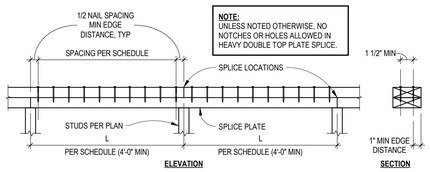
FASTENER SCHEDULE

MEMBER SIZE	FASTENER	SPACING
2x	16d NAILS	MATCH EN SPACING
3x	1/4"Ø x5" LAG SCREWS OR 20d NAILS	MATCH EN SPACING

NOTES:
1. TO AVOID WOOD SPLITTING, PRE-DRILL HOLE FOR 20d NAILS (MAXIMUM PRED-DRILL HOLE SIZE=0.14"Ø)
2. PRE-DRILL HOLES FOR LAG SCREWS PER GENERAL NOTES.

DOUBLE TOP PLATE SPLICE SCHEDULE

MARK	MINIMUM PLATE SIZE & MINIMUM GRADE	10d COMMON NAIL SPACING	L, MINIMUM SPLICE LENGTH	NOTES
A	(2)-2x4, NO. 2 GRADE	4"OC (12 MINIMUM TOTAL)	4'-0"	-
B	(2)-2x4, NO. 2 GRADE	3"OC (16 MINIMUM TOTAL)	4'-0"	TYPICAL CONDITION, UNO
C	(2)-2x4, NO. 2 GRADE	(2)-ROWS @ 4"OC (24 MINIMUM TOTAL)	4'-0"	HEAVY SPLICE SEE NOTE
D	(2)-2x6, NO. 2 GRADE	(2)-ROWS @ 4"OC (24 MINIMUM TOTAL)	4'-0"	TYPICAL CONDITION, UNO
E	(2)-2x6, NO. 2 GRADE	(2)-ROWS @ 3"OC (32 MINIMUM TOTAL)	4'-0"	HEAVY SPLICE SEE NOTE
F	(2)-2x6, NO. 2 GRADE	(2)-ROWS @ 3"OC (48 MINIMUM TOTAL)	6'-0"	HEAVY SPLICE SEE NOTE



ELEVATION **SECTION**

NOTE:
UNLESS NOTED OTHERWISE, NO NOTCHES OR HOLES ALLOWED IN HEAVY DOUBLE TOP PLATE SPLICE.

DOUBLE TOP PLATE SPLICE SCHEDULE

SCALE: 1" = 1'-0"

1 / S4.01

TYPICAL WOOD STUD CEILING JOIST SCHEDULE

SCALE: NONE

10 / S4.01

TYPICAL CEILING JOIST - HORIZONTAL SPAN SCHEDULE

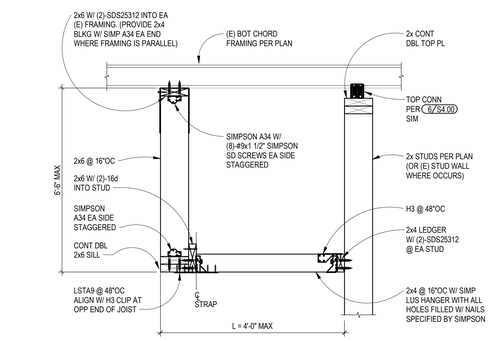
CEILING JOIST SPAN	MINIMUM JOIST/STUD SIZE REQUIRED FOR SCHEDULED SPACING (L/360 DEFLECTION CRITERIA) (13 PSF)		
	12"OC	16"OC	24"OC
8 FT	2x4	2x4	2x6
10 FT.	2x6	2x6	2x6

NOTES:
1. SCHEDULE IS FOR CEILINGS SUPPORTING SELF WEIGHT. NOT TO BE USED IN ACCESSIBLE CEILING ATTIC SITUATIONS.
2. SEE ADDITIONAL INFORMATION ON BUILDING PLANS FOR SPECIFIC REQUIREMENTS.
3. ALTERNATE JOIST/STUD SIZES MAY BE USED IF THE SECTION PROPERTIES OF THE STUDS USED EXCEED, IN ALL CASES, THE PROPERTIES OF THE SIZES NOTED IN THE SCHEDULE.
4. SEE DETAIL 11 ON SHEET S4.01 FOR LATERAL BRACING/ BLOCKING.

NEW ARCHWAY AT EXISTING WINDOW

SCALE: 1" = 1'-0"

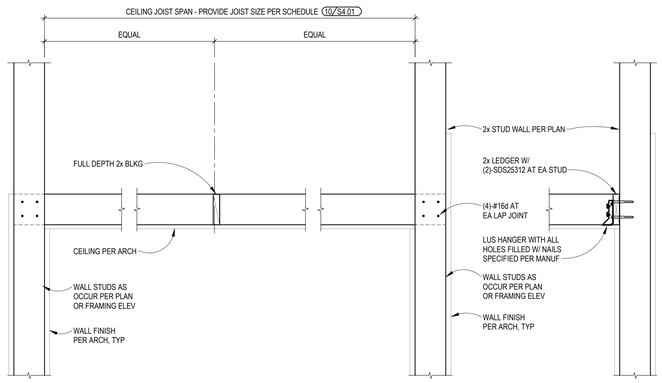
6 / S4.01



SOFFIT DETAIL

SCALE: 1" = 1'-0"

7 / S4.01

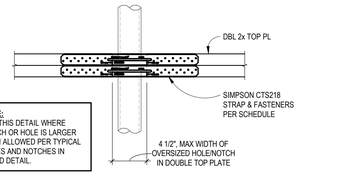


ALTERNATE CONNECTION

TYPICAL INTERIOR WOOD STUD CEILING JOISTS TO WOOD STUD WALL

SCALE: NONE

11 / S4.01



NOTE:
USE THIS DETAIL WHERE NOTCH OR HOLE IS LARGER THAN ALLOWED PER TYPICAL HOLES AND NOTCHES IN WOOD DETAIL.

STRAP SCHEDULE

WALL TYPE	NUMBER OF STRAPS REQUIRED	FASTENERS REQUIRED (PER STRAP)
2x4	3	(24)-10d x1 1/2" NAILS
2x6	4	(24)-#9 x1 1/2" SIMPSON SD WOOD SCREWS

TYPICAL CORNERS AND INTERSECTIONS AT WOOD STUD SHEAR WALLS

SCALE: 1" = 1'-0"

3 / S4.01

TYPICAL STRENGTHENING OF NOTCH IN DOUBLE TOP PLATE

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

2 / S4.01

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

CONSULTANTS

MHP STRUCTURAL ENGINEERS
3900 Cover Street
Long Beach, CA 90808
562.985.3200 P
562.985.1011 F
MHP JN 20-0156-00

REGISTERED PROFESSIONAL ENGINEER — No.4101 — RICHARD D. O'DELL — CIVIL — STATE OF CALIFORNIA

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

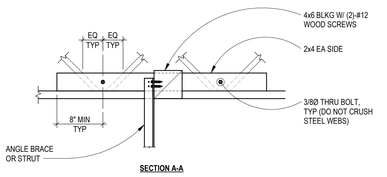
TYPICAL WOOD FRAMING SECTIONS AND DETAILS

SHEET NUMBER

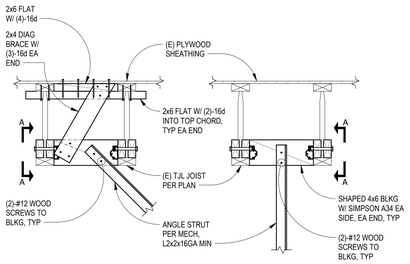
S4.01

DSA SUBMITTAL

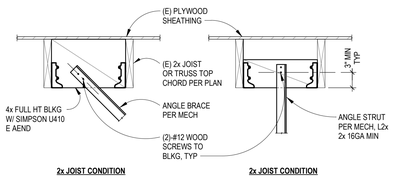
1/15/2021 4:50:41 PM C:\Users\gfreyvo\Documents\20-0156-00_SAN ELIJO - BLDG #20_B20_Struc_gfreyvo.rvt



SECTION A-A



TJL CONDITION TJL CONDITION

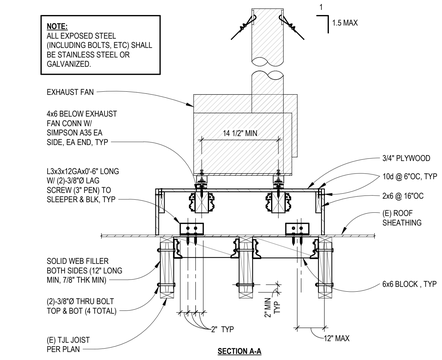


2x JOIST CONDITION 2x JOIST CONDITION

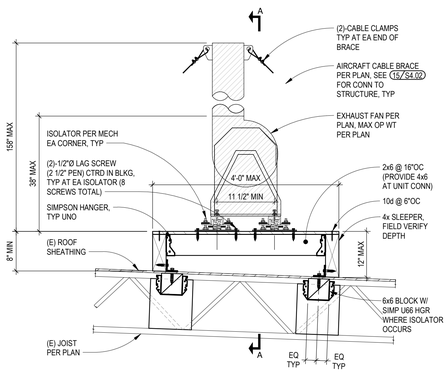
DUCT SUPPORT TOP CONNECTION

SCALE: 1" = 1'-0" — 13 / S4.02

NOTE:
ALL EXPOSED STEEL (INCLUDING BOLTS, ETC) SHALL BE STAINLESS STEEL OR GALVANIZED.

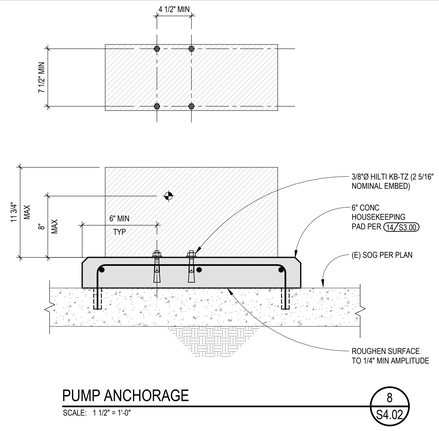


SECTION A-A



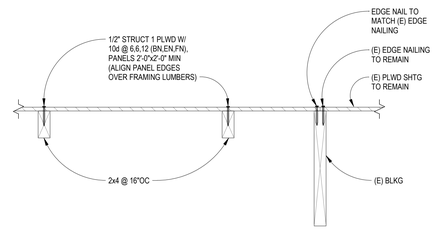
EXHAUST FAN ANCHORAGE

SCALE: NONE — 11 / S4.02



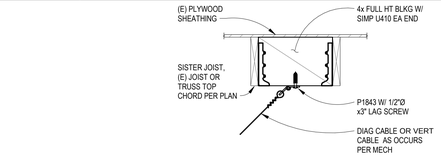
PUMP ANCHORAGE

SCALE: 1 1/2" = 1'-0" — 8 / S4.02

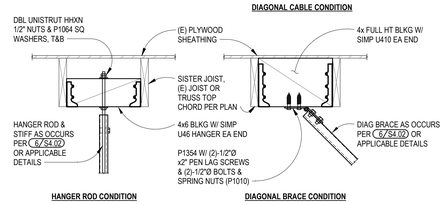


SKYLIGHT INFILL

SCALE: 1 1/2" = 1'-0" — 5 / S4.02



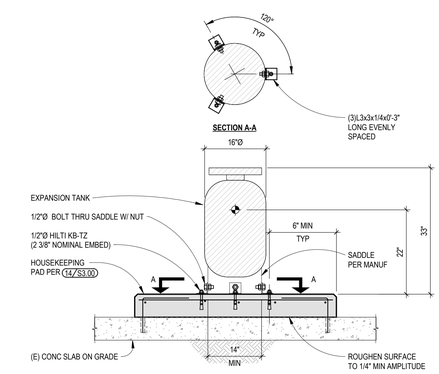
DIAGONAL CABLE CONDITION



HANGER ROD CONDITION DIAGONAL BRACE CONDITION

HANGER ROD, BRACE AND CABLE TOP CONNECTIONS

SCALE: 1" = 1'-0" — 1 / S4.02

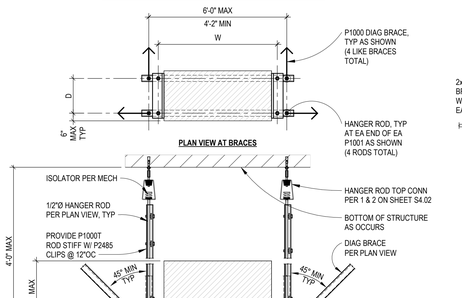


EXPANSION TANK ANCHORAGE

SCALE: 3/4" = 1'-0" — 9 / S4.02

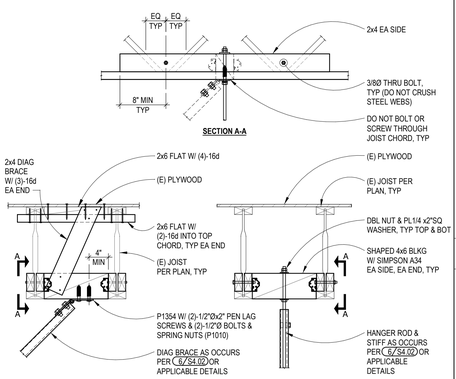
UNIT SCHEDULE

UNIT		D (IN)	W (IN)	H (IN)
EXHF0422	WSHP1, WSHP-2A, WSHP-2B	31	56	21
EXHF0362	WSHP-3A, WSHP-3B	23	48	19
EXHF0302	WSHP-4A, WSHP-4B	23	48	19
EXHF0361	WSHP-5	18	38	15



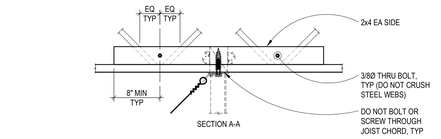
BOTTOM SUPPORTED SUSPENDED EQUIPMENT ANCHORAGE

SCALE: 3/4" = 1'-0" — 6 / S4.02



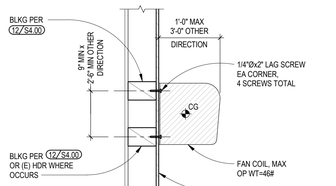
HANGER AND BRACE TOP CONNECTIONS

SCALE: 1" = 1'-0" — 3 / S4.02



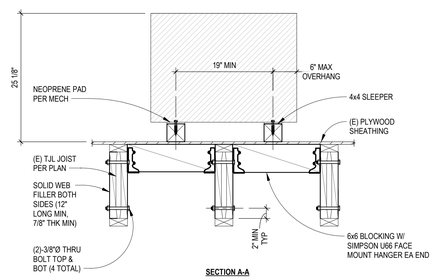
HANGER ROD AND BRACE TOP CONNECTIONS

SCALE: 1" = 1'-0" — 2 / S4.02

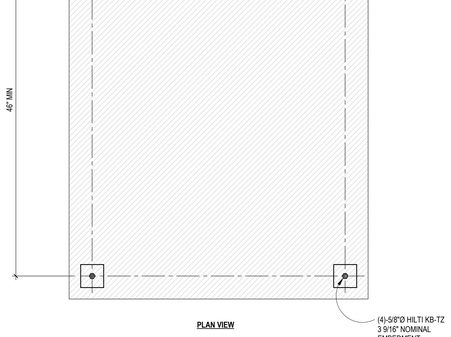


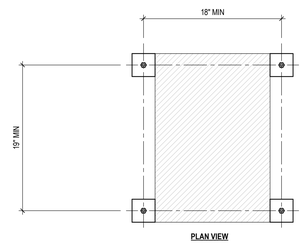
FAN COIL ANCHORAGE

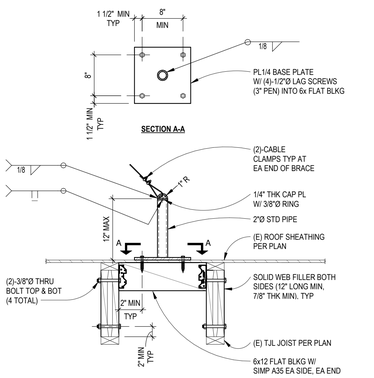
SCALE: 1" = 1'-0" — 14 / S4.02



SECTION A-A

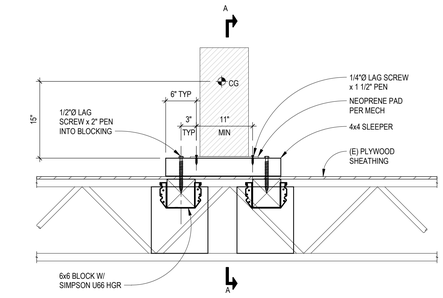






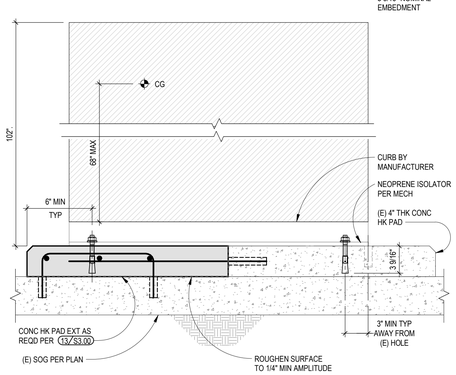
GUY WIRE BOTTOM CONNECTION

SCALE: 1" = 1'-0" — 15 / S4.02



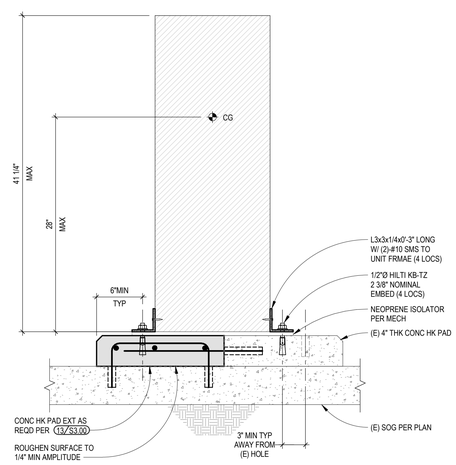
CONDENSING UNIT ANCHORAGE

SCALE: 1" = 1'-0" — 12 / S4.02



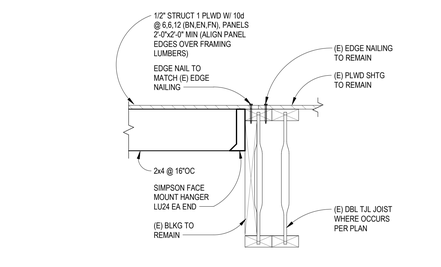
FLUID COOLER ANCHORAGE

SCALE: 1 1/2" = 1'-0" — 10 / S4.02



BOILER ANCHORAGE

SCALE: 1 1/2" = 1'-0" — 7 / S4.02



SKYLIGHT INFILL

SCALE: 1 1/2" = 1'-0" — 4 / S4.02

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

CONSULTANTS

MHP STRUCTURAL ENGINEERS
3900 Cover Street
Long Beach, CA 90808
562.985.3200 P
562.985.1011 F
MHP JN 20-0156-00

REGISTERED PROFESSIONAL ENGINEER ROBERT D. O'DELL No.4101 CIVIL STATE OF CALIFORNIA

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

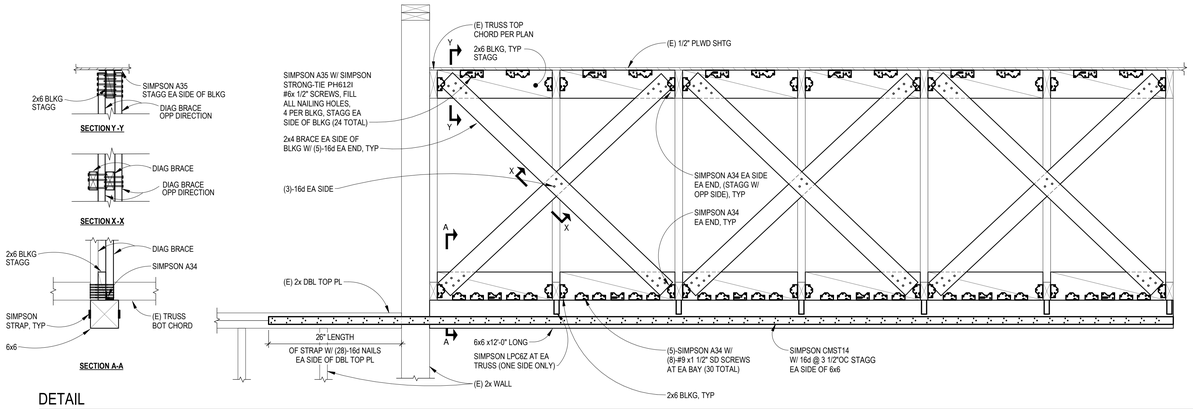
SHEET TITLE

SECTIONS AND DETAILS

SHEET NUMBER

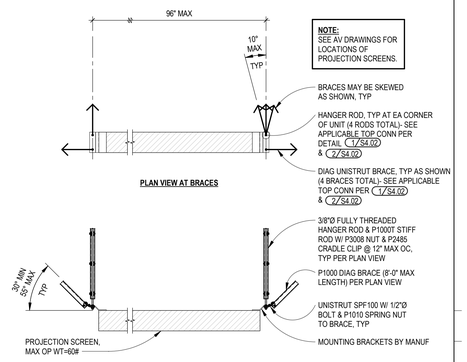
S4.02

DSA SUBMITTAL

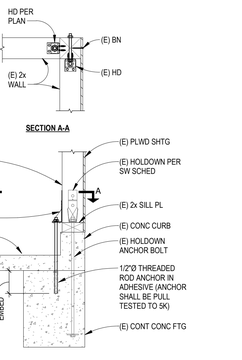


DETAIL
SCALE: 1" = 1'-0"
7 / S4.03

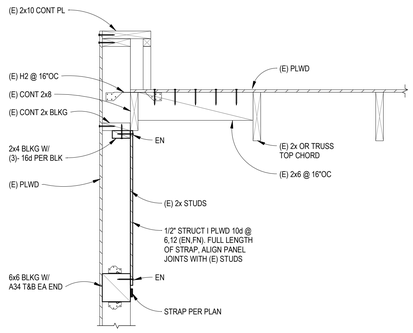
NOT USED
SCALE: NONE
4 / S4.03

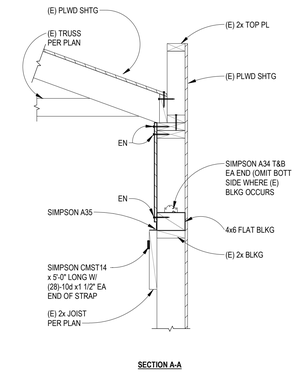


TYPICAL PROJECTION SCREEN SUPPORT (RIGID BRACING)
SCALE: 1/2" = 1'-0"
1 / S4.03

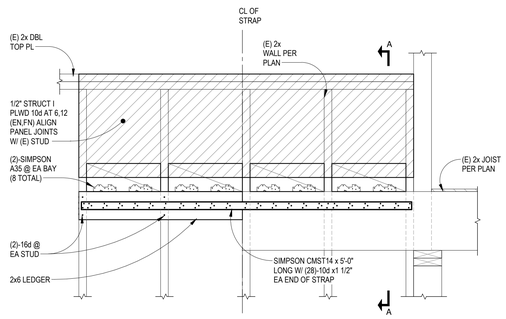


DETAIL
SCALE: 3/4" = 1'-0"
9 / S4.03

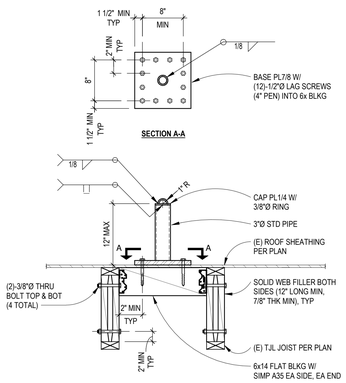




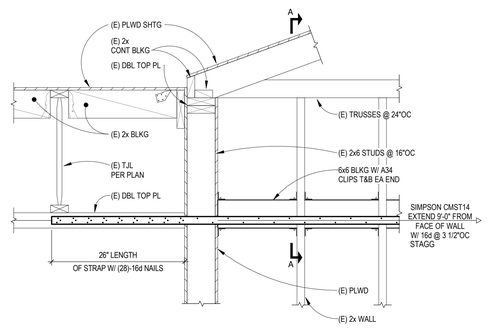
DETAIL
SCALE: 1" = 1'-0"
5 / S4.03



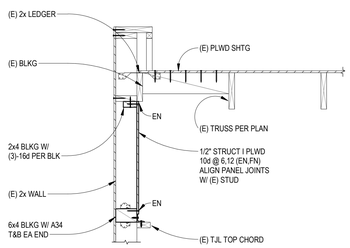
NOT USED
SCALE: NONE
2 / S4.03



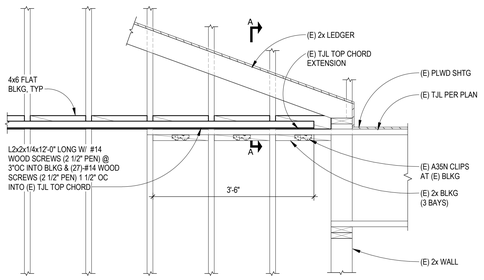
FALL ARREST DETAIL
SCALE: 1" = 1'-0"
10 / S4.03



DETAIL
SCALE: 1" = 1'-0"
8 / S4.03



DETAIL
SCALE: 3/4" = 1'-0"
6 / S4.03



NOT USED
SCALE: NONE
3 / S4.03

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

CONSULTANTS

MHP STRUCTURAL ENGINEERS
3900 Cover Street
Long Beach, CA 90808
562.985.3200 P
562.985.1011 F
MHP JN 20-0156-00

REGISTERED PROFESSIONAL ENGINEER KENNETH D. O'DELL No.4101 CIVIL

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

SECTIONS AND DETAILS

SHEET NUMBER

S4.03

DSA SUBMITTAL

1/8/2021 10:20:46 AM C:\Users\Maxwell Sun\Documents\J0668-MEP\Central_#20_maxwell.sun.rvt

GENERAL LEGEND

SYMBOL	DESCRIPTION
	NOTE CALLOUT
	DETAIL CALLOUT - NUMBER ON TOP DENOTES DETAIL NUMBER - NUMBER ON BOTTOM DENOTES SHEET DETAIL IS SHOWN
	MECHANICAL EQUIPMENT CALLOUT, SEE MECHANICAL PLANS FOR EXACT LOCATION AND REQUIREMENTS
	SECTION CALLOUT
	POINT OF CONNECTION
	POINT OF DISCONNECTION
	NEW LINEWORK
	EXISTING LINEWORK
	DEMOLITION LINEWORK
	DIRECTION OF FLOW
10"Ø CD-1 100 CFM	DIFFUSER LABEL - NECK SIZE AND DIFFUSER TYPE - CUBIC FEET PER MINUTE

DUCTWORK LEGEND

SYMBOL	DESCRIPTION
16"x12"	SHEET METAL DUCT
16"x12"	HIDDEN SHEET METAL DUCT
16"x12" (1"L)	INTERNALLY INSULATED SHEET METAL DUCT CLEAR INSIDE DIMENSION SHOWN, LINER THICKNESS IN PARENTHESIS
	STANDARD BRANCH FOR SUPPLY AND RETURN
	ROUND ELBOW DOWN
	ROUND ELBOW UP
	RECTANGULAR TO ROUND TRANSITION
8"	FLEXIBLE DUCT
FC	FLEX CONNECTION
BDD	BACK DRAFT DAMPER
FD	FIRE DAMPER
FSD	COMBINATION FIRE AND SMOKE DAMPER
M	MOTORIZED DAMPER
	BALANCING DAMPER
	SUPPLY DIFFUSER: 2-WAY/3-WAY/4-WAY
	GRILLE: RETURN/EXHAUST
UP DN	SUPPLY AIR DUCT SECTION
UP DN	RETURN AIR DUCT SECTION
UP DN	EXHAUST AIR DUCT SECTION
UC	UNDERCUT DOOR
TG	TRANSFER GRILLE OR LOUVER
DG	DOOR GRILLE OR LOUVER
	SINGLE DUCT VAV BOX WITH REHEAT COIL
	SINGLE DUCT VAV BOX WITHOUT REHEAT COIL
	FILTER
	HUMIDIFIER DISPERSION GRID
	LOUVER
AD	ACCESS DOOR OR ACCESS PANEL (AP) IN DUCTWORK
H1 H2	STATIC PRESSURE CHANGE TAG
	TURNING VANES (RECTANGULAR)

PIPING LEGEND

SYMBOL	DESCRIPTION
4" CHWR	NEW PIPING (SIZE-SERVICE)
(E) 4" CHWR	EXISTING PIPING (SIZE-SERVICE)
	ELBOW FACING AWAY FROM VIEWER
	ELBOW FACING TOWARD VIEWER
	TEE FACING AWAY FROM VIEWER
	TEE FACING TOWARD VIEWER
	PIPE CAP
	TRANSITION, ASYMMETRIC
	TRANSITION, SYMMETRIC
	EXPANSION JOINT (COMPENSATOR)
	PIPE GUIDE
	PIPE ANCHOR
	UNION, SCREWED
	DRAIN, FUNNEL
	PUMP
	BALL VALVE
	BALL VALVE W/ ACTUATOR
	BUTTERFLY VALVE
	BUTTERFLY VALVE W/ ACTUATOR
	GATE VALVE
	GATE VALVE W/ ACTUATOR
	GLOBE VALVE
	GLOBE VALVE W/ ACTUATOR
	THREE-WAY VALVE
	THREE-WAY VALVE W/ ACTUATOR
	CHECK VALVE, SWING
	CHECK VALVE, SPRING LOADED
A A	MULTI-PURPOSE VALVE
	FLOW MEASURING AND BALANCING VALVE
	HOSE BIBB VALVE
	LOCK SHIELD MANUAL VALVE
	PLUG VALVE
	PRESSURE REGULATOR
	STRAINER, Y-TYPE
	STRAINER WITH HOSE CONNECTION
	PRESSURE GAUGE WITH SHUTOFF COCK
	PRESSURE GAUGE WITH SNUBBER AND SHUTOFF COCK
	SELF-SEALING PRESSURE AND TEMPERATURE TAP
	THERMOMETER
	THERMOWELL
FM	FLOW METER
FL	FLOW REGULATOR AND FLOW LIMITING VALVE
PSD	PUMP SUCTION DIFFUSER
VB	VACUUM BREAKER
	AIR VENT, AUTOMATIC
	FLEXIBLE CONNECTION
	COMBINATION FLEX-VANE STRAIGHTENER
	SAFETY OR RELIEF VALVE
T	STEAM TRAP
S	AIR SEPARATOR

CONTROL LEGEND

SYMBOLS	DESCRIPTION
XX	DDC PHYSICAL POINT
XX	SENSOR
XX	SWITCH
COMM	COMMUNICATION GATEWAY CONNECTION TO DDC
ECM	ELECTRONICALLY COMMUTATED MOTOR
VFD	VARIABLE FREQUENCY DRIVE
	ELECTRONIC 3-WAY VALVE
	ELECTRONIC 2-WAY VALVE
	ELECTRONIC BUTTERFLY VALVE
	DAMPER WITH ACTUATOR, OPPOSED BLADE
	DAMPER WITH ACTUATOR, PARALLEL BLADE
C VC	COOLING COIL
H VC	HEATING COIL
	AIR FILTER BANK
TS	AVERAGING AIR TEMPERATURE SENSOR
	FIELD CONTROL WIRING
	FIELD POWER WIRING

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
(E)	EXISTING
AAV	AUTOMATIC AIR VENT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AP	ACCESS PANEL
APD	AIR PRESSURE DROP
BD	BLOWDOWN
BDD	BACK DRAFT DAMPER
BFC	BELOW FINISHED CEILING
BFP	BACK FLOW PREVENTER
BHP	BREAK HORSEPOWER
BLDG	BUILDING
BOB	BOTTOM OF BEAM
BOP	BOTTOM OF PIPE
BTU	BRITISH THERMAL UNIT
CFM	CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CI	CAST IRON
CL	CENTER LINE
CP	CONDENSATE PUMP
CT	COOLING TOWER
CU	CONDENSING UNIT
CV	CONSTANT VOLUME BOX
CWFR	CONDENSER WATER FILTER RETURN
CWFS	CONDENSER WATER FILTER SUPPLY
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB
DEG	DEGREES
DIA	DIAMETER
DL	DOOR LOUVER
DN	DOWN
DX	DIRECT EXPANSION
EA	EACH
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
EFF	EFFICIENCY
EL	ELEVATION
ESP	EXTERNAL STATIC PRESSURE
EWT	ENTERING WATER TEMPERATURE
FD	FIRE DAMPER
FG	FILTER GRILLE
FLA	FULL LOAD AMPS
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FSD	FIRE SMOKE DAMPER
FT	FEET OR FOOT
FX	FLEXIBLE CONNECTION
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HD	HEAD
HHWR	HEATING HOT WATER RETURN
HHWS	HEATING HOT WATER SUPPLY
HP	HEAT PUMP
HP	HORSEPOWER

ABBREVIATION	DESCRIPTION
HT	HEIGHT
HZ	HERTZ
ID	INSIDE DIAMETER
IN	INCHES
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LF	LINEAR FEET
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPS
MH	MANHOLE
MIN	MINIMUM
MOCP	MAXIMUM OVERLOAD CIRCUIT PROTECTION
NFA	NET FREE AREA
NIC	NOT IN CONTRACT
NPSHR	NET POSITIVE SUCTION HEAD REQUIRED
OA	OUTSIDE AIR
OAT	OUTSIDE AIR TEMPERATURE
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OD	OUTSIDE DIAMETER
PD	PRESSURE DROP
PERF	PERFORATED
PH	PHASE
POD	POINT OF DISCONNECT
PR	PRESSURE RELIEF
PRV	PRESSURE REDUCING VALVE
PSID	POUNDS PER SQUARE INCH DIFFERENTIAL
PSIG	POUNDS PER SQUARE INCH GAUGE
PVC	POLYVINYL CHLORIDE
RA	RETURN AIR
RF	RETURN FAN
RLA	RATED LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SF	SUPPLY FAN
SPEC	SPECIFICATION
SS	STAINLESS STEEL
STD	STANDARD
TAD	TRANSFER AIR DUCT
TDH	TOTAL DYNAMIC HEAD
TEFC	TOTALLY ENCLOSED FAN COOLED
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
UC	UNDERCUT
V	VOLTS
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VFD	VARIABLE FREQUENCY DRIVE
VTR	VENT THRU ROOF
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WG	WATER GAUGE
WPD	WATER PRESSURE DROP
WT	WEIGHT
°F	DEGREES FAHRENHEIT

IN THE EVENT ABBREVIATIONS NOT MENTIONED HEREIN ARE USED, REFERENCE WILL BE MADE TO ANSI Y1.1, MILITARY STANDARD ABBREVIATIONS AND OTHER STANDARD INDUSTRY CONVENTIONS.

SHEET INDEX

SHEET	DESCRIPTION
M0.01	GENERAL NOTES, LEGEND, ABBREVIATIONS AND SHEET INDEX
M0.02	SCHEDULES
MD2.11	DEMOLITION FLOOR PLAN
MD2.12	ROOF DEMOLTION PLAN
M2.11	HVAC FLOOR PLAN
M2.12	ROOF HVAC PLAN
M2.21	PIPING FLOOR PLAN
M3.01	ENLARGED MECHANICAL ROOM PLAN
M5.01	CONDENSER WATER PIPING DIAGRAM
M6.01	DETAILS
M6.02	DETAILS
M6.03	DETAILS
M6.04	DETAILS
M7.01	TITLE 24 COMPLIANCE FORMS
M7.02	TITLE 24 COMPLIANCE FORMS

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE 2019 EDITIONS OF THE CALIFORNIA BUILDING, MECHANICAL, PLUMBING, AND OTHER APPLICABLE FEDERAL, STATE, OR LOCAL CODES AS ADOPTED AND ENFORCED BY THE LOCAL JURISDICTION. IN CASE THE PLANS SHOW MORE STRINGENT REQUIREMENTS, THE PLANS SHALL GOVERN THE DESIGN, YET NOTHING ON THE DESIGN DOCUMENTS SHALL BE INTERPRETED AS AUTHORITY TO VIOLATE CODE(S) OR REGULATION(S).
2. SUBMISSION OF BID IN CONNECTION WITH THIS WORK SHALL IMPLY THAT THE BIDDER HAS EXAMINED THE JOB SITE UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE UNDER THIS CONTRACT. NO EXTRA CHARGE WILL BE ALLOWED FOR FAILURE OF ANY BIDDER TO EXAMINE THE SITE PRIOR TO BID.
3. WHERE USED, THE TERM "PROVIDE" SHALL MEAN "FURNISH AND INSTALL".
4. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN ITEMS INDICATED ON DRAWINGS AND SPECIFICATIONS WITH CODE REQUIREMENTS, THE MORE STRINGENT STANDARD SHALL PREVAIL.
5. CARE SHALL BE EXERCISED TO MINIMIZE ANY INCONVENIENCE OR DISTURBANCE TO OTHER AREAS OF THE BUILDING WHICH ARE TO REMAIN IN OPERATION. ISOLATE WORK AREAS TO KEEP DUST AND DIRT WITHIN THE CONSTRUCTION AREA.
6. NO PIPING, EQUIPMENT, ETC. SHALL BE REMOVED, DISCONNECTED OR SHUT DOWN WITHOUT PRIOR REVIEW WITH THE OWNER TO CONFIRM THAT AREAS TO REMAIN IN OPERATION WILL NOT BE AFFECTED. IF ANY AREAS NOT WITHIN THE SCOPE OF WORK ARE AFFECTED BY ANY SHUTDOWN, REMOVAL OR DISCONNECTION, SUFFICIENT ADVANCE NOTICE MUST BE GIVEN TO THE OWNER INDICATING WHICH AREAS WILL BE AFFECTED, WHEN THE PROPOSED SHUTDOWN WILL OCCUR, AND FOR HOW LONG A PERIOD OF TIME.
7. THE ARRANGEMENT OF EQUIPMENT AND PIPING SHOWN ON THE DRAWINGS IS BASED UPON INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF DESIGN AND IS NOT INTENDED TO SHOW EXACT DIMENSIONS. THIS CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE MAKING FIELD MEASUREMENTS AND SHOP DRAWINGS NECESSARY FOR FABRICATION OR ERECTION OF HVAC SYSTEMS. MAKE ALLOWANCE FOR BEAMS, PIPES AND OTHER OBSTRUCTIONS IN BUILDING CONSTRUCTION. CHECK DRAWINGS SHOWING WORK OF OTHER TRADES AND CONSULT WITH THE OWNER'S REPRESENTATIVE IN THE EVENT OF POTENTIAL INTERFERENCE. SHOP DRAWINGS SHALL BE MINIMUM 1/4"=1-0" SCALE, INDICATING FITTINGS, SIZES, WELDS AND CONFIGURATIONS AND SUBMITTED TO ENGINEER FOR REVIEW.
8. THIS CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES PRIOR TO FABRICATION, PURCHASE AND/OR INSTALLATION OF ALL WORK.
9. EXISTING MATERIALS THAT ARE REMOVED SHALL NOT BE REUSED IN NEW SYSTEMS, EXCEPT WHERE INDICATED AS BEING RELOCATED.
10. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. THIS CONTRACTOR SHALL NOT BORE, NOTCH, CUT, OR PENETRATE INTO A STRUCTURAL MEMBER WITHOUT WRITTEN APPROVAL FROM A DESIGNATED STRUCTURAL ENGINEER AND THE OWNER.
12. ALL PIPE ELBOWS SHALL BE LONG RADIUS UNLESS OTHERWISE SPECIFICALLY NOTED ON THE DRAWINGS.
13. INSTALL MANUAL VOLUME DAMPERS WITHIN DUCT BRANCHES TO BALANCE AIRFLOW CFM. ON INSULATED DUCTS, MOUNT DAMPER REGULATOR ON 2" STAND-OFF BRACKET TO CLEAR INSULATION.
14. ALL MATERIAL EXPOSED WITHIN RA PLENUMS SHALL BE NON-COMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 25 AND SMOKE DEVELOPED INDEX NOT GREATER THAN 50. COMPLY WITH CMC-602.2.
15. COORDINATE ACCESS TO EQUIPMENT WITH WORK OF OTHER TRADES. PROVIDE DUCT ACCESS DOORS AND CEILING ACCESS DOORS TO ALLOW ACCESS FOR FILTER CHANGEOUT, CONTROLS ACCESS AND ACCESS TO SERVICE/REMOVE COMPONENTS INCLUDING, BUT NOT LIMITED TO, FANS, PULLEYS, SHEAVES, BELTS, ETC.

DSA NOTES

1. MEP 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 THE 2019 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 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 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 TRANSVERSE 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.

2. PIPING, DUCTWORK AND ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTE:

   PIPING, DUCTWORK AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-16 SECTION 13.3 AS DEFINED IN ASCE 7-16 SECTION 13.6.5, 13.6.6, 13.6.7, 13.6.8; AND 2019 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. WHEN BRACING AND ATTACHMENTS ARE BASED ON A PREAPPROVED INSTALLATION GUIDE (E.G., OSPHD OPM FOR 2013 CBC OR LATER), COPIES OF THE BRACING SYSTEM INSTALLATION GUIDE OR MANUAL SHALL BE AVAILABLE ON THE JOBSITE PRIOR TO THE START OF AND DURING THE HANGING AND BRACING OF THE DISTRIBUTION SYSTEMS.THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURE TO SUPPORT THE HANGER AND BRACE LOADS.

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

   MP ☒ MD ☒ PP☒ E ☐ - OPTION 1: DETAILED ON THE APPROVED DRAWINGS WITH PROJECT SPECIFIC NOTES AND DETAILS.

   MP ☐ MD ☐ PP☐ E ☐ - OPTION 2: SHALL COMPLY WITH THE APPLICABLE OSHPD PRE-APPROVAL OPM #_____

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

CHRISTOPHER PROFESSIONAL ENGINEER DEL MONTE No. M 24128 MECHANICAL STATE OF CALIFORNIA
SIGNED: 10/25/2020

CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

GENERAL NOTES, LEGEND, ABBREVIATIONS AND SHEET INDEX

SHEET NUMBER

M0.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 10:20:48 AM C:\Users\Maxwell.Sun\Documents\J0668-MEP-Central_R20_maxwell.sun.rvt

CLOSED CIRCUIT COOLING TOWERS

MARK	MANUFACTURER & MODEL	LOCATION	TYPE	SERVICE	CLOSED CIRCUIT					SPRAY PUMP			FAN			ELECTRICAL		SHIPPING WEIGHT (LBS)	OPERATING WEIGHT (LBS)	REMARKS
					FLOW (GPM)	EWT (°F)	LWT (°F)	PD (PSI)	AMBIENT (°F)	QTY.	SPRAY (GPM)	HP PER MOTOR	QTY.	AIRFLOW (CFM)	HP PER MOTOR	V / PH	FLA / MCA / MOCP			
FLC-1	BAC NXF-0403N	(E) MECHANICAL 407	FORCED DRAFT	CONDENSER WATER	55	95	85	0.58	74 WB	1	32	1	1	8,416	5	460 / 3	7.8 / 9.3 / 15	2,278	2,712	1 2 3

1 PROVIDE WITH STAINLESS STEEL BASIN. 2 ALL MOTOR TERMINATIONS SHALL BE FACTORY WIRED THROUGH A SINGLE POINT POWER CONTROL PANEL WITH INTEGRAL DISCONNECT. 3 UNIT SHALL BE ORDERED AS A MODULAR SHIPMENT IN ORDER TO FIT THROUGH THE (E) 48"Wx80"H WALL OPENING IN MECHANICAL ROOM. MODULES TO BE REASSEMBLED AND CERTIFIED BY A FACTORY TRAINED REPRESENTATIVE.

HOT WATER BOILER

MARK	MANUFACTURER & MODEL	LOCATION	TYPE	SERVICE	CAPACITY		NATURAL GAS		BOILER WATER						CONNECTIONS		EFF (%)	ELECTRICAL				SHIPPING WEIGHT (LBS)	OPERATING WEIGHT (LBS)	REMARKS
					MAX INPUT (MBH)	OUTPUT (MBH)	CFH	PRESSURE (IN. WC))	DESIGN FLOW (GPM)	MINIMUM FLOW (GPM)	ΔP (FT)	EWT (°F)	LWT (°F)	MAX TEMP	GAS INLET (INCHES)	EXHAUST (INCHES)		VOLTS	PHASE	HERTZ	FLA / MCA / MOCP			
B-1	RAYPAK HI-DELTA H3-402C	(E) MECHANICAL 407	ATMOSPHERIC	CONDENSER WATER	399	335	399	7 - 10.5	55	20	3.9	140	180	220	3/4"	6"	84%	120	1	60	14 / - / 20	445	445	-

PUMPS

MARK	MANUFACTURER & MODEL	LOCATION	TYPE	SERVICE	DESIGN POINT		MOTOR			OPERATING WEIGHT (LBS)	REMARKS
					FLOW (GPM)	HEAD (FT HD)	HP	V/PH	RPM		
P-1	ARMSTRONG 4280 1.5x1x8	(E) MECHANICAL 407	CLOSE-COUPLED HORIZONTAL	CONDENSER WATER	55	65	3	460/3	1707	170	1 2 3
P-2	ARMSTRONG 4280 1.5x1x8	(E) MECHANICAL 407	CLOSE-COUPLED HORIZONTAL	CONDENSER WATER	55	65	3	460/3	1707	170	1 2 3

1 PROVIDE WITH MANUFACTURER SUPPLIED SUCTION DIFFUSER. 2 PUMPS ARE REDUNDANT AND CAN ONLY BE OPERATED ONE AT A TIME. 3 PROVIDE WITH VARIABLE FREQUENCY DRIVE.

EXHAUST FAN

MARK	MANUFACTURER & MODEL	LOCATION	TYPE	SERVICE	FAN			MOTOR						VFD (Y/N)	SONES	OPERATING WEIGHT (LBS)	REMARKS
					AIRFLOW (CFM)	ESP (IN WG)	RPM	HP	BHP	VOLTS	PHASE	RPM	ENCLOSURE				
EF-1	GREENHECK USF-12	ROOF	UTILITY SET	FUME HOOD IN ROOM 407	1,070	1.2	1,667	1/2	0.37	208	1	1,725	TEFC	Y	15.3	250	-
EF-2	GREENHECK CSP-A125	STORAGE 408	CEILING	STORAGE 408	100	0.29	1,100	22 W	0.01	115	1	1,100	GALVANIZED	N	1.1	16	-

GRAVITY VENT

MARK	MANUFACTURER & MODEL	LOCATION	TYPE	SERVICE	INTAKE WIDTH (IN)	INTAKE LENGTH (IN)	CFM	PRESSURE DROP (IN WC)	MATERIAL	REMARKS
GV-1	GREENHECK FGR	ROOF	FABRA HOOD	RELIEF AIR	12	20	630	.027	GALVANIZED	1 3
GV-2	GREENHECK FGR	ROOF	FABRA HOOD	RELIEF AIR	12	20	660	.034	GALVANIZED	1 3
GV-3	GREENHECK FGI	ROOF	FABRA HOOD	OUTSIDE AIR	12	48	1,200	.039	GALVANIZED	2 3
GV-4	GREENHECK FGI	ROOF	FABRA HOOD	OUTSIDE AIR	12	30	1,295	.035	GALVANIZED	2 3

1 PROVIDE WITH GREENHECK EM-10 BACKDRAFT DAMPER. 2 PROVIDE WITH GREENHECK WD-410 BACKDRAFT DAMPER. 3 DAMPER SHALL BE COUNTERBALANCED. PRESSURE DROP ACROSS GRAVITY VENT AND BACKDRAFT DAMPER ASSEMBLY NOT TO EXCEED 0.15" WC.

WATER SOURCE HEAT PUMPS

MARK	MANUFACTURER & MODEL	LOCATION	TYPE	SERVICE	BLOWER		NAMEPLATE		COOLING					HEATING				CONDENSER		EER	COP	FILTERS		OA CFM	SEISMIC ANCHORAGE DETAIL	OPERATING WEIGHT LBS.	REMARKS
					AIRFLOW CFM	TOTAL ESP (IN WC)	FLA MCA MOCP	V/PH	SENS MBH	TOT MBH	EAT DB/WB °F	LAT DB/WB °F	EWT °F	TOT MBH	EAT DB °F	LAT DB °F	EWT °F	GPM	PD FT			TYPE	SIZE				
WSHP-1	TRANE EXHF0422	BIOLOGY PREP SPACE 403	HORIZONTAL	BIOLOGY PREP SPACE 403, LAB PREP OFFICE 401	1200	0.47	9.80 / 11.30 / 15	460 / 3	33.8	39.3	81.4 / 64.7	55.6 / 53.6	85	54.5	55.0	96.6	68	6.3	4.5	16.80	5.30	MERV 13	2"	600	6/M6.02, 6S/4.02	431	1
WSHP-2A	TRANE EXHF0422	BIOLOGY LAB CLASSROOM 404	HORIZONTAL	BIOLOGY LAB CLASSROOM 404	1470	0.51	9.80 / 11.30 / 15	460 / 3	33.8	39.1	77.4 / 63.3	56.3 / 54.2	85	55.1	61.5	95.9	68	6.3	4.5	16.80	5.30	MERV 13	2"	300	6/M6.02, 6S/4.02	431	1
WSHP-2B	TRANE EXHF0422	BIOLOGY LAB CLASSROOM 404	HORIZONTAL	BIOLOGY LAB CLASSROOM 404	1470	0.51	9.80 / 11.30 / 15	460 / 3	33.8	39.1	77.4 / 63.3	56.3 / 54.2	85	55.1	61.5	95.9	68	6.3	4.5	16.80	5.30	MERV 13	2"	300	6/M6.02, 6S/4.02	431	1
WSHP-3A	TRANE EXHF0362	PHYSICAL SCIENCE LAB CLASSROOM 405	HORIZONTAL	PHYSICAL SCIENCE LAB CLASSROOM 405	1030	0.55	18.10 / 21.63 / 35	230 / 1	27.1	32.7	78.8 / 63.8	54.7 / 52.8	85	44.5	57.3	96.9	68	5.4	3.4	17.00	5.40	MERV 13	2"	315	6/M6.02, 6S/4.02	313	1
WSHP-3B	TRANE EXHF0362	PHYSICAL SCIENCE LAB CLASSROOM 405	HORIZONTAL	PHYSICAL SCIENCE LAB CLASSROOM 405	1030	0.55	18.10 / 21.63 / 35	230 / 1	27.1	32.7	78.8 / 63.8	54.7 / 52.8	85	44.5	57.3	96.9	68	5.4	3.4	17.00	5.40	MERV 13	2"	315	6/M6.02, 6S/4.02	313	1
WSHP-4A	TRANE EXHF0302	LECTURE/LAB CLASSROOM 409	HORIZONTAL	LECTURE/LAB CLASSROOM 409	860	0.46	17.30 / 20.83 / 30	230 / 1	23.4	28.2	78.5 / 63.8	53.6 / 52.4	85	36.3	59.1	97.9	68	4.5	4.4	16.41	5.38	MERV 13	2"	250	6/M6.02, 6S/4.02	299	1
WSHP-4B	TRANE EXHF0302	LECTURE/LAB CLASSROOM 409	HORIZONTAL	LECTURE/LAB CLASSROOM 409	860	0.46	17.30 / 20.83 / 30	230 / 1	23.4	28.2	78.5 / 63.8	53.6 / 52.4	85	36.3	59.1	97.9	68	4.5	4.4	16.41	5.38	MERV 13	2"	250	6/M6.02, 6S/4.02	299	1
WSHP-5	TRANE EXHF0361	STUDENT LOUNGE 410	HORIZONTAL	STUDENT LOUNGE 410, OFFICE 411, OFFICE 412	1260	0.60	18.10 / 21.63 / 35	230 / 1	28.0	32.7	75.3 / 61.9	54.9 / 52.7	85	44.9	63.2	95.9	68	5.4	3.4	17.00	5.40	MERV 13	2"	165	6/M6.02, 6S/4.02	173	1

1 PROVIDE WITH EXTERNAL FILTER BOX SIZED FOR FILTER VELOCITY OF 300FPM AND ACCOMMODATE DUCTWORK AS REQUIRED. SEE 2/M603. 2 PROVIDE UNITS WITH CONDENSATE PUMPS ONLY WHERE CONDENSATE LINES CANNOT BE CONNECTED TO DRAIN VIA GRAVITY ALONE.

GRILLES, REGISTERS, DIFFUSERS

MARK	DESCRIPTION	MATERIAL	BORDER	DAMPER	REMARKS
CD-1	TITUS OMNI	STEEL	LAY-IN	PROVIDE IN DUCT BRANCH	2
RG-1	TITUS PAR	STEEL	LAY-IN	PROVIDE IN DUCT BRANCH	1 2

1 PROVIDE WITH FILLER PANEL.

2 COORDINATE FINISH WITH ARCHITECT.

EXPANSION TANK

MARK	MANUFACTURER & MODEL	LOCATION	TYPE	SERVICE	ACCEPTANCE CAPACITY (GALLONS)	PRECHARGE PRESSURE (PSIG)	OPERATING PRESSURE (PSIG)	RELIEF PRESSURE (PSIG)	TANK DIMENSION (DIA x HT)	SHIPPING WEIGHT (LBS)	OPERATING WEIGHT (LBS)	REMARKS
ET-1	PATTERSON NTA-40	(E) MECHANICAL 407	BLADDER	CONDENSER WATER	20.2	10	35	60	16"x33"	84	275	-

AIR SEPARATORS

MARK	MANUFACTURER & MODEL	LOCATION	TYPE	SERVICE	WATER FLOW (GPM)	TANK DIMENSION (DIA x HT)	OPERATING WEIGHT (LBS)	REMARKS
AS-1	ELBI ASW025-SV	(E) MECHANICAL 407	STANDARD VELOCITY	CONDENSER WATER	55	6-5/8" x 17-5/8"	250	-

SPLIT SYSTEM HEAT PUMPS

FAN COIL UNIT									CONDENSING UNIT								COOLING					HEATING			OSA (CFM)	REMARKS
MARK	MANUFACTURER & MODEL	LOCATION	TYPE	SERVICE	SA FAN			OPERATING WEIGHT (LBS)	MARK	MANUFACTURER & MODEL	LOCATION	TYPE	SERVICE	NAMEPLATE		OPERATING WEIGHT (LBS)	AMB (°F)	EDB/EWB (°F)	SENS (MBH)	TOT (MBH)	SEER	MBH	AMB	COP		
					AIRFLOW (CFM)	W	V/PH							(MCA/MOCP)	V/PH											
FCU-1	MITSUBISHI PKA-A24HA7	IDF 406	HIGH WALL	IDF 406	705	56	208/1	46	CU-1	MITSUBISHI PUY-A12NKA7	ROOF	VARIABLE SPEED	FCU-1	19/26	208-1	153	115	80/67	18,480	24,000	21.4	28	47	4.35	0	1 2

1 PROVIDE WITH SECONDARY DRAIN PAN. 2 PROVIDE WITH HARD WIRED THERMOSTAT AND INTERFACE WITH (E) BMS.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

SCHEDULES

SHEET NUMBER

M0.02

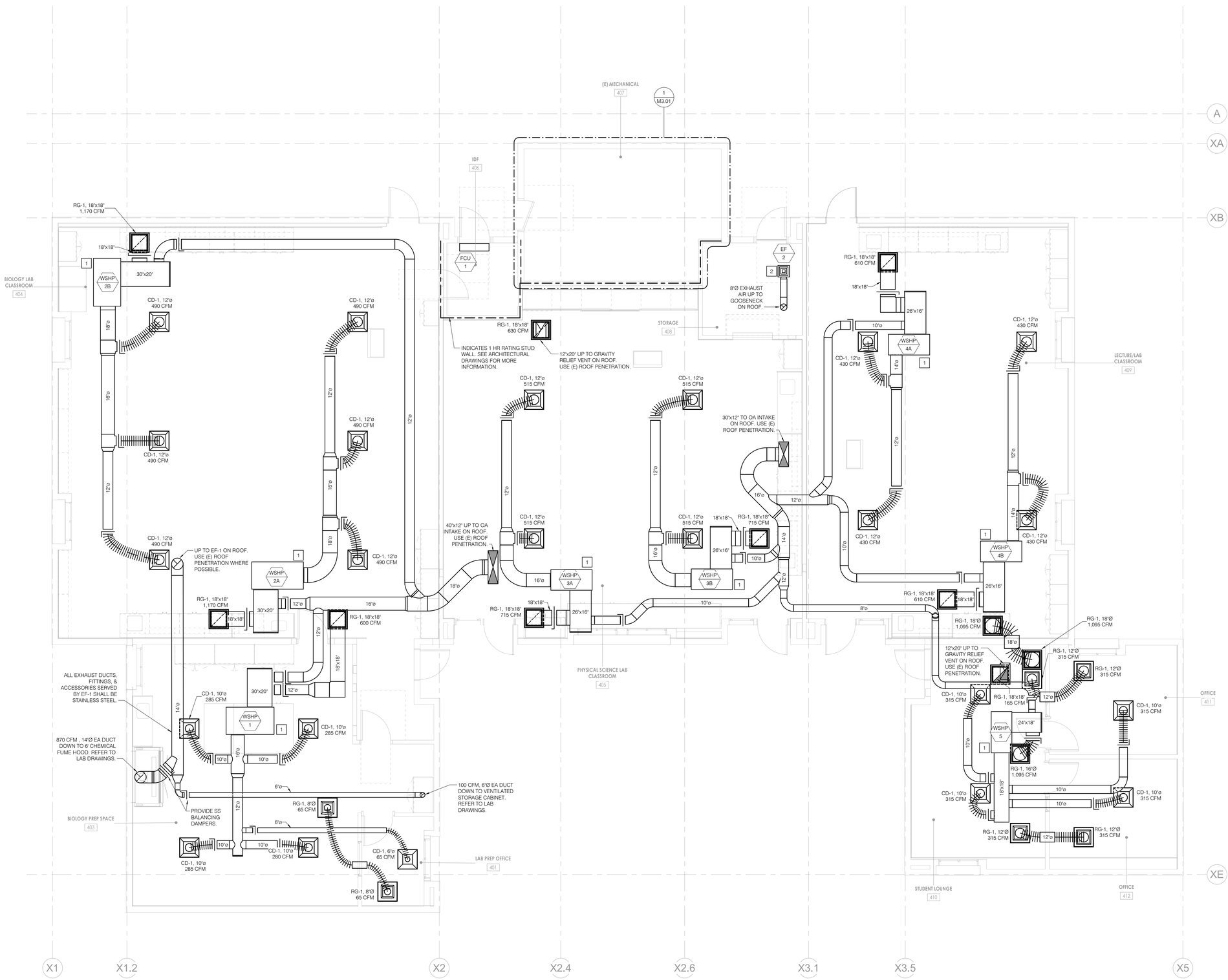
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 9:09:46 AM C:\Users\Maxwell Sun\Documents\J0668-MEP-Central_R20_maxwell.sun.rvt

NOTES

1. PROVIDE HORIZONTAL, CEILING SUSPENDED WSHP. SEE SCHEDULES ON SHEET M0.02 FOR MORE INFORMATION.
2. PROVIDE CEILING EXHAUST FAN. SEE SCHEDULES ON SHEET M0.02 FOR MORE INFORMATION.



1 HVAC FLOOR PLAN

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

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

HVAC FLOOR PLAN

SHEET NUMBER

M2.11

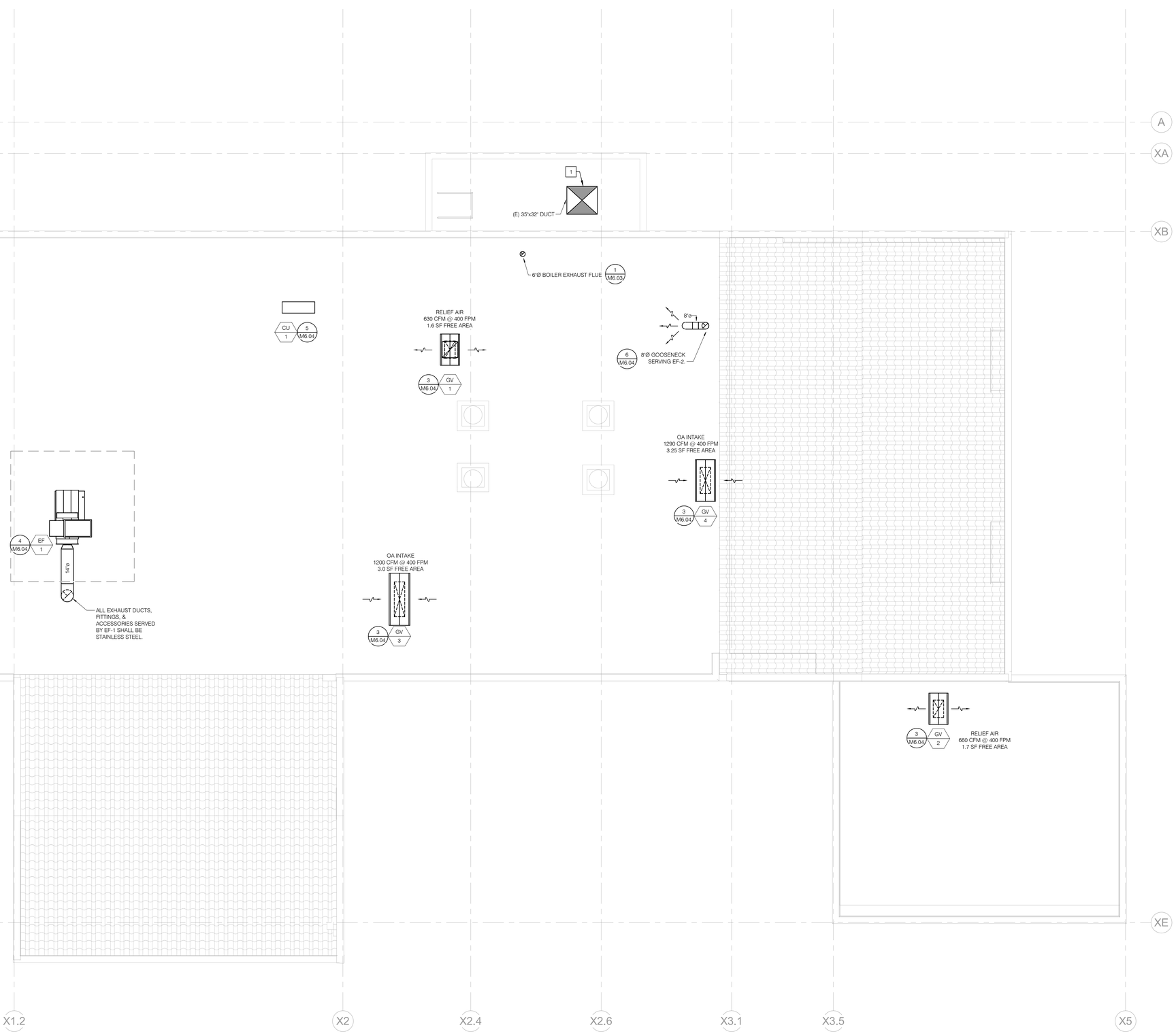
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 9:09:47 AM C:\Users\Maxwell.Sun\Documents\J0668-MEP-Central_R20_maxwell.sun.rvt

NOTES

1 COVER OPENING WITH 3/4" SS MESH IN HOUSING AND PROVIDE GUARD RAILING PER ARCHITECTURAL/STRUCTURAL DRAWINGS.



1 ROOF HVAC PLAN

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

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

ROOF HVAC PLAN

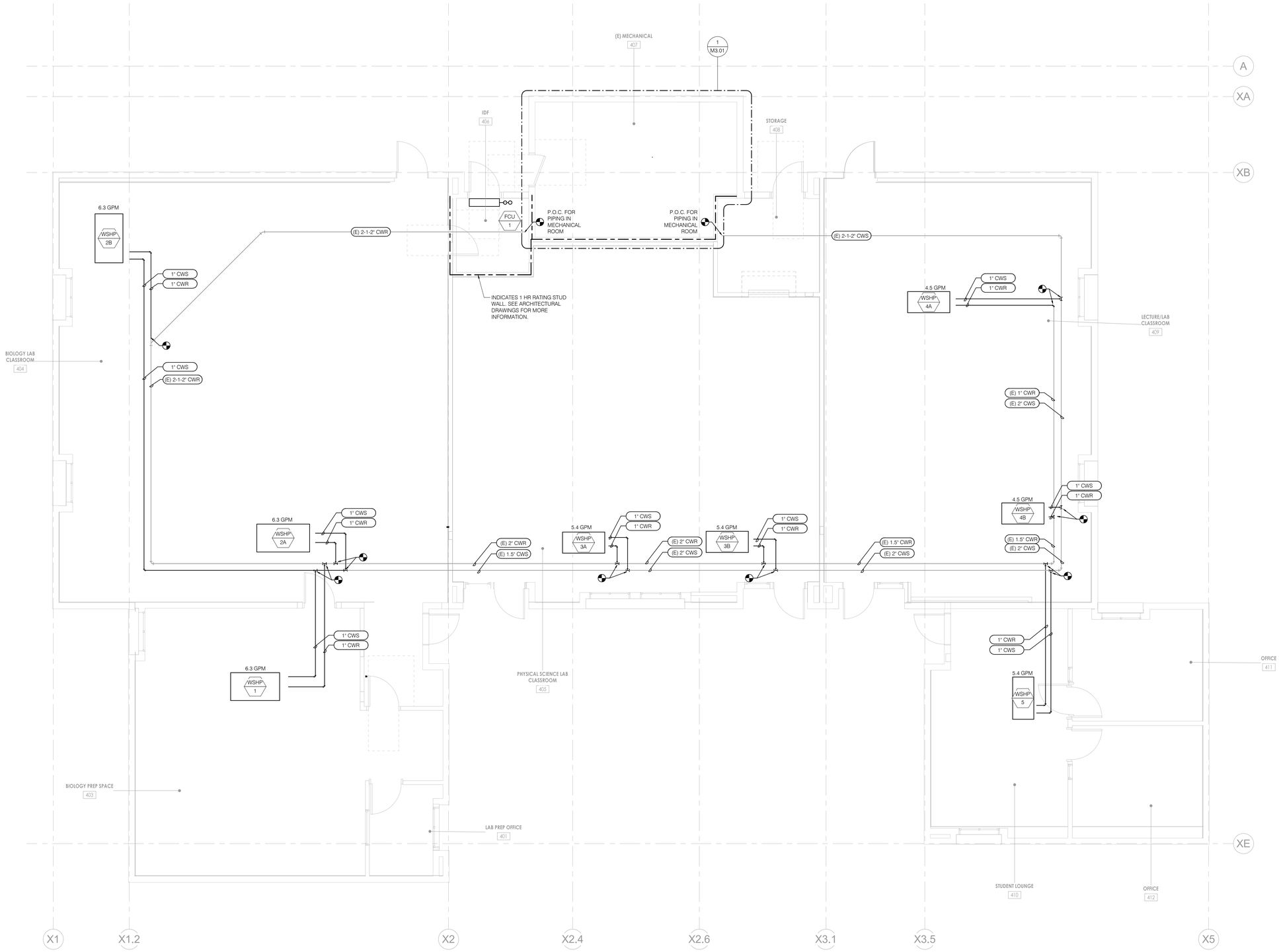
SHEET NUMBER

M2.12

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 10:20:54 AM C:\Users\Maxwell.Sun\Documents_J0668-MEP_Central_R20_maxwell.sun.rvt



1 PIPING FLOOR PLAN

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

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

REGISTERED PROFESSIONAL ENGINEER DEL MOSES SUN No. M 31128 MECHANICAL STATE OF CALIFORNIA
SIGNED: 10/25/2020

CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

PIPING FLOOR PLAN

SHEET NUMBER

M2.21

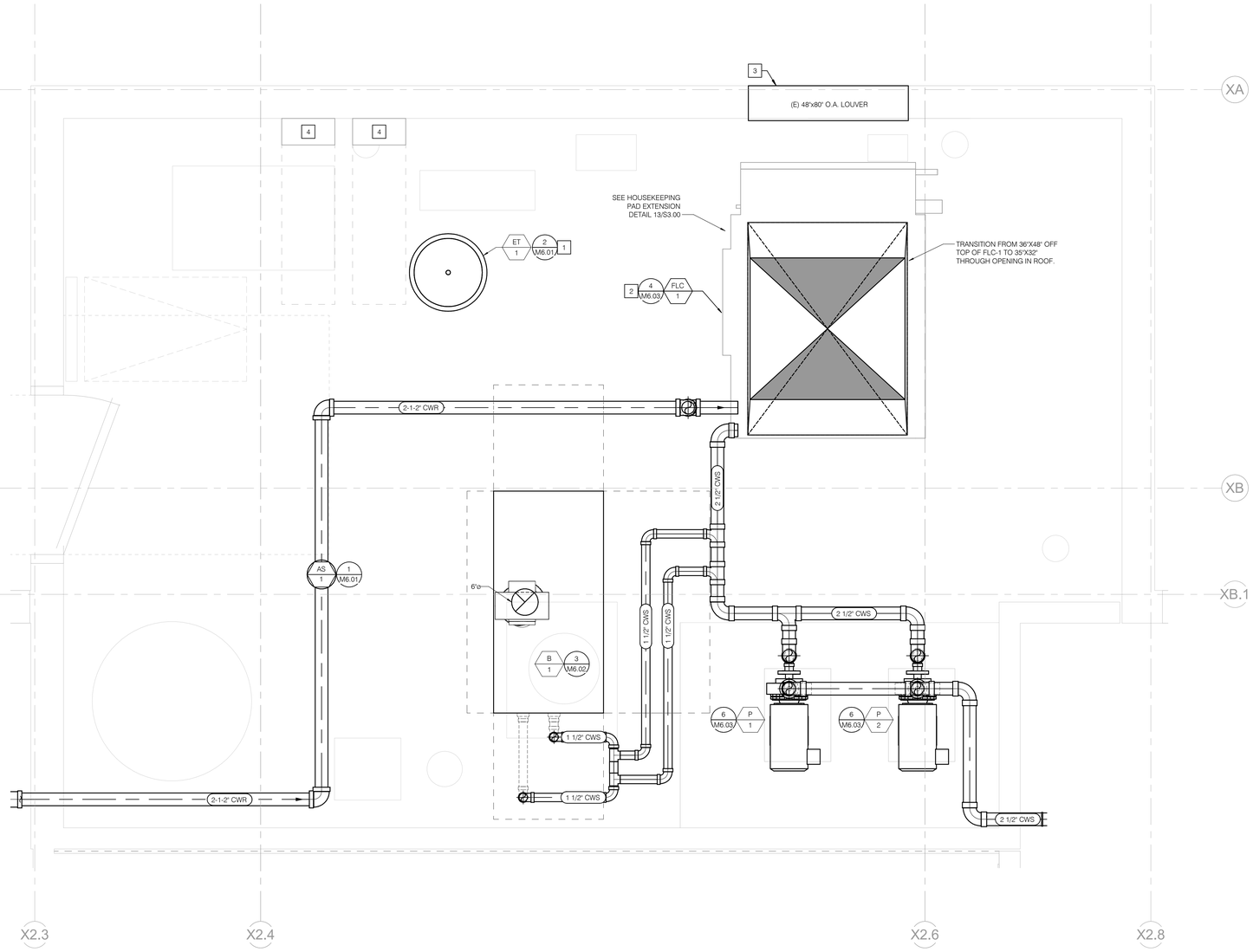
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 10:20:57 AM C:\Users\Maxwell Sun\Documents_J0668-MEP-Central_R20_maxwell.sun.rvt

NOTES

1. SEE PIPING DIAGRAM ON SHEET M501 FOR DETAIL ON CONNECTION OF ET-1 TO CDW SYSTEM.
2. PROVIDE WITH CHEMPRO WALCHEM WCT100W MODEL CHEMICAL TREATMENT SYSTEM.
3. RE-USE (E) OA LOUVER.
4. LOCATE CDW PUMP VFD ON THIS WALL PER DETAIL 5/M6.03.



1 ENLARGED MECHANICAL ROOM PLAN

SCALE: 1" = 1'-0"

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

REGISTERED PROFESSIONAL ENGINEER — DEL MAXWELL SUN — No. M 31128 — MECHANICAL — STATE OF CALIFORNIA
SIGNED: 10/25/2020

CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

ENLARGED MECHANICAL ROOM PLAN

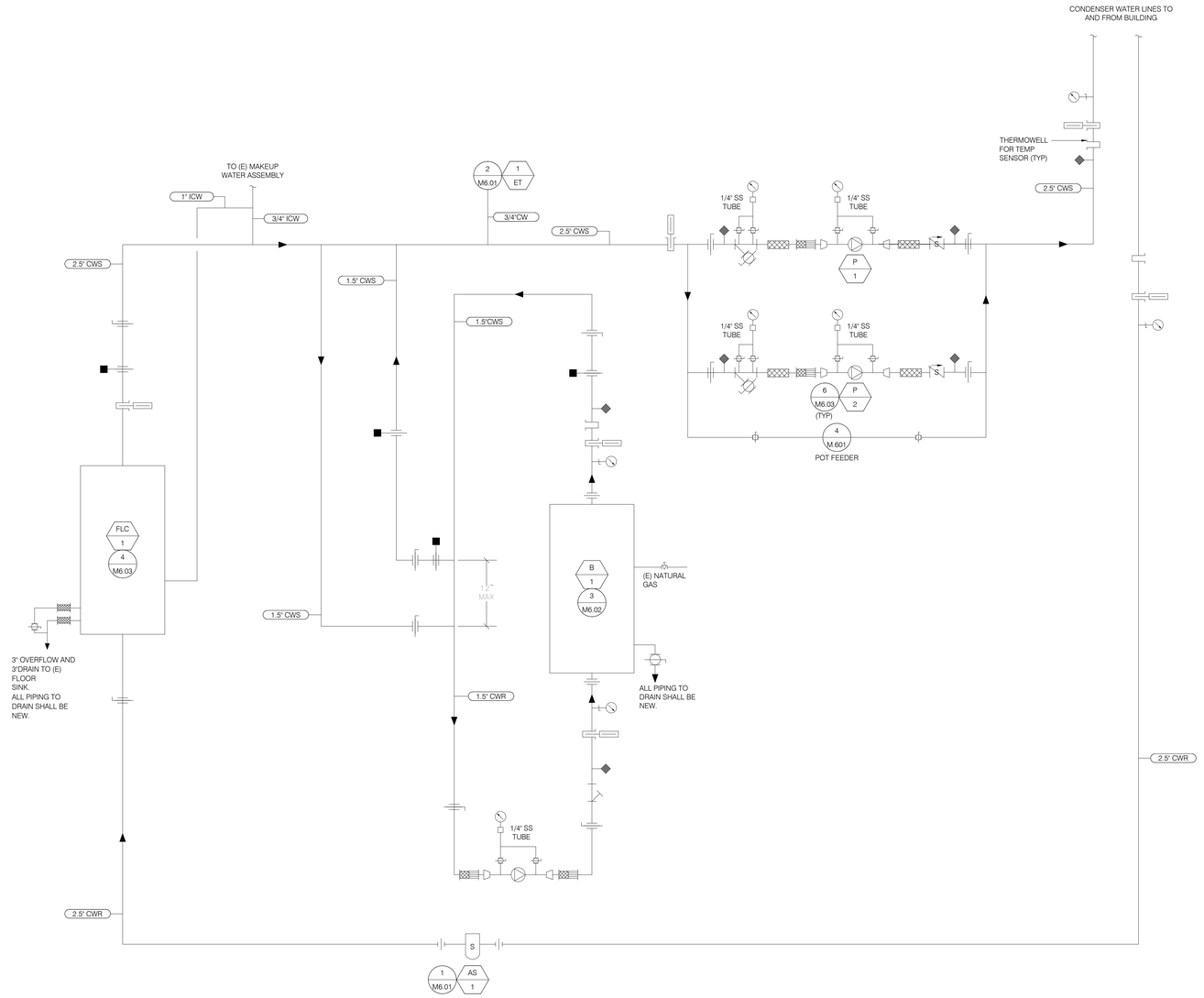
SHEET NUMBER

M3.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 10:20:58 AM C:\Users\Maxwell Sun\Documents_J0668-MEP-Central_#20_maxwell.sun.rvt



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

CONDENSER WATER PIPING DIAGRAM

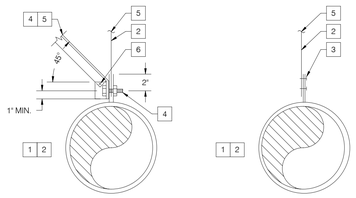
SHEET NUMBER

M5.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 10:21:00 AM C:\Users\Maxwell.Sun\Documents\J0668-MEP-Central_#20_maxwell.sun.rvt



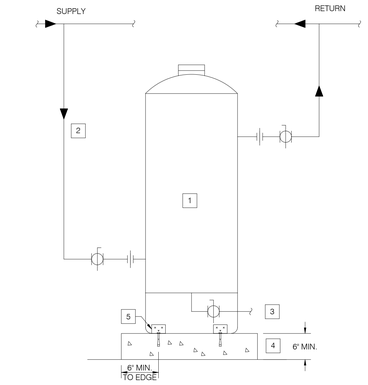
FOR ROUND DUCTS UP TO 24'Ø MAX

NOTES

1. REFER TO DRAWINGS FOR ROUND DUCT SIZES. FOR ADDITIONAL DUCT SUPPORT AND OTHER DUCT CONSTRUCTION REQUIREMENTS REFER TO SMACNA DUCT CONSTRUCTION STANDARDS.
2. GALVANIZED STEEL DUCT HANGER STRAPS, SIZE PER 2005 SMACNA DUCT CONSTRUCTION STANDARDS TABLE 5-2. ROUND DUCT SUPPORTS SHALL BE PROVIDED AT MAXIMUM 12'-0" ON CENTER FOR STRAIGHT LENGTH OF DUCT AND MAXIMUM 2'-0" ON CENTER AT ALL ELBOWS AND DUCT TRANSITIONS.
3. SECURE GALVANIZED STEEL HANGER STRAP TO DUCT STRAP WITH TWO (2) #10 x 5/8" TEK SCREW.
4. WHERE REQUIRED TO PREVENT IMPACT BETWEEN DUCT BEING SUPPORTED WITH LARGER DUCTS OR OTHER UTILITIES, PROVIDE L2"x2"x1/4 DIAGONAL ANGLE BRACE AT ALTERNATE SIDES OF HANGERS. SECURE ANGLE BRACE TO HANGER STRAP WITH A307 MACHINE BOLT AND NUT.
5. REFER TO DETAIL 3/S4.02 FOR SUPPORT TO STRUCTURE ABOVE.
6. #8 SMS (TYP.).

6 ROUND DUCT SUPPORT

NO SCALE

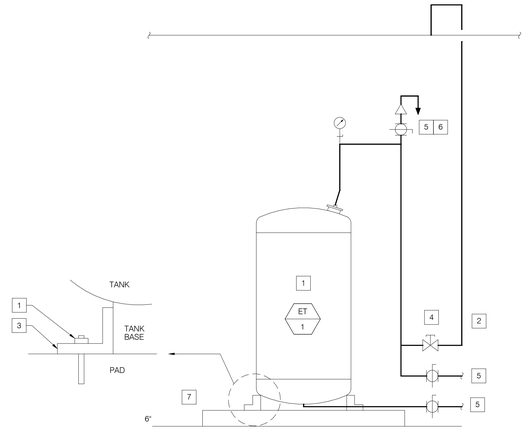


NOTES

1. PROVIDE 5 GALLON CHEMICAL POT FEEDER; MOUNT FEEDER PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE 3/4" PIPE, ISOLATION VALVES, UNIONS, ETC. TO INLET AND OUTLET OF POT FEEDER.
2. PROVIDE 3/4" PIPING FROM PUMP SUCTION TO POT FEEDER. PROVIDE LINE SIZE ISOLATION BALL VALVE AND UNION AT CONNECTION TO POT FEEDER.
3. PROVIDE DRAIN VALVE W/ HOSE CONNECTION AT POT FEEDER DRAIN CONNECTION.
4. ANCHOR POT FEEDER TO CONCRETE BASE WITH (4) HILTI KB TZ 3/8" W/ 2 5/16" NOMINAL EMBED PER ESR 1CC 1917.
5. (4) L 3 X 3 x 1/4 x 0'-3" LONG W/ (3) #10 SMS INTO UNIT BASE, EQUALLY SPACED AROUND POT FEEDER.

4 CHEMICAL POT FEEDER

NO SCALE

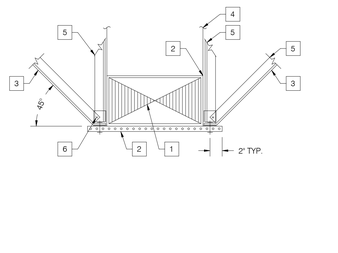


NOTES

1. PROVIDE EXPANSION TANK; SECURE TO CONCRETE PAD PER STRUCTURAL DETAIL 9/S4.02.
2. PROVIDE 3/4" INTERCONNECTING PIPING FROM ET TO CHWR/HHWR PIPE.
3. (3) ANGLE 3 X 3 X 1/4 X 0'-3" LONG. SPACE EQUALLY AROUND TANK. BEND TO TANK DIAMETER.
4. LOCK SHIELD VALVE.
5. EXTEND LINE-SIZED DRAIN TO FLOOR SINK IN VICINITY.
6. HIGH CAPACITY FLOAT TYPE AUTOMATIC AIR VENT.
7. CONCRETE EQUIPMENT PAD

2 EXPANSION TANK

NO SCALE

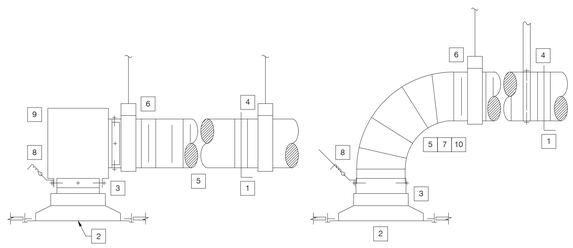


NOTES

1. REFER TO DRAWINGS FOR RECTANGULAR OR SQUARE DUCT SIZES. FOR ADDITIONAL DUCT SUPPORT, BRACING TO STRUCTURE, AND OTHER DUCT CONSTRUCTION REQUIREMENTS REFER TO SMACNA DUCT CONSTRUCTION STANDARDS.
2. PROVIDE UNISTRUT P9000 BELOW DUCTWORK FOR SUPPORT. SECURE DUCTWORK TO UNISTRUT WITH MINIMUM 1-1/2" WIDE, 18 GAUGE, GALVANIZED STEEL DUCT HANGER STRAPS. DUCT SUPPORTS SHALL BE PROVIDED AT MAXIMUM 10'-0" ON CENTER FOR STRAIGHT LENGTH OF DUCT AND MAXIMUM 2'-0" ON CENTER AT ALL ELBOWS AND DUCT TRANSITIONS.
3. PROVIDE 2"X2"X16 GAUGE GALVANIZED STEEL DIAGONAL ANGLE BRACE AND CONNECT TO UNISTRUT AT ALTERNATE SIDES OF EVERY HANGER FOR ADDITIONAL SUPPORT. SECURE DIAGONAL ANGLE AND DUCT HANGER STRAP TO UNISTRUT WITH 5/8" DIA. THREADED ROD AND NUT. BRACING ONLY OCCURS WHERE REQUIRED BY SEISMIC BRACING DELEGATED DESIGN SUBMITTAL.
4. ATTACHMENT TO STRUCTURE ABOVE PER DETAIL 13/S4.02.
5. VERTICAL STRUT PER DETAIL 13/S4.02.
6. #8 SMS (TYP.).

5 RECTANGULAR DUCT SUPPORT

NO SCALE

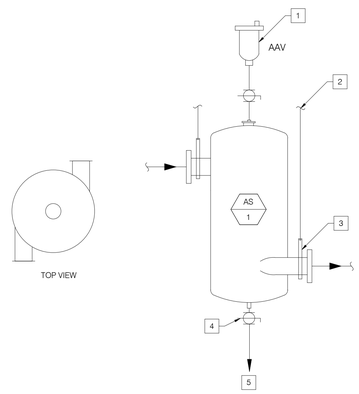


NOTES

1. PROVIDE MANUAL VOLUME DAMPER WITH SEAL NEAR MAIN DUCT CONNECTION. MANUAL VOLUME DAMPER SHALL BE LOCKING QUADRANT TYPE AS MANUFACTURED BY DURO-DYNE SPECLINE ELEVATED DAMPER REGULATOR WITH HEX NUT.
2. CEILING DIFFUSER SUPPORTED BY CEILING SUPPORT SYSTEM. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT CEILING TYPES.
3. RECTANGULAR OR SQUARE TO ROUND CEILING CAN SECURED TO DIFFUSER WITH MINIMUM 4, #10 SHEET METAL SCREWS AND SEAL AIRTIGHT WITH CASCOTE DUCT SEALANT.
4. CONNECT RIGID DUCT WITH MINIMUM 3, #10 SHEET METAL SCREWS, 40 LB. NYLON ZIP TIE, AND SEAL WITH CASCOTE DUCT SEALANT. SUPPORT RIGID DUCT TO STRUCTURE ABOVE WITH SHEET METAL STRAPS.
5. FLEX DUCT SHALL NOT EXCEED MAXIMUM LENGTH OF 5'-0".
6. PROVIDE 1-1/2" WIDE, 22 GAUGE HANGER STRAP FOR DUCT SUPPORT. CONNECT 12 GAUGE WIRE FOR SUPPORT TO STRUCTURE ABOVE. WIRE SHALL BE USED FOR FLEX DUCT ONLY.
7. PROVIDE FLEX DUCT ELBOW FOR CONNECTION TO DIFFUSER CEILING CAN COLLAR. CONNECT DUCT TO DIFFUSER CEILING CAN WITH MINIMUM 3, #10 SHEET METAL SCREWS AND SEAL AIRTIGHT WITH DUCT SEALANT. CONNECT SHEET METAL DUCT TO FLEX DUCT. INSULATE DIFFUSER CEILING CAN AND ALL DUCTWORK.
8. PROVIDE 1"X3" LONG, 16 GAUGE BENT CLIP SECURED TO DIFFUSER WITH #10 SHEET METAL SCREWS. TWO PER DIFFUSER AT DIAGONAL. SECURE 12 GAUGE WIRE TO STRUCTURE ABOVE.
9. ALTERNATE CEILING DIFFUSER CONNECTION AT SHALLOW CEILING SPACE LOCATIONS. PROVIDE GALVANIZED STEEL PLENUM AND INSULATE EXTERIOR. SECURE TO CEILING DIFFUSER WITH MINIMUM FOUR #10 SHEET METAL SCREWS AND SEAL AIR TIGHT WITH CASCOTE DUCT SEALANT.
10. PROVIDE TITUS FLEX RIGHT DUCT SUPPORT OR APPROVED EQUAL AT FLEXIBLE DUCT ELBOW.

3 CEILING DIFFUSER CONNECTION

NO SCALE



NOTES

1. HIGH CAPACITY AUTOMATIC AIR VENT, ROUTE DISCHARGE TO FLOOR SINK.
2. ATTACH TO STRUCTURE, REFER TO DETAILS 1&2/S4.02.
3. AJUSTABLE RING PIPE HANGER
4. FULL PORT BALL VALVE
5. 1-1/2" DRAIN TO FLOOR SINK

1 AIR SEPARATOR

NO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

DETAILS

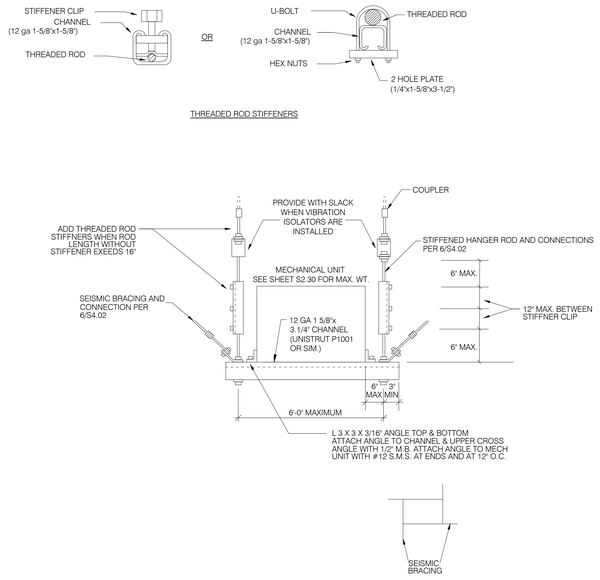
SHEET NUMBER

M6.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

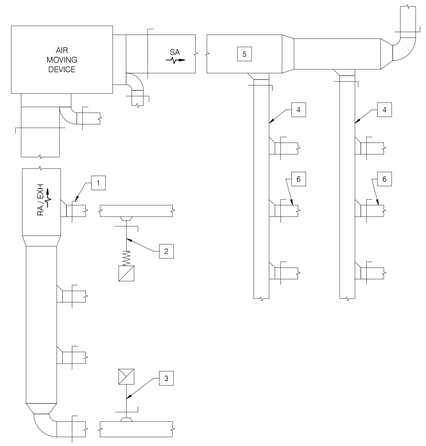
P2S No. J0668

1/8/2021 10:21:02 AM C:\Users\Maxwell.Sun\Documents\J0668-MEP-Central_R20_maxwell.sun.rvt



6 SUSPENDED MECHANICAL EQUIPMENT

NO SCALE



NOTES

1. LOCATE EACH MVD AT EACH DUCT TAKE-OFF (TYP).
2. RA BRANCH.
3. EXH BRANCH.
4. SUB-MAIN (2 OR MORE BRANCH MAINS).
5. MAIN DUCT.
6. BRANCH MAIN (2 OR MORE OUTLETS).

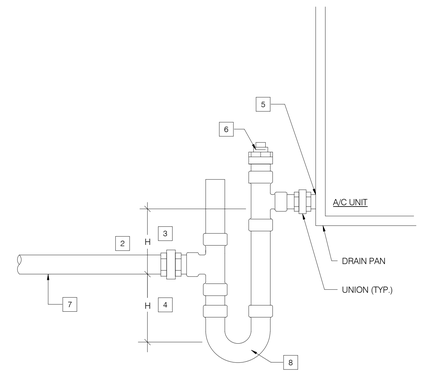
GENERAL NOTE

A. PROVIDE MANUAL VOLUME DAMPER AT EACH MAIN, SUB-MAIN, BRANCH MAIN, AND BRANCH TAKE-OFF. BRANCH DAMPER SHALL NOT SUBSTITUTE FOR OBD AT TERMINAL.

B. PROVIDE CEILING ACCESS TO ALL DAMPERS. IF DAMPERS ARE INSTALLED IN A LOCATION THAT THEY ARE INACCESSIBLE, PROVIDE REMOTE, MOTORIZED ACTUATOR. (POTTORFF OR EQUIAL)

4 TYP. MANUAL VOLUME DAMPER LOCATION DIAGRAM

NO SCALE



NOTES

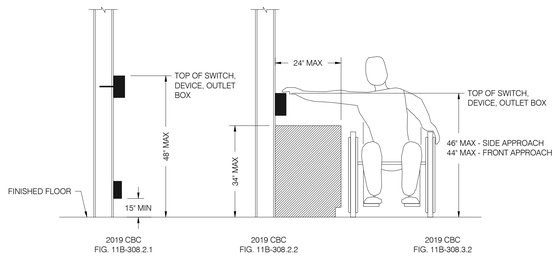
1. ALL CONDENSATE DRAIN LINES WITHIN BUILDING SHALL BE INSULATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15400, PLUMBING SPECIFICATIONS.
2. SEE DRAWING FOR SIZES.
3. CONDENSATE PIPE HEIGHT "H" SHALL EQUAL FAN INLET PRESSURE (IN. WC.) PLUS 1.0 INCH. "H" SHALL BE MINIMUM 6 INCHES.
4. DEPTH SAME AS NOTE 3.
5. DRAIN LINE SHALL BE AT LEAST THE SAME SIZE AS THE NIPPLE ON THE DRAIN PAN.
6. BRASS CLEANOUT PLUG (THREADED)
7. FOR CONTINUATION OF PIPING, SEE PLANS.
8. TYPE "L" COPPER TUBING WITH WROUGHT COPPER FITTINGS

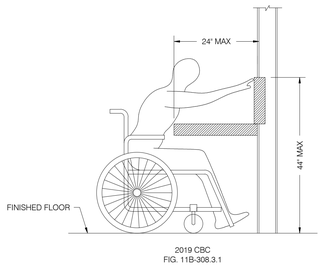
2 CONDENSATE TRAP

NO SCALE

GENERAL NOTES

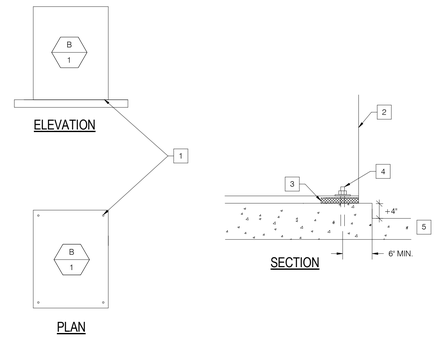
1. THIS DETAIL APPLIES TO MOUNTING OF ANY MECHANICAL AND ELECTRICAL DEVICE WHICH CONTAINS AN OPERABLE PART THAT IS ADJUSTABLE BY THE OCCUPANT. THIS DOES NOT APPLY TO SENSORS OR CONTROLS THAT ARE ONLY ADJUSTABLE THROUGH THE BUILDING AUTOMATION SYSTEM (IE: TEMPERATURE AND HUMIDITY SENSORS).





5 MOUNTING HEIGHT OVER OBSTRUCTION

NO SCALE



NOTES

1. EQUIPMENT ATTACHMENT SEE SECTION VIEW AND STRUCTURAL DETAIL 7/S4.02 FOR MORE INFORMATION.
2. FACE OF MECHANICAL EQUIPMENT.
3. NEOPRENE VIBRATION ISOLATORS.
4. PROVIDE 1/2" DIA. HILTI KB-TZ EXPANSION ANCHOR (STAINLESS STEEL, ESR-1917) WITH 2-3/8" NOMINAL EMBEDMENT.
5. CONCRETE FLOOR AND EQUIPMENT PAD PER STRUCTURAL DRAWINGS.

3 BOILER MOUNTING

NO SCALE

1 NOT USED

NO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

DETAILS

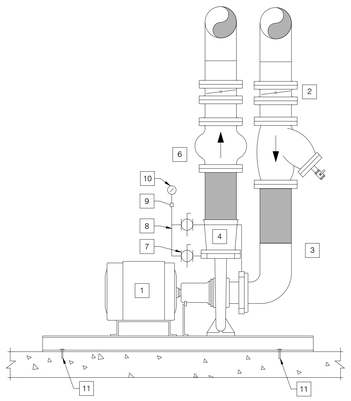
SHEET NUMBER

M6.02

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 10:21:03 AM C:\Users\Maxwell.Sun\Documents\J0668-MEP-Central_#20_maxwell.sun.rvt

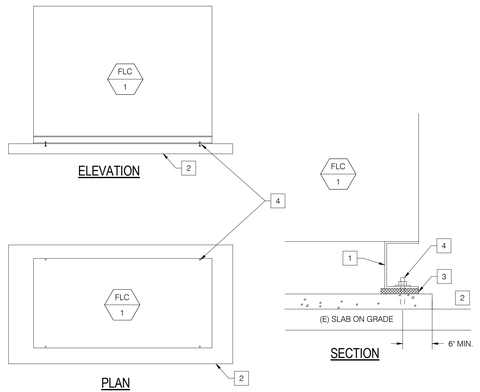


NOTES

1. BASE-MOUNTED END-SUCTION CENTRIFUGAL PUMP ON CONCRETE BASE. ANCHOR PER REQUIREMENTS ON STRUCTURAL DETAIL 8/S4.02 AND PER MANUFACTURER'S RECOMMENDATIONS. FILL PUMP BASE WITH NON-SHRINK GROUT.
2. LINE-SIZED BUTTERFLY VALVES.
3. SUCTION DIFFUSER FLEX WITH ISO# PLATE FLANGE WITH 90 DEGREE REDUCING ELBOW
4. VANE FLEX WITH ISO# PLATE FLANGE WITH CONCENTRIC REDUCER
5. PROVIDE Y-TYPE STRAINER WITH BALL VALVE AND HOSE CONNECTION.
6. LINE-SIZED CENTER-GUIDED GLOBE STYLE CHECK VALVE.
7. BALL VALVE FOR PRESSURE GAUGE SERVICE.
8. 1/4" SCHEDULE 20, 304 STAINLESS STEEL TUBE. (1/4" OR 3/8" TYPE-L COPPER TUBING).
9. PRESSURE GAUGE SNUBBER.
10. PRESSURE GAUGE.
11. ANCHOR PUMP BASE TO CONCRETE BASE WITH 3/8" HILTI KB TZ W/ 2-5/16" NOMINAL EMBEDMENT PER ICC ESR 1917 AND IN ACCORDANCE WITH STRUCTURAL DETAIL 8/S4.02.

6 BASE-MOUNTED END-SUCTION PUMP

NO SCALE



NOTES

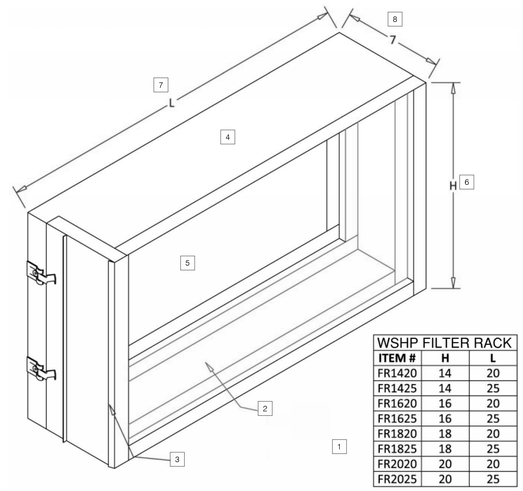
1. MANUFACTURER-PROVIDED C-CHANNEL.
2. CONCRETE HOUSEKEEPING PAD.
3. NEOPRENE VIBRATION ISOLATORS.
4. PROVIDE 5/8" HILTI KB-TZ W/ 3-9/16" NOMINAL EMBEDMENT AT EACH CORNER OF EQUIPMENT, (4) TOTAL. ICC ESR-1917.

GENERAL NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR LOCATION.
2. SEE STRUCTURAL DETAIL 10/S4.02 FOR CONCRETE PAD AND ATTACHMENT

4 FLUID COOLER MOUNTING DETAIL

NO SCALE



WSHP FILTER RACK		
ITEM #	H	L
FR1420	14	20
FR1425	14	25
FR1620	16	20
FR1625	16	25
FR1820	18	20
FR1825	18	25
FR2020	20	20
FR2025	20	25

NOTES

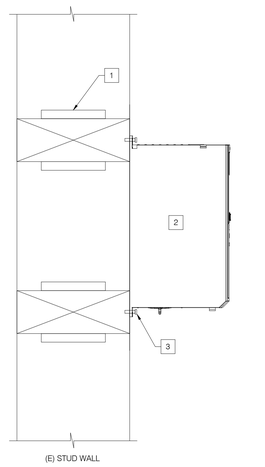
1. CONTRACTOR SHALL PROVIDE FAMCO FILTER ASSEMBLY (MODEL FR), OR APPROVED EQUAL UPSTREAM OF WSHP. COORDINATE FILTER ACCESS BASED ON FIELD CONDITIONS.
2. PROVIDE WITH 5' WIDE SLOT TO ACCOMMODATE 2" MERV 13 FILTER. SIZE FOR FILTER VELOCITY OF 300FPM.
3. ACCESS DOOR WITH SNAP CLIPS FOR FILTER REMOVAL AND INSERTION.
4. CONSTRUCT OF 22GA GALVANIZED STEEL CONTRACTOR SHALL PROVIDE AND INSTALL DUCT TRANSITIONS AS NECESSARY FOR CONNECTION TO RETURN AIR OPENING ON WSHP.

NOTES (CONT)

5. CONTRACTOR SHALL PROVIDE AND INSTALL FLEX CONNECTOR BETWEEN RETURN AIR OPENING ON WSHP'S AND FILTER RACK.
6. HEIGHT OF FILTER RACKS SHALL BE COORDINATED WITH DIMENSIONAL DATA FROM WSHP APPROVED SUBMITTALS.
7. WIDTH OF FILTER RACKS SHALL BE COORDINATED WITH DIMENSIONAL DATA FROM WSHP APPROVED SUBMITTALS.
8. MINIMUM 7" WIDTH.

2 WSHP EXTERNAL FILTER RACK

NO SCALE



NOTES

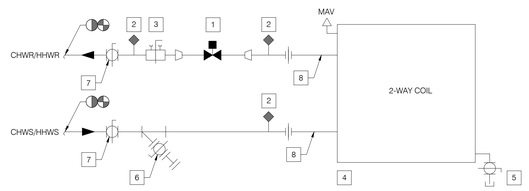
1. 4x BLKG AND CONNECTION PER 12/S4.00.
2. WALL MOUNTED VFD.
3. FASTENERS PER 14/S4.02 AT PREFABRICATED HOLES IN WALL MOUNT (4 MIN.)

GENERAL NOTES

1. DO NOT CUT (E) PLYWOOD SHEATHING.
2. SEE DETAIL 14/S4.02 FOR STRUCTURAL INFORMATION.

5 WALL MOUNTED VFD SUPPORT

NO SCALE

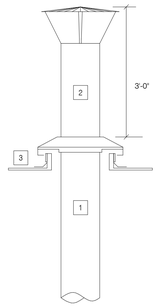


NOTES

1. SEE CONTROLS DRAWINGS FOR WSHP CONTROL VALVE REQUIREMENTS.
2. PROVIDE PRESSURE/TEMPERATURE PORTS ON THE SUPPLY AND RETURN LINES AND ENSURE THEY ARE POINTED NO LOWER THAN HORIZONTAL (TYP.)
3. PROVIDE CALIBRATED BALANCING VALVE FOR COIL BALANCING.
4. INSULATION FOR COIL HOOK-UP SHALL BE 1/2" THICK.
5. PROVIDE DRAIN VALVE WITH HOSE END AT ALL COIL LOW POINTS. VALVE SHALL BE SAME SIZE AS COIL DRAIN SIZE.
6. STRAINER WITH BRASS CAP WITH GASKET.
7. PROVIDE ISOLATION BALL VALVE AS A STANDALONE COMPONENT WITH THE SOLE FUNCTION OF SHUTTING OFF FLOW. MULTIFUNCTION COMPONENTS ARE NOT ACCEPTABLE SUBSTITUTES.
8. PROVIDE STAINLESS STEEL BRAIDED HOSE FOR CONNECTION TO WSHPS

3 COIL PIPING

NO SCALE



NOTES

1. BOILER FLUE DUCT.
2. REFER TO SPECIFICATION SECTION 235126 FOR FLUE DUCT REQUIREMENTS. BOILER FLUE DUCT SHALL EXTEND MINIMUM 3'-0" ABOVE THE ROOF. STAINLESS STEEL TOP CAP SLOPED IN FOUR DIRECTIONS AWAY FROM DUCT, SHEET METAL SCREWED IN MOUNTING RING ON DUCT AND SEALED WEATHER TIGHT WITH PERMATEX HIGH TEMP RTV. TOP CAP SHALL OVERLAP AND OVER HANG CURB BY MINIMUM 2".
3. FLASHING PER ARCHITECTURAL DRAWINGS.

1 BOILER FLUE VENT

NO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



SIGNED: 10/25/2020

CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

DETAILS

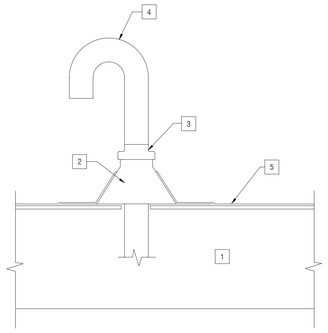
SHEET NUMBER

M6.03

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 9:09:48 AM C:\Users\Maxwell.Sun\Documents_0668-MEP-Central_R20_maxwell.sun.rvt

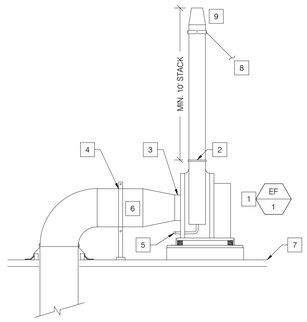


NOTES

1. DUCT.
2. PROVIDE FLASHING.
3. PROVIDE STORM COLLAR/COUNTER FLASHING; WEATHER PROOF VIA SEALANT.
4. TERMINATE GOOSE-NECK AT +2'-0" ABOVE ROOF.
5. ROOFING.

6 DUCT THROUGH ROOF

NO SCALE

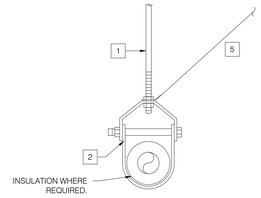


NOTES

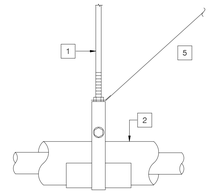
1. PROVIDE EXHAUST FAN ON EQUIPMENT PLATFORM AND SECURE FAN TO PLATFORM PER DETAIL 11/S4.02. PROVIDE WITH 1" DEFLECTION SPRING VIBRATION ISOLATOR. FAN HOUSING SHALL BE STAINLESS STEEL.
2. PROVIDE 1/2"X1/2" STAINLESS STEEL MESH SCREEN AT DISCHARGE OPENING.
3. PROVIDE FLEXIBLE DUCT CONNECTION BETWEEN EXHAUST AIR DUCT AND EXHAUST FAN INLET CONNECTION. PROVIDE SUN SHIELD COVER OVER FLEX CONNECTION.
4. PROVIDE DUCT SUPPORT AND SECURE SUPPORT TO ROOF PER DETAIL 1/M6.04.
5. FAN HOUSING DRAIN.
6. PROVIDE MINIMUM 2-1/2 DIAMETERS OF STRAIGHT DUCT LENGTH UPSTREAM OF FAN INLET.
7. ROOF.
8. REFER TO STRUCTURAL DETAIL 15/S4.02 FOR EXHAUST FAN STACK SUPPORT.
9. PROVIDE NOZZLE ON EXHAUST STACK TO MAINTAIN MINIMUM AIR VELOCITY OF 3000 FPM.

4 UTILITY EXHAUST FAN MOUNTING

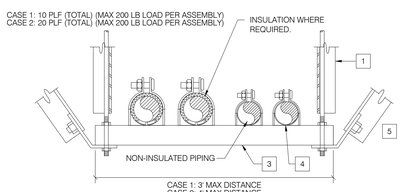
NO SCALE



SINGLE PIPE HANGER



SINGLE PIPE HANGER



NOTES

1. 1/2" Ø HANGER ROD, CASE 1: AT MAX 20' ON CENTER, CASE 2: AT MAX 10' ON CENTER WELDED TO 2"X2"X16 GAUGE VERTICAL ANGLE. ATTACH TO STRUCTURE ABOVE PER 1 & 2/S4.02.
2. PROVIDE A SECTION OF HIGH COMPRESSION STRENGTH INSULATION AT EACH HANGER POINT. INSULATION MAY BE HALF ROUND OR FULL ROUND & EXTENDED 2" BEYOND GALV. SHIELD EA. WAY.
3. MULTIPLE PIPES SUPPORTED ONTO UNISTRUT P1000 CHANNEL. PROVIDE INSULATED HOT WATER PIPING ON ROLLERS AND CHILLED WATER PIPING SECURED WITH PIPE CLAMPS. REFER TO SPECIFICATION FOR ADDITIONAL REQUIREMENTS FOR SUPPORTS AND FOR PIPING MATERIAL REQUIREMENTS.
4. PROVIDE PIPE SADDLE BETWEEN PIPE AND HANGER.
5. PROVIDE DIAGONAL BRACE FOR ALL PIPING. BRACE SHALL BE MINIMUM P1000 UNISTRUT, INSTALLED AT MAXIMUM 20'-0" ON CENTER OR WITHIN 2'-0" OF ELBOWS. CONNECTION TO STRUCTURE PER 1 & 2/S4.02.

PIPING WEIGHT

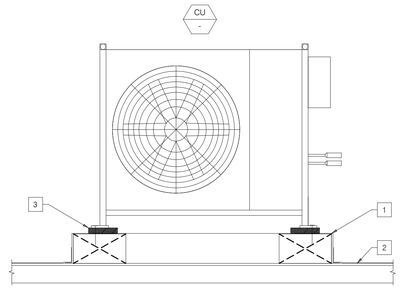
NOMINAL PIPE SIZE (IN)	WEIGHT FILLED WITH WATER (Lbs/Ft)	WEIGHT FILLED WITH WATER + INSULATION (Lbs/Ft)
1/2"	0.39	0.99
3/4"	0.66	1.36
1"	1.01	1.80
1-1/4"	1.43	-
1-1/2"	1.91	-
2"	3.09	-

GENERAL NOTES

A. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL ANCHORAGE REQUIREMENTS.
B. ATTACH SUPPORTS FOR ALL PIPING SUSPENDED FROM THE STEEL STRUCTURE TO THE TOP CORD OF JOISTS OR BEAMS.
C. PROVIDE COPPER OR PLASTIC COATED HANGERS FOR NON-INSULATED COPPER PIPE.

2 PIPE HANGER

NO SCALE

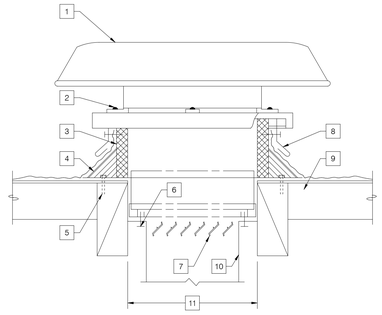


NOTES

1. MECHANICAL PLATFORM AND ANCHORAGE DETAILS PER DETAIL 12/S4.02 .
2. ROOF STRUCTURE.
3. PROVIDE NEOPRENE VIBRATION ISOLATORS. ANCHORAGE PER DETAIL 12/S4.02.

5 CONDENSING UNIT MOUNTING

NO SCALE

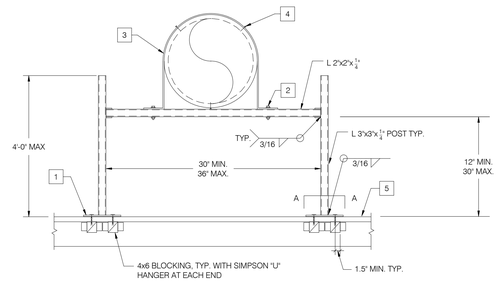


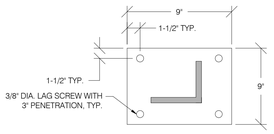
NOTES

1. INTAKE/EXHAUST VENT
2. SECURE VENT TO CURB W/ 3/8" X 2" 1/4" LAG SCREWS. TYP (2) EACH SIDE.
3. FACTORY PRE-FAB CURB BY MFR
4. CANT STRIP AND ROOFING BY ROOFING CONTRACTOR
5. SECURE CURB TO ROOF W/ 1/2" LAG. MIN. 4" EMBED INTO 4X BLOCKING W/ SIMPSON A35 EACH END. TYP (2) EACH SIDE.
6. #10 SHEET METAL SCREWS AT 6" OC
7. GREENHECK EM-10 BACKDRAFT DAMPER. PROVIDE COUNTERBALANCE FOR OUTSIDE AIR VENTS.
8. 20 GA. G.I. COUNTER FLASHING BY MECH CONTRACTOR. ATTACH TO CURB W/ #10 SMS (4) EACH SIDE.
9. ROOF STRUCTURE
10. INTAKE/EXHAUST DUCT. SEE PLANS FOR SIZE AND LOCATION.
11. MAX. 12" OPENING DIMENSION B/W 16"OC JOISTS.

3 GRAVITY VENT MOUNTING

NO SCALE





SECTION "A" BASE PLATE

GENERAL NOTES

1. LOCATE AT 8'-0" MAX. O.C., AT CHANGE OF DIRECTION, AND AT INLETS/OUTLETS TO ROOF MOUNTED EQUIPMENT.
2. SEE ARCHITECTURAL DRAWINGS FOR ROOF ASSEMBLY.
3. ALL STEEL SHALL BE PRIME PAINTED.

NOTES

1. BASE PLATE 1/4"X9"X9" WITH 3/8" DIA. LAG SCREWS WITH MIN. 3" PENETRATION.
2. 5/16" BOLT. TYPICAL 2 PLACES.
3. HANGER STRAP, SIZE PER 2005 SMACNA DUCT CONSTRUCTION STANDARDS TABLE 5-2.
4. #10 SELF-TAPPING SHEET METAL SCREWS - 3 PLACES.
5. ROOF.

1 ROOF MOUNTED DUCT SUPPORT

NO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

DETAILS

SHEET NUMBER

M6.04

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

MM-20-020 – SAN B400 Renovation Project Specifications (Bidding Documents)

[1] FOOTNOTES: System CFM should include both mechanical and natural ventilation for the zone/system.
[2] Air filtration requirements apply to the following three system types per §120.1(c)1A: space conditioning systems utilizing ducts to supply air to occupiable space; supply-only ventilation systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to occupiable space.
[3] Uniform Mechanical Code may have more stringent ventilation requirements; the most stringent code requirement takes precedence.
[4] See Standards Tables 120.1-A and 120.1-B.
[5] For lecture halls with fixed seating, the expected number of occupants shall be determined in accordance with the California Building Code.
[6] §120.2(e)3 requires systems serving rooms that are required by §130.1(c) to have lighting occupancy sensing controls to also have occupancy sensing zone controls for ventilation. Examples of spaces which require lighting occupancy sensors include offices 250ft² or smaller, multipurpose rooms less than 1,000ft², classrooms, conference rooms, restrooms, aisles and open areas in warehouses, library book stack aisles, corridors, stairwells, parking garages, and loading and unloading zones, unless excepted by §130.1(c).

K. TERMINAL BOX CONTROLS
This Section Does Not Apply

L. DISTRIBUTION (DUCTWORK AND PIPING)
Table Instructions: Complete the following tables to show compliance with mandatory pipe insulation requirements found in §120.3 and prescriptive requirements found in §140.4(l) for duct leakage testing.

Duct Leakage Sealing

The answers to the questions below apply to the following duct system(s):		ALL	Duct leakage testing triggered for these systems?	No
11	No	The scope of the project includes only duct systems serving healthcare facilities.		
12	Yes	Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.		
13	No	The space conditioning system serves less than 5,000 ft² of conditioned floor area.		
14	Yes	The combined surface area of the ducts in the following locations is more than 25% of the total surface area of the entire duct system:		
		☐ Outdoors		
		☐ In a space directly under a roof that has a U-factor greater than the U-factor of the ceiling, or if the roof does not meet the requirements of §140.3(a)1B or if the roof has fixed vents or openings to the outside/ unconditioned spaces		
		☐ In an unconditioned crawlspace		
		☑ In other unconditioned spaces		
15	No	The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.		
16	No	The scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.		

Table Continued

Table Continued

System Name: WSHP-3A	System Design OA CFM Air Flow[3]: 315	System Design Transfer Air CFM: 0	Air Filtration per §120.1(c) and §141.0(b)[2] Provided per §120.1(c) (NR & Hotel/Motel)

08	09	10	11	12	13	14	15	16
	Mechanical Ventilation Required per §120.1(c)[3]					Exh. Vent. per §120.1(c)4		DCV or Occupant Sensor Controls per §120.1(d)3, §120.1(d)5 & §120.2(e)3[6]
Space Name or Item Tag	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of showerheads / toilets	# of people[5]	Required Min OA CFM	Required Minimum CFM	Provided per Design CFM	
RM 405	Lecture/ postsecondary classroom	575			218.5		0	DCV: NA: Not required per §120.1(d)3 Occ Sensor: Provided per §120.1(d)5

17	Total System Required Min OA CFM	218.5	18	Ventilation for this System Complies?	Yes

Nonresidential and Hotel/ Motel Ventilation Systems

04	05	06	07
System Name: WSHP-3B	System Design OA CFM Air Flow[3]: 315	System Design Transfer Air CFM: 0	Air Filtration per §120.1(c) and §141.0(b)[2] Provided per §120.1(c) (NR & Hotel/Motel)

08	09	10	11	12	13	14	15	16
	Mechanical Ventilation Required per §120.1(c)[3]					Exh. Vent. per §120.1(c)4		DCV or Occupant Sensor Controls per §120.1(d)3, §120.1(d)5 & §120.2(e)3[6]
Space Name or Item Tag	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of showerheads / toilets	# of people[5]	Required Min OA CFM	Required Minimum CFM	Provided per Design CFM	
RM 405	Lecture/ postsecondary classroom	575			218.5		0	DCV: NA: Not required per §120.1(d)3 Occ Sensor: Provided per §120.1(d)5

17	Total System Required Min OA CFM	218.5	18	Ventilation for this System Complies?	Yes

Nonresidential and Hotel/ Motel Ventilation Systems

04	05	06	07

Table Continued

Heat Rejection Equipment (Cooling Towers, Condensers, Waterside Economizers) Efficiency and Controls

01	02	03	04	05	06	07	08	09	10	11	12
Name or Item Tag	Equipment Type[1]	Qty	Rating Condition (°F)	Rated Performance	Minimum Required Performance per Table 110.2-G and §140.4(h)5	Performance Unit	Fan Speed Control §140.4(h)2	Tower Flow Turndown §140.4(h)3	Fan Control in Multiple Cell Equipment §140.4(h)5	Economizer Controls §140.4(e)	Condenser Water Temp eset Cntrols
FLC-1	Centrifugal fan closed-circuit cooling tower	1		9.2	7	gpm/hp	NA: Fan motor < 7.5hp (5.6kW)		NA: Not multiple cell		Yes

[1] FOOTNOTES: Centrifugal fan open-circuit towers are not allowed for rated capacities > 900 gpm at 95°F condenser water return, 85°F condenser water supply and 75°F outdoor wet-bulb temperature. Exceptions may apply per §140.4(h)4.

G. PUMPS
Table Instructions: Complete the following pump schedule to show compliance with Prescriptive hydronic system requirements found in §140.4(k) applicable to pumps < 5hp.

01	02	03	04	05	06	07	08
Name or Item Tag	Equipment Type	Qty	HP	Controls per §140.4(k)			
				Variable Flow	Hydronic Heat Pump Isolation	VSD on Pumps > 5HP	Differential Pressure Sensor
P-1	Condenser water	1	3		Yes		
P-2	Condenser water	1	3		Yes		

H. FAN SYSTEMS & AIR ECONOMIZERS
This Section Does Not Apply

Table Continued

System Name: WSHP 5	System Design OA CFM Air Flow[3]: 165	System Design Transfer Air CFM: 0	Air Filtration per §120.1(c) and §141.0(b)[2] Provided per §120.1(c) (NR & Hotel/Motel)

08	09	10	11	12	13	14	15	16
	Mechanical Ventilation Required per §120.1(c)[3]					Exh. Vent. per §120.1(c)4		DCV or Occupant Sensor Controls per §120.1(d)3, §120.1(d)5 & §120.2(e)3[6]
Space Name or Item Tag	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of showerheads / toilets	# of people[5]	Required Min OA CFM	Required Minimum CFM	Provided per Design CFM	
RM 410	Break room	255			127.5		0	DCV: NA: Not required per §120.1(d)3 Occ Sensor: Provided per §120.1(d)5
RM 411	Office space	120			18		0	DCV: NA: Not required per §120.1(d)3 Occ Sensor: Provided per §120.1(d)5
RM 412	Office space	125			18.75		0	DCV: NA: Not required per §120.1(d)3 Occ Sensor:

17	Total System Required Min OA CFM	164.25	18	Ventilation for this System Complies?	Yes

Table Continued

System Name: WSHP-2A	System Design OA CFM Air Flow[3]: 300	System Design Transfer Air CFM: 0	Air Filtration per §120.1(c) and §141.0(b)[2] Provided per §120.1(c) (NR & Hotel/Motel)

08	09	10	11	12	13	14	15	16
	Mechanical Ventilation Required per §120.1(c)[3]					Exh. Vent. per §120.1(c)4		DCV or Occupant Sensor Controls per §120.1(d)3, §120.1(d)5 & §120.2(e)3[6]
Space Name or Item Tag	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of showerheads / toilets	# of people[5]	Required Min OA CFM	Required Minimum CFM	Provided per Design CFM	
RM 404	Lecture/ postsecondary classroom	785			298.3		300	DCV: NA: Not required per §120.1(d)3 Occ Sensor: Provided per §120.1(d)5

17	Total System Required Min OA CFM	298.3	18	Ventilation for this System Complies?	Yes

Nonresidential and Hotel/ Motel Ventilation Systems

04	05	06	07
System Name: WSHP-2B	System Design OA CFM Air Flow[3]: 300	System Design Transfer Air CFM: 0	Air Filtration per §120.1(c) and §141.0(b)[2] Provided per §120.1(c) (NR & Hotel/Motel)

08	09	10	11	12	13	14	15	16
	Mechanical Ventilation Required per §120.1(c)[3]					Exh. Vent. per §120.1(c)4		DCV or Occupant Sensor Controls per §120.1(d)3, §120.1(d)5 & §120.2(e)3[6]
Space Name or Item Tag	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of showerheads / toilets	# of people[5]	Required Min OA CFM	Required Minimum CFM	Provided per Design CFM	
RM 404	Lecture/ postsecondary classroom	785			298.3		0	DCV: NA: Not required per §120.1(d)3 Occ Sensor: Provided per §120.1(d)5

17	Total System Required Min OA CFM	298.3	18	Ventilation for this System Complies?	Yes

Nonresidential and Hotel/ Motel Ventilation Systems

04	05	06	07

Table Continued

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

The permit applicant has indicated on Table M that cooling tower Maximum Cycles of Concentration calculations have been attached or included elsewhere on the plans. Selections made in Table O have been changed by the permit applicant. See Table E. Additional Remarks for permit applicant's explanation.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.
The (8) water-source heat pumps on this project are not listed in the HVAC system summary because there is no option for listing water source heat pumps with <65,000 Btu/h capacity.

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)
Table Instructions: Complete the following equipment schedules to show compliance with mandatory requirements found in §110.1 and §110.2(a) and prescriptive requirements found in §140.4(a), §140.4(b) and §140.4(k) or §141.0(b)2 for alterations.

Boiler Efficiency and Controls

01	02	03	04	05	06	07	08	09
Name or Item Tag	Equipment Type[1]	Qty	Rated Input Capacity (Btu/h)[2,3]	Rated Efficiency	Minimum Efficiency Required per §110.2	Efficiency Unit	Boiler Controls per §140.4(k)	
							Isolation Valve	Temperature Reset
B-1	Hot water: Gas-Fired	1	300,000 to 500,000	0.84	0.8	Et	NA: only 1 boiler in plant	NA: ≤ 500,000 Btu/h

[1] FOOTNOTES: Use NRCC-PLB to document compliance with domestic water heating equipment.
[2] Maximum capacity - minimum and maximum ratings as provided for and allowed by the unit's controls
[3] Includes oil-fired (residual)

Heat Rejection Equipment (Cooling Towers, Condensers, Waterside Economizers) Efficiency and Controls

01	02	03	04	05	06	07	08	09	10	11	12
Name or Item Tag	Equipment Type[1]	Qty	Rating Condition (°F)	Rated Performance	Minimum Required Performance per Table 110.2-G and §140.4(h)5	Performance Unit	Fan Speed Control §140.4(h)2	Tower Flow Turndown §140.4(h)3	Fan Control in Multiple Cell Equipment §140.4(h)5	Economizer Controls §140.4(e)	Condenser Water Temp eset Cntrols

Table Continued

System Name: WSHP-4A	System Design OA CFM Air Flow[3]: 250	System Design Transfer Air CFM: 0	Air Filtration per §120.1(c) and §141.0(b)[2] Provided per §120.1(c) (NR & Hotel/Motel)

08	09	10	11	12	13	14	15	16
	Mechanical Ventilation Required per §120.1(c)[3]					Exh. Vent. per §120.1(c)4		DCV or Occupant Sensor Controls per §120.1(d)3, §120.1(d)5 & §120.2(e)3[6]
Space Name or Item Tag	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of showerheads / toilets	# of people[5]	Required Min OA CFM	Required Minimum CFM	Provided per Design CFM	
RM 409	Lecture/ postsecondary classroom	525			199.5		0	DCV: NA: Not required per §120.1(d)3 Occ Sensor: Provided per §120.1(d)5

17	Total System Required Min OA CFM	199.5	18	Ventilation for this System Complies?	Yes

Nonresidential and Hotel/ Motel Ventilation Systems

04	05	06	07
System Name: WSHP-4B	System Design OA CFM Air Flow[3]: 250	System Design Transfer Air CFM: 0	Air Filtration per §120.1(c) and §141.0(b)[2] Provided per §120.1(c) (NR & Hotel/Motel)

08	09	10	11	12	13	14	15	16
	Mechanical Ventilation Required per §120.1(c)[3]					Exh. Vent. per §120.1(c)4		DCV or Occupant Sensor Controls per §120.1(d)3, §120.1(d)5 & §120.2(e)3[6]
Space Name or Item Tag	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of showerheads / toilets	# of people[5]	Required Min OA CFM	Required Minimum CFM	Provided per Design CFM	
RM 409	Lecture/ postsecondary classroom	525			199.5		0	DCV: NA: Not required per §120.1(d)3 Occ Sensor: Provided per §120.1(d)5

17	Total System Required Min OA CFM	199.5	18	Ventilation for this System Complies?	Yes

Nonresidential and Hotel/ Motel Ventilation Systems

04	05	06	07

Table Continued

I. SYSTEM CONTROLS
This Section Does Not Apply

J. VENTILATION AND INDOOR AIR QUALITY
Table Instructions: Complete the following Table to demonstrate compliance with mandatory ventilation requirements in §120.1 and §120.2(e)3B for all nonresidential, high-rise residential and hotel/motel occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table. In lieu of this table, the required outdoor ventilation rates and airflows may be shown on the plans or the calculations can be presented in a spreadsheet.

01	☐	Check the box if the project is showing ventilation calculations on the plans, or attaching the calculations instead of completing this table.
02	☑	Check this box if the project includes Nonresidential or Hotel/Motel spaces
	☐	Check this box if the project includes new or altered high-rise residential dwelling units
03	☐	Check the box if the project is using natural ventilation in any spaces to meet required ventilation rates per §120.1(c)2.

Nonresidential and Hotel/ Motel Ventilation Systems

04	05	06	07
System Name: WSHP-1	System Design OA CFM Air Flow[3]: 600	System Design Transfer Air CFM: 0	Air Filtration per §120.1(c) and §141.0(b)[2] Provided per §120.1(c) (NR & Hotel/Motel)

08	09	10	11	12	13	14	15	16
	Mechanical Ventilation Required per §120.1(c)[3]					Exh. Vent. per §120.1(c)4		DCV or Occupant Sensor Controls per §120.1(d)3, §120.1(d)5 & §120.2(e)3[6]
Space Name or Item Tag	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of showerheads / toilets	# of people[5]	Required Min OA CFM	Required Minimum CFM	Provided per Design CFM	
RM 403	Science Laboratories	650			97.5	650	1,070	DCV: NA: Not required per §120.1(d)3 Occ Sensor: Provided per §120.1(d)5
RM 401	Office space	60			9		0	DCV: NA: Not required per §120.1(d)3 Occ Sensor: Provided per §120.1(d)5

17	Total System Required Min OA CFM	106.5	18	Ventilation for this System Complies?	Yes

Nonresidential and Hotel/ Motel Ventilation Systems

04	05	06	07

Table Continued

This document is used to demonstrate compliance for mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.4, or §141.0(b)2 for alterations.

A. GENERAL INFORMATION

01	Project Location (city)	Cardiff	04	Total Conditioned Floor Area	6,000
02	Climate Zone	7	05	Total Unconditioned Floor Area	0
03	Occupancy Types Within Project:		06	# of Stories (Habitable Above Grade)	1

☐ Office (B) ☐ Retail (M) ☐ Non-refrigerated Warehouse (S)
☐ Hotel/ Motel Guest Rooms (R-1) ☑ School (E) ☐ Healthcare Facility (I)
☐ High-Rise Residential (R-2/R-3) ☐ Relocatable Class Bldg (E) ☐ Other (Write in):

[1] *FOOTNOTES: Climate zone can be determined on the California Energy Commission's website at http://www.energy.ca.gov/maps/renewable/building_climate_zones.html*

B. PROJECT SCOPE
Table Instructions: Include any mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.4, or §141.0(b)2 for alterations.

My project consists of (check all that apply)

01 Air System(s)	02 Wet System Components	03 Dry System Components
☐ Heating Air System	☐ Water Economizer	☐ Air Economizer
☐ Cooling Air System	☑ Pumps	☐ Electric Resistance Heat
Mechanical Controls	☐ Hydronic System Piping	☐ Fan Systems
☐ Mechanical Controls (existing to remain, altered or new)	☑ Cooling Towers	☑ Ductwork (existing to remain, altered or new)
	☐ Chillers	☑ Ventilation
	☑ Boilers	☐ Zonal Systems/ Terminal Boxes

C. COMPLIANCE RESULTS
Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

01 System Summary §110.1, §110.2, §140.4	AND	02 Pumps §140.4(k)	AND	03 Fans/ Economizers §140.4(c), §140.4(e)	AND	04 System Controls §110.2, §120.2, §140.4(f)	AND	05 Ventilation §120.1	AND	06 Terminal Box Controls §140.4(d)	AND	07 Distribution §120.3, §140.4(l)	AND	08 Cooling Towers §110.2(e)2	09 Compliance Results
(See Table F)		(See Table G)		(See Table H)		(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)	
Yes	AND	Yes	AND		AND		AND	Yes	AND		AND	Yes	AND	Yes	**COMPLIES**
															Mandatory Measures Compliance (See Table Q for Details)	**COMPLIES**

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

STATE OF CALIFORNIA — REGISTERED PROFESSIONAL ENGINEER — JOSEPH DEL MONTE — No. M 28108 — MECHANICAL — SIGNED: 10/25/2020

CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE
SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007
MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION
THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.
THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE
TITLE 24 COMPLIANCE FORMS

SHEET NUMBER
M7.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

I:\8\2021 10:21:06 AM C:\Users\Maxwell Sun\Documents\J0668-MEP\Central_R20_maxwell.sun.rvt

1/8/2021 10:21:08 AM C:\Users\Maxwell Sun\Documents_J0668-MEP-Central_R20_maxwell.sun.rvt

NOTES

1 CONTRACTOR SHALL PERFORM AND DOCUMENT ALL REQUIRED INSTALLATION, ACCEPTANCE, AND VERIFICATION TESTING.

STATE OF CALIFORNIA
Mechanical Systems
NRCC-MCH-E (Created 10/20) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: San Elijo B400	Report Page:	Page 12 of 14
Project Address: 3333 Manchester Avenue	Date Prepared:	2020-09-16

1 **P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION**

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be completed by a HERS Rater and provided to the building inspector during construction. The final documents must be created by a HERS Providers registry, but drafts can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCV/

YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
○	◉	NRCV-MCH-04-H Duct Leakage Test *NOTE: Must be completed by a HERS Rater*	☐	☐
○	◉	NRCV-MCH-24 Enclosure Air Leakage Worksheet *NOTE: Must be completed by a HERS Rater*	☐	☐
○	◉	NRCV-MCH-27 High-rise Residential *NOTE: Must be completed by a HERS Rater*	☐	☐
○	◉	NRCV-MCH-32 Local Mechanical Exhaust *NOTE: Must be completed by a HERS Rater*	☐	☐

STATE OF CALIFORNIA
Mechanical Systems
NRCC-MCH-E (Created 10/20) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: San Elijo B400	Report Page:	Page 14 of 14
Project Address: 3333 Manchester Avenue	Date Prepared:	2020-09-16

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Maxwell Sun	Documentation Author Signature:	
Company:	P2S Inc.	Signature Date:	2020-09-16
Address:	9665 Chesapeake Dr #230	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	San Diego / CA / 92123	Phone:	(619) 618-2347

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. **The information provided on this Certificate of Compliance is true and correct.**
2. **I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)**
3. **The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.**
4. **The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.**
5. **I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.**

Responsible Designer Name:	Jonathan Butbul	Responsible Designer Signature:	
Company :	P2S Inc.	Date Signed:	2020-09-16
Address:	9665 Chesapeake Dr #230	License:	M38014
City/State/Zip:	San Diego / CA / 92123	Phone:	(619) 618-2347

STATE OF CALIFORNIA
Mechanical Systems
NRCC-MCH-E (Created 10/20) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: San Elijo B400	Report Page:	Page 13 of 14
Project Address: 3333 Manchester Avenue	Date Prepared:	2020-09-16

Q. MANDATORY MEASURES DOCUMENTATION LOCATION

Table Instructions: Indicate where mandatory measures are documented in the plan set or construction documentation. For any mandatory measures that do not apply, mark the plan sheet or construction document location as "N/A", any active cells that are left blank will result in non-compliance in Table C.

01		02
		Plan sheet or construction document location
Compliance with Mandatory Measures documented through MCH Mandatory Measures Note Block:	No	

03	04
Mandatory Measure	Plan sheet or construction document location
Heating Equipment Efficiency per §110.1	M0.02
Cooling Equipment Efficiency per §110.1	M0.02
Furnace Standby Loss Control per §110.2(d)	N/A
Duct Insulation per §120.4	specifications
Heating Hot Water Equipment Efficiency per §110.1	M0.02
Cooling Chilled and Condenser Water Equipment Efficiency per §110.1	M0.02
Open and Closed Circuit Cooling Towers conductivity of flow-based controls per §110.2(e)1	specifications
Open and Closed Circuit Cooling Towers Flow Meter with analog output per §110.2(e)3	specifications
Open and Closed Circuit Cooling Towers Overflow Alarm per §110.2(e)4	specifications
Open and Closed Circuit Cooling Towers Efficient Drift Eliminators per §110.2(e)5	specifications
Pipe Insulation per §120.3(b)	specifications
Combustion air shutoff, combustion air fan controls and stack design and controls for boilers per §120.9	specifications
Heat Pump with Supplementary Electric Resistance Heater Controls per §110.2(b)	N/A
The air duct and plenum system is designed per §120.4(a)-(f)	drawings
Kitchen range hoods shall be rated for sound in accordance with Section 7.2 of ASHRAE 62.2	N/A

STATE OF CALIFORNIA
Mechanical Systems
NRCC-MCH-E (Created 10/20) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: San Elijo B400	Report Page:	Page 11 of 14
Project Address: 3333 Manchester Avenue	Date Prepared:	2020-09-16

◉	○	NRCA-MCH-02-A Outdoor Air must be submitted for all newly installed HVAC units. *Note: MCH02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap.*	☐	☐
○	◉	NRCA-MCH-03-A Constant Volume Single Zone HVAC NOTE: This form does not automatically move to "Yes". If Constant Volume Single Zone HVAC Systems are included in the scope, permit applicant should move this form to "Yes".	☐	☐
○	◉	NRCA-MCH-04-A Air Distribution Duct Leakage	☐	☐
○	◉	NRCA-MCH-05-A Air Economizer Controls	☐	☐
○	◉	NRCA-MCH-06-A Demand Control Ventilation Systems Acceptance must be submitted for all systems required to employ demand controlled ventilation (refer to §120.1(c)3) can vary outside ventilation flow rates based on maintaining interior carbon dioxide (CO2) concentration setpoints.	☐	☐
○	◉	NRCA-MCH-07-A Supply Fan Variable Flow Controls	☐	☐
○	◉	NRCA-MCH-08-A Valve Leakage Test	☐	☐
○	◉	NRCA-MCH-09-A Supply Water Temperature Reset Controls	☐	☐
○	◉	NRCA-MCH-10-A Hydronic System Variable Flow Controls	☐	☐
○	◉	NRCA-MCH-11-A Automatic Demand Shed Controls	☐	☐
○	◉	NRCA-MCH-12-A FDD for Packaged Direct Expansion Units	☐	☐
○	◉	NRCA-MCH-13-A Automatic FDD for Air Handling Units and Zone Terminal Units Acceptance	☐	☐
○	◉	NRCA-MCH-14-A Distributed Energy Storage DX AC Systems Acceptance *NOTE: This form does not automatically move to "Yes". If Distributed Energy Storage DX AC Systems are included in the scope, permit applicant should move this form to "Yes".*	☐	☐
○	◉	NRCA-MCH-15-A Thermal Energy Storage (TES) System Acceptance *NOTE: This form does not automatically move to "Yes". If Chilled Water Storage, Ice-on-Coil Internal Melt, Ice-on-Coil External Melt, Ice Harvester, Brine, Ice-Slurry, Eutectic Salt, Clathrate Hydrate Slurry (CHS), Cryogenic or Encapsulated (Ice Ball) Systems are included in the scope, permit applicant should move this form to "Yes".*	☐	☐
○	◉	NRCA-MCH-16-A Supply Air Temperature Reset Controls	☐	☐
◉	○	NRCA-MCH-17-A Condenser Water Temperature Reset Controls	☐	☐
○	◉	NRCA-MCH-18 Energy Management Control Systems	☐	☐
◉	○	NRCA-MCH-19 Occupancy Sensor Controls	☐	☐
○	◉	NRCA-MCH-20 Multi-Family Ventilation	☐	☐
○	◉	NRCA-MCH-21 Multi-Family Envelope Leakage	☐	☐

STATE OF CALIFORNIA
Mechanical Systems
NRCC-MCH-E (Created 10/20) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: San Elijo B400	Report Page:	Page 10 of 14
Project Address: 3333 Manchester Avenue	Date Prepared:	2020-09-16

Table Continued

17	Duct system shall be sealed in accordance with the California Mechanical Code.

M. COOLING TOWERS

Table Instructions: Complete the following Table for cooling towers with a rated capacity > 150 tons to demonstrate compliance with mandatory requirements in §110.2(e)2. This Table calculates the Maximum Cycles of Concentration using the Langelier Saturation Index (LSI) calculations per §110.2(e)2.

01	☒	Check the box if the project is showing calculations on the plans, or attaching the calculations instead of completing this Table.

02	03	04	05	06	07	08	09	10	11
Name or Item Tag	Design Conditions		Rated Conditions	Maximum Skin Temp (°F)	Conductivity	M-Alkalinity	Calcium Hardness	Magnesium Hardness	Target Tower Cycles
	Design GPM	Min Flow GPM	GPM/HP						
						12	13	14	15
						Calculated pH @ Target Cycles	pH Saturation @ Target Cycles	Tower LSI Based on Calculated pH	Complies

1 **N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION**

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
◉		NRCI-MCH-01-E - Must be submitted for all buildings.	☐	☐

1 **O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE**

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

TITLE 24 COMPLIANCE FORMS

SHEET NUMBER

M7.02

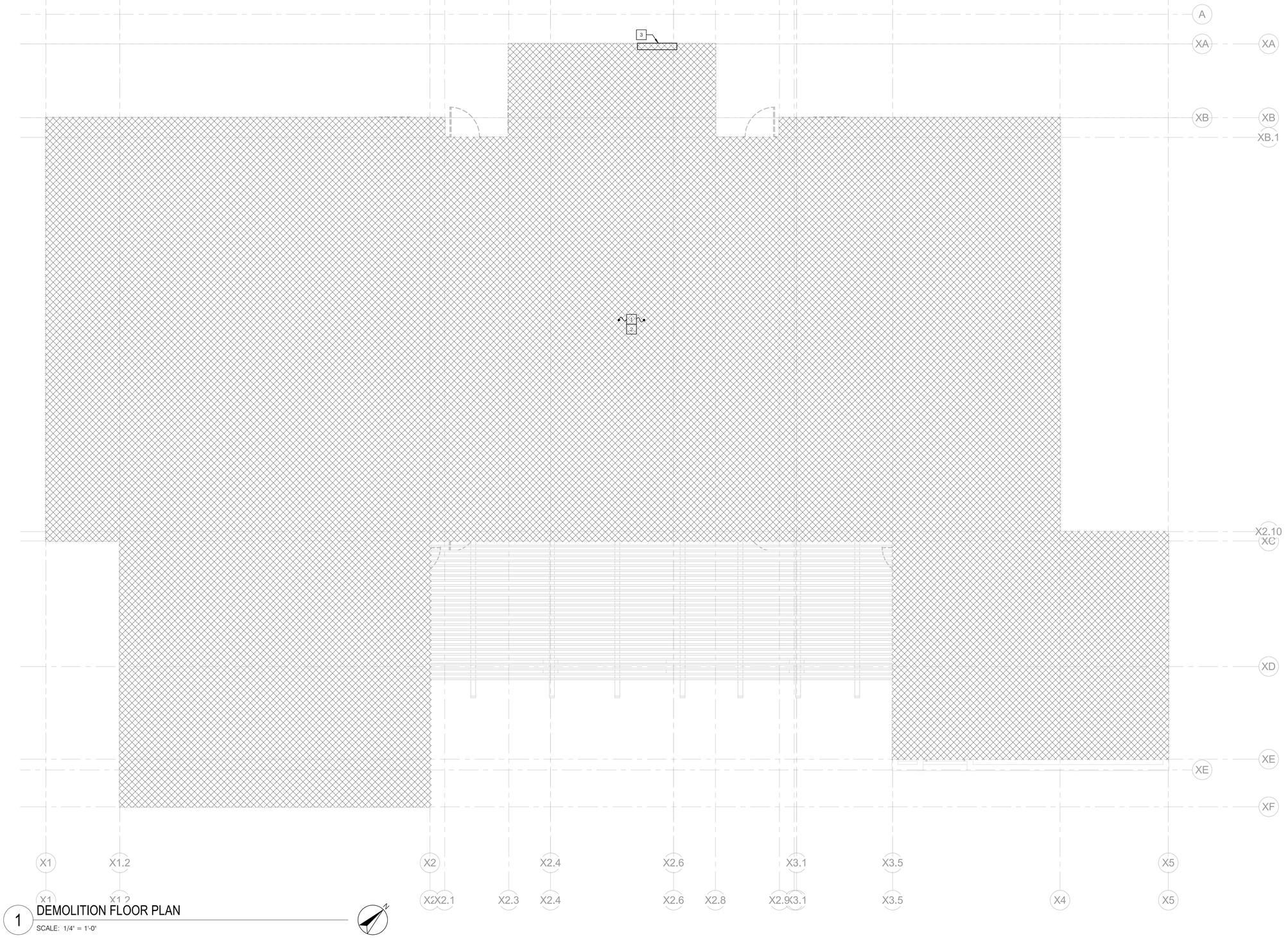
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 10:21:09 AM C:\Users\Maxwell.Sun\Documents\J0668-MEP-Central_R20_maxwell.sun.rvt

NOTES

1. DEMO EXISTING MECHANICAL DUCTWORK, PIPING, EQUIPMENT AND ASSOCIATED APPURTENANCES.
2. RETAIN MAIN CDW LOOP IN PREPARATION FOR REUSE. BRANCHES TO BE DEMOLISHED.
3. REMOVE 48"x80" OA LOUVER TO INSTALL FLUID COOLER. PROTECT LOUVER AND PREPARE FOR REUSE.



1 DEMOLITION FLOOR PLAN

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

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

DEMOLITION FLOOR PLAN

SHEET NUMBER

MD2.11

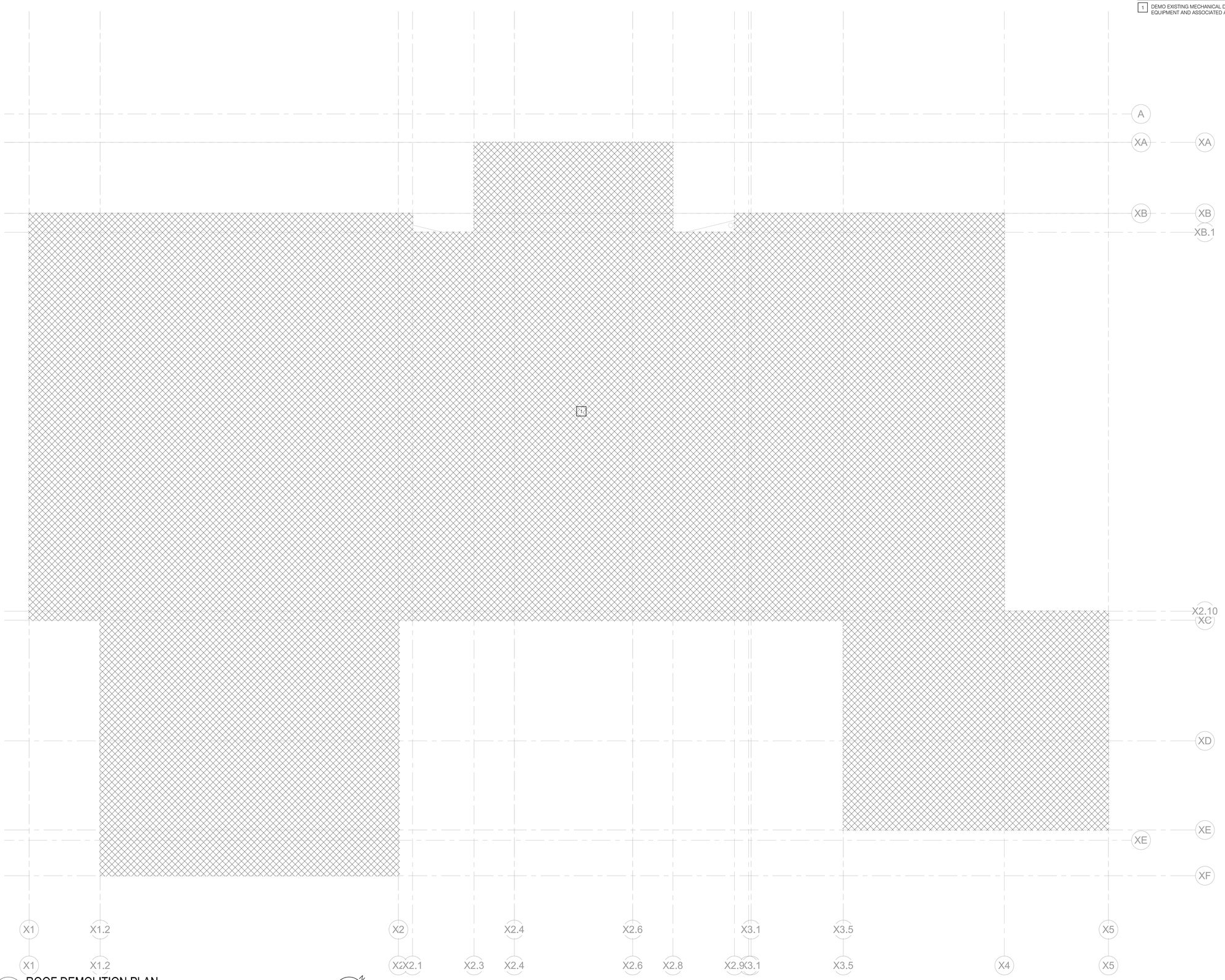
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 10:21:31 AM C:\Users\Maxwell.Sun\Documents\J0668-MEP-Central_R20_maxwell.sun.rvt

NOTES

1 DEMO EXISTING MECHANICAL DUCTWORK, PIPING, EQUIPMENT AND ASSOCIATED APPURTENANCES.



1 ROOF DEMOLITION PLAN

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

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

ROOF DEMOLTION PLAN

SHEET NUMBER

MD2.12

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 8:45:38 AM C:\Users\Wilson Pinzon\Documents\JV048-MEPT-Central_R20_mhirom.pinzonbeltcrocurlPT32N.rvt

LEGEND

SYMBOL	DESCRIPTION
-	NOTE CALLOUT
- / -	DETAIL CALLOUT - NUMBER ON TOP DENOTES DETAIL NUMBER - NUMBER ON BOTTOM DENOTES SHEET DETAIL IS SHOWN
- / -	MECHANICAL EQUIPMENT CALLOUT, SEE MECHANICAL PLANS FOR EXACT LOCATION AND REQUIREMENTS
-	FEEDER CALLOUT
-	EXISTING FEEDER CALLCOUT
	NEW LINEWORK
	EXISTING LINEWORK
	CONDUIT CONCEALED IN WALL OR ABOVE CEILING
	CONDUIT EXPOSED
	CONDUIT CONCEALED UNDERGROUND OR BELOW FLOOR
	CONDUIT TURNED UP
	CONDUIT CAPPED
A-1	BRANCH CIRCUIT HOMERUN TO PANELBOARD AND CIRCUITS AS INDICATED
	3/4" CONDUIT, TICK MARKS INDICATE QUANTITY OF #12 AWG WIRES (UNLESS NOTED OTHERWISE, NO MARKS INDICATES 2#12 & 1#12 GND WIRES) - SMALL MARK DENOTES HOT WIRE - LARGE MARK DENOTES NEUTRAL WIRE - DIAGONAL DENOTES GROUND WIRE
	CIRCUIT BREAKER
	TRANSFORMER
	GROUND CONNECTION
	MOTOR - SINGLE PHASE FRACTIONAL OR INTEGRAL HORSEPOWER
M	METER
ECM	ELECTRONIC CIRCUIT MONITOR
VFD	VARIABLE FREQUENCY DRIVE
	PANEL
	FUSED DISCONNECT SWITCH
M	SWITCH MOTOR RATED
X / Y	2X4 LIGHT FIXTURE - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.
	2X4 EMERGENCY LIGHT FIXTURE FED FROM GENERATOR/ INVERTER/ BATTERY BACKUP
X / Y	2X2 LIGHT FIXTURE - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.
	2X2 EMERGENCY LIGHT FIXTURE FED FROM GENERATOR/ INVERTER/ BATTERY BACKUP
X / Y	LINEAR LIGHT FIXTURE, DIMENSIONS PER PLANS - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.
	EMERGENCY LINEAR LIGHT FIXTURE, DIMENSIONS PER PLANS - LIGHT FIXTURE FED FROM GENERATOR/ INVERTER/ BATTERY BACKUP
X / Y	LINEAR PENDANT LIGHT FIXTURE, DIMENSIONS PER PLANS - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.
X / Y	LED STRIP LIGHT FIXTURE - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.

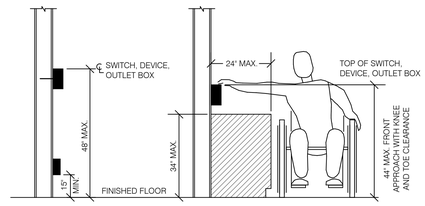
SYMBOL	DESCRIPTION
X O Y	DOWNLIGHT FIXTURE - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.
X ● Y	EMERGENCY DOWNLIGHT FIXTURE FED FROM GENERATOR/ INVERTER/ BATTERY BACKUP
X Y	WALL MOUNTED LIGHT FIXTURE - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.
	EMERGENCY WALL MOUNTED LIGHT FIXTURE FED FROM GENERATOR/ INVERTER/ BATTERY BACKUP
	BOLLARD LUMINAIRE
	POLE MOUNTED LUMINAIRE, SINGLE HEAD
	LANDSCAPE FIXTURE
	EXIT LIGHT FIXTURE WITH DIRECTIONAL ARROWS AS INDICATED. SHADED SIDE DENOTES NUMBER OF FACES
	JUNCTION BOX
DS	DAYLIGHT SENSOR - CEILING MOUNTED
R	RELAY
ER	EMERGENCY RELAY UL 924 COMPLIANT
M	MOTION SENSOR - CEILING MOUNTED
MC	MOTION SENSOR - CORNER OR WALL MOUNTED
MS	MOTION SENSOR SWITCH
LV	LOW VOLTAGE SWITCH WITH DIMMING
	LIGHTING CONTROL PANEL - SURFACE MOUNTED
	PANELBOARD - RECESSED MOUNTED
	PANELBOARD - SURFACE MOUNTED
$	SINGLE POLE SWITCH, DEVICE SHALL BE MOUNTED +48" MAX AND +36" MIN FROM THE CENTER OF DEVICE.
$3	SWITCH 3-WAY (48" AFF MAXIMUM)
$2P	DUAL SWITCH (48" AFF MAXIMUM)
	RECESSED ON WALL G=GFCI, WP=WEATHER PROOF SURFACE G=GFCI, WP=WEATHER PROOF FLOOR OR CEILING C=CEILING
	20A, 125V DUPLEX RECEPTACLE MOUNTED +15" AFF, UNLESS NOTED OTHERWISE
	20A, 125V QUAD RECEPTACLE MOUNTED +15" AFF, UNLESS NOTED OTHERWISE
	20A, 125V CONTROLLED DUPLEX RECEPTACLE
	20A, 125V QUAD RECEPTACLE (HALF) CONTROLLED RECEPTACLE
	SPECIAL RECEPTACLE REFER TO DRAWINGS FOR NEMA CONFIGURATION
	JUNCTION BOX

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
&	AND
1/C	SINGLE CONDUCTOR
@	AT
A OR AMP	AMPERES
AF	AMPERE FUSE RATING
AFC	AVAILABLE FAULT CURRENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISH GRADE
AIC	AMPERE INTERRUPTING CAPACITY
AL	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECT; ARCHITECTURAL
AS	AMPERE SWITCH RATING
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
BAT	BATTERY
BEL	BELOW
BKR	BREAKER
BLDG	BUILDING
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CR	CONTROL RELAY
CSFD	COMBINATION SMOKE FIRE DAMPER
CT	CURRENT TRANSFORMER
CU	COPPER
CW	COLD WATER
DIAG	DIAGRAM
DIS	DISCONNECT
DM	DIGITAL METER
DMM	DIGITAL METER MODULE
DWG	DRAWING
EA	EACH
ECM	ELECTRIC CIRCUIT MONITOR
ELEC.	ELECTRICAL
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EQUIP	EQUIPMENT
EXIST/(E)	EXISTING
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FATC	FIRE ALARM TERMINAL CABINET
FIXT	FIXTURE
FLA	FULL LOAD AMPS
FT	FEET
FTG	FOOTING
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
HP	HORSEPOWER
HT	HEIGHT
IMC	INTERMEDIATE METAL CONDUIT
J, JB, J-BOX	JUNCTION BOX
KCMIL	THOUSAND CIRCULAR MILS
KVA	KILOVOLT-AMPERES
LF	LINEAR FEET
LFMC	LIQUIDTIGHT FLEXIBLE METAL CONDUIT
LTG	LIGHTING
LV	LOW VOLTAGE
MAX	MAXIMUM
MCA	MINIMUM CIRCUIT AMPS
MFGR, MFR	MANUFACTURER
MIN	MINIMUM
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
MTG	MOUNTING
MTR	MOTOR
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NO.	NUMBER
OCPD	OVERCURRENT PROTECTIVE DEVICE
P	POLE
PB	PULL BOX
PC	PHOTOCELL
PF	POWER FACTOR
PH OR Ø	PHASE
PNL	PANEL
POC	POINT OF CONNECTION
PREF.	PREFERRED
PRI.	PRIMARY
PWR	POWER
REC/RECEPT	RECEPTACLE
REQD	REQUIRED
RGS	RIGID GALVANIZED STEEL
RM	ROOM
RMC	RIGID METAL CONDUIT
SF	SQUARE FEET
SHT	SHEET
SPECS	SPECIFICATIONS
ST	STREET
STD	STANDARD
SWBD	SWITCHBOARD
TRANSF, XFMR	TRANSFORMER
TYP	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
V	VOLTS
VA	VOLT-AMPERES
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
W/	WITH
W/O	WITHOUT
WP	WEATHERPROOF
Z	IMPEDANCE

IN THE EVENT ABBREVIATIONS NOT MENTIONED HEREIN ARE USED, REFERENCE WILL BE MADE TO ANSI Y1.1, MILITARY STANDARD ABBREVIATIONS AND OTHER STANDARD INDUSTRY CONVENTIONS.

MOUNTING HEIGHT OVER OBSTRUCTION



GENERAL NOTES

1. COMPLY WITH 2019 TITLE 24, CCR, PARTS 1-6 AND 9.
2. TITLE 24, CCR, PARTS 1-5 MUST BE KEPT ON SITE DURING CONSTRUCTION.
3. ALL ADDENDA MUST BE SIGNED BY ARCHITECT AND APPROVED BY DSA. (SECTION 4-338(c), PART 1).
4. ALL SUBSTITUTIONS AFFECTING DSA REGULATED ITEMS SHALL BE CONSIDERED AS A CONSTRUCTION CHANGE DOCUMENT OR ADDENDA, AND SHALL BE APPROVED BY DSA PRIOR TO FABRICATION AND INSTALLATION. (IR A-6)(SECTION 4-338(c), PART 1) SUBSTITUTION SHALL BE FOR ANY MATERIAL, SYSTEM OR PRODUCT THAT WOULD OTHERWISE BE REGULATED BY DSA.
5. ALL CHANGE ORDERS AND FIELD CHANGE DOCUMENTS (PRELIMINARY CHANGE ORDERS)(SECTION 4-338(c)(d), PART 1) MUST BE SIGNED BY ALL THE FOLLOWING:
   A. A/E OF RECORD.
   B. OWNER (CHANGE ORDERS ONLY).
   C. STRUCTURAL ENGINEER (WHEN APPLICABLE).
   D. DELEGATED PROFESSIONAL ENGINEER (WHEN APPLICABLE).

   AND SHALL BE SUBMITTED TO AND APPROVED BY DSA.
6. A PROJECT INSPECTOR AND TESTING LAB SHALL BE PROVIDED AND APPROVED BY ALL OF THE FOLLOWING:
   A. A/E OF RECORD.
   B. STRUCTURAL ENGINEER.
   C. DSA.
7. ANY ALTERATIONS, REHABILITATION, OR RECONSTRUCTION AS STATED IN TITLE 24, PART 1 SECTION 4-317(c) OR SIMILAR MEANING: 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, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE DSA APPROVED DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODES OF REGULATIONS, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS DETAILING AND SPECIFIYING THE REQUIRED REPAIR WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE REPAIR WORK.
8. MEP COMPONENT ANCHORAGE NOTE:

   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 2019 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, 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 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 TRANSVERSE AND LONGITUDINAL DIRECTIONS:

   A. COMPONENTS 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 A 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.
9. ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTE:

   ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-16 SECTION 13.3 AS DEFINED IN ASCE 7-16 SECTIONS 13.6.5, 13.6.6, 13.6.7, 13.6.8; AND 2019 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. WHEN BRACING AND ATTACHMENTS ARE BASED ON A PREAPPROVED INSTALLATION GUIDE (E.G., OSHPD OPM FOR 2013 CBC OR LATER), COPIES OF THE BRACING SYSTEM INSTALLATION GUIDE OR MANUAL SHALL BE AVAILABLE ON THE JOBSITE PRIOR TO THE START OF AND DURING THE HANGING AND BRACING OF THE DISTRIBUTION SYSTEMS. THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURE TO SUPPORT THE HANGER AND BRACE LOADS.

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

   MP ☐ MD ☐ PP☐ E ■ - OPTION 1: DETAILED ON THE APPROVED DRAWINGS WITH PROJECT SPECIFIC NOTES AND DETAILS.
10. FLEXIBLE CONDUIT SHALL NOT BE UTILIZED FOR LENGTHS LONGER THAN SIX FEET. USES OTHER THAN FOR LIGHT FIXTURE JUMPERS OR MOTOR CONNECTIONS SHALL NOT BE PERMITTED FOR FLEXIBLE CONDUIT.
11. CONTROL WIRING SHALL NOT BE INSTALLED IN FREE AIR IN MECHANICAL OR UTILITY ROOMS.
12. REFER TO ARCHITECTURAL DRAWINGS FOR WALL RATINGS.

SHEET INDEX

SHEET	DESCRIPTION
E0.01	GENERAL NOTES, LEGEND, ABBREVIATIONS AND SHEET INDEX
E0.02	SCHEDULES
E0.03	PANEL SCHEDULES
E1.01	SITE PLAN
E1.01A	PHOTOMETRICS-EXTERIOR EGRESS
E2.11	LIGHTING FLOOR PLAN
E2.21	POWER FLOOR PLAN
E2.31	AUXILIARY FLOOR PLAN
E2.32	AUXILIARY ROOF PLAN
E3.01	ENLARGED PLANS
E5.01	SINGLE LINE DIAGRAM
E6.01	DETAILS
E6.02	DETAILS
E6.03	DETAILS
E7.01	TITLE 24 COMPLIANCE FORMS
E7.02	TITLE 24 COMPLIANCE FORMS
ED2.11	DEMOLITION LIGHTING FLOOR PLAN
ED2.21	DEMOLITION POWER FLOOR PLAN

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

GENERAL NOTES, LEGEND, ABBREVIATIONS AND SHEET INDEX

SHEET NUMBER

E0.01

DSA SUBMITTAL
PRELIMINARY DRAWINGS

P2S No. J0668

1/8/2021 10:55:15 AM C:\Users\Wilson Pinzon\Documents\J0668-MEPT-Central_R20_mhlom.pinzonbetorcourtPT32N.rvt

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE LIGHTING FIXTURE MOUNTING REQUIREMENTS WITH ACTUAL CEILING CONSTRUCTION TYPE UTILIZED AS DEFINED ON THE ARCHITECTURAL DRAWINGS.
2. CONTRACTOR SHALL VERIFY DEPTH OF ALL RECESSED LIGHTING FIXTURES WITH ARCHITECTURAL DRAWINGS PRIOR TO ORDERING FIXTURES. ANY DISCREPENCIES THAT WOULD CAUSE RECESSED FIXTURES NOT TO FIT INTO CEILING SHALL BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO ORDERING FIXTURES.
3. VERIFY MOUNTING HEIGHT OF WALL AND PENDANT MOUNTED FIXTURES WITH ARCHITECT AND OWNER PRIOR TO ROUGH-IN.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL LIGHT FIXTURES.

LIGHT FIXTURE SCHEDULE

TYPE	FIXTURE DESCRIPTION	TOTAL V-A	LAMP			VOLTAGE	MTG	MANUFACTURER/REMARKS
			LUMENS	LOAD	TYPE			
B1	42" LED BOLLARD.	19	549	19 VA	LED	277 V	B	BEGA: 77589-AK4, SILVER
D1	8" EXTERIOR LED RECESSED DOWNLIGHT.	61	5000	61 VA	LED	277 V	R	LITHONIA: LDN8-40/50-LO8/AR-LSS-MVOLT-EZ10
L1	4' LED RECESSED LINEAR.	71	7080	71 VA	LED	277 V	R	MARK ARCHITECTURAL: SL4L-17FT9-FLP-90CRI-40K-400LMF-MIN1-277
P1	10' LED POLE LIGHT.	33	1371	33 VA	LED	277 V	PO	SELUX: H2-LED-QH2L-R1-1-5G350-40-10-UNV
R1	2' x 2' RECESSED TROFFER.	33	4000	33 VA	LED	277 V	R	LITHONIA: 2VTL2-40L-ADP-EZ1-LP940
R2	2' x 4' RECESSED TROFFER.	31	4000	31 VA	LED	277 V	R	LITHONIA: 2VTL4-40L-ADP-EZ1-LP940
S1	LED PENDANT STRIP LIGHT.	34	5000	34 VA	LED	277 V	P	LITHONIA: ZL1N-L48-5000LM-L/LENS-MVOLT-40K-90CRI
W1	LED EXTERIOR WALL SCONCE.	10	1175	10 VA	LED	277 V	W	LIGHTWAY: SWXW-12-LED-U-10W-4-Z3-WTP-DIM
X1	LED SINGLE FACE EXIT SIGN.	5	-	5 VA	LED	277 V	S	LITHONIA: LRP-W-1-RW-LRA-120/277-EL N
X2	LED DUAL FACE EXIT SIGN.	5	-	5 VA	LED	277 V	S	LITHONIA: LRP-W-2-RW-LRA-120/277-EL N

NOTES:
1. PROVIDE COMPLETE WITH ALL MOUNTING HARDWARE REQUIRED FOR COMPLETE INSTALLATION.
2. REFER TO ARCHITECTURAL PLANS FOR CEILING TYPE.
3. COORDINATE FIXTURE FINISHES WITH ARCHITECTURAL PLANS.
4. COORDINATE FIXTURE LENGTHS WITH ARCHITECTURAL REFLECTED CEILING PLAN.

ABBREVIATIONS:
P = PENDANT
PO = POLE
R = RECESSED
S = SURFACE
T = TRACK
U = UNIVERSAL
W = WALL
B = BOLLARD

GENERAL NOTES

1. REFER TO AUXILIARY PLAN ON SHEET E2.31 FOR EQUIPMENT LOCATIONS. VERIFY FINAL LOCATION AND INSTALLATION REQUIREMENTS WITH MECHANICAL AND PLUMBING CONTRACTOR.

MECHANICAL ELECTRICAL CONNECTION SCHEDULE

TAG	NUMBER	DESCRIPTION	VOLTAGE	PHASE	APPARENT LOAD	PANEL	CIRCUIT NUMBER	HP	FLA	MCA	MOCP	DISCONNECT TYPE	CONDUIT & FEEDER SIZE	NOTES
B	1	HOT WATER BOILER	120	1	-	LB1	3	-	14	-	20	MOTOR RATED SWITCH	(E)3/4"C - (E)2#12,1#12G	2
EF	1	EXHAUST FAN	208	1	-	LB1	42,44	1	-	-	15	30A/3P	(E)3/4"C - 3#12,1#12G	1
FLC	1	CLOSED CIRCUIT COOLING TOWER	460	3	-	HB	20,22,24	-	7.8	9.3	15	30A/3P	(E)3/4"C - (E)3#12,1#12G	2
FCU	1	SPLIT SYSTEM HEAT PUMPS	208	1	-	LB2	40,42	-	-	19	30	30A/2P	3/4"C - 2#12,1#12G	4
HP	1	WATER SOURCE HEAT PUMP	460	3	-	HB	1,3,5	-	9.8	11.3	15	30A/3P	(E)3/4"C - (E)2#12,1#12G+1#12N	1 3
HP	2A	WATER SOURCE HEAT PUMP	460	3	-	HB	8,10,12	-	9.8	11.3	15	30A/3P	(E)3/4"C - (E)2#12,1#12G+1#12N	1 3
HP	2B	WATER SOURCE HEAT PUMP	460	3	-	HB	14,16,18	-	9.8	11.3	15	30A/3P	(E)3/4"C - (E)2#12,1#12G+1#12N	1 3
HP	3A	WATER SOURCE HEAT PUMP	230	1	-	LB1	2,4	-	18.10	21.63	35	60A/2P	(E)3/4"C - (E)2#12,1#12G	2
HP	3B	WATER SOURCE HEAT PUMP	230	1	-	LB1	6,8	-	18.10	21.63	35	60A/2P	(E)3/4"C - (E)2#12,1#12G	2
HP	4A	WATER SOURCE HEAT PUMP	230	1	-	LB1	14,16	-	17.3	20.83	30	30A/2P	(E)3/4"C - (E)2#12,1#12G	2
HP	4B	WATER SOURCE HEAT PUMP	230	1	-	LB1	18,20	-	17.3	20.83	30	30A/2P	(E)3/4"C - (E)2#12,1#12G	2
HP	5	WATER SOURCE HEAT PUMP	230	1	-	LB1	10,12	-	18.1	21.6	35	60A/2P	(E)3/4"C - (E)2#12,1#12G	2
P	1	PUMPS	460	3	-	HB	26,28,30	3	-	-	-	30A/3P	(E)3/4"C - (E)3#12,1#12G	2
P	2	PUMPS	460	3	-	HB	26,28,30	3	-	-	-	30A/3P	(E)3/4"C - (E)3#12,1#12G	2
WH	1	GAS WATER HEATER	120	1	-	LB1	5	-	-	-	-	MOTOR RATED SWITCH	(E)3/4"C - (E)2#12,1#12G	2

NOTES

1. RETAIN EXISTING CONDUIT AND PROVIDE NEW WIRE.
2. RETAIN EXISTING CONDUIT AND WIRE FOR RE-USE.
3. PROVIDE NEUTRAL CONDUCTOR IN SAME CONDUIT AS EXISTING FEEDER CONDUIT/WIRE FOR CONNECTION TO WATER SOURCE HEAT PUMP.
4. CONDENSING UNIT LOCATED ON THE ROOF PROVIDES POWER TO INDOOR FAN COIL UNIT.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



SIGNED: 10/25/2020

CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

SCHEDULES

SHEET NUMBER

E0.02

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

MM-20-020 – SAN B400 Renovation Project Specifications (Bidding Documents)

1/15/2021 12:47:19 PM C:\Users\Wilson Pinzon\Documents\J0668-MEP-Central_R20_mirjom.pinzonbetancourtPT32N.rvt

PANEL: (E)LB2

LOCATION: (E) MECHANICAL 407 | VOLTAGE/PHASE: 120/208 WYE,3PH,4W | FED FROM: LB1
FLOOR: FINISH FLOOR | BUS AMPS: 100 A | RATING: 10 KAIC
MOUNTING: SURFACE | MAIN BREAKER: MLO

CKT	TYPE	LOAD	BKR/POLE	A	B	C	A	B	C	BKR/POLE	LOAD	TYPE	CKT
1	N; R	REC. RM. 404,CLOCK,TV	20 A 1	640 VA			360 VA			1 20 A	LAB BENCH #2 RM. 404	R	2
3	R	REC. RM. 404	20 A 1		540 VA			360 VA		1 20 A	LAB BENCH #2 RM. 404	R	4
5	R	REC. RM. 404,PODIUM	20 A 1			720 VA			1200 VA	1 20 A	ANATOMAGE RM. 404	R	6
7	R	LAB BENCH #1,RWAY RM. 404	20 A 1	720 VA			720 VA			1 20 A	LAB BENCH #3,RWAY RM. 404	R	8
9	R	LAB BENCH #1,RWAY RM. 404	20 A 1		540 VA			540 VA		1 20 A	LAB BENCH #3,RWAY RM. 404	R	10
11	R	BSC RM. 404	20 A 1			180 VA			1920 VA	1 20 A	AQUARIA RM. 404	R	12
13	R	REC. RM. 405,PODIUM	20 A 1	900 VA			360 VA			1 20 A	PROJECTORS RM. 404	R	14
15	N; R	REC. RM. 405,CLOCK	20 A 1		460 VA			1920 VA		1 20 A	REFRIGERATOR RM. 404	R	16
17	R	LAB BENCH #3 RM. 405	20 A 1			540 VA			360 VA	1 20 A	PROJECTORS RM. 405	R	18
19	R	LAB BENCH #3 RM. 405	20 A 1	540 VA			540 VA			1 20 A	RACEWAYS RM. 405	R	20
21	R	LAB BENCH #2 RM. 405	20 A 1		540 VA			540 VA		1 20 A	RACEWAYS RM. 405	R	22
23	R	LAB BENCH #2 RM. 405	20 A 1			540 VA			828 VA	2 20 A	EF-1	M	24
25	R	REC. RM. 406,08	20 A 1	540 VA			828 VA			-- --	--	--	26
27	R	LAB BENCH #1 RM. 405	20 A 1		540 VA			1080 VA		1 20 A	REC. ROOF	R	28
29	R	LAB BENCH #1 RM. 405	20 A 1			540 VA			1080 VA	1 20 A	EXISTING LOAD	--	30
31	--	SPARE	20 A 1	0 VA			1080 VA			1 20 A	WATERFLOW BELL	--	32
33	--	SPARE	20 A 1		0 VA			0 VA		1 20 A	SPARE	--	34
35	--	EXISTING LOAD	20 A 2			1344 VA			0 VA	1 20 A	SPARE	--	36
37	--	--	-- --	1344 VA			0 VA			1 20 A	SPARE	--	38
39	--	SPARE	15 A 2		0 VA			1976 VA		2 30 A	FCU-1	M	40
41	--	--	-- --			0 VA			1976 VA	-- --	--	--	42

LOAD TYPE KEY:
N=NON CONTINUOUS M=MECH EQUIP
P=POWER R=RECEPTACLE
L=LIGHTING K=KITCHEN

TOTAL A: 8572 VA 71 A
TOTAL B 9036 VA 76 A
TOTAL C: 11228 VA 94 A

LOAD TYPE	CONNECTED	DEMAND FACTOR	ESTIMATED	PANEL TOTALS		
N	200 VA	100.00%	200 VA			
R	18180 VA	77.50%	14090 VA			
M	5608 VA	100.00%	5608 VA	TOTAL CONNECTED LOAD:	28836 VA	80 A
				TOTAL DEMAND LOAD:	24746 VA	69 A

1 **PANEL: HB**

LOCATION: IDF 406 | VOLTAGE/PHASE: 277/480 WYE,3PH,4W | FED FROM:
FLOOR: FINISH FLOOR | BUS AMPS: 225 A | RATING: 65 KAIC
MOUNTING: RECESSED | MAIN BREAKER: 225 A

CKT	TYPE	LOAD	BKR/POLE	A	B	C	A	B	C	BKR/POLE	LOAD	TYPE	CKT
1	L	EXTERIOR LIGHTING	20 A 1	547 VA			2715 VA			3 15 A	WSHP 1	M	2
3	L	RM. 409	20 A 1		289 VA			2715 VA		-- --	--	--	4
5	L	RM. 410,411,412	20 A 1			253 VA			2715 VA	-- --	--	--	6
7	L	RM. 401,402,403	20 A 1	289 VA			2715 VA			3 40 A	WSHP 2A	M	8
9	L	RM. 405,406,407,408	20 A 1		529 VA			2715 VA		-- --	--	--	10
11	L	RM. 401	20 A 1			413 VA			2715 VA	-- --	--	--	12
13	--	SPARE	50 A 3	0 VA			2715 VA			3 20 A	WSHP 2B	M	14
15	--	--	-- --		0 VA			2715 VA		-- --	--	--	16
17	--	--	-- --			0 VA			2715 VA	-- --	--	--	18
19	--	SPARE	15 A 3	0 VA			2160 VA			3 15 A	FLC-1	M	20
21	--	--	-- --		0 VA			2160 VA		-- --	--	--	22
23	--	--	-- --			0 VA			2160 VA	-- --	--	--	24
25	N; ...	(E)TB	125 A 3	29372...			1330 VA			3 15 A	P 1,2	M	26
27	--	--	-- --		29453...			1330 VA		-- --	--	--	28
29	--	--	-- --			33485...			1330 VA	-- --	--	--	30
31	--	SPARE	20 A 1	0 VA			0 VA			1 20 A	SPARE	--	32
33	--	SPARE	20 A 1		0 VA			0 VA		1 20 A	SPARE	--	34
35	--	SPARE	20 A 1			0 VA			0 VA	1 20 A	SPARE	--	36
37	--	SPARE	20 A 1	0 VA			0 VA			1 20 A	SPARE	--	38
39	--	SPARE	20 A 1		0 VA			0 VA		1 20 A	SPARE	--	40
41	--	SPARE	20 A 1			0 VA			670 VA	1 20 A	GREENHOUSE LIGHTING	L	42

LOAD TYPE KEY:
N=NON CONTINUOUS M=MECH EQUIP
P=POWER R=RECEPTACLE
L=LIGHTING K=KITCHEN

TOTAL A: 41842 VA 151 A
TOTAL B 41905 VA 151 A
TOTAL C: 46455 VA 168 A

LOAD TYPE	CONNECTED	DEMAND FACTOR	ESTIMATED	PANEL TOTALS		
L	2990 VA	125.00%	3738 VA			
N	7720 VA	100.00%	7720 VA			
R	54080 VA	59.25%	32040 VA	TOTAL CONNECTED LOAD:	130202 VA	157 A
M	59614 VA	100.00%	59614 VA	TOTAL DEMAND LOAD:	108910 VA	131 A

1 **PANEL: LB1**

LOCATION: IDF 406 | VOLTAGE/PHASE: 120/208 WYE,3PH,4W | FED FROM: TB
FLOOR: FINISH FLOOR | BUS AMPS: 250 A | RATING: 10 KAIC
MOUNTING: RECESSED | MAIN BREAKER: MLO

CKT	TYPE	LOAD	BKR/POLE	A	B	C	A	B	C	BKR/POLE	LOAD	TYPE	CKT
1	--	BLDG. EXTERIOR	20 A 1	950 VA			1675 VA			2 35 A	WSHP 3A	M	2
3	N	WATER HEATER	20 A 1		100 VA			1675 VA		-- --	--	--	4
5	N	BOILER	20 A 1			1680 VA			1675 VA	2 35 A	WSHP 3B	M	6
7	N	IRRIGATION CONTROLS	20 A 1	100 VA			1675 VA			-- --	--	--	8
9	N; R	REC. RM. 409,CLOCK	20 A 1		640 VA			1882 VA		2 35 A	WSHP 5	M	10
11	R	REC. RM. 409	20 A 1			720 VA			1882 VA	-- --	--	--	12
13	R	REC. RM. 409,PODIUM	20 A 1	540 VA			1800 VA			2 30 A	WSHP-4A	M	14
15	R	LAB BENCH #1,RWAY RM. 409	20 A 1		540 VA			1800 VA		-- --	--	--	16
17	R	LAB BENCH #1,RWAY RM. 409	20 A 1			540 VA			1800 VA	2 30 A	WSHP-4B	M	18
19	R	LAB BENCH #3,RWAY RM. 409	20 A 1	720 VA			1800 VA			-- --	--	--	20
21	R	LAB BENCH #3,RWAY RM. 409	20 A 1		540 VA			540 VA		1 20 A	REC. RM. 401,402	R	22
23	R	LAB BENCH #2 RM. 409	20 A 1			540 VA			360 VA	1 20 A	REC. RM. 401,402	R	24
25	R	LAB BENCH #2 RM. 409	20 A 1	540 VA			100 VA			1 20 A	EMERGENCY PHONE	N	26
27	R	PROJECTORS RM. 409	20 A 1		360 VA			1920 VA		1 20 A	AUTOCLAVE RM. 403	R	28
29	R	REC. RM. 410-12	20 A 1			720 VA			1920 VA	1 20 A	UC. GLASS WASHER RM. 403	R	30
31	N; R	REC. RM. 410,11,CLOCK RM....	20 A 1	640 VA			1920 VA			1 20 A	ICE MACHINE RM. 403	R	32
33	R	REC. RM. 410-12,TV	20 A 1		900 VA			1920 VA		1 20 A	FREEZER RM. 403	R	34
35	R	DESKS RM. 411	20 A 1			1200 VA			1920 VA	1 20 A	REFRIGERATOR RM. 403	R	36
37	R	DESKS RM. 412	20 A 1	1200 VA			1080 VA			1 20 A	CART CHARGING RM. 403	R	38
39	M	ROLL UP DOOR	20 A 1		1440 VA			1800 VA		1 20 A	FUME HOOD RM. 403	R	40
41	R	REC. RM. 408	20 A 1			720 VA			900 VA	1 20 A	REC. RM. 403,BENCH	R	42
43	N	ECLYPSE CONTROLLER	20 A 1	100 VA			820 VA			1 20 A	REC. RM. 403,BENCH,CLOCK	N; R	44
45	R	IT CABINET	20 A 1		1000 VA			540 VA		1 20 A	REC. COURTYARD	R	46
47	R	IT CABINET	30 A 2			2000 VA			540 VA	1 20 A	REC. COURTYARD	R	48
49	--	--	-- --	2000 VA			1080 VA			1 20 A	REC. RM. 404 INCUBATOR	R	50
51	N	FAPS,AMP CABINETS	20 A 1		960 VA			0 VA		1 20 A	SPARE	--	52
53	N	FACP,VECP CABINETS	20 A 1			960 VA			0 VA	1 20 A	SPARE	--	54
55	N	BMS PANEL	20 A 1	480 VA			0 VA			1 20 A	SPARE	--	56
57	N	JACE CONTROLLER	20 A 1		480 VA			0 VA		1 20 A	SPARE	--	58
59	N	SECURITY PANEL	20 A 1			960 VA			0 VA	1 20 A	SPARE	--	60
61	N	WSHP 1-3 CTRLS.	20 A 1	500 VA			0 VA			1 20 A	SPARE	--	62
63	N	WSHP 4-5 CTRLS.	20 A 1		300 VA			0 VA		1 20 A	SPARE	--	64
65	N	I/O CONTROL MODULE	20 A 1			500 VA			0 VA	1 20 A	SPARE	--	66
67	--	SPARE	20 A 1	0 VA			0 VA			1 20 A	SPARE	--	68
69	--	SPARE	20 A 1		0 VA			0 VA		1 20 A	SPARE	--	70
71	--	SPARE	20 A 1			0 VA			0 VA	1 20 A	SPARE	--	72
73	--	SPARE	20 A 1	0 VA			0 VA			1 20 A	SPARE	--	74
75	--	SPARE	20 A 1		0 VA			0 VA		1 20 A	SPARE	--	76
77	--	SPARE	20 A 1			0 VA			0 VA	1 20 A	SPARE	--	78
79	N; ...	(E)LB2	100 A 3	8572 VA			1080 VA			1 20 A	REC. GREENHOUSE SHELVING	R	80
81	--	--	-- --		9036 VA			1080 VA		1 20 A	REC. GREENHOUSE SHELVING	R	82
83	--	--	-- --			11228...			720 VA	1 20 A	REC. GREENHOUSE	R	84

LOAD TYPE KEY:
N=NON CONTINUOUS M=MECH EQUIP
P=POWER R=RECEPTACLE
L=LIGHTING K=KITCHEN

TOTAL A: 29372 VA 245 A
TOTAL B 29453 VA 246 A
TOTAL C: 33485 VA 279 A

LOAD TYPE	CONNECTED	DEMAND FACTOR	ESTIMATED	PANEL TOTALS		
N	7720 VA	100.00%	7720 VA			
R	54080 VA	59.25%	32040 VA			
M	24712 VA	100.00%	24712 VA	TOTAL CONNECTED LOAD:	92310 VA	256 A
				TOTAL DEMAND LOAD:	70270 VA	195 A

GENERAL NOTES

1. CONTRACTOR TO UTILIZE BRANCH CIRCUITS SERVING ELECTRICAL DEVICES REMOVED AS PART OF THE DEMOLITION PHASE. CONFIRM IN FIELD EXACT CIRCUIT NUMBERS TO BE UTILIZED.
2. PANELBOARDS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO PROVIDE UPDATED PANEL DIRECTORIES UPON COMPLETION OF NEW WORK.

NOTES

1. PROVIDE NEW PANELBOARD AND CIRCUIT BREAKERS AS NOTED. CONTRACTOR TO UPDATE PANEL SCHEDULE DIRECTORY UPON COMPLETION OF WORK.
2. CIRCUIT BREAKER RENDERED AS SPARE AS A RESULT OF NEW WORK. UPDATE PANELBOARD CIRCUIT DIRECTORY ACCORDINGLY.
3. UTILIZE EXISTING 20A,1-POLE CIRCUIT BREAKER FOR NEW LOAD. UPDATE PANELBOARD CIRCUIT DIRECTORY ACCORDINGLY.
4. REPLACE EXISTING (2)20A,1-POLE BREAKERS. PROVIDE NEW 20A,2-POLE CIRCUIT BREAKER. MATCH KAIC RATING OF EXISTING PANELBOARD.
5. REPLACE EXISTING (2)20A,1-POLE BREAKERS. PROVIDE NEW 25A,2-POLE CIRCUIT BREAKER. MATCH KAIC RATING OF EXISTING PANELBOARD.

-	-	(E)LB2
-	(E)HB	(E)LB1

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



SIGNED: 10/25/2020

CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

PANEL SCHEDULES

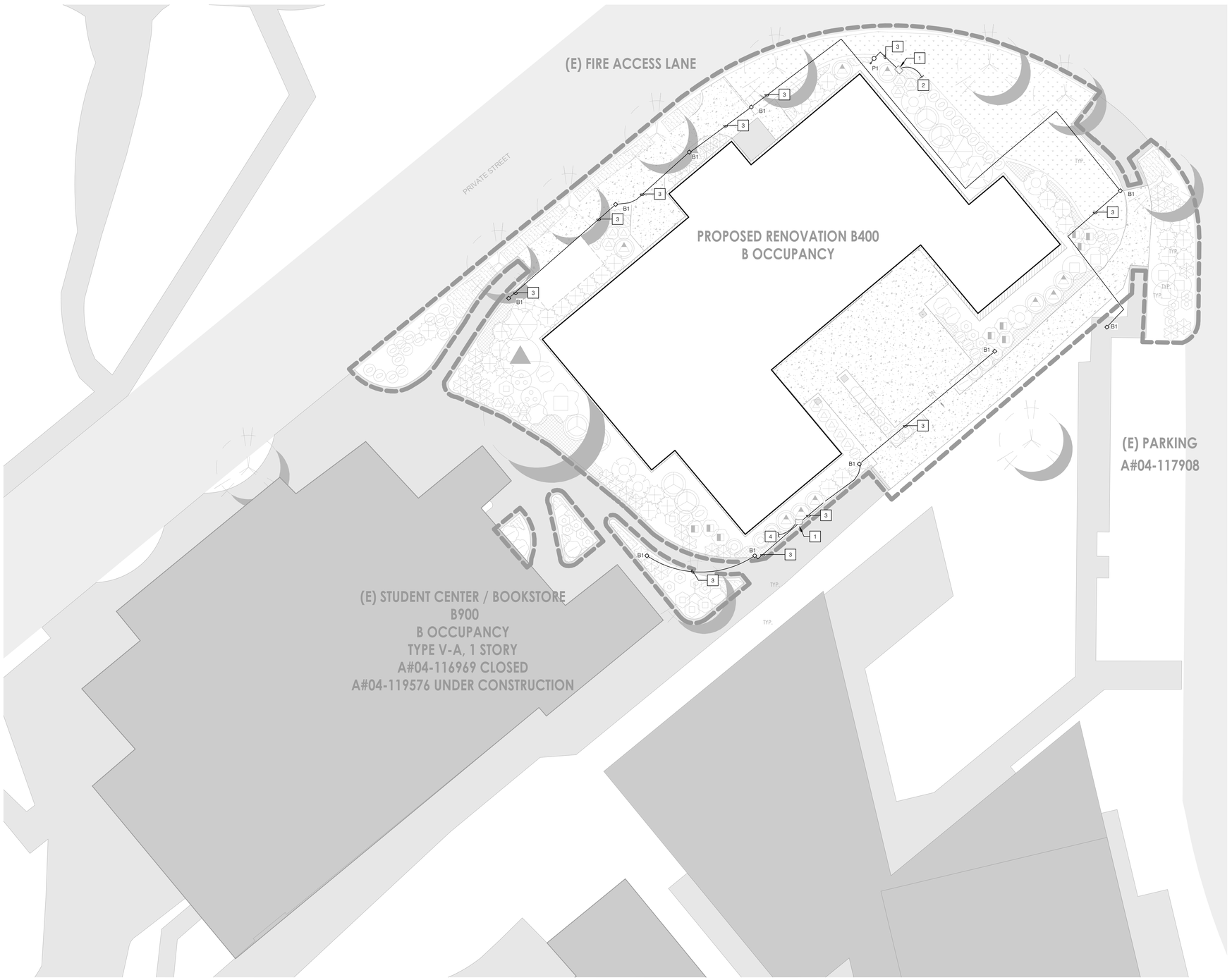
SHEET NUMBER

E0.03

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 4:07:19 PM C:\Users\Nelson Pinzon\Documents\J0668-MEPT-Central_R20_mhlom.pinzonbetancourtPT32N.rvt



GENERAL NOTES

1. REPLACE EXISTING LIGHT FIXTURES WITH NEW LIGHT FIXTURES IN LOCATIONS SHOWN.
2. REPLACE EXISTING CONDUIT, WIRE, AND CONTROL WIRES FOR NEW LIGHT FIXTURE.
3. FEEDS TO THE SITE LIGHT FIXTURES ARE TO BE INSTALLED A MINIMUM OF 18" BELOW GRADE.
4. EXISITING LOADS ARE TO BE RECONNECTED TO SAMEPANEL AND CIRCUIT ONCE NEW WORK IS COMPLETED.
5. REFER TO LIGHT FIXTURE SCHEDULE ON SHEET E0.02 FOR ADDITIONAL FIXTURE INFORMATION.
6. SITE LIGHTING FIXTURES SHALL BE CONTROLLED THROUGH NEW nLIGHT ECLYPSE CONTROLLER LOCATED IN BUILDING 900.

NOTES

1. PROVIDE NEW 12"X12"X24" PULLBOX FOR CONNECTION OF NEW CONDUIT AND WIRING TO EXISTING.
2. UTILIZE EXISTING POWER FEED FROM BUILDING B300.
3. PROVIDE NEW 3/4"C - 2#10,1#10G 18" BELOW FINISHED GRADE. PROVIDE WARNING TAPE AT 12" BELOW FINISHED GRADE.
4. UTILIZE EXISITNG POWER FEED FROM BUILDING B900.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

SITE PLAN

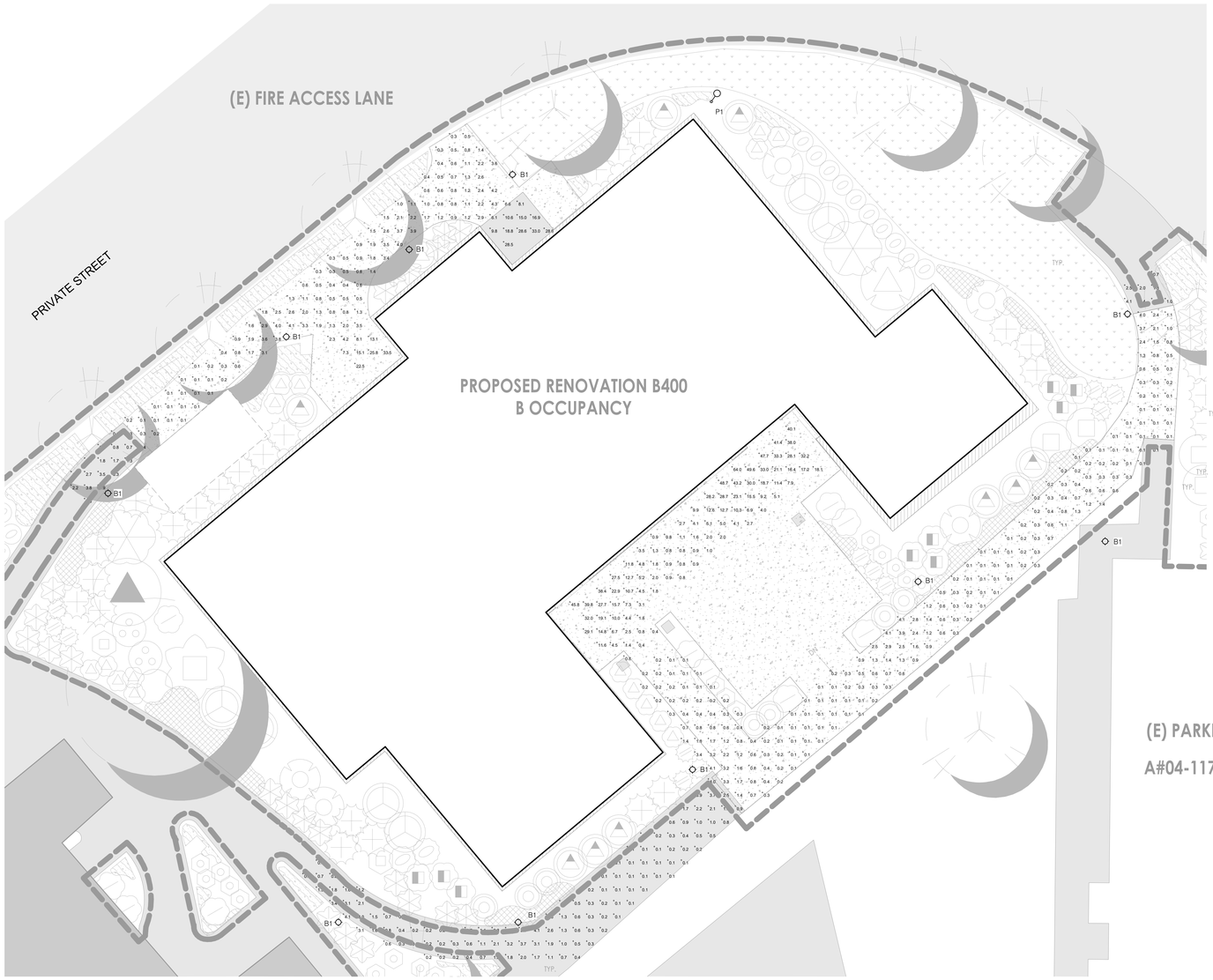
SHEET NUMBER

E1.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 4:07:27 PM C:\Users\Miriam Pinzon\Documents\J0668-MEPT-Central_R20_miriam.pinzonbetancourtPT32N.rvt



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

PHOTOMETRICS-EXTERIOR EGRESS

SHEET NUMBER

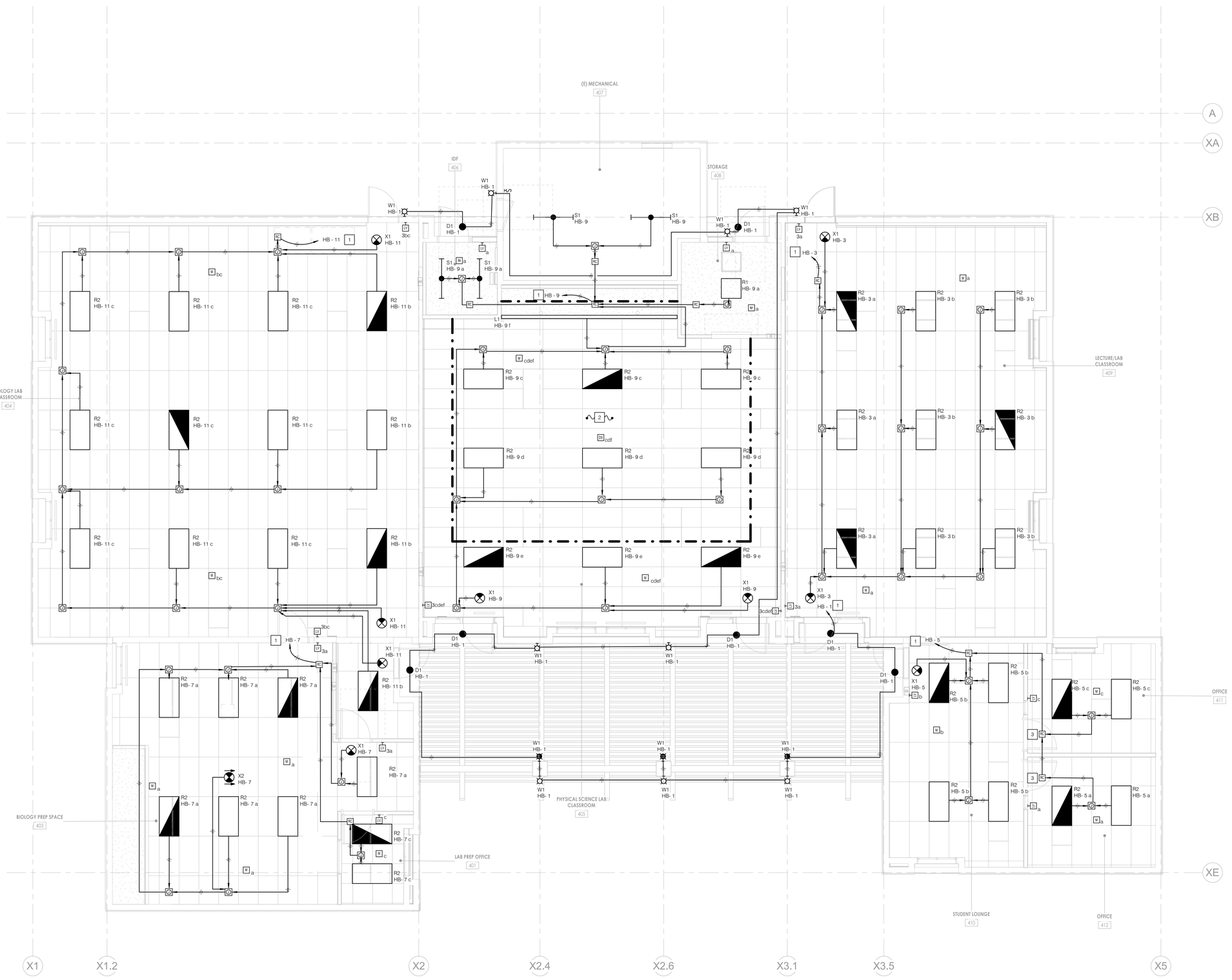
E1.01A

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

MM-20-020 – SAN B400 Renovation Project Specifications (Bidding Documents)

1/15/2021 4:07:30 PM C:\Users\Wilson Pinzon\Documents\J0668-MEPT-Central_R20_mhlom.pinzonbetorcourtPT32N.rvt



GENERAL NOTES

1. REFER TO LIGHTING FIXTURE SCHEDULE ON SHEET E0.02 FOR ADDITIONAL INFORMATION.
2. ALL EXISTING LIGHT FIXTURES SHALL BE REMOVED AND REPLACED WITH NEW LED LIGHT FIXTURES. RETAIN EXISTING BRANCHI CIRCUITING FOR RECONNECTION TO NEW FIXTURE. NEW LIGHTING CONTROLS SHALL BE PROVIDED.
3. PROVIDE 90-MINUTE BATTERY PACK OPTION FOR SHADED EMERGENCY LIGHTING FIXTURES SHOWN ON PLANS.
4. COORDINATE INSTALLATION OF NEW FIXTURES INTO EXISTING CEILINGS. PROVIDE MOUNTING KITS AS REQUIRED. REFER TO ARCHITECTURAL CEILING PLAN FOR CEILING TYPES.
5. CONTROLS ARE TO BE TIED INTO ENVYSION SYSTEM. ZONING FOR THE FLOOR PLAN AND GRAPHICAL INTERFACE SHALL BE PROVIDED BY SYSTEM MANUFACTURER. CONTRACTOR TO COORDINATE APPROVED SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR TO CONFIRM EXISTING CIRCUIT LOADS AND TRACE CIRCUITING BEFORE BEGINNING NEW WORK AND ADDING LIGHT FIXTURES TO EXISTING CIRCUIT. UPON VERIFICATION OF CICRCUITING, CONTRACTOR SHALL ADD NUMBERING IN AS-BUILT DRAWINGS.
7. WHERE APPLICABLE, EXISTING CONDUIT AND WIRING WITHIN WALLS SHALL BE RETAINED AND RE-USED FOR NEW ELECTRICAL DEVICES.
8. PROVIDE EMT CONDUIT IN LOCATIONS IDENTIFIED DURING DEMO AS HAVING FLEX CONDUIT THAT IS LONGER THAN 6' AND/OR IS NOT UTILIZED AS A LIGHTING JUMPER.
9. EXTERIOR FIXTURES SHALL BE CONTROLLED VIA NLIGHT ECLYPSE CONTROLLER.
10. ALL NEW BRANCH CIRCUITRY SHALL HAVE DEDICATED NEUTRAL UNLESS OTHERWISE NOTED.

NOTES

1. UTILIZE EXISTING WIRING AND CONDUIT FOR NEW LIGHT FIXTURE FOR CIRCUIT NOTED.
2. FIXTURES THAT ARE LOCATED WITHIN THE SKYLIT ZONE SHALL BE CONTROLLED VIA DAYLIGHT SENSOR. INSTALL PER MANUFACTURER REQUIREMENTS.
3. PROVIDE ROOM CONTROLLER WITH PLUG LOAD CONTROL CAPABILITIES FOR RECEPTACLES SHOWN ON SHEET E2.21. INSTALL PER MANUFACTURER REQUIREMENTS.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

LIGHTING FLOOR PLAN

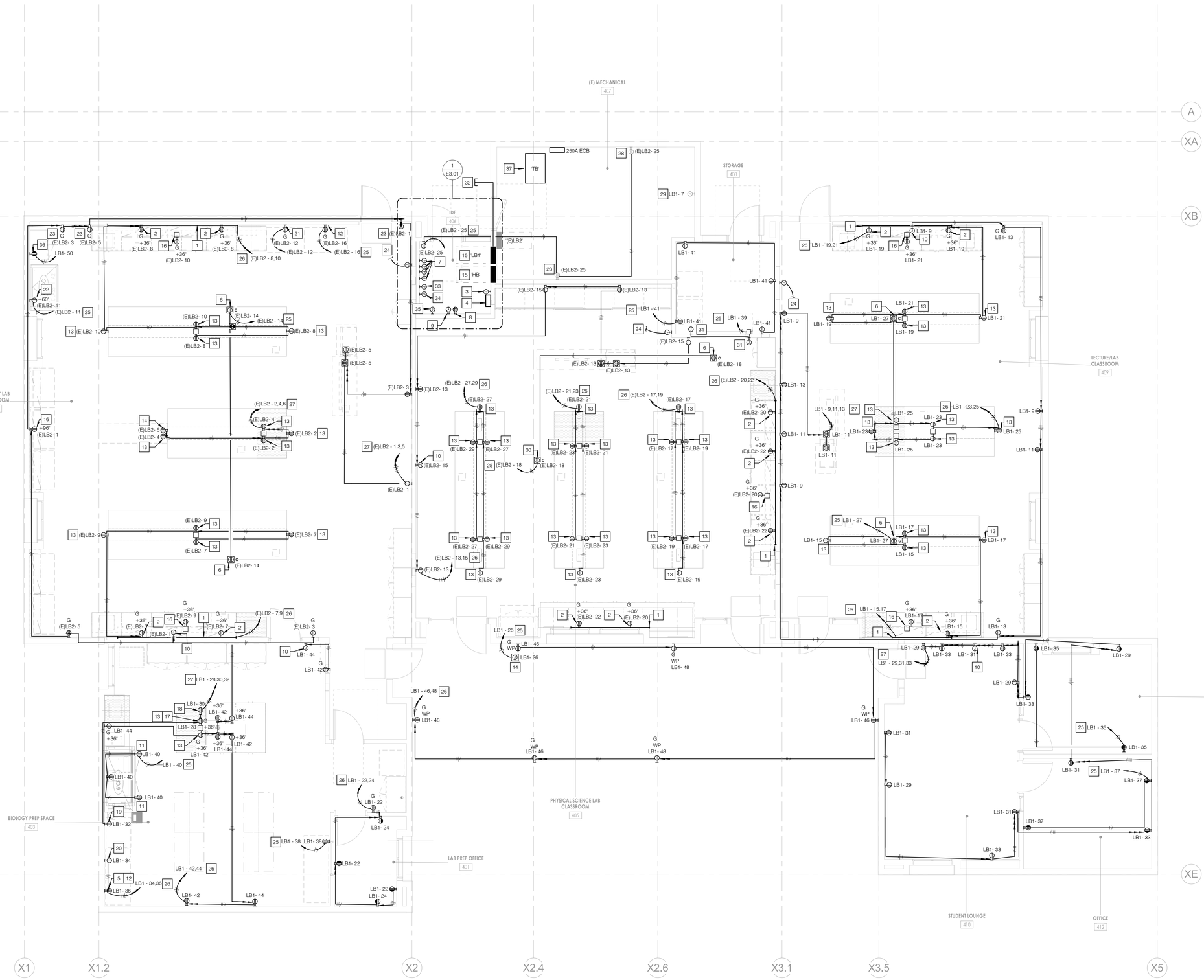
SHEET NUMBER

E2.11

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 4:07:32 PM C:\Users\Wilson Pinzon\Documents\J0668-MEPT-Central_R20_mhlom.pinzonbetancourtPT32N.rvt



GENERAL NOTES

1. RE-CONNECT EXISTING CONDUIT AND WIRE TO NEW ELECTRICAL DEVICES WHERE NOTED.
2. REFER TO PANEL SCHEDULES ON SHEET E0.02 FOR ADDITIONAL INFORMATION.
3. ALL NEW BRANCH CIRCUITS SHALL HAVE DEDICATED NEUTRALS UNLESS OTHERWISE NOTED. EXISTING MULTIWIRE BRANCH CIRCUITS THAT ARE RE-UTILIZED SHALL BE PROVIDED WITH NEW CIRCUIT BREAKER.
4. CONTRACTOR TO CONFIRM EXISTING CIRCUIT LOADS AND TRACE CIRCUITING BEFORE BEGINNING NEW WORK AND ADDING DEVICES TO EXISTING CIRCUIT. UPON VERIFICATION OF CIRCUITING, CONTRACTOR SHALL ADD NUMBERING IN AS-BUILT DRAWINGS.
5. DEVICES SHOWN IN GREY ARE EXISTING TO REMAIN IN PLACE WITH EXISTING CIRCUITING AND POWER FEEDS.
6. ALL RECEPTACLES SHALL BE STAINLESS STEEL. EXISTING RECEPTACLES SHALL BE REPLACED TO BE STAINLESS STEEL.
7. REFER TO ARCHITECTURAL DRAWINGS FOR WALL RATINGS.
8. PROVIDE EMT CONDUIT IN LOCATIONS IDENTIFIED DURING DEMO AS HAVING FLEX CONDUIT THAT IS LONGER THAN 6' AND/OR IS NOT UTILIZED AS A LIGHTING JUMPER.
9. EXTERIOR RECEPTACLES SHALL BE GFI IN WEATHERPROOF AND WATER RESISTANT LOCKABLE BOX. COVER SHALL BE PROVIDED TO MAINTAIN WEATHERPROOF CONDITION DURING RECEPTACLE USE.
10. CONTRACTOR SHALL PROVIDE 1°C TO ALL THERMOSTATS. COORDINATE FINAL LOCATIONS AND QUANTITIES WITH CONTROLS ENGINEER.

NOTES

1. PROVIDE WIREWAY MOUNTED AT +36" A.F.F. FOR POWER OUTLETS. SIMILAR TO WIREMOLD 2400 SERIES OR APPROVED EQUAL.
2. PROVIDE GFI DUPLEX RECEPTACLE IN WIREWAY. COORDINATE FINAL HEIGHT OF WIREWAY WITH ARCHITECTURAL ELEVATIONS.
3. PROVIDE CONNECTION TO nLIGHT ECLYPSE SYSTEM CONTROLLER. COORDINATE FINAL INSTALLATION REQUIREMENTS WITH MANUFACTURER.
4. PROVIDE nLIGHT ARP LIGHTING CONTROL RELAY PANEL. COORDINATE FINAL INSTALLATION REQUIREMENTS WITH MANUFACTURER.
5. UTILIZE EXISTING RECEPTACLE LOCATION FOR NEW EQUIPMENT.
6. PROVIDE CEILING MOUNTED DUPLEX RECEPTACLE FOR PROJECTOR. COORDINATE FINAL LOCATION WITH AV DRAWINGS.
7. PROVIDE 120V POWER TO FIRE ALARM CONTROL PANEL. COORDINATE FINAL LOCATION AND INSTALLATION REQUIREMENTS PRIOR TO ROUGH-IN.
8. PROVIDE LADDER MOUNTED 120V DUPLEX RECEPTACLE FOR TELECOM RACK. COORDINATE FINAL LADDER LOCATION WITH TELECOM DRAWINGS.
9. PROVIDE LADDER MOUNTED NEMA L6-30R RECEPACLTE FOR TELECOM RACK. COORDINATE FINAL LADDER LOCATION WITH TELECOM DRAWINGS.
10. PROVIDE 120V POWER FOR CLOCK. COORDINATE FINAL HEIGHT AND LOCATION WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.
11. PROVIDE DEDICATED 120V RECEPTACLE OPTION FOR FUME HOOD. COORDINATE FINAL INSTALLATION WITH MANUFACTURER REQUIREMENTS PRIOR TO ROUGH-IN.
12. PROVIDE DEDICATED 120V RECEPTACLE FOR REFRIGERATOR. COORDINATE FINAL MOUNTING HEIGHT WITH ARCHITECTURAL PLANS.
13. PROVIDE PEDESTAL MOUNTED DUPLEX RECEPTACLE WITH DUAL USB PORTS. COORDINATE FINAL LOCATION AND MOUNTING WITH LAB DRAWINGS.
14. PROVIDE 120V POWER TO EMERGENCY PHONE LIGHT. COORDINATE FINAL INSTALLATION WITH MANUFACTURER REQUIREMENTS PRIOR TO ROUGH-IN.
15. PROVIDE NEW PANELBOARD. REFER TO SHEETS E0.02 AND E5.01 FOR ADDITIONAL INFORMATION.
16. PROVIDE PEDESTAL MOUNTED RECEPTACLE. PEDESTAL PROVIDED BY OTHERS. COORDINATE FINAL LOCATION AND MOUNTING WITH LAB DRAWINGS.
17. PROVIDE DEDICATED DUPLEX RECEPTACLE FOR AUTOCLAVE. COORDINATE FINAL LOCATION WITH LAB EQUIPMENT DRAWINGS PRIOR TO ROUGH-IN.
18. PROVIDE DEDICATED DUPLEX RECEPTACLE FOR UNDERCOUNTER GLASSWARE WASHER. COORDINATE FINAL LOCATION WITH LAB EQUIPMENT DRAWINGS PRIOR TO ROUGH-IN.
19. PROVIDE DEDICATED DUPLEX RECEPTACLE FOR ICE MACHINE. COORDINATE FINAL LOCATION WITH LAB EQUIPMENT DRAWINGS PRIOR TO ROUGH-IN.
20. PROVIDE DEDICATED DUPLEX RECEPTACLE FOR FREEZER. COORDINATE FINAL LOCATION WITH LAB EQUIPMENT DRAWINGS PRIOR TO ROUGH-IN.
21. PROVIDE DEDICATED DUPLEX RECEPTACLE FOR AQUARIA. COORDINATE FINAL LOCATION WITH LAB EQUIPMENT DRAWINGS PRIOR TO ROUGH-IN.
22. PROVIDE DEDICATED DUPLEX RECEPTACLE FOR BIOSAFETY CABINET. COORDINATE FINAL LOCATION WITH LAB EQUIPMENT DRAWINGS PRIOR TO ROUGH-IN.
23. UTILIZE EXISTING WIRING AND CONDUIT FOR NEW ELECTRICAL DEVICES WHERE APPLICABLE.
24. PROVIDE 1°C TO THERMOSTAT CONTROLS AND 3/4°C TO LIGHT SWITCH. REFER TO DETAIL 1 ON SHEET E6.02 FOR TEACHING CONTROL CENTER DETAIL INDICATING MOUNTING CONFIGURATION. COORDINATE FINAL SIZING AND QUANTITIES WITH CONTROLS ENGINEER.
25. PROVIDE 3/4"C - 2#12, 1#12G
26. PROVIDE 3/4"C - 4#12, 1#12G
27. PROVIDE 3/4"C - 6#12, 1#12G
28. RECEPTACLE LEFT IN PLACE. RE-CONNECT EXISTING CONDUIT AND WIRING TO CIRCUIT NOTED.
29. RETAIN EXISTING FEED FOR IRRIGATION CONTROLS.
30. PROVIDE CEILING MOUNTED DUPLEX RECEPTACLE FOR TV SCREEN. COORDINATE FINAL LOCATION WITH AV DRAWINGS.
31. PROVIDE CONNECTION TO ROLLUP DOOR OPERATOR BUTTON.
32. PROVIDE 3/4"C - 6#12,1#12G IN CAPPED STUB UP FOR FUTURE GREENHOUSE. UTILIZE EXISTING PATHWAY FOR CONNECTION TO GREENHOUSE.
33. PROVIDE 120V POWER TO BMS. COORDINATE FINAL LOCATION AND INSTALLATION REQUIREMENTS PRIOR TO ROUGH-IN.
34. PROVIDE 120V POWER TO JACE CONTROLLER. COORDINATE FINAL LOCATION AND INSTALLATION REQUIREMENTS PRIOR TO ROUGH-IN.
35. PROVIDE 120V POWER TO SECURITY PANELS. COORDINATE FINAL LOCATION AND INSTALLATION REQUIREMENTS PRIOR TO ROUGH-IN.
36. PROVIDE 120V POWER TO INCUBATOR. COORDINATE FINAL LOCATION AND INSTALLATION REQUIREMENTS PRIOR TO ROUGH-IN.
37. REFER TO DETAIL 3 ON SHEET E6.01 FOR MOUNTING INFORMATION.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

POWER FLOOR PLAN

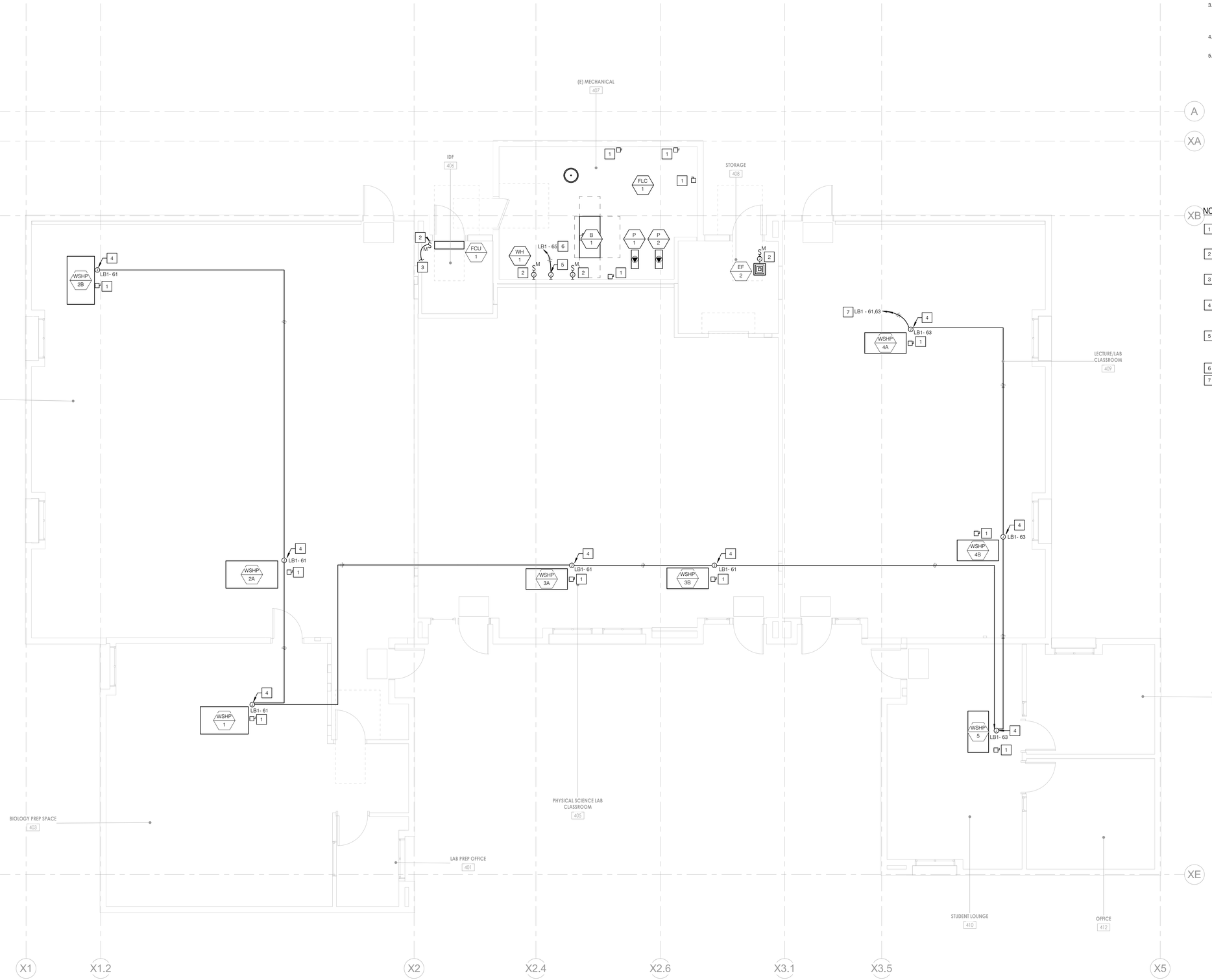
SHEET NUMBER

E2.21

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 4:07:35 PM C:\Users\Wilson Pinzon\Documents\J0668-MEPT-Central_R20_mhiom.pinzonbetancourtPT32N.rvt



GENERAL NOTES

1. REFER TO MECHANICAL DRAWINGS FRO DEMO AND RENO PLANS FOR MECHANICAL EQUIPMENT.
2. REFER TO PLUMBING DRWAINGS FOR DEMO AND RENO PLANS FRO MECHANICAL EQUIPMENT.
3. ALL EXISTING FEEDS AND ELECTRICAL DEVICES SHALL REMAIN IN PLACE AND BE RE-USED FOR NEW MECHANICAL AND PLUMBING EQUIPMENT UNLESS OTHERWISE NOTED.
4. REFER TO CONNECTION SCHEDULE ON SHEET E0.02 FOR ADDITIONAL INFORMATION.
5. CONTRACTOR TO CONFIRM EXISTING CIRCUIT LOADS AND TRACE CIRCUITING BEFORE BEGINNING NEW WORK AND ADDING DEVICES TO EXISTING CIRCUIT. UPON VERIFICATION OF CIRCUITING. CONTRACTOR SHALL ADD NUMBERING IN AS-BUILT DRAWINGS.

NOTES

1. PROVIDE NEW HEAVY DUTY FUSED DISCONNECT. COORDINATE FINAL LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
2. PROVIDE NEW MOTOR RATED SWITCH. COORDINATE FINAL LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
3. PROVIDE 2#12,1#12G FOR CONNECTION BETWEEN FAN COIL AND CONDENSING UNIT. POWER IS PROVIDED VIA CONDENSING UNIT LOCATED ON THE ROOF.
4. PROVIDE 120-24V TRANSFORMER AND 120V POWER TO TRANSFORMER FOR WSHP CONTROLLER. COORDINATE FINAL LOCATION AND POINTS OF CONNECTION WITH MANUFACTURER REQUIREMENTS.
5. PROVIDE 120-24V TRANSFORMER AND 120V POWER TO TRANSFORMER FOR I/O MODULE. COORDINATE FINAL LOCATION AND POINT OF CONNECTION WITH MANUFACTURER REQUIREMENTS.
6. PROVIDE 3/4"C - 2#12,1#12G.
7. PROVIDE 3/4"C - 4#12,1#12G.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

AUXILIARY FLOOR PLAN

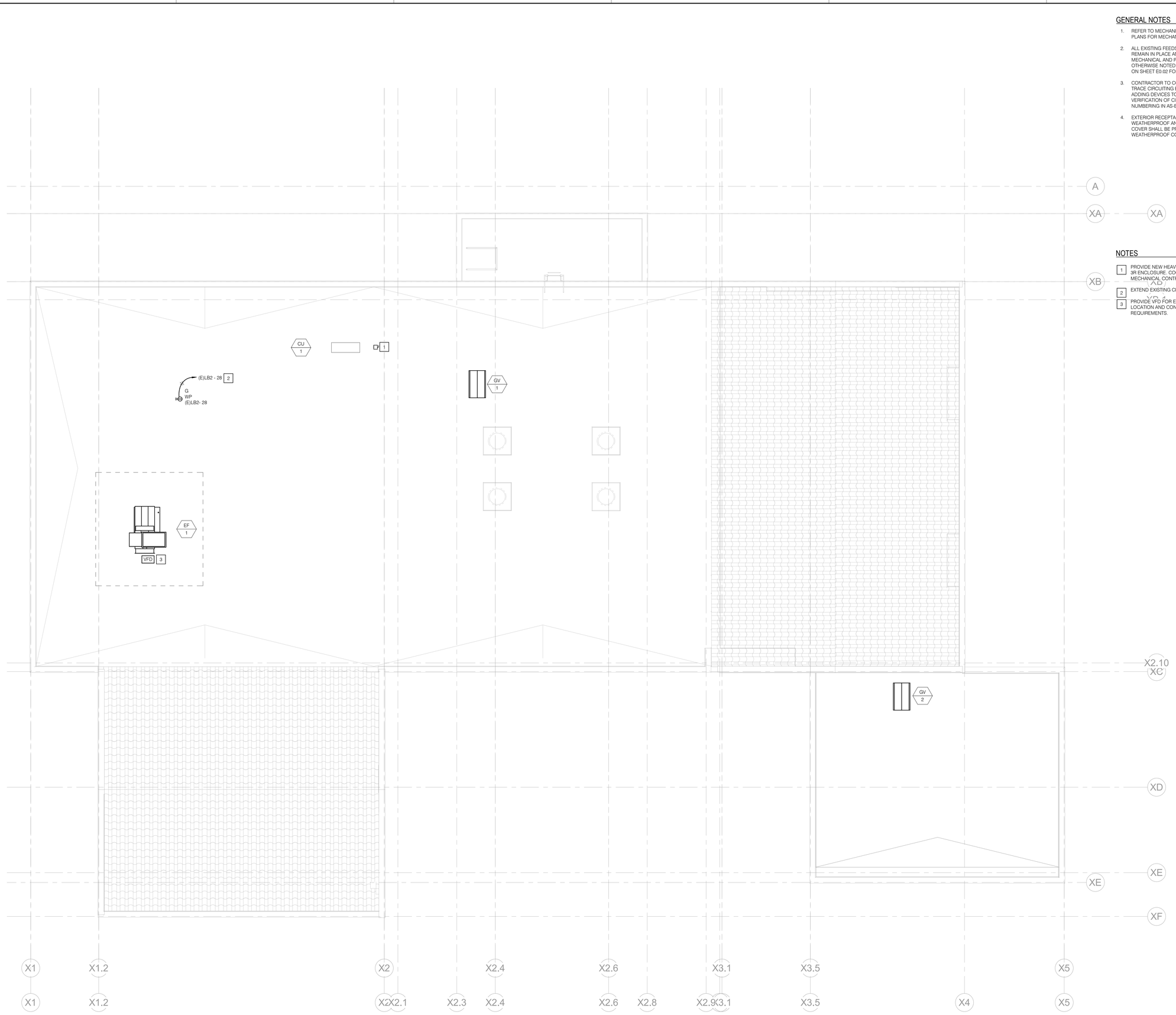
SHEET NUMBER

E2.31

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 4:07:37 PM C:\Users\Vellom Pinzon\Documents\J0668-MEPT-Central_R20_mhlom.pinzonbetorcourtPT32N.rvt



GENERAL NOTES

1. REFER TO MECHANICAL DRAWINGS FRO DEMO AND RENO PLANS FOR MECHANICAL EQUIPMENT.
2. ALL EXISTING FEEDS AND ELECTRICAL DEVICES SHALL REMAIN IN PLACE AND BE RE-USED FOR NEW MECHANICAL AND PLUMBING EQUIPMENT UNLESS OTHERWISE NOTED. REFER TO CONNECTION SCHEDULE ON SHEET E0.02 FOR ADDITIONAL INFORMATION.
3. CONTRACTOR TO CONFIRM EXISTING CIRCUIT LOADS AND TRACE CIRCUITING BEFORE BEGINNING NEW WORK AND ADDING DEVICES TO EXISTING CIRCUIT. UPON VERIFICATION OF CIRCUITING, CONTRACTOR SHALL ADD NUMBERING IN AS-BUILT DRAWINGS.
4. EXTERIOR RECEPTACLES SHALL BE GFI IN WEATHERPROOF AND WATER RESISTANT LOCKABLE BOX. COVER SHALL BE PROVIDED TO MAINTAIN WEATHERPROOF CONDITION DURING RECEPTACLE USE.

NOTES

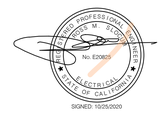
1. PROVIDE NEW HEAVY DUTY FUSED DISCONNECT IN NEMA 3R ENCLOSURE. COORDINATE FINAL LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
2. EXTEND EXISTING CIRCUITRY TO NEW RECEPTACLE.
3. PROVIDE VFD FOR EXHAUST FAN. COORDINATE FINAL LOCATION AND CONNECTION WITH MANUFACTURER REQUIREMENTS.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

AUXILIARY ROOF PLAN

SHEET NUMBER

E2.32

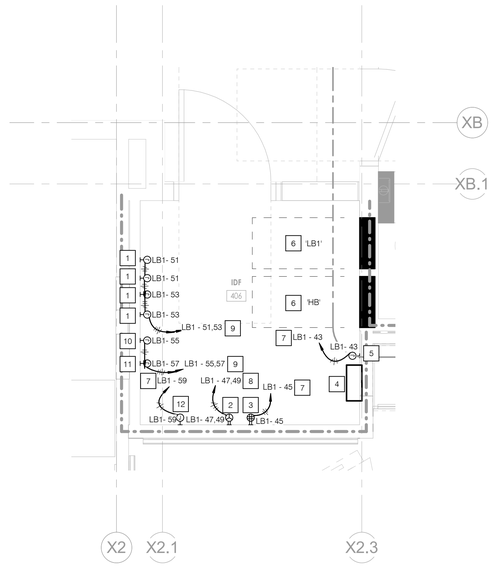
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 4:07:38 PM C:\Users\Miriam Pinzon\Documents\J0668-MEPT-Central_R20_miriam.pinzon@hpiarcour.rvt

NOTES

1. PROVIDE 120V POWER TO FIRE ALARM CONTROL PANEL. COORDINATE FINAL LOCATION AND INSTALLATION REQUIREMENTS PRIOR TO ROUGH-IN.
2. PROVIDE LADDER MOUNTED NEMA 6-30R RECEPACLTE FOR TELECOM RACK. COORDINATE FINAL LADDER LOCATION WITH TELECOM DRAWINGS.
3. PROVIDE LADDER MOUNTED 120V QUAD RECEPTACLE FOR TELECOM RACK. COORDINATE FINAL LADDER LOCATION WITH TELECOM DRAWINGS.
4. PROVIDE nLIGHT ARP LIGHTING CONTROL RELAY PANEL. COORDINATE FINAL INSTALLATION REQUIREMENTS WITH MANUFACTURER.
5. PROVIDE CONNECTION TO nLIGHT ECLYPSE SYSTEM CONTROLLER. COORDINATE FINAL INSTALLATION REQUIREMENTS WITH MANUFACTURER.
6. PROVIDE NEW PANELBOARD. REFER TO SHEETS E0.02 AND E5.01 FOR ADDITIONAL INFORMATION.
7. PROVIDE 3/4"C - 2#12, 1#12G.
8. PROVIDE 3/4"C - 2#10,1#10G.
9. PROVIDE 3/4"C-4#12,1#12G.
10. PROVIDE 120V POWER TO BMS. COORDINATE FINAL LOCATION AND INSTALLATION REQUIREMENTS PRIOR TO ROUGH-IN.
11. PROVIDE 120V POWER TO JACE CONTROLLER. COORDINATE FINAL LOCATION AND INSTALLATION REQUIREMENTS PRIOR TO ROUGH-IN.
12. PROVIDE 120V POWER TO SECURITY PANELS. COORDINATE FINAL LOCATION AND INSTALLATION REQUIREMENTS PRIOR TO ROUGH-IN.



1 IDF ROOM 406

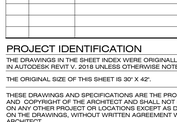
SCALE: 1/2" = 1'-0"

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

ENLARGED PLANS

SHEET NUMBER

E3.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

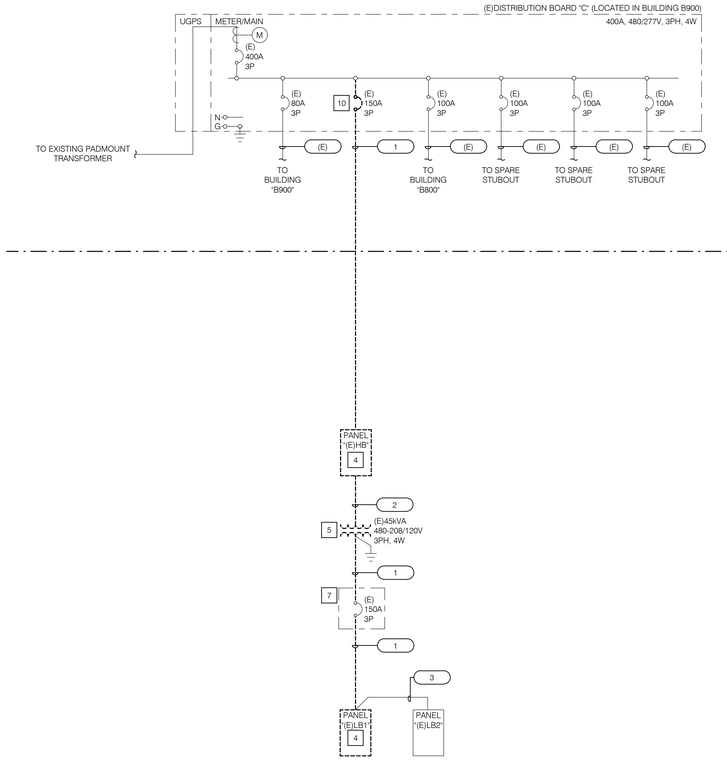
1/15/2021 4:07:41 PM C:\Users\Wilson Pinzon\Documents\JV048-MEP-Central_R20_mhorn.pinzonbetancourtPT32N.rvt

NOTES

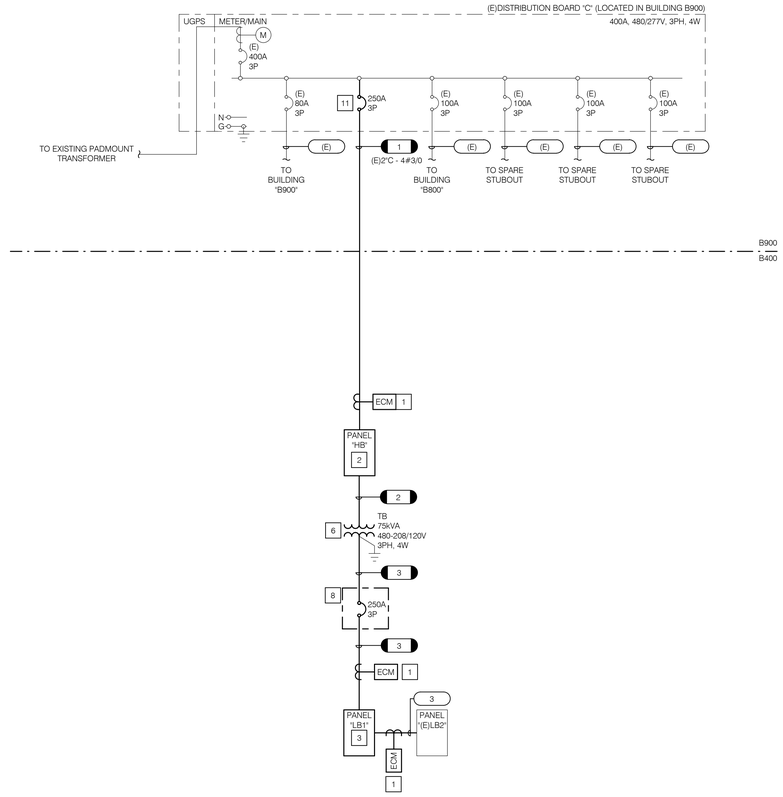
1. PROVIDE VERIS E51H5 SERIES POWER MONITORING METER. INSTALL METER WITHIN FLUSH MOUNTED NEMA 1 ENCLOSURE WITH CLEAR HINGED COVER. COORDINATE INSTALLATION OF CURRENT TRANSFORMERS AND POTENTIAL TRANSFORMERS WITH NEW PANELBOARD. COORDINATE REQUIRED WIRING TO REMOTE METER WITH MANUFACTURERS RECOMMENDATIONS. COORDINATE BACNET CONNECTION TO DDC CONTROLLER FOR INTERFACE WITH BUILDING MANAGEMENT SYSTEM WITH CONTROLS CONTRACTOR.
2. PROVIDE NEW 42 CIRCUIT PANELBOARD AND RECONNECT TO EXISTING CONDUITS AND WIRES. REFER TO PANEL SCHEDULE ON SHEET E0.03 FOR ADDITIONAL INFORMATION.
3. PROVIDE NEW 84 CIRCUIT PANELBOARD AND RECONNECT TO EXISTING CONDUITS AND WIRES. REFER TO PANEL SCHEDULE ON SHEET E0.03 FOR ADDITIONAL INFORMATION.
4. DEMOLISH EXISTING PANELBOARD. RETAIN ALL EXISTING CONDUITS AND WIRES FOR FUTURE REUSE.
5. DEMOLISH EXISTING TRANSFORMER. RETAIN ALL EXISTING CONDUITS AND WIRES FOR FUTURE REUSE.
6. PROVIDE NEW 75KVA TRANSFORMER.
7. DEMOLISH EXISTING ENCLOSED CIRCUIT BREAKER.
8. PROVIDE NEW ENCLOSED CIRCUIT BREAKER.
9. PROVIDE FEED THROUGH LUGS.
10. DEMOLISH EXISTING 150A,3-POLE BREAKER.
11. PROVIDE NEW 250A,3-POLE BREAKER. MATCH EXISTING MANUFACTURER AND KAIC RATING.

FEEDER SCHEDULE

1	(E)2"C - 4#1/0
2	(E)1"C - 3#4
3	(E)1-1/2"C - 4#2,1#6G
1	(E)2"C - 4#3/0
2	1-1/2"C - 3#1,1#6G
3	2-1/2"C - 4#250KCMIL,1#4G



EXISTING



NEW

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

SINGLE LINE DIAGRAM

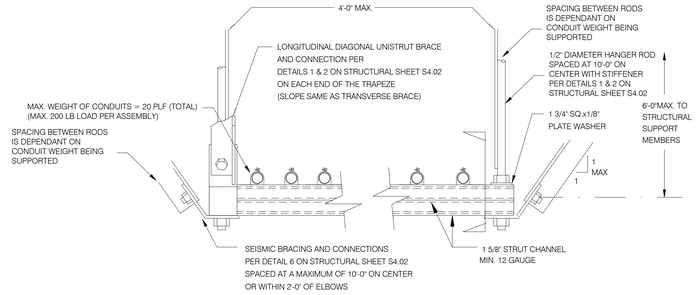
SHEET NUMBER

E5.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

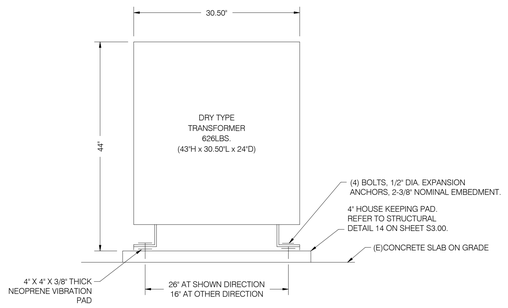
P2S No. J0668

1/15/2021 4:07:42 PM C:\Users\Viktoriia Pinzon\Documents\J0668-MEPT-Central_R20_mhiam.pinzonbetancourtPT32N.rvt



2 TYPICAL CONDUIT SUPPORT

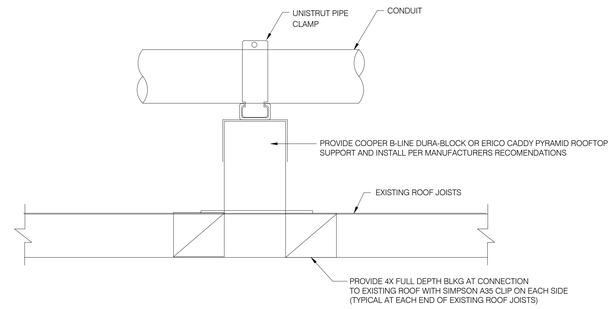
NO SCALE



NOTES	
1.	SPECIAL INSPECTION OF EXPANSION ANCHOR INSTALLATION IS REQUIRED.
2.	EXPANSION ANCHORS SHALL BE HILTI KB-TZ #ESR-1917.
3.	MINIMUM 12 BOLT DIAMETERS SHALL BE MAINTAINED FROM BOLT TO EDGE OF HOUSE KEEPING PAD.

3 DRY TYPE TRANSFORMER 'TB' (75KVA TO 300KVA)

NO SCALE



1 CONDUIT ROOF SUPPORT

NO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

DETAILS

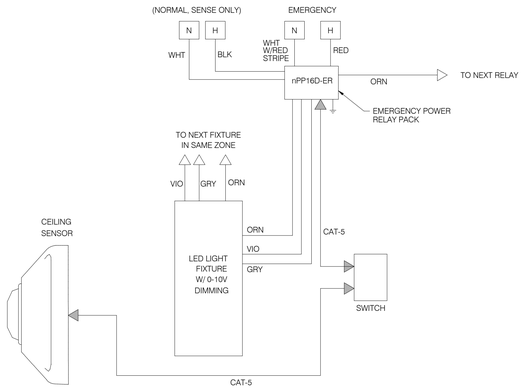
SHEET NUMBER

E6.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

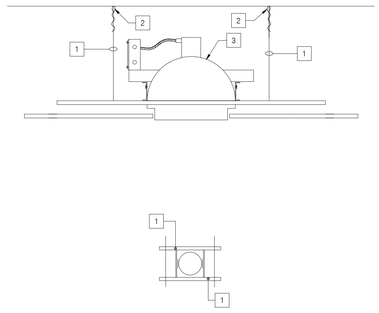
P2S No. J0668

1/15/2021 4:07:43 PM C:\Users\Vellom Pinzon\Documents\JV048-MEPT-Central_R20_mhlom.pinzonbetorcourtPT32N.rvt



6 DIMMABLE DRIVER EMERGENCY FIXTURE WIRING DIAGRAM - TYPICAL

NO SCALE



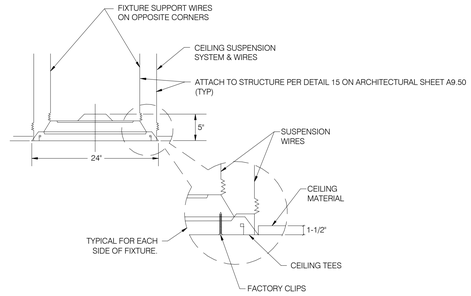
PLAN VIEW

NOTES

1. PROVIDE (1) #12 STEEL WIRE SUPPORT PER CHANNEL. SEE PLAN VIEW.
2. FOR ANCHOR DETAIL, SEE ARCHITECTURAL.
3. RECESSED DOWNLIGHT FIXTURE.

4 DOWNLIGHT - T-BAR CEILING

NO SCALE

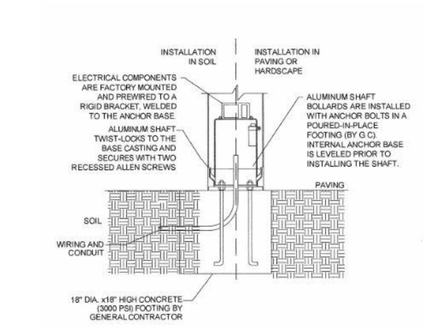


GENERAL NOTES:

1. REFER TO DETAIL 12 ON SHEET A9.50 FOR ADDITIONAL INFORMATION.

2 LIGHT FIXTURE - T-BAR CEILING

NO SCALE

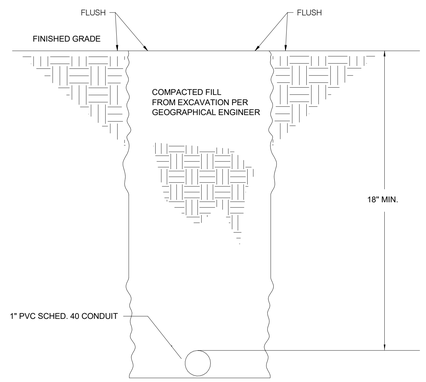


GENERAL NOTES:

1. FOR EXACT INSTALLATION REQUIREMENTS, REFER TO MANUFACTURERS SPECIFICATIONS.

5 BOLLARD DETAIL

NO SCALE

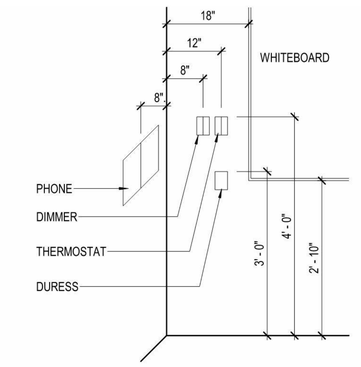


GENERAL NOTES:

1. RADIUS BENDS MINIMUM 12" FOR 1"PVC CONDUIT.
2. EXCAVATION AND BACKFILL: COMPLY WITH DIVISION 31 SPEC BUT DO NOT USE HEAVY-DUTY, HYDRAULIC-OPERATED, COMPACTION EQUIPMENT.
3. RESTORE HARDSCAPE AND LANDSCAPE FEATURES AT AREAS DISTURBED BY EXCAVATION, TRENCHING, STORING OF DIRT, CABLE LAYING, AND OTHER WORK.
4. CUT AND PATCH EXISTING PAVEMENT IN THE PATH OF UNDERGROUND DUCTS AND UTILITY STRUCTURES. REFER TO DETAIL 3 ON STRUCTURAL SHEET S0.11 FOR ADDITIONAL INFORMATION.

3 CONDUIT TRENCH DETAIL

NO SCALE



1 TEACHING CONTROL CENTER

NO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

DETAILS

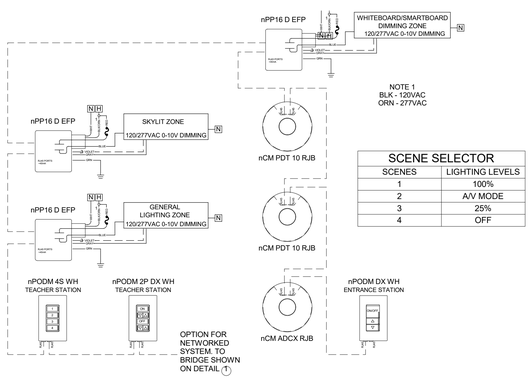
SHEET NUMBER

E6.02

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

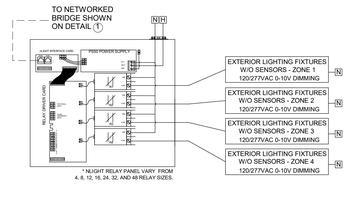
P2S No. J0668

1/8/2021 10:55:51 AM C:\Users\Wilson Pinzon\Documents\JN\648-MEP-Central_R20_mhorn.pinzonbeltorcuurfP32N.rvt

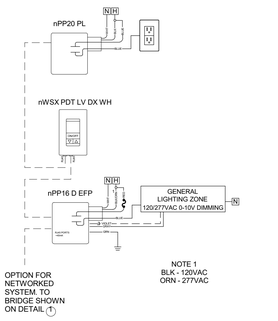


SCENE SELECTOR	
SCENES	LIGHTING LEVELS
1	100%
2	A/V MODE
3	25%
4	OFF

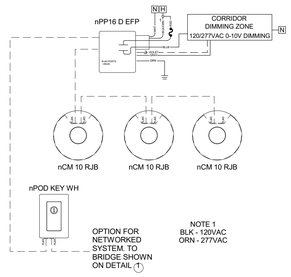
6 CLASSROOM DETAIL
NO SCALE



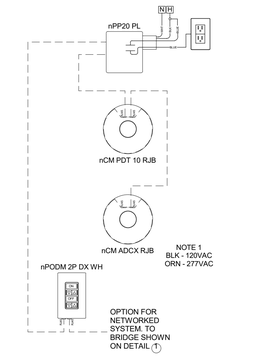
3 EXTERIOR DETAIL
NO SCALE



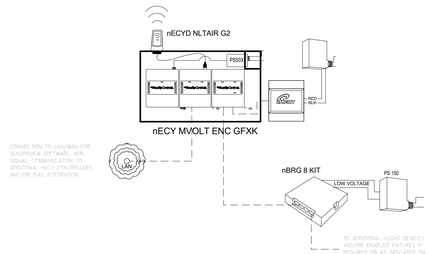
5 SMALL OFFICE DETAIL
NO SCALE



2 CORRIDOR DETAIL
NO SCALE



4 CONFERENCE DETAIL
NO SCALE



1 nLIGHT BACKBONE NETWORK DETAIL
NO SCALE

GENERAL NOTES:

1. DETAILS AND DESIGN IS BASED ON AN nLIGHT LIGHTING CONTROLS SYSTEM.
2. DETAILS ARE DIAGRAMMATIC AND FOR REFERENCE OF SYSTEM AND ROOM TYPE REQUIREMENTS TO MEET BASIS OF DESIGN. REFER TO MANUFACTURERS SHOP DRAWINGS FOR QUANTITIES AND DEVICES USED FOR EACH SPACE AND NETWORK.
3. LIGHTING CONTROL SUBMITTALS FOR NETWORKED SYSTEM SHALL INCLUDE THE FOLLOWING DOCUMENTS(NOT LIMITED TO FOLLOWING):
   - 3.1. SHOP DRAWINGS SHOWING QUANTITY AND LOCATION OF ALL DEVICES.
   - 3.2. STANDALONE/NETWORK SINGLE LINE DIAGRAM.
   - 3.3. BASIS OF DESIGN PROGRAMMING OPERATION FOR EACH ROOM TYPE.
   - 3.4. DEVICE CUTSHEETS.
4. MANUFACTURER OR FACTORY REPRESENTATIVE TO INCLUDE STARTUP AND COMMISSIONING OF THE LIGHTING CONTROL SYSTEM. MUST INCLUDE A SITE VISIT FOR THE FOLLOWING:
   - 4.1. A PRE-CONSTRUCTION MEETING TO CONFIRM DESIGN AND FIELD INSTALLATION REQUIREMENTS.
   - 4.2. PROGRAMMING AND COMMISSIONING OF THE LIGHTING CONTROL SYSTEM TO MEET THE BASIS OF DESIGN AND TITLE 24 REQUIREMENTS.
   - 4.3. MAINTENANCE / OWNER WALK THROUGH FOR MAKING FINAL ADJUSTMENTS TO PROGRAMMING.
5. CONTRACTOR SHALL FURNISH AND INSTALL ALL LIGHTING CONTROL DEVICES, CABLES, ACCESSORIES AS REQUIRED BY MANUFACTURER'S RECOMMENDATION TO PROVIDE A COMPLETE AND FULLY FUNCTIONAL COMPLIANT TITLE 24 SYSTEM.
6. ALL DEVICES SHALL BE MOUNTED AND INSTALLED IN ACCESSIBLE CEILING LOCATIONS. CONTRACTOR WILL VERIFY BEST FIT LOCATIONS IN THE FIELD.
7. CONTRACTOR TO VERIFY COMPATIBILITY BETWEEN DIMMING POWERPACKS AND INSTALLED FIXTURES.
8. CONTACT SDLA FOR COMPLETE nLIGHT LIGHTING CONTROLS BOM. CONTROLS@SDLG.COM - PHONE # 858-505-1055.

TITLE 24 COMPLIANCE:

1. MANUAL AREA CONTROLS. **SECTION 130.1(a)**.
2. MULTI-LEVEL LIGHTING CONTROLS. **SECTION 130.1(b)**.
3. SHUT-OFF CONTROLS. **SECTION 130.1(c)** .
4. AUTOMATIC DAYLIGHTING CONTROLS. **SECTION 130.1(d)**.
5. DEMAND RESPONSE CONTROLS. **SECTION 130.1(e)** AND **SECTION 110.2(c)**.
6. CONTROLS INTERACTIONS. **SECTION 130.1(f)**.
7. CIRCUIT CONTROLS FOR 120-VOLT CONTROLLED RECEPTACLES**SECTION 130.5(d)**.
8. INDOOR LIGHTING CONTROLS BASIS OF DESIGN (SEE SDLA BASIS OF DESIGN TO COMPLY WITH T**SECTION 120.8(c)**.
9. CONTACT SDLA FOR COMPLETE nLIGHT LIGHTING CONTROLS BOM. CONTROLS@SDLG.COM - PHONE # 858-505-1055.

SYSTEM OPERATIONS TRAINING OPTIONS, PER SECTION 120.8(h):

1. 2-HOUR ONSITE OR REMOTE TRAINING.
2. 2-DAY IN PERSON OR REMOTE TRAINING @ SDLA, AT CUSTOMER LOCATION, OR VIDEOCONFERENCING SOFTWARE.
3. VIDEO TRAINING GIVEN TO EVERYONE WHO PARTICIPATES IN THE 2-DAY IN PERSON OR REMOTE TRAINING.
4. CONTACT SDLA FOR TRAINING, CONTROLS@SDLTG.COM - PHONE # 858-505-1055.

GRAPHIC VISUALIZATION FLOORPLAN INTERFACES:

1. SYSTEM SHALL PROVIDE WEB-BASED VISUALIZATION INTERFACE THAT DISPLAYS GRAPHICAL FLOORPLANS.
2. GRAPHICAL FLOORPLAN SHALL OFFER THE FOLLOWING TYPES OF SYSTEM VISUALIZATION:
   - 2.1. FULL DEVICE OPTIONS - A MASTER GRAPHIC OF ENTIRE BUILDING, BY FLOOR, SHOWING EACH CONTROL DEVICE INSTALLED IN THE PROJECT WITH ZONES OUTLINE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
     - 2.1.1. CONTROLS EMBEDDED LIGHT FIXTURES. CONTROLS DEVICES NOT EMBEDDED IN THE FIXTURES, DAYLIGHT SENSORS, OCCUPANCY SENSORS, WALL SWITCH/DIMMERS, SCENE CONTROLLERS, NETWORK RELAYS, NETWORK BRIDGES, CENTRALIZED SYSTEM CONTROLLERS, WIRE RELAY PANELS, AND GROUP OUTLINES.
   - 2.2. GROUP ONLY OPTION - A MASTER GRAPHIC OF THE ENTIRE BUILDING, BY FLOOR, SHOWING ONLY CONTROL GROUPS OUTLINED.
   - 2.3. ALLOW FOR PAN AND ZOOM COMMANDS SO SMALLER AREAS CAN BY DISPLAYED ON A LARGER SCALE SIMPLY BY PANNING AND ZOOMING EACH FLOOR'S MASTER GRAPHIC.
   - 2.4. A MOUSE CLICK ON ANY CONTROL DEVICE SHALL DISPLAY THE FOLLOWING INFORMATION (AS APPLICABLE):
     - 2.4.1. THE DEVICE CATALOG NUMBER, THE DEVICE NAME AND CUSTOM LABEL, DEVICE DIAGNOSTIC INFORMATION, INFORMATION ABOUT THE DEVICE STATUS OR CURRENT CONFIGURATION AVAILABLE WITH AN ADDITIONAL MOUSE CLICK
   - 2.5. CUSTOMIZATION TOOLS INCLUDING WIDGET FOR DEVICE STATUSES AND OVERRIDING DIM LEVELS, HEAT MAP SHOWING DIM LEVEL OR OCCUPANCY, CALLOUTS, TOGGLES, AND WEATHER.
   - 2.6. FEATURES INCLUDING SYSTEM SCHEDULING, ALARM MONITORING, REPORT CUSTOMIZATION, AND PLAYBACK.
3. CONTACT SDLA FOR GRAPHIC VISUALIZATION FLOORPLAN INTERFACES. CONTROLS@SDLTG.COM - PHONE # 858-505-1055.

NETWORK CONTROLLER INCLUDES THE FOLLOWING CAPABILITIES:

1. STANDALONE AND NETWORKED nLIGHT SYSTEM FUNCTIONALITY.
2. ASTRONOMICAL TIME CLOCK VIA SENSORVIEW SOFTWARE.
3. ETHERNET PORT TO CONNECT TO LAN/WAN NETWORK.
4. AUTOMATIC DEMAND RESPONSE (ADR) CLIENT THAT ALLOWS ACTIVATION OF CONFIGURABLE LOAD SHED DIMMING LEVELS THROUGH AN OpenADR 2.0a VIRTUAL END NODE.
5. SOFTWARE INTEGRATION FOR BACnET IP/MSTP BAS OR REST API SYSTEMS. BACnet TESTING LABORATORIES LISTED B-BC.
6. SECURITY FIPS PUBLICATION 140-2, LEVEL 1 INSIDE (VALIDATION CERTIFICATE PENDING); COMPLIES WITH CALIFORNIA CIVIL CODE TITLE 1.81.26, SECURITY OF CONNECTED DEVICES, APPROVED UNDER SENATE BILL NO. 327 (2018).
7. FOLLOW SB-327 END-USER AUTHENTICATION PROCESS TO PROVIDE A COMPLIANT SB-327 SYSTEM.
8. DEMAND RESPONSE READY DEVICE.

LIGHTING CONTROLS LEGEND AND DESCRIPTIONS

- OS — EXTENDED RANGE 360° SENSOR-CEILING MOUNT, LOW VOLTAGE, PASSIVE DUAL TECHNOLOGY (PDT) DETECTION TECHNOLOGY SHALL BE SELECTABLE AS FOLLOWS: PIR/MICROPHONICS/BOTH
  OS - nCM PDT 10 RJB
- DS — AUTOMATIC DIMMING CONTROL PHOTOCELL- CEILING MOUNT, LOW VOLTAGE
  DS - nCM ADCX RJB
- DP a — 16 AMP (120/227V) POWERRELAY PACK WITH 0-10V DIMMING CONTROL, CHASE NIPPLE MOUNTING
  DP - nPP16 D EFP
  SUBSCRIPT REFERENCES CIRCUIT/ZONE OF CONTROL
- PL a — 20 AMP (120V) RELAY PACK FOR PLUG LOAD CONTROL, CHASE NIPPLE MOUNTING
  PL - nPP20 PL
  SUBSCRIPT REFERENCES CIRCUIT/ZONE OF CONTROL
- PCD a — 5 AMP (120/227V) POWERRELAY PACK PHASE DIMMING CONTROL, CHASE NIPPLE MOUNTING (NOT CURRENTLY AVAILABLE WITH ELV)
  PCD - nSPX PCD (2W, 3W, MLV, ELV 120)
  SUBSCRIPT REFERENCES CIRCUIT/ZONE OF CONTROL
- S1 a / S2 a,b / S4 a,b,c — LOW VOLTAGE ON/OFF TOGGLE SWITCH WITH DIMMING
  1-ZONE = S1 - nPODM DX
  2-ZONE = S2 - nPODM 2P DX
  4-ZONE = S4 - nPODM 4P DX
  SUBSCRIPT REFERENCES ZONE OF CONTROL
- SS2 / SS4 — LOW VOLTAGE SCENE SELECTOR WITH DIMMING
  2-SCENE = SS2 - nPODM 2S DX
  4-SCENE = SS4 - nPODM 4S DX
  SUBSCRIPT REFERENCES ZONE OF CONTROL
- GFX a — LOW VOLTAGE GRAPHIC TOUCHSCREEN CONTROLLER, INCLUDES 16-ZONES AND 16-SCENES WITH DIMMING
  GFXK - nPOD GFX
  SUBSCRIPT REFERENCES ZONE OF CONTROL
- WS a — LOW VOLTAGE WALL SWITCH OCCUPANCY SENSOR WITH ON/OFF/RAISE/LOWER, PASSIVE DUAL TECHNOLOGY (PDT)
  WS - nWSX PDT LV DX
  SUBSCRIPT REFERENCES ZONE OF CONTROL

SB-327 SPECIFICATION REQUIREMENTS:

1. **SENATE BILL No. 327** - LIGHTING CONTROLS MUST COMPLY WITH CALIFORNIA CIVIL CODE 1.81.26.
2. **GENERATION OF AUTHENTICAION** - THE DEVICE MUST CONTAIN A SECURITY FEATURE THAT REQUIRES A USER TO GENERATE A NEW MEANS OF AUTHENTICATION BEFORE ACCESS IS GRANTED TO THE DEVICE FOR THE FIRST TIME.
3. **AUTHENTICATION** - METHOD OF VERIFYING OF A USER, PROCESS, OR DEVICE TO ACCESS RESOURCES IN A INFORMATION SYSTEM.
4. **SECURITY FEATURE** - A FEATURE OF A DEVICE DESIGNED TO PROVIDE SECURITY FOR THAT DEVICE. U.S. GOVERNMENT STANDARD OF FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 140-2, LEVEL 1 COMPLIANT.

SB-327 AUTHENTICATION PROCESS:

1. REQUIRES 3 POINTS OF CONTACT - FACILITIES DEPARTMENT, OWNER'S REP, AND IT DEPARTMENT (EMAIL AND CONTACT PHONE #)
2. REQUIRES 2 DATES FOR SCHEDULING.
3. INTEGRATION REQUIREMENTS (IP ADDRESS, SUBNET MASK, AND GATEWAY).
4. CONTACT SDLA FOR AUTHENTICATION SETUP, CONTROLS@SDLTG.COM - PHONE # 858-505-1055.

BUILDING MANAGEMENT SYSTEMS INTEGRATION SPECIFICATIONS:

1. BACnet TESTING LABORATORIES (BTL) LISTED AS A BACnet BUILDING CONTROLLER (B-BC).
2. OPTIONAL AUTOMATIC DEMAND RESPONSE CLIENT OPTION ALLOWS ACTIVATION OF CONFIGURABLE LOAD SHED DIMMING LEVELS THROUGH AN OpenADR 2.0a VIRTUAL END NODE. REQUIRES OUTBOUND IP CONNECTION TO UTILITY DRAS.
3. ENHANCED SECURITY PROVIDED BY BOTH:
   - 3.1. HTTPS SERVER
   - 3.2. U.S. GOVERNMENT SECURITY STANDARD OF FEDERAL INFORMATION PROCESSING STANDARD (FIPS) PUBLICATION 140-2, LEVEL 1, INSIDE (VALIDATION CERTIFICATE PENDING).
4. CONTACT SDLA FOR INTEGRATION WITH BMS. CONTROLS@SDLTG.COM - PHONE # 858-505-1055.

nLIGHT REST API SPECIFICATIONS:

ACUITY BRANDS SYSTEM - nLIGHT CONTROLLER SHALL BE COMPATIBLE WITH REST API OVER AN ENCRYPTED HTTPS CONNECTION. READ AND WRITE CONNECTION SHALL BE SECURABLE WITH A USERNAME/PASSWORD PAIR. PASSWORDS TO HAVE ADJUSTABLE COMPLEXITY TO COMPLY WITH CUSTOMER PASSWORD REQUIREMENTS

1. WRITE ACCESS OF END DEVICES CONNECTED TO THE SYSTEM CONTROLLER SHALL BE MADE AVAILABLE THROUGH:
   - 1.1. WRITE ACCESS SHALL INCLUDE COMMAND OF DEVICE-RELAY-STATE, DEVICE-DIM-LEVEL, GROUP-RELAY-STATE, AND GROUP-DIM-LEVEL.
   - 1.2. GROUPING OF DEVICES FOR GROUP-RELAY-STATE AND GROUP-DIM-LEVEL WRITE ACCESS SHALL BE AUTOMATICALLY GENERATED BY THE SYSTEM CONTROLLER AND SHALL NOT REQUIRE CREATION BY THIRD PARTY SYSTEMS.
   - 1.3. GROUP-RELAY-STATE AND GROUP-DIM-LEVEL RESPONSE TO REST API SHALL BE AVAILABLE WITHOUT REQUIRING MULTIPLE POST COMMANDS.
2. READ ACCESS OF END DEVICES (EMBEDDED nLIGHT FIXTURES) CONNECTED TO THE SYSTEM CONTROLLER SHALL BE MADE AVAILABLE THROUGH:
   - 2.1. READ ACCESS SHALL INCLUDE DEVICE-ONLINE/OFFLINE STATUS, DEVICE-OCCUPANCY-STATE, GROUP-OCCUPANCY-STATE, MEASURED-LIGHT-LEVEL, DEVICE-RELAY-STATE, DEVICE-DIM-LEVEL, GROUP-RELAY-STATE, AND GROUP-DIM-LEVEL.
   - 2.2. GROUP OF DEVICES FOR GROUP-OCCUPANCY-STATE, GROUP-RELAY-STATE, AND GROUP-DIM-LEVEL READ ACCESS SHALL BE AUTOMATICALLY GENERATED BY THE SYSTEM CONTROLLER AND SHALL NOT REQUIRE CREATION BY THIRD PARTY SYSTEMS.
3. CONTACT SDLA FOR SETUP OF RESPI CONTROLS@SDLTG.COM - PHONE # 858-505-1055.

ROOM TYPE	OCCUPANCY SENSOR: OCCUPANCY MODE (AUTO ON)	OCCUPANCY SENSOR: VACANCY MODE	OCCUPANCY SENSOR: DUAL TECHNOLOGY	OCCUPIED LEVEL (%)	PARTIAL OFF: TIME OF LAST DETECTED OCCUPANCY (MINUTES)	PARTIAL OFF: UNOCCUPIED DIM LEVEL(%)	OCCUPANCY TIME DELAY (MINUTES)	TIME CLOCK: SCHEDULE ON TIME	TIME CLOCK: SCHEDULE OFF TIME	WALL SWITCH: SCHEDULE OVERRIDE SWITCH	WALL SWITCH: MANUAL (ON/OFF)	WALL SWITCH: MANUAL DIMMING	WALL SWITCH: KEY SWITCH	WALL SWITCH: SCENE CONTROL	DAYLIGHT SENSOR: DIMMING (IF APPLICABLE)	OTHER: PLUG LOAD CONTROL (IF APPLICABLE)	OTHER: NOTES
BREAKROOMS/KITCHENS	X		X	100	7.5	10	10				X	X			X	X	
CLASSROOMS	X		X	70	7.5	10	10				X	X		X	X		
CONFERENCE ROOMS	X		X	70	7.5	10	10				X	X		X	X	X	
COPY ROOMS	X		X	70	7.5	10	10				X	X			X	X	
CORRIDORS	X			100	7.5	50	10*				X	X	X		X		
EXTERIOR				100				DUSK	DAWN								***
RESTROOMS	X		X	70	7.5	10	10				X	X	X		X		
SMALL OFFICES < 250 SQ FT	X		X	70	7.5	10	10				X	X			X	X	

NOTES:

* DURING OPERATIONAL HOURS THE LIGHTING DIM LEVEL WILL GO TO 50% AFTER 7.5 MINUTES OF NO OCCUPANCY. OUTSIDE OF OPERATIONAL HOURS THE DIM LEVEL WILL GO TO 50% AFTER 7.5 MINUTES OF NO OCCUPANCY, AND THEN AFTER A TOTAL OF 10 MINUTES OF NO OCCUPANCY THE LIGHTS WILL TURN OFF. OWNER TO VERIFY TIME SCHEDULES.

** 5 MINUTES BEFORE THE LIGHTING IS SCHEDULED TO TURN OFF, THE LIGHTS WILL TURN OFF FOR 1 SECOND AND THEN GO BACK TO IT'S PREVIOUS DIMMING LEVEL. THIS BLINK WARNING PREVENTS FALSE OFFS AND GIVES AUTHORIZED PERSONNEL A WARNING TO PRESS WALL SWITCH TO ACTIVATE A 2-HOUR OVERRIDE. OWNER TO VERIFY TIME SCHEDULES.

*** AUTOMATIC SCHEDULING CONTROLS SHALL BE CAPABLE OF REDUCING THE LIGHTING BETWEEN 50% AND 90% AND HAVE A MINIMUM OF TWO NIGHTTIME PERIODS. DIMMING CONTROLLED AT FIXTURE LEVEL, USING NLIGHT AIR WIRELESS LIGHTING COTNROLS WILL NOT REQUIRE 0-10V DIMMING WIRES TO BE PULLED THROUGH THE LCP. PER SECTION 130.2(c)2(A)

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

DETAILS

SHEET NUMBER

E6.03

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

MM-20-020 – SAN B400 Renovation Project Specifications (Bidding Documents)

1/8/2021 10:55:52 AM C:\Users\Wilson Pinzon\Documents\JV048-MEPT-Central_R20_mlrom.pinzonbeloncourtPT32N.rvt

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	SAN ELIJO B400	Report Page:	(Page 3 of 8)
Project Address:	3333 MANCHESTER AVENUE	Date Prepared:	10/22/2020

F. INDOOR LIGHTING FIXTURE SCHEDULE

R2	R2	No	No	31	Mfr. Spec	37	No	1,147	☐	☐
							Total Designed Watts: CONDITIONED SPACES	1,218		

[1]*FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)4B is adjusted to be 75% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*

[2]*Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) Wattage used must be the maximum rated for the luminaire, not the lamp.*

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

*This table includes lighting controls for conditioned and unconditioned spaces. When a control having a * is shown, the notes section of this table provides more detail on how compliance is achieved. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.*

Building Level Controls

01	02	03	
		Field Inspector	
Mandatory Demand Response §110.12(c)	Shut-off controls §130.1(c)	Pass	Fail
Required > 10,000 SF	Whole Building Auto Time Switch	☐	☐

Registration Number:
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time:
Report Version: 2019.0.001
Schema Version: rev 20190401
Registration Provider: Energysoft
Report Generated: 2020-10-22 08:47:37

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	SAN ELIJO B400	Report Page:	(Page 2 of 8)
Project Address:	3333 MANCHESTER AVENUE	Date Prepared:	10/22/2020

C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1	Allowed Lighting Power per §140.6(b) (Watts)						Adjusted Lighting Power per §140.6(a) (Watts)					Compliance Results
	01	02	03	04		05	06	07		08		09
	Complete Building §140.6(c)1 (See Table I)	Area Category §140.6(c)2 (See Table I)	Area Category Additional §140.6(c)2G (+) (See Table J)	Tailored §140.6(c)3 (+) (See Table K)	=	Total Allowed (Watts)	Total Designed (Watts) (See Table F)	Adjustments PAF Lighting Control Credits §140.6(a)2 (-) (See Table P)	=	Total Adjusted (Watts) *Includes Adjustments		05 must be >= 08 §140.6
Conditioned	2,922.7				=	2,922.7	≥ 1,218	0	=	1218		COMPLIES
Unconditioned					=		≥		=			
Controls Compliance (See Table H for Details)												COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)												

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all permanent designed lighting and all portable lighting in offices.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per §140.6(a)3	Design Watts	Field Inspector	
									Pass	Fail
L1	L1	No	No	71	Mfr. Spec	1	No	71	☐	☐

Registration Number:
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time:
Report Version: 2019.0.001
Schema Version: rev 20190401
Registration Provider: Energysoft
Report Generated: 2020-10-22 08:47:37

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	SAN ELIJO B400	Report Page:	(Page 1 of 8)
Project Address:	3333 MANCHESTER AVENUE	Date Prepared:	10/22/2020

This document is used to demonstrate compliance with requirements in §110.9, §110.12(c), §130.0, §130.1, §140.6 and §141.0(b)2 for indoor lighting scopes using the prescriptive path.

A. GENERAL INFORMATION

01	Project Location (city)	CARDIFF		04	Total Conditioned Floor Area (ft²)	4,496.46	
02	Climate Zone	7		05	Total Unconditioned Floor Area (ft²)	0	
03	Occupancy Types Within Project (select all that apply):			06	# of Stories (Habitable Above Grade)	1	
☐	Office	☐ Retail	☐ Warehouse	☐	Hotel/Motel	☒ School	☐ Support Areas
☐	Parking Garage	☐ High-Rise Residential	☐ Relocatable	☐	Healthcare	☐ Other (Write in)	

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)2 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☐ New Lighting System	Complete Building Method	4496.46	Complete Building Method	0
☐ New Lighting System - Parking Garage				
Total Area of Work (ft²)	4496.46		0	

Registration Number:
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time:
Report Version: 2019.0.001
Schema Version: rev 20190401
Registration Provider: Energysoft
Report Generated: 2020-10-22 08:47:37

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	SAN ELIJO B400	Report Page:	(Page 6 of 8)
Project Address:	3333 MANCHESTER AVENUE	Date Prepared:	10/22/2020

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P.POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALLALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

Registration Number:
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time:
Report Version: 2019.0.001
Schema Version: rev 20190401
Registration Provider: Energysoft
Report Generated: 2020-10-22 08:47:37

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	SAN ELIJO B400	Report Page:	(Page 5 of 8)
Project Address:	3333 MANCHESTER AVENUE	Date Prepared:	10/22/2020

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

BIOLOGY SCIENCE LAB	All Others Buildings	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(d)2

13
Plan Sheet Showing Daylit Zones:

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per §140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
Whole Building	School Building	0.65	4,496.46	2,922.7	No	No
		TOTALS:	4,496.46	2,922.7	See Tables J, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

Registration Number:
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time:
Report Version: 2019.0.001
Schema Version: rev 20190401
Registration Provider: Energysoft
Report Generated: 2020-10-22 08:47:37

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	SAN ELIJO B400	Report Page:	(Page 4 of 8)
Project Address:	3333 MANCHESTER AVENUE	Date Prepared:	10/22/2020

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Skylit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1	Field Inspector	
								Pass	Fail
OFFICE	All Others Buildings	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐
OFFICE	All Others Buildings	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐
STUDENT LOUNGE B109	All Others Buildings	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐
CLASSROOM/LAB	All Others Buildings	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐
PHYSICAL SCIENCE LAB	All Others Buildings	Manual ON/OFF	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐
STORAGE	All Others Buildings	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐
MECHANICAL	All Others Buildings	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐
LAB PREP. OFFICE	All Others Buildings	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐
CUSTODIAN OFFICE	All Others Buildings	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐
OFFICE	All Others Buildings	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐
BIOLOGY PREP SPACE	All Others Buildings	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐

Registration Number:
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time:
Report Version: 2019.0.001
Schema Version: rev 20190401
Registration Provider: Energysoft
Report Generated: 2020-10-22 08:47:37

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	SAN ELIJO B400	Report Page:	(Page 8 of 8)
Project Address:	3333 MANCHESTER AVENUE	Date Prepared:	10/22/2020

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Company:	Signature Date:
Address:	CEA/ HERS Certification Identification (if applicable):
City/State/Zip:	Phone:

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	Responsible Designer Signature:
Ross M. Slocum	
Company:	Date Signed:
P2S Inc.	2020-10-22
Address:	License:
9665 Chesapeake Dr. #230	E20825
City/State/Zip:	Phone:
San Diego CA 92123	619-618-2347

Registration Number:
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time:
Report Version: 2019.0.001
Schema Version: rev 20190401
Registration Provider: Energysoft
Report Generated: 2020-10-22 08:47:37

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	SAN ELIJO B400	Report Page:	(Page 7 of 8)
Project Address:	3333 MANCHESTER AVENUE	Date Prepared:	10/22/2020

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Yes	No	Form/Title	Field Inspector	
			Pass	Fail
●	○	NRCI-LTI-01-E - Must be submitted for all buildings	☐	☐
○	●	NRCI-LTI-02-E- Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐
○	●	NRCI-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room or a theater to be recognized for compliance.	☐	☐
○	●	NRCI-LTI-05-E- Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	☐	☐
○	●	NRCI-LTI-06-E- Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	☐	☐

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Yes	No	Form/Title	Field Inspector	
			Pass	Fail
●	○	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐	☐
●	○	NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	☐	☐
●	○	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	☐	☐
○	●	NRCA-LTI-05-A. - Must be submitted for institutional tuning power adjustment factor (PAF)	☐	☐

Registration Number:
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time:
Report Version: 2019.0.001
Schema Version: rev 20190401
Registration Provider: Energysoft
Report Generated: 2020-10-22 08:47:37

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



SIGNED: 10/25/2020

CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

TITLE 24 COMPLIANCE FORMS

SHEET NUMBER

E7.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

MM-20-020 – SAN B400 Renovation Project Specifications (Bidding Documents)

1/8/2021 10:55:53 AM C:\Users\Wilson Pinzon\Documents\JOA68-MEPT-Central_R20_mlrom.pinzonbeltrancourtPT32N.rvt

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	SAN ELIJO B400	**Report Page:**	**(Page 3 of 7)**
Project Address:	3333 MANCHESTER AVENUE	**Date Prepared:**	1/7/2021

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §140.7 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included).

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total number luminaires [2]	Luminaire Status[3]	Excluded per §140.7[a]	Design Watts	Cutoff Req. > 6,200 initial lumen output §130.2(b) [4]	Field Inspector	
										Pass	Fail
B1	B1	☐ Linear	19	Mfr. Spec	11	New	☐	209	NA: < 6200 lumens	☐	☐
D1	D1	☐ Linear	61	Mfr. Spec	7	New	☐	427	NA: < 6200 lumens	☐	☐
P1	P1	☐ Linear	33	Mfr. Spec	1	New	☐	33	NA: < 6200 lumens	☐	☐
W1	W1	☐ Linear	10	Mfr. Spec	8	New	☐	80	NA: < 6200 lumens	☐	☐
							Total Design Watts:	749			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)*
[2] *For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by §130.2(b)*

G. CUTOFF REQUIREMENTS (BUG)

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	SAN ELIJO B400	**Report Page:**	**(Page 2 of 7)**
Project Address:	3333 MANCHESTER AVENUE	**Date Prepared:**	1/7/2021

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2L											Compliance Results		
01		02		03		04		05		06	07	08	09
General Hardscape Allowance §140.7(d)1 (See Table I)	+	Per Application §140.7(d)2 (See Table J)	+	Sales Frontage §140.7(d)2 (See Table K)	+	Ornamental §140.7(d)2 (See Table L)	+	Per Specific Area §140.7(d)2 (See Table M)	OR	Existing Power Allowance §141.0(b)2L (See Table N)	= **Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
1,003.82	+	---	+	---	+	---	+	---	OR	---	= 1,003.82	≥	749	COMPLIES
Cutoff Compliance (See Table G for Details)														N/A
Controls Compliance (See Table H for Details)														COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance | Report Version: 2019.0.001 Schema Version: rev 20190401 | Report Generated: 2021-01-07 11:31:14

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	SAN ELIJO B400	**Report Page:**	**(Page 1 of 7)**
Project Address:	3333 MANCHESTER AVENUE	**Date Prepared:**	1/7/2021

A. GENERAL INFORMATION

01	Project Location (city)	CARDIFF	04	Total Illuminated Hardscape Area (ft²)	5714
02	Climate Zone	7			
03	Outdoor Lighting Zone per Title 24 Part 1 §10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Rural Areas	☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval		
☐	LZ-1: Low - Developed Parkland	☒ LZ-3: Moderately High - Urban Areas			

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)2L for alterations.

My Project Consists of:

01		02	
☒	New Lighting System	Must Comply with Allowances from §140.7	
☐	Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	◯ Yes ◯ No

03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance | Report Version: 2019.0.001 Schema Version: rev 20190401 | Report Generated: 2021-01-07 11:31:14

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	SAN ELIJO B400	**Report Page:**	**(Page 6 of 7)**
Project Address:	3333 MANCHESTER AVENUE	**Date Prepared:**	1/7/2021

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Yes	No	Form/Title	Field Inspector Pass	Field Inspector Fail
●	◯	NRCI-LTO-01-E - Must be submitted for all buildings	☐	☐
◯	●	NRCI-LTO-02-E- Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Yes	No	Form/Title	Field Inspector Pass	Field Inspector Fail
●	◯	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	☐	☐

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance | Report Version: 2019.0.001 Schema Version: rev 20190401 | Report Generated: 2021-01-07 11:31:14

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	SAN ELIJO B400	**Report Page:**	**(Page 5 of 7)**
Project Address:	3333 MANCHESTER AVENUE	**Date Prepared:**	1/7/2021

I. LIGHTING POWER ALLOWANCE (per §140.7)

This table includes areas using allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lose it" Allowances are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

01					
☒ General Hardscape Allowance Table I (below)	"Use it or lose it" Allowance (select all that apply) (select all that apply)				
	☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M	

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 0, 1 & 4)
This section does not apply to this project.
Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 2 & 3)

02	03	04	05	06	07	08	9	10
		Area Wattage Allowance (AWA)			Area Wattage Allowance (AWA)			
Area Description	Surface Type	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	Total General Area AWA + LWA (Watts)
EXTERIOR	Concrete	5714	0.03	171.42	1206	0.4	482.4	653.82
						Initial Wattage Allowance for Entire Site (Watts):		350
						Total General Hardscape Allowance (Watts):		1003.82

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance | Report Version: 2019.0.001 Schema Version: rev 20190401 | Report Generated: 2021-01-07 11:31:14

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	SAN ELIJO B400	**Report Page:**	**(Page 4 of 7)**
Project Address:	3333 MANCHESTER AVENUE	**Date Prepared:**	1/7/2021

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
*When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.*

Mandatory Controls

01	02	03	04	05	
Area Description	Shut-Off §130.2(c)1	Auto-Schedule §130.2(c)2	Motion Sensor §130.2(c)3	Field Inspector	
				Pass	Fail

* NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Not permitted by health & safety to be turned off; EXCEPTION 1 to §130.2(c)

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance | Report Version: 2019.0.001 Schema Version: rev 20190401 | Report Generated: 2021-01-07 11:31:14

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	SAN ELIJO B400	**Report Page:**	**(Page 7 of 7)**
Project Address:	3333 MANCHESTER AVENUE	**Date Prepared:**	1/7/2021

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Ross M. Slocum	Documentation Author Signature:
Company: P2S Inc.	Signature Date: 2021-01-07
Address: 9665 Chesapeake Dr. #230	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: San Diego CA 92123	Phone: 619-618-2347

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Ross M. Slocum	Responsible Designer Signature:
Company: P2S Inc.	Date Signed: 2021-01-07
Address: 9665 Chesapeake Dr. #230	License: E20825
City/State/Zip: San Diego CA 92123	Phone: 619-618-2347

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance | Report Version: 2019.0.001 Schema Version: rev 20190401 | Report Generated: 2021-01-07 11:31:14

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED AND AGREED TO IN WRITING, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

TITLE 24 COMPLIANCE FORMS

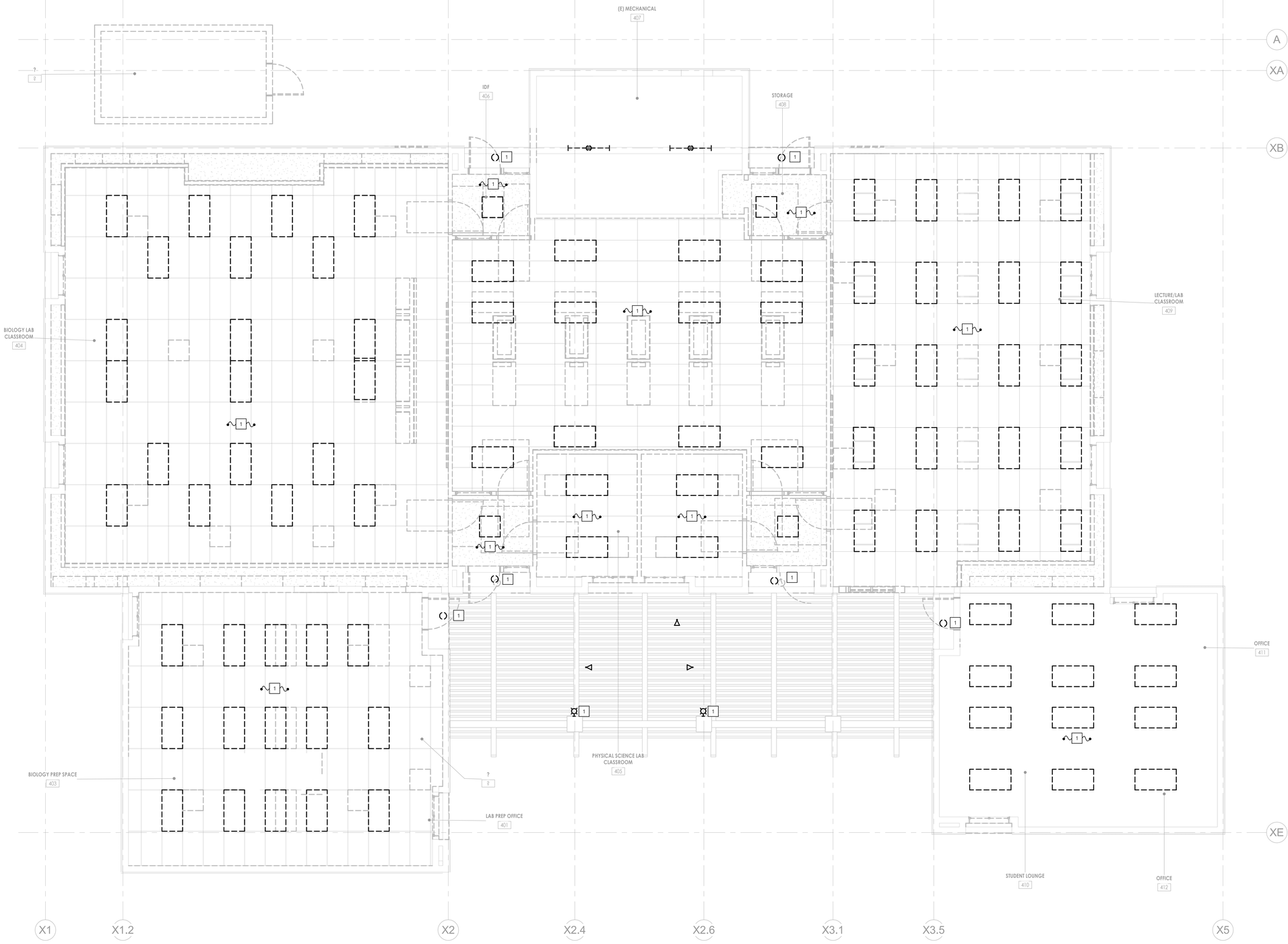
SHEET NUMBER

E7.02

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 10:55:54 AM C:\Users\Wilson Pinzon\Documents\J0668-MEPT-Central_R20_mhirom.pinzonbetancourtPT32N.rvt



GENERAL NOTES

1. VERIFY EXISTING CIRCUITING BEFORE REMOVAL OF ANY LIGHTING FIXTURES, JUNCTION BOXES, AND ANY OTHER ELECTRICAL DEVICE LOCATED WITHIN AREA OF WORK.
2. DEVICE QUANTITY SHOWN MAY DIFFER FROM EXISTING SITE CONDITIONS, CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
3. DEVICES SHOWN DARK SHALL BE REMOVED ALONG WITH ALL CONDUIT, WIRE, AND CABLING ASSOCIATED WITH THE DEVICE TO NEAREST JUNCTION BOX IN ACCESSIBLE CEILING SPACE UNLESS OTHERWISE NOTED. VERIFY WALLS TO BE DEMOLISHED WITH ARCHITECTURAL DRAWINGS.
4. CONTRACTOR TO IDENTIFY LOCATIONS WHERE FLEX CONDUIT IS UTILIZED AND IS LONGER THAN 6' OR IS NOT USED AS A LIGHTING JUMPER.

NOTES

1 RETAIN EXISTING CONDUIT AND WIRING IN NEAREST ACCESSIBLE CEILING SPACE FOR REUSE TO NEW LIGHT FIXTURES SHOWN ON SHEET E2.11.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

DEMOLITION LIGHTING FLOOR PLAN

SHEET NUMBER

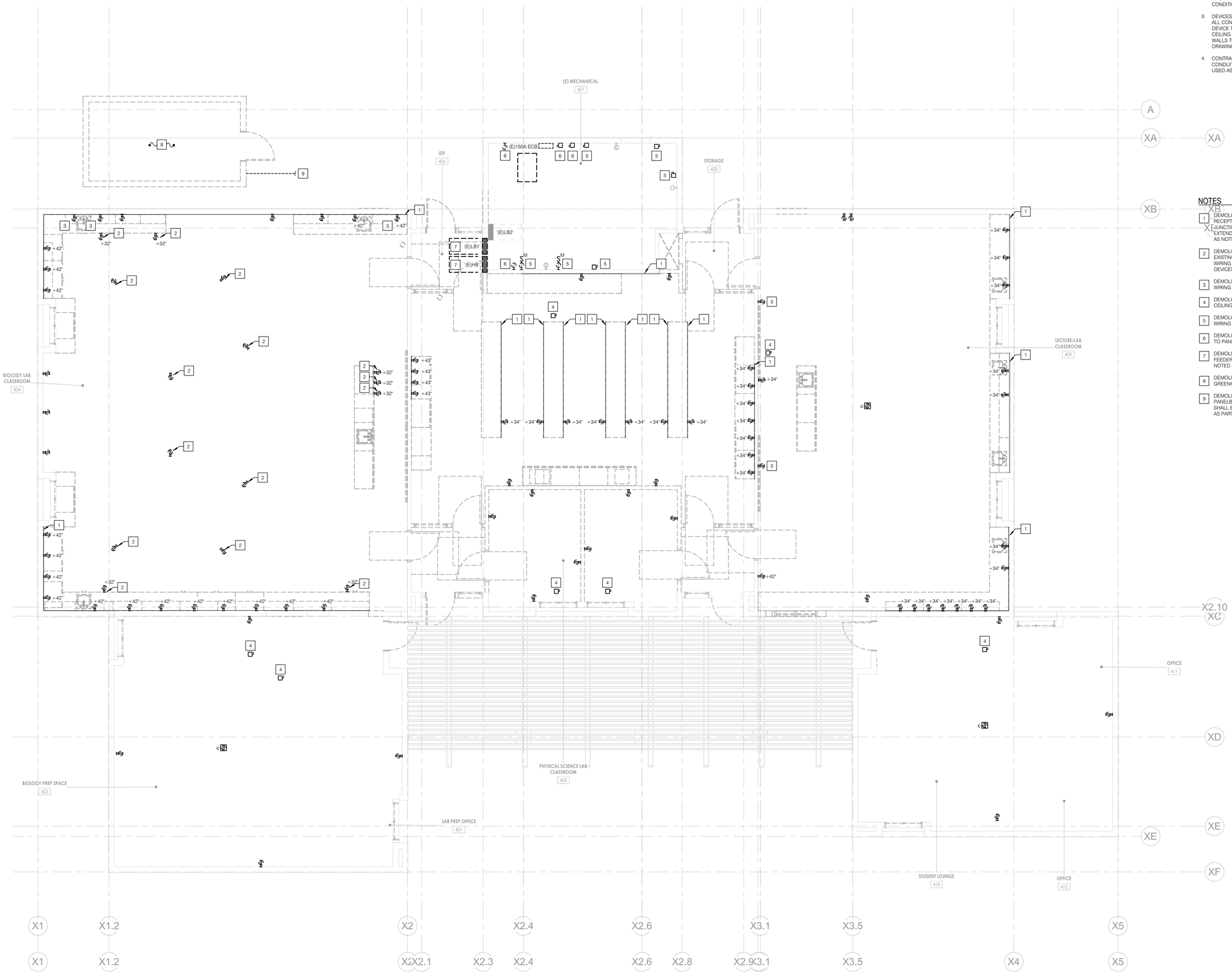
ED2.11

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

MM-20-020 – SAN B400 Renovation Project Specifications (Bidding Documents)

1/8/2021 10:55:38 AM C:\Users\Vellom Pinzon\Documents\J0668-MEPT-Central_R20_mhlom.pinzonbetorcourtPT32N.rvt



GENERAL NOTES

1. VERIFY EXISTING CIRCUITING BEFORE REMOVAL OF ANY LIGHTING FIXTURES, JUNCTION BOXES, AND ANY OTHER ELECTRICAL DEVICE LOCATED WITHIN AREA OF WORK.
2. DEVICE QUANTITY SHOWN MAY DIFFER FROM EXISTING SITE CONDITIONS, CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
3. DEVICES SHOWN DARK SHALL BE REMOVED ALONG WITH ALL CONDUIT, WIRE, AND CABLING ASSOCIATED WITH THE DEVICE TO NEAREST JUNCTION BOX IN ACCESSIBLE CEILING SPACE UNLESS OTHERWISE NOTED. VERIFY WALLS TO BE DEMOLISHED WITH ARCHITECTURAL DRAWINGS.
4. CONTRACTOR TO IDENTIFY LOCATIONS WHERE FLEX CONDUIT IS UTILIZED AND IS LONGER THAN 6' OR IS NOT USED AS A LIGHTING JUMPER.

NOTES

1. DEMOLISH EXISTING WIREWAY ALONG WITH INTEGRATED RECEPTACLES AND WIRING TO NEAREST ACCESSIBLE JUNCTION BOX. RETAIN AND REUSE EXISTING WIRING TO EXTEND EXISTING BRANCH CIRCUITRY TO NEW DEVICES AS NOTED ON SHEET E2.21.
2. DEMOLISH EXISTING RECEPTACLES MOUNTED TO EXISTING LAB BENCH. RETAIN AND REUSE EXISTING WIRING TO EXTEND EXISTING BRANCH CIRCUITRY TO NEW DEVICES AS NOTED ON SHEET E2.21.
3. DEMOLISH EXISTING DEVICE, RETAIN CONDUIT AND WIRING FOR NEW DEVICE SHOWN ON SHEET E2.21.
4. DEMOLISH EXISTING WSHP DISCONNECT LOCATED IN THE CEILING SPACE.
5. DEMOLISH EXISTING DEVICE, RETAIN CONDUIT AND WIRING FOR NEW DEVICE SHOWN ON SHEET E2.31.
6. DEMOLISH EXISTING DEVICE, CONDUIT, AND WIRING BACK TO PANELBOARD.
7. DEMOLISH EXISTING PANELBOARD. RETAIN MAIN FEEDERS TO AND FROM THE PANEL FOR RE-USE AS NOTED ON SHEET E5.01.
8. DEMOLISH EXISTING ELECTRICAL DEVICES WITHIN THE GREENHOUSE.
9. DEMOLISH EXISTING CONDUIT AND WIRING BACK TO PANELBOARD LOCATED WITHIN THE BUILDING. PATHWAY SHALL BE UTILIZED FOR NEW POWER FEEDS PROVIDED AS PART OF NEW WORK.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

DEMOLITION POWER FLOOR PLAN

SHEET NUMBER

ED2.21

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 3:57:49 PM C:\Users\Kelley OConnor\Documents\J0668-MEP-Central_R20_kelley.oconnor@BJAD.rvt

LEGEND

SYMBOL	DESCRIPTION
	NOTE CALLOUT
	DETAIL CALLOUT - NUMBER ON TOP DENOTES DETAIL NUMBER - NUMBER ON BOTTOM DENOTES SHEET DETAIL IS SHOWN
	PLUMBING FIXTURE CALLOUT, SEE PLUMBING PLANS FOR EXACT LOCATION AND REQUIREMENTS
	EQUIPMENT CALLOUT, SEE PLUMBING PLANS FOR EXACT LOCATION AND REQUIREMENTS
	SECTION CALLOUT
	POINT OF CONNECTION
	POINT OF DISCONNECTION
4" CHWR	NEW PIPE (SIZE-SERVICE)
	EXISTING PIPE/EQUIPMENT
	DEMOLISHED PIPE/EQUIPMENT
	SANITARY VENT
	DOMESTIC / INDUSTRIAL HOT WATER RETURN
	DOMESTIC / INDUSTRIAL HOT WATER SUPPLY
	DOMESTIC / INDUSTRIAL COLD WATER
	VALVE AT DROP
	VALVE AT RISE
	ELBOW DOWN
	PIPE TEE UP & DOWN OR ELBOW UP
	PIPE TEE DOWN
	PIPE TEE UP
	SOLENOID VALVE
	GATE VALVE
	BALL VALVE
	BALANCING VALVE
	PRESSURE REDUCING VALVE
	CHECK VALVE, SWING
	PLUG VALVE
	STRAINER, Y-TYPE
FM	FLOW METER
	BACKFLOW PREVENTER
	HOSE BIBB
	FLOOR DRAIN
	FLOOR SINK, 1/2 GRATE
	AREA DRAIN / INDUSTRIAL RECEPTOR
	SHUT-OFF VALVE IN YARDBOX
	FLOOR CLEANOUT
	CLEANOUT TO GRADE
	WALL CLEANOUT
	WATER HAMMER ARRESTOR
	TRAP PRIMER

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
@	AT
A/C	ABOVE CEILING
ABV	ABOVE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFSR	AUTOMATIC FIRE SPRINKLER RISER
B/F	BELOW FLOOR
B/G	BELOW GRADE
BEL	BELOW
BFP	BACKFLOW PREVENTER
BTM	BOTTOM
BV	BALL VALVE
CI	CAST IRON
CIP	CAST IRON PIPE
CLG	CEILING
COTG	CLEAN-OUT TO GRADE
CU	CUBIC
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING(S)
EQUIP	EQUIPMENT
EWC	ELECTRICAL WATER COOLER
EXIST / (E)	EXISTING
F/A	FROM ABOVE
F/B	FROM BELOW
FCO	FLOOR CLEAN-OUT
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FM	FORCE MAIN
FS	FLOOR SINK
FT	FEET
GPM	GALLONS PER MINUTE
GPR	GAS PRESSURE REGULATOR
H&CW	HOT AND COLD WATER
H/L	HIGH LEVEL
HDR	HEADER
IN	INCHES
L or LAV	LAVATORY
MAX	MAXIMUM
MIN	MINIMUM
MTD	MOUNTED
NTS	NOT TO SCALE
OS & Y	OPEN SCREW AND YOKE
POC	POINT OF CONNECTION
POD	POINT OF DISCONNECTION
PSI	POUNDS PER SQUARE INCH
RD	ROOF DRAIN
RI & C	ROUGH-IN AND CONNECT
SOV	SHUT-OFF VALVE
SQ	SQUARE
SS	SERVICE SINK
T/A	TO ABOVE
T/B	TO BELOW
TP	TRAP PRIMER
TYP	TYPICAL
U	URINAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
VTR	VENT THRU ROOF
W/	WITH
WC	WATER CLOSET
WCO	WALL CLEAN-OUT
WH	WATER HEATER
WHA	WATER HAMMER ARRESTOR

PIPE SYSTEM ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AW	ACID WASTE
AWV	ACID VENT
CA	COMPRESSED AIR
CD	CONDENSATE DRAIN
CW	DOMESTIC COLD WATER
F	FIRE PROTECTION WATER SUPPLY
G	LOW PRESSURE NATURAL GAS
HPA	HIGH PRESSURE COMPRESSED AIR
HPG	HIGH PRESSURE GAS
HW	DOMESTIC HOT WATER
HWR	DOMESTIC HOT WATER RETURN
ICW	INDUSTRIAL COLD WATER
IHW	INDUSTRIAL HOT WATER
IHWR	INDUSTRIAL HOT WATER RETURN
IW	INDIRECT WASTE
MPG	MEDIUM PRESSURE GAS
OD	OVERFLOW DRAIN
S	SANITARY
SD	STORM DRAIN
SSD	SUB SOIL DRAINAGE
TW	TEMPERED WATER
TWR	TEMPERED WATER RETURN
V	VENT
W	WASTE

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE 2019 EDITIONS OF THE CALIFORNIA BUILDING, MECHANICAL, PLUMBING, AND OTHER APPLICABLE FEDERAL, STATE, OR LOCAL CODES AS ADOPTED AND ENFORCED BY THE LOCAL JURISDICTION. IN CASE THE PLANS SHOW MORE STRINGENT REQUIREMENTS, THE PLANS SHALL GOVERN THE DESIGN. YET NOTHING ON THE DESIGN DOCUMENTS SHALL BE INTERPRETED AS AUTHORITY TO VIOLATE CODE(S) OR REGULATION(S).
2. SUBMISSION OF BID IN CONNECTION WITH THIS WORK SHALL IMPLY THAT THE BIDDER HAS EXAMINED THE JOB SITE UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE UNDER THIS CONTRACT. NO EXTRA CHARGE WILL BE ALLOWED FOR FAILURE OF ANY BIDDER TO EXAMINE THE SITE PRIOR TO BID.
3. WHERE USED, THE TERM "PROVIDE" SHALL MEAN "FURNISH AND INSTALL".
4. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN ITEMS INDICATED ON DESIGN PLANS / SPECIFICATIONS WITH CODE REQUIREMENTS, THE MORE STRINGENT STANDARD SHALL PREVAIL.
5. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES PRIOR TO FABRICATION, PURCHASE AND/OR INSTALLATION OF ALL WORK.
6. CONTRACTOR SHALL FURNISH LABOR, MATERIALS, EQUIPMENT, AND TRANSPORTATION AS REQUIRED TO PROPERLY INSTALL ALL PLUMBING SYSTEMS OR RELATED COMPONENTS AS INDICATED ON PLANS AND SPECIFIED HEREIN.
7. CONTRACTOR SHALL DOCUMENT AND RELAY ANY MAJOR DEVIATIONS FROM THE DESIGN DOCUMENTS, AND ATTAIN APPROVAL FROM THE MECHANICAL ENGINEER BEFORE PROCEEDING. AS-BUILT COPIES SHALL BE PROVIDED INDICATING ALL CHANGES / DEVIATIONS MADE DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE COMPLETED AS-BUILT DRAWINGS IN THE LATEST VERSION OF AUTOCAD OR REVIT.
8. NO PIPING, EQUIPMENT, ETC. SHALL BE REMOVED, DISCONNECTED OR SHUT DOWN WITHOUT PRIOR REVIEW WITH THE FACILITY TO CONFIRM THAT AREAS TO REMAIN IN OPERATION WILL NOT BE AFFECTED. IF ANY AREAS NOT WITHIN THE SCOPE OF WORK ARE AFFECTED BY ANY SHUTDOWN, REMOVAL OR DISCONNECTION, SUFFICIENT ADVANCE NOTICE MUST BE GIVEN TO THE FACILITY INDICATING WHICH AREAS WILL BE AFFECTED, WHEN THE PROPOSED SHUTDOWN WILL OCCUR, AND FOR HOW LONG A PERIOD OF TIME.
9. THE ARRANGEMENT OF EQUIPMENT AND PIPING SHOWN ON THE DRAWINGS IS BASED UPON INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF DESIGN AND IS NOT INTENDED TO SHOW EXACT DIMENSIONS PECULIAR TO A SPECIFIC MANUFACTURER. THE DRAWINGS ARE, IN PART, DIAGRAMMATIC AND SOME FEATURES OF THE ILLUSTRATED EQUIPMENT INSTALLATION MAY REQUIRE REVISION TO MEET ACTUAL EQUIPMENT INSTALLATION REQUIREMENTS. STRUCTURAL SUPPORTS, FOUNDATIONS, CONNECTED PIPING, VALVES, PIPE SUPPORTS AND ELECTRICAL CONDUIT SPECIFIED MAY HAVE TO BE ALTERED OR ADDITIONAL ITEMS REQUIRED TO ACCOMMODATE THE EQUIPMENT PROVIDED. NO ADDITIONAL PAYMENT WILL BE MADE FOR SUCH REVISIONS, ALTERATIONS AND / OR ADDITIONS.
10. PIPING THROUGH FIRE RATED WALLS SHALL BE PER U.L. FIRE RESISTANCE SYSTEM NO. W1001. SEE ARCHITECTURAL PLANS FOR ALL WALL LOCATIONS.
11. ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTERS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILINGS SHALL BE INSTALLED BEHIND AN ACCESS PANEL.
12. ALL CONNECTIONS TO EXISTING SERVICES SHALL BE MADE SUCH THAT INTERRUPTION TIME WILL BE AS SHORT AS POSSIBLE. THE CONTRACTOR SHALL GIVE THE OWNERS REPRESENTATIVE SUFFICIENT NOTICE OF SUCH INTERRUPTION AND THE ACTUAL SHUT DOWN TIME SHALL BE AT A TIME DESIGNATED BY THE OWNER'S REPRESENTATIVE.
13. ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS LINE SIZE UNLESS OTHERWISE INDICATED ON DRAWINGS.
14. UNIONS SHALL BE PROVIDED AND INSTALLED AFTER EACH SCREW-TYPE VALVE AND PRIOR TO EQUIPMENT CONNECTIONS.
15. ALL SOIL, WASTE, STORM DRAIN, ACID WASTE, GREASE WASTE AND VENT PIPING SHALL SLOPE AT 2% UNLESS OTHERWISE INDICATED.
16. BEFORE FABRICATION OR INSTALLATION, THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL EQUIPMENT AND FIXTURES. EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN FIELD.
17. VERIFY WITH ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF ALL FLOOR DRAINS, ROOF, OVERFLOW DRAINS AND FLOOR SINKS.
18. PROVIDE AND INSTALL WATER HAMMER ARRESTORS IN THE FOLLOWING LOCATIONS (ONLY NON-FERROUS ARRESTORS MAY BE INSTALLED IN ANY WATER SYSTEM):
    A. WATER LINES TO LAVATORY HEADERS, WATER CLOSET AND URINAL HEADERS, SERVICE SINKS, KITCHEN SINKS, WASH FOUNTAINS, DRINKING FOUNTAINS, LABORATORIES WITH MEDICAL TYPE FAUCETS AND ON WASH SINKS HAVING 3 OR MORE STATIONS AND ALL OTHER QUICK CLOSING FIXTURE SUCH AS CLOTHES WASHERS, AS CLOSE TO FIXTURE AS POSSIBLE, BETWEEN LAST 2 FIXTURES WHEN 3 OR MORE FIXTURES, OTHER THAN THOSE LISTED IN "A" ABOVE, ARE SERVED BY A COMMON HEADER.
    B. WHEN ARRESTOR SHALL BE INSTALLED IN WALL OR FURRING, FURNISH WITH AN ACCESS PLATE LARGE ENOUGH TO PERMIT REMOVAL OF ARRESTOR. ACCESS PLATE SHALL BE A MINIMUM OF 2 INCHES LARGER IN EACH DIRECTION THAN ARRESTOR AND MINIMUM 12" X 12".
19. CLEANOUTS SHALL BE PROVIDED PER 2019 CPC SECTION 707.0 & 719.0 AND TO THE FOLLOWING LOCATIONS:
    A. AT EACH BASE OF ROOF DRAIN DOWNSPOUTS.
    B. AT EACH BASE OF WASTE STACK.
    C. AT EVERY 100 FT OF STRAIGHT RUN OF HORIZONTAL PIPING .
    D. AT EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING ONE HUNDRED THIRTY-FIVE (135) DEGREES.
    E. AT EACH HORIZONTAL DRAINAGE PIPE UPPER TERMINAL
    F. ABOVE EACH URINAL.
    G. BELOW EACH SINK.
20. ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET CALGREEN MANDATORY REQUIREMENT OF 20% REDUCED FLOW RATE SPECIFIED IN TABLE 5.303.2.3.
21. UNLESS SPECIFIED ON STRUCTURAL DRAWINGS, ANY ALTERATION OR MODIFICATIONS TO STRUCTURAL ELEMENTS BY CUTTING, DRILLING, BORING, BRACING, WELDING ETC. SHALL HAVE WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO START WORK.

SHEET INDEX

SHEET	DESCRIPTION
P0.01	GENERAL NOTES, LEGEND, ABBREVIATIONS AND SHEET INDEX
P0.02	SCHEDULES
P1.01	PLUMBING SITE PLAN
P2.10	UNDERGROUND PLAN
P2.11	WATER FLOOR PLAN
P2.12	SEWER AND VENT FLOOR PLAN
P2.13	ROOF PLAN
P5.01	RISER DIAGRAMS
P6.01	DETAILS
PD2.10	UNDERGROUND DEMOLITION PLAN
PD2.11	WATER DEMOLITION PLAN
PD2.12	SEWER AND VENT DEMOLITION PLAN

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



SIGNED: 10/25/2020

CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

GENERAL NOTES, LEGEND, ABBREVIATIONS AND SHEET INDEX

SHEET NUMBER

P0.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 3:57:51 PM C:\Users\Kelley OConnor\Documents\10648-MEP1-Central_R20_kelley.oconnor@BJAD.rvt

HOT WATER DEMAND

FIXTURE	QTY.	PEAK DEMAND (GPH)	TOTAL DEMAND (GPH)
B400			
EMERGENCY SHOWER	1	225	225
			##
SINKS	11	15	165
TOTAL (GPH) FOR B400			390
TOTAL RECOVERY (GPH) FOR B400			156
TOTAL STORAGE (GAL) FOR B400			156

DOMESTIC WATER CALCULATION

PRESSURE AVAILABLE : THE 180 PSI PRESSURE AT THE SITE IS REGULATED TO 76 PSI AFTER THE WATER METER.

RESIDUAL PRESSURE	=	76	PSI	MAX. VELOCITY	=	8	F/S (COLD)
STATIC PRESSURE	=	76	PSI	MAX. VELOCITY	=	5	F/S (HOT)
DOMESTIC WATER DEMAND :	=	95	GPM				

PRESSURE LOSS			
1	PRESSURE REQUIRED AT THE FARTHEST FIXTURE	25	PSI
2	PRESSURE LOSS DUE TO 2" WATER METER LOSS	3	PSI
3	PRESSURE LOSS THRU 2" BACKFLOW DEVICE.	13	PSI
4	STATIC HEAD LOSS (25'-0")	11	PSI
5	TOTAL PRESSURE LOSS	52	PSI
LOSS AVAILABLE FOR FRICTION			
6	MIN PRESSURE AVAILABLE - ITEM 5	24	PSI
LENGTH OF RUN FROM METER TO FARTHEST FIXTURE			
	OUTSIDE BUILDING (FROM WATER MAIN TO BUILDING)	35	FT
	INSIDE BUILDING	500	FT
7	TOTAL LENGTH	535	FT
EQUIVALENT LENGTH OF RUN			
8	ITEM 7 + 50%	803	FT
ALLOWABLE FRICTION LOSS			
9	ITEM 6 X 100 / ITEM 8	2.99	PSI/100 FT

PIPE SIZE CHART FOR COLD WATER SIZING AT 8 F/S MAX VELOCITY

PIPE SIZE	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	4
GPM	1.50	4.4	9.3	16.7	27.0	58.7	91.8	132.2	235.0
FU (FT)	0	4	12	24	46	155	380	665	1668
FU (FV)	0	0	0	0	10	63	245	596	1668
VEL (FPS)	2.45	3.16	3.80	4.37	4.90	6.00	6.00	6.00	6.00

PIPE SIZE CHART FOR HOT WATER SIZING AT 5 F/S MAX VELOCITY

PIPE SIZE	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	4
GPM	1.50	4.4	9.3	19.1	27.5	49.0	76.5	110.2	195.8
FU (FT)	0	4	12	24	46	119	245	406	840
VEL (FPS)	2.45	3.16	3.80	5.00	5.00	5.00	5.00	5.00	5.00

PIPE MATERIALS

	PIPE SERVICE	PIPE MATERIAL
1	DRAIN PIPING: SANITARY, GREASE WASTE & STORM BELOW GRADE:	PVC SCHEDULE 40, SOLID WALL PIPE AND DWV FITTINGS CONFORMING TO ASTM D1785 AND ASTM D2665. INSTALL PVC PIPING IN ACCORDANCE WITH ASTM D2321 AND ASTM F1668.
2	DRAIN PIPING: SANITARY, GREASE WASTE & STORM ABOVE GRADE:	PVC SCHEDULE 40, SOLID WALL PIPE AND DWV FITTINGS CONFORMING TO ASTM D1785 AND ASTM D2665. INSTALL PVC PIPING IN ACCORDANCE WITH ASTM D2321 AND ASTM F1668.
3	VENT PIPING: SANITARY SEWER, GREASE WASTE ABOVE GRADE:	PVC SCHEDULE 40, SOLID WALL PIPE AND DWV FITTINGS CONFORMING TO ASTM D1785 AND ASTM D2665. INSTALL PVC PIPING IN ACCORDANCE WITH ASTM D2321 AND ASTM F1668.
4	DOMESTIC WATER PIPING: BELOW GRADE	TYPE 'K' COPPER TUBING, HARD DRAWN CONFORMING TO ASTM B88, WITH WROUGHT COPPER FITTINGS AND LEAD FREE BRAZED JOINTS. AVOID UNNECESSARY JOINTS BELOW SLAB. PIPE WRAP ALL UNDERGROUND PIPING.
5	DOMESTIC WATER PIPING: ABOVE GRADE:	TYPE 'L' COPPER TUBING, HARD DRAWN CONFORMING TO ASTM B88, WITH WROUGHT COPPER FITTINGS AND LEAD FREE SOLDER JOINTS.
6	CONDENSATE DRAIN PIPING	TYPE 'L' COPPER TUBING, HARD DRAWN CONFORMING TO ASTM B88, WITH WROUGHT COPPER FITTINGS AND LEAD FREE SOLDER JOINTS. ALL CONDENSATE PIPING WITHIN THE BUILDING SHALL BE INSULATED.
7	INSULATION OF DOMESTIC HOT WATER AND CONDENSATE DRAIN PIPING	GLASS FIBER INSULATED WITH FACTORY-APPLIED JACKET CONFORMING TO ASTM C547. 1-INCH FOR PIPE SIZES 1" & SMALLER, 1 1/2-INCH THICK FOR PIPE SIZES 1 1/4" TO 3". SEAL ALL JOINTS WITH THE FACTORY-APPLIED, SELF-SEAL LAP AND BUTT STRIPS, JOHNS MANVILLE MICRO-LOK "HP" OR EQUAL.
8	GAS PIPING	SCHEDULE 40 BLACK STEEL CONFORMING TO ASTM A53 WITH 150 PSIG MALLEABLE IRON THREADED FITTINGS. WELDED JOINTS FOR PIPE SIZES 2 1/2" AND LARGER OR WELDED THROUGHOUT WHEN USED FOR MEDIUM PRESSURE. OUTDOOR PIPING EXPOSED TO ATMOSPHERE SHALL BE GALVANIZED STEEL PIPE OR PAINTED WITH RUST INHIBITING PAINT.
9	PIPE PROTECTION: UNDERGROUND METAL PIPE	ALL UNDERGROUND METALLIC PIPE WHETHER BURIED OR ENCASED SHALL BE WRAPPED WITH ANTI-CORROSIVE 20-MIL PVC TAPE AND PRIMED OR INSTALLED IN 8-MIL POLYETHYLENE SLEEVE CONFORMING TO ASTM D-1248 AND/OR ANSI/AWWA C105/A21.5.
10	PIPE PROTECTION: DISSIMILAR METALS	PROVIDE NON-CONDUCTING DIELECTRIC CONNECTIONS, JOINING DISSIMILAR METALS.

FIXTURE SCHEDULE

MARK	FIXTURE	CW	HW	S OR W	V	REMARKS
LSK-1	LAB SINK	1/2	1/2	2	1 1/2	SINK: DROP-IN EPOXY SINK TYPE. SEE LAB FURNISHING DRAWINGS FOR ADDITIONAL INFORMATION FAUCET: IPS L611VB-BH, DECK MOUNTED SINGLE FAUCET 6" RIGID VACUUM BREAKER GOOSENECK AND WRIST BLADE HANDLE. SEE LAB FURNISHING DRAWINGS FOR ADDITIONAL INFORMATION.
CSK-1	CUP SINK	1/2	-	2	1 1/2	SINK: DROP-IN SINK TYPE. SEE LAB FURNISHING DRAWINGS FOR ADDITIONAL INFORMATION FAUCET: IPS L412VB-BH, DECK MOUNTED SINGLE FAUCET 6" RIGID VACUUM BREAKER GOOSENECK AND WRIST BLADE HANDLE. SEE LAB FURNISHING DRAWINGS FOR ADDITIONAL INFORMATION.
EES-1	EMERGENCY SHOWER	1"	1"	-	-	GUARDIAN GBF1909; FREESTANDING, BARRIER FREE SAFETY STATION, COMBINATION SHOWER AND EYEWASH, ADA COMPLIANT, 10 INCH DIAMETER HEAD GUARDIAN G3800LF; THERMOSTATIC MIXING VALVE
FS-1	FLOOR SINK	-	-	2"	2"	ZURN MODEL ZN-1900-K, ACID RESISTANT ENAMELED CAST-IRON, PARTIAL GRATE, BOTTOM DOME STRAINER AND SEDIMENT BUCKET. EXTERIOR FLOOR SINK SHALL HAVE COVER.
TP-1	TRAP PRIMER (PRESSURE TYPE)	1/2"	-	-	-	PRECISION PLUMBING PRODUCTS MODEL PR-500, AUTOMATICALLY ACTIVATED, CORROSION RESISTANT BRASS, PROVIDE WITH SS-8 SUPPLY TUBE AND DISTRIBUTION UNIT WHEN SUPPLY MORE THAN ONE FLOOR DRAIN.
WM-1	WATER METER (BLDG. MONITORING)	2"	-	-	-	SENSUS 'OMNI C2S' MODEL WDS-10000-01. MIN. FLOW: 0.25 GPM. FLOW RANGE @ 4.3 PSI = 160 GPM. MAXIMUM OPERATING PRESSURE 200 PSI; AWWA CLASS 125 OVAL BOLT FLANGE. FULLY ELECTRONIC SEALED REGISTER WITH PROGRAMMABLE REGISTER. 304 STAINLESS STEEL MAINCASE. STAINLESS STEEL STRAINER SCREEN AND STRAINER COVER. PROVIDE ALL REQUIRED DEVICES/COMPONENTS TO INTERFACE WITH BUILDING ENERGY MANAGEMENT SYSTEM. COORDINATE WITH CONTROLS CONTRACTOR.
GM-1	SUB-GAS METER (BLDG MONITORING)	-	-	-	-	SIERRA INSTRUMENTS MODEL 620S-BT "BOILER TRAK" SERIES. COMPLETE WITH 0-18 VDC LINEAR OUTPUT SIGNAL, DIGITAL DISPLAY, MODBUS DIGITAL COMMUNICATION AND NEMA 4X. SIZE SAME AS PIPE. WIRING TO BE INSTALLED BY CONTROLS CONTRACTOR. COORDINATE WITH CONTROLS CONTRACTOR FOR CONNECTION OF METER TO BMS FOR DATA TRANSFER.

NOTE: ALL FIXTURES SHALL BE PROVIDED WITH MINIMUM ROUGH-IN CONNECTIONS AS INDICATED IN THIS SCHEDULE OR PER MANUFACTURERS RECOMMENDATIONS. THE PLUMBING CONTRACTOR SHALL RUN ALL SERVICE LINES, ROUGH-IN & MAKE FINAL CONNECTIONS TO ALL FIXTURES. PLUMBING CONTRACTOR SHALL FURNISH AND SHALL ALL TRIMS, FLUSH VALVES, TAILPIECES, STRAINERS, P-TRAPS, TRAP ARMS, HOT & COLD WATER STOPS & FAUCETS AS REQUIRED. HAND WASHING SINKS SHALL COMPLY WITH THE 2019 CALIFORNIA PLUMBING CODE, SECTION 210 & TABLE 4-2 NOTES 2, 15 & 33 AS APPLICABLE. ALL COMPONENTS IN CONTACT WITH POTABLE WATER SHALL BE LEAD FREE.

FIXTURE LOAD CALCULATION

FIXTURE	QTY.	COLD WATER		HOT WATER		DRAINAGE/WASTE	
		FIXTURE UNITS	TOTAL FU	FIXTURE UNITS	TOTAL FU	FIXTURE UNITS	TOTAL FU
NEW FIXTURES (basis: 2019 CPC Appendix "A" table A-2 - Water supply fixture units & Chapter 7 table 702.1- Drainage fixture unit values. Volume based on "Public" values)							
WATER CLOSET (Flush Valve)	0	5.0	0.0	0	0	4.0	0.0
WATER CLOSET (Flush Tank)	0	2.5	0.0	0	0	4.0	0.0
URINAL (Flush Valve)	0	4.0	0.0	0	0	2.0	0.0
LAVATORY	0	1.0	0.0	.75	0.0	1.0	0.0
KITCHEN SINK	0	3.0	0.0	2.5	0.0	3.0	0.0
EXAM SINK	0	2.0	0.0	1.5	0.0	1.0	0.0
SERVICE SINK/MOP SINK	0	3.0	0.0	2.25	0.00	3.0	0.0
SHOWER	0	2.0	0.0	1.5	0.0	2.0	0.0
BATHTUB	0	4.0	0.0	3	0.0	2.0	0.0
HAND SINK	17	2.0	34.0	1.5	25.5	2.0	34.0
WASH-UP SINK	0	2.0	0.0	1.5	0.0	2.0	0.0
CLINIC SINK	0	8.0	0.0	2	0.0	6.0	0.0
FLOOR DRAIN	0	0	0	0	0	2	0
FLOOR SINK	1	0	0.0	0	0	2.0	2.0
HOSE BIBB (1st)	0	2.5	0.0	0	0	0	0
HOSE BIBB (each additional)	0	1.0	0.0	0	0	0	0
TOTAL FIXTURE UNITS			34.0		25.50		36.0
TOTAL DEMAND - GPM			0		0		

PUMP

MARK	MANUFACTURER & MODEL	LOCATION	TYPE	SERVICE	DESIGN POINT		ELECTRICAL REQUIREMENT				OPERATING WEIGHT (LBS)	REMARKS
					FLOW (GPM)	HEAD (FT HD)	HP	VOLTS	PHASE	HERTZ		
CP-1	GRUNDFOS UPS 15-55 SFC	MECHANICAL ROOM	IN LINE	DOMESTIC HOT WATER	3.5	12	1/12	120	1	60	6	LEAD FREE. PROVIDE WITH PROGRAMMABLE TIME CLOCK

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

SCHEDULES

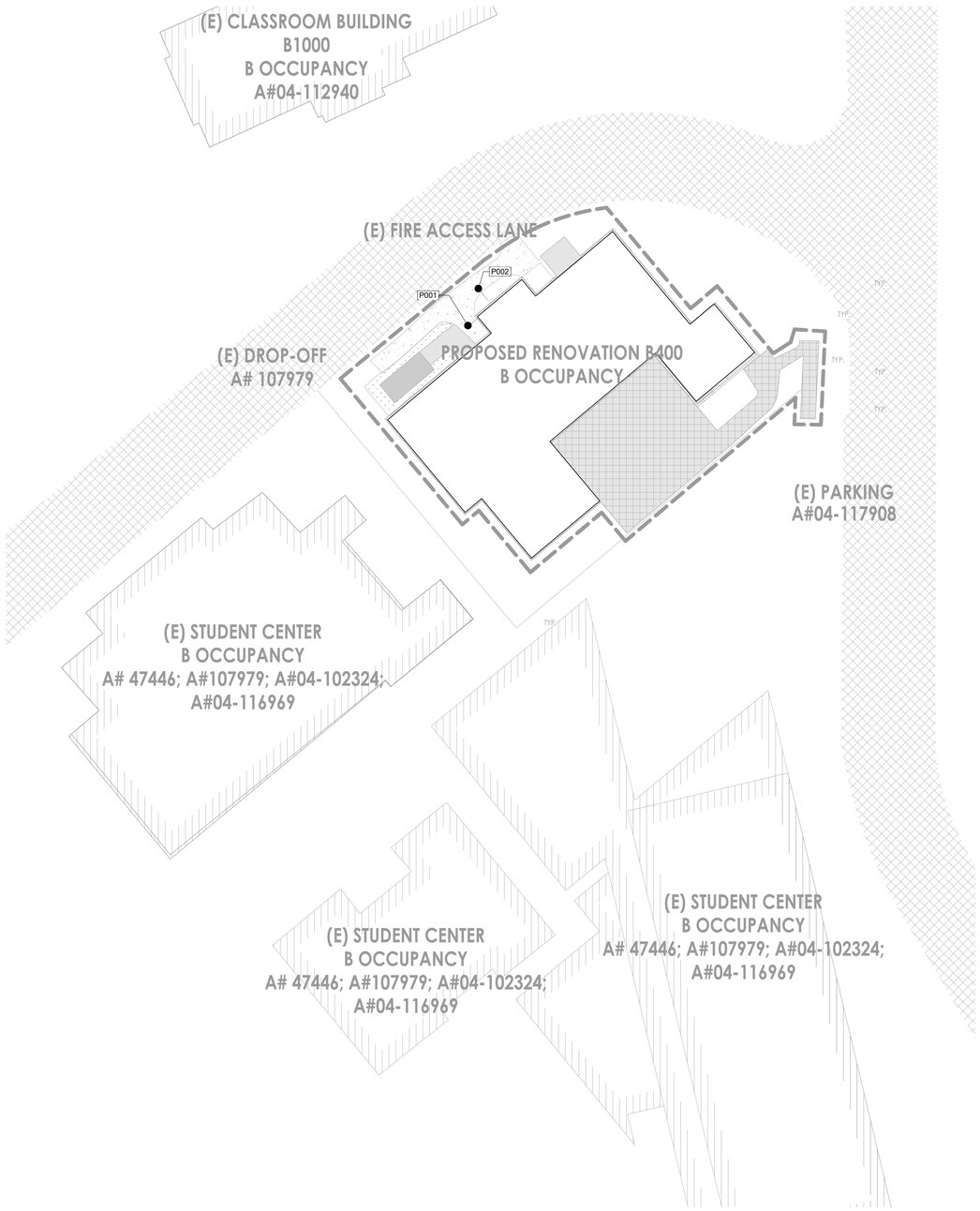
SHEET NUMBER

P0.02

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 3:57:53 PM C:\Users\Kelley OConnor\Documents\...\0668-MEP1-Central_R20_kelley.oconnor@BJAD.rvt



KEYNOTES:

P001 EXISTING 1-1/2 INCH COLD WATER PIPING. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

P002 EXISTING 3/4 INCH MEDIUM PRESSURE NATURAL GAS PIPING.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

PLUMBING SITE PLAN

SHEET NUMBER

P1.01

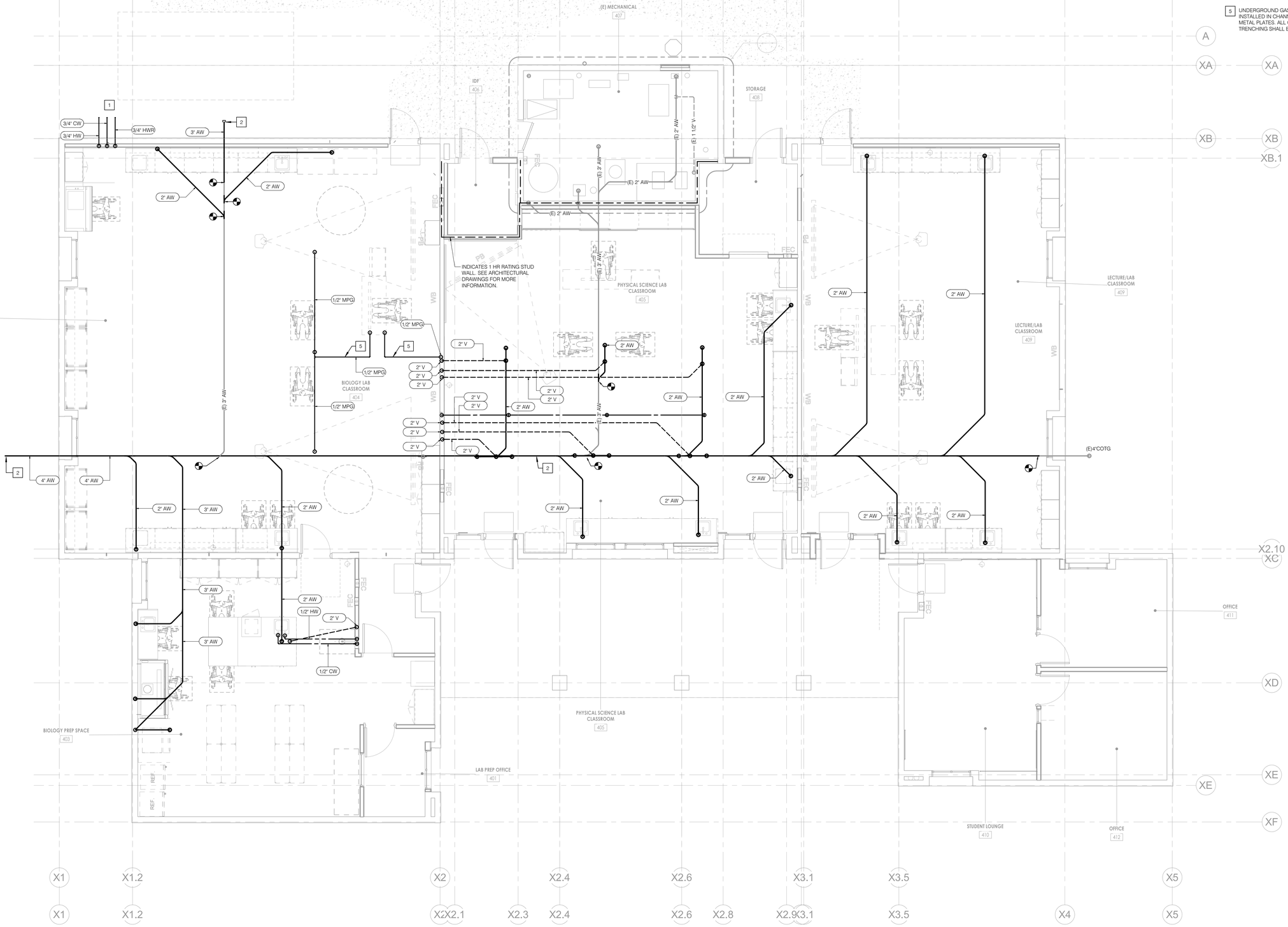
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 3:57:58 PM C:\Users\Kelley OConnor\Documents\J0668-MEP1-Central_R20_kelley.oconnor18JD.rvt

KEYNOTES:

1. 1" CW, 3/4" HW, AND 3/4" HWR CAPPED 5 FEET BELOW GRADE FOR FUTURE GREEN HOUSE CONNECTION.
2. 3" WASTE CAPPED BELOW GRADE FOR FUTURE GREENHOUSE CONNECTION.
3. NEW 4" WASTE PIPING TO REPLACE EXISTING PIPING DAMAGED WASTE PIPING.
4. CONNECT NEW 4" ACID WASTE TO EXISTING NEUTRALIZATION TANK. FIELD VERIFY EXACT LOCATION.
5. UNDERGROUND GAS PIPING SHALL BE INSTALLED IN CHANNELL AND COVERED IN METAL PLATES. ALL GAS PIPING INSIDE TRENCHING SHALL BE WELDED.



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

UNDERGROUND PLAN

SHEET NUMBER

P2.10

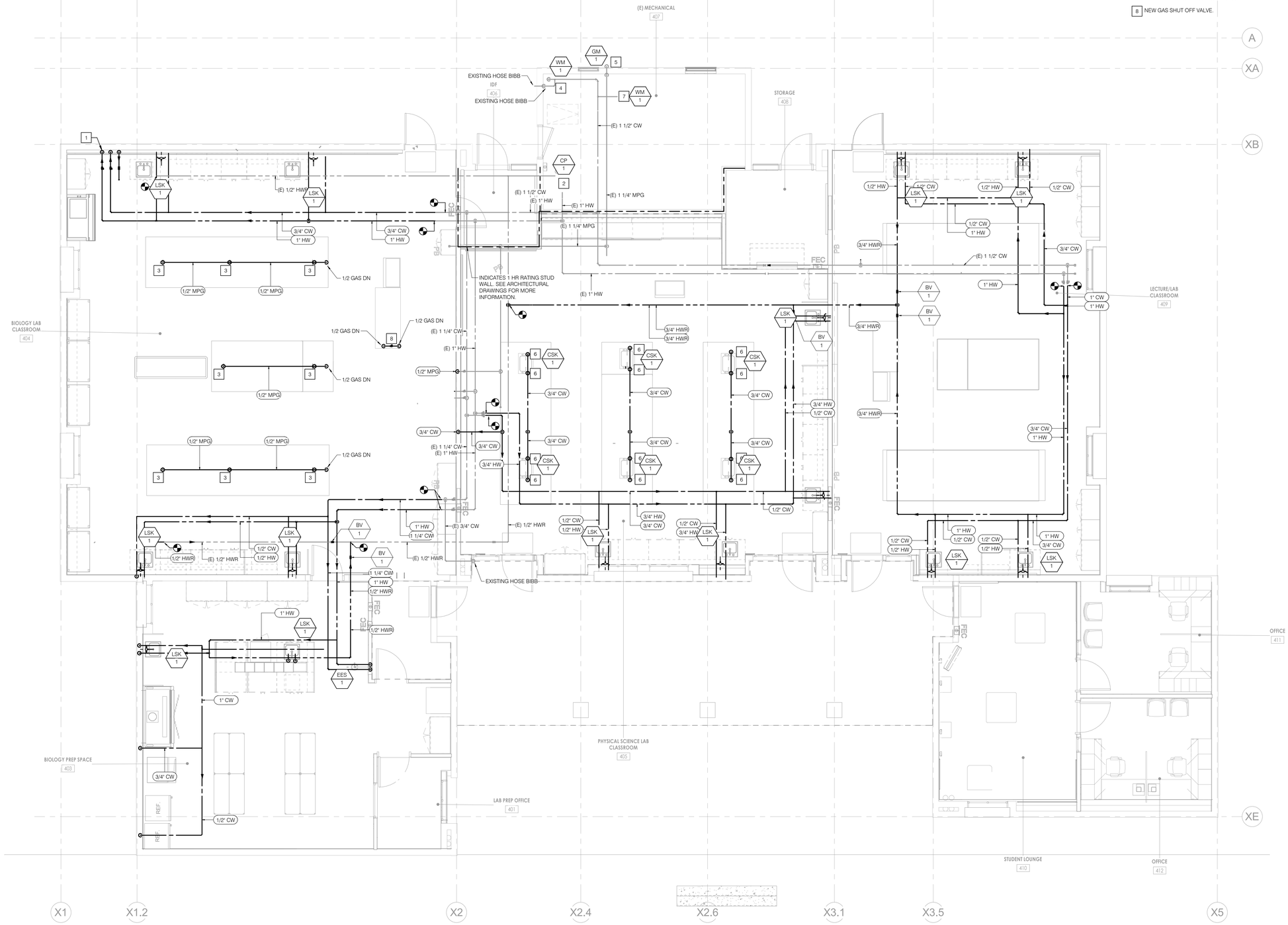
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 3:58:02 PM C:\Users\Kelley OConnor\Documents\...\0668-MEP1-Central_R20_kelley.oconnor18JAD.rvt

KEYNOTES:

1. PROVIDE 3/4" CW, 3/4" HW, AND 3/4" HWR DOWN IN WALL. SHUT OFF VALVES (CW AND HW) AND BALANCING VALVE (HWR) FOR FUTURE GREENHOUSE LOCATED IN CEILING.
2. EXISTING WATER HEATER TO REMAIN. PROVIDE NEW CIRCULATING PUMP TO SERVE EXISTING DOMESTIC HOT WATER SYSTEM.
3. 1/2" G UP TO TURRET. SEE LAB PLANNER DRAWINGS FOR INFORMAITON.
4. PROVIDE WATER METER (WM-1). REFER TO PLUMBING SCHEDULE ON P002 FOR INSTALLATION REQUIRMENTS.
5. PROVIDE GAS METER (GM-1). REFER TO PLUMBING SCHEDULE ON P002 FOR INSTALLATION REQUIRMENTS.
6. COLD WATER UP TO CUP SINK.
7. EXISTING 1"CW MAKE UP FOR MECHANICAL EQUIPMENT. INSTALL NEW WM-1 WATER METER ON EXISTING MAKE UP.
8. NEW GAS SHUT OFF VALVE.



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

WATER FLOOR PLAN

SHEET NUMBER

P2.11

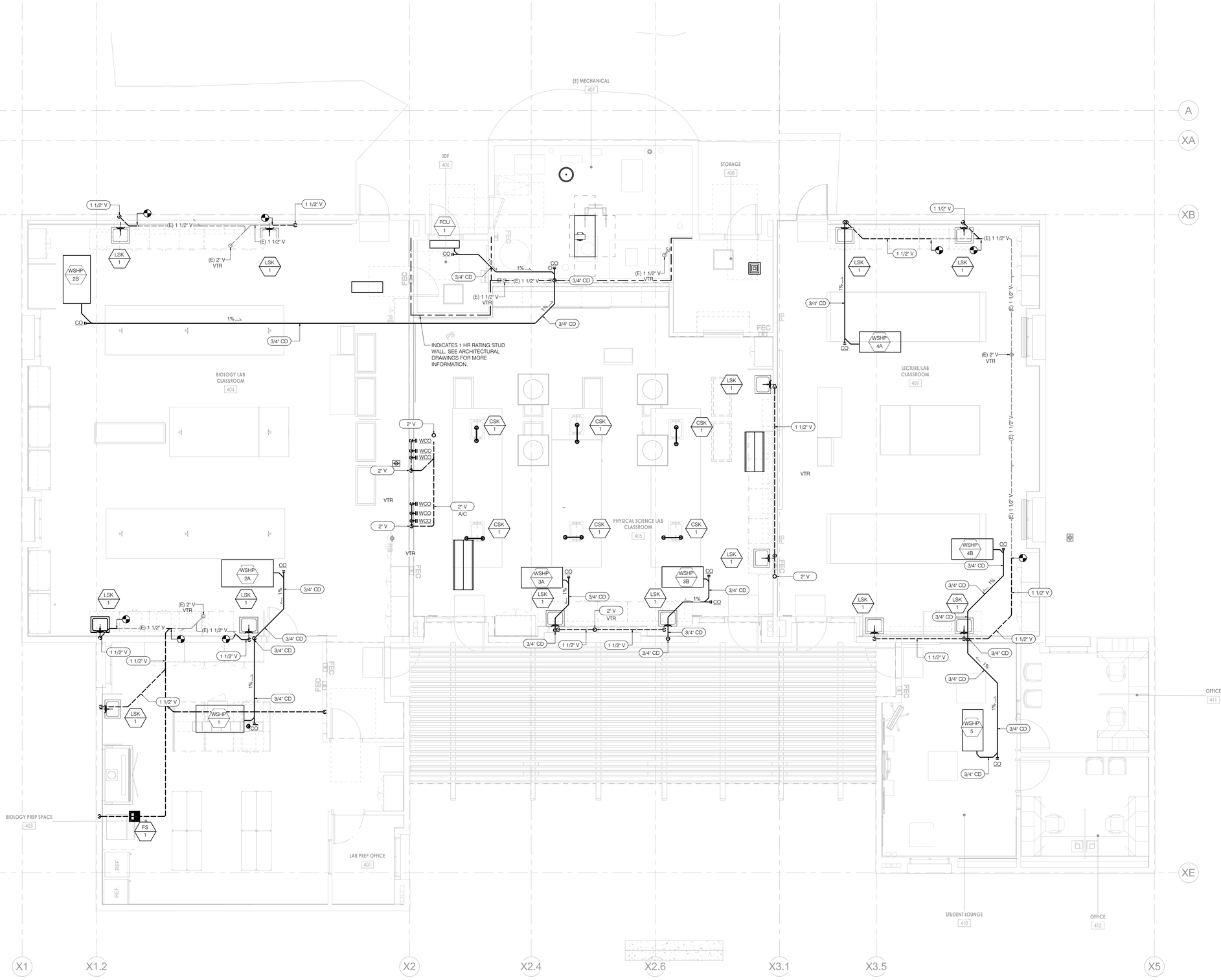
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 3:58:04 PM C:\Users\Kelley OConnor\Documents\...\0668-MEP1-Central_R20_kelley.oconnor18JD.rvt

KEYNOTES:

1. INDICATES 1 HR RATING STUD WALL. SEE ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED IN THESE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

SEWER AND VENT FLOOR PLAN

SHEET NUMBER

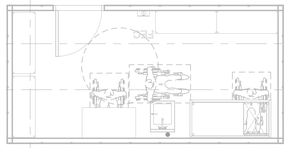
P2.12

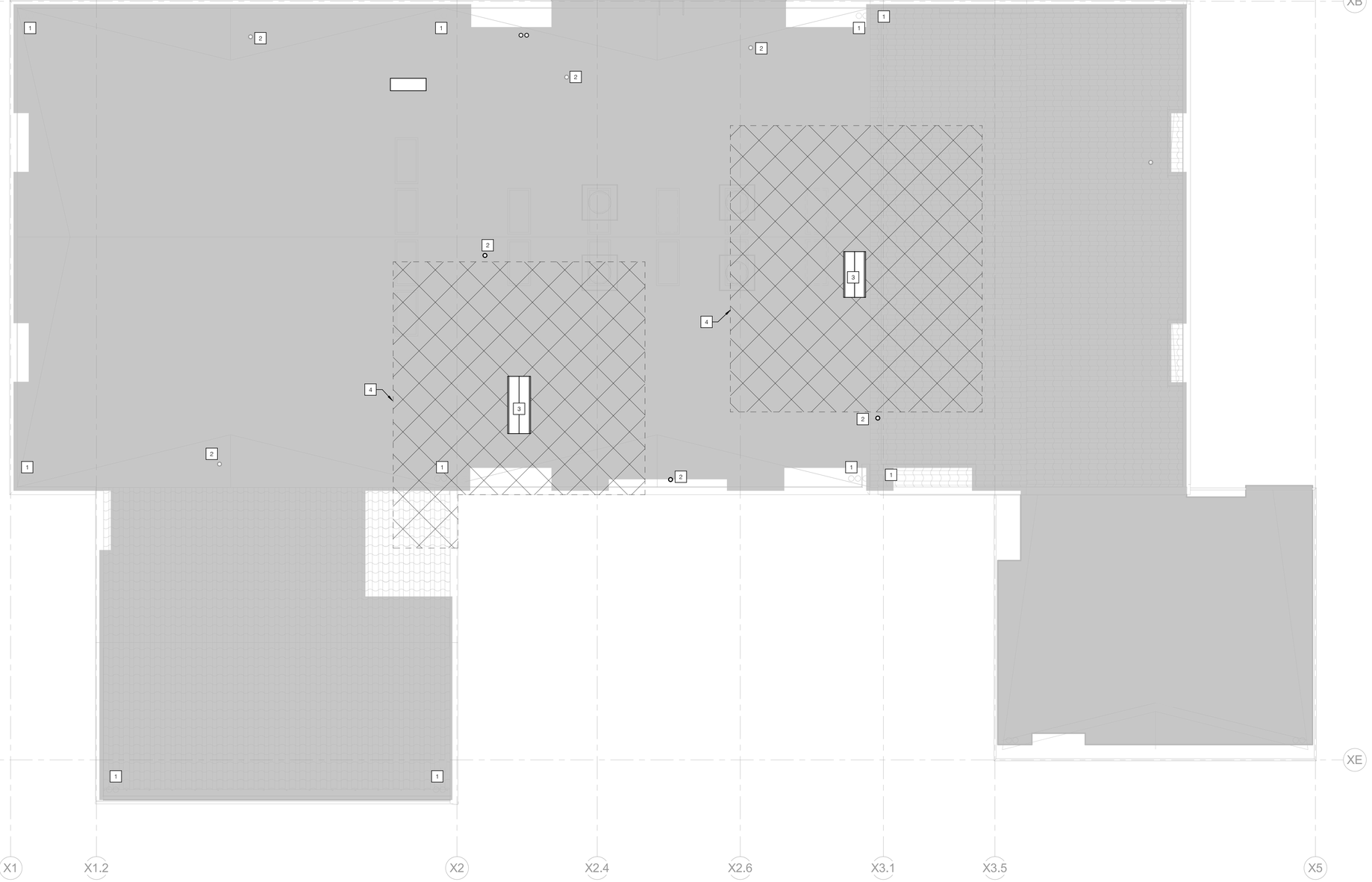
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/15/2021 3:58:07 PM C:\Users\Kelley OConnor\Documents\J0668-MEP-Central_R20_kelley.oconnor18JAD.rvt

KEYNOTES:

1. CONTRACTOR TO JET ROOF/OVERFLOW DRAINS AND IDENTIFY BLOCKAGE WITHIN 30 DAYS OF CONSTRUCTION. EXISTING DRAIN TO REMAIN.
2. SANITARY VENT THROUGH ROOF. SEE SEWER AND VENT DIAGRAMS FOR PIPE SIZES.
3. MECHANICAL OUTSIDE AIR INTAKES.
4. 10 FOOT CLEARANCE AROUND MECHANICAL OUTSIDE AIR INTAKES.





DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED IN THE CONTRACT DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

ROOF PLAN

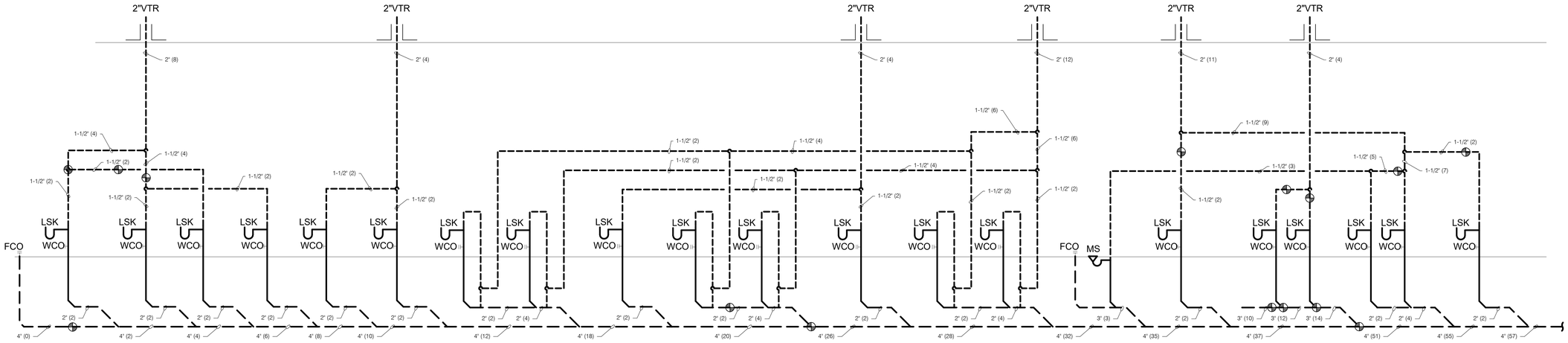
SHEET NUMBER

P2.13

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 3:58:08 PM C:\Users\Kelley OConnor\Documents\...\0668-MEP1-Central_R20_kelley.oconnor@BJAD.rvt

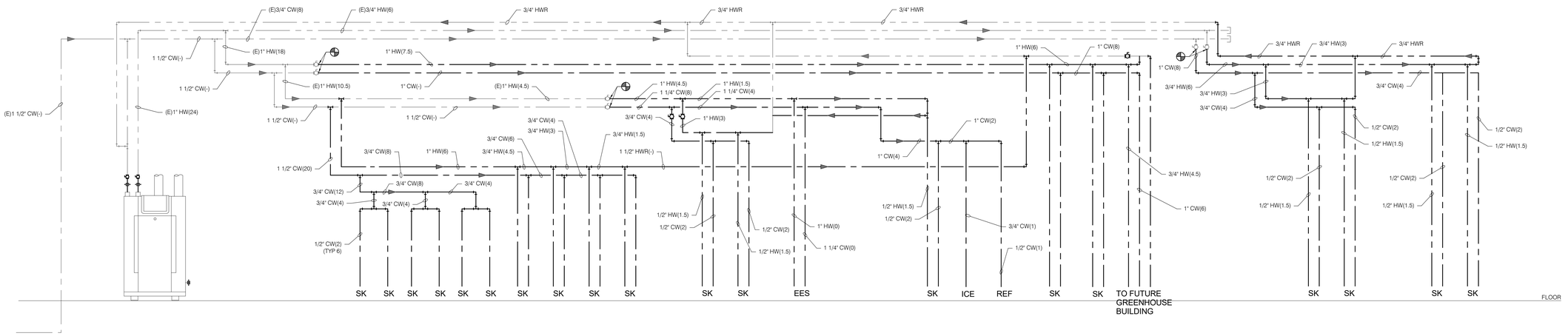


2 WASTE AND VENT DIAGRAM

NOT TO SCALE

NOTE:

1. REFER TO THE PLUMBING FIXTURE SCHEDULE FOR FIXTURE BRANCH PIPE SIZING.
2. PROVIDE A TRAP PRIMER AND TRAP PRIMER LINE BELOW GRADE TO EACH FLOOR DRAIN. COORDINATE LOCATIONS WITH PLUMBING AND ARCHITECTURAL DRAWINGS.
3. PROVIDE A CLEAN-OUTS AT EACH SINK.



GENERAL NOTES:

1. FOR PIPE SIZES & CONTINUATION REFER TO DRAWINGS.
2. FOR UNDERGROUND INSTALLATION PIPE SHALL BE TREATED AS REQUIRED BY CODE.

NOTES	
1	-
2	-

2 WATER DIAGRAM

NOT TO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

RISER DIAGRAMS

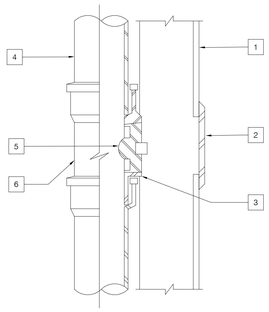
SHEET NUMBER

P5.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 3:58:09 PM C:\Users\Kelley OConnor\Documents\...\0668-MEP1-Central_R20_kelley.oconnor18JAD.rvt



NOTES	
1	FINISHED WALL SURFACE.
2	STAINLESS STEEL ACCESS COVER PLATE WITH COUNTERSUNK SECURING SCREW.
3	TAPER THREAD-BRONZE PLUG.
4	PIPE AS INDICATED ON PLANS.
5	THREADED CLEANOUT PLUG.
6	CLEANOUT TEE.

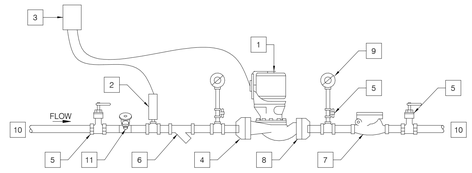
NOTE:

A. ACCESS COVER SIZE VARIOUS BASED ON PIPE SIZE

B. ANCHOR SCREW IS 3-1/2" LONG

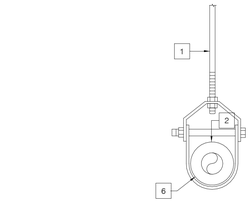
PIPE SIZE	COVER SIZE
2"	6"
3"	8"
4"	8"
6"	10"

6 WALL CLEANOUT
NTS

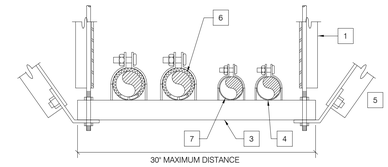


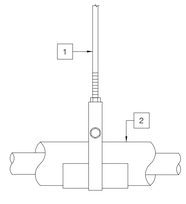
NOTES			
1	IN-LINE CIRCULATING PUMP (SEE PUMP SCHEDULE)	7	CHECK VALVE.
2	AQUASTAT.	8	UNION.
3	ELECTRICAL BOX.	9	DIAL TYPE PRESSURE GAUGE (0-100 PSIG).
4	REDUCING TEE (OR TEST PLUG FOR INSERTION OF GAUGE)	10	FOR CONTINUATION AND SIZE, SEE FLOOR PLAN.
5	BALL VALVE.	11	HOSE BIBB.
6	STRAINER.		

4 RECIRCULATING PUMP
NTS

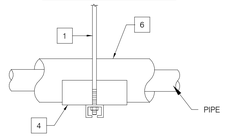


SINGLE PIPE HANGER





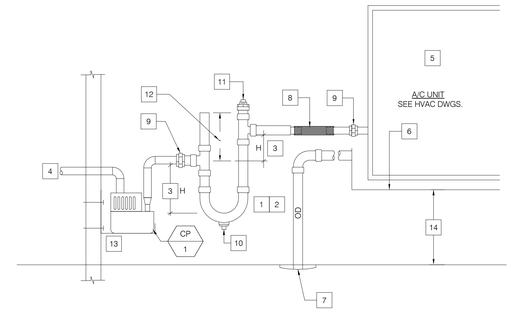
SINGLE PIPE HANGER



NOTES	
1	5/8"Ø HANGER ROD, WELDED TO 2"X2"X16 GAUGE VERTICAL ANGLE. ATTACH TO STRUCTURE ABOVE PER STRUCTURAL DRAWINGS.
2	PROVIDE A SECTION OF HIGH COMPRESSION STRENGTH INSULATION AT EACH HANGER POINT. INSULATION MAY BE HALF ROUND OR FULL ROUND & EXTENDED 2" BEYOND GALV. SHIELD EA. WAY.
3	MULTIPLE PIPES SUPPORTED ONTO UNISTRUT P1000 CHANNEL. PROVIDE INSULATED HOT WATER PIPING ON ROLLERS AND CHILLED WATER PIPING SECURED WITH PIPE CLAMPS. REFER TO SPECIFICATION FOR ADDITIONAL REQUIREMENTS FOR SUPPORTS AND FOR PIPING MATERIAL REQUIREMENTS.
4	PROVIDE PIPE SADDLE BETWEEN PIPE AND HANGER.
5	PROVIDE DIAGONAL BRACE FOR ALL PIPING. BRACE SHALL BE MINIMUM 3"x3"X 16 GAUGE DIAGONAL ANGLE, INSTALLED AT MAXIMUM 20'-0" ON CENTER OR WITHIN 2'-0" OF ELBOWS.
6	INSULATION WHERE REQ'D.
7	NON-INSULATED PIPING.

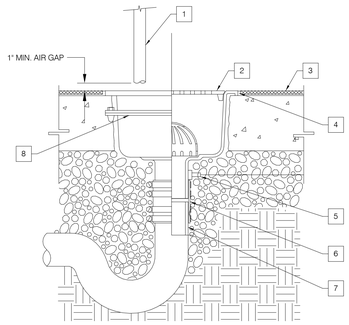
GENERAL NOTES	
1.	ATTACH SUPPORTS FOR ALL PIPING SUSPENDED FROM THE STEEL STRUCTURE TO THE TOP CORD OF JOISTS OR BEAMS.
2.	PROVIDE COPPER OR PLASTIC COATED HANGERS FOR NON-INSULATED COPPER PIPE.
3.	REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL ANCHORAGE REQUIREMENTS.

2 PIPE HANGER
NTS



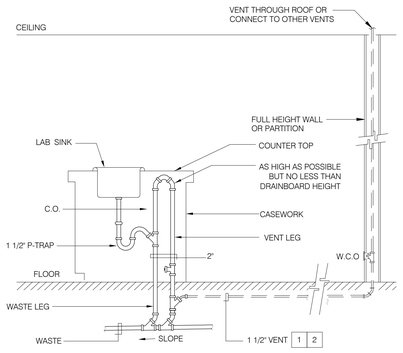
NOTES			
1	ALL CONDENSATE DRAIN LINES WITHIN BUILDING SHALL BE INSULATED IN ACCORDANCE WITH THE REQUIREMENTS OF PLUMBING SPECIFICATIONS.	8	METAL BRAIDED BRONZE FLEXIBLE HOSE WITH WELDED ENDS.
2	SEE DRAWING FOR PIPE SIZES.	9	UNION (DI-ELECTRIC WHERE STEEL MEETS COPPER)
3	CONDENSATE PIPE HEIGHT 'H' SHALL EQUAL FAN INLET PRESSURE (IN. W.C.) PLUS 1.0 INCH. H SHALL BE MINIMUM 6 INCHES.	10	SCREWED CLEAN-OUT PLUG.
4	PRIMARY DRAIN TO APPROVED RECEPTOR. SLOPE MINIMUM 1/8"PER FOOT.	11	THREADED BRASS CLEANOUT PLUG.
5	HIGH CONDENSATE LEVEL FLOAT SWITCH IS PROVIDED BY HVAC FOR UNIT SHUT-DOWN. BOTTOM OF HVAC SHALL BE MINIMUM 6" ABOVE CEILING FOR CONDENSATE PIPING.	12	OPEN VENT 6"MINIMUM.
6	SECONDARY DRAIN PAN. SEE HVAC PLANS FOR MORE DETAILS. PROVIDE FOR A/C UNITS ABOVE CEILING.	13	PROVIDE CONDENSATE PUMP WITH BRACKET AND SECURE TO WALL OR COLUMN.
7	DRAIN TO AN OBSERVABLE LOCATION WHERE DRIP WONT CAUSE DAMAGE. PROVIDE CHROME EXCUTCHEON PLATE.	14	6"MINIMUM (APPLY ONLY FOR INDOOR UNIT)

5 CONDENSATE DRAIN FAN COIL UNITS
NTS



NOTES			
1	INDIRECT WASTE.	5	CONNECT 1/2"CW TO TRAP PRIMER CONNECTION.
2	FLOOR SINK GRATE TOP SET FLUSH WITH FINISHED FLOOR AND WITH 1/2" MAX. OPENINGS IN ALL DIRECTIONS.	6	NO-HUB CONNECTION.
3	FINISHED FLOOR.	7	WASTE PIPE.
4	CAULK JOINT.	8	ANCHORING FLANGE WITH WEEPHOLES.

3 FLOOR SINK
NTS



GENERAL NOTES:

1. FOR PIPE SIZES & CONTINUATION REFER TO DRAWINGS.
2. FOR UNDERGROUND INSTALLATION PIPE SHALL BE TREATED AS REQUIRED BY CODE.

NOTES	
1	SLOPE PIPING MINIMUM 2% BACK TO FIXTURE.
2	INCREASE PIPE SIZE TO 2" IF LENGTH EXCEEDS 20-FEET HORIZONTAL OR 60-FEET TOTAL DEVELOPED LENGTH PRIOR TO TIE IN.

1 ISLAND VENT
NTS

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



SIGNED: 10/25/2020

CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

DETAILS

SHEET NUMBER

P6.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 3:58:12 PM C:\Users\Kelley OConnor\Documents\J0668-MEP-Central_R20_kelley.oconnor@BJAD.rvt

KEYNOTES:

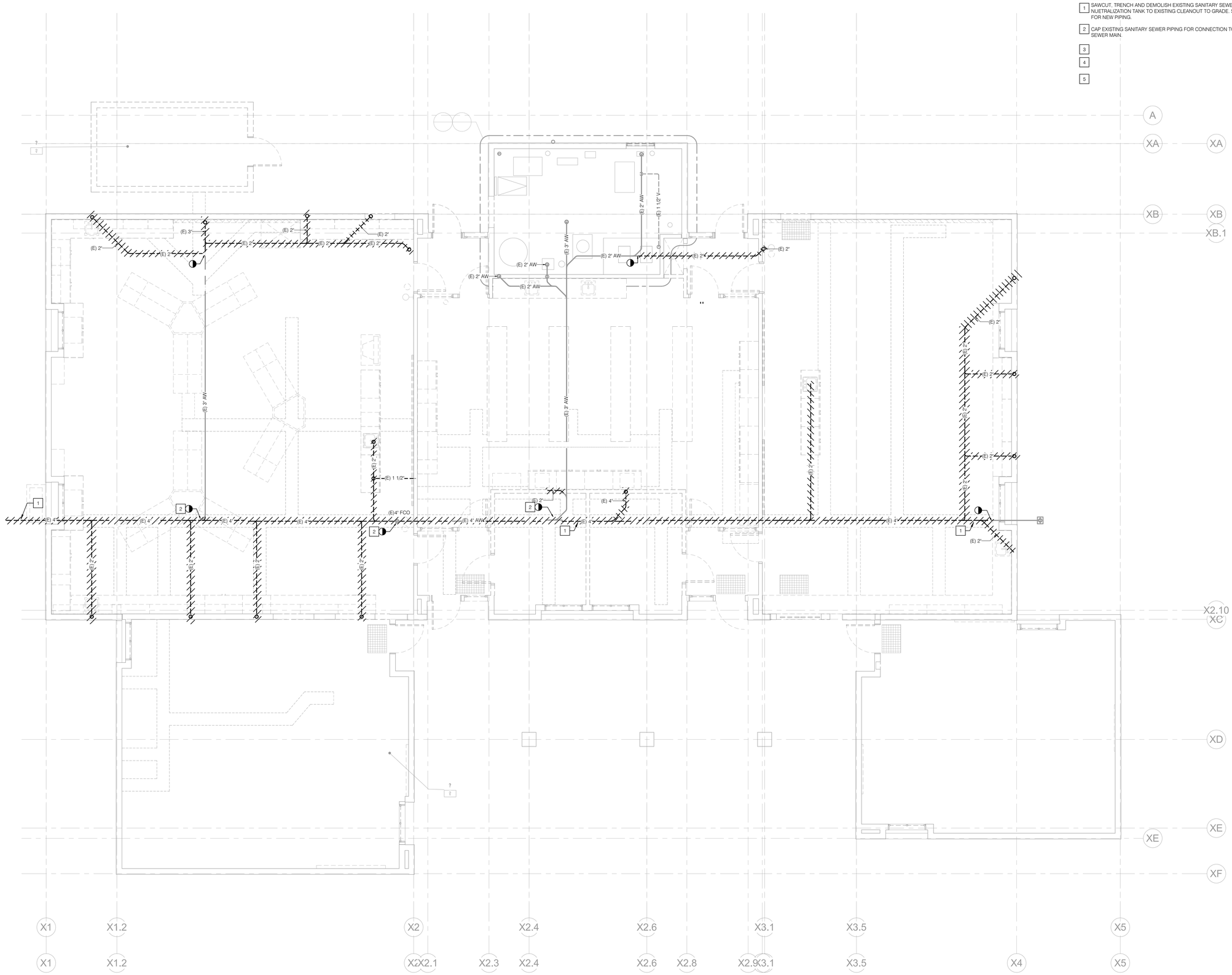
1 SAWCUT, TRENCH AND DEMOLISH EXISTING SANITARY SEWER MAIN FROM NUETRALIZATION TANK TO EXISTING CLEANOUT TO GRADE. SEE NEW PLAN FOR NEW PIPING.

2 CAP EXISTING SANITARY SEWER PIPING FOR CONNECTION TO NEW SANITARY SEWER MAIN.

3

4

5



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

UNDERGROUND DEMOLITION PLAN

SHEET NUMBER

PD2.10

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

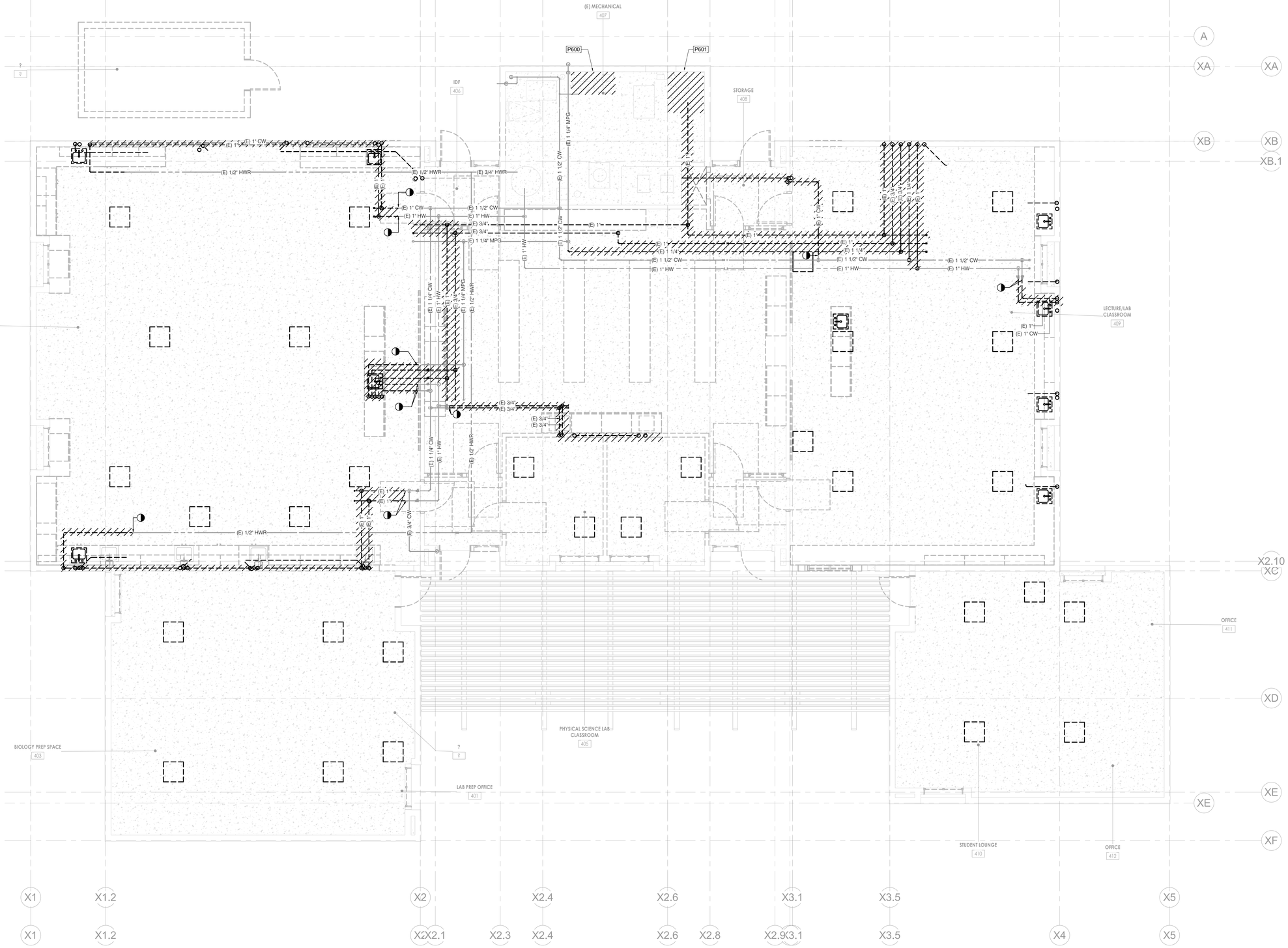
P2S No. J0668

1/15/2021 3:58:16 PM C:\Users\Kelley OConnor\Documents\20668-MEP1-Central_R20_kelley.oconnor@BJAD.rvt

KEYNOTES:

P600 DEMOLISH EXISTING AIR COMPRESSOR PLANT. REMOVE ALL COMPRESSORS, TANKS, DRYERS, VALVES, PIPING, TEES ETC ASSOCIATED WITH SYSTEM.

P601 DEMOLISH EXISTING VACUMM PUMP PLANT. REMOVE ALL PUMPS, TANKS, DRYERS, VALVES, PIPING, TEES ETC ASSOCIATED WITH SYSTEM.



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

WATER DEMOLITION PLAN

SHEET NUMBER

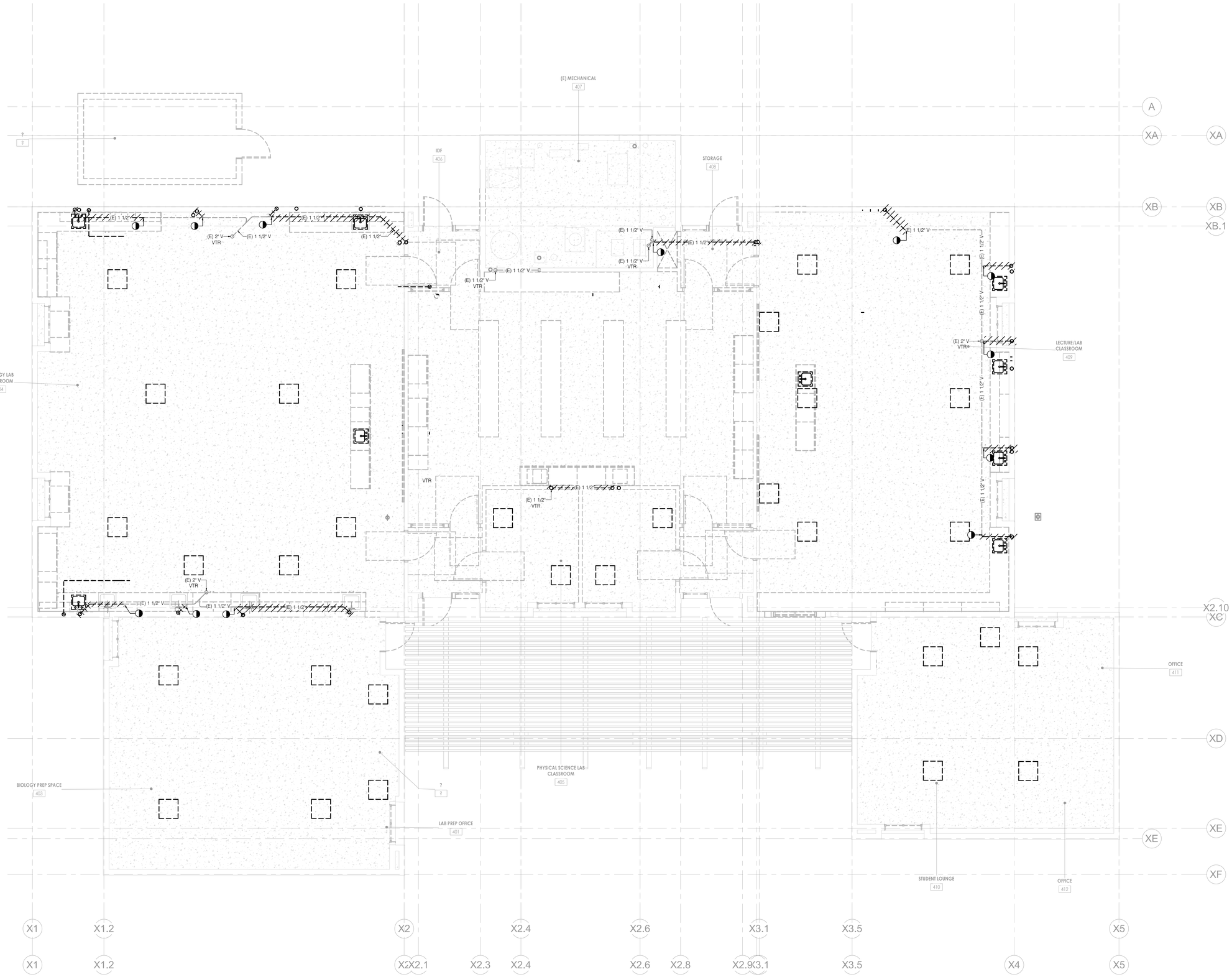
PD2.11

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 3:58:19 PM C:\Users\Kelley OConnor\Documents\J0668-MEP-Central_R20_kelley.oconnor@HJD.rvt

KEYNOTES:

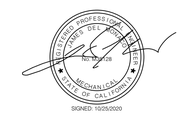


DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

SEWER AND VENT DEMOLITION PLAN

SHEET NUMBER

PD2.12

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

C:\Users\AJ Escomerido\Documents_Revit Local Files\2020\J0668-MEP-Central_R20_dj.escomerido@p2sinc.com.rvt
1/8/2021 9:45:34 AM

GENERAL LEGEND

SYMBOL	DESCRIPTION
-	NOTE CALLOUT
- -	DETAIL CALLOUT - NUMBER ON TOP DENOTES DETAIL NUMBER - NUMBER ON BOTTOM DENOTES SHEET DETAIL IS SHOWN
1	BUILDING NUMBER
	CONCEALED CONDUIT
	EXPOSED CONDUIT
	UNDERGROUND CONDUIT
	FUTURE CONDUIT
	CABLE TO BE REMOVED
	EXISTING CABLE TO BE ABANDONED OR RETURNED
	CONDUIT TURNED UP
	CONDUIT TURNED DOWN
	CONDUIT WITH CAP

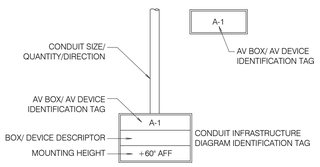
TELECOM LEGEND

SYMBOL	DESCRIPTION
	VOICE / DATA OUTLET - WALL MOUNTED. PROVIDE AND INSTALL (2) CAT 6 CABLES / JACKS TERMINATED IN A 4-PORT FACEPLATE AT 18" AFF. PROVIDE AND INSTALL 4S JBOX WITH SINGLE GANG MUDRING AND 1-1/4" CONDUIT STUBBED TO ACCESSIBLE CEILING LOCATION. PROVIDE BUSHINGS AND PULLSTRING, U.O.N. SEE DETAIL 2/T6.01.
X	DATA OUTLET - WALL MOUNTED. PROVIDE AND INSTALL (X) QUANTITY OF CAT 6 CABLES / JACKS TERMINATED IN A 6-PORT FACEPLATE AT 18" AFF. PROVIDE AND INSTALL 4S JBOX WITH SINGLE GANG MUDRING AND 1-1/4" CONDUIT STUBBED TO ACCESSIBLE CEILING LOCATION. PROVIDE BUSHINGS AND PULLSTRING, U.O.N. SEE DETAIL 2/T6.01.
EXO	EXISTING DATA OUTLET. (E) DENOTES THE OUTLET IS EXISTING AND (X) DENOTES THE AMOUNT OF EXISTING DATA CABLES RUNNING TO THE FACEPLATE. CONTRACTOR SHALL KEEP EXISTING INFRASTRUCTURE, BUT PROVIDE NEW CABLING TO THESE LOCATIONS. CONTRACTOR SHALL PROVIDE (2) NEW CAT 6 CABLES TO THIS LOCATION, REGARDLESS OF THE QUANTITY OF OUTLETS SHOWN ON THE SYMBOL.
TV	DATA OUTLET. PROVIDE AND INSTALL (2) CAT 6 CABLES TERMINATED IN A CONSOLIDATED POWER, DATA, AND AV BACK BOX. REFER TO AUDIOVISUAL AND ELECTRICAL SHEETS FOR CONSOLIDATED BACK BOX TYPE. PROVIDE BUSHINGS AND PULLSTRING, U.O.N. MOUNT OUTLET AT 66" AFF U.O.N.
W	WALL PHONE OUTLET - WALL MOUNTED. PROVIDE AND INSTALL (1) CAT 6 CABLE TERMINATED ON A STAINLESS STEEL WALL PHONE FACE PLATE AT 48" AFF. PROVIDE AND INSTALL 4S JBOX WITH 1-1/4" CONDUIT STUBBED TO ACCESSIBLE CEILING LOCATION. PROVIDE BUSHINGS AND PULLSTRING, U.O.N. ALL WALL MOUNT PHONES SHALL BE OFCI
F	VOICE/DATA SYSTEMS FURNITURE OUTLET. PROVIDE AND INSTALL (2) CAT 6 CABLES/ JACKS TERMINATED IN 3-PORT FURNITURE MOUNT FACEPLATE.
EP	EMERGENCY BLUE PHONE. PROVIDE AND INSTALL CODE BLUE MODEL CB-4U WITH SEPARATE WALL MOUNTED BLUE BEACON PUBLIC ADDRESS ACCESSORY, AND (2) CAT 6 CABLES BACK TO IDF ROOM.
	DATA OUTLET - FLOORBOX. PROVIDE AND INSTALL (4) CAT 6 CABLES/JACKS TERMINATED IN FLOOR BOX, U.O.N. PROVIDE AND INSTALL 1-1/4" CONDUIT STUBBED TO NEAREST FURRED WALL , ROUTE CONDUIT TO ACCESSIBLE LOCATION ABOVE FINISHED CEILING. PROVIDE BUSHINGS AND PULLSTRING, U.O.N.
X	DATA OUTLET - FLOORBOX. PROVIDE AND INSTALL (X) QUANTITY OF CAT 6 CABLES /JACKS TERMINATED IN FLOOR BOX, U.O.N.. PROVIDE AND INSTALL 1-1/4" CONDUIT STUBBED TO NEAREST FURRED WALL , ROUTE CONDUIT TO ACCESSIBLE LOCATION ABOVE FINISHED CEILING. PROVIDE BUSHINGS AND PULLSTRING, U.O.N.
	DATA OUTLET - CEILING MOUNTED. PROVIDE AND INSTALL (2) CAT 6 CABLES / JACKS TERMINATED IN A 2-PORT FACEPLATE AT FINISHED CEILING. (NOTE: AT HARDLID CEILING LOCATIONS PROVIDE AND INSTALL 4S JBOX WITH 1-1/4" CONDUIT STUBBED TO ACCESSIBLE CEILING LOCATION. PROVIDE BUSHINGS AND PULLSTRING, U.O.N.)
	FURNITURE FEED DEDICATED JUNCTION BOX. PROVIDE AND INSTALL 6S JUNCTION BOX WITH (2) 2" CONDUITS TO ACCESSIBLE CEILING. FOR COMMUNICATIONS CABLING ONLY.
	FLOOR MOUNTED FURNITURE FEED. PROVIDE AND INSTALL 2" CONDUITS AS REQUIRED TO SERVE FURNITURE SYSTEM AS SHOWN ON THE DRAWINGS. ROUTE CONDUIT TO NEAREST FURRED WALL AND UP TO ACCESSIBLE CEILING SPACE. FOR COMMUNICATIONS CABLING ONLY.
WP	WIRELESS ACCESS POINT OUTLET - CEILING MOUNTED. PROVIDE AND INSTALL (1) CAT 6A CABLE / JACKS TERMINATED IN A SURFACE MOUNT BOX ABOVE FINISHED CEILING. PROVIDE 5' SLACK LOOP AT ACCESS POINT LOCATION. (NOTE: AT HARDLID CEILING LOCATIONS, PROVIDE AND INSTALL 4S JBOX WITH 1-1/4" CONDUIT STUBBED TO ACCESSIBLE CEILING LOCATION. PROVIDE BUSHINGS AND PULLSTRING, U.O.N. TERMINATE CABLES ON JACKS IN 2-PORT FACE PLATE. ALL WIRELESS ACCESS POINTS SHALL BE OFCI. SEE DETAIL 3/T6.01.
WP	WIRELESS ACCESS POINT OUTLET - WALL MOUNTED. PROVIDE AND INSTALL (1) CAT 6A CABLE / JACKS TERMINATED IN A 2-PORT FACEPLATE AT NOTED HEIGHT AFF. PROVIDE 5' SLACK LOOP AT ACCESS POINT LOCATION. PROVIDE AND INSTALL 4S JBOX WITH 1-1/4" CONDUIT STUBBED TO ACCESSIBLE CEILING LOCATION, BUSH AND PROVIDE PULLSTRING, U.O.N. COORDINATE HEIGHT WITH ARCHITECT PRIOR TO ROUGH IN. ALL WIRELESS ACCESS POINTS SHALL BE OFCI. SEE DETAIL 5/T6.01.
SP	EXTERIOR PAGING SPEAKER - RECESSED WALL MOUNTED. PROVIDE AND INSTALL (1) CAT 6 CABLE COILED WITHIN JUNCTION BOX AT EXTERIOR OF BUILDING. PROVIDE AND INSTALL ATLAS IED BACKBOX IP-FEST-IH (IP-FEST-HVP) JBOX WITH (1) 1-1/4" CONDUIT STUBBED TO ACCESSIBLE CEILING LOCATION, BUSH AND PROVIDE PULLSTRING. COORDINATE HEIGHT WITH ARCHITECT PRIOR TO ROUGH IN. SPEAKER SHALL BE A RECESSED INSTALLATION. ALL PAGING SPEAKER DEVICES SHALL BE OFCI.
	WALL MOUNTED CLOCK, CFCI.

AUDIO VISUAL LEGEND

SYMBOL	DESCRIPTION
	PROVIDE A SINGLE GANG BACKBOX WITH (1) 1-1/4" CONDUIT STUBBED TO ACCESSIBLE CEILING SPACE. MOUNT AT 18" AFF U.O.N. ON DRAWINGS.
	PROVIDE A DOUBLE GANG BACKBOX WITH (2) 1-1/4" CONDUITS STUBBED TO ACCESSIBLE CEILING SPACE. MOUNT AT 18" AFF U.O.N. ON DRAWINGS.
	PROVIDE A THREE GANG BACKBOX WITH (3) 1-1/4" CONDUITS STUBBED TO ACCESSIBLE CEILING SPACE. MOUNT AT 18" AFF U.O.N. ON DRAWINGS.
	PROVIDE A CEILING MOUNTED TWO GANG BACKBOX.
AI	PROVIDE A FLOOR MOUNTED JUNCTION BOX. PROVIDE 1-1/4" CONDUIT TO NEAREST WALL AND STUB TO ACCESSIBLE CEILING SPACE.
MIP	PROVIDE A CONDUIT COLLECTOR BOX SIZED AT 6" X 6" X 3". REFER TO CONDUIT QUANTITY AND SIZE ON DRAWINGS. CONDUIT STUBBED TO ACCESSIBLE CEILING SPACE.
S	SCREEN RAISE LOWER SWITCH. PROVIDE A SINGLE GANG BACKBOX WITH (1) 1" CONDUIT TO LOW VOLTAGE CONTROL. MOUNT AT 48" AFF U.O.N. ON DRAWINGS.
	CONSOLIDATED POWER, DATA, AND AV WALL BOX. CHIEF PAC 525. PROVIDE (2) 1-1/4" CONDUITS STUBBED UP TO ACCESSIBLE CEILING SPACE FOR AV U.O.N.
AI	CONSOLIDATED POWER, DATA, AND AV FLOORBOX OR POKE THRU FOR FLOORBOX AS NOTED ON DRAWINGS. PROVIDE MODEL AND CONDUIT SIZES AND QUANTITIES AS NOTED ON THE AV DRAWINGS. REFER TO DETAIL 5/TAV601.
S	WALL MOUNTED SPEAKER
S	CEILING MOUNTED SPEAKER. SEE DETAIL 4/T6.02.
	FLAT PANEL DISPLAY (SIZE AS NOTED ON DRAWINGS)
	PROJECTION SCREEN (SIZE AS NOTED ON DRAWINGS). SEE DETAIL 1/T6.02.
	PROJECTOR

AV INFRASTRUCTURE IDENTIFIER KEY



SECURITY LEGEND

SYMBOL	DESCRIPTION
	INFRASTRUCTURE ONLY FOR WALL MOUNTED SECURITY MOUNTED SECURITY CAMERA. PROVIDE A 4S BACKBOX WITH (1) 1-1/4" CONDUIT STUBBED TO ACCESSIBLE CEILING SPACE AND (1) CAT 6 CABLE RUN TO THE IDF ROOM. COORDINATE HEIGHT WITH ARCHITECT PRIOR TO ROUGH IN.SEE DETAIL 6/T6.01.
	INFRASTRUCTURE ONLY FOR CEILING MOUNTED SECURITY MOUNTED SECURITY CAMERA. PROVIDE A 4S BACKBOX WITH (1) 1-1/4" CONDUIT STUBBED TO ACCESSIBLE CEILING SPACE AND (1) CAT 6 CABLE RUN TO THE IDF ROOM. SEE DETAIL 6/T6.01.

RESPONSIBILITY MATRIX

TASK	PARTY
TELECOM, AV, SECURITY CONDUIT, BACKBOXES, FLOORBOXES, POKE THRUS, SLEEVES	GC/EC (CFCI)
TELECOM, AV, SECURITY CONDUIT ID LABELING AND PULLSTRINGS	GC/EC (CFCI)
TELECOM, AV, SECURITY EQUIPMENT STRUCTURAL SUPPORTS AND BACKING	GC/EC (CFCI)
TELECOM, AV, SECURITY EQUIPMENT CEILING PREP (ACCESS POINTS, SPEAKER CUTOUTS, CAMERAS, INTRUSION)	GC/EC (CFCI)
POWER TO TELECOM AND AV LOCATIONS	GC/EC (CFCI)
AV AND TELECOM CONDUIT BACKBOX AND INFRASTRUCTURE	EC (CFCI)
PROJECTION SCREENS AND PROJECTOR MOUNTS	AVC (CFCI)
AV CABLING	AVC (CFCI)
AV SPEAKERS	MCC/AVC (OFCI)
PROJECTORS	MCC (OFOI)
CONTROL PANELS	MCC (OFOI)
CABLE CUBBIES (AS REQUIRED)	MCC (OFOI)
INPUT PLATES, AV SWITCHING EQUIPMENT, INSTRUCTOR LECTERN, DOC CAM, DISPLAYS, DISPLAY MOUNTS, ETC.)	MCC (OFOI)
TELECOM EQUIPMENT RACKS, PATCH PANELS, CABLE MANAGEMENT, LADDER	CC (CFCI)
TELECOM CABLING AND TERMINATION	CC (CFCI)
TELECOM FACEPLATES AND DIVIDERS	CC (CFCI)
NETWORK EQUIPMENT (NETWORK SWITCHES, RACK UPS, WIRELESS ACCESS POINTS, WALL MTD PHONES)	MCC/CC (OFCI)
WIRELESS ACCESS POINT ENCLOSURES	CC (CFCI)
PAGING SPEAKERS AND BLUE PHONES	CC (CFCI)
SECURITY CAMERA CABLING	CC (CFCI)
VIDEO SURVEILLANCE CAMERAS	MCC

GC = GENERAL CONTRACTOR
EC = ELECTRICAL CONTRACTOR
AVC = AUDIOVISUAL CONTRACTOR
CC = CABLING CONTRACTOR
SC = SECURITY CONTRACTOR
MCC = OWNER (MIRA COSTA COLLEGE)

ABBREVIATIONS

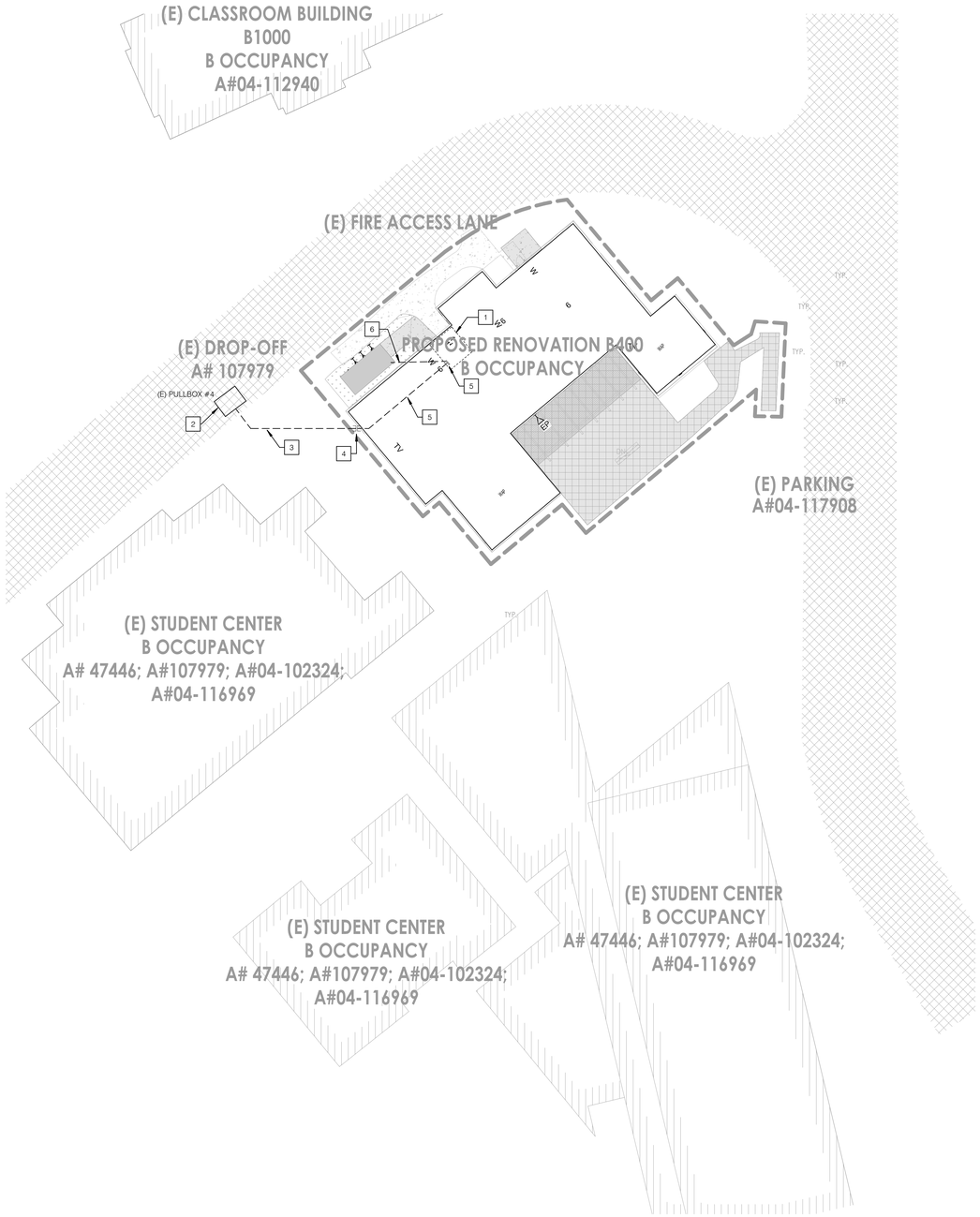
ABBREVIATION	DESCRIPTION
#	NUMBER (IDENTIFICATION) OR COUNT
(#)	NUMBER IS QUANTITY
A OR AMP	AMPERES
A/E	ARCHITECT/ENGINEER
AFF	ABOVE FINISHED FLOOR
AH	AMPERE HOUR
AHJ	AUTHORITY HAVING JURISDICTION
ALS	ASSISTIVE LISTENING SYSTEM
AP	ACCESS POINT
ARCH	ARCHITECT, ARCHITECTURAL
ASP	ALUMINUM, STEEL, POLYETHYLENE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVC	AUDIOVISUAL CONTRACTOR
AWG	AMERICAN WIRE GAUGE
B/BUR	BURIED
BDF	BUILDING DISTRIBUTION FRAME
BMS	BUILDING MANAGEMENT SYSTEM
BTU	BRITISH THERMAL UNIT
C.O.	CONDUIT ONLY – WITH PULL WIRE
CATV	COMMUNITY ANTENNA TELEVISION (CABLE TELEVISION)
CB	CONDUIT BANK
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CLG	CEILING
CMP	COMMUNICATIONS PLENUM (CABLE JACKET RATING)
CMR	COMMUNICATIONS RISER (CABLE JACKET RATING)
CP	CONSOLIDATION POINT
CSC	CAPTURED SCREW CONNECTOR
CU	COPPER
DAS	DISTRIBUTED ANTENNA SYSTEM
dB	DECIBEL
DC	DIRECT CURRENT
DIST	DISTRIBUTION
DMARC	POINT OF DEMARCATION BETWEEN UTILITIES OR BETWEEN UTILITIES AND OWNER PREMISE
DWG	DRAWING
E.C.	ELECTRICAL CONTRACTOR
EA	EACH
EF	ENTRANCE FACILITY
ELEC	ELECTRIC
EMI	ELECTROMAGNETIC INTERFERENCE
EMS	EMERGENCY MANAGEMENT SYSTEM
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRICAL NONMETALLIC TUBING
EQUIP	EQUIPMENT
EXIST/(E)	EXISTING
FB	FLOOR BOX
FDC	OPTICAL - FIBER DISTRIBUTION CENTER
FDR	FEEDER
FEXT	FAR END CROSSTALK
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FOC	FIBER OPTIC CABLE
FPS	FRAMES PER SECOND
FT	FEET
G.C.	GENERAL CONTRACTOR
GA	GAUGE
GND	GROUND (MECHANICAL CONNECTION TO EARTH)
GRC	GALVANIZED RIGID CONDUIT
H., W., D., L.	HEIGHT, WIDTH, DEPTH, LENGTH
IC	INTERCOM
ID	INSIDE DIAMETER OR INSIDE DIMENSION
IDF	INTERMEDIATE DISTRIBUTION FRAME
IN	INCHES, MEASUREMENT
IR	INFRARED
ISP	INTERNET SERVICE PROVIDER
JB	JUNCTION BOX
LTG	LIGHTING
M	METER
MAC	MEDIA ACCESS CONTROL
MDF	MAIN DISTRIBUTION FRAME
MH	MAINTENANCE HOLE (OSP CONFINED SPACE) – (A.K.A. MANHOLE)
MM	MULTI-MODE - REFERRING TO OPTICAL FIBER CORE/CLADDING PROPERTIES
MTG	MOUNTING
MTU	MULTI TENANT UNIT
N	NORTH
N.T.S.	NOT TO SCALE
ND	NETWORK DEVICE
NE	NETWORK ENCLOSURE
NEXT	NEAR END CROSSTALK
NIC	NOT IN CONTRACT
NO. OR #	NUMBER
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
OD	OUTSIDE DIAMETER
OF	OPTICAL FIBER
OSP	OUTSIDE PLANT
OTDR	OPTICAL TIME DOMAIN REFLECTOMETER
PA	PUBLIC ADDRESS SYSTEM
PB	PULL BOX
PH	PHASE
PNL	PANEL
POE	POWER OVER ETHERNET
PPF	PIXELS PER FOOT
PR	PAIR
PSU	POWER SUPPLY UNIT
PTP	POINT-TO-POINT
PVC	POLYVINYL CHLORIDE
PWR	POWER
REC/RECEPT	RECEPTACLE
REQ'D	REQUIRED
RM	ROOM
RMC	RIGID METAL CONDUIT
RMS	RACK MOUNTED SPACE
RNC	RIGID NONMETALLIC CONDUIT
RU	RACK UNIT
S	SOUTH
SAC	SECURITY AND ACCESS CONTROL
SCH	SCHEDULE
SCS	STRUCTURED CABLING SOLUTION
ScTP	SCREENED TWISTED PAIR
SF	SQUARE FEET
SM	SINGLE-MODE REFERRING TO OPTICAL FIBER CORE/CLADDING PROPERTIES
SNR	SIGNAL TO NOISE RATIO
SPD	SURGE PROTECTION DEVICE
SQ	SQUARE
STP	SHIELDED TWISTED-PAIR
SW	SWITCH
SYS	SYSTEM
TB	TERMINAL BLOCK
TBB	TELECOMMUNICATIONS BONDING BACKBONE
TCP/IP	TRANSMISSION CONTROL PROTOCOL/INTERNET PROTOCOL
TE	TELECOMMUNICATIONS ENCLOSURE
TEL	TELEPHONE
TELCO	TELEPHONE UTILITY
TGB	TELECOMMUNICATIONS GROUNDING BUSBAR
TMGB	TELECOMMUNICATIONS MAIN GROUNDING BUSBAR
TP	TRANSITION POINT
TR	TELECOMMUNICATIONS ROOM OR SPACE
TV	TELEVISION
TYP	TYPICAL
UD	UNDERGROUND DUCT
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES INC.
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
UTP	UNSHIELDED TWISTED PAIR
V	VOLTS OR VOLTAGE
V-A	VOLT-AMPERES
W	WATTS
W/	WITH
W/O	WITHOUT
WAO	WORK AREA OUTLET / WORK STATION OUTLET
WBS	WORK BREAKDOWN STRUCTURE
WiFi	WIRELESS FIDELITY (LOCALIZED WIRELESS USER ACCESS INTERNET/NETWORK)
WP	WATERPROOF OUTLET BOX
WS	WORK STATION

IN THE EVENT ABBREVIATIONS NOT MENTIONED HEREIN ARE USED, REFERENCE WILL BE MADE TO ANSI Y1.1, MILITARY STANDARD ABBREVIATIONS, AND OTHER STANDARD INDUSTRY CONVENTIONS.

GENERAL NOTES

1. ALL TELECOMMUNICATIONS WORK SHALL COMPLY WITH THE LATEST EDITION OF THE COLLEGE DESIGN STANDARDS AND CURRENT MANUFACTURER AND BICSI INSTALLATION PRACTICES. THESE STANDARDS HAVE BEEN ESTABLISHED TO EXCEED ALL CURRENT CODE AND BICSI INSTALLATION PRACTICE. ANY ITEMS THAT RAISE QUESTION SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND COLLEGE REPRESENTATIVE IN WRITING. IT IS ALWAYS A BEST PRACTICE TO PROVIDE THE AHJ WITH DETAIL ON ANY AND ALL CONSTRUCTION ITEMS THAT COULD BE QUESTIONED BY THE AHJ. THE PROJECT DOCUMENTATION PACKAGE AND ASSOCIATED COLLEGE STANDARD ARE NOT TO BE INTERPRETED NOR CONSIDERED AS AUTHORIZATION TO DEVIATE FROM ANY CODE OR REGULATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VALIDATE THAT THESE REQUIREMENTS WILL MEET THE EQUIPMENT MANUFACTURERS REQUIREMENT TO PROVIDE THE COLLEGE WITH A MINIMUM 25-YEAR SCS EXTENDED MATERIALS WARRANTIES.
2. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN ITEMS INDICATED ON THE PLANS AND/OR SPECIFICATIONS, THE DOCUMENT WHICH PRESCRIBES AND ESTABLISHES THE COMPLETE JOB AS PER MANUFACTURER OR THE HIGHER STANDARD SHALL PREVAIL. ALL SUCH DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND THE COLLEGE REPRESENTATIVE IN WRITING IMMEDIATELY UPON DISCOVERY.
3. OMISSIONS FROM THE DRAWINGS OR FROM THE SPECIFICATIONS OR THE MISDESCRIPTION OF DETAILS OF WORK WHICH ARE CLEAR AND NECESSARY TO CARRY OUT THE INTENT FOR THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND COLLEGE REPRESENTATIVE UPON IDENTIFICATION OF SUCH OMMISIONS, MISDESCRIPTION, AND UNCLEAR DIRECTIONS IMMEDIATELY. THE CONTRACTOR SHALL PERFORM ALL PROJECT TASKS AND ASSEMBLY BUILDS AS PER BICSI STANDARDS AND MANUFACTURERS REQUIREMENTS ALONG WITH COORDINATING AND WORKING WITH THE COLLEGE TO CORRECT SUCH DOCUMENTATION ERRORS.
4. THE CONTRACTOR SHALL CHECK ALL DRAWINGS FURNISHED IMMEDIATELY UPON THEIR RECEIPT AND PROMPTLY NOTIFY THE COLLEGE OF ANY DISCREPANCIES. THIS INCLUDES BUT NOT LIMITED TO, DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS, OR DRAWINGS AND MANUFACTURER INSTALLATION INSTRUCTIONS THAT WILL CAUSE EXTENDED WARRANTY ISSUES, OR DRAWINGS AND GOVERNING CODES AND BEST PRACTICES. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND COLLEGE REPRESENTATIVE ANY DISCREPANCIES BETWEEN DRAWINGS AND HOW THE CONTRACTOR NORMALLY DELIVERS THE SERVICES DESCRIBED IN THE DRAWINGS OR SPECIFICATIONS.
5. ALL MATERIALS AND EQUIPMENT FURNISHED AND INSTALLED SHALL BE NEW AND FREE FROM ANY KNOWN DEFECT. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL (UL ™) LISTING, CLASSIFIED AND/OR PERFORMANCE VERIFIED MARK OR FROM A COLLEGE APPROVED ALTERNATIVE TESTING ORGANIZATION. ALL MATERIALS SHALL BE INSTALLED AND USED IN THE MANNER FOR WHICH THE MANUFACTURER INTEND THEM FOR. THIS APPLIES FOR BOTH PIECE PARTS AND COMPLETE FUNCTIONING ASSEMBLIES.
6. CONTRACTOR IS REQUIRED TO RECEIVE WRITTEN APPROVAL FOR ALL RECOMMENDED AND REQUIRED WORK DEVIATIONS AND CLARIFICATIONS TO THE PLANS AND SPECIFICATIONS OF THIS PROJECT BY THE COLLEGE AND ITS REPRESENTATIVES PRIOR TO ANY FIELD ACTIVITY.
7. ALL WORK MUST BE COMPLETED IN AS PER MANUFACTURER INSTALLATION REQUIREMENTS AND BICSI INSTALLATION PRACTICES. THE COLLEGE DEMANDS THE UTMOST PROFESSIONALISM WHEN WORK IS BEING PERFORMED AT EITHER COLLEGE CAMPUS AND HOLDS ALL CONTRACTORS TO THAT LEVEL OF PROFESSIONALISM. THE WORK SITE SHALL BE KEPT CLEAN AND FREE FROM DEBRIS. IT IS EVERY CONTRACTOR AND ALL THEIR REPRESENTATIVES RESPONSIBILITY TO GUARD AGAINST ANY DAMAGE TO COLLEGE PROPERTY AND THE IMMEDIATE REPAIR IF ANY DAMAGE IS CAUSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING A FINAL CLEANUP OF THE WORK SITE PRIOR TO FINAL SYSTEM ACCEPTANCE AS PART OF THE PUNCH-LIST PROCESS.
8. THE CONTRACTOR SHALL NOT BORE, NOTCH, OR IN ANY WAY CUT INTO ANY STRUCTURAL MEMBER WITHOUT WRITTEN APPROVAL FROM THE COLLEGE, ARCHITECT, AND STRUCTURAL ENGINEER. WITH PERMISSION FROM THE ABOVE AND PRIOR TO ALL CUTTING, DRILLING, NOTCHING, CORING, ETC. OF CONCRETE STRUCTURE AND FACADE THESE SURFACES SHALL BE X-RAYED OR GROUND PENETRATING RADAR USED TO ACCURATELY LOCATE REBAR, POST-TENSION CABLES & RODS, CONDUITS, AND ANY OTHER EMBEDDED POTENTIAL OBSTRUCTIONS TO ENSURE THAT NO DAMAGE IS CAUSED TO ANY STRUCTURAL REINFORCEMENTS.
9. FOR THE PURPOSE OF CLEARNESS AND LEGIBILITY THE TELECOM DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC. THE SIZE AND LOCATION OF EQUIPMENT IS SHOWN TO SCALE WHEREVER POSSIBLE. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS WITH INFORMATION INDICATED ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATION SECTIONS WHERE TELECOM WORK INTERFACES WITH OTHER TRADES.
10. THE CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS WHEN WORKING IN AREAS WITH EXISTING CEILINGS AND SHALL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF CEILING TILES WITHOUT DAMAGING OR SOILING THE CEILING TILES. CHIPPED, DAMAGED, CRACKED, OR BROKEN TILES ARE THE CONTRACTORS RESPONSIBILITY TO REPLACE WITH LIKE TILES.
11. ALL FOOTAGES IDENTIFIED ON DRAWINGS OR SCALED OFF OF DRAWINGS ARE TO BE CONSIDERED ESTIMATES AND ARE REQUIRED TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ORDERING OF MATERIAL.
12. ALL CONDUIT & SLEEVES, EQUIPMENT RACKS, PROTECTION PANELS, AND CABLE SHEATHS SHALL BE BONDED TO AN APPROVED TELECOMMUNICATIONS BONDING ASSEMBLY.
13. AS A STANDARD, ALL INTRA-BUILDING PATHWAYS SHALL HAVE A MINIMUM OF 25% AVAILABLE CAPACITY AT THE SCHEDULED END OF THE PROJECT. SHOULD THIS PERCENTAGE NOT BE ACHIEVABLE, THIS ISSUE MUST BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND THE COLLEGE REPRESENTATIVE.
14. USE "J" HOOKS FOR STATION CABLE DISTRIBUTION IN OPEN CEILING ENVIRONMENTS IS ACCEPTABLE TO THE COLLEGE AS LONG AS THE FOLLOWING PARAMETERS ARE MET. DO NOT USE CEILING SUPPORT WIRE OR CEILING HANGERS. DO NOT USE SUPPORTS FOR ANY OTHER BUILDING SERVICES UNLESS PRIOR WRITTEN APPROVAL FOR THEIR USE IS GIVEN AND VERIFIED WITH PROJECT STRUCTURAL ENGINEER. NEVER IS IT ACCEPTABLE FOR CABLING TO IMPEDE OR HINDER THE ACCESSING OF THE ABOVE CEILING SPACE OR ANY ABOVE CEILING MOUNTED EQUIPMENT. CABLES ARE NOT TO BE WRAPPED AROUND ANY BUILDING STRUCTURAL SUPPORTS OR BUILDING SERVICES. ALL APPROPRIATE COLLEGE AND BICSI INSTALLATION PRACTICE CLEARANCES FROM FIXTURES, CONTROLS, AND ACCESS DEVICES OF ANY KIND ARE TO BE ADHERED TO. CABLING IS NEVER TO RUN THROUGH OR IMPEDE THE OPERATION OF ANY AIR-HANDLING DUCTS OR DAMPERS.
15. WHERE PATHWAY CONSISTS OF MULTIPLE CONDUITS OR SLEEVES, A PATHWAY MUST BE FILLED TO CURRENT TIA AND BICSI INSTALLATION RECOGNIZED MAXIMUM FILL BEFORE UTILIZING THE NEXT VACANT OR PARTIALLY FILLED PATHWAY.
16. ALL CABLING AND THEIR PATHWAYS PASSING THROUGH A RATED FIRE OR SMOKE BARRIER MUST BE PROPERLY SLEEVED AND FIRE STOPPED USING APPROVED (UL CLASSIFIED) FIRE STOP ASSEMBLIES. FIRESTOP ASSEMBLIES ARE TO BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS FOR THE TYPE OF BARRIER, PATHWAY SIZE, AND QUANTITY OF CABLES THE FIRESTOP ASSEMBLY IS BEING INSTALLED FOR. CONTRACTOR IS REQUIRED TO MAINTAIN TRAINING RECORDS FOR ALL STAFF PERFORMING FIRESTOP ASSEMBLY INSTALLATION WORK.
17. CABLE PULLING - LINE/ROPE/TAPE SHALL BE PLACED IN ALL NEW CONDUITS. ALL UNUSED CONDUITS SHALL ALSO BE CAPPED AND/OR PROPERLY FIRE STOPPED IN A MANNER APPROVED BY THE COLLEGE AND/OR THE AHJ.
18. CONTRACTOR TO COORDINATE WAO AND SUPPORTING CONDUIT WITH THE ELECTRICAL CONTRACTOR WHERE THE ELECTRICAL CONTRACTOR IS A DIFFERENT ORGANIZATION THAN LOW-VOLTAGE CABLING/CONDUIT CONTRACTOR FOR PROPER PLACEMENT.
19. ALL STATION CABLES SHALL BE NEATLY DRESSED AND SECURED FEET AT A MINIMUM EVERY FIVE FEET.
20. ALL STATION CABLES SHALL BE TERMINATED ON THE SAME FLOOR AS THE FLOOR SERVING BDF/IDF UNLESS OTHERWISE NOTED IN THESE DRAWINGS.
21. ALL STATION CABLING IS TO BE MECHANICALLY PROTECTED IN PLACE UNLESS OTHERWISE IDENTIFIED IN THESE DRAWINGS, BY A CONTRACT CHANGE RECORD, OR BY A RFI RESPONSE FROM THE COLLEGE REPRESENTATIVE IN WRITING DIRECTING SURFACE-MOUNT EXPOSED AS THE CABLE INSTALLATION MEANS.
22. ALL NEW AND REUSED STATION CABLES SHALL BE TESTED AND DOCUMENTED USING RECOGNIZED MANUFACTURER INSTALLATION REQUIREMENTS AND BICSI INSTALLATION PRACTICES. UTP (CATEGORY) CABLE TESTING RESULTS SHALL BE ONE TEST RECORD FOR EACH CABLE AND THE RECORD MUST INCLUDE THE COLLEGE'S APPROVED CABLE IDENTIFICATION STANDARD NAMING/NUMBERING SCHEME. OPTICAL FIBER TESTING SHALL FOLLOW ALL COLLEGE AND MANUFACTURER INSTALLATION PRACTICES. COAX TESTING SHALL FOLLOW BOTH COLLEGE AND THE ANSI/SCTE CABLE TESTING STANDARDS & BEST PRACTICES, INCLUDING BUT NOT LIMITED TO; ANSI/SCTE - 10-2014, 40-2011, 44-2010, 47-2007, 48-3-2011.
23. THE COLLEGE REQUIRES A ONE (1) METER SLACK LOOP FOR ALL WAO SUPPORTED BY OPEN CEILING CABLE DISTRIBUTION. THE SLACK LOOP MUST BE SUPPORTED ABOVE THE WAO IN NEAT AND REPEATABLE FASHION THAT MEETS BOTH BICSI INSTALLATION AND MANUFACTURER PRACTICES.
26. ALL STATION OUTLETS, WAO, AND TERMINATION POINTS INCLUDING EXISTING WAO UTILIZED UNDER THIS PROJECT SCOPE SHALL BE PROPERLY LABELED AND IDENTIFIED USING THE STANDARD COLLEGE INTERNAL DISTRIBUTION NAMING/NUMBERING SCHEME, IDENTIFIED IN THIS DRAWING SET. ALL LABELS ARE TO BE MACHINE GENERATED AND AN EXCEL TYPE MATRIX CREATED DEFINING LOCATION OF BOTH ENDS OF EACH LABELED CABLE. AS-BUILT CLOSEOUT PACKAGE MUST INCLUDE THESE STATION AND TERMINATION POINTS IDENTIFIED ON FLOOR PLANS FOR EACH LEVEL/FLOOR IN ADDITION TO THE STATION CABLING MATRIX. THE SAME CABLE IDENTI

1/15/2021 4:32:05 PM C:\Users\Viktoriya Pinzon\Documents\J0668-MEPT-Central_R20_mhiom.pinzonbe1orcourtPT32N.rvt



1 TELECOM_1 - SITE PLAN

SCALE: 1" = 20'-0"

NOTES

1. LOCATION OF IDF ROOM FOR B400.
2. LOCATION OF EXISTING COMMUNICATIONS PULLBOX.
3. EXISTING (3) 2" CONDUITS.
4. CUT AND INTERCEPT (3) 2" CONDUITS AND EXTEND UNDERGROUND TO STUB UP IN CORNER OF NEW IDF ROOM.
5. NEW (3) 2" CONDUITS TO STUB UP INTO IDF ROOM. COORDINATE WITH PLUMBING WASTE LINE TO ENSURE NO CONFLICTS.
6. PROVIDE (1) 2" CONDUIT FROM IT ROOM TO FUTURE GREENHOUSE. REFER TO ELECTRICAL DRAWINGS IN FUTURE GREENHOUSE PACKAGE FOR MORE INFORMATION.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

T1.01

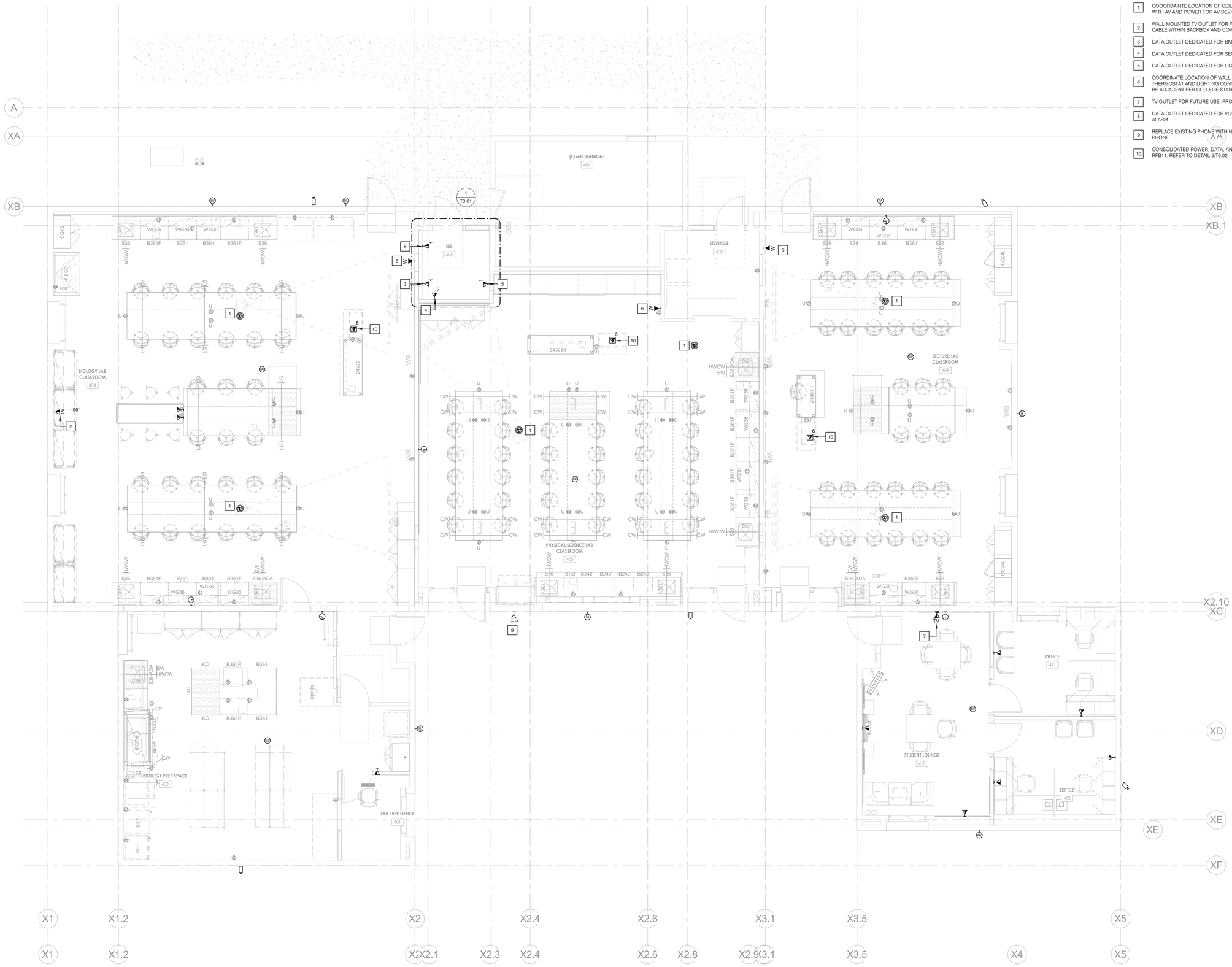
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 9:45:37 AM C:\Users\AJ.Escomerdo\Document_Revit Local Files\2020\J0668-MEPT-Central_R20_dj.escomerdo@p2sinc.com.rvt

NOTES

1. COOORDAINTE LOCATION OF CEILING MOUNTED DATA WITH AV AND POWER FOR AV DEVICE.
2. WALL MOUNTED TV OUTLET FOR FUTURE USE. COIL CABLE WITHIN BACKBOX AND COVER WITH BLANK PLATE.
3. DATA OUTLET DEDICATED FOR BMS.
4. DATA OUTLET DEDICATED FOR SECURITY.
5. DATA OUTLET DEDICATED FOR LIGHTING CONTROLS.
6. COORDINATE LOCATION OF WALL PHONE WITH THERMOSTAT AND LIGHTING CONTROLS AS ALL SHOULD BE ADJACENT PER COLLEGE STANDARDS.
7. TV OUTLET FOR FUTURE USE. PROVIDE COVER PLATE.
8. DATA OUTLET DEDICATED FOR VOICE ANNUNCIATION FIRE ALARM.
9. REPLACE EXISTING PHONE WITH NEW CODE BLUE PHONE.
10. CONSOLIDATED POWER, DATA, AND AV BOX LEGRAND RFB11. REFER TO DETAIL 5/T6.02



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

FLOOR TECHNOLOGY PLAN

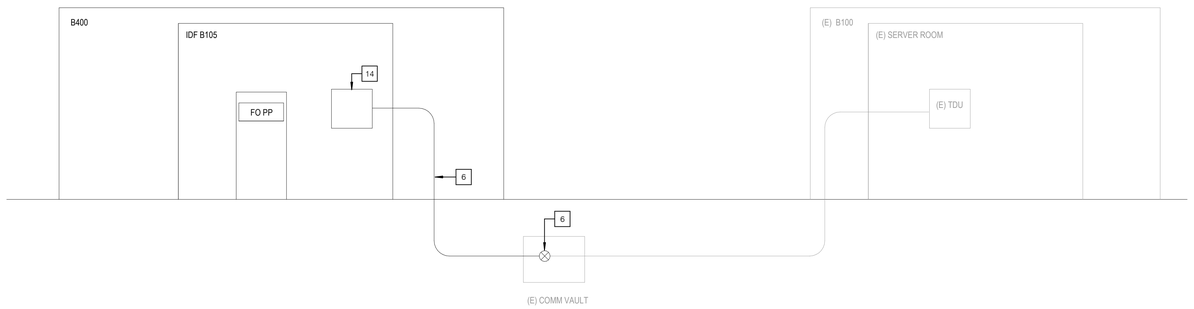
SHEET NUMBER

T2.11

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

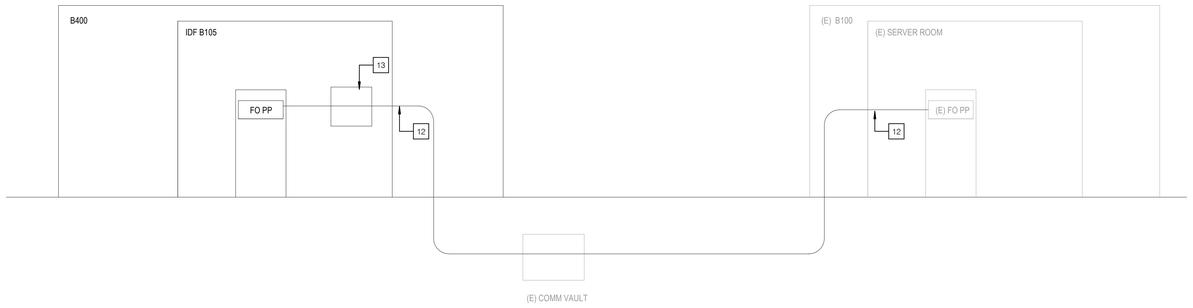
P2S No. J0668

1/8/2021 9:45:39 AM C:\Users\AJ Escontrido\Documents_Revit Local Files\2020\J0668-MEPT-Central_R20_dj.escontrido@p2sinc.com.rvt



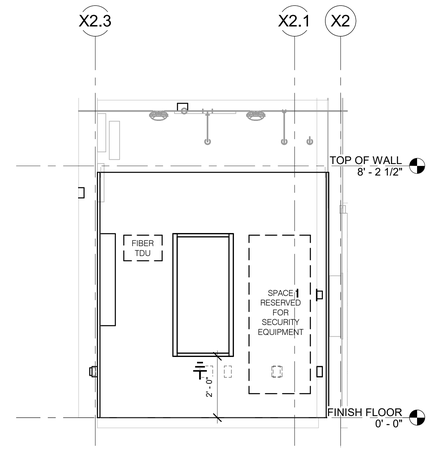
7 TELECOM TUBE CABLE INFRASTRUCTURE DIAGRAM

SCALE: NTS



6 TELECOM CABLING SINLGE LINE DIAGRAM

SCALE: NTS

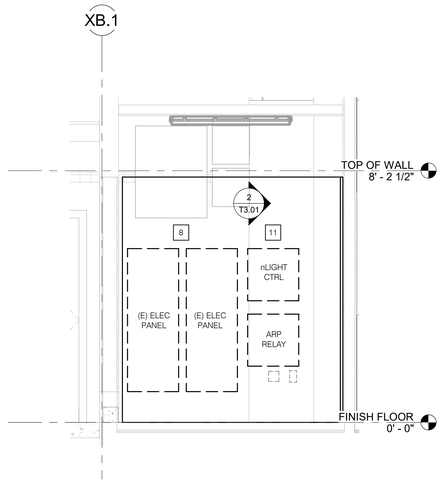


2 IDF ROOM B105 - RACK WALL ELEVATION

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

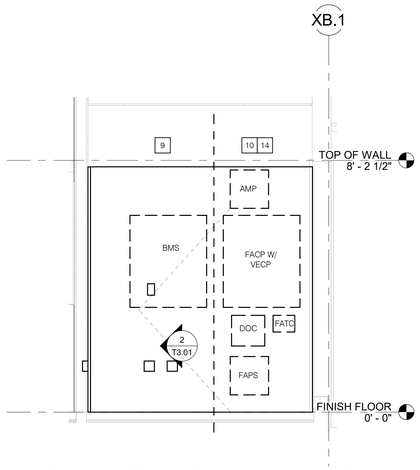
NOTES

1. FURNISH AND INSTALL WALL MOUNTED IT CABINET. CPI # 11807-725 AND INCLUDE HEAVY DUTY SWING GATE KIT. PROVIDE WITH POWER STRIP 12820-703. FAN AND FILTER KIT 40975-001, AND RACK GROUNDING BAR KIT.
2. FURNISH AND INSTALL (1) DEDICATED 30AMP, 208V RECEPTACLE PER RACK.
3. FURNISH AND INSTALL (1) DEDICATED 20AMP, 120V RECEPTACLE PER RACK.
4. FURNISH AND INSTALL ANSI/EIA/TIA 607 COMPLIANT 1/4" X 2" X20" TMGB GROUND BUS BAR. MOUNT 15" AFF ON PLYWOOD BACKBOARD.
5. FURNISH AND INSTALL 8'H X 4' X 3/4" PLYWOOD AROUND ENTIRE ROOM. TREAT PLYWOOD WITH A MINIMUM OF (2) COATS OF FIRE RETARDANT PAINT AND PRIMER.
6. FURNISH AND INSTALL NEW 2 TUBE FIBER CABLE SPLICED FROM EXISTING TUBE CABLE LOCATED IN COMMUNICATIONS VAULT.
7. SPACE RESERVED FOR SECURITY EQUIPMENT.
8. EXISTING ELECTRICAL PANELS TO REMAIN.
9. SPACE RESERVED FOR BMS EQUIPMENT.
10. SPACE RESERVED FOR FIRE ALARM PANEL.
11. SPACE RESERVED FOR LIGHTING CONTROLS.
12. FURNISH AND INSTALL 12 STRAND SM FIBER FROM B400 to B100.
13. FURNISH AND INSTALL WALL MOUNTED TUBE DISTRIBUTION UNIT.
14. SPACE RESERVED FOR FIRE ALARM CONTROL PANEL AND FA EQUIPMENT.



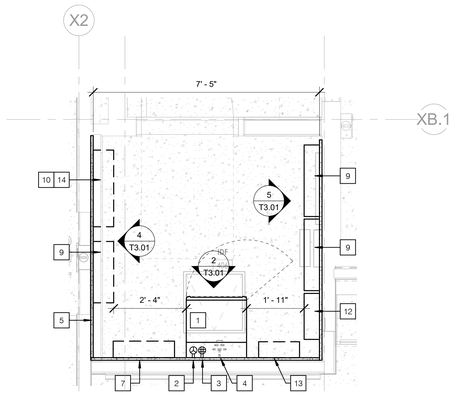
5 IDF ROOM B105 - EAST WALL ELEVATION

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



4 IDF ROOM B105 - WEST WALL ELEVATION

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



1 EQUIPMENT PLAN - IDF ROOM B105

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

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

ENLARGED PLANS - IDF ROOM B105 AND SINGLE LINE DIAGRAMS

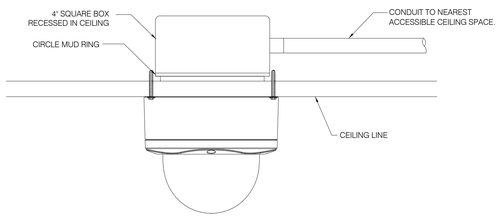
SHEET NUMBER

T3.01

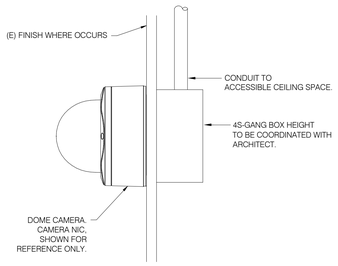
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 9:45:39 AM C:\Users\AJ.Escomerido\Documents_Revit Local Files\2020\J0668-MEPT-Central_R20_dj.escomerido@p2sinc.com.rvt



MAXIMUM WEIGHT OF CAMERA = 5LBS.



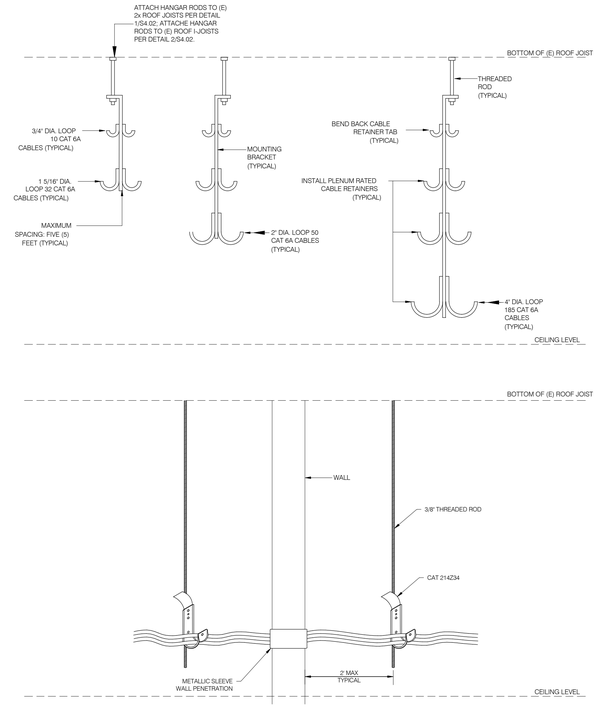
WALL MOUNT

NOTE:

1. MAX CAMERA WEIGHT WILL BE 5 LBS.

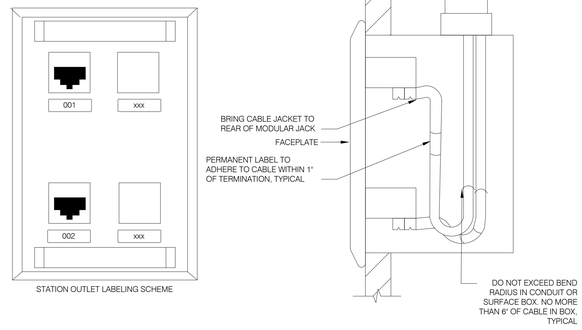
6 CAMERA INFRASTRUCTURE INSTALLATION

NO SCALE



4 TYPICAL J-HOOK INSTALLATION

NO SCALE



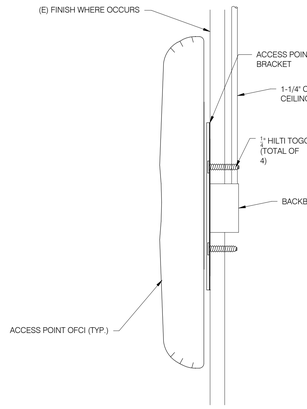
STATION OUTLET LABELING SCHEME

FRONT VIEW SIDE VIEW

DETAIL NOTES:
COLORS INDICATED ARE FOR STANDARD FACEPLATES. REFER TO TELECOM CONFIGURATION SCHEDULE FOR OTHER COLORS.

2 STANDARD OUTLET

NO SCALE

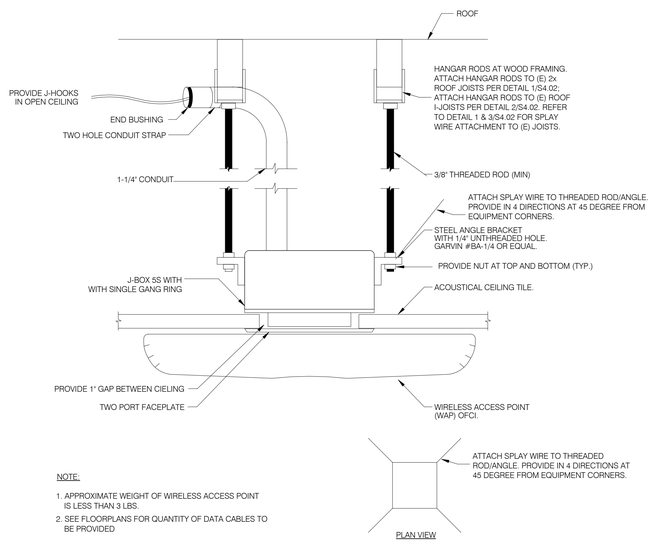


NOTE:

1. APPROXIMATE WEIGHT OF WIRELESS ACCESS POINT IS LESS THAN 3 LBS.
2. SEE FLOORPLANS FOR QUANTITY OF DATA CABLES TO BE PROVIDED

5 TYPICAL INTERIOR WALL MOUNTING

NO SCALE

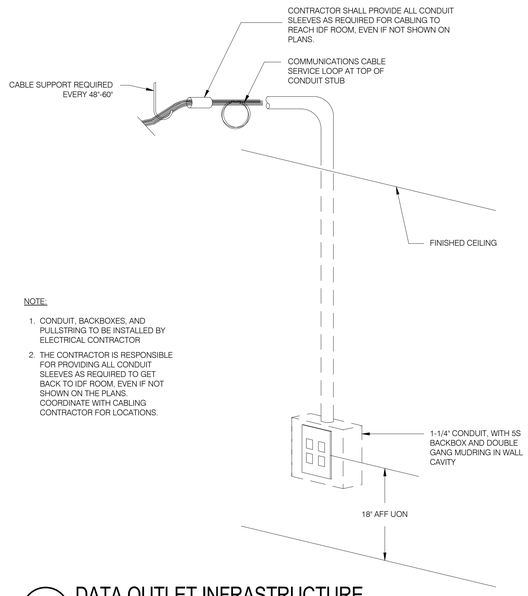


NOTE:

1. APPROXIMATE WEIGHT OF WIRELESS ACCESS POINT IS LESS THAN 3 LBS.
2. SEE FLOORPLANS FOR QUANTITY OF DATA CABLES TO BE PROVIDED

3 CEILING MOUNTED WIRELESS ACCESS POINT

NO SCALE



NOTE:

1. CONDUIT, BACKBOXES, AND PULLSTRING TO BE INSTALLED BY ELECTRICAL CONTRACTOR
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL CONDUIT SLEEVES AS REQUIRED TO GET BACK TO IDF ROOM, EVEN IF NOT SHOWN ON THE PLANS. COORDINATE WITH CABLING CONTRACTOR FOR LOCATIONS.

1 DATA OUTLET INFRASTRUCTURE

NO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

REGISTERED PROFESSIONAL ENGINEER ANTHONY M. STEVENS No. E20825 ELECTRICAL STATE OF CALIFORNIA
SIGNED: 10/25/2020

CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

DETAILS

SHEET NUMBER

T6.01

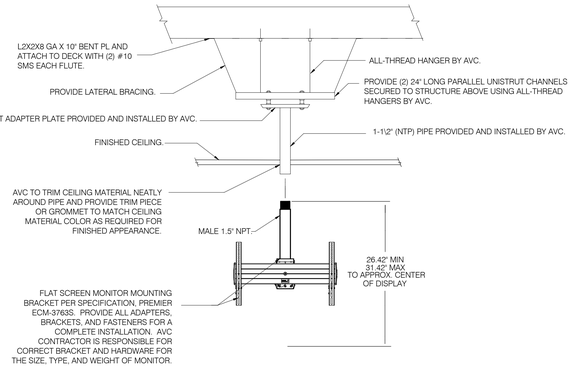
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 9:45:40 AM C:\Users\AJ.Escomerido\Documents_Revit Local Files\2020\J0668-MEPT-Central_R20_dj.escomerido@p2sinc.com.rvt

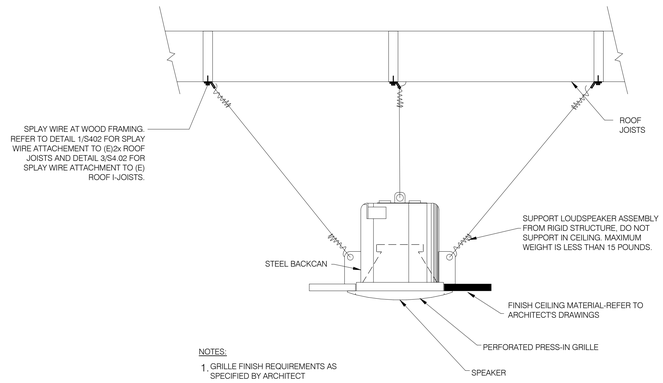
NOTES:

1. MONITOR STRUCTURAL SUPPORT TO BE RIGID AND FREE FROM ANY PERCEPTIBLE VIBRATION IN STRUCTURE TO PREVENT MOVEMENT OF MONITOR.



6 TYPICAL CEILING MOUNTED LED DISPLAY

NO SCALE

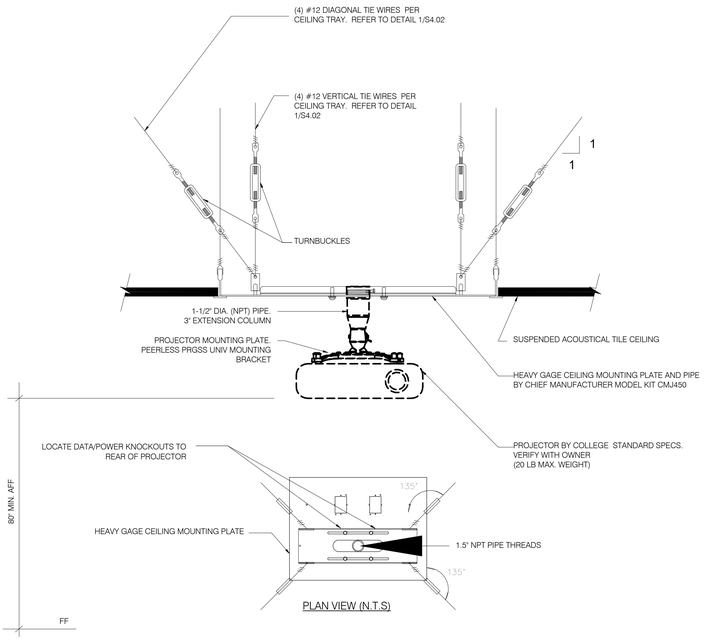


NOTES:

1. GRILLE FINISH REQUIREMENTS AS SPECIFIED BY ARCHITECT

4 TYPICAL MOUNTED SPEAKER (NIC)

NO SCALE

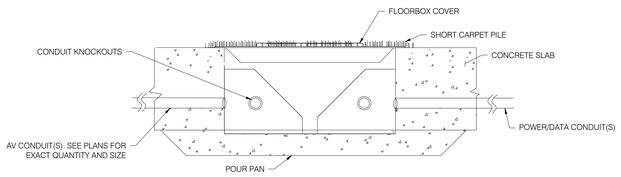


PLAN VIEW (N.T.S)

2 PROJECTOR MOUNTING

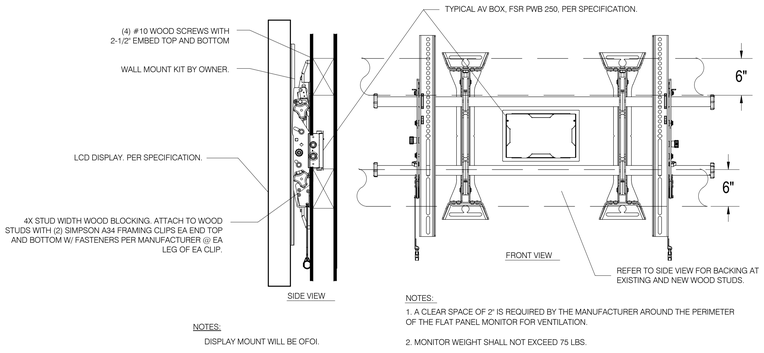
NO SCALE

NOTES	
1.	COORDINATE CARPET/TILE FLANGE HEIGHT AND FINISH WITH ARCHITECT
2.	ALL CONDUIT FOR AV ARE ROUTED PER AV INFRASTRUCTURE PLAN
3.	CONDUIT FOR POWER AND DATA ARE ROUTED PER ELECTRICAL AND TELECOM PLANS RESPECTIVELY
4.	FLOORBOX COVER MUST BE FLUSHED WITH FINISHED FLOOR
5.	SEAL EDGES OF PAN TO CREASE DEPRESSED SLAB AT FLOOR BOX LOCATION



5 LEGRAND RFB11 INFRASTRUCTURE

NO SCALE



NOTES:

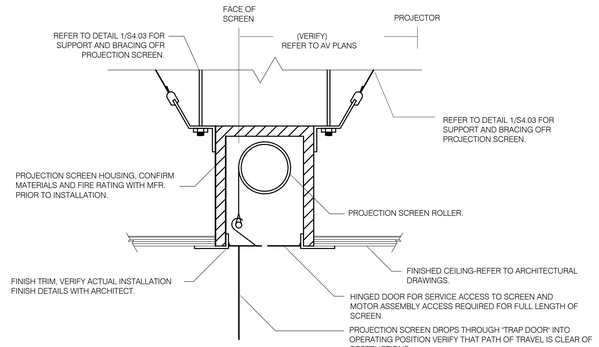
DISPLAY MOUNT WILL BE OFOI.

NOTES:

1. A CLEAR SPACE OF 2" IS REQUIRED BY THE MANUFACTURER AROUND THE PERIMETER OF THE FLAT PANEL MONITOR FOR VENTILATION.
2. MONITOR WEIGHT SHALL NOT EXCEED 75 LBS.

3 LED/LCD FLAT PANEL DISPLAY MOUNTING (MOUNT NIC)

NO SCALE



1 CEILING RECESSED PROJECTION SCREEN MOUNTING

NO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

DETAILS

SHEET NUMBER

T6.02

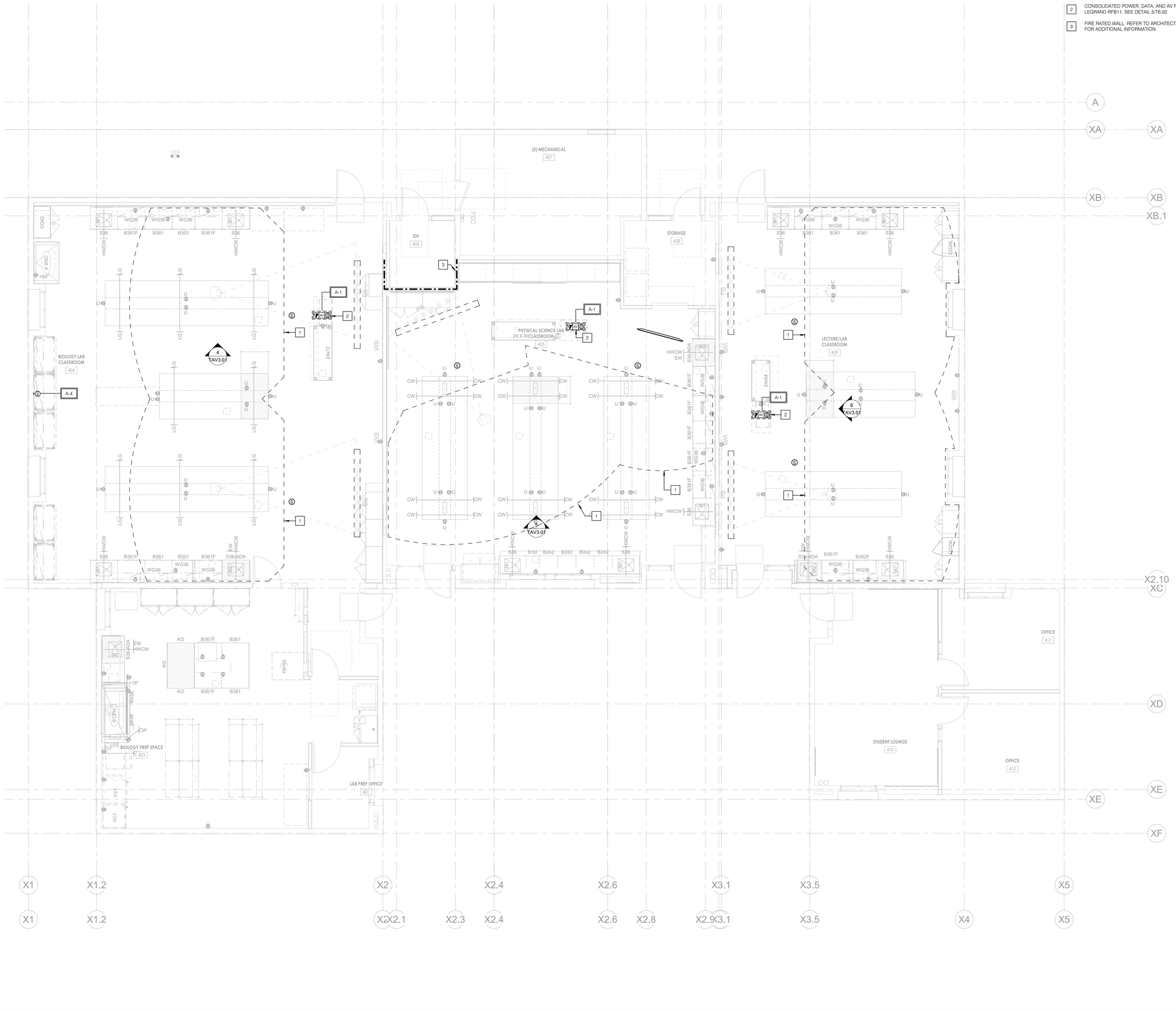
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/15/2021 4:32:06 PM C:\Users\Wilson Pinzon\Documents\J0668-MEPT-Central_R20_mhiom.pinzonbetancourtPT32N.rvt

NOTES

1. OPTIMUM VIEW RANGE SIGHT LINES.
2. CONSOLIDATED POWER, DATA, AND AV FLOORBOX. LEGRAND RFB11. SEE DETAIL 5/T6.02.
3. FIRE RATED WALL. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

No. E20825
REGISTERED PROFESSIONAL ENGINEER
ELECTRICAL
STATE OF CALIFORNIA
SIGNED 10/25/2020

CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

FLOOR PLAN - AUDIO VISUAL

SHEET NUMBER

TAV2.11

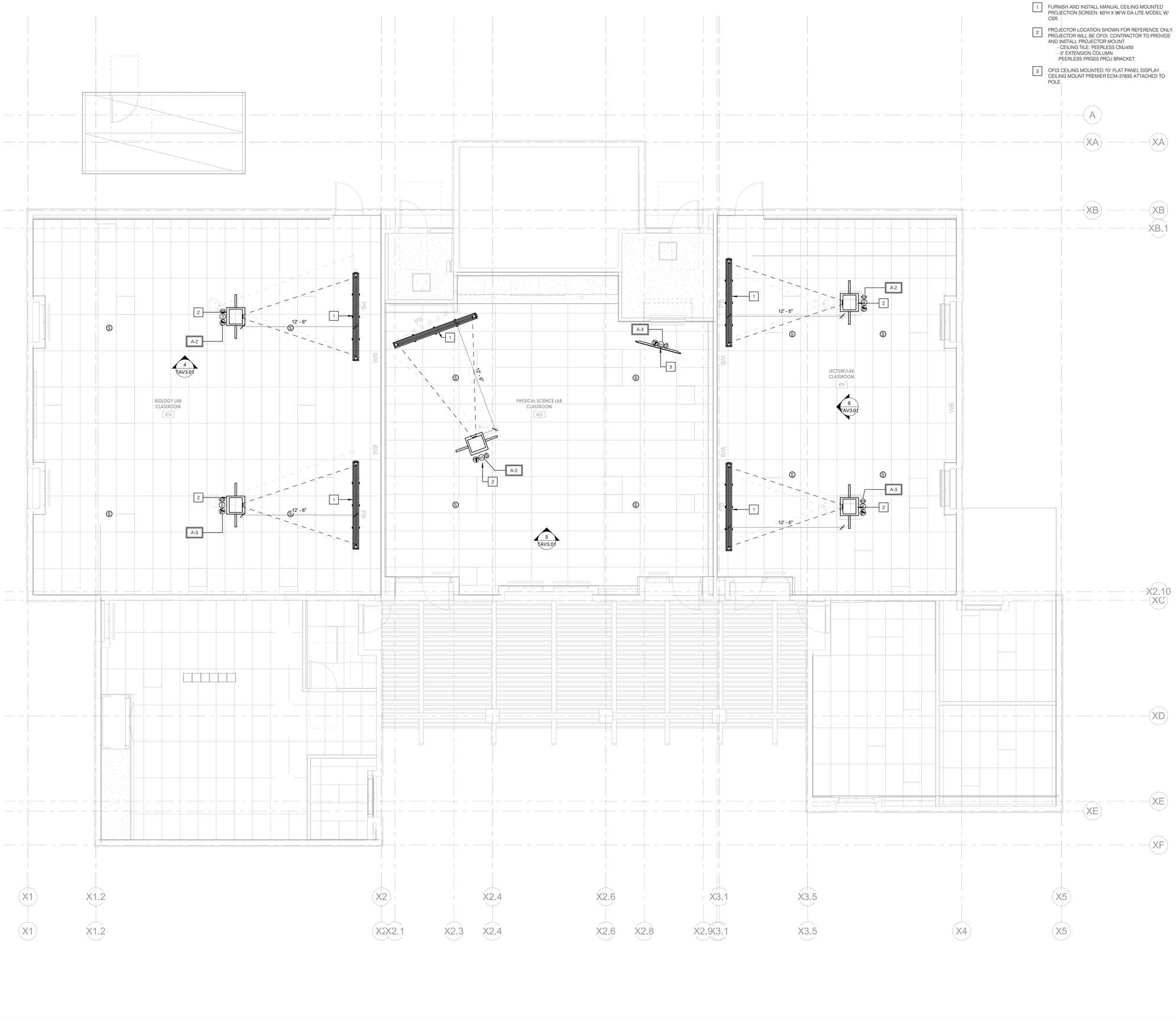
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 9:45:44 AM C:\Users\AJ Escomendo \Documents_Revit Local Files\2020\J0668-MEPT-Central_R20_dj.escomendo@p2sinc.com.rvt

NOTES

1. FURNISH AND INSTALL MANUAL CEILING MOUNTED PROJECTION SCREEN. 60"H X 96"W DA-LITE MODEL W/ CSR.
2. PROJECTOR LOCATION SHOWN FOR REFERENCE ONLY. PROJECTOR WILL BE OFOI. CONTRACTOR TO PROVIDE AND INSTALL PROJECTOR MOUNT.
   - CEILING TILE: PEERLESS CMJ450
   - 3' EXTENSION COLUMN
   -PEERLESS PRGSS PROJ BRACKET.
3. OFOI CEILING MOUNTED 70" FLAT PANEL DISPLAY. CEILING MOUNT PREMIER ECM-3763S ATTACHED TO POLE.



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED IN THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

RCP -AUDIO VISUAL

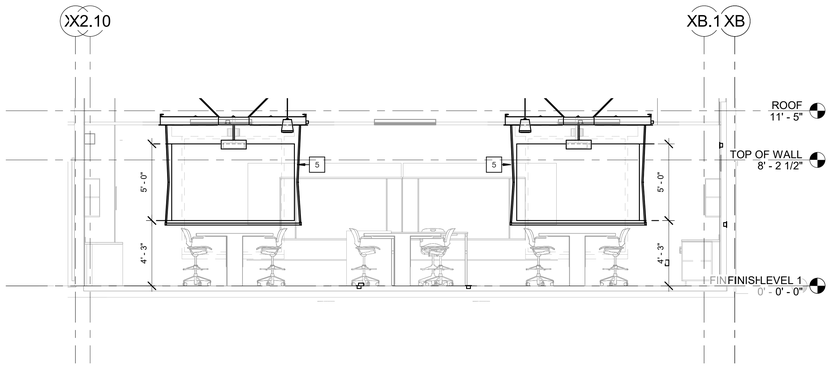
SHEET NUMBER

TAV2.22

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

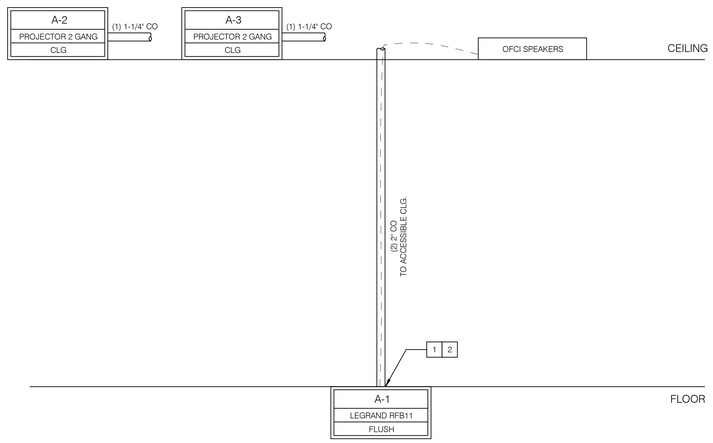
P2S No. J0668

1/8/2021 9:45:53 AM C:\Users\AJ Escomendo\Documents_Revit Local Files\2020\J0668-MiraCosta-MBPT-Central_R20_dj.escomendo@p2sinc.com.rvt



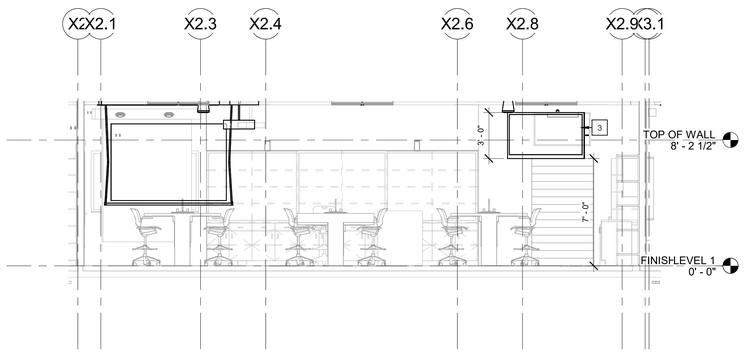
6 LECTURE LAB CLASSROOM - ROOM ELEVATION

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



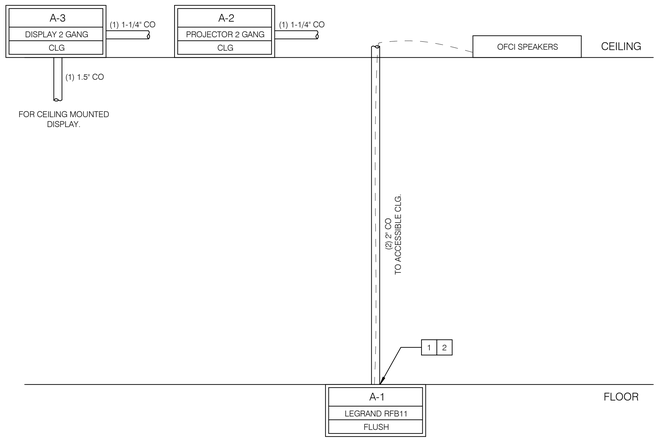
3 LECTURE LAB CLASSROOM B108 INFRASTRUCTURE DIAGRAM

SCALE: NTS



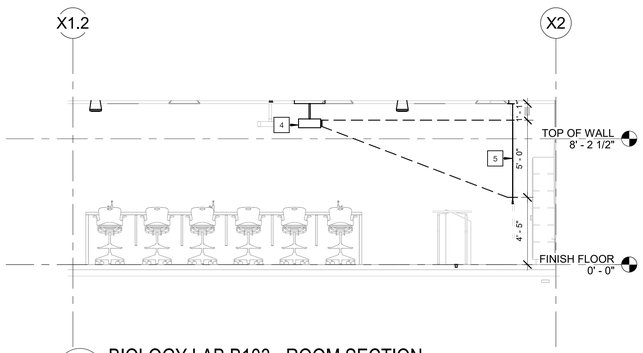
5 PHYSICAL SCIENCE LAB - ROOM ELEVATION

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



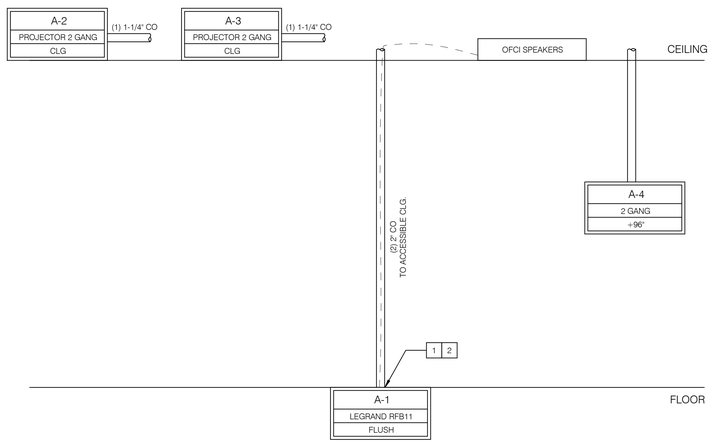
2 PHYSICAL SCIENCE LAB CLASSROOM B104 INFRASTRUCTURE DIAGRAM

SCALE: NTS



4 BIOLOGY LAB B103 - ROOM SECTION

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



1 BIOLOGY LAB CLASSROOM B103 INFRASTRUCTURE DIAGRAM

SCALE: NTS

NOTES

1. PROVIDE SPEAKER CABLE. EXTRON SPK 18P, 18 AWG SPEAKER CABLE, PLENUM RATED WITH SERVICE LOOP ABOVE CEILING AND AT FLOOR BOX.
2. PROVIDE (2) CAT 6A CABLES, SHIELDED WITH PIGTAIL TERMINATION FROM FLOORBOX TO ENDPOINT. EXTRON DTP 24P. SHIELDED TWISTED PAIR CABLE FOR XTP AND DTP SYSTEMS. PLENUM RATED, AND (2) RS 232 CABLES WITH FEMALE DB-9 CONNECTOR. NO SUBSTITUTIONS ALLOWED. PROVIDE SERVICE LOOP ABOVE CEILING AND AT FLOOR BOX.
3. 70" FLAT PANEL DISPLAY (OFOI)
4. CEILING MOUNTED PROJECTOR (OFOI)
5. 60" x 96" CEILING MOUNTED PROJECTION SCREEN (CFCI)

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

AUDIOVISUAL INFRASTRUCTURE DIAGRAMS

SHEET NUMBER

TAV3.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

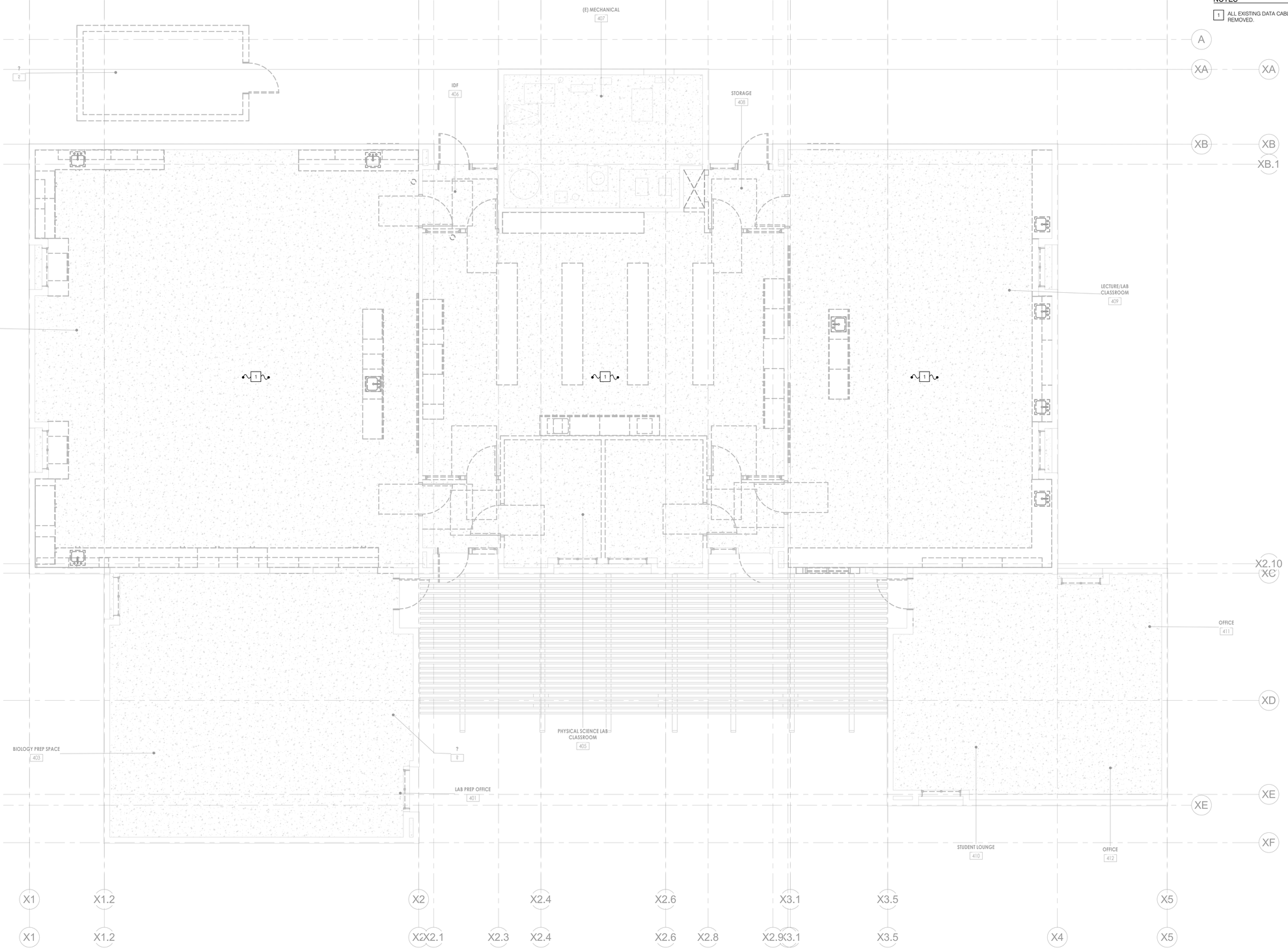
1/8/2021 9:45:55 AM C:\Users\AJ Escomerido\Documents_Revit Local Files\2020\J0668-MEPT-Central_R20_dj.escomerido@p2sinc.com.rvt

GENERAL NOTES

1. ALL EXISTING DATA CABLING, FACEPLATES, AND PATCH PANELS WITHIN THIS BUILDING SHALL BE DEMOLISHED AND REMOVED.
2. ALL IT EQUIPMENT, DEVICES, SWITCHES, IT RACKS/CABINETS, SECURITY CAMERAS, EMERGENCY PHONES, AND OTHER NETWORK CONNECTED EQUIPMENT SHALL BE DOCUMENTED, DISCONNECTED, AND ARE TO BE RETURNED TO THE OWNER.

NOTES

1 ALL EXISTING DATA CABLING SHALL BE DEMOLISHED AND REMOVED.



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

DEMOLITION FLOOR PLAN

SHEET NUMBER

TD2.11

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/7/2021 2:29:06 PM C:\Users\Umer Khanan\Documents_Revit Local Files\2020\J0668-MEPT-Central_R20_umerakhonan.rvt

DEVICE SCHEDULE

SYMBOL	MODEL	MANUFACTURER	DESCRIPTION	C.S.F.M.
PANELS/CABINETS				
FACP	NF2S-640	NOTIFIER	ADDRESSABLE FIRE ALARM CONTROL PANEL	7165-0028:0243
VECP	DVC-EM DS-FM	NOTIFIER	EMERGENCY VOICE/ALARM COMMUNICATIONS PANEL WITH FIBER OPTION MODULES.	7165-0028:0224
FATC	-	-	FIRE ALARM TERMINAL CABINET	-
AMP	DAA2-5070 DS-FM	NOTIFIER	REMOTE SPEAKER AMPLIFIER PANEL WITH FIBER MODULES	7165-0028:0224
FAPS	FCPS-24S6	NOTIFIER	REMOTE NAC POWER SUPPLY PANEL	7315-0028:0225
DOC	ACE-11	SPACE AGE ELECTRONICS	SYSTEM RECORD DOCUMENT CABINET	7300-0553:0110
ATLAS	IP-ZCM/ZCM1RMK	ATLAS	ATLAS COMMUNICATION PANEL	-
ADDRESSABLE INITIATING DEVICES				
S	FSP-951	NOTIFIER	SMOKE DETECTOR	7272-0028:0503
	B300-6	NOTIFIER	DETECTOR BASE	7300-1653-0109
H	FST-951	NOTIFIER	HEAT DETECTOR	7270-0028:0502
	B300-6	NOTIFIER	DETECTOR BASE	7300-1653-0109
F	NBG-12LX	NOTIFIER	MANUAL PULL STATION	7150-0028:0199
ADDRESSABLE MODULES				
M	FMM-1	NOTIFIER	MONITOR MODULE	7300-0028:0219
C	FCM-1	NOTIFIER	CONTROL MODULE	7300-0028:0219
R	FRM-1	NOTIFIER	RELAY MODULE	7300-0028:0219
NOTIFICATION APPLIANCES				
	SGWL	NOTIFIER	MULTI-CANDELA WALL STROBE	7125-1653:0504
	SCRL	NOTIFIER	MULTI-CANDELA CEILING STROBE	7125-1653:0504
S	SPSRL	NOTIFIER	MULTI-CANDELA MULTI-TAP WALL SPEAKER/STROBE	7320-1653:0505
S	SPSCRL	NOTIFIER	MULTI-CANDELA MULTI-TAP CEILING SPEAKER/STROBE	7320-1653:0505
WP S	SP	NOTIFIER	WEATHERPROOF MULTI-CANDELA MULTI-TAP WALL SPEAKER/STROBE	7320-1653:0201
AUXILIARY ACCESSORIES				
M	PAM-1/PR-1	NOTIFIER/ SYSTEM SENSOR	MULTI-VOLTAGE CONTROL RELAY	7300-1004:0101
TS	-	-	TAMPER SWITCH	-
FS	-	-	FLOW SWITCH	-
PI	-	-	POST INDICATED VALVE SWITCH	-
	-	-	FIRE SPRINKLER BELL	-
E.O.L.	-	-	END OF LINE RESISTOR	-

WIRE SCHEDULE

DESIGNATION	CIRCUIT TYPE	WIRE/CABLE TYPE	C.S.F.M.
M	SIGNALING LINE CIRCUIT	UNSHIELDED 2#16 FPL; GENESIS CABLE 4111	7161-1487:0100
V	NOTIFICATION APPLIANCE CIRCUIT	UNSHIELDED 2#12 FPL; GENESIS CABLE 4115	7161-1487:0100
S	SPEAKER CIRCUIT	SHIELDED 2#14 FPL; GENESIS CABLE 4208	7161-1487:0100
X	INITIATING CIRCUIT	UNSHIELDED 2#14 FPL; GENESIS CABLE 4113	7161-1487:0100
P	AUXILIARY POWER (24 VDC)	UNSHIELDED 2#14 FPL; GENESIS CABLE 4113	7161-1487:0100
F	FIREFIGHTER'S TELEPHONE	UNSHIELDED 2#16 FPL; GENESIS CABLE 4206	7161-1487:0100
D	NETWORK DATA	UNSHIELDED 2#18 FPL; GENESIS CABLE 4106	7161-1487:0100
A	NETWORK AUDIO	UNSHIELDED 2#18 FPL; GENESIS CABLE 4106	7161-1487:0100

NOTE:
1. ALARM, TROUBLE, AND SUPERVISORY SIGNALS FROM ALL ADDRESSABLE DEVICES SHALL BE ENCODED ON AN NFPA 72 CLASS X SIGNALING LINE CIRCUIT (SLC).
2. INITIATION DEVICE CIRCUITS (IDC) CONTAINING MORE THAN ONE DEVICE SHALL BE WIREDNFPA 72 CLASS X AS PART OF AN ADDRESSABLE DEVICE CONNECTED BY THE SLC.
3. NOTIFICATION APPLIANCE CIRCUITS (NAC) SHALL BE WIRED CLASS X.
4. PROVIDE WET LOCATION RATED CABLES WHERE INSTALLED UNDERGROUND OUTSIDE THE BUILDING.
5. ALARM SIGNALS ARRIVING AT THE FACP SHALL NOT BE LOST FOLLOWING A PRIMARY POWER FAILURE (OR OUTAGE) UNTIL THE ALARM SIGNAL IS PROCESSED AND RECORDED.

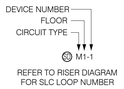
SEQUENCE OF OPERATIONS

ACTION \ DEVICE	MANUAL PULL STATION	AREA SMOKE DETECTOR	SPRINKLER WATER FLOW SWITCH	SPRINKLER VALVE TAMPER SWITCH	POWER FAILURE	MONITOR MODULE FOR ATLAS COMMUNICATOR
SOUND SPRINKLER BELL	NO	NO	YES	NO	NO	NO
ANNUNCIATE AT FIRE ALARM CONTROL PANEL (ALARM OR TROUBLE)	YES	YES	YES	YES	YES	NO
ANNUNCIATE AT REMOTE FIRE ALARM ANNUNCIATOR (ALARM OR TROUBLE)	YES	YES	YES	YES	YES	NO
ACTIVATE AUDIBLE/ VISUAL ALARM SIGNALS THROUGHOUT BUILDING	YES	YES	YES	NO	NO	NO
ANNUNCIATE AT 24-HOUR ATTENDED REMOTE LOCATION (ALARM AND TROUBLE)	YES	YES	YES	YES	YES	NO
ACTIVATE BUILDING ALARM VOICE EVAC.	YES	YES	YES	NO	NO	YES

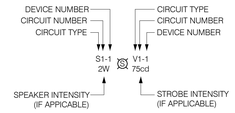
LEGEND

SYMBOL	DESCRIPTION
-	NOTE CALLOUT
- -	DETAIL CALLOUT - NUMBER ON TOP DENOTES DETAIL NUMBER - NUMBER ON BOTTOM DENOTES SHEET DETAIL IS SHOWN
- -	SECTION CALLOUT
	NEW LINEWORK
	EXISTING LINEWORK
	DEMOLISHED LINEWORK
	CONDUIT CONCEALED IN WALL OR ABOVE CEILING
	CONDUIT EXPOSED
	CONDUIT CONCEALED UNDERGROUND OR BELOW FLOOR
	CONDUIT TURNED UP
	CONDUIT TURNED DOWN
	CONDUIT CAPPED
A-1	BRANCH CIRCUIT HOMERUN TO PANELBOARD AND CIRCUITS AS INDICATED
	FIRE ALARM PANEL, SEE PLANS FOR TYPE
	FIRE ALARM TERMINAL CABINET
	JUNCTION BOX

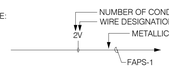
ADDRESSABLE DEVICES/MODULES



NOTIFICATION APPLIANCES



EXAMPLE:



ABOVE EXAMPLE "2V" MEANS "2 PAIRS OF 2#12 UNSHIELDED FPL" (4 CONDUCTORS) ROUTED TO FAPS-1

SCOPE OF WORK

1. PROVIDE A COMPLETE MANUAL ADDRESSABLE FIRE ALARM WITH VOICE-EVAC SYSTEM FOR MIRACOSTA COLLEGE BUILDING 400. PROVIDE DEVICES AS SHOWN IN THE DEVICE SCHEDULE, THE FLOOR PLANS, AND THE SPECIFICATIONS IN THIS CONSTRUCTION DOCUMENT SET. FIRE ALARM SYSTEM NEEDS TO CONNECT BACK TO BUILDING 900 VIA FIBER.
2. WORK SHALL INCLUDE BUT NOT BE LIMITED TO: THE INSTALLATION AND TESTING OF THE CAMPUS FIRE ALARM SYSTEM AND REMOVAL OF THE EXISTING FIRE ALARM SYSTEM.
3. WHERE AN EXISTING REQUIRED FIRE PROTECTION SYSTEM IS TAKEN OUT OF SERVICE THE FIRE DEPARTMENT AND FIRE CODE OFFICIAL SHALL BE NOTIFIED. THE OCCUPIED AREA(S) OF A BUILDING LEFT UNPROTECTED WHERE IMPAIRMENTS ARE MADE TO THE FIRE PROTECTION SYSTEM SHALL BE EVACUATED OR PROVIDED WITH A FIRE WATCH FOR ALL OCCUPANTS UNTIL THE FIRE PROTECTION SYSTEM HAS BEEN RETURNED TO NORMAL SERVICE.
4. UPON COMPLETION A COMPLETE PRETEST SHALL BE PERFORMED TO VERIFY FUNCTIONALITY. IF THE FUNCTIONALITY IS COMPLETE THEN THE PROPER DOCUMENTATION SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PRIOR TO SCHEDULING A FINAL INSPECTION.
5. THE FOLLOWING DOCUMENTATION SHALL BE PROVIDED TO THE OWNER UPON FINAL ACCEPTANCE OF THE SYSTEM:
   - A. OWNER'S MANUAL AND INSTALLATION INSTRUCTION COVERING ALL SYSTEM'S EQUIPMENT AND REQUIREMENTS.
   - B. RECORD SHOP DRAWINGS IN AUTOCAD FORMAT.
   - C. RECORD COPY OF SITE SPECIFIC SOFTWARE (FOR SOFTWARE BASED).
   - D. NFPA 72 RECORD OF COMPLETION DOCUMENTATION.

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
&	AND
@	AT
A OR AMP	AMPERES
ABV	ABOVE
AF	AMPERE FUSE RATING
AF	AMPERE FUSE RATING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISH GRADE
AMP	AMPLIFIER
ANN	ANNUNCIATOR
APPROX.	APPROXIMATE
ARCH.	ARCHITECT; ARCHITECTURAL
AUTO	AUTOMATIC
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
BAT	BATTERY
BEL	BELOW
BKBD	BACKBOARD
BLDG	BUILDING
C	CONDUIT
C.O.	CONDUIT ONLY WITH PULL WIRE
CKT	CIRCUIT
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CSFD	COMBINATION SMOKE FIRE DAMPER
CU	COPPER
DD	DUCT DETECTOR
DH	DOOR HOLDER
DIAG	DIAGRAM
DIS	DISCONNECT
DIST	DISTANCE
DWG	DRAWING
DWP	DEPARTMENT OF WATER & POWER
EA	EACH
ELEC.	ELECTRICAL
EM	EMERGENCY
EMH	ELECTRICAL MANHOLE
EMT	ELECTRICAL METALLIC TUBING
EOL	END OF LINE
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT
EXIST/(E)	EXISTING
EXP	EXPLOSION PROOF
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FAPS	FIRE ALARM POWER SUPPLY
FATC	FIRE ALARM TERMINAL CABINET
FFE	FINISHED FLOOR ELEVATION
FIN.	FINISH
FIXT	FIXTURE
FLR	FLOOR
FMC	FLEXIBLE METAL CONDUIT
FO	FIBER OBTIC
FP	FIRE PUMP
FT	FEET
FTG	FOOTING
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
HT	HEIGHT
HTR	HEATER
HZ	HERTZ
IDC	INITIATION DEVICE CIRCUIT
IMC	INTERMEDIATE METAL CONDUIT
J, JB, J-BOX	JUNCTION BOX
KV	KILOVOLT
KVA	KILOVOLT-AMPERES
KW	KILOWATT
LF	LINEAR FEET
LFMC	LIQUIDTIGHT FLEXIBLE METAL CONDUIT
LGST	LARGEST
LOC.	LOCATION
LOTO	LOCK-OUT & TAG-OUT
LTG	LIGHTING
LV	LOW VOLTAGE
M	METER
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MFGR, MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MTD	MOUNTED
MTG	MOUNTING
MTR	MOTOR
MTTB	MAIN TELEPHONE TERMINAL BOARD
MV	MULTI-VOLTAGE
N	NORTH
NAC	NOTIFICATION APPLIANCE CIRCUIT
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NF	NON-FUSED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NO.	NUMBER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
P	POLE
PB	PULL BOX
PIV	POST INDICATING VALVE
PL	PLATE
PNL	PANEL
POC	POINT OF CONNECTION
PREF.	PREFERRED
PRI.	PRIMARY
PVC	POLY-VINYL CHLORIDE
PWR	POWER
REC/RECEPT	RECEPTACLE
REQ'D	REQUIRED
RGS	RIGID GALVANIZED STEEL
RM	ROOM
RMC	RIGID METAL CONDUIT
RPBP	REDUCED PRESSURE BACK FLOW PREVENTER
SCE	SOUTHERN CALIFORNIA EDISON
SF	SQUARE FEET
SHT	SHEET
SIG	SIGNAL
SLC	SIGNALING LINE CIRCUIT
SP	SPARE
SPECS	SPECIFICATIONS
ST	STREET
STD	STANDARD
STP	SHIELDED TWISTED PAIR
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
T.O.D.	TOP OF DUCTBANK
T.O.M.	TOP OF MANHOLE
TB	TERMINAL BLOCK
TEL./TELE	TELEPHONE
TMH	TELEPHONE MANHOLE
TPS	TWISTED SHIELDED PAIR
TRANSF.XFMR	TRANSFORMER
TS	TAMPER SWITCH
TYP	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
V	VOLTS
VA	VOLT-AMPERES
VAC	VOLTS, ALTERNATING CURRENT
VDC	VOLTS, DIRECT CURRENT
VECP	VOICE/EVACUATION CONTROL PANEL
W	WATTS
W/	WITH
W/O	WITHOUT
WP	WEATHERPROOF

IN THE EVENT ABBREVIATIONS NOT MENTIONED HEREIN ARE USED, REFERENCE WILL BE MADE TO ANSI Y1.1, MILITARY STANDARD ABBREVIATIONS, AND OTHER STANDARD INDUSTRY CONVENTIONS.

APPLICABLE CODES

CALIFORNIA BUILDINGS STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24):

PART 1	2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 C.C.R.
PART 2	2019 CALIFORNIA CODE, TITLE 24 C.C.R. (2018 INTERNATIONAL BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMENDMENTS)
PART 3	2019 CALIFORNIA ELECTRICAL CODE, TITLE 24 C.C.R. (2017 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PREVENTION ASSOCIATION, NFPA)
PART 4	2019 CALIFORNIA MECHANICAL CODE, TITLE 24 C.C.R. (2018 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
PART 5	2019 CALIFORNIA PLUMBING CODE, TITLE 24 C.C.R. (2018 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
PART 6	2019 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R.
PART 7	CURRENTLY VACANT
PART 8	2019 CALIFORNIA HISTORICAL BUILDING CODE, TITLE 24 C.C.R.
PART 9	2019 CALIFORNIA FIRE CODE, TITLE 24 C.C.R. (2018 INTERNATIONAL FIRE CODE OF THE INTERNATIONAL CODE COUNCIL)
PART 10	2019 CALIFORNIA EXISTING BUILDING CODE, TITLE 24 C.C.R. (2018 INTERNATIONAL EXISTING BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, WITH 2019 CA AMENDMENTS)
PART 11	2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), TITLE 24 C.C.R.
PART 12	2019 CALIFORNIA REFERENCED STANDARDS CODE, TITLE 24 C.C.R.

PARTIAL LIST OF APPLICABLE STANDARDS:
2010 CALIFORNIA BUILDING CODE (FOR SFM) REFERENCED STANDARDS CHAPTER 35

NFPA 13	AUTOMATIC SPRINKLER SYSTEMS (CALIFORNIA AMENDED)	2016 EDITION
NFPA 14	STANDPIPE SYSTEMS (CALIFORNIA AMENDED)	2016 EDITION
NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTENS	2017 EDITION
NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEMS	2017 EDITION
NFPA 20	STATIONARY PUMPS	2016 EDITION
NFPA 24	PRIVATE FIRE SERVICE MAINS (CALIFORNIA AMENDED)	2016 EDITION
NFPA 72	NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED) (NOTE: SEE UL STANDARD 1971 FOR "VISUAL DEVICES")	2016 EDITION
NFPA 80	FIRE DOOR AND OTHER OPENINGS PROTECTIVES	2016 EDITION

WIRE FILL CHART

TRADE SIZE	INTERNAL DIAMETER INCHES	AREA - SQUARE INCHES									
		TOTAL 100%	PERCENT REDUCTION PER NUMBER OF 18AWG TWISTED SHIELDED PAIRS								
			OVER 2 COND. 40%	1	2	3	4	5	6	7	8
1/2	0.622	0.30	0.12	33%	66%	99%	X	X	X	X	X
3/4	0.824	0.53	0.21	19%	38%	57%	76%	95%	X	X	X
1	1.049	0.86	0.34	12%	24%	36%	48%	60%	72%	84%	96%
1 1/4	1.380	1.50	0.60	7%	14%	21%	28%	35%	42%	49%	56%
1 1/2	1.610	2.04	0.82	5%	10%	15%	20%	25	30%	35%	40%
2	2.067	3.36	1.34	3.00%	6%	9%	12%	15%	18%	21%	24%

GENERAL NOTES

1. CONTROL CIRCUITS ARE NON POWER LIMITED. MINIMUM RECOMMENDED WIRE SIZE TO BE DETERMINED BY CIRCUIT LOAD.
2. WIRING SHALL NOT BE LOOPED THROUGH DEVICES UPON TERMINATION. WIRE MUST BE CUT FOR IN AND OUT RUNS PRIOR TO DEVICE TERMINATION.
3. WHERE SHIELDED CABLE IS USED, THE SHIELD SHALL BE CONTINUOUS AND GROUNDED ONLY AT THE RESPECTIVE CONTROL PANEL.
4. T-TAPPING OR PARALLEL BRANCHING OF NOTIFICATION APPLIANCE DEVICE CIRCUITS IS PROHIBITED ON CLASS A CIRCUITS.
5. ELECTRICAL CONTRACTOR IS REQUIRED TO USE: COLOR CODE, WIRE NUMBERS, OR AS SPECIFIED IN THE PROJECT SPECIFICATIONS ON ALL CIRCUITS AND SHALL BE CONTINUOUS, OTHERWISE, NO FINAL CONNECTIONS OR TESTING SHALL BE PERFORMED. IF WIRE COLOR CODING IS USED, GREEN WILL BE USED FOR GROUND BONDING ONLY.
6. POINT AND COMMON ANNUNCIATION AND T-TAPPING PROHIBITED.
7. ALL WIRING, INITIATING DEVICES AND ANNUNCIATOR PANELS SHALL BE SUPERVISED TO THE PRINCIPAL POINT OF ANNUNCIATION. (FIRE ALARM CONTROL PANEL(S) TO SUPERVISE ANNUNCIATOR PANEL(S), SUB-PANEL(S), ALL CIRCUITS AND INITIATING DEVICES).
8. FIRE ALARM SIGNAL SHALL MEET ANSI S3.41, AUDIBLE EMERGENCY EVACUATION SIGNAL (TEMPORAL PATTERN).
9. AUDIBILITY OF ALARM SHALL BE NOT LESS THAN 15DB ABOVE AMBIENT SOUND THROUGHOUT THE AREA OF ALARM.
10. ALL STROBE APPLIANCES SHALL BE SYNCHRONIZED IN ACCORDANCE WITH NATIONAL FIRE ALARM CODE (NFPA 72). REFERENCE APPLICABLE EDITIONS UNDER "APPLICABLE CODES & REGULATIONS".
11. STROBE APPLIANCE LOCATIONS ARE BASED ON 10 FOOT CEILING HEIGHTS AND ARE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE ALARM CODE (NFPA 72) UNLESS OTHERWISE NOTED. REFERENCE APPLICABLE EDITIONS UNDER "APPLICABLE CODES & REGULATIONS".
12. WALL-MOUNTED STROBE AND HORN/STROBE APPLIANCES SHALL BE MOUNTED A MINIMUM OF 80 INCHES ABOVE FINISHED FLOOR. MEASUREMENT ARE TO BE TAKEN FROM BOTTOM OF STROBE.
13. PHOTOELECTRIC DETECTORS SHALL NOT BE IN DIRECT AIR STREAM SUPPLY AIR OUTLETS.
14. REFER TO RESPECTIVE CATALOG CUT SHEETS FOR ELECTRICAL MOUNTING HARDWARE.
15. ALL DEVICES OF THE FIRE ALARM SYSTEM SHALL BE APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL.
16. AUDIBILITY WILL BE DETERMINED BY THE FIELD FIRE MARSHAL.
17. ALL FIRE ALARM CIRCUITS SHALL BE LABELED AT CONNECTIONS AND AT JUNCTION BOXES.
18. DUCT SMOKE DETECTORS SHALL BE TESTED FOR DUCT VELOCITY AND PRESSURE DIFFERENTIAL IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
19. DIFFERENTIAL PRESSURE SWITCHES SHALL BE SUPPLIED AND INSTALLED BY A LICENSED MECHANICAL CONTRACTOR. THE ELECTRICAL CONNECTION TO THE DIFFERENTIAL PRESSURE SWITCH SHALL BE MADE BY THE FIRE ALARM CONTRACTOR.
20. UNLESS OTHERWISE NOTED ALL WIRING AND INSTALLATION METHODS SHALL CONFORM TO CALIFORNIA ELECTRICAL CODE (CEC), ARTICLE 760. SEE APPLICABLE EDITION UNDER "APPLICABLE CODES & REGULATIONS".
21. ALL WIRE CONDUCTORS SHALL BE POWER LIMITED COPPER WIRING AND INSTALLED WITHIN A METALLIC RACEWAY.
22. ALL RACEWAY RUNS INDICATED WITHIN THIS DRAWING PACKAGE ARE SHOWN DIAGRAMMICALLY AND ARE FOR CIRCUITING PURPOSES ONLY. ALL RUNS SHOWN SHOULD NOT SERVE IN ANY WAY AS AN ACTUAL ROUTING GUIDE FOR INSTALLATION OF RACEWAYS. EXACT INSTALL LOCATION SHALL BE FIELD DETERMINED.
23. ADDITIONAL JUNCTION BOXES NOT SHOWN MAY BE REQUIRED TO ACCOMMODATE PROPER RACEWAY INSTALLATIONS. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO DETERMINE THE NECESSARY AMOUNT OF JUNCTION BOXES REQUIRED.
24. SUBMITTED DRAWING PACKAGE MUST BE REVIEWED BY UNIVERSITY REPRESENTATIVE AND ONE COPY OF THE REVIEWED DRAWING AND SUBMITTAL MUST BE RETURNED TO SIEMENS BEFORE ANY EQUIPMENT IS SHIPPED OR INSTALLED. CUSTOM ANNUNCIATORS WILL NOT BE FABRICATED UNTIL WRITTEN APPROVAL OF LAYOUT AND/OR ARTWORK IS RECEIVED.
25. FOR INSPECTION AND OR TESTING THE FIRE MARSHAL SHALL BE NOTIFIED FOR SCHEDULING AN APPOINTMENT.
26. A CERTIFICATE OF COMPLIANCE SHALL BE PREPARED BY THE INSTALLER AND GIVEN TO THE FIRE MARSHAL UPON COMPLETION OF THE INSTALLATION.
27. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE CODE OR RECOGNIZED STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR OF RECORD. THE STRICTER REQUIREMENT WILL PREVAIL.
28. A STAMPED SET OF APPROVED FIRE ALARM PLANS SHALL BE ON THE JOB SITE AND USED FOR INSTALLATION. ANY DEVIATION FROM APPROVED PLANS, INCLUDING THE SUBSTITUTION OF DEVICES SHALL BE APPROVED BY THE FIRE MARSHAL.
29. UPON COMPLETION OF THE FIRE ALARM SYSTEM, A SATISFACTORY TEST OF THE ENTIRE SYSTEM SHALL BE MADE IN THE PRESENCE OF THE FIRE MARSHAL.
30. UNLESS SPECIFICALLY SHOWN ON THESE PLANS NO STRUCTURAL MEMBERS SHALL BE CUT, DRILLED NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER AND THE DISTRICT STRUCTURAL ENGINEER FROM THE DIVISION OF THE STATE ARCHITECT.
31. REFER TO THE SPECIFICATIONS BOOK FOR ADDITIONAL REQUIREMENTS.
32. MONITORING SHALL BE PROVIDED BY THE OWNER.
33. MUST COMPLY WITH CFC CH 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.
34. REFER TO ARCHITECTURAL DRAWINGS FOR WALL RATINGS.

SHEET INDEX

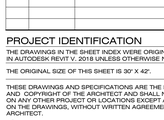
SHEET	DESCRIPTION
FA0.01	GENERAL NOTES, LEGEND, ABBREVIATIONS AND SHEET INDEX
FA0.02	DEMOLITION NOTES
FA1.01	FIRE ALARM SITE PLAN
FAD2.11	DEMOLITION FLOOR PLAN
FA2.11	FIRE ALARM FLOOR PLAN
FA5.01	RISER DIAGRAM AND CALCULATIONS
FA6.01	DETAILS
FA6.02	DETAILS
FA6.03	DETAILS

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

GENERAL NOTES, LEGEND, ABBREVIATIONS AND SHEET INDEX

SHEET NUMBER

FA0.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

1/7/2021 2:29:07 PM C:\Users\Umer Khanan\Documents_Revit Local Files\2020\J0668-MEPT-Central_R20_umerali.khanan.rvt

DEMOLITION NOTES

1. WORK INCLUDED: LABOR, MATERIAL, APPLIANCES, TOOLS, EQUIPMENT, FACILITES, TRANSPORTATION AND SERVICES NECESSARY AND INCIDENTIAL TO PERFOMING ALL OPERATIONS IN CONNECTION WITH THE DEMOLITION, DISPOSAL TRANSPORTATION AND RECONNECTION OF EXISTING REMAINING EQUIPMENT/ DEVICES. COMPLETE AS INDICATED IN THE CONTRACT DOCUMENTS AS SPECIFIED HEREIN.

2. THE FOLLOWING IS INTENDED TO COVER THE COMPLETE DEMOLITION, DISPOSAL, TRANSPORTATION AND RECONNECTION OF EXISTING FIRE ALARM EQUIPMENT. THE OMISSION OF EXPRESSED REFERENCE TO ANY ITEM OF LABOR OR MATERIAL FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH PRESENT PRACTICE OF THE TRADE SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING SUCH ADDITIONAL LABOR AND MATERIALS.

3. REFER TO THE CONTRACT DOCUMENTS FOR ADDITIONAL DEMOLITION REQUIREMENTS WHICH AFFECT THE PROPER EXECUTION OF THIS WORK. DIAGRAMS AND SYMBOLS SHOWING FIRE ALARM ARE DIAGRAMMATIC ONLY. WIRING DIAGRAMS DO NOT NECESSARILY SHOW THE EXACT PHYSICAL ARRANGEMENT OF THE EQUIPMENT.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL FEATURES OF THE BUILDING AND SITE WHICH MAY AFFECT THE PROPER PERFORMANCE OF THIS WORK.

5. PORTIONS OF THESE PLANS HAVE BEEN DERIVED FROM INFORMATION TAKEN FROM ORIGINAL FIRE ALARM PLANS. THE INTENT OF THE DRAWINGS AND SPECIFICATION IS TO PROVIDE FOR THE REMOVAL AND DISPOSAL OF ALL FIRE ALARM EQUIPMENT, DEVICES, BOXES, CONDUIT, WIRING, ETC. AS DEFINED HERIN AND AS INDICATED ELSEWHERE IN THE CONTRACT DOCUMENTS.

6. IT IS UNDERSTOOD AND AGREED THAT THIS CONTRACT DOES NOT CONTEMPLATE THE HANDLING OF ASBESTOS, PCB OR ANY HAZARDOUS WASTE MATERIAL. IF ABESTOS, PCB OR ANY HAZARDOUS WASTE MATERIAL IS ENCOUNTERED, NOTIFY THE ELECTRICAL ENGINEER IMMEDIATELY. DO NOT DISTURB, HANDLE OR ATTEMPT TO REMOVE.

7. THE SCOPE OF DEMOLITION WORK SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

   A. SUBMIT PROPOSED OUTAGE SCHEDULE. PROVIDE A SEQUENCE OF DEMOLITION TO INSURE THE UNINTERRUPTED USE OF OCCUPIED PORTIONS OF THE FACILITY WHICH ARE TO REMAIN OPERATIONAL DURING THE CONTRACT PERIOD.

   B. SYSTEM OUTAGES SHALL BE PERMITTED ONLY AT TIMES APPROVED BY OWNER, IN WRITING. WORK WHICH COULD RESULT IN AN ACCIDENTAL OUTAGE SHALL BE PERFORMED WITH THE OWNERS MAINTENANCE PERSONNEL ADVISED OF SUCH WORK.

   C. REMOVED MATERIALS AND EQUIPMENT WHICH IN THE OPINION OF THE OWNER ARE SALVAGEABLE, SHALL REMAIN THE PROPERTY OF THE OWNER. DELIVER SUCH SALVAGE MATERIALS AND EQUIPMENT ON PREMISES AS DIRECTED, NEATLY PILE OR ARRANGE THEM AND PROTECT FROM DAMAGE. DO NOT REUSE MATERIALS AND EQUIPMENT UNLESS SPECIFICALLY INDICATED ON PLANS OR SPECIFIED. REMOVE FROM PREMISES AND DISPOSE OF ALL MATERIALS CONSIDERED BY THE OWNER TO BE SCRAP.

   D. PERFORM CUTTING AND PATCHING OF THE CONSTRUCTION WORK WHICH MAY BE REQUIRED FOR THE PROPER DEMOLITION. PATCHING SHALL BE OF THE SAME MATERIAL, THICKNESS, WORKMANSHIP AND FINISH AS EXISTING AND ACCURATELY MATCH SURROUNDING WORK TO THE SATISFACTION OF THE OWER. CUTTING OF STRUCTURAL MEMBERS SHALL NOT BE DONE.

      a. PATCHING OF OPENINGS IN RATED PARTITIONS, BARRIERS, FLOORS, CEILINGS, ETC. SHALL BE EXECUTED USING UL AND NEPA FIRE STOP MATERIAL EQUAL TO THE FIRE RATINGS OF THE PENETRATED SURFACE.

      b. WHERE MATERIALS AND EQUIPMENT HAVE BEEN REMOVED AND NOT REPLACED THE EXPOSED SURFACE SHALL BE PAINTED TO MATCH SURROUNDING SURFACE COLOR.

   E. EXCEPT AS NOTED OTHERWISE DISCONNECT AND REMOVE EXISTING FIRE ALARM SYSTEM EQUIPMENT, DEVICES, MOUNTING HARDWARE AND ASSOCATIED RACEWAYS, CONDUCTORS AND OUTLET BOXES, WHERE OUTLET BOXES ARE FLUSH AND CONDUITS ARE CONCEALED IN EXISTING REMAINING WALLS, REMOVE WIRING AND ABANDON CONDUITS IN PLACE.

   F. WHERE EXISTING WALL AND CEILINGS ARE TO REMAIN, PROVIDE BLANK COVER PLATES FOR OUTLETS WHERE EQUIPMENT OR DEVICES ARE REMOVED UNDER THIS CONTRACT. PRIME BLANK PLATES AND PAINT TO MATCH SURROUNDING AREA.

   G. WHERE FIXTURES, EQUIPMENT, DEVICES, ETC. ARE SPECIFIED BY THE CONTRACT DOCUMENTS FOR REMOVAL, THE CONTRACTOR SHALL REMOVE ALL CIRCUIT CONDUCTORS/CABLING BACK TO THE NEAREST REMAINING POINT OF TERMINATION.

   H. PROVIDE ADDITIONAL CONDUIT, CONDUCTORS, CABLING, OUTLET BOXES, ETC. AS REQURIED FOR THE RELOCATION OF APPARATUS.

   I. PROVIDE NECESSARY DEMOLITION TO REMOVE EXISTING UNUSED RACEWAYS, CONDUCTORS, CABLING, OUTLET BOXES, RECEPTACLES, SWITCHES, EQUIPMNET, ETC.

   J. WHERE IT IS NOT FEASIBLE TO REMOVE UNUSED FLUSH MOUNTED OUTLET BOXES AND CONCEALED RACEWAYS IN EXISTING, REMAINING WALLS AND/OR CEILINGS REMOVE ALL WIRING AND PROVIDE BLANK COVER PLATES OVER OUTLET BOXES.

   K. ALL CONDUITS RISING FROM BELOW GRADE TO AREAS WHERE PARTITIONS, WALLS, AND/OR OTHER CONSTRUCTION ENTITIES ARE INDICATED AS BEING REMOVED SHALL BE CUT TO BELOW FINISH FLOOR, CAPPED AND ABANDONED. PROVIDE PATCHING AS REQURIED. SEAL IN A MANNER ACCEPTABLE TO THE OWNER.

   L. COVER UNUSED AND/OR ABANDONED OUTLETS WITH BLANK COVER PLATES.

   M. SEAL ALL ABANDONED FLOOR PENETRATIONS IN A MANNER ACCEPTABLE TO THE OWNER.

   N. PROVIDE WEATHERPROOF CAPS ON ABANDONED CONDUITS PENETRATING THE ROOF. REPAIR ROOFING DAMAGED BY REMOVAL OF EXISTING EQUIPMENT.

PHASING NOTES

1. INSTALL NEW FIRE ALARM SYSTEM COMPLETE WHILE EXISTING FIRE ALARM SYSTEM IS STILL OPERATIONAL.

2. NEW AND EXISTING FIRE ALARM SYSTEM SHALL BOTH BE OPERATIONAL OVERLAPPING TWO WEEKS TO PROVIDE TESTING OF THE NEW SYSTEM AND INSURE NUISANCE ALARMS ARE RESOLVED IN THE NEW SYSTEM PRIOR TO THEM BEING CONNECTED TO THE REMOTE MONITOR.

3. DEMOLISH EXISTING FIRE ALARM SYSTEM COMPLETE AFTER NEW SYSTEM IS FULLY OPERATIONAL.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

DEMOLITION NOTES

SHEET NUMBER

FA0.02

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

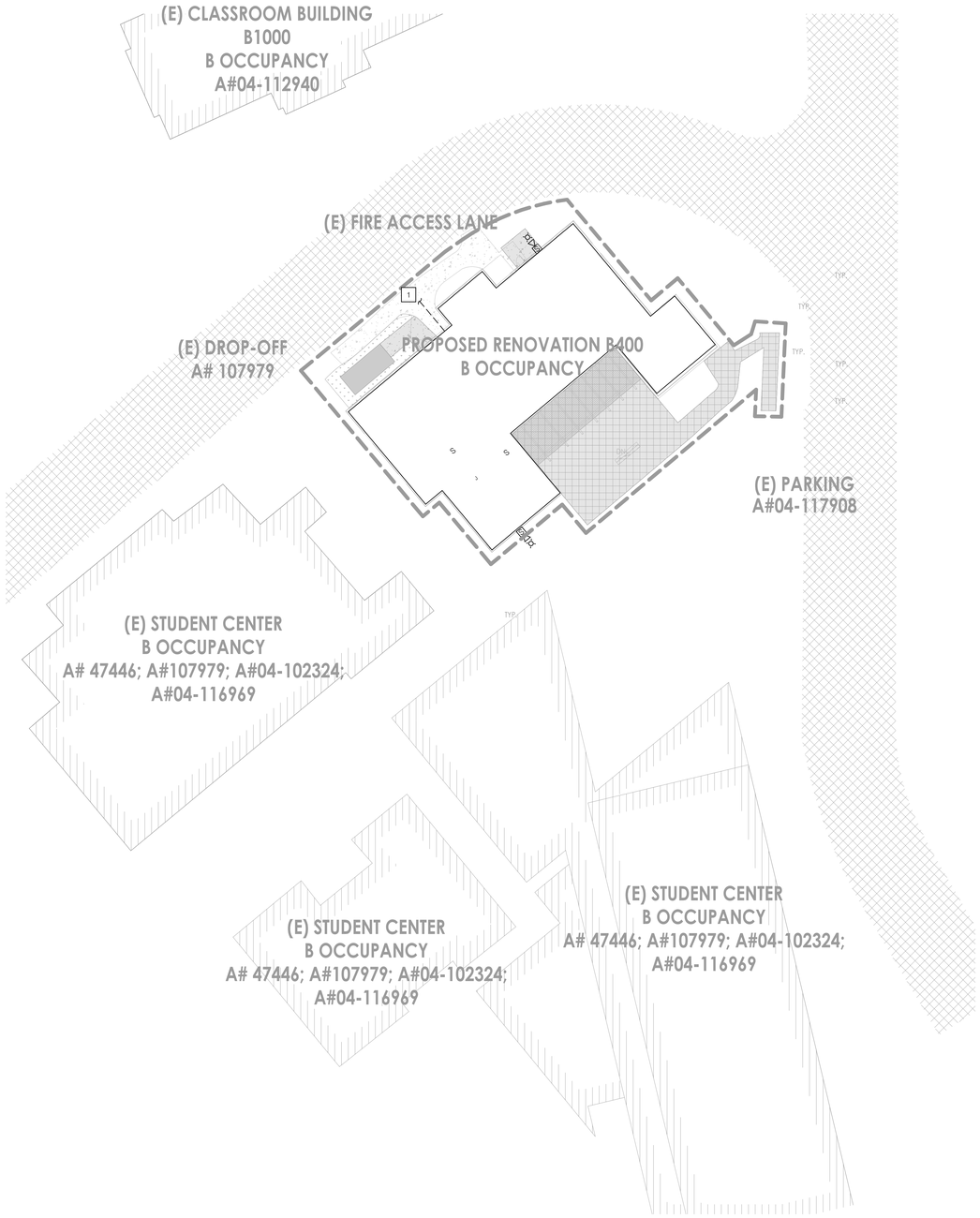
1/7/2021 2:29:10 PM C:\Users\Umer Khanan\Documents_Revit Local Files\2020\J0668-MiraCosta-Central_R20_umerali.khanan.rvt

GENERAL NOTES

1. REFER TO DEVICE SCHEDULE ON FA001 FOR MORE INFORMATION.
2. REFER TO RISER DIAGRAM ON FA501 FOR MORE INFORMATION.
3. REFER TO DETAILS ON FA601, FA602, AND FA603.

NOTES

1 CONTRACTOR SHALL PROVIDE ONE 2" CONDUIT FROM BUILDING 400 TO BUILDING 900. FOLLOW EXISTING ROUTE. USE A FIBER OPTIC CONNECTION TO CONNECT NEW FACP TO EXISITING FACP.FIBER (OM4 50/126 6 STRAND CABLE) SHALL BE OF CAMPUS STANDARDS AND MANUFACTURER STANDARDS. CONTRACTOR SHALL PROVIDE COMMUNICATIONS CARDS REQUIRED AND ASSOCIATED PROGRAMMING TO ALLOW THE NEW PANEL TO REPORT TO THE CAMPUS SYSTEM.



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

FIRE ALARM SITE PLAN

SHEET NUMBER

FA1.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/7/2021 2:29:14 PM C:\Users\Umer Khanani\Documents_Revit Local Files\2020\J0668-MEPT-Central_R20_umeralikhanani.rvt

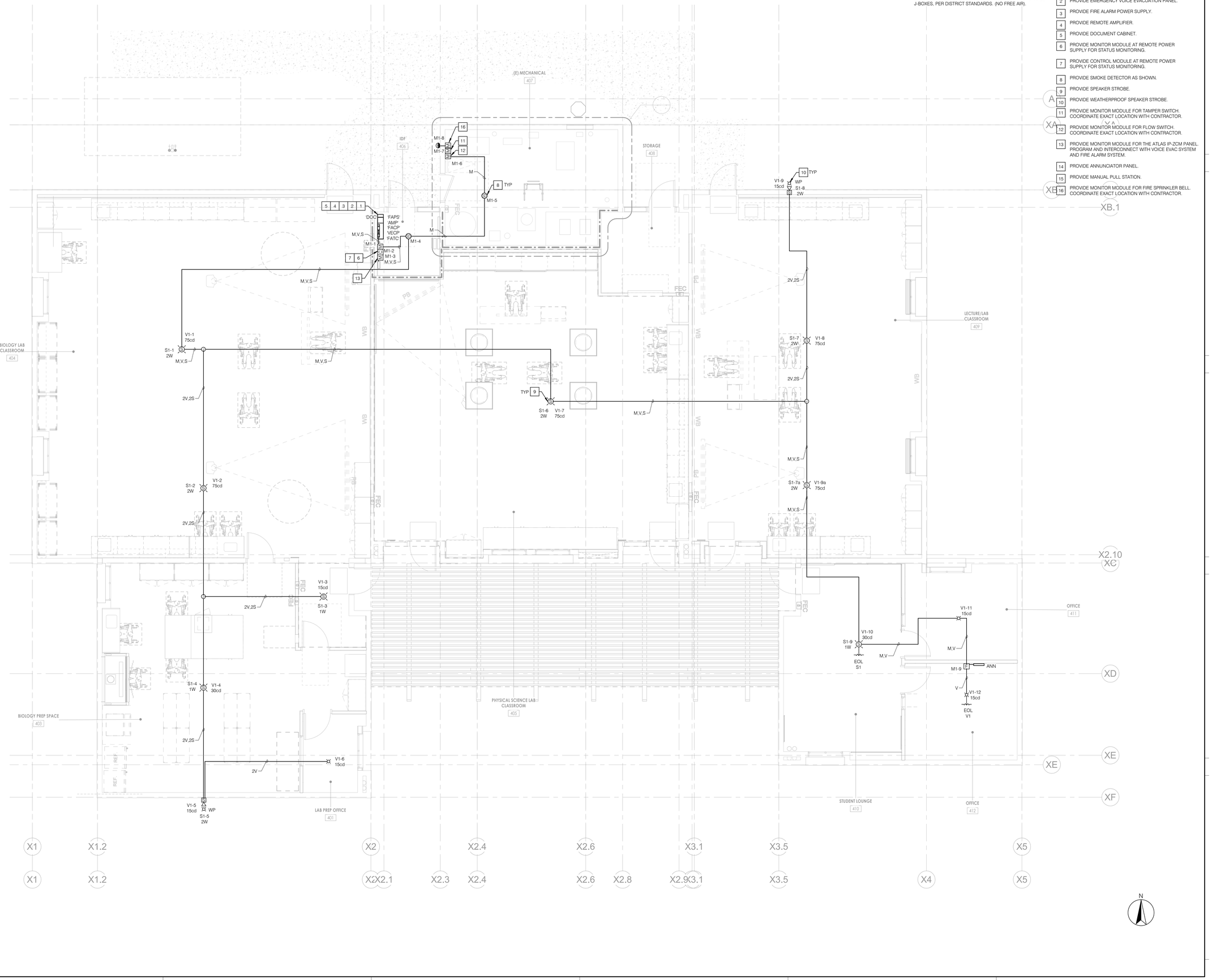
GENERAL NOTES

1. CONCEAL ALL WIRES IN CEILING ABOVE.

2. CONCEAL ALL WIRES IN RED CONDUIT. WITH RED MARKED J-BOXES, PER DISTRICT STANDARDS. (NO FREE AIR).

NOTES

1. PROVIDE FIRE ALARM CONTROL PANEL.
2. PROVIDE EMERGENCY VOICE EVACUATION PANEL.
3. PROVIDE FIRE ALARM POWER SUPPLY.
4. PROVIDE REMOTE AMPLIFIER.
5. PROVIDE DOCUMENT CABINET.
6. PROVIDE MONITOR MODULE AT REMOTE POWER SUPPLY FOR STATUS MONITORING.
7. PROVIDE CONTROL MODULE AT REMOTE POWER SUPPLY FOR STATUS MONITORING.
8. PROVIDE SMOKE DETECTOR AS SHOWN.
9. PROVIDE SPEAKER STROBE.
10. PROVIDE WEATHERPROOF SPEAKER STROBE.
11. PROVIDE MONITOR MODULE FOR TAMPER SWITCH. COORDINATE EXACT LOCATION WITH CONTRACTOR.
12. PROVIDE MONITOR MODULE FOR FLOW SWITCH. COORDINATE EXACT LOCATION WITH CONTRACTOR.
13. PROVIDE MONITOR MODULE FOR THE ATLAS IP-ZCM PANEL. PROGRAM AND INTERCONNECT WITH VOICE EVAC SYSTEM AND FIRE ALARM SYSTEM.
14. PROVIDE ANNUNCIATOR PANEL.
15. PROVIDE MANUAL PULL STATION.
16. PROVIDE MONITOR MODULE FOR FIRE SPRINKLER BELL. COORDINATE EXACT LOCATION WITH CONTRACTOR.



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED IN THE CONTRACT DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

FIRE ALARM FLOOR PLAN

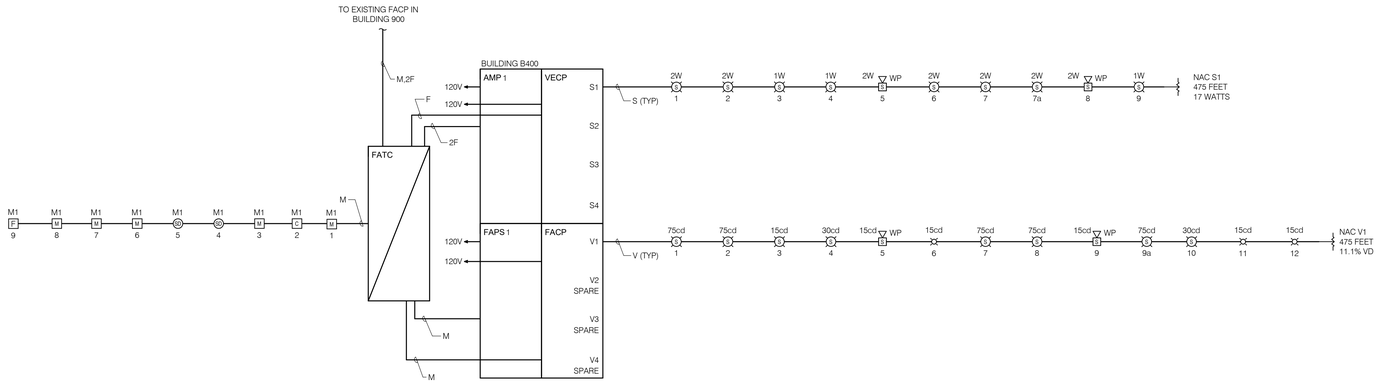
SHEET NUMBER

FA2.11

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/7/2021 2:29:16 PM C:\Users\Umer Khanani\Documents_Revit Local Files\2020\J0668-MEPT-Central_R20_umeralikhanani.rvt



GENERAL NOTES

1. REFER TO DEVICE SCHEDULE ON FA001 FOR MORE INFORMATION.
2. REFER TO FLOOR PLANS FOR MORE INFORMATION.
3. REFER TO DETAILS ON FA601, FA602, AND FA603 FOR MORE INFORMATION.
4. ALL WIRING TO FIRE ALARM DEVICES SHALL BE WIRED NFPA 72 CLASS B IN MINIMUM 3/4" METAL CONDUIT, UNLESS NOTED OTHERWISE.
5. PROVIDE 120V/1Ø/20A DEDICATED CIRCUIT TO FIRE ALARM PANELS. THE CIRCUIT BREAKER SHALL INCLUDE A BREAKER LOCKING DEVICE, SHALL BE PERMANENTLY LABELLED "FIRE ALARM/ECS", AND SHALL INCLUDE A RED IDENTIFYING MARK WHICH DOES NOT OBSCURE THE MANUFACTUER'S MARKINGS.

Battery Capacity Calculation Sheet
AMP-1.1 + AMP-1.2

Location:

Quantity	Description	Unit Standby Current (A)	Total Standby Current (A)	Unit Alarm Current (A)	Total Alarm Current (A)
	PANEL EQUIPMENT - VOICE/EVACUATION				
2	50W, 70V Amplifier (DAA-5070)	0.100000	0.200000	0.580000	1.160000
0	Speaker Circuit Expander (NFC-CE4)	0.020000	0.000000	0.180000	0.000000
2	Fiber Option Module (DS-FM)	0.050000	0.100000	0.200000	0.400000
	NOTIFICATION APPLIANCES - SPEAKER				
1	SPEAKER CIRCUIT S1	0.000000	0.000000	0.169731	0.169731
1	SPEAKER CIRCUIT S2	0.000000	0.000000	0.000000	0.000000
1	SPEAKER CIRCUIT S3	0.000000	0.000000	0.000000	0.000000
1	SPEAKER CIRCUIT S4	0.000000	0.000000	0.000000	0.000000
	SUB TOTAL		0.300		1.730

BATTERY CALCULATIONS

ASSUMPTIONS:	
A - BATTERY BACKUP - STANDBY (HOURS)	24
B - BATTERY BACKUP (MINUTES)	15
C - ALLOWABLE ERROR (%)	20%
D - TOTAL STANDBY BACKUP (AMP-HOUR)	7.200
E - TOTAL ALARM BACKUP (AMP-HOUR)	0.432
F - ALLOWABLE ERROR (C x (D + E))	1.526
TOTAL AMP-HOUR REQUIRED (D+E+F)	9.159
BATTERY SUBMITTED	**12 AH**

Battery Capacity Calculation Sheet
FAPS-1

Location:

Quantity	Description	Unit Standby Current (A)	Total Standby Current (A)	Unit Alarm Current (A)	Total Alarm Current (A)
	PANEL EQUIPMENT - FIRE ALARM				
1	MAIN CIRCUIT BOARD (FCPS-24FS8)	0.091000	0.091000	0.145000	0.145000
1	CLASS A MODULE (ZNAC-4)	0.005000	0.005000	0.010000	0.010000
1	POWER SUPERVISION RELAY (EOLR-1)	0.025000	0.025000	0.025000	0.025000
	NOTIFICATION APPLIANCES - STROBE				
1	VISUAL CIRCUIT V1	0.000000	0.000000	0.844000	0.844000
1	VISUAL CIRCUIT V2	0.000000	0.000000	0.000000	0.000000
1	VISUAL CIRCUIT V3	0.000000	0.000000	0.000000	0.000000
1	VISUAL CIRCUIT V4	0.000000	0.000000	0.000000	0.000000
	SUB TOTAL		0.121		1.024

BATTERY CALCULATIONS

ASSUMPTIONS:	
A - BATTERY BACKUP - STANDBY (HOURS)	24
B - BATTERY BACKUP (MINUTES)	15
C - ALLOWABLE ERROR (%)	20%
D - TOTAL STANDBY BACKUP (AMP-HOUR)	2.904
E - TOTAL ALARM BACKUP (AMP-HOUR)	0.256
F - ALLOWABLE ERROR (C x (D + E))	0.632
TOTAL AMP-HOUR REQUIRED (D+E+F)	3.792
BATTERY SUBMITTED	**7 AH**

Battery Capacity Calculation Sheet
FACP and VECP

Location: ELEC 1090

Quantity	Description	Unit Standby Current (A)	Total Standby Current (A)	Unit Alarm Current (A)	Total Alarm Current (A)
	PANEL EQUIPMENT - FIRE ALARM				
1	MAIN CPU WITH POWER SUPPLY (CPU2-640)	0.220000	0.220000	0.220000	0.220000
1	LOOP EXPANDER MODULE (LEM-320)	0.070000	0.070000	0.072000	0.072000
1	NETWORK CONTROL ANNUNCIATOR (NCA-2)	0.001000	0.001000	0.065000	0.065000
1	REMOTE ANNUNCIATOR (LCD2-80)	0.001000	0.001000	0.065000	0.065000
1	TRANSMITTER (U-DACT2)	0.100000	0.100000	0.040000	0.040000
	PANEL EQUIPMENT - EMERGENCY VOICE/EVACUATION				
1	DIGITAL VOICE COMMAND (DVC-EM)	0.272000	0.272000	0.446000	0.446000
1	DIGITAL KEYPAD DISPLAY (DVC-KD)	0.100000	0.100000	0.235000	0.235000
1	REMOTE MICROPHONE (RM-1)	0.050000	0.050000	0.064000	0.064000
1	REMOTE AMPLIFIER (DAA2-5070)	0.012000	0.012000	0.230000	0.230000
2	FIBER OPTION MODULE (DS-FM)	0.050000	0.100000	0.200000	0.400000
	INITIATING DEVICES				
0	DUCT SMOKE DETECTOR	0.000300	0.000000	0.007200	0.000000
1	MANUAL PULL STATION	0.000375	0.000000	0.005000	0.005000
2	SMOKE DETECTOR	0.000300	0.000600	0.005000	0.010000
0	HEAT DETECTOR	0.000300	0.000000	0.005000	0.000000
0	MULTIVOLTAGE RELAY	0.000000	0.000000	0.015000	0.000000
3	MONITOR MODULE	0.000375	0.001125	0.005000	0.015000
1	CONTROL MODULE	0.000375	0.000375	0.005000	0.005000
0	RELAY MODULE	0.000255	0.000000	0.006500	0.000000
	SUB TOTAL		0.928		1.872

BATTERY CALCULATIONS

ASSUMPTIONS:	
A - BATTERY BACKUP - STANDBY (HOURS)	24
B - BATTERY BACKUP (MINUTES)	15
C - ALLOWABLE ERROR (%)	20%
D - TOTAL STANDBY BACKUP (AMP-HOUR)	22.274
E - TOTAL ALARM BACKUP (AMP-HOUR)	0.468
F - ALLOWABLE ERROR (C x (D + E))	4.548
TOTAL AMP-HOUR REQUIRED (D+E+F)	27.291
BATTERY SUBMITTED	**55 AH**

SPEAKER CIRCUIT LOAD CALCULATION | **MAX dB LOSS PER CIRCUIT = (-0.50 dB)**

AMPLIFIER	CIRCUIT	DESCRIPTION	VOLTAGE (25V OR 70.7V)	SPEAKER QUANTITIES 0.25 WATTS	0.5 WATTS	1 WATTS	2 WATTS	CIRCUIT WATTAGE	OUTGOING PATH LENGTH (FEET)	RETURN PATH LENGTH (FEET)	COMBINED PATH LENGTH (FEET)	CIRCUIT RESISTANCE (OHMS)	VOLTAGE DROP FROM 70.7V	TOTAL dB LOSS
AMP-1.1	**S1**	AUDIBLE/VOICE NAC	70.7 Vrms			3	7	17	475	475	950	5.83	1.40	**-0.17**
	S2	AUDIBLE/VOICE NAC	70.7 Vrms					0	0	0	0	0.00	0.00	**0.00**
AMP-1.2	**S3**	AUDIBLE/VOICE NAC	70.7 Vrms					0	0	0	0	0.00	0.00	**0.00**
	S4	AUDIBLE/VOICE NAC	70.7 Vrms						0	0	0	0.00	0.00	**0.00**

VOLTAGE DROP CIRCUIT SCHEDULE

PANEL	CIRCUIT	WALL STROBE 15cd 0.043	CLG. STROBE 15cd 0.041	WALL STROBE 30cd 0.063	CLG. STROBE 30cd 0.063	WALL STROBE 75cd 0.107	CLG. STROBE 75cd 0.111	WALL STROBE 95cd 0.121	CLG. STROBE 95cd 0.134	WALL STROBE 110cd 0.148	CLG. STROBE 115cd 0.158	WALL STROBE 135cd 0.172	CLG. STROBE 150cd 0.189	WALL STROBE 185cd 0.222	CLG. STROBE 177cd 0.226	Bell 0.054	EXT. STROBE 15/75cd 0.142	TOTAL CURRENT AT 16VDC (AMPS)	OUTGOING PATH LENGTH (FEET)	COMBINED PATH LENGTH (FEET)	CIRCUIT RESISTANCE (OHMS)	VOLTAGE DROP FROM 20.4V (MAX 4.4V)	PRECENT VOLTAGE DROP FROM 20.4V (MAX 21.6%)	SPARE CIRCUIT CAPACITY BASED ON VOLTAGE DROP	VOLTAGE AT LAST DEVICE (MIN 16V)	DESCRIPTION
FAPS-1	**V1**		3		2		6										2	1.199	475	475	1.88	2.26	11.1%	48.7%	**18.1**	VISUAL NAC
	V2																	0.000		0	0.00	0.00	0.0%	100.0%	**20.4**	VISUAL NAC
	V3																	0.000		0	0.00	0.00	0.0%	100.0%	**20.4**	VISUAL NAC
	V4																	0.000		0	0.00	0.00	0.0%	100.0%	**20.4**	VISUAL NAC
																		1.199		0						

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

RISER DIAGRAM AND CALCULATIONS

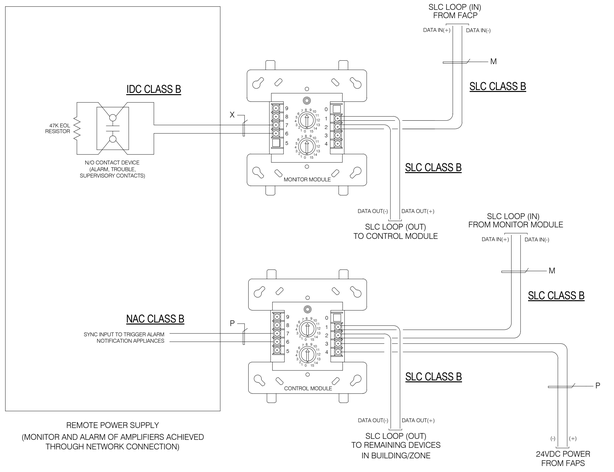
SHEET NUMBER

FA5.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

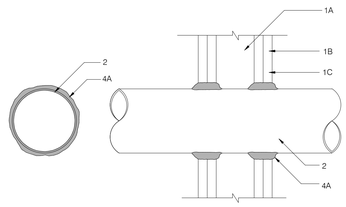
P2S No. J0668

1/7/2021 2:29:17 PM C:\Users\Umer Khanan\Documents_Revit Local Files\2020\J0668-MiraCosta-MEPT-Central_R20_umeralikhanan.rvt



6 REMOTE PANEL MODULES AND WIRING

NO SCALE



NOTES FOR THIS DETAIL ONLY:

1. WALL ASSEMBLY - THE 1,2,3,OR 4 HR FIRE-RATED *MASONRY, CMU WALL OR FLOOR CEILING ASSEMBLY GYPSUM WALL BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL WALL OD PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

   A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS MAX 2H FIRE RATED ASSEMBLIES OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOMINAL 2 BY 4 IN. LUMBER SPACED 16 IN. OC WITH NOMINAL 2 BY 4 IN. LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE MINIMUM 3- 5/8 IN. WIDE BY 1-3/8 IN. DEEP CHANNELS WITH NOMINAL 1/4 IN. FOLDED BACK RETURN FLANGE EDGES, FORMED FROM MINIMUM 0.025 IN THICK (NO 25 GAUGE) GALVANIZED STEEL. STEEL STUDS CUT 3/4 IN. LESS IN LENGTH THAN ASSEMBLY HEIGHT WITH ENDS NESTING IN AND SECURED TO CHAN- NEL-SHAPED GALVANIZED STEEL FLOOR AND CEILING TRACKS WITH 1/2 IN. LONG TYPE S-12 SELF-DRILLING SELF TAPPING STEEL SCREWS ON BOTH SIDES OF STUDS OR BY WELDING OR BOLTED CONNECTIONS DESIGNED IN ACCORDANCE WITH AISI SPECIFICATIONS. STEEL STUD SPACING NOT TO EXCEED 24 IN. OC

   B. WALLBOARD, GYPSUM -NOM 1/2 OR 5/8 IN. THICK 4FT WIDE WITH SQUARE OR TAPERED EDGES. WALLBOARD INSTALLED VERTICALLY ON BOTH SIDES OF STUD FRAMING WITH JOINTS CENTERED OVER STUDS. THE GYPSUM WALLBOARD TYPE, THICKNESS NUMBER OF LAYERS AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 - OR U400 - SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY.

   C. FASTENERS- WHEN WOOD STUD FRAMING IS EMPLOYED FOR MAX 2 HR FIRE-RATED WALL ASSEMBLY, GYPSUM WALLBOARD ATTACHED TO STUDS WITH CEMENT-COATED NAILS. WHEN STEEL CHANNEL STUD FRAMING IS EMPLOYED, GYPSUM WALLBOARD ATTACHED TO STUDS WITH TYPE S SELF DRILLING, SELF- TAPPING BUGLE-HEAD STEEL SCREWS. THE TYPE, LENGTH AND SPACING OF FASTENERS SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 - OR U400 - SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY

   D. JOINT TAPE AND COMPOUND- VINYL OR CASEIN, DRY OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW OR NAIL HEADS OF OUTER LAYER OF GYPSUM WALLBOARD. PERFORATED PAPER TAPE, 2IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER LAYER OF GYPSUM WALLBOARD.

2. PIPE OR CONDUIT- NOM 12 IN. DIAM(OR SMALLER) SCHEDULE 10S (OR HEAVIER) STEEL PIPE, NOM 6 IN. DIAMETER (OR SMALLER) RIGID STEEL CONDUIT, NOM 4 IN. DIAMETER (OR SMALLER) STEEL E.M.T., NOM 4 IN. DIAMETER (OR SMALLER) TYPE L (OR HEAVIER) COPPER PIPE OR NOM 1 IN. DIAMETER (OR SMALLER) FLEXIBLE STEEL CONDUIT. WHEN COPPER PIPE OR FLEXIBLE STEEL CONDUIT IS USED, MAX F RATING OF FIRESTOP SYSTEM (ITEM 4) IS 2 H. STEEL PIPES OR CONDUITS LARGER THAN NOM. 4 IN. DIAMETER MAY ONLY BE USED IN WALLS CONSTRUCTED USING STEEL CHANNELS STUDS. A MAX OF ONE PIPE OR CONDUIT IS PERMITTED IN THE FIRESTOP SYSTEM. PIPE OR CONDUIT TO BE INSTALLED NEAR CENTER OF STUD CAVITY WIDTH AND TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.

3. PIPE COVERING -(OPTIONAL) NOM 1 OR 2 IN. THICK HOLLOW CYLINDRICAL HEAVY DENSITY (MIN. 3.5 PCF) GLASS FIBER UNITS JACKETED ON THE OUTSIDE WITH FOIL-SCRIM-KRAFT. LONGITUDINAL JOINTS SEALED WITH METAL FASTENERS OR FACTORY-APPLIED SSL. TRANSVERSE JOINTS SEALED WITH METAL FASTENERS OR WITH BUTT STRIP TAPE SUPPLIED WITH THE PRODUCT. SEE PIPE AND EQUIPMENT COVERINGS-MATERIALS (BRGU) CATEGORY IN BUILDING MATERIALS DIRECTORY FOR NAMES OF MANUFACTURES. ANY PIPE COVERING MATERIAL MEETING THE ABOVE SPECIFICATIONS AND BEARING THE UL CLASSIFICATIONS MARKING WITH FLAME SPREAD VALUE 25 OR LESS AND A SMOKE DEVELOPED VALUE OF 50 OR LESS MAY BE USED.

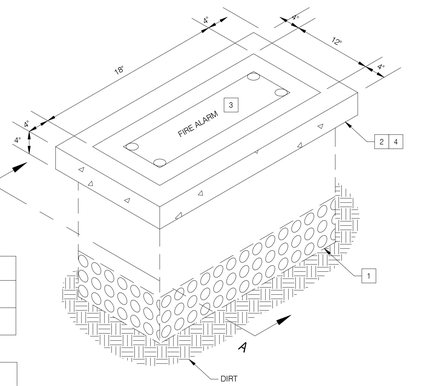
4. FIRESTOP SYSTEMS-INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL ASSEMBLY. THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS DEPENDANT UPON THE HOURLY FIRE RATING OF THE FIRESTOP SYSTEM IS DEPENDANT UPON THE TYPE OR SIZE OF THE PIPE OR CONDUIT, THE ABSENCE OR PRESENCE OF PIPE COVERING (ITEM 3). THE FIRESTOP CONFIGURATION AND THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED. THE FIRESTOP CONFIGURATION (A,B,C,OR D) ID DEPENDENT UPON THE SIZE OF THE ANNULAR SPACE BETWEEN THE PIPE OR CONDUIT (OR PIPE COVERING) AND THE PERIMETER OF THE CIRCULAR THROUGH OPENING IN THE GYPSUM WALLBOARD LAYERS AS TABULATED BELOW.

MAX PIPE OR CONDUIT DIAM, IN.	ANNULAR SPACE IN.	FIRESTOP CONFIG. (A)	F RATING HR.	T RATING HR.
1	0 TO 3/16	A	1 OR 2	0 +1 OR 2
1	1/4 TO 1/2	A	3 OR 4	3 OR 4
4	0 TO 1/4	A	1 OR 2	0
6	1/4 TO 1/2	A	3 OR 4	0
12	3/16 TO 3/8	A	1 OR 2	0
+ WHEN COPPER PIPE IS USED, T RATING IS 0H				
(A)A INDICATE FIRESTOP CONFIGURATION, AS DESCRIBED IN THE FOLLOWING				

A. FILL VOID OR CAVITY MATERIAL-CAULK- CAULK FILL MATERIAL INSTALLED TO COMPLETELY FILL ANNU- LAR SPACE BETWEEN PIPE OR CONDUIT AND GYPSUM WALLBOARD AND WITH A MIN 1/4 IN. DIA BEAD OF CAULK APPLIED TO PERIMETER OF PIPE OR CONDUIT AS IT EGRESS FROM THE WALL. MINNESOTA MINING & MANUFACTURING-TYPES CP-25 S/L, CP-25 N/S, CP-25 W/B
U.L. SYSTEM # WL1001

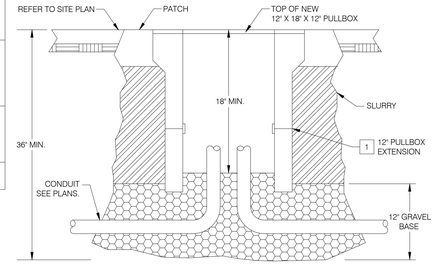
4 THROUGH-PENETRATION FIRESTOP DETAIL

NO SCALE



GENERAL NOTES	
1.	LABEL EACH STEEL BOLT DOWN COVER: "FIRE ALARM"
2.	DO NOT MIX POWER AND COMMUNICATION CONDUITS.

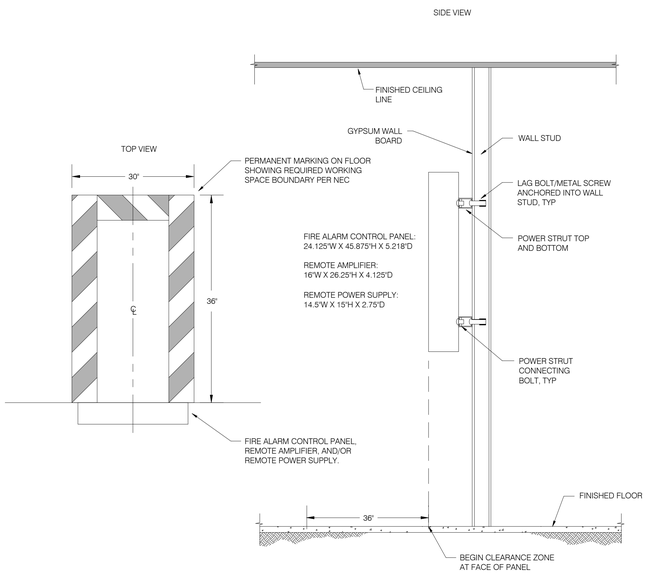
NOTES	
1	PULLBOX BASE, SET ON PEA GRAVEL BASE BENEATH PULL BOX. (PROVIDE EXTENSIONS AS REQUIRED IN FIELD) MIN. OF (1) EXTENSION.
2	POUR 4" CONCRETE OR AC PATCH PAD AROUND EACH PULL BOX TO PREVENT SINKING BELOW GRADE, AND SLURRY COAT AROUND. SEE SECTION A-A.
3	PROVIDE 6'-0", #6 GROUND BOND JUMPER TO COVER FROM SERVICE GROUND CONDUCTOR WITH NECESSARY APPROVED HARDWARE.
4	WATER TIGHT INSTALLATION-FOAM SEAL CONDUIT OPENINGS.



SECTION A-A

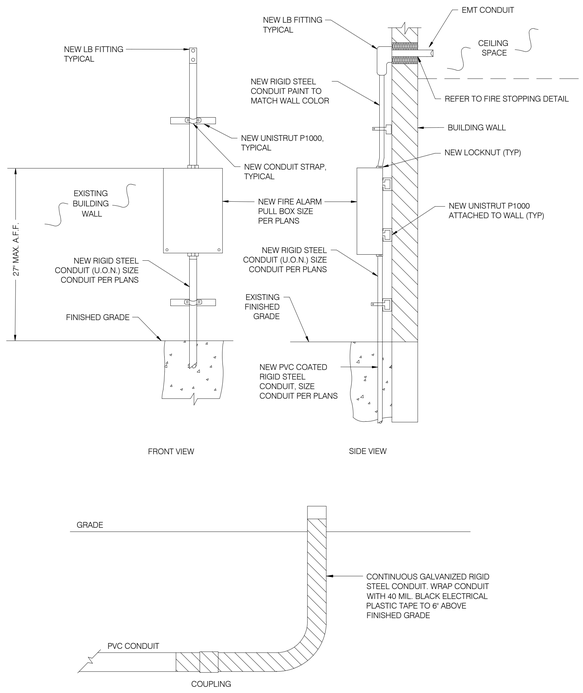
2 UNDERGROUND PULLBOX

NO SCALE



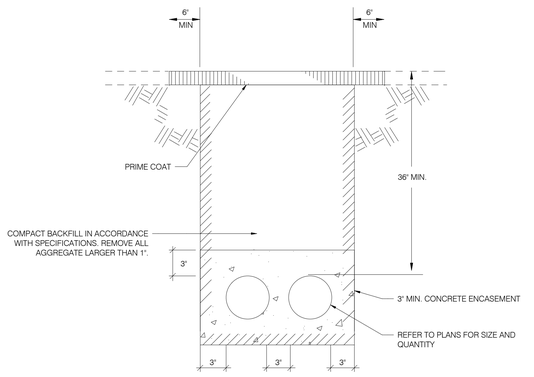
5 FIRE ALARM PANEL MOUNTING

NO SCALE



3 PULLBOX AT BUILDING EXTERIOR

NO SCALE



1 <600V DUCTBANK

NO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

DETAILS

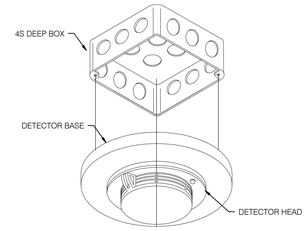
SHEET NUMBER

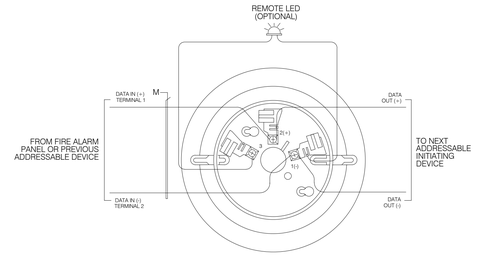
FA6.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/7/2021 2:29:18 PM C:\Users\Umer Khanan\Documents_Revit Local Files\2020\J0668-MEPT-Central_R20_umerali.khanan.rvt



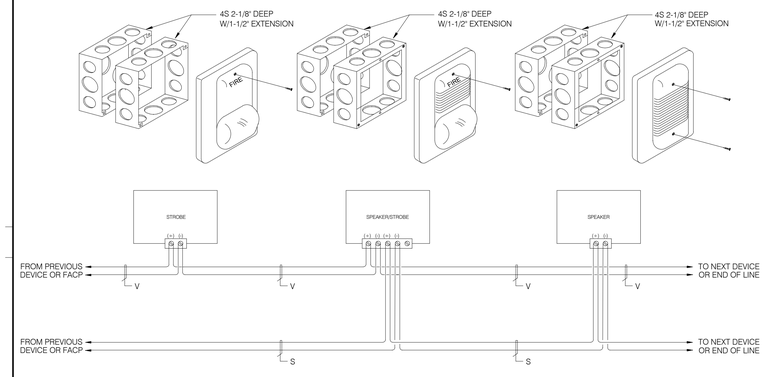


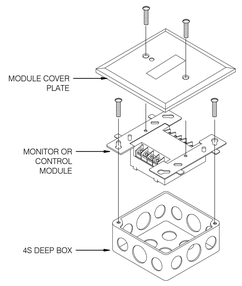
6 NOT USED

NO SCALE

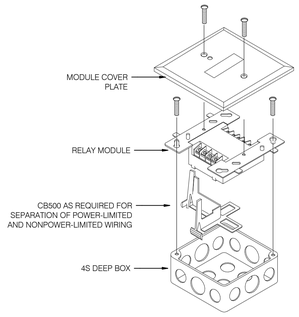
2 SMOKE DETECTOR OR HEAT DETECTOR

NO SCALE

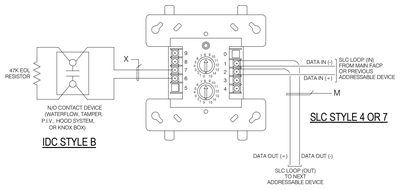




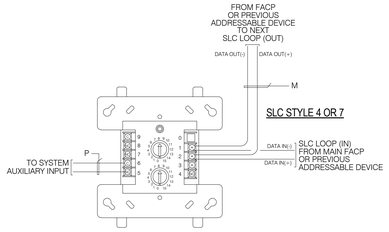
24V APPLICATIONS

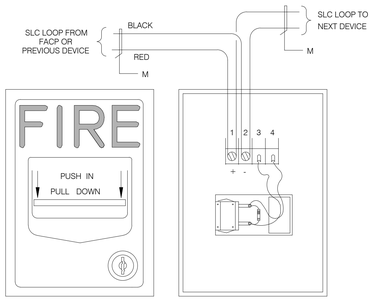


120V AND/OR 24V APPLICATIONS



IDC STYLE B





5 STROBE OR SPEAKER OR SPEAKER-STROBE

NO SCALE

3 ADDRESSABLE MODULES

NO SCALE

1 MANUAL PULL STATION

NO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

REGISTERED PROFESSIONAL ENGINEER
BRIAN M STOUT
No. E20825
ELECTRICAL
STATE OF CALIFORNIA
SIGNED 10/25/2020

CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

DETAILS

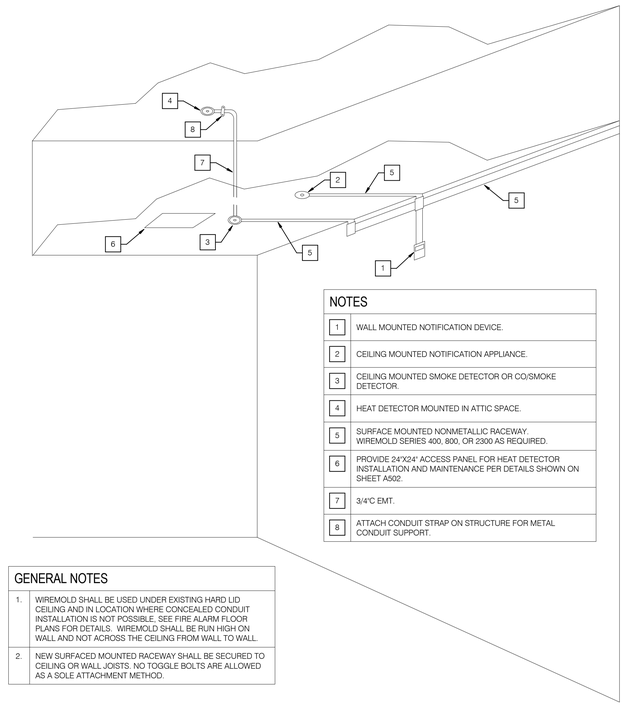
SHEET NUMBER

FA6.02

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/7/2021 2:29:19 PM C:\Users\Umer Khanani\Documents_Revit Local Files\2020\J0668-MEPT-Central_R20_umerali.khanani.rvt

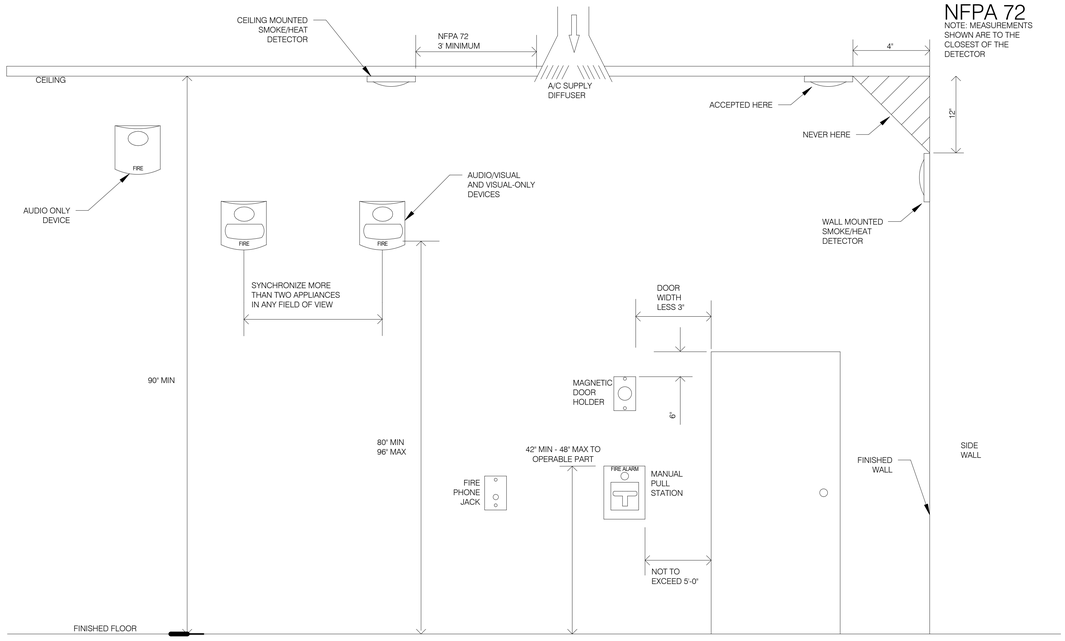


NOTES	
1	WALL MOUNTED NOTIFICATION DEVICE.
2	CEILING MOUNTED NOTIFICATION APPLIANCE.
3	CEILING MOUNTED SMOKE DETECTOR OR CO/SMOKE DETECTOR.
4	HEAT DETECTOR MOUNTED IN ATTIC SPACE.
5	SURFACE MOUNTED NONMETALLIC RACEWAY. WIREMOLD SERIES 400, 800, OR 2300 AS REQUIRED.
6	PROVIDE 24"X24" ACCESS PANEL FOR HEAT DETECTOR INSTALLATION AND MAINTENANCE PER DETAILS SHOWN ON SHEET A502.
7	3/4"C EMT.
8	ATTACH CONDUIT STRAP ON STRUCTURE FOR METAL CONDUIT SUPPORT.

GENERAL NOTES	
1.	WIREMOLD SHALL BE USED UNDER EXISTING HARD LID CEILING AND IN LOCATION WHERE CONCEALED CONDUIT INSTALLATION IS NOT POSSIBLE. SEE FIRE ALARM FLOOR PLANS FOR DETAILS. WIREMOLD SHALL BE RUN HIGH ON WALL AND NOT ACROSS THE CEILING FROM WALL TO WALL.
2.	NEW SURFACED MOUNTED RACEWAY SHALL BE SECURED TO CEILING OR WALL JOISTS. NO TOGGLE BOLTS ARE ALLOWED AS A SOLE ATTACHMENT METHOD.

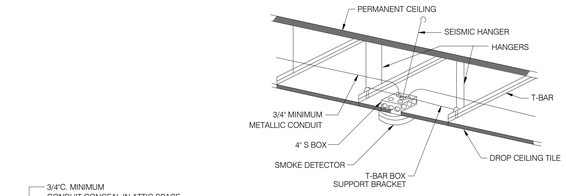
2 DEVICE INSTALLATION AT HARD LID

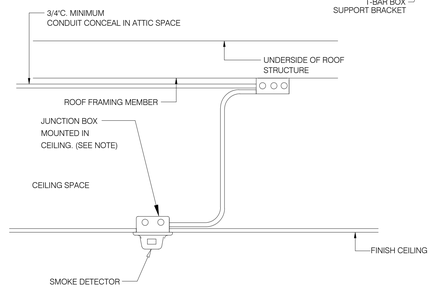
NO SCALE



3 DEVICE INSTALLATION NFPA 72

NO SCALE





1 DEVICE INSTALLATION AT T-BAR

NO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



SIGNED: 10/25/2020

CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

DETAILS

SHEET NUMBER

FA6.03

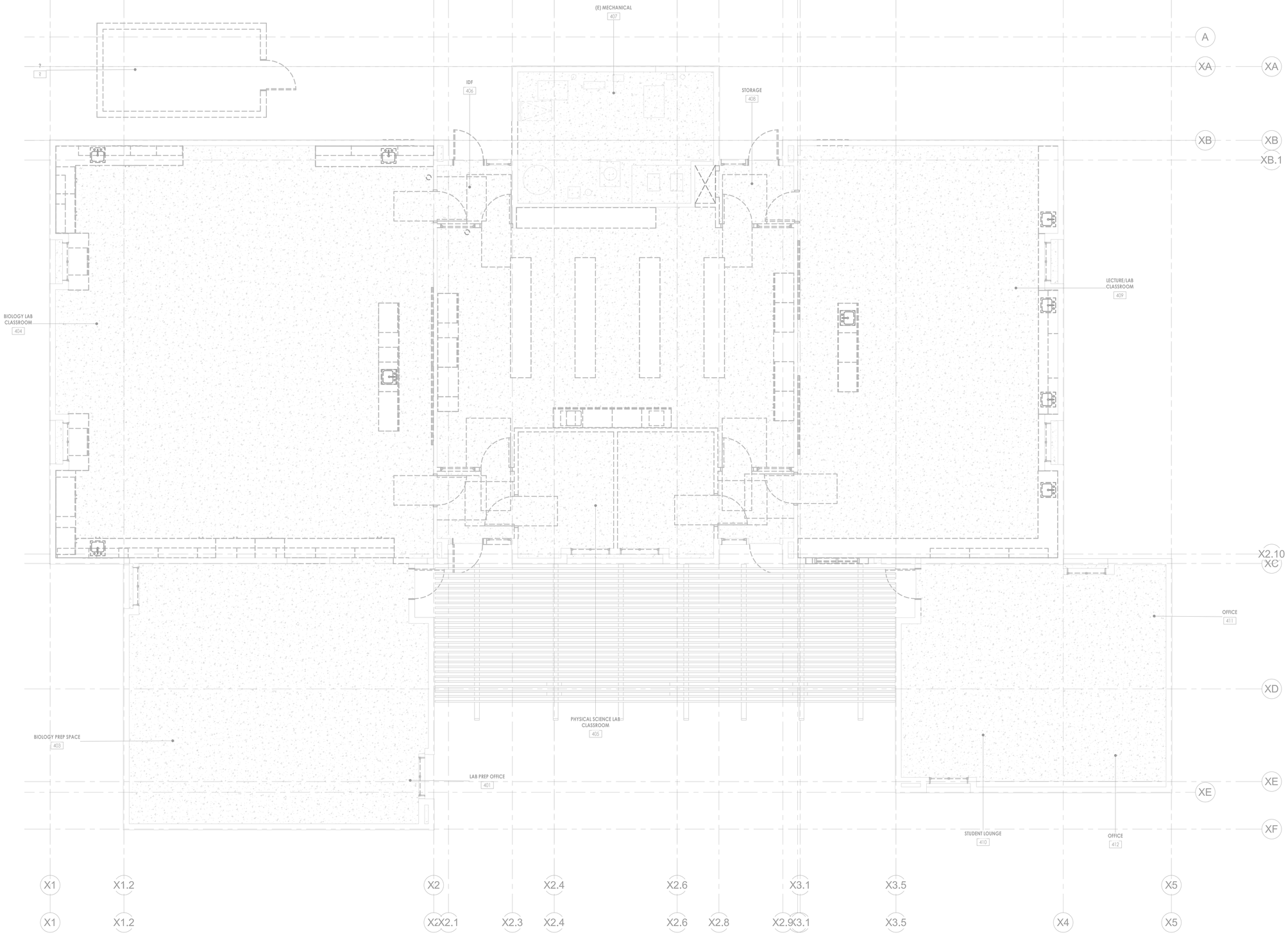
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/7/2021 2:29:21 PM C:\Users\Umer Khanan\Documents_Revit Local Files\2020\J0668-MiraCosta-MBPT-Central_R20_umerali.khanan.rvt

GENERAL NOTES

1. REFER TO DEVICE SCHEDULE ON FA0.01 FOR MORE INFORMATION.
2. SEE DEMOLITION NOTES ON FA0.02



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

DEMOLITION FLOOR PLAN

SHEET NUMBER

FAD2.11

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 11:42:31 AM C:\Users\Andres.Jimenez\Documents\J0668 MEP1 Central_R20_andres.jimenezKQs3S.rvt

LEGEND

SYMBOL	DESCRIPTION
	NOTE CALLOUT
1" 10' - 0"	PIPE TAG - PIPE DIAMETER - PIPE LENGTH
	DETAIL CALLOUT
	SECTION CALLOUT
[+11'-0"]	FIRE SPRINKLER PIPE ABOVE FINISHED FLOOR. SEE PLAN FOR ELEVATION.
11'-0"	CEILING HEIGHT
	POINT OF CONNECTION
	POINT OF DISCONNECTION
	CHANGING PIPE SIZE
	NEW PIPE
(E) 1" F	EXISTING PIPE
	DEMOLISHED PIPE/EQUIPMENT
	THRUST BLOCK
	RISER
	DRAIN VALVE
	POST-INDICATOR VALVE
	OS&Y VALVE (OUTSIDE SCREW AND YOKE, RISING STEM)
	INDICATING BUTTERFLY VALVE
	CHECK VALVE
	CHECK VALVE WITH BALL DROP
	BUTTERFLY VALVE
	FIRE DEPARTMENT CONNECTION
	FREESTANDING FIRE DEPARTMENT CONNECTION
	FIRE PUMP WITH DRIVES
	UPRIGHT SPRINKLER
	CONCEALED PENDENT SPRINKLER
	SIDEWALL SPRINKLER
	RECESSED PENDENT SPRINKLER
	LATERAL BRACE
	LONGITUDINAL BRACE
	FOUR-WAY BRACE
	WIRE, SURGE RESTRAINER
	WALL PENETRATION
	PIPE HANGER
	MECHANICAL PIPE COUPLING
	GROOVED ELBOW
	CHANGE IN PIPE ELEVATION
	ELBOW FACING AWAY FROM VIEWER
	ELBOW FACING TOWARD VIEWER
	TEE FACING AWAY FROM VIEWER
	TEE FACING TOWARD VIEWER
	THREADED CAP
	FIRE STOP SYMBOL
	ONE HOUR FIRE RATED WALL

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
(N)	NEW
AFF	ABOVE FINISHED FLOOR
BFV	BUTTERFLY VALVE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DUCTILE IRON PIPE
EXIST / (E)	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION

BUILDING DESIGN INFORMATION

BUILDING DESIGN INFORMATION:

-GOVERNING BUILDING CODE	=	2019 EDITIONS CBC, CFC, CPC, CAC.
-BUILDING OCCUPANCY	=	B
-CONSTRUCTION TYPE	=	TYPE V-B
-BUILDING HEIGHT	=	20 FT
-BUILDING AREA	=	5,873 SQ FT
-GOVERNING STANDARDS	=	2016 NFPA 13, NFPA 24 AND NFPA 72

SCOPE OF WORK

1. EXISTING PENDENT SPRINKLERS IN AREAS WITH UPGRADED CEILING SHALL BE REMOVED AND REPLACED WITH NEW CONCEALED SPRINKLERS. NEW CONCEALED SPRINKLERS SHALL BE INSTALLED FOLLOWING THE NEW CEILING PATTERN.

   CURRENT MAIN LINES AND BRACHLINES WILL REMAIN IN PLACE, NEW SPRINKLERS SHALL BE CONNECTED TO THE EXISTING BRANCHLINE OUTLETS.

* ONLY MINOR MODIFICATIONS TO THE EXISTING SPRINKLER SYSTEM (DSA APPL. A-47446) ARE PART OF THIS PROJECT. SAME HAZARD CLASSIFICATION, BUILDING TYPE, SPRINKLER ELEVATION AND OCCUPANCY WAS CONSIDERED FOR THE DESIGN.

OVERHEAD FIRE SPRINKLER SYSTEM NOTES

1. 2016 NFPA 13 SEC. 10.10.2.1.1 UNDERGROUND MAINS AND LEAD-IN CONNECTIONS TO SYSTEM RISERS SHALL BE COMPLETELY FLUSHED BEFORE CONNECTION IS MADE TO OVERHEAD SPRINKLER PIPING. WHERE UNDERGROUND PIPING IS FLUSHED AND NOT IMMEDIATELY CONNECTED TO THE OVERHEAD PIPING, THE RISER SHALL BE CAPPED OR OTHERWISE PROTECTED TO PREVENT DEBRIS, DIRT, OR ANIMALS FROM ENTERING INTO THE UNDERGROUND PIPING (WITNESSED BY THE PROJECT INSPECTOR).
2. ARCHITECT OF RECORD & FIRE PROTECTION SHALL AFFIX THEIR SEAL AND STAMP & SIGN ALL SUBMITTAL DRAWINGS, OR PROVIDE DOCUMENTATION PER DSA IR A-18.
3. 2016 NFPA 13 SEC. 6.2.9: PROVIDE SPARE SPRINKLER HEAD CABINET, SPRINKLER WRENCH, AND NO FEWER THAN 6 SPARE HEADS MATCHING THE TYPES AND TEMPERATURE RATINGS AT EACH SYSTEM RISER.
4. 2016 NFPA 13 SEC. 9.3.6.3: THE END SPRINKLER ON EACH LINE SHALL BE RESTRAINED AGAINST EXCESSIVE VERTICAL AND LATERAL MOVEMENT.
5. 2019 CBC 903.4.2: THE INSPECTOR'S TEST VALVE LOCATION SHALL BE INSTALLED AT THE END OF THE MOST HYDROSTATICALLY REMOTE SYSTEM WITH A PIPE SIZE OF NO LESS THAN 1 INCH, WITH A SMOOTH BORE, CORROSION-RESISTANT ORIFICE INSTALLED WITHIN THE SYSTEM. THE DISCHARGE SHALL BE TO THE EXTERIOR OF THE BUILDING.
6. 2016 NFPA 72 SEC 17.12.2: THE SPRINKLER FLOW SWITCH SHALL BE TESTED TO CONFIRM THAT WHEN THE INSPECTOR'S TEST VALVE IS ACTIVATED AN ALARM WILL SOUND NO MORE THAN 90 SECONDS AFTER INITIAL FLOW. (WITNESSED BY THE PROJECT INSPECTOR).
7. 2019 CBC 904.4.3: CONNECTIONS TO PROTECTED PREMISES AND SUPERVISING STATION FIRE ALARM SYSTEMS SHALL BE TESTED TO VERIFY PROPER IDENTIFICATION AND TRANSMISSION OF ALARMS FROM AUTOMATIC FIRE EXTINGUISHING SYSTEMS.
8. 2016 NFPA 13 SEC. 25.6: SIGNAGE SHALL BE PROVIDED AS REQUIRED.
9. 2019 CBC SEC. 903.4: ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE SUPERVISED.
10. 2016 NFPA 13 SEC. 25.5: A PERMANENT HYDRAULIC CALCULATIONS DESIGN DATA PLACARD SHALL BE ATTACHED TO EACH RISER.
11. 2016 NFPA 13 SEC. 6.9 AND 2019 CBC 903.4.2: FLOW SWITCH SHALL BE CONNECTED TO A 10 INCH OUTSIDE ALARM BELL AT EACH RISER. APPROVED IDENTIFICATION SIGNS SHALL BE PROVIDED TO OUTSIDE ALARM BELL "SPRINKLER FIRE ALARM - WHEN BELL RINGS CALL 911 / FIRE DEPARTMENT."
12. TITLE 19 ARTICLE 6 SECTION 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 OF INSTALLATION WAS PERFORMED AND LICENCE NUMBER OF PERSON PERFORMING SERVICE WORK.
13. 2016 NFPA 13 FIGURE 25.1: SPRINKLER CONTRACTOR SHALL COMPLETE AND SIGN CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR THE ABOVEGROUND PIPING. THIS FORM SHALL BE GIVEN TO THE PROJECT INSPECTOR WHO WILL FORWARD TO DSA FOR FILING IN PROJECT RECORDS.
14. ALL SPRINKLER FITTERS WORKING ON THIS PROJECT MUST BE AES CERTIFIED THROUGH CSFM & MUST CARRY CERTIFICATION CARD WITH THEM ON JOB SITE.

SHEET INDEX

SHEET	DESCRIPTION
FP0.01	GENERAL NOTES, LEGEND, ABBREVIATIONS AND SHEET INDEX
FP2.11	FIRE PROTECTION FLOOR PLAN
FP2.21	FIRE PROTECTION REFLECTED CEILING PLAN
FP4.01	SECTIONS
FP6.01	DETAILS
FP6.02	APPROVED DRAWINGS FOR REFERENCE
FPD2.11	DEMOLITION FLOOR PLAN

GENERAL NOTES

1. THE SUCCESSFUL C-16 LICENSED CONTRACTOR SHALL COORDINATE WITH ALL ENGINEER DISCIPLINE & ARCHITECT FOR THE INSTALLATION FIRE SPRINKLER SYSTEM FOR ALL CONCEALED AND UNCONCEALED AREAS OF THE BUILDINGS AS REQUIRED.
2. CONTRACTOR SHALL INSTALL, ROUTE AND SUPPORT AUTOMATIC SPRINKLER SYSTEM PER REQUIREMENTS OF THE CURRENT NATIONAL FIRE PROTECTION ASSOCIATION CODE (NFPA), 2016 NFPA 13, NFPA 24, CALIFORNIA BUILDING CODE / CALIFORNIA FIRE CODE (CBC/CFC) CHAPTER 9, CALIFORNIA MECHANICAL CODE (CMC), AND CALIFORNIA PLUMBING CODE (CPC).
3. THE DESIGN COORDINATION AND APPROVALS OF ALL MAINS AND BRANCHES LINES TO SERVE SPRINKLERS SHALL BE DONE BY A LICENSED FIRE PROTECTION CONTRACTOR.
4. SUBMIT SHOP DRAWINGS FOR REVIEW. SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT AND EOR PRIOR TO COMMENCING.
5. EXISTING WORK DAMAGED OR CUT INTO DURING CONSTRUCTION SHALL BE PATCHED OR REPAIRED, PAINTED AND FINISHED TO MATCH EXISTING ADJACENT SURFACES IN TEXTURE, FINISH AND COLOR.
6. LOCATION OF SPRINKLER HEADS SHALL BE DONE BY THE FIRE PROTECTION CONTRACTOR USING THE CRITERIA AS NOTED BELOW:
   A. IN LOCATIONS WITH SUSPENDED CEILING, THE SPRINKLER HEADS SHALL BE LOCATED IN THE CENTER OF THE INDIVIDUAL CEILING TILES. THE SPRINKLER HEADS PATTERN SHALL BE SYMMETRICAL ABOUT ROOM CENTER LINES AS MUCH AS POSSIBLE. IN PANELS HAVING A FACTORY-MADE REVEAL, SPRINKLER HEADS SHALL BE LOCATED IN THE CENTER OF AN INDIVIDUAL SEGMENT.
   B. IN LOCATIONS WITH PLASTERED OR GYPSUM BOARD CEILINGS, THE SPRINKLER HEAD PATTERN SHALL BE SYMMETRICAL ABOUT ROOM CENTER LINES AS MUCH AS POSSIBLE.
   C. FOR LOCATIONS OF CEILING TILES, DIFFUSERS AND LIGHTS, SEE ARCHITECTURAL REFLECTED CEILING PLANS.
7. ALL NEW EQUIPMENT AND MATERIAL TO BE INSTALLED AS PART OF RENOVATION / NEW CONSTRUCTION SHALL BEAR AN UNDERWRITERS LABORATORIES LABEL (UL), AND INSTALLED IN SUCH A MANNER FOR WHICH THEY ARE DESIGNED AND APPROVED.
8. NO HOLES SHALL BE DRILLED OR CUT IN OR THROUGH ANY STRUCTURAL ELEMENT WITHOUT WRITTEN APPROVAL OF THE ARCHITECT AND THE STRUCTURAL ENGINEER.
9. SLEEVE AND GROUT ALL PIPE PENETRATIONS THROUGH FLOORS OR WALLS UNLESS PENETRATION IS FIRE RATED. WHEN PENETRATING A FIRE RATED FLOOR OR WALL, USE SLEEVE WITH 1" MIN. ANNULAR SPACE AROUND PIPE O.D. FILL ANNULAR SPACE WITH FIBERGLASS FILL TO 1" FROM END OF SLEEVE. ADD APPROVED FIRE PROOF SEALANT FOR THE HOUR RATING OF THE FLOOR OR WALL PENETRATION IN THE REMAINING SPACE.
10. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED TEMPORARY AND PERMANENT PERMITS, INCLUDING LICENSES, CERTIFICATES, INSPECTIONS AND TESTS.
11. SEE DIVISION 21 SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
12. ALL PIPE PENETRATION THRU WALLS, RATED OR OTHERWISE SHALL BE COVERED WITH A SPLIT ESCUTCHEON PLATE.
13. FIELD OBSERVATION AND SUPPORT SERVICES PERFORMED BY THE ENGINEER PRIOR TO, DURING, OR AFTER CONSTRUCTION IS PERFORMED FOR THE PURPOSE OF ACHIEVING QUALITY CONTROL AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
14. PHASING: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GENERAL CONTRACTOR CONSTRUCTION SCHEDULE AND BASED UPON MINIMIZING DISRUPTIONS TO EXISTING OPERATION. PHASING SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION OR DEMOLITION.
15. ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR PROMPT DAILY REMOVAL FROM THE SITE. THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE RESULTING FROM THE WORK AT THE CONCLUSION OF THE DAYS CONSTRUCTION. THE AREA OF THE SITE SHALL BE LEFT BROOM CLEAN. IF NOT, UPON NOTIFICATION, THE GENERAL CONTRACTOR WILL PERFORM ALL NECESSARY CLEAN-UP WORK AND BACK CHARGE THE SUB CONTRACTOR FOR THE EXPENSE THUS INCURRED.
16. ALL DEVICES AND COMPONENTS TO BE EITHER LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY FOR FIRE PROTECTION SERVICE OR APPROVED BY THE AUTHORITY HAVING JURISDICTION. IT SHALL BE PER OPM-00052-13 (B-LINE/TOLCO).
17. PROVIDE EACH FLOOR/ZONE WITH CONTROL VALVE AND FLOW SWITCH.
18. A HYDROSTATIC TEST SHALL BE PERFORMED FOR ALL SYSTEM PIPING AT NOT LESS THEN 200 PSI FOR TWO HOURS, OR 50 PSI ABOVE STATIC PRESSURE IN EXCESS OF 150 PSI FOR TWO HOURS, AND WITNESSED BY A LOCAL FIRE INSPECTOR. MODIFICATIONS TO EXISTING SPRINKLER SYSTEMS THAT CANNOT BE ISOLATED, SUCH AS RELOCATED DROPS, SHALL REQUIRE TESTING AT SYSTEM WORKING PRESSURE PER SECTION 25.2.1.4.2 NFPA 13 2016.
19. FIRE SPRINKLER FLOW ALARM BELL WILL BE INSTALLED ON THE ADDRESS SIDE OF THE BUILDING AND WILL BE EQUIPPED WITH THE PROPER SIGNAGE IDENTIFYING THE ALARM BELL.
20. ALL CONTROL VALVES AND DRAIN VALVES SHALL HAVE A SIGN AFFIXED FOR IDENTIFICATION.
21. ALL MECHANICALLY JOINED PIPING SHALL BE SCHEDULE 10 WITH ROLL GROOVED ENDS AND MECHANICAL FITTINGS. COUPLINGS SHALL BE RIGID TYPE, UNLESS OTHERWISE NOTED.
22. ALL THREADED PIPING SHALL BE SCHEDULE 40 WITH CUT THREADS AND CLASS 125 CAST IRON FITTINGS.
23. THE FIRE SPRINKLER SYSTEM SHALL BE MONITORED BY AN APPROVED LISTED CENTRAL MONITORING STATION.
24. HANGER LOCATION FOR ALL PIPING SHALL BE IN ACCORDANCE WITH NFPA 13, SECTION 9.2 THROUGH 9.2.6.3 SEE HANGER SCHEDULE AND/OR DETAILS FOR TYPES OF HANGERS USED. ALTERNATE UL AND FM HANGER METHODS ACCEPTABLE AT NO ADDITIONAL COST TO THE OWNER PROVIDE UL AND FM LITERATURE TO INSPECTOR OF RECORD AND ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

    PROVIDE RIGID COUPLING THROUGHOUT, EXCEPT FLEXIBLE COUPLING SHAL BE PROVIDE AS FOLLOWING:

    A. WITHIN 24" OF THE TOP AND BOTTOM OF AL RISERS.
    B. ON BOTH SIDES OF CONCRETE OR MASONARY WALLS WITHIN 3' OF THE WALL SURFACE
    C. WITHIN 24" OF BUILDING EXPANSION JOINTS.
    D. WITH24' OF THE TOP OF DROPS EXCEEDING 15' IN LENGTH TO PORTIONS OF SYSTEM SUPPLYING MORE THAN ONE SPRINKLER, REGARDLESS OF PIPE SIZE.
    E. ABOVE AND BELOW ANY INTERMEDIATE POINTS OF SUPPORT FOR A RISER OR OTHER VERITCAL PIPE.
25. BRANCHLINE SHALL BE LATERALLY RESTRAINED AT INTERVALS NOT EXCEEDING THOSE SPECIFIED IN NFPA TABLE 13 TABLE 9.3.6.4(a) OR (b) BASED ON BRANCHLINE DIAMETERS AND THE VALUE OF Cp.
26. ALL WELDING TO BE DONE BY CERTIFIED WELDERS.
27. INSPECTORS TEST CONNECTIONS AND LOW POINT DRAINS SHALL BE PER NFPA 13 (UNLESS NOTED OTHERWISE) AND SHALL BE SHOWN ON SHOP DRAWING. MOUNTING HEIGHTS OF CONTROL VALVES BE 5'-0" A.F.R. MOUNT CONTROL VALVES FOR INSPECTOR CONNECTION AND LOW POINT DRAINS INSIDE BUILDING. PIPE DRAIN LINES TO THE SANITARY DRAIN OR OTHER APPROVED LOCATION.
28. SPRINKLER CONTRACTOR TO COORDINATE AND ADJUST SPRINKLERS TO ELECTRICAL, MECHANICAL, STRUCTURE AND ALL OTHER TRADES AT NO ADDITIONAL COST TO THE OWNER.
29. OWNER TO BE PROVIDED WITH TEST CERTIFICATES, CARE & MAINTENANCE BOOK (NFPA 25 - CALIFORNIA AMENDED) AND A SPARE HEAD CABINET WITH SPRINKLERS AND A WRENCH PER NFPA 13.
30. DELIVERY OF ALL MATERIALS AND EQUIPMENT TO THE JOB SITE SHALL BE SCHEDULED TO ASSURE COMPLIANCE WITH THE PREDETERMINED CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND HANDLING ALL MATERIALS AND EQUIPMENT ON THE JOB SITE, INCLUDING FURNISHING OF ANY STORAGE FACILITIES OR STRUCTURE REQUIRED.
31. SPRINKLER CONTRACTOR SHALL BE FIELD VERIFY ALL DIMENSIONS AND COORDINATE WITH OTHER TRADES PRIOR TO INSTALLATION.
32. REFERENCE THE CIVIL DRAWINGS FOR ADDITIONAL FIRE LINE INFORMATION.
33. REFER TO THE ARCHITECTURAL DRAWING FOR ACTUAL BUILDING DIMENSIONS AND DETAILS. DO NOT SCALE "FP" DRAWINGS FOR CONSTRUCTION PURPOSES.
34. INSTALLATION OF SPRINKLER SYSTEM SHALL NOT BE STARTED UNTIL DRAWINGS, SPECIFICATIONS, CALCULATIONS, ETC. HAVE BEEN APPROVED BY DSA AND EOR.
35. LENGTHS OF PIPE SHOWN ON PLANS ARE EDGE OF FITTING TO EDGE OF FITTING DIMENSIONS. FIELD FABRICATION OF PIPE LENGTHS IS NOT ALLOWED UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

GENERAL NOTES, LEGEND, ABBREVIATIONS AND SHEET INDEX

SHEET NUMBER

FP0.01

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

MM-20-020 – SAN B400 Renovation Project Specifications (Bidding Documents)

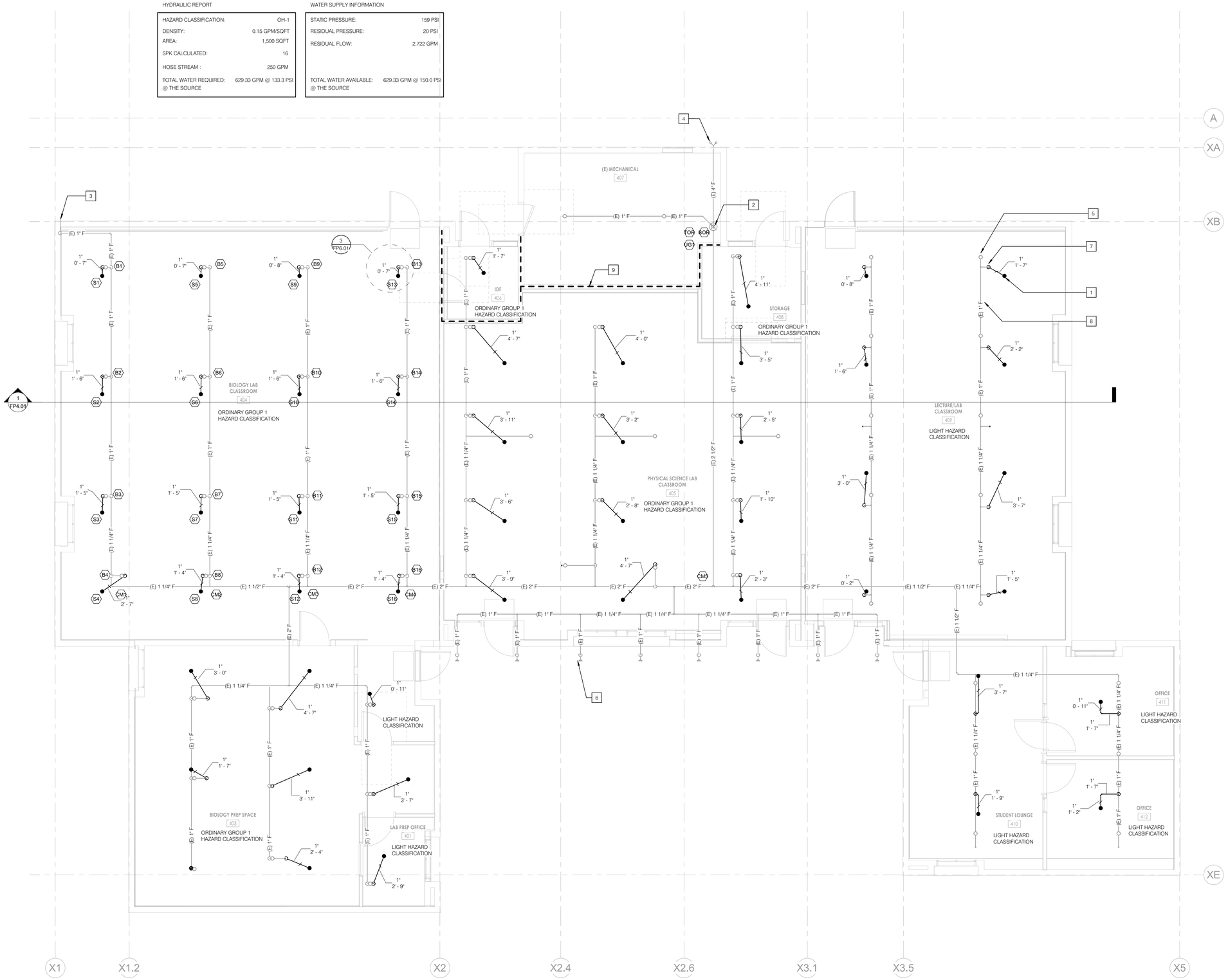
1/8/2021 11:42:33 AM C:\Users\Andres.Jimenez\Documents\J0668 MEP1 Central_R20_andres.jimenezKQs3S.rvt

HYDRAULIC REPORT

HAZARD CLASSIFICATION:	OH-1
DENSITY:	0.15 GPM/SQFT
AREA:	1,500 SQFT
SPK CALCULATED:	16
HOSE STREAM :	250 GPM
TOTAL WATER REQUIRED: @ THE SOURCE	629.33 GPM @ 133.3 PSI

WATER SUPPLY INFORMATION

STATIC PRESSURE:	159 PSI
RESIDUAL PRESSURE:	20 PSI
RESIDUAL FLOW:	2,722 GPM
TOTAL WATER AVAILABLE: @ THE SOURCE	629.33 GPM @ 150.0 PSI



SPRINKLER HEAD SCHEDULE AND LEGEND

SYMBOL	LOCATION	MANUFACTURER	SIN	K-FACTOR	SR/QR	TYPE	TEMP.	FINISH	THREAD SIZE	QTY.	COMMENTS
●	RGYP. BOARD/ ACOUST. TILES	VIKING	VK462	5.6	QR	SSP	155°F	WHITE	1/2"	51	NEW CONCEALED SPRINKLER
○	ABOVE CEILINGS	-	-	5.6	QR	SSU	200°F	BRASS	1/2"	61	EXISTING UPRIGHT SPRINKLER
▲	EXTERIOR WALLS	-	-	5.6	QR	SSU	160°F	CHROME	1/2"	08	EXISTING SIDEWALL SPRINKLER

GENERAL NOTES

1. EXISTING THREADED OUTLETS SHALL BE USED TO CONNECT THE NEW SPRINKLERS TO THE EXISTING BRANCHLINES (DETAIL 2.1/FP6.01). WHEN THIS IS NOT POSSIBLE REFER TO DETAIL 2.2/FP6.01.
2. CAP THE EXISTING THREADED OUTLETS AND FITTINGS NOT REUSED.
3. THE EXISTING LAYOUT SHOWN IN THIS DRAWING IS BASED ON THE APPROVED DRAWING MC-31 (APPROVED 03/18/1988). THE FIRE SPRINKLER CONTRACTOR SHALL VERIFY THE EXISTING CONDITION PRIOR TO INSTALLATION. SEE DRAWING FP6.02.

NOTES

1. NEW CONCEALED PENDENT SPRINKLER PER DETAIL 3/FP6.01. (TYPICAL)
2. EXISTING 2-1/2" FIRE RISER.
3. EXISTING INSPECTION AND TEST VALVE.
4. EXISTING FIRE DEPARTMENT CONNECTION.
5. EXISTING UPRIGHT SPRINKLER (TYPICAL).
6. EXISTING SIDEWALL SPRINKLER (TYPICAL).
7. POINT OF CONNECTION TO EXISTING BRACHLINE, REFER TO DETAIL 2.1/FP6.01 (TYPICAL).
8. VERIFY EXISTING PIPING ELEVATION PRIOR TO INSTALLATION (TYPICAL).
9. 1 HR RATED WALL, PER ARCH DRAWING A2.10.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

FIRE PROTECTION FLOOR PLAN

SHEET NUMBER

FP2.11

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 11:42:36 AM C:\Users\Andres.Jimenez\Documents\J0668 MEP Central_R20_andres.jimenezKQL3S.rvt

NOTES

1 AREA COVERED BY THE EXISTING UPRIGHT SPRINKLERS.



SPRINKLER HEAD SCHEDULE AND LEGEND

SYMBOL	LOCATION	MANUFACTURER	SIN	K-FACTOR	SR/QR	TYPE	TEMP.	FINISH	THREAD SIZE	QTY.	COMMENTS
●	RGYP. BOARD/ ACOUST. TILES	VIKING	VK462	5.6	QR	SSP	155°F	WHITE	1/2"	51	NEW CONCEALED SPRINKLER
○	ABOVE CEILINGS	-	-	5.6	QR	SSU	200°F	BRASS	1/2"	02	EXISTING UPRIGHT SPRINKLER
▲	EXTERIOR WALLS	-	-	5.6	QR	SSU	160°F	CHROME	1/2"	08	EXISTING SIDEWALL SPRINKLER

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

FIRE PROTECTION
REFLECTED CEILING PLAN

SHEET NUMBER

FP2.21

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

MM-20-020 – SAN B400 Renovation Project Specifications (Bidding Documents)

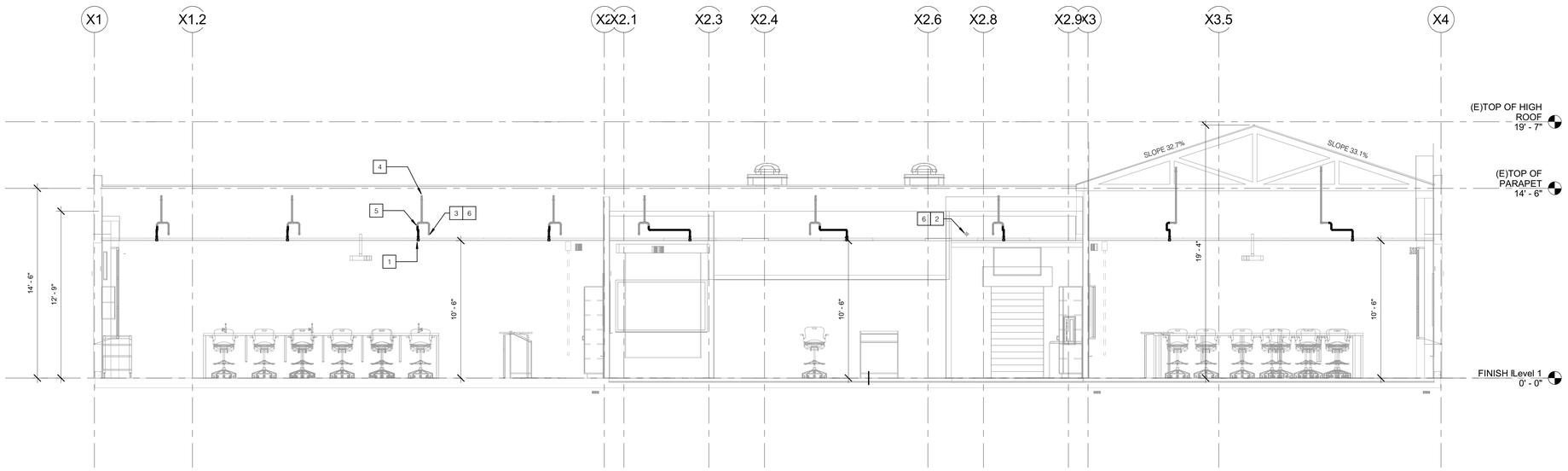
1/8/2021 11:42:38 AM C:\Users\Andres.Jimenez\Documents\J0668-MEP-Central_R20_andres.jimenezKQL3S.rvt

GENERAL NOTES

1. THE EXISTING LAYOUT SHOWN IN THIS DRAWING IS BASED ON THE APPROVED DRAWING MC-21 (03/18/1988). THE FIRE SPRINKLER CONTRACTOR SHALL VERIFY THE EXISTING CONDITION PRIOR TO INSTALLATION.

NOTES

1. NEW CONCEALED PENDENT SPRINKLER PER DETAIL 3/FP6.01. (TYPICAL)
2. EXISTING 2-1/2" CROSS MAIN.
3. EXISTING BRANCHLINE (TYPICAL).
4. EXISTING UPRIGHT SPRINKLER (TYPICAL).
5. POINT OF CONNECTION TO EXISTING BRACHLINE, REFER TO DETAIL 2.1/FP6.01 (TYPICAL).
6. VERIFY EXISTING PIPING ELEVATION PRIOR TO INSTALLATION (TYPICAL).



DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



SIGNED 10/25/2020

CONSULTANTS

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

SECTIONS

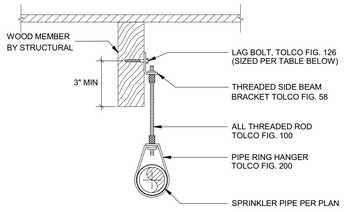
SHEET NUMBER

FP4.01

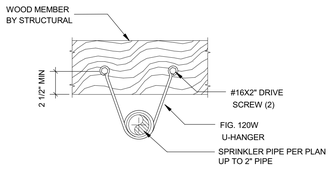
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 11:42:39 AM C:\Users\Andres.Jimenez\Documents\J0668 MEP Central_R20_andres.jimenezKQL3S.rvt



THREADED SIDE BEAM BRACKET, ROD & RING



WRAP AROUND U-HOOK

SPACING AND SIZES			
PIPE SIZE	HANGER SPACING	ROD DIA.	BOLT OR SCREW SIZE
1"	12'-0"	3/8"	3/8" x 2-1/2"
1 1/4"	12'-0"	3/8"	3/8" x 2-1/2"
1 1/2"	15'-0"	3/8"	3/8" x 2-1/2"
2"	15'-0"	3/8"	3/8" x 2-1/2"
2 1/2"	15'-0"	3/8"	1/2" x 3"
3"	15'-0"	3/8"	1/2" x 3"
4"	15'-0" *	3/8"	1/2" x 3"
5"	15'-0" *	1/2"	1/2" x 3"
6"	15'-0" *	1/2"	1/2" x 3"
8"	15'-0" *	1/2"	5/8" x 3"

*TO BE CONFIRMED BY STRUCTURAL ENGINEER

NOTES:

A. FOR STEEL PIPE WITH MAXIMUM SYSTEM PRESSURE NOT EXCEEDING 100 PSI. THE UNSUPPORTED HORIZONTAL LENGTH BETWEEN THE END SPRINKLER AND THE LAST HANGER ON THE LINE SHALL BE AS FOLLOWS;

NOT GREATER THAN 36" FOR 1" PIPE SIZE
NOT GREATER THAN 48" FOR 1 1/4" PIPE SIZE
NOT GREATER THAN 60' FOR 1 1/2" & LARGER

(NFPA 13, SEC. 9.2.3.4.1, 2016 EDITION)

B. FOR STEEL PIPING ARMOVERS WITH MAXIMUM SYSTEM PRESSURE NOT EXCEEDING 100 PSI. THE CUMULATIVE HORIZONTAL LENGTH BETWEEN BRANCHLINE AND THE SPRINKLER OR SPRINKLER DROP SHALL NOT EXCEED 24".

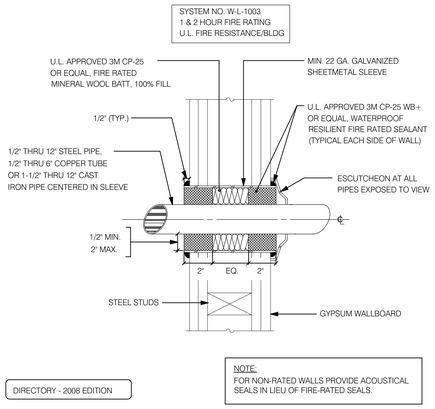
(NFPA 13, SEC. 9.2.3.5, 2016 EDITION)

SYMBOL



6 PIPE HANGER DETAIL

NO SCALE

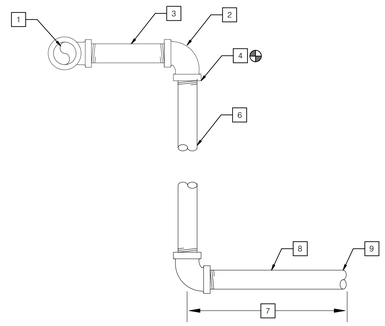


DIRECTORY - 2008 EDITION

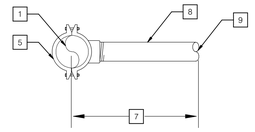
NOTE:
FOR NON-RATED WALLS PROVIDE ACOUSTICAL SEALS IN LIEU OF FIRE-RATED SEALS.

4 PIPE PENETRATION - GYPSUM BOARD WALL

NO SCALE



2.1 EXISTING ARMOVER W/ OFFSET



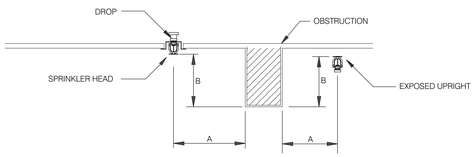
2.2 NEW OUTLET W/ MECHANICAL TEE

NOTES			
1	EXISTING BRANCHLINE (TO REMAIN)	6	NEW DROP 1"
2	EXISTING ELBOW (TO REMAIN)	7	AS REQUIRED
3	EXISTING ARMOVER (TO REMAIN)	8	NEW ARMOVER 1"
4	POINT OF CONNECTION	9	SEE DETAIL 3 IN THIS DRAWING.
5	MECHANICAL TEE		

2 BRANCHLINE CONNECTIONS

NO SCALE

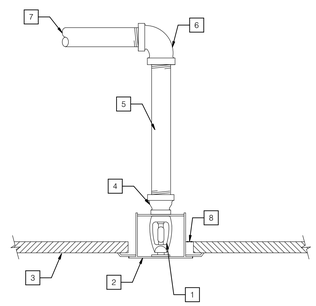
NFPA 13 2013 TABLE 8.6.5.1.2 POSITIONING OF SPRINKLERS TO AVOID OBSTRUCTIONS TO DISCHARGE (STANDARD SPRAY UPRIGHT/ STANDARD SPRAY PENDENT (SSU/SSP)



DISTANCE FROM SPRINKLERS TO SIDE OF OBSTRUCTION (A)	MAX. ALLOWANCE DISTANCE OF DEFLECTOR ABOVE BOTTOM OF OBSTRUCTION (IN.) (B)
LESS THAN 1 FT.	0
1'-0" TO LESS THAN 1'-6"	2-1/2
1'-6" TO LESS THAN 2'-0"	3-1/2
2'-0" TO LESS THAN 2'-6"	5-1/2
2'-6" TO LESS THAN 3'-0"	7-1/2
3'-0" TO LESS THAN 3'-6"	9-1/2
3'-6" TO LESS THAN 4'-0"	12
4'-0" TO LESS THAN 4'-6"	14
4'-6" TO LESS THAN 5'-0"	16-1/2
5'-0" TO LESS THAN 5'-6"	18
5'-6" TO LESS THAN 6'-0"	20
6'-0" TO LESS THAN 6'-6"	24
6'-6" TO LESS THAN 7'-0"	30
7'-0" TO LESS THAN 7'-6"	35

5 OBSTRUCTION TABLE FOR STANDARD SPRAY HEADS

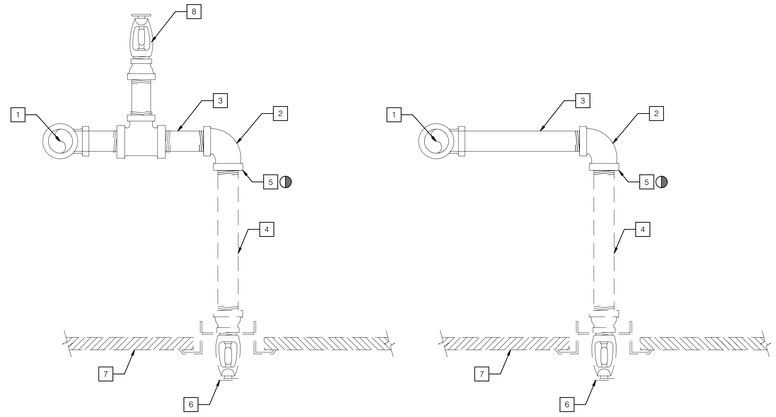
NO SCALE



NOTES			
1	NEW CONCEALED PENDENT SPRINKLER	5	1" DROP
2	SPRINKLER COVER PLATE	6	90° ELBOW
3	NEW SUSPENDED CEILING	7	SEE DETAIL 2 IN THIS DRAWING
4	1" X 1/2" REDUCER	8	PROVIDE 1" CLEARANCE PER DSA IR 25-2.13, 2.6c

3 NEW SPRINKLER HEADS

NO SCALE



NOTES			
1	EXISTING BRANCHLINE (TO REMAIN)	5	POINT OF DISCONNECTION
2	EXISTING ELBOW (TO REMAIN)	6	PENDENT SPRINKLER (TO BE REMOVED)
3	EXISTING ARMOVER (TO REMAIN)	7	SUSPENDED CEILING (DEMOLISHED)
4	EXISTING DROP (TO BE REMOVED)	8	EXISTING UPRIGHT SPRINKLER (TO REMAIN)

1 SPRINKLERS TO BE REMOVED

NO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

DETAILS

SHEET NUMBER

FP6.01

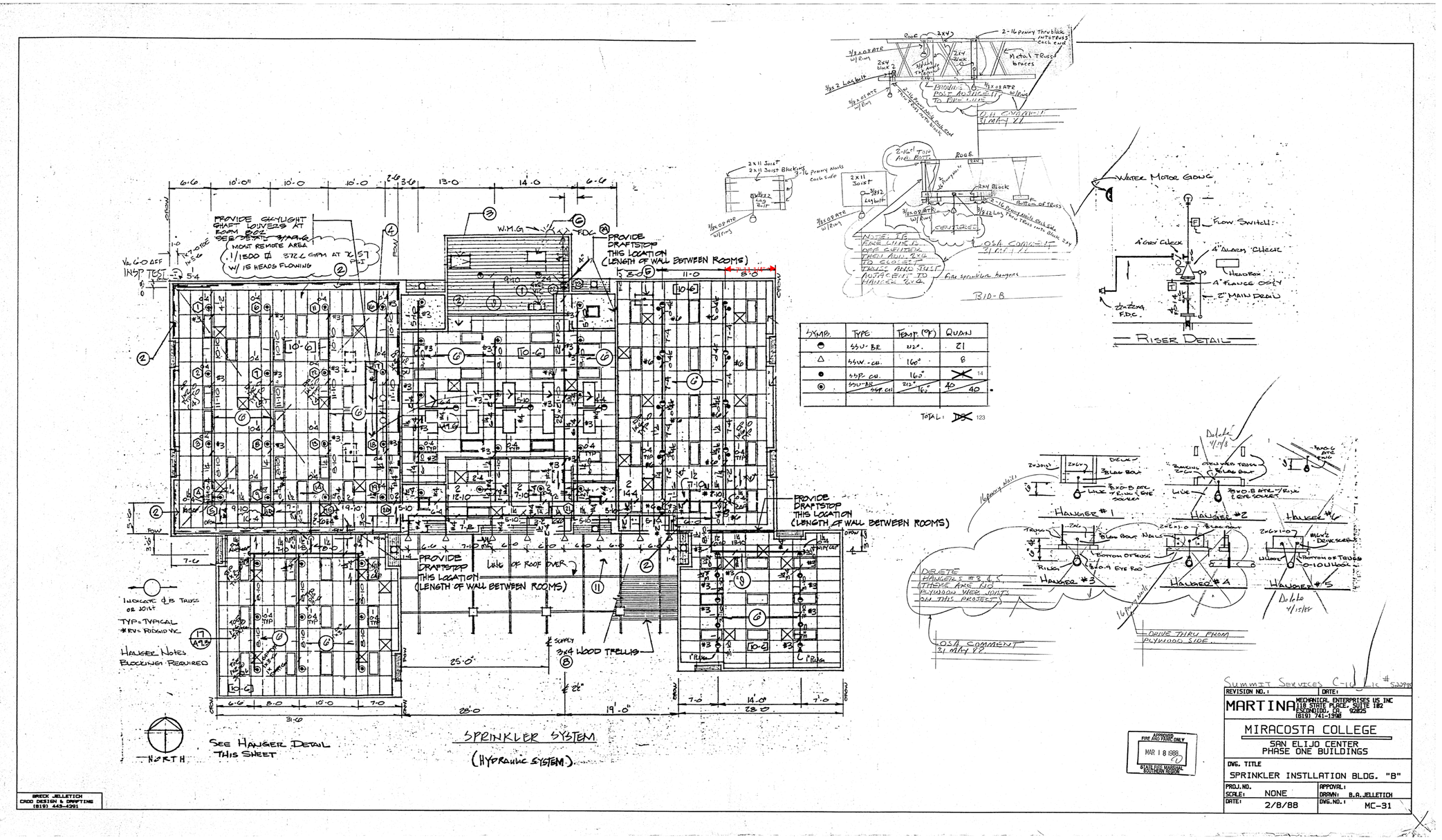
DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/8/2021 11:42:39 AM C:\Users\Andres Jimenez\Documents\J0668 MEP Control_R20_andres.jimenezKQL35.rvt

GENERAL NOTES

1. THE EXISTING LAYOUT SHOWN IN THIS DRAWING IS FOR REFERENCE ONLY. THE FIRE SPRINKLER CONTRACTOR SHALL VERIFY THE EXISTING CONDITION PRIOR TO INSTALLATION.



REVISION NO.:	DATE:
MARTINA	MECHANICAL ENTERPRISES US INC 118 STATE PLACE, SUITE 102 ESCONDIDO, CA. 92025 (619) 741-1398
MIRACOSTA COLLEGE	
SAN ELIJO CENTER PHASE ONE BUILDINGS	
DWG. TITLE	SPRINKLER INSTLLATION BLDG. "B"
PROJ.NO.	APPOVAL:
SCALE: NONE	DRAWN: B.A.JELLETICH
DATE: 2/8/88	DWG.NO.: MC-31

APPROVED FIRE AND PLANS ONLY
MAR 18 1988
STATE FIRE MARSHAL SOUTHERN REGION

BRECK JELLETICH
CADD DESIGN & DRAFTING
(619) 443-4291

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

APPROVED DRAWINGS FOR REFERENCE

SHEET NUMBER

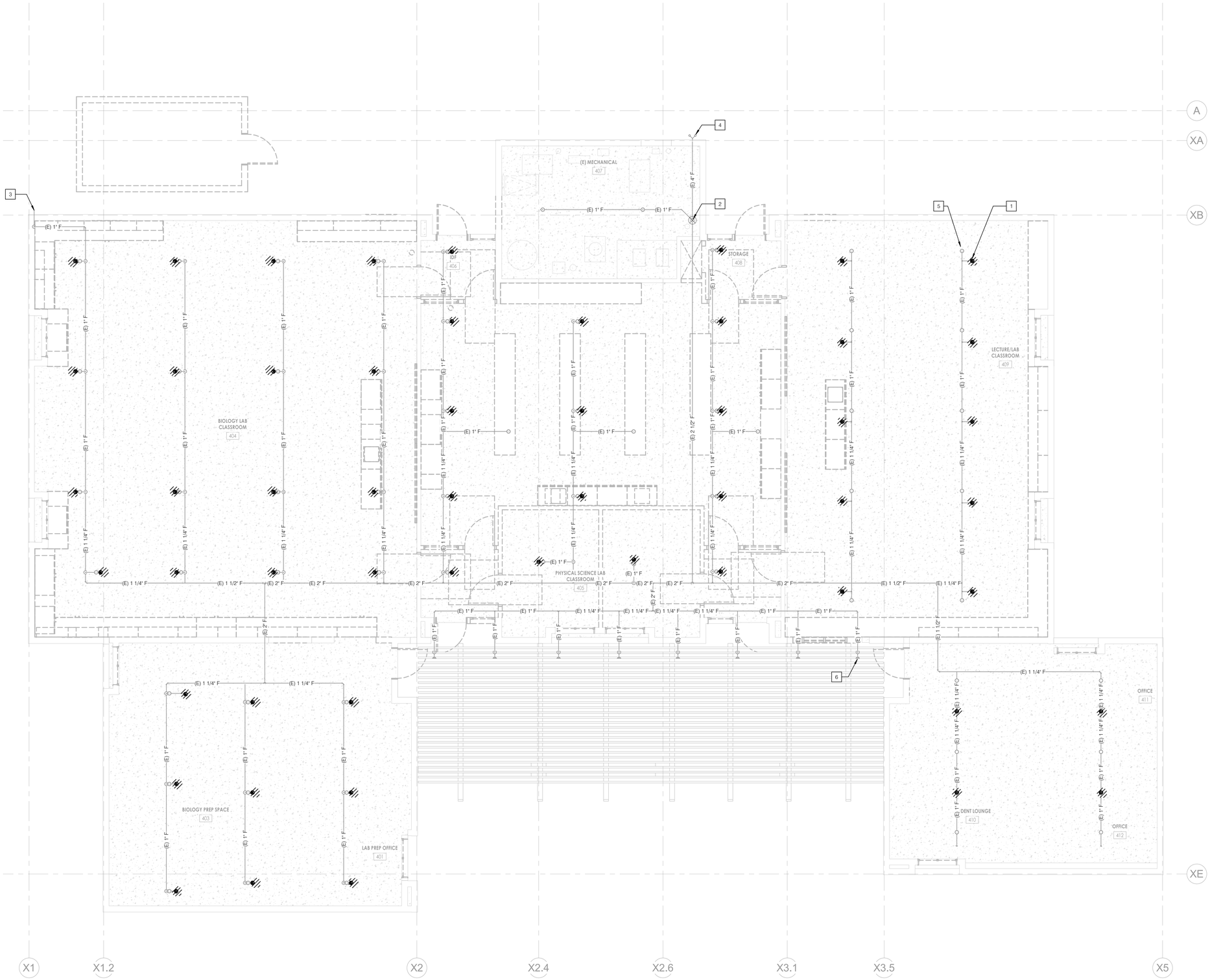
FP6.02

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

MM-20-020 – SAN B400 Renovation Project Specifications (Bidding Documents)

1/8/2021 11:42:41 AM C:\Users\Andres.Jimenez\Documents\J0668-MEP-Central_R20_andres.jimenezKQL3S.rvt



GENERAL NOTES

1. THE EXISTING FIRE MAINS AND BRACHLINES TO BE REUSED WITH NO CHANGE IN DIAMETER OR CONFIGURATION.
2. UPRIGHT SPRINKLER COVERAGE ABOVE CEILING TO REMAIN IN PLACE.

NOTES

1. REMOVE EXISTING PENDENT SPRINKLER AND PIPE DROP PER DETAIL 1/P6.01. (TYPICAL)
2. EXISTING 2-1/2" FIRE RISER, TO REMAIN.
3. EXISTING INSPECTION AND TEST VALVE TO REMAIN.
4. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
5. EXISTING UPRIGHT SPRINKLER TO REMAIN (TYPICAL).
6. EXISTING SIDEWALL SPRINKLER TO REMAIN (TYPICAL).

SPRINKLER HEAD SCHEDULE AND LEGEND

SYMBOL	LOCATION	MANUFACTURER	SIN	K-FACTOR	SR/QR	TYPE	TEMP.	FINISH	THREAD SIZE	COMMENTS
◉	RGYP. BOARD/ ACOUST. TILES	-	-	5.6	QR	SSP	155°F	CHROME	1/2"	EXISTING RECESSED SPRINKLER
○	ABOVE CEILINGS	-	-	5.6	QR	SSU	200°F	BRASS	1/2"	EXISTING UPRIGHT SPRINKLER
▲	EXTERIOR WALLS	-	-	5.6	QR	SSU	160°F	CHROME	1/2"	EXISTING SIDEWALL SPRINKLER

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL



CONSULTANTS

P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

DEMOLITION FLOOR PLAN

SHEET NUMBER

FPD2.11

DSA SUBMITTAL
01/15/2021 NOT FOR CONSTRUCTION

P2S No. J0668

1/1/2021 2:30:29 PM BIM 360://[MiraCosta] 19.2023 - Miracosta B400 San Elijo E340_R20.rvt

NOTES

INSTALLATION NOTES

1	ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES. THE CONTRACTOR SHALL NOT INTERMIX ANY LINE VOLTAGE POWER WIRES (120VAC) WITH ANY LOW VOLTAGE SIGNAL OR CONTROL WIRES IN ANY CONDUIT.
2	VERIFY ALL FIELD DIMENSIONS AND CONDITIONS, NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND. VERIFY DIMENSIONS OF ALL OWNER FURNISHED EQUIPMENT & SERVICES TO ENSURE PROPER COORDINATION WITH CONSTRUCTION.
3	SCHEDULE ALL WORK, INCLUDING CONSTRUCTION ACCESS AND STORAGE, WITH THE OWNER OR THOSE DESIGNATED BY THE OWNER. THE CONSTRUCTION SCHEDULE SHALL BE APPROVED BY THE OWNER PRIOR TO THE START OF CONSTRUCTION.
4	ALL UTILITIES REQUIRED FOR THE CONTINUOUS OPERATION OF ALL EXISTING FACILITIES MUST BE MAINTAINED IN SERVICE AT ALL TIMES (IF APPLICABLE).
5	CONTRACTOR SHALL PROVIDE DUST PROTECTION AS REQUIRED TO CONTAIN DUST AND DEBRIS WITHIN CONSTRUCTION AREA, BROOM CLEAN ALL AREAS EACH DAY.
6	COORDINATE WITH THE OWNER TO DETERMINE IF REMOVED ITEMS (IF APPLICABLE) WILL BE KEPT BY THE OWNER. COORDINATE A STORAGE LOCATION AND DELIVER AS DIRECTED BY THE OWNER. DISPOSAL OF OLD EQUIPMENT SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS.
7	WORK SHALL BE EXECUTED IN A CAREFUL AND ORDERLY MANNER WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC AND OCCUPANTS OF EXISTING BUILDINGS. INTERRUPTING PERSONNEL AT WORK AS A RESULT OF THIS UNDERTAKING SHALL ALWAYS BE KEPT TO A MINIMUM. CONTRACTOR SHALL PROVIDE TRAFFIC AND SAFETY SIGNS AND BARRIERS WHERE NECESSARY. NO POWER LINE IN THE BUILDING SHALL BE SHUT DOWN UNLESS REQUESTED AND APPROVED BY THE OWNER IN ADVANCE.
8	THE CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON PREMISES SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING A REASONABLE AND PRUDENT SAFETY PROGRAM INCLUDING, BUT NOT LIMITED TO, THE ISOLATION OF WORK AREAS AND THE PROMPT REMOVAL OF ANY DEBRIS OR TOOLS WHICH MIGHT ENDANGER VISITORS OR EMPLOYEES OF THE FACILITY. ALL ROADS AND WALKWAYS SHALL REMAIN CLEAR AND UNOBSTRUCTED. WHEN NECESSARY ALTERNATE ROUTES MUST BE MAINTAINED, SHOULD UNSAFE CONDITIONS OCCUR.
9	COORDINATION WITH OTHER CONTRACTORS: IF ANY PART OF THE CONTRACTOR'S WORK DEPENDS UPON THE WORK OF A SEPARATE CONTRACTOR, THIS CONTRACTOR SHALL INSPECT SUCH OTHER WORK AND PROMPTLY REPORT IN WRITING TO THE PROJECT ARCHITECT ANY DEFECTS IN SUCH OTHER WORK THAT RENDER IT UNSUITABLE TO RECEIVE THE WORK OF THIS CONTRACTOR. FAILURE TO INSPECT AND REPORT SHALL CONSTITUTE AN ACCEPTANCE OF THE OTHER CONTRACTOR'S WORK EXCEPT AS TO DEFECTS WHICH DEVELOP IN OTHER CONTRACTOR'S WORK AFTER EXECUTION OF THIS CONTRACTOR'S WORK.
10	THE CONTRACTOR SHALL ALWAYS MAINTAIN, AT THE JOB SITE, UPDATED "RECORD" DRAWINGS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ARCHITECTS, INSPECTORS OR THE OWNERS UPON REQUEST.
11	NO CABLE RUN SHALL BE SPLICED UNLESS TWO OR MORE DEVICES ARE CONNECTED TO THE SAME CIRCUIT OR THE DEVICE IS PROVIDED FROM THE FACTORY WITH PIGTAIL WIRES. WHERE SPLICING IS REQUIRED, THE SPLICE SHALL BE SOLDERED AND TAPED. IT SHALL BE DONE IN EITHER A SPECIAL TERMINAL BOX, AT THE BACK BOX OR AT THE DEVICE TERMINAL LUGS. ALL SPLICE BOXES MUST BE IN ACCESSIBLE AREAS AND CLEARLY MARKED ON THE RECORD DRAWINGS.
12	ALL WIRES SHALL BE COLOR CODED AND SHALL BE CONNECTED IN A UNIFORM MANNER. TRANSPOSING OR CHANGING OF COLOR CODES SHALL NOT BE PERMITTED. WIRE AND CABLE SIZES, NUMBER OF CONDUCTORS, SHIELDING OR OTHER ITEMS LISTED ON THESE DRAWINGS ARE A GUIDE TO THE CORRECT PRODUCT REQUIRED TO ACHIEVE A WORKING SYSTEM AND REPRESENT THE MINIMUM ACCEPTABLE STANDARDS. CONTRACTOR SHALL CONSULT MANUFACTURER'S RECOMMENDATION FOR CABLING AND USE WHICHEVER IS GREATER IN QUALITY, QUANTITY, GAUGE, SHIELDING AND NUMBER OF CONDUCTORS.
13	ALL WIRING, INCLUDING SHIELDS, MUST BE FREE OF SHORTS, GROUNDS AND STRAY VOLTAGES. ALL RATED FOR WET APPLICATIONS. ALL EXPOSED SURFACE MOUNTED CABLE UNDER 12' A.F.F. SHALL BE IN CONDUIT WHERE INSTALLED IN AREAS WITHOUT CEILINGS.
14	ALL NEW CABLING SHALL BE PLENUM-RATED. EXPOSED OR EXTERIOR CABLE SHALL BE IN CONDUIT. UNDER GROUND CABLE SHALL BE RATED FOR SUCH USE. INSTALL CABLE ON J HOOKS.
15	A PRE PRINTED VINYL MATERIAL MARKER WRAPPED IN ADHESIVE CLEAR PLASTIC SHALL BE PROVIDED TO THE FOLLOWING: A.CABLES WITHIN 6" UPON ENTRY AT ANY SECURITY PANEL, TERMINATION OR SPLICE BOX. B.ALL WIRE LEADS WITHIN 2" FROM ANY TERMINAL BLOCK. C.THE CONTRACTOR SHALL SUBMIT SAMPLES OF MARKERS AND ANY NUMBERING OR MARKING SYSTEM FOR REVIEW PRIOR TO IMPLEMENTATION.
16	THE CONTRACTOR SHALL PROPERLY SEAL ALL CONDUIT OR SLEEVE PENETRATIONS THROUGH ALL WALLS, FLOORS AND CEILINGS USING APPROVED FIRE STOPPING MATERIALS AND SEALANTS REGARDLESS OF RATING AND AS PER APPLICABLE BUILDING CODES.
17	ALL ROUTING OF WIRING AND ANY RELATED CONDUIT IS DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY EXACT ROUTING PRIOR TO INSTALLATION.
18	THE CONTRACTOR SHALL CLEAN AND THOROUGHLY CHECK ALL INSTALLED WORK PRIOR TO CONCEALING OF ARCHITECTURAL FINISHING, CLEAN ALL EXPOSED SURFACES AND NEW EQUIPMENT AFTER COMPLETION. THE CONTRACTOR SHALL ALSO REPAIR OR CLEAN ALL SOILED SURFACES, PAINTED SURFACES OR DAMAGED ARCHITECTURAL FINISHES TO MATCH THE ADJACENT AREA. WHERE REQUIRED, CLEANING, PATCHING OR PAINTING TO BRING THE AFFECTED SURFACE OR FINISH BACK TO ITS ORIGINAL CONDITION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
19	COORDINATE ALL TELEPHONE AND DATA (LAN/WAN) INSTALLATION AND CONNECTION REQUIREMENTS WITH THE OWNERS IT DEPARTMENT REPRESENTATIVE AND THE GENERAL CONTRACTOR.
20	ALL CONDUITS AND CABLE PATHS SHALL RUN PARALLEL WITH OR AT RIGHT ANGLES TO THE WALLS, IF MORE THAN THREE 90 DEGREE BENDS ARE TO BE USED IN THE CONDUIT RUN, INSERT A PULL BOX. CONTRACTOR SHALL SIZE THE BOX ACCORDINGLY. CONDUITS SHALL BE SIZED AS INDICATED ON THE DRAWINGS OR LARGER AS REQUIRED TO COMPLY WITH CODE. MINIMUM ALLOWABLE CONDUIT SIZE SHALL BE 3/4".
21	WHERE THE CONTRACTOR HAS TO CHANGE ANY DEVICE TYPE OR MOUNTING TO SUIT ACTUAL CONDITIONS, THIS SHALL BE DONE WITHOUT EXTRA COST TO THE OWNERS. THIS INCLUDES ANY ADDITIONAL PART TO BE SUPPLIED BY THE CONTRACTOR TO ACCOMPLISH PROPER MOUNTING OF A DEVICE. HOWEVER, IT SHALL BE REQUESTED, SUBMITTED AND APPROVED IN WRITING BEFORE COMMENCING THE WORK.
22	PROVIDE PULL STRINGS IN ALL CONDUITS. PROVIDE BLANK COVERS ON ALL JUNCTION AND PULL BOXES.
23	THE CONTRACTOR SHALL UNDERTAKE THIS WORK IN ITS ENTIRETY IN ACCORDANCE WITH ITS DESIGN AND PURPOSE. ALL WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER WITH MAXIMUM EFFICIENCY AND EXCELLENT WORKMANSHIP.
24	SEE ARCHITECTURAL PLANS FOR FIRE RATED WALLS.
25	INSTALL EZ-PATH WALL PENETRATIONS AT ALL CABLING WALL PENETRATION LOCATIONS.
26	THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED, IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, EXCEPT AS NOTED OTHERWISE.
27	ELECTRICAL CIRCUITS SHOWN IN THIS SET ARE FOR REFERENCE ONLY AND PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. SEE ELECTRICAL SHEETS FOR CIRCUIT NUMBERS, CIRCUITING AND PANEL LOCATIONS.
28	SEE ARCHITECTURAL PLAN FOR EXITING.
29	IN THE EVENT OF A DISCREPANCY BETWEEN THE SPECIFICATIONS AND THE DRAWINGS, WHICHEVER IS MORE STRINGENT OR CALLS FOR THE HIGHEST QUANTITY OR QUALITY OF MATERIALS HAS PRECEDENCE.
30	PRIOR TO SUBMITTAL OF BID, NOTIFY, IN WRITING, SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR WILL CAUSE A DELAY IN CONSTRUCTION COMPLETION SCHEDULE.
31	ALL EXIT DOORS TO REMAIN FREE OPENING FROM EXIT SIDE. U. O. N.
32	THE CONTRACTOR SHALL INCLUDE ANY COORDINATION, RELAYS, TIMERS, NETWORK CARDS, TERMINAL STRIPS, ETC., REQUIRED FOR A COMPLETELY FUNCTIONAL INTERFACE WITH ELEVATOR CONTROLLERS, FIRE ALARM SYSTEMS, DOOR HARDWARE AND AUTOMATIC DOOR OPERATORS, WHICH EVER IS APPLICABLE.
33	THE WORK AS DEFINED IN THE QY SERIES DRAWINGS INCLUDING THE SYMBOLS LEGEND, GENERAL NOTES, NOTES TO SHEET, DETAILS AND FLOOR PLANS IS TO PROVIDE COMPLETE TURNKEY SECURITY SYSTEMS INCLUDING ALL SOFTWARE, HARDWARE, DEVICES, WIRE, CONDUIT, BACKBOXES, JUNCTION BOXES AND WIREWAYS.
34	COORDINATE THE WORK WITH THE RELATED WORK OF OTHER TRADES INCLUDING, BUT NOT LIMITED TO, ELECTRICAL, FIRE ALARM, IT, ELEVATOR AND DOOR HARDWARE.
35	REFER TO THE DETAILS FOR ADDITIONAL INFORMATION ON THE INSTALLATION REQUIRMENTS FOR EACH DEVICE.
36	CONDUIT, BACKBOXES, JUNCTION BOXES, WIREWAYS AND WIRING SHALL CONFORM TO THE CALIFORNIA ELECTRICAL CODE (CEC).
37	CONDUIT SHALL BE 3/4" UNLESS NOTED OTHERWISE.
38	CONDUIT USED IN POTENTIALLY DAMP OR WET LOCATIONS, EXPOSED OUTDOORS OR IN HAZARDOUS AREAS SHALL BE INTERMEDIATE STEEL CONDUIT (IMC).
39	IN SLAB OR BURIED BELOW GRADE CONDUIT SHALL BE PVC.
40	CONDUIT OTHER THAN SPECIFIED TO BE IMC OR PVC SHALL BE ELECTRICAL METALLIC TUBING (EMT).
41	ROUTE CONDUIT ABOVE CEILINGS, BELOW FLOORS OR WITHIN WALLS; NO CONDUIT SHALL BE EXPOSED UNLESS APPROVED BY THE ARCHITECTIOWNER.
42	SEAL CONDUIT AND WIRING PENETRATIONS THROUGH FIRE RATED PARTITIONS AS REQUIRED BY CODE.
43	PROVIDE WATER TIGHT GLAND SEALING ASSEMBLIES WITH PRESSURE BUSHING AS REQUIRED FOR EXTERIOR PENETRATIONS.
44	NOT USED.
45	CONDUIT ROUTING SHOWN IS SCHEMATIC AND IS NOT INTENDED TO REPRESENT INSTALLED PATHS OR DISTANCES. THE INSTALLING CONTRACTOR SHALL FIELD VERIFY AND COORDINATE WITH OTHER DISCIPLINES.
46	BACKBOXES SHALL BE FLUSH MOUNTED UNLESS NOTED OTHERWISE.
47	BACKBOXES MOUNTED WITHIN FIRE RATED PARTITIONS SHALL MEET THE FIRE RATING OF THE PARTITION AS REQUIRED BY CODE.
48	PROVIDE JUNCTION AND PULL BOXES AS REQUIRED BY CEC.
49	PROVIDE BLANK COVER PLATES FOR JUNCTION AND PULL BOXES.
50	JUNCTION AND PULL BOXES LOCATED IN EXPOSED ACCESSIBLE AREAS SHALL BE SECURED WITH TAMPER PROOF SCREWS AND SHALL NOT BE LABELED SECURITY.
51	BACKBOX, JUNCTION AND PULL BOXES IN EXTERIOR LOCATIONS SHALL BE WATERPROOF.
52	ROUTE WIRING WITHIN CONDUIT OR EXPOSED WITHIN WALLS, ABOVE ACCESSIBLE CEILINGS, BELOW ACCESSIBLE FLOORS, IN CABLE TRAYS OR IN RISER CLOSETS.
53	PROVIDE WIRING SUPPORTS FASTENED TO STRUCTURE IN ACCORDANCE FOR ALL WIRING NOT ROUTED IN CONDUIT OR CABLE TRAY.

METHOD OF OPERATION

ACCESS CONTROL AND LOCK CONFIGURATION

1. SECURED DOORS: DOORS EQUIPPED WITH ELECTRIC LOCKS SHALL BE INDIVIDUALLY PROGRAMMED FOR LOCKING AND UNLOCKING AT SPECIFIC TIMES OF THE DAY. A VALID CREDENTIAL PRESENTED AT A READER WILL ALLOW THE PORTAL TO UNLOCK FOR A PROGRAMMED PERIOD OF TIME.

2. UPON AUTHORIZATION BY CARD READER OR MANUAL MEANS, "DOOR FORCE" AND "DOOR HELD OPEN" ALARMS ASSOCIATED WITH THE PORTAL SHALL BE AUTOMATICALLY BYPASSED (PREVENTED FROM REPORTING AN ALARM) FOR A DURATION OF TIME THAT IS PROGRAMMABLE ON AN INDIVIDUAL DOOR AND INDIVIDUAL CARDHOLDER BASIS.

3. THE DOOR SHALL RE-LOCK IMMEDIATELY UPON CLOSING, AFTER AN AUTHORIZED ACCESS, AND THE BYPASS DURATION SHALL BE IMMEDIATELY TRUNCATED. A DOOR POSITION SWITCH WILL BE REQUIRED AT EVERY DOOR FOR THIS PURPOSE. THE SAME DOOR POSITION SWITCH SHALL BE USED TO SENSE THE POSITION OF THE DOOR FOR "DOOR FORCED" AND "DOOR HELD OPEN" ALARMS.

4. FREE EGRESS AUTHORIZATION

A. UNLESS OTHERWISE SHOWN ON THE PLANS OR DESCRIBED HEREIN, THE SYSTEM SHALL DETECT THE NORMAL EGRESS OF A USER AT ANY INDIVIDUAL PORTAL AND SHALL BYPASS ANY ALARM ASSOCIATED WITH THE PORTAL FOR A DURATION OF TIME THAT IS PROGRAMMABLE ON AN INDIVIDUAL DOOR AND INDIVIDUAL CARDHOLDER BASIS.

B. TIMING SHALL BE INDEPENDENTLY PROGRAMMED FOR EACH PORTAL DURING THE INITIAL ENROLLMENT PROCESS. THIS FUNCTION ALLOWS EXTENDED TIMING FOR DISABLED PERSONS TO PASS THROUGH A PORTAL.

C. THE TIMING FUNCTION SHALL AUTOMATICALLY TRUNCATE AFTER AN ADJUSTABLE PERIOD (0 - 4 SECONDS) AFTER A PORTAL IS CLOSED. THIS FEATURE ALLOWS A SUBSEQUENT ALARM AT THE PORTAL TO BE DETECTED, AND PREVENTS THE PORTAL FROM BEING RE-OPENED WITHOUT AN AUTHORIZED REQUEST.

D. "REQUEST-TO-EXIT" DEVICES SHALL BE USED TO SIGNAL THE SYSTEM THAT AN INDIVIDUAL IS READY TO EXIT THE SECURED DOOR. REQUEST-TO-EXIT DEVICES MAY INCLUDE BUT NOT BE LIMITED TO

1) INTEGRAL LOCK HANDLE SIGNAL SWITCHES

2) TOUCH BARS (ELECTRO-MECHANICAL OR ELECTRONIC)

3) PUSH BARS (MECHANICAL)

4) PUSH BUTTONS

E. ON DOORS WITH INTEGRAL ELECTRO-MECHANICAL LOCKING MECHANISMS (STRIKES, ELECTRICAL PANIC HARDWARE, OR ELECTRICAL MORTISE LOCKS), THE MECHANICAL ACTION OF THE DOOR HARDWARE SHALL ENABLE EGRESS WITHOUT REQUIRING RELEASE OF THE ELECTRICAL MECHANISM. THE REQUEST-TO-EXIT DEVICE SHALL NOT UNLOCK THE DOOR.

F. ON DOORS WITH INTEGRAL ELECTRO-MECHANICAL LOCKING MECHANISMS (MAGNETIC LOCKS), A REQUEST-TO-EXIT DEVICE MAY HAVE TO UNLOCK THE DOOR, RELEASING THE ELECTRICAL MECHANISM FOR THE PROGRAMMED DURATION. REFER TO THE DRAWINGS AND DETAILS FOR DIRECTION.

SYMBOL LEGEND

TYPICAL SYMBOLS

◯	NOTES TO SHEET .

SYMBOL	DESCRIPTION	CABLE TYPE	MOUNTING/HEIGHT	ROUGH-IN	DETAIL	NOTES
▽	DATA OUTLET (2) RJ45 PORTS - U.O.N.	N/A	WALL, +18" A.F.F.	PROVIDE 3/4" O.D. TO POINT ABOVE ACCESSIBLE CEILING SPACE OR AS OTHERWISE INDICATED	N/R	BY OTHERS
⏦	POWER OUTLET	N/A	SEE PLANS	120 VAC DUPLEX	N/R	BY OTHERS
ACP	ACCESS CONTROL PANEL	D	WALL	SEE DETAIL	3/SE5.01	
C3	SURFACE MOUNTED CONTACT	B	HATCH	SEE DETAIL	8/SE5.01	
CA	CARD READER/ARMING KEYPAD	C	WALL/40" ON CENTER AFF	SEE DETAIL	6/SE5.01	
CR	CARD READER	A/B	WALL/40" ON CENTER AFF	SEE DETAIL	1, 2, 7/SE5.01	FOR PERIMETER DOORS PROVIDE CABLE TYPES A&B AND DPDT CONTACT(S)
IAP	INTRUSION ALARM PANEL	D	WALL	SEE DETAIL	3/SE5.01	
KP	KEYPAD/ARMING PAD	C	WALL/48" AFF TO TOP OF BOX	SEE DETAIL	6/SE5.01	
LB	LOCKDOWN BUTTON	B	WALL/40" ON CENTER AFF	SEE DETAIL	4/SE5.01	
M1	MOTION DETECTOR	B	CEILING MOUNTED	SEE DETAIL	5/SE5.01	
PS	POWER SUPPLY	E	WALL	SEE DETAIL	N/R	

CABLE LEGEND

CABLE SET	DEVICE	BELDEN PART # OR EQUIVILENT	DESCRIPTION
A	PROXIMITY CARD READER	658AFS	PLENUM RATED 22/6 READER,22/2 DC, 22/4 REX,18/4 LOCK COMPOSITE CABLE
B	DEVICE CONTACT, LOCKDOWN BUTTON, MOTION DETECTOR, DOOR RELEASE	6502FE	PLENUM RATED 22/4 SHIELDED CABLE
C	ARMING READER, KEYPAD/ARMING KEYPAD	WINDY CITY WIRE 004351	PLENUM RATED 22/6 SHIELDED CABLE
D	DATA OUTLET, ACCESS CONTROL PANEL INTRUSION PANEL	PER SPECIFICATIONS	PER DIV 27 SPECIFICATIONS
E	POWER SUPPLY	BY ELECTRICAL CONTRACTOR	120 VAC HARDWIRED CONNECTION. SEE DETAIL SE5.01 FOR MORE INFORMATION.

ABBREVIATIONS

(E)	EXISTING
(F)	FUTURE
(N)	NEW
(R)	RELOCATED
A.F.F.	ABOVE FINISHED FLOOR
A.G.L.	ABOVE GROUND LEVEL
AWG	AMERICAN WIRE GAUGE
BAS	BUILDING AUTOMATION SYSTEM
BKR	BREAKER
BLDG	BUILDING
B.P.	BOTTOM PLATE
C	CONDUIT
C.E.	CONTROLLER ELECTRONICS
CKT	CIRCUIT
CLG	CEILING
CONC.	CONCRETE
CONT.	CONTINUATION
DIA	DIAMETER
DIM.	DIMENSION
DPDT	DOUBLE POLE DOUBLE THROW
DWG.	DRAWING
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EMT	ELECTRICAL METALLIC TUBING
FIN.	FINISHED
FLR.	FLOOR
GRD	GROUND
Hz	HERTZ
N.I.C.	NOT IN THE CONTRACT
NO.	NUMBER
O.C.	ON CENTER
PH	PHASE (ELECTRICAL)
PNL	PANEL
PTZ	PAN TILT ZOOM
PWR	POWER
RM	ROOM
RSC	RIGID STEEL CONDUIT
SHT	SHEET
SER	SECURITY EQUIPMENT ROOM
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V	VOLTS
VAC	VOLTS ALTERNATING CURRENT
VDC	VOLTS DIRECT CURRENT
WP	WEATHERPROOF

SHEET INDEX

SHEET	DESCRIPTION
SE0.00	SECURITY GENERAL INFORMATION AND SYMBOL LEGEND
SE0.10	SECURITY DEMOLITION FLOOR PLAN
SE1.02	SECURITY PROPOSED SITE PLAN
SE2.10	SECURITY FLOOR PLAN
SE2.30	SECURITY ROOF PLAN
SE3.10	SECURITY REFLECTED CEILING PLAN
SE5.01	SECURITY DETAILS
SE5.02	SECURITY DETAILS
SE6.01	LEVEL 1 SECURITY RISER DIAGRAM

RESPONSIBILITY MATRIX

ITEM	RESPONSIBLE PARTY
ENSURE ACCESS CONTROL DOORS ARE CORED FOR WIRING AND PREPARED TO RECEIVE ACCESS CONTROL HARDWARE SPECIFIED	GENERAL CONTRACTOR
ALL NON-ELECTRIFIED DOOR HARDWARE - INCLUDING NON-TRANSFER HINGES ON ELECTRIFIED DOORS	GENERAL CONTRACTOR
ALL ROLL UP GATE HARDWARE AND MOTOR CONTROL DEVICES	GENERAL CONTRACTOR
NETWORK DATA CABLING, PATCH PANELS AND BISCUITS REQUIRED FOR SECURITY AND ACCESS CONTROL SYSTEM COMMUNICATION	GENERAL CONTRACTOR
FIRE RATED BACK BOARD FOR SECURITY/INTRUSION AND ACCESS CONTROL PANELS	ELECTRICAL CONTRACTOR
WIRE TRAYS, GUTTER BOXES, JUNCTION BOXES AND CONDUIT, WALL PENETRATIONS. PULL STRINGS TO BE INCLUDED IN ALL CONDUITS.	ELECTRICAL CONTRACTOR
WALL PENETRATIONS	ELECTRICAL CONTRACTOR
CONDUIT INTO DOOR FRAME WITH PULL STRING EXITING POWER TRANSFER HINGE AND DOOR CONTACT LOCATIONS.	ELECTRICAL CONTRACTOR
120VAC ELECTRICAL CIRCUITS AND HARDWIRING TO ALL SECURITY/INTRUSION AND ACCESS CONTROL POWER SUPPLIES AND PANELS.	ELECTRICAL CONTRACTOR
PROVIDE, INSTALL AND TERMINATE ALL SECURITY/INTRUSION AND ACCESS CONTROL CABLING VIA CABLE HANGERS, J-HOOKS AND PLENUM CABLE FASTNERS AS REQUIRED	SECURITY CONTRACTOR
PROVIDE, INSTALL AND TEMINATE ALL SECURITY/INTRUSION AND ACCESS CONTROL DEVICES, PANELS AND SUBASSEMBLIES	SECURITY CONTRACTOR
PROVIDE, INSTALL AND TERMINATE ALL WIRING BETWEEN ELECTRIFIED LOCK AND TRANSFER HINGE.	SECURITY CONTRACTOR
PROVIDE, INSTALL AND TERMINATE ALL ELECTRIFIED ACCESS CONTROL LOCK HARDWARE, TRASFER HINGES AND MANUFACTURER RECCOMENDED LOCK POWER SUPPLIES	SECURITY CONTRACTOR
ALL SYSTEM PROGRAMMING, TESTING, COMMISSIONING AND TRAINING	SECURITY CONTRACTOR
FIRE ALARM DROP OUT RELAY FOR ACCESS CONTROL DOORS AND POWER SUPPLIES AS NEEDED. FA VENDOR TO PROVIDE SEPARATE, ISOLATED RELAY THAT DROPS POWER TO ANY REQUIRED "FAIL SAFE" ELECTRIFIED DOOR HARDWARE UPON ACTIVATION OF FIRE ALARM.	FIRE ALARM CONTRACTOR AND SECURITY CONTRACTOR

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

REGISTERED PROFESSIONAL ENGINEER
EDMUND K.S. WONG
No.10436
Exp.9-30-2022
ELECTRICAL
STATE OF CALIFORNIA

CONSULTANTS

Exante360
895 DOVE ST. 3RD FLOOR
NEWPORT BEACH, CA 92660
(949) 324-3547

PROJECT TITLE

SAN ELIJO B400

3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION
	06/09/2020	50% DESIGN DEVELOPMENT
	07/07/2020	100% DESIGN DEVELOPMENT
	08/11/2020	50% CONSTRUCTION DOCUMENTS
	09/15/2020	95% CONSTRUCTION DOCUMENTS
	01/15/2021	DSA SUBMITTAL

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

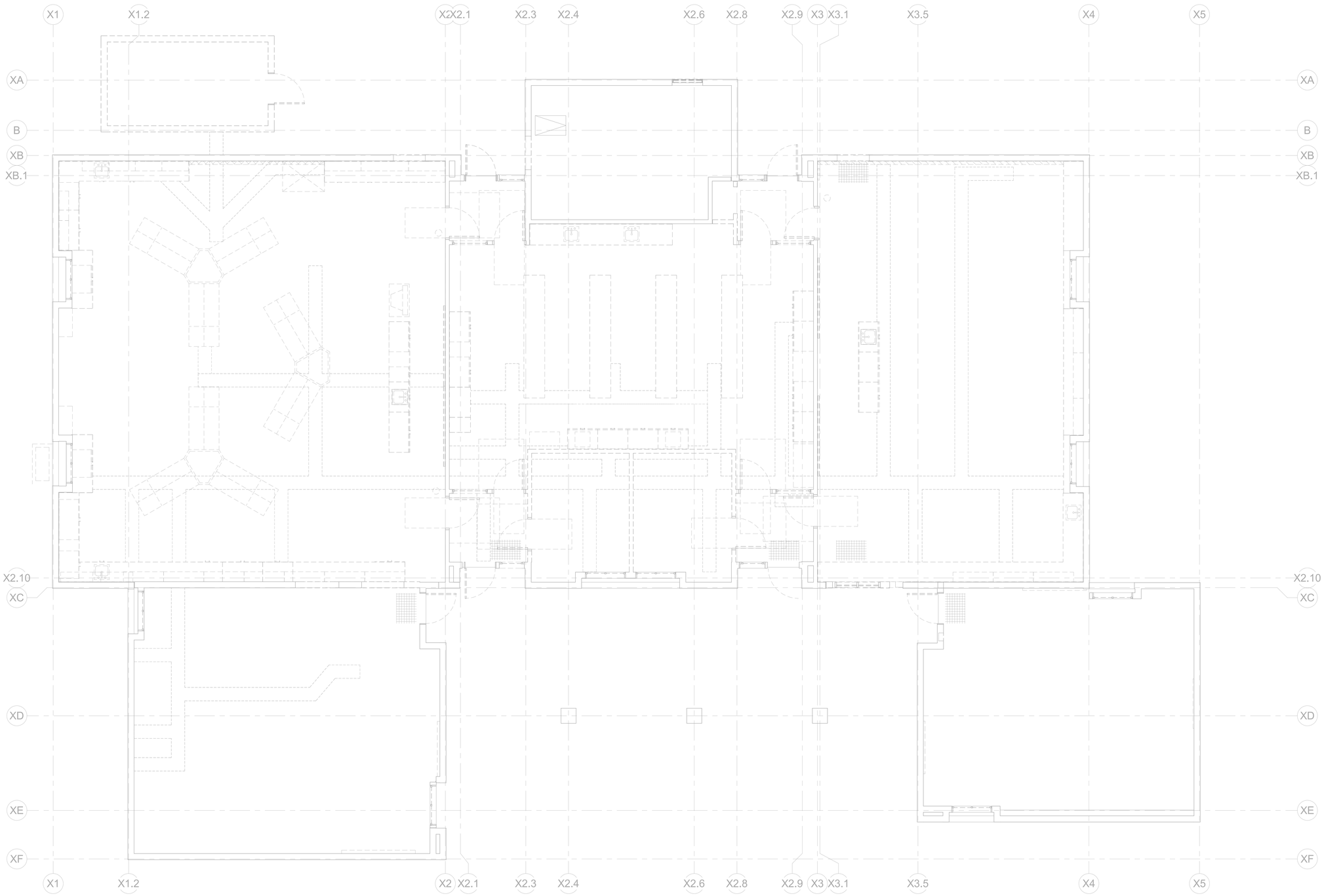
SECURITY GENERAL INFORMATION AND SYMBOL LEGEND

SHEET NUMBER

SE0.00

DSA SUBMITTAL
PRELIMINARY DRAWINGS

1/11/2021 2:30:31 PM BIM 360://(Miracosta) 19.2025 - Miracosta B400 San Elijo-E340_R20/(Miracosta) 19.2025 - Miracosta B400 San Elijo-E340_R20.rvt



SECURITY DEMOLITION FLOOR PLAN

SCALE 1/4" = 1'-0"

1

GENERAL NOTES:

A. SECURITY CONTRACTOR SHALL DEMOLISH ALL EXISTING SECURITY DEVICES AND RELATED CABLING. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

REGISTERED PROFESSIONAL ENGINEER
EDWARD K.S. WONG
No.10436
Exp.9-30-2022
ELECTRICAL
STATE OF CALIFORNIA

CONSULTANTS

Exante360
895 DOVE ST. 3RD FLOOR
NEWPORT BEACH, CA 92660
(949) 324-3547

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION
	06/09/2020	50% DESIGN DEVELOPMENT
	07/07/2020	100% DESIGN DEVELOPMENT
	08/11/2020	50% CONSTRUCTION DOCUMENTS
	09/15/2020	95% CONSTRUCTION DOCUMENTS
	01/15/2021	DSA SUBMITTAL

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

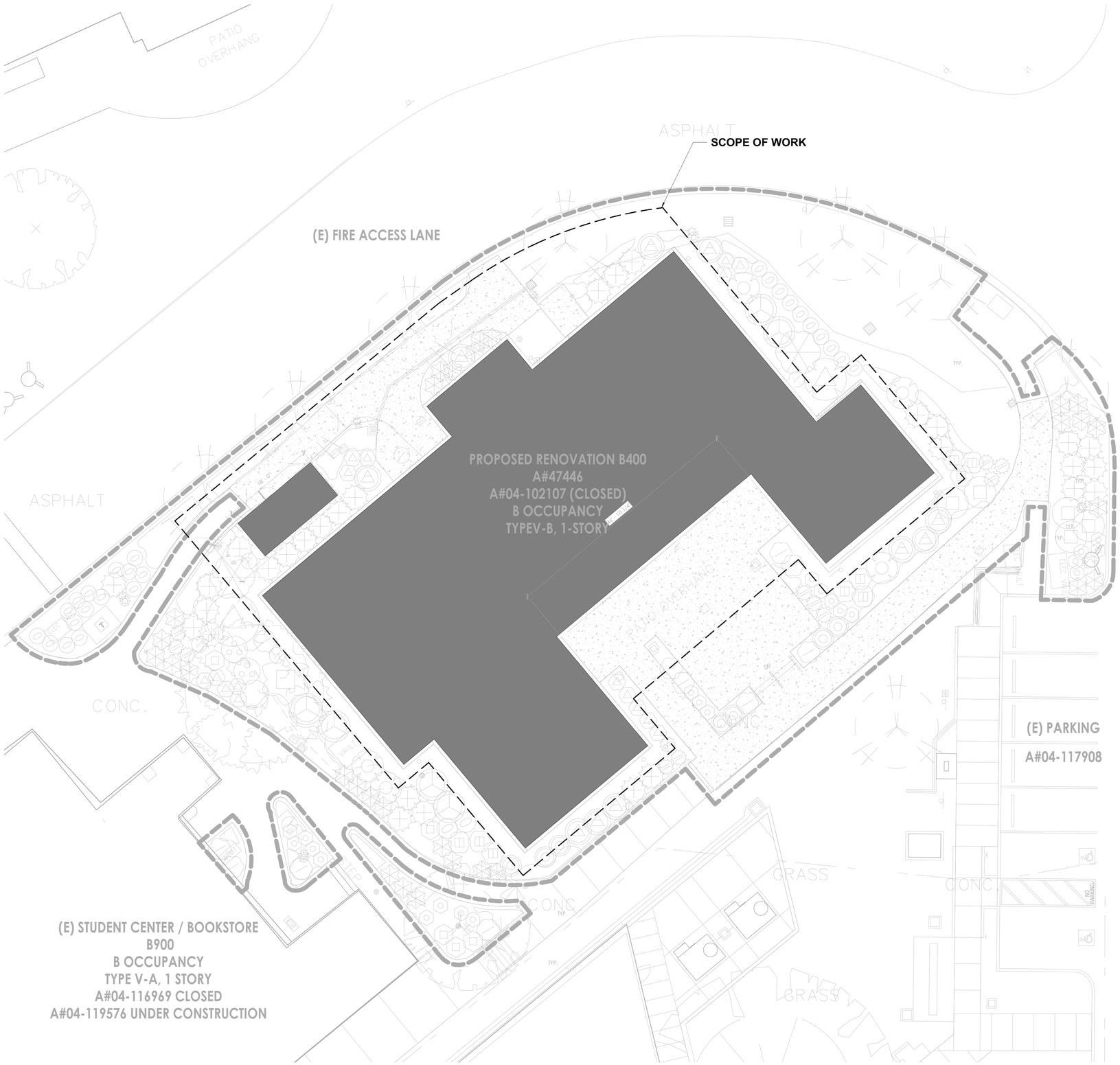
SECURITY DEMOLITION FLOOR PLAN

SHEET NUMBER

SE0.10

DSA SUBMITTAL
PRELIMINARY DRAWINGS

1/11/2021 2:30:32 PM BIM 360://1Miracosta] 19.2025 - Miracosta B400 San Elijo E340, R20//Miracosta] 19.2025 - Miracosta B400 San Elijo E340, R20.rvt



SECURITY PROPOSED SITE PLAN SCALE 1" = 8'-0" 1

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

REGISTERED PROFESSIONAL ENGINEER
EDWARD K.S. NG
No.10436
Exp.9-30-2022
ELECTRICAL
STATE OF CALIFORNIA

CONSULTANTS

Exante360
895 DOVE ST. 3RD FLOOR
NEWPORT BEACH, CA 92660
(949) 324-3547

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION
	06/09/2020	50% DESIGN DEVELOPMENT
	07/07/2020	100% DESIGN DEVELOPMENT
	08/11/2020	50% CONSTRUCTION DOCUMENTS
	09/15/2020	95% CONSTRUCTION DOCUMENTS
	01/15/2021	DSA SUBMITTAL

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

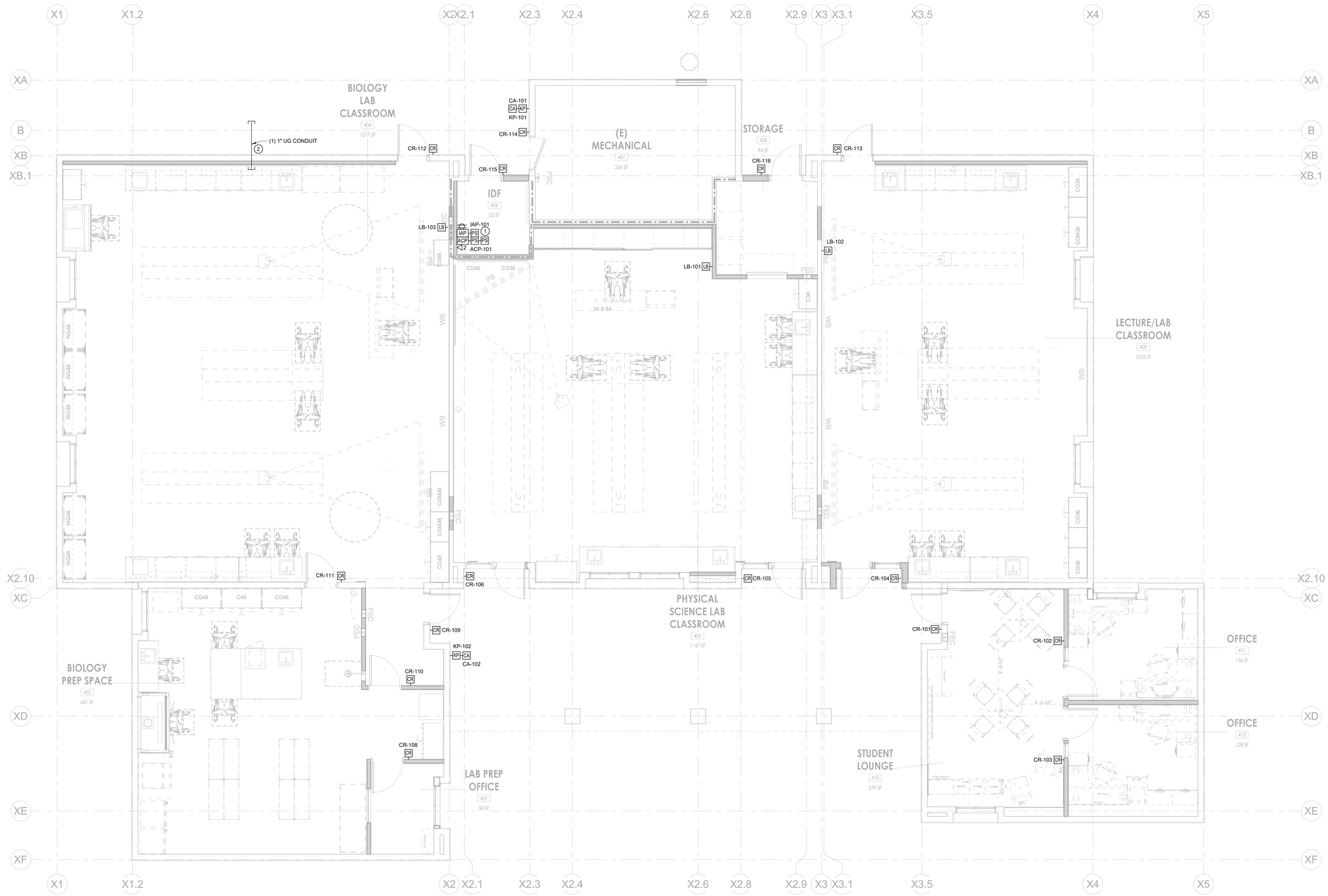
SECURITY PROPOSED SITE PLAN

SHEET NUMBER

SE1.02

DSA SUBMITTAL
PRELIMINARY DRAWINGS

1/11/2021 2:30:34 PM BIM 360://[MiraCosta] 19.2025 - Miracosta B400 San Elijo E340, R20//Miracosta] 19.2025 - Miracosta B400 San Elijo E340, R20.rvt



SECURITY FLOOR PLAN SCALE 1/4" = 1'-0" 1

GENERAL NOTES:

A. SECURITY CONTRACTOR SHALL PROVIDE NEW J-HOOK PATHWAY TO SUPPORT NEW CABLING. INSTALL J-HOOKS MAXIMUM 5'-0" O.C. ALONG ENTIRE PATHWAY PER DETAILS 1 & 2/SE5.02.

B. SECURITY CONTRACTOR SHALL COORDINATE FULL HEIGHT WALL PENETRATION LOCATIONS WITH ELECTRICAL CONTRACTOR VIA SHOP DRAWING SUBMITTAL. ELECTRICAL CONTRACTOR SHALL INSTALL FIRE PENETRATIONS AS REQUIRED FOR SECURITY CABLING. PENETRATION ASSEMBLY SHALL MATCH THE RATING OF THE WALL BEING PENETRATED.

C. THE SECURITY SYSTEM SHALL NOT IN ANY WAY LIMIT OR COMPROMISE EXITING THROUGH ALL REQUIRED EXIT ACCESS AND EXIT DISCHARGE SYSTEMS.

SHEET NOTES:

1. BACK UP BATTERIES AND POWER SUPPLIES TO BE HOUSED IN SEPARATE ENCLOSURE FROM ACCESS CONTROL BOARDS. CONTRACTOR TO COORDINATE FINAL PLACEMENT OF ENCLOSURE WITH OWNER PRIOR TO INSTALLATION.
2. UNGERGROUND CONDUIT SHALL STUB OUT BEYOND BUILDING PERIMETER FOR FUTURE CONNECTION TO GREENHOUSE. CONTRACTOR SHALL PROVIDE TRACEABLE POLYPROPYLENE PULL ROPE WITHIN CONDUIT.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

REGISTERED PROFESSIONAL ENGINEER
EDMUND K.S. WONG
No.10436
Exp.9-30-2022
ELECTRICAL
STATE OF CALIFORNIA

CONSULTANTS

Exante360
895 DOVE ST. 3RD FLOOR
NEWPORT BEACH, CA 92660
(949) 324-3547

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION
	06/09/2020	50% DESIGN DEVELOPMENT
	07/07/2020	100% DESIGN DEVELOPMENT
	08/11/2020	50% CONSTRUCTION DOCUMENTS
	09/15/2020	95% CONSTRUCTION DOCUMENTS
	01/15/2021	DSA SUBMITTAL

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

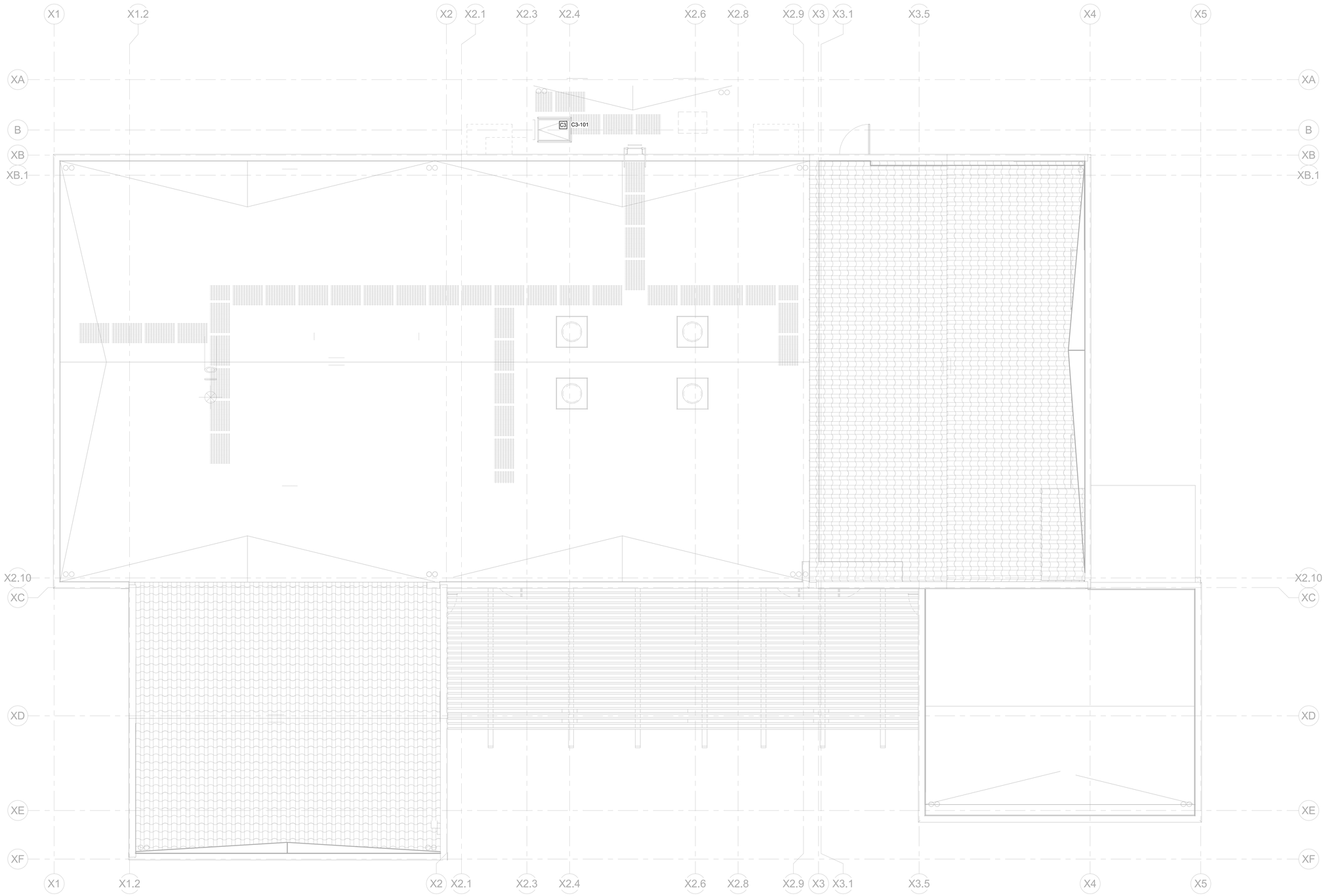
SECURITY FLOOR PLAN

SHEET NUMBER

SE2.10

DSA SUBMITTAL
PRELIMINARY DRAWINGS

1/11/2021 2:30:36 PM BIM 360://(Miracosta) 19.2025 - Miracosta B400 San Elijo-E340, R20/(Miracosta) 19.2025 - Miracosta B400 San Elijo-E340, R20.rvt



SECURITY ROOF PLAN SCALE 1/4" = 1'-0" 1

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

REGISTERED PROFESSIONAL ENGINEER
EDWARD K.S. NG
No.10436
Exp.9-30-2022
ELECTRICAL
STATE OF CALIFORNIA

CONSULTANTS

Exante360
895 DOVE ST. 3RD FLOOR
NEWPORT BEACH, CA 92660
(949) 324-3547

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION
	06/09/2020	50% DESIGN DEVELOPMENT
	07/07/2020	100% DESIGN DEVELOPMENT
	08/11/2020	50% CONSTRUCTION DOCUMENTS
	09/15/2020	95% CONSTRUCTION DOCUMENTS
	01/15/2021	DSA SUBMITTAL

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

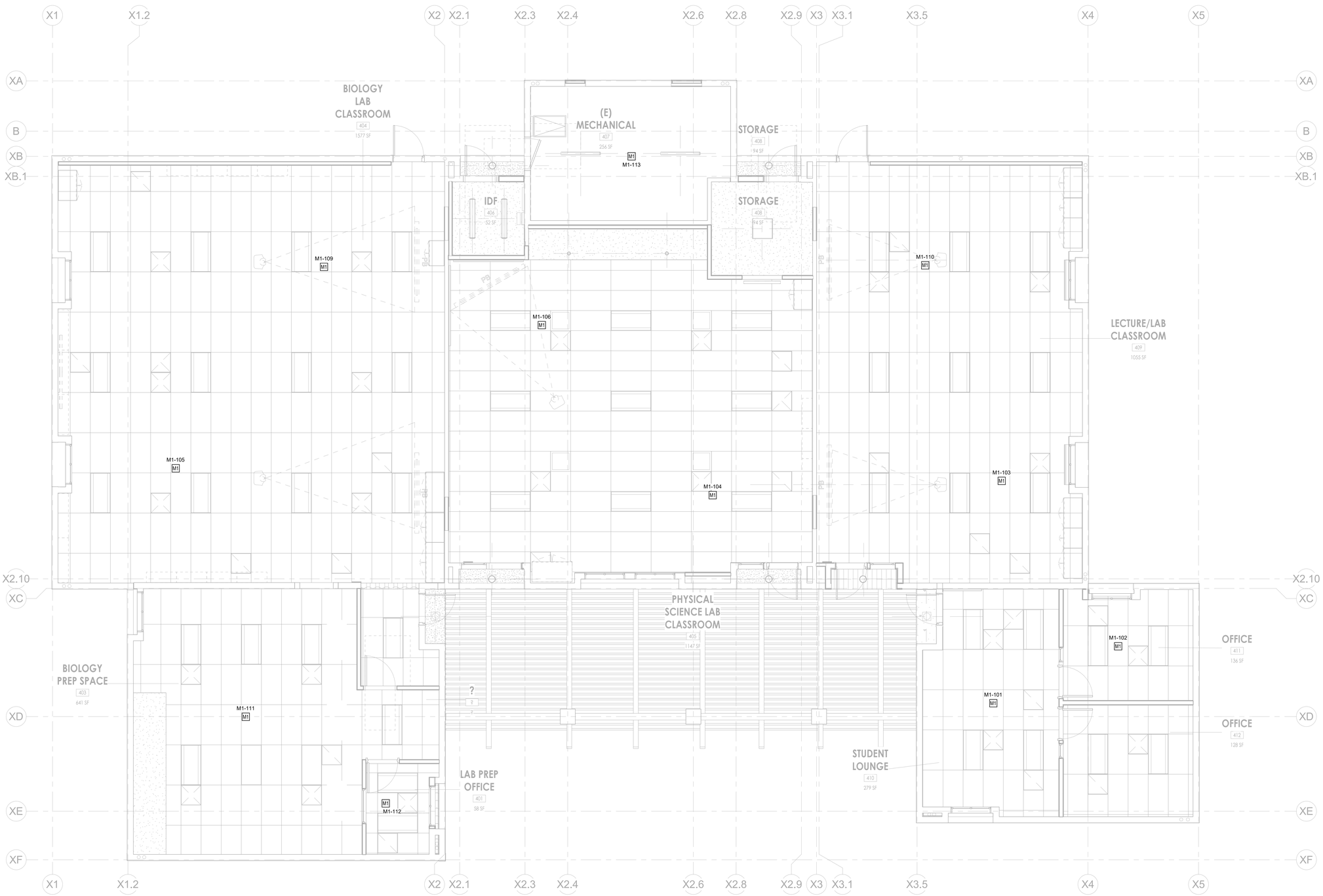
SECURITY ROOF PLAN

SHEET NUMBER

SE2.30

DSA SUBMITTAL
PRELIMINARY DRAWINGS

1/11/2021 2:30:38 PM BIM 360://[MiraCosta] 19.2025 - Miracosta B400 San Elijo E340, R20/[Miracosta] 19.2025 - Miracosta B400 San Elijo E340, R20.rvt



SECURITY REFLECTED CEILING PLAN

SCALE 1/4" = 1'-0"

1

GENERAL NOTES:

A. SECURITY CONTRACTOR SHALL PROVIDE NEW J-HOOK PATHWAY TO SUPPORT NEW CABLING. INSTALL J-HOOKS MAXIMUM 5'-0" O.C. ALONG ENTIRE PATHWAY PER DETAILS 1 & 2/SE5.02.

B. SECURITY CONTRACTOR SHALL COORDINATE FULL HEIGHT WALL PENETRATION LOCATIONS WITH ELECTRICAL CONTRACTOR VIA SHOP DRAWING SUBMITTAL. ELECTRICAL CONTRACTOR SHALL INSTALL FIRE PENETRATIONS AS REQUIRED FOR SECURITY CABLING. PENETRATION ASSEMBLY SHALL MATCH THE RATING OF THE WALL BEING PENETRATED.

C. THE SECURITY SYSTEM SHALL NOT IN ANY WAY LIMIT OR COMPROMISE EXITING THROUGH ALL REQUIRED EXIT ACCESS AND EXIT DISCHARGE SYSTEMS.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

REGISTERED PROFESSIONAL ENGINEER
EDWARD K.S. NG
No.10436
Exp.9-30-2022
ELECTRICAL
STATE OF CALIFORNIA

CONSULTANTS

Exante360
895 DOVE ST. 3RD FLOOR
NEWPORT BEACH, CA 92660
(949) 324-3547

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION
	06/09/2020	50% DESIGN DEVELOPMENT
	07/07/2020	100% DESIGN DEVELOPMENT
	08/11/2020	50% CONSTRUCTION DOCUMENTS
	09/15/2020	95% CONSTRUCTION DOCUMENTS
	01/15/2021	DSA SUBMITTAL

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

SECURITY REFLECTED CEILING PLAN

SHEET NUMBER

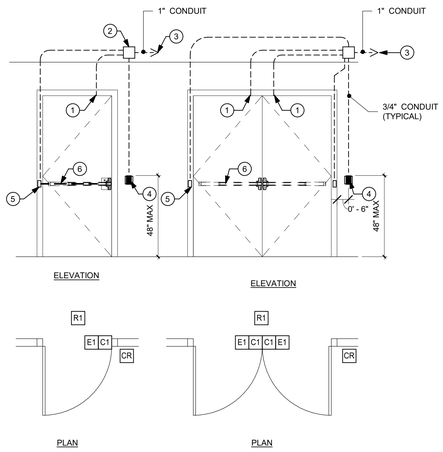
SE3.10

DSA SUBMITTAL
PRELIMINARY DRAWINGS

1/11/2021 2:30:38 PM BIM 360://1Miracosta] 19.2025 - Miracosta B400 San Elijo-E340_R20.rvt
BIM 360://1Miracosta] 19.2025 - Miracosta B400 San Elijo-E340_R20.rvt

NOTES TO DETAIL:

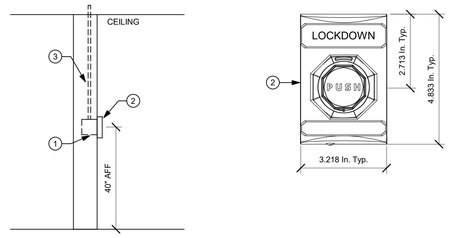
1. CONCEALED DOOR POSITION SWITCH-STUB CONDUIT INTO HEAD OF DOOR FRAME.
2. JUNCTION BOX-10"x10"x6" (HXWXD) NEMA 1 ENCLOSURE HOFFMAN A-10N10ALP WITH A 10N10MP MOUNTED ABOVE ACCESSIBLE CEILING OR CONNECT CONDUIT TO JUNCTION BOX ABOVE DOOR ON SECURE SIDE (UNLESS NOTES OTHERWISE). SECURE HINGE COVER WITH TAMPER RESISTANT SCREWS.
3. CONDUIT-ROUTE TO NEAREST ACCESSIBLE CEILING, CABLE TRAY OR HOME RUN TO NEAREST SECURITY RISER LOCATION.
4. CARD READER-4"x4"x2 1/8" BOX WITH SINGLE GANG DEVICE RING FLUSH MOUNTED, 40" AFF TO CENTER OF BOX.
5. CONDUIT STUB DOWN INTO DOOR FRAME WITH PULL STRING ROUTED TO ELECTRICIFED HINGE LOCATION.
6. CRASH-BAR.



7 DOOR ROUGH-IN DETAIL - CARD READER- ELECTRIFIED EXIT DEVICE WITH INTEGRAL REQUEST TO EXIT SENSOR
NTS

NOTES TO DETAIL:

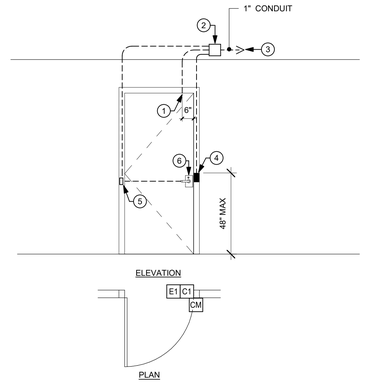
1. 4S WALL BOX WITH SINGLE GANG REDUCER RING.
2. STI SS2324LD-EN WHITE, MOMENTARY PUSHBUTTON WITH SHIELD.
3. 3/4" CONDUIT TO ACCESSIBLE CEILING.



4 LOCK DOWN BUTTON
NTS

NOTES TO DETAIL:

1. CONCEALED DOOR POSITION SWITCH-STUB CONDUIT INTO HEAD OF DOOR FRAME. DPDT CONTACT REQUIRED AT EVERY EXTERIOR PERIMETER DOOR. SEPERATE CONNECTION TO IDS AND ACS.
2. JUNCTION BOX-10"x10"x6" (HXWXD) NEMA 1 ENCLOSURE HOFFMAN A-10N10ALP WITH A 10N10MP MOUNTED ABOVE ACCESSIBLE CEILING OR CONNECT CONDUIT TO JUNCTION BOX ABOVE DOOR ON SECURE SIDE (UNLESS NOTES OTHERWISE). SECURE HINGE COVER WITH TAMPER RESISTANT SCREWS.
3. CONDUIT-ROUTE TO NEAREST ACCESSIBLE CEILING, CABLE TRAY OR HOME RUN TO NEAREST SECURITY RISER LOCATION.
4. CARD READER MULLION MOUNTED.
5. CONDUIT STUB DOWN INTO DOOR FRAME WITH PULL STRING ROUTED TO ELECTRICIFED HINGE LOCATION.
6. ELECTROMECHANICAL LOCKSET.



1 DOOR ROUGH-IN DETAIL - CARD READER-MULLION/ ELECTROMECHANICAL LOCK W/ INTEGRAL REQUEST-TO-EXIT
NTS

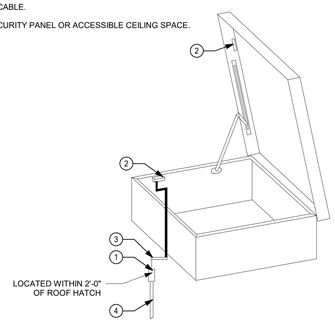
GENERAL NOTE:

A. CONTRACTOR TO REFERENCE DOOR HARDWARE SPECIFICATIONS FOR REQUEST TO EXIT REQUIREMENTS. TYPICAL DOORS WILL HAVE INTEGRAL REQUEST TO EXIT U.O.N. ON DOOR HARDWARE SPECIFICATIONS.

B. PROVIDE 3/4" EMT CONDUIT U.O.N.

NOTES TO DETAIL:

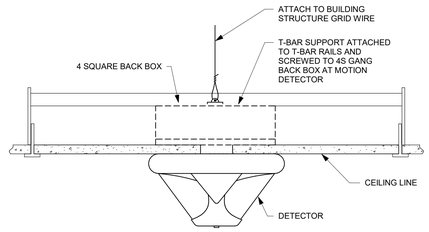
1. SINGLE GANGE JUNCTION BOX.
2. SURFACE MOUNT DOOR CONTACT.
3. ARMORED CABLE.
4. EMT TO SECURITY PANEL OR ACCESSIBLE CEILING SPACE.



8 ACCESS HATCH CONTACT
NTS

GENERAL NOTES:

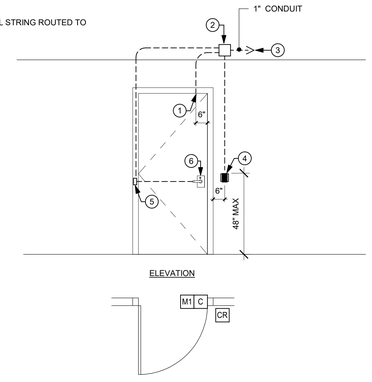
1. MOTION DETECTOR SHALL BE PASSIVE INFRARED.
2. PROVIDE E.O.L. RESISTOR AS REQUIRED FOR SUPERVISED CIRCUIT.
3. INSTALLATION IS TYPICAL FOR DEVICE TYPE. REFER TO DEVICE LEGEND AND FLOOR PLAN FOR SPECIFIC TYPE.



5 TYPICAL REQUIREMENTS FOR CEILING MOUNTED MOTION DETECTOR, 360 DEGREE
NTS

NOTES TO DETAIL:

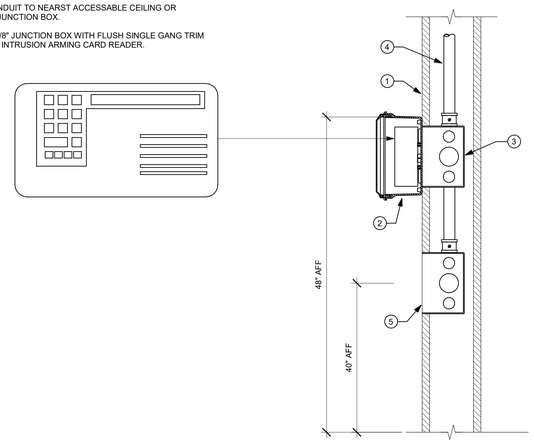
1. CONCEALED DOOR POSITION SWITCH-STUB CONDUIT INTO HEAD OF DOOR FRAME. DPDT CONTACT REQUIRED AT EVERY EXTERIOR PERIMETER DOOR. SEPERATE CONNECTION TO IDS AND ACS.
2. JUNCTION BOX-10"x10"x6" (HXWXD) NEMA 1 ENCLOSURE HOFFMAN A-10N10ALP WITH A 10N10MP MOUNTED ABOVE ACCESSIBLE CEILING OR CONNECT CONDUIT TO JUNCTION BOX ABOVE DOOR ON SECURE SIDE (UNLESS OTHERWISE). SECURE HINGE COVER WITH TAMPER RESISTANT SCREWS.
3. CONDUIT-ROUTE TO NEAREST ACCESSIBLE CEILING, CABLE TRAY OR HOME RUN TO NEAREST SECURITY RISER LOCATION.
4. CARD READER-4"x4"x2 1/8" BOX WITH SINGLE GANG DEVICE RING FLUSH MOUNTED.
5. CONDUIT STUB DOWN INTO DOOR FRAME WITH PULL STRING ROUTED TO ELECTRIFED HINGE LOCATION.
6. ELECTROMECHANICAL LOCKSET



2 DOOR ROUGH-IN DETAIL - CARD READER/ ELECTROMECHANICAL LOCK W/ INTEGRAL REQUEST-TO-EXIT
NTS

NOTES TO DETAIL:

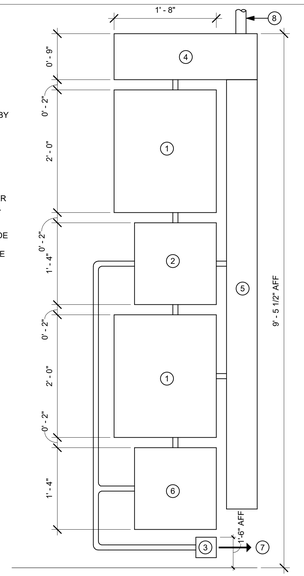
1. EXTERIOR WALL.
2. SEPERATE OUTDOOR RATED STI-7511B FLIP COVER ENCLOSURE TO HOUSE INDOOR INTRUSION KEYPAD.
3. 4" X 4" X 2 1/8" JUNCTION BOX WITH FLUSH SINGLE GANG TRIM PLATE FOR BOSCH KEYPAD.
4. ROUTE CONDUIT TO NEARST ACCESSABLE CEILING OR SECURITY JUNCTION BOX.
5. 4" X 4" X 2 1/8" JUNCTION BOX WITH FLUSH SINGLE GANG TRIM PLATE FOR INTRUSION ARMING CARD READER.



6 TYPICAL WALL MOUNTED KEYPAD/ARMING PAD
NTS

NOTES TO DETAIL:

1. ACCESS CONTROL PANEL 24"X20".
2. POWER SUPPLY.
3. 4" X 4" STANDARD JUNCTION BOX (PROVIDED BY ELECTRICAL CONTRACTOR).
4. 6"W X 6"H X 36"L GUTTER. (PROVIDED BY ELECTRICAL CONTRACTOR).
5. 4" X 4" X 56" GUTTER WITH SCREW COVERS. (PROVIDED BY ELECTRICAL CONTRACTOR).
6. INTRUSION ALARM PANEL.
7. DEDICATED (2) 120VAC CIRCUIT; (1) FOR ACP AND (1) FOR IAP. (BY ELECTRICAL CONTRACTOR).
8. ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT FROM GUTTER TO ACCESSABLE CEILING. CONDUIT TO BE PROPERLY SIZED FOR ALL SECRUITY CABLE NOT TO EXCEED 40% FILL.



3 ACP/IAP DETAIL
NTS

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

REGISTERED PROFESSIONAL ENGINEER
EDWARD K.S. NG
No.10436
Exp.9-30-2022
ELECTRICAL
STATE OF CALIFORNIA

CONSULTANTS

Exante360
895 DOVE ST. 3RD FLOOR
NEWPORT BEACH, CA 92660
(949) 324-3547

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION
	04/09/2020	50% DESIGN DEVELOPMENT
	07/07/2020	100% DESIGN DEVELOPMENT
	08/11/2020	50% CONSTRUCTION DOCUMENTS
	09/15/2020	95% CONSTRUCTION DOCUMENTS
	01/15/2021	DSA SUBMITTAL

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

SECURITY DETAILS

SHEET NUMBER

SE5.01

DSA SUBMITTAL
PRELIMINARY DRAWINGS

1/11/2021 2:30:39 PM BIM 360://1Miracosta] 19.2025 - Miracosta B400 San Elijo-E340_R20//Miracosta] 19.2025 - Miracosta B400 San Elijo-E340_R20.rvt

GENERAL NOTES:

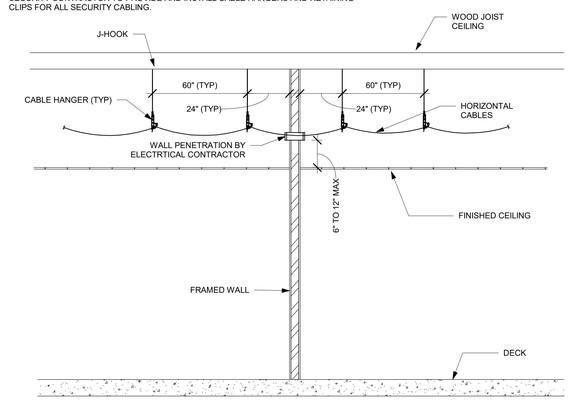
A. DO NOT TIE CABLES TO BUILDING STRUCTURES.

B. ELECTRICAL CONTRACTOR TO PROVIDE WALL PENETRATION SLEEVES AS REQUIRED.

C. SIZE BASE ON QUANTITY OF CABLES PLUS 40% SPARE CAPACITY.

D. PROVIDE BUSHING ON SLEEVE AND CONDUIT ENDS.

E. SECURITY CONTRACTOR TO PROVIDE AND INSTALL CABLE HANGERS AND RETAINING CLIPS FOR ALL SECURITY CABLING.

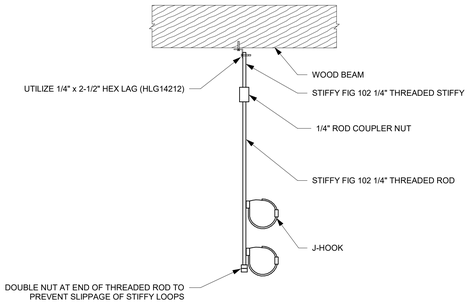


4 CABLE ROUTING THROUGH FULL HEIGHT PARTITIONS
NTS

GENERAL NOTES:

A. MAX. WEIGHT PER HANGER = 20 LBS.

B. MAX. SUPPORT SPACING = 5'-0" O.C.

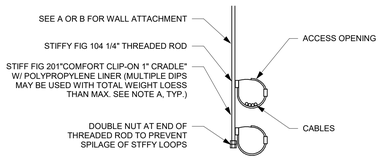


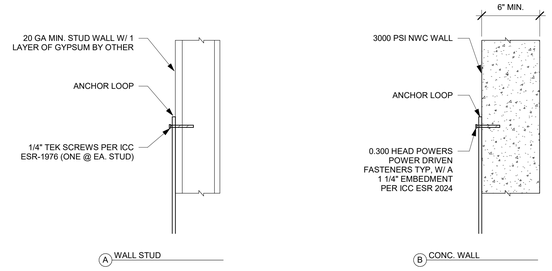
1 CEILING MOUNTED J-HOOK SUPPORTS
NTS

GENERAL NOTES:

A. MAX. WEIGHT PER HANGER = 20 LBS.

B. MAX. SUPPORT SPACING = 5'-0" O.C.





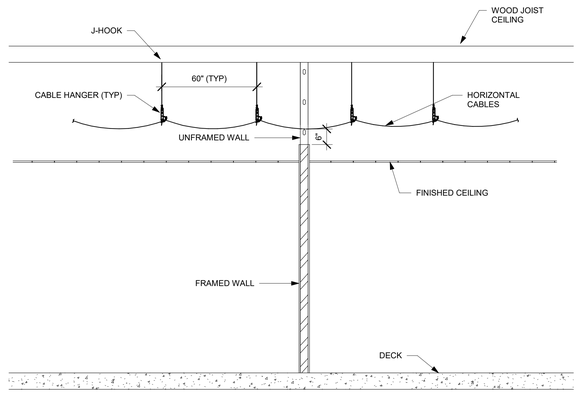
2 WALL MOUNTED J-HOOK DETAIL
NTS

GENERAL NOTES:

A. DO NOT TIE CABLES TO STUDS.

B. DO NOT REST/SUPPORT CABLES ON TOP OF FRAMED ALL.

C. SECURITY CONTRACTOR TO PROVIDE AND INSTALL CABLE HANGERS AND RETAINING CLIPS FOR ALL SECURITY CABLING.



3 CABLE ROUTING THROUGH LOW PROFILE PARTITIONS
NTS

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

hpi architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

REGISTERED PROFESSIONAL ENGINEER
EDWARD K.S. WONG
No.10436
Exp.9-30-2022
ELECTRICAL
STATE OF CALIFORNIA

CONSULTANTS

Exante360
895 DOVE ST. 3RD FLOOR
NEWPORT BEACH, CA 92660
(949) 324-3547

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION
	06/09/2020	50% DESIGN DEVELOPMENT
	07/07/2020	100% DESIGN DEVELOPMENT
	08/11/2020	50% CONSTRUCTION DOCUMENTS
	09/15/2020	95% CONSTRUCTION DOCUMENTS
	01/15/2021	DSA SUBMITTAL

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

SECURITY DETAILS

SHEET NUMBER

SE5.02

DSA SUBMITTAL
PRELIMINARY DRAWINGS

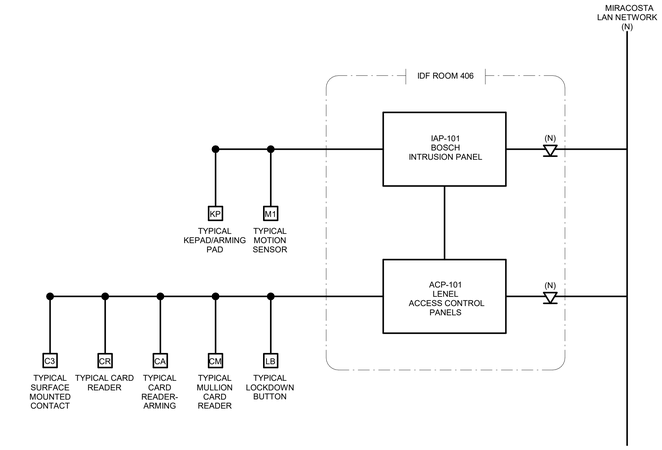
1/11/2021 2:30:39 PM BIM 360://(Miracosta) 19.2025 - Miracosta B400 San Elijo E340_R20/(Miracosta) 19.2025 - Miracosta B400 San Elijo E340_R20.rvt

SECURITY DEVICE SCHEDULE

WT	DEVICE ID	DESCRIPTION	MOUNTING	CABLE TYPE	DETAIL	TERMINATION	NOTES
ACP	ACP-101	ACCESS CONTROL PANEL	WALL	D	3/SE5.01	IDF 406	
C3	C3-101	SURFACE MOUNTED CONTACT	HATCH	B	8/SE5.01	IDF 406	
CA	CA-101	CARD READER/ARMING KEYPAD	WALL/40" ON CENTER AFF	C	6/SE5.01	IDF 406	
CA	CA-102	CARD READER/ARMING KEYPAD	WALL/40" ON CENTER AFF	C	6/SE5.01	IDF 406	
CR	CR-101	CARD READER	WALL/40" ON CENTER AFF	A	2/SE5.01	IDF 406	
CR	CR-102	CARD READER	WALL/40" ON CENTER AFF	A	2/SE5.01	IDF 406	
CR	CR-103	CARD READER	WALL/40" ON CENTER AFF	A	2/SE5.01	IDF 406	
CR	CR-104	CARD READER	WALL/40" ON CENTER AFF	A/B	7/SE5.01	IDF 406	FOR PERIMETER DOORS PROVIDE CABLE TYPES A&B AND DPDT CONTACT(S)
CR	CR-105	CARD READER	WALL/40" ON CENTER AFF	A/B	7/SE5.01	IDF 406	FOR PERIMETER DOORS PROVIDE CABLE TYPES A&B AND DPDT CONTACT(S)
CR	CR-106	CARD READER	WALL/40" ON CENTER AFF	A/B	7/SE5.01	IDF 406	FOR PERIMETER DOORS PROVIDE CABLE TYPES A&B AND DPDT CONTACT(S)
CR	CR-108	CARD READER	WALL/40" ON CENTER AFF	A	2/SE5.01	IDF 406	
CR	CR-109	CARD READER	WALL/40" ON CENTER AFF	A	7/SE5.01	IDF 406	
CR	CR-110	CARD READER	WALL/40" ON CENTER AFF	A	2/SE5.01	IDF 406	
CR	CR-111	CARD READER	WALL/40" ON CENTER AFF	A	2/SE5.01	IDF 406	
CR	CR-112	CARD READER	WALL/40" ON CENTER AFF	A/B	7/SE5.01	IDF 406	FOR PERIMETER DOORS PROVIDE CABLE TYPES A&B AND DPDT CONTACT(S)
CR	CR-113	CARD READER	WALL/40" ON CENTER AFF	A/B	7/SE5.01	IDF 406	FOR PERIMETER DOORS PROVIDE CABLE TYPES A&B AND DPDT CONTACT(S)
CR	CR-114	CARD READER	WALL/40" ON CENTER AFF	A	1, 2/SE5.01	IDF 406	
CR	CR-115	CARD READER	WALL/40" ON CENTER AFF	A/B	1/SE5.01	IDF 406	FOR PERIMETER DOORS PROVIDE CABLE TYPES A&B AND DPDT CONTACT(S)
CR	CR-116	CARD READER	WALL/40" ON CENTER AFF	A/B	1/SE5.01	IDF 406	FOR PERIMETER DOORS PROVIDE CABLE TYPES A&B AND DPDT CONTACT(S)
IAP	IAP-101	INTRUSION ALARM PANEL	WALL	D	3/SE5.01	IDF 406	
KP	KP-101	KEYPAD/ARMING PAD	WALL/48" AFF TO TOP OF BOX	C	6/SE5.01	IDF 406	
KP	KP-102	KEYPAD/ARMING PAD	WALL/48" AFF TO TOP OF BOX	C	6/SE5.01	IDF 406	
LB	LB-101	LOCKDOWN BUTTON	WALL/40" ON CENTER AFF	B	4/SE5.01	IDF 406	
LB	LB-102	LOCKDOWN BUTTON	WALL/40" ON CENTER AFF	B	4/SE5.01	IDF 406	
LB	LB-103	LOCKDOWN BUTTON	WALL/40" ON CENTER AFF	B	4/SE5.01	IDF 406	
M1	M1-101	MOTION DETECTOR	CEILING MOUNTED	B	5/SE5.01	IDF 406	
M1	M1-102	MOTION DETECTOR	CEILING MOUNTED	B	5/SE5.01	IDF 406	
M1	M1-103	MOTION DETECTOR	CEILING MOUNTED	B	5/SE5.01	IDF 406	
M1	M1-104	MOTION DETECTOR	CEILING MOUNTED	B	5/SE5.01	IDF 406	
M1	M1-105	MOTION DETECTOR	CEILING MOUNTED	B	5/SE5.01	IDF 406	
M1	M1-106	MOTION DETECTOR	CEILING MOUNTED	B	5/SE5.01	IDF 406	
M1	M1-109	MOTION DETECTOR	CEILING MOUNTED	B	5/SE5.01	IDF 406	
M1	M1-110	MOTION DETECTOR	CEILING MOUNTED	B	5/SE5.01	IDF 406	
M1	M1-111	MOTION DETECTOR	CEILING MOUNTED	B	5/SE5.01	IDF 406	
M1	M1-112	MOTION DETECTOR	CEILING MOUNTED	B	5/SE5.01	IDF 406	
M1	M1-113	MOTION DETECTOR	CEILING MOUNTED	B	5/SE5.01	IDF 406	

GENERAL NOTE

A. SECURITY CONTRACTOR SHALL PROVIDE ADDITIONAL LNL-1300 SERIES READER BOARDS, LNL-1100 INPUT BOARDS, AND LNL-1200 OUTPUT BOARDS AS REQUIRED FOR A COMPLETE WORKING SYSTEM.



1 SECURITY RISER DIAGRAM
NTS

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

REGISTERED PROFESSIONAL ENGINEER
EDWARD K.S. NG
No.10436
Exp.9-30-2022
ELECTRICAL
STATE OF CALIFORNIA

CONSULTANTS

Exante360
895 DOVE ST. 3RD FLOOR
NEWPORT BEACH, CA 92660
(949) 324-3547

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION
	06/09/2020	50% DESIGN DEVELOPMENT
	07/07/2020	100% DESIGN DEVELOPMENT
	08/11/2020	50% CONSTRUCTION DOCUMENTS
	09/15/2020	95% CONSTRUCTION DOCUMENTS
	01/15/2021	DSA SUBMITTAL

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

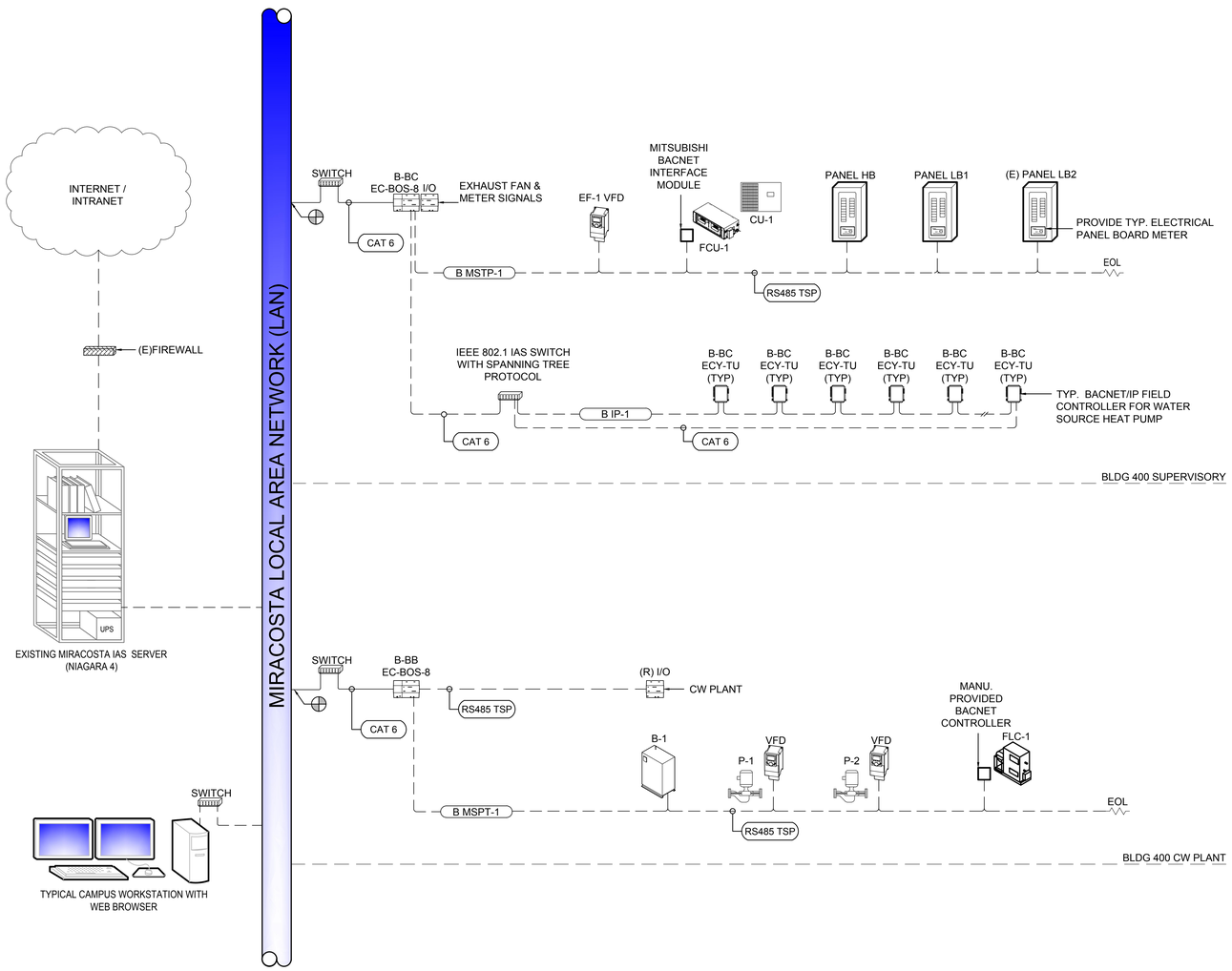
SHEET TITLE

LEVEL 1 SECURITY RISER DIAGRAM

SHEET NUMBER

SE6.01

DSA SUBMITTAL
PRELIMINARY DRAWINGS



1 INTEGRATED AUTOMATION SYSTEM ARCHITECTURE
NOT TO SCALE

CONTROLS LEGEND

SYMBOL	DESCRIPTION
⊕	POINT OF CONNECTION
AI	DDC ANALOG INPUT POINT W/ ADJUSTABLE PID GAIN CONTROL
AO	DDC ANALOG OUTPUT POINT W/ ADJUSTABLE PID GAIN CONTROL
DI	DDC DIGITAL INPUT POINT W/ INDICATING LIGHT ON DDC PANEL
DO	DDC DIGITAL OUTPUT POINT W/ MANUAL OVERIDE AND INDICATING LIGHT ON DDC PANEL
T	TEMPERATURE SENSOR W/ PIPING WELL
F	FLOW METER
FS	FLOW SWITCH - PROVIDE DIRECT HARDWARE CONNECTION TO BOILER, CHILLER OR ASSOCIATED EQUIPMENT
P	PRESSURE SENSOR
DPS	DIFFERENTIAL PRESSURE SENSOR
CSR	CURRENT SENSING RELAY
S.D	DUCT SMOKE DETECTOR - COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER SUPPLY
	DAMPER ACTUATOR
CFM	AIR FLOW SENSOR - PIEZOMETER RING
HPS	HIGH LIMIT STATIC PRESSURE SWITCH WITH MANUAL RESET HARD WIRE DIRECTLY TO VFD SAFETY CIRCUIT AND PROVIDE DI POINT
LPS	LOW LIMIT STATIC PRESSURE SWITCH WITH MANUAL RESET HARD WIRE DIRECTLY TO VFD SAFETY CIRCUIT AND PROVIDE DI POINT
SP	STATIC PRESSURE SENSOR
AF	AIR FLOW SENSOR MEASUREMENT STATION
	TWO-WAY CONTROL VALVE - VERIFY & PROVIDE A VALVE SCHEDULE
	THREE-WAY CONTROL VALVE - VERIFY & PROVIDE A VALVE SCHEDULE
VPS	VELOCITY PRESSURE SENSOR
BACNET LAN	PROVIDE DIRECT CONTROL CONNECTION OR BACNET TO THE REFERENCED CONTROL SYSTEM OR EQUIPMENT. SEE DETAILS. ADDITIONAL HARDWIRE POINTS ARE REQUIRED.
GATEWAY LAN	PROVIDE DIRECT CONTROL CONNECTION OR GATEWAY TO THE REFERENCED CONTROL SYSTEM OR EQUIPMENT. SEE DETAILS. ADDITIONAL HARDWIRE POINTS ARE REQUIRED.
B	BACNET
B-AAC	BACNET ADVANCED APPLICATION CONTROLLER
B-ASC	BACNET APPLICATION SPECIFIC CONTROLLER
B-BC	BACNET BUILDING CONTROLLER
DDC	DIRECT DIGITAL CONTROL
DP	DIFFERENTIAL PRESSURE
(E)	EXISTING
Ⓔ	COORDINATE WITH ELECTRICAL
I/O	INPUT/OUTPUT
LAN	LOCAL AREA NETWORK
PID	PROPORTIONAL, INTEGRAL, DERIVATIVE
(R)	REMOTE
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
TSP	TWISTED SHIELDED PAIR

GENERAL NOTES

1. NO MORE THAN 25 IP ENABLED CONTROLLERS MAY BE PLACED ON ANY ONE BACNET/IP LOOP
2. BACNET/IP CABLE LENGTH SHALL NOT EXCEED 150 FT BETWEEN ANY TWO CONTROLLERS.
3. NO MORE THAN 32 BACNET MSTP CONTROLLERS MAY BE PLACED ON ANY ONE B-MSTP TRUNK.
4. UPGRADE EXISTING NIAGARA4 SUPERVISOR TO THE LATEST VERSION.
5. THE DISTRICT'S BOARD OF TRUSTEES APPROVED THE ESTABLISHMENT OF A POOL OF PRE-QUALIFIED CONTRACTORS TO PROVIDE LABOR, WORK, SERVICES, MATERIALS, EQUIPMENT AND THE LIKE FOR INTEGRATED AUTOMATION SYSTEM PROJECTS DISTRICT-WIDE. THESE PRE-QUALIFIED CONTRACTORS ARE LISTED BELOW:

   1. PERFORMANCE AUTOMATION SOLUTIONS
      10633 ROSELLE STREET SUITE G
      SAN DIEGO, CA 92121
      858-391-6407
   2. CLIMATEC
      13715 STOWE DRIVE
      POWAY, CA 92064
      858-391-7001
   3. EMCOR SERVICES MESA ENERGY SYSTEMS
      900 VERNON WAY
      EL CAJON, CA 92020
      619-980-2258

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

CONSULTANTS 20148

Shadpour Consulting Engineers, Inc.

REGISTERED PROFESSIONAL ENGINEER
FRANK SHADPOUR
No. 23923
MECHANICAL
EXP. 9-30-21
STATE OF CALIFORNIA

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED

#	DATE	DESCRIPTION
	01/15/2021	DSA SUBMITTAL

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

Ⓒ HPI ARCHITECTURE 2019

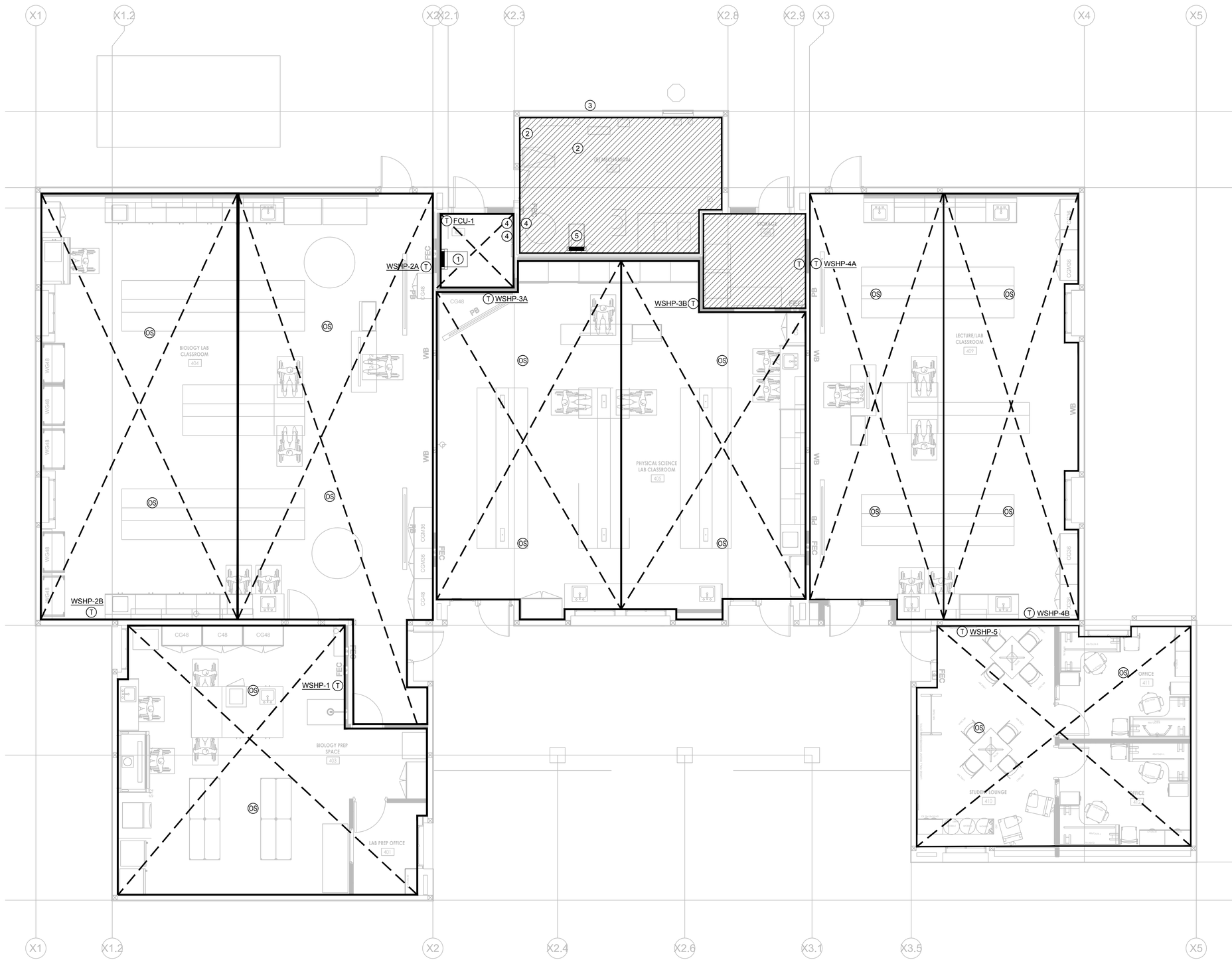
SHEET TITLE

INTEGRATED AUTOMATION LEGEND AND SYSTEM ARCHITECTURE

SHEET NUMBER

IA001

CONSTRUCTION DOCUMENTS



1 HVAC CONTROLS ZONING FLOOR PLAN
SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

N

GENERAL NOTES

1. COORDINATE EXACT LOCATION OF ROOM TEMPERATURE SENSORS WITH OWNER, ARCHITECT, AND FURNITURE LOCATION.
2. COORDINATE WITH THE DISTRICT'S FURNITURE VENDOR FOR RTS AND OCCUPANCY SENSOR LOCATIONS. SUBMIT A PLAN SHOWING PROPOSED FINAL RTS/OCCUPANCY LOCATIONS ON FURNITURE DRAWINGS FOR REVIEW

LEGEND

- CONDITIONED SPACE ZONE
- NON CONDITIONED SPACE
- (T) ROOM TEMPERATURE SENSOR
- (OS) OCCUPANCY SENSOR

KEY NOTES

1. JACE SUPERVISORY CONTROL PANEL LOCATION FOR AIR DISTRIBUTION AND UTILITY METERING AND THE CW SYSTEM. PROVIDE BOTH CONTROLLERS IN A SINGLE ENCLOSURE COORDINATE FINAL LOCATION WITH ELECTRICAL.
2. PROPOSED DOMESTIC WATER METER LOCATION. REFER TO PLUMBING DRAWINGS FOR PIPE ROUTING.
3. PROPOSED NATURAL GAS METER LOCATION. REFER TO PLUMBING DRAWINGS FOR PIPE ROUTING.
4. ELECTRICAL PANEL LOCATION. PROVIDE ELECTRICAL SUBMETER AND INTEGRATE TO IAS.
5. PROVIDE REMOTE I/O MODULE IN EXISTING ENCLOSURE.

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

CONSULTANTS 20148

Shadpour Consulting Engineers, Inc.

REGISTERED PROFESSIONAL ENGINEER
FRANK SHADPOUR
No. 23923
MECHANICAL
EXP. 9-30-21
STATE OF CALIFORNIA

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION
	01/15/2021	DSA SUBMITTAL

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

SHEET TITLE

HVAC CONTROLS ZONING FLOOR PLAN

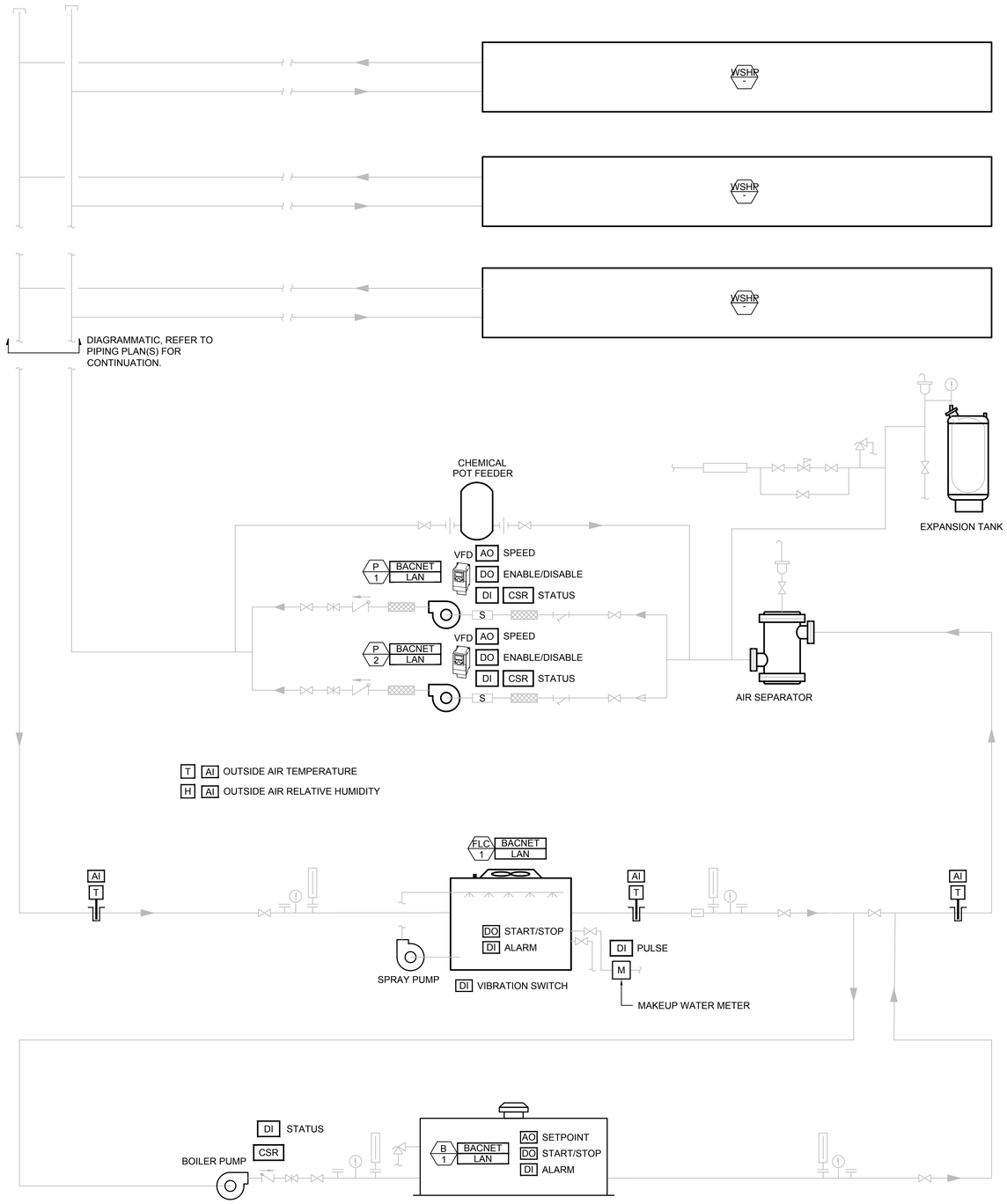
SHEET NUMBER

IA101

CONSTRUCTION DOCUMENTS

GENERAL NOTES

1. REFER TO MECHANICAL DRAWINGS FOR EXACT CONFIGURATION OF PIPING COMPONENTS.



1 CONDENSER WATER PLANT CONTROL SYSTEM DIAGRAM
NOT TO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

CONSULTANTS 20148

Shadpour Consulting Engineers, Inc.

REGISTERED PROFESSIONAL ENGINEER
FRANK SHADPOUR
No. 23923
MECHANICAL
EXP. 9-30-21
STATE OF CALIFORNIA

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION
	01/15/2021	DSA SUBMITTAL

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HPI ARCHITECTURE 2019

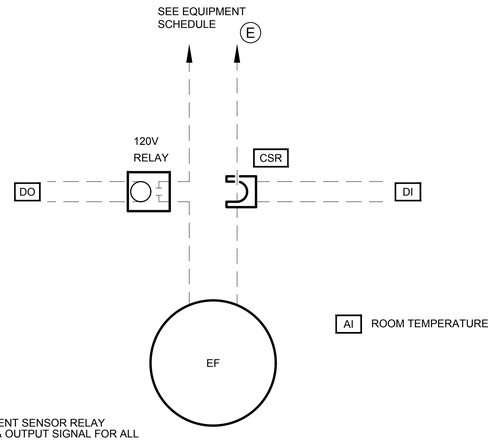
SHEET TITLE

CONDENSER WATER SYSTEM CONTROLS DIAGRAM

SHEET NUMBER

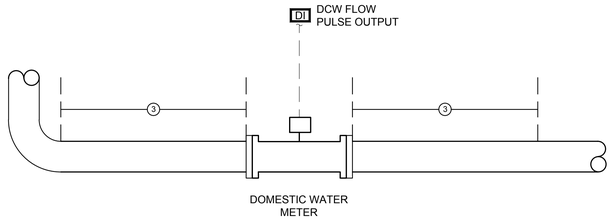
IA201

CONSTRUCTION DOCUMENTS



NOTE:
PROVIDE CURRENT SENSOR RELAY DIGITAL INPUT & OUTPUT SIGNAL FOR ALL FANS.

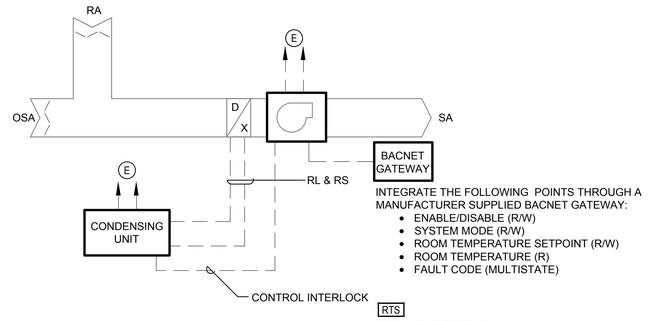
7 SINGLE PHASE EXHAUST FAN EF-2 CONTROL
SCALE: NONE



NOTES:

1. REFER TO DETAIL PLUMBING DRAWINGS FOR POINTS OF CONNECTION.
2. EXPOSED WIRING AND CABLE SHALL BE IN RIGID CONDUIT.
3. PROVIDE MANUFACTURER RECOMMENDED 2 1/2 PIPE DIAMETERS OF STRAIGHT LENGTHS UPSTREAM AND DOWNSTREAM OF METER.
4. PROVIDE POWER TO THE FLOW METER TRANSDUCER .

4 DOMESTIC WATER METER DETAIL
SCALE: NONE

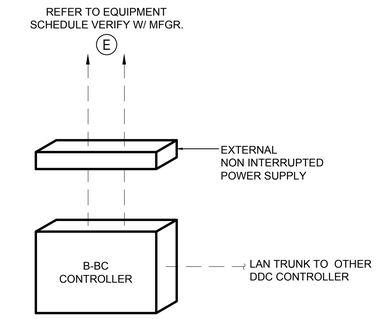


INTEGRATE THE FOLLOWING POINTS THROUGH A MANUFACTURER SUPPLIED BACNET GATEWAY:

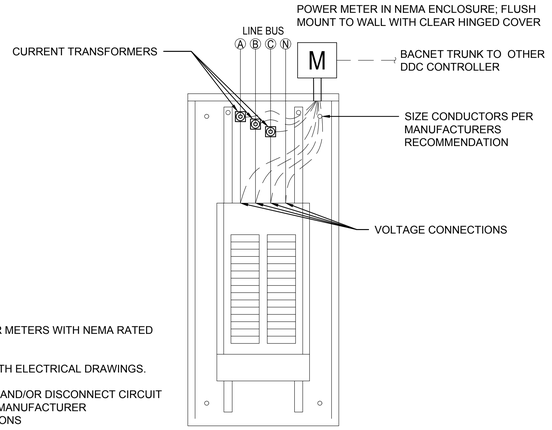
- ENABLE/DISABLE (R/W)
- SYSTEM MODE (R/W)
- ROOM TEMPERATURE SETPOINT (R/W)
- ROOM TEMPERATURE (R)
- FAULT CODE (MULTISTATE)

ROOM TEMPERATURE SENSOR WITH SETPOINT ADJUSTMENT.

1 SPLIT SYSTEM HEAT PUMP DETAIL
SCALE: NONE



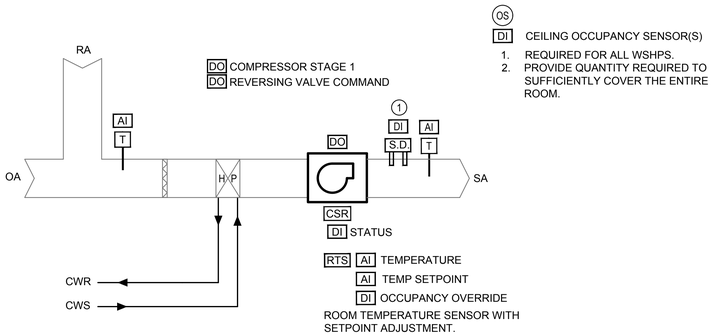
8 BACNET BUILDING CONTROLLER (B-BC) CONTROLLER DETAIL
SCALE: NONE



NOTES:

1. PROVIDE POWER METERS WITH NEMA RATED ENCLOSURE
2. COORDINATE WITH ELECTRICAL DRAWINGS.
3. PROVIDE FUSES AND/OR DISCONNECT CIRCUIT BREAKERS PER MANUFACTURER RECOMMENDATIONS

5 ELECTRICAL POWER METER DETAIL
SCALE: NONE



ROOM TEMPERATURE SENSOR WITH SETPOINT ADJUSTMENT.

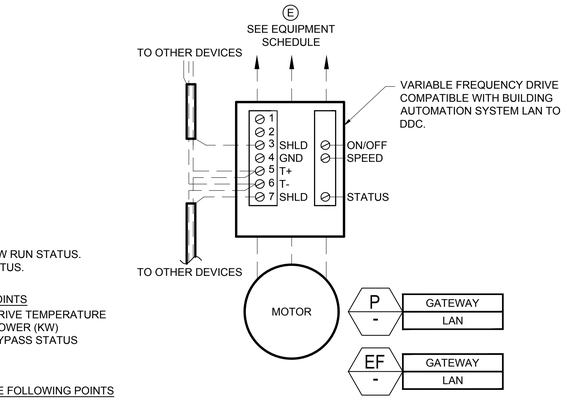
NOTES:
1. PROVIDE APPLICATION SPECIFIC CONTROLLER FOR EACH WATER SOURCE WATER SOURCE HEAT PUMP UNIT.
2. PROVIDE 24V POWER TO EACH APPLICATION SPECIFIC CONTROLLER. COORDINATE WITH ELECTRICAL.

KEYED NOTES:
1. PROVIDE SMOKE DETECTOR FOR FAN SHUTDOWN FOR ALL SYSTEMS OVER 2000 CFM. COORDINATE WITH ELECTRICAL & FIRE PROTECTION.

2 WATER SOURCE HEAT PUMP DETAIL
SCALE: NONE

OS
DI CEILING OCCUPANCY SENSOR(S)

1. REQUIRED FOR ALL WSHPS.
2. PROVIDE QUANTITY REQUIRED TO SUFFICIENTLY COVER THE ENTIRE ROOM.



NOTES

USE VFD DATA FOR FLOW RUN STATUS.
USE DPS FOR FLOW STATUS.

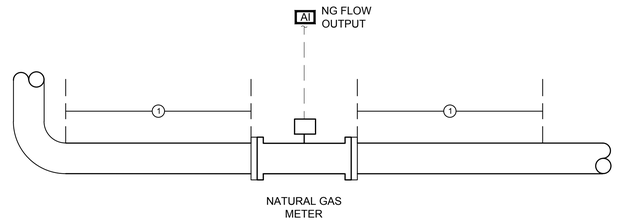
MAP THE FOLLOWING POINTS

RUN STATUS	DRIVE TEMPERATURE
FAULT STATUS	POWER (KW)
BYPASS STATUS	BYPASS STATUS
HERTZ	
RPM	

HARDWIRE AND MAP THE FOLLOWING POINTS

SPEED COMMAND
START / STOP
RUN STATUS - PROVIDE A CURRENT SENSING RELAY

6 TYPICAL VFD CONTROL DETAIL- P-1,P-2, & EF-1
SCALE: NONE



NOTES:

1. PROVIDE MANUFACTURER RECOMMENDED STRAIGHT LENGTHS UPSTREAM AND DOWNSTREAM OF METER. REFER TO PLUMBING DRAWINGS FOR LOCATION AND POINTS OF CONNECTION.
2. EXPOSED COMMUNICATION CABLE AND WIRING SHALL BE IN RIGID CONDUIT.

3 NATURAL GAS METER DETAIL
SCALE: NONE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119580 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/02/2021

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949.675.6442

SEAL

CONSULTANTS 20148

Shadpour Consulting Engineers, Inc.
REGISTERED PROFESSIONAL ENGINEER
FRANK SHADPOUR
No. 23923
MECHANICAL
EXP. 9-30-21
STATE OF CALIFORNIA

PROJECT TITLE

SAN ELIJO B400
3333 MANCHESTER AVENUE, CARDIFF, CA 92007

MIRACOSTA COLLEGE

ISSUED		
#	DATE	DESCRIPTION
	01/15/2021	DSA SUBMITTAL

PROJECT IDENTIFICATION

THE DRAWINGS IN THE SHEET INDEX WERE ORIGINALLY CREATED IN AUTODESK REVIT V. 2018 UNLESS OTHERWISE NOTED.

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HPI ARCHITECTURE 2019

SHEET TITLE

INTEGRATED AUTOMATION SYSTEM DETAILS

SHEET NUMBER

IA202

CONSTRUCTION DOCUMENTS