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 Robert R. Coffee Architect & Associates

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STRUCTURAL
 OBSERVATION
 REQUIRED

FIVE CHAIRMEN
 REQUIRED

DEPUTY
 SPECIAL INSPECTION
 REQUIRED

NEWPORT BEACH LIBRARY LECTURE HALL

998 AVOCADO AVENUE, NEWPORT BEACH, CA 92660

SECOND BUILDING DEPARTMENT SUBMITTAL

NOVEMBER 01, 2022

THIRD BUILDING DEPARTMENT SUBMITTAL

DECEMBER 19, 2022

Handwritten notes and signatures:
 EUCRA
 8/20/22
 1-23-24



Handwritten: Field Set

PLAN CHECK # 1510-2022 - 3RD BUILDING DEPARTMENT SUBMITTAL
 12-01-22
 EHP 1510-2022



NEWPORT BEACH LIBRARY
LECTURE HALL
998 AVOCADO AVENUE
NEWPORT BEACH, CA 92660

SYMBOLS table listing symbols for Column Line, Keynote Reference, Wall Type Designation, Room Name / Number, Control Point, Door Reference, Window Reference, Revision Designation, Color / Material Designation, Building Section Key, Wall Section Key, Detail Key, Elevation Key, Interior Elevation Key, Enlarged Area Key, and Abbreviations.

FIRE AUTHORITY NOTES: Fire Department Access, Fire Department vehicle access, Security gates, Fire Department Connections, Fire Protection Systems, Building Construction Features, and Other Special Uses.

GENERAL NOTES: These plans and specifications are the property of Robert R. Coffee, Architect + Associates (RCA+A), All work and all construction methods and materials shall comply with all provisions of the Building Codes and other rules, regulations and ordinances governing the place of the Building.

SCOPE OF WORK: BLDG CODE ANALYSIS, DESIGN APPROACH FOR CODE ANALYSIS: Section 705.3: Buildings on the Same Lot, EXISTING LIBRARY BUILDING, EXISTING CODE ANALYSIS, Total Area On Library Parcel, Proposed Lecture Hall, OCCUPANCY, CONSTRUCTION TYPE, ALLOWABLE BUILDING AREA, ALLOWABLE BUILDING HEIGHT, FIRE RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS, FIRE RESISTIVE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE, ALLOWABLE AREA OF OPENINGS IN EXTERIOR WALLS, EXTERIOR WALLS - PROJECTIONS.

SHEET INDEX table with columns for ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING, AUDIO/VISUAL, and LANDSCAPE, listing sheet numbers and titles.

CONSTRUCTION NOTES: Do not scale drawings, written dimensions govern, All partition locations, dimensions and types, all door and window locations shall be as shown on partition plan, All partitions are dimensioned from stud face to stud face, unless otherwise noted.

INTERIOR FINISH FIRE RATING: TABLE 603.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY*, listing requirements for various occupancy types and fire ratings.

Table with columns for DESIGN CODE, ASSESSOR PARCEL NUMBER, BUILDING OCCUPANCY CLASSIFICATION, CONSTRUCTION TYPE, FIRE SUPPRESSION SYSTEM, ALLOWABLE HEIGHT, ACTUAL BUILDING HEIGHT, ALLOWABLE AREA, ACTUAL BUILDING AREA, and DRINKING FOUNTAIN.

STRUCTURAL OBSERVATION: Structural Observations will be made at the following applicable stages of construction: Structural observations may be performed concurrently for multiple portions of work.



INSPECTION PROGRAM: SPECIAL INSPECTIONS PROGRAM, ALL SPECIAL INSPECTIONS NOTED SHALL BE PERFORMED IN ACCORDANCE WITH CBC CHAPTER 17, WHEN STRUCTURAL OBSERVATION IS REQUIRED BY SEC. 1702, SUCH OBSERVATION WILL BE PERFORMED BY THE ENGINEER OF RECORD.



BLDG PLUMBING FIXTURES table showing fixture counts for Water Closet, Lavatories, Drinking Fountain, and other plumbing fixtures.

BUILDING DEPARTMENT NOTES: PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

BUILDING DEPARTMENT: NOTE: GEOTECH TO REVIEW AND APPROVE THE FINAL FOUNDATION, FOUNDATION FOOTINGS DETAILS, SHORING PLAN, PRECISE GRADING AND DRAINAGE PLAN AND EROSION CONTROL PLAN.

DESIGN / BUILD - DEFERRED APPROVALS: DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY.

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CITY OF NEWPORT BEACH: APPROVED BY: DAVID A. WEBB, JR., PUBLIC WORKS DIRECTOR, DATE: 06/08/2022.

CITY OF NEWPORT BEACH: APPROVED BY: JAMES M. HOULHAN, DEPT. DEPUTY PUBLIC WORKS ENGINEER, DATE: 11/21/2022.

PROJECT DIRECTORY: ARCHITECT OF RECORD (DPRC): ROBERT R. COFFEE ARCHITECT + ASSOCIATES, MECHANICAL/PLUMBING: POCCOCK DESIGN SOLUTIONS, AUDIO VISUAL ENGINEER: IDIRBI, LANDSCAPE ARCHITECT: RABENHERMAN DESIGN OFFICE, GEOTECHNICAL CONSULTANT: LEIGHTON CONSULTING INC., SIGNAGE CONSULTANT: GERALD STAMM DESIGN, LLC.

REVISIONS table with columns for REVISIONS, DATE, and descriptions of changes.

REVISIONS table with columns for REVISIONS, DATE, and descriptions of changes.

TITLE: TITLE SHEET, SHEET: A0.1, JOB NO.: 2019.01, DRAWN BY: RCA+A, DATE: 12/20/2022, TITLE: TITLE SHEET, SHEET: A0.1.



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
100 Civic Center Drive | P.O. Box 1786 | Newport Beach, CA 92658-8915

2019 CAL GREEN
NEW BUILDINGS - NONRESIDENTIAL
MINIMUM REQUIREMENTS

The 2019 California Green Building Standards Code (CG) is applicable to new Nonresidential Buildings. (NBMC 15.11.010, CG Section 101.3.1)

DIVISION 5.1-PLANNING AND DESIGN

- 1. Outdoor lighting systems shall be designed and installed to comply with the following:
A. The minimum requirements in the California Energy Code for Lighting Zones D-4 and
B. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8),
C. Uplight (U) and Glare (G) ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8), and
D. Allowable BUG ratings not exceeding those shown in Table 5.108.8.

DIVISION 5.3-WATER EFFICIENCY AND CONSERVATION

- 2. Meters: Provide separate submeters or metering devices for uses described below (5.303.1):
A. Separate submeters shall be installed as follows (5.303.1.1):
1. For each tenant consuming more than 100 gald/day
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
a. Makeup water for cooling towers where flow through is greater than 500 gpm
b. Makeup water for evaporative coolers greater than 5 gpm
c. Steam and hot-water boilers with energy input more than 500,000 Btu/h
B. Any tenant within a new building that is projected to consume more than 1,000 gald/day (5.303.1.2)

Table with 3 columns: FIXTURE TYPE, MAXIMUM FLOW RATE. Includes Single Showerheads, Multiple Showerheads, Nonresidential Lavatory Faucets, etc.

- 4. Tank-type water closets and showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification (5.303.3.1)
5. Combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi (5.303.3.3.2)

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- 6. Food waste disposers shall either modulate the use of water to no more than 1 gpm when not in use or shall automatically shut off after no more than 10 minutes of inactivity.
7. Projects with an aggregate landscape area equal to or greater than 500 square feet shall comply with City's water efficient landscape ordinance in accordance with NBMC 14.17 (NBMC 14.17)

DIVISION 5.4-MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

- 8. Moisture control: Employ moisture control measures by the following methods (5.407.2):
A. Prevent irrigation spray on structures. (5.407.2.1)
B. Install flashings integrated with a drainage plane (5.407.2.2)
9. Construction waste shall be collected using City Franchise Hauler. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. (5.408.1)
10. Excavated soil and land clearing debris: 100% of trees, stumps, rocks and associated vegetation and soils resulting from land clearing shall be recycled. (5.408.3)
11. For new building 10,000 square foot and over, building commissioning for all building systems covered by T-24, part 6, process systems and renewable shall be provided (5.410.2):
A. Functional performance testing shall be conducted (5.410.2.4)
B. A systems manual and systems operations training are required (5.410.2.5)
C. The systems manuals shall be delivered to the building owner or representative and facilities operator and shall include the following (5.410.2.5.1):
1. Site information including facility description, history and current requirements
2. Site contact information
3. Basic operations and maintenance including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log
4. Major systems
5. Site equipment inventory and maintenance notes
6. A copy of all special inspection verifications
D. A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview
2. Review and demonstration of servicing/preventive maintenance
3. Review of the information in the systems manual
4. Review of the record drawings on the system/equipment
E. A report of commissioning process activities from design, construction and post construction phase shall be provided to the owner (5.410.2.6)

- 12. For new building less than 10,000 square feet, testing and adjusting of the systems shall be required (5.410.4):
A. Systems: Develop a written plan of procedures for testing and adjusting systems for the following systems (5.410.4.2):
1. HVAC systems and controls
2. Indoor and outdoor lighting and controls
3. Water heating systems
4. Renewable energy systems
5. Landscape irrigation systems
6. Water reuse systems
B. Procedures: Perform testing and adjusting procedures in accordance with applicable standards on each system (5.410.4.3)
C. HVAC balancing: Before a new space-conditioning system serving a building or space is operated for normal use, balance in accordance with the procedures defined by national

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- standards listed in Section 5.410.4.3.1 or other method approved by Building Official (5.410.4.3.1)
D. Reporting: After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services (5.410.4.4)
E. Operation and maintenance manual: Provide the building owner with detailed operating and maintenance instructions and copies of warranties/warranties for each system prior to final inspection (5.410.4.5)
F. Inspections and reports: Include a copy of all inspection verifications and reports required for commissioning building (5.410.4.5.1)

DIVISION 5.5-ENVIRONMENTAL QUALITY

- 13. Temporary ventilation: Use return air filters with a MERV of 8 based on ASHRAE 52.2-1999 or an average efficiency of 50% based on ASHRAE 52.1-1992 if the HVAC system is used during the construction. Replace all filters immediately prior to occupancy (5.504.1)
14. Protection of ducts and equipment: All duct and other related air distribution component openings shall be covered with tape, plastic, or sheetmetal or other approved material to reduce the amount of dust or debris which may collect in the system at the time of rough installation or during storage on the construction site and until final startup of the heating, cooling and ventilating equipment (5.504.3)
15. Finish material pollutant control (5.504.4):
A. Adhesives, sealants, or caulks: Adhesives and sealants used on the project shall meet the requirements of the following standards (5.504.4.1):
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with SCAQMD Rule 1168 VOC limits as shown in Tables 5.504.1 and 5.504.4.2
2. Aerosol adhesives and smaller unit size of adhesives and sealant or caulking compounds (which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards
B. Paints and coatings: Architectural paints and coatings shall comply with Table 5.504.4.3 (5.504.4.3):
1. Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROG in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances (5.504.4.3.1)
C. Carpet systems: All carpet installed in the building interior shall meet the testing and product requirements of one of the following standards (5.504.4.4):
1. Carpet and Rug Institute's Green Label Plus Program
2. NSF/ANSI 140 at the Gold level or higher
3. Scientific Certifications Systems Sustainable Choice
4. Compliant with VOC emission limits and testing requirements specified in CDPH Standard Method V1.1 or Specification 01350, or
5. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria and listed in the CHPS High Performance Product Database
D. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program (5.504.4.4.1)
E. All carpet adhesive shall meet the requirements of Table 5.504.4.1 (5.504.4.4.2)
F. Composite wood products: Hardwood plywood, particleboard and medium density fiberboard composite wood products used interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 COR 93120 et seq.). These materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4 (5.504.4.5)
G. Resilient flooring systems: For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following (5.504.4.6):
1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;

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- 2. Compliant with the VOC emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for Testing and Evaluation Chambers, Version 1.1, February 2010.
3. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria and listed in the CHPS High Performance Product Database;
4. Products certified under UL GREENGUARD Gold
H. Filters: In mechanically ventilated buildings, provide regularly occupied area of the building with air filtration media for outside and return air that provides at least a MERV of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual (5.504.3.3)

- 16. Carbon dioxide (CO2) monitoring: For buildings equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, CEC, Section 120.10(a), (5.504.2)
17. Install HVAC, refrigeration, and fire suppression equipment that does not contain CFCs (5.508.1.1)
18. Install HVAC, refrigeration, and fire suppression equipment that does not contain Halons (5.508.1.2)

Installer and Special Inspector Qualifications

- 19. HVAC system installers shall be trained and certified or work under direct supervision of trained and certified installers in the proper installation of HVAC systems (702.1)
20. HVAC special inspectors must be qualified and able to demonstrate competence in the discipline they are inspecting (702.2)

DOCUMENTATIONS

- 21. A report of construction process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative (5.410.2.6)
22. An operation and maintenance manual, CD, web-based reference or other approved media shall be provided by the builder to the building occupant or owner at the final inspection. It shall include operation and maintenance instruction of the equipment and appliances (5.410.5)
23. Documentations of compliance with VOC limits in architectural paintings and coatings as specified in the Table 5.504.4.3 shall be provided at the request of the Building Inspector (5.504.4.3.2)
24. Documentations of compliance with formaldehyde limits as specified in the Table 5.504.4.5 shall be provided when requested by building official by one of the methods (5.504.4.6.3):
A. Product certification and specifications
B. Chain of custody certifications
C. Product, labeled and wood as meeting the Composite Wood Products regulation
D. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European E36 3S standards
E. Other methods approved by the building official.
25. Documentations verifying that resilient flooring materials meet the pollutant emission limits shall be provided (5.504.4.6.1)
26. Documentations of acoustical analysis demonstrating compliance with interior sound levels shall be prepared by personnel approved by the architect or engineer of record (5.607.4.2.2)
27. Documentation which shows compliance with CAL Green code including construction documents, plans, specifications, builder or installer certification, and inspection reports and verification shall be available at the final inspection (703.1)
28. CAL Green Documentation Compliance Certification Form (City form) is required to be submitted to the Building Inspector prior to final building inspection (Section 703.1)

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2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

Table 5.504.4.1 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS. Columns: COATING CATEGORY, VOC LIMIT (Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds)

Table 5.504.4.2 SEALANT VOC LIMIT. Columns: SEALANTS, VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter)

Table 5.504.4.3 FORMALDEHYDE LIMITS. Columns: PRODUCT, LIMIT (Maximum Formaldehyde Emissions in Parts per Million)

Table 5.504.4.1 ADHESIVE VOC LIMIT. Columns: ARCHITECTURAL APPLICATIONS, VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter)

Table 5.504.4.2 SEALANT VOC LIMIT. Columns: SEALANTS, VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter)

Table 5.504.4.3 FORMALDEHYDE LIMITS. Columns: PRODUCT, LIMIT (Maximum Formaldehyde Emissions in Parts per Million)

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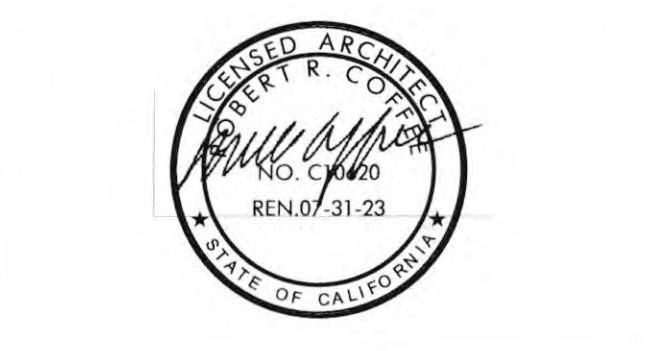
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REVISIONS DATE
1ST BUILDING DEPT. SUBMITTAL 06/08/2022
2ND BUILDING DEPT. SUBMITTAL 11/01/2022



JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE: 2019 CALGREEN BUILDING STANDARDS

SHEET: A0.2

CHECK-OUT AISLE AND SALES AND SERVICE COUNTERS
 11B-904.1 CHECK-OUT AISLES AND SALES AND SERVICE COUNTERS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 11B-904.
 11B-904.2 ALL PORTIONS OF COUNTERS REQUIRED TO COMPLY WITH SECTION 11B-904 SHALL BE LOCATED ADJACENT TO A WALKING SURFACE COMPLYING WITH SECTION 11B-403.
 11B-904.3 THE COUNTER SURFACE HEIGHT SHALL BE 38" MAX. ABOVE THE FINISH FLOOR OR GROUND. THE TOP OF THE COUNTER EDGE PROTECTION SHALL BE 2" MAX. ABOVE THE TOP OF THE COUNTER SURFACE ON THE AISLE SIDE OF THE CHECK-OUT COUNTER.
 11B-904.3.3 WHERE PROVIDED, CHECK WRITING SURFACE SHALL COMPLY WITH SECTION 11B-902.3
 11B-904.4 SALES COUNTER AND SERVICE SHALL COMPLY WITH SECTION 11B-904.1 OR 11B-904.2. THE ACCESSIBLE PORTION OF THE COUNTER TOP SHALL EXTEND THE SAME DEPTH AS THE SALES OR SERVICE COUNTER TOP.

2019 CBC FIGURE 11B-904.4
ALTERATION OF SALES AND SERVICE COUNTERS

1/8" THK. PHOTOPOLYMER SIGN PANEL
 RAISED TACTILE GRAPHICS (5/8" MAX.)
 RAISED GRADE 2 BRAILLE DOTS

1/8" THK. PHOTOPOLYMER SIGN PANEL
 RAISED TACTILE GRAPHICS (5/8" MAX.)
 RAISED GRADE 2 BRAILLE DOTS

1/8" THK. PHOTOPOLYMER SIGN PANEL
 RAISED TACTILE GRAPHICS (5/8" MAX.)
 RAISED GRADE 2 BRAILLE DOTS

NOTE: BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTIONS 11B-703.3 AND 11B-703.4.

2019 CBC FIGURE 11B-703.4.1
HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND

2019 CBC FIGURE 11B-703.6.1
PICTOGRAM FIELD

2019 CBC FIGURE 11A-1D
WHEELCHAIR TURNING SPACE

2019 CBC FIGURE 11B-304.3.2
T-SHAPED TURNING SPACE

2019 CBC FIGURE 11B-305.5
POSITION OF CLEAR FLOOR OR GROUND SPACE

2019 CBC FIGURE 11B-602.5
DRINKING FOUNTAIN SPOUT LOCATION

2019 CBC FIGURE 11A-9D
KNEE AND TOE SPACE

CHECK-OUT AISLE SCALE 1/2" = 1'-0" 20

FLOOR TRANSITION DETAILS SCALE 1 1/2" = 1'-0" 19

SIGNAGE DETAIL SCALE 1 1/2" = 1'-0" 16

SIGNAGE DETAIL SCALE 1/4" = 1'-0" 15

DOOR MANEUVERING DETAIL SCALE 1/4" = 1'-0" 11

WHEELCHAIR MANEUVERING SCALE 1/2" = 1'-0" 12

DOOR MANEUVERING DETAIL SCALE 1/4" = 1'-0" 11

DRINKING FOUNTAIN DETAIL SCALE 1/2" = 1'-0" 8

ACCESSIBLE DETAIL SCALE 1/2" = 1'-0" 7

ACCESSIBLE LAVATORY DETAIL SCALE 1/2" = 1'-0" 4

URINAL / WATER CLOSET DET. SCALE 1/4" = 1'-0" 3

HANDRAIL DETAIL SCALE 1/4" = 1'-0" 18

ACCESSIBLE REACH DETAIL SCALE 1/2" = 1'-0" 14

SWINGING DOOR DETAIL SCALE 1/4" = 1'-0" 10

ACCESSIBLE DOOR DETAIL SCALE 1/2" = 1'-0" 9

PROTRUSION DETAIL SCALE 1/4" = 1'-0" 17

WHEELCHAIR SEATING DETAIL SCALE 1/2" = 1'-0" 13

ACCESSIBLE TOILET FACILITY DETAILS SCALE 1/2" = 1'-0" 1

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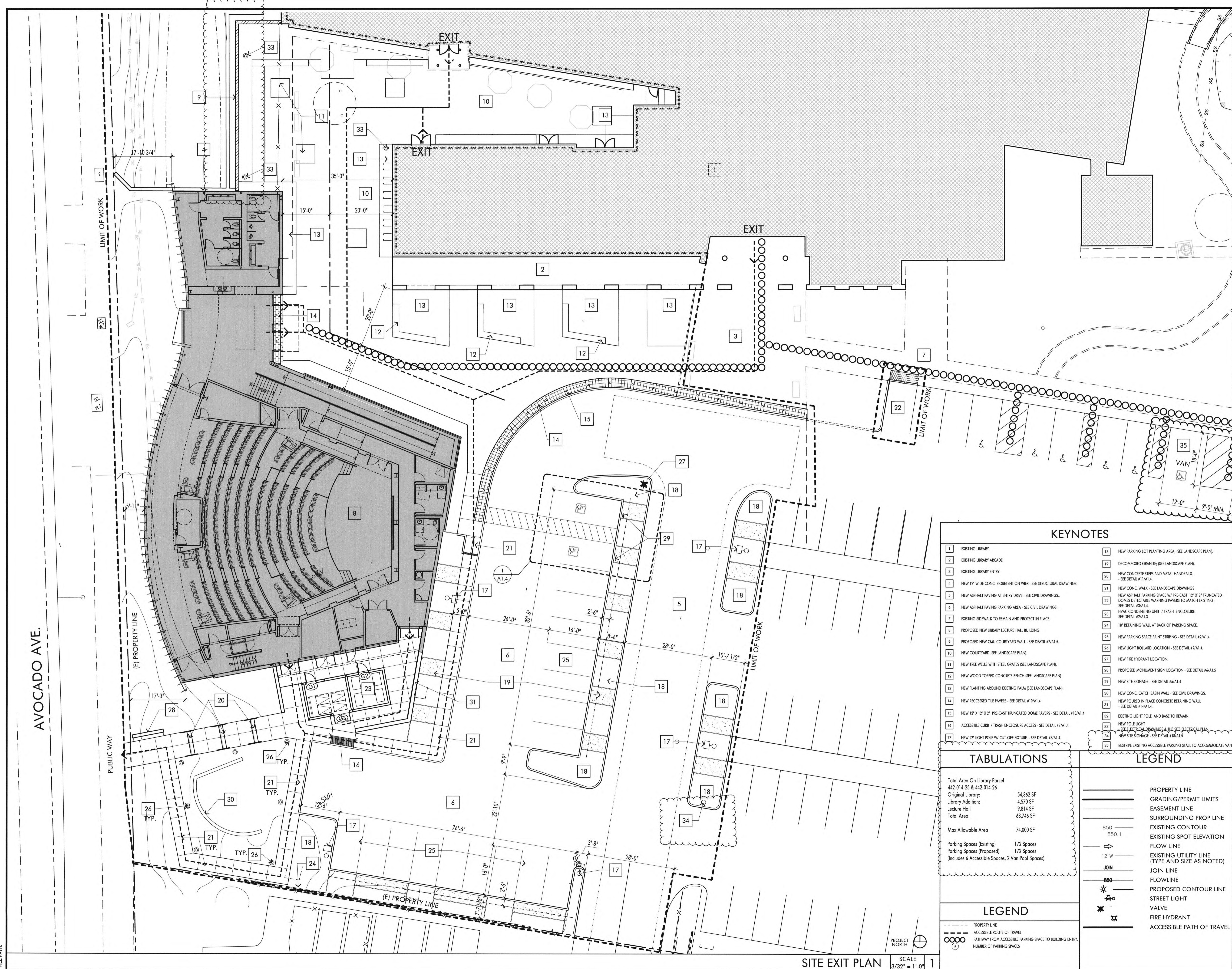
REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

JOB NO.: 2019.01
 DRAWN BY: RCA+A
 DATE: 11/01/2022
 TITLE: ACCESSIBLE DETAILS
 SHEET: A0.3

XREF: FILE PATH:

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LECTURE HALL**

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KEYNOTES	
1	EXISTING LIBRARY.
2	EXISTING LIBRARY ARCADE.
3	EXISTING LIBRARY ENTRY.
4	NEW 12" WIDE CONC. BIOTENTATION WIER - SEE STRUCTURAL DRAWINGS.
5	NEW ASPHALT PAVING AT ENTRY DRIVE - SEE CIVIL DRAWINGS.
6	NEW ASPHALT PAVING PARKING AREA - SEE CIVIL DRAWINGS.
7	EXISTING SIDEWALK TO REMAIN AND PROTECT IN PLACE.
8	PROPOSED NEW LIBRARY LECTURE HALL BUILDING.
9	PROPOSED NEW CMU COURTYARD WALL - SEE DETAIL #7/A1.5.
10	NEW COURTYARD (SEE LANDSCAPE PLAN).
11	NEW TREE WELLS WITH STEEL GRATES (SEE LANDSCAPE PLAN).
12	NEW WOOD TOPPED CONCRETE BENCH (SEE LANDSCAPE PLAN).
13	NEW PLANTING AROUND EXISTING PALM (SEE LANDSCAPE PLAN).
14	NEW RECESSED TILE PAVERS - SEE DETAIL #10/A1.4.
15	NEW 12" X 12" X 2" PRE-CAST TRUNCATED DOME PAVERS - SEE DETAIL #10/A1.4.
16	ACCESSIBLE CURB / TRASH ENCLOSURE ACCESS - SEE DETAIL #7/A1.4.
17	NEW 22' LIGHT POLE W/ CUT-OFF FIXTURE - SEE DETAIL #8/A1.4.
18	NEW PARKING LOT PLANTING AREA (SEE LANDSCAPE PLAN).
19	DECOMPOSED GRANITE (SEE LANDSCAPE PLAN).
20	NEW CONCRETE STEPS AND METAL HANDRAILS - SEE DETAIL #11/A1.4.
21	NEW CONC. WALK - SEE LANDSCAPE DRAWINGS.
22	NEW ASPHALT PARKING SPACE W/ PRE-CAST 12" X 12" TRUNCATED DOME DETECTABLE WARNING PAVERS TO MATCH EXISTING - SEE DETAIL #3/A1.4.
23	HVAC CONDENSING UNIT / TRASH ENCLOSURE - SEE DETAIL #2/A1.3.
24	18" RETAINING WALL AT BACK OF PARKING SPACE.
25	NEW PARKING SPACE PAINT STRIPING - SEE DETAIL #2/A1.4.
26	NEW LIGHT BOLLARD LOCATION - SEE DETAIL #9/A1.4.
27	NEW FIRE HYDRANT LOCATION.
28	PROPOSED MONUMENT SIGN LOCATION - SEE DETAIL #6/A1.5.
29	NEW SITE SIGNAGE - SEE DETAIL #5/A1.4.
30	NEW CONC. CATCH BASIN WALL - SEE CIVIL DRAWINGS.
31	NEW Poured IN PLACE CONCRETE RETAINING WALL - SEE DETAIL #14/A1.4.
32	EXISTING LIGHT POLE AND BASE TO REMAIN.
33	NEW POLE LIGHT - SEE ELECTRICAL DRAWINGS & THE SITE ELECTRICAL PLAN.
34	NEW SITE SIGNAGE - SEE DETAIL #18/A1.5.
35	RESTRIPE EXISTING ACCESSIBLE PARKING SPACES TO ACCOMMODATE VAN.

TABULATIONS	
Total Area On Library Parcel	442,014.25 & 442,014.26
Original Library:	54,362 SF
Library Addition:	4,570 SF
Lecture Hall:	9,814 SF
Total Area:	68,746 SF
Max Allowable Area:	74,000 SF
Parking Spaces (Existing):	172 Spaces
Parking Spaces (Proposed):	172 Spaces
(Includes 6 Accessible Spaces, 2 Van Pool Spaces)	

LEGEND	
---	PROPERTY LINE
---	GRADING/PERMIT LIMITS
---	EASEMENT LINE
---	SURROUNDING PROP LINE
---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
---	FLOW LINE
---	EXISTING UTILITY LINE (TYPE AND SIZE AS NOTED)
---	JOIN LINE
---	FLOWLINE
---	PROPOSED CONTOUR LINE
---	STREET LIGHT
---	VALVE
---	FIRE HYDRANT
---	ACCESSIBLE PATH OF TRAVEL

LEGEND	
---	PROPERTY LINE
---	GRADING/PERMIT LIMITS
---	EASEMENT LINE
---	SURROUNDING PROP LINE
---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
---	FLOW LINE
---	EXISTING UTILITY LINE (TYPE AND SIZE AS NOTED)
---	JOIN LINE
---	FLOWLINE
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---	STREET LIGHT
---	VALVE
---	FIRE HYDRANT
---	ACCESSIBLE PATH OF TRAVEL

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

UNSEAL ARCHITECT
Robert R. Coffee
REGISTERED ARCHITECT
STATE OF CALIFORNIA
REN. 01-31-23

JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022
TITLE: SITE EXIT PLAN
SHEET: A0.4

XREF: FILE PATH:

LEGEND

- RECESSED FIRE EXTINGUISHER LOCATION
- INDICATES DIRECTION OF TRAVEL & OCCUPANT LOAD
- PROPOSED EXIT SIGN LOCATION
- MAXIMUM EXITING DISTANCE & DIRECTION OF TRAVEL
- AED CABINET & DEFIBRILLATOR LOCATION
- KNOX BOX LOCATION
- REMOTE ANNUNCIATOR PANEL LOCATION
- FIRE ALARM PULL STATION LOCATION
- DOOR PANIC HARDWARE
- PUSH / PULL DOOR HARDWARE
- TACTILE EXIT SIGN LOCATION MOUNTED 48" A.F.F. SIGN TO READ "EXIT" BOTH IN ENGLISH AND CONTRACTED GRADE 2 BRAILLE (SEE DETAIL #16 / A03)
- ROOM CAPACITY SIGN LOCATION MOUNTED 60" A.F.F. (PER CBC SECTION 1004.3) - SEE DETAIL #16 / A03
- EMERGENCY EVACUATION SIGN MOUNTED 48" A.F.F.
- TACTILE EXIT SIGN LOCATION MOUNTED 48" A.F.F. SIGN TO READ "EXIT ROUTE" BOTH IN ENGLISH AND CONTRACTED GRADE 2 BRAILLE (SEE DETAIL #16 / A03)

*ALL BRAILLE SIGNS SHALL BE APPROVED BY BUILDING PLAN CHECK PRIOR TO INSTALLATION.

BLDG CODE ANALYSIS

DESIGN APPROACH FOR CODE ANALYSIS:
Section 705.3: Buildings on the Same Lot;
 For the purpose of determining the required wall and opening protection, projections and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them.

EXISTING LIBRARY BUILDING
(EXISTING CODE ANALYSIS):
 Type II-One Hour with Fire Sprinklers used as a substitution for One-Hour Construction, therefore Building is constructed as **Type II-N**. Allowable floor area of 72,000 SF is based on increase for separation on 3 sides. **Therefore, maintain a minimum distance of 20' separation on three sides.**

Total Area On Library Parcel
 442-014-25 & 442-014-26

Original Library:	54,362 SF
Library Addition:	4,570 SF
Lecture Hall	9,814 SF
Total Area:	68,746 SF

Max Allowable Area 74,000 SF

Parking Spaces (Existing)	172 Spaces
Parking Spaces (Proposed)	172 Spaces

(Includes 6 Accessible Spaces, 2 Van Pool Spaces)

PROPOSED LECTURE HALL:
OCCUPANCY:
Chapter 303.4: Assembly Group A-3
 Group includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A, including, but not limited to: Lecture Halls
 Maximum of 299 Fixed Seats.

CONSTRUCTION TYPE:
Chapter 602.1, Table 601:
 Type VB, Fully Sprinklered

ALLOWABLE BUILDING AREA:
Chapter 5, Table 506.2
 A-3, S1 for Type VB = 24,000 SF Proposed Area: 9,814 SF (294 Fixed seats + 5 HC seats + 299 seats total)
 No additional area required.

ALLOWABLE BUILDING HEIGHT:
Chapter 5, Table 504.4
 A-3, S without area increase: 2 Proposed Height: 1 story

FIRE RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS
Chapter 6, Table 601:

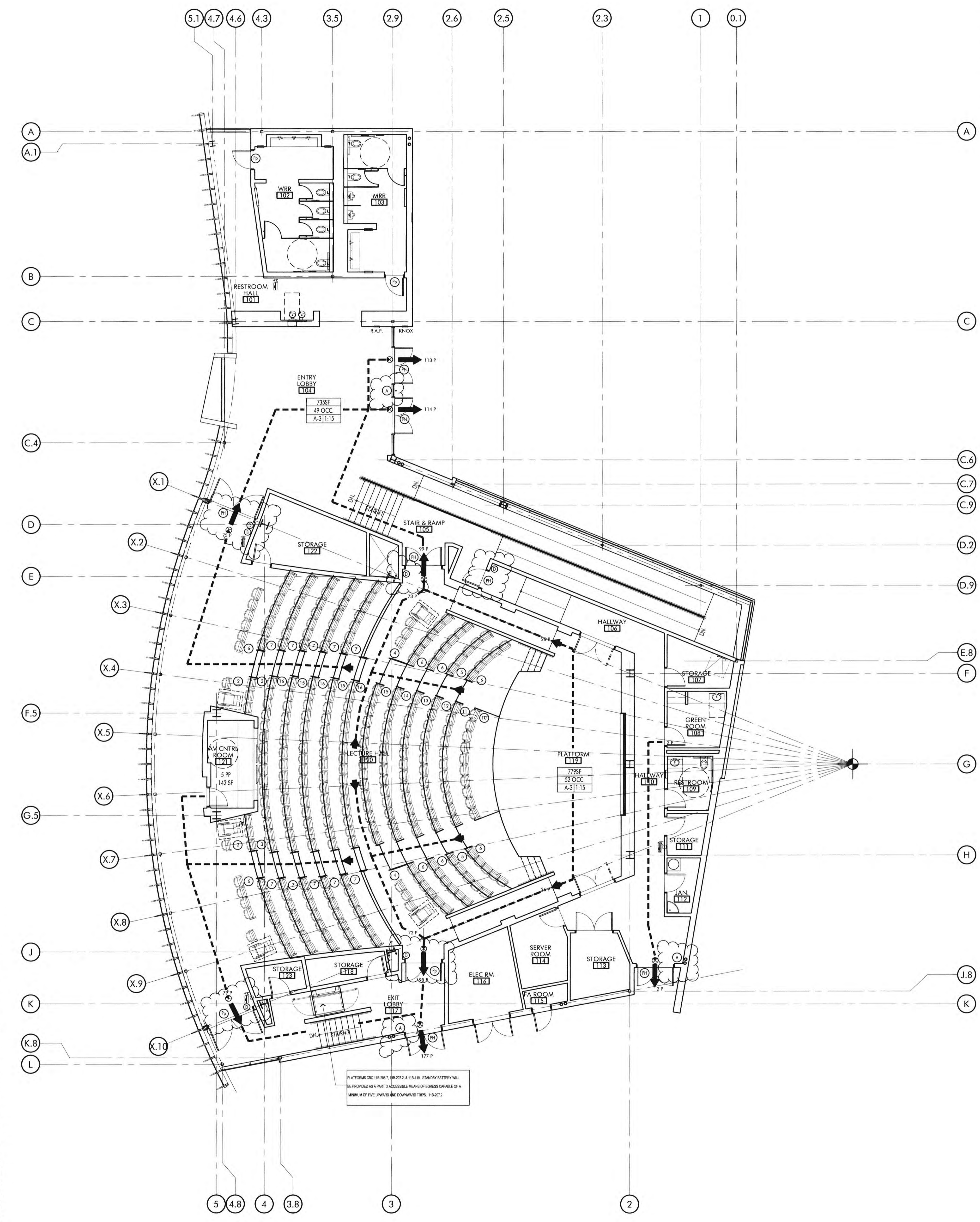
Type VB:	
Primary Structure:	0
Bearing Walls, interior and exterior:	0
Exterior Nonbearing Walls:	Table 602
Interior Nonbearing Walls and Partitions:	0
Floor Construction:	0
Roof Construction:	0

FIRE RESISTIVE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
Chapter 6, Table 601:
Type VB:
 Exterior Wall between 10' and 30' = 0

ALLOWABLE AREA OF OPENINGS IN EXTERIOR WALLS:
Table 705.8:
 Lecture Hall:
 15' to less than 20': Unprotected, Sprinklered: 75%
 Library:
 20' to less than 25': Unprotected, Sprinklered: No Limit

EXTERIOR WALLS - PROJECTIONS
Chapter 705.2, Projections:
 Projections shall not extend any closer to the line used to determine the fire distance separation distance than shown in Table 705.2.
Table 705.2:
 With a fire separation distance of 5' or greater, a projection can extend to within 40" of the FSD line.

DESIGN CODE	2019 CBC, 2019 CMC, 2019 CEC, 2019 CPC, 2019 CFC & 2019 CALGREEN
ASSESSOR PARCEL NUMBER	n/a
BUILDING OCCUPANCY CLASSIFICATION	Group A3 - Chapter 303.4 - 299 fixed seats (Max. Occ)
CONSTRUCTION TYPE (Section 601)	Type VB Fully Sprinklered (Chapter 602.1, Table 601)
FIRE SUPPRESSION SYSTEM	Sprinklered per NFPA 13 Fire Alarm: Required With Voice Evacuation
ALLOWABLE HEIGHT	Chapter 5, Table 504.4 A-3, S Without Area Increase = 2
ACTUAL BUILDING HEIGHT	1 Story (+ 27'-0")
ALLOWABLE AREA (Table 503, Section 506)	A3 (S1) for Type VB - Chapter 5, Table 506.2 = 24,000 SF
ACTUAL BUILDING AREA	9,814 SF



SIGNS & IDENTIFICATION

- DIRECTIONAL SIGN VISUAL CHARACTER SHALL BE 40 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. (11B-216.3, 11B-216.6, 11B-703.5.6)
- WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED. (11B-703.1)
- WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONG THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT AND DOORS. SIGNS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 X 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING. (11B-703.4.1) (FIGURE 11B-703.4.1)
- TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MINIMUM ABOVE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAXIMUM ABOVE FINISH FLOOR, MEASURED FROM THE BASE LINE OF THE HIGHEST LINE OF THE RAISED CHARACTERS. (11B-703.4.1) (FIGURE 11B-703.4.1)
- CORRESPONDING BRAILLE SHALL BE LOCATED BELOW CHARACTERS, 3/8"-1/2", CENTERED OR FLUSH LEFT. (11B-216, 11B-703.3.2)
- WHEN SIGNS IDENTIFY PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH CBC 11B-703.1, 11B-703.2, 11B-703.3 AND 11B-703.5. WHERE PICTOGRAMS ARE PROVIDED, IT SHALL COMPLY WITH SECTION 11B-703.6 AND SHALL HAVE TEXT DESCRIPTIONS COMPLYING WITH SECTIONS 11B-703.2 & 11B-703.5. (11B-216.2)
- PROVIDE TACTILE EXIT SIGNAGE AND IDENTIFY LOCATIONS ON FLOOR PLAN. INCLUDE SIGN ELEVATION AND TYPICAL SIGNAGE TEXT PER CBC SECTION 1013.1 AT DOORS TO EXIT PASSAGEWAYS, EXIT DISCHARGE AND EXIT STAIRWAYS SHALL COMPLY WITH SECTIONS 11B-703.1, 11B-703.2, 11B-703.3 AND 11B-703.5. (11B-216.4.1)
- SIGNS REQUIRED BY SECTION 1009.9 TO PROVIDE DIRECTIONS TO ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH SECTION 11B-703.5. (11B-216.4.3)

NEWPORT BEACH LIBRARY LECTURE HALL

998 AVOCADO AVENUE
 NEWPORT BEACH, CA 92660

This and all other project documents and all ideas, concepts and designs incorporated herein are the property of Robert R. Coffee Architect & Associates (RCA+A) and shall remain the property of RCA+A. No part of this project or any portion thereof may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of RCA+A. RCA+A hereby grants a limited license to the owner to use the project documents for the project only and for the project only. Any other use, reproduction, or modification (in whole or in part) without the prior written permission of RCA+A and RCA+A's consent to the maximum legal extent permitted by law, is prohibited. RCA+A and its consultants make no representation concerning the accuracy of documents and are not responsible for any discrepancies between project documents and the existing conditions.

REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

PROJECT NORTH

SCALE 1/8" = 1'-0"

BUILDING EXIT PLAN

SHEET: A0.5

JOB NO.: 2019.01
 DRAWN BY: RCA+A
 DATE: 11/01/2022
 TITLE: BUILDING EXIT PLAN
 SHEET: A0.5

RESOLUTION NO. 2021-126

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, EXEMPTING THE LIBRARY LECTURE HALL PROJECT FROM DEVELOPMENT STANDARDS IN ACCORDANCE WITH SECTION 20.10.040 (APPLICABILITY OF ZONING CODE) OF THE NEWPORT BEACH MUNICIPAL CODE (P2019-123)

WHEREAS, Section 200 of the City of Newport Beach ("City") Charter vests the City Council with the authority to make and enforce all laws, rules and regulations with respect to municipal affairs subject only to the restrictions and limitations contained in the Charter and the State Constitution, and the power to exercise, or act pursuant to any and all rights, powers and privileges, or procedures granted or prescribed by any law of the State of California;

WHEREAS, the Friends Room located within the Newport Beach Central Library at 1000 Avocado Avenue in the City of Newport Beach, California ("Property") hosts many programs including the Witte Lecture Series, Library Live speakers, It's Your Money, and Medicine in your Backyard, and numerous other speaker events; however, its limited capacity, sightlines and accoutrements revealed the need for a modern facility;

WHEREAS, the City Council of the City of Newport Beach authorized the conceptual design and construction documents for the completion of a lecture hall to host library, cultural, educational, informational, entertainment, civic and community events to be funded equally between the City and Newport Beach Public Library Foundation ("Project");

WHEREAS, the Property is designated Public Facilities (PF) by the General Plan Land Use Element of the City of Newport Beach, which is intended to provide public facilities, including public schools, cultural institutions, government facilities, libraries, community centers, public hospitals and public utilities;

WHEREAS, the Property is located within the Planned Community (PC) Zoning District, specifically Newport Village Planned Community District ("PC-27") in the Governmental/Institutional Area 4, which is intended to provide for a public library use including appurtenant facilities such as public meeting rooms;

WHEREAS, the Project is not located within the coastal zone;

WHEREAS, the Project is consistent with the purpose and intent of these designations, and appurtenant library facilities such as public meeting rooms are specifically permitted within Area 4 (Governmental and Institutional) of the PC-27 regulations;

WHEREAS, the City Council is considering approval of the final conceptual design of the Project which is described as a less than 10,000 square foot lecture hall with a stage, green room, seating for up to a maximum of 299 audience members, ADA compliant paths of travel and an interior lobby area;

WHEREAS, Section 20.10.040(A) (Applicability of Zoning Code) of the Newport Beach Municipal Code ("NBMC") authorizes the City Council to exempt City implemented projects by adopting a resolution at a noticed public hearing upon setting forth the specific NBMC provisions that apply in the absence of the exemption;

WHEREAS, flexibility in the applicable development standards is necessary to allow the City to construct a functional Project that supports library activities that serve the public;

WHEREAS, specifically, flexibility from the maximum floor area, setbacks, and minimum parking standards set forth in Area 4 (Governmental and Institutional) of the PC-27 regulations are necessary;

WHEREAS, PC-27 allows up to 65,000 square feet of gross floor area on the parcel for library facilities; however, the existing Central Library is 62,690 square feet of gross floor area and the Project would add up to 10,000 square feet of new floor area;

WHEREAS, the approximately 72,690 square feet of existing and proposed gross floor area on the parcel complies with the Second Amendment to Declaration of Special Land Use Restrictions (dated December 4, 2019), which restricts the maximum gross floor area on the parcel to 74,000 square feet;

WHEREAS, PC-27 requires a building setback of 20 feet from the property line along Avocado Avenue; however, the back portion of the Project referred to as the concourse, would project into the setback area up to 14 feet 6 inches;

WHEREAS, siting a portion of the structure in the setback allows the Project to maintain as many existing parking spaces as possible and improves the vehicular approach to the Central Library with an entry drive that terminates at a drop-off plaza;

WHEREAS, portions of the structure that would encroach into the Avocado Avenue setback would be elevated roughly 5 feet from the ground level and cantilevered over the existing swale and include glass elements, which would reduce the appearance of bulk and scale for pedestrians and motorists along Avocado Avenue;

WHEREAS, the property line is situated approximately 17 feet from the curb of Avocado Avenue which creates additional separation from cyclists and motorists along the street and the nearest driveway is more than 150 feet from the Project such that the encroachment would not impede sightlines for vehicular access;

WHEREAS, the Project does not result in a loss of parking spaces as approximately 13 existing parking spaces would be relocated to serve both the Project and Central Library with the final design and layout of all parking and loading areas being subject to the review and approval by the City Traffic Engineer and Public Works Department;

WHEREAS, although the Project does not result a net loss of parking spaces, the Project does not meet the parking requirement of one space per 250 square feet of floor area for library facilities required by the PC-27 regulations;

WHEREAS, authorizing the reduction of parking is appropriate in that the Project's drop-off at the entryway ensures access to those with limited mobility;

WHEREAS, PC-27's parking requirements were adopted at a time when rideshares were uncommon, therefore, if PC-27 were adopted today, it may result in more relaxed parking standards applied to the Project;

WHEREAS, the Project is consistent with the General Plan Land Use Designation PF (Public Facilities) which does not include floor area limits, setback requirements, or minimum parking standards;

WHEREAS, the Property is in an urban, developed area and utilities including water, sewer, and other utilities are available on the Property, with only minor extensions needed to connect to the Project;

WHEREAS, the Project does not exceed the height limit of 45 feet set forth in the PC-27 regulations, nor would the Project extend higher than the extension of the sight plane established by Ordinance No. 1596 for the Corporate Plaza Planned Community; and

WHEREAS, the City Council held a public hearing on November 30, 2021, in the City Council Chambers located at 100 Civic Center Drive, Newport Beach, California. A notice of time, place and purpose of the hearing was given in accordance with California Government Code Section 54950, et seq. ("Ralph M. Brown Act") and Chapter 20.62 (Public Hearings) of the NBMC. Evidence, both written and oral, was presented to, and considered by, the City Council at this public hearing.

NOW, THEREFORE, the City Council of the City of Newport Beach resolves as follows:

Section 1: In accordance with Section 20.10.040 (A) (Applicability of Zoning Code) of the NBMC, the City Council does hereby exempt the Project as depicted in the Conceptual Site Plan, which is attached hereto and incorporated herein by reference as Exhibit "A", from the gross floor area, setback and parking requirements set forth in the PC-27 Newport Village Planned Community District at the Property located at 1000 Avocado Avenue, Newport Beach, California.

Section 2: The recitals provided in this resolution are true and correct and are incorporated into the operative part of this resolution.

Section 3: If any section, subsection, sentence, clause or phrase of this resolution is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The City Council hereby declares that it would have passed this resolution, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 4: The City Council finds the adoption of this resolution, in addition to several other actions in furtherance of the Project, are exempt from environmental review under CEQA pursuant to the categorical exemptions set forth in Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because there is no substantial evidence demonstrating an exception to reliance on the categorical exemptions. A more detailed analysis and determination supporting the CEQA exemptions are provided in the attached Exhibit "B," which is attached hereto and incorporated herein by reference.

Section 5: This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting the resolution.

ADOPTED this 30th day of November 2021.

ATTEST:

Lelani I. Brown
City Clerk



APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

Aaron C. Harp
City Attorney

Attachment(s): Exhibit A - Conceptual Site Plan
Exhibit B - Findings in Support of Categorical Exemptions under the California Environmental Quality Act ("CEQA")

Exhibit "A"
Conceptual Site Plan

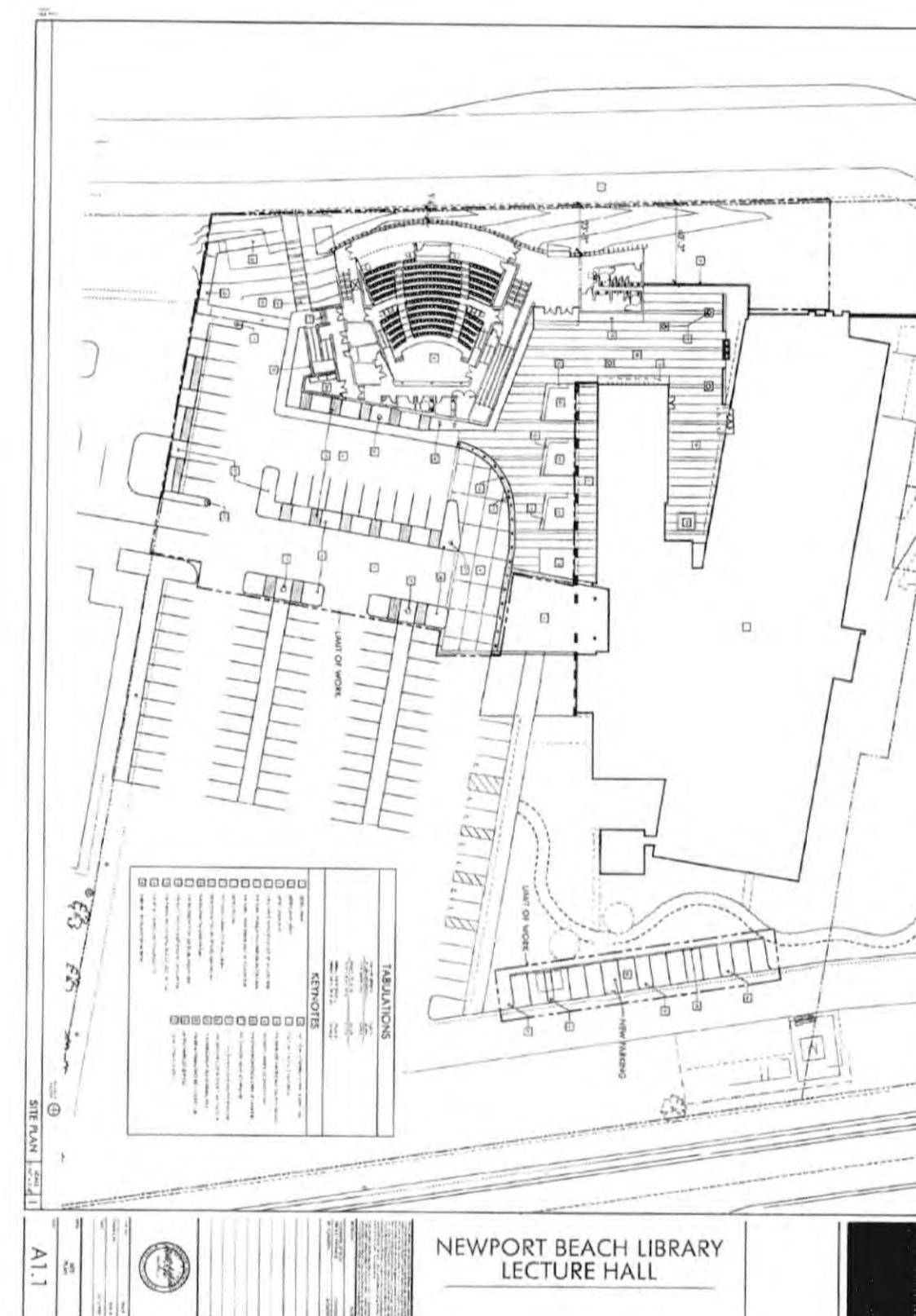


Exhibit "B"

Findings in Support of Categorical Exemptions under the California Environmental Quality Act ("CEQA") for the Library Lecture Hall Located at 1000 Avocado Avenue

15301 (Existing Facilities)

CEQA's Class 1 Exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures or topographical features involving negligible or no expansion of a use beyond the use existing at the time of the lead agency's CEQA determination. (CEQA Guidelines, § 15301.) This exemption includes additions of up to 10,000 square feet in areas where all public services and facilities are available to allow for maximum development permissible in the General Plan and is not located in an environmentally sensitive area.

The Property's General Plan Land Use Designation of PF (Public Facilities) does not include floor area limitations (CEQA Guidelines, § 15301(c)). The portion of the Property used for the Project would be less than one acre in size and is located on the southwest side of the library adjacent to Avocado Avenue. The replacement parking would be located across the existing surface parking lot near the MacArthur Boulevard boundary of the Property, where there is currently landscaping, hardscaping, and a sculpture. The Property currently includes the Newport Beach Central Library and surface parking, but agencies include the civic center buildings, a parking structure, as well as surface parking lots. The Project calls for the construction of a new library lecture hall facility consisting of no more than 10,000 square feet within existing developed areas that are not environmentally sensitive. The Project would include related subsequent steps, such as the approval of a construction contract and execution of other agreements.

The structure would complement the existing facilities on-site and provide additional space to conduct public activities such as performances and lectures. In this urban, developed area, utilities including water, sewer, and gas, etc. are available on the Property, and minor extensions will be needed to connect to the library lecture hall facilities. The operation would be subject to all applicable City regulations regarding environmental quality, including noise and water quality and preliminary Water Quality Management Plan (PWCMP) has been prepared for the project. The displaces some of the existing water collection and treatment facilities for the City Hall/Library Campus, however, replacement or modification of those areas would be performed in compliance with an approved WQMP. Modifications to the treatment/collection areas area included within this Project. The Project therefore calls for the operation and minor alteration of existing public facilities involving negligible expansion of the existing use, which are exempt from CEQA pursuant to the Class 1 Exemption.

15303 (New Construction or Conversion of Small Structures)

CEQA's Class 3 Exemption applies to the construction and location of limited numbers of new, small facilities or structures and the installation of small new equipment and facilities in small structures. (CEQA Guidelines, § 15303.) This exemption includes the construction of up to four (4) nonresidential buildings not exceeding 10,000 square feet in urbanized areas on sites zoned for such use, not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available, and not located in an environmentally sensitive area (CEQA Guidelines, § 15303(c)). The exemption also applies to street, water main, sewage, electricity, gas, and other utility extensions of reasonable length used to serve such exempt constructions. (CEQA Guidelines, § 15303(d)). The Project calls for the future construction of appurtenant library facilities (i.e., lecture hall) to support existing library operations. In this urban, developed area, utilities including water, sewer, gas, etc. are available on site, and only minor extensions will be needed to connect to the proposed building(s). Thus, the Project seeks to locate a new library lecture hall of no more than 10,000 square feet on the existing developed civic center campus in areas that are not environmentally sensitive, and is therefore exempt from CEQA pursuant to the Class 3 Exemption.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF NEWPORT BEACH)

I, Lelani I. Brown, City Clerk of the City of Newport Beach, California, do hereby certify that the whole number of members of the City Council is seven, the foregoing resolution, being Resolution No. 2021-126 was duly introduced before and adopted by the City Council of said City at a regular meeting of said Council held on the 30th day of November, 2021, and the same was so passed and adopted by the following vote to wit:

AYES: Mayor Brad Avery, Council Member Noah Blom, Council Member Joy Brenner, Council Member Diane Dixon, Council Member Duff Duffield, Council Member Will O'Neil, Mayor Pro Tem Kevin Muldoon

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of said City this 1st day of December 2021.

Lelani I. Brown
City Clerk
Newport Beach, California



RCA+A
Robert R. Coffee Architect & Associates
1200 Quail St, Ste 210
Newport Beach, CA 92660
949.760.8668 T
949.750.3381 F
robert@robertcoffeearchitects.com

NEWPORT BEACH LIBRARY
LECTURE HALL
998 AVOCADO AVENUE
NEWPORT BEACH, CA 92660

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Project documents describe design intent of work and are not a representation of the as built or existing conditions. RCA+A and RCA+A's consultants make no representation concerning the accuracy of documents and are not responsible for any discrepancies between project documents and the existing conditions.

REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE: LIBRARY EXEMPTION
RESOLUTION

SHEET: A0.6

**NEWPORT BEACH LIBRARY
LECTURE HALL**

998 AVOCADO AVENUE
NEWPORT BEACH, CA 92660

KEYNOTES

- 1 EXISTING LIBRARY.
- 2 EXISTING LIBRARY ARCADE.
- 3 EXISTING LIBRARY ENTRY.
- 4 NEW 12" WIDE CONC. BIORETENTION WER - SEE STRUCTURAL DRAWINGS.
- 5 NEW ASPHALT PAVING AT ENTRY DRIVE - SEE CIVIL DRAWINGS.
- 6 NEW ASPHALT PAVING PARKING AREA - SEE CIVIL DRAWINGS.
- 7 EXISTING SIDEWALK TO REMAIN AND PROTECT IN PLACE.
- 8 PROPOSED NEW LIBRARY LECTURE HALL BUILDING.
- 9 PROPOSED NEW CMU COURTYARD WALL - SEE DETAIL #7/A1.5.
- 10 NEW COURTYARD (SEE LANDSCAPE PLAN).
- 11 NEW TREE WELLS WITH STEEL GRATES (SEE LANDSCAPE PLAN).
- 12 NEW WOOD TOPPED CONCRETE BENCH (SEE LANDSCAPE PLAN).
- 13 NEW PLANTING AROUND EXISTING PALM (SEE LANDSCAPE PLAN).
- 14 RECESSED TILE PAVERS - SEE FINISH SCHEDULE.
- 15 NEW 12" X 12" X 2" PRE-CAST TRUNCATED DOME PAVERS - SEE DETAIL #10/A1.4.
- 16 ACCESSIBLE CURB / TRASH ENCLOSURE ACCESS - SEE DETAIL #7/A1.4.
- 17 NEW 22' LIGHT POLE W/ CUT-OFF FIXTURE - SEE DETAIL #8/A1.4.
- 18 NEW PARKING LOT PLANTING AREA (SEE LANDSCAPE PLAN).
- 19 DECOMPOSED GRANITE (SEE LANDSCAPE PLAN).
- 20 NEW CONCRETE STEPS AND METAL HANDRAILS - SEE DETAIL #11/A1.4.
- 21 NEW CONC. WALK - SEE LANDSCAPE DRAWINGS.
- 22 NEW ASPHALT PARKING SPACE W/ PRE-CAST 12" X 12" TRUNCATED DOME DETECTABLE WARNING PAVERS TO MATCH EXISTING - SEE DETAIL #3/A1.4.
- 23 HVAC CONDENSING UNIT / TRASH ENCLOSURE - SEE DETAIL #2/A1.3.
- 24 18" RETAINING WALL AT BACK OF PARKING SPACE.
- 25 NEW PARKING SPACE PAINT STRIPING - SEE DETAIL #2/A1.4.
- 26 NEW LIGHT BOLLARD LOCATION - SEE DETAIL #9/A1.4.
- 27 NEW FIRE HYDRANT LOCATION.
- 28 PROPOSED MONUMENT SIGN LOCATION - SEE DETAIL #6/A1.5.
- 29 NEW SITE SIGNAGE - SEE DETAIL #5/A1.4.
- 30 NEW CONC. CATCH-BASIN WALL - SEE CIVIL DRAWINGS.
- 31 NEW POURED IN PLACE CONCRETE RETAINING WALL - SEE DETAIL #14/A1.4.
- 32 EXISTING LIGHT POLE AND BASE TO REMAIN.
- 33 NEW POLE LIGHT - SEE ELECTRICAL DRAWINGS & THE SITE ELECTRICAL PLAN.
- 34 NEW SITE SIGNAGE - SEE DETAIL #18/A1.5.
- 35 RESTRIPE EXISTING ACCESSIBLE PARKING STALL TO ACCOMMODATE VAN.
- 36 NEW 6" D.C.D.A. DEVICE LOCATION - SEE CIVIL DRAWINGS.
- 37 NEW 2" WATER SERVICE DEVICE LOCATION - SEE CIVIL DRAWINGS.
- 38 NEW 2" R.P.P.D. DEVICE LOCATION - SEE CIVIL DRAWINGS.
- 39 NEW PATHWAY LIGHTS - SEE ELECTRICAL DWGS & SITE ELECTRICAL PLAN.

TABLATIONS

Total Area On Library Parcel 442-014-25 & 442-014-26	
Original Library:	54,362 SF
Library Addition:	4,570 SF
Lecture Hall:	9,814 SF
Total Area:	68,746 SF
Max Allowable Area:	74,000 SF
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Parking Spaces (Proposed):	172 Spaces
(Includes 6 Accessible Spaces, 2 Van Pool Spaces)	

LEGEND

- PROPERTY LINE
- GRADING/PERMIT LIMITS
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- SURROUNDING PROP LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- FLOW LINE
- EXISTING UTILITY LINE (TYPE AND SIZE AS NOTED)
- JOIN LINE
- FLOWLINE
- PROPOSED CONTOUR LINE
- STREET LIGHT
- VALVE
- FIRE HYDRANT
- ACCESSIBLE PATH OF TRAVEL

DEMOLITION NOTE:
REFER TO SHEET (D-1.01)-DEMOLITION PLAN
IN CIVIL DRAWINGS.

CONSTRUCTION NOTE:
PRIOR TO PERFORMING ANY WORK IN THE
CITY RIGHT-OF-WAY AN ENCROACHMENT
PERMIT MUST BE OBTAINED FROM THE
PUBLIC WORKS DEPARTMENT

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022
3RD BUILDING DEPT. SUBMITTAL	12/19/2022

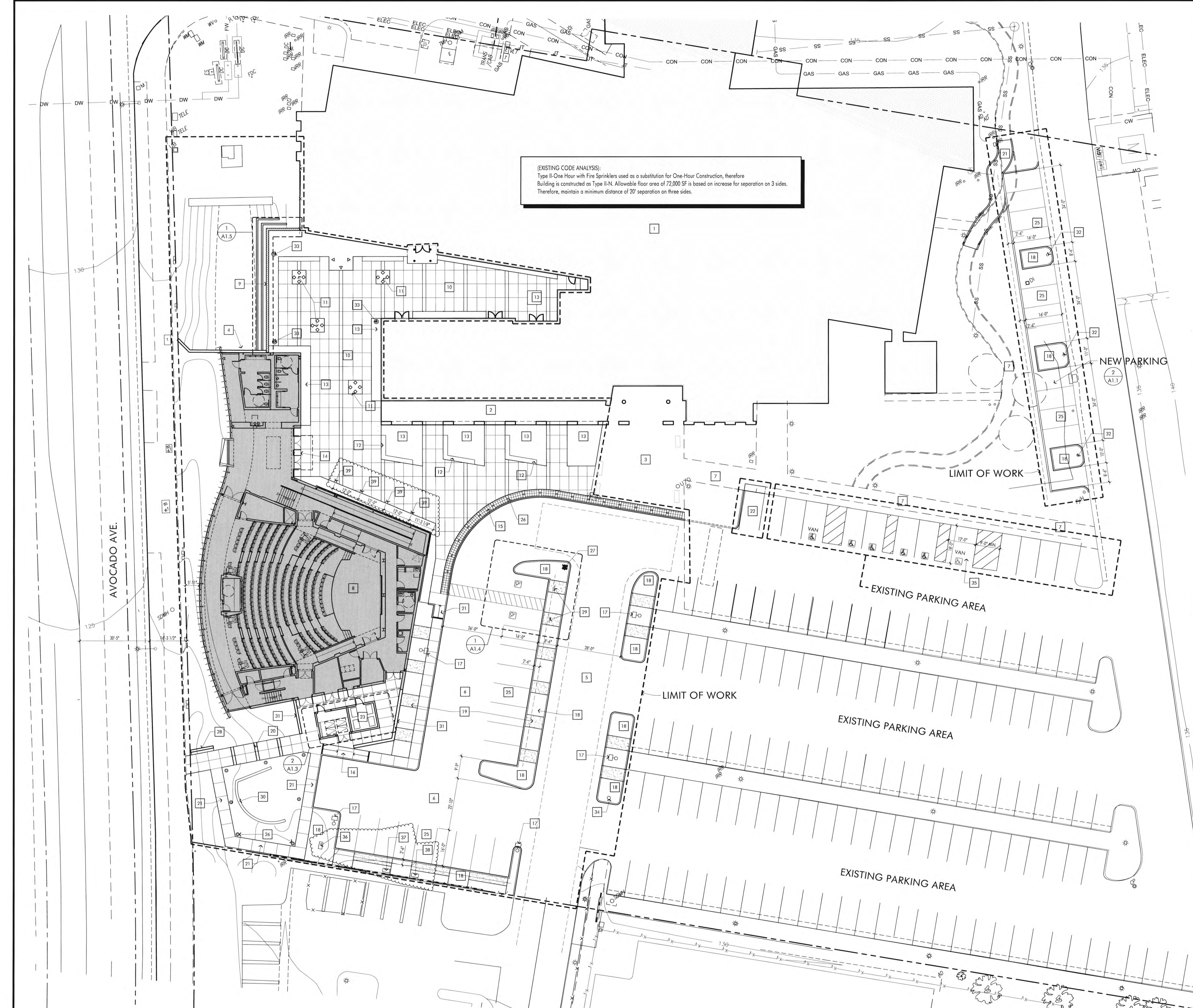
JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 12/20/2022

TITLE: SITE PLAN

SHEET:

A1.0

(EXISTING CODE ANALYSIS):
Type II-One Hour with Fire Sprinklers used as a substitution for One-Hour Construction, therefore Building is constructed as Type II-N. Allowable floor area of 72,000 SF is based on increase for separation on 3 sides. Therefore, maintain a minimum distance of 20' separation on three sides.

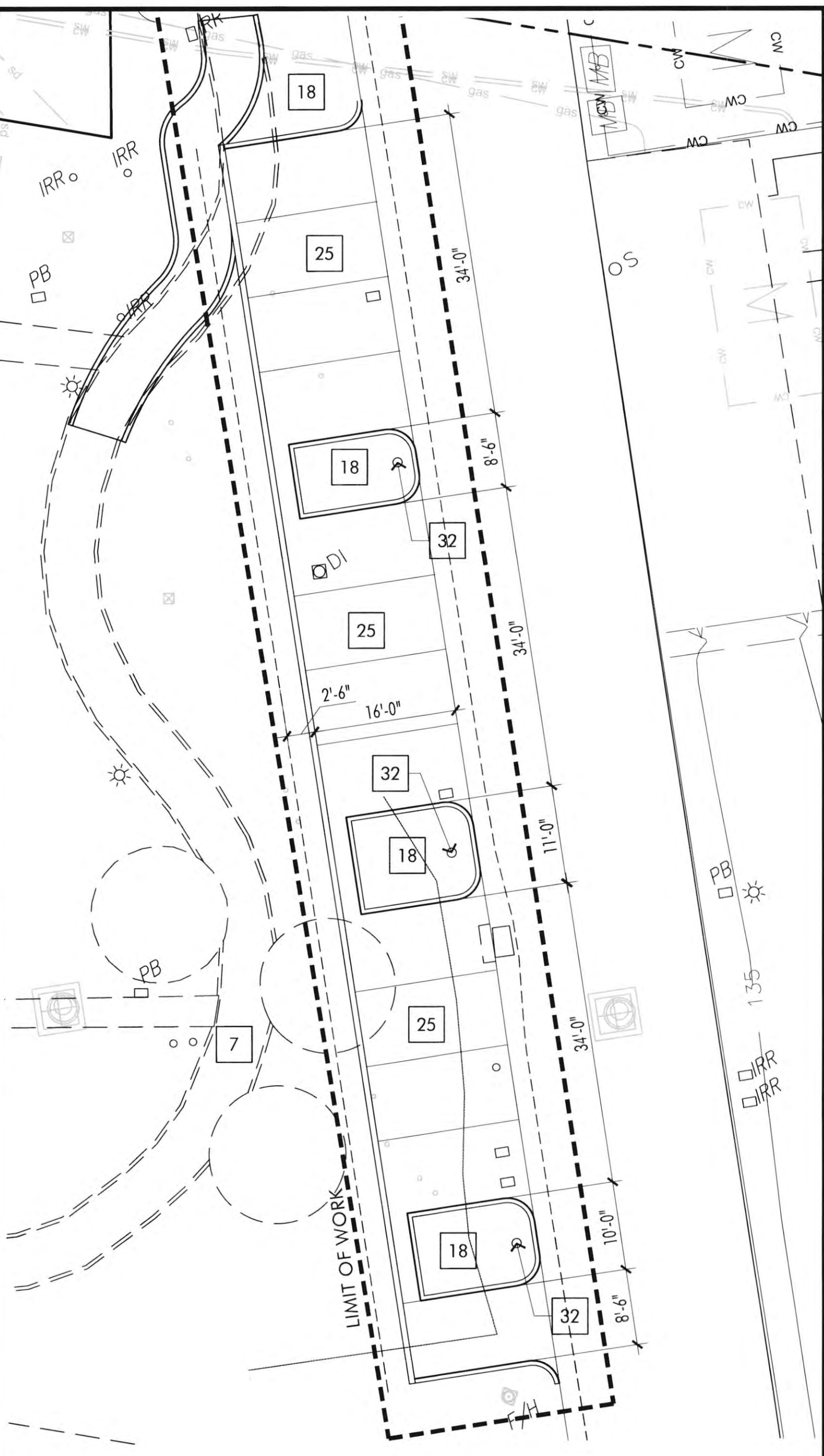
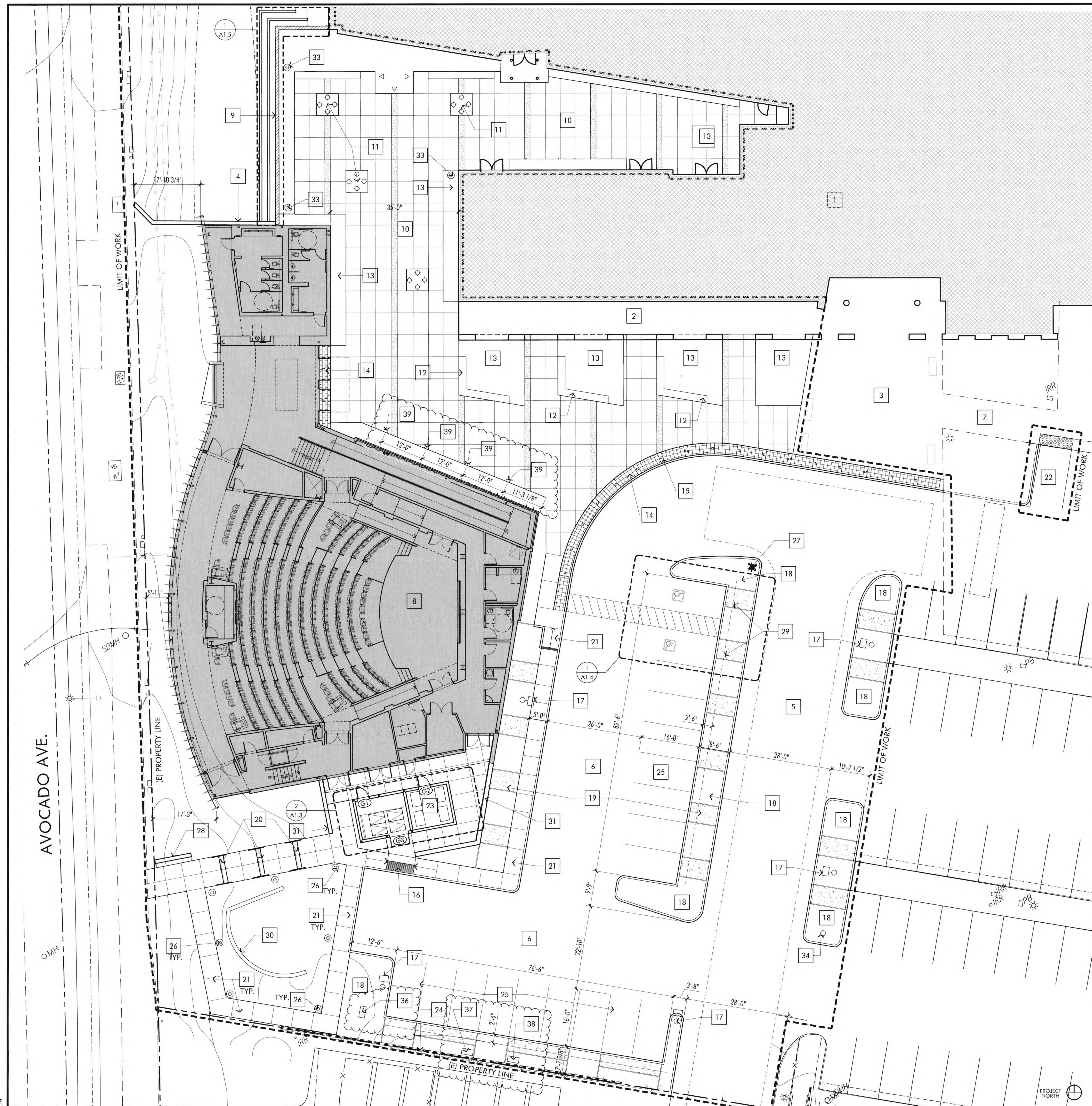


SITE PLAN SCALE 1/16" = 1'-0"

PROJECT NORTH

NEWPORT BEACH LIBRARY LECTURE HALL

998 AVOCADO AVENUE
NEWPORT BEACH, CA 92660



ENLARGED SITE PLAN SCALE 3/32" = 1'-0" 2

KEYNOTES

- | | |
|--|--|
| 1 EXISTING LIBRARY. | 21 NEW CONC. WALK - SEE LANDSCAPE DRAWINGS |
| 2 EXISTING LIBRARY ARCADE. | 22 NEW ASPHALT PARKING SPACE W/ PRE-CAST 12" X12" TRUNCATED DOME DETECTABLE WARNING PAVERS TO MATCH EXISTING - SEE DETAIL #3/A1.4. |
| 3 EXISTING LIBRARY ENTRY. | 23 HVAC CONDENSING UNIT / TRASH ENCLOSURE - SEE DETAIL #9/A1.3. |
| 4 NEW 12" WIDE CONC. BIORETENTION WHER - SEE STRUCTURAL DRAWINGS. | 24 18" RETAINING WALL AT BACK OF PARKING SPACE. |
| 5 NEW ASPHALT PAVING AT ENTRY DRIVE - SEE CIVIL DRAWINGS. | 25 NEW PARKING SPACE PAINT STRIPING - SEE DETAIL #2/A1.4 |
| 6 NEW ASPHALT PAVING PARKING AREA - SEE CIVIL DRAWINGS. | 26 NEW LIGHT BOLLARD LOCATION - SEE DETAIL #9/A1.4. |
| 7 EXISTING SIDEWALK TO REMAIN AND PROTECT IN PLACE. | 27 NEW FIRE HYDRANT LOCATION. |
| 8 PROPOSED NEW LIBRARY LECTURE HALL BUILDING. | 28 PROPOSED MONUMENT SIGN LOCATION - SEE DETAIL #6/A1.5 |
| 9 PROPOSED NEW CMU COURTYARD WALL - SEE DETAIL #7/A1.5. | 29 NEW SITE SIGNAGE - SEE DETAIL #5/A1.4 |
| 10 NEW COURTYARD (SEE LANDSCAPE PLAN). | 30 NEW CONC. CATCH BASIN WALL - SEE CIVIL DRAWINGS. |
| 11 NEW TREE WELLS WITH STEEL GRATES (SEE LANDSCAPE PLAN). | 31 NEW POURED IN PLACE CONCRETE RETAINING WALL - SEE DETAIL #1/A1.4. |
| 12 NEW WOOD TOPPED CONCRETE BENCH (SEE LANDSCAPE PLAN). | 32 EXISTING LIGHT POLE AND BASE TO REMAIN. |
| 13 NEW PLANTING AROUND EXISTING PALM (SEE LANDSCAPE PLAN). | 33 NEW POLE LIGHT - SEE ELECTRICAL DRAWINGS & THE SITE ELECTRICAL PLAN. |
| 14 NEW RECESSED TILE PAVERS - SEE FINISH SCHEDULE | 34 NEW SITE SIGNAGE - SEE DETAIL #18/A1.5 |
| 15 NEW 12" X 12" X 2" PRE-CAST TRUNCATED DOME PAVERS - SEE DETAIL #10/A1.4 | 35 REMOVE EXISTING ACCESSIBLE PARKING STALL TO ACCOMMODATE VAN |
| 16 ACCESSIBLE CURB / TRASH ENCLOSURE ACCESS - SEE DETAIL #1/A1.4. | 36 NEW 6" D.C.D.A. DEVICE LOCATION - SEE CIVIL DRAWINGS |
| 17 NEW 22" LIGHT POLE W/ CUT-OFF FIXTURE - SEE DETAIL #8/A1.4. | 37 NEW 2" WATER SERVICE DEVICE LOCATION - SEE CIVIL DRAWINGS |
| 18 NEW PARKING LOT PLANTING AREA (SEE LANDSCAPE PLAN). | 38 NEW 2" R.F.P.B.D. DEVICE LOCATION - SEE CIVIL DRAWINGS |
| 19 DECOMPOSED GRANITE (SEE LANDSCAPE PLAN). | 39 NEW PATHWAY LIGHTS - SEE ELECTRICAL DRAWINGS & THE SITE ELECTRICAL PLAN. |
| 20 NEW CONCRETE STEPS AND METAL HANDRAILS - SEE DETAIL #11/A1.4. | |

TABULATIONS

Total Area On Library Parcel	
442-014-23 & 442-014-26	
Original Library:	54,262 SF
Library Addition:	4,570 SF
Lecture Hall:	9,814 SF
Total Area:	68,746 SF
Max Allowable Area:	74,000 SF
Parking Spaces (Existing):	172 Spaces
Parking Spaces (Proposed):	172 Spaces
(Includes 6 Accessible Spaces, 2 Van Pool Spaces)	

LEGEND

- PROPERTY LINE
- GRADING/PERMIT LIMITS
- EASEMENT LINE
- SURROUNDING PROP LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- FLOW LINE
- EXISTING UTILITY LINE (TYPE AND SIZE AS NOTED)
- JOIN LINE
- FLOWLINE
- PROPOSED CONTOUR LINE
- STREET LIGHT
- VALVE
- FIRE HYDRANT
- ACCESSIBLE PATH OF TRAVEL

ENLARGED SITE PLAN SCALE 3/32" = 1'-0" 1

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022
3RD BUILDING DEPT. SUBMITTAL	12/19/2022



JOB NO.:	2019.01
DRAWN BY:	RCA+A
DATE:	12/20/2022
TITLE:	SITE PLAN
SHEET:	A1.1

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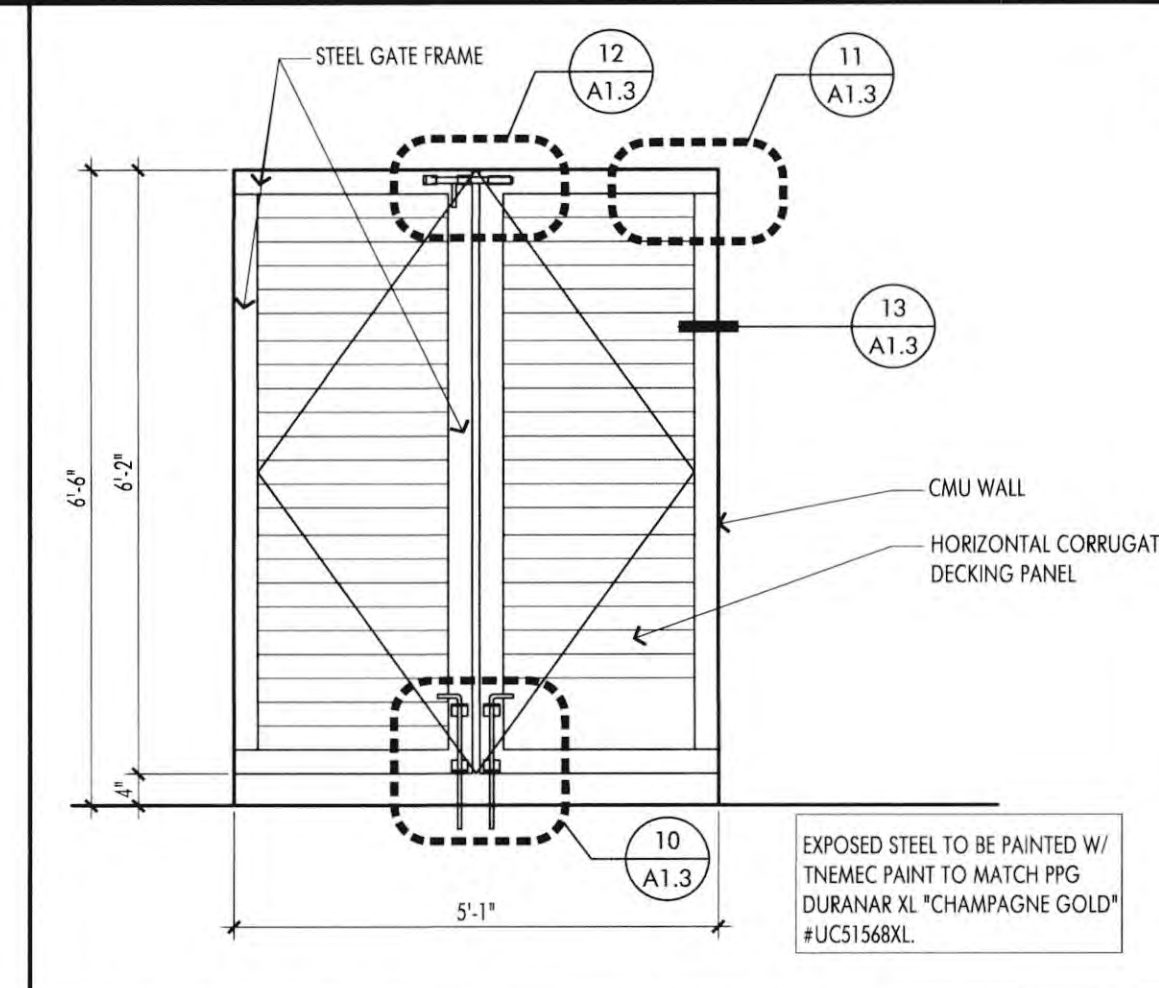
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2ND BUILDING DEPT. SUBMITTAL	11/01/2022



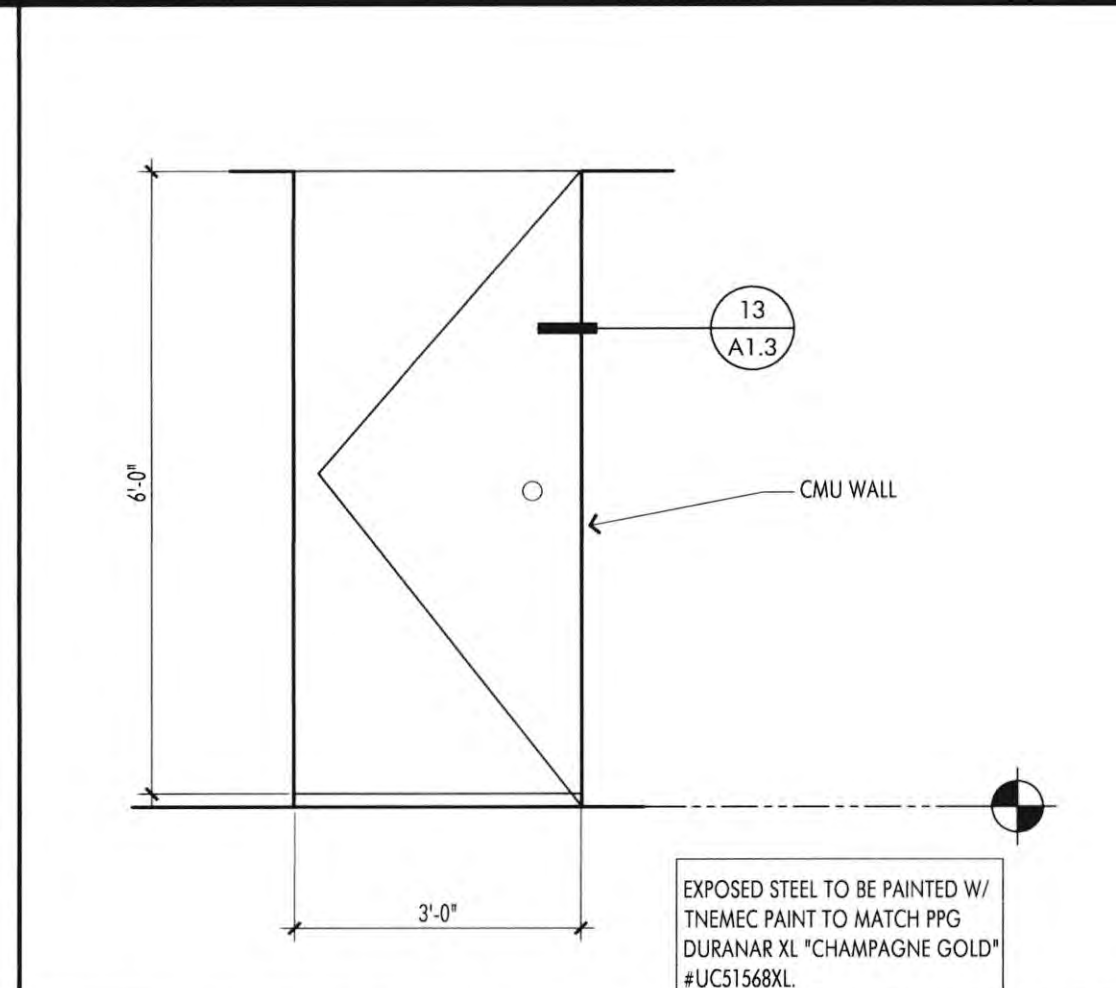
JOB NO.:	2019.01
DRAWN BY:	RCA+A
DATE:	11/01/2022
TITLE:	TRASH ENCLOSURE PLAN & DETAILS
SHEET:	

A1.3

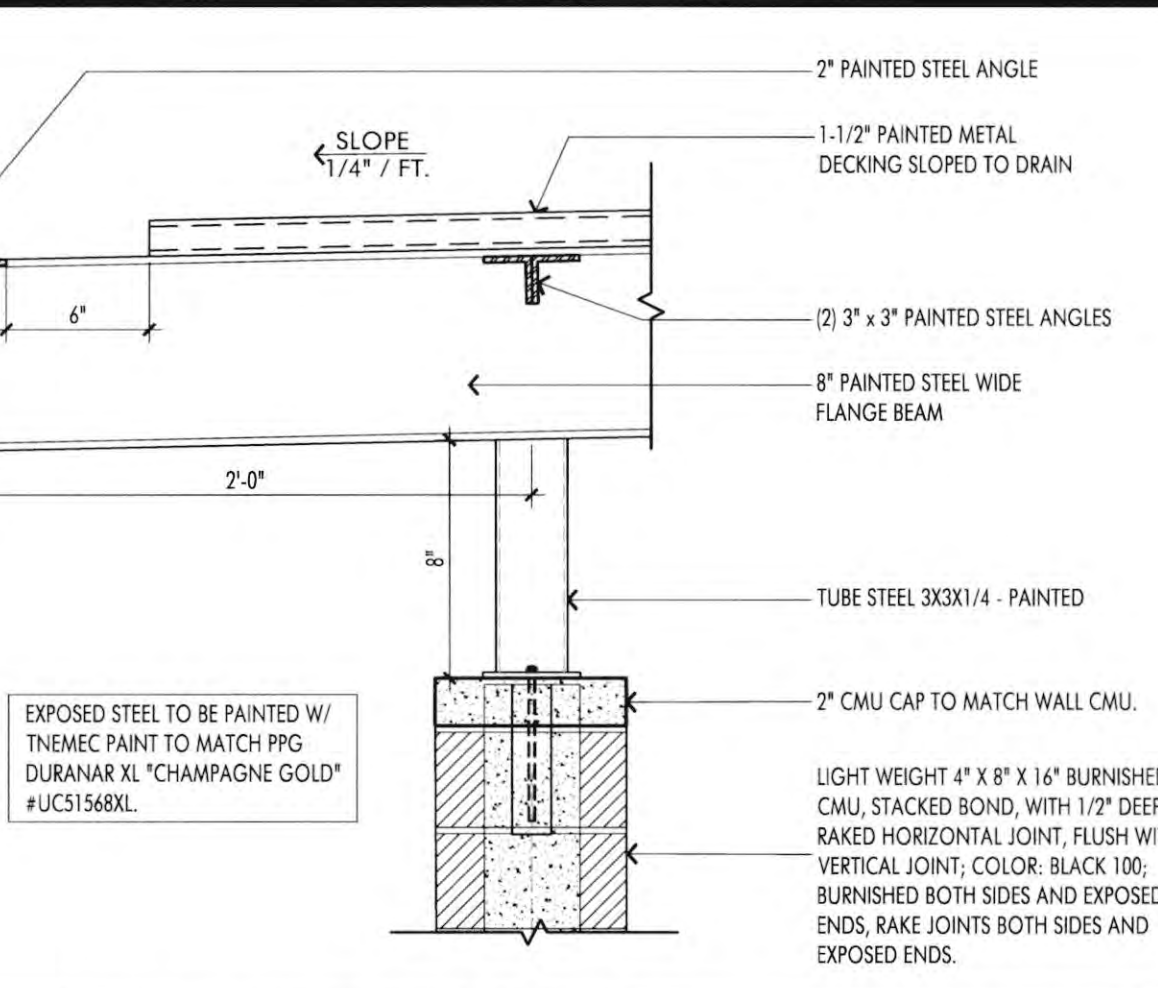
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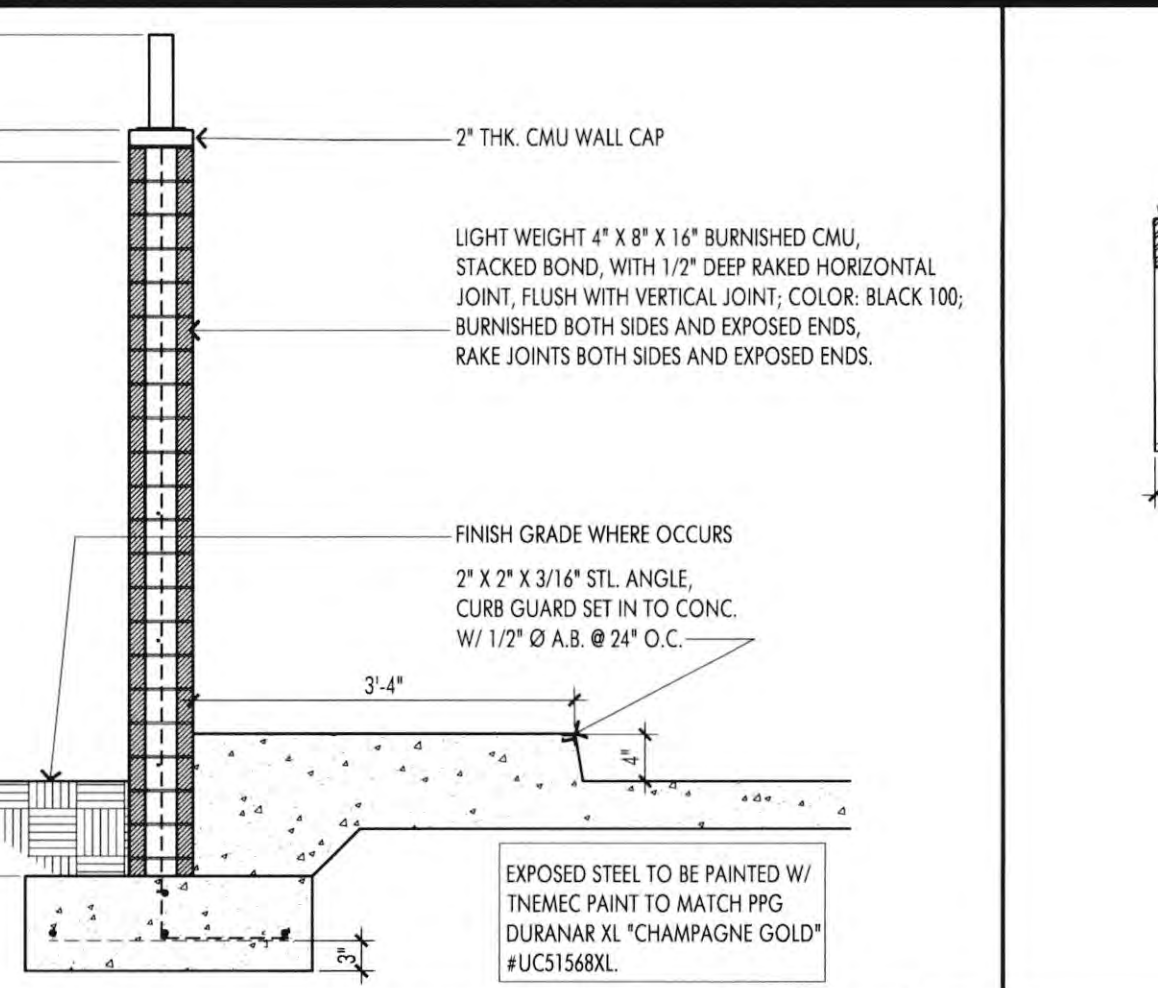
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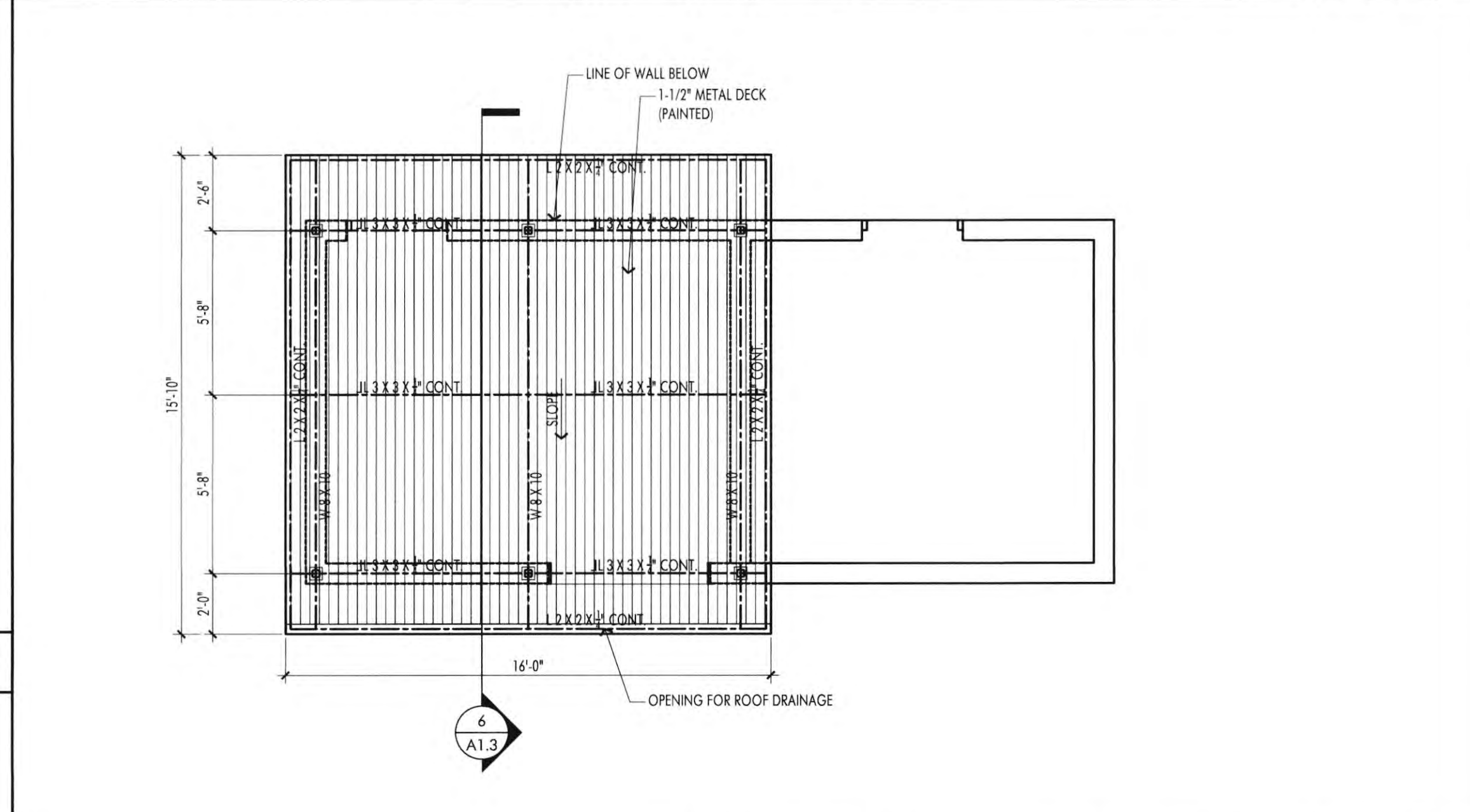
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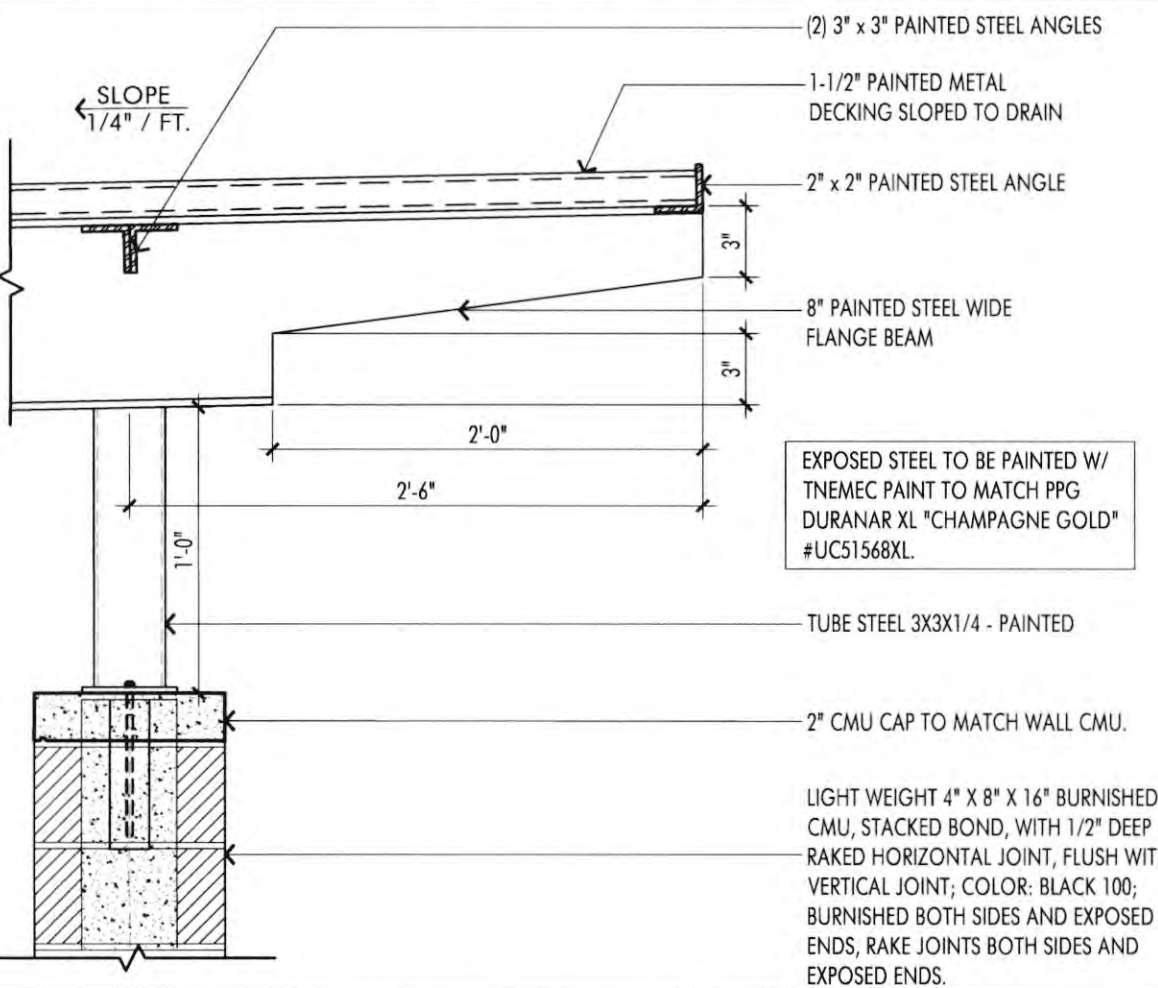
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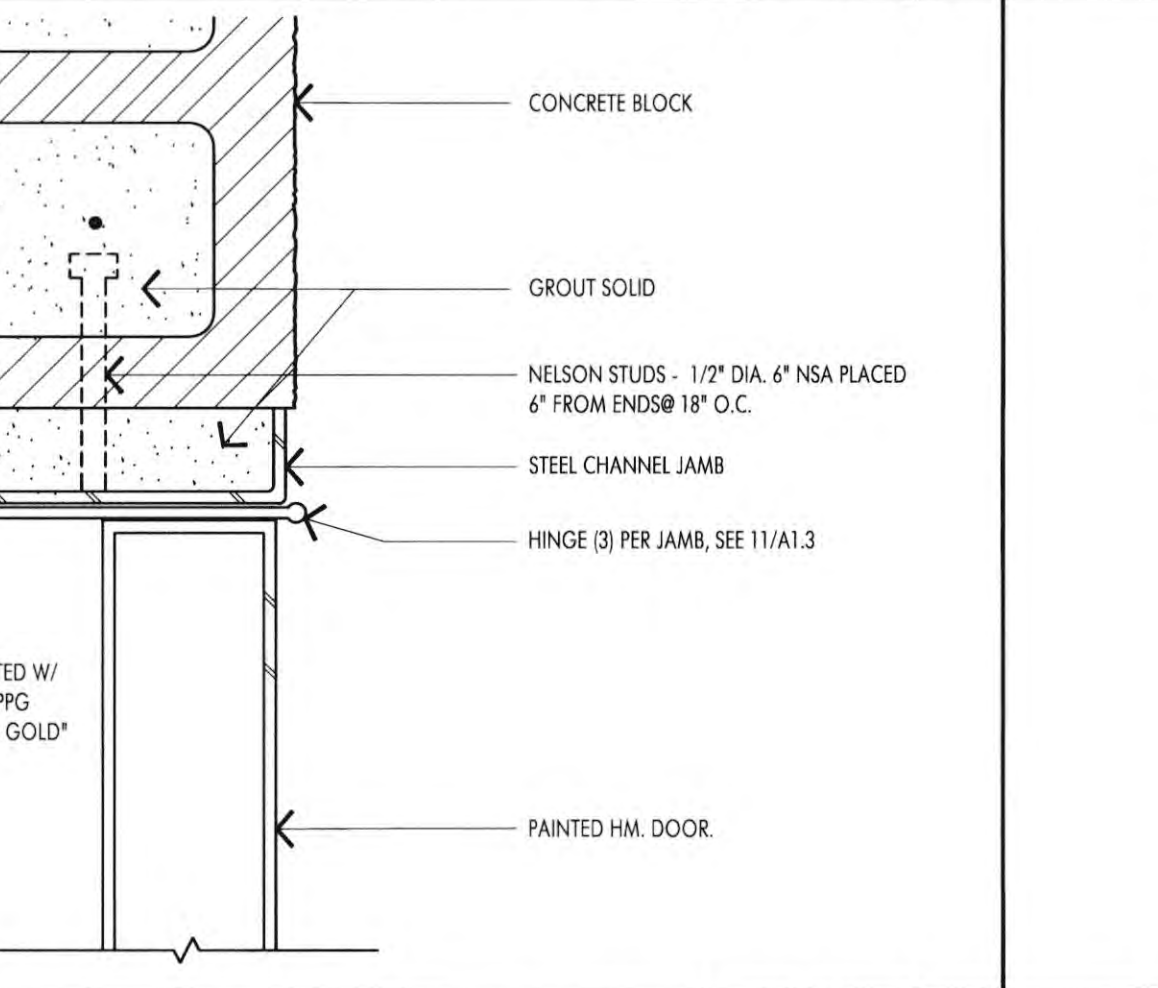
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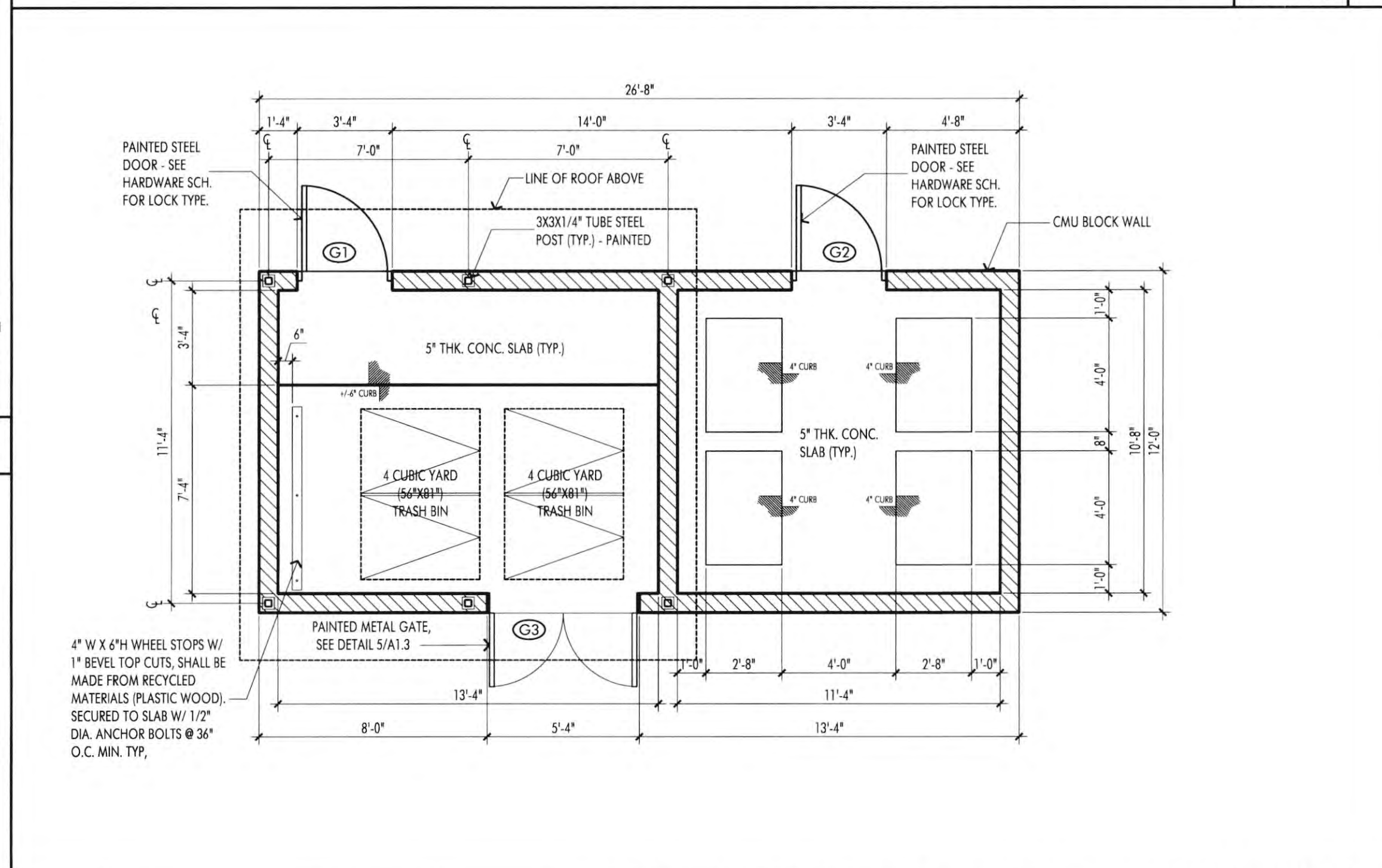
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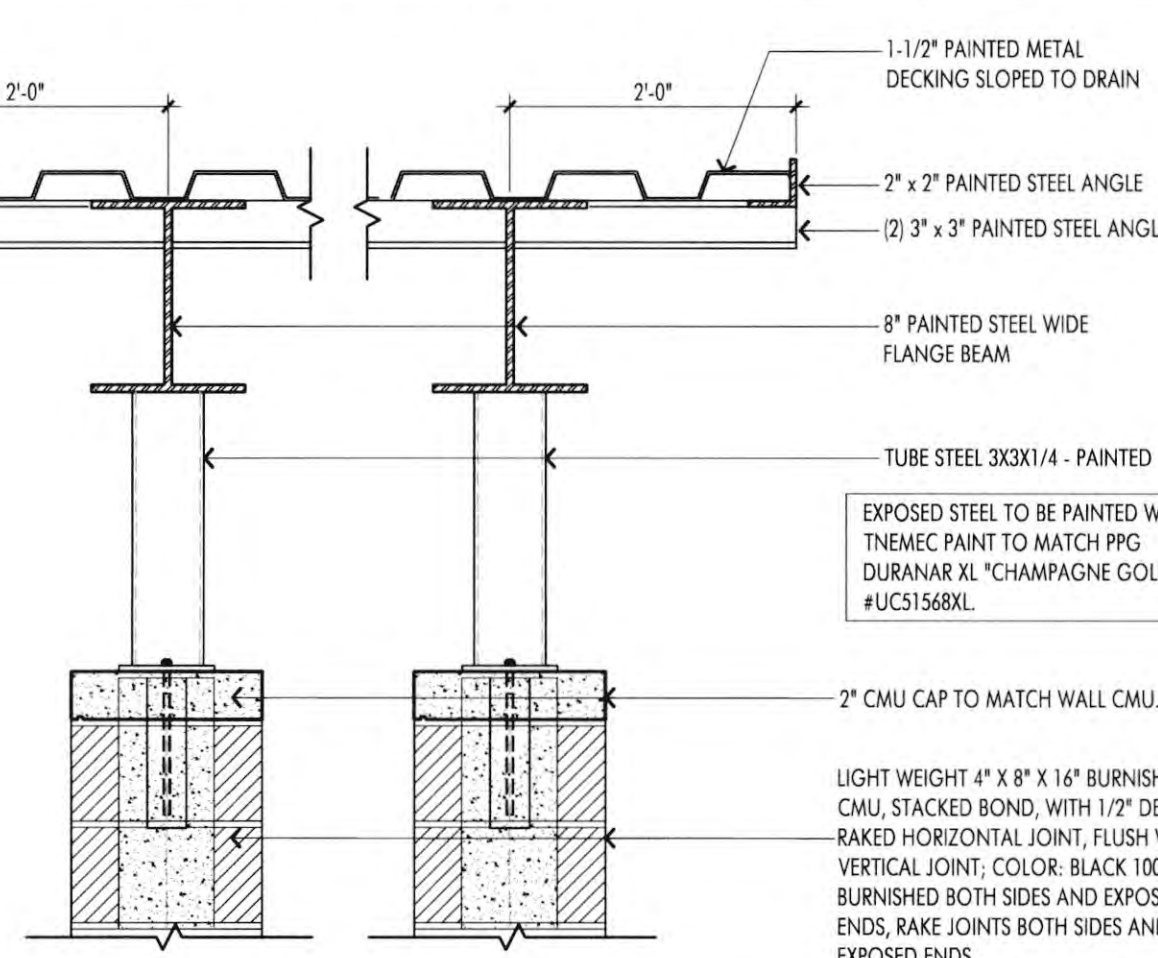
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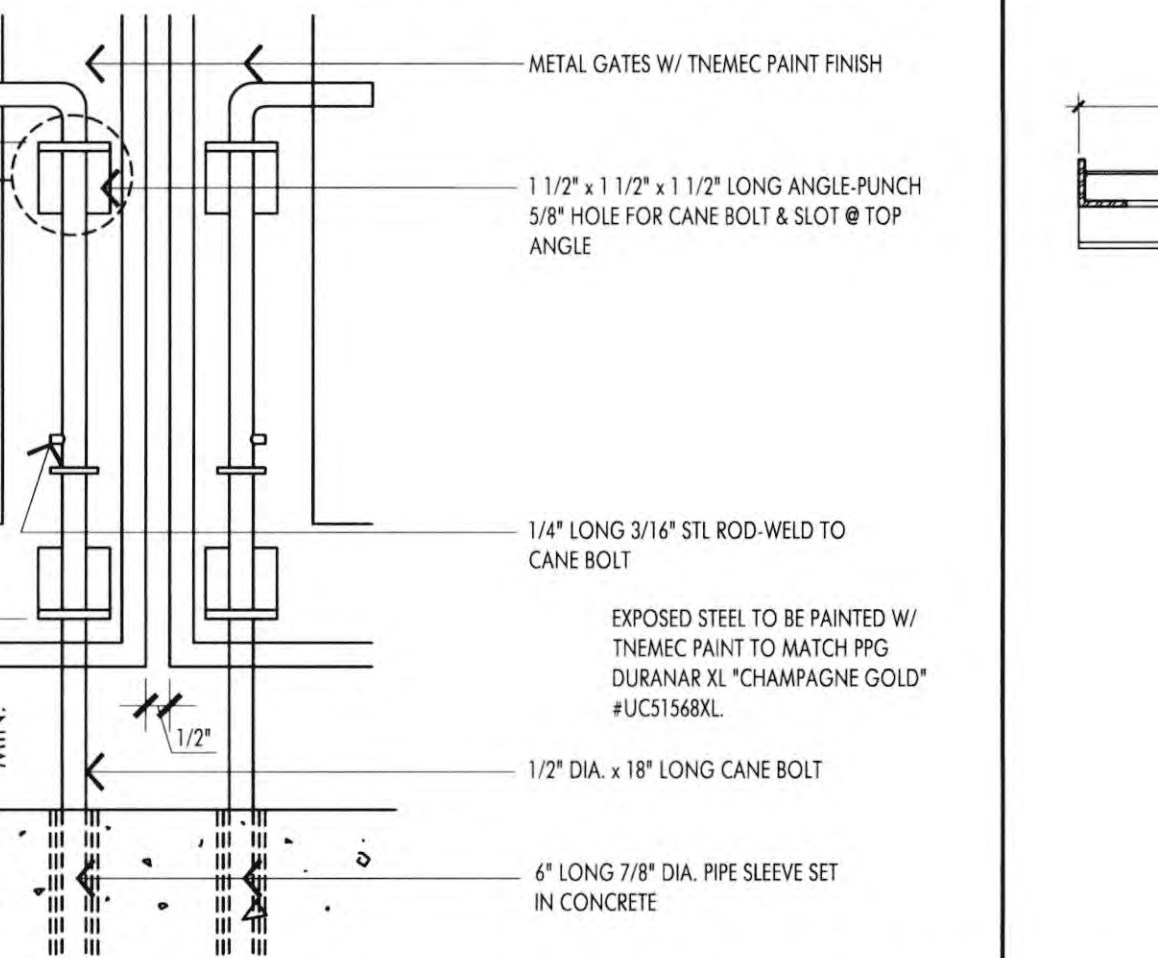
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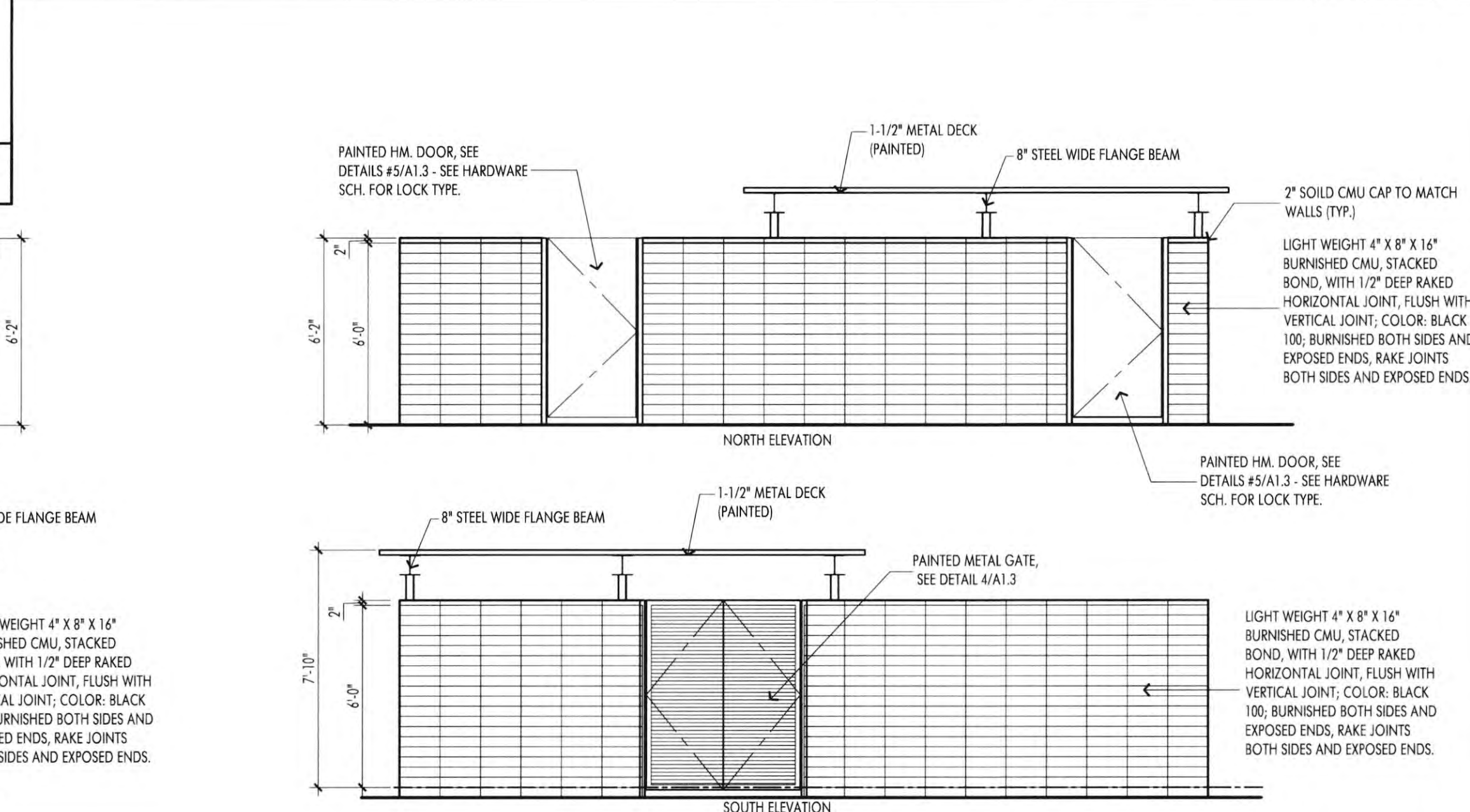
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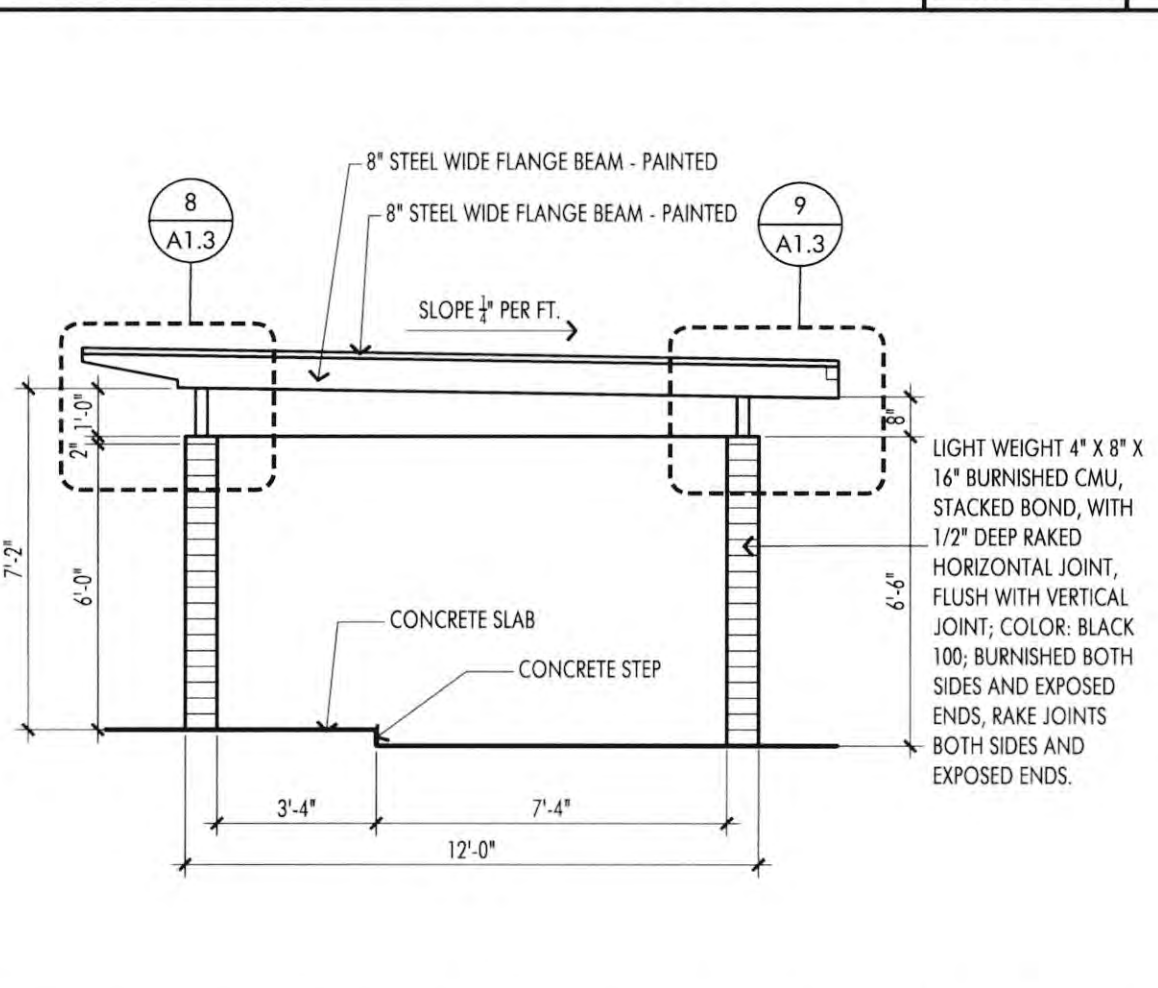
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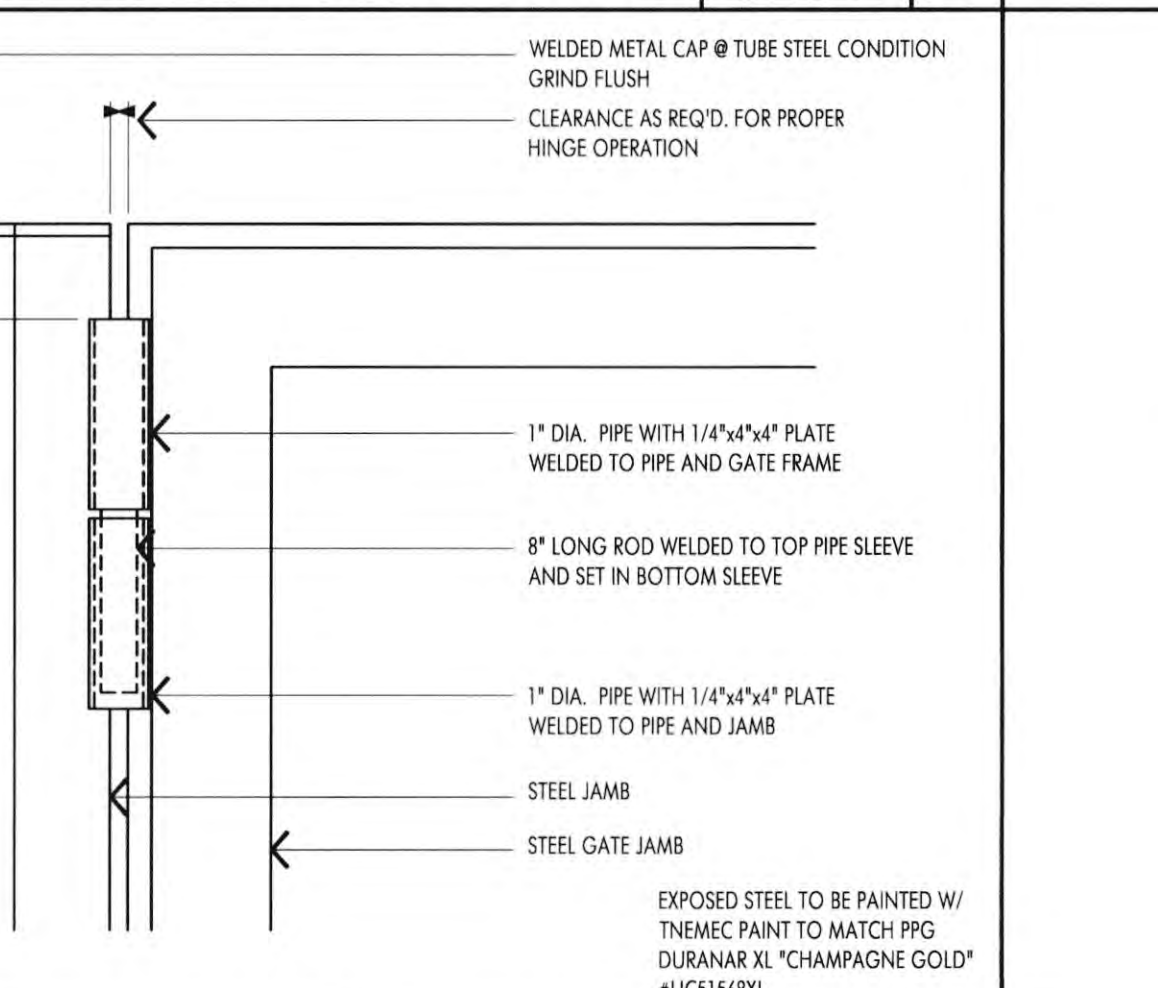
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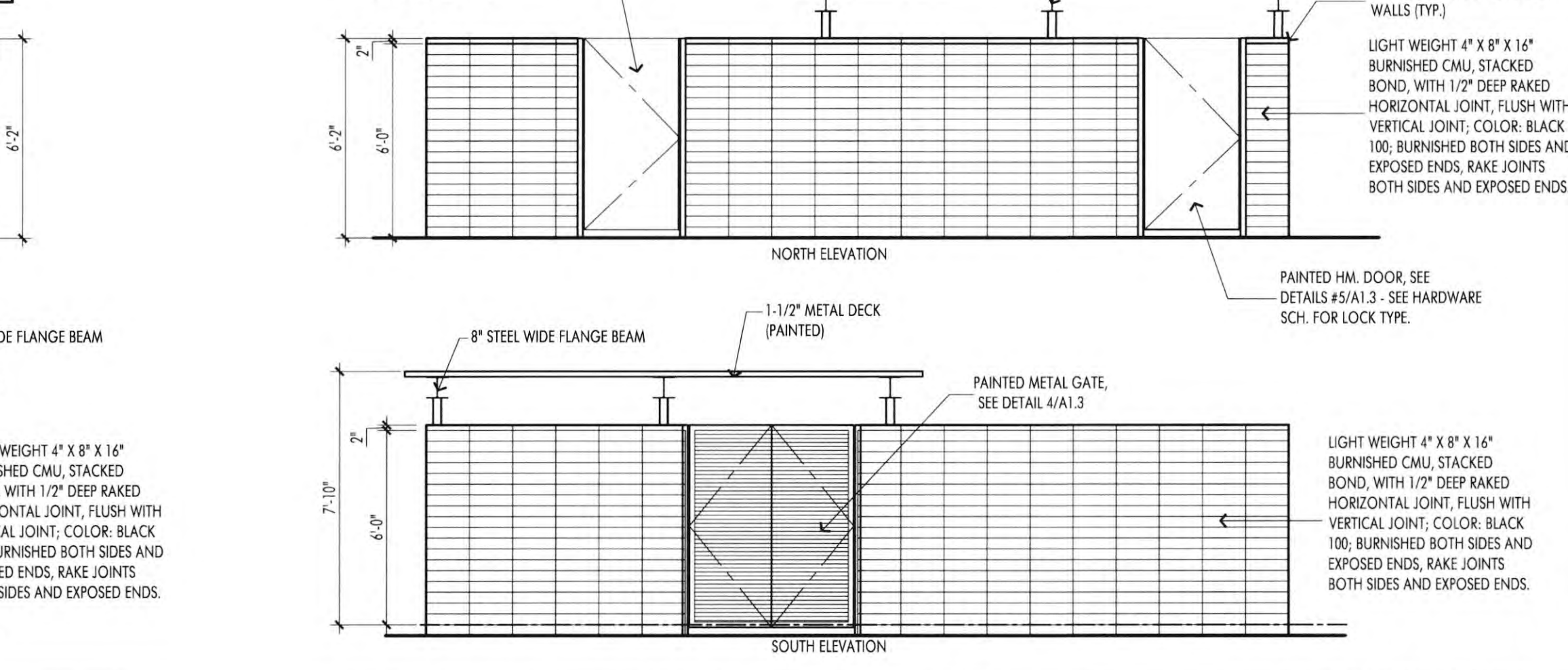
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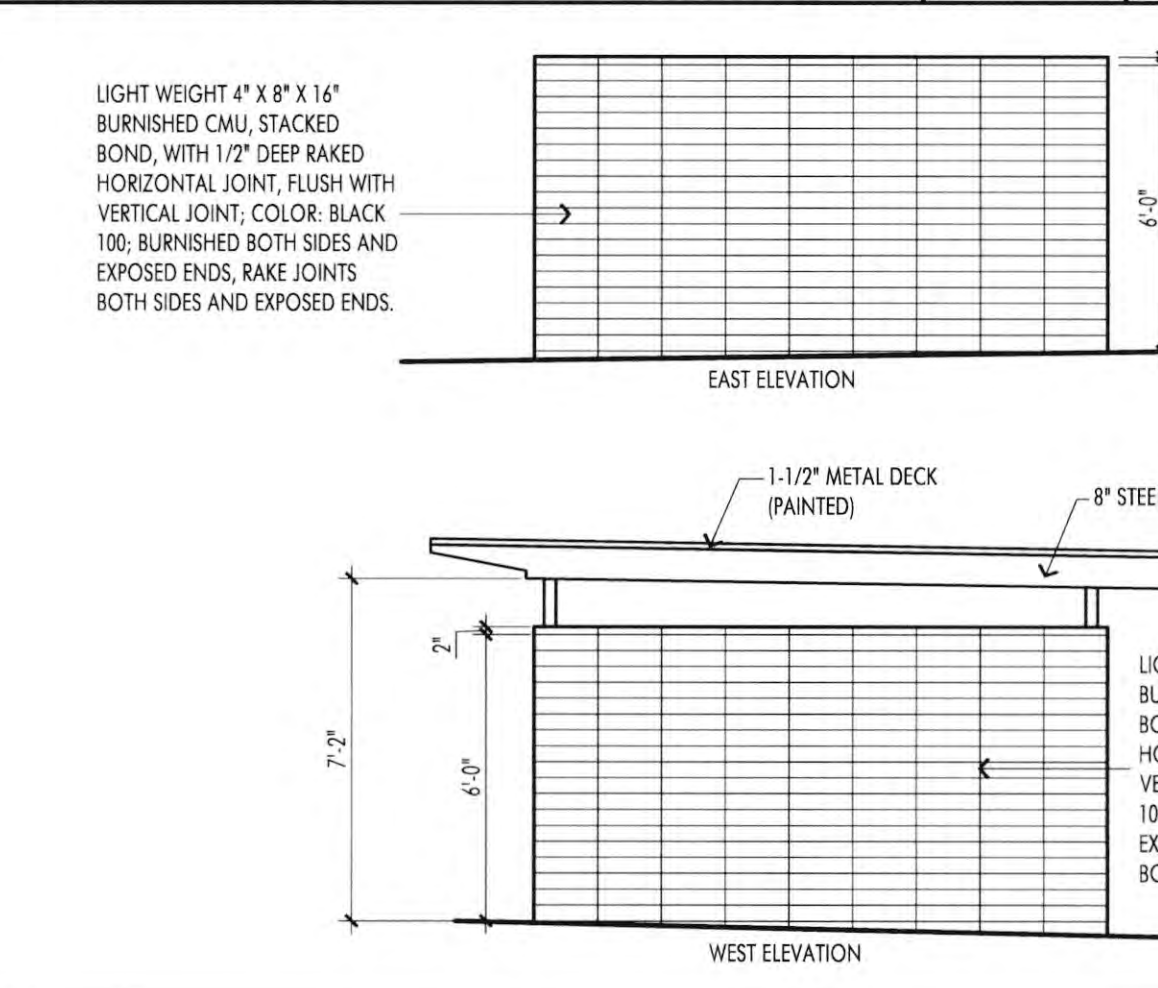
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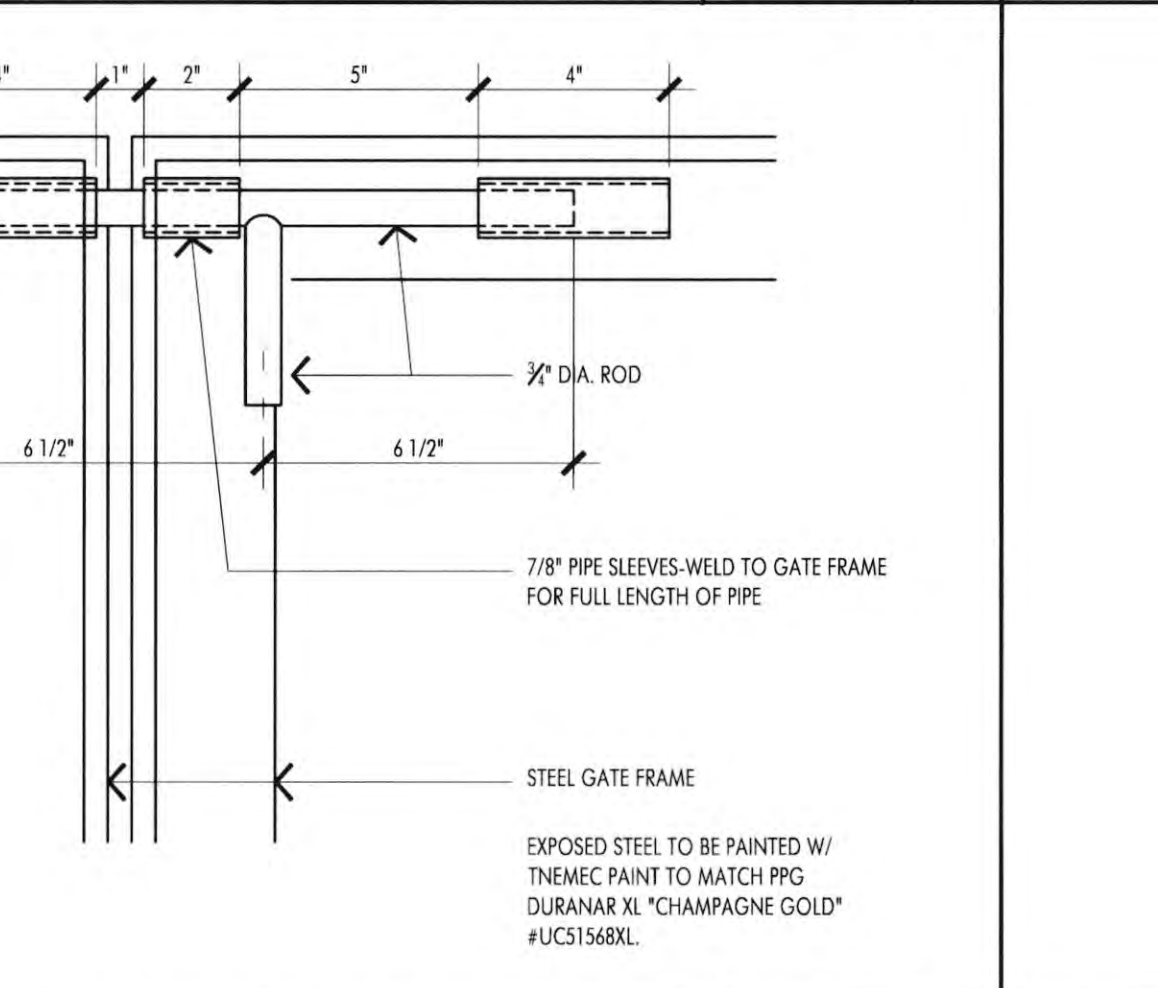
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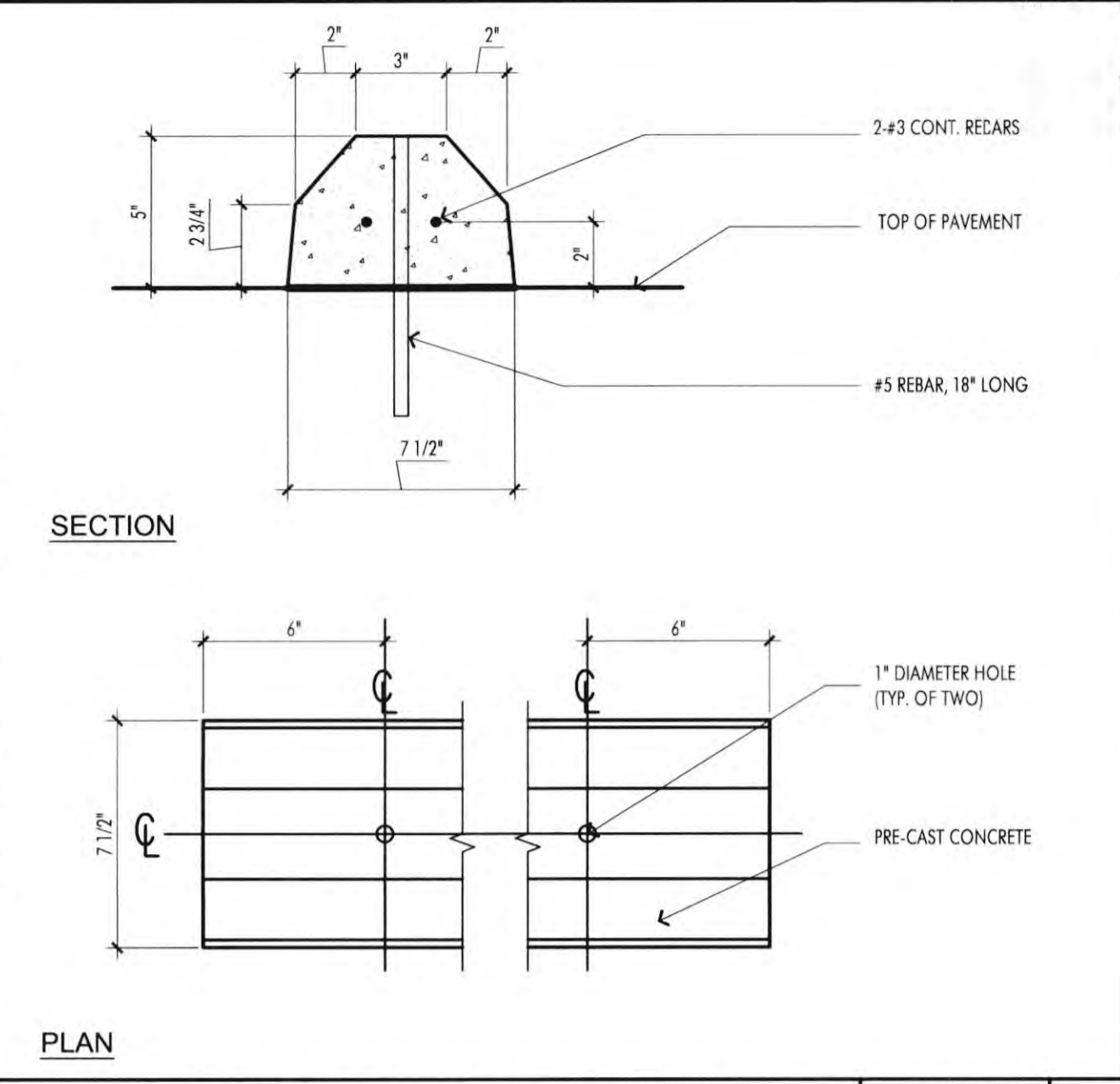
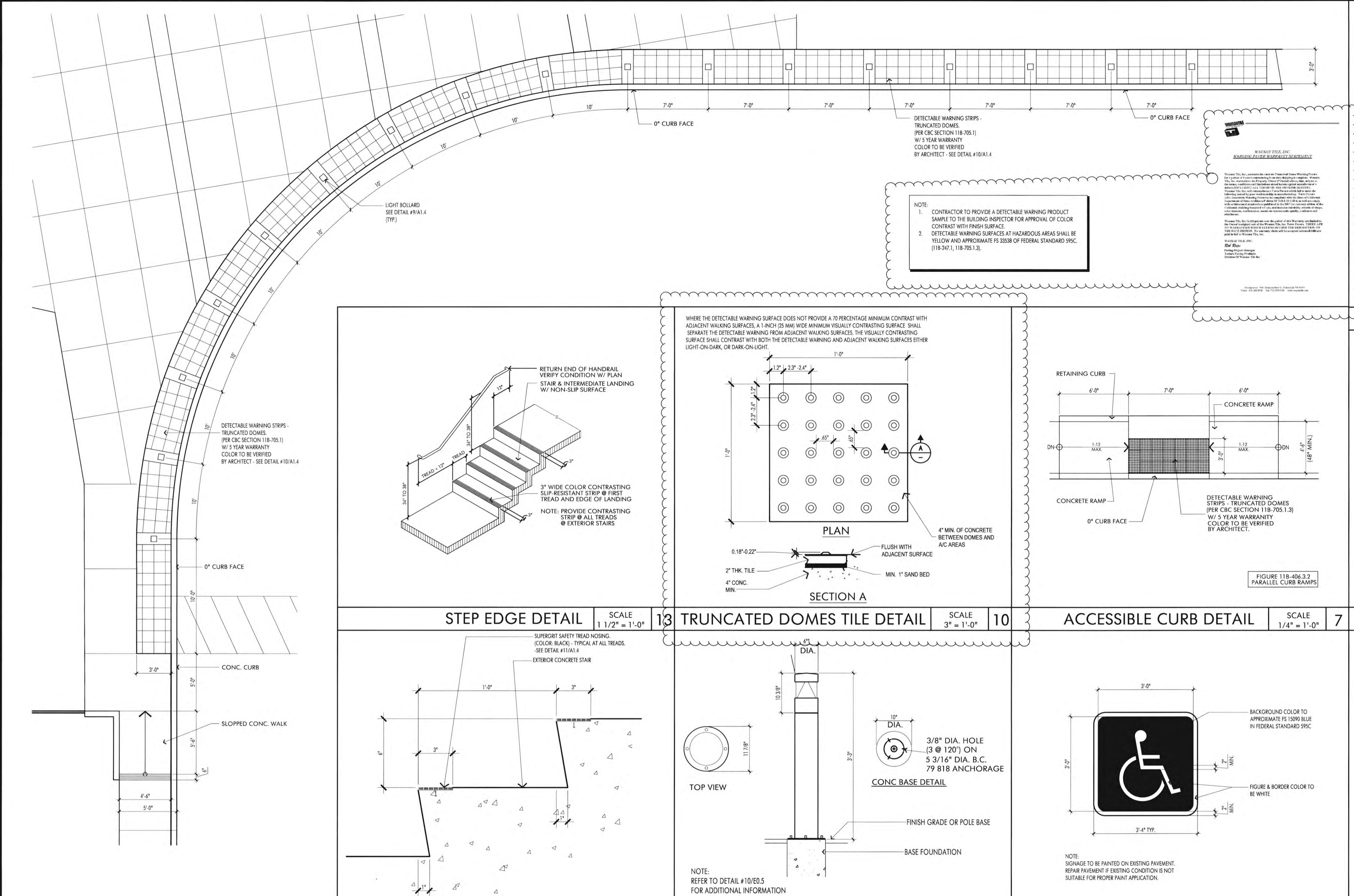
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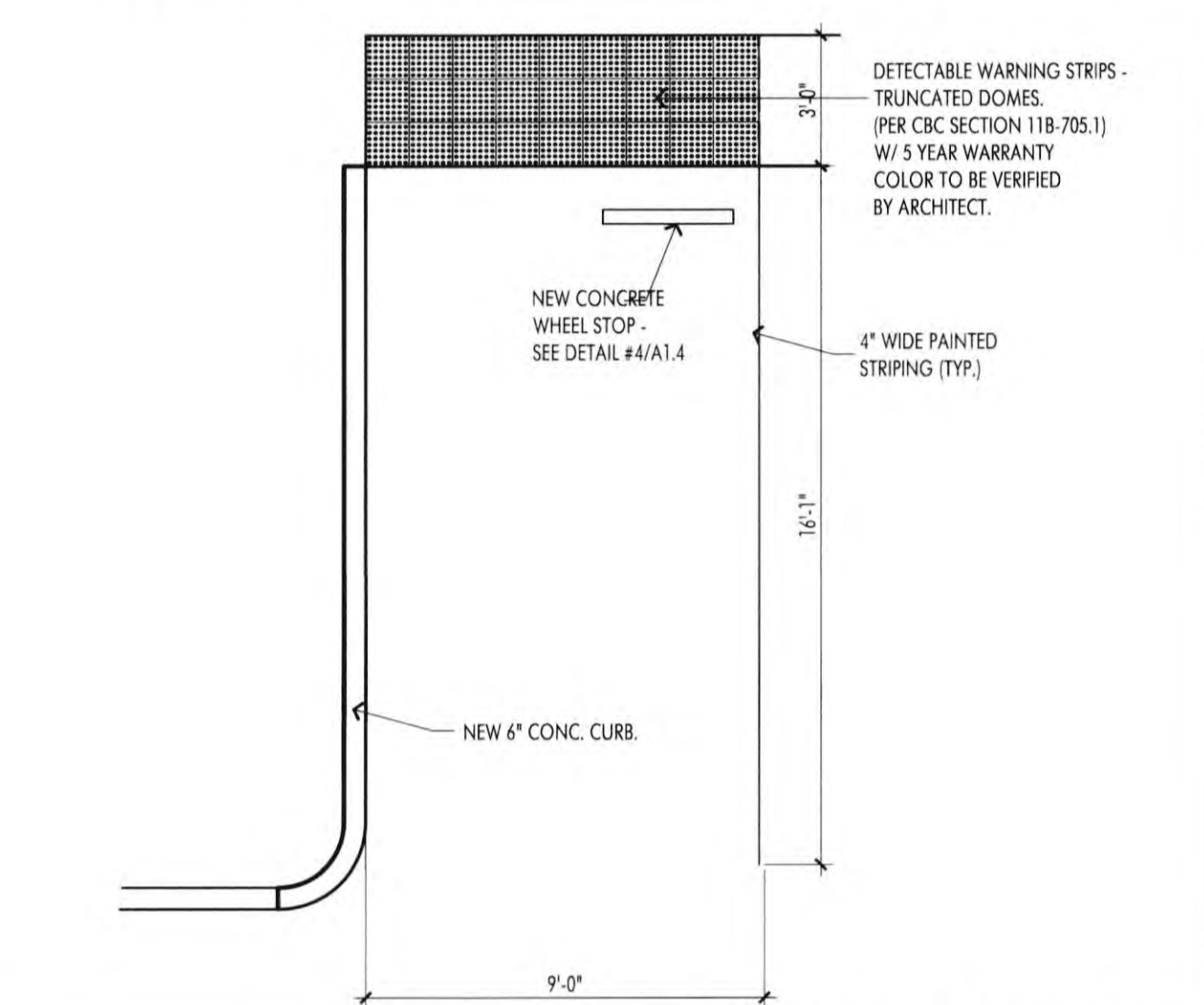
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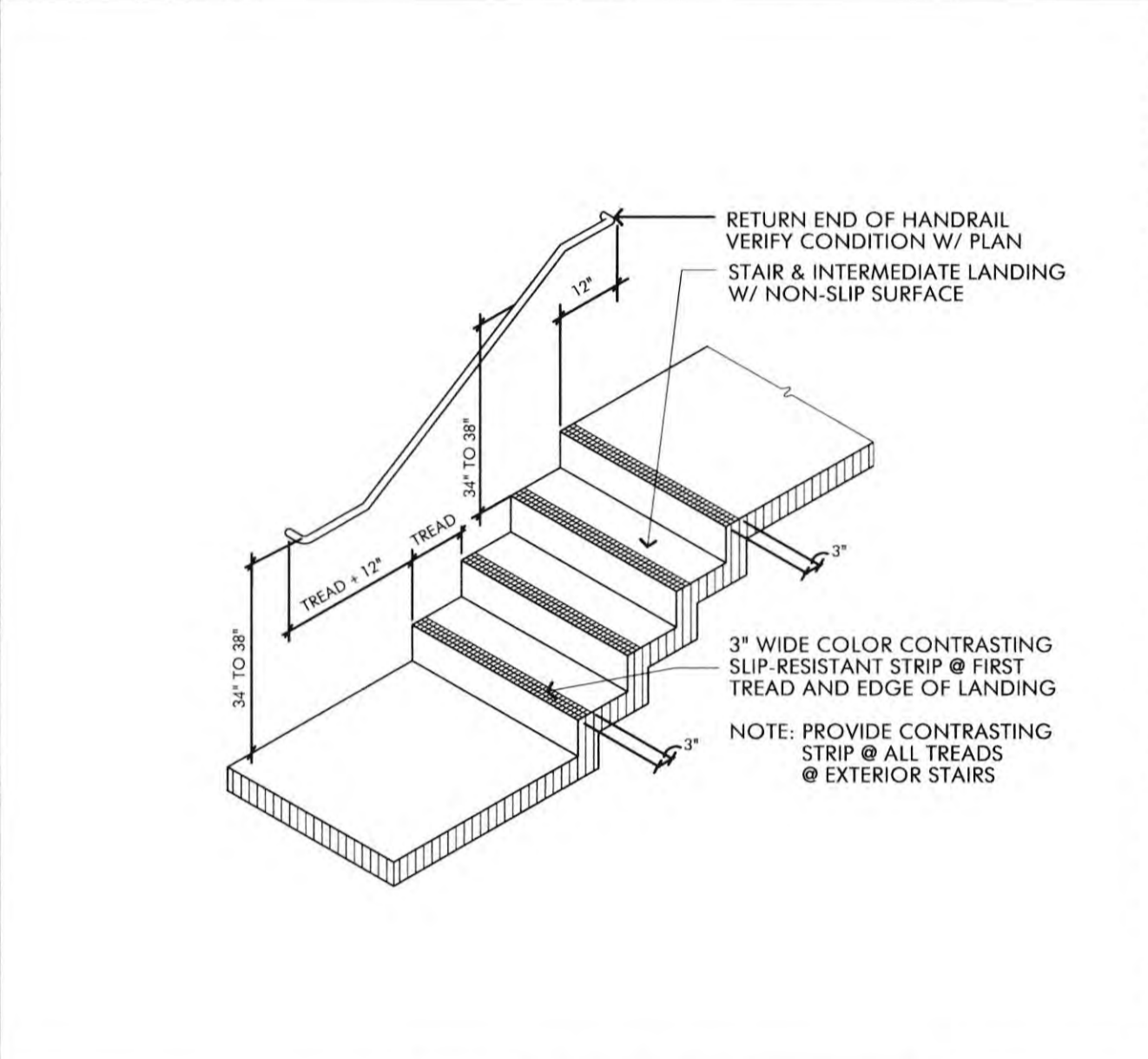
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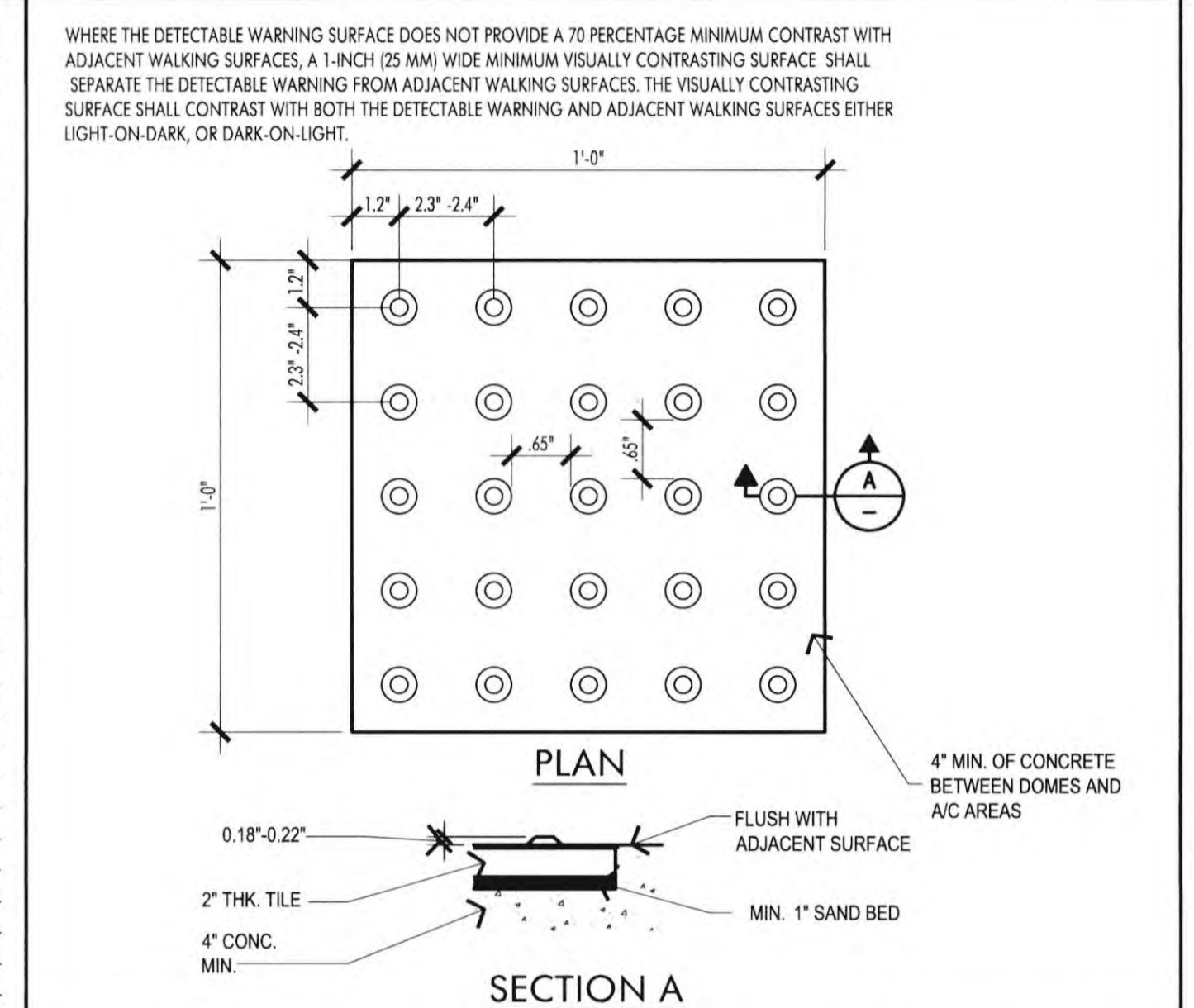
TYPICAL WHEELSTOP DETAIL SCALE 1 1/2" = 1'-0" 4



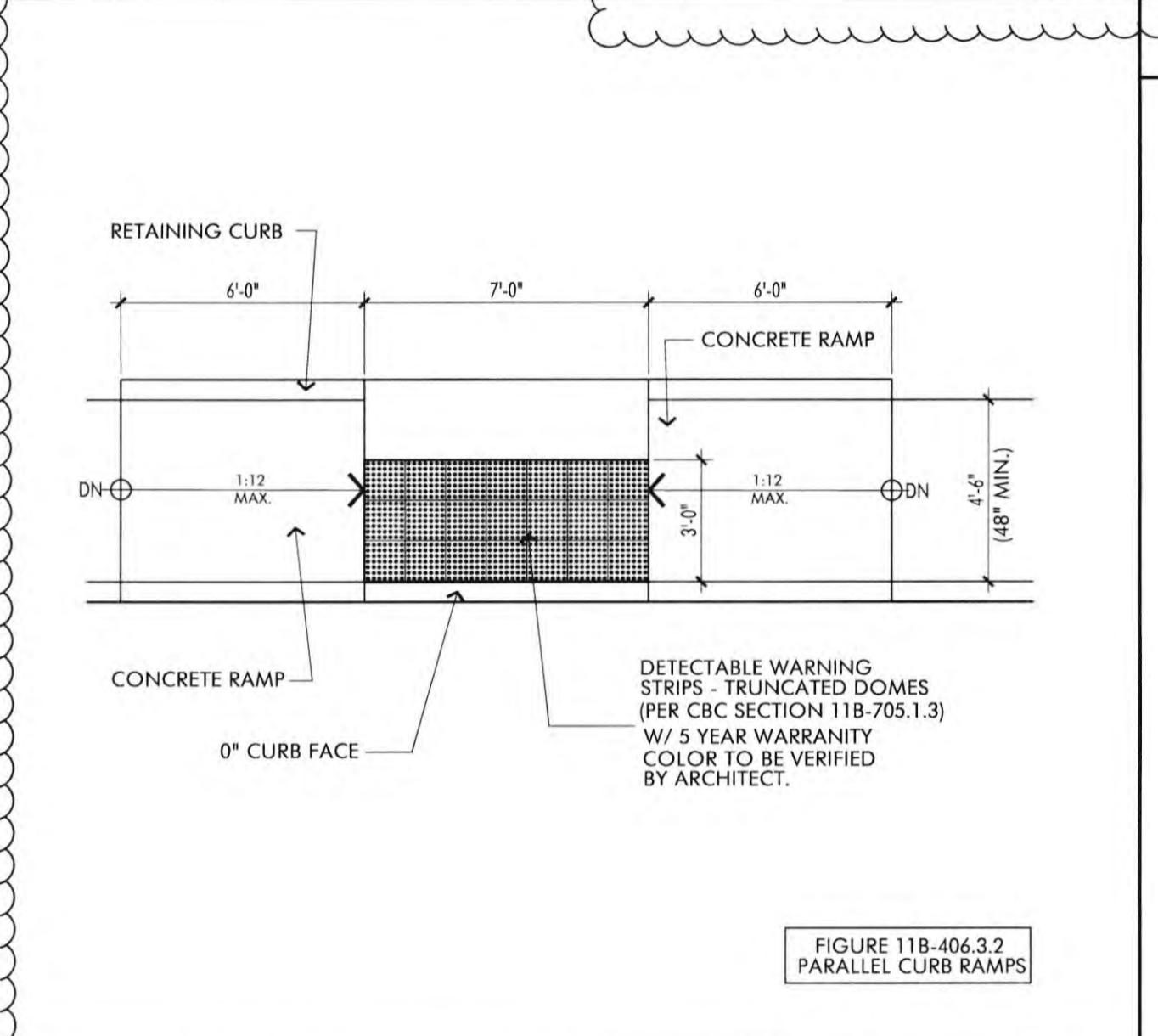
NEW PARKING STALL SCALE 1/4" = 1'-0" 3



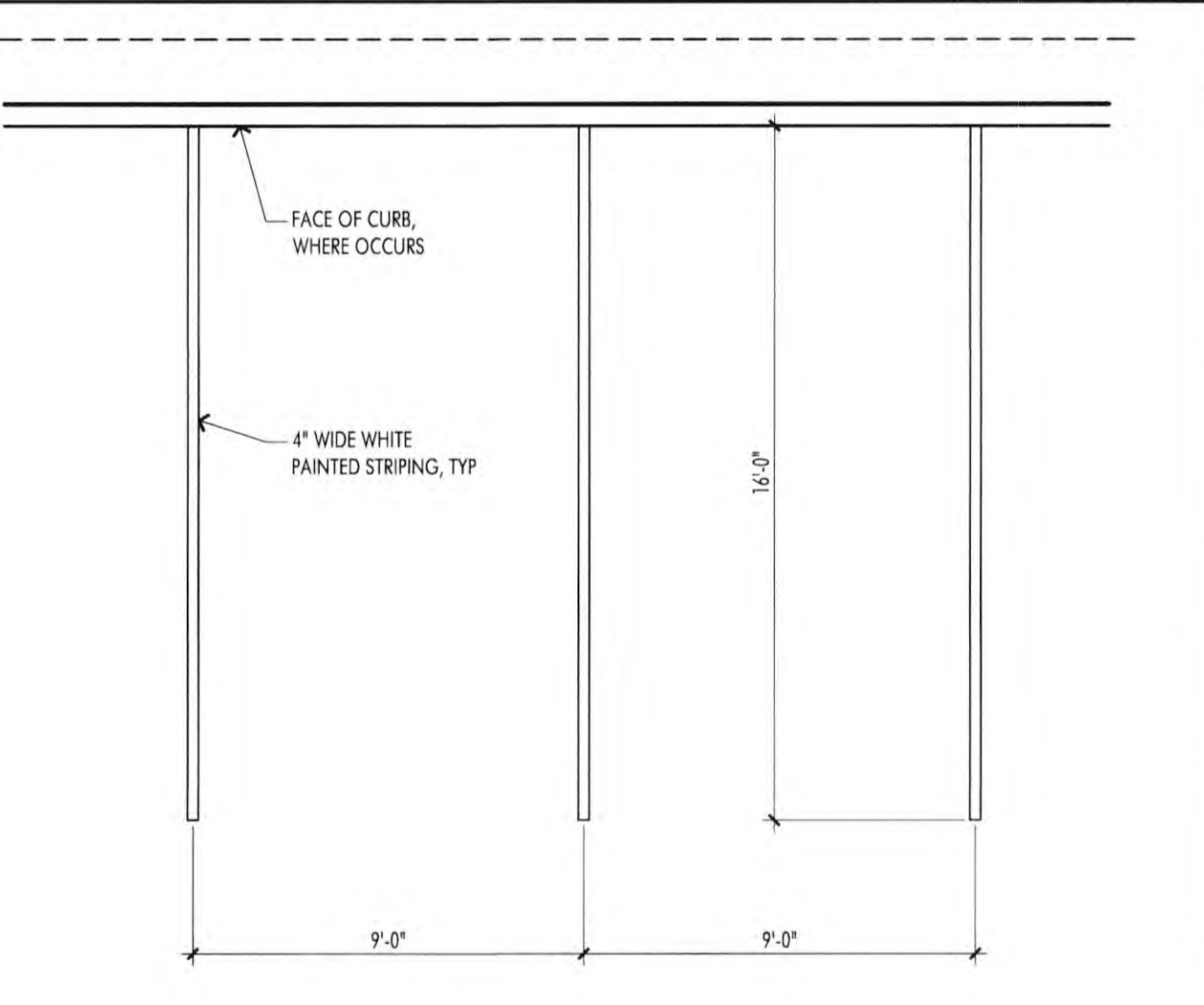
STEP EDGE DETAIL SCALE 1 1/2" = 1'-0" 13



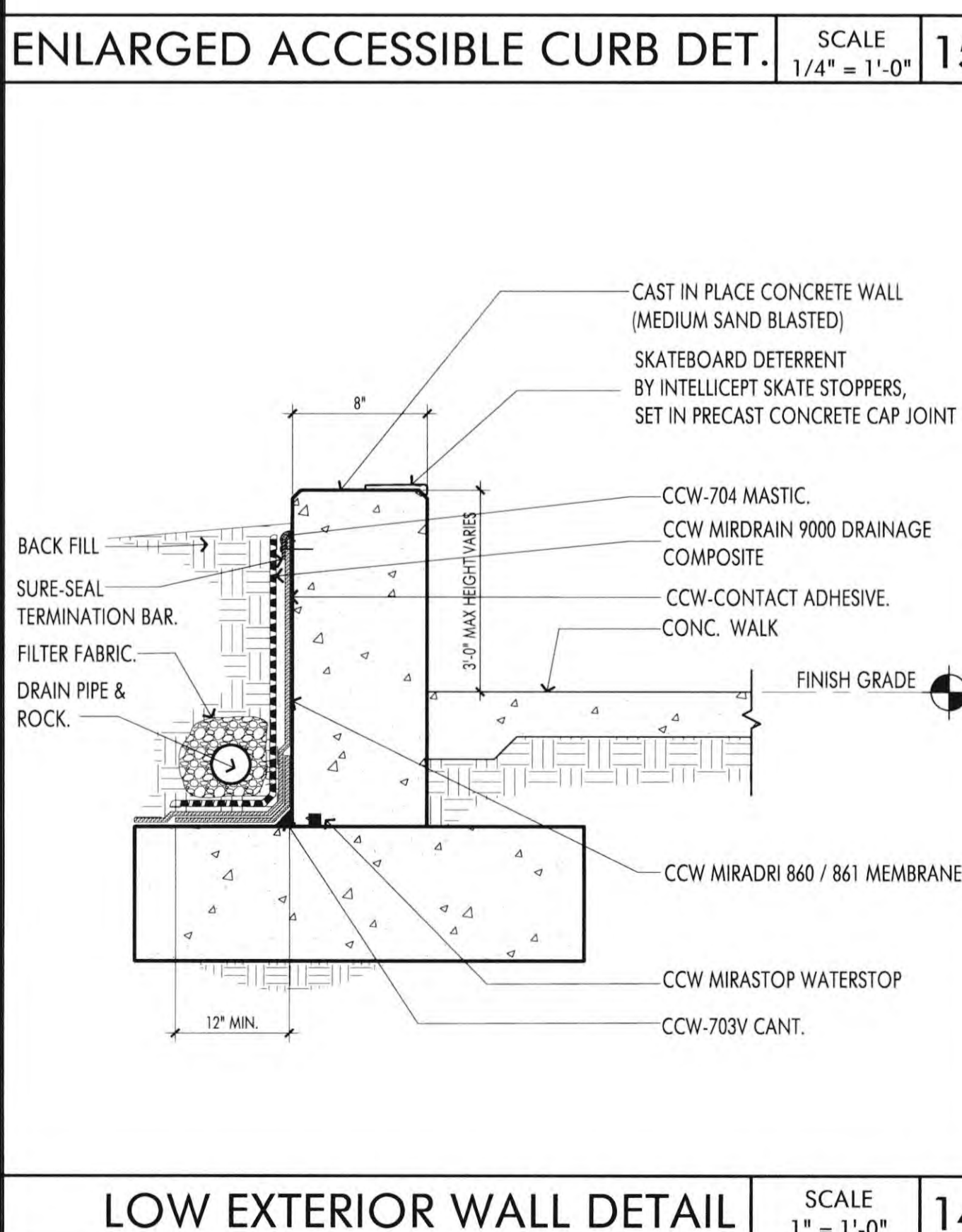
TRUNCATED DOMES TILE DETAIL SCALE 3" = 1'-0" 10



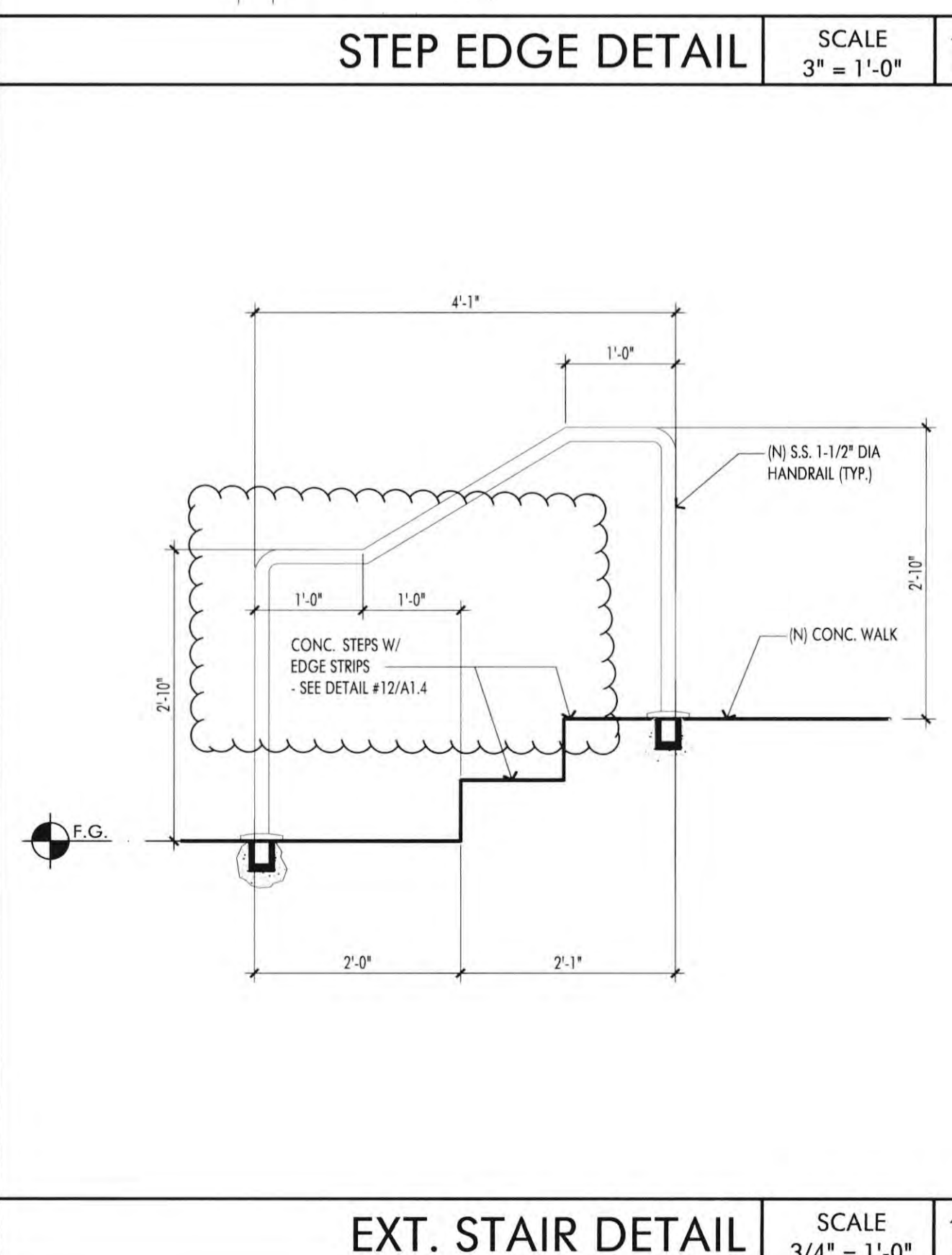
ACCESSIBLE CURB DETAIL SCALE 1/4" = 1'-0" 7



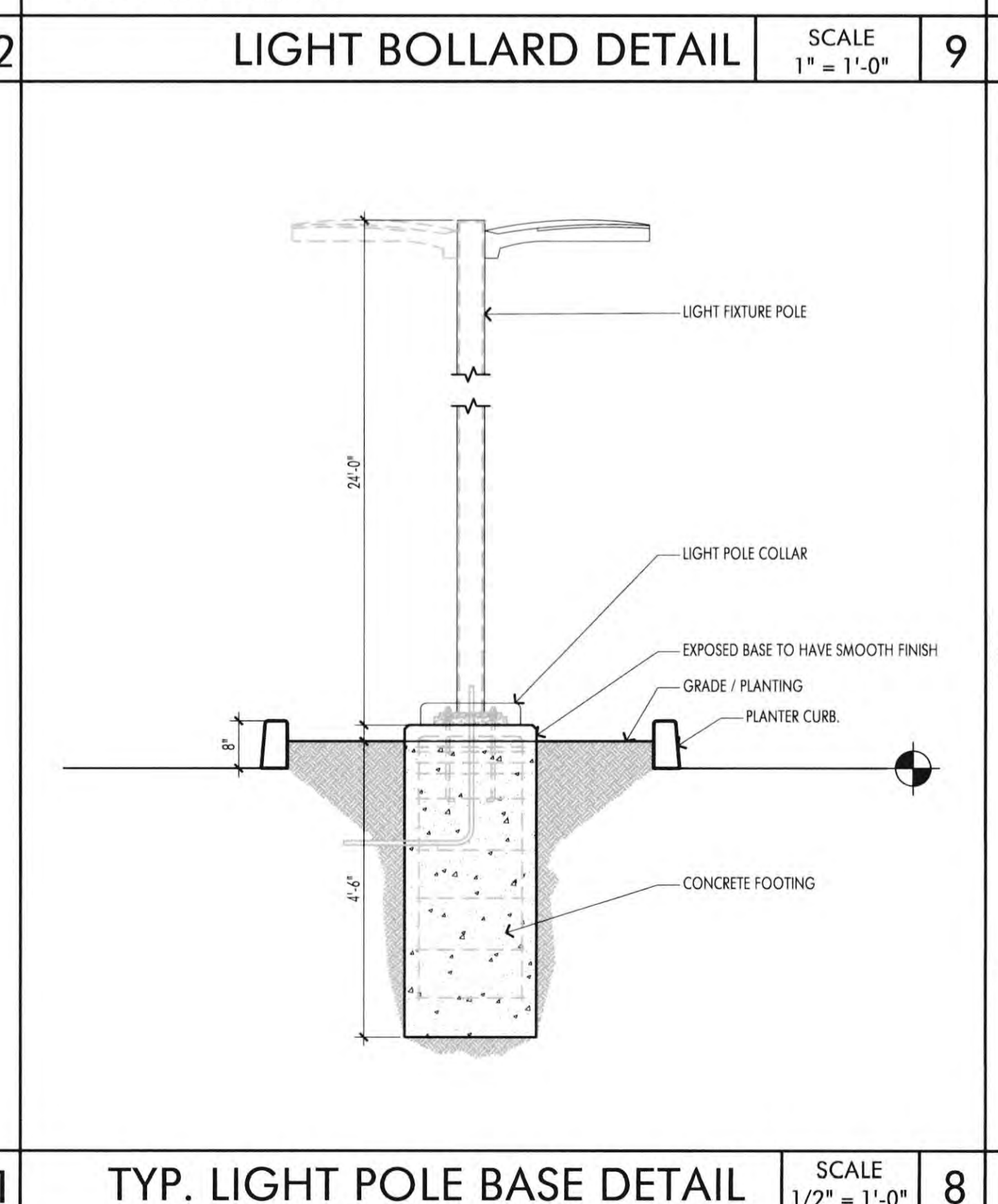
TYPICAL PARKING STALL SCALE 1/4" = 1'-0" 2



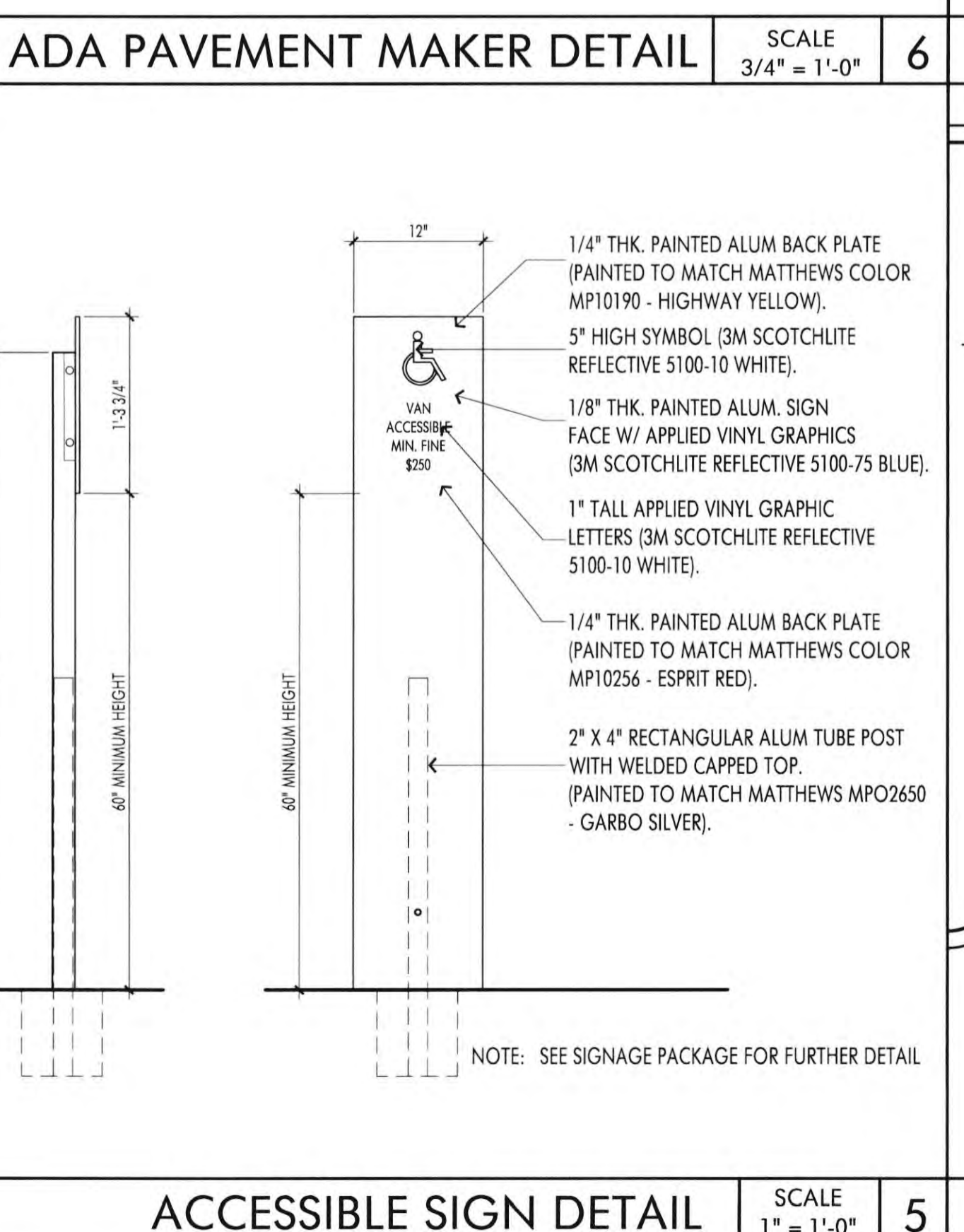
LOW EXTERIOR WALL DETAIL SCALE 1" = 1'-0" 14



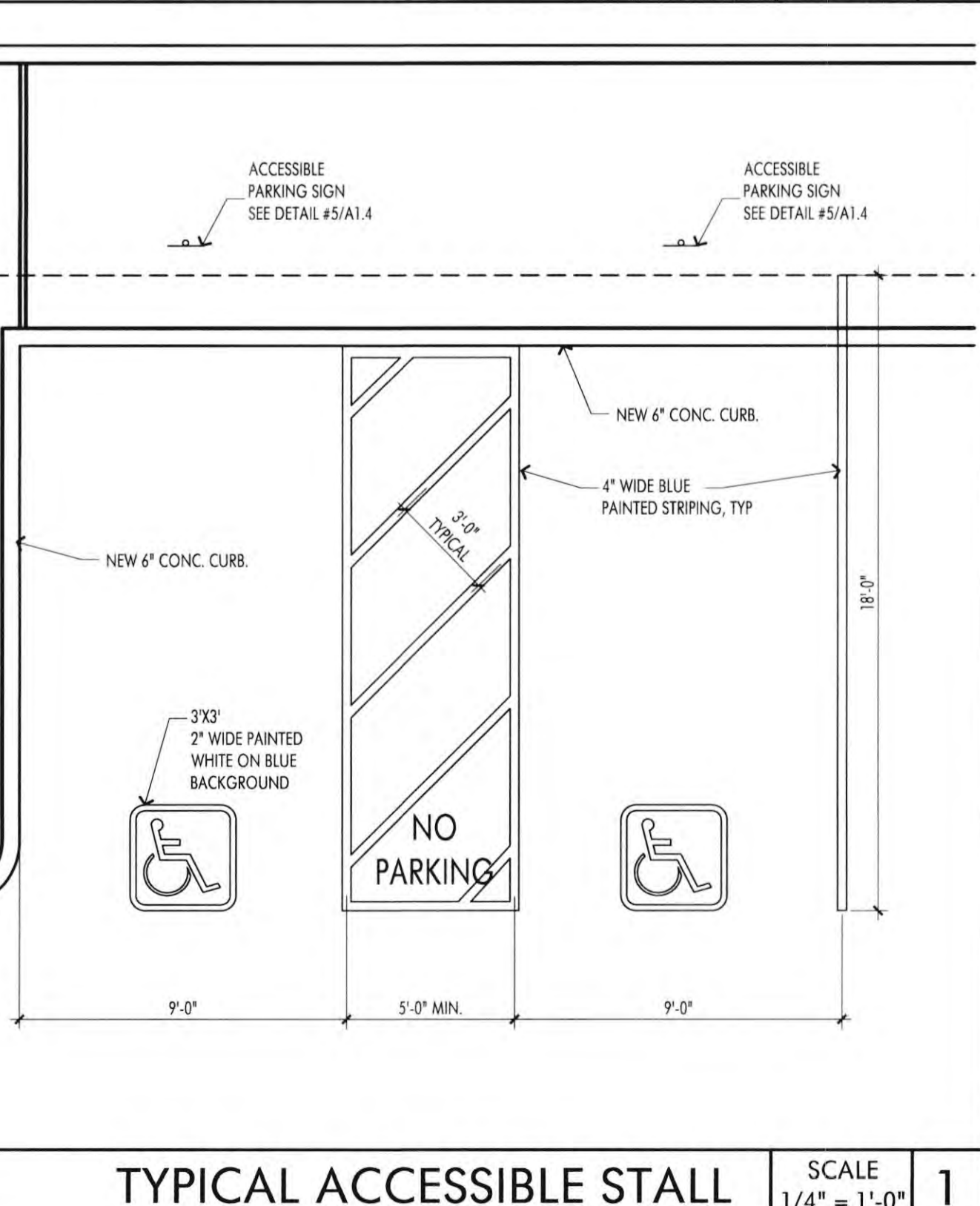
EXT. STAIR DETAIL SCALE 3/4" = 1'-0" 11



TYP. LIGHT POLE BASE DETAIL SCALE 1/2" = 1'-0" 8



ACCESSIBLE SIGN DETAIL SCALE 1" = 1'-0" 5



TYPICAL ACCESSIBLE STALL SCALE 1/4" = 1'-0" 1

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

REGISTERED ARCHITECT
 ROBERT R. COFFE
 NO. C 4660
 REN.07.31.23
 STATE OF CALIFORNIA

JOB NO.: 2019.01
 DRAWN BY: RCA+A
 DATE: 11/01/2022

TITLE: SITE DETAILS
 SHEET: A1.4

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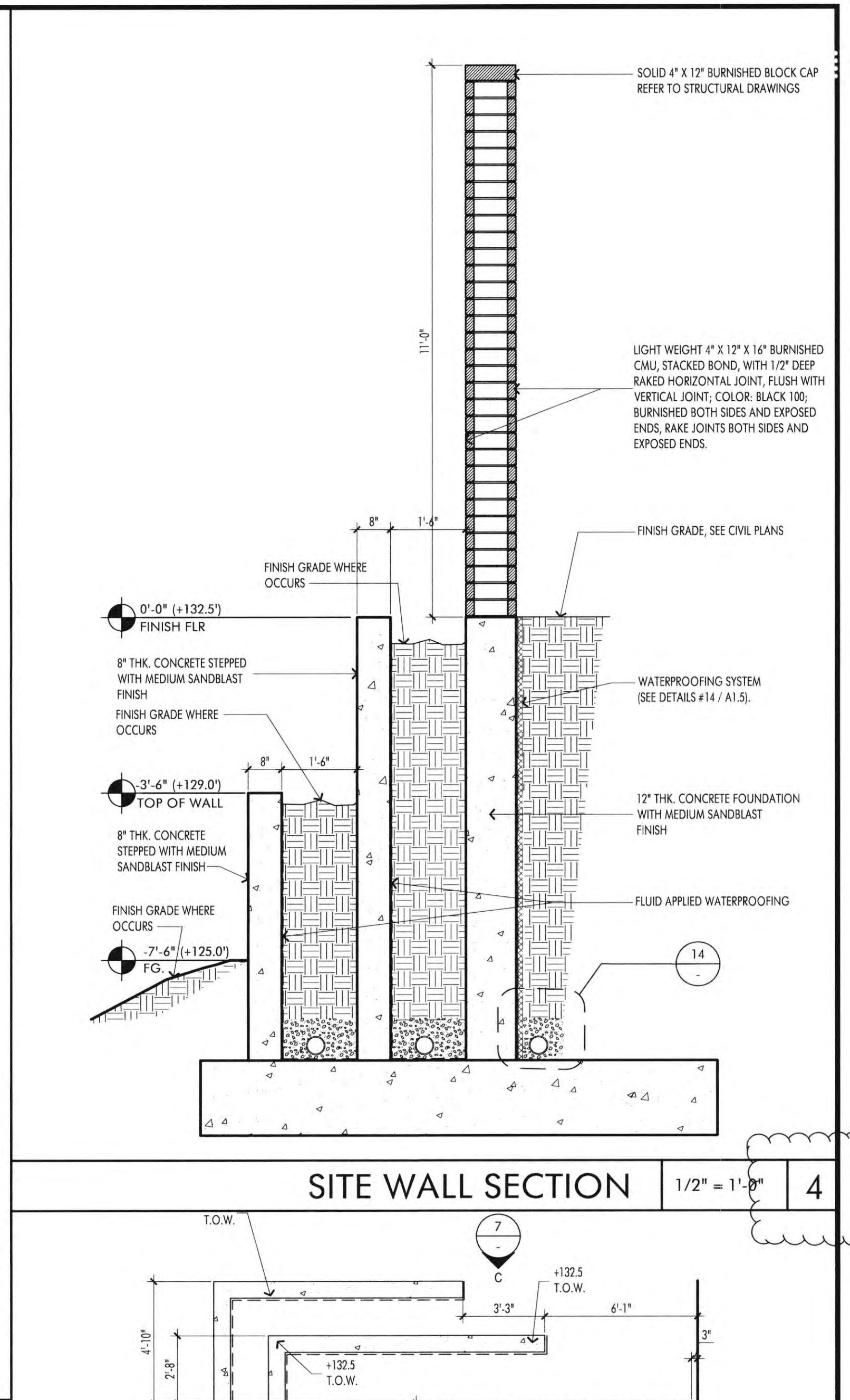
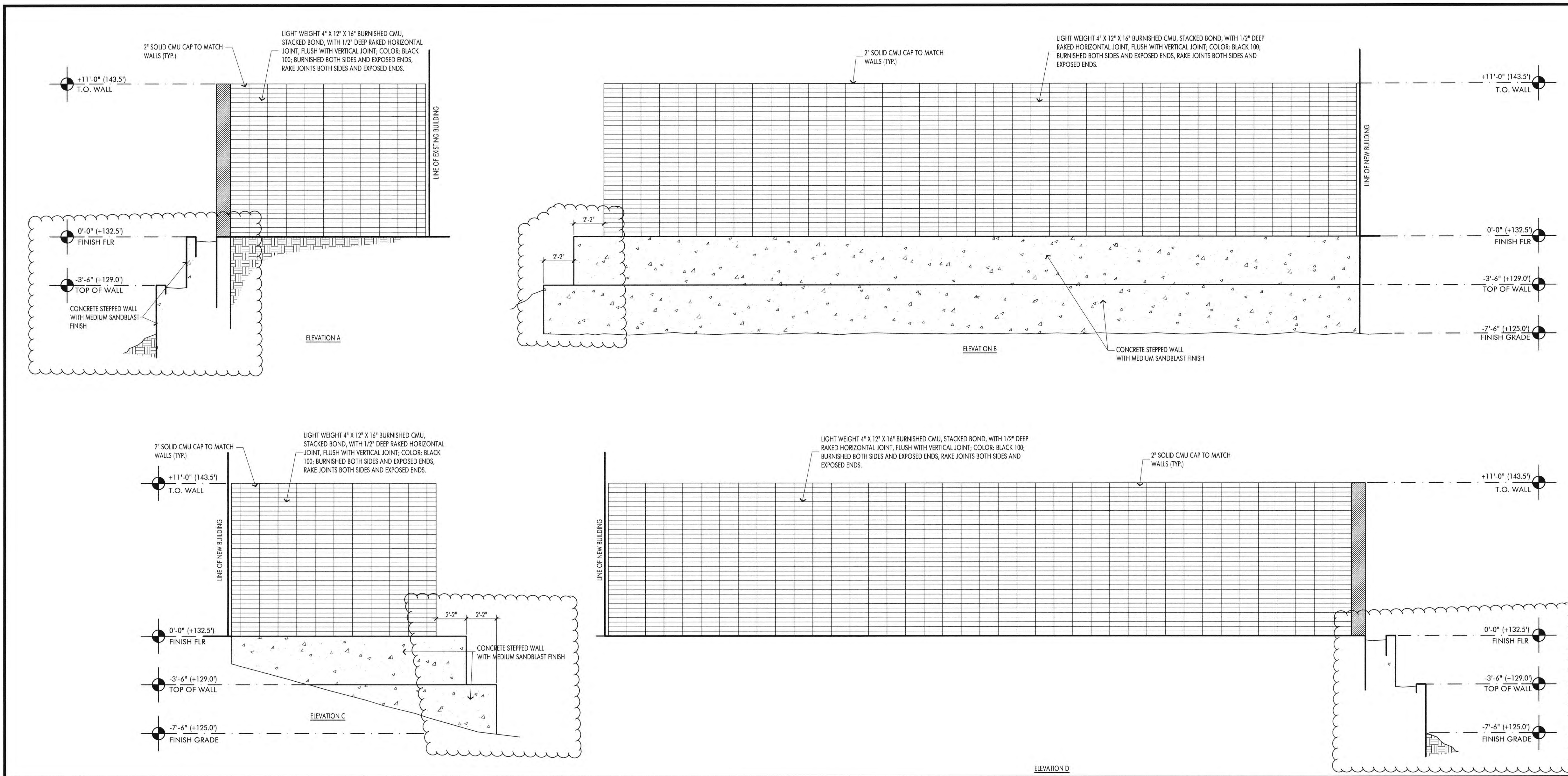
REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022
3RD BUILDING DEPT. SUBMITTAL	12/19/2022

JOB NO.:	2019.01
DRAWN BY:	RCA+A
DATE:	12/20/2022
TITLE:	SITE DETAILS

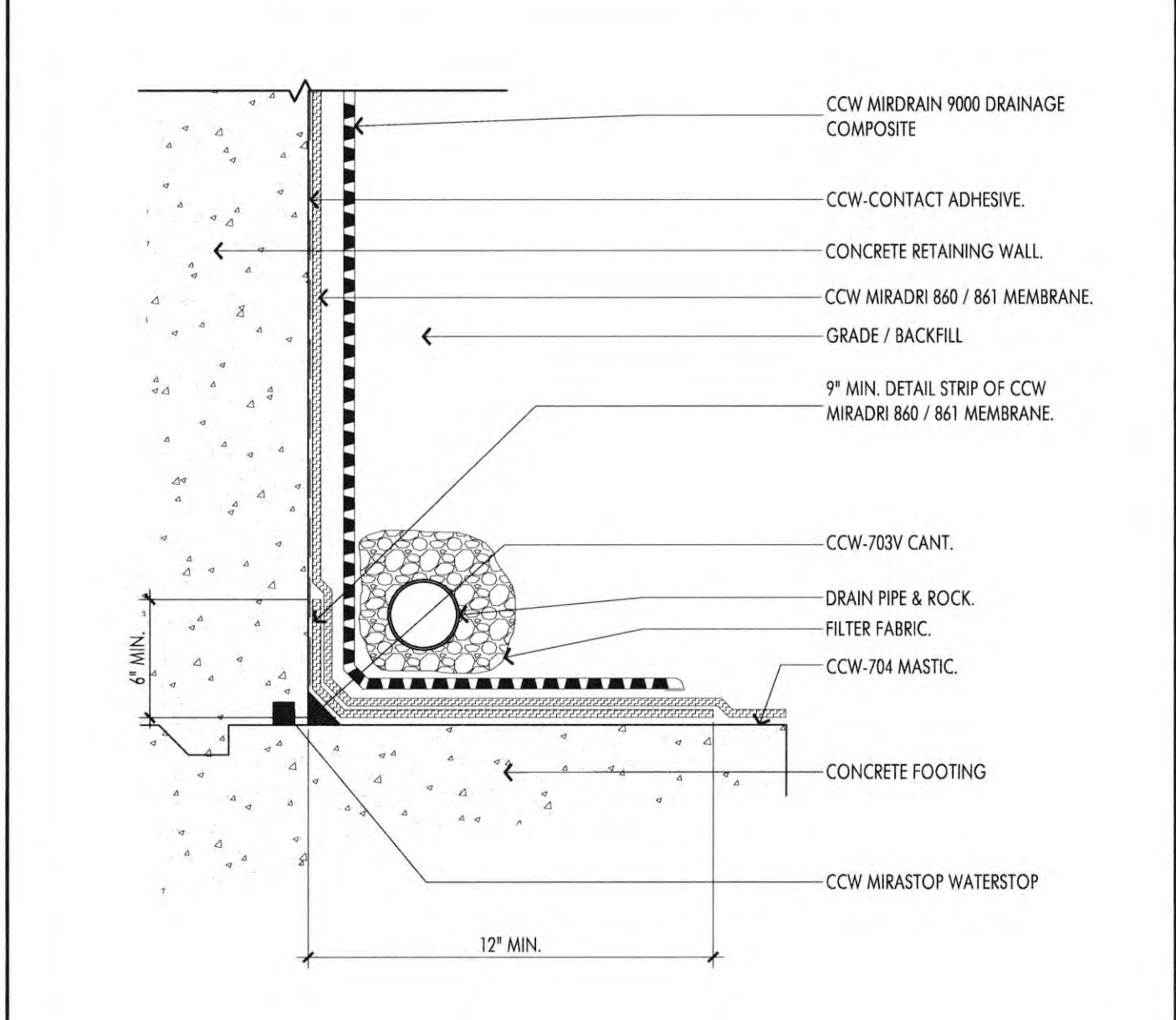
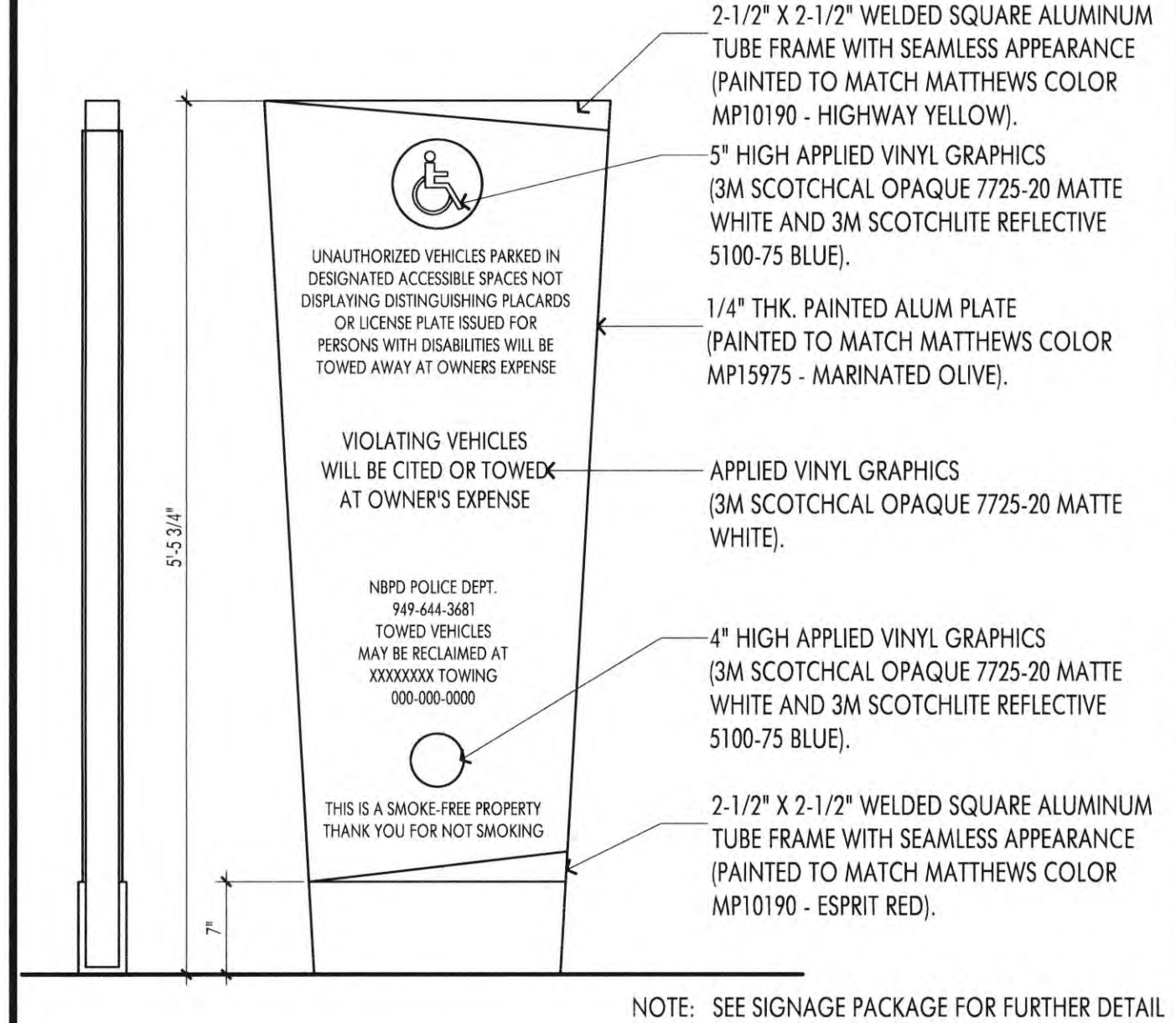


JOB NO.:	2019.01
DRAWN BY:	RCA+A
DATE:	12/20/2022
TITLE:	SITE DETAILS

SHEET: **A1.5**

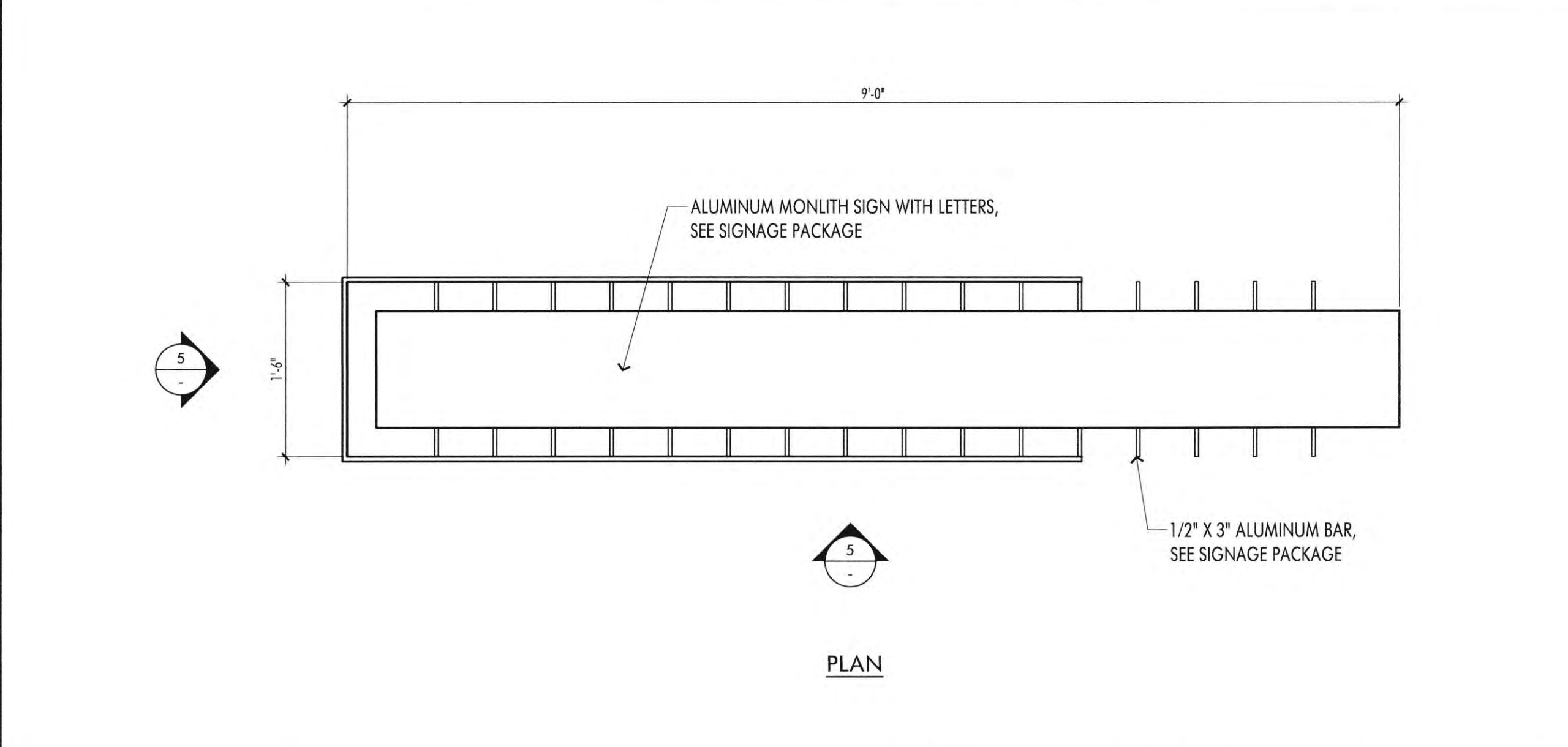


NEW SITE WALL ELEVATIONS 1/4" = 1'-0" 7

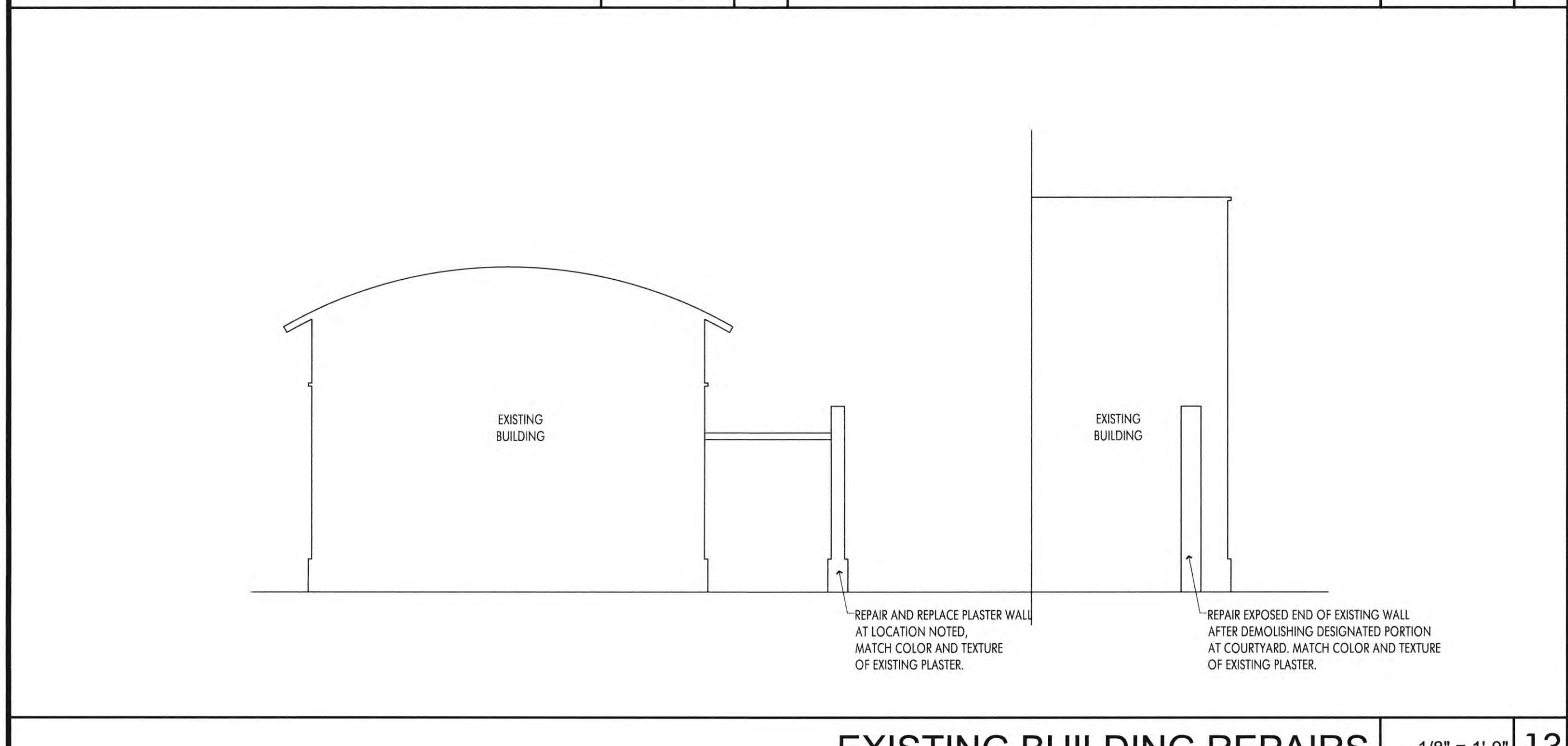


SIGNAGE 1" = 1'-0" 18

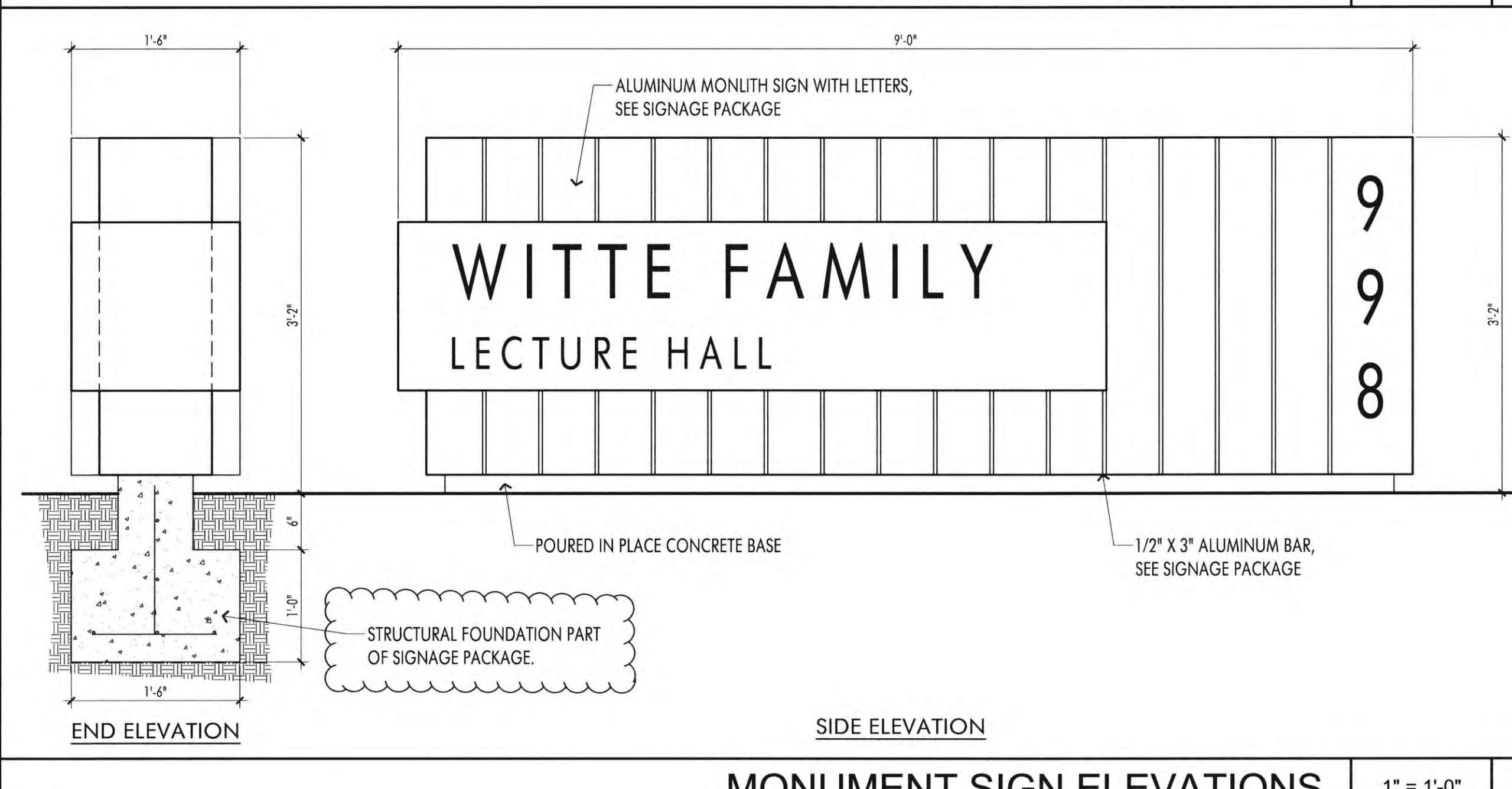
DRAINAGE AT SITE WALL 1 1/2" = 1'-0" 14



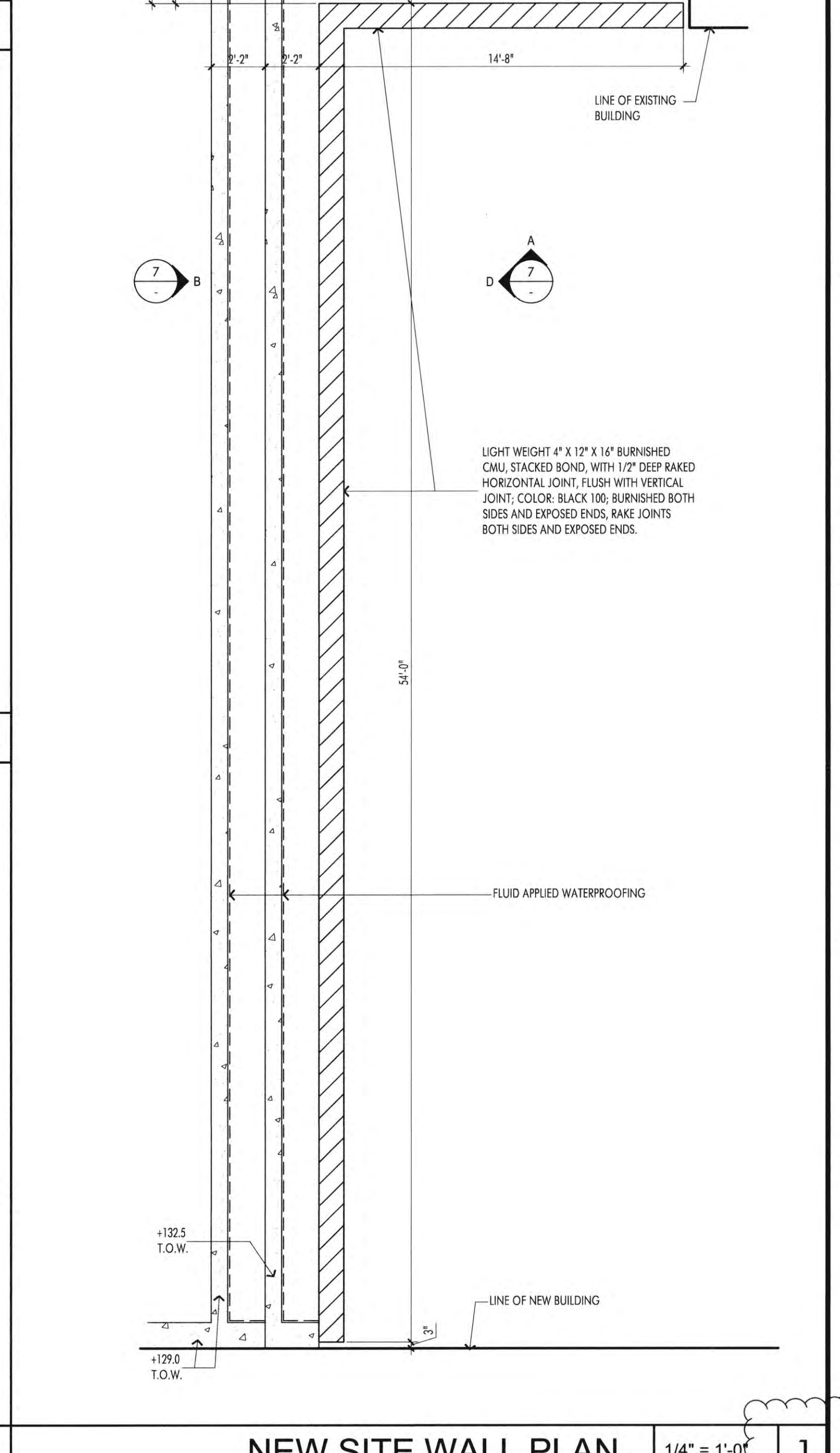
MONUMENT SIGN PLAN 1" = 1'-0" 6



EXISTING BUILDING REPAIRS 1/8" = 1'-0" 13

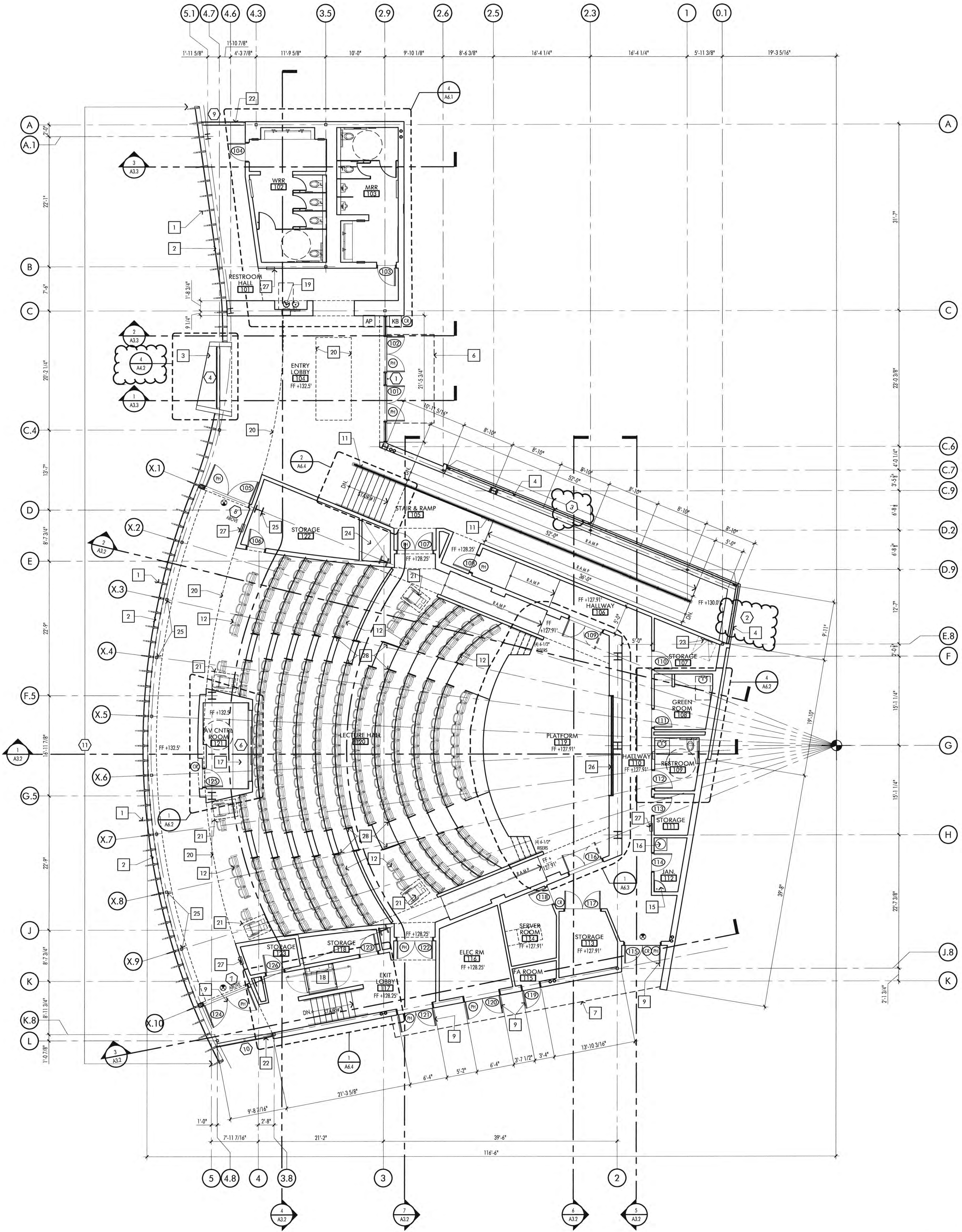


MONUMENT SIGN ELEVATIONS 1" = 1'-0" 5



NEW SITE WALL PLAN 1/4" = 1'-0" 1

DATE: FILE PATH:



KEYNOTES

- 1 VERTICAL ALUMINUM FIN ATTACHED TO VERTICAL MULLION OF CURTAIN WALL - CUSTOM COLOR TO MATCH PPG DURANAR XL "CHAMPAGNE GOLD" #UC1568KL, SEE DETAIL SHEET A8.4
- 2 2-1/2" X 1" 10" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "CHAMPAGNE GOLD" #UC1568KL, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS. SEE DETAIL 2/A4.2
- 3 CUSTOM "BAY WINDOW" WITH ALUMINUM COMPOSITE PANEL FRAME SURROUND, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS. SEE DETAIL 3/A4.4
- 4 MULLIONLESS GLASS SYSTEM WITH 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS. SEE DETAIL 3/A4.4
- 5 FRAMELESS Herculite 3'-0" X 6'-0" GLASS ENTRY DOOR, SEE DOOR SCHEDULE
- 6 GLASS ENTRY CANOPY SYSTEM ABOVE, SEE DETAIL 1/A4.4
- 7 ALUMINUM COMPOSITE PANEL EYEBROW ABOVE, SEE DETAIL 1/A4.7
- 8 NOT USED
- 9 HOLLOW METAL PAINTED EXTERIOR DOORS
- 10 NOT USED
- 11 NOT USED
- 12 FOLD-UP SEATING WITH CUSHIONED SEAT AND BACK ON MARLE FRAME AND ARMS
- 13 PREFABRICATED QUARTZ COUNTERTOP WITH INTEGRAL SINK AND DRAIN, REFER TO DETAILS 15.1, 16, 18/A6.2 AND PLUMBING DWGS.
- 14 QUARTZ COUNTERTOP WITH UNDERCOUNTER MOUNTED SINK, SEE SHEET A6.1
- 15 JANITONS MOP SINK
- 16 FLOOR MOUNTED HOT WATER HEATER
- 17 PLASTIC LAMINATE AV CONTROL ROOM COUNTER, SEE SHEET A6.2
- 18 ELECTRONICALLY CONTROLLED WHEELCHAIR LIFT
- 19 ELECTRIC DRINKING FOUNTAINS
- 20 CHANGE IN CEILING HT. ABOVE, SEE REFLECTED CEILING PLAN
- 21 ADA SEATING LOCATIONS
- 22 2' X 6' ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "CHAMPAGNE GOLD" #UC1568KL, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 23 ROOF ACCESS LADDER - SEE DETAIL #1/A8.1
- 24 HVAC SHAFT FOR UNDERFLOOR AIR DISTRIBUTION, SEE MECHANICAL DRAWINGS
- 25 PAINTED STEEL COLUMN, SEE STRUCTURAL DRAWINGS
- 26 AUDIO VISUAL LED SCREEN
- 27 RECESSED FIRE EXTINGUISHER
- 28 INTERIOR ALUM. HANDRAIL, SEE DETAIL -/

FIRE DEPARTMENT NOTES

1. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
2. DUMPSTER AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDING OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENING OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
3. ALL GRAPES, HANGINGS, CURTAINS, DROP AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE SECTION 906.
4. INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24 SECTION 907, AS FOLLOWS: CLASS A VERTICAL ENCLOSURES; CLASS B CORRIDORS; CLASS C ROOMS.
5. INTERIOR FINISH SHALL BE PER CBC TABLE 803.5 AS PROVIDED IN TITLE 24, CHAPTER 9, AS FOLLOWS:
 CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
 CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 450-850
 CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 850-1450

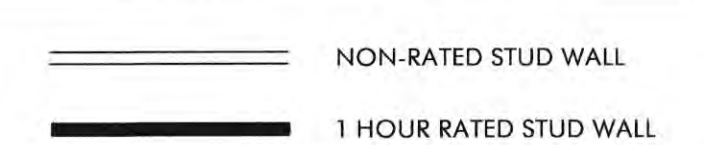
CONSTRUCTION NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES, ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN IN CASE OF CONFLICT, NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.
2. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, ETC.
3. ALL MISC. STEEL MEMBERS, STEEL PLATES, BRACKETS, CABLES, CONDUIT, J-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE METAL DECK.

SYMBOLS

- (110) = DOOR REFERENCE - SEE SHEET A5.3
- (A) = WINDOW REFERENCE - SEE SHEETS A5.4
- (PH) = DOOR PANIC HARDWARE - SEE SPEC'S & SHEET A5.3
- (CR) = CARD READER LOCATION
- (KB) = RECESSED FIRE DEPARTMENT KNOX BOX LOCATION
- (AP) = FIRE ALARM ANNUNCIATOR PANEL LOCATION

WALL LEGEND



FLOOR PLAN SCALE 1/8" = 1'-0" 1

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2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: 2019.01
 DRAWN BY: RCA+A
 DATE: 11/01/2022

TITLE: FLOOR PLAN

SHEET: A2.1

XREF: FILE PATH:

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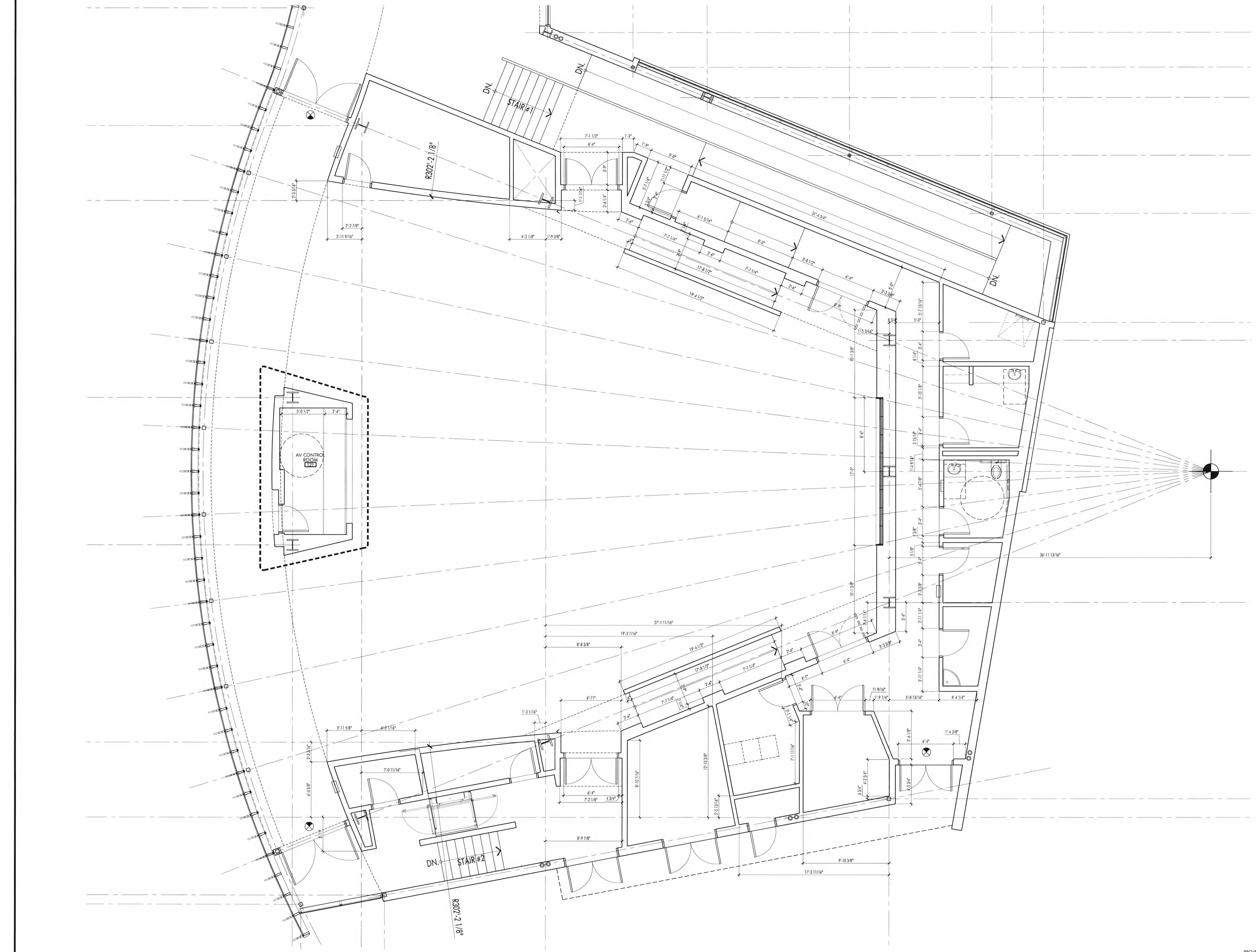
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2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE: FLOOR PLAN
SHEET:

A2.1a

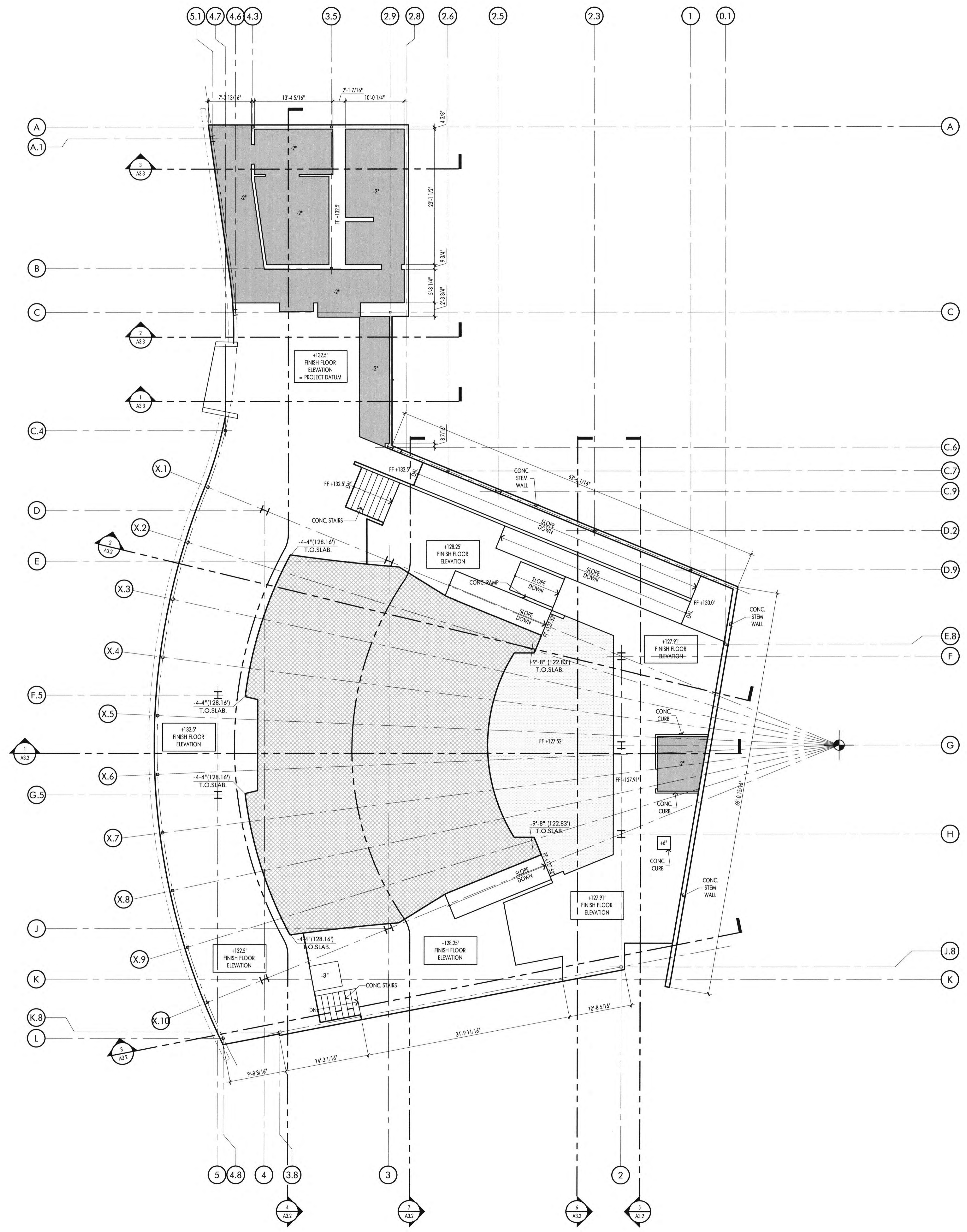


XREF:
FILE PATH:

DIMENSION FLOOR PLAN
SCALE 1/4" = 1'-0"
PROJECT NORTH

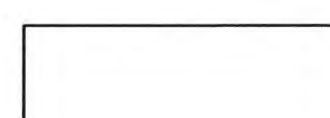

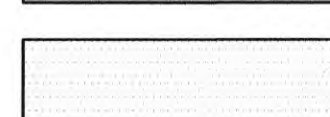
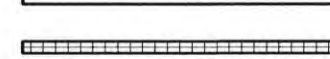


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- GENERAL NOTES**
- SEE PLUMBING DRAWINGS FOR LOCATION AND SIZE OF ALL FLOOR DRAINS AND FLOOR SINKS.
 - REFER TO ELECTRICAL DRAWINGS FOR CONDUIT AND FLOOR BOX LOCATIONS THAT MAY NOT BE SHOWN ON THIS PLAN.
 - ANY PROPOSED PENETRATION OR ALTERATION OF THE FLOOR SLAB REQUIRES NOTIFICATION OF THE BUILDING OFFICIAL AND INSPECTION BY A QUALIFIED ENGINEER.
 - SEE PLUMBING DRAWING FOR ALL PIPE AND FIXTURE LOCATIONS.
 - G.C. TO SUBMIT SLAB PLAN SHOWING ALL PROPOSED CONTROL AND CONSTRUCTION JOINTS FOR CRACK CONTROL. SEE SPECIFICATION FOR CONCRETE CURING INFORMATION.
 - CONCRETE SLAB AREAS DESIGNED TO BE EXPOSED SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION.

LEGEND

-  RECESSED SLOPPING CONCRETE SLAB AREA
-  2" RECESSED SLAB AREA
-  4.5" RECESSED CONCRETE AREA
-  6" TALL CONCRETE CURB (TYP)
-  SLOPE TO DRAIN AREA (NOTE: DASHED BOX INDICATES APPROX. START OF SLOPE TOWARDS FLOOR DRAIN. SLOPE 2% TOWARDS DRAIN)
-  FLOOR BOX FOR ELECTRICAL AND AUDIO VISUAL DRAWINGS. REFER TO ELECTRICAL DRAWINGS, AV DRAWINGS AND SPECS FOR MORE INFORMATION.

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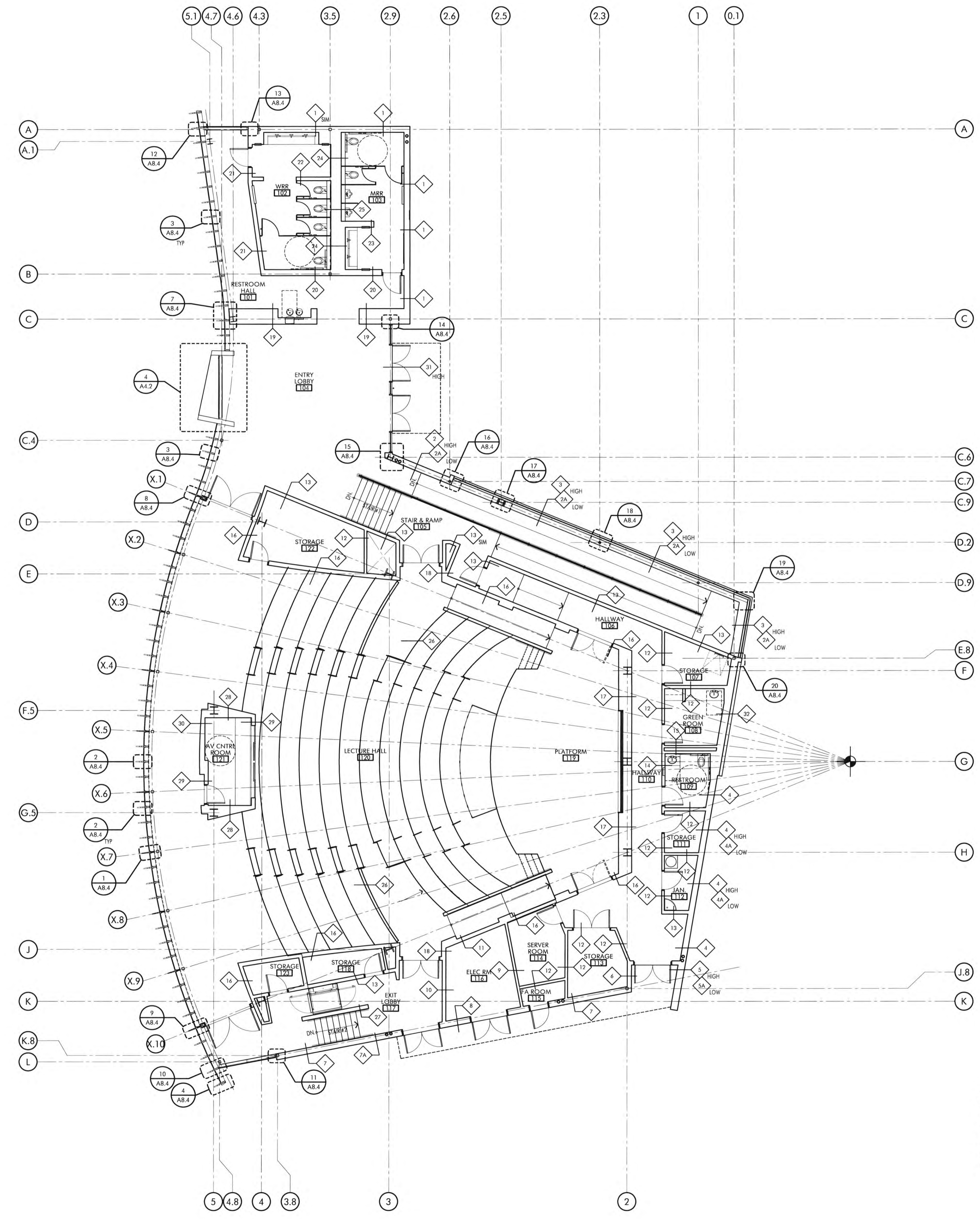
JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE: EDGE OF SLAB PLAN

SHEET: A2.2

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1	SEE DETAIL 1/AB.1	9	SEE DETAIL 13/AB.1	21	SEE DETAIL 5/AB.2
2	SEE DETAIL 2/AB.1	10	SEE DETAIL 14/AB.1	22	SEE DETAIL 6/AB.2
2A	SEE DETAIL 3/AB.1	11	SEE DETAIL 15/AB.1	23	SEE DETAIL 7/AB.2
3	SEE DETAIL 4/AB.1	12	SEE DETAIL 16/AB.1	24	SEE DETAIL 8/AB.2
4	SEE DETAIL 5/AB.1	13	SEE DETAIL 17/AB.1	25	SEE DETAIL 9/AB.2
4A	SEE DETAIL 6/AB.1	14	SEE DETAIL 18/AB.1	26	SEE DETAIL 10/AB.2
5	SEE DETAIL 7/AB.1	15	SEE DETAIL 19/AB.1	27	SEE DETAIL 11/AB.2
5A	SEE DETAIL 8/AB.1	16	SEE DETAIL 20/AB.1	28	SEE DETAIL 12/AB.2
6	SEE DETAIL 9/AB.1	17	SEE DETAIL 1/AB.2	29	SEE DETAIL 13/AB.2
7	SEE DETAIL 10/AB.1	18	SEE DETAIL 2/AB.2	30	SEE DETAIL 14/AB.2
7A	SEE DETAIL 11/AB.1	19	SEE DETAIL 3/AB.2	31	SEE DETAIL 15/AB.2
8	SEE DETAIL 12/AB.1	20	SEE DETAIL 4/AB.2		

- FIRE DEPARTMENT NOTES**
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
 - DUMPSTER AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDING OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENING OR COMBUSTIBLE ROOF EAVES. UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
 - ALL DRAPES, HANGINGS, CURTAINS, DROP AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE SECTION 906.
 - INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24 SECTION 807, AS FOLLOWS: CLASS A VERTICAL ENCLOSURES, CLASS B CORRIDORS, CLASS C ROOMS.
 - INTERIOR FINISH SHALL BE PER CBC TABLE 803.3 AS PROVIDED IN TITLE 24, CHAPTER 8, AS FOLLOWS:
CLASS A: FLAME SPREAD 24-75; SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 24-75; SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450

- GENERAL NOTES**
- ALL INTERIOR FRAMED WALLS TO BE METAL STUDS FRAMING WITH 5/8" THK. TYPE X GYPSUM BOARD EACH SIDE UNLESS OTHERWISE NOTED.
 - GYP. BOARD SHALL EXTEND FROM FLOOR TO UNDERSIDE OF ROOF STRUCTURE UNLESS OTHERWISE NOTED.
 - ALL WALLS ARE TO BE FULL HEIGHT UNLESS OTHERWISE NOTED.
 - ALL INTERIOR WALLS TO HAVE SOUND INSULATION UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO MIN. R-21 BATT INSULATION UNLESS OTHERWISE NOTED.

- CONSTRUCTION NOTES**
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES, ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN IN CASE OF CONFLICT, NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.
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 - ALL MISC. STEEL MEMBERS, STEEL PLATES, BRACKETS, CABLES, CONDUIT, J-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE METAL DECK.

INSULATION SCHEDULE

- EXTERIOR WALL = R-25 BATT INSULATION
- CONTINUOUS EXTERIOR RIGID BOARD INSULATION = R-6
- UNDERSIDE OF ROOF DECK = R-38 BATT INSULATION

WALL LEGEND

(Double line)	NON-RATED STUD WALL
(Line with dashes)	1 HOUR-RATED STUD WALL
(Line with diagonal hatching)	8" CMU WALL
(Line with cross-hatching)	1 HOUR RATED - 8" CMU WALL

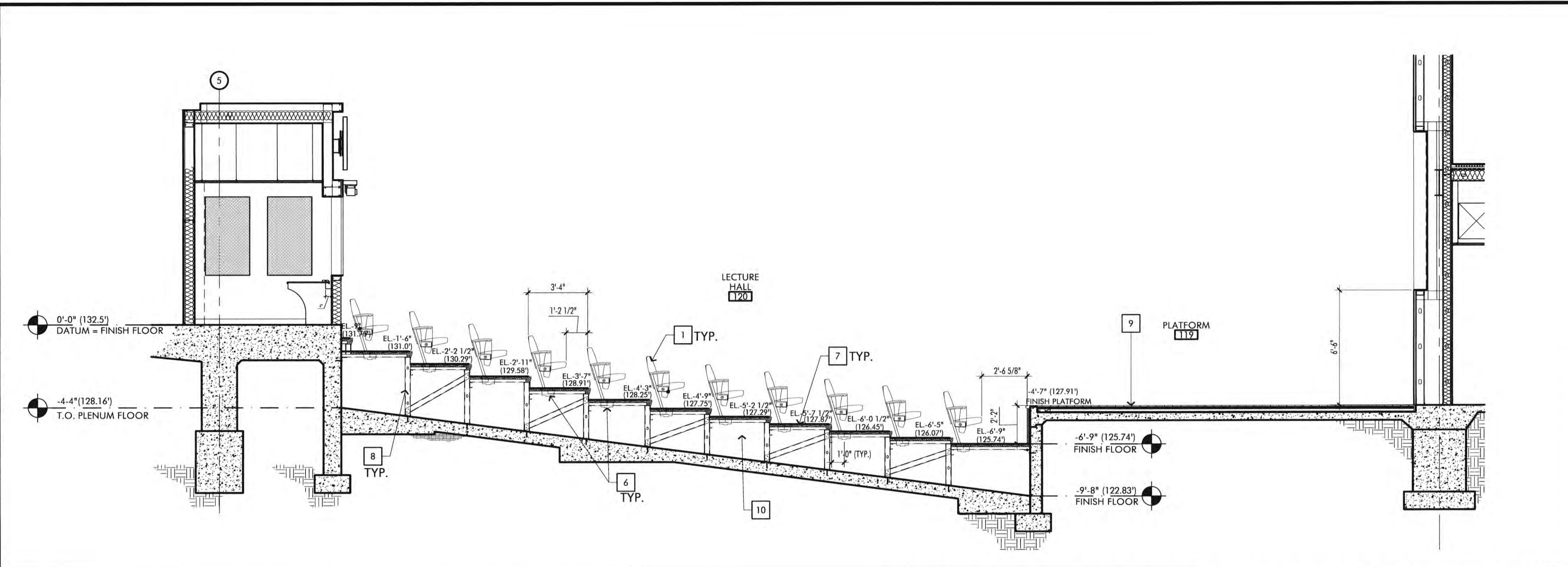
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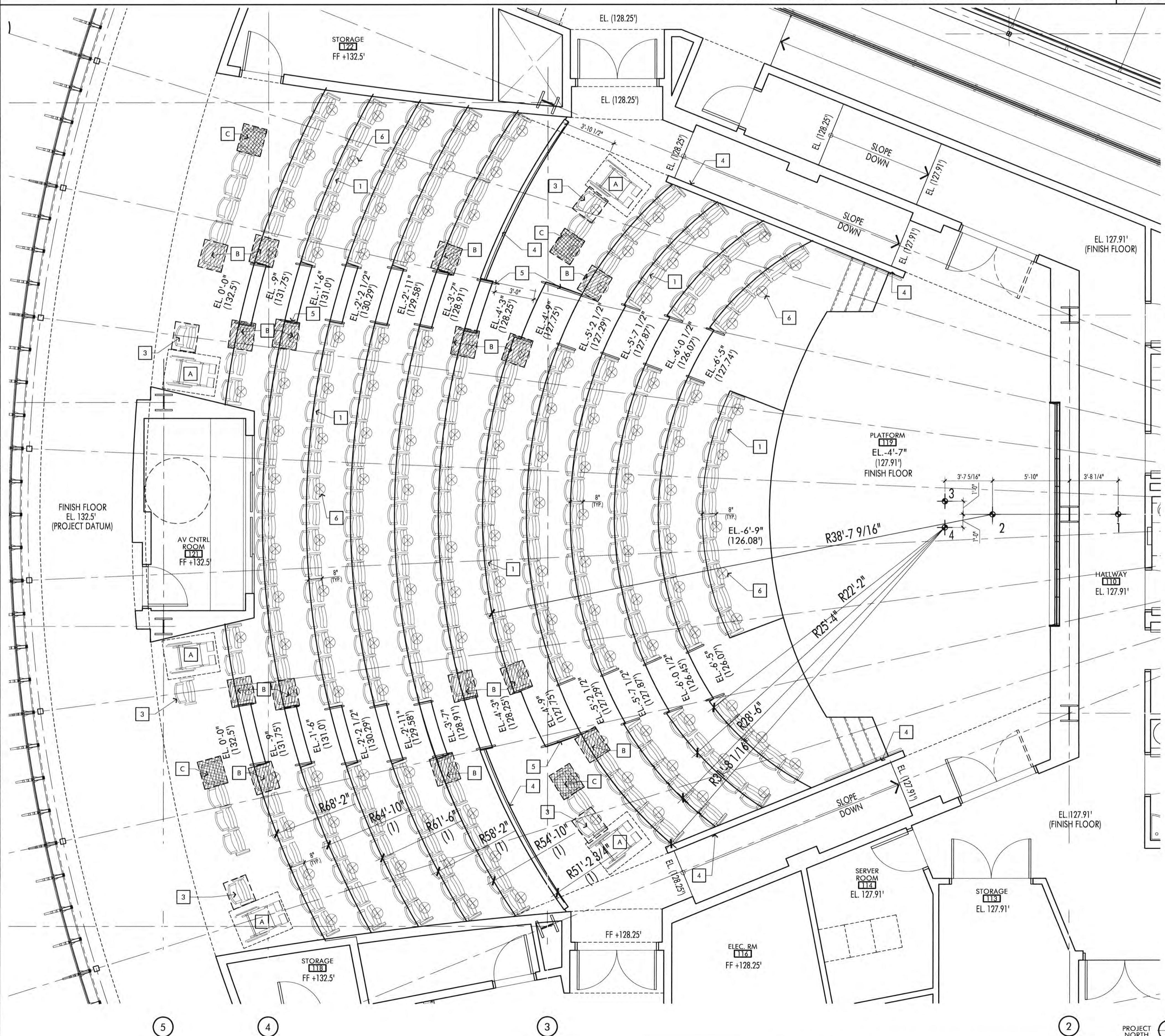
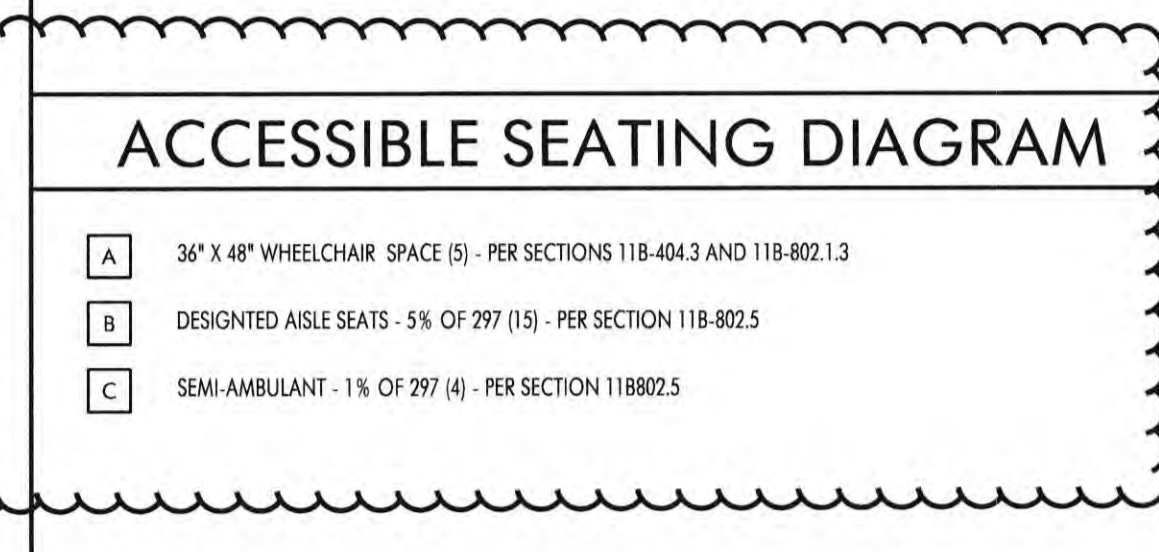


JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022
TITLE: WALL TYPE PLAN
SHEET: A2.3

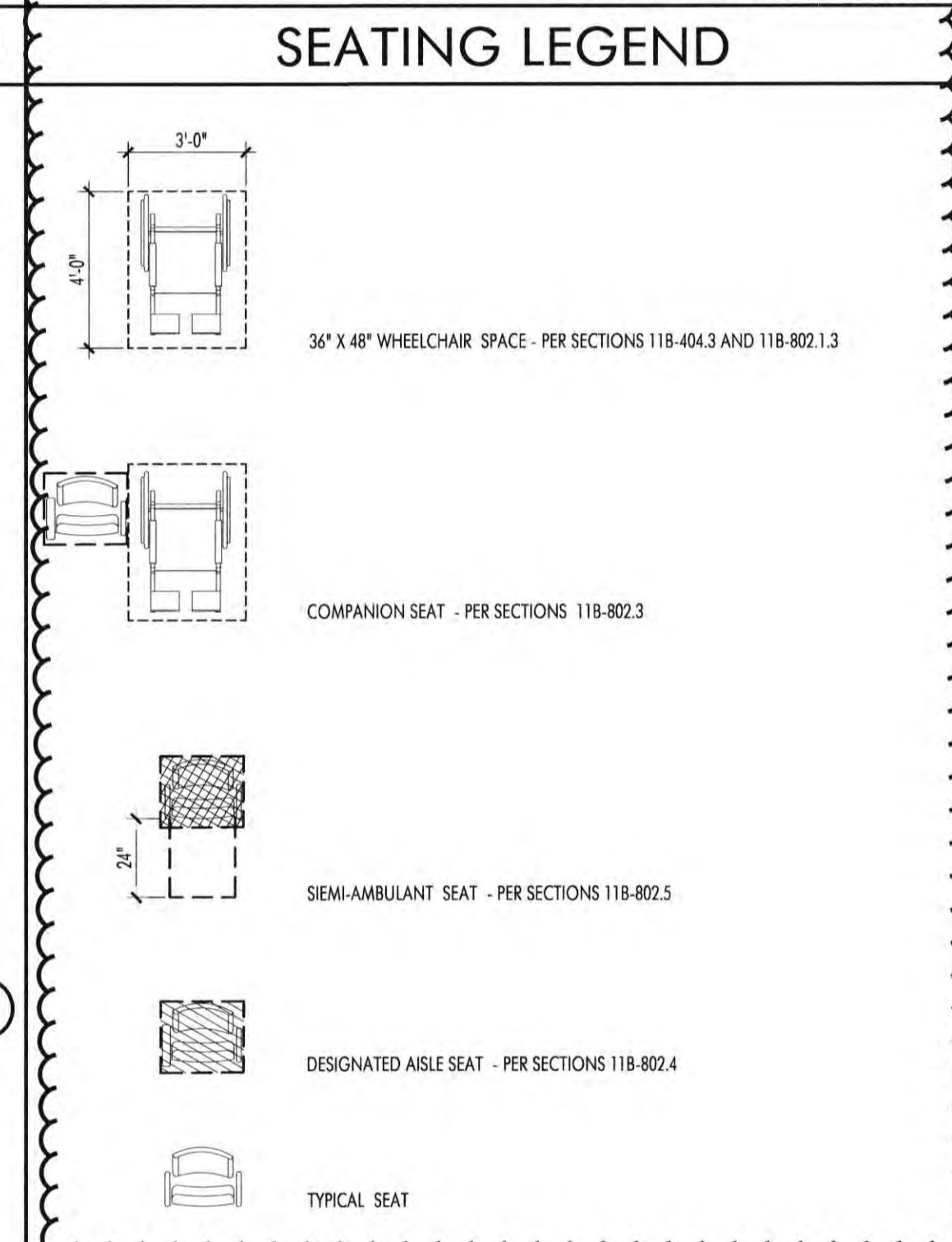


ENLARGED LECTURE HALL SEATING PLAN SECTION SCALE 1/4" = 1'-0" 2

- ### KEYNOTES
- 1 FIXED SEATING (TYP.)
 - 2 ACCESSIBLE SEATING LOCATION (TYP.)
 - 3 FIXED ADA COMPANION SEATING LOCATION (TYP.)
 - 4 LOW INTERIOR WOOD WALL
 - 5 INTERIOR LOW WALL W/ HANDRAIL
 - 6 IN-FLOOR MECHANICAL DIFFUSER - SEE MECHANICAL DRAWINGS
 - 7 STEPPED RAISED CONC. FLOOR SURFACE - SEE STRUCTURAL DRAWINGS
 - 8 METAL STUD FRAMING FOR RAISED FLOOR - SEE STRUCTURAL DRAWINGS
 - 9 WOOD PLATFORM SURFACE
 - 10 UNDERFLOOR PLENUM AREA - SEE MECHANICAL DRAWINGS



ENLARGED LECTURE HALL SEATING PLAN SCALE 1/4" = 1'-0" 1



- ### HEARING IMPAIRED NOTES
1. WHERE FIRE ALARM SYSTEMS PROVIDE AUDIBLE ALARM COVERAGE, ALARMS SHALL COMPLY WITH SECTION 11B-215 VISUAL WARNING DEVICES FOR THE HEARING IMPAIRED ARE REQUIRED TO BE INSTALLED (ADDED) WITHIN THE BUILDING UNDER ONE OF THE FOLLOWING CONDITIONS: (11B-215.1)
 - a. BUILDING IS EQUIPPED WITH VISUAL WARNING DEVICES.
 2. APPROVED NOTIFICATION APPLIANCES FOR THE HEARING IMPAIRED SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 72 IN THE FOLLOWING AREAS: (11B-215.2 AND 907.5.2.1)
 - a. PUBLIC AND COMMON USE AREAS SUCH AS SANITARY FACILITIES, CORRIDORS AND LOBBIES PER SECTION 907.5.2.1.
 3. AN ASSISTIVE LISTENING SYSTEM COMPLYING WITH 11B-706 SHALL BE PROVIDED IN ASSEMBLY AREAS, INCLUDING CONFERENCE AND MEETING ROOMS (11B-215.3)
 - a. PROVIDE ASSISTIVE LISTENING RECEIVERS (ALR) OF THE TOTAL NUMBER OF SEATS, BUT NOT LESS THAN TWO LOCATED WITHIN 60 FOOT VIEWING DISTANCE OF THE STAGE OR PLAYING AREA WITH COMPLETE VIEW OF THOSE AREAS. 2% BUT NOT LESS THAN 2 RECEIVERS SHALL BE HEARING ADE COMPLIABLE. (11B-215.3)
 - b. PROVIDE ENLARGE PLANKETS/SPECIFICATIONS FOR ASSISTIVE LISTENING SYSTEM SHOWING COMPLIANCE WITH SECTION 11-806. (11B-215.1)

- ### FIRE DEPARTMENT NOTES
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 3. ALL DRAPES, HANGINGS, CURTAINS, DROP AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE SECTION 806.
 4. INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24 SECTION 807, AS FOLLOWS: CLASS A VERTICAL ENCLOSURES, CLASS B CORRIDORS, CLASS C ROOMS.
 5. INTERIOR FINISH SHALL BE PER CBC TABLE 803.5 AS PROVIDED IN TITLE 24, CHAPTER 8, AS FOLLOWS:
 - CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
 - CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450
 - CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450

- ### CONSTRUCTION NOTES
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 2. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS MAINTAINED CLEAR SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, ETC.
 3. ALL MISC. STEEL MEMBERS, STEEL PLATES, BRACKETS, CABLES, CONDUIT, J-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE ROOF DECK.
 4. CONTRACTOR IS RESPONSIBLE FOR ALL CEILING AND SOFFIT FRAMING ALONG ANY MISC. OPENINGS NOT CLEARLY SHOWN ON DRAWINGS. RFI'S ASKING FOR FRAMING LAYOUT PLANS WILL BE REJECTED.

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JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022
TITLE: SEATING PLAN
SHEET: A2.4

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JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 01/07/2023

TITLE: REFLECTED CEILING PLAN

SHEET: A2.5

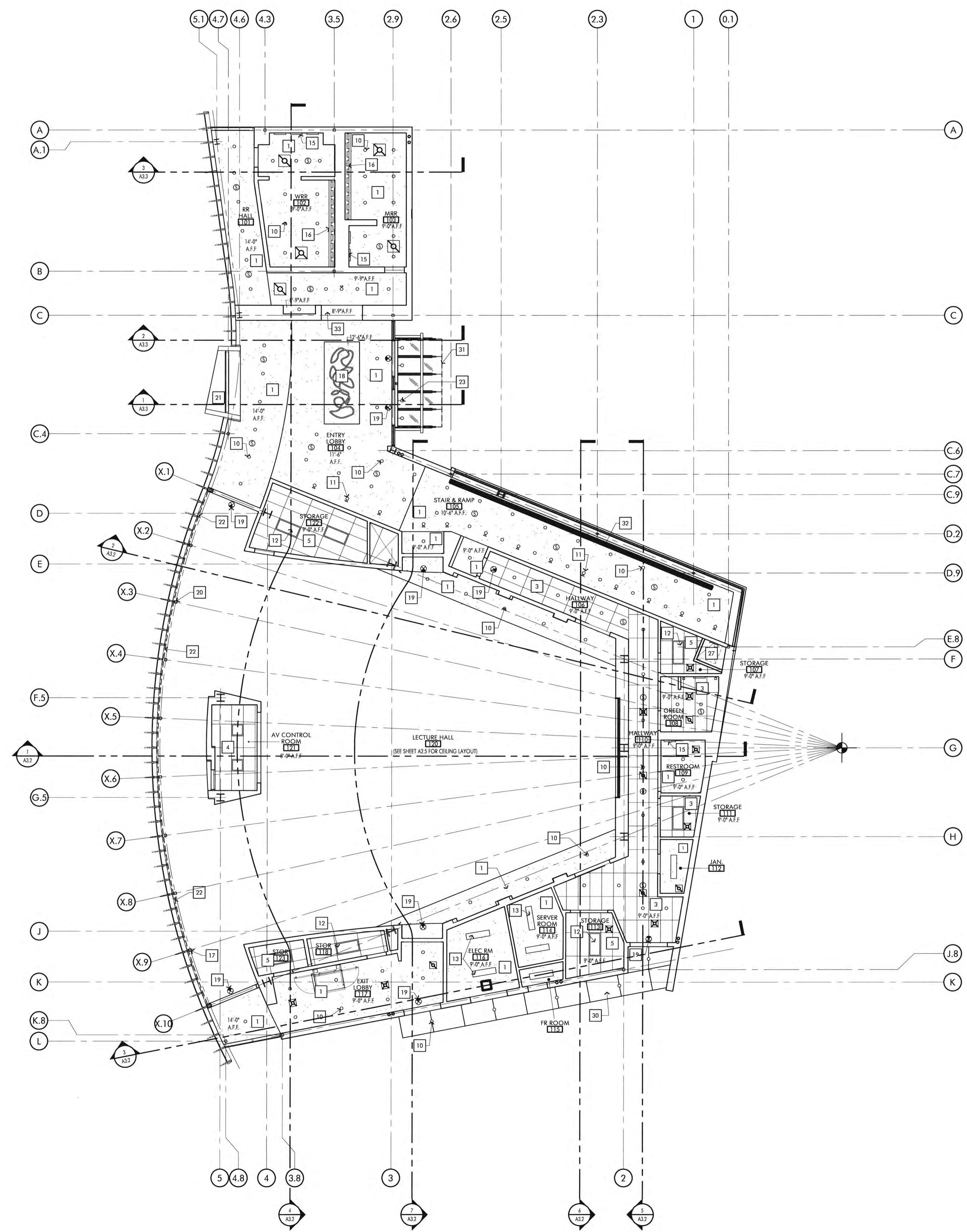
KEYNOTES

- 1 PAINTED GYPSUM BOARD, SEE DETAIL 10.11/A&B
- 2 OPEN TO STRUCTURE ABOVE - PAINT BLACK
- 3 SUSPENDED CEILING - SEE DETAILS 3.4.5.2/A&B
PANEL 1: ARMSTRONG CALLA HEALTH CARE AIR ASSURE, 12" X 48" REGULAR WISMOOTH TEXTURE, #1358 WHITE
GRID A: ARMSTRONG SUPRAFINE XL 9118 EXPOSED T SYSTEM, WHITE
- 4 PANEL 1: ARMSTRONG CALLA, 24" X 48" REGULAR WITH SMOOTH TEXTURE, #2825 BLACK
GRID A: ARMSTRONG SUPRAFINE XL 9118 EXPOSED T SYSTEM, BLACK
SUSPENDED CEILING - SEE DETAILS 3.4.5.2/A&B
- 5 PANEL 1: ARMSTRONG OPTIMA, 24" X 48" REGULAR WITH FINE TEXTURE, #2257 WHITE
GRID A: ARMSTRONG SUPRAFINE XL 9118 EXPOSED T SYSTEM, WHITE
- 6 SUSPENDED ACOUSTICAL PANEL CLOUDS WITH 6" RETURN, PROVIDING A MINIMUM NRC .70
- 7 SUSPENDED SPEAKER
- 8 RECESSED SPEAKER
- 9 SUSPENDED WOOD VENEER ACOUSTICAL PANEL ATTACHED TO STRUCTURAL SUPPORT FRAME, SEE DETAIL -/-
- 10 RECESSED DOWNLIGHT, SEE ELECTRICAL DRAWINGS
- 11 PENDANT HUNG DOWN LIGHT SEE ELECTRICAL DRAWINGS
- 12 24" X 48" RECESSED FIXTURE WITH ACRYLIC LENS
- 13 12" X 48" SURFACE MOUNTED FIXTURE WITH ACRYLIC LENS
- 14 NOT USED
- 15 WALL MOUNTED RESTROOM LED HORIZONTAL LINEAR LIGHT FIXTURE
- 16 RECESSED LIGHT COVE WITH LINEAR LED STRIP, SEE DETAIL 9/A&B
- 17 WALL MOUNTED RESTROOM HORIZONTAL LINEAR LED DOWNLIGHT
- 18 CUSTOM LIGHT FIXTURE: "TEMPEST" CUSTOM CANOPY BY MODERN FORMS
- 19 EXIT LIGHT
- 20 PAINTED STEEL COLUMN
- 21 ALUMINUM PANEL SOFFIT
- 22 ELECTRONICALLY CONTROLLED SUNSHADES - (36" - 7'-6" X 17'-0" SECTIONS)
FIRST SHADE: MECHOSHADE THERMOVEL 1300 SERIES 5% OPEN
COLOR: #1319 SILVER BIRCH
SECOND SHADE: MECHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE
COLOR: 0111 DARK GREY
- 23 WALL MOUNTED SPOT LIGHT, SEE ELECTRICAL DRAWINGS
- 24 THEATRICAL LIGHTING
- 25 CLERESTORY WINDOWS
- 26 ROOF EAVE ABOVE
- 27 ROOF ACCESS HATCH
- 28 2" X 8" ACOUSTICAL BAFFLE
- 29 STRUCTURAL FRAME FOR SUSPENDED ACOUSTICAL CLOUD ABOVE PLATFORM, SEE SHEET A2.6.1
- 30 SMOOTH ACRYLIC PLASTER SOFFIT
- 31 GLASS ENTRY CANOPY
- 32 LINEAR AIR DIFFUSER, SEE MECHANICAL DRAWINGS
- 33 PORCELAIN TILE, SEE FINISH SCHEDULE

LEGEND

- GYP. BD. CEILING
-
-
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-
-

NOTE: ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL.



REFLECTED CEILING PLAN

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

PROJECT NORTH

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JOB NO.: 2019.01
 DRAWN BY: RCA+A
 DATE: 11/01/2022

TITLE: REFLECTED CEILING PLAN
 SHEET:

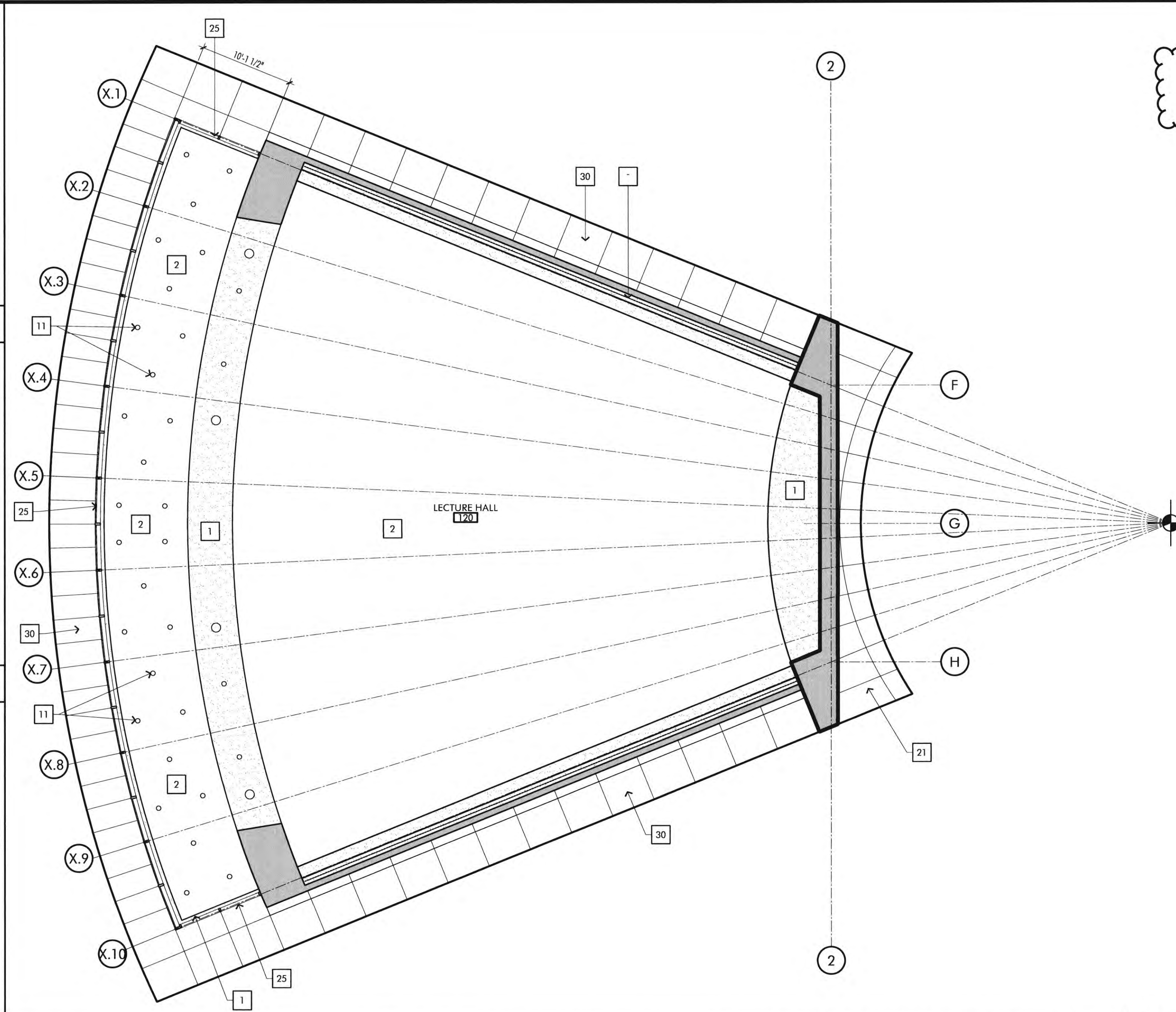
KEYNOTES

- 1 PAINTED GYPSUM BOARD, SEE DETAIL 10.1/1/8.6
- 2 OPEN TO STRUCTURE ABOVE. PAINT BLACK
- 3 SUSPENDED CEILING - SEE DETAILS 1.3,4,5,6,7/8.6
 PANEL 1: ARMSTRONG CALLA HEALTH ECONE AIR ASSURE, 12" X 48" REGULAR W/SMOOTH TEXTURE, #1338 WHITE GRID A: ARMSTRONG SURP/FINE XL 9/16" EXPOSED T SYSTEM, WHITE
- 4 PANEL 1: ARMSTRONG CALLA, 24" X 48" REGULAR WITH SMOOTH TEXTURE, #2825 BLACK GRID A: ARMSTRONG SURP/FINE XL 9/16" EXPOSED T SYSTEM, BLACK
 SUSPENDED CEILING - SEE DETAILS 1.3,4,5,6,7/8.6
 PANEL 1: ARMSTRONG OPTIMA, 24" X 48" REGULAR WITH FINE TEXTURE, #2257 WHITE GRID A: ARMSTRONG SURP/FINE XL 9/16" EXPOSED T SYSTEM, WHITE
- 5 SUSPENDED ACOUSTICAL PANEL CLOUDS WITH 6" RETURN, PROVIDING A MINIMUM NRC .70
- 6 SUSPENDED SPEAKER
- 7 RECESSED SPEAKER
- 8 SUSPENDED WOOD VENEER ACOUSTICAL PANEL ATTACHED TO STRUCTURAL SUPPORT FRAME, SEE DETAIL -/-
- 9 RECESSED DOWNLIGHT, SEE ELECTRICAL DRAWINGS
- 10 PENDANT HUNG DOWN LIGHT SEE ELECTRICAL DRAWINGS
- 11 24" X 48" RECESSED FIXTURE WITH ACRYLIC LENS
- 12 12" X 48" SURFACE MOUNTED FIXTURE WITH ACRYLIC LENS
- 13 NOT USED
- 14 WALL MOUNTED RESTROOM LED HORIZONTAL LINEAR LIGHT FIXTURE
- 15 RECESSED LIGHT COVE WITH LINEAR LED STRIP, SEE DETAIL 9/8.6
- 16 WALL MOUNTED RESTROOM HORIZONTAL LINEAR LED DOWNLIGHT
- 17 CUSTOM LIGHT FIXTURE: "TEMPEST" CUSTOM CANOPY BY MODERN FORMS
- 18 EXIT LIGHT
- 19 PAINTED STEEL COLUMN
- 20 ALUMINUM PANEL SOFFIT
- 21 ELECTRONICALLY CONTROLLED SUNSHADES - (S) - 7'-0" X 17'-0" SECTIONS;
 FIRST SHADE: MECHOSHADE THERMOVOL 1300 SERIES (5% OPEN) COLOR: #131F SILVER BIRCH
 SECOND SHADE: MECHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE COLOR: 0111 DARK GREY
- 22 WALL MOUNTED SPOT LIGHT, SEE ELECTRICAL DRAWINGS
- 23 THEATRICAL LIGHTING
- 24 CLOSETRY WINDOWS
- 25 ROOF EAVE ABOVE
- 26 ROOF ACCESS HATCH
- 27 2" X 8" ACOUSTICAL BAFFLE
- 28 STRUCTURAL FRAME FOR SUSPENDED ACOUSTICAL CLOUD ABOVE PLATFORM, SEE SHEET A2.6.1.
- 29 SMOOTH ACRYLIC PLASTER SOFFIT
- 30 GLASS ENTRY CANOPY
- 31 LINEAR AIR DIFFUSER, SEE MECHANICAL DRAWINGS
- 32 PORCELAIN TILE, SEE FINISH SCHEDULE

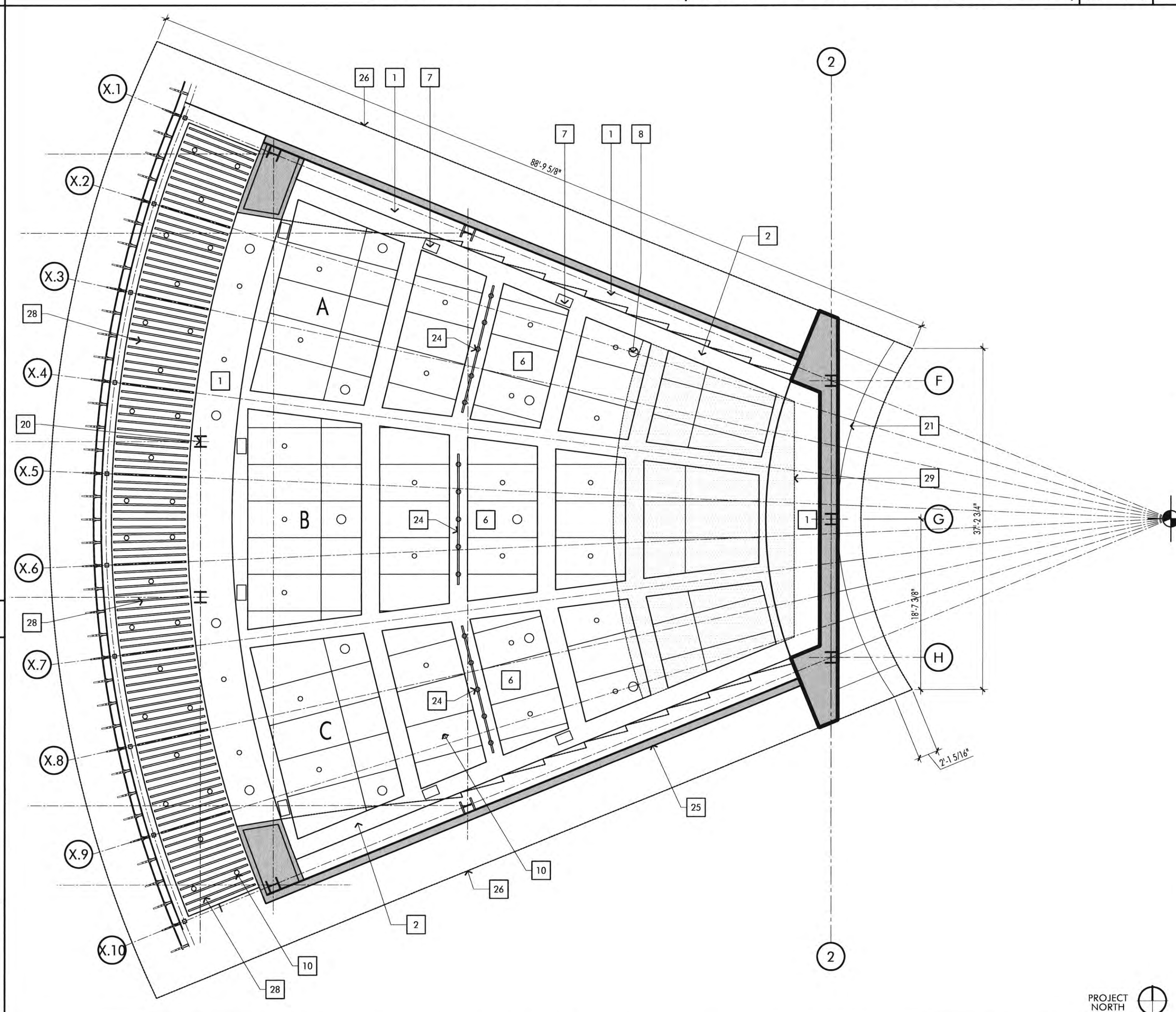
LEGEND

- GYP. BD. CEILING
- ACOUSTICAL CEILING - 24' X 48'
- ACOUSTICAL CEILING - 24' X 24'
- ROUND RECESSED LED DOWNLIGHT
- ROUND RECESSED LED WALL WASHER
- WALL MOUNTED RESTROOM VERTICAL LINEAR LED LIGHT FIXTURE
- WALL MOUNTED RESTROOM HORIZONTAL LINEAR LED LIGHT FIXTURE
- RECESSED LINEAR LED LIGHT STRIP
- 24" X 48" RECESSED LED FIXTURE WITH ACRYLIC LENS
- 24" X 48" SURFACE MOUNTED LED FIXTURE WITH ACRYLIC LENS
- 12" X 48" SURFACE MOUNTED LED FIXTURE WITH ACRYLIC LENS
- PENDANT MOUNTED (CABLE) LED PIN LIGHTS
- 12" X 48" SURFACE MOUNTED LED FIXTURE WITH ACRYLIC LENS

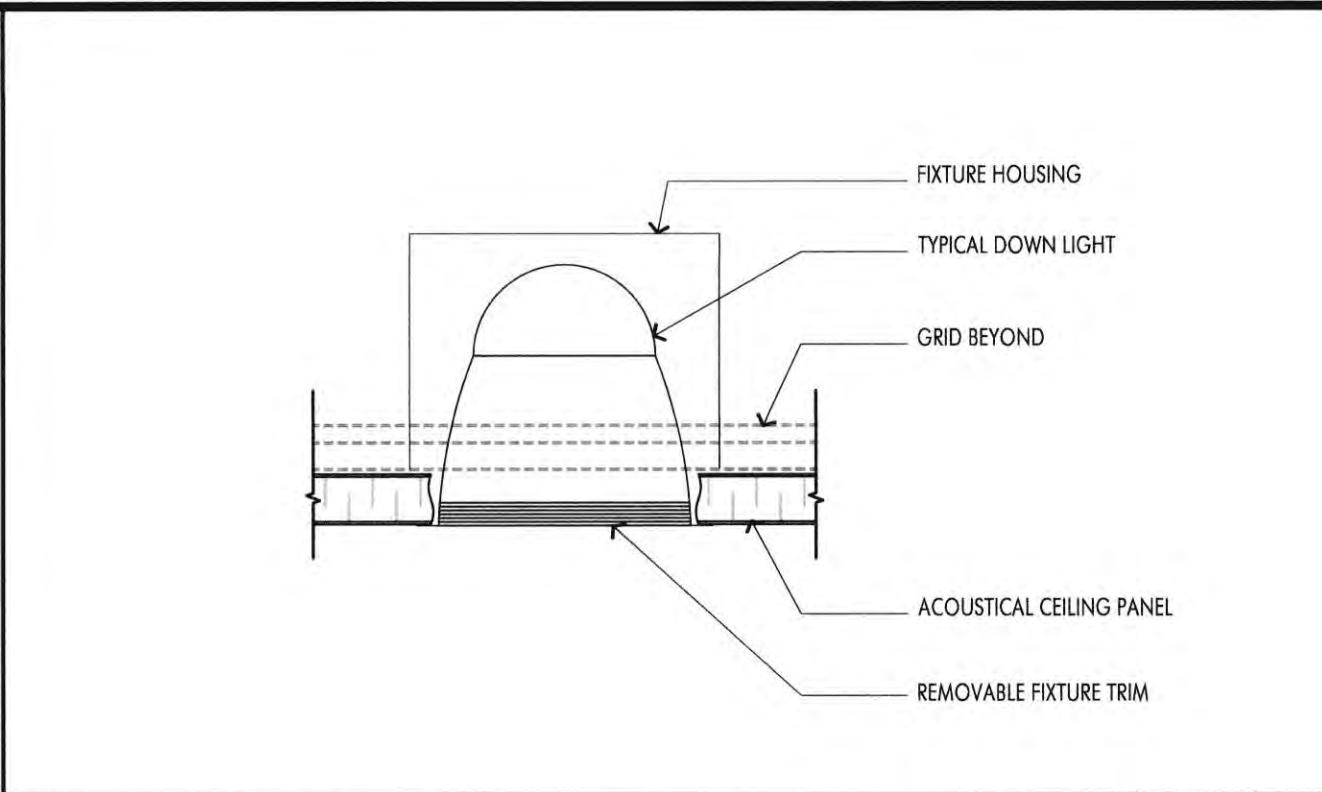
NOTE: ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE (1 LUX) AT THE WALKING SURFACE LEVEL.



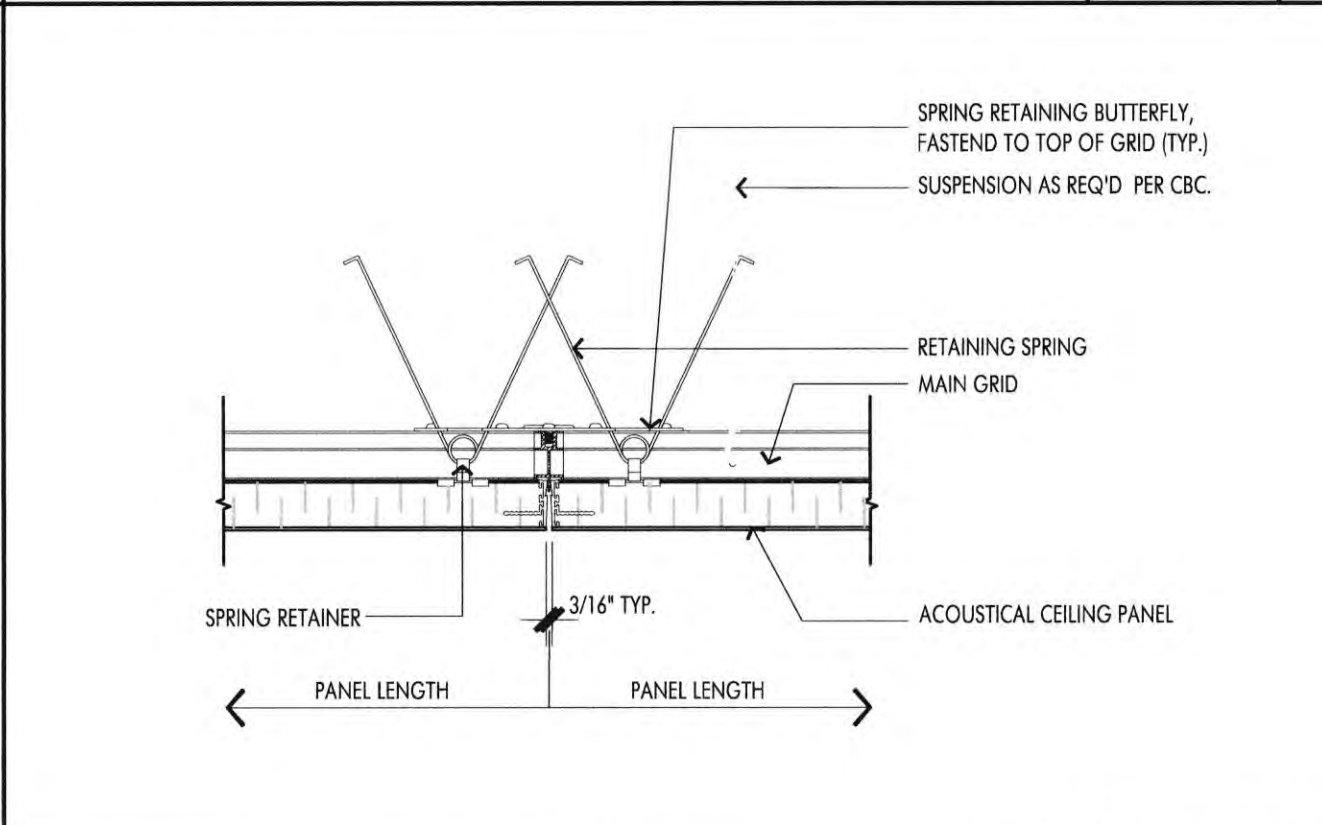
REFLECTED CEILING PLAN (WITHOUT CLOUDS OR BAFFLES) SCALE 1/8" = 1'-0"



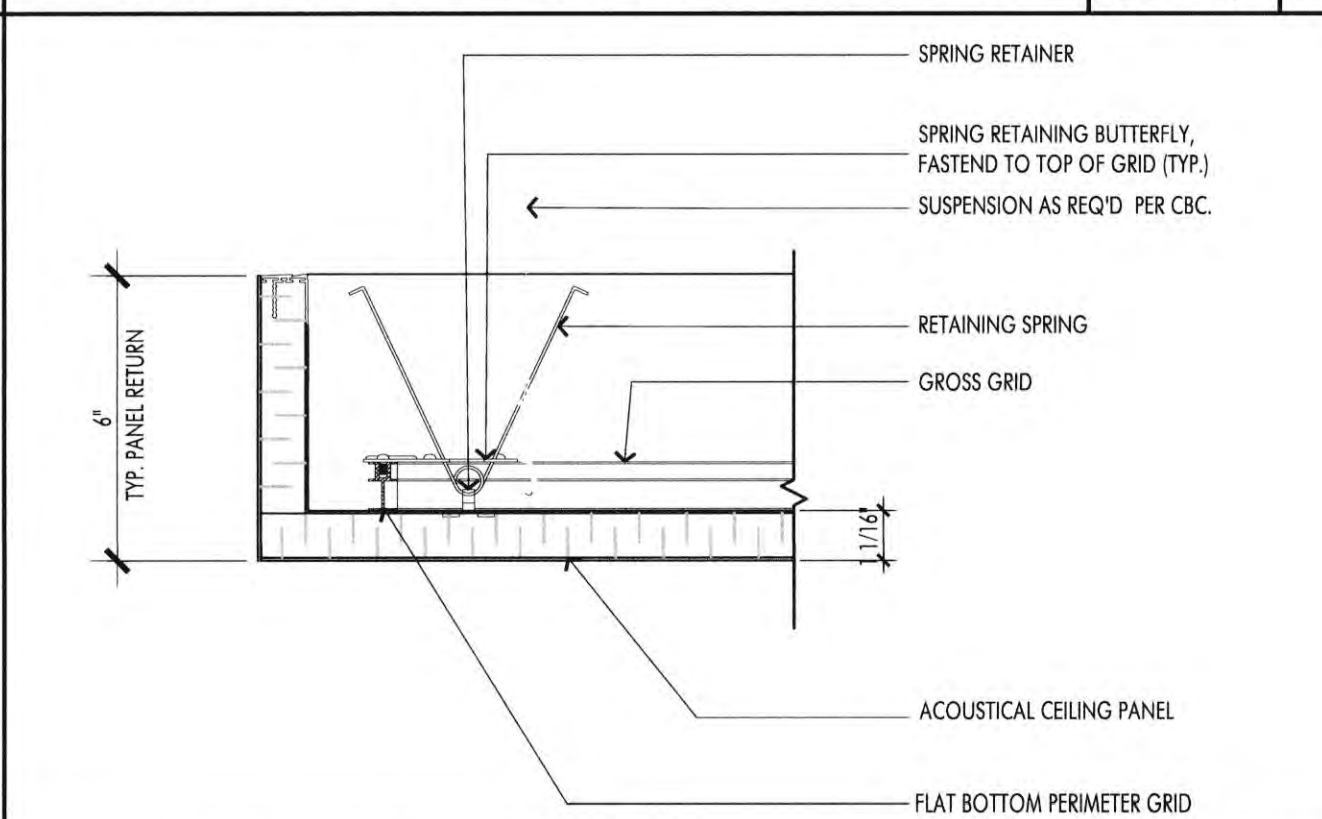
REFLECTED CEILING PLAN (LECTURE HALL AND ACOUSTICAL CLOUDS ONLY) SCALE 1/8" = 1'-0"



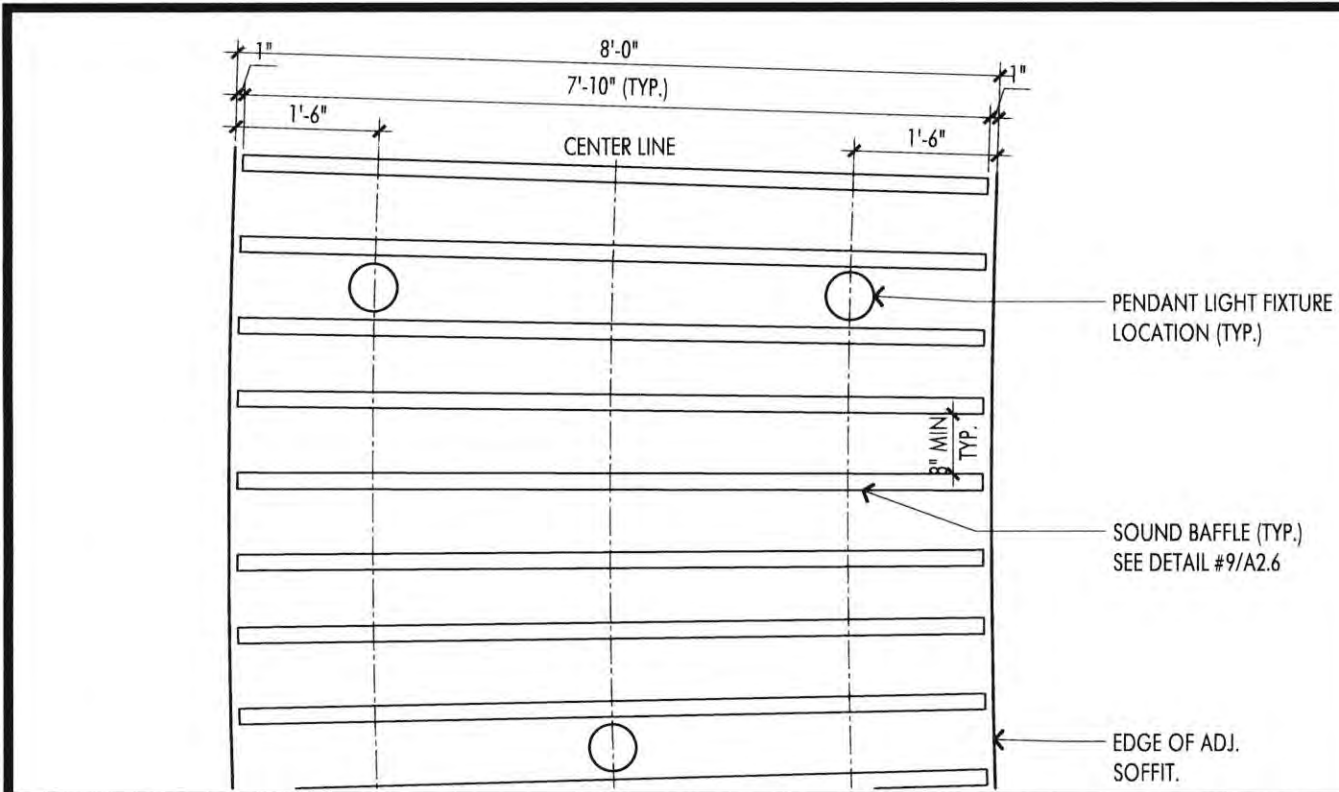
ACOUSTICAL CLOUD DETAIL SCALE 3" = 1'-0"



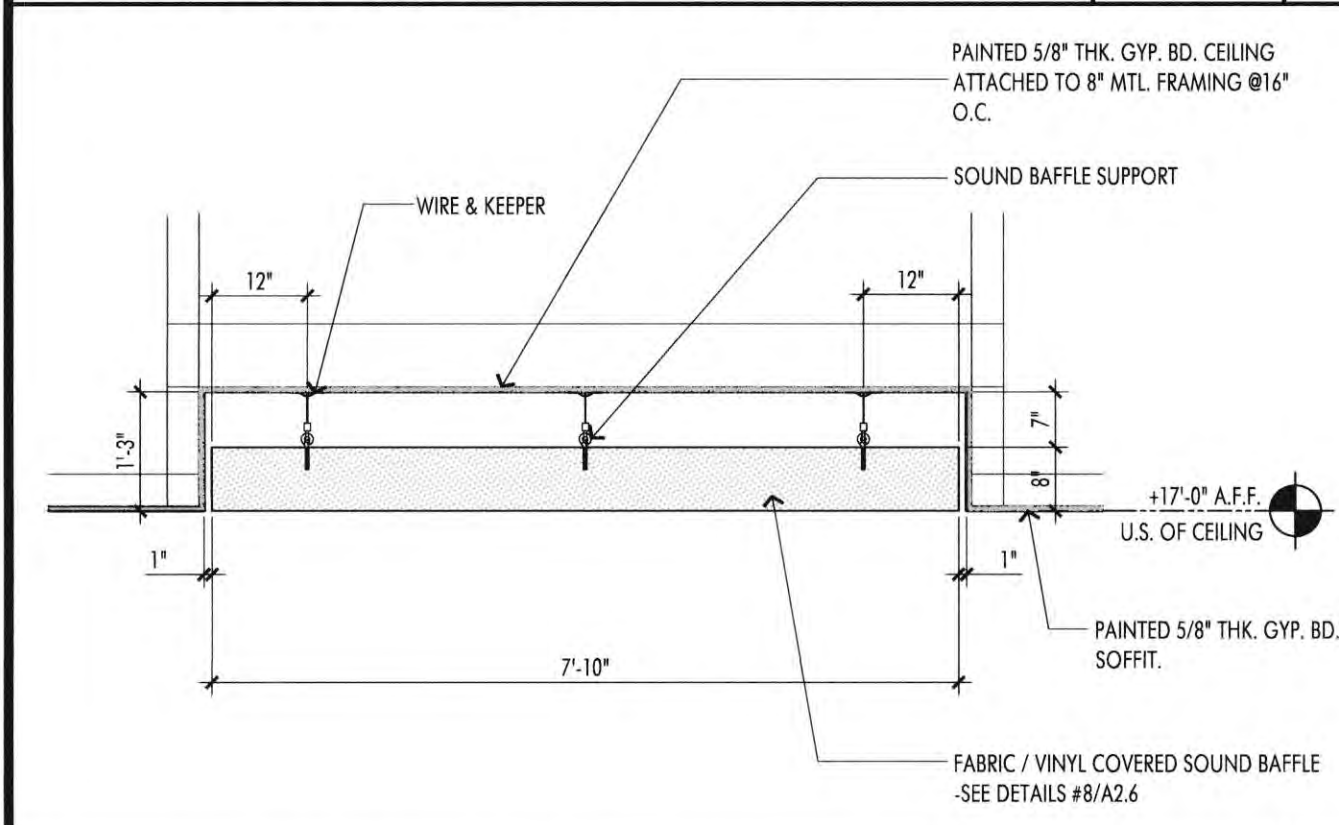
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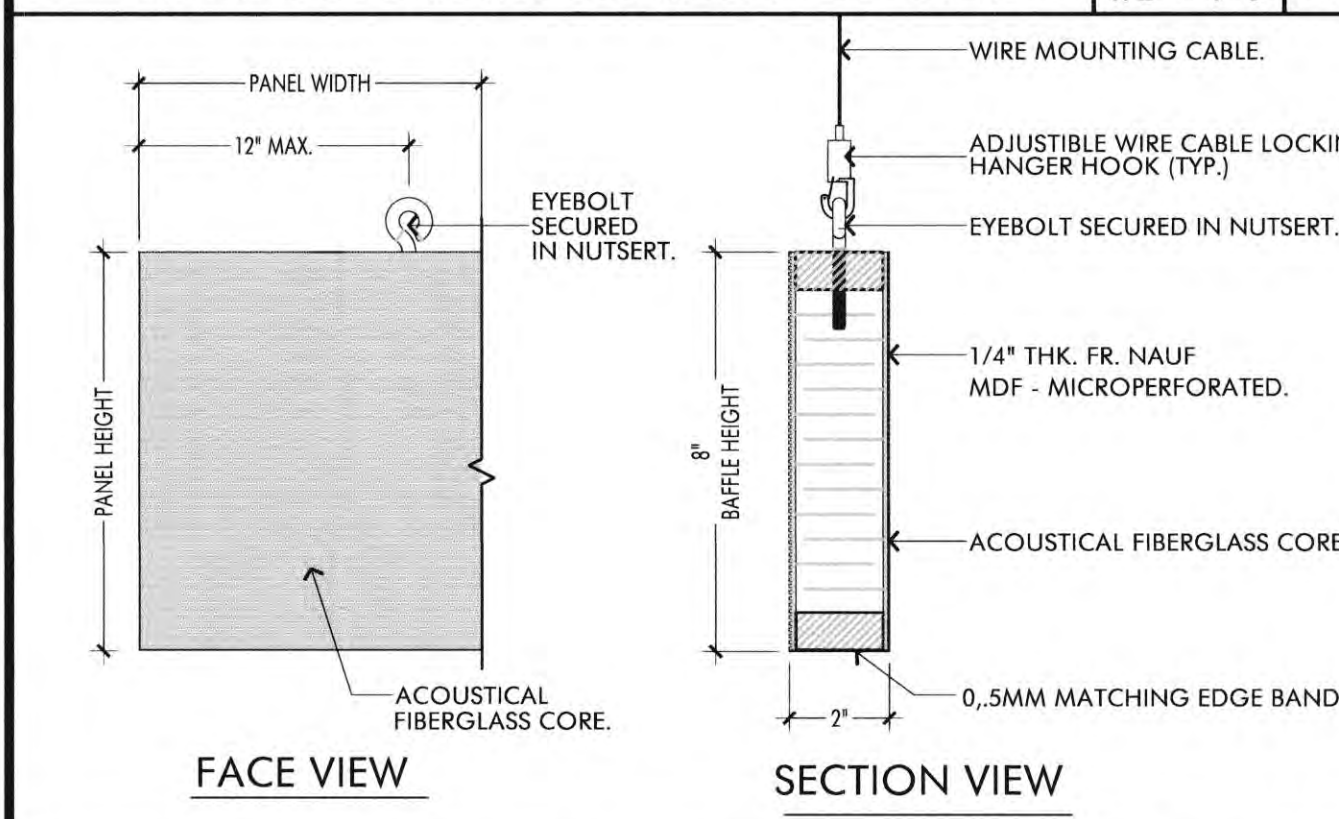
ACOUSTICAL CLOUD DETAIL SCALE 3" = 1'-0"



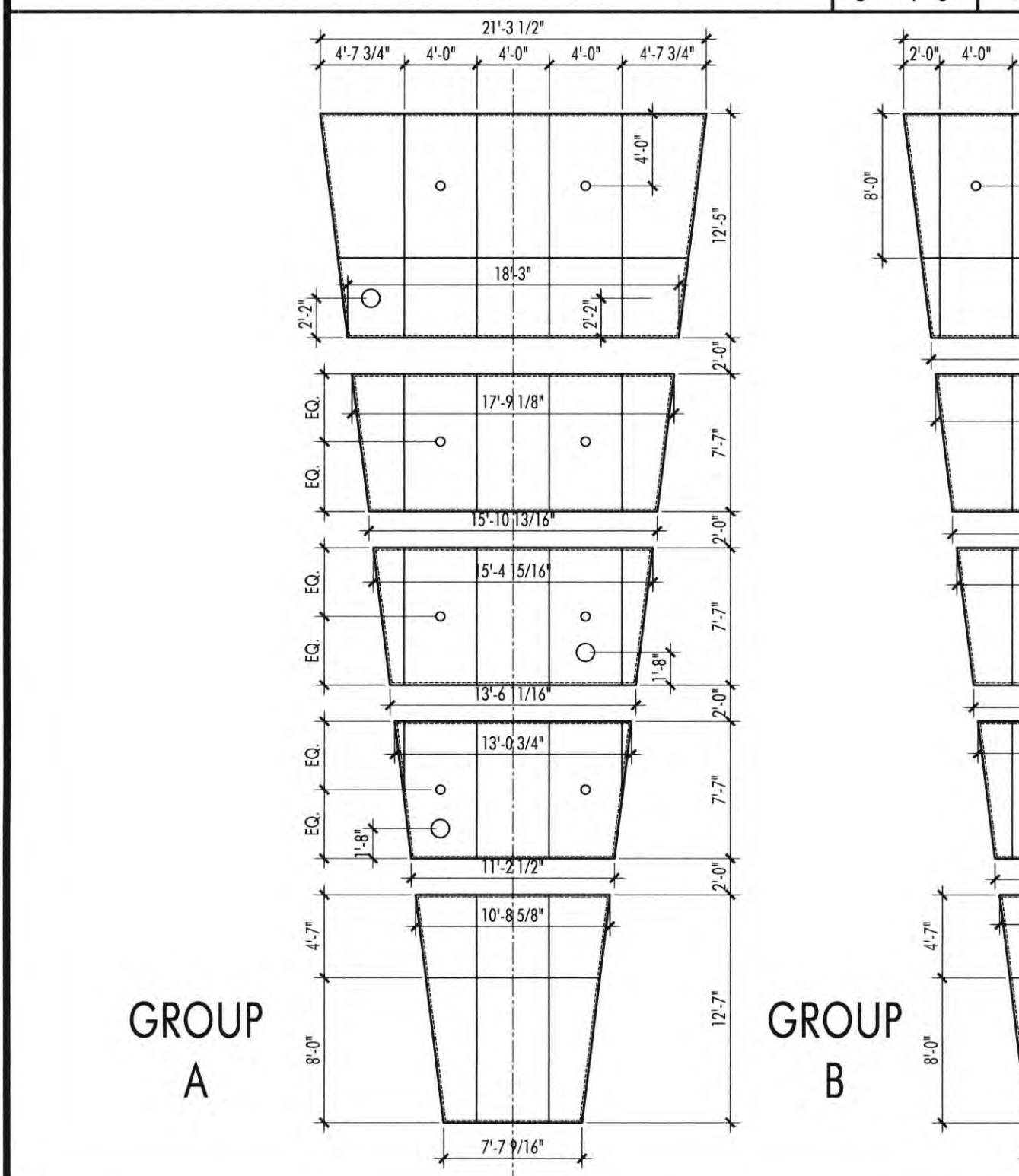
ACOUSTICAL BAFFLE SPACING SCALE 1/2" = 1'-0"



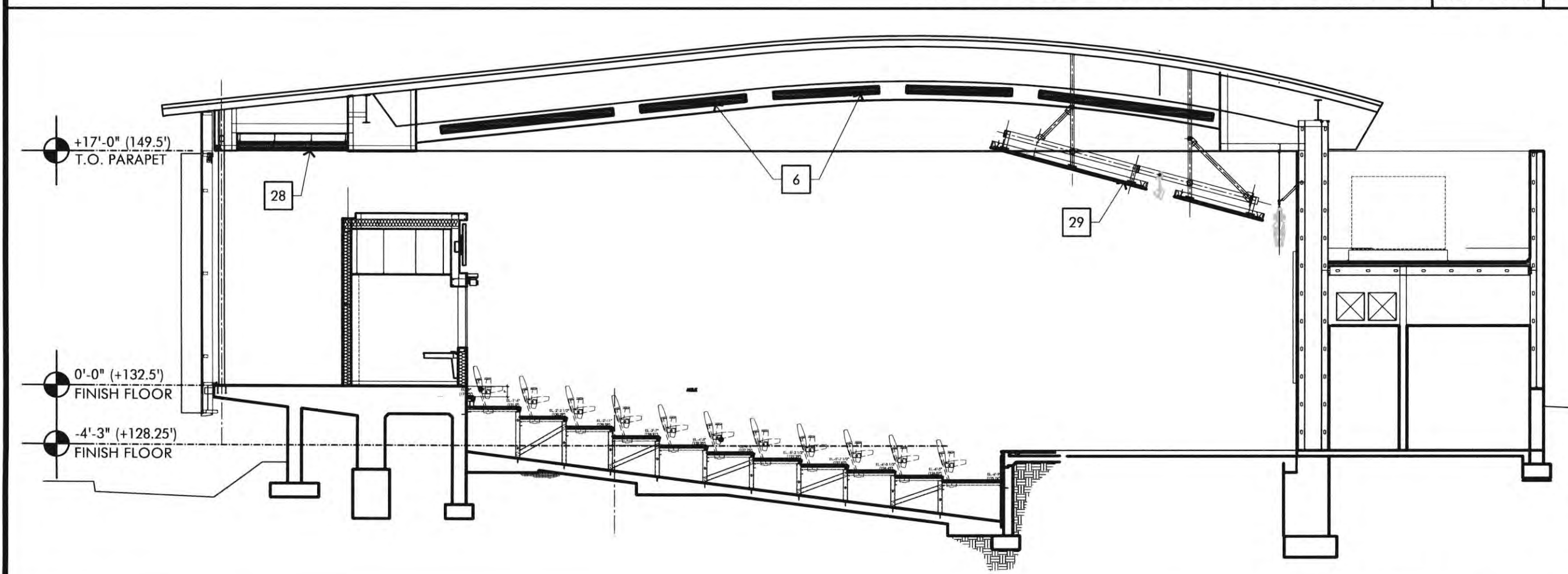
ACOUSTICAL BAFFLE DETAIL SCALE 1/2" = 1'-0"



ACOUSTICAL BAFFLE DETAIL SCALE 3" = 1'-0"



ACOUSTICAL CLOUD PLAN SCALE 1/8" = 1'-0"



SECTION AT STAGE CANOPY SCALE 1/8" = 1'-0"

KEYNOTES

- 1 PRE-FABRICATED CUSTOM TRUSSES - SEE STRUCTURAL DRAWING DETAIL #1 / S7.
- 2 HSS STEEL SUPPORT FRAMING
- 3 HIGH ACOUSTICAL SUSPENDED CLOUDS - SEE SHEET A2.6
- 4 LOW ACOUSTICAL SUSPENDED CLOUDS - DETAIL #1/AZ.6.1
- 5 SUSPENDED LIGHT FIXTURE - SEE ELECTRICAL AND AV DRAWINGS.
- 6 SUSPENDED SPEAKER CLUSTER - SEE AV DRAWINGS.
- 7 2-1/2" DIA. MIN. SUSPENDED LIGHT FIXTURE SUPPORT BAR

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LEGEND

- GYP. BD. CEILING
- ACOUSTICAL CEILING - 24" X 48"
- ACOUSTICAL CEILING - 24" X 36"
- ROUND RECESSED LED DOWNLIGHT
- ROUND RECESSED LED WALL WASHER
- WALL MOUNTED RESTROOM VERTICAL LINEAR LED LIGHT FIXTURE
- WALL MOUNTED RESTROOM HORIZONTAL LINEAR LED LIGHT FIXTURE
- RECESSED LINEAR LED LIGHT STRIP
- 24" X 48" RECESSED LED FIXTURE WITH ACRYLIC LENS
- 24" X 48" SURFACE MOUNTED LED FIXTURE WITH ACRYLIC LENS
- 12" X 48" SURFACE MOUNTED LED FIXTURE WITH ACRYLIC LENS
- PENDANT MOUNTED (CABLE) LED PIN LIGHTS
- 12" X 48" SURFACE MOUNTED LED FIXTURE WITH ACRYLIC LENS

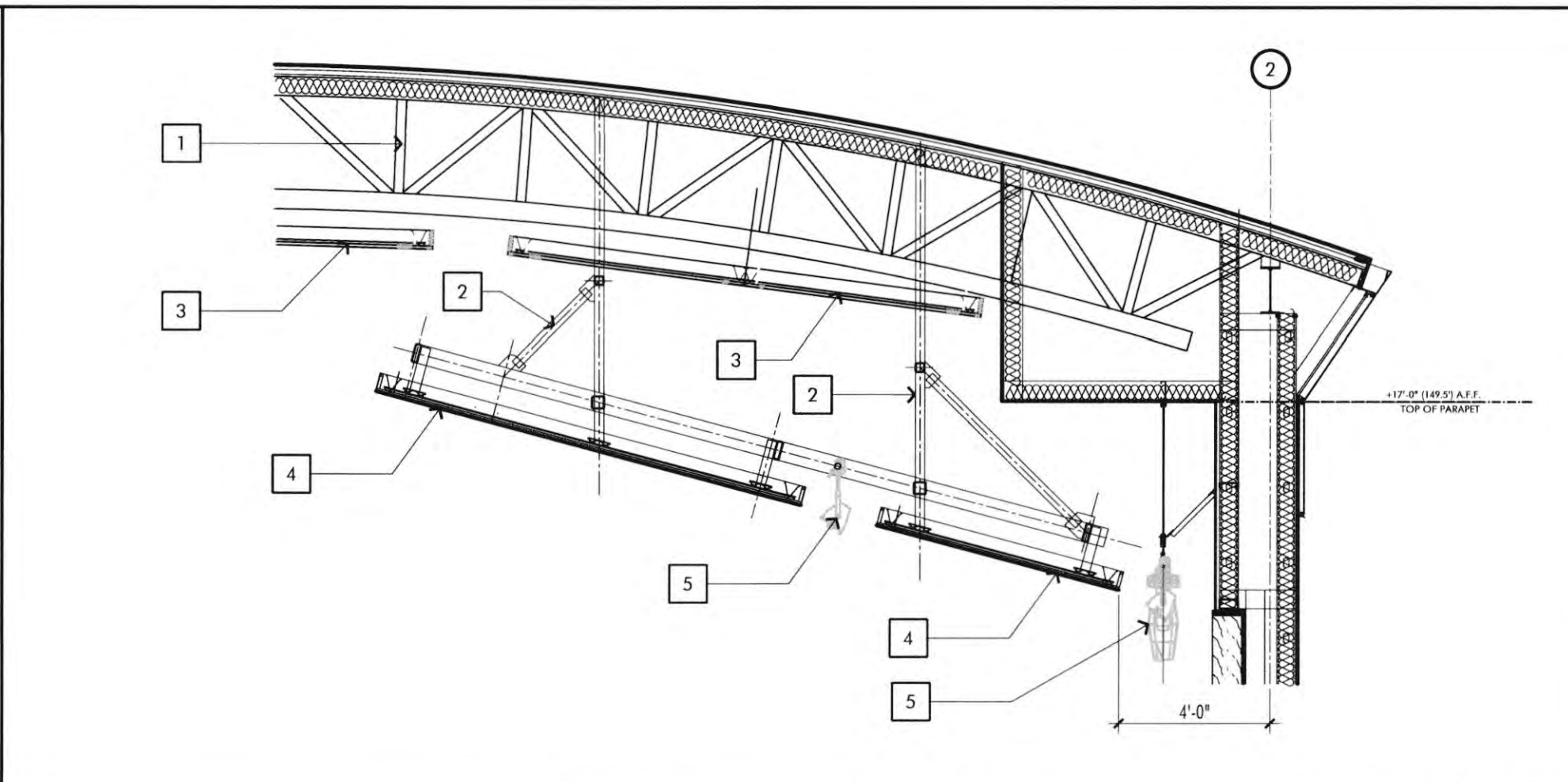
NOTE: ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE (1 LUX) AT THE WALKING SURFACE LEVEL.



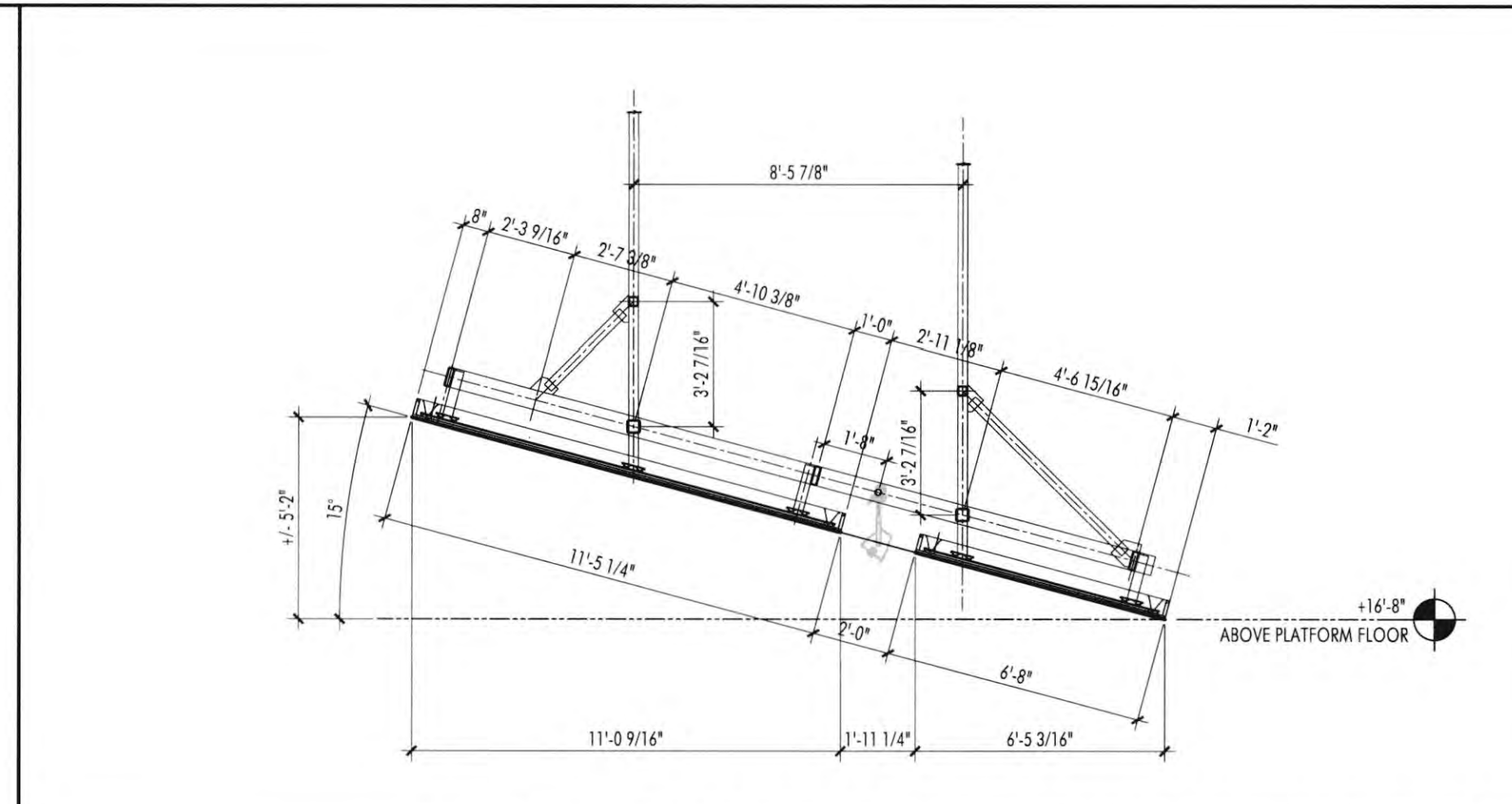
JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE: ACOUSTICAL CEILING CLOUD DETAILS
SHEET:

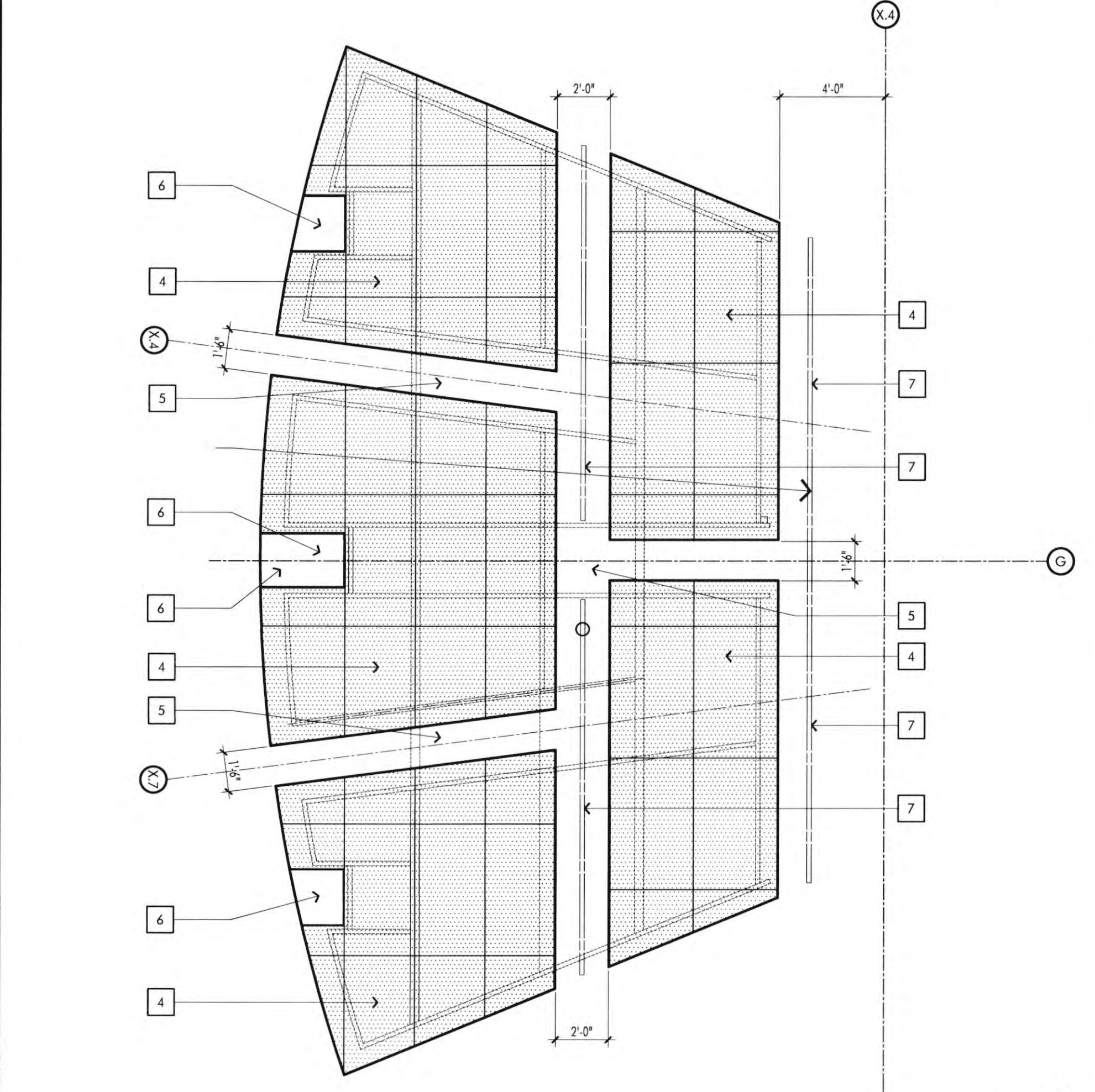
A2.6a



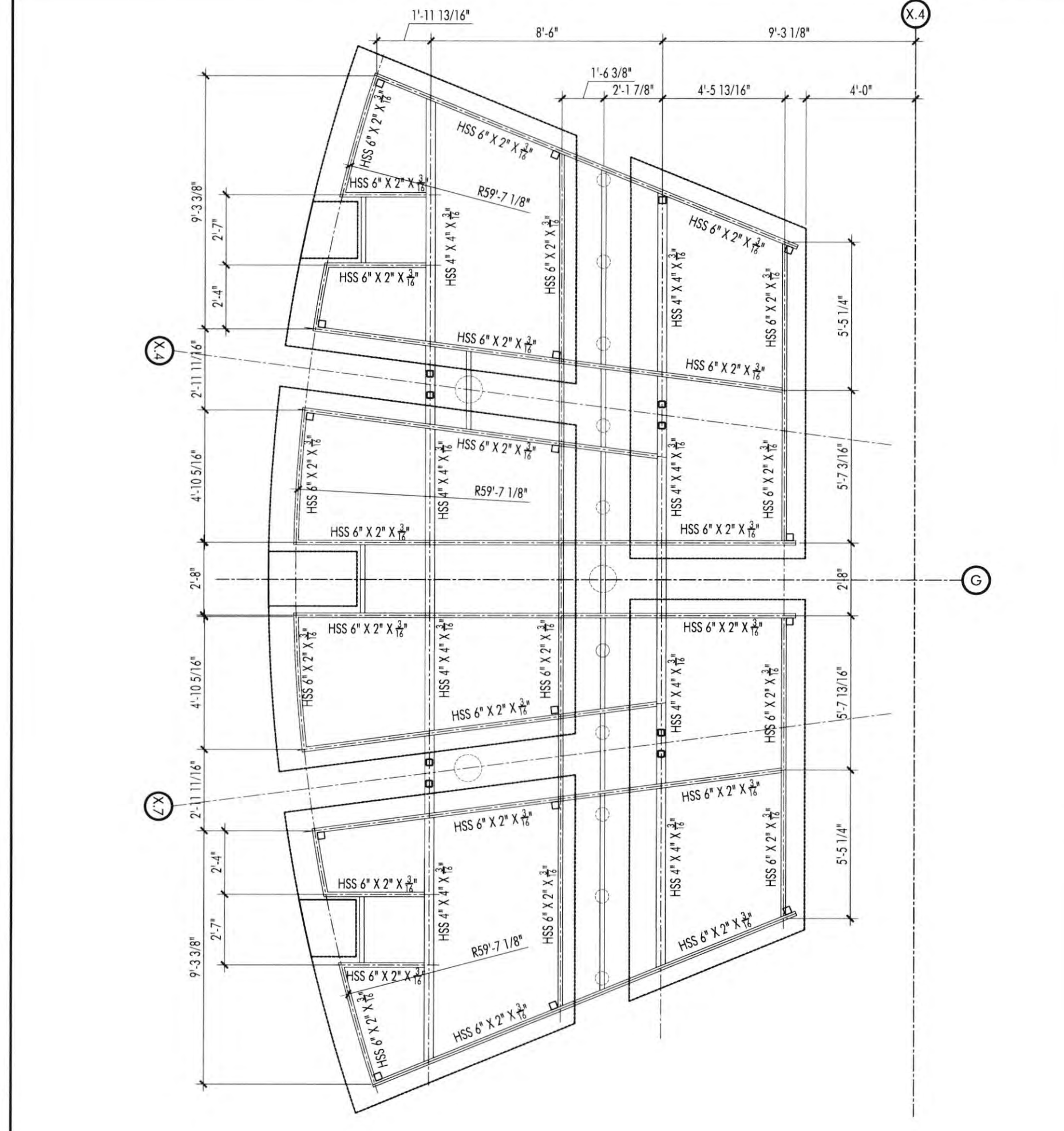
SECTION AT PLATFORM CANOPY SCALE 1/8" = 1'-0" 4



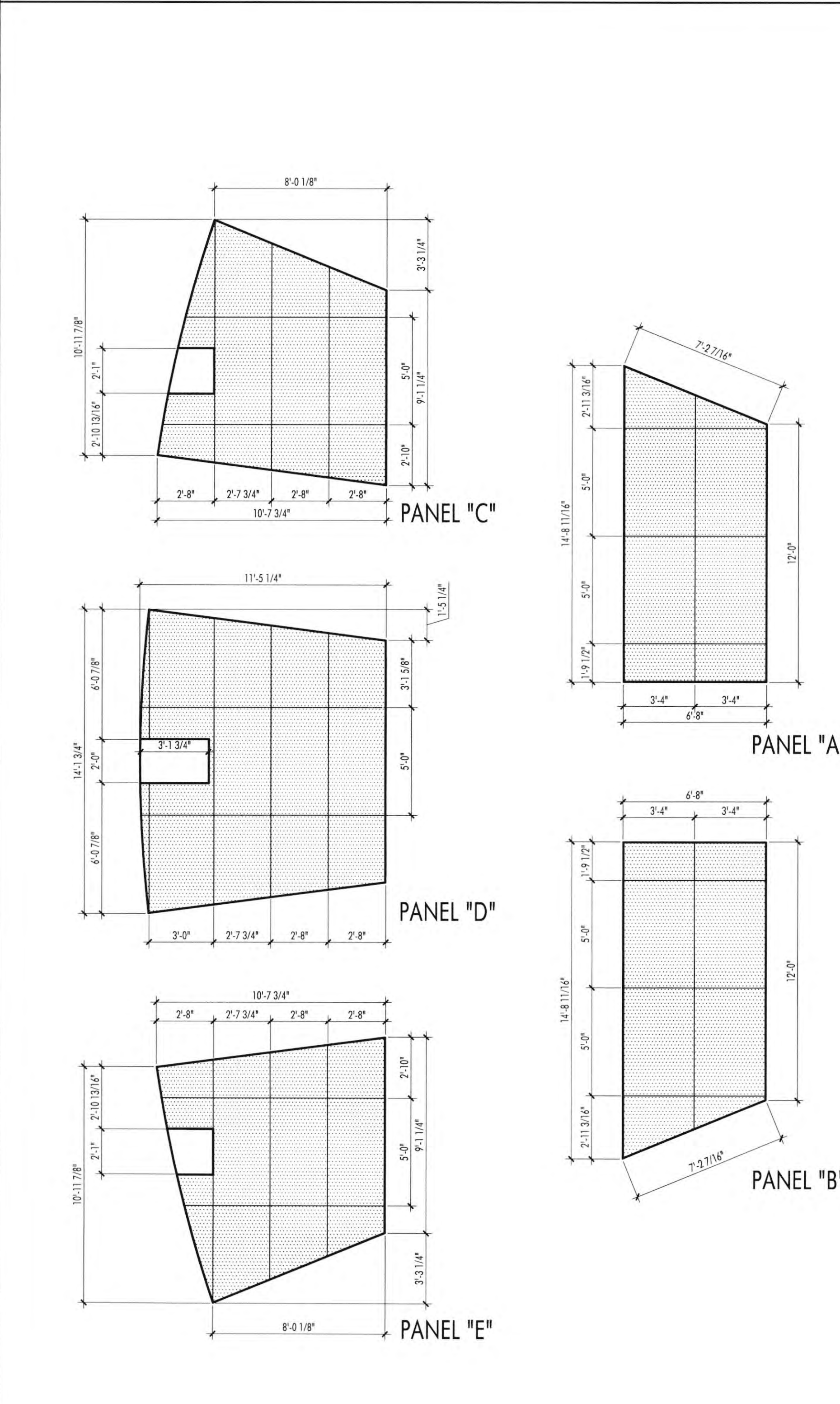
SECTION AT PLATFORM CANOPY SCALE 1/4" = 1'-0" 5



ACOUSTICAL CLOUD CANOPY PLAN DETAIL SCALE 1/4" = 1'-0" 1



ACOUSTICAL CLOUD FRAME DETAIL SCALE 1/4" = 1'-0" 2

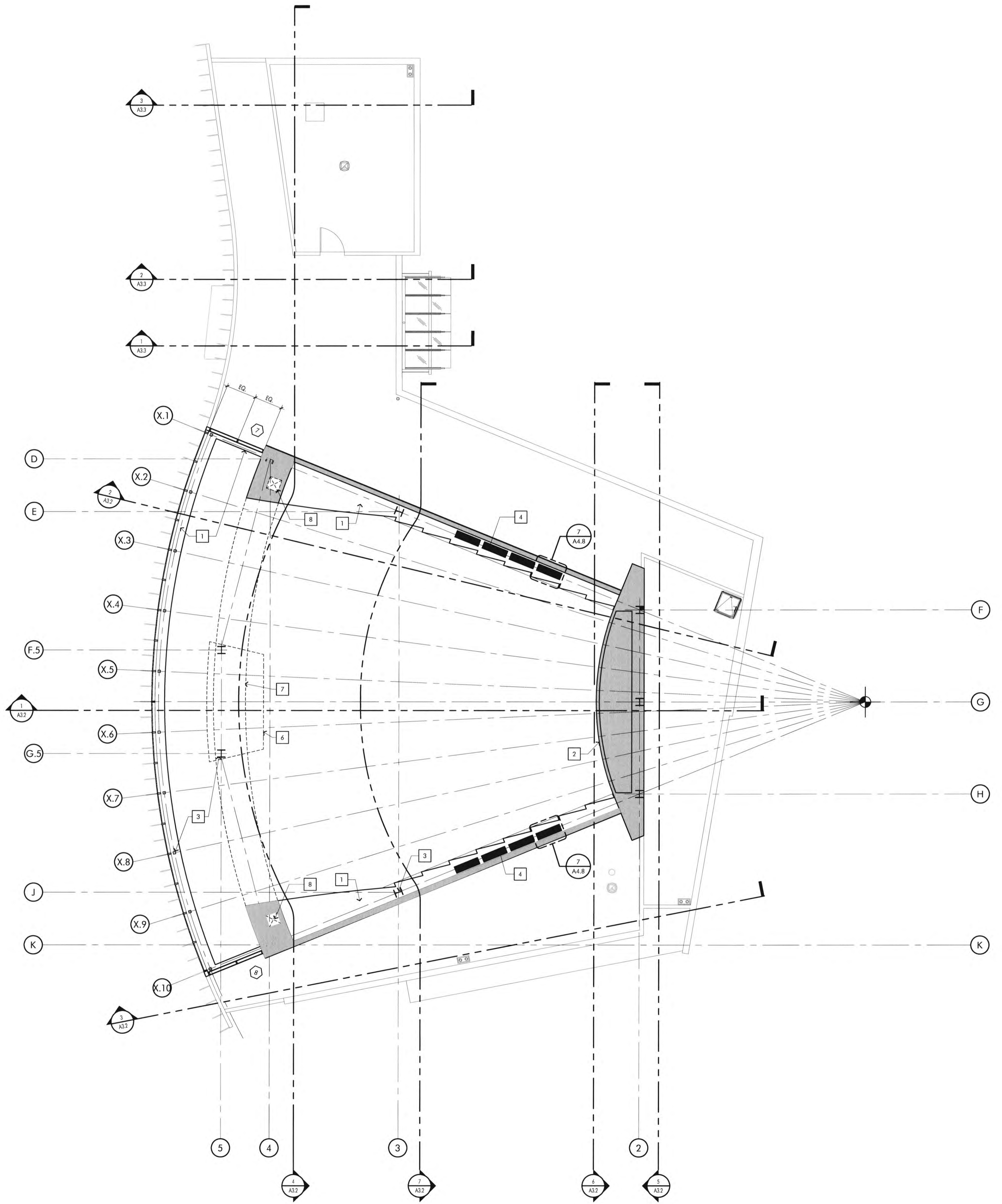


ACOUSTICAL CLOUD DETAILS SCALE 1/4" = 1'-0" 3

XREF: FILE PATH:

KEYNOTES

- 1 PAINTED GYPSUM BOARD SHELF
- 2 PAINTED GYPSUM BOARD WALL
- 3 PAINTED STEEL COLUMN
- 4 RETURN AIR GRILLES (SEE SHEET A2.1 FOR MORE INFO)
- 5 N/A
- 6 TOP OF CONTROL ROOM BELOW
- 7 VENTILATION GRILL, SEE MECHANICAL DRAWINGS
- 8 SUPPLY AIR DUCT IN WALL CAVITY



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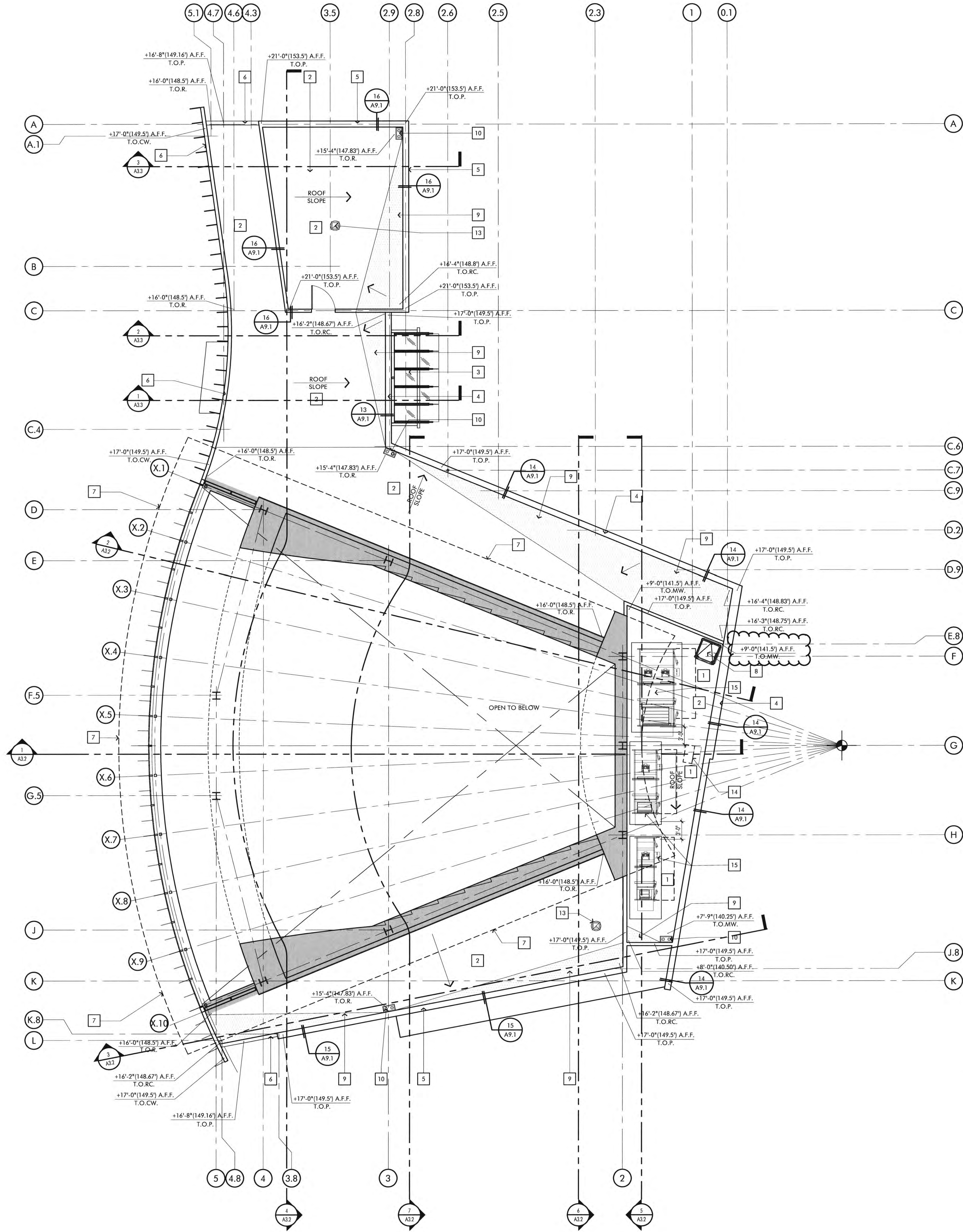
TITLE: CLERESTORY PLAN

SHEET: A2.7

XREF: FILE PATH:

KEYNOTES

- 1 60 MIL FELT BACKED, SINGLE PLY PVC ROOF MEMBRANE WITH DECOR PROFILE LAID OUT AS SHOWN. COLOR: GREY (ICC #ESR-1157). SEE DETAIL #12 (A9.1)
- 2 60 MIL FELT BACKED, SINGLE PLY PVC ROOF MEMBRANE. BY SARNAIRL OR EQUAL. COLOR: GREY (ICC #ESR-1157). SEE DETAIL #10 (A9.1)
- 3 GLASS ENTRY CANOPY, SEE DETAIL ON A4.4
- 4 ALUMINUM COMPOSITE PANEL COPING. - SEE DETAIL #14 (A9.1)
- 5 INTEGRATED ALUMINUM GUTTER AND DOWNSPOUT, SEE DETAIL #20 (A9.1)
- 6 PRE FINISHED ALUMINUM COPING.
- 7 LINE OF ROOF OVERHANG ABOVE
- 8 ROOF HATCH - SEE DETAIL #1 & 2 (A9.1)
- 9 BUILD - UP ISO INSULATION BOARD CRICKETS, MINIMUM 1/4" PER FOOT SLOPE. (SEE DETAIL #11 (A9.1))
- 10 ROOF AND OVERFLOW DRAIN. (SEE DETAIL #4 (A9.1))
- 11 CURVED ROOF RIDGE LINE LOCATION
- 12 HOLD THE DECOR PROFILES BACK 4" FROM ROOF EDGE (TYP.)
- 13 EXHAUST FAN, SEE MECHANICAL DRAWINGS
- 14 CONDENSING UNIT SEE MECHANICAL DRAWINGS
- 15 AIR HANDLING UNIT SEE MECHANICAL DRAWINGS
- 16 ALUMINUM GUTTER WITH 4" DIAMETER OPENING WITH 3" UP. (SEE DETAIL #18 (A9.1))



GENERAL ROOF NOTES

1. ROOFING TO EXTEND UNDER ALL MECHANICAL EQUIPMENT.
2. ROOF WALK PADS ARE TO BE 2" APART. (MIN.)
3. PROVIDE MIN. CLASS "B" ROOF ASSEMBLY. (CBC1505.1, TABLE 1505.1, NBC 15.04.110. (INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS).
4. ROOF DRAIN SIZES ARE BASED ON A 4" PER HOUR RAINFALL
5. OVERFLOW DRAINS SHALL BE CONNECTED TO DRAIN LINES INDEPENDENT FROM THE ROOF DRAIN LINES.
6. ROOF DRAINAGE WATER FROM A BUILDING SHALL NOT BE PERMITTED TO FLOW OVER PUBLIC PROPERTY.
7. ALL HOLES OR SLOTS IN PIPE SUPPORT COLUMN FOR THE MECHANICAL ROOF SCREENS AND / OR PARAPET SUPPORT BRACES SHALL HAVE ALL HOLES AND SLOTS WELDED CLOSED.
8. ALL MECHANICAL EQUIPMENT PADS TO BE MIN. 8" ABOVE THE SURROUNDING ROOF SURFACE.
9. CLASS A ROOF COVERING IS REQUIRED. (CBC 1504 AND TABLE 15-A)
10. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
11. FOR ROOF PIPE PENETRATIONS SEE SHEET A9.1.
12. ROOF PENETRATIONS MUST BE 18" AWAY FROM VALLEY LINES.

INSULATION SCHEDULE

1. EXTERIOR WALL = R-25 BATT INSULATION
2. CONTINUOUS EXTERIOR ROOF BOARD INSULATION = R-6
3. UNDERSIDE OF ROOF DECK = R-38 BATT INSULATION

LEGEND

- A.F.F. = ABOVE FINISH FLOOR
T.O.P. = TOP OF ROOF SURFACE
T.O.R.C. = TOP OF ROOF CRICKET
T.O.P. = TOP OF PARAPET CAP
T.O.W. = TOP OF WALL
T.O.C.W. = TOP OF CURTAIN WALL
T.O.M.W. = TOP OF MECHANICAL WELL
- = ROOF DRAIN AND OVERFLOW SLUMP (-2") FROM SURROUNDING SURFACE (TYP.)
- = WINDOW TYPE SYMBOL
- = MECHANICAL UNIT WITH BUILT-UP PLATFORM

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TITLE: MAIN ROOF PLAN
SHEET: A2.8

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KEYNOTES

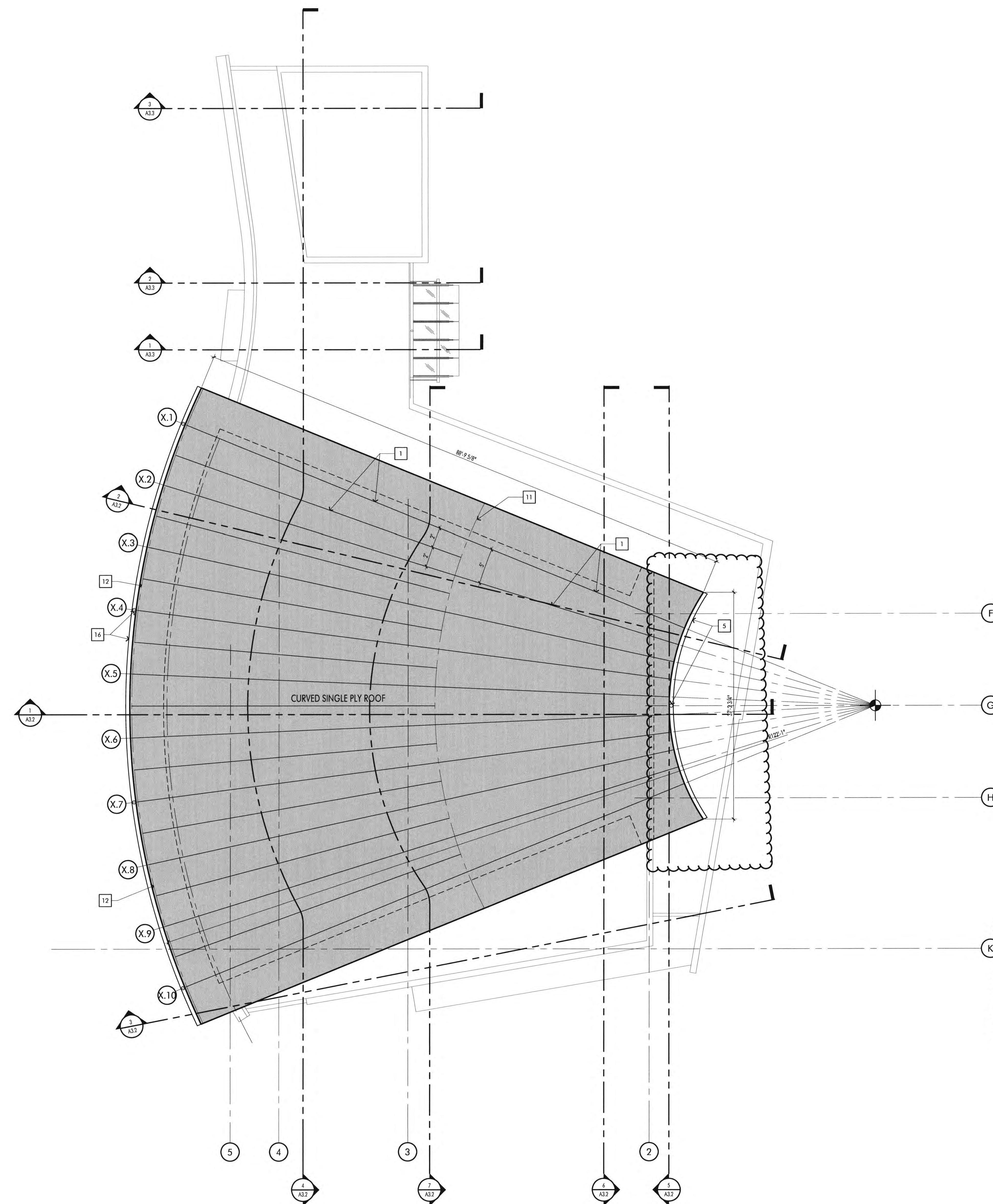
- 1 40 MIL FELT BACKED, SINGLE PLY PVC ROOF MEMBRANE WITH DECOR PROFILE LAID OUT AS SHOWN. COLOR: GREY (ICC #SR-1157). SEE DETAIL #12 / A9.1
- 2 40 MIL FELT BACKED, SINGLE PLY PVC ROOF MEMBRANE. BY SARNAFIL OR EQUAL. COLOR: GREY (ICC #SR-1157). SEE DETAIL #10 / A9.1
- 3 GLASS ENTRY CANOPY, SEE DETAIL ON A4.4
- 4 ALUMINUM COMPOSITE PANEL COPING. - SEE DETAIL #14 / A9.1
- 5 INTEGRATED ALUMINUM GUTTER AND DOWNSPOUT, SEE DETAIL #20 / A9.1
- 6 PREFINISHED ALUMINUM COPING.
- 7 LINE OF ROOF OVERHANG ABOVE
- 8 ROOF HATCH - SEE DETAIL #1 & 2 / A9.1
- 9 BUILD - UP ISO INSULATION BOARD CRICKETS. MINIMUM 1/4" PER FOOT SLOPE. (SEE DETAIL #11 / A9.1)
- 10 ROOF AND OVERFLOW DRAIN. (SEE DETAIL #4 / A9.1)
- 11 CURVED ROOF RIDGE LINE LOCATION
- 12 HOLD THE DECOR PROFILES BACK 4" FROM ROOF EDGE (TYP.)
- 13 EXHAUST FAN, SEE MECHANICAL DRAWINGS
- 14 CONDENSING UNIT SEE MECHANICAL DRAWINGS
- 15 AIR HANDLING UNIT SEE MECHANICAL DRAWINGS
- 16 ALUMINUM GUTTER WITH 4" DIAMETER OPENING WITH 3" LIP, SEE DETAIL #18 / A9.1

GENERAL ROOF NOTES

1. ROOFING TO EXTEND UNDER ALL MECHANICAL EQUIPMENT.
2. ROOF WALK PADS ARE TO BE 2" APART. (MIN.)
3. ROOF TO BE CLASS "A" SYSTEM.
4. ROOF DRAIN SIZES ARE BASED ON A 4" PER HOUR RAINFALL.
5. OVERFLOW DRAINS SHALL BE CONNECTED TO DRAIN LINES INDEPENDENT FROM THE ROOF DRAIN LINES.
6. ROOF DRAINAGE WATER FROM A BUILDING SHALL NOT BE PERMITTED TO FLOW OVER PUBLIC PROPERTY.
7. ALL HOLES OR SLOTS IN PIPE SUPPORT COLUMNS FOR THE MECHANICAL ROOF SCREENS AND / OR PARAPET SUPPORT BRACES SHALL HAVE ALL HOLES AND SLOTS WELDED CLOSED.
8. ALL MECHANICAL EQUIPMENT PADS TO BE MIN. 8" ABOVE THE SURROUNDING ROOF SURFACE.
9. CLASS A ROOF COVERING IS REQUIRED. (CBC 1504 AND TABLE 15-A)
10. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
11. FOR ROOF PIPE PENETRATIONS SEE SHEET A9.1.
12. ROOF PENETRATIONS MUST BE 18" AWAY FROM VALLEY LINES.

INSULATION SCHEDULE

1. EXTERIOR WALL = R-25 BATT INSULATION
2. CONTINUOUS EXTERIOR RIGID BOARD INSULATION = R - 6
3. UNDERSIDE OF ROOF DECK = R-38 BATT INSULATION



UPPER ROOF PLAN

PROJECT NORTH
SCALE
1/8" = 1'-0"

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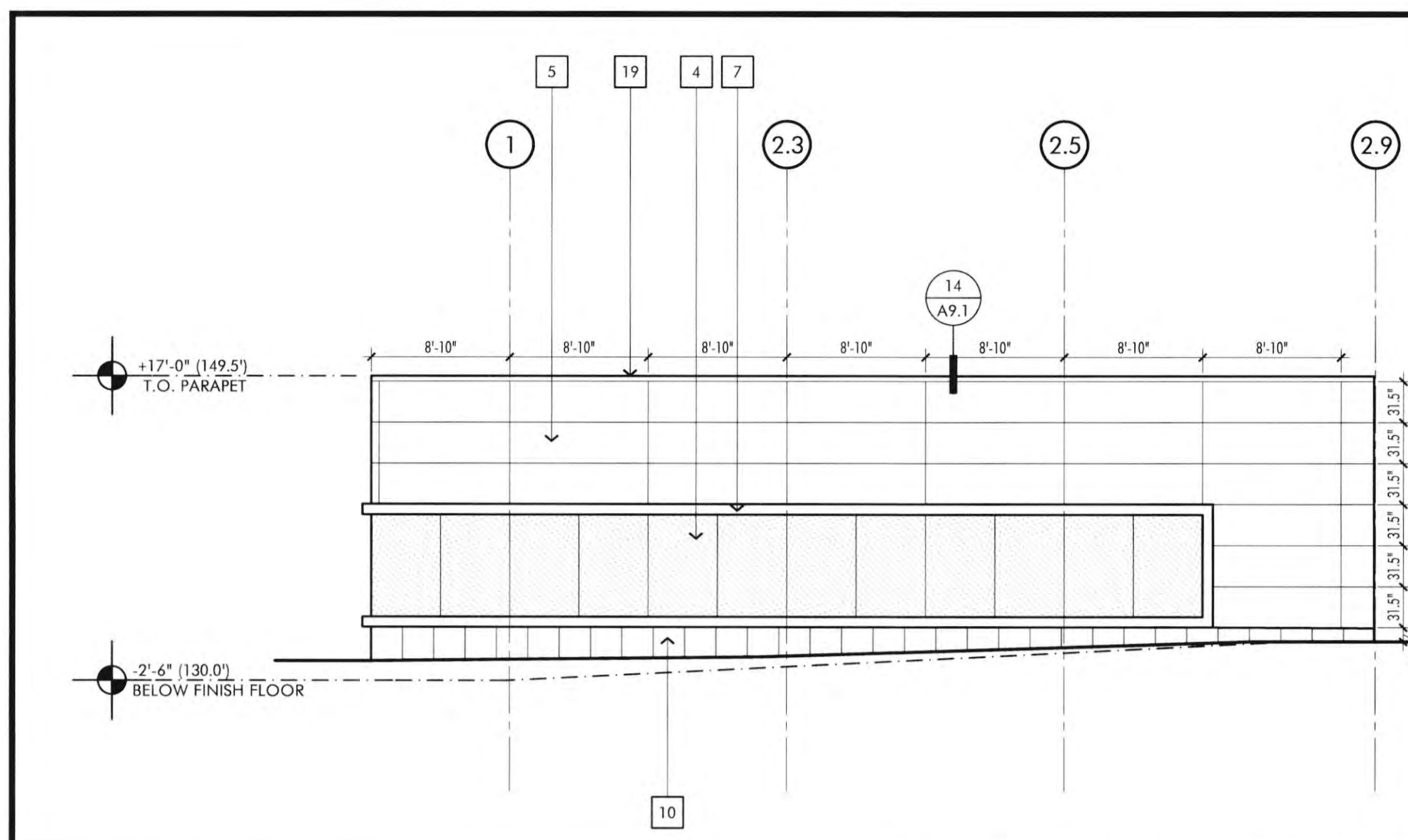
REVISIONS	DATE



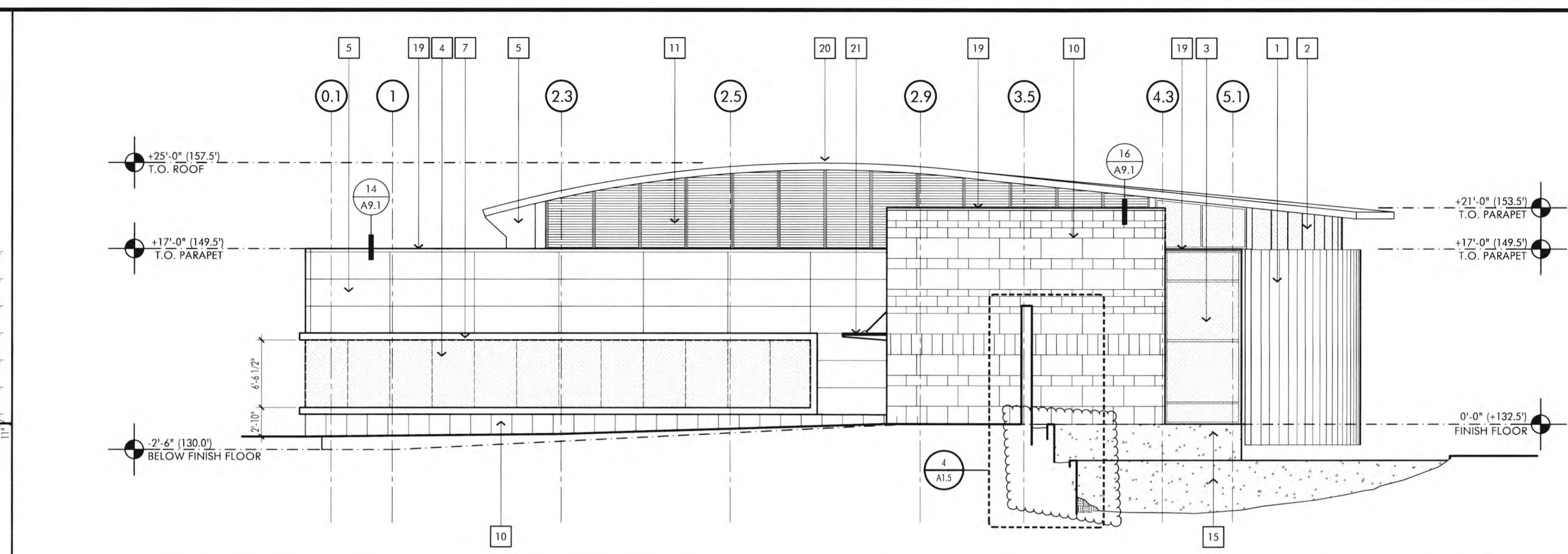
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TITLE: UPPER ROOF PLAN

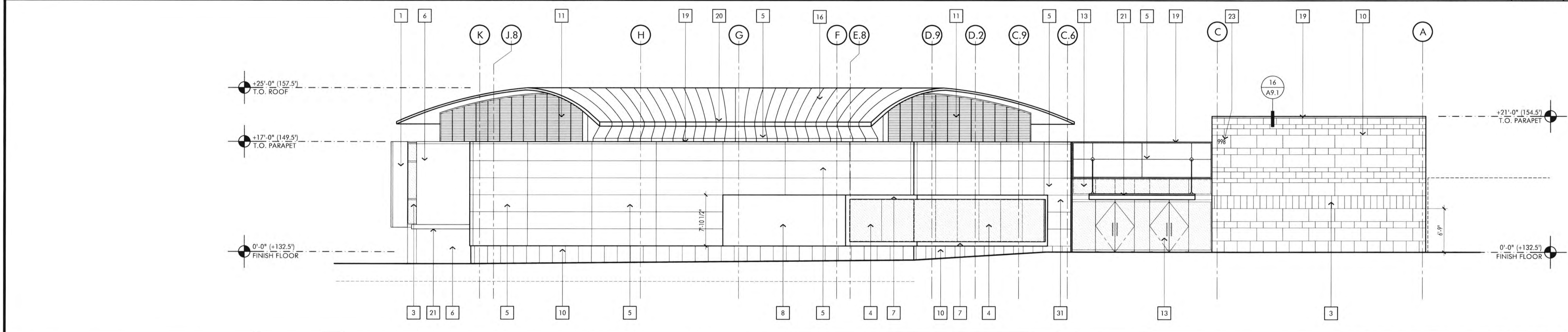
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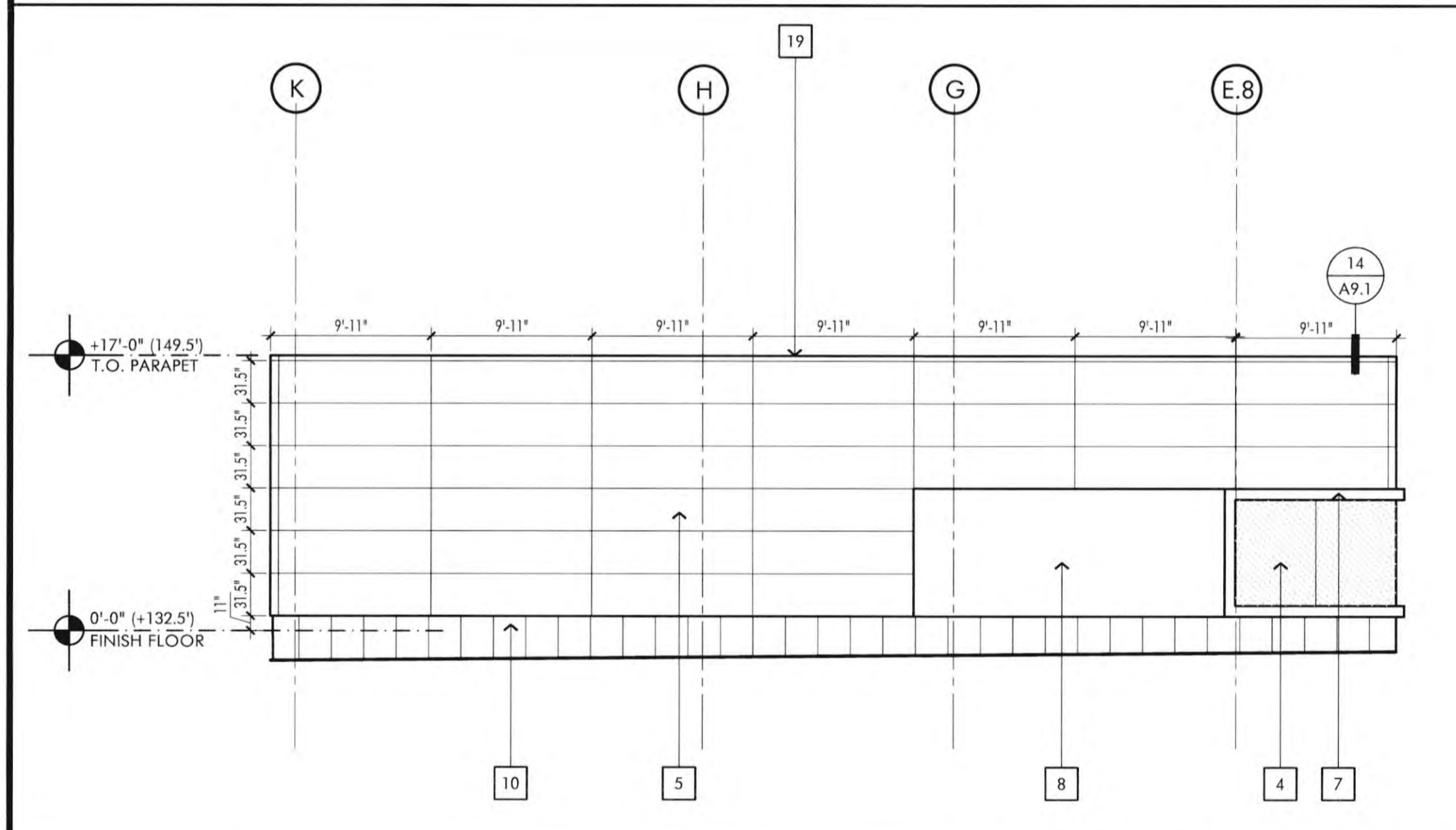
NORTH ELEVATION SCALE 1/8" = 1'-0" 6



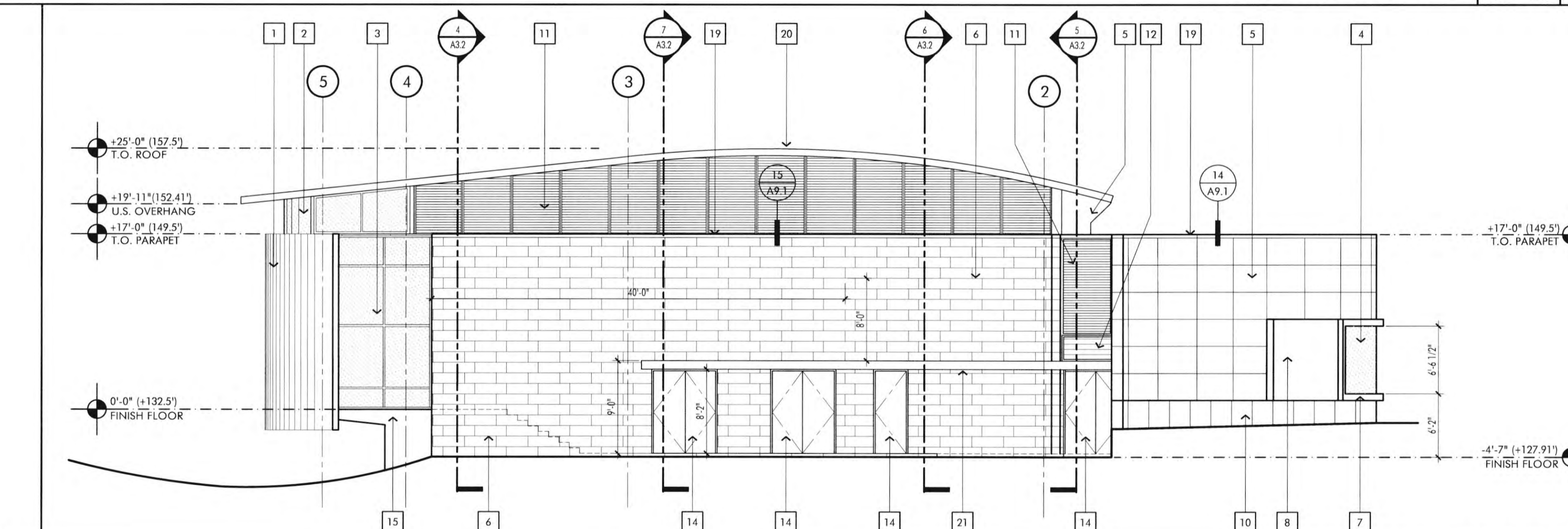
NORTH ELEVATION SCALE 1/8" = 1'-0" 4



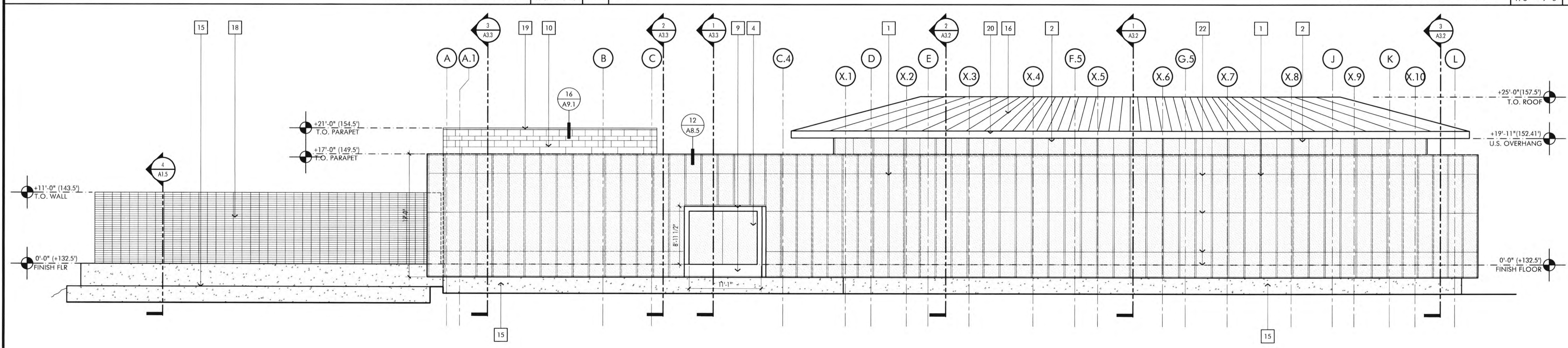
EAST ELEVATION SCALE 1/8" = 1'-0" 3



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



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



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

KEYNOTES

- 1 VERTICAL ALUMINUM FIN ATTACHED TO VERTICAL MULLION OF CURTAIN WALL, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X.
- 2 2-1/2" X 10" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 3 2-1/2" X 6" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 3A 2-1/2" X 7" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 4 2" X 4-1/2" ALUMINUM STOREFRONT SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 5 ALUMINUM COMPOSITE PANEL (ALUCORBOND PLUS OR EQUAL) WITH 4MM FIRE RETARDANT CORE WITH "CLASSIC COLLECTION" ANODIC CLEAR MICA FINISH.
- 6 ALUMINUM FLAT SINGLE FACED WALL PANEL (VERBA-LOK SYSTEM BY ATAS WITH CONCEALED FASTENER) AND TITANIUM METALLIC COLOR FINISH.
- 7 FACTORY FINISH ALUMINUM WINDOW FRAME SURROUND, CUSTOM COLOR TO MATCH ALUCORBOND PLUS COLOR "WHY BROWHITE" "CLASSIC COLLECTION".
- 8 2'-4" X 9'-0" X 1/2" CUSTOM METAL SIGN PANEL.
- 9 FACTORY FINISH ALUMINUM WINDOW FRAME SURROUND, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X.
- 10 PORCELAIN TILE VENEER, VARIOUS SIZES BY SPEC CERAMICS, SEE FINISH SCHEDULE.
- 11 1 1/2" SINGLE FACED METAL WALL PANEL WITH CONCEALED CLIPS AND FASTENERS AND ALL TRIM, MORIN MATRIX WALL SERIES MX-1, CUSTOM COLOR TO MATCH RAL 9022, PEARL FINISH.
- 12 2' X 4'-0" MECHANICAL VENTILATION LOUVER WITH HORIZONTAL DRAINABLE BLADES, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X.
- 13 MULLIONLESS HERCULITE GLASS ENTRY DOORS, REFER TO DOOR SCHEDULE.
- 14 PAINTED HOLLOW METAL DOORS, REFER TO DOOR SCHEDULE.
- 15 POURED IN PLACE CONCRETE FOUNDATION WALL, SACK AND PATCH WITH LIGHT SANDBLAST.
- 16 60 MIL, G18-15 DECOR PROFILE SARNAFL WELDED TO ROOF MEMBRANE.
- 17 60 MIL SARNAFL MECHANICALLY ATTACHED ROOF MEMBRANE (ICC ESR-1157).
- 18 LIGHT WEIGHT 4" X 12" X 1/4" BURNISHED CMU, STACKED BOND, WITH 1/2" DEEP BAKED HORIZONTAL JOINT, FLUSH WITH VERTICAL JOINT, COLOR: BLACK 100, BURNISHED BOTH SIDES AND EXPOSED ENDS, RAKE JOINTS BOTH SIDES AND EXPOSED ENDS.
- 19 PRE-FINISHED METAL PARAPET CAP WITH FACTORY FINISH COLOR: TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X.
- 20 PAINTED METAL ROOF FASCIA WITH FACTORY FINISH COLOR: TO MATCH ALUCORBOND PLUS COLOR "WHY BROWHITE" "CLASSIC COLLECTION".
- 21 GLASS ENTRY CANOPY, REFER TO DETAILS 4 & 5 / J4.4, COLOR: TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X.
- 22 HORIZONTAL BUTT JOINTS AT EXTERIOR OF CURTAIN WALL, SEE SHEET A8.4.
- 23 FIN ADJUSTED TO PORCELAIN TILE WALL, NEWPORT BEACH MUNICIPAL CODE 904.170. ALL MULTI-LINE RESIDENTIAL AND COMMERCIAL BUILDINGS SHALL HAVE NUMBERS OR ADDRESSES PLACED ABOVE OR IMMEDIATELY ADJACENT TO ALL DOORS THAT ALLOW FIRE DEPARTMENT ACCESS. IN NO CASE SHALL THE NUMBER BE LESS THAN SIX INCHES IN HEIGHT WITH A ONE-INCH STROKE. ADDRESS NUMBERS SHALL BE VISIBLE AT NIGHT.

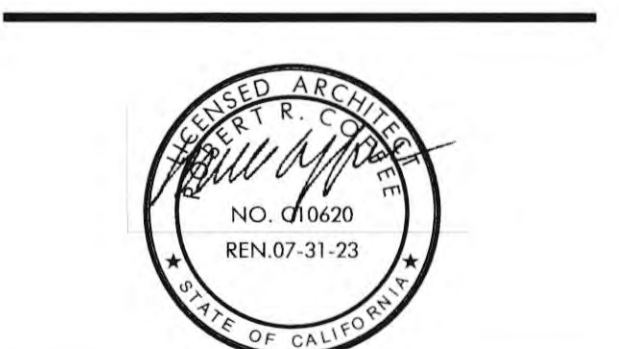
RCA+A
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949.759.8668
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robert@robertcoffee.com

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REVISIONS DATE

1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022
3RD BUILDING DEPT. SUBMITTAL	12/19/2022



JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 12/20/2022

TITLE: BUILDING ELEVATION
SHEET: A3.1

XREF: FILE PATH:

KEYNOTES

- 1 VERTICAL ALUMINUM FIN ATTACHED TO VERTICAL MULLION OF CURTAIN WALL; CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638RL
- 2 2-1/2" X 10" ALUMINUM CURTAIN WALL SYSTEM; CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638RL; GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS
- 3 2-1/2" X 4" ALUMINUM CURTAIN WALL SYSTEM; CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638RL; GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS
- 3A 2-1/2" X 7" ALUMINUM CURTAIN WALL SYSTEM; CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638RL; GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS
- 4 7' X 4-1/2" ALUMINUM STOREFRONT SYSTEM; CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638RL; GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS
- 5 ALUMINUM COMPOSITE PANEL (ALUCARBOND PLUS OR EQUIV) WITH 4MM FIRE RETARDANT CORE WITH "CLASSIC COLLECTION" ANODIC CLEAR MICA FINISH
- 6 ALUMINUM FLAT SHINGLE STYLE WALL PANEL (VERSALOK SYSTEM WITH CONCEALED FASTENER); WITH TITANIUM METALLIC COLOR FINISH
- 7 FACTORY FINISH ALUMINUM WINDOW FRAME SURROUND; CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638RL
- 8 2'-4" X 9'-0" X 1/2" CUSTOM METAL SIGN PANEL
- 9 PAINTED FIN POINTED ALUMINUM LETTERS
- 10 PORCELAIN TILE VENEER, VARIOUS SIZES BY SPEC CERAMICS, SEE FINISH SCHEDULE
- 11 1/2" SINGLE FACED METAL WALL PANEL WITH CONCEALED CLIPS AND FASTENERS AND ALL TRIM; MATRIC WALL SERIES #1, CUSTOM COLOR TO MATCH BAL; ROZZ; PS&H FINISH
- 12 MODERN MATRIX 1.8 METAL PANEL WITH CONCEALED FASTENERS AND CUSTOM COLOR TO MATCH "BRIGHT SILVER" #UC37638RL; INSTALLATION TO BE BOTH HORIZONTALLY AND VERTICALLY DEPENDING ON LOCATION
- 13 MULLIONLESS HERCULITE GLASS ENTRY DOORS, REFER TO DOOR SCHEDULE
- 14 PAINTED HOLLOW METAL DOORS, REFER TO DOOR SCHEDULE
- 15 POURED IN PLACE CONCRETE FOUNDATION WALL, SACK AND PATCH TO SMOOTH FINISH
- 16 40 MIL, G410-15 DECOR PROFILE SARNAFIL WELDED TO ROOF MEMBRANE - SEE DETAIL #12 /A9.1
- 17 GLASS ENTRY CANOPY, REFER TO DETAILS 4 & 5 /A4.4
- 18 LIGHT WEIGHT 4" X 12" X 1/2" BURNISHED CANU, STACKED BOND, WITH 1/2" DEEP RAISED HORIZONTAL JOINT, FLUSH WITH VERTICAL JOINT, COLOR: BLACK 100, BURNISHED BOTH SIDES AND EXPOSED ENDS, RAKE JOINTS BOTH SIDES AND EXPOSED ENDS
- 19 PRE-FINISHED METAL PARAPET CAP WITH FACTORY FINISH
COLOR: TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638RL
- 20 PAINTED METAL ROOF FASCIA WITH FACTORY FINISH
COLOR: TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638RL
- 21 ALUMINUM COMPOSITE PANEL EYEBROW CANOPY
- 22 2" X 7'-0" MECHANICAL VENTILATION LOUVER WITH HORIZONTAL DRAINABLE BLADES, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638RL
- 23 40 MIL, SARNAFIL MECHANICALLY ATTACHED ROOF MEMBRANE (ICCESR-1157)
- 24 SUSPENDED ACOUSTICAL CEILING CLOUDS - SEE SHEET A4.6

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REVISIONS	DATE
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2ND BUILDING DEPT. SUBMITTAL	11/01/2022

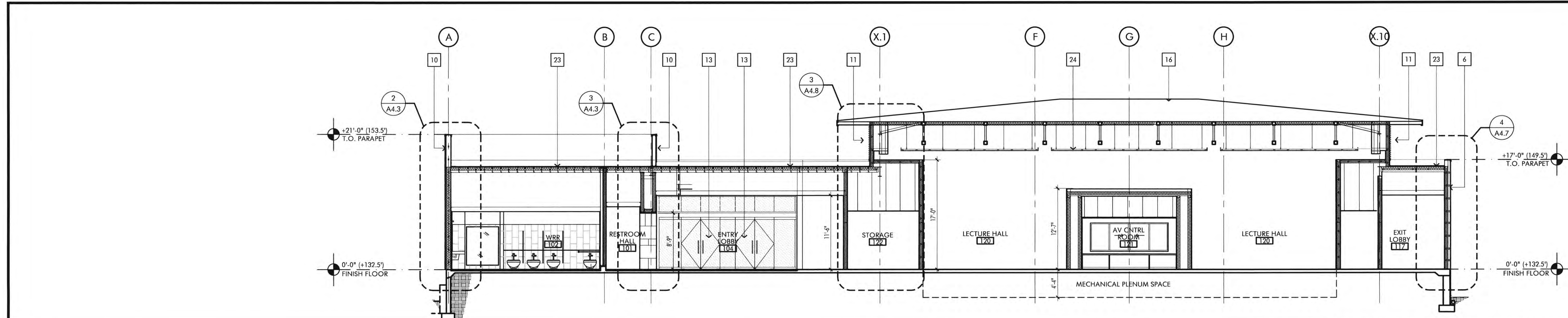
INSULATION SCHEDULE	
1.	EXTERIOR WALL = R-25 BATT INSULATION
2.	CONTINUOUS EXTERIOR RIGID BOARD INSULATION = R-6
3.	UNDERSIDE OF ROOF DECK = R-38 BATT INSULATION

- | FIRE DEPARTMENT NOTES | |
|-----------------------|--|
| 1. | PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906. |
| 2. | DUMPSTER AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDING OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENING OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, FIRE CODE 904.3.3. |
| 3. | ALL DRAPES, HANGINGS, CURTAINS, DROP AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE SECTION 906. |
| 4. | INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24 SECTION 807, AS FOLLOWS: CLASS A VERTICAL ENCLOSURES; CLASS B CORRIDORS; CLASS C ROOMS. |
| 5. | INTERIOR FINISH SHALL BE PER CBC TABLE 803.5 AS PROVIDED IN TITLE 24, CHAPTER 8, AS FOLLOWS:
CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 450-850
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 850-1500 |

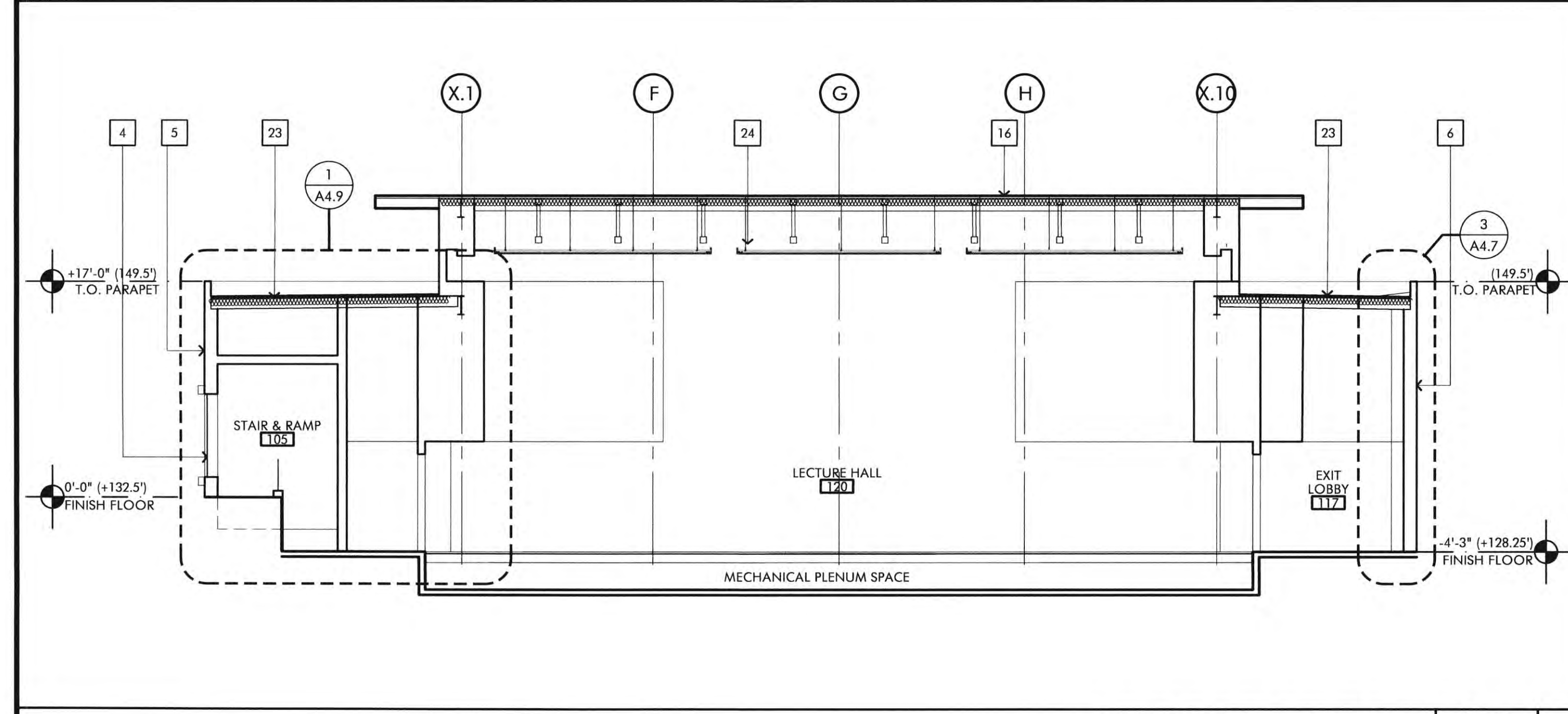
- | CONSTRUCTION NOTES | |
|--------------------|---|
| 1. | DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES, ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN IN CASE OF CONFLICT, NOTIFY ARCHITECT, PARTITION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS. |
| 2. | ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, VET, ETC. |
| 3. | ALL MISC. STEEL MEMBERS, STEEL PLATES, BRACKETS, CABLES, CONDUIT, J-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE METAL DECK. |



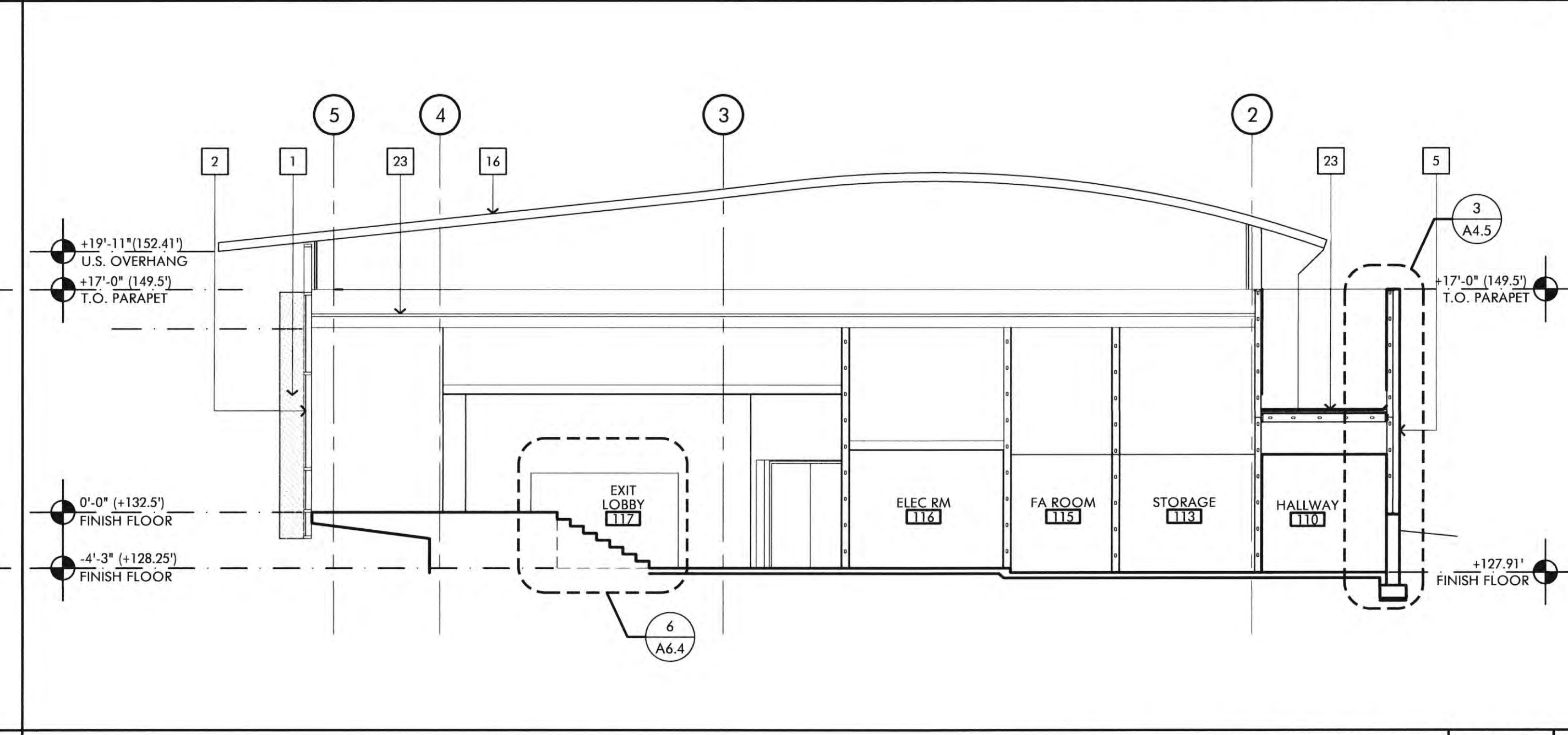
JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022
TITLE: BUILDING SECTIONS
SHEET: A3.2



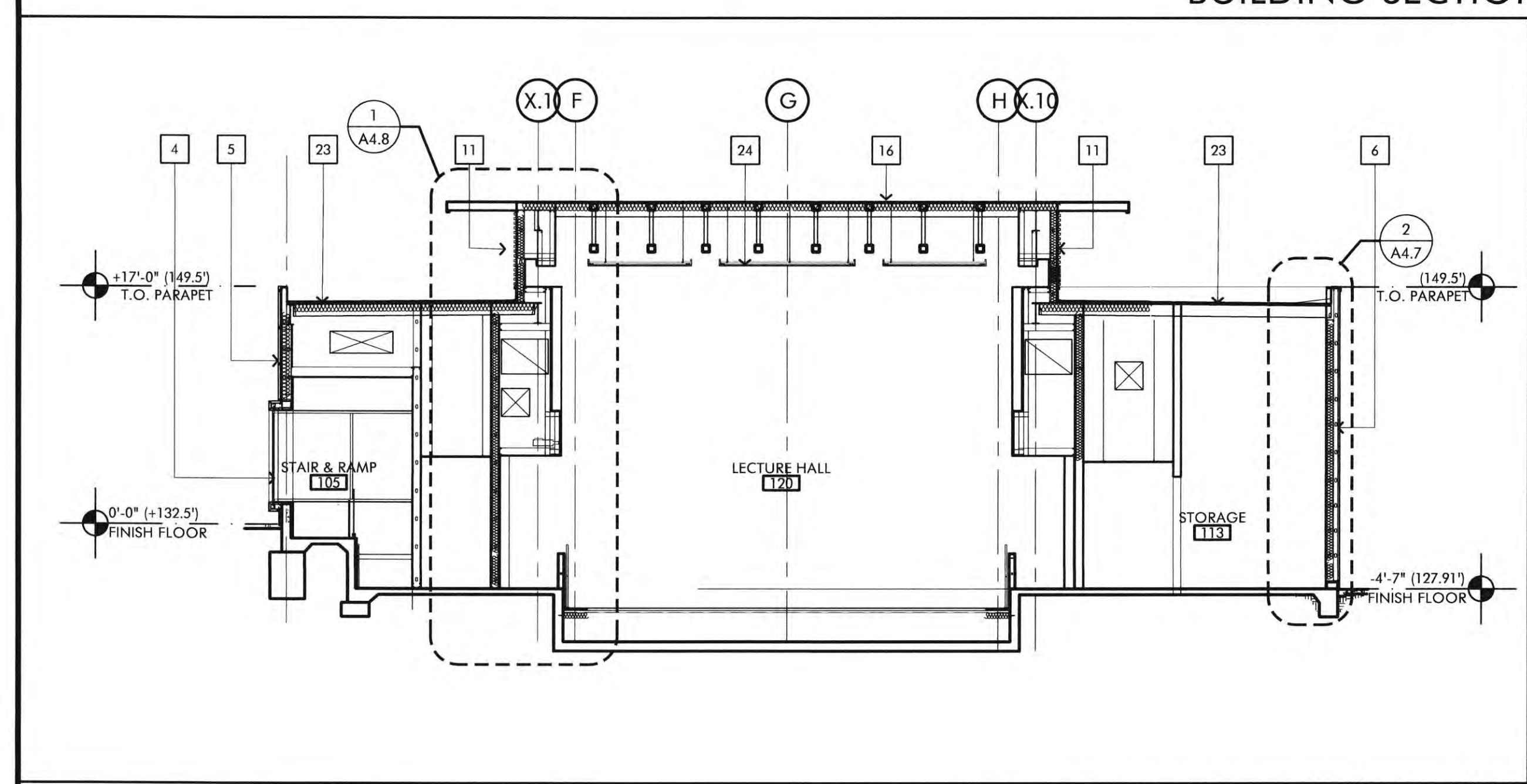
BUILDING SECTION SCALE 1/8" = 1'-0" 4



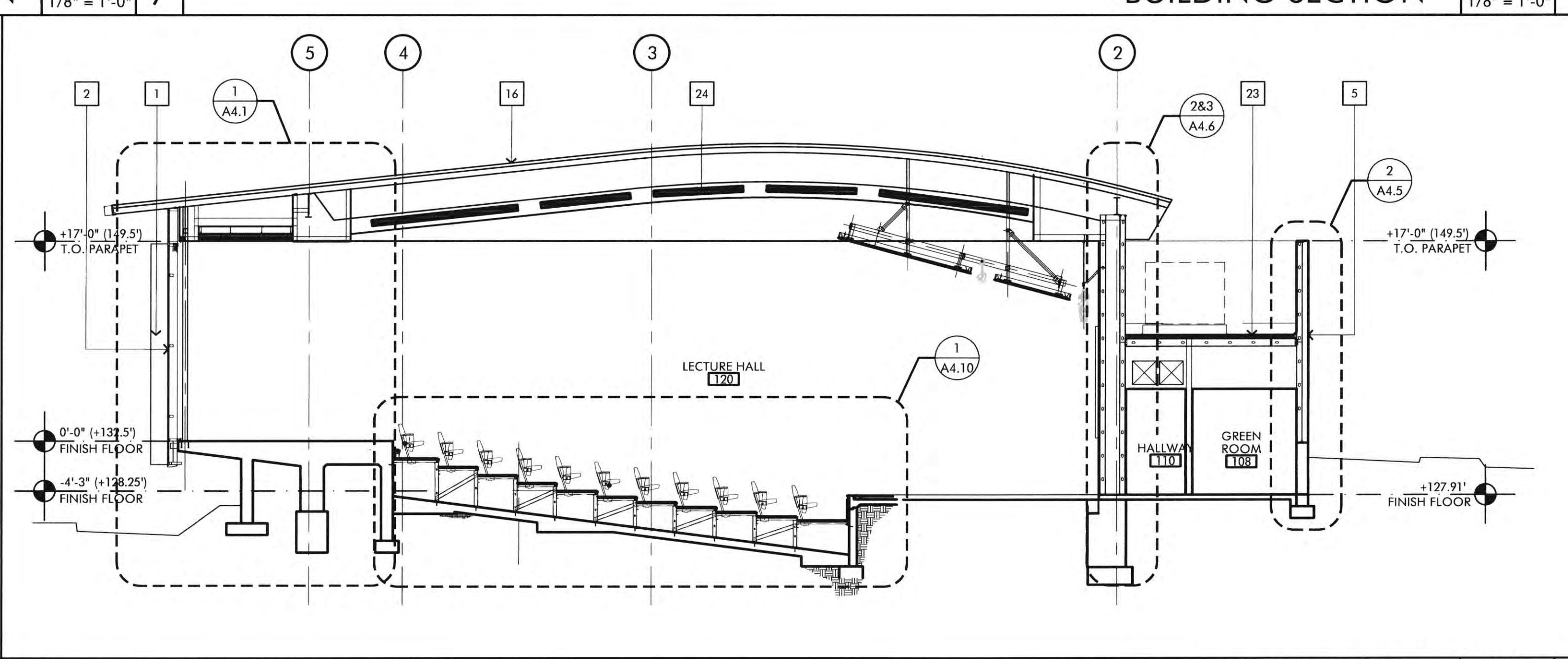
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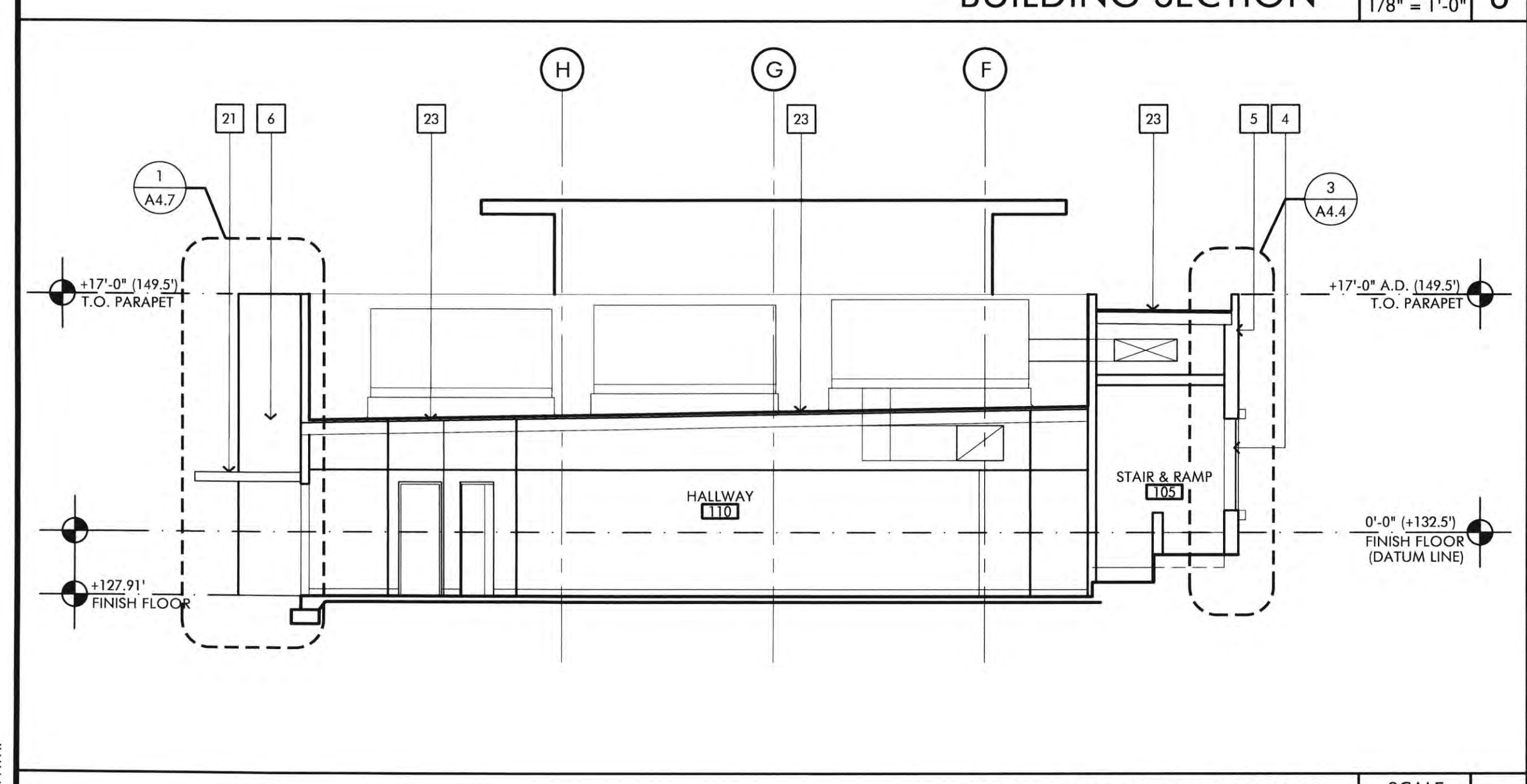
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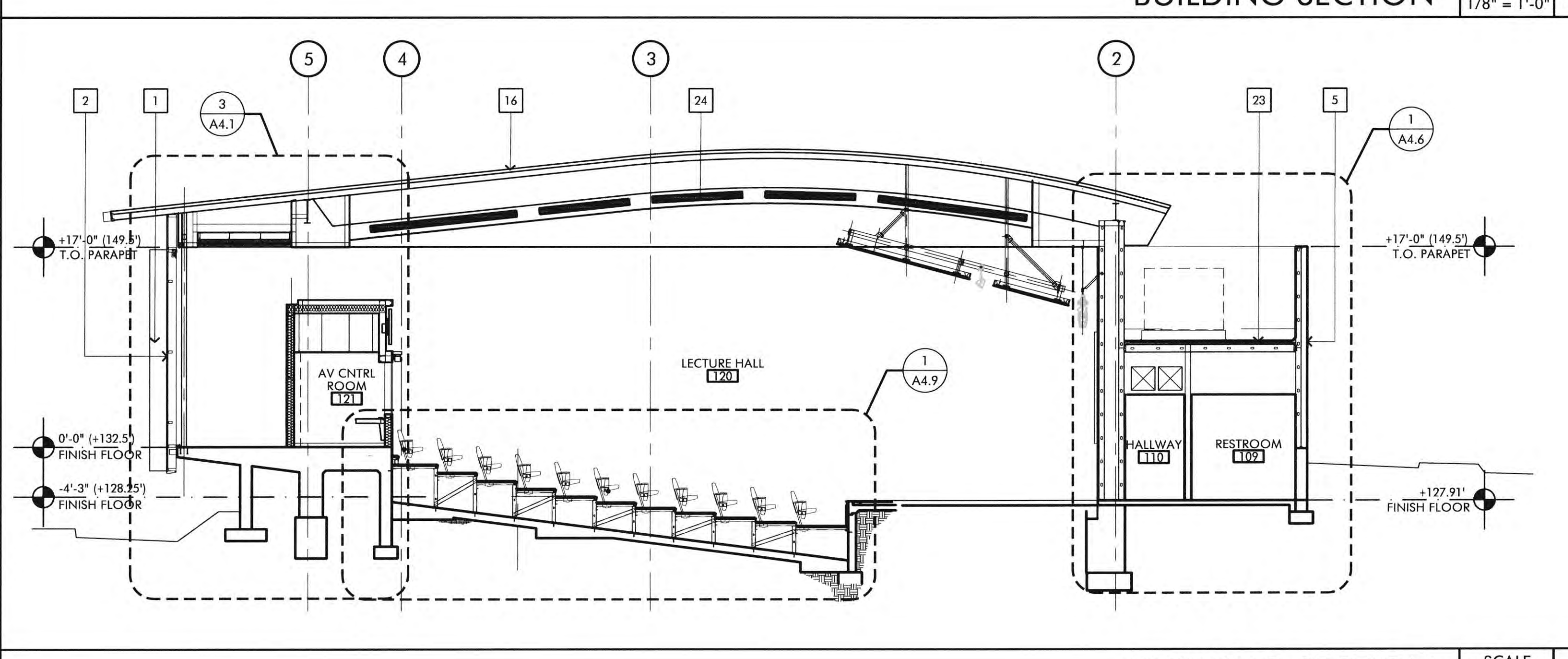
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BUILDING SECTION SCALE 1/8" = 1'-0" 2



BUILDING SECTION SCALE 1/8" = 1'-0" 5



BUILDING SECTION SCALE 1/8" = 1'-0" 1

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2ND BUILDING DEPT. SUBMITTAL	11/01/2022

- ### KEYNOTES
- VERTICAL ALUMINUM FIN ATTACHED TO VERTICAL MULLION OF CURTAIN WALL, CUSTOM COLOR TO MATCH PPG DURANAR XL "CHAMPAGNE GOLD" #UC51588L.
 - 2 1/2" X 1" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "CHAMPAGNE GOLD" #UC51588L; GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
 - 2" X 6" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "CHAMPAGNE GOLD" #UC51588L; GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
 - MULLIONLESS GLASS SYSTEM WITH 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
 - ALUMINUM COMPOSITE PANEL (ALUCABOND PLUS OR EQUAL) WITH 4MM FINE RETARDANT CORE WITH "CLASSIC COLLECTION" CHAMPAGNE METALLIC FINISH.
 - ALUMINUM FLAT SHINGLE STYLE WALL PANEL (VERA-LOK SYSTEM WITH CONCEALED FASTENER) WITH CHAMPAGNE METALLIC FINISH.
 - FACTORY FINISH ALUMINUM WINDOW FRAME SURROUND, SEE DETAIL -J-.
 - 2'-4" X 9'-0" X 1/2" METAL PANEL.
 - PAINTED FIN MOUNTED ALUMINUM LETTERS.
 - PORCELAIN TILE VENEER, VARIOUS SIZES BY SPEC CERAMICS, SEE FINISH SCHEDULE.
 - HORIZONTAL 1/4" X 4" ALUMINUM LOUVERS WITH CUSTOM COLOR FINISH.
 - MORIN MATRIX 1.0 METAL PANEL WITH CONCEALED FASTENERS AND CUSTOM COLOR; INSTALLATION TO BE BOTH HORIZONTALLY AND VERTICALLY DEPENDING ON LOCATION.
 - MULLIONLESS HERCULITE GLASS ENTRY DOORS, REFER TO DOOR SCHEDULE.
 - PAINTED HOLLOW METAL DOORS, REFER TO DOOR SCHEDULE.
 - POURED IN PLACE CONCRETE FOUNDATION WALL, SACK AND PATCH TO SMOOTH FINISH.
 - 60 MIL, G410-15 DECOR PROFILE SARNAFEL WELDED TO ROOF MEMBRANE. -SEE DETAIL #12/A9.1
 - GLASS ENTRY CANOPY, REFER TO DETAILS 4 & 5 /A4.4.
 - LIGHT WEIGHT 4" X 12" X 1/2" BURNISHED OAK, STACKED BOND, WITH 1/2" DEEP RAKED HORIZONTAL JOINT, FLUSH WITH VERTICAL JOINT; COLOR: BLACK 100; BURNISHED BOTH SIDES AND EXPOSED ENDS, RAKE JOINTS BOTH SIDES AND EXPOSED ENDS.
 - PRE-FINISHED METAL PARAPET CAP WITH FACTORY FINISH
COLOR: TO MATCH PPG DURANAR XL -CHAMPAGNE GOLD #UC51588L.
 - PAINTED METAL ROOF FASCIA WITH FACTORY FINISH
COLOR: TO MATCH PPG DURANAR XL -CHAMPAGNE GOLD #UC51588L.
 - ALUMINUM COMPOSITE PANEL EYEBROW CANOPY.
 - HVAC VENTILATION LOUVER, SEE MECHANICAL DRAWINGS.
 - 60 MIL, SARNAFEL MECHANICALLY ATTACHED ROOF MEMBRANE (ICCER-1157).

INSULATION SCHEDULE

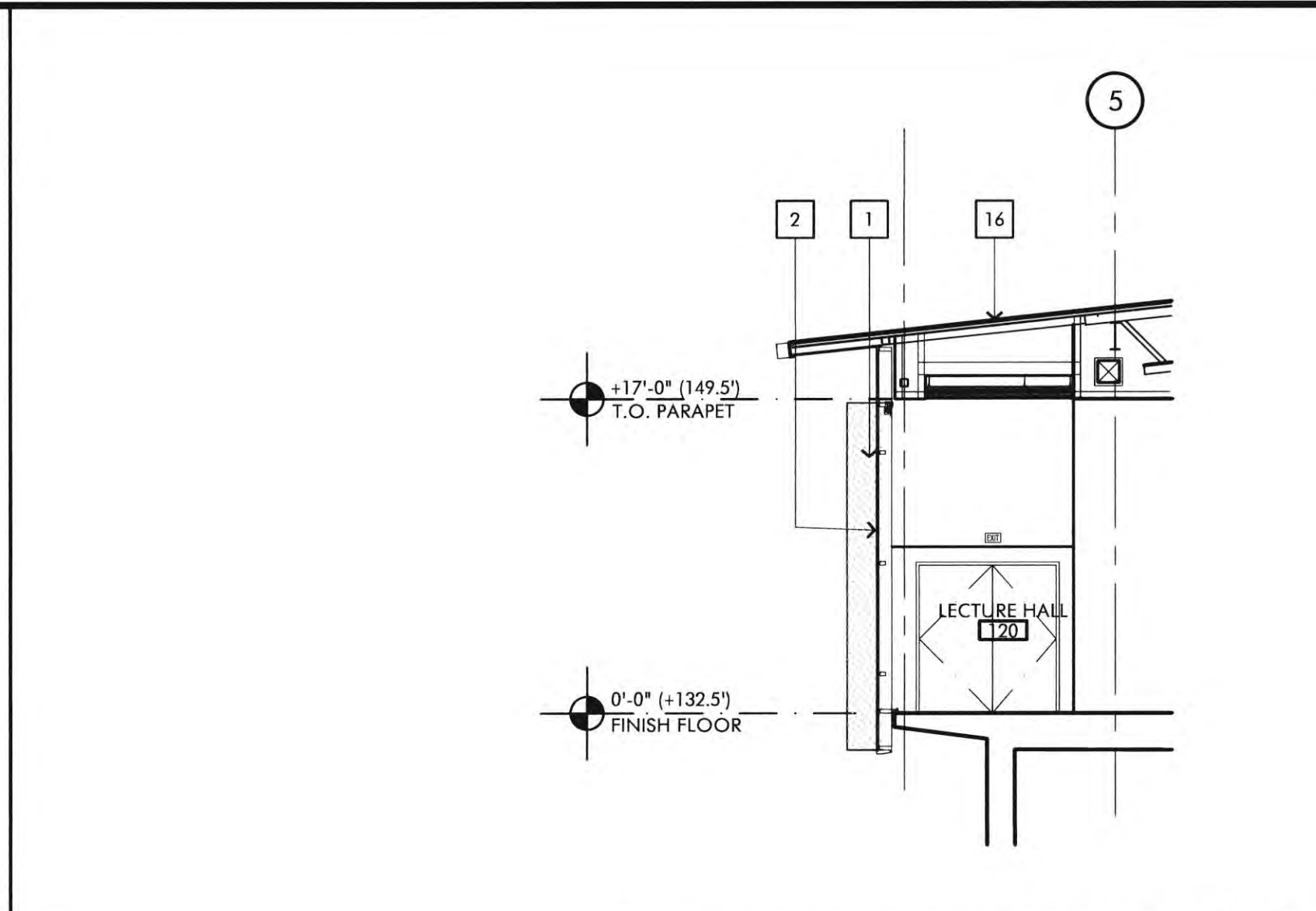
- EXTERIOR WALL = R-25 BATT INSULATION
- CONTINUOUS EXTERIOR RIGID BOARD INSULATION = R-6
- UNDERSIDE OF ROOF DECK = R-38 BATT INSULATION

- ### FIRE DEPARTMENT NOTES
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 806.
 - DUMPSTER AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDING OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENING OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
 - ALL DRAPES, HANGINGS, CURTAINS, DROP AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE SECTION 806.
 - INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24 SECTION 807, AS FOLLOWS: CLASS A VERTICAL ENCLOSURES; CLASS B CORRIDORS; CLASS C ROOMS.
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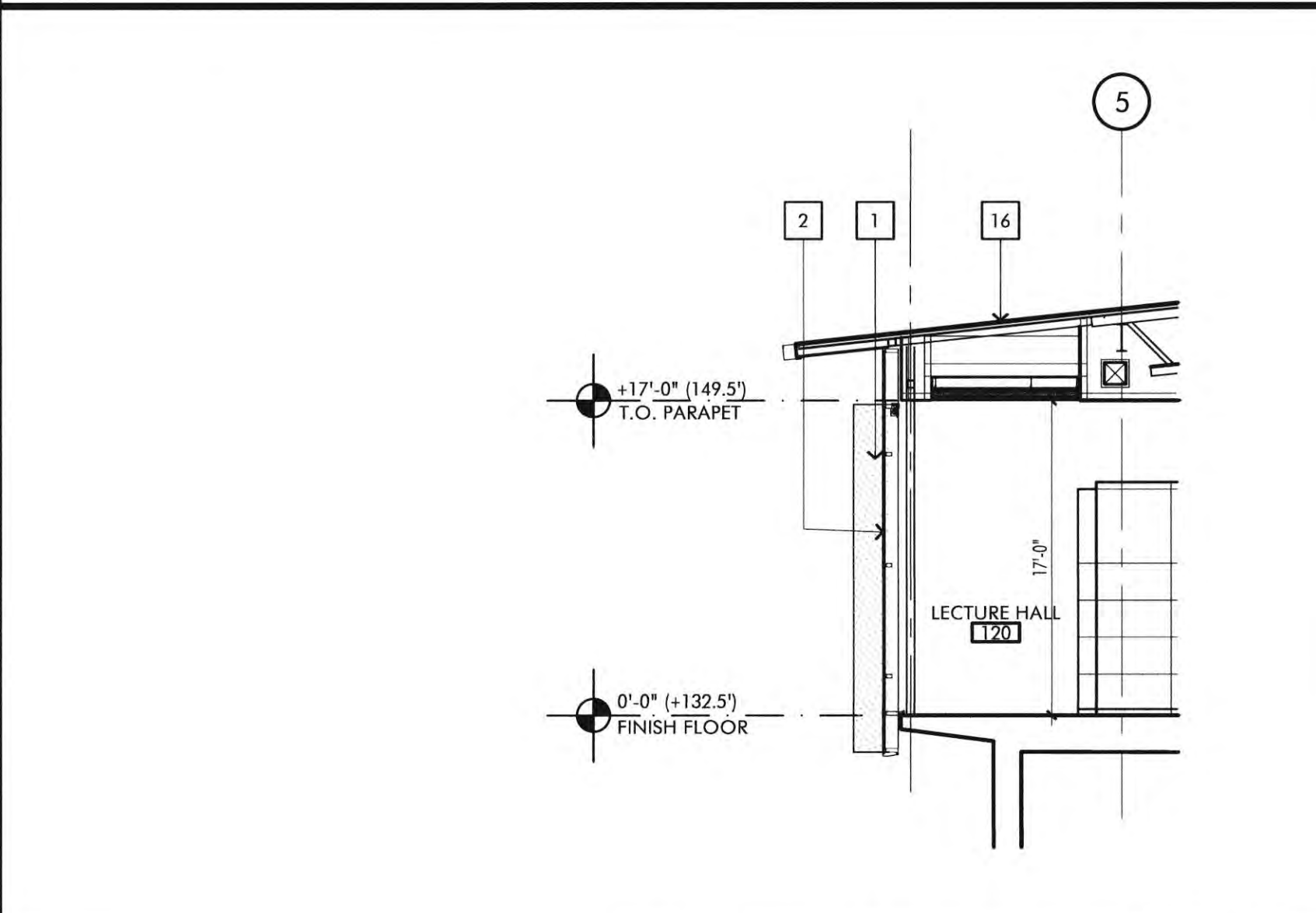
- ### CONSTRUCTION NOTES
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 - ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, V.C.T., ETC.
 - ALL MISC. STEEL MEMBERS, STEEL PLATES, BRACKETS, CABLES, CONDUIT, J-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE METAL DECK.



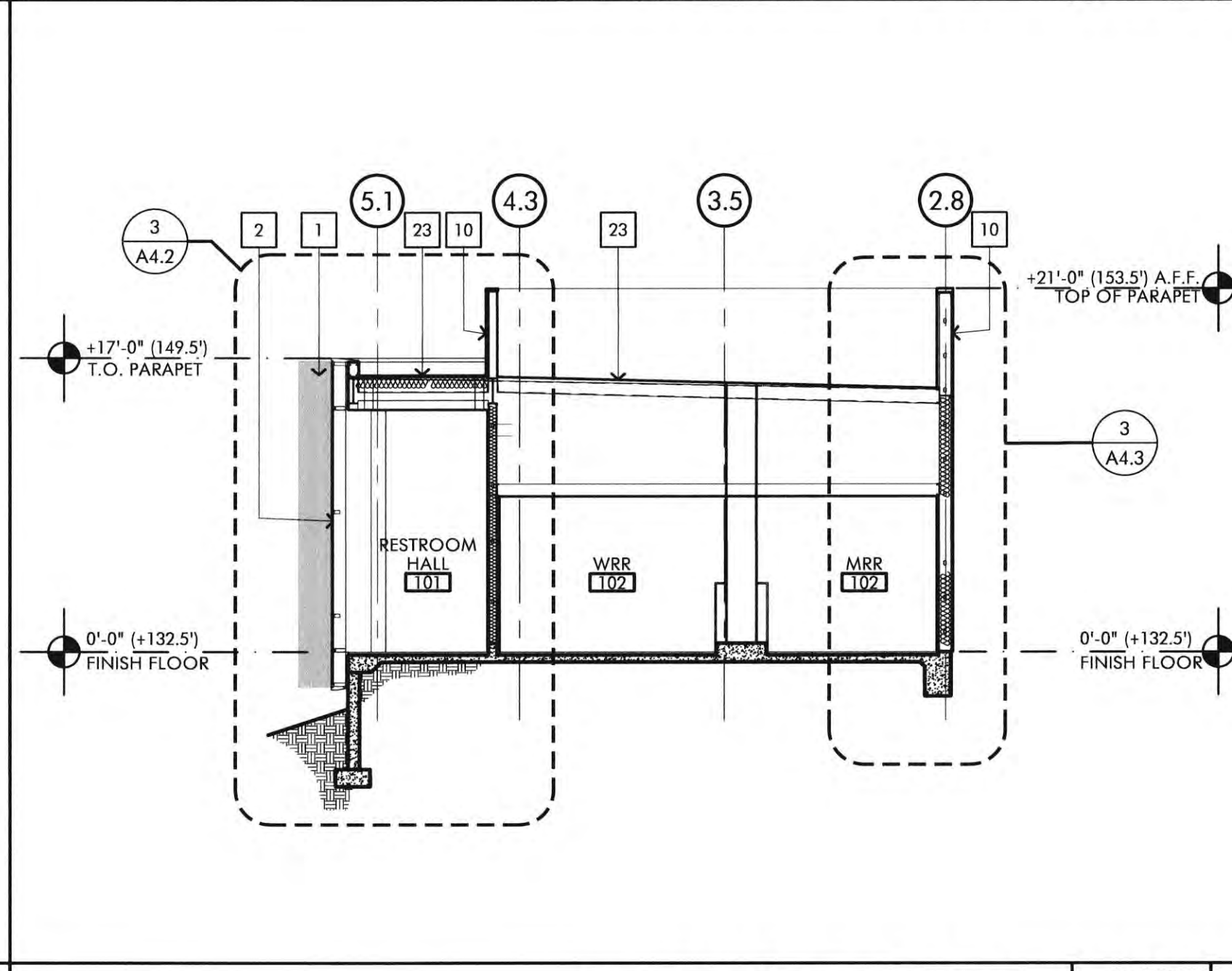
JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022
TITLE: BUILDING SECTIONS
SHEET: A3.3



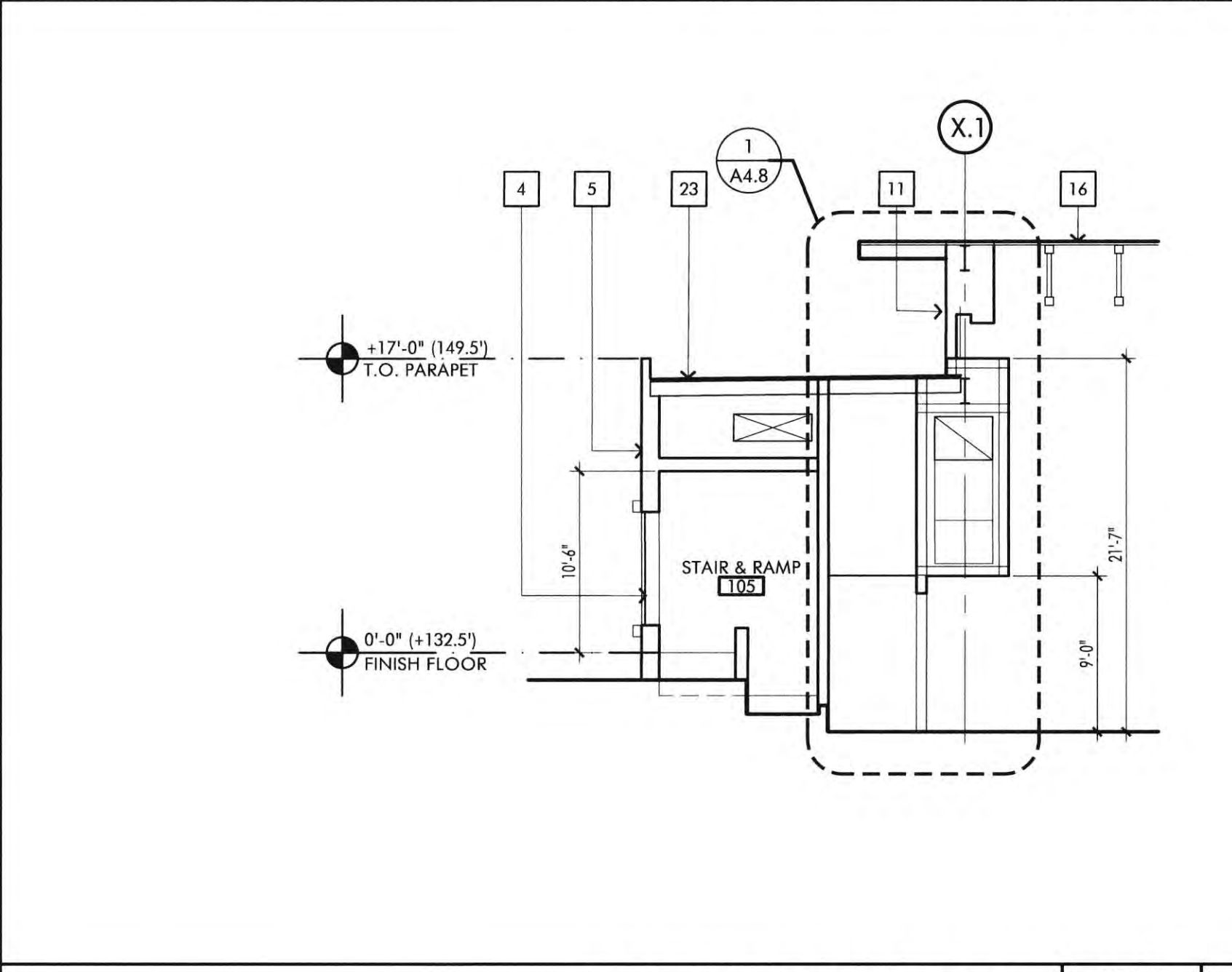
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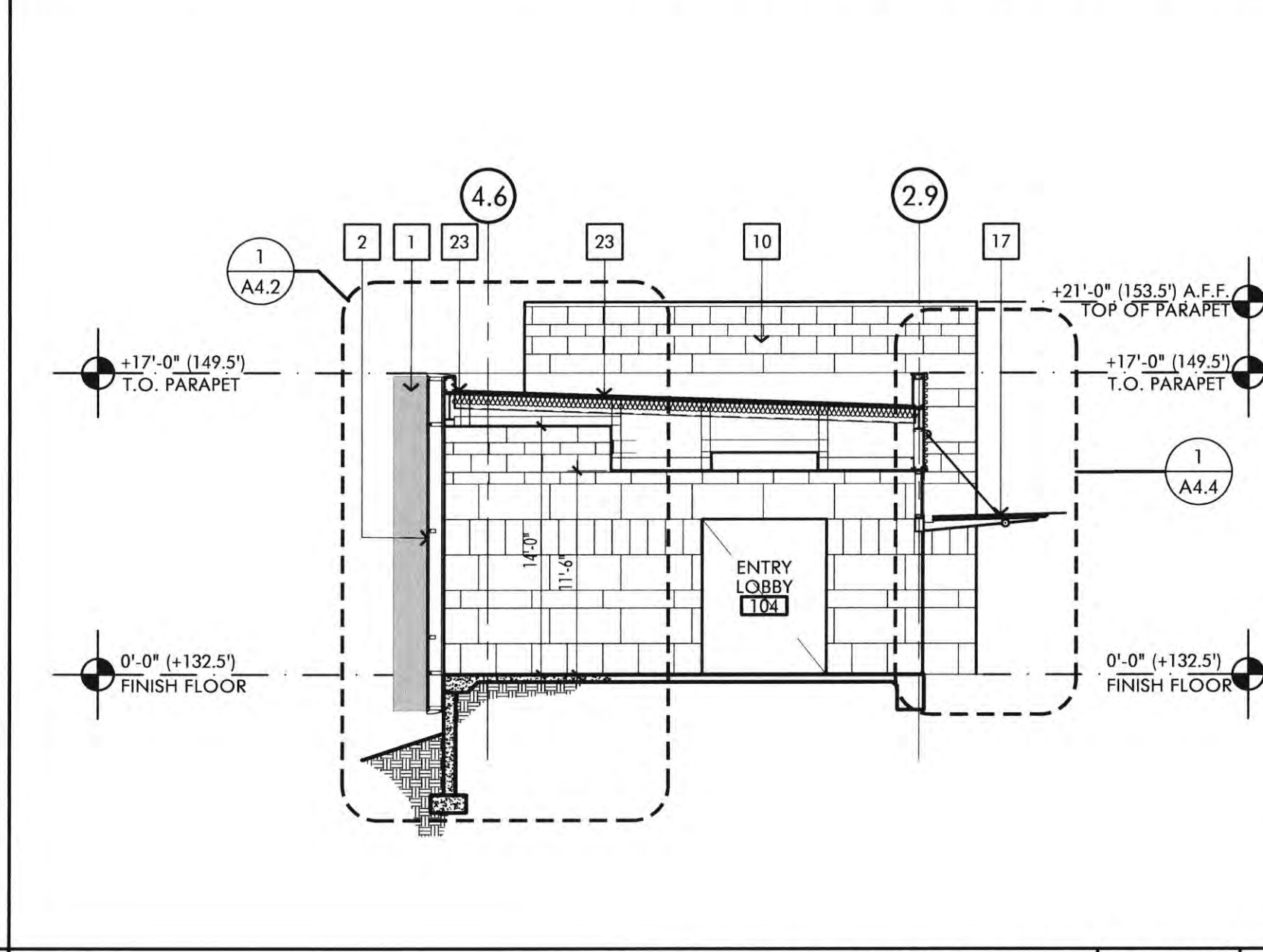
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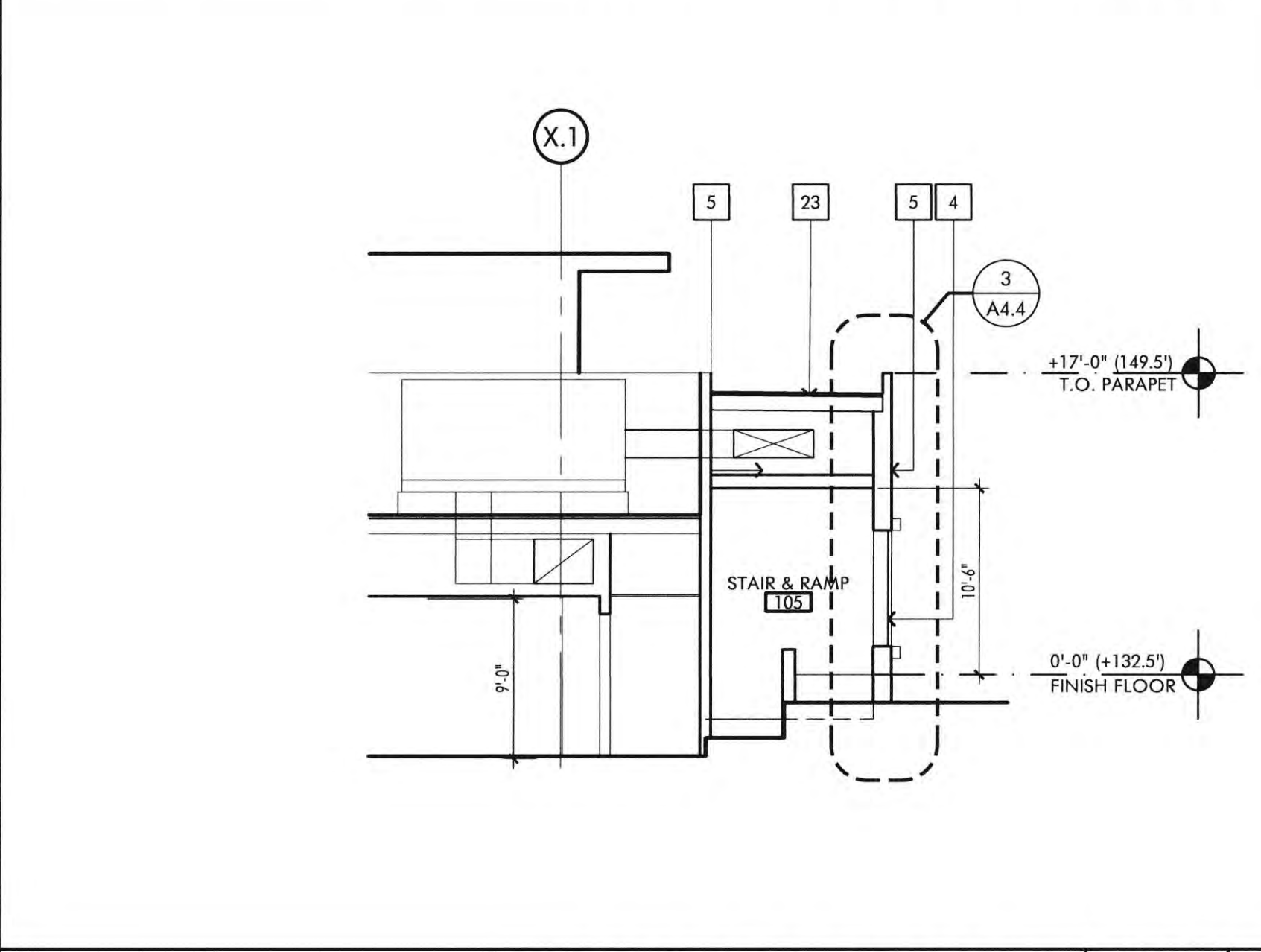
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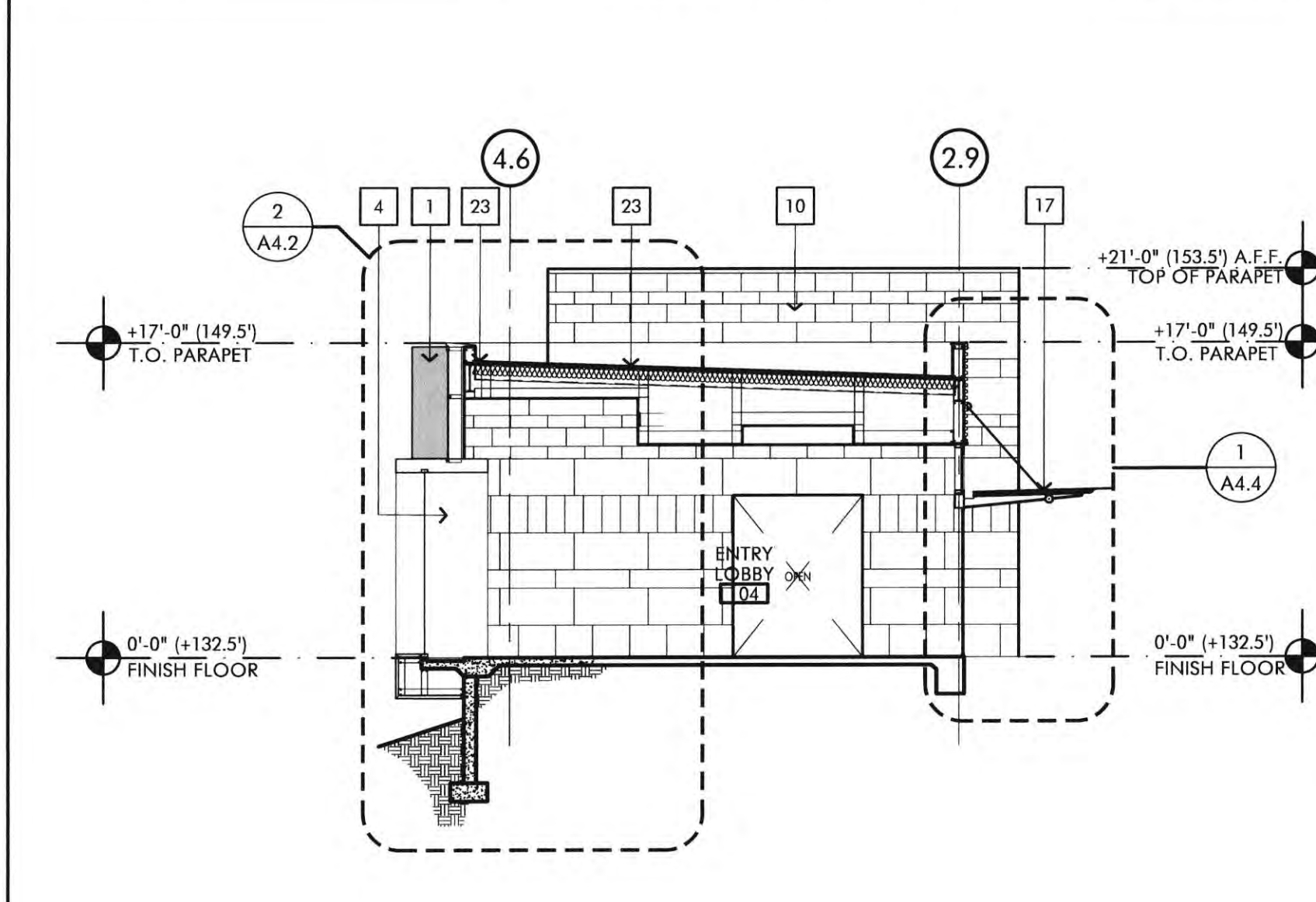
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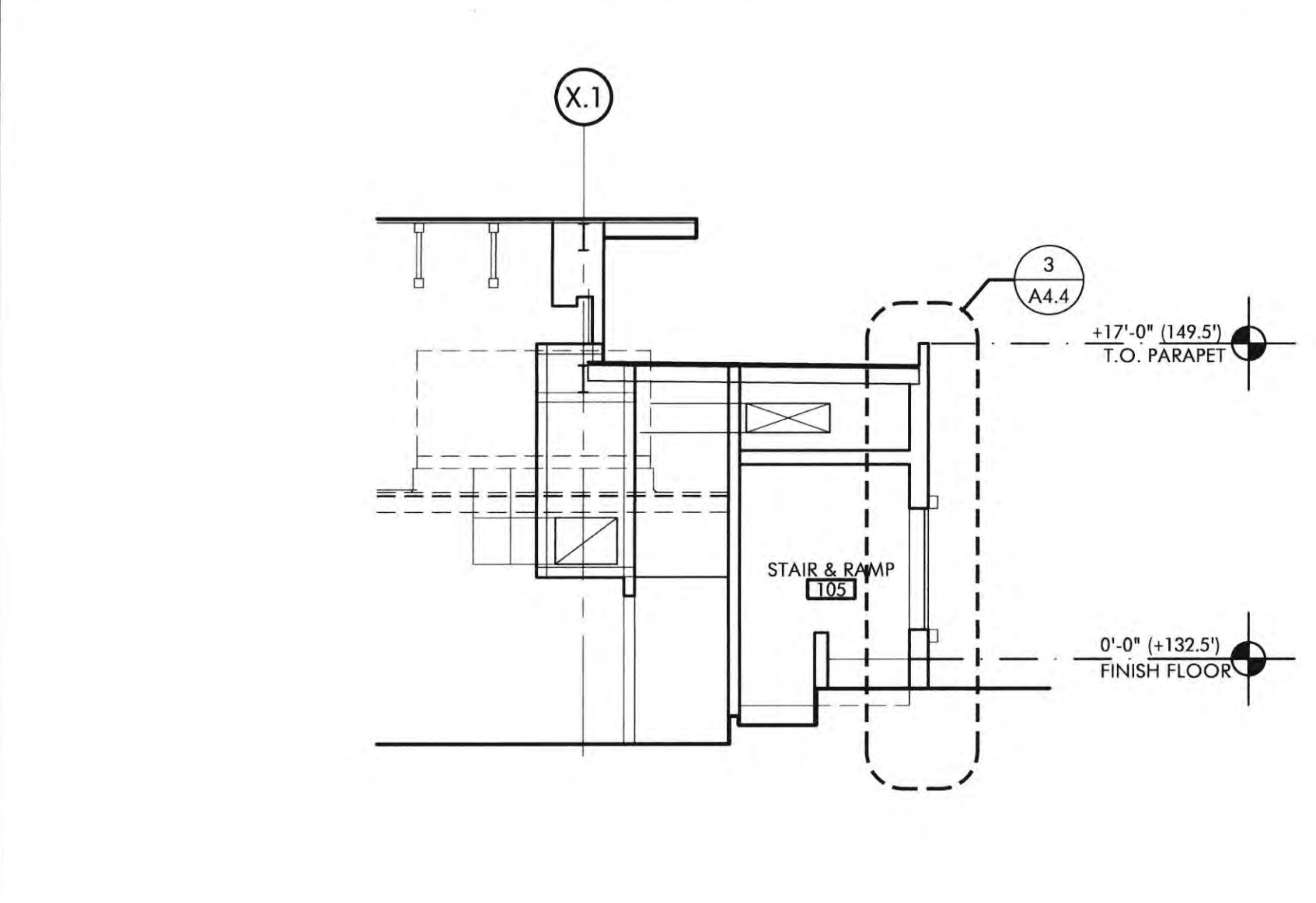
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BUILDING SECTION SCALE 1/8" = 1'-0" 6



BUILDING SECTION SCALE 1/8" = 1'-0" 1



BUILDING SECTION SCALE 1/8" = 1'-0" 5

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KEYNOTES

- 1 VERTICAL ALUMINUM FIN ATTACHED TO VERTICAL MULLION OF CURTAIN WALL. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768BL.
- 2 2 1/2" X 1" ALUMINUM CURTAIN WALL SYSTEM. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768BL. GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 3 2 1/2" X 4" ALUMINUM CURTAIN WALL SYSTEM. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768BL. GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 3A 2 1/2" X 7" ALUMINUM CURTAIN WALL SYSTEM. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768BL. GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 4 2" X 4 1/2" ALUMINUM STOREFRONT SYSTEM. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768BL. GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 5 ALUMINUM COMPOSITE PANEL (ALUCABOND PLUS OR EQUAL) WITH 4MM FIRE RETARDANT CORE WITH "CLASSIC COLLECTION" ANODIC CLEAR MICA FINISH.
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- 7 FACTORY FINISH ALUMINUM WINDOW FRAME SURROUND. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768BL.
- 8 2'-4" X 9'-0" X 1/2" CUSTOM METAL SIGN PANEL.
- 9 PAINTED FIN MOUNTED ALUMINUM LETTERS.
- 10 PORCELAIN TILE VENEER, VARIOUS SIZES BY SPEC CERAMICS, SEE FINISH SCHEDULE.
- 11 1 1/2" SINGLE FACED METAL WALL PANEL WITH CONCEALED CLIPS AND FASTENERS AND ALL TRIM. METRIC WALL SERIES MA-1. CUSTOM COLOR TO MATCH BAL 902, PEARL FINISH.
- 12 2" X 7'-4" MECHANICAL VENTILATION LOUVER WITH HORIZONTAL DRAINABLE BLADES. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768BL.
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- 15 POURED IN PLACE CONCRETE FOUNDATION WALL, SACK AND PATCH TO SMOOTH FINISH.
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- 18 GLASS ENTRY CANOPY, REFER TO DETAILS 4.5 / A4.4. COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768BL.
- 19 PRE-FINISHED METAL PARAPET CAP WITH FACTORY FINISH. COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768BL.
- 20 PAINTED METAL ROOF FASCIA WITH FACTORY FINISH. COLOR TO MATCH ALUCABOND PLUS COLOR "WHY BOWHITE" "CLASSIC COLLECTION".
- 21 CCW MIDDRAN 9000 DRAINAGE SYSTEM WITH DRAIN PIPE WRAPPED WITH FILTER FABRIC.
- 22 ROOF DRAIN SUMP, SEE DETAIL 4/A.1.
- 23 R-38 BATT INSULATION (TYPICAL AT ALL ROOF AREAS).
- 24 R-25 BATT INSULATION (TYPICAL AT ALL EXTERIOR WALLS).
- 25 R-4 CONTINUOUS RIGID BOARD INSULATION (TYPICAL AT ALL EXTERIOR WALLS).
- 26 CUSTOM TRUSS STRUCTURAL MEMBER - SEE STRUCTURAL DRAWINGS.
- 27 MTL. FRAMING ROOF JOISTS - SEE STRUCTURAL DRAWINGS.
- 28 MTL. FRAMING EXTERIOR WALL STUDS - SEE STRUCTURAL DRAWINGS.
- 29 8" (MIN) MTL. CEILING JOIST FRAMING - SEE STRUCTURAL DRAWINGS.
- 30 4" OR 6" MTL. STUD INTERIOR WALL FRAMING - SEE STRUCTURAL DRAWINGS.
- 31 5/8" THK. (TYPE X) GYP. BOARD CEILING.
- 32 5/8" THK. (TYPE X) INTERIOR GYP. BOARD.
- 33 THEN-SET INTERIOR TILE WALL OVER 5/8" HK. CEMENT BD.
- 34 ACOUSTICAL CEILING TILE.
- 35 2" X 8" ACOUSTICAL BAFFLE.
- 36 EXPOSED PAINT STEEL COLUMN.
- 37 ELECTRONICALLY CONTROLLED SUNSHADES - (B) 2'-4" X 17'-0" SECTIONS.
FIRST SHADE: MECHOSHADE THERMOVEL 1800 SERIES (3/8" OPEN)
COLOR: #1379 SILVER BIRCH
SECOND SHADE: MECHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE.
COLOR: #0711 DARK GREY
ELECTRONICALLY CONTROLLED SUNSHADES:
12" EQUAL SECTIONS
MECHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE.
COLOR: #0711 DARK GREY.
- 38 EXPOSED PAINT STEEL COLUMN.
- 39 3-1/4" THK. L1. WT. CONC. OVER 2" MTL. DECK (SEE STRUCTURAL DRAWINGS).
- 40 UNDERFLOOR MTL. STUD FRAMING - SEE STRUCTURAL DRAWINGS.
- 41 MTL. HANDRAIL CONNECTED TO RAISED FLOOR SYSTEM - SEE DETAIL #8 / S1.2.
- 42 UNDERFLOOR MECHANICAL DIFFUSER - SEE MECHANICAL DRAWINGS.
- 43 FIXED LECTURE HALL SEATING.
- 44 RECESSED PORCELAIN TILE FLOOR, SEE DETAIL 9/A.8.3.
- 45 NOT USED.
- 46 RETURN AIR PLENUM ENCLOSURE.
- 47 LED COVE LIGHT.
- 48 ACOUSTICAL CEILING CLOUD, SEE DETAIL 1/A2.4.
- 49 AV EQUIPMENT, SEE AUDIO VISUAL DRAWINGS.
- 50 STRUCTURAL FRAME FOR SUSPENDED ACOUSTICAL CLOUD ABOVE PLATFORM, SEE SHEET A2.6.1.
- 51 SOUND BATT INSULATION.
- 52 SMOOTH PLASTER SOFFIT.

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Project documents describe design intent of work and are not a representation of the actual or existing conditions. RCA+A and RCA+A's consultants make no representations concerning the accuracy of documents and are not responsible for any discrepancies between project documents and the existing conditions.

REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

FIRE DEPARTMENT NOTES

1. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 808.
2. ALL DRAPES, HANGINGS, CURTAINS, DROP AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE SECTION 808.
3. INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24 SECTION 807. AS FOLLOWS: CLASS A VERTICAL ENCLOSURES; CLASS B CORRIDORS; CLASS C ROOMS.
4. INTERIOR FINISH SHALL BE PER CBC TABLE B-0.5 AS PROVIDED IN TITLE 24, CHAPTER 8, AS FOLLOWS:
CLASS A: FLAME SPREAD 0-25, SMOKE DEVELOPED 0-50
CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPED 0-50
CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPED 0-50

CONSTRUCTION NOTES

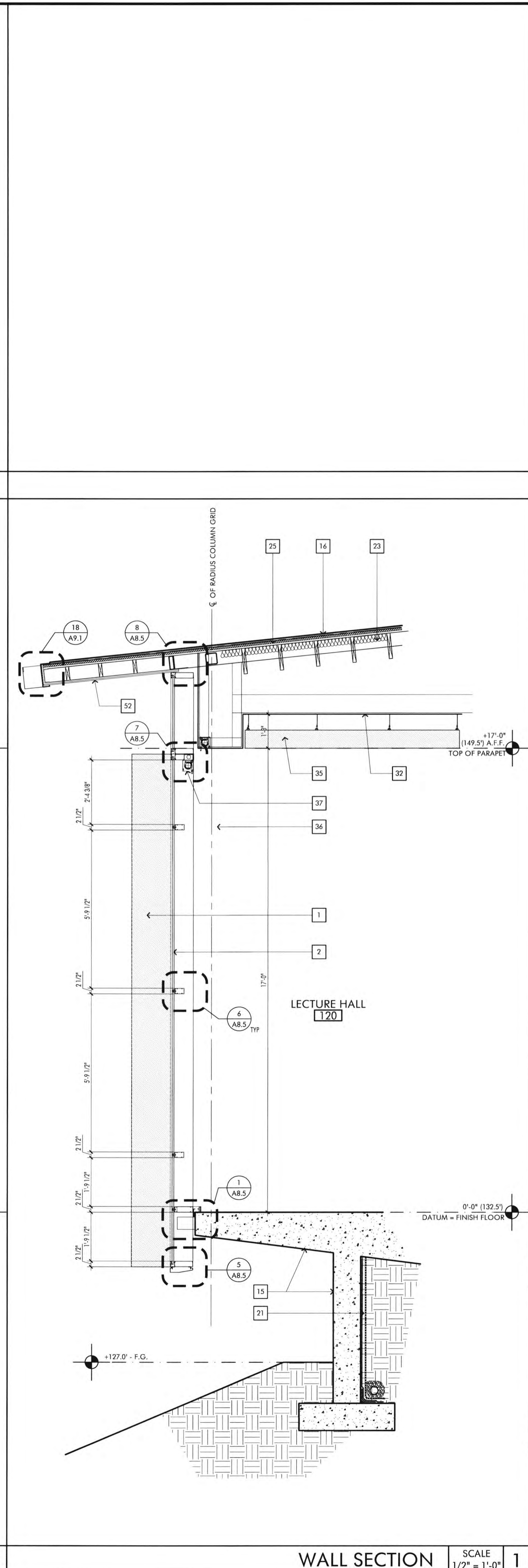
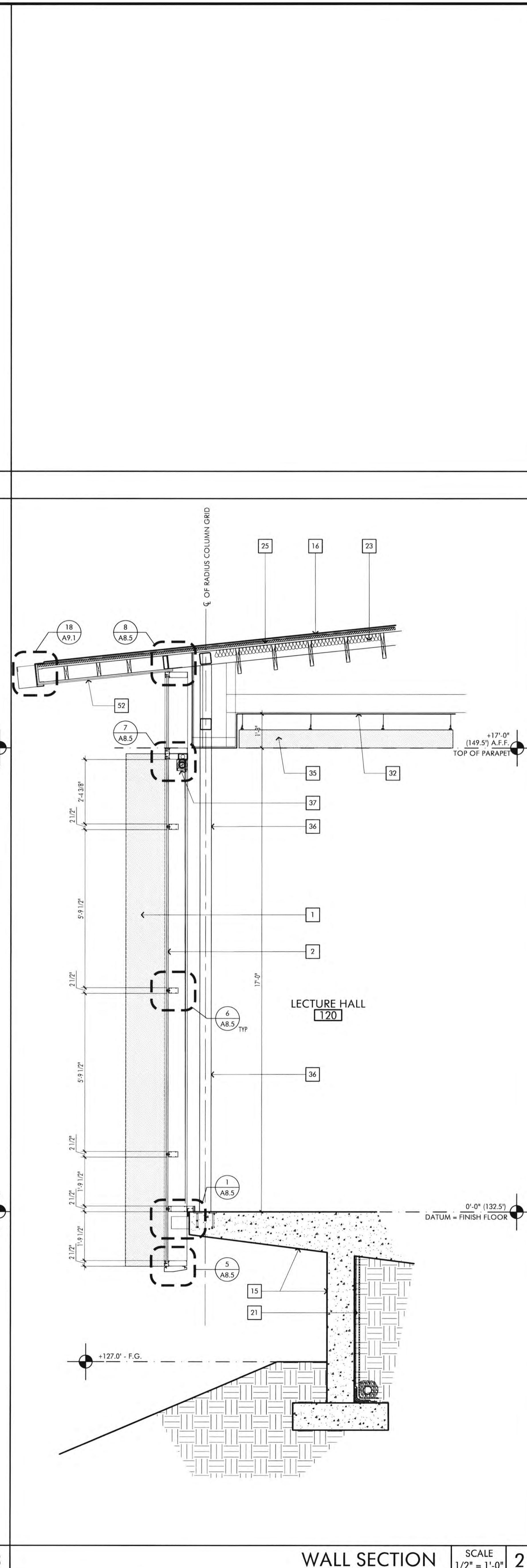
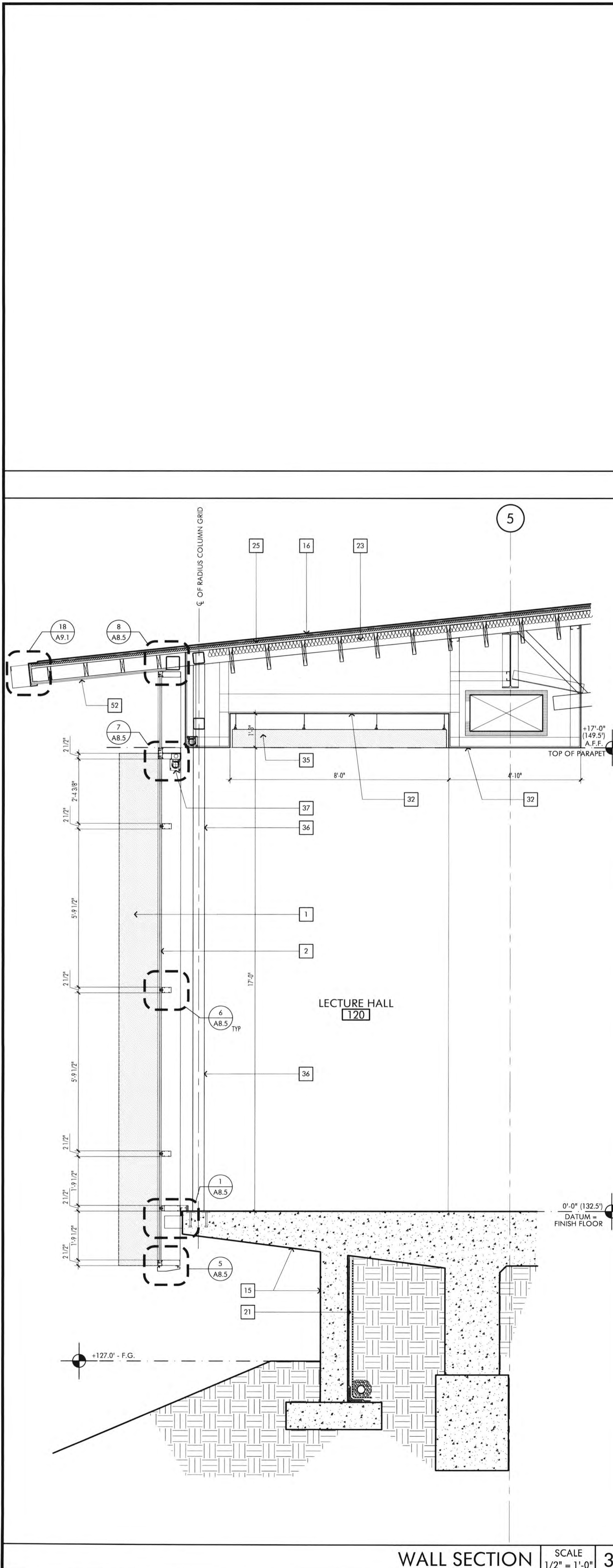
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES. ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.
2. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, ETC.
3. ALL MISC. STEEL MEMBERS, STEEL PLATES, BRACKETS, CABLES, CONDUIT, J-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE METAL DECK.



JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE: WALL SECTIONS

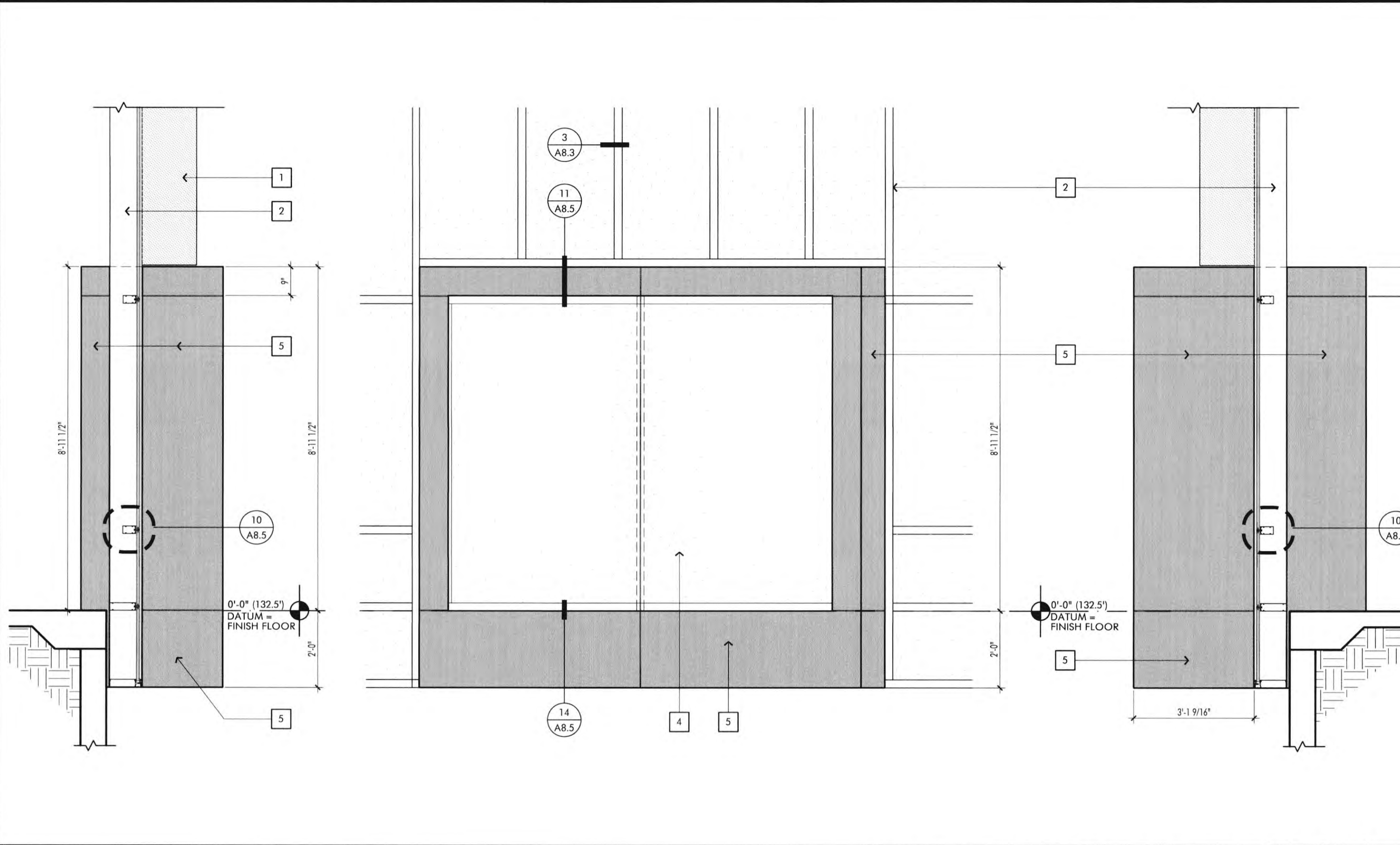
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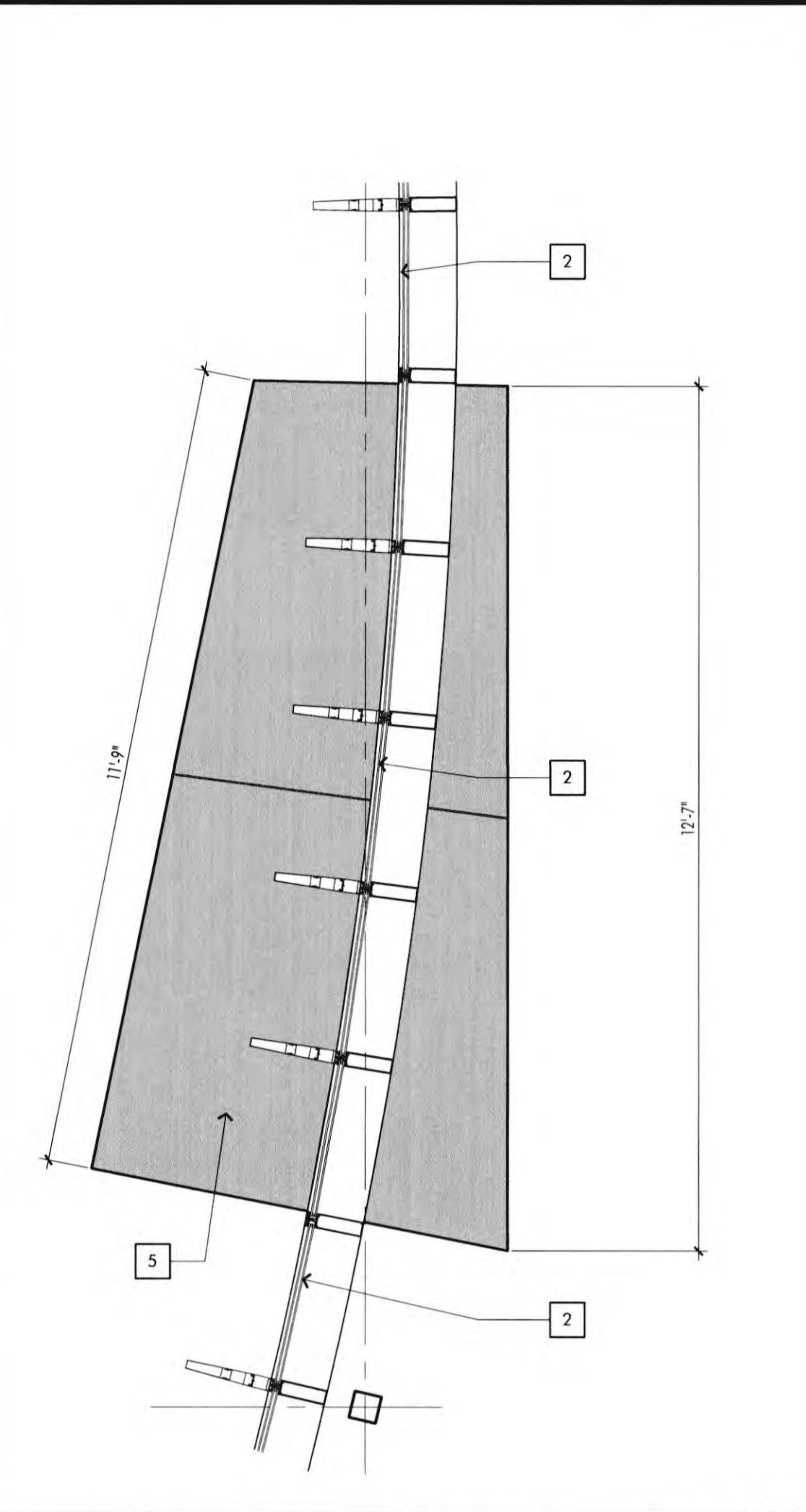
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KEYNOTES

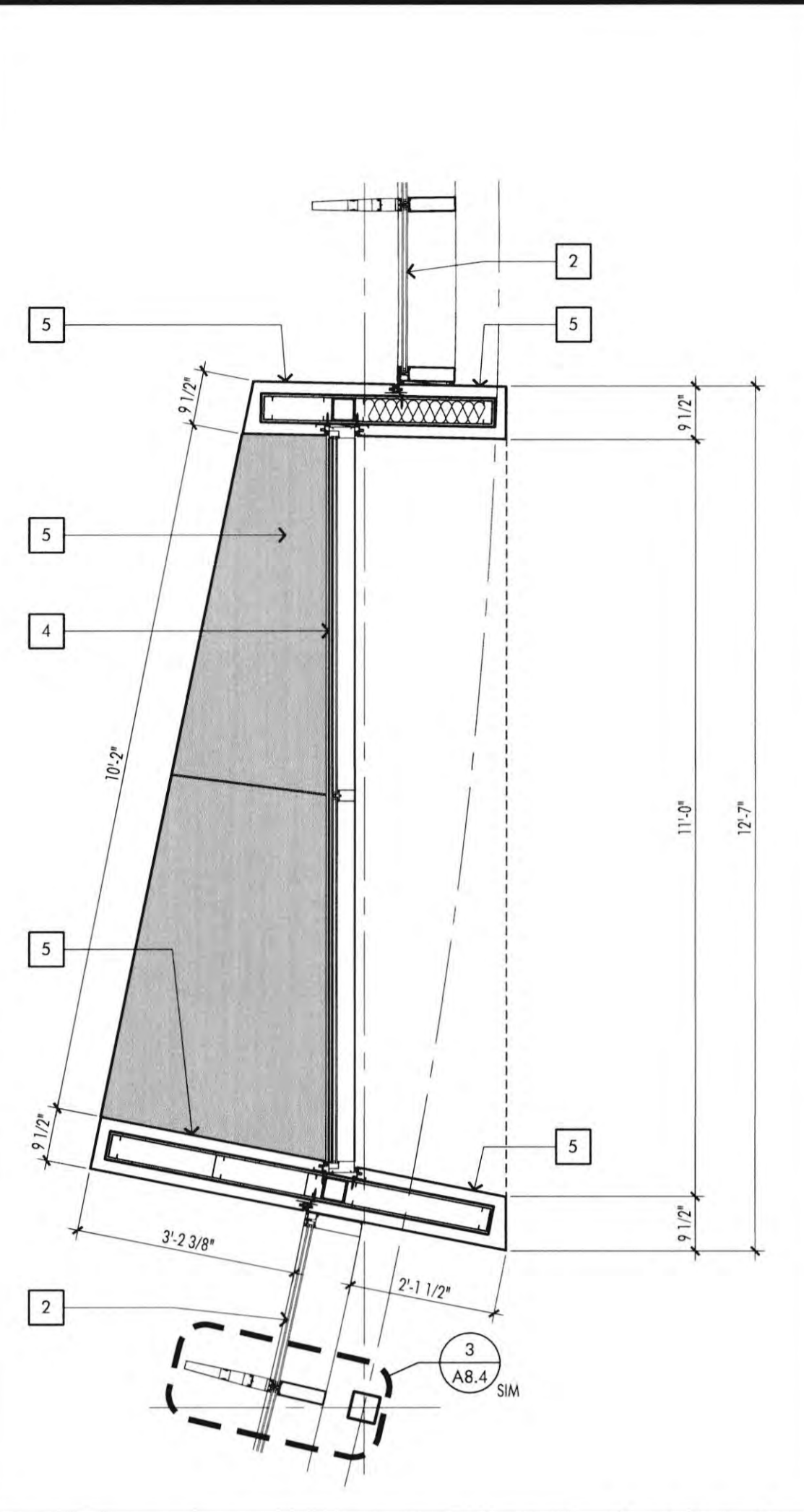
- 1 VERTICAL ALUMINUM FIN ATTACHED TO VERTICAL MULLION OF CURTAIN WALL, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37488L
- 2 2 1/2" X 1" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37488L; GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 3 2 1/2" X 4" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37488L; GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 3A 2 1/2" X 7" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37488L; GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 4 2" X 4 1/2" ALUMINUM STOREFRONT SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37488L; GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 5 ALUMINUM COMPOSITE PANEL, ALUCARBOND PLUS OR EQUAL WITH 4MM FIRE RETARDANT CORE WITH "CLASSIC COLLECTION" ANODIC CLEAR MICA FINISH.
- 6 ALUMINUM FLAT SHINGLE STYLE WALL PANEL (VERSALOK SYSTEM WITH CONCEALED FASTENER) WITH TITANIUM METALLIC COLOR FINISH.
- 7 FACTORY FINISH ALUMINUM WINDOW FRAME SURROUND, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37488L.
- 8 2'-4" X 9'-0" X 1/2" CUSTOM METAL SIGN PANEL.
- 9 PAINTED PIN MOUNTED ALUMINUM LETTERS.
- 10 PORCELAIN TILE VENEER, VARIOUS SIZES BY SPEC CERAMICS, SEE FINISH SCHEDULE.
- 11 1/2" SINGLE FACED METAL WALL PANEL WITH CONCEALED CLIPS AND FASTENERS AND ALL TRIM, METRIC WALL SERIES M-1, CUSTOM COLOR TO MATCH BAL 9022, PEARL FINISH.
- 12 2" X 7'-4" MECHANICAL VENTILATION LOUVER WITH HORIZONTAL DRAINABLE BLADES, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37488L.
- 13 MULLIONLESS HERCULITE GLASS ENTRY DOORS, REFER TO DOOR SCHEDULE.
- 14 PAINTED HOLLOW METAL DOORS, REFER TO DOOR SCHEDULE. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37488L.
- 15 POURED IN PLACE CONCRETE FOUNDATION WALL, SACK AND PATCH TO SMOOTH FINISH.
- 16 40 MIL, G410-15 DECOR PROFILE SARNAFIL, WELDED TO ROOF MEMBRANE.
- 17 40 MIL, SINGLE PLY PVC SARNAFIL MECHANICALLY ATTACHED ROOF MEMBRANE.
- 18 GLASS ENTRY CANOPY, REFER TO DETAILS 4 & 5 (A4.4) COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37488L.
- 19 PRE-FINISHED METAL PARAPET CAP WITH FACTORY FINISH COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37488L.
- 20 PAINTED METAL ROOF FASCIA WITH FACTORY FINISH COLOR TO MATCH ALUCARBOND PLUS COLOR "WHY BLOW WHITE" "CLASSIC COLLECTION"
- 21 CCW MIDDRAN 9000 DRAINAGE SYSTEM WITH DRAIN PIPE WRAPPED WITH FILTER FABRIC.
- 22 ROOF DRAIN SUMP, SEE DETAIL 4A.1.
- 23 R-38 BATT INSULATION (TYPICAL AT ALL ROOF AREAS)
- 24 R-25 BATT INSULATION (TYPICAL AT ALL EXTERIOR WALLS)
- 25 R-4 CONTINUOUS RIGID BOARD INSULATION (TYPICAL AT ALL EXTERIOR WALLS)
- 26 CUSTOM TRUSS STRUCTURAL MEMBER - SEE STRUCTURAL DRAWINGS
- 27 MTL. FRAMING ROOF JOISTS - SEE STRUCTURAL DRAWINGS
- 28 MTL. FRAMING EXTERIOR WALL STUDS - SEE STRUCTURAL DRAWINGS
- 29 6" (MIN.) MTL. CEILING JOIST FRAMING - SEE STRUCTURAL DRAWINGS
- 30 4" OR 6" MTL. STUD INTERIOR WALL FRAMING - SEE STRUCTURAL DRAWINGS
- 31 5/8" THK. (TYPE X) GYP. BOARD CEILING
- 32 5/8" THK. (TYPE X) INTERIOR GYP. BOARD.
- 33 THEN-SEE INTERIOR TILE WALL OVER 5/8" THK. CEMENT BD.
- 34 ACOUSTICAL CEILING TILE
- 35 2" X 8" ACOUSTICAL BAFFLE
- 36 EXPOSED PAINT STEEL COLUMN.
- 37 ELECTRONICALLY CONTROLLED SUNSHADES - (B) 2'-4" X 17'-0" SECTIONS.
FIRST SHADE: MICHOSHADE THERMOVEL 1300 SERIES (5% OPEN)
COLOR: #1319 SILVER BRCH
SECOND SHADE: MICHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE.
COLOR: 0711 DARK GREY
ELECTRONICALLY CONTROLLED SUNSHADES:
12' EQUAL SECTIONS
MICHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE.
COLOR: 0711 DARK GREY.
- 38 EXPOSED PAINT STEEL COLUMN.
- 39 3-1/4" THK. 1L WT. CONC. OVER 2" MTL. DECK (SEE STRUCTURAL DRAWINGS).
- 40 UNDERFLOOR MTL. STUD FRAMING - SEE STRUCTURAL DRAWINGS.
- 41 MTL. HANDRAIL CONNECTED TO RAISED FLOOR SYSTEM - SEE DETAIL #8 / 54.2
- 42 UNDERFLOOR MECHANICAL DIFFUSER - SEE MECHANICAL DRAWINGS
- 43 FIXED LECTURE HALL SEATING
- 44 RECESSED PORCELAIN TILE FLOOR, SEE DETAIL 9/A8.3
- 45 NOT USED
- 46 RETURN AIR PLenum ENCLOSURE
- 47 LED COVE LIGHT
- 48 ACOUSTICAL CEILING CLOUD, SEE DETAIL 1/A2.4
- 49 AV EQUIPMENT, SEE AUDIO VISUAL DRAWINGS
- 50 STRUCTURAL FRAME FOR SUSPENDED ACOUSTICAL CLOUD ABOVE PLATFORM, SEE SHEET A2.6.1
- 51 SOUND BATT INSULATION
- 52 SMOOTH PLASTER SOFFIT



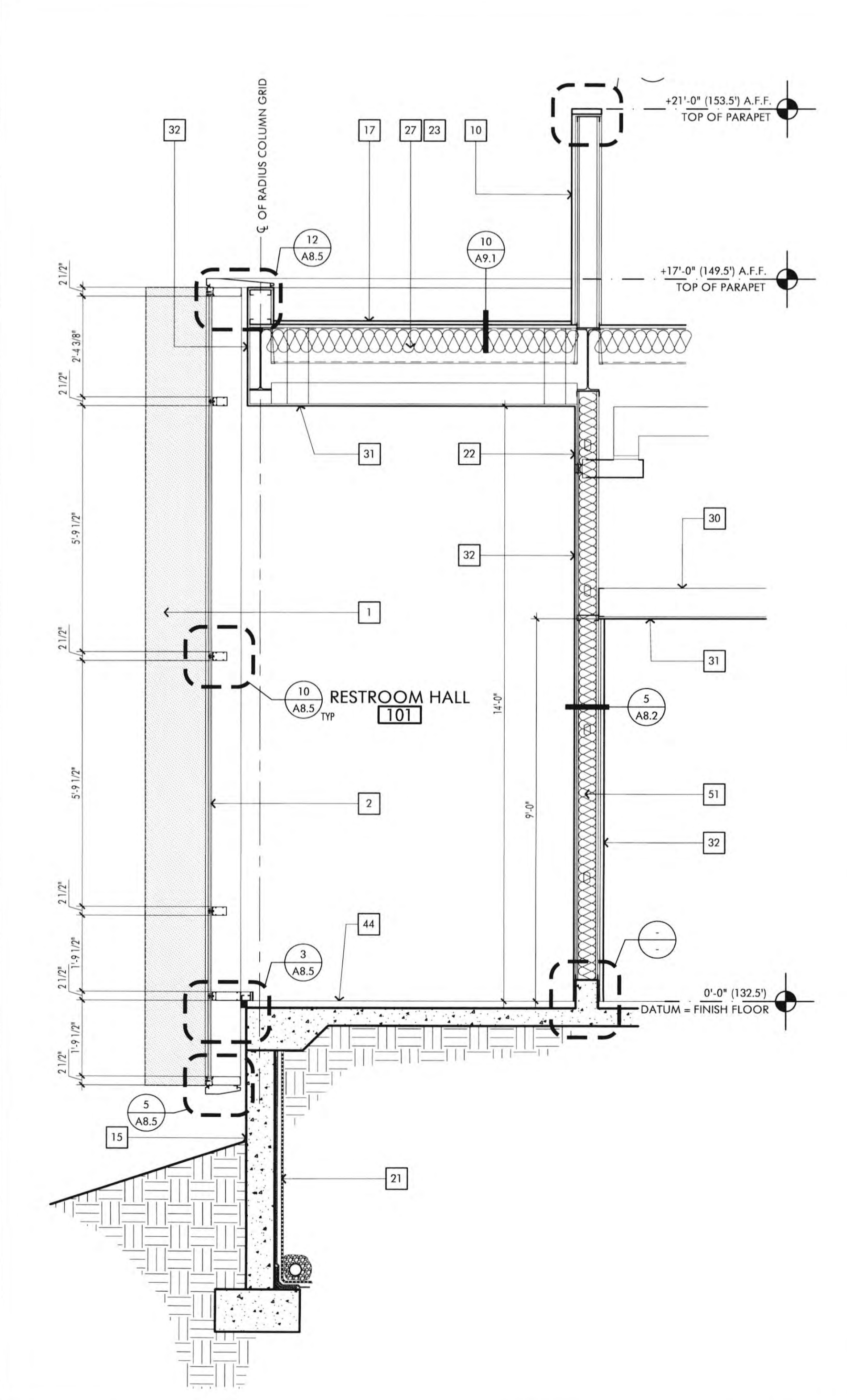
FRAMED WINDOW ELEVATIONS SCALE 1/2" = 1'-0" 6



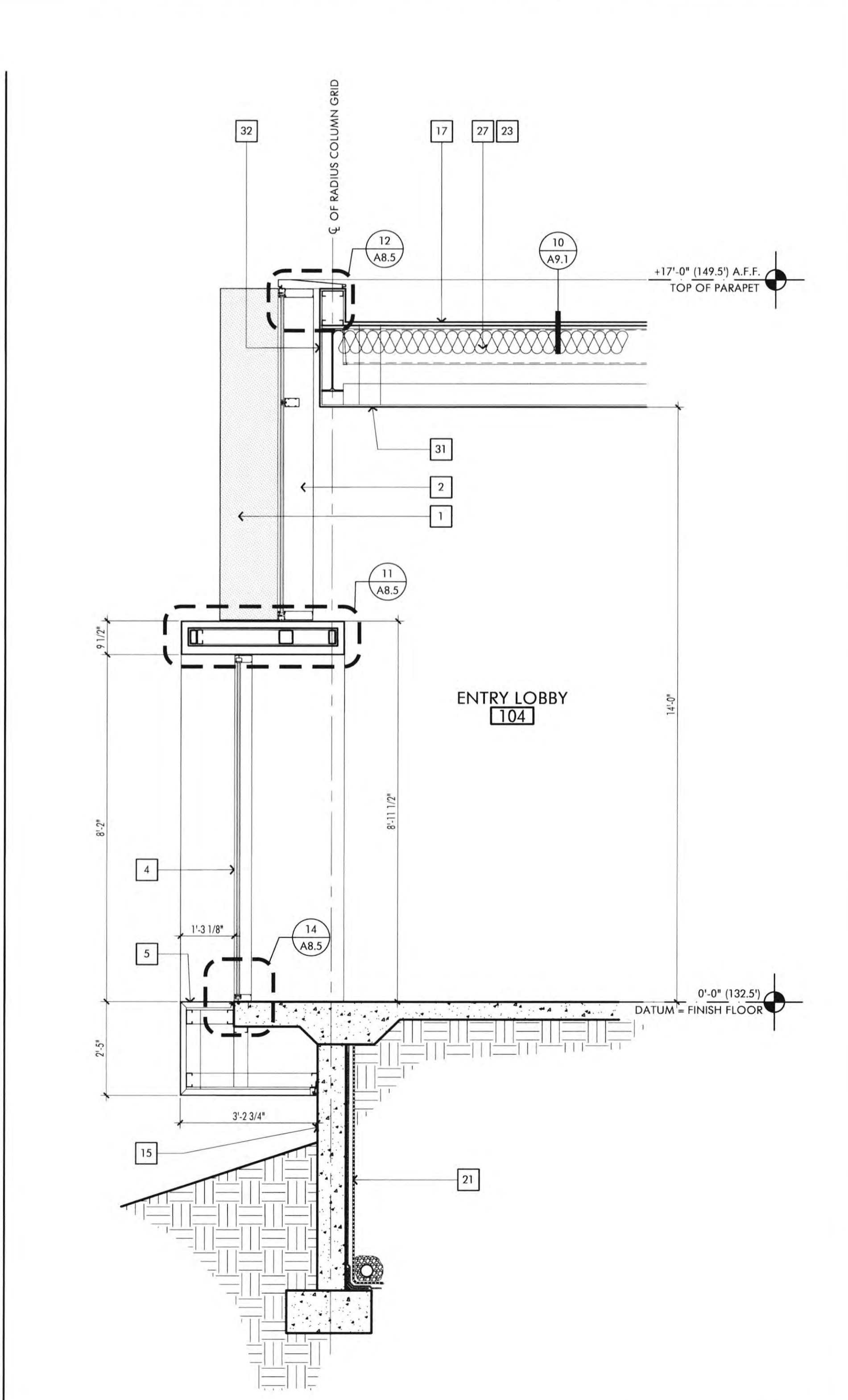
FRAMED WIND. ROOF DET. SCALE 1/2" = 1'-0" 5



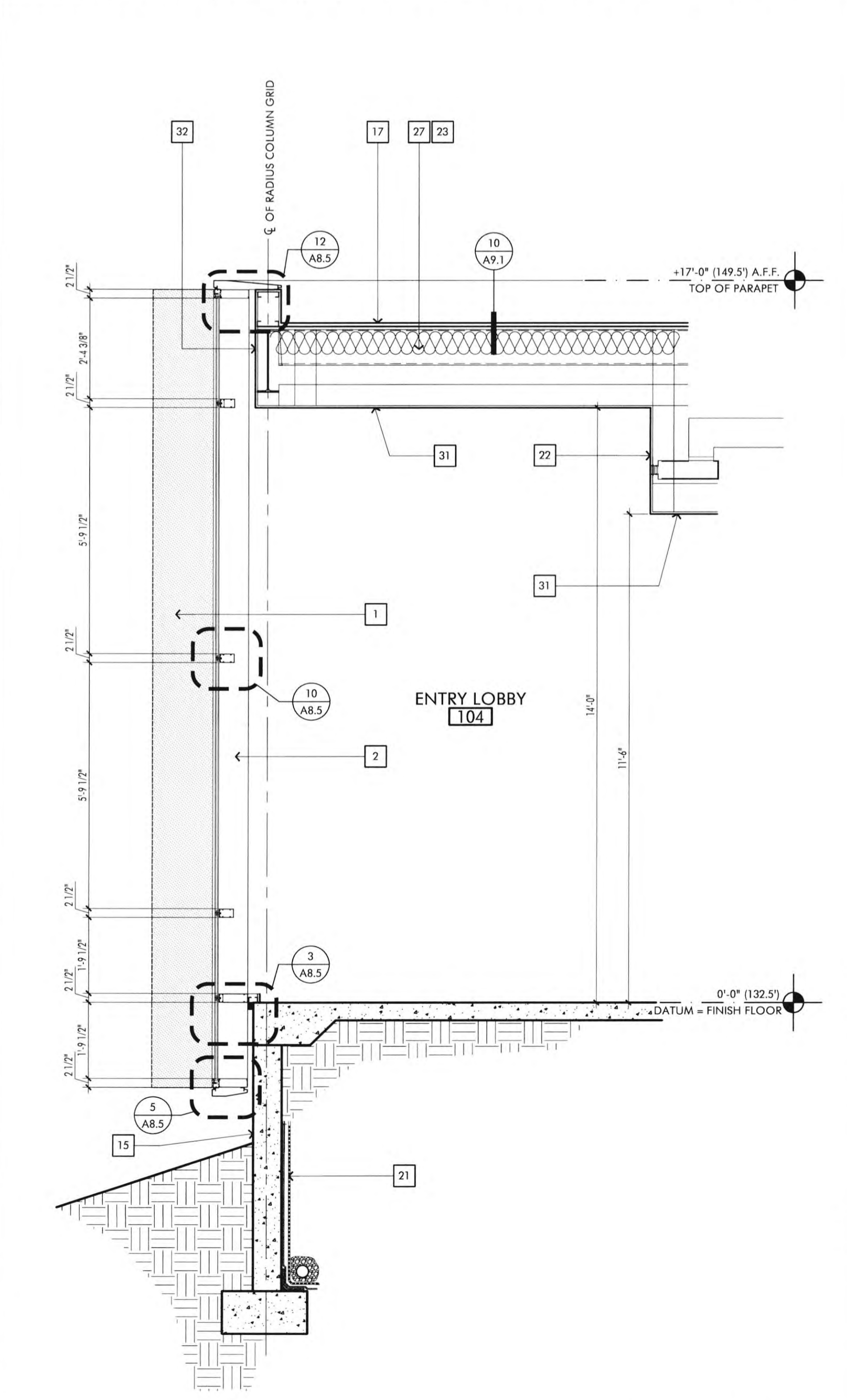
FRAMED WINDOW DETAIL SCALE 1/2" = 1'-0" 4



WALL SECTION SCALE 1/2" = 1'-0" 3



WALL SECTION SCALE 1/2" = 1'-0" 2



WALL SECTION SCALE 1/2" = 1'-0" 1

FIRE DEPARTMENT NOTES

1. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
2. ALL DRAPES, HANGINGS, CURTAINS, DROP AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE SECTION 906.
3. INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24 SECTION 807, AS FOLLOWS: CLASS A VERTICAL ENCLOSURES; CLASS B CORRIDORS; CLASS C ROOMS.
4. INTERIOR FINISH SHALL BE PER CBC TABLE 803.5 AS PROVIDED IN TITLE 24, CHAPTER 8, AS FOLLOWS:
CLASS A: FLAME SPREAD 0-450, SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 0-200, SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450

CONSTRUCTION NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES, ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN IN CASE OF CONFLICT, NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.
2. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, ETC.
3. ALL MISC. STEEL MEMBERS, STEEL PLATES, BRACKETS, CABLES, CONDUIT, J-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE METAL DECK.

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REVISIONS

NO.	DESCRIPTION	DATE
1	1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2	2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE: WALL SECTIONS
SHEET:

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998 AVOCADO AVENUE
NEWPORT BEACH, CA 92660

KEYNOTES

- 1 VERTICAL ALUMINUM FIN ATTACHED TO VERTICAL MULLION OF CURTAIN WALL, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC5738BL.
- 2 2 1/2" X 1 1/2" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC5738BL, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 3 2 1/2" X 4" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC5738BL, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 3A 2 1/2" X 7" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC5738BL, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 4 2" X 4 1/2" ALUMINUM STOREFRONT SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC5738BL, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 5 ALUMINUM COMPOSITE PANEL (ALUCABOND PLUS OR EQUAL) WITH 4MM FIRE RETARDANT CORE WITH "CLASSIC COLLECTION" ANODIC CLEAR MICA FINISH.
- 6 ALUMINUM FLAT SHINGLE STYLE WALL PANEL (VERSA-LOK SYSTEM WITH CONCEALED FASTENER) WITH TITANIUM METALLIC COLOR FINISH.
- 7 FACTORY FINISH ALUMINUM WINDOW FRAME SURROUND, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC5738BL.
- 8 2'-4" X 9'-0" X 1/2" CUSTOM METAL SIGN PANEL.
- 9 PAINTED PIN MOUNTED ALUMINUM LETTERS.
- 10 PORCELAIN TILE VENEER, VARIOUS SIZES BY SPEC CERAMICS, SEE FINISH SCHEDULE.
- 11 1/2" SINGLE FACED METAL WALL PANEL WITH CONCEALED CLIPS AND FASTENERS AND ALL TRIM; METRIC WALL SERIES MX-1, CUSTOM COLOR TO MATCH RAL 9002, PEARL FINISH.
- 12 2' X 7'-4" MECHANICAL VENTILATION LOUVER WITH HORIZONTAL DRAINABLE BLADES, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC5738BL.
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- 15 POURED IN PLACE CONCRETE FOUNDATION WALL, SACK AND PATCH TO SMOOTH FINISH.
- 16 #6 MIL, G410-15 DECOR PROFILE SARNAFIL WELDED TO ROOF MEMBRANE.
- 17 #6 MIL, SINGLE PLY PVC SARNAFIL MECHANICALLY ATTACHED ROOF MEMBRANE.
- 18 GLASS ENTRY CANOPY, REFER TO DETAILS 4 & 5 1/4.4. COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC5738BL.
- 19 PRE-FINISHED METAL PARAPET CAP WITH FACTORY FINISH. COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC5738BL.
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- 21 CCW MIDDRAN 1900 DRAINAGE SYSTEM WITH DRAIN PIPE WRAPPED WITH FILTER FABRIC.
- 22 ROOF DRAIN SUMP, SEE DETAIL 4/A9.1.
- 23 R-38 BATT INSULATION (TYPICAL AT ALL ROOF AREAS).
- 24 R-29 BATT INSULATION (TYPICAL AT ALL EXTERIOR WALLS).
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- 27 MTL. FRAMING ROOF JOISTS - SEE STRUCTURAL DRAWINGS.
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- 33 THEN SET INTERIOR TILE WALL OVER 5/8" HK. CEMENT BD.
- 34 ACOUSTICAL CEILING TILE.
- 35 2' X 8" ACOUSTICAL BAFFLE.
- 36 EXPOSED PAINT STEEL COLUMN.
- 37 ELECTRONICALLY CONTROLLED SUNSHADES - (8) 2'-4" X 17'-0" SECTIONS.
FIRST SHADE: MECHOSHADE THERMOVEL 1300 SERIES (5% OPN)
COLOR: #1319 SILVER BIRCH
SECOND SHADE: MECHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE.
COLOR: #0711 DARK GREY
ELECTRONICALLY CONTROLLED SUNSHADES:
12' EQUAL SECTIONS
MECHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE.
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- 39 3-1/4" THK. LT. WT. CONC. OVER 7" MTL. DECK (SEE STRUCTURAL DRAWINGS).
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- 41 MTL. HANDRAIL CONNECTED TO RAISED FLOOR SYSTEM - SEE DETAIL #8 / 5/4.2.
- 42 UNDERFLOOR MECHANICAL DIFFUSER - SEE MECHANICAL DRAWINGS.
- 43 FIXED LECTURE HALL SEATING.
- 44 RECESSED PORCELAIN TILE FLOOR, SEE DETAIL 9/A8.3.
- 45 NOT USED.
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- 47 LED COVE LIGHT.
- 48 ACOUSTICAL CEILING CLOUD, SEE DETAIL 1/A2.4.
- 49 AV EQUIPMENT, SEE AUDIO VISUAL DRAWINGS.
- 50 STRUCTURAL FRAME FOR SUSPENDED ACOUSTICAL CLOUD ABOVE PLATFORM, SEE SHEET A2.6.1.
- 51 SOUND BATT INSULATION.
- 52 SMOOTH PLASTER SOFFIT.

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

FIRE DEPARTMENT NOTES

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- 4 INTERIOR FINISH SHALL BE PER CBC TABLE 803.5 AS PROVIDED IN TITLE 24, CHAPTER 8, AS FOLLOWS:
CLASS A: FLAME SPREAD 0-75; SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 76-75; SMOKE DEVELOPED 450-850
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450

CONSTRUCTION NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES, ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN IN CASE OF CONFLICT, NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.
2. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, ETC.
3. ALL MISC. STEEL MEMBERS, STEEL PLATES, BRACKETS, CABLES, CONDUIT, J-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE METAL DECK.

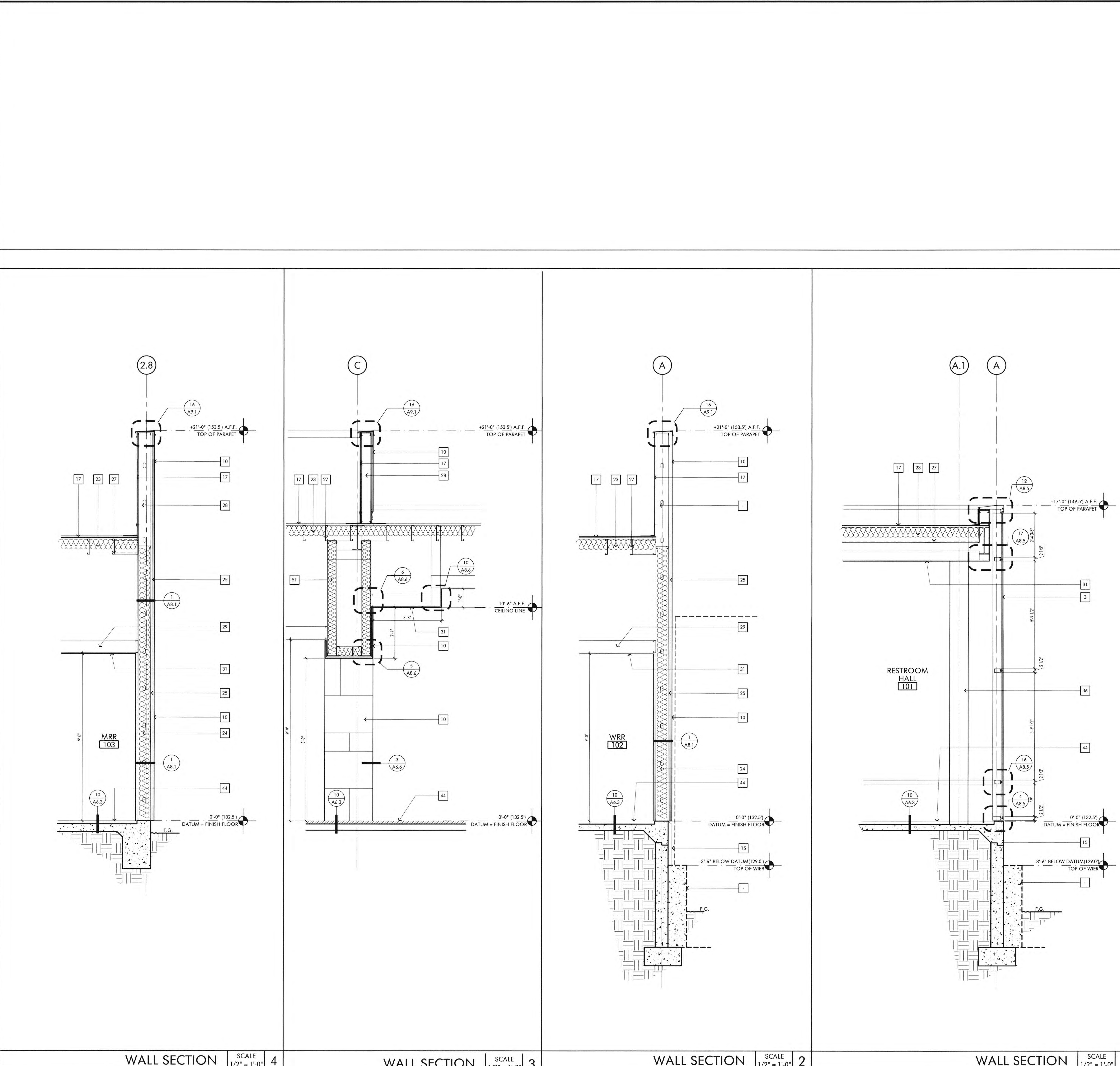


JOB NO.: 2019.01
DRAWN BY: RCAIA
DATE: 11/01/2022

TITLE: WALL SECTIONS

SHEET:

A4.3



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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.:	2019.01
DRAWN BY:	RCAIA
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TITLE:
WALL SECTIONS

SHEET:
A4.4

KEYNOTES

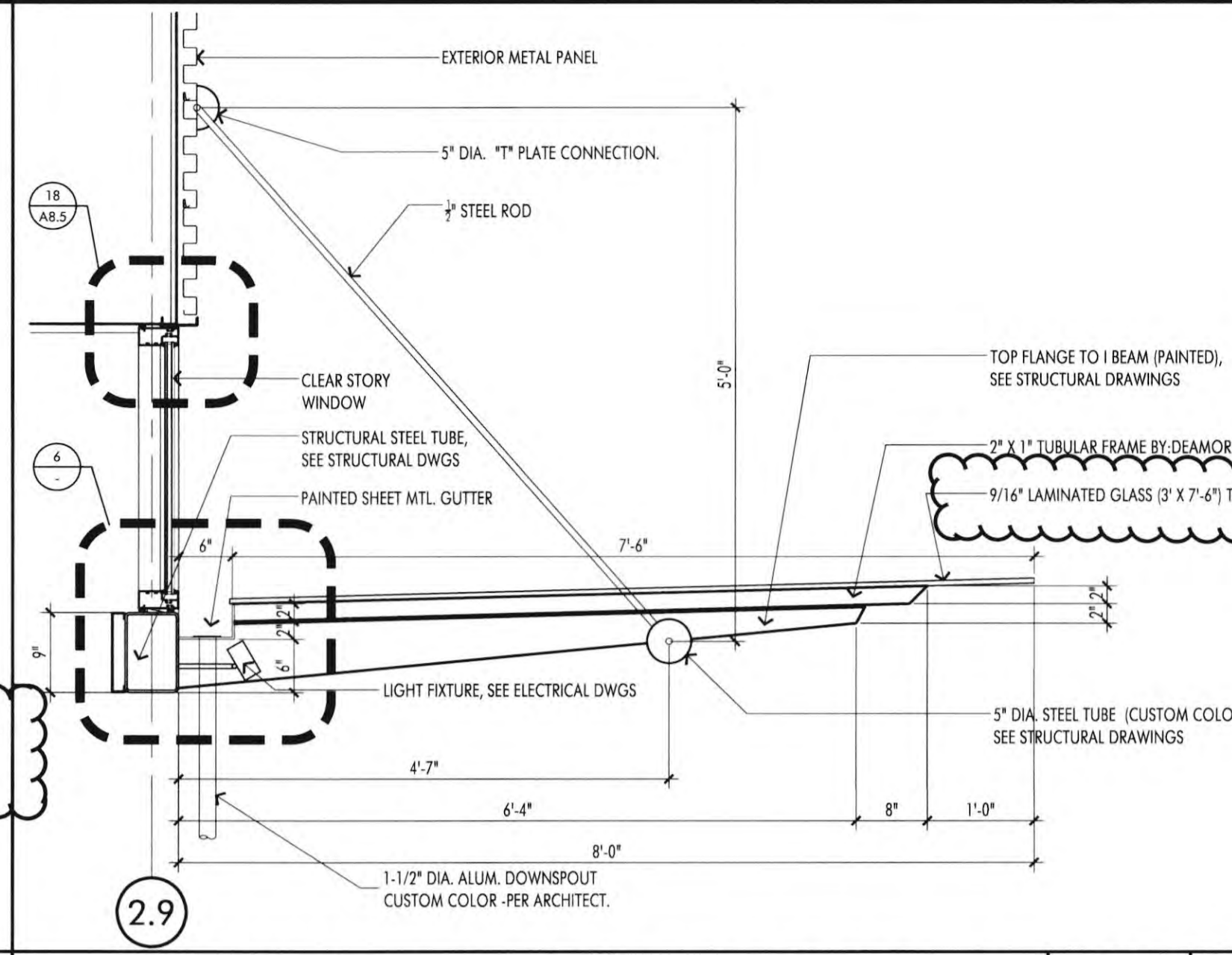
- 1 VERTICAL ALUMINUM FIN ATTACHED TO VERTICAL MULLION OF CURTAIN WALL. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57638X.
- 2 2 1/2" X 1/2" ALUMINUM CURTAIN WALL SYSTEM. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57638X. GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 3 2 1/2" X 1/2" ALUMINUM CURTAIN WALL SYSTEM. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57638X. GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 3A 2 1/2" X 1/2" ALUMINUM CURTAIN WALL SYSTEM. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57638X. GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 4 2" X 4 1/2" ALUMINUM STOREFRONT SYSTEM. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57638X. GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 5 ALUMINUM COMPOSITE PANEL (ALUCABOND PLUS OR EQUAL) WITH 4MM FIRE RETARDANT CORE WITH "CLASSIC COLLECTION" ANODIC CLEAR MICA FINISH.
- 6 ALUMINUM FLAT SHINGLE STYLE WALL PANEL (VERSA-LOK SYSTEM WITH CONCEALED FASTENERS) WITH TITANIUM METALLIC COLOR FINISH.
- 7 FACTORY FINISH ALUMINUM WINDOW FRAME SURROUND. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57638X.
- 8 2'-4" X 9'-0" X 1/2" CUSTOM METAL SIGN PANEL.
- 9 PAINTED PIN MOUNTED ALUMINUM LETTERS.
- 10 PORCELAIN TILE VENEER, VARIOUS SIZES BY SPEC CERAMICS. SEE FINISH SCHEDULE.
- 11 1 1/2" SINGLE FACED METAL WALL PANEL WITH CONCEALED CLIPS AND FASTENERS AND ALL TRIM. METRIC WALL SERIES MX-1. CUSTOM COLOR TO MATCH BAL 9022. PEARL FINISH.
- 12 2" X 7'-6" MECHANICAL VENTILATION LOUVER WITH HORIZONTAL DRAINABLE BLADES. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57638X.
- 13 MULLIONLESS HERCULITE GLASS ENTRY DOORS. REFER TO DOOR SCHEDULE.
- 14 PAINTED HOLLOW METAL DOORS. REFER TO DOOR SCHEDULE. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57638X.
- 15 POURED IN PLACE CONCRETE FOUNDATION WALL, SACK AND PATCH TO SMOOTH FINISH.
- 16 40 MIL, G410-15 DECOR PROFILE SARNAFIL WELDED TO ROOF MEMBRANE.
- 17 40 MIL, SINGLE PLY PVC SARNAFIL MECHANICALLY ATTACHED ROOF MEMBRANE.
- 18 GLASS ENTRY CANOPY. REFER TO DETAILS 4 & 5 / A4.4. COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57638X.
- 19 PRE-FINISHED METAL PARAPET CAP WITH FACTORY FINISH. COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57638X.
- 20 PAINTED METAL ROOF FASCIA WITH FACTORY FINISH. COLOR TO MATCH ALUCABOND PLUS COLOR "MWH BOWWHITE" "CLASSIC COLLECTION".
- 21 CCW MIDRAIN 9000 DRAINAGE SYSTEM WITH DRAIN PIPE WRAPPED WITH FILTER FABRIC.
- 22 ROOF DRAIN SUMP. SEE DETAIL 41A.1.
- 23 R-38 BATT INSULATION (TYPICAL AT ALL ROOF AREAS).
- 24 R-25 BATT INSULATION (TYPICAL AT ALL EXTERIOR WALLS).
- 25 R-4 CONTINUOUS RIGID BOARD INSULATION (TYPICAL AT ALL EXTERIOR WALLS).
- 26 CUSTOM TRUSS STRUCTURAL MEMBER - SEE STRUCTURAL DRAWINGS.
- 27 MTL. FRAMING ROOF JOISTS - SEE STRUCTURAL DRAWINGS.
- 28 MTL. FRAMING EXTERIOR WALL STUDS - SEE STRUCTURAL DRAWINGS.
- 29 8" (MIN) MTL. CEILING JOIST FRAMING - SEE STRUCTURAL DRAWINGS.
- 30 4" OR 6" MTL. STUD INTERIOR WALL FRAMING - SEE STRUCTURAL DRAWINGS.
- 31 5/8" THK. (TYPE X) GYP. BOARD CEILING.
- 32 5/8" THK. (TYPE X) INTERIOR GYP. BOARD.
- 33 THEN SET INTERIOR TILE WALL OVER 5/8" HC. CEMENT BD.
- 34 ACOUSTICAL CEILING TILE.
- 35 2" X 8" ACOUSTICAL BAFFLE.
- 36 EXPOSED PAINT STEEL COLUMN.
- 37 ELECTRONICALLY CONTROLLED SUNSHADES - (36) 2'-4" X 17'-0" SECTIONS.
FIRST SHADE: MECHOSHADE THERMOVEL 1300 SERIES (5% OFF)
COLOR: #1319 SILVER BIRCH
SECOND SHADE: MECHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE.
COLOR: 0711 DARK GREY
ELECTRONICALLY CONTROLLED SUNSHADES:
12' EQUAL SECTIONS
MECHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE.
COLOR: 4071 DARK GREY.
- 38 EXPOSED PAINT STEEL COLUMN.
- 39 3-1/4" THK. LL. WT. CONC. OVER 2" MTL. DECK (SEE STRUCTURAL DRAWINGS).
- 40 UNDERFLOOR MTL. STUD FRAMING - SEE STRUCTURAL DRAWINGS.
- 41 MTL. HANDRAIL CONNECTED TO RAISED FLOOR SYSTEM - SEE DETAIL #8 / A4.2
- 42 UNDERFLOOR MECHANICAL DIFFUSER - SEE MECHANICAL DRAWINGS.
- 43 FIXED LECTURE HALL SEATING.
- 44 RECESSED PORCELAIN TILE FLOOR. SEE DETAIL 9/A8.3
- 45 NOT USED.
- 46 RETURN AIR PLENUM ENCLOSURE.
- 47 LED COVE LIGHT.
- 48 ACOUSTICAL CEILING CLOUD. SEE DETAIL 1/A2.4
- 49 AV EQUIPMENT. SEE AUDIO VISUAL DRAWINGS.
- 50 STRUCTURAL FRAME FOR SUSPENDED ACOUSTICAL CLOUD ABOVE PLATFORM. SEE SHEET A2.4.1
- 51 SOUND BATT INSULATION.
- 52 SMOOTH PLASTER SOFFIT.

FIRE DEPARTMENT NOTES

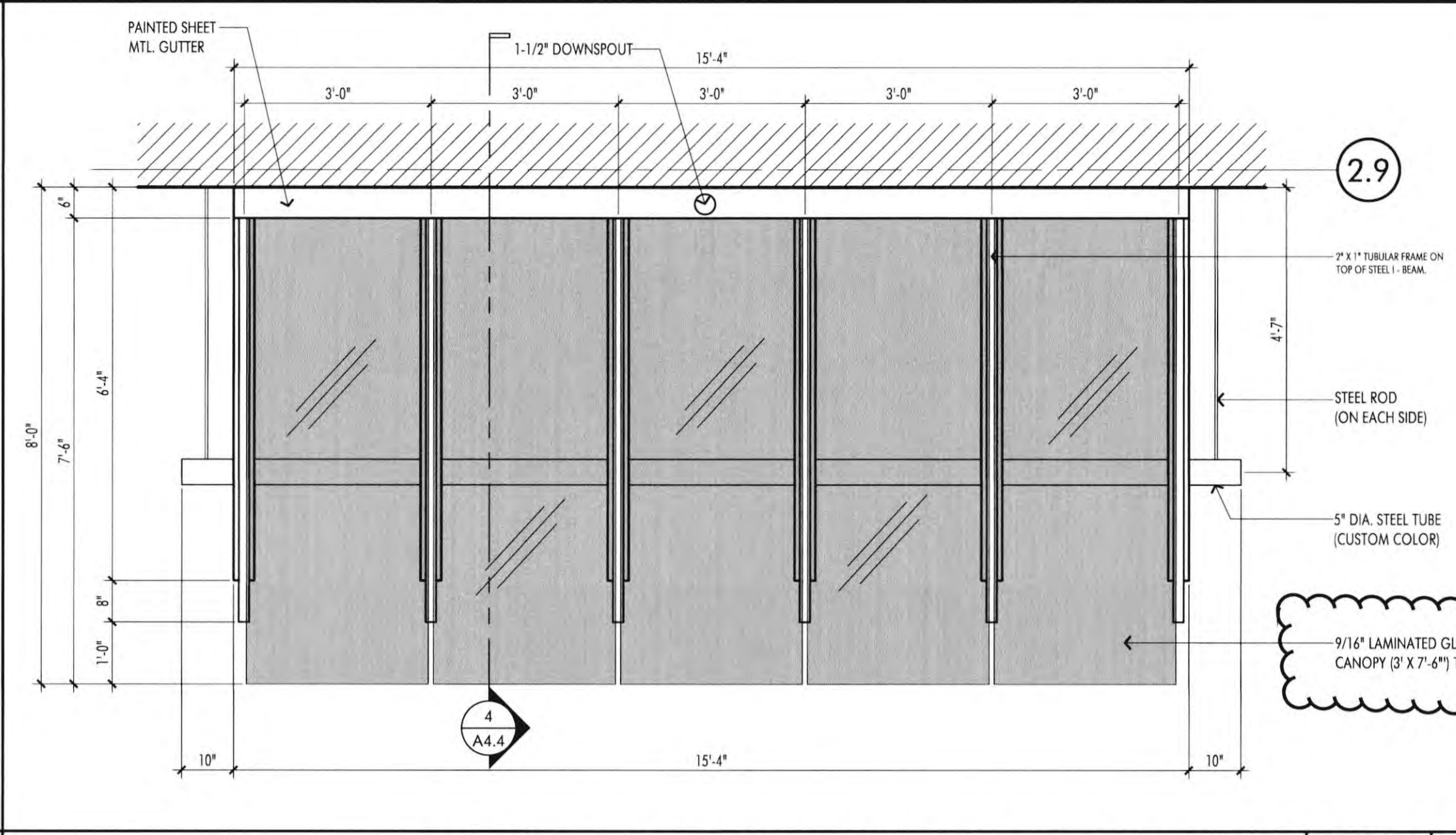
1. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 806.
2. ALL DRAPES, HANGINGS, CURTAINS, DROP AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE SECTION 806.
3. INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24 SECTION 807. AS FOLLOWS: CLASS A VERTICAL ENCLOSURES; CLASS B CORRIDORS; CLASS C ROOMS.
4. INTERIOR FINISH SHALL BE PER CBC TABLE 803 AS PROVIDED IN TITLE 24, CHAPTER 8. AS FOLLOWS:
CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450

CONSTRUCTION NOTES

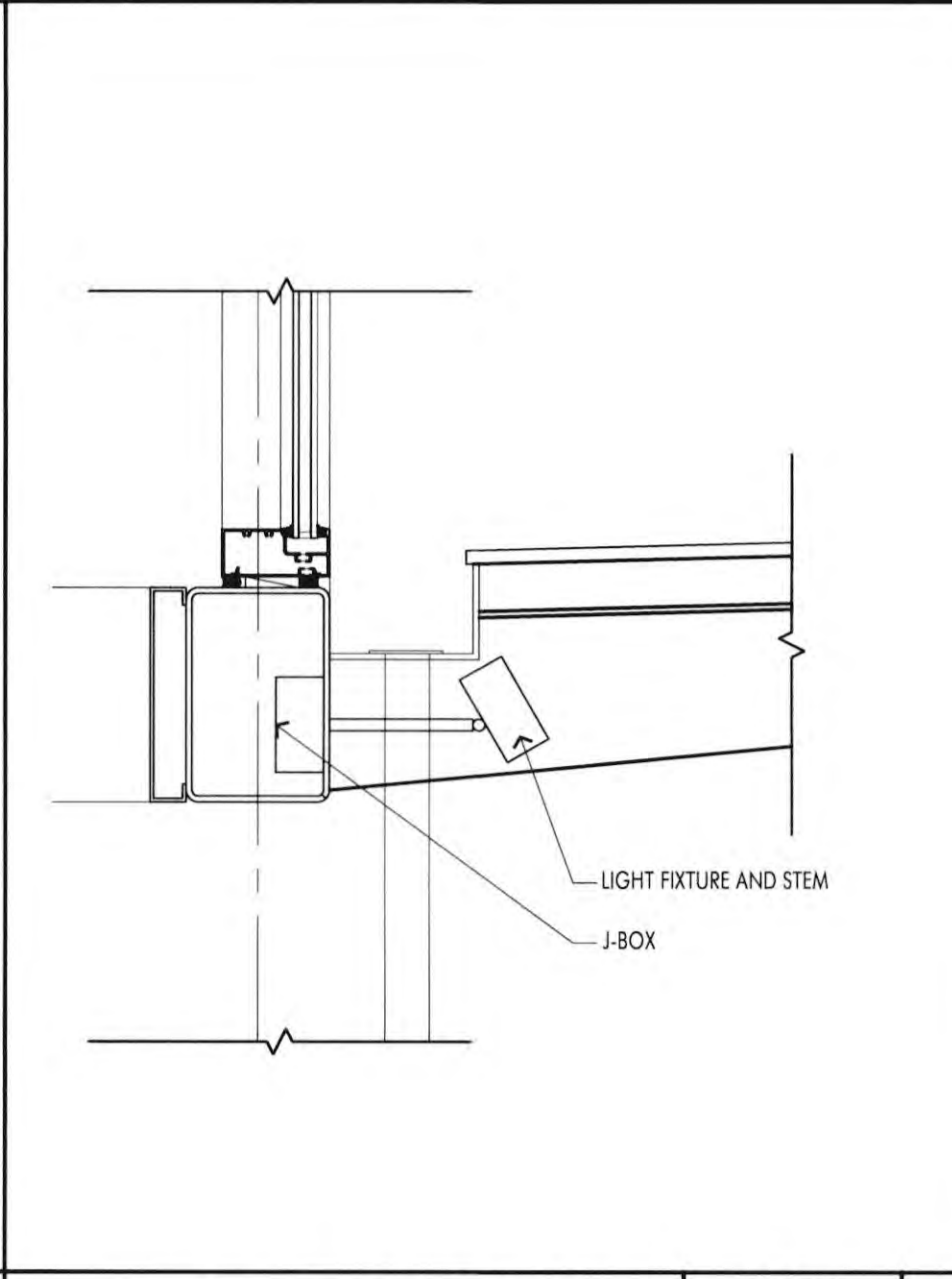
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES. ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.
2. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, ETC.
3. ALL MISC. STEEL MEMBERS, STEEL PLATES, BRACKETS, CABLES, CONDUIT, J-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE METAL DECK.



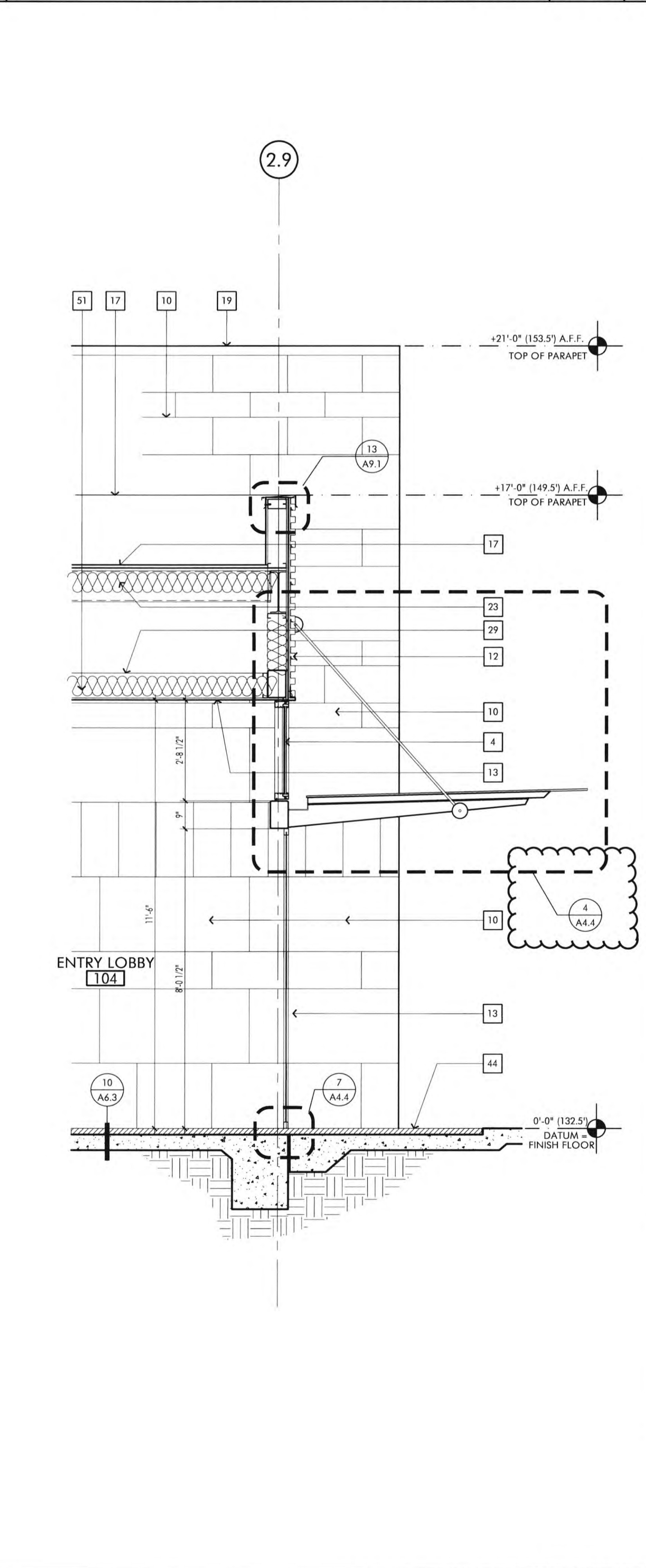
ENTRY CANOPY SECTION DETAIL SCALE 3/4" = 1'-0" 4



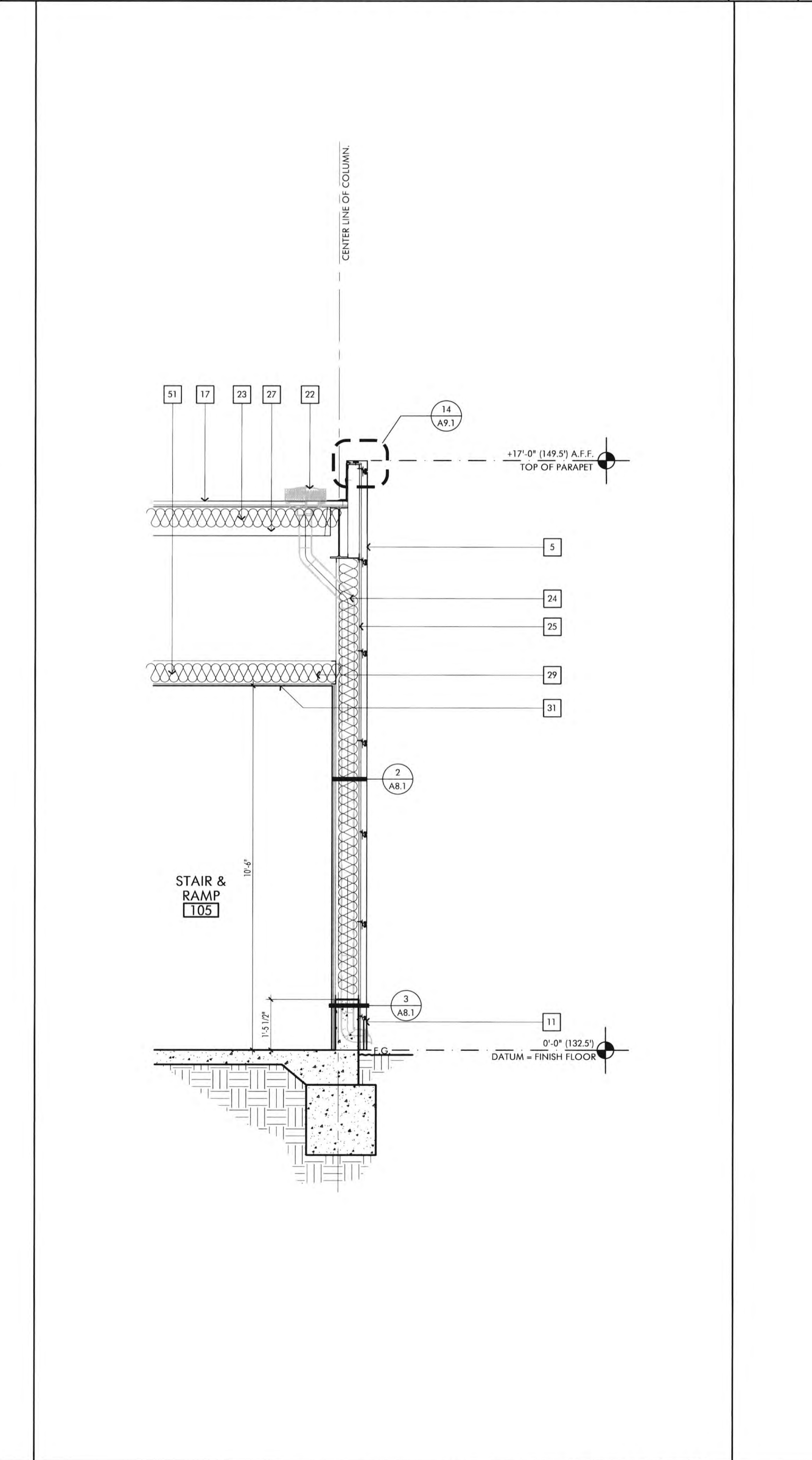
ENTRY CANOPY ENLARGED PLAN DETAIL SCALE 3/4" = 1'-0" 5



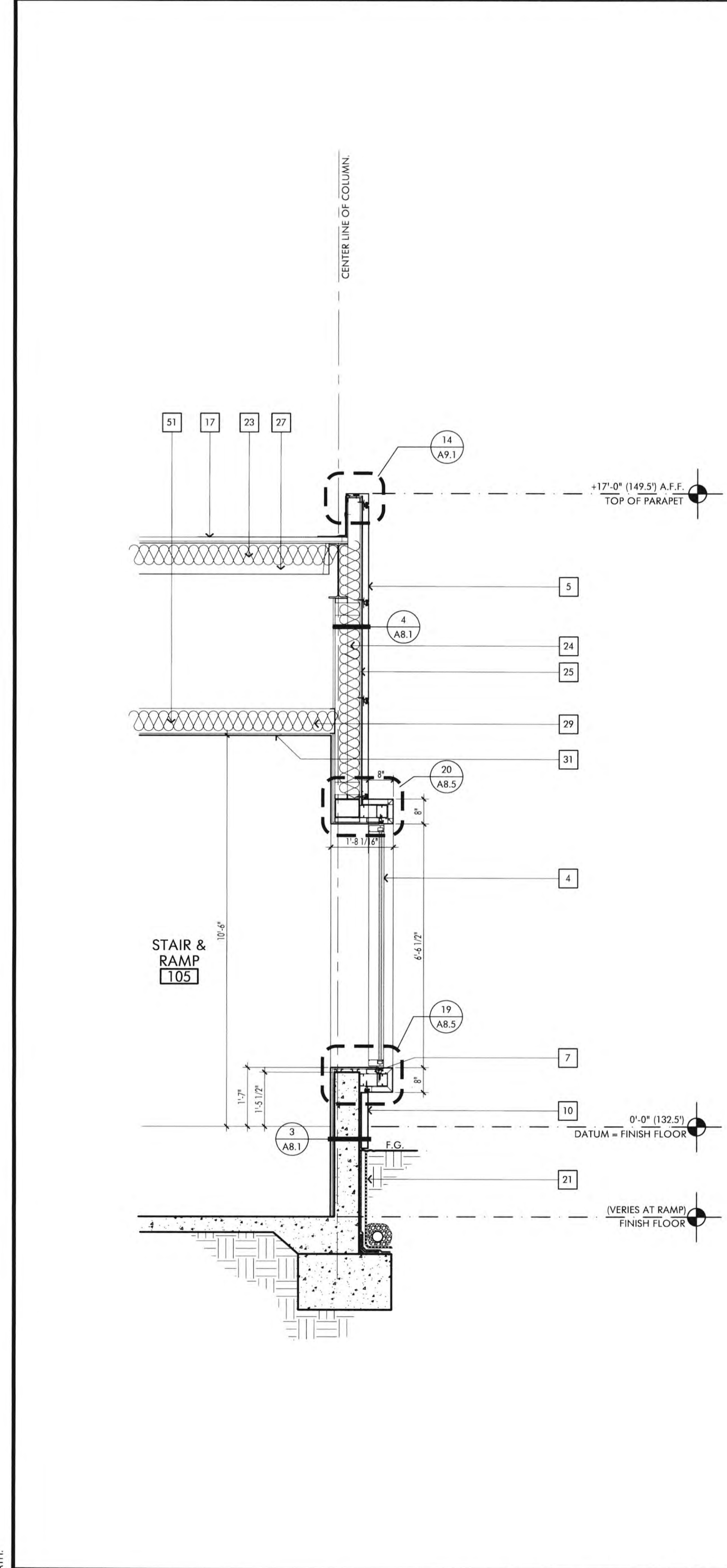
LIGHT FIXTURE SCALE 1-1/2" = 1'-0" 6



WALL SECTION SCALE 1/2" = 1'-0" 1



WALL SECTION SCALE 1/2" = 1'-0" 2



WALL SECTION SCALE 1/2" = 1'-0" 3

XREF: FILE PATH:

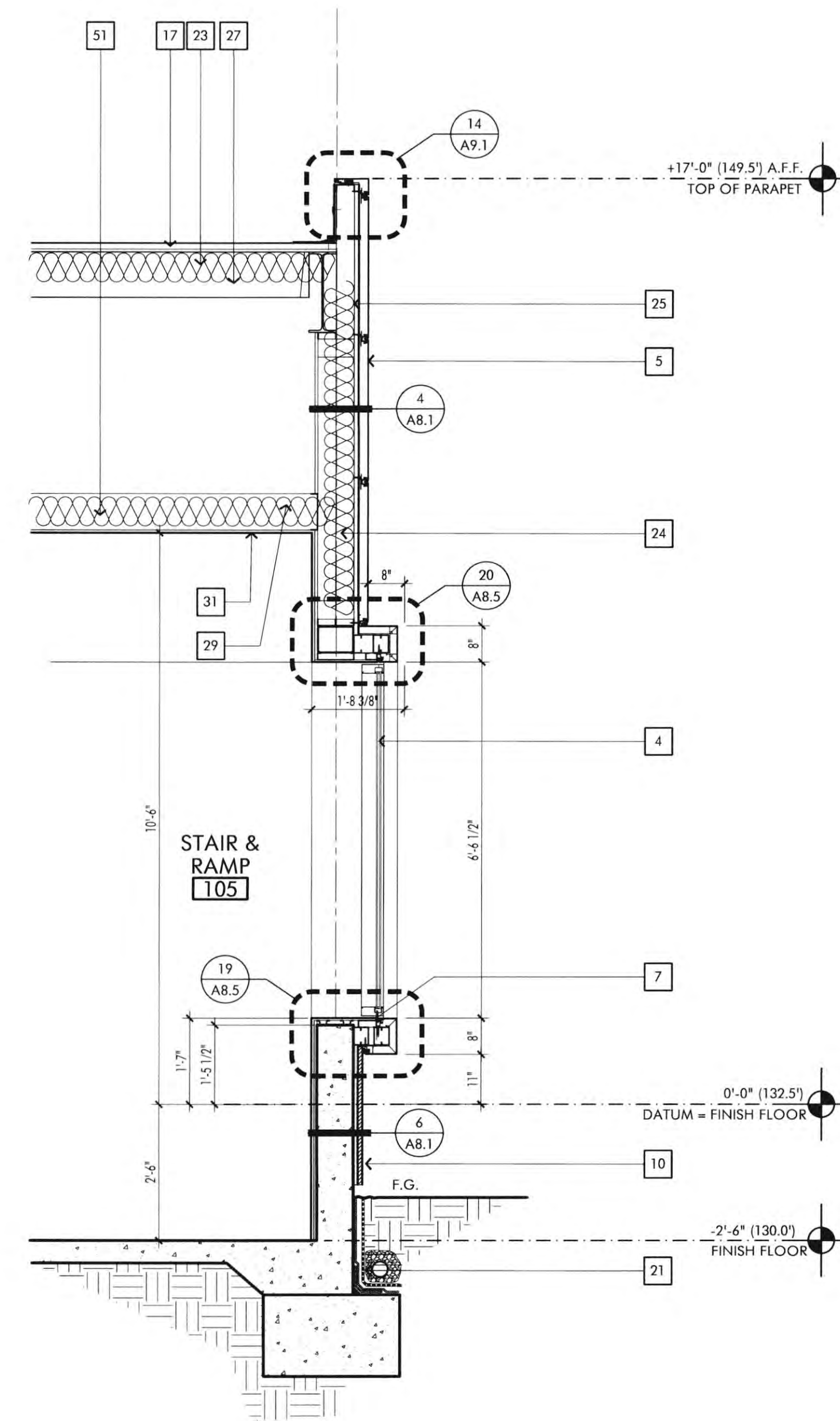
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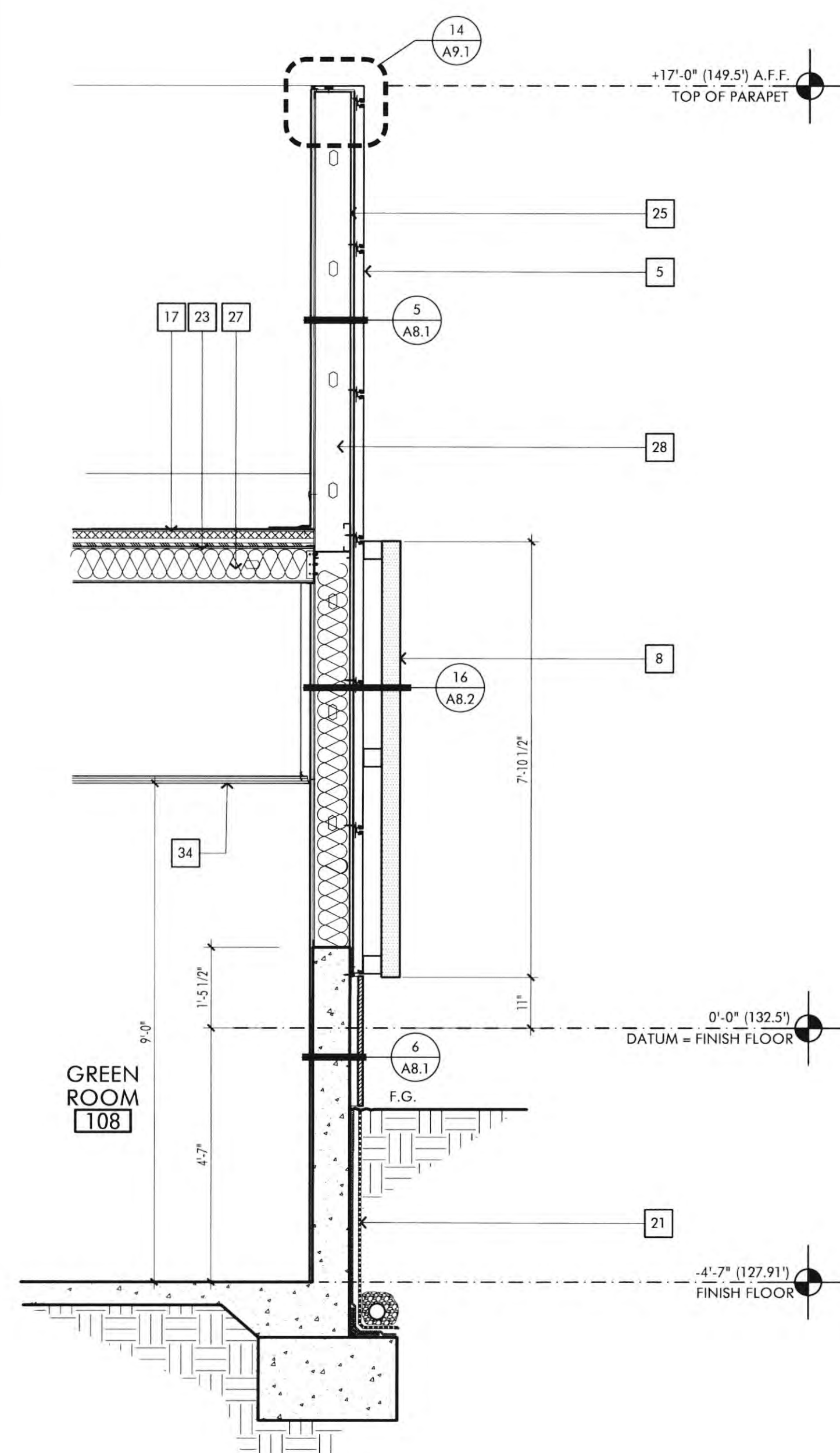
KEYNOTES

- 1 VERTICAL ALUMINUM FIN ATTACHED TO VERTICAL MULLION OF CURTAIN WALL, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768XL
- 2 2 1/2" X 10" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768XL, GLASS: 1" INSULATED SOLABAN 72 (2) ACUTY + ACUTY LOW 1" GLASS.
- 3 2 1/2" X 4" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768XL, GLASS: 1" INSULATED SOLABAN 72 (2) ACUTY + ACUTY LOW 1" GLASS.
- 3A 2 1/2" X 7" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768XL, GLASS: 1" INSULATED SOLABAN 72 (2) ACUTY + ACUTY LOW 1" GLASS.
- 4 2" X 4-1/2" ALUMINUM STOREFRONT SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768XL, GLASS: 1" INSULATED SOLABAN 72 (2) ACUTY + ACUTY LOW 1" GLASS.
- 5 ALUMINUM COMPOSITE PANEL (ALUCOBOND PLUS OR EQUAL) WITH 4MM FIRE RETARDANT CORE WITH "CLASSIC COLLECTION" ANODIC CLEAR NCA FINISH.
- 6 ALUMINUM FLAT SHINGLE STYLE WALL PANEL (VERSA-LOK SYSTEM WITH CONCEALED FASTENER) WITH TITANIUM METALLIC COLOR FINISH.
- 7 FACTORY FINISH ALUMINUM WINDOW FRAME SURROUND, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768XL.
- 8 2'-4" X 9'-0" X 1/2" CUSTOM METAL SIGN PANEL.
- 9 PAINTED PIN MOUNTED ALUMINUM LETTERS.
- 10 PORCELAIN TILE VENEER, VARIOUS SIZES BY SPEC CERAMICS, SEE FINISH SCHEDULE.
- 11 1 1/2" SINGLE FACED METAL WALL PANEL WITH CONCEALED CLIPS AND FASTENERS AND ALL TRIM, MATRIC WALL SERIES MK-1, CUSTOM COLOR TO MATCH BAL 902, PEARL FINISH.
- 12 2" X 7'-0" MECHANICAL VENTILATION LOUVER WITH HORIZONTAL DRAINABLE BLADES, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768XL.
- 13 MULLIONLESS HERCULITE GLASS ENTRY DOORS, REFER TO DOOR SCHEDULE.
- 14 PAINTED HOLLOW METAL DOORS, REFER TO DOOR SCHEDULE, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768XL.
- 15 POURED IN PLACE CONCRETE FOUNDATION WALL, SACK AND PATCH TO SMOOTH FINISH.
- 16 60 MIL, G410-15 DECOR PROFILE SARNAFIL WELDED TO ROOF MEMBRANE.
- 17 60 MIL, SINGLE PLY PVC SARNAFIL MECHANICALLY ATTACHED ROOF MEMBRANE.
- 18 GLASS ENTRY CANOPY, REFER TO DETAILS 4 & 5 / A4.4, COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768XL.
- 19 PRE-FINISHED METAL PARAPET CAP WITH FACTORY FINISH, COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768XL.
- 20 PAINTED METAL ROOF FASCIA WITH FACTORY FINISH, COLOR TO MATCH ALUCOBOND PLUS COLOR "MWH BLOWWHITE" "CLASSIC COLLECTION".
- 21 C/W MIDRAIN 9000 DRAINAGE SYSTEM WITH DRAIN PIPE WRAPPED WITH FILTER FABRIC.
- 22 ROOF DRAIN SUMP, SEE DETAIL 4/A.1.
- 23 R-38 BATT INSULATION (TYPICAL AT ALL ROOF AREAS).
- 24 R-25 BATT INSULATION (TYPICAL AT ALL EXTERIOR WALLS).
- 25 R-4 CONTINUOUS RIGID BOARD INSULATION (TYPICAL AT ALL EXTERIOR WALLS).
- 26 CUSTOM TRUSS STRUCTURAL MEMBER - SEE STRUCTURAL DRAWINGS.
- 27 MTL FRAMING ROOF JOISTS - SEE STRUCTURAL DRAWINGS.
- 28 MTL FRAMING EXTERIOR WALL STUDS - SEE STRUCTURAL DRAWINGS.
- 29 8" (MIN) MTL CEILING JOIST FRAMING - SEE STRUCTURAL DRAWINGS.
- 30 4" OR 6" MTL STUD INTERIOR WALL FRAMING - SEE STRUCTURAL DRAWINGS.
- 31 5/8" THK. (TYPE X) GYP BOARD CEILING.
- 32 5/8" THK. (TYPE X) GYP BOARD.
- 33 THEN SET INTERIOR TILE OVER 5/8" HC. CEMENT BD.
- 34 ACOUSTICAL CEILING TILE.
- 35 2" X 8" ACOUSTICAL BAFFLE.
- 36 EXPOSED PAINT STEEL COLUMN.
- 37 ELECTRONICALLY CONTROLLED SUNSHADES - (36) 2'-4" X 17'-0" SECTIONS, FIRST SHADE: MICHOSHADE THERMOVEL 1300 SERIES (5% OPEN) COLOR: #1319 SILVER BIRCH SECOND SHADE: MICHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE, COLOR: 0711 DARK GREY ELECTRONICALLY CONTROLLED SUNSHADES: 12 EQUAL SECTIONS, MICHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE, COLOR: 0711 DARK GREY.
- 38 EXPOSED PAINT STEEL COLUMN.
- 39 3-1/4" THK. LI. WT. CONC. OVER 2" MTL DECK (SEE STRUCTURAL DRAWINGS).
- 40 UNDERFLOOR MTL. STUD FRAMING - SEE STRUCTURAL DRAWINGS.
- 41 MTL HANDRAIL CONNECTED TO RAISED FLOOR SYSTEM - SEE DETAIL #8 / A4.2.
- 42 UNDERFLOOR MECHANICAL DIFFUSER - SEE MECHANICAL DRAWINGS.
- 43 FIXED LECTURE HALL SEATING.
- 44 RECESSED PORCELAIN TILE FLOOR, SEE DETAIL #18.3.
- 45 NOT USED.
- 46 RETURN AIR PLENUM ENCLOSURE.
- 47 LED COVE LIGHT.
- 48 ACOUSTICAL CEILING CLOUD, SEE DETAIL 1/A2.4.
- 49 AV EQUIPMENT, SEE AUDIO VISUAL DRAWINGS.
- 50 STRUCTURAL FRAME FOR SUSPENDED ACOUSTICAL CLOUD ABOVE PLATFORM, SEE SHEET A2.6.1.
- 51 SOUND BATT INSULATION.
- 52 SMOOTH PLASTER SOFFIT.

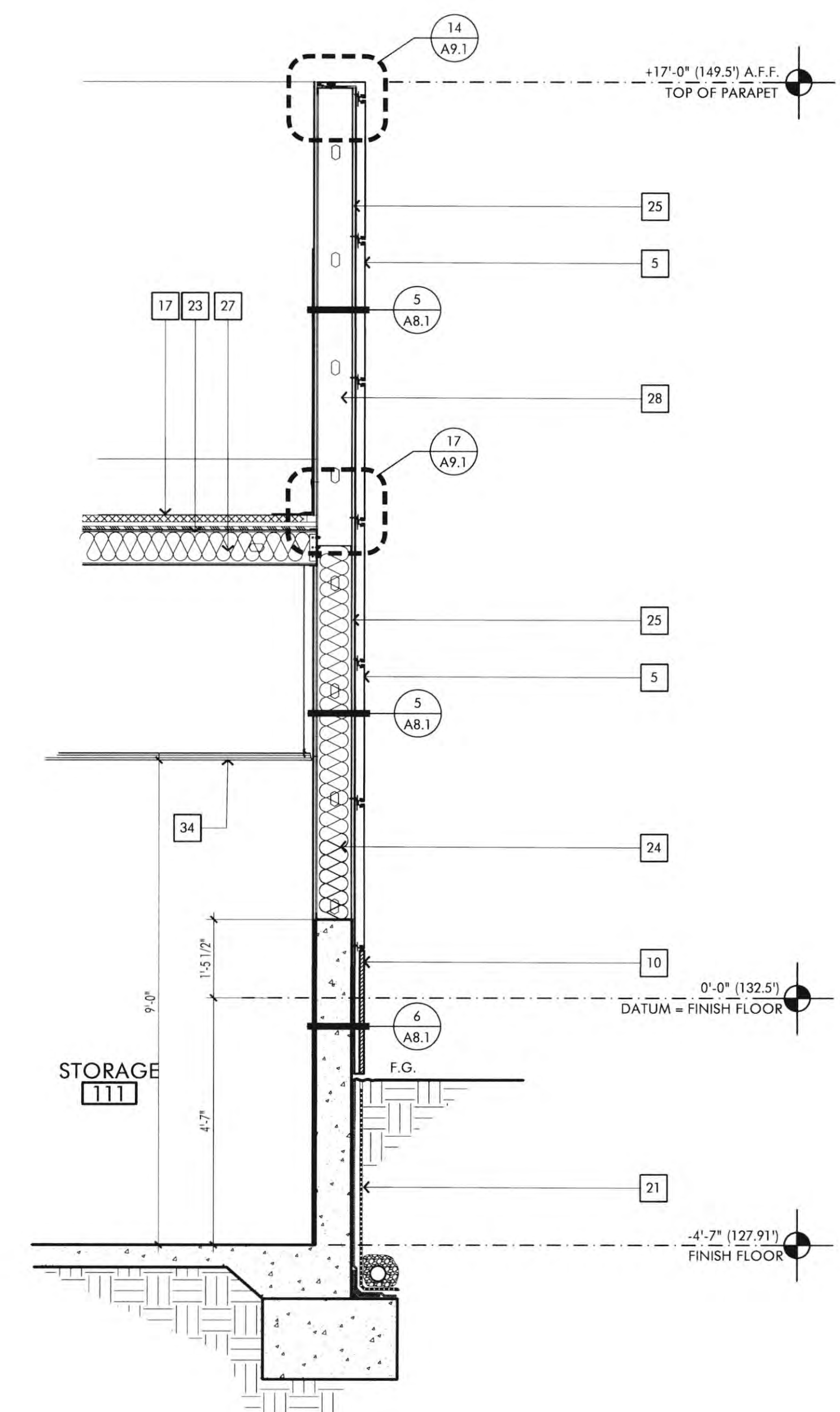
BUILDING SECTION B SCALE 1/8" = 1'-0" 2



WALL SECTION SCALE 1/2" = 1'-0" 1



WALL SECTION SCALE 1/2" = 1'-0" 2



WALL SECTION SCALE 1/2" = 1'-0" 3

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4. INTERIOR FINISH SHALL BE PER CBC TABLE 803.5 AS PROVIDED IN TITLE 24, CHAPTER 8, AS FOLLOWS:
CLASS A: FLAME SPREAD 0-25, SMOKE DEVELOPED 0-50
CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPED 0-50
CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450

CONSTRUCTION NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES. ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.
2. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, ETC.
3. ALL MISC. STEEL MEMBERS, STEEL PLATES, BRACKETS, CABLES, CONDUIT, J-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE METAL DECK.

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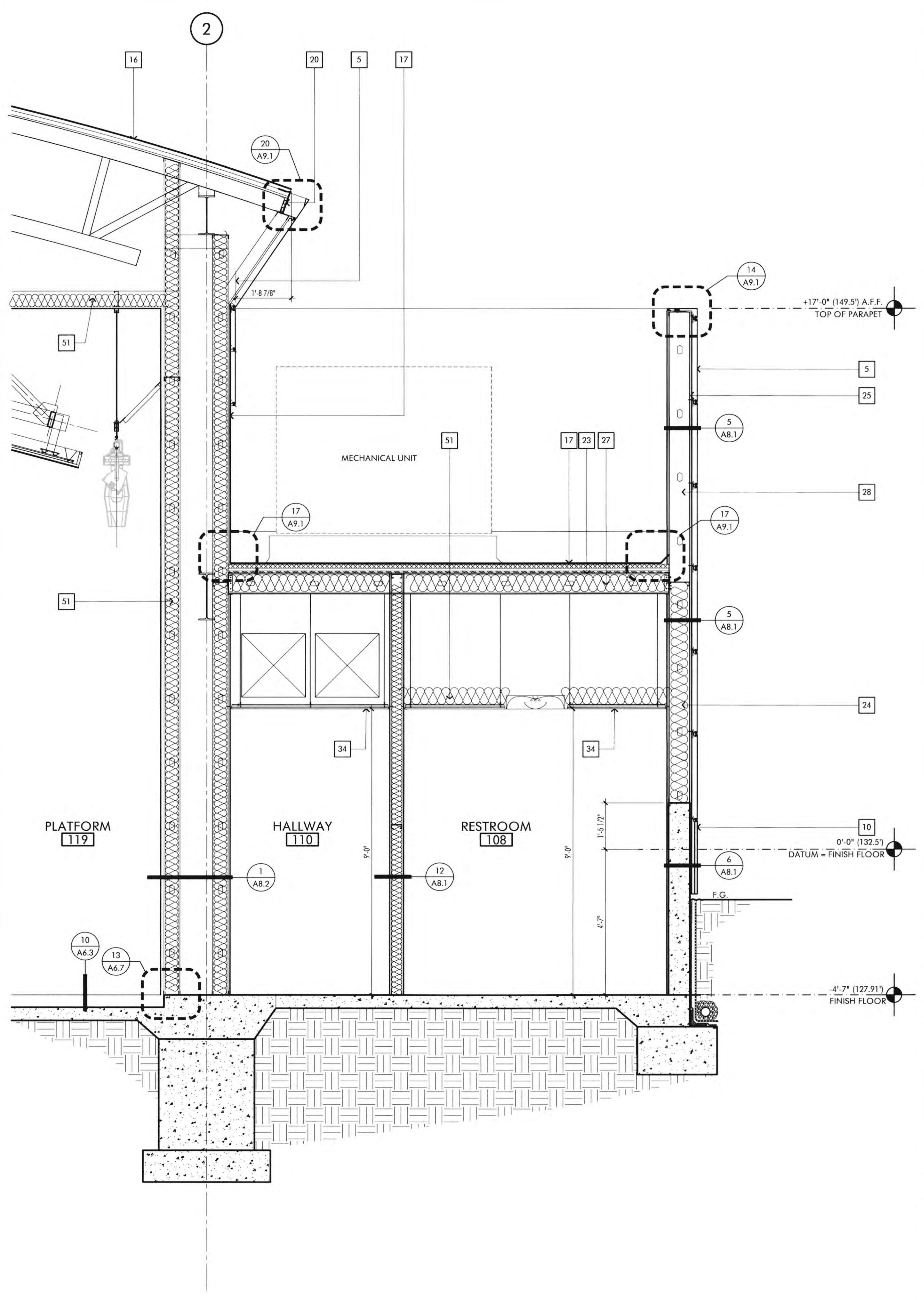
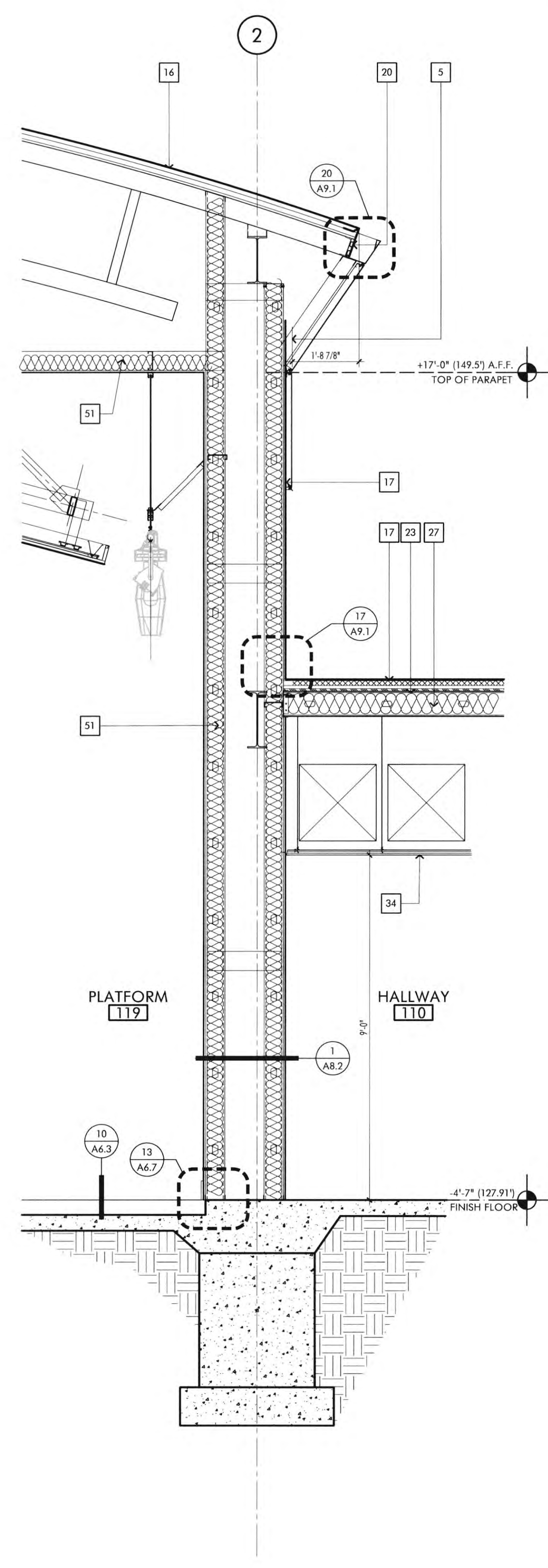
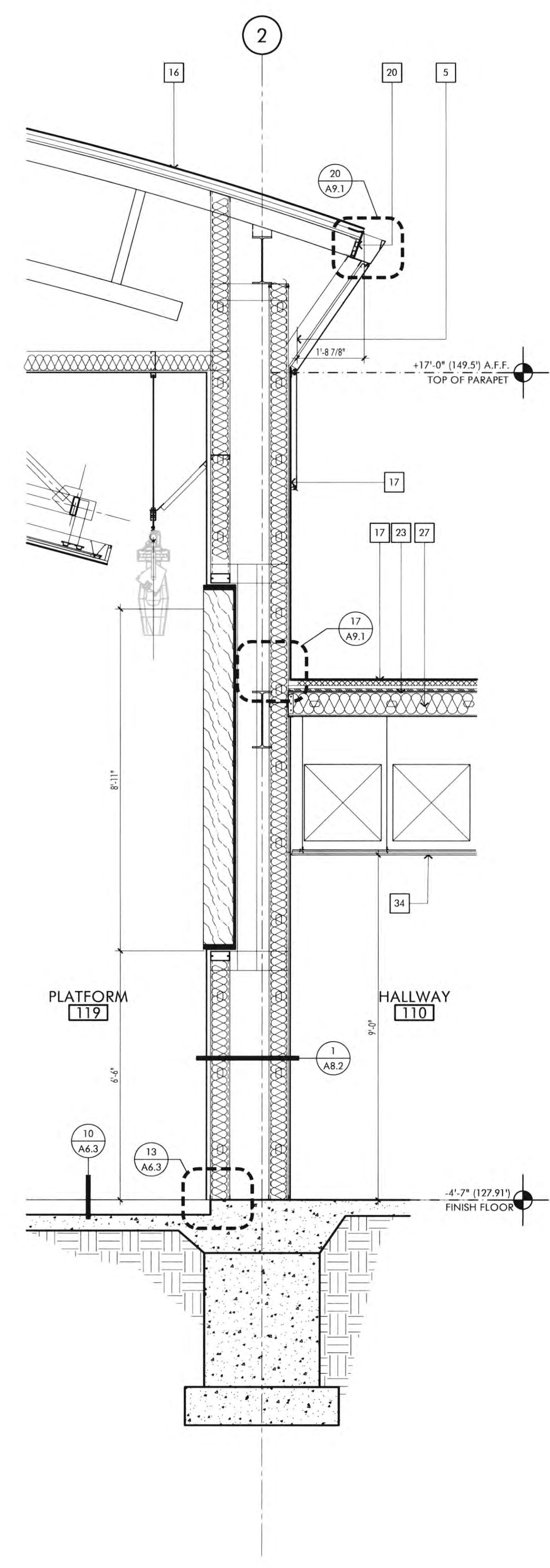
SHEET: A4.5

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KEYNOTES

- 1 VERTICAL ALUMINUM FIN ATTACHED TO VERTICAL MULLION OF CURTAIN WALL, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768BL.
- 2 2-1/2" X 10" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768BL, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 3 2-1/2" X 4" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768BL, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 3A 2-1/2" X 7" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768BL, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 4 7" X 1-1/2" ALUMINUM STOREFRONT SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768BL, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 5 ALUMINUM COMPOSITE PANEL (ALUCOBOND PLUS OR EQUAL) WITH AMM FIRE RETARDANT CORE WITH "CLASSIC COLLECTION" ANODIC CLEAR MECA FINISH.
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- 13 MULLIONLESS HERCULITE GLASS ENTRY DOORS, REFER TO DOOR SCHEDULE.
- 14 PAINTED HOLLOW METAL DOORS, REFER TO DOOR SCHEDULE. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768BL.
- 15 POURED IN PLACE CONCRETE FOUNDATION WALL SACK AND PATCH TO SMOOTH FINISH.
- 16 60 MIL, G410-15 DECOR PROFILE SARNARIL WELDED TO ROOF MEMBRANE.
- 17 60 MIL, SINGLE PLY PVC SARNARIL MECHANICALLY ATTACHED ROOF MEMBRANE.
- 18 GLASS ENTRY CANOPY, REFER TO DETAILS 4 & 5 / A4.6. COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC3768BL.
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- 27 MTL. FRAMING ROOF JOISTS - SEE STRUCTURAL DRAWINGS.
- 28 MTL. FRAMING EXTERIOR WALL STUDS - SEE STRUCTURAL DRAWINGS.
- 29 8" (MIN.) MTL. CEILING JOIST FRAMING - SEE STRUCTURAL DRAWINGS.
- 30 4" OR 6" MTL. STUD INTERIOR WALL FRAMING - SEE STRUCTURAL DRAWINGS.
- 31 5/8" THK. (TYPE X) GYP. BOARD CEILING.
- 32 5/8" THK. (TYPE X) INTERIOR GYP. BOARD.
- 33 THEN SET INTERIOR TILE WALL OVER 5/8" THK. CEMENT BD.
- 34 ACOUSTICAL CEILING TILE.
- 35 2" X 8" ACOUSTICAL BAFFLE.
- 36 EXPOSED PAINT STEEL COLUMN.
- 37 ELECTRONICALLY CONTROLLED SUNSHADES - (2) 2'-4" X 17'-0" SECTIONS.
FIRST SHADE: MECHOSHADE THERMOVEL 1300 SERIES (5% OPEN)
COLOR: #1319 SILVER BIRCH
SECOND SHADE: MECHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE.
COLOR: 0711 DARK GREY
ELECTRONICALLY CONTROLLED SUNSHADES:
1) EQUAL SECTIONS
MECHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE.
COLOR: 0711 DARK GREY.
- 38 EXPOSED PAINT STEEL COLUMN.
- 39 3-1/4" THK. LI. WT. CONC. OVER 2" MTL. DECK (SEE STRUCTURAL DRAWINGS).
- 40 UNDERFLOOR MTL. STUD FRAMING - SEE STRUCTURAL DRAWINGS.
- 41 MTL. HANDRAIL CONNECTED TO RAISED FLOOR SYSTEM - SEE DETAIL #8 / S4.2.
- 42 UNDERFLOOR MECHANICAL DIFFUSER - SEE MECHANICAL DRAWINGS.
- 43 FIXED LECTURE HALL SEATING.
- 44 RECESSED PORCELAIN TILE FLOOR, SEE DETAIL 9/A8.3.
- 45 NOT USED.
- 46 RETURN AIR PLENUM ENCLASURE.
- 47 LED COVE LIGHT.
- 48 ACOUSTICAL CEILING CLOUD, SEE DETAIL 1/A2.6.
- 49 AV EQUIPMENT, SEE AUDIO VISUAL DRAWINGS.
- 50 STRUCTURAL FRAME FOR SUSPENDED ACOUSTICAL CLOUD ABOVE PLATFORM, SEE SHEET A2.6.1.
- 51 SOUND BATT INSULATION.
- 52 SMOOTH PLASTER SOFFIT.

BUILDING SECTION B SCALE 1/8" = 1'-0" 2



SCALE 1/2" = 1'-0" 3

WALL SECTION SCALE 1/2" = 1'-0" 2

WALL SECTION SCALE 1/2" = 1'-0" 1

FIRE DEPARTMENT NOTES

1. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
2. ALL DRAPES, HANGINGS, CURTAINS, DROP AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE SECTION 906.
3. INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24 SECTION 807, AS FOLLOWS: CLASS A VERTICAL ENCLOSURES; CLASS B CORRIDORS, CLASS C ROOMS.
4. INTERIOR FINISH SHALL BE PER CIC TABLE 803 AS PROVIDED IN TITLE 24 CHAPTER 8, AS FOLLOWS:
CLASS A: FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450

CONSTRUCTION NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES, ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT, PARTITION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.
2. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, ETC.
3. ALL MISC. STEEL MEMBERS, STEEL PLATES, BRACKETS, CABLES, CONDUIT, J-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE METAL DECK.

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE: WALL SECTIONS

SHEET: A4.6

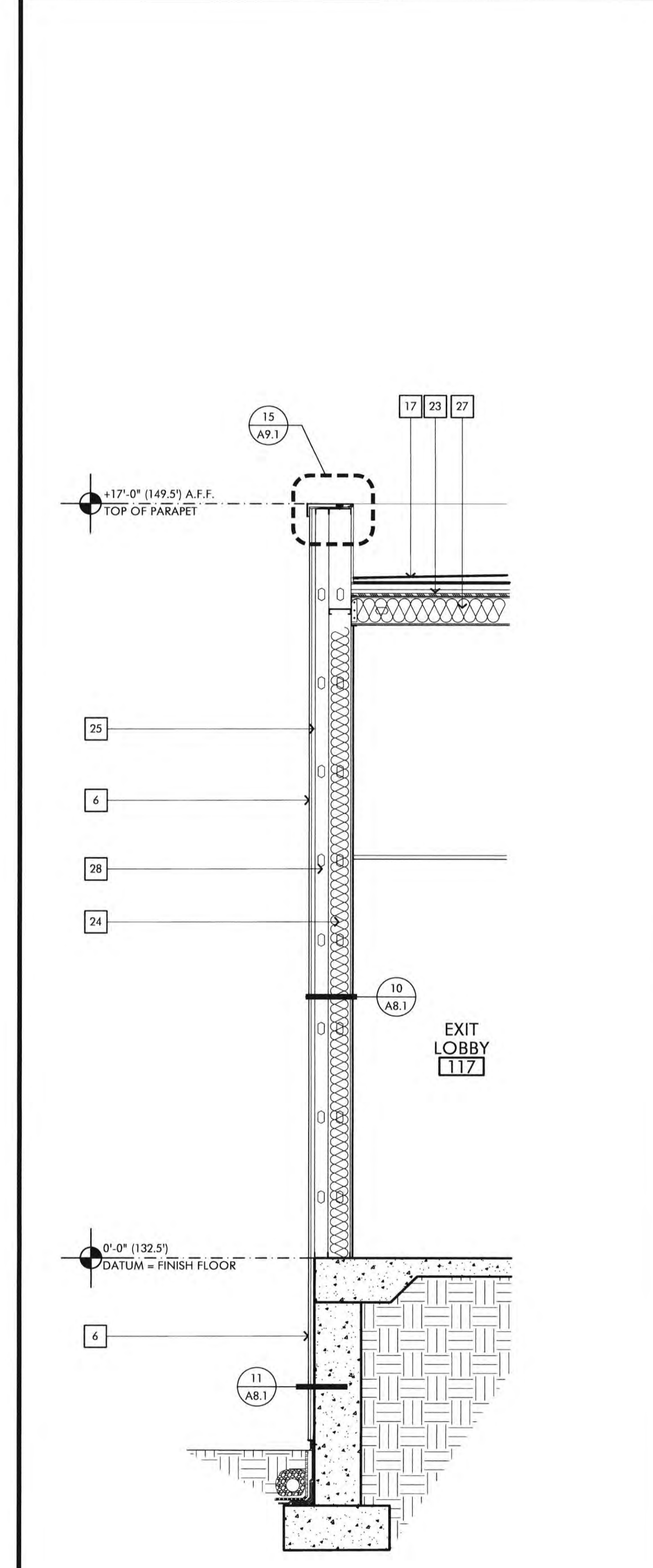
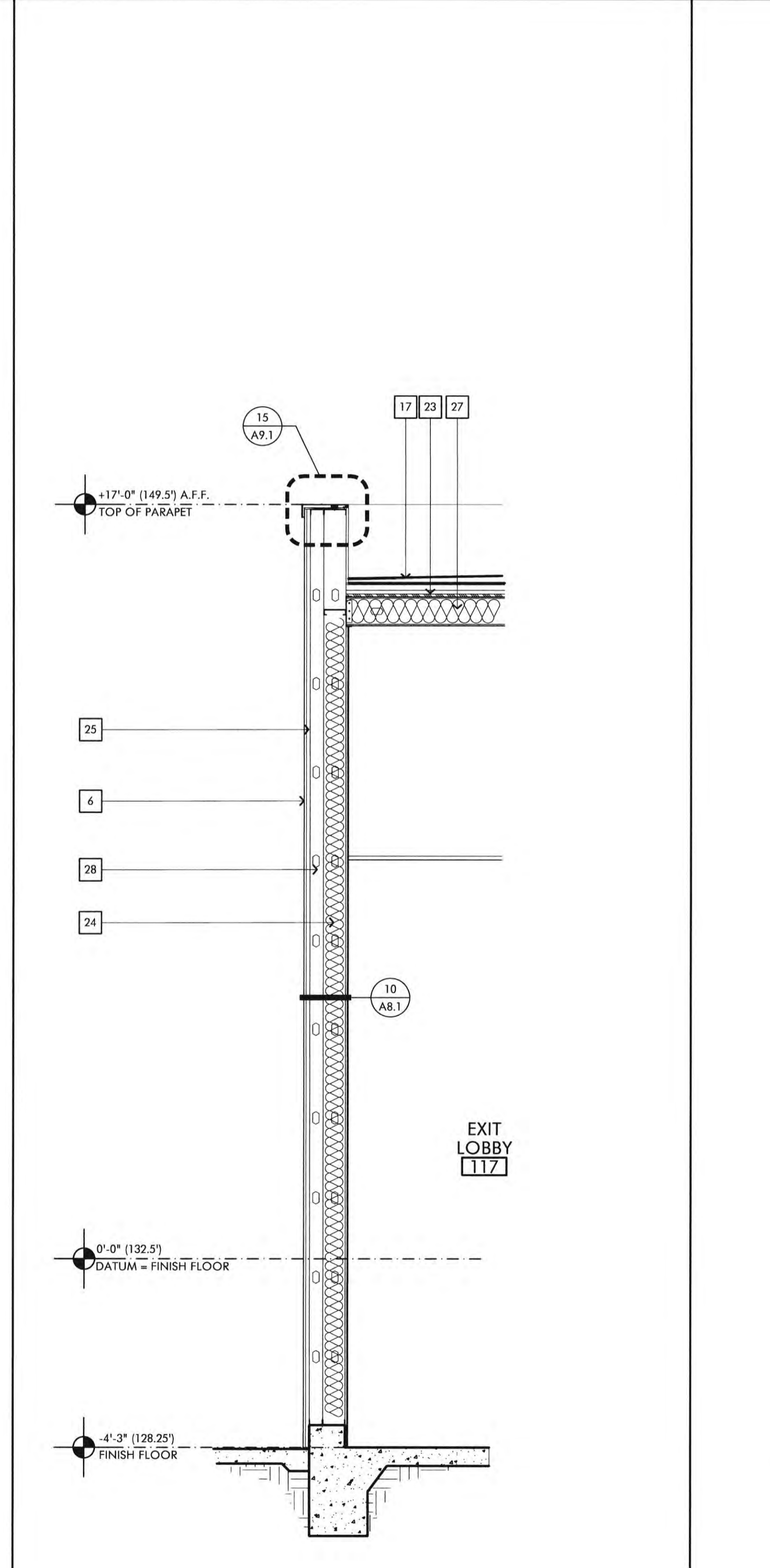
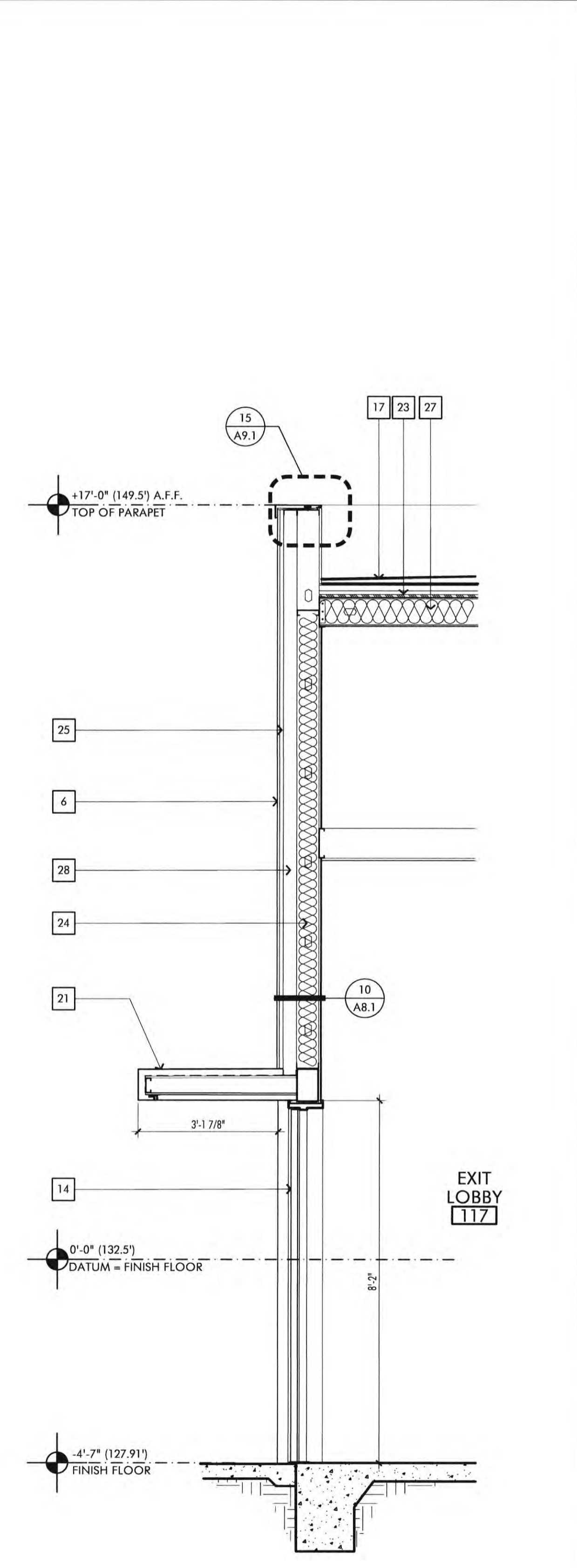
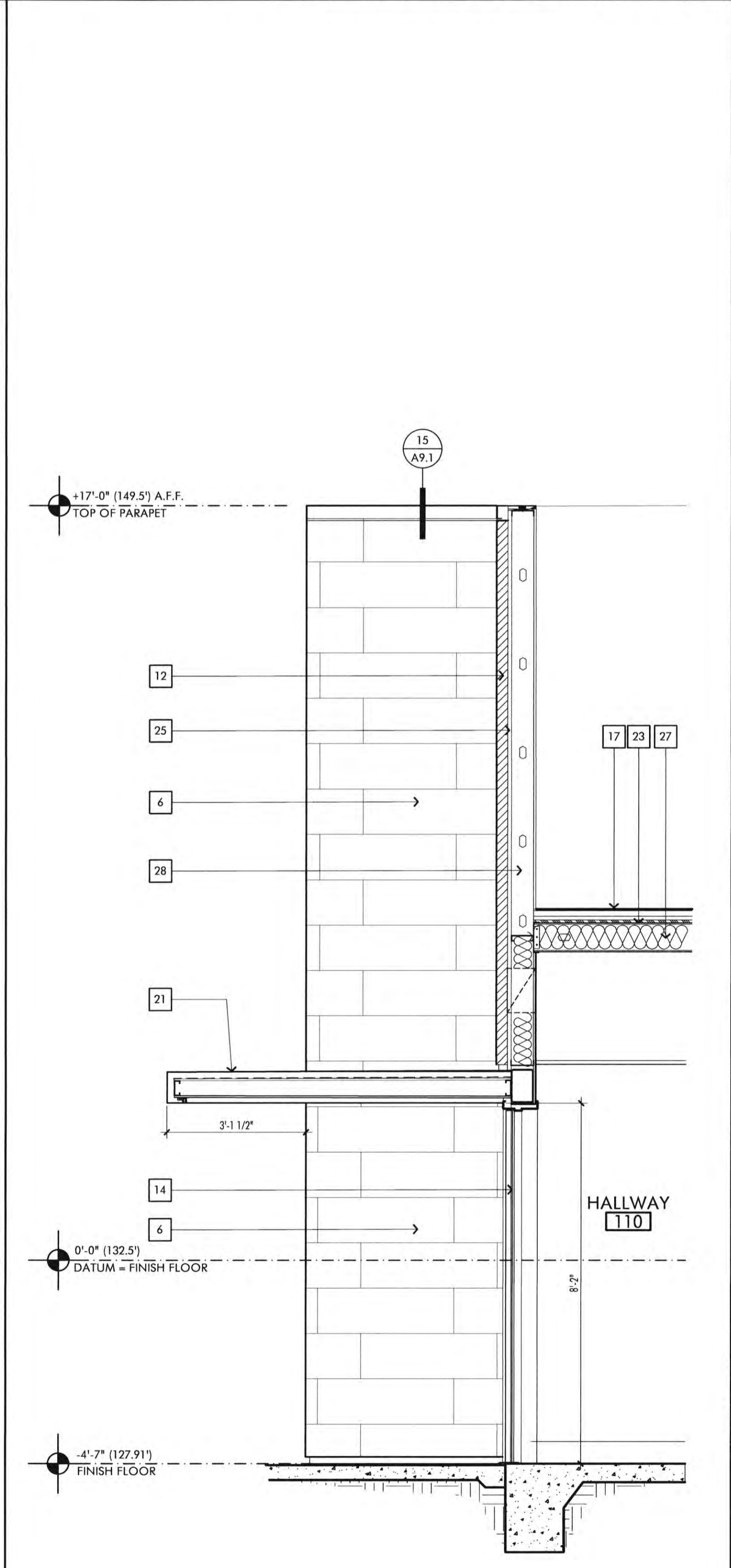
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KEYNOTES

- 1 VERTICAL ALUMINUM FIN ATTACHED TO VERTICAL MULLION OF CURTAIN WALL, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57438XL
- 2 2-1/2" X 10" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57438XL, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 3 2-1/2" X 4" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57438XL, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 3A 2-1/2" X 7" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57438XL, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 4 2" X 4-1/2" ALUMINUM STOREFRONT SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57438XL, GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW "E" GLASS.
- 5 ALUMINUM COMPOSITE PANEL (ALUCOBOND PLUS OR EQUAL) WITH 4MM FIRE RETARDANT CORE WITH "CLASSIC COLLECTION" ANODIC CLEAR NICA FINISH.
- 6 ALUMINUM FLAT SINGLE STYLE WALL PANEL (VERSA-LOK SYSTEM WITH CONCEALED FASTENERS) WITH TITANIUM METALLIC COLOR FINISH.
- 7 FACTORY FINISH ALUMINUM WINDOW FRAME SURROUND, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57438XL.
- 8 2'-4" X 9'-0" X 1/2" CUSTOM METAL SIGN PANEL.
- 9 PAINTED PIN MOUNTED ALUMINUM LETTERS.
- 10 PORCELAIN TILE VENEER, VARIOUS SIZES BY SPEC CERAMICS, SEE FINISH SCHEDULE.
- 11 1 1/2" SINGLE FACED METAL WALL PANEL WITH CONCEALED CLIPS AND FASTENERS AND ALL TRIM, MATRIC WALL SERIES MK-1, CUSTOM COLOR TO MATCH RAL 9022 PEARL FINISH.
- 12 2" X 7'-4" MECHANICAL VENTILATION LOUVER WITH HORIZONTAL DRAINABLE BLADES, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57438XL.
- 13 MULLIONLESS HERCULITE GLASS ENTRY DOORS, REFER TO DOOR SCHEDULE.
- 14 PAINTED HOLLOW METAL DOORS, REFER TO DOOR SCHEDULE, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57438XL.
- 15 POURED IN PLACE CONCRETE FOUNDATION WALL, SACK AND PATCH TO SMOOTH FINISH.
- 16 60 MIL, G415-15 DECOR PROFILE SARNAFIL WELDED TO ROOF MEMBRANE.
- 17 60 MIL, SINGLE PLY PVC SARNAFIL MECHANICALLY ATTACHED ROOF MEMBRANE.
- 18 GLASS ENTRY CANOPY, REFER TO DETAILS 4 & 5 / A.4. COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57438XL.
- 19 PRE-FINISHED METAL PARAPET CAP WITH FACTORY FINISH. COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC57438XL.
- 20 PAINTED METAL ROOF FASCIA WITH FACTORY FINISH. COLOR TO MATCH ALUCOBOND PLUS COLOR "WHI BIOWHITE" "CLASSIC COLLECTION".
- 21 C/CV M/DRAIN #000 DRAINAGE SYSTEM WITH DRAIN PIPE WRAPPED WITH FILTER FABRIC.
- 22 ROOF DRAIN SUMP, SEE DETAIL 4/A.1.
- 23 R-38 BATT INSULATION (TYPICAL AT ALL ROOF AREAS).
- 24 R-25 BATT INSULATION (TYPICAL AT ALL EXTERIOR WALLS).
- 25 R-4 CONTINUOUS RIGID BOARD INSULATION (TYPICAL AT ALL EXTERIOR WALLS).
- 26 CUSTOM TRUSS STRUCTURAL MEMBER - SEE STRUCTURAL DRAWINGS.
- 27 MTL FRAMING ROOF JOISTS - SEE STRUCTURAL DRAWINGS.
- 28 MTL FRAMING EXTERIOR WALL STUDS - SEE STRUCTURAL DRAWINGS.
- 29 8" (MIN) MTL CEILING JOIST FRAMING - SEE STRUCTURAL DRAWINGS.
- 30 4" OR 6" MTL STUD INTERIOR WALL FRAMING - SEE STRUCTURAL DRAWINGS.
- 31 5/8" THK. (TYPE X) GYP. BOARD CEILING.
- 32 5/8" THK. (TYPE X) INTERIOR GYP. BOARD.
- 33 THEN SET INTERIOR TILE WALL OVER 5/8" HK. CEMENT BD.
- 34 ACOUSTICAL CEILING TILE.
- 35 2" X 8" ACOUSTICAL BAFFLE.
- 36 EXPOSED PAINT STEEL COLUMN.
- 37 ELECTRONICALLY CONTROLLED SUNSHADES - (2) 2'-4" X 17'-0" SECTIONS.
FIRST SHADE: MECHOSHADE THERMOVEL 1300 SERIES (5% OPEN)
COLOR: #1319 SILVER BIRCH
SECOND SHADE: MECHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE.
COLOR: 0711 DARK GREY
ELECTRONICALLY CONTROLLED SUNSHADES -
12 EQUAL SECTIONS
MECHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE.
COLOR: #0711 DARK GREY.
- 38 EXPOSED PAINT STEEL COLUMN.
- 39 3-1/4" THK. LI. WT. CONC. OVER 2" MTL. DECK (SEE STRUCTURAL DRAWINGS).
- 40 UNDERLOOR MTL. STUD FRAMING - SEE STRUCTURAL DRAWINGS.
- 41 MTL. HANDRAIL CONNECTED TO RAISED FLOOR SYSTEM - SEE DETAIL #8 / S.42.
- 42 UNDERLOOR MECHANICAL DIFFUSER - SEE MECHANICAL DRAWINGS.
- 43 FIXED LECTURE HALL SEATING.
- 44 RECESSED PORCELAIN TILE FLOOR, SEE DETAIL 9/A.3.
- 45 NOT USED.
- 46 RETURN AIR PLENUM ENCLOSURE.
- 47 LED COVE LIGHT.
- 48 ACOUSTICAL CEILING CLOUD, SEE DETAIL 1/A2.6.
- 49 AV EQUIPMENT, SEE AUDIO VISUAL DRAWINGS.
- 50 STRUCTURAL FRAME FOR SUSPENDED ACOUSTICAL CLOUD ABOVE PLATFORM, SEE SHEET A2.6.1.
- 51 SOUND BATT INSULATION.
- 52 SMOOTH PLASTER SOFFIT.

BUILDING SECTION B SCALE 1/8" = 1'-0" 2



FIRE DEPARTMENT NOTES

1. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
2. ALL DRAPES, HANGINGS, CURTAINS, DROP AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE SECTION 906.
3. INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24 SECTION 807, AS FOLLOWS: CLASS A VERTICAL ENCLOSURES, CLASS B CORRIDORS, CLASS C ROOMS.
4. INTERIOR FINISH SHALL BE PER CBC TABLE 803.5 AS PROVIDED IN TITLE 24, CHAPTER 8, AS FOLLOWS:
CLASS A: FLAME SPREAD 0-25, SMOKE DEVELOPED 0-40
CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPED 41-50
CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPED 51-80

CONSTRUCTION NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES, ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT, PARTITION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.
2. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, ETC.
3. ALL MISC. STEEL MEMBERS, STEEL PLATES, BRACKETS, CABLES, CONDUIT, J-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE METAL DECK.

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

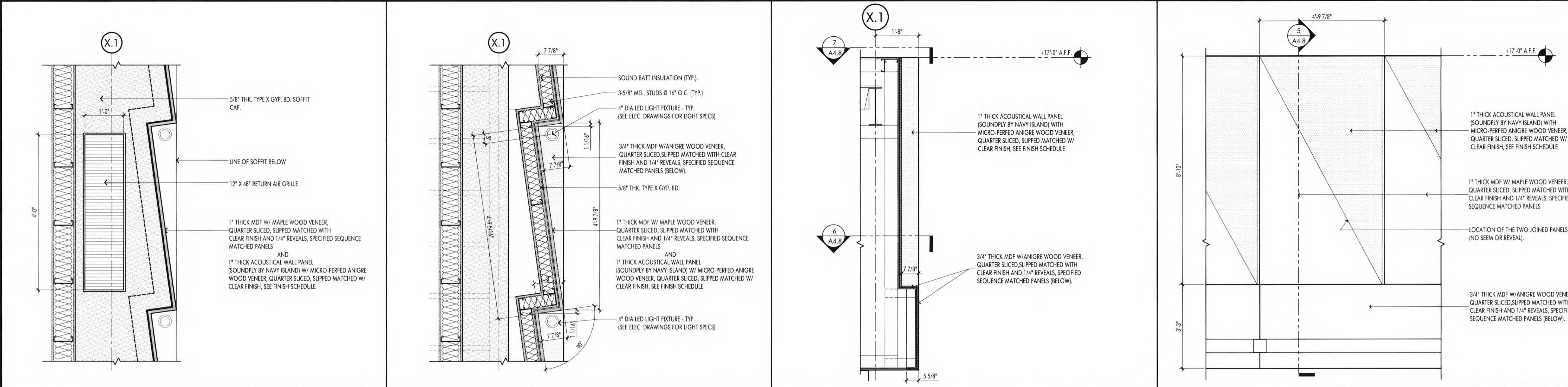


JOB NO.: 2019.01
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DATE: 11/01/2022

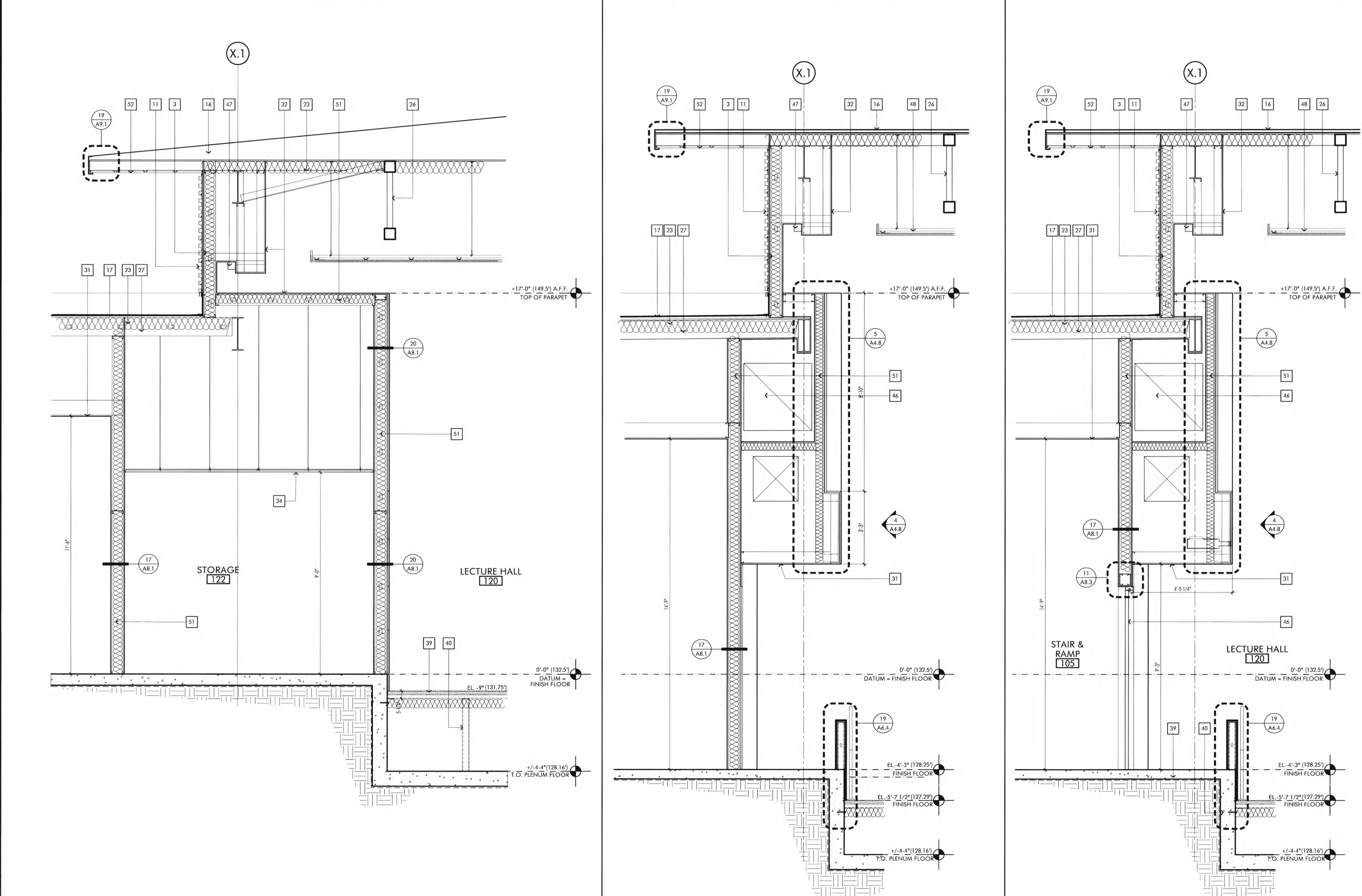
TITLE: WALL SECTIONS

SHEET: A4.7

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SOFFIT DETAIL SCALE 3/4" = 1'-0" **7** **SOFFIT DETAIL** SCALE 3/4" = 1'-0" **6** **SOFFIT / WALL PANEL SECTION** SCALE 1/2" = 1'-0" **5** **WALL PANEL ELEVATION DETAIL** SCALE 1/2" = 1'-0" **4**



WALL SECTION SCALE 1/2" = 1'-0" **3** **WALL SECTION** SCALE 1/2" = 1'-0" **2** **WALL SECTION** SCALE 1/2" = 1'-0" **1**

KEYNOTES

- 1 VERTICAL ALUMINUM FIN ATTACHED TO VERTICAL MULLION OF CURTAIN WALL. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638XL
- 2 2-1/2" X 10" ALUMINUM CURTAIN WALL SYSTEM. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638XL. GLASS: 1" INSULATED SOLABAN 72 (2) ACUTY + ACUTY LOW 1" GLASS.
- 3 2-1/2" X 4" ALUMINUM CURTAIN WALL SYSTEM. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638XL. GLASS: 1" INSULATED SOLABAN 72 (2) ACUTY + ACUTY LOW 1" GLASS.
- 3A 2-1/2" X 7" ALUMINUM CURTAIN WALL SYSTEM. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638XL. GLASS: 1" INSULATED SOLABAN 72 (2) ACUTY + ACUTY LOW 1" GLASS.
- 4 2" X 4-1/2" ALUMINUM STOREFRONT SYSTEM. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638XL. GLASS: 1" INSULATED SOLABAN 72 (2) ACUTY + ACUTY LOW 1" GLASS.
- 5 ALUMINUM COMPOSITE PANEL (ALUCARBOND PLUS OR EQUAL) WITH 4MM FIRE RETARDANT CORE WITH "CLASSIC COLLECTION" ANODIC CLEAR NICA FINISH.
- 6 ALUMINUM FLAT SHINGLE STYLE WALL PANEL (VERSA-LOK SYSTEM WITH CONCEALED FASTENERS) WITH TITANIUM METALLIC COLOR FINISH.
- 7 FACTORY FINISH ALUMINUM WINDOW FRAME SURROUND. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638XL.
- 8 2'-4" X 9'-0" X 1/2" CUSTOM METAL SIGN PANEL.
- 9 PAINTED PIN MOUNTED ALUMINUM LETTERS.
- 10 PORCELAIN TILE VENEER, VARIOUS SIZES BY SPEC CERAMICS. SEE FINISH SCHEDULE.
- 11 1 1/2" SINGLE FACED METAL WALL PANEL WITH CONCEALED CUPS AND FASTENERS AND ALL TRIM. MATRIC WALL SERIES MK-1. CUSTOM COLOR TO MATCH BAL 9022 PEARL FINISH.
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- 13 MULLIONLESS HERCULES GLASS ENTRY DOORS. REFER TO DOOR SCHEDULE.
- 14 PAINTED HOLLOW METAL DOORS. REFER TO DOOR SCHEDULE. CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638XL.
- 15 POURED IN PLACE CONCRETE FOUNDATION-WALL, SACK AND PATCH TO SMOOTH FINISH.
- 16 60 MIL G415-15 DECOR PROFILE SARNAFIL WELDED TO ROOF MEMBRANE.
- 17 60 MIL SINGLE PLY PVC SARNAFIL MECHANICALLY ATTACHED ROOF MEMBRANE.
- 18 GLASS ENTRY CANOPY. REFER TO DETAILS 4 & 5 /A4.4. COLOR: TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638XL.
- 19 PRE-FINISHED METAL PARAPET CAP WITH FACTORY FINISH. COLOR: TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638XL.
- 20 COV MIDRAN 900 DRAINAGE SYSTEM WITH DRAIN PIPE WRAPPED WITH FILTER FABRIC.
- 21 ROOF DRAIN SUMP. SEE DETAIL 41A/1.
- 22 R-38 BATT INSULATION (TYPICAL AT ALL ROOF AREAS)
- 23 R-25 BATT INSULATION (TYPICAL AT ALL EXTERIOR WALLS)
- 24 R-4 CONTINUOUS RIGID BOARD INSULATION (TYPICAL AT ALL EXTERIOR WALLS)
- 25 CUSTOM TRUSS STRUCTURAL MEMBER - SEE STRUCTURAL DRAWINGS
- 26 MTL FRAMING ROOF JOISTS - SEE STRUCTURAL DRAWINGS
- 27 MTL FRAMING EXTERIOR WALL STUDS - SEE STRUCTURAL DRAWINGS
- 28 8" (MIN) MTL CEILING JOIST FRAMING - SEE STRUCTURAL DRAWINGS
- 29 4" OR 6" MTL STUD INTERIOR WALL FRAMING - SEE STRUCTURAL DRAWINGS
- 30 5/8" THK. (TYPE X) GYP. BOARD CEILING
- 31 5/8" THK. (TYPE X) INTERIOR GYP. BOARD.
- 32 THEN SET INTERIOR TILE WALL OVER 5/8" HK. CEMENT BD.
- 33 ACOUSTICAL CEILING TILE
- 34 2" X 8" ACOUSTICAL BAFFLE
- 35 EXPOSED PAINT STEEL COLUMN.
- 36 ELECTRONICALLY CONTROLLED SUNSHADES - (2) 2'-4" X 17'-0" SECTIONS. FIRST SHADE: MECHOSHADE THERMOVEL 1300 SERIES (5% OPEN) COLOR: #1319 SILVER BIRCH SECOND SHADE: MECHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE. COLOR: 0711 DARK GREY
- 37 ELECTRONICALLY CONTROLLED SUNSHADES: 12' EQUAL SECTIONS MECHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE. COLOR: #0711 DARK GREY.
- 38 EXPOSED PAINT STEEL COLUMN.
- 39 3-1/4" THK. 11 WT. CONC. OVER 2" MTL. DECK (SEE STRUCTURAL DRAWINGS).
- 40 UNDERFLOOR MTL. STUD FRAMING - SEE STRUCTURAL DRAWINGS.
- 41 MTL. HANDRAIL CONNECTED TO RAISED FLOOR SYSTEM. - SEE DETAIL #8 / S4.2
- 42 UNDERFLOOR MECHANICAL DIFFUSER - SEE MECHANICAL DRAWINGS
- 43 FIXED LECTURE HALL SEATING
- 44 RECESSED PORCELAIN TILE FLOOR. SEE DETAIL #A/8.3
- 45 NOT USED
- 46 RETURN AIR PLENUM ENCLOSURE
- 47 LED COVE LIGHT
- 48 ACOUSTICAL CEILING CLOUD. SEE DETAIL 1/A2.6
- 49 AV EQUIPMENT. SEE AUDIO VISUAL DRAWINGS
- 50 STRUCTURAL FRAME FOR SUSPENDED ACOUSTICAL CLOUD ABOVE PLATFORM. SEE SHEET A2.6.1
- 51 SOUND BATT INSULATION
- 52 SMOOTH PLASTER SOFFIT

FIRE DEPARTMENT NOTES

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4. INTERIOR FINISH SHALL BE PER CBC TABLE 803.3 AS PROVIDED IN TITLE 24, CHAPTER 8, AS FOLLOWS:
CLASS A: FLAME SPREAD 0-25, SMOKE DEVELOPED 0-40
CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450

CONSTRUCTION NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES. ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.
2. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, ETC.
3. ALL MISC. STEEL MEMBERS, STEEL PLATES, BRACKETS, CABLES, CONDUIT, J-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE METAL DECK.



JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE: WALL SECTIONS
SHEET: A4.8

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

NO.	DESCRIPTION
40	NOT USED
41	RETURN AIR PLENUM ENCLOSURE
42	LED COVE LIGHT
43	ACOUSTICAL CEILING CLOUD, SEE DETAIL 1/A2.6
44	AV EQUIPMENT, SEE AUDIO VISUAL DRAWINGS
45	STRUCTURAL FRAME FOR SUSPENDED ACOUSTICAL CLOUD ABOVE PLATFORM, SEE SHEET A2.6.1
46	SOUND BATT INSULATION
47	SMOOTH PLASTER SOFFIT

FIRE DEPARTMENT NOTES

- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
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CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450

CONSTRUCTION NOTES

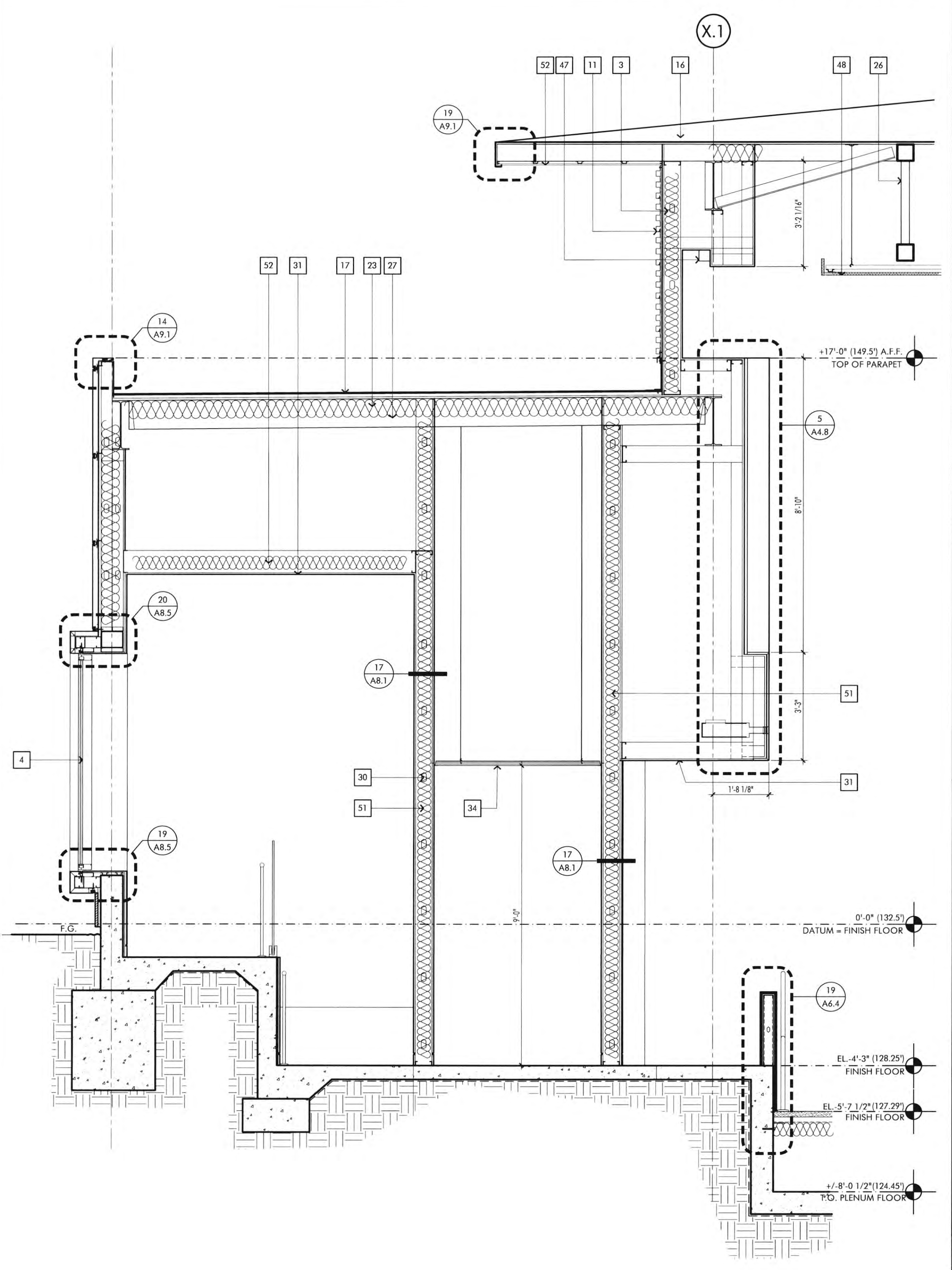
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES. ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.
- ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, ETC.
- ALL MISC. STEEL MEMBERS, STEEL PLATES, BRACKETS, CABLES, CONDUIT, J-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE METAL DECK.

TITLE: WALL SECTIONS
SHEET: A4.9

KEYNOTES

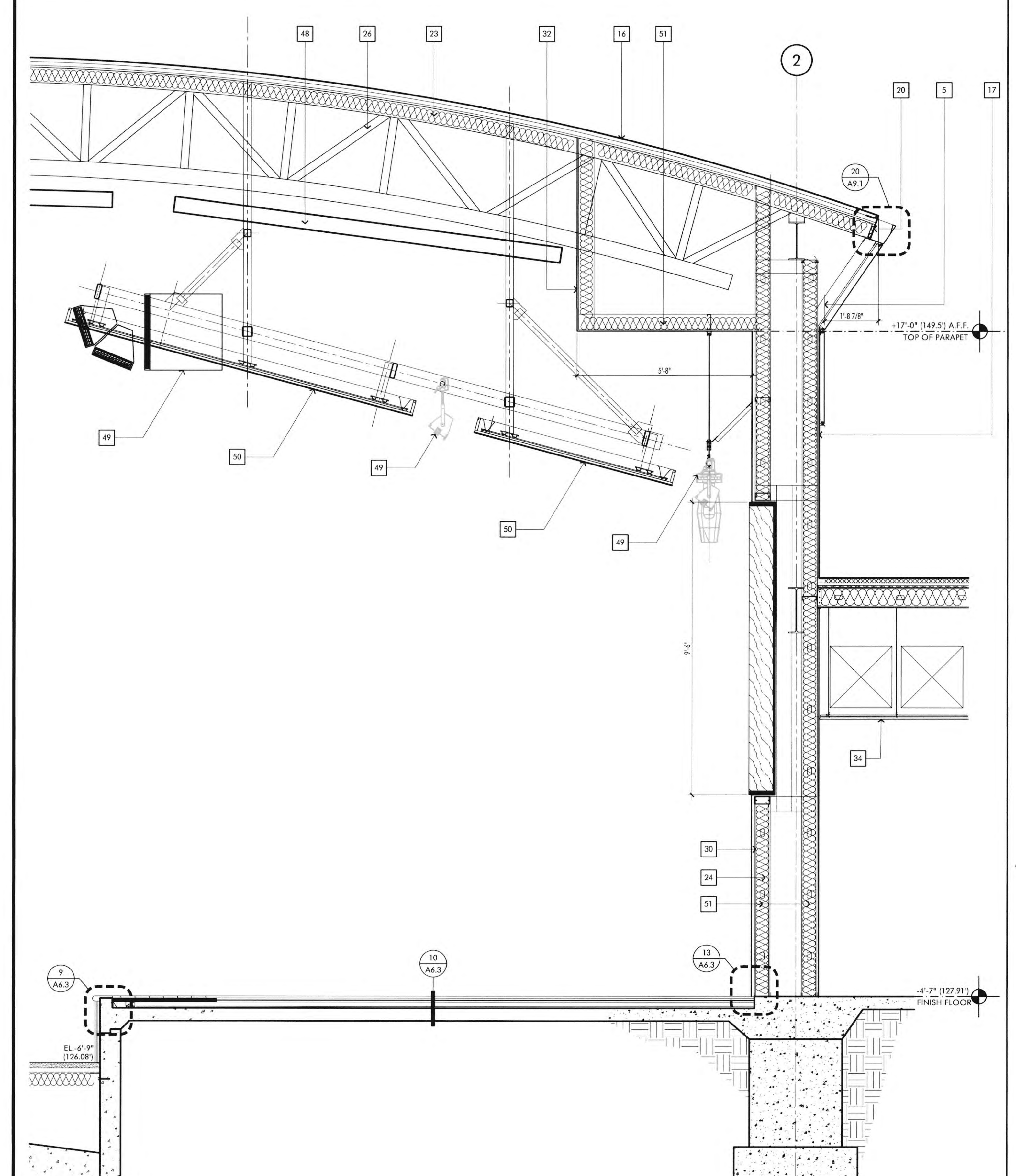
- VERTICAL ALUMINUM FIN ATTACHED TO VERTICAL MULLION OF CURTAIN WALL, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X.
- 2 1/2" X 10" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X; GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW 1" GLASS.
- 2 1/2" X 4" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X; GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW 1" GLASS.
- 2 1/2" X 7" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X; GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW 1" GLASS.
- 2" X 4 1/2" ALUMINUM STOREFRONT SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X; GLASS: 1" INSULATED SOLARBAN 72 (2) ACUTY + ACUTY LOW 1" GLASS.
- ALUMINUM COMPOSITE PANEL (ALUCARBOND PLUS OR EQUAL) WITH 4MM FIRE RETARDANT CORE WITH "CLASSIC COLLECTION" ANODIC CLEAR MICA FINISH.
- ALUMINUM FLAT SHINGLE STYLE WALL PANEL, VERSA-LOK SYSTEM WITH CONCEALED FASTENER WITH TITANIUM METALLIC COLOR FINISH.
- FACTORY FINISH ALUMINUM WINDOW FRAME SURROUND, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X.
- 2'-4" X 9'-0" X 1/2" CUSTOM METAL SIGN PANEL.
- PAINTED PIN MOUNTED ALUMINUM LETTERS.
- PORCELAIN TILE VENEER, VARIOUS SIZES BY SPEC CERAMICS, SEE FINISH SCHEDULE.
- 1 1/2" SINGLE FACED METAL WALL PANEL WITH CONCEALED CLIPS AND FASTENERS AND ALL TRIM, MATRIC WALL SERIES MK-1, CUSTOM COLOR TO MATCH RAL 9022 PEARL FINISH.
- 2" X 7'-4" MECHANICAL VENTILATION LOUVER WITH HORIZONTAL DRAINABLE BLADES, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X.
- MULLIONLESS HERCULITE GLASS ENTRY DOORS, REFER TO DOOR SCHEDULE.
- PAINTED HOLLOW METAL DOORS, REFER TO DOOR SCHEDULE, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X.
- POURED IN PLACE CONCRETE FOUNDATION WALL, SACK AND PATCH TO SMOOTH FINISH.
- 60 MIL, G410-15 DECOR PROFILE SARNAPL WELDED TO ROOF MEMBRANE.
- 60 MIL, SINGLE PLY PVC SARNAPL MECHANICALLY ATTACHED ROOF MEMBRANE.
- GLASS ENTRY CANOPY, REFER TO DETAILS 4 & 5 / A4.4. COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X.
- PRE-FINISHED METAL PARAPET CAP WITH FACTORY FINISH. COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638X.
- PAINTED METAL ROOF FASCIA WITH FACTORY FINISH. COLOR TO MATCH ALUCARBOND PLUS COLOR "WHI BIOWHITE" "CLASSIC COLLECTION".
- CCV MIDSPAN WOOD DRAINAGE SYSTEM WITH DRAIN PIPE WRAPPED WITH FILTER FABRIC.
- ROOF DRAIN SUMP, SEE DETAIL 4/A1.1
- R-38 BATT INSULATION (TYPICAL AT ALL ROOF AREAS)
- R-25 BATT INSULATION (TYPICAL AT ALL EXTERIOR WALLS)
- R-4 CONTINUOUS RIGID BOARD INSULATION (TYPICAL AT ALL EXTERIOR WALLS)
- CUSTOM TRUSS STRUCTURAL MEMBER - SEE STRUCTURAL DRAWINGS
- MTL FRAMING ROOF JOISTS - SEE STRUCTURAL DRAWINGS
- MTL FRAMING EXTERIOR WALL STUDS - SEE STRUCTURAL DRAWINGS
- 8" (MIN) MTL CEILING JOIST FRAMING - SEE STRUCTURAL DRAWINGS
- 4" OR 6" MTL STUD INTERIOR WALL FRAMING - SEE STRUCTURAL DRAWINGS
- 5/8" THK. (TYPE X) GYP BOARD CEILING
- 5/8" THK. (TYPE X) INTERIOR GYP BOARD.
- THEN SET INTERIOR TILE OVER 5/8" HK. CEMENT BD.
- ACOUSTICAL CEILING TILE
- 2" X 8" ACOUSTICAL BAFFLE
- EXPOSED PAINT STEEL COLUMN.
- ELECTRONICALLY CONTROLLED SUNSHADES - (24) - 2'-4" X 17'-0" SECTIONS.
FIRST SHADE: MICHOSHADE THERMOVEL 1300 SERIES (5% OPEN)
COLOR: #1319 SILVER BIRCH
SECOND SHADE: MICHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE.
COLOR: 0711 DARK GREY
ELECTRONICALLY CONTROLLED SUNSHADES:
12- EQUAL SECTIONS
MICHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE.
COLOR: #0711 DARK GREY.
- EXPOSED PAINT STEEL COLUMN.
- 3-1/4" THK. 1" WT. CONC. OVER 2" MTL DECK (SEE STRUCTURAL DRAWINGS).
- UNDERFLOOR MTL STUD FRAMING - SEE STRUCTURAL DRAWINGS
- MTL HANDRAIL CONNECTED TO RAISED FLOOR SYSTEM - SEE DETAIL #8 / S4.2
- UNDERFLOOR MECHANICAL DIFFUSER - SEE MECHANICAL DRAWINGS
- FIXED LECTURE HALL SEATING
- RECESSED PORCELAIN TILE FLOOR, SEE DETAIL 9/A3.3
- NOT USED
- RETURN AIR PLENUM ENCLOSURE
- LED COVE LIGHT
- ACOUSTICAL CEILING CLOUD, SEE DETAIL 1/A2.6
- AV EQUIPMENT, SEE AUDIO VISUAL DRAWINGS
- STRUCTURAL FRAME FOR SUSPENDED ACOUSTICAL CLOUD ABOVE PLATFORM, SEE SHEET A2.6.1
- SOUND BATT INSULATION
- SMOOTH PLASTER SOFFIT

BUILDING SECTION B SCALE 1/8" = 1'-0" 2



WALL SECTION SCALE 1/2" = 1'-0" 1

WALL SECTION SCALE 1/2" = 1'-0" 2

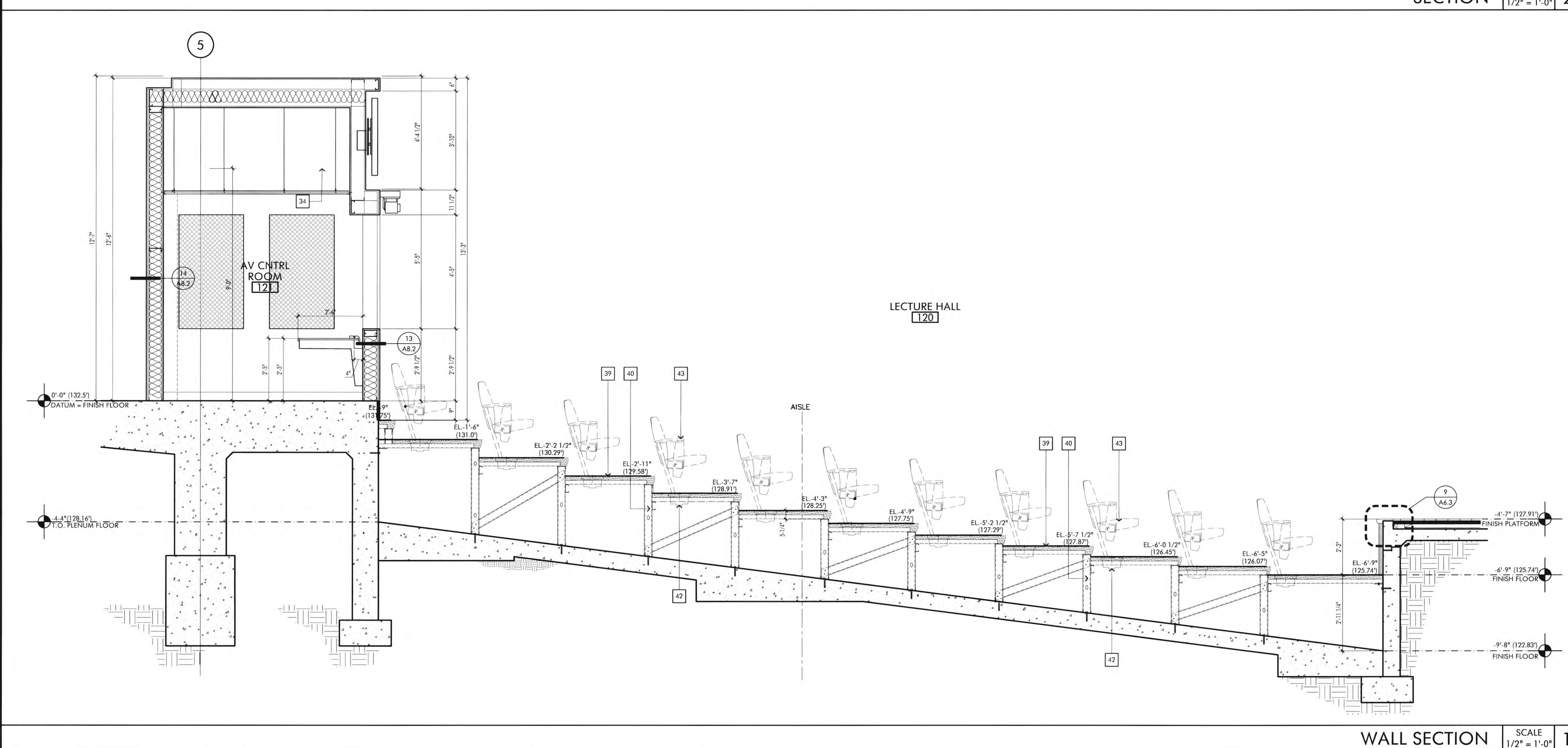
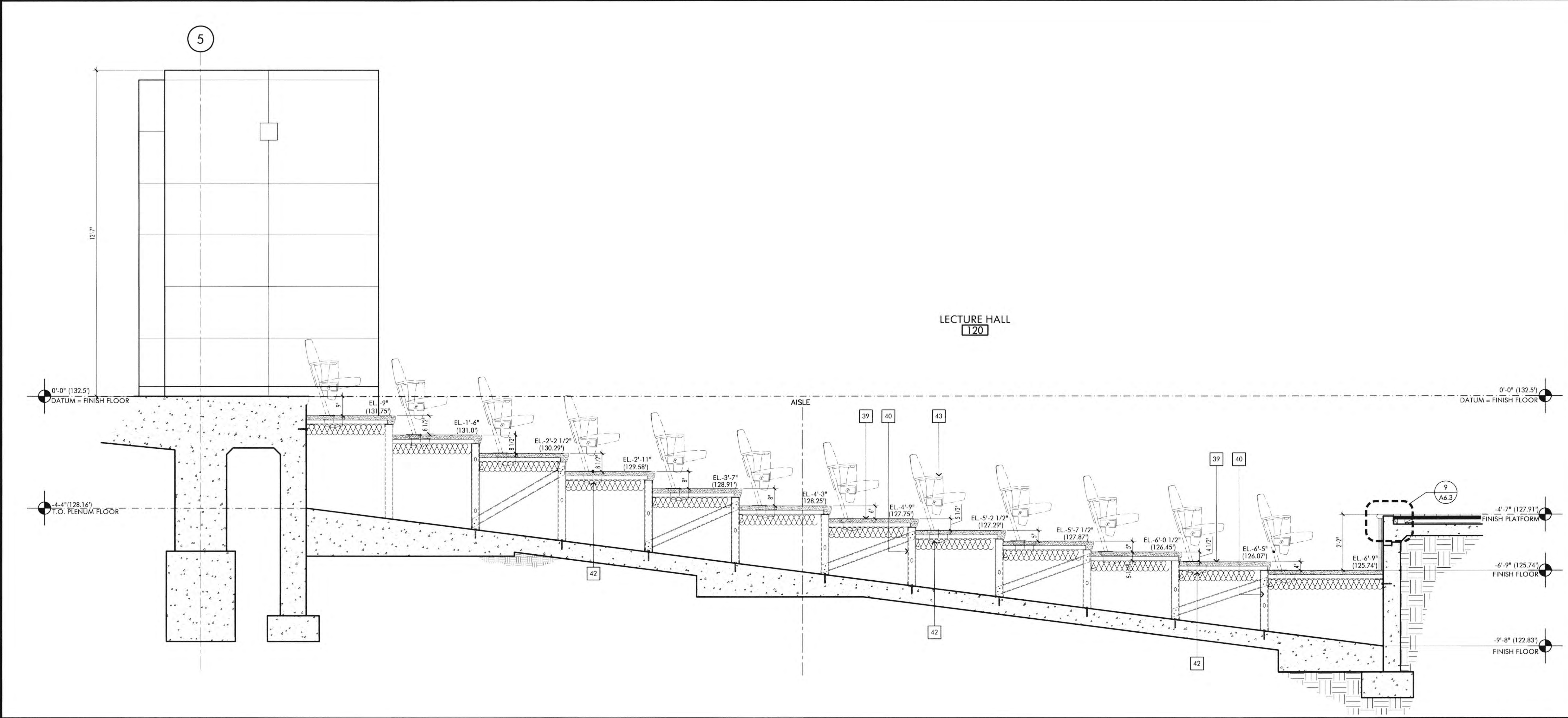


WALL SECTION SCALE 1/2" = 1'-0" 2

XREF: FILE PATH:

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998 AVOCADO AVENUE
NEWPORT BEACH, CA 92660



- ### KEYNOTES
- 1 VERTICAL ALUMINUM FIN ATTACHED TO VERTICAL MULLION OF CURTAIN WALL, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC376383L.
 - 2 2-1/2" X 10" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC376383L, GLASS: 1" INSULATED SOLARBAN 70 (2) ACTIVITY + ACUTY LOW "E" GLASS.
 - 3 2-1/2" X 4" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC376383L, GLASS: 1" INSULATED SOLARBAN 70 (2) ACTIVITY + ACUTY LOW "E" GLASS.
 - 3A 2-1/2" X 7" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC376383L, GLASS: 1" INSULATED SOLARBAN 70 (2) ACTIVITY + ACUTY LOW "E" GLASS.
 - 4 2" X 4-1/2" ALUMINUM STOREFRONT SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC376383L, GLASS: 1" INSULATED SOLARBAN 70 (2) ACTIVITY + ACUTY LOW "E" GLASS.
 - 5 ALUMINUM COMPOSITE PANEL (ALUCABOND PLUS OR EQUAL) WITH 4MM FIRE RETARDANT CORE WITH "CLASSIC COLLECTION" ANODIC CLEAR MICA FINISH.
 - 6 ALUMINUM FLAT SHINGLE STYLE WALL PANEL (VERSA-LOK SYSTEM WITH CONCEALED FASTENERS) WITH TITANIUM METALLIC COLOR FINISH.
 - 7 FACTORY FINISH ALUMINUM WINDOW FRAME SURROUND, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC376383L.
 - 8 2'-4" X 9'-0" X 1/2" CUSTOM METAL SIGN PANEL.
 - 9 PAINTED PIN MOUNTED ALUMINUM LETTERS.
 - 10 PORCELAIN TILE VENEER, VARIOUS SIZES BY SPEC CERAMICS, SEE FINISH SCHEDULE.
 - 11 1-1/2" SINGLE FACED METAL WALL PANEL WITH CONCEALED CLIPS AND FASTENERS AND ALL TRIM, MATRIC WALL SERIES MX-1, CUSTOM COLOR TO MATCH RAL 9022 PEARL FINISH.
 - 12 2" X 7'-4" MECHANICAL VENTILATION LOUVER WITH HORIZONTAL DRAINABLE BLADES, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC376383L.
 - 13 MULLIONLESS HERCULITE GLASS ENTRY DOORS, REFER TO DOOR SCHEDULE.
 - 14 PAINTED HOLLOW METAL DOORS, REFER TO DOOR SCHEDULE, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC376383L.
 - 15 POURED IN PLACE CONCRETE FOUNDATION WALL, SACK AND PATCH TO SMOOTH FINISH.
 - 16 #6 MIL, G415-15 DECOR PROFILE SARNAPL WELDED TO ROOF MEMBRANE.
 - 17 #6 MIL, SINGLE PLY PVC SARNAPL, MECHANICALLY ATTACHED ROOF MEMBRANE.
 - 18 GLASS ENTRY CANOPY, REFER TO DETAILS 4 & 5 (A-A), COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC376383L.
 - 19 PRE-FINISHED METAL PARAPET CAP WITH FACTORY FINISH COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC376383L.
 - 20 PAINTED METAL ROOF FASCIA WITH FACTORY FINISH COLOR TO MATCH ALUCABOND PLUS COLOR "HWH BLOWHITE" "CLASSIC COLLECTION"
 - 21 CCV MIDRAN 9000 DRAINAGE SYSTEM WITH DRAIN PIPES WRAPPED WITH FILTER FABRIC.
 - 22 ROOF DRAIN SUMP, SEE DETAIL 41A/1.
 - 23 R-38 BATT INSULATION (TYPICAL AT ALL ROOF AREAS).
 - 24 R-25 BATT INSULATION (TYPICAL AT ALL EXTERIOR WALLS).
 - 25 R-4 CONTINUOUS RIGID BOARD INSULATION (TYPICAL AT ALL EXTERIOR WALLS).
 - 26 CUSTOM TRUSS STRUCTURAL MEMBER - SEE STRUCTURAL DRAWINGS.
 - 27 MTL FRAMING ROOF JOISTS - SEE STRUCTURAL DRAWINGS.
 - 28 MTL FRAMING EXTERIOR WALL STUDS - SEE STRUCTURAL DRAWINGS.
 - 29 #8 (MIN) MTL CEILING JOIST FRAMING - SEE STRUCTURAL DRAWINGS.
 - 30 4" OR 6" MTL STUD INTERIOR WALL FRAMING - SEE STRUCTURAL DRAWINGS.
 - 31 5/8" THK. (TYPE X) GYP. BOARD CEILING.
 - 32 5/8" THK. (TYPE X) INTERIOR GYP. BOARD.
 - 33 THEN SET INTERIOR TILE WALL OVER 5/8" HK. CEMENT BD.
 - 34 ACOUSTICAL CEILING TILE.
 - 35 2' X 8' ACOUSTICAL BAFFLE.
 - 36 EXPOSED PAINT STEEL COLUMN.
 - 37 ELECTRONICALLY CONTROLLED SUNSHADES - (S-I, 2'-4" X 17'-0" SECTIONS, FIRST SHADE: MECHOSHADE THERMOVEL 1300 SERIES (5% OPEN) COLOR: #1319 SILVER BIRCH SECOND SHADE: MECHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE, COLOR: 0711 DARK GREY ELECTRONICALLY CONTROLLED SUNSHADES: 12" EQUAL SECTIONS, MECHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE, COLOR: #0711 DARK GREY.

- 38 EXPOSED PAINT STEEL COLUMN.
- 39 3-1/4" THK. 1.1% WT. CONC. OVER 2" MTL. DECK (SEE STRUCTURAL DRAWINGS).
- 40 UNDERFLOOR MTL. STUD FRAMING - SEE STRUCTURAL DRAWINGS.
- 41 MTL. HANDRAIL CONNECTED TO RAISED FLOOR SYSTEM - SEE DETAIL #6 / 5A/2
- 42 UNDERFLOOR MECHANICAL DIFFUSER - SEE MECHANICAL DRAWINGS.
- 43 FIXED LECTURE HALL SEATING.
- 44 RECESSED PORCELAIN TILE FLOOR, SEE DETAIL #1A/3
- 45 NOT USED.
- 46 RETURN AIR PLENUM ENCLOSURE.
- 47 LED COVE LIGHT.
- 48 ACOUSTICAL CEILING CLOUD, SEE DETAIL #1A/2.6
- 49 AV EQUIPMENT, SEE AUDIO VISUAL DRAWINGS.
- 50 STRUCTURAL FRAME FOR SUSPENDED ACOUSTICAL CLOUD ABOVE PLATFORM, SEE SHEET A2.6.1
- 51 SOUND BATT INSULATION.
- 52 SMOOTH PLASTER SOFFIT.

- ### FIRE DEPARTMENT NOTES
1. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
 2. ALL DRAPES, HANGINGS, CURTAINS, DROP AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE SECTION 906.
 3. INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24 SECTION 807, AS FOLLOWS: CLASS A VERTICAL ENCLOSURES; CLASS B CORRIDORS; CLASS C ROOMS.
 4. INTERIOR FINISH SHALL BE PER CRC TABLE R03.3 AS PROVIDED IN TITLE 24, CHAPTER 8, AS FOLLOWS:
CLASS A: FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450

- ### CONSTRUCTION NOTES
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES, ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.
 2. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, ETC.
 3. ALL MISC. STEEL MEMBERS: STEEL PLATES, BRACKETS, CABLES, CONDUIT, J-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE METAL DECK.

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

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REGISTERED ARCHITECT

Robert R. Coffe
RENOV. 07.31.23
STATE OF CALIFORNIA

JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE: WALL SECTIONS
SHEET: **A4.10**

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NEWPORT BEACH, CA 92660

KEYNOTES

- 1 VERTICAL ALUMINUM FIN ATTACHED TO VERTICAL MULLION OF CURTAIN WALL, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638XL
- 2 2 1/2" X 10" ALUMINUM CURTAIN WALL SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638XL, GLASS: 1" INSULATED SOLABAN 72 (2) ACUTY + ACUTY LOW 1" E" GLASS.
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- 4 2" X 4 1/2" ALUMINUM STOREFRONT SYSTEM, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638XL, GLASS: 1" INSULATED SOLABAN 72 (2) ACUTY + ACUTY LOW 1" E" GLASS.
- 5 ALUMINUM COMPOSITE PANEL (ALUCOBOND PLUS OR EQUAL) WITH 4MM FIRE RETARDANT CORE WITH "CLASSIC COLLECTION" ANODIC CLEAR MICA FINISH.
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- 9 PAINTED PIN MOUNTED ALUMINUM LETTERS.
- 10 PORCELAIN TILE VENEER, VARIOUS SIZES BY SPEC CERAMICS, SEE FINISH SCHEDULE.
- 11 1 1/2" SINGLE FACED METAL WALL PANEL WITH CONCEALED CLIPS AND FASTENERS AND ALL TRIM, MATRIC WALL SERIES MX-1, CUSTOM COLOR TO MATCH RAL 9022, PEARL FINISH.
- 12 2' X 7'-0" MECHANICAL VENTILATION LOUVER WITH HORIZONTAL DRAINABLE BLADES, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638XL.
- 13 MULLIONLESS HERCULET GLASS ENTRY DOORS, REFER TO DOOR SCHEDULE.
- 14 PAINTED HOLLOW METAL DOORS, REFER TO DOOR SCHEDULE, CUSTOM COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638XL.
- 15 POURED IN PLACE CONCRETE FOUNDATION WALL, SACK AND PATCH TO SMOOTH FINISH.
- 16 60 MIL, G410-15 DECOR PROFILE SARNAFIL WELDED TO ROOF MEMBRANE.
- 17 60 MIL, SINGLE PLY PVC SARNAFIL, MECHANICALLY ATTACHED ROOF MEMBRANE.
- 18 GLASS ENTRY CANOPY, REFER TO DETAILS 4 & 5 / A4.4, COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638XL.
- 19 PRE-FINISHED METAL PARAPET CAP WITH FACTORY FINISH, COLOR TO MATCH PPG DURANAR XL "BRIGHT SILVER" #UC37638XL.
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- 21 C/W HIRDRAN 9000 DRAINAGE SYSTEM WITH DRAIN PIPE WRAPPED WITH FILTER FABRIC.
- 22 ROOF DRAIN SUMP, SEE DETAIL A4A.1.
- 23 R-38 BATT INSULATION (TYPICAL AT ALL ROOF AREAS)
- 24 R-25 BATT INSULATION (TYPICAL AT ALL EXTERIOR WALLS)
- 25 R-4 CONTINUOUS RIGID BOARD INSULATION (TYPICAL AT ALL EXTERIOR WALLS)
- 26 CUSTOM TRUSS STRUCTURAL MEMBER - SEE STRUCTURAL DRAWINGS
- 27 MTL FRAMING ROOF JOISTS - SEE STRUCTURAL DRAWINGS
- 28 MTL FRAMING EXTERIOR WALL STUDS - SEE STRUCTURAL DRAWINGS
- 29 8" (MIN.) MTL CEILING JOIST FRAMING - SEE STRUCTURAL DRAWINGS
- 30 4" OR 6" MTL STUD INTERIOR WALL FRAMING - SEE STRUCTURAL DRAWINGS
- 31 5/8" THK. (TYPE X) GYP BOARD CEILING
- 32 5/8" THK. (TYPE X) INTERIOR GYP BOARD.
- 33 THEN SET INTERIOR TILE OVER 5/8" HK. CEMENT BD.
- 34 ACOUSTICAL CEILING TILE
- 35 2' X 8' ACOUSTICAL BAFFLE
- 36 EXPOSED PAINT STEEL COLUMN.
- 37 ELECTRONICALLY CONTROLLED SUNSHADES - (8) 2'-4" X 1'-0" SECTIONS:
FIRST SHADE: MECHOSHADE THERMOVEL 1300 SERIES (5% OPEN)
COLOR: #1319 SILVER BIRCH
SECOND SHADE: MECHOSHADE CLASSIC BLACKOUT 0700 SERIES - OPAQUE,
COLOR: 0711 DARK GREY
ELECTRONICALLY CONTROLLED SUNSHADES:
12' EQUAL SECTIONS
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COLOR: #0711 DARK GREY.
- 38 EXPOSED PAINT STEEL COLUMN.
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- 40 UNDERFLOOR MTL STUD FRAMING - SEE STRUCTURAL DRAWINGS.
- 41 MTL HANDRAIL CONNECTED TO RAISED FLOOR SYSTEM - SEE DETAIL #8 / S4.2
- 42 UNDERFLOOR MECHANICAL DIFFUSER - SEE MECHANICAL DRAWINGS
- 43 FIXED LECTURE HALL SEATING
- 44 RECESSED PORCELAIN TILE FLOOR, SEE DETAIL 9/A8.3
- 45 NOT USED
- 46 RETURN AIR PLENUM ENCLOSURE
- 47 LED COVE LIGHT
- 48 ACOUSTICAL CEILING CLOUD, SEE DETAIL 1/A2.6
- 49 AV EQUIPMENT, SEE AUDIO VISUAL DRAWINGS
- 50 STRUCTURAL FRAME FOR SUSPENDED ACOUSTICAL CLOUD ABOVE PLATFORM, SEE SHEET A2.6.1
- 51 SOUND BATT INSULATION
- 52 SMOOTH PLASTER SOFFIT

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

FIRE DEPARTMENT NOTES

1. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
2. ALL DRAPES, HANGINGS, CURTAINS, DROP AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE SECTION 906.
3. INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24 SECTION 807, AS FOLLOWS: CLASS A VERTICAL ENCLOSURES; CLASS B CORRIDORS; CLASS C ROOMS.
4. INTERIOR FINISH SHALL BE PER CBC TABLE 803.5 AS PROVIDED IN TITLE 24, CHAPTER 8, AS FOLLOWS:
CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450

CONSTRUCTION NOTES

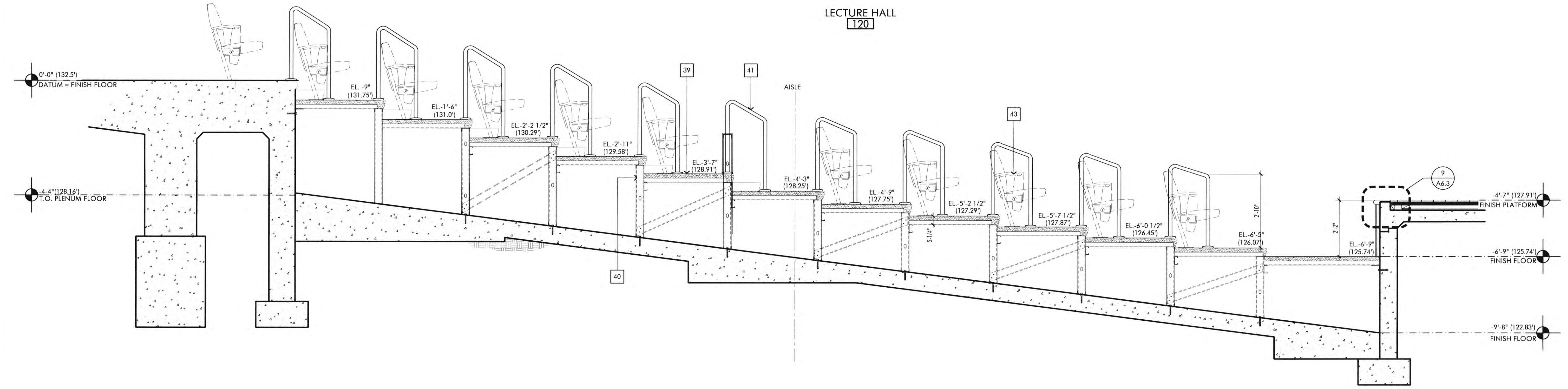
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2. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, ETC.
3. ALL MISC. STEEL MEMBERS, STEEL PLATES, BRACKETS, CABLES, CONDUIT, J-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE METAL DECK.



JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE: WALL SECTIONS
SHEET: A4.11

**LECTURE HALL
120**



WALL SECTION SCALE 1/2" = 1'-0"

XREF:
FILE PATH:

GENERAL NOTES

- REFER TO FINISH FLOOR PLAN SHEET FOR LOCATION OF ALL FLOOR FINISHES.
- REFER TO INTERIOR ELEVATIONS SHEETS FOR LOCATION OF ALL WALL FINISHES.
- REFER TO REFLECTED CEILING PLAN SHEETS FOR LOCATIONS OF ALL CEILING FINISHES.
- REFER TO EDGE OF SLAB PLAN SHEETS FOR DRESSED SLAB AREAS.
- ALL FLOOR + CEILING FINISHES SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.3.
- ALL DRAPES, HANGINGS, CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE 1103.3.3.
- INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH BUILDING CODE 803 AND TABLE 803.9. FIRE CODE SEC. 803 TABLE 803.3.
- INTERIOR FINISH SHALL BE PER CBC SECTION 803.1.1
 CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
 CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450
 CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450
- MANUFACTURER SPECIFICATIONS TO INDICATE COMPLIANCE WITH CBC CHAPTER 8 - FLAME / SMOKE SPREAD.

FLOOR FINISHES

CARPET TILE

- CARPET TILE**
 MANUFACTURER: INTERFACE
 COLLECTION: NET EFFECT
 STYLE: B601
 COLOR: ATLANTIC 102908
 INSTALLATION: SEE FINISH PLAN
- CARPET TILE**
 MANUFACTURER: INTERFACE
 COLLECTION: NET EFFECT
 STYLE: B602
 COLOR: ATLANTIC 102916
 INSTALLATION: SEE FINISH PLAN
- CARPET TILE**
 MANUFACTURER: INTERFACE
 COLLECTION: NET EFFECT
 STYLE: B603
 COLOR: ATLANTIC 102924
 INSTALLATION: SEE FINISH PLAN
- CARPET TILE**
 MANUFACTURER: INTERFACE
 COLLECTION: NET EFFECT
 STYLE: B605
 COLOR: NORTH SEA 102921
 INSTALLATION: SEE FINISH PLAN

WOOD FLOOR

- WOOD FLOOR**
 3/4" X 6" MAPLE WOOD PLANK FLOORING OVER
 2 LAYERS OF 3/4" PLYWOOD ON 2x4 SLEEPERS
 SEE DETAILS 9.10/A6.3

LUXURY VINYL TILE

- LUXURY VINYL TILE**
 MANUF: INTERFACE
 STYLE: STARGAZING-ARIES A018
 COLOR: PEBBLE A01813
 SIZE: 50CM X 50CM

PORCELAIN FLOOR TILE

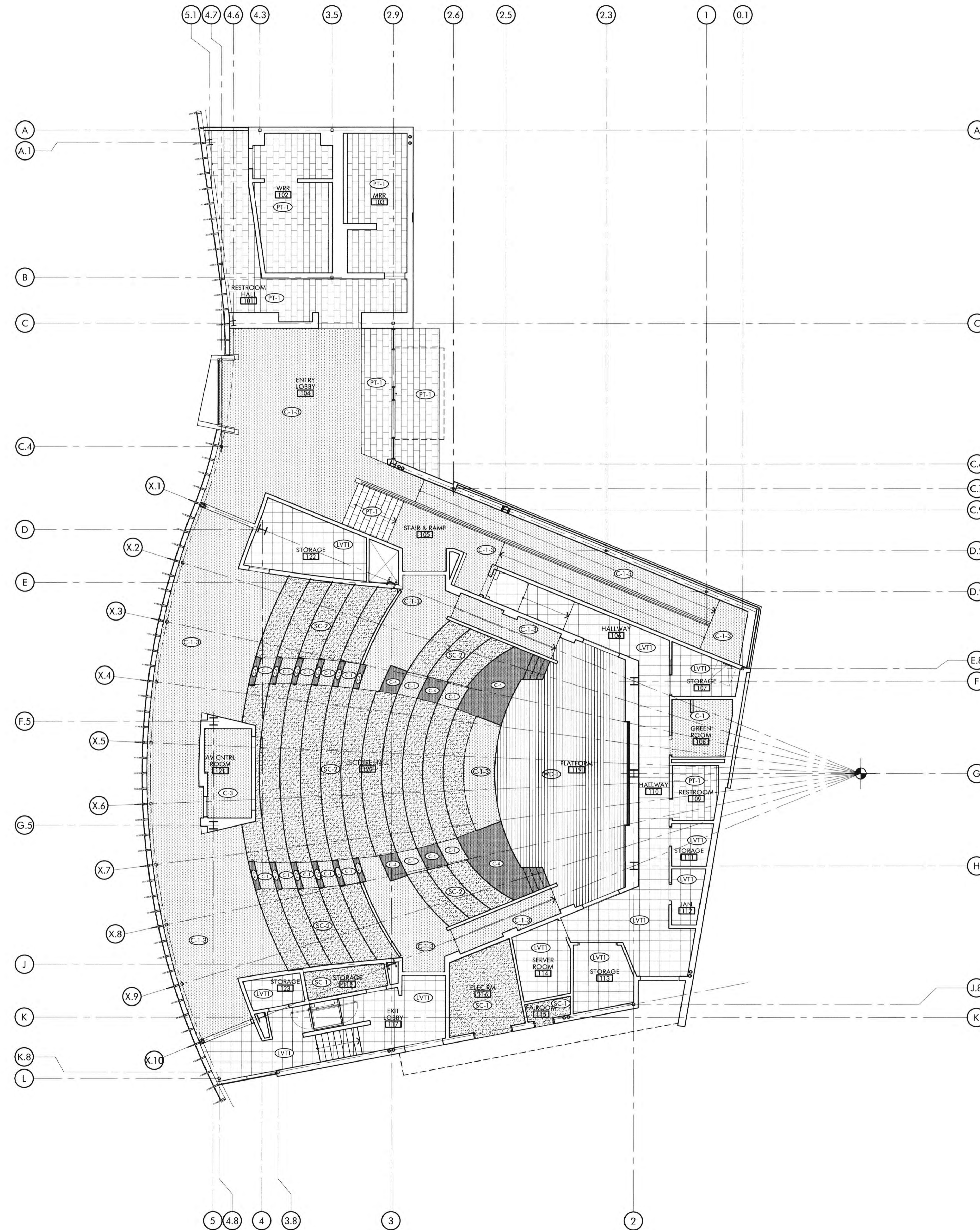
- PORCELAIN TILE**
 MANUFACTURER: SPEC CERAMICS
 STYLE: GRAINSTONE FINE
 COLOR: DARK TECHNICA
 SIZE: 12" X 24"
 INSTALLATION: PER FINISH PLAN

CONCRETE

- SEALED CONCRETE**
 COLOR: NATURAL GRAY
 FINISH: MEDIUM BROOM FINISH
- GRIND AND SEALED CONCRETE**
 SEE SPECIFICATIONS
 COLOR: NATURAL GRAY

WALL BASE FINISHES

- RUBBER BASE**
 MANUFACTURER: JOHNSONITE
 COLOR: CEMENT 121
 SIZE: 4"
- WOOD BASE**
 SEE DETAILS #8, 9 & 10 / A4.6
 COLOR: PAINT OR STAIN TO MATCH WALL
- PORCELAIN TILE COVE BASE (AT PT-1/2/3)**
 MANUFACTURER: SCHLUTER SYSTEMS
 TYPE: DILEX-EHK STAINLESS STEEL COVE-SHAPED PROFILE



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JOB NO.: 2019.01
 DRAWN BY: RCA+A
 DATE: 11/01/2022

TITLE: FLOOR FINISH PLAN

SHEET: A5.1

ROOM FINISH SCHEDULE

ROOMS		FLOOR MATERIALS	BASE MATERIALS	WALLS				CEILING		REMARKS
RM #	ROOM NAME			NORTH WALL (A)	WEST WALL (B)	SOUTH WALL (C)	EAST WALL (D)	MATERIALS	HEIGHT	
101	RESTROOM HALL	PT-1	PTB-1	P1	P1	PWT-1	P1	SEE RCP	SEE RCP	
102	WOMENS RESTROOM	PT-1	PTB-1	P1/PWT-2	P1/PWT-2	P1/PWT-2	P1/PWT-2	SEE RCP	SEE RCP	TILE TO 7'-0" AFF, SEE INTERIOR ELEVATIONS
103	MENS RESTROOM	PT-1	PTB-1	P1/PWT-2	P1/PWT-2 SH-1	P1/PWT-2	P1/PWT-2	SEE RCP	SEE RCP	TILE TO 7'-0" AFF, SEE INTERIOR ELEVATIONS
104	ENTRY LOBBY	PT-1/CAR-1-3	PTB-1/RB-1	PWT-1	P1	P1	P1	SEE RCP	SEE RCP	
105	STAIR & RAMP	CAR-1-3	RB-1	P1	P1	P1	P1	SEE RCP	SEE RCP	
106	HALLWAY	LVT-1	RB-1	P1	P1	P1	P1	SEE RCP	SEE RCP	
107	STORAGE	LVT-1	RB-1	P1/FRP-1	P1/FRP-1	P1/FRP-1	P1/FRP-1	SEE RCP	SEE RCP	FRP TO 5'-0" AFF
108	GREEN ROOM	CAR-4	RB-1	P1	WC-1	WC-1	WC-1	SEE RCP	SEE RCP	
109	RESTROOM	PT-1	PTB-1	P1/PWT-2	P1/PWT-2	WC-1	P1/PWT-2	SEE RCP	SEE RCP	TILE TO 5'-0" AFF, SEE INTERIOR ELEVATIONS
110	HALLWAY	LVT-1	RB-1	P1	P1	P1	P1	SEE RCP	SEE RCP	
111	STORAGE	LVT-1	RB-1	P1/FRP-1	P1/FRP-1	P1/FRP-1	P1/FRP-1	SEE RCP	SEE RCP	FRP TO 5'-0" AFF
112	JANITOR'S	LVT-1	RB-1	P1	P1	P1	P1	SEE RCP	SEE RCP	
113	STORAGE	LVT-1	RB-1	P1/FRP-1	P1/FRP-1	P1/FRP-1	P1/FRP-1	SEE RCP	SEE RCP	FRP TO 5'-0" AFF
114	SERVER ROOM	LVT-1	RB-1	P1	P1	P1	P1	SEE RCP	SEE RCP	
115	FIRE RISER ROOM	SC-1	RB-1	P1	P1	P1	P1	SEE RCP	SEE RCP	
116	MAIN ELECTRICAL ROOM	SC-1	RB-1	P1	P1	P1	P1	SEE RCP	SEE RCP	
117	EXIT LOBBY	C-1-3	RB-1	P1	P1	P1	P1	SEE RCP	SEE RCP	
118	STORAGE	LVT-1	RB-1	P1/FRP-1	P1/FRP-1	P1/FRP-1	P1/FRP-1	SEE RCP	SEE RCP	FRP TO 5'-0" AFF
119	PLATFORM	WD-1	WB-1	P1	P1	P1	P1	SEE RCP	SEE RCP	
120	LECTURE HALL	SC-1/C-1-4	RB-1	P1/WD-1/WC-2 SH-1/SH-2	P1/WD-1/WC-1 SH-1/SH-2	P1/WD-1/WC-2 SH-1/SH-2	P1/WD-1-2 SH-1/SH-2	SEE RCP	SEE RCP	
121	AV CONTROL ROOM	C-3	RB-1	P1	P1	P1	P1	SEE RCP	SEE RCP	
122	STORAGE	LVT-1	RB-1	P1/FRP-1	P1/FRP-1	P1/FRP-1	P1/FRP-1	SEE RCP	SEE RCP	FRP TO 5'-0" AFF

FLOOR FINISHES

CARPET TILE
 CARPET TILE MANUFACTURER: INTERFACE
 COLLECTION: NET EFFECT
 STYLE: B601
 COLOR: ATLANTIC 102908
 INSTALLATION: SEE FINISH PLAN
 (C-1)
 CARPET TILE MANUFACTURER: INTERFACE
 COLLECTION: NET EFFECT
 STYLE: B602
 COLOR: ATLANTIC 102916
 INSTALLATION: SEE FINISH PLAN
 (C-2)
 CARPET TILE MANUFACTURER: INTERFACE
 COLLECTION: NET EFFECT
 STYLE: B603
 COLOR: ATLANTIC 102924
 INSTALLATION: SEE FINISH PLAN
 (C-3)
 CARPET TILE MANUFACTURER: INTERFACE
 COLLECTION: NET EFFECT
 STYLE: B603
 COLOR: NORTH SEA 102921
 INSTALLATION: SEE FINISH PLAN
 (C-4)

WOOD FLOOR
 (WD-1) 3/4" X 4" MARLE WOOD PLANK FLOORING OVER 2 LAYERS OF 3/4" PLYWOOD ON 2X4 SLEEPERS SEE DETAILS 9,10/A&3

LUXURY VINYL TILE
 LUXURY VINYL TILE MANF: INTERFACE
 STYLE: STARGAZING-ARIES A018
 COLOR: FIBRE A01813
 SIZE: 50CM X 50CM
 (LVT-1)

PORCELAIN FLOOR TILE
 PORCELAIN TILE MANUFACTURER: SPEC CERAMICS
 STYLE: GRANSTONE FINE
 COLOR: DARK TECHNICA
 SIZE: 12" X 24"
 INSTALLATION: PER FINISH PLAN
 (PT-1)

CONCRETE
 (SC-1) SEALED CONCRETE
 COLOR: NATURAL GRAY
 FINISH: MEDIUM BROOM FINISH
 (SC-2) GRIND AND SEALED CONCRETE
 SEE SPECIFICATIONS
 COLOR: NATURAL GRAY

WALL BASE FINISHES

(RB1) RUBBER BASE
 MANUFACTURER: JOHNSONITE
 COLOR: CEMENT 121
 SIZE: 1"
 (WB-1) WOOD BASE
 SEE DETAILS #8, 9 & 10 / A&4
 COLOR: PAINT OR STAIN TO MATCH WALL
 (PTB) PORCELAIN TILE COVE BASE (AT PT-1/2/3)
 MANUFACTURER: SCHLUTER SYSTEMS
 TYPE: DILEX-EHK STAINLESS STEEL COVE-SHAPED PROFILE

WALL COVERINGS

(P1) PAINTED GYP. BD. (FIELD)
 MANUFACTURER: DUNN EDWARDS
 COLOR: FADED GRAY DEW892
 FINISH, FIELD: EGGSHELL ON WALLS, FLAT ON CEILINGS
 FINISH, RESTROOMS: SEMI-GLOSS ON WALLS AND CEILINGS
 (P2) PAINTED GYP. BD. (ACCENT)
 MANUFACTURER: DUNN EDWARDS
 COLOR: JANUARY FROST DE5849
 FINISH: EGGSHELL
 (P3) PAINTED GYP. BD. (CEILING)
 MANUFACTURER: DUNN EDWARDS
 COLOR: BLACK DE4002
 FINISH: FLAT
 (WC1) WALLCOVERING
 MANF: KOROSEAL
 STYLE: INTERLOOM
 COLOR: NIMBUS NM21-10
 (WC2) WALLCOVERING (ACOUSTICAL WALL PANEL)
 MANF: INSPIRATIONS BY KOROSEAL
 STYLE: INSPIRATIONS
 COLOR: STONE HUSTLE 160-03
 (WD-1) MAPLE WOOD VENEER PANEL
 TYPE: QUARTER SLICED, SLIPPED MATCHED
 SPECIFIED SEQUENCE MATCHED PANELS
 COLOR: CLEAR FINISH WITH 1/4" REVEALS
 (WD-2) ANIGRE WOOD VENEER PANEL
 TYPE: QUARTER SLICED, SLIPPED MATCHED
 SPECIFIED SEQUENCE MATCHED PANELS
 COLOR: CLEAR FINISH WITH 1/4" REVEALS
 (FRP-1) FIBERGLASS REINFORCED PANEL
 MANUFACTURER: MARLITE
 STYLE: SMOOTH
 COLOR: WHITE - (S 100 S/2/S WHITE)
 (SHD1) WINDOW SHADE FABRIC
 MANUFACTURER: MECHOSHADE
 STYLE: EUROTWILL 6000 SERIES (3% OPEN)
 COLOR: DOVE GREY 6009
 (SHD2) WINDOW SHADE FABRIC
 MANUFACTURER: MECHOSHADE
 STYLE: CLASSIC BLACKOUT 0700 SERIES (OPAQUE)
 COLOR: DARK GREY 0711

GENERAL NOTES

- REFER TO FINISH FLOOR PLAN SHEET FOR LOCATION OF ALL FLOOR FINISHES.
- REFER TO INTERIOR ELEVATIONS SHEETS FOR LOCATION OF ALL WALL FINISHES.
- REFER TO REFLECTED CEILING PLAN SHEETS FOR LOCATIONS OF ALL CEILING FINISHES.
- REFER TO EDGE OF SLAB PLAN SHEETS FOR DEPRESSED SLAB AREAS.
- ALL FLOOR + CEILING FINISHES SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.3.
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- INTERIOR FINISH SHALL BE PER CBC SECTION 803.1.1
 CLASS A: FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450
 CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450
 CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450
- MANUFACTURER SPECIFICATIONS TO INDICATE COMPLIANCE WITH CBC CHAPTER 8 - FLAME / SMOKE SPREAD.

COUNTERTOP & PL. LAM. MILLWORK

(PL-1) PLASTIC LAMINATE (VERTICAL)
 MANUFACTURER: WILSONART
 COLOR: KENSINGTON MARLE 10776-60
 (QZ-1) QUARTZ SURFACE (CC RESTROOMS)
 MANUFACTURER: CAESARSTONE
 COLOR: RAW CONCRETE 4004

WALL TILE

(PWT1) PORCELAIN TILE MANUFACTURER: SPEC CERAMICS
 STYLE: SHAPES OF ITALY
 COLOR: STRESTIERE R10
 SIZE: 8" X 12, 12" X 24, 24" X 48"
 INSTALLATION: SEE ELEVATIONS
 (PWT2) PORCELAIN TILE (RESTROOM ACCENT)
 MANUFACTURER: FIANDRE DISTRIBUTED BY EUROWEST
 STYLE: MARBLE LAB
 COLOR: CALACATTA BELLISSIMO - BRIGHT (POLISHED)
 SIZE: 12" X 24"
 INSTALLATION: SEE INTERIOR ELEVATIONS

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2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: 2019.01
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 DATE: 11/01/2022

TITLE: FINISH SCHEDULE

SHEET: A5.2

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JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE: WINDOW SCHEDULE & TYPES
SHEET: A5.4

WINDOW SCHEDULE

WINDOW	LOCATION	FRAME MATERIAL	TYPE	FUNCTION	FRAME FINISH	WINDOW SHADE	DETAILS				REMARKS
							HEAD	JAMB	JAMB	SILL	
1	ENTRY LOBBY 104	ALUM.	A	FIXED	-	-	-/-	-/-	-/-	-/-	
2	STAIR & RAMP 105	ALUM.	B	FIXED	-	-	-/-	-/-	-/-	-/-	
3	STAIR & RAMP 105	ALUM.	C	FIXED	-	-	-/-	-/-	-/-	-/-	
4	ENTRY LOBBY 104	ALUM.	D	FIXED	-	-	-/-	-/-	-/-	-/-	
5	MENS RESTROOM 103	ALUM.	E	FIXED	F	-	-/-	-/-	-/-	-/-	
6	AV CONTROL ROOM 121	ALUM.	F	FIXED	F	-	-/-	-/-	-/-	-/-	
7	LECTURE HALL 120	ALUM.	G	FIXED	F	3	-/-	-/-	-/-	-/-	BLACKOUT SHADES ONLY
8	LECTURE HALL 120	ALUM.	G	FIXED	F	3	-/-	-/-	-/-	-/-	BLACKOUT SHADES ONLY
9	RESTROOM HALL 101	ALUM.	H	FIXED	F	-	-/-	-/-	-/-	-/-	
10	LECTURE HALL 120	ALUM.	J	FIXED	F	-	-/-	-/-	-/-	-/-	
11	LECTURE HALL 120	ALUM.	K	FIXED	F	3	-/-	-/-	-/-	-/-	BLACKOUT AND WINDOW SHADES, SEE TYPE FOR SPECIFIC LOCATIONS

WINDOW SCHEDULE LEGEND

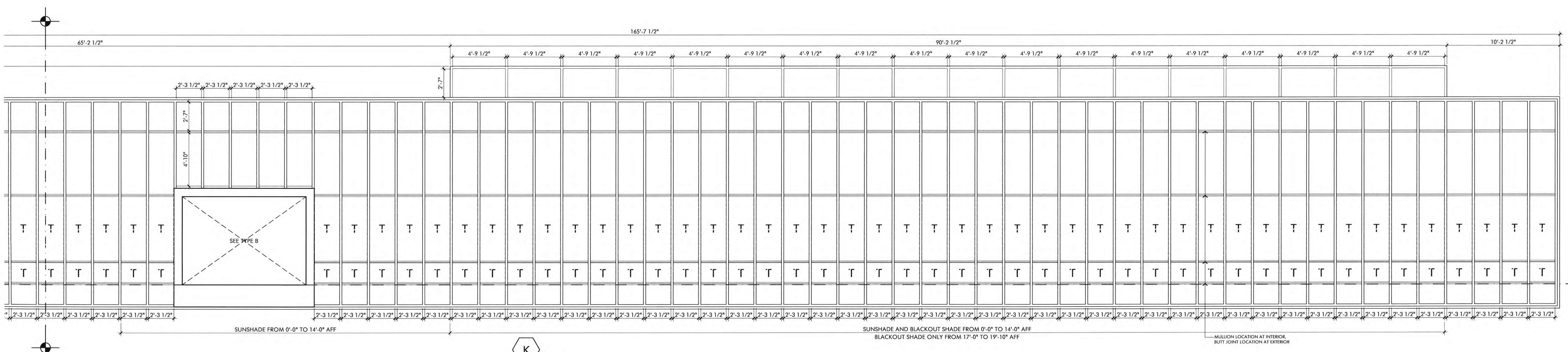
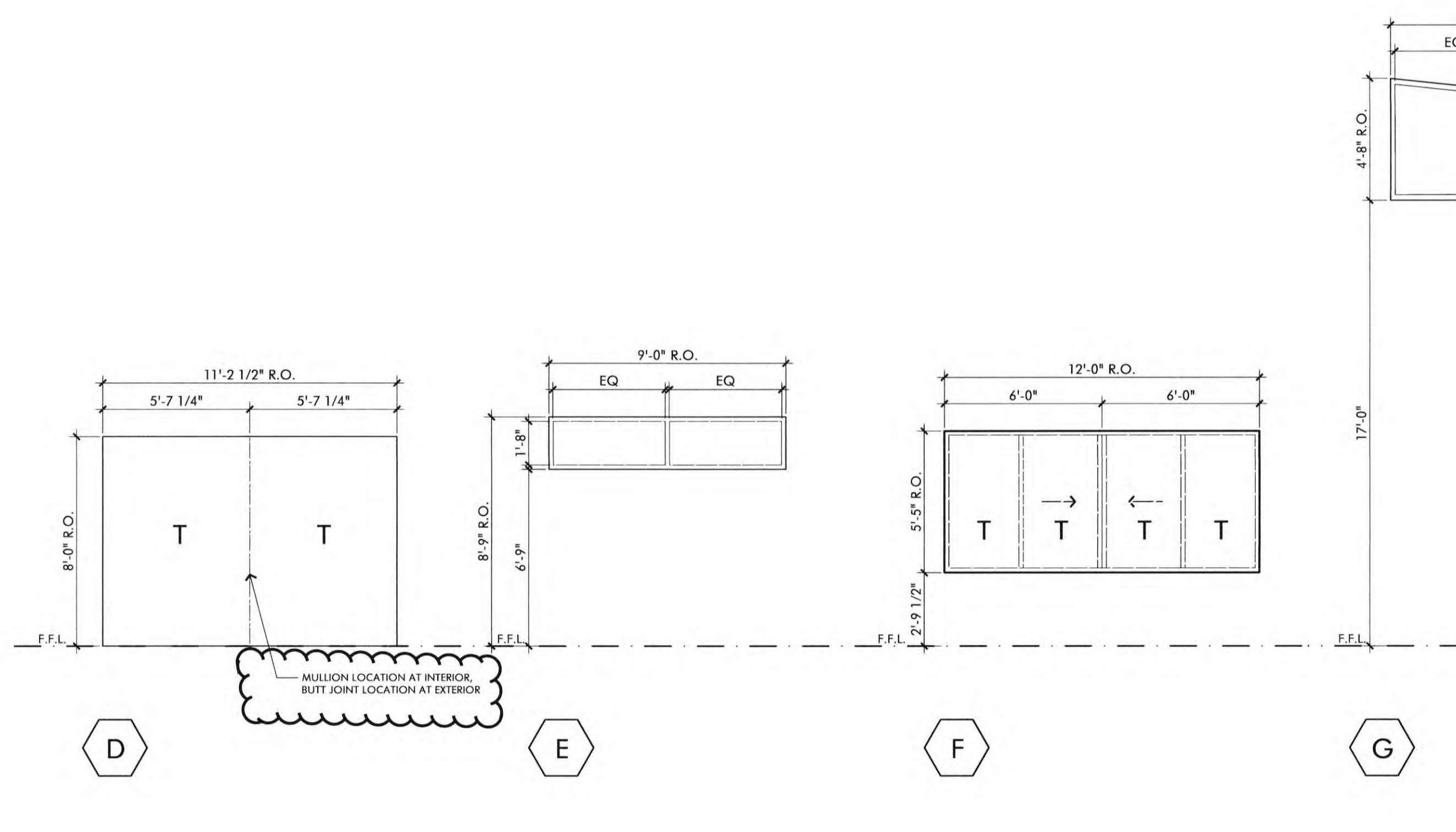
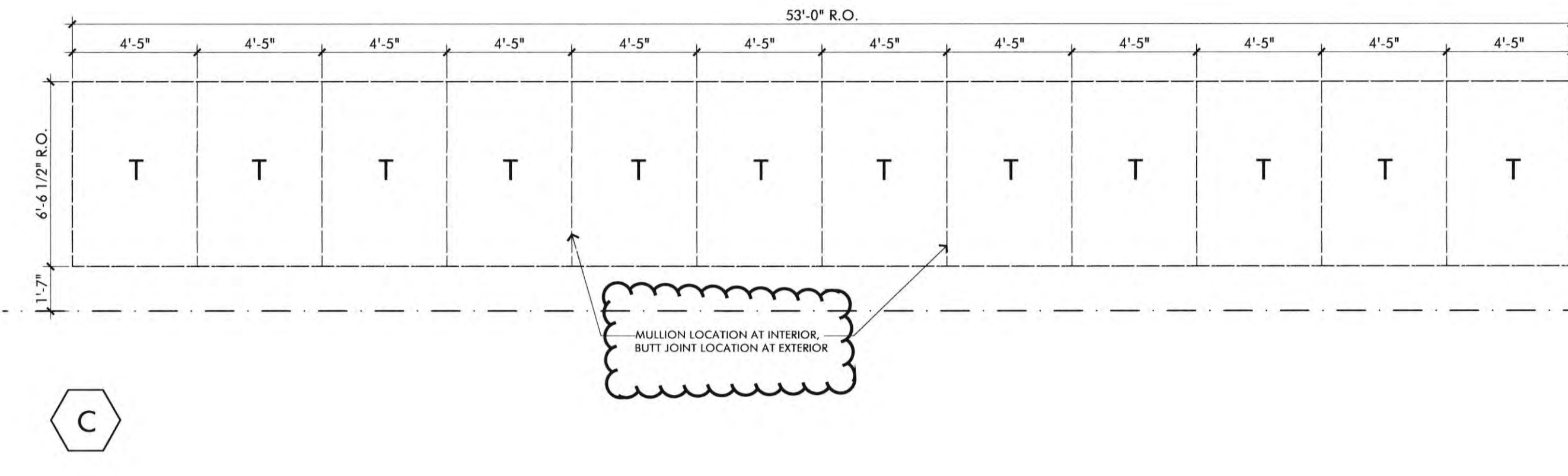
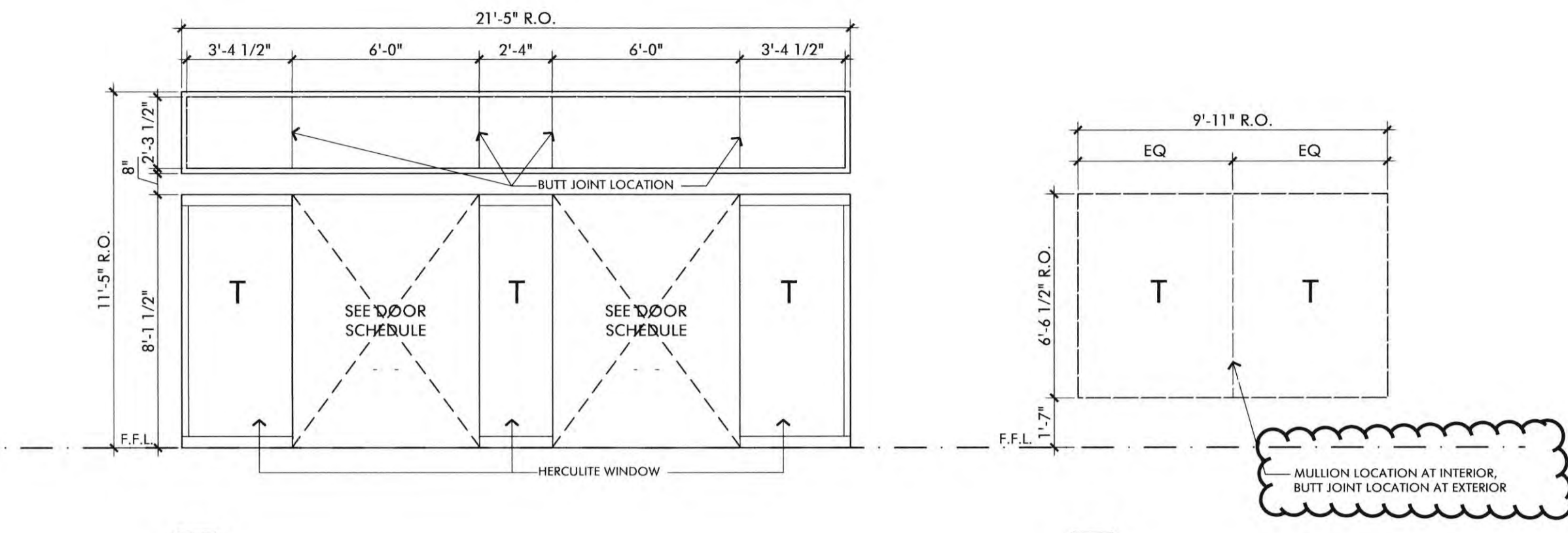
FRAME	MISC.
ALUM ALUMINUM	OH-C OVERHEAD CLOSER CONCEALED
HM HOLLOW METAL	OH-S OVERHEAD CLOSER SURFACE
W.I. WROUGHT IRON	CR CARD READER
FRAME FINISH	
F FACTORY	PH PANIC HARDWARE
P PAINT	MS MAGNETIC SWITCH
WINDOW SHADE	
TYPE 1A MANUAL ROLL SHADE RECESSED	DC DOOR CONTACT
TYPE 1B MANUAL ROLL SHADE SURFACE MOUNTED	KP KICK PLATE (10")
TYPE 2 MANUAL ROLL SHADE SURFACE MOUNTED AT DOOR	MAG. MAGNETIC
TYPE 3 ELECTRICAL ROLL SHADE RECESSED WITH SINGLE SWITCH MOUNTED TO HORZ MULLION	H.O. HOLD OPEN

NOTE:
ALL WINDOWS TO BE INSULATED U.O.N.
ALL GLASS IN DOORS TO BE TEMPERED

WINDOW TYPES LEGEND

D.O.	= DOOR OPENING
F.F.L.	= FINISHED FLOOR LINE
F.D.	= FRAME DIMENSION
D.L.O.	= DAYLIGHT OPENING
C.L.	= CENTER LINE
R.O.	= ROUGH OPENING
T	= TEMPERED GLASS
F	= FIRE LITE GLASS

NOTE:
1. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY - GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIED HAZARDOUS LOCATIONS FOR THE PURPOSES OF SAFETY GLAZING.
A. SWING DOORS.
B. UNFRAMED AND SWINGING DOORS.
2. GLAZING U-FACTOR / U = 0.61 (PER TITLE 24 TABLE 116-A)
3. TOTAL WINDOW SOLAR HEAT GAIN COEFFICIENT (SHGC) = 0.36. (PER TABLE 116-B ENERGY STANDARDS).



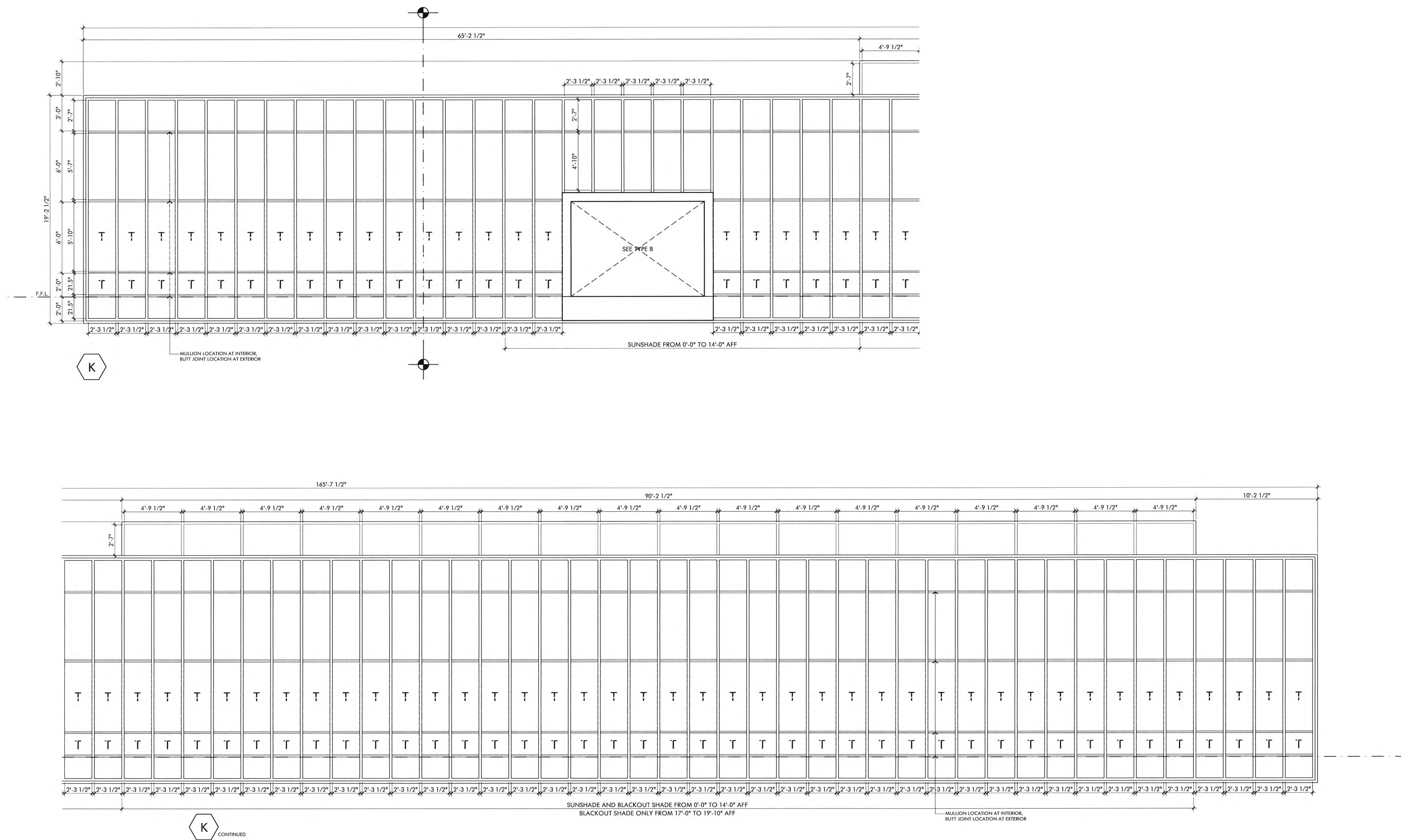
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WINDOW TYPES

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WINDOW TYPES

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TITLE: WINDOW TYPES

SHEET: A5.5

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KEYNOTES

- 1 PAINTED GYPSUM BOARD
- 2 EXTERIOR WINDOW, REFER TO WINDOW SCHEDULE
- 3 WALL FIELD TILE, PORCELAIN TILE, REFER TO FINISH SCHEDULE. USE STAINLESS STEEL SCHLUTER SYSTEMS EDGE PROTECTION TRIM AT ALL EXPOSED VERTICAL AND HORIZONTAL TILE EDGES AND OUTSIDE CORNERS AS NEEDED
- 4 PORCELAIN TILE BASE WITH STAINLESS STEEL SCHLUTER COVE, SEE FINISH SCHEDULE. USE STAINLESS STEEL SCHLUTER SYSTEMS EDGE PROTECTION TRIM AT ALL EXPOSED TILE EDGES AND OUTSIDE CORNERS AS NEEDED
- 5 CUSTOM SIZED PRE-FABRICATED SLANT STYLE SINK BY SOPHSTONE (BESPOKE) WITH INTEGRAL DRAINS AND FAUCETS AS SPECIFIED IN PLUMBING DRAWINGS. SEE DETAILS 13, 14, 17, 19, 2 AND PLUMBING DRAWINGS. COLOR: DOVETAIL
- 6 INTERIOR DOOR, REFER TO DOOR SCHEDULE
- 7 WALL MOUNTED WATER CLOSET, REFER TO PLUMBING DWGS. ALSO SEE DETAILS 14 & 18 / A6.2
- 8 URINAL, REFER TO PLUMBING DWGS. ALSO SEE DETAIL 18 / A6.2
- 9 FLOOR DRAIN, REFER TO PLUMBING DWGS.
- 10 HILO DRINKING FOUNTAIN, REFER TO PLUMBING DWGS. ALSO SEE DETAIL 8 / A6.3
- 11 INSTALL IDENTIFICATION SYMBOL FOR HANDICAP ACCESSIBLE TOILETS AND RAISED LETTER BRaille SIGN ON LATCH SIDE OF DOOR. SEE SIGN PACKAGE
- 12 WALL MOUNTED MIRROR WITH MTL. FRAME.
- 13 TILE SHELF BEHIND THE W.C.'S AND URINALS - SEE DETAILS 6, 14 & 18 / A6.2
- 14 44" CLEAR WIDTH FOR ACCESSIBLE ROUTES TO ACCESSIBLE TOILET COMPARTMENT.
- 15 WALL MOUNTED EXIT SIGN, SEE ELEC DWGS.
- 16 LIGHT FIXTURE, SEE ELECTRICAL DWGS.
- 17 RECESSED LIGHT COVE, REFER TO REFLECTED CEILING PLAN
- 18 HVAC DIFFUSER, SEE MECH. DWGS.
- 19 HVAC EXHAUST, SEE MECH. DWGS.
- 21 PAINTED GYPSUM BOARD CEILING
- 26 PROVIDE MIN. 20" X 30" ATTIC ACCESS (PER CBC1209.2); 22" X 30" IF CONTAINING APPLIANCES. CONTRACTOR TO VERIFY LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
- 21 PLASTIC LAMINATE CABINETRY WITH BENCH, SHELF, AND CLOTHES ROD
- 27 QUARTZ COUNTERTOP AND BACKSPLASH WITH UNDERMOUNTED SINK, REFER TO PLUMBING DWGS.
- 22 2'X2' ACOUSTICAL GRID, SEE REFLECTED CEILING PLAN
- 24 PLASTIC LAMINATE COUNTERTOP, SEE FINISH SCHEDULE AND DETAIL 14/A6.5
- 25 PAINTED STEEL COLUMN
- 26 ROOF VENT, SEE DETAIL
- 27 MAPLE WOOD VENER WITH VERTICAL GRAIN, QUARTER SLICED AND SLIPPED MATCHED ON 3/4" MDF ON 5/8" GYPSUM BOARD WITH 1/4" REVEALS, CLEAR FINISH, SPECIFIED SEQUENCE MATCHED PANELS
- 28 3/4" THICK ACOUSTICAL WALL PANEL (SOUNDPLY BY NAVY ISLAND) WITH MICRO-PERF ANGIKRE WOOD VENER WITH VERTICAL GRAIN, QUARTER SLICED, SLIPPED MATCHED WITH CLEAR FINISH, SEE FINISH SCHEDULE
- 29 RECESSED SPEAKER, SEE AV DRAWINGS AND DETAIL
- 30 SURFACE MOUNTED CAMERA, SEE AV DRAWINGS AND DETAIL
- 31 SURFACE MOUNTED FLAT SCREEN MONITOR, SEE AV DRAWINGS AND DETAIL
- 32 INTERIOR FIXED AND SLIDING WINDOW SYSTEM, SEE WINDOW SCHEDULE
- 33 WOOD STAIRS, SEE DETAIL #11/A6.3
- 34 ELECTRONICALLY CONTROLLED WHEELCHAIR LIFT
- 35 WALL BASE, SEE FINISH SCHEDULE
- 36 WALLCOVERING, SEE FINISH SCHEDULE
- 37 ACOUSTICAL CEILING TILE, SEE SHEET REFLECTED CEILING PLAN ON A2.5
- 38 AV OUTLET, SEE AV DRAWINGS
- 39 ROOM SIGNAGE, SEE GRAPHIC AND SIGNAGE PACKAGE
- 40 PAINTED PLYWOOD
- 41 SURFACE MOUNTED 1-1/8" THK "PERFORMANCE PLUS" ACOUSTIC WALL PANEL WITH Z-CLIP ATTACHMENT AND SOUND DESIGNS FABRIC BY KORSEAL, SEE FINISH SCHEDULE

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REVISIONS

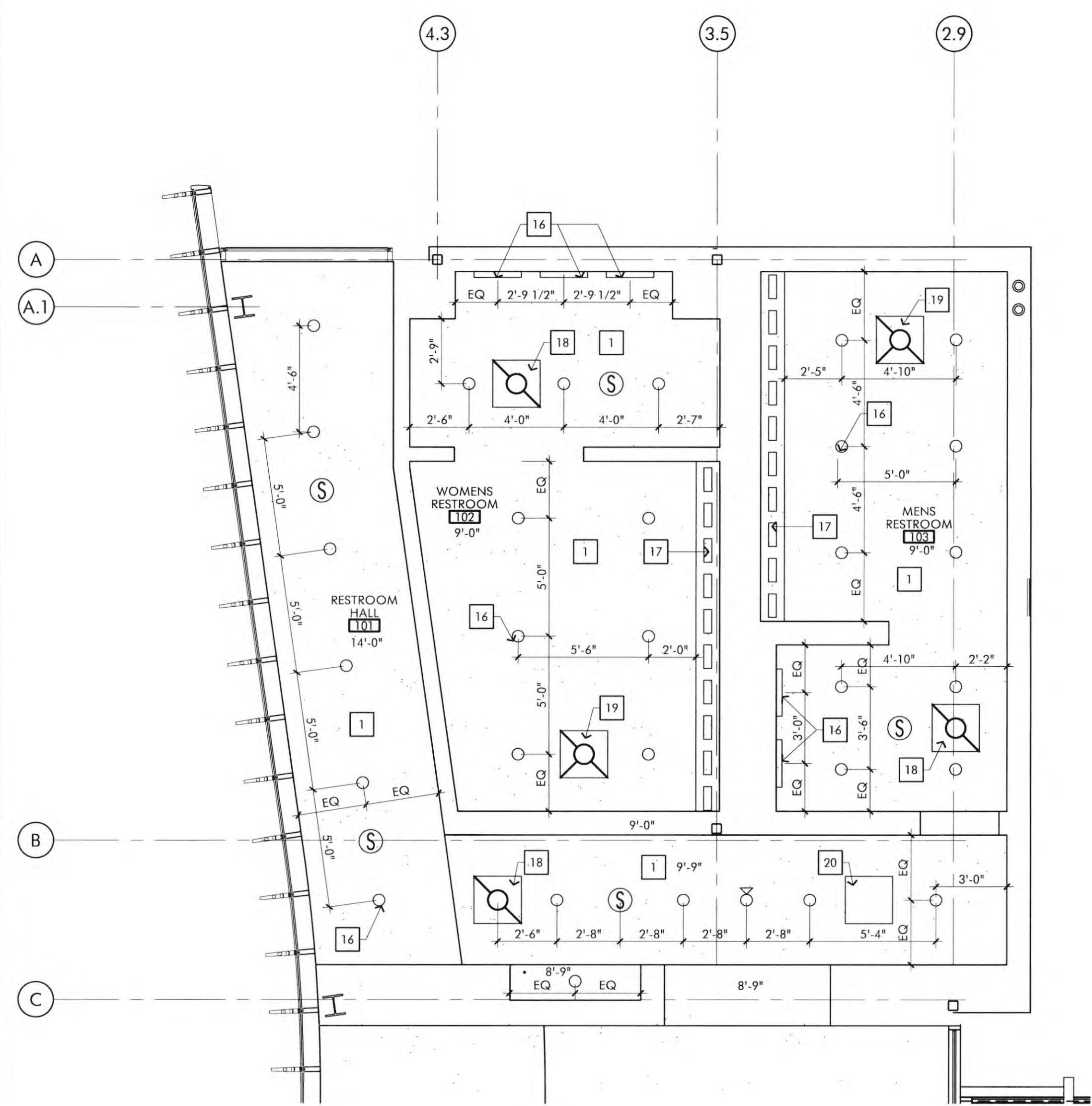
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2ND BUILDING DEPT. SUBMITTAL	11/01/2022
3RD BUILDING DEPT. SUBMITTAL	12/19/2022



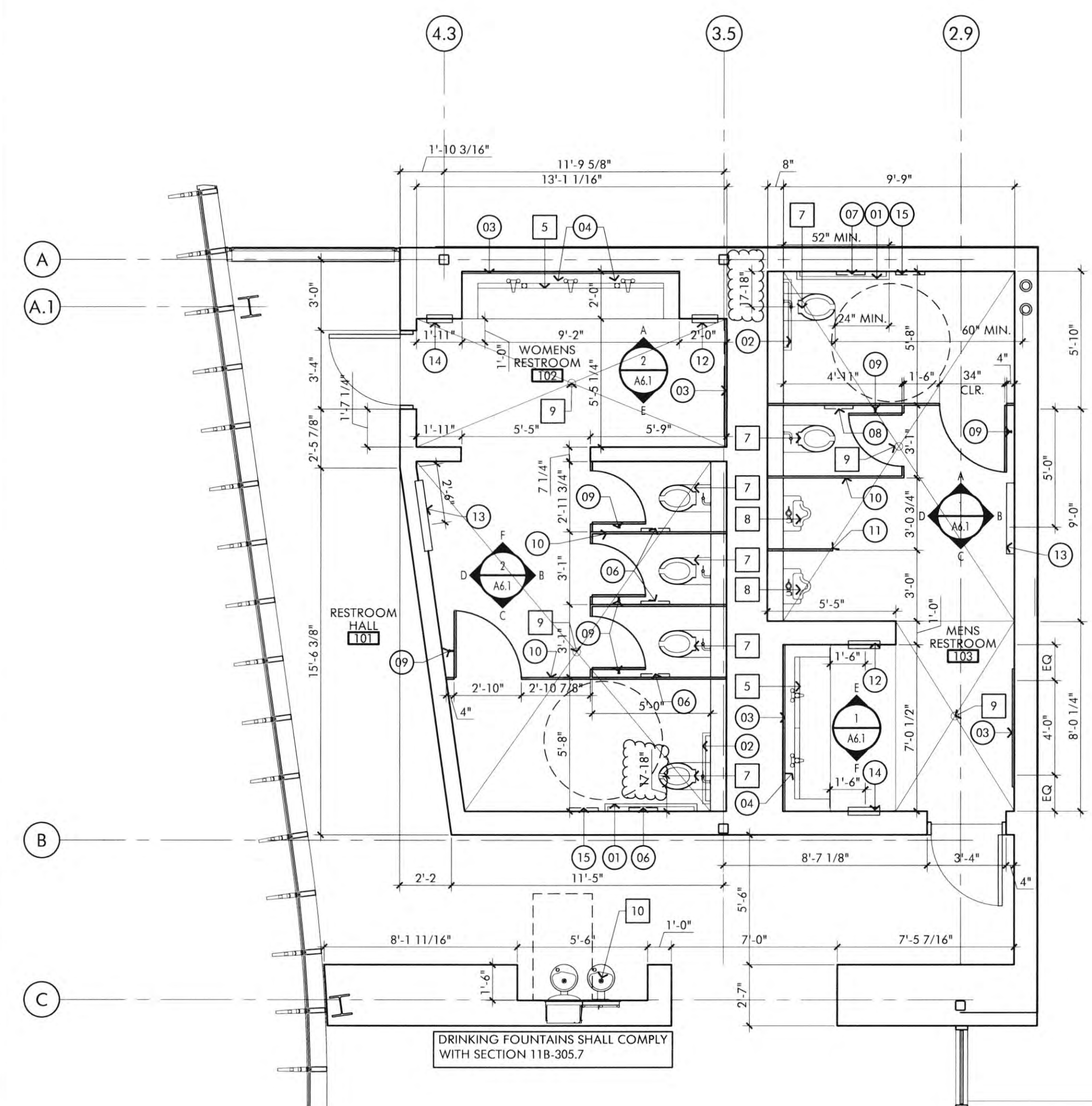
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DRAWN BY: RCA+A
DATE: 12/20/2022

TITLE: ENLARGED PLANS AND ELEVATIONS
SHEET:

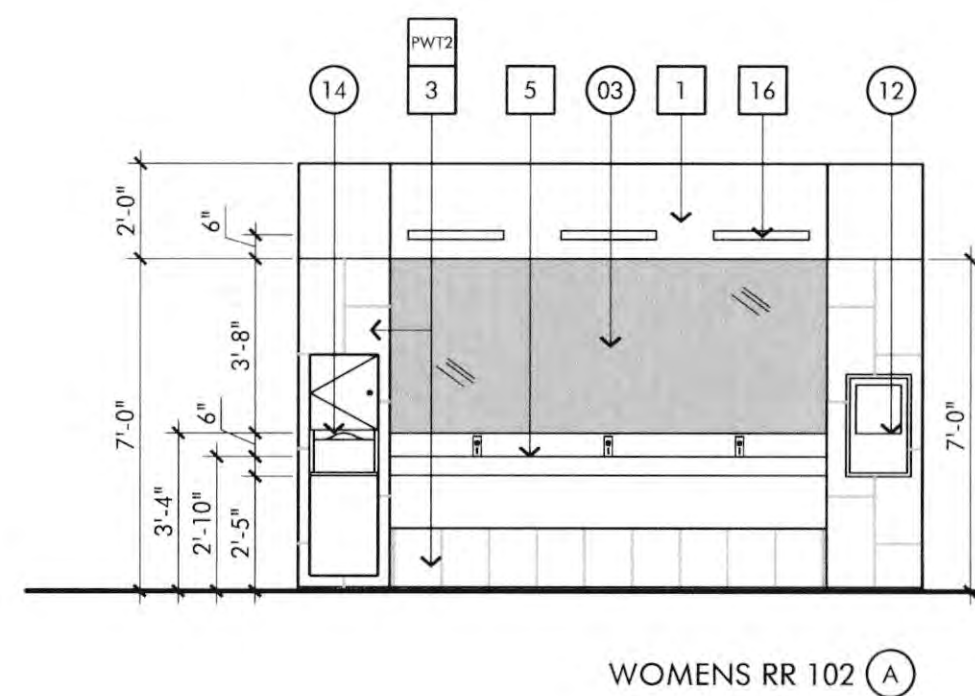
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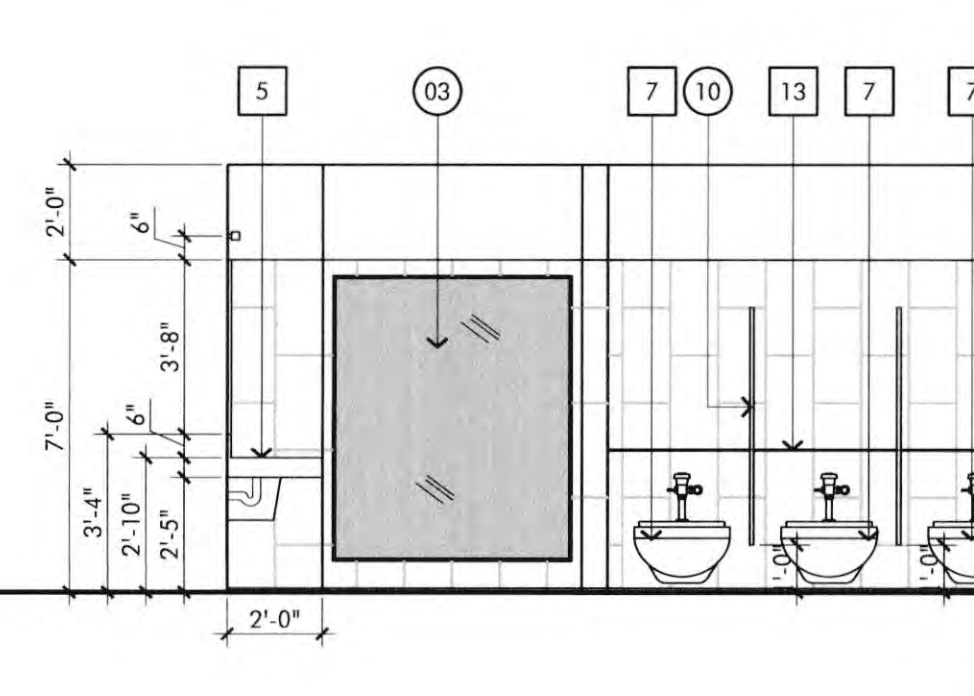
ENLARGED REFLECTED CEILING PLAN SCALE 1/4" = 1'-0" 5



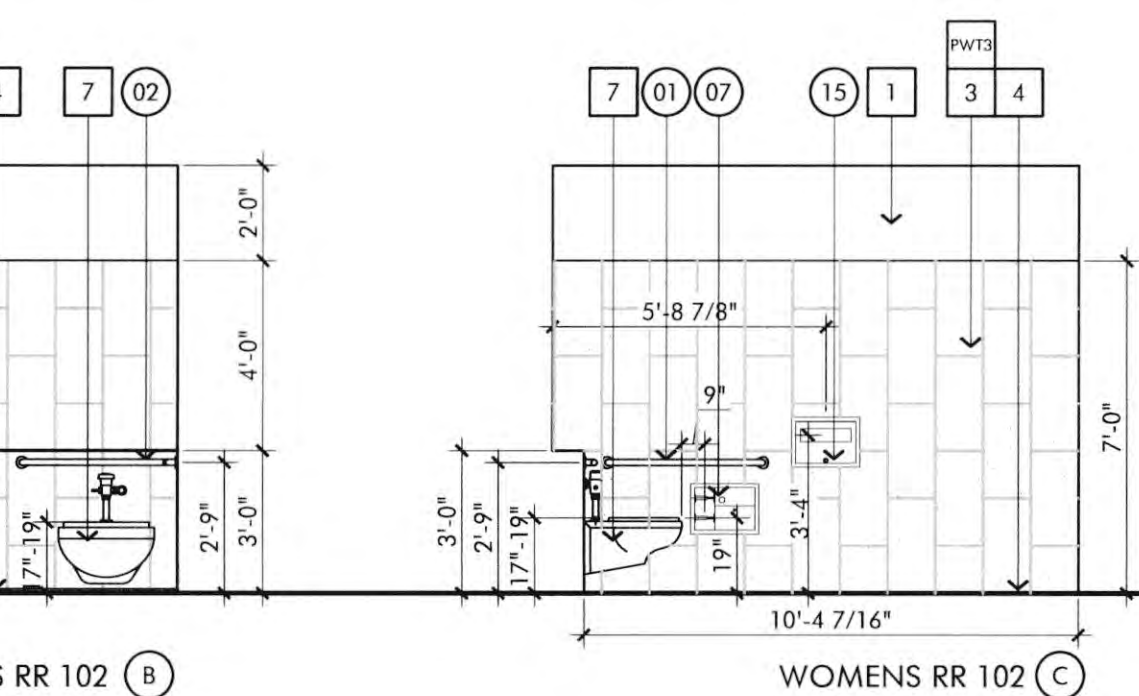
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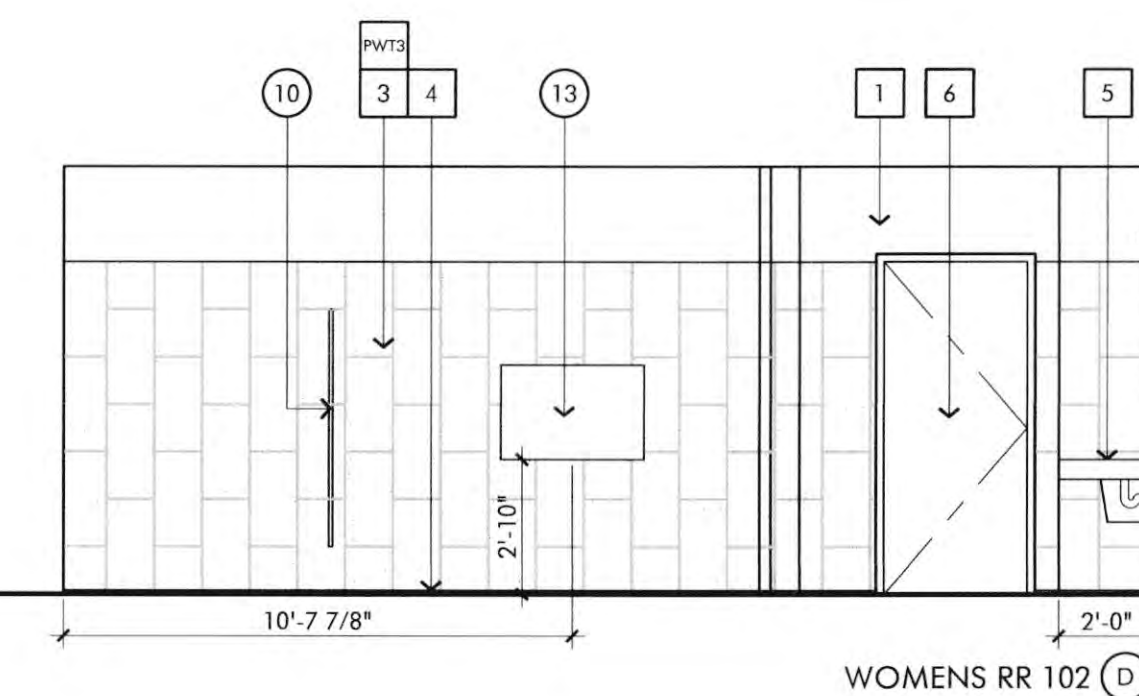
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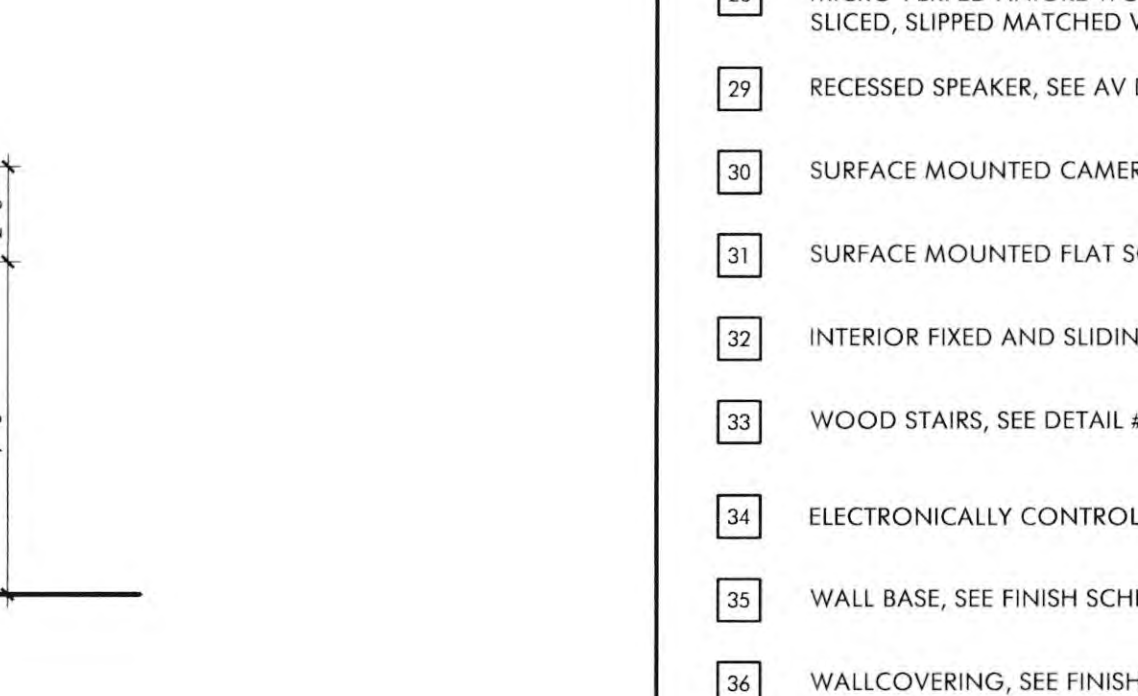
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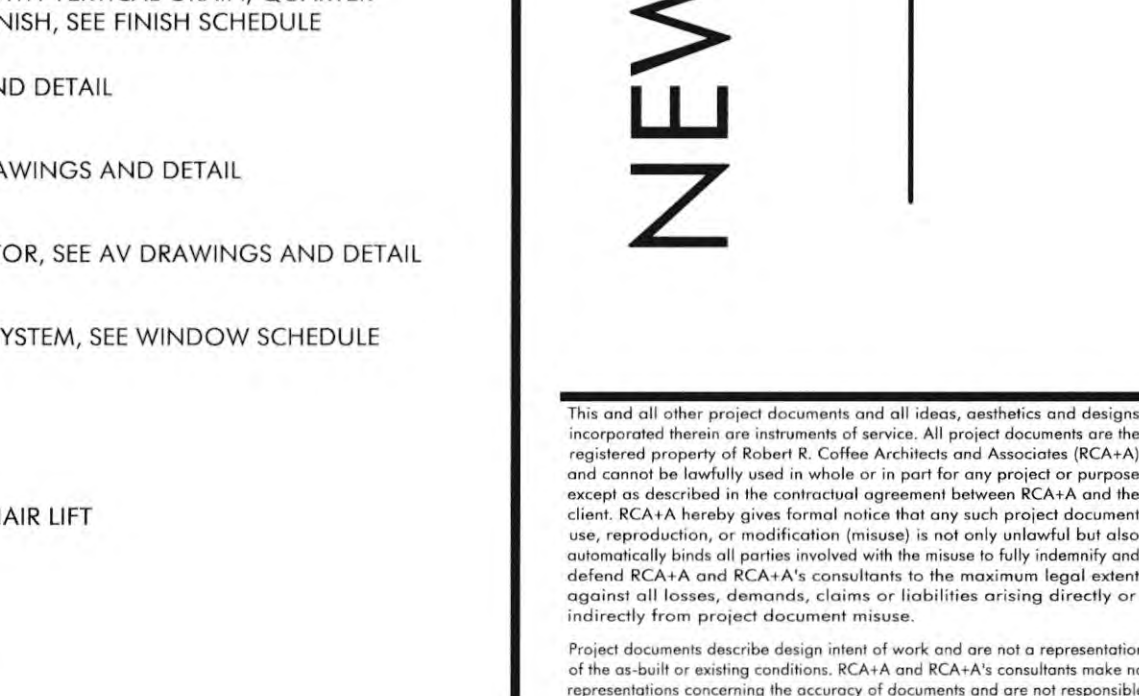
WOMENS RR 102 (C)



WOMENS RR 102 (D)

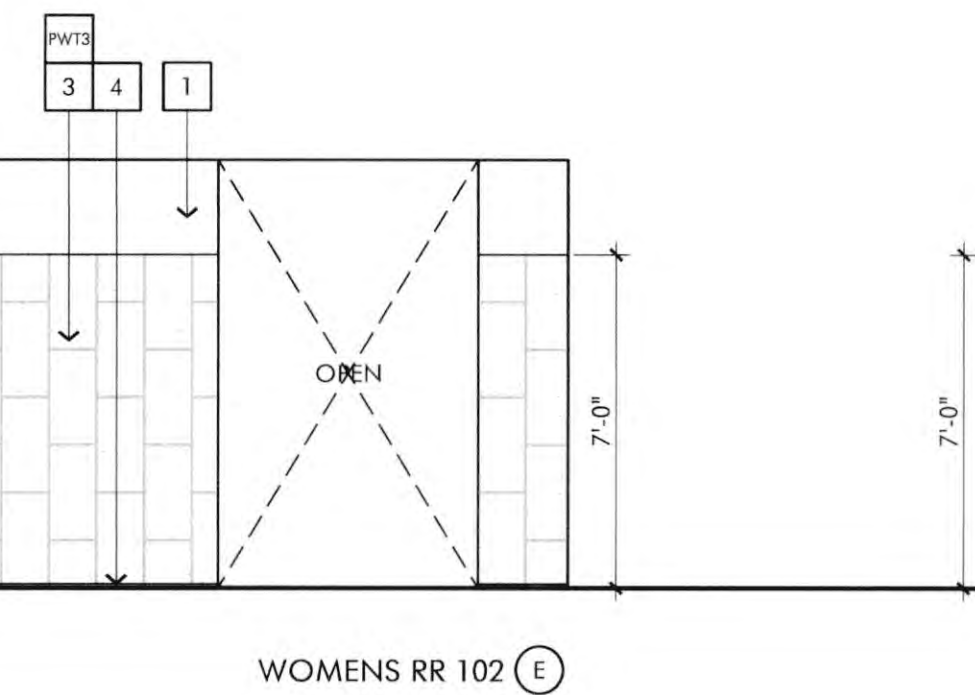


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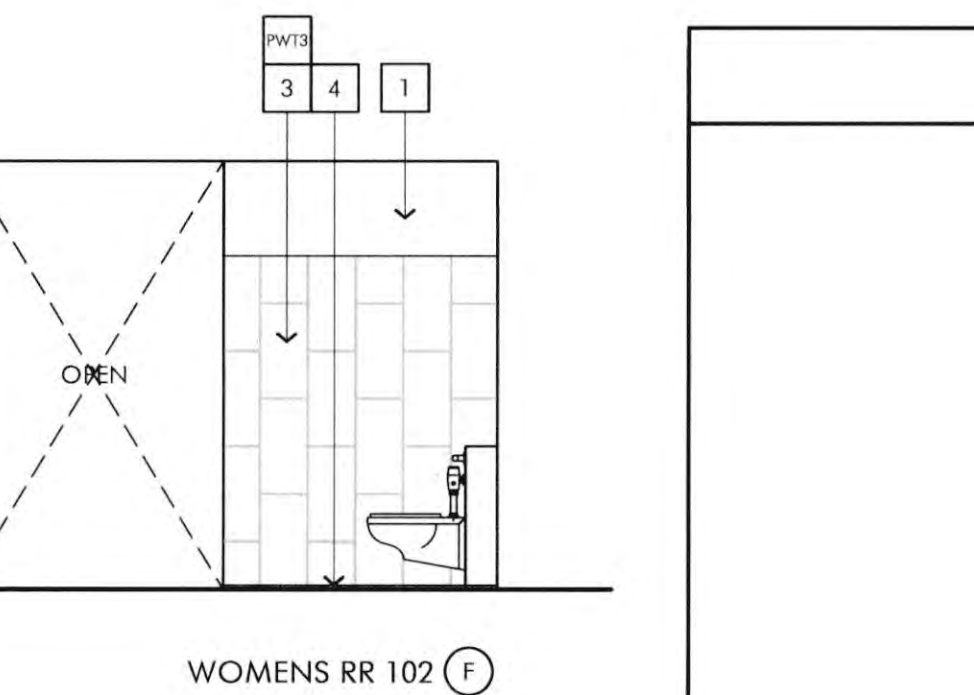


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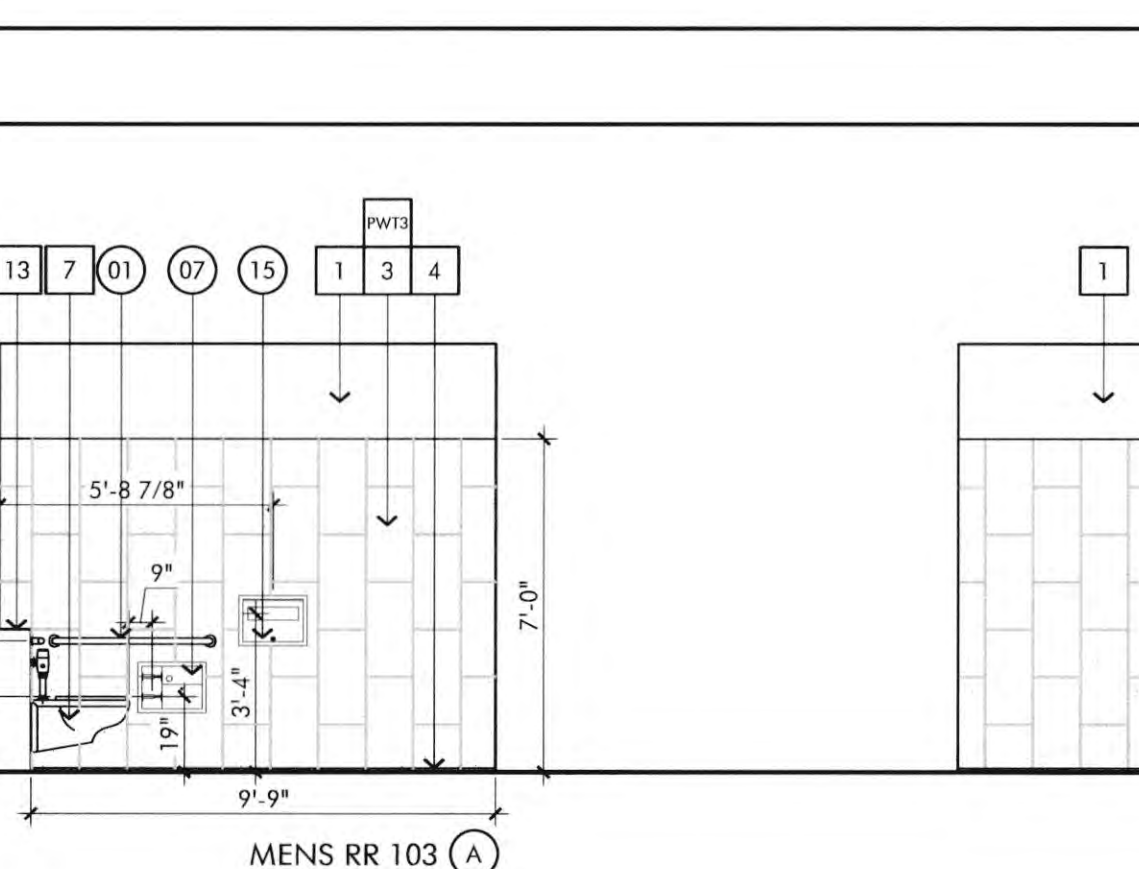
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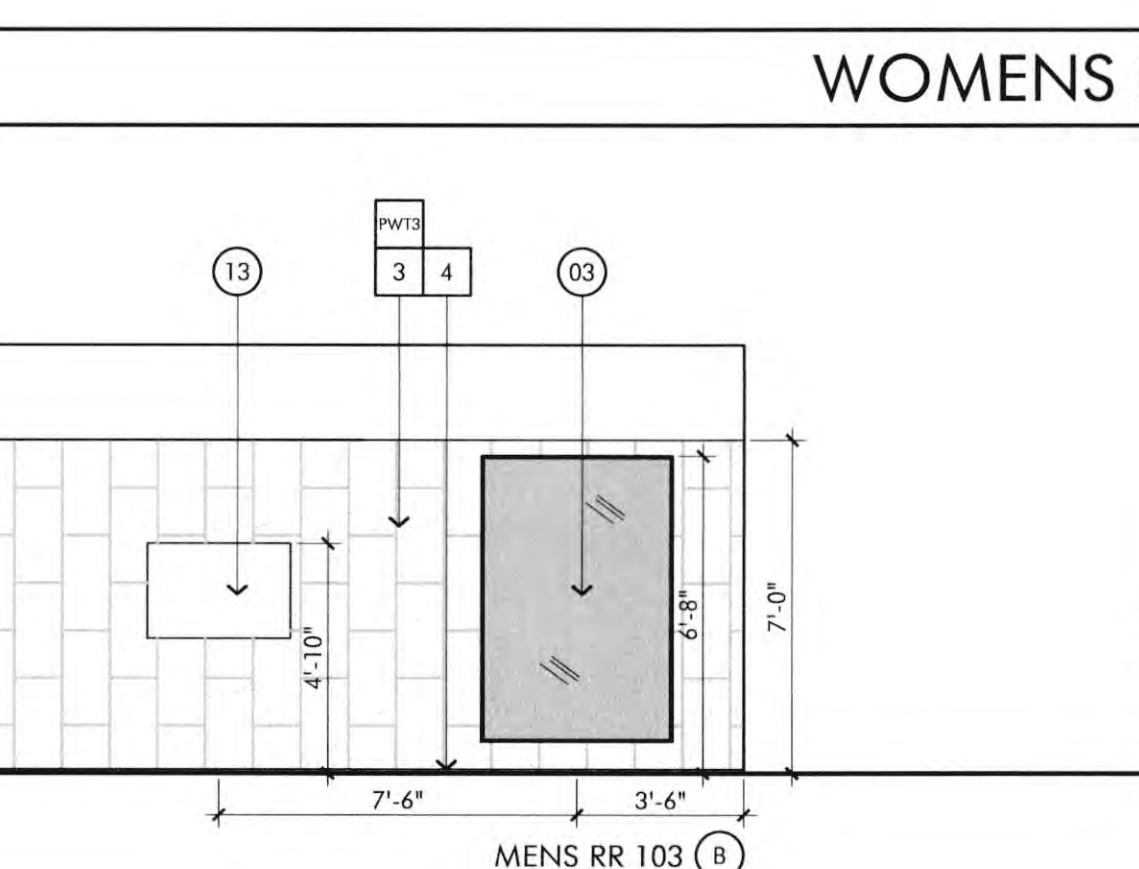
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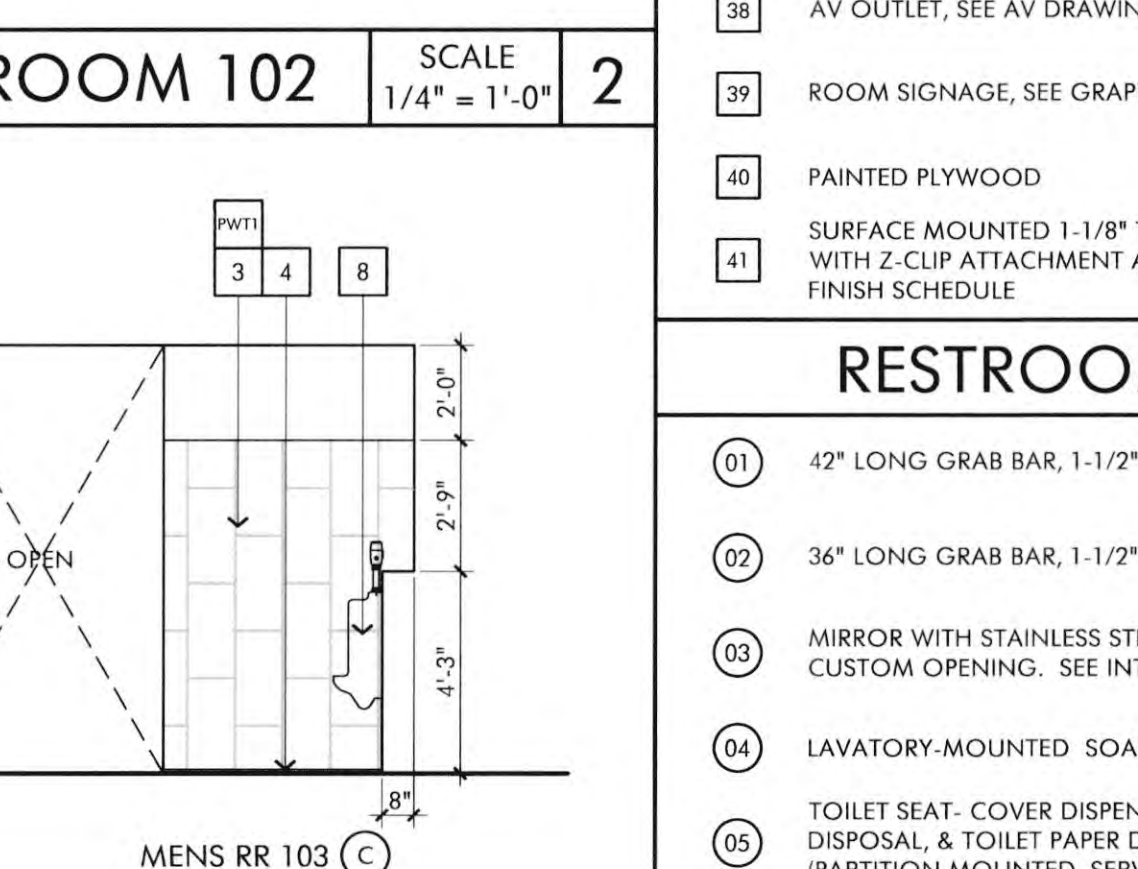
WOMENS RR 102 (H)



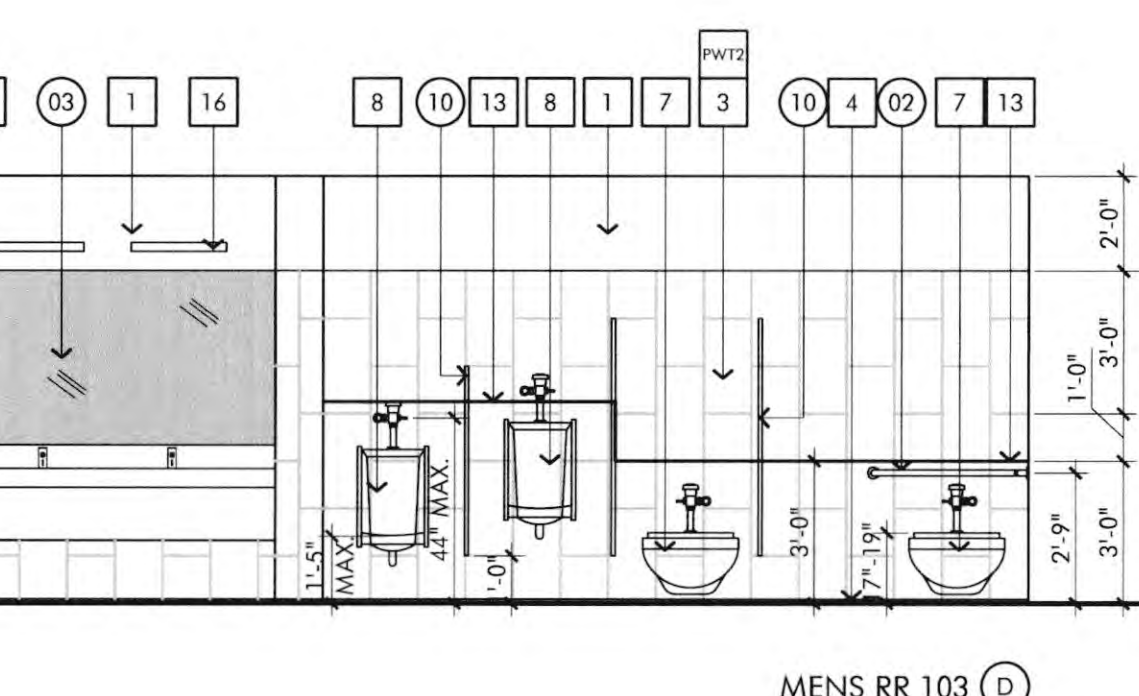
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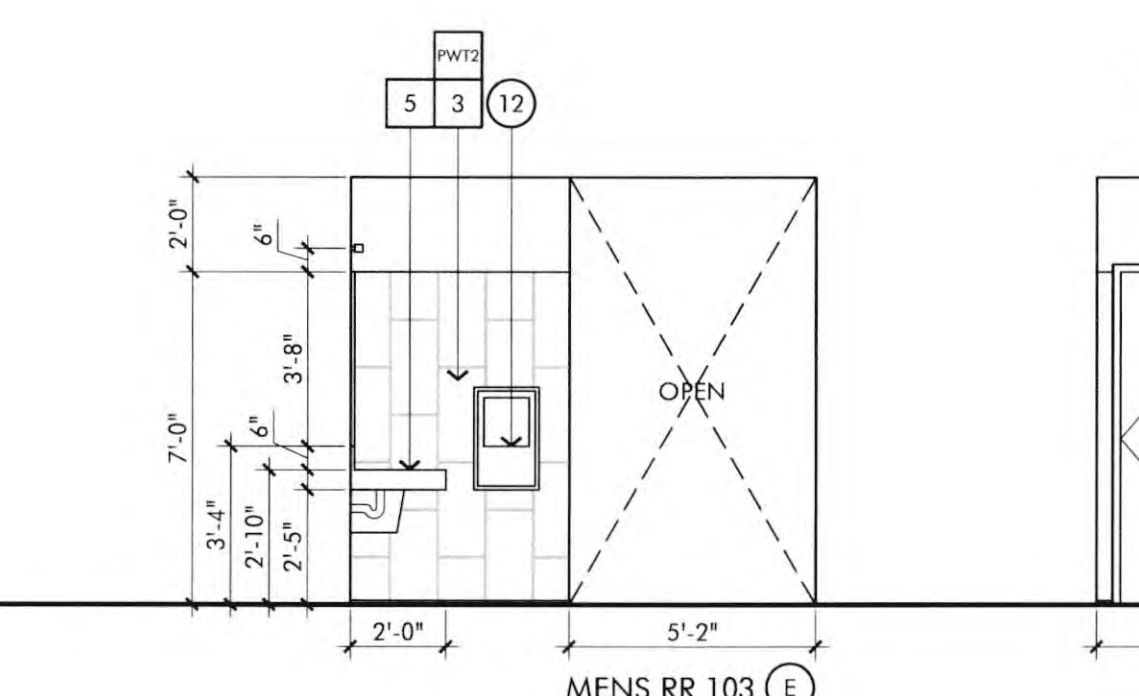
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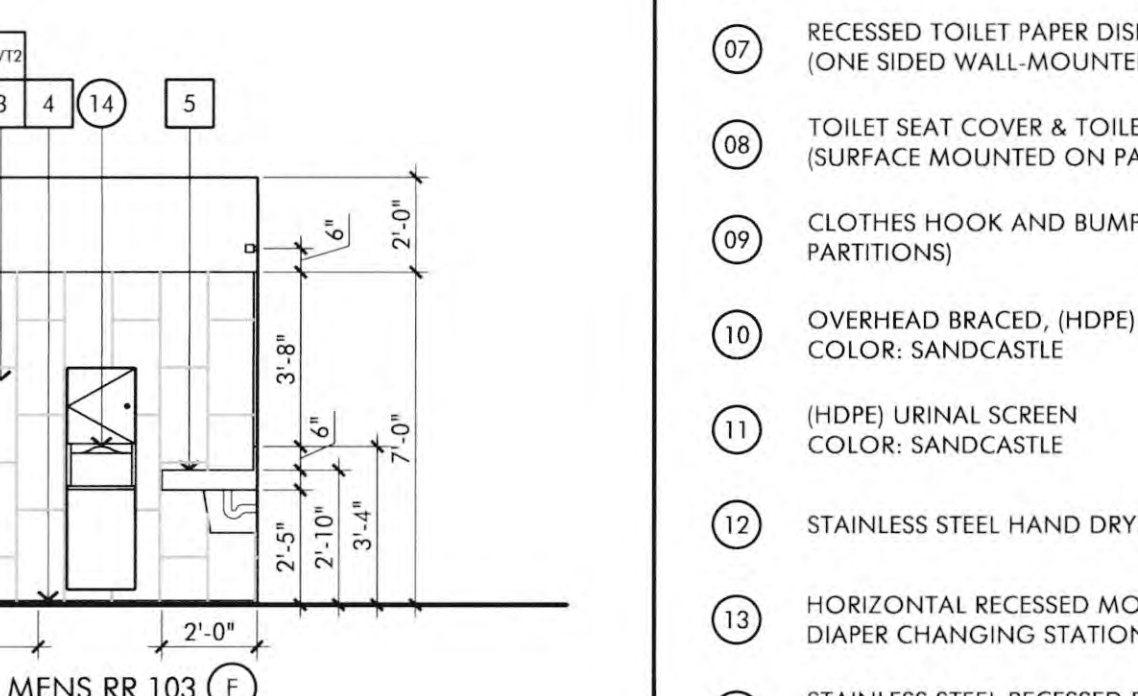
MENS RR 103 (C)



MENS RR 103 (D)



MENS RR 103 (E)



MENS RR 103 (F)

MENS RESTROOM 103 SCALE 1/4" = 1'-0" 1

RESTROOM ACCESSORIES

- | | | |
|----|--|---|
| 01 | 42" LONG GRAB BAR, 1-1/2" DIA. | BOBRICK B-6806 x 42 |
| 02 | 36" LONG GRAB BAR, 1-1/2" DIA. | BOBRICK B-6806 x 36 |
| 03 | MIRROR WITH STAINLESS STEEL FRAME SIZE TO FIT CUSTOM OPENING. SEE INTERIOR ELEVATIONS | |
| 04 | LAVATORY-MOUNTED SOAP DISPENSERS. | BOBRICK B-8221 (RM 109) SEE PLUMBING DWGS (RM102/103) |
| 05 | TOILET SEAT - COVER DISPENSER, SANITARY NAPKIN DISPOSAL, & TOILET PAPER DISPENSER (PARTITION MOUNTED, SERVES (2) SIDES - WOMENS) | BOBRICK B-357 |
| 06 | RECESSED SANITARY NAPKIN DISPOSAL & TOILET PAPER DISPENSER (RECESSED, WALL-MOUNTED - WOMENS) | BOBRICK B-3574 |
| 07 | RECESSED TOILET PAPER DISPENSER WITH DISPOSAL (ONE SIDED WALL-MOUNTED) | BOBRICK B-3888 |
| 08 | TOILET SEAT COVER & TOILET PAPER DISPENSER (SURFACE MOUNTED ON PARTITION - MENS) | BOBRICK B-3479 |
| 09 | CLOTHES HOOK AND BUMPER, (STANDARD W/ PARTITIONS) | BOBRICK B-233 |
| 10 | OVERHEAD BRACED, (HDP) TOILET COMPARTMENTS COLOR: SANDCASTLE | SCRANTON HINY HIDERS |
| 11 | (HDP) URINAL SCREEN COLOR: SANDCASTLE | SCRANTON HINY HIDERS |
| 12 | STAINLESS STEEL HAND DRYER WITH RECESS KIT | DYSON AIRBLADE AB14-W DB HAND DRYER 110-120V |
| 13 | HORIZONTAL RECESSED MOUNTED STAINLESS STEEL DIAPER CHANGING STATION | KOALA KARE PRODUCTS KB110-SSRE |
| 14 | STAINLESS STEEL RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE | BOBRICK B-43944 |
| 15 | RECESSED TOILET-SEAT-COVER DISPENSER | BOBRICK B-301 |

NO. FILE PATH:

KEYNOTES

- 1 PAINTED GYPSUM BOARD
- 2 EXTERIOR WINDOW, REFER TO WINDOW SCHEDULE
- 3 WALL FIELD TILE: PORCELAIN TILE, REFER TO FINISH SCHEDULE. USE STAINLESS STEEL SCHLUTER SYSTEMS EDGES PROTECTION TRIM AT ALL EXPOSED VERTICAL AND HORIZONTAL TILE EDGES AND OUTSIDE CORNERS AS NEEDED
- 4 PORCELAIN TILE BASE W/STAINLESS STEEL SCHLUTER COVE, SEE FINISH SCHEDULE. USE STAINLESS STEEL SCHLUTER SYSTEMS EDGES PROTECTION TRIM AT ALL EXPOSED TILE EDGES AND OUTSIDE CORNERS AS NEEDED
- 5 CUSTOM SIZED PRE-FABRICATED SLANT STYLE SINK BY SOPHSTONE (BESPOKE) WITH INTEGRAL DRAINS AND FAUCETS AS SPECIFIED IN PLUMBING DRAWINGS. SEE DETAILS 15, 16, 19/A6.2 AND PLUMBING DRAWINGS. COLOR: DOVETAIL
- 6 INTERIOR DOOR, REFER TO DOOR SCHEDULE
- 7 WALL MOUNTED WATER CLOSET, REFER TO PLUMBING DWGS. ALSO SEE DETAILS 14 & 18 / A6.2
- 8 URINAL, REFER TO PLUMBING DWGS. ALSO SEE DETAIL 18 / A6.2
- 9 FLOOR DRAIN, REFER TO PLUMBING DWGS.
- 10 HI-LO DRINKING FOUNTAIN, REFER TO PLUMBING DWGS. ALSO SEE DETAIL 8 / A6.3
- 11 INSTALL IDENTIFICATION SYMBOL FOR HANDICAP ACCESSIBLE TOILETS AND RAISED LETTER BRAILLE SIGN ON LATCH SIDE OF DOOR. SEE SIGN PACKAGE
- 12 WALL MOUNTED MIRROR WITH MTL. FRAME.
- 13 TILE SHELF BEHIND THE WC'S AND URINALS - SEE DETAILS 6, 14 & 18 / A6.2
- 14 4" CLEAR WIDTH FOR ACCESSIBLE ROUTES TO ACCESSIBLE TOILET COMPARTMENT.
- 15 WALL MOUNTED EXIT SIGN, SEE ELEC DWGS.
- 16 LIGHT FIXTURE, SEE ELECTRICAL DWGS.
- 17 RECESSED LIGHT COVE, REFER TO REFLECTED CEILING PLAN
- 18 HVAC DIFFUSER, SEE MECH. DWGS.
- 19 HVAC EXHAUST, SEE MECH. DWGS.
- 21 PAINTED GYPSUM BOARD CEILING
- 20 PROVIDE MIN. 20" X 30" ATTIC ACCESS (PER CBC1209.2); 22" X 30" IF CONTAINING APPLIANCES. CONTRATOR TO VERIFY LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
- 21 PLASTIC LAMINATE CABINERY WITH BENCH, SHELF, AND CLOTHES ROD
- 22 QUARTZ COUNTERTOP AND BACKSLASH WITH UNDERMOUNTED SINK, REFER TO PLUMBING DWGS.
- 23 2X2' ACOUSTICAL GRID, SEE REFLECTED CEILING PLAN
- 24 PLASTIC LAMINATE COUNTERTOP, SEE FINISH SCHEDULE AND DETAIL 14/A6.5
- 25 PAINTED STEEL COLUMN
- 26 ROOF VENT, SEE DETAIL
- 27 MAPLE WOOD VENEER, QUARTER SLICED AND SLIPPED MATCHED ON 3/4" MDF ON 5/8" GYPSUM BOARD WITH 1/4" REVEALS. CLEAR FINISH, SPECIFIED SEQUENCE MATCHED PANELS
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- 32 INTERIOR FIXED AND SLIDING WINDOW SYSTEM, SEE WINDOW SCHEDULE
- 33 WOOD STAIRS, SEE DETAIL #11/A6.3
- 34 ELECTRONICALLY CONTROLLED WHEELCHAIR LIFT
- 35 WALL BASE, SEE FINISH SCHEDULE
- 36 WALLCOVERING, SEE FINISH SCHEDULE
- 37 ACOUSTICAL CEILING TILE, SEE SHEET REFLECTED CEILING PLAN ON A2.5
- 38 AV OUTLET, SEE AV DRAWINGS
- 39 ROOM SIGNAGE, SEE GRAPHIC AND SIGNAGE PACKAGE
- 40 PAINTED PLYWOOD
- 41 ACOUSTICAL WALL PANEL

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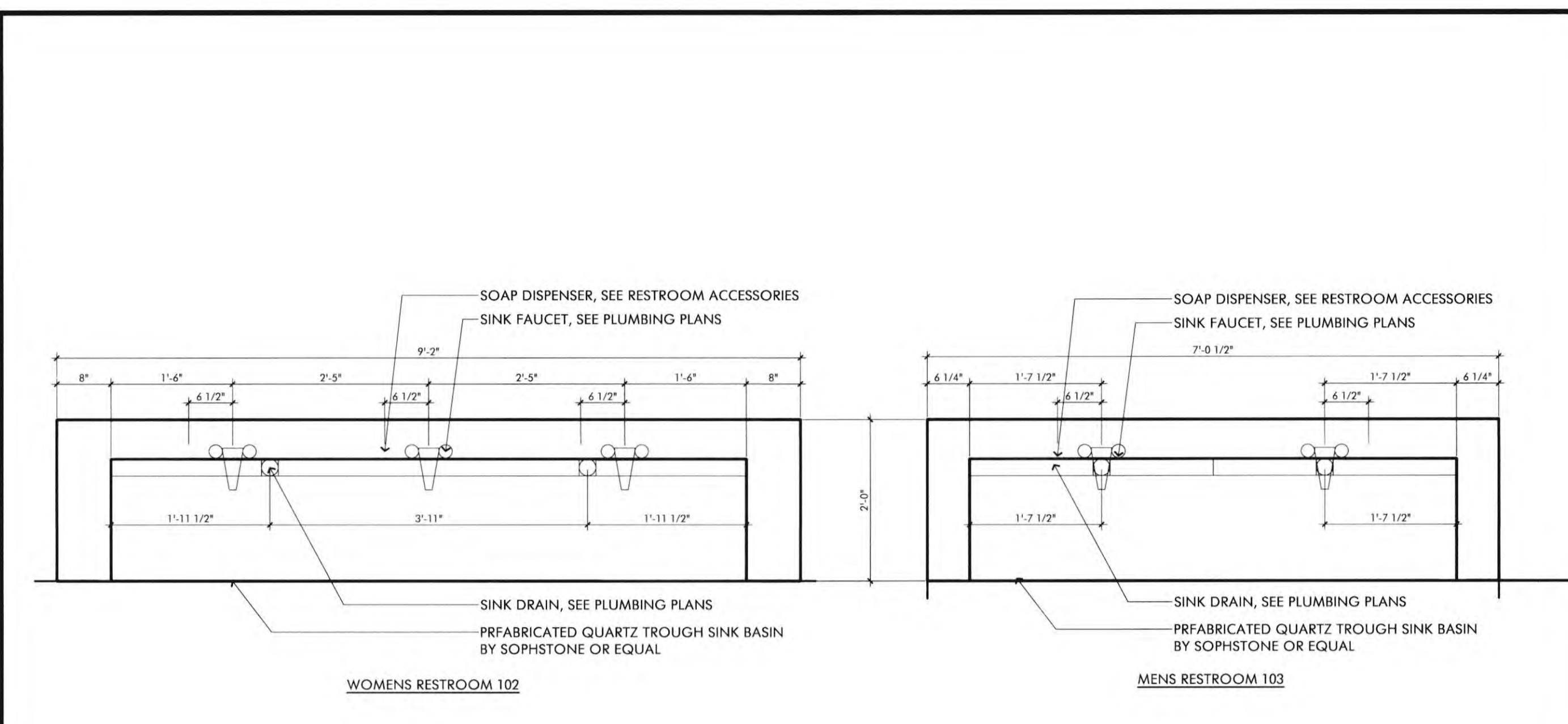
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REVISIONS	DATE
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2ND BUILDING DEPT. SUBMITTAL	11/01/2022

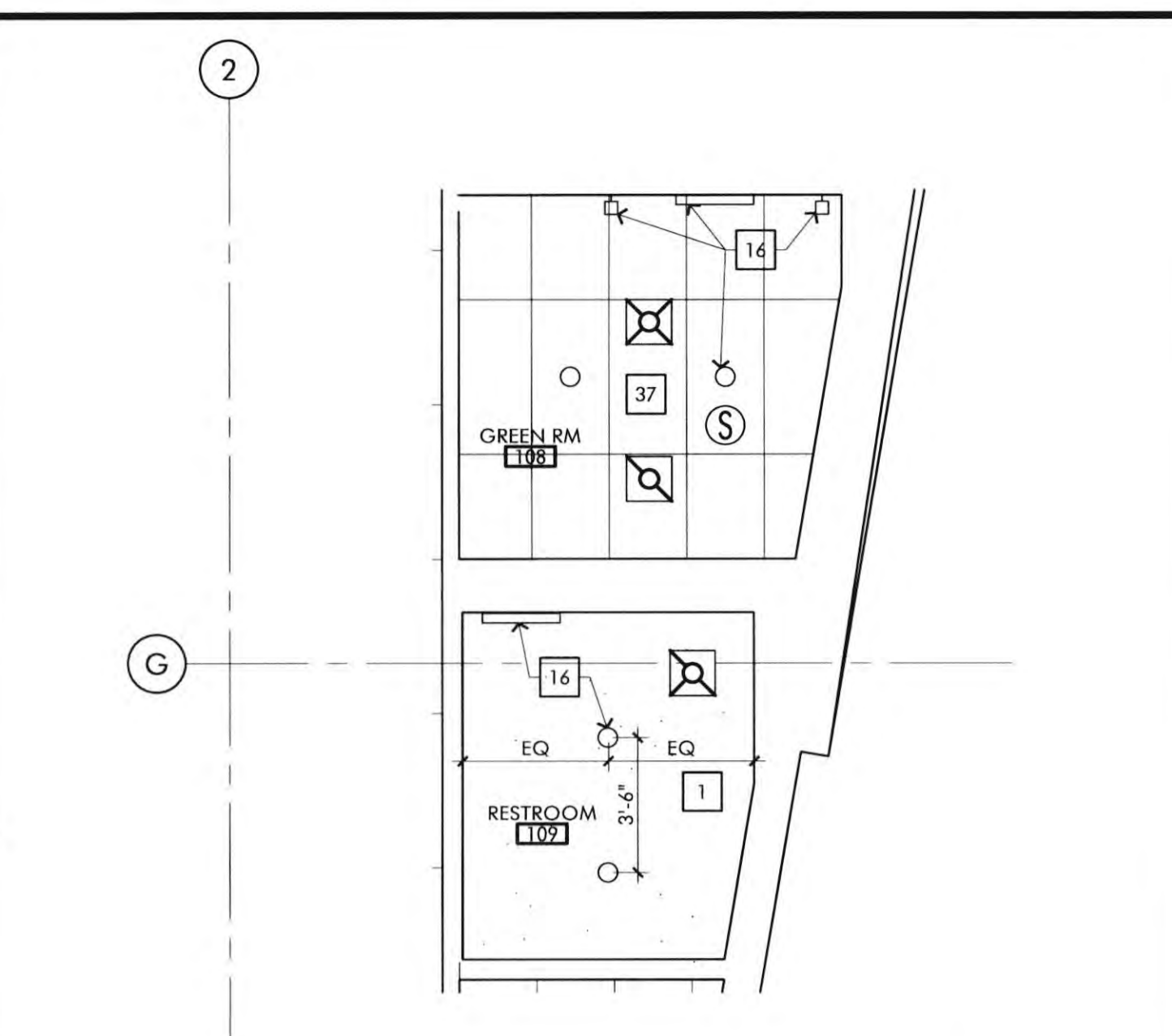
JOB NO.:	2019.01
DRAWN BY:	RCA+A
DATE:	11/01/2022

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14	STAINLESS STEEL RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE BOBRICK B-4394
15	RECESSED TOILET-SEAT-COVER DISPENSER BOBRICK B-301

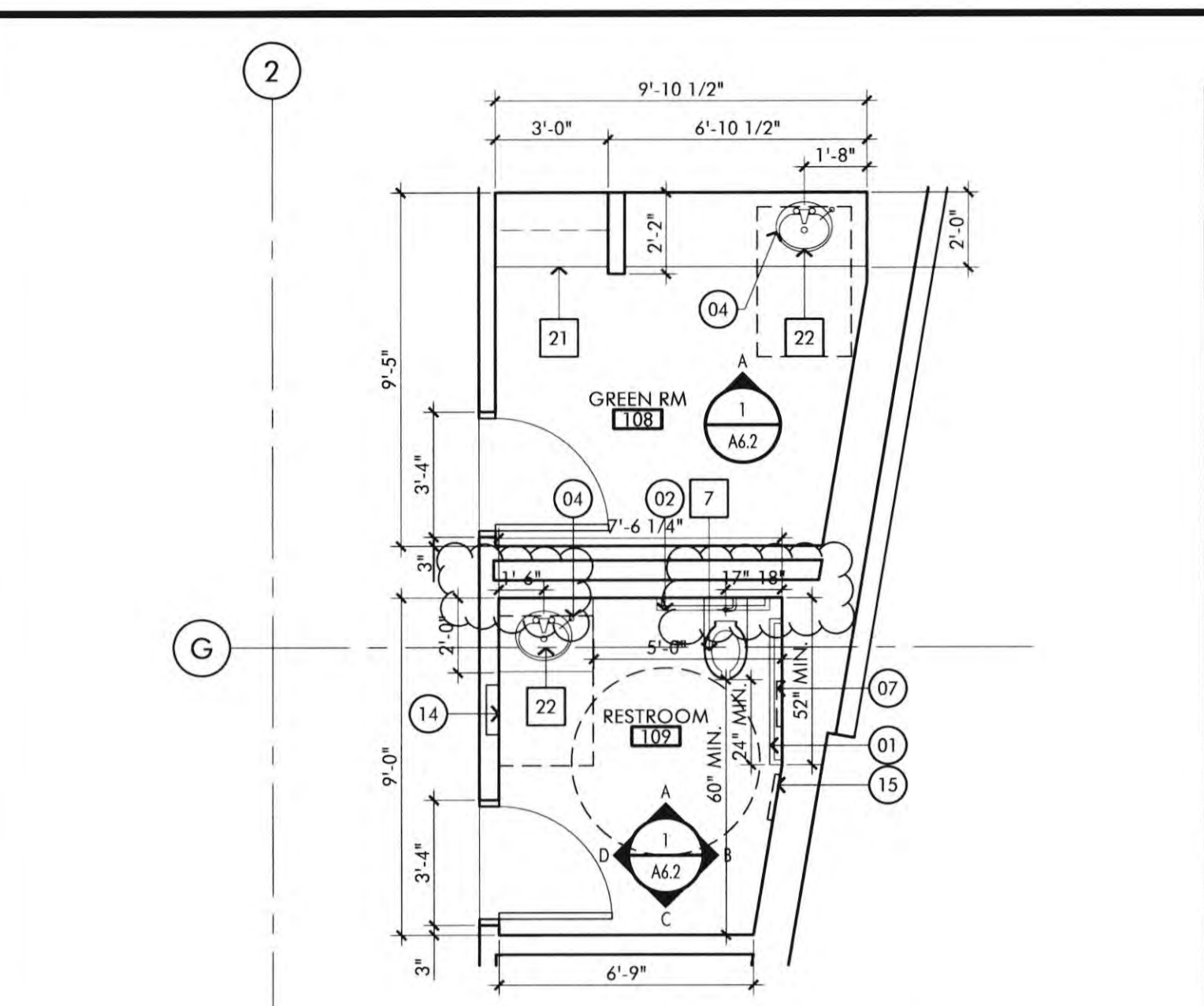
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SHEET: A6.2



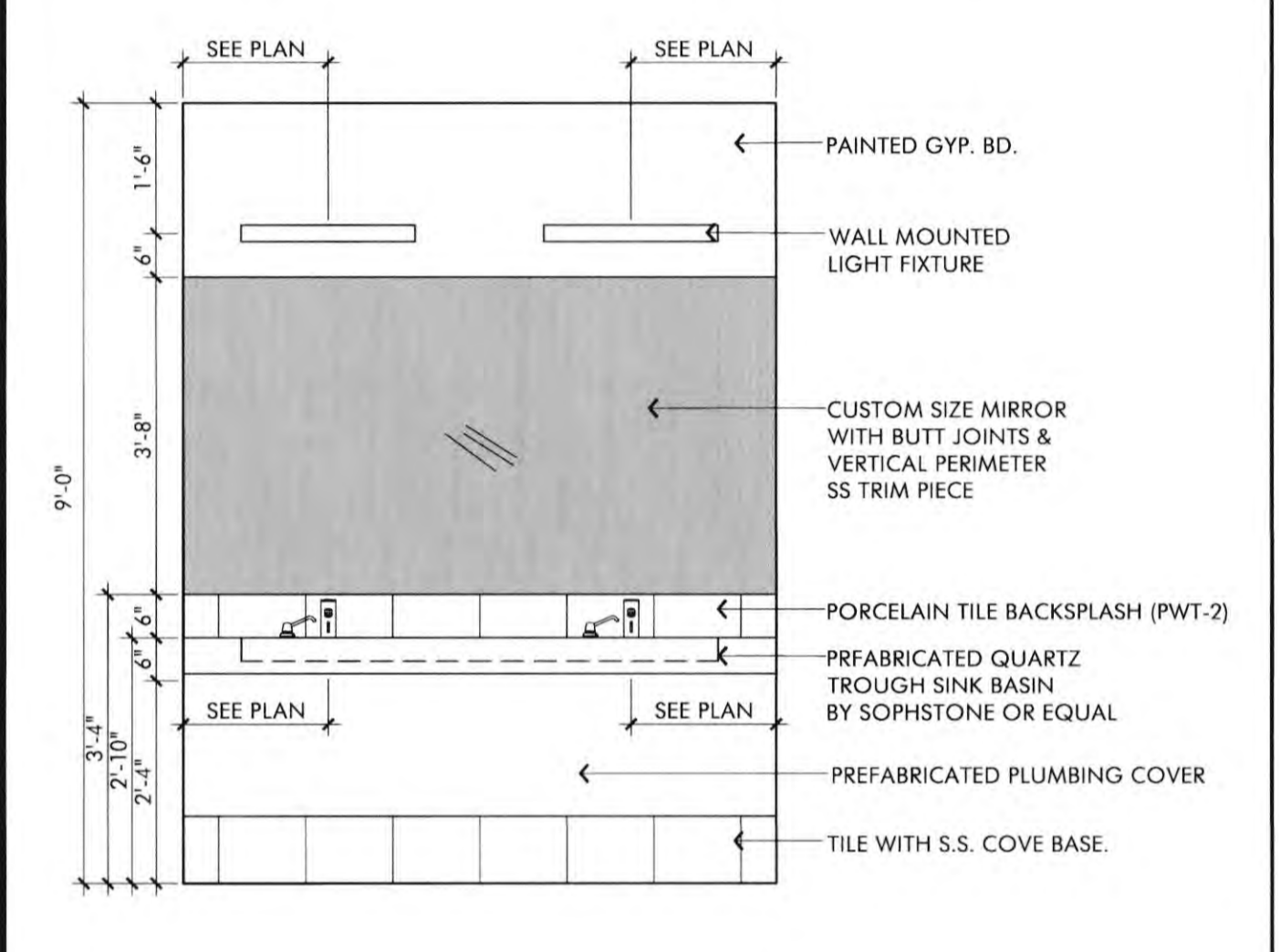
ENLARGED PLANS AT RESTROOM SINKS 3/4" = 1'-0" 16



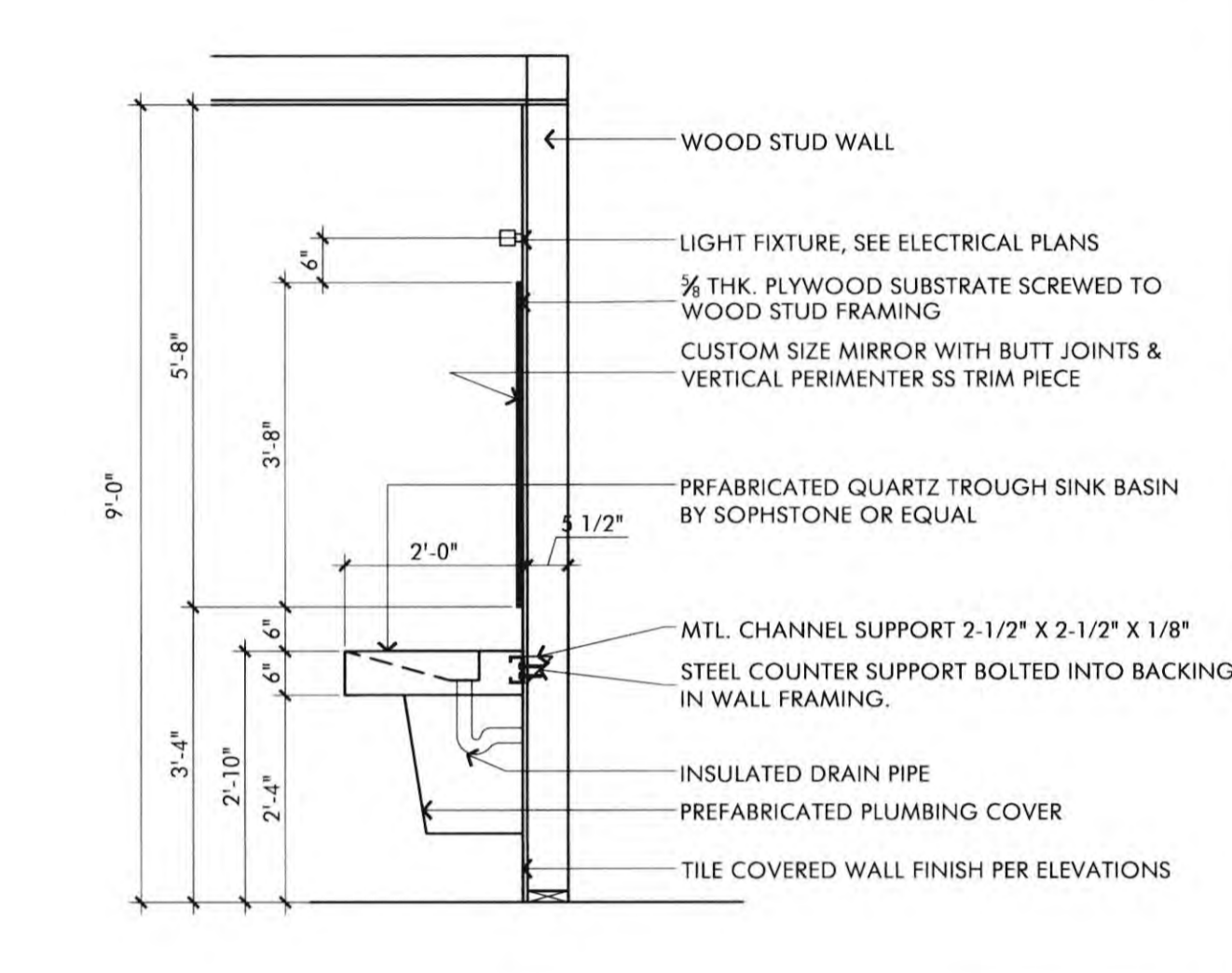
ENLARGED RCP RR 109/GRN RM 108 SCALE 1/4" = 1'-0" 8



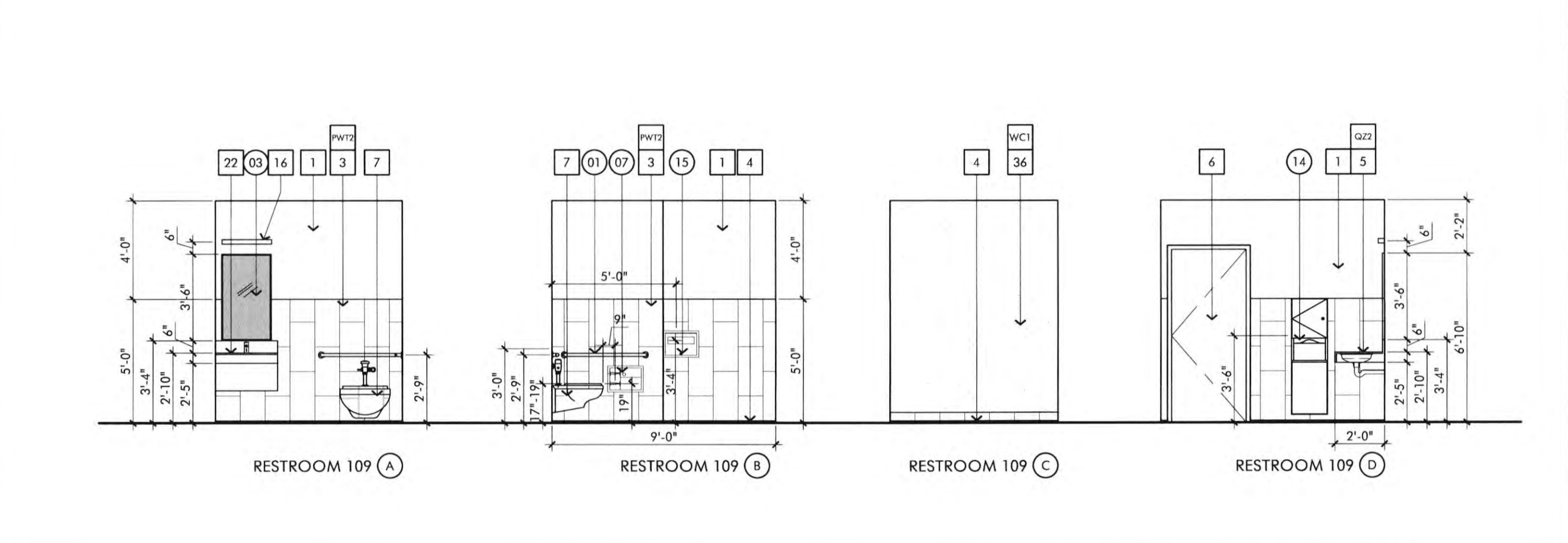
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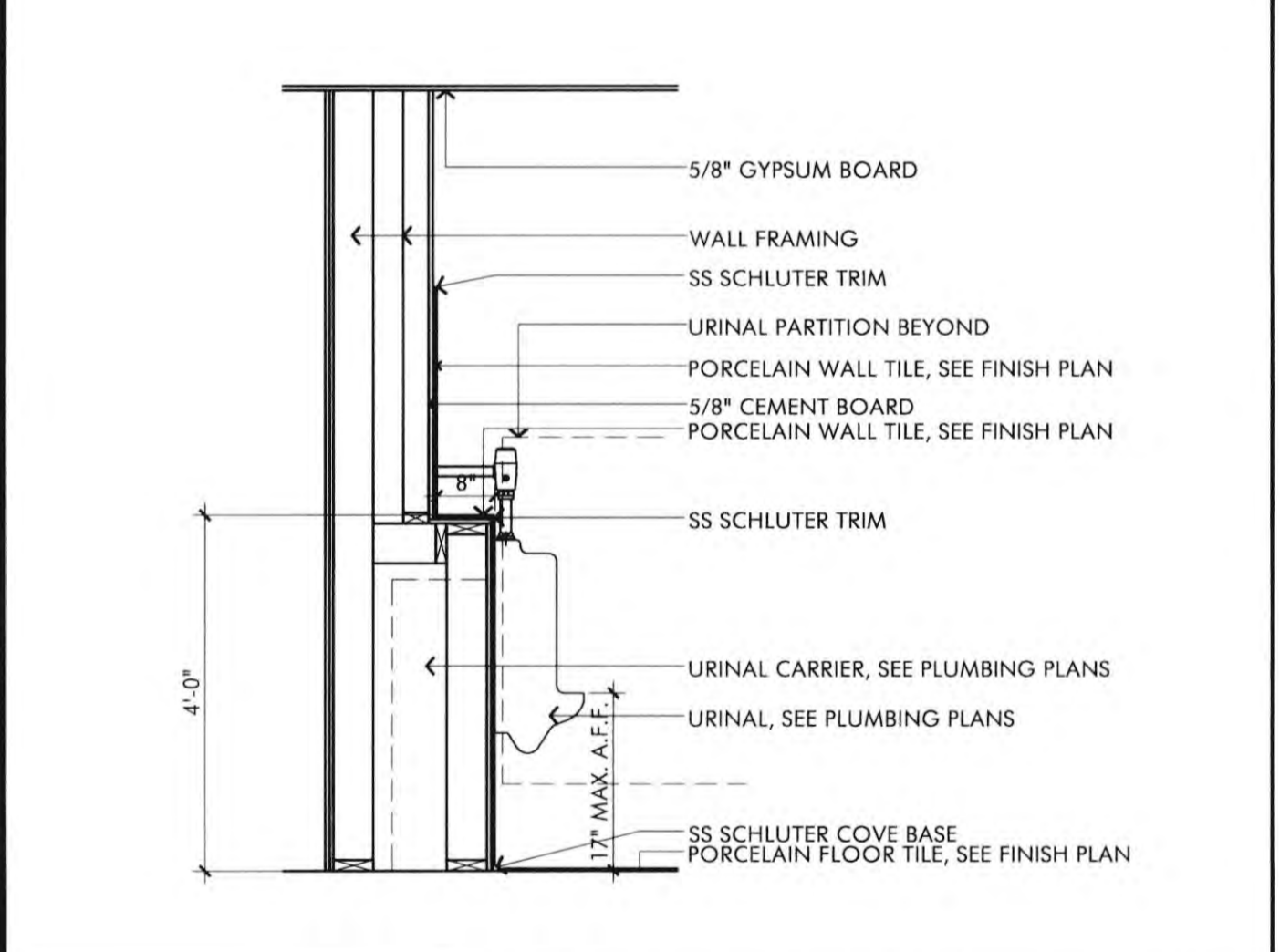
RESTROOM SINK ELEVATION 1/2" = 1'-0" 19



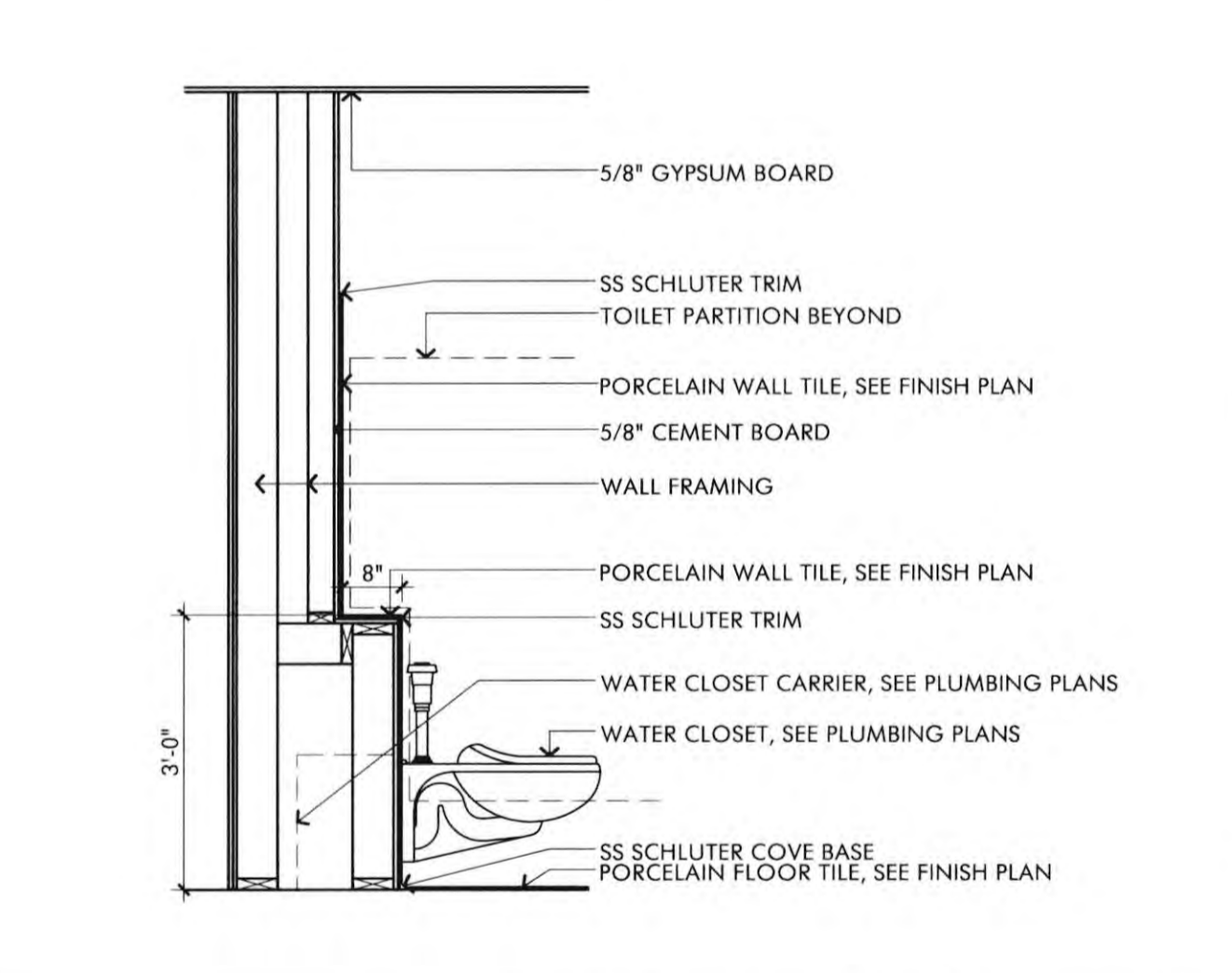
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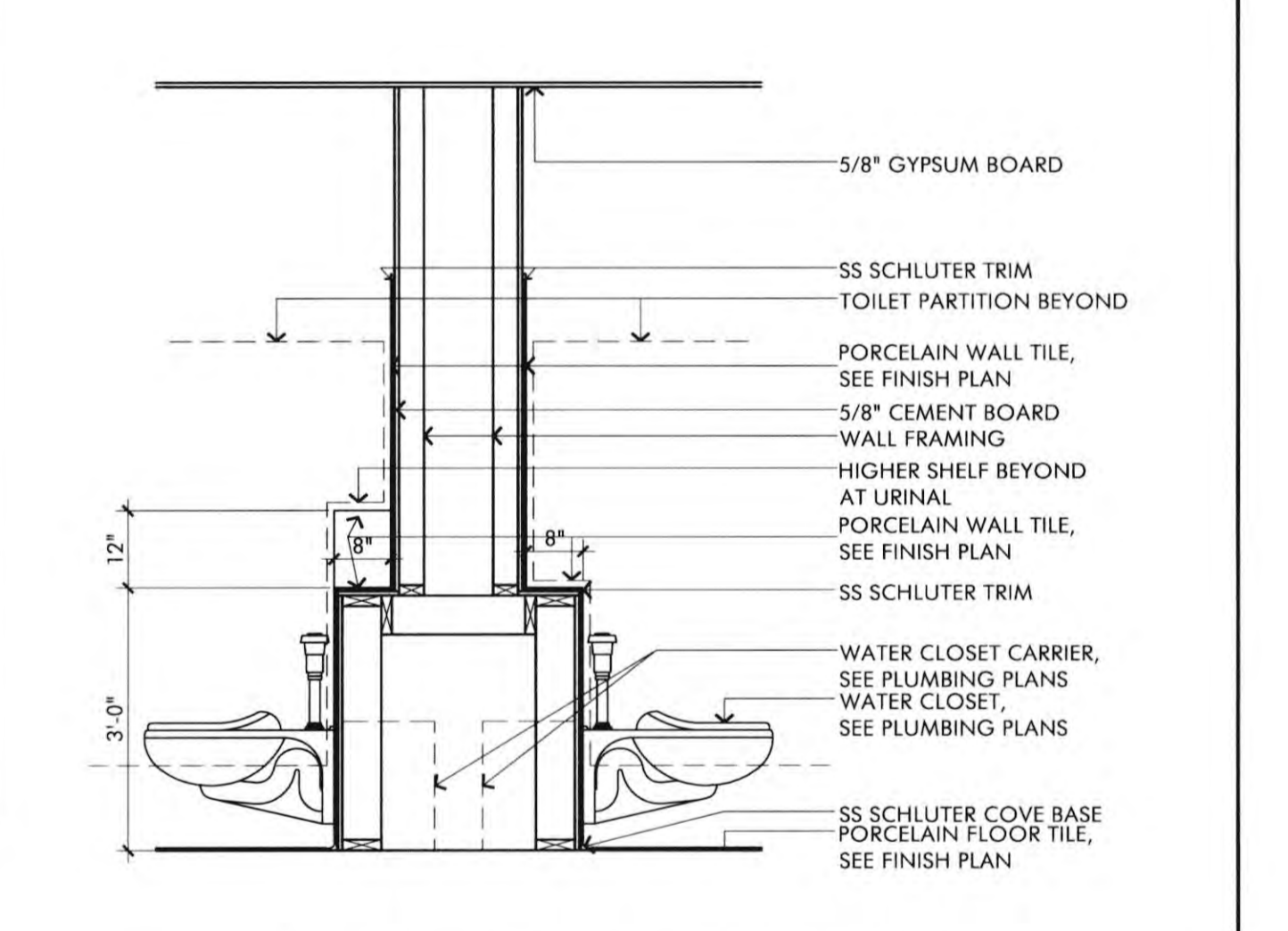
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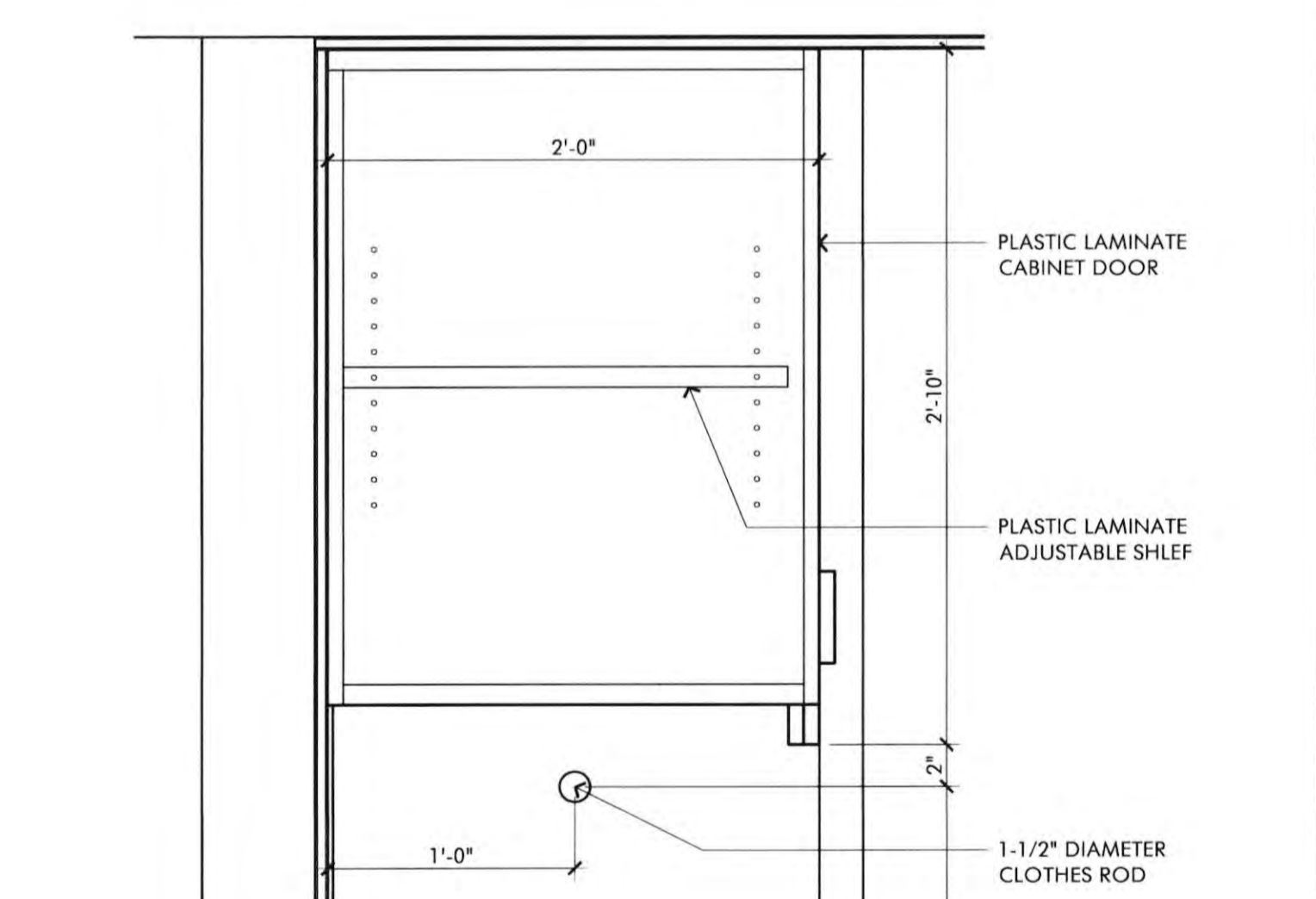
SHELF AT URINAL 1/2" = 1'-0" 18



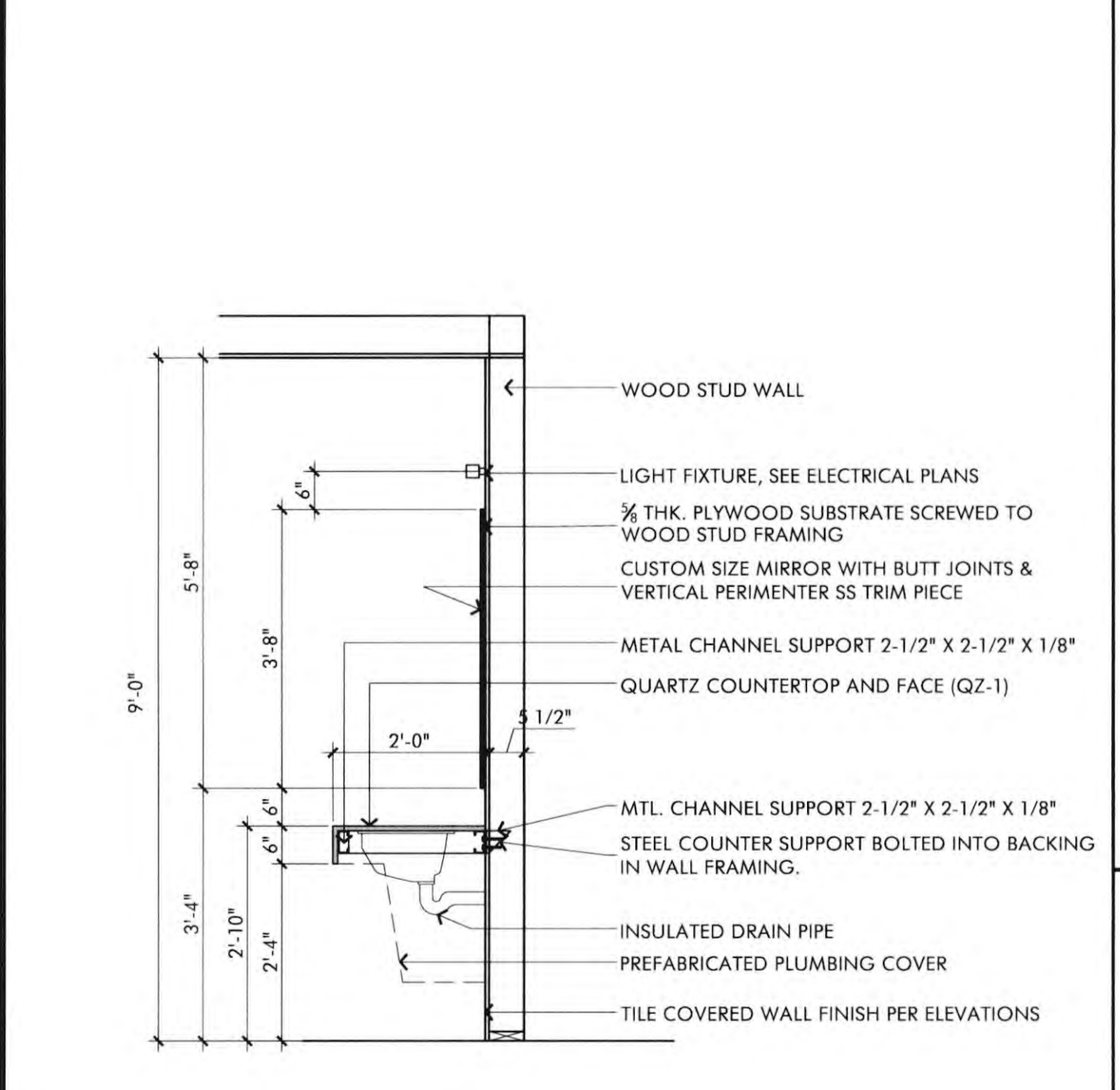
SHELF AT WC 1/2" = 1'-0" 14



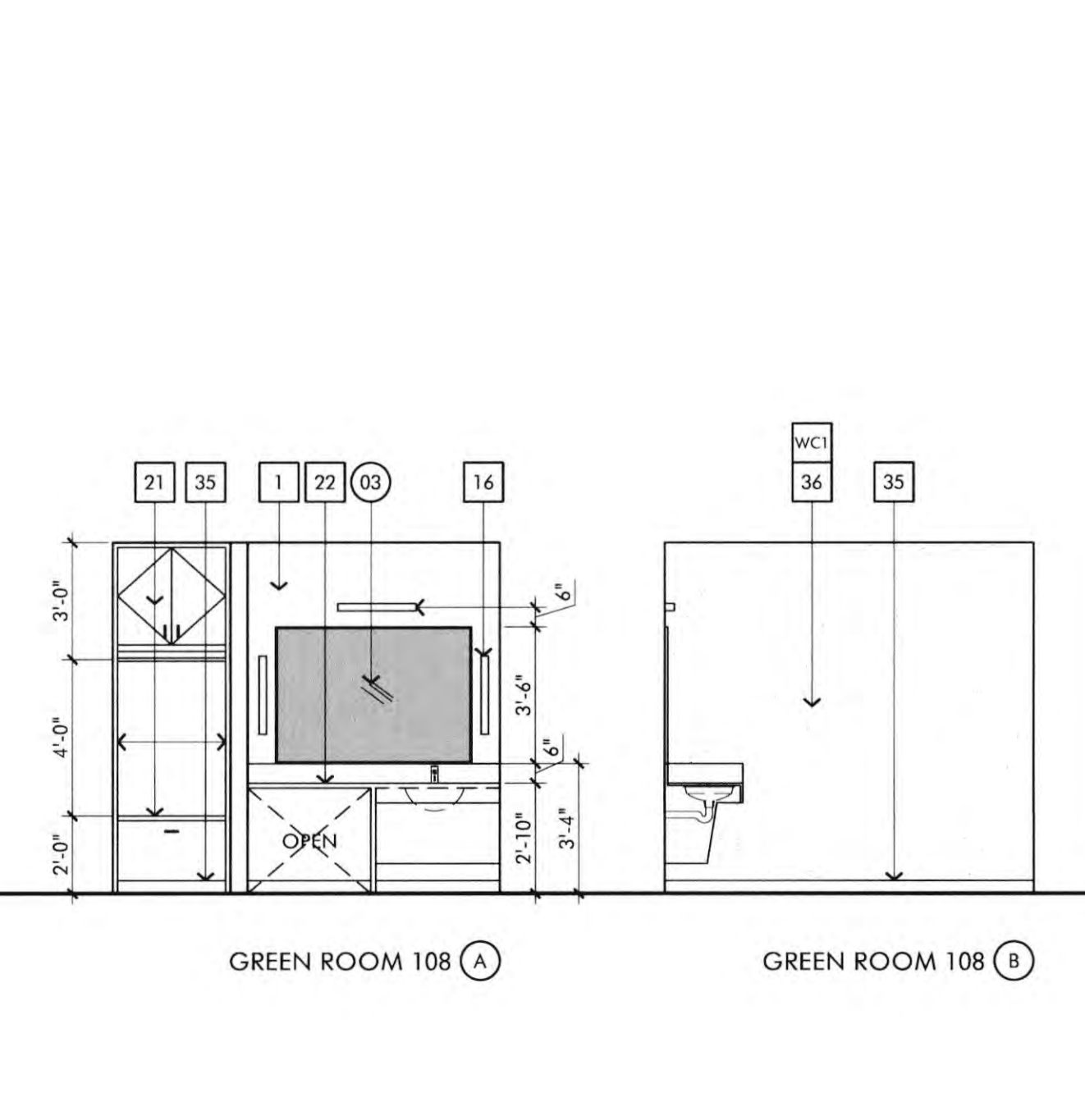
SHELF AT DOUBLE WC 1/2" = 1'-0" 6



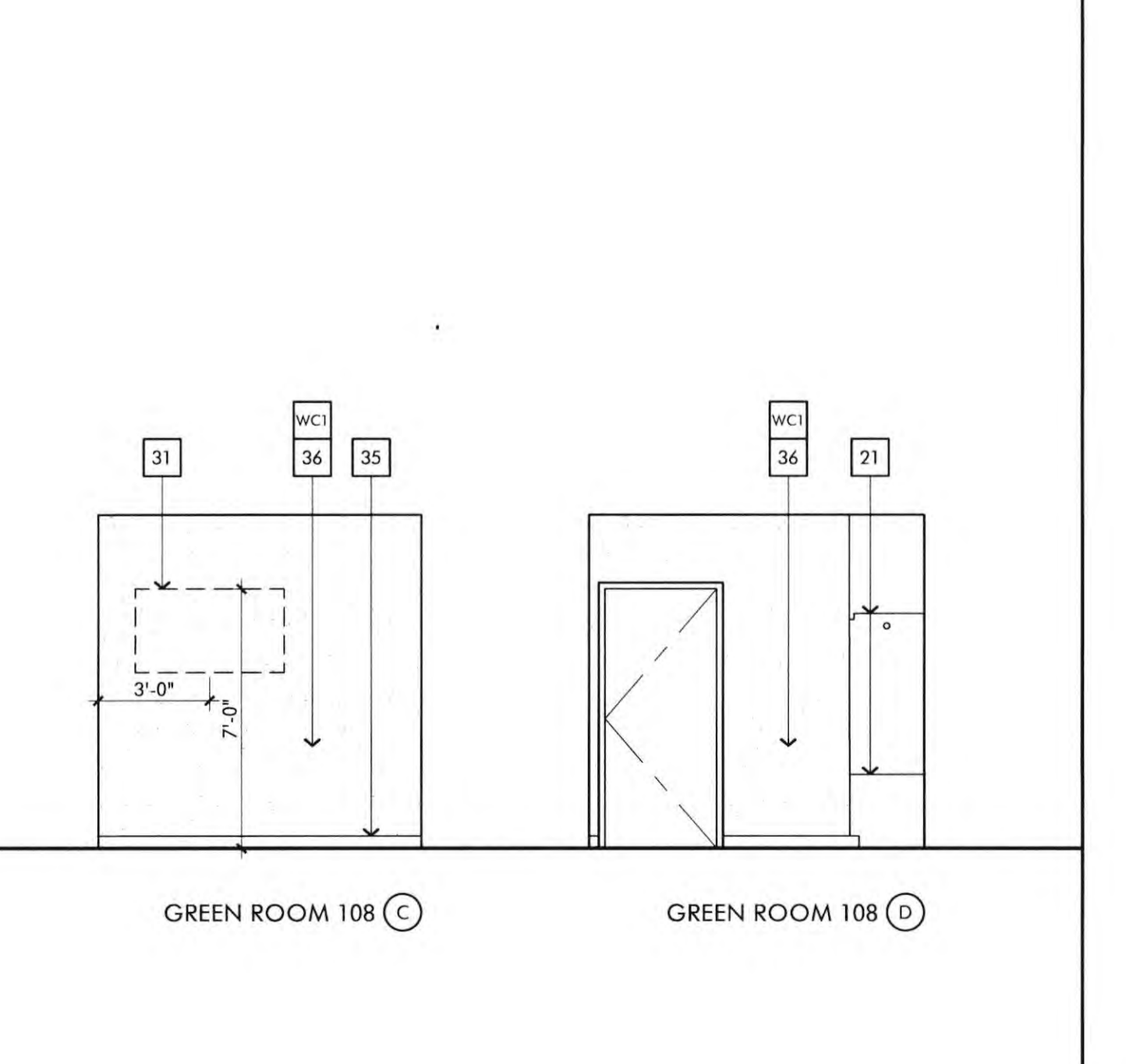
GREEN ROOM 108 ELEV SCALE 1/4" = 1'-0" 5



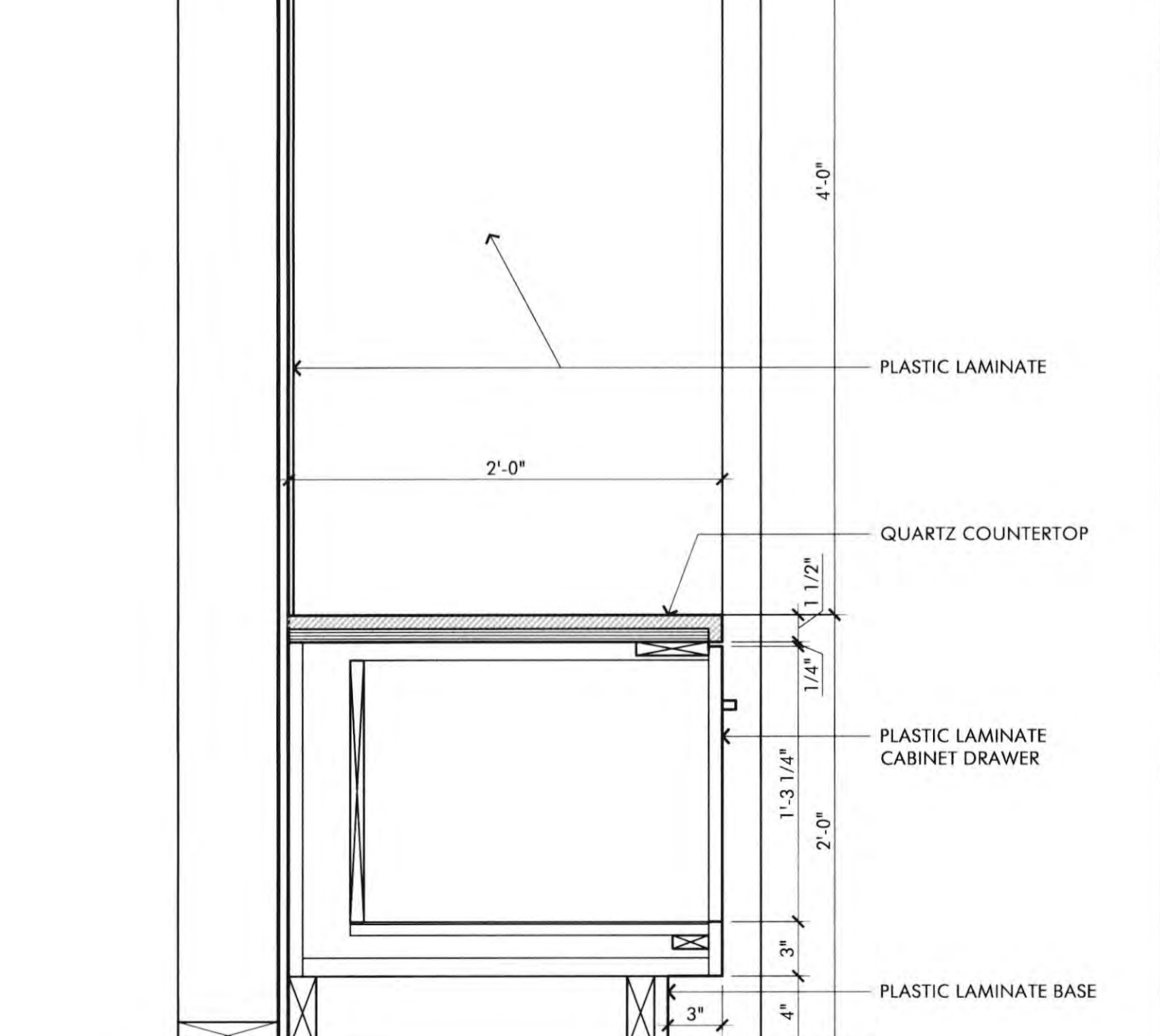
SINK SECTION 1/2" = 1'-0" 17



GREEN ROOM 108 ELEV SCALE 1/4" = 1'-0" 5



GREEN ROOM 108 ELEV SCALE 1/4" = 1'-0" 5



GREENROOM CABINET 1 1/2" = 1'-0" 1

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CONSTRUCTION NOTES

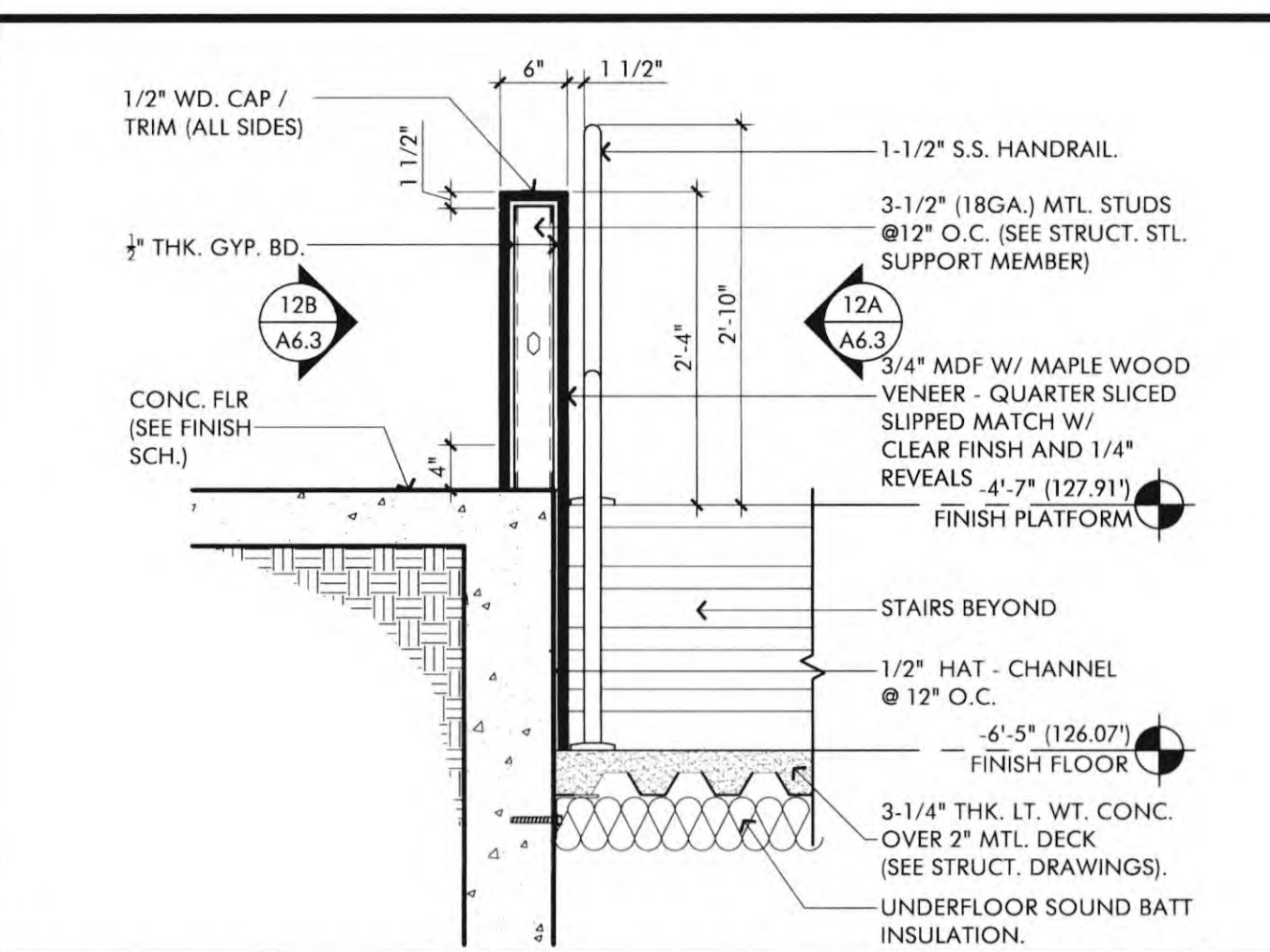
- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES. ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT, PARTITION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.
- ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, ETC.
- ALL MISC. STEEL MEMBERS, STEEL PLATES, BRACKETS, CABLES, CONDUIT, T-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE ROOF DECK.
- CONTRACTOR IS RESPONSIBLE FOR ALL CEILING AND SOFFIT FRAMING ALONG ANY MISC. OPENINGS NOT CLEARLY SHOWN ON DRAWINGS. RFIS ASKING FOR FRAMING LAYOUT PLANS WILL BE REJECTED.

KEYNOTES

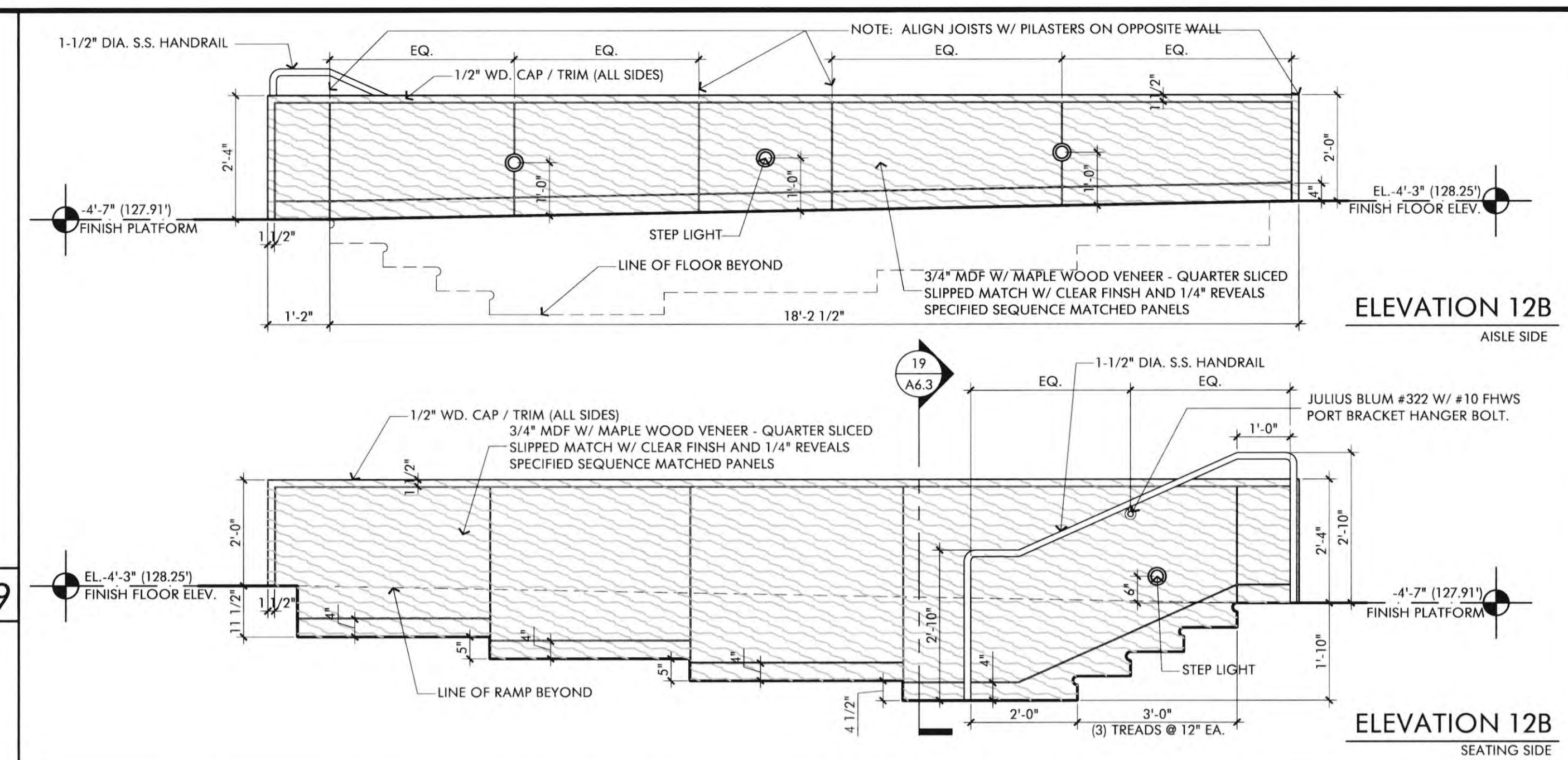
- SPEAKER LOCATION, SEE AV PLANS AND DETAIL 16/A6.3
- FLOOR BOX, SEE AV PLANS
- LCD SCREEN, SEE AV PLANS
- WOOD FLOORING, SEE DETAIL 10/A6.3
- INTERIOR LOW WOOD CLADDED WALL @ PLATFORM (SEE DETAIL #12/A6.3)
- INTERIOR LOW WOOD CLADDED WALL @ SEATING (SEE DETAIL #11/A6.3)
- WOOD STAIR OVER MTL FRAMING, SEE DETAIL 10/A6.3
- 1-1/2" DIA. STAINLESS STEEL HANDRAILS (SEE DETAIL #12A / A6.3)
- CONTRASTING STRIP LOCATION AT TOP AND BOTTOM OF STAIRS.

FIRE DEPARTMENT NOTES

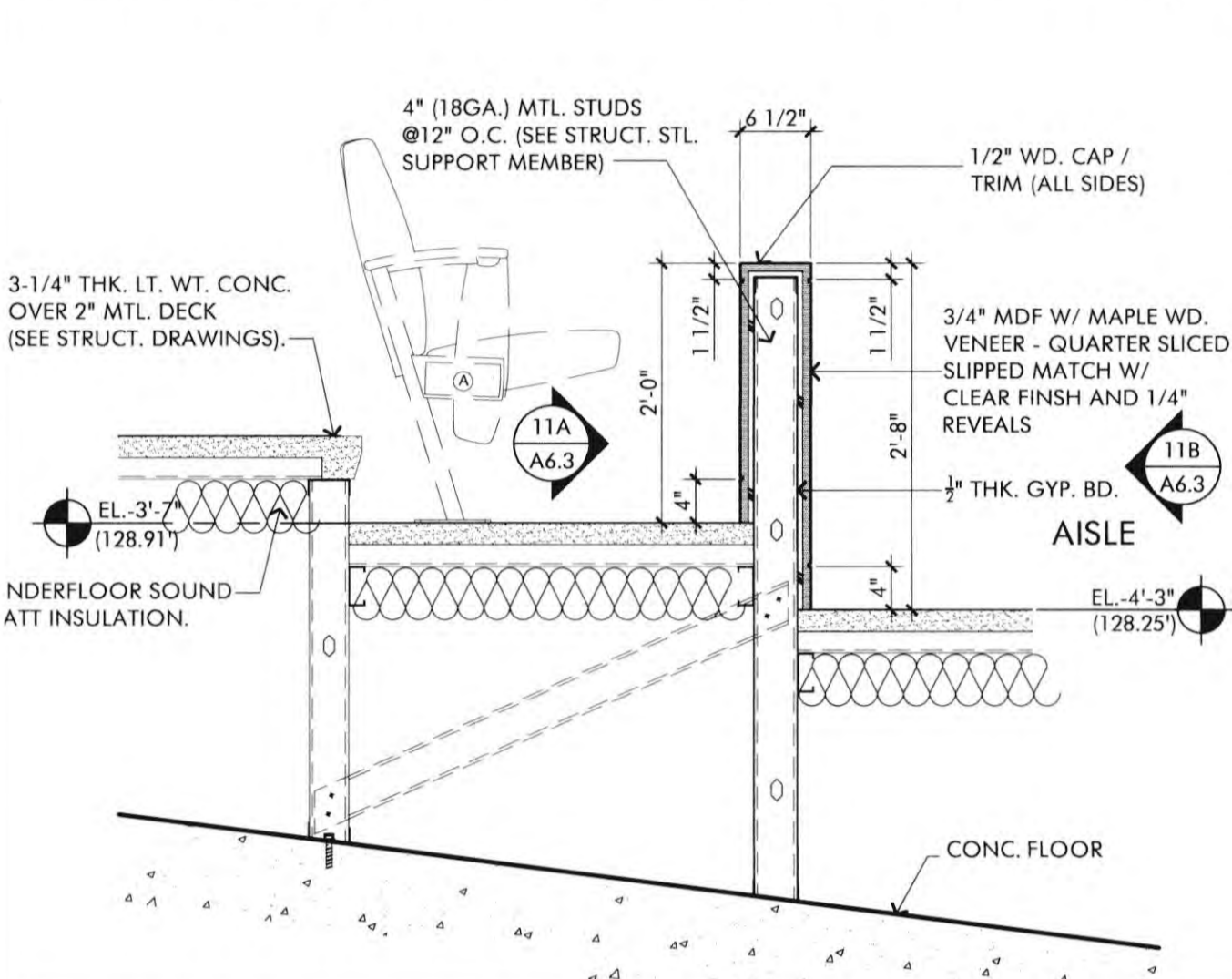
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
- ALL DRAPES, HANGINGS, CURTAINS, DROP AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE SECTION 906.
- INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24 SECTION 807, AS FOLLOWS: CLASS A VERTICAL ENCLOSURES; CLASS B CORRIDORS; CLASS C ROOMS.
- INTERIOR FINISH SHALL BE PER CBC TABLE 803.5 AS PROVIDED IN TITLE 24, CHAPTER 8, AS FOLLOWS:
CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450



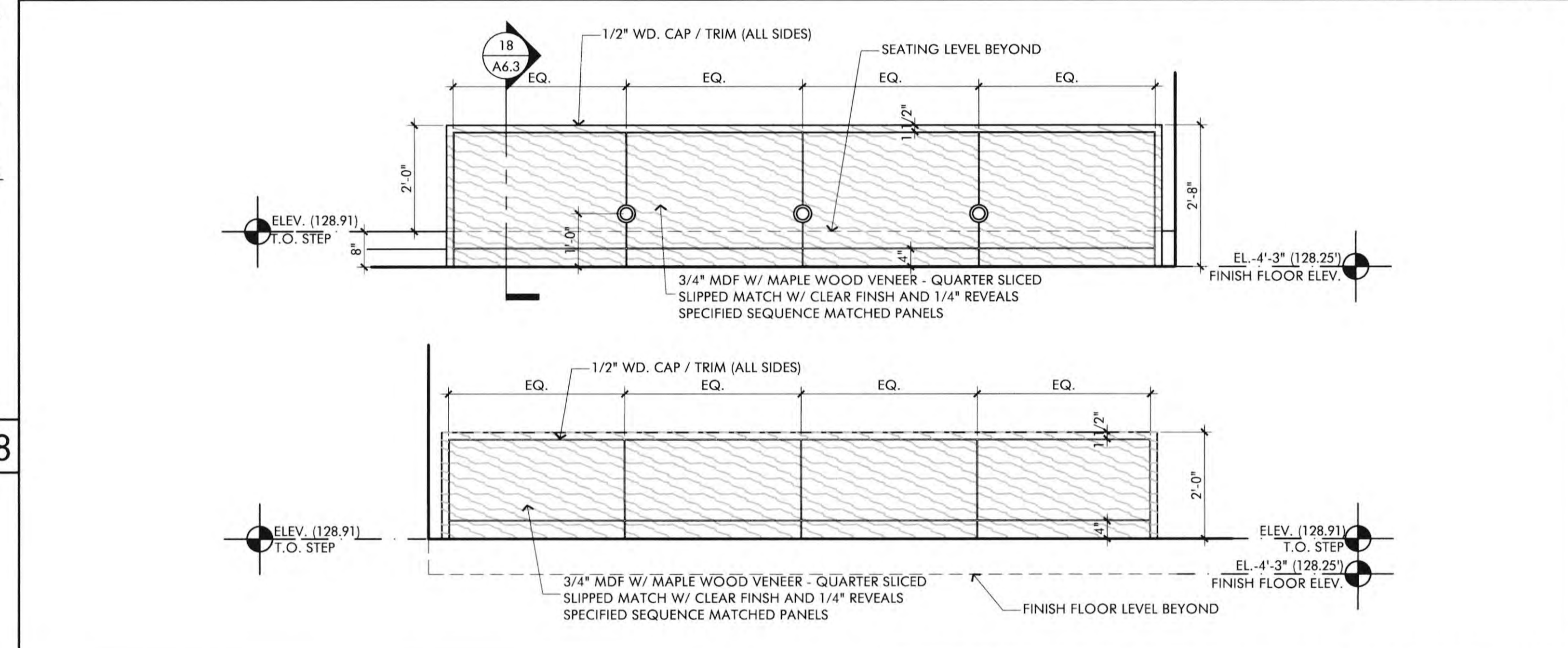
INT. PLATFORM WALL SECTION SCALE 3/4" = 1'-0" 19



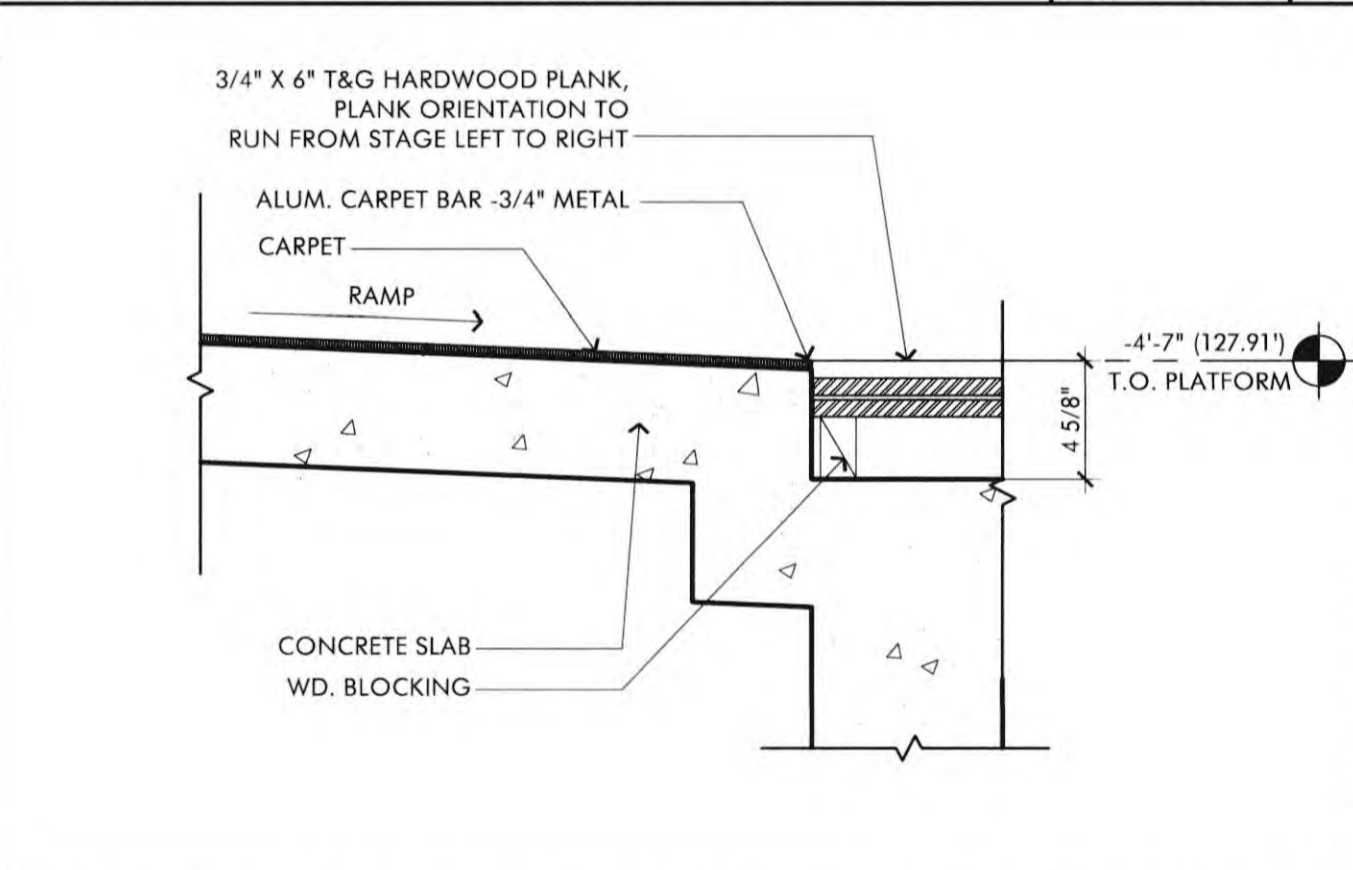
LECTURE HALL INT. PLATFORM WALL ELEVATION SCALE 1/4" = 1'-0" 12



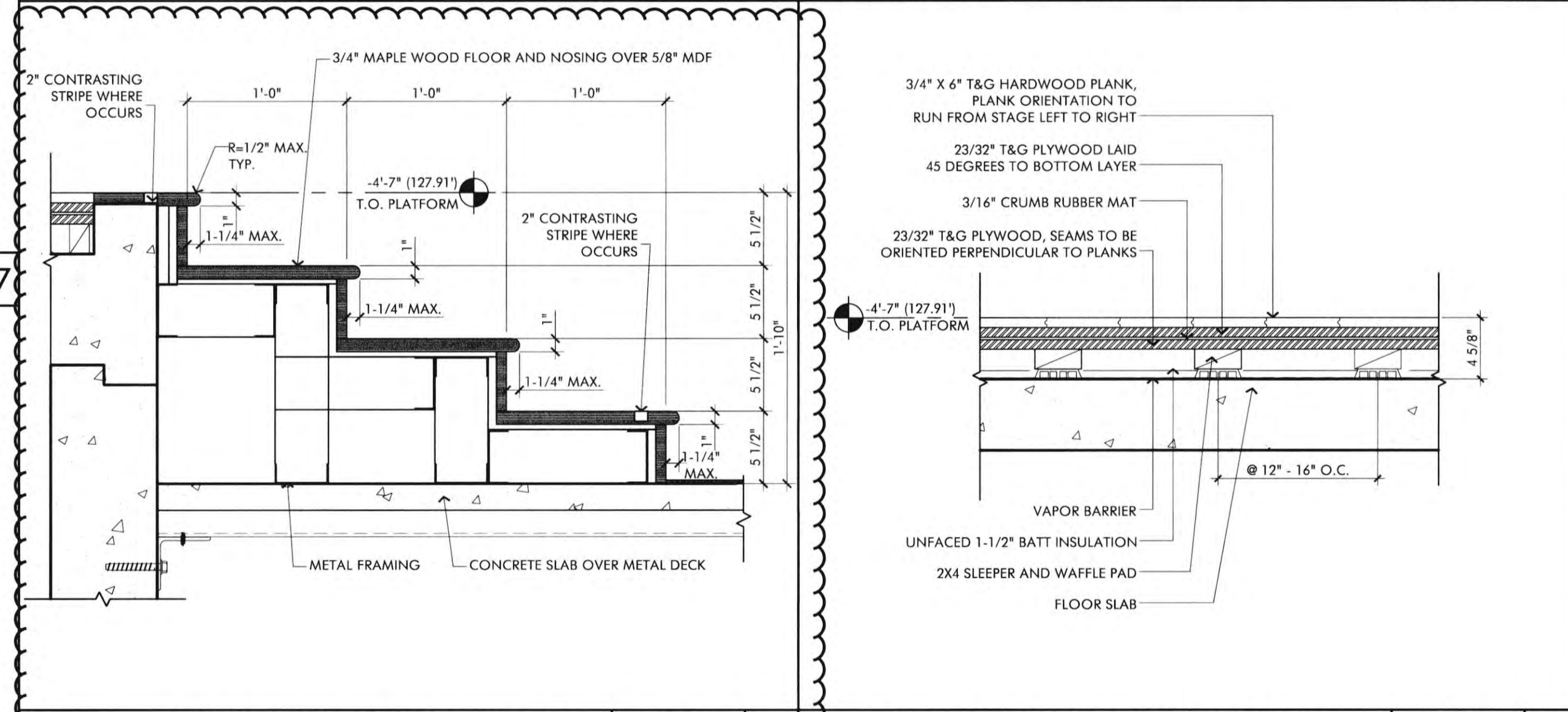
INT. LOW WD. WALL SECTION SCALE 3/4" = 1'-0" 18



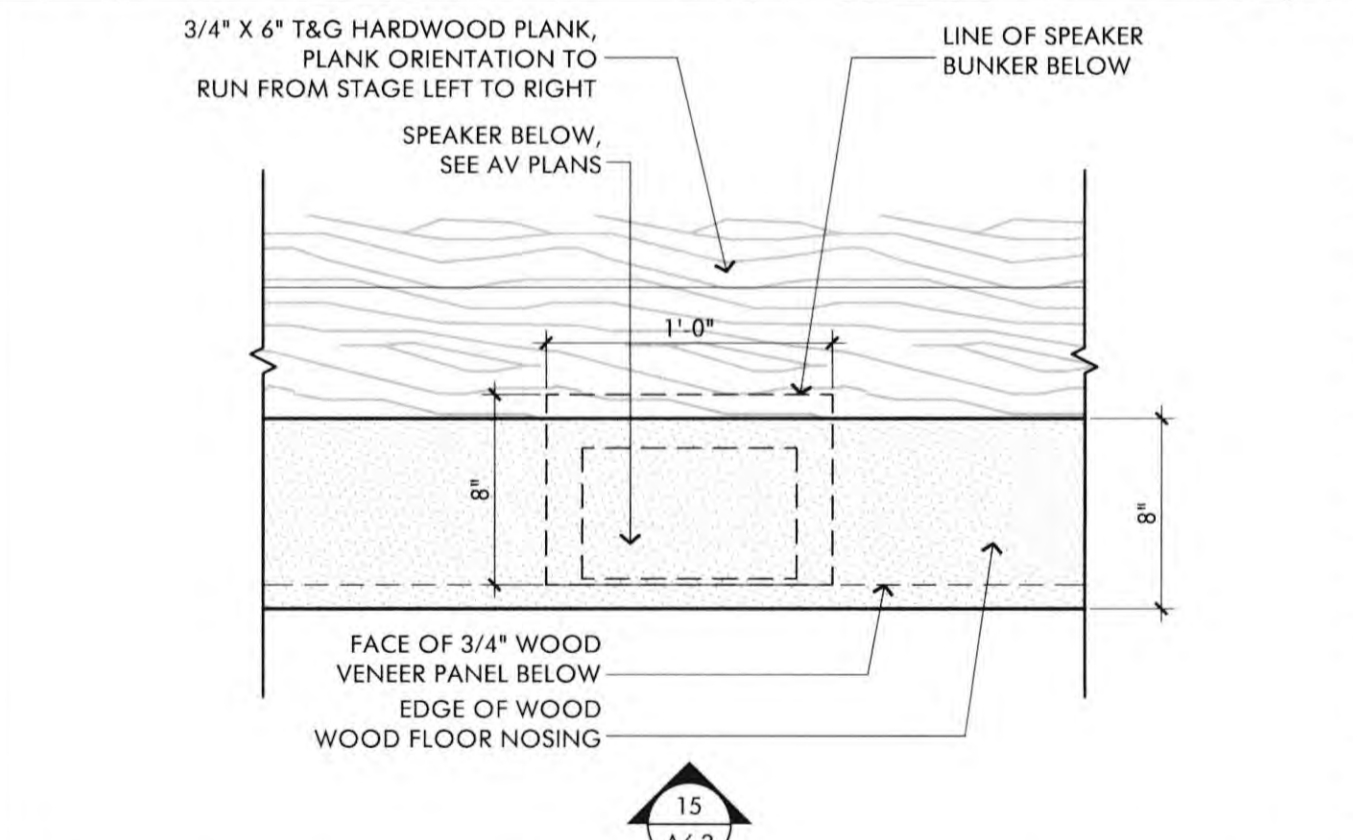
LECTURE HALL INT. WOOD WALL ELEVATION SCALE 1/4" = 1'-0" 11



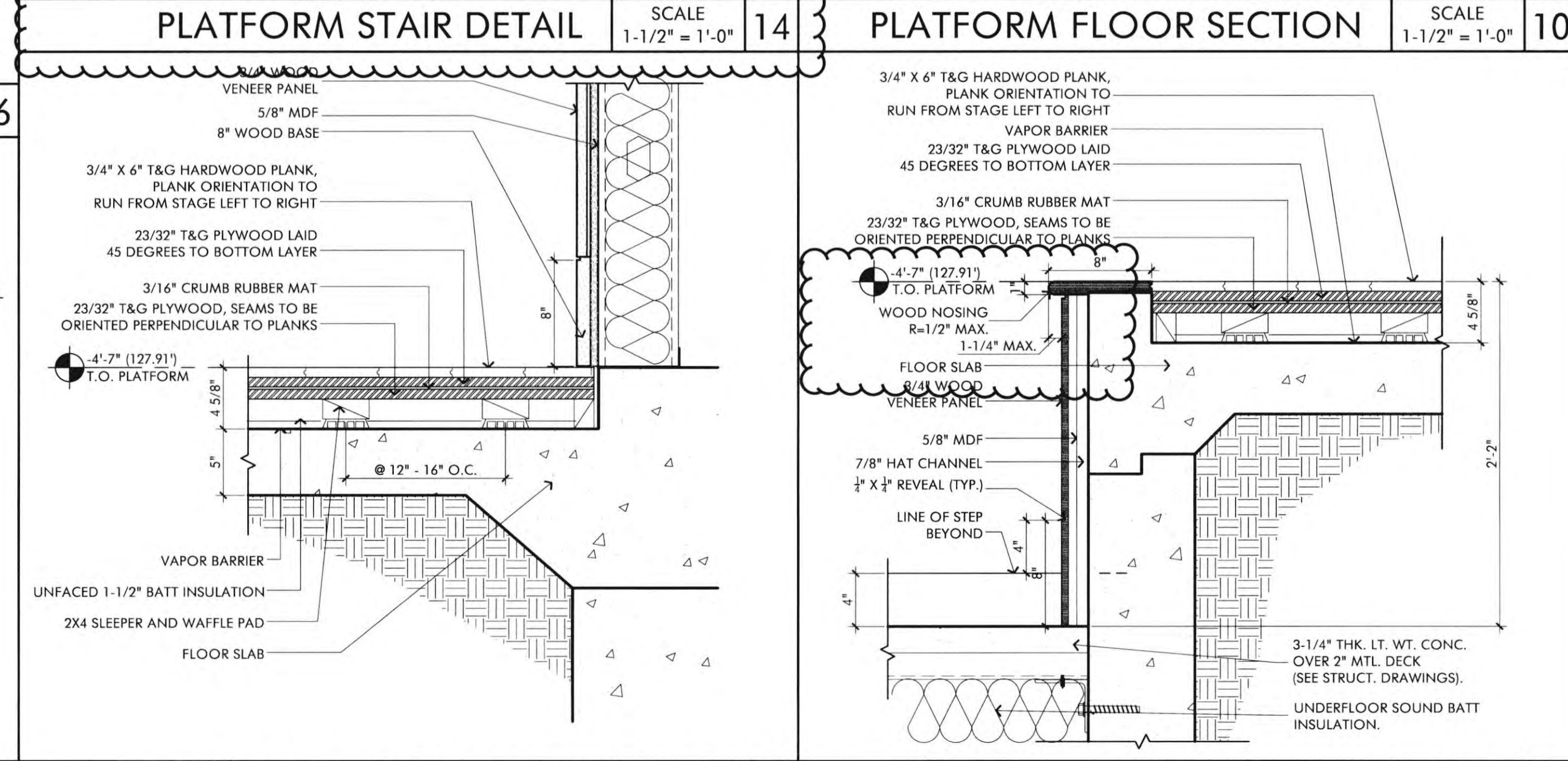
FLR. TRANSITION @ PLATFORM SCALE 1-1/2" = 1'-0" 17



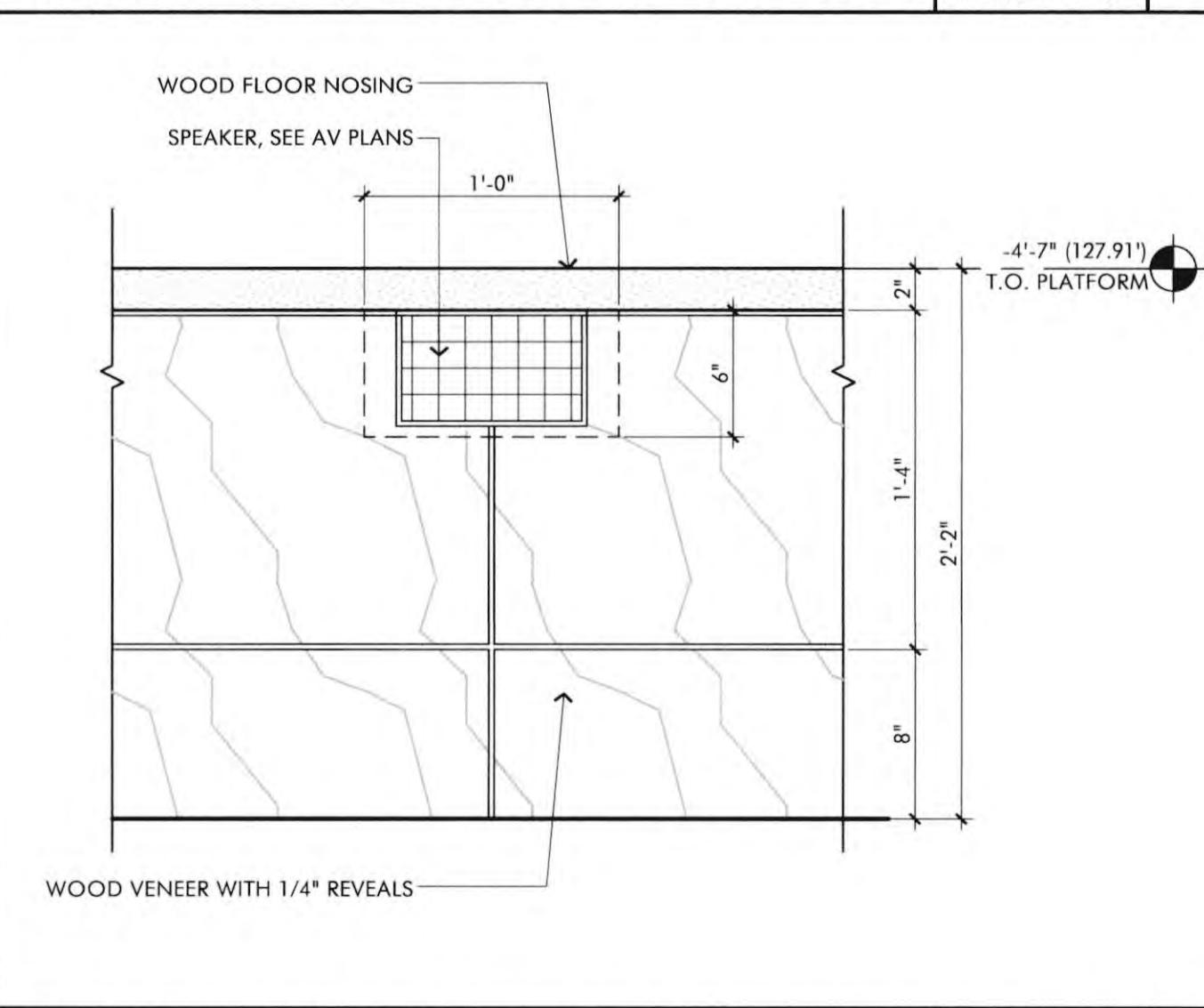
PLATFORM STAIR DETAIL SCALE 1-1/2" = 1'-0" 14



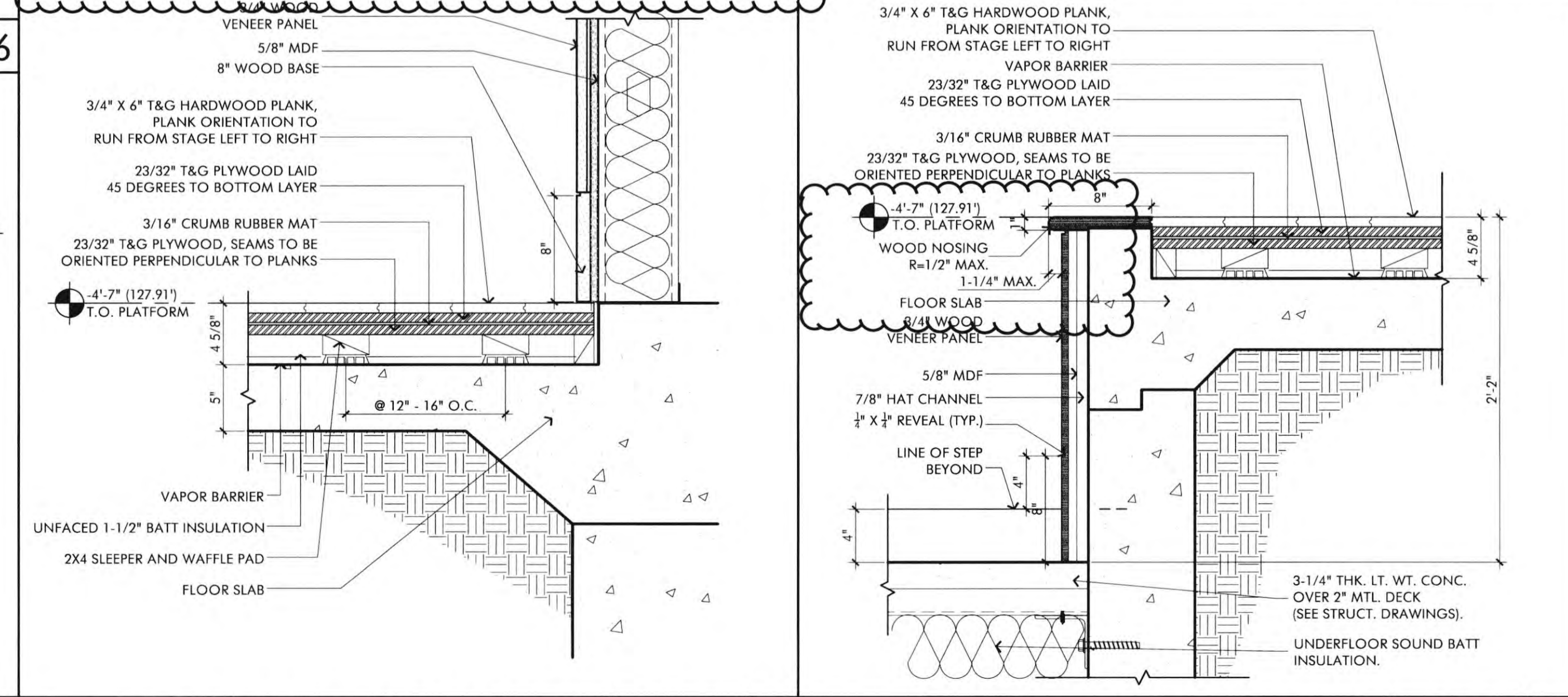
PLATFORM SPEAKER PLAN DETAIL SCALE 1-1/2" = 1'-0" 16



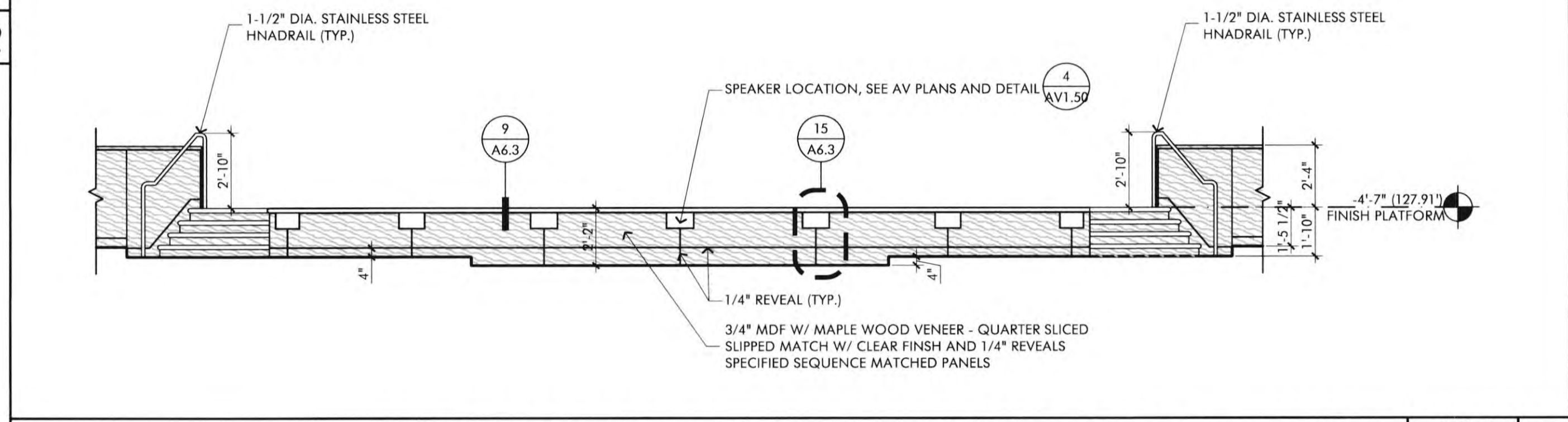
PLATFORM FLOOR SECTION SCALE 1-1/2" = 1'-0" 10



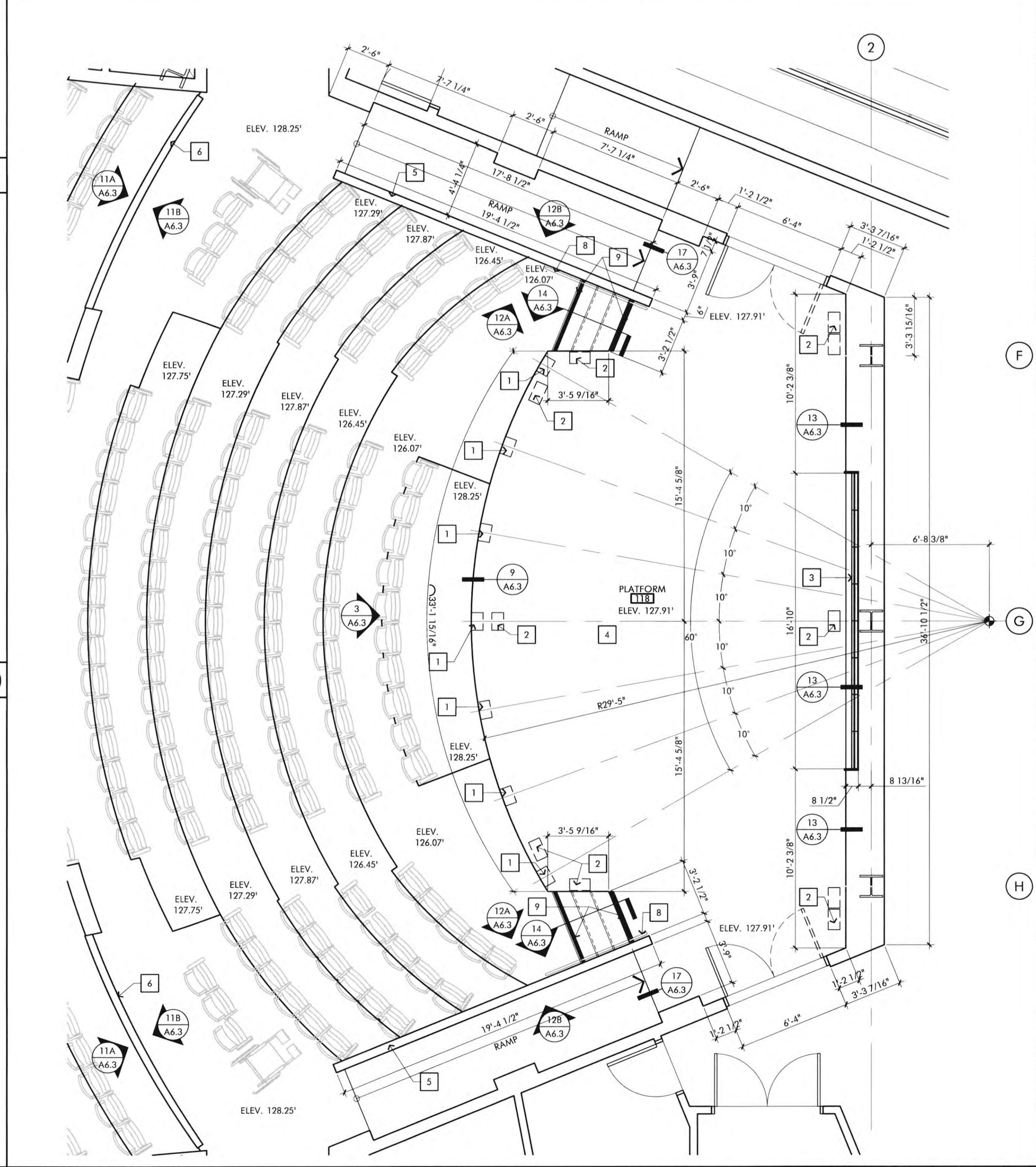
PLATFORM SPEAKER ELEV. (TYP.) SCALE 1-1/2" = 1'-0" 15



REAR PLATFORM SECTION SCALE 1-1/2" = 1'-0" 13



ENLARGED LECTURE HALL PLATFORM FRONT ELEVATION SCALE 1/4" = 1'-0" 3



ENLARGED LECTURE HALL PLATFORM PLAN SCALE 1/4" = 1'-0" 1

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022
TITLE: ENLARGED PLATFORM PLAN
SHEET:

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REVISIONS DATE

1ST BUILDING DEPT. SUBMITTAL 06/08/2022
2ND BUILDING DEPT. SUBMITTAL 11/01/2022

JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE: ENLARGED PLATFORM PLAN
SHEET: A6.4

13

KEYNOTES

- 1 WHEELCHAIR LIFT - OVL-OP-42 MOUNT 180 DEGREE LARGE PLATFORM
- 2 WHEELCHAIR LIFT GATE AT UPPER LEVEL
- 3 2" CONTRASTING COLOR STAIR EDGE - SEE DETAIL #5/A6.4.
- 4 INTERIOR STAIR - SEE FINISH SCHEDULE FOR FINISH SURFACE.
- 5 PAINTED INTERIOR STAIR HANDRAIL - WALL MOUNTED (SEE DETAIL #8/A6.4).
- 6 ALUM. INTERIOR STAIR HANDRAIL - FLOOR MOUNTED
- 7 GYP. BD. COVERED LOW WALL
- 8 ALUM. HANDRAIL BEYOND
- 9 GLASS RAIL SYSTEM
- 10 MECHANICAL SHAFT
- 11 MECHANICAL SHAFT ACCESS DOOR
- 12 IN-WALL ROOF DRAIN DOWNSPOUT PIPING.
- 13 FLOOR LINE BEYOND
- 14 PLATFORM WALL SIGN LOCATION - (*NO FREIGHT*RESTRICTION SIGN PER 118-410.8)

PLATFORM LIFT NOTES

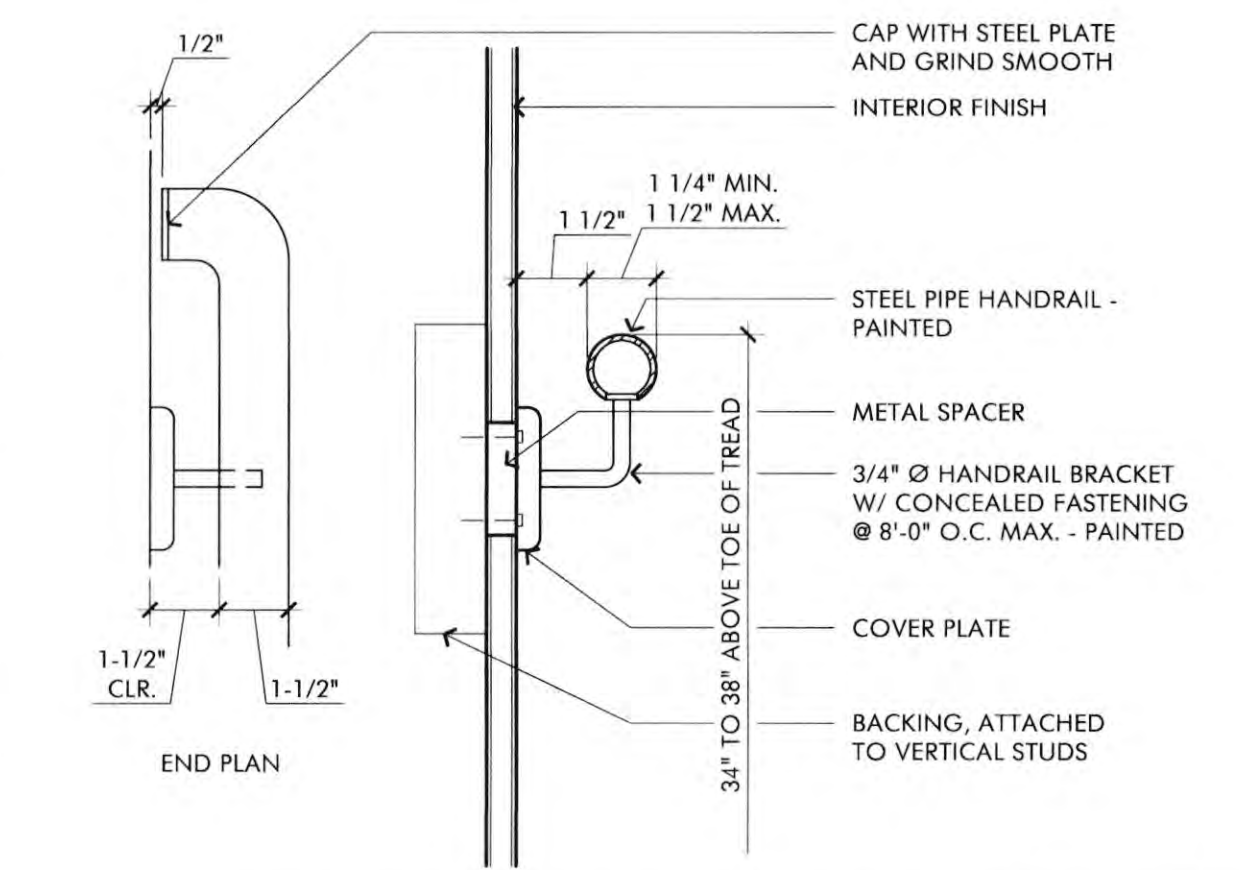
1. DETAIL 118-A PLATFORM LIFT SHALL COMPLY WITH SECTION 118-410 AND WITH ASME A18.1 (118-410.1)
2. THE RUNWAY CLEARANCE BETWEEN PLATFORM SILL AND THE EDGE OF ANY RUNWAY LANDING SHALL BE 1 1/2" MAXIMUM. 118-410.3.
3. PROVIDE CLEAR DIMENSION INSIDE THE LIFT. 32"X42" MINIMUM. 118-410.3, 118-305.
4. PROVIDE CONTROLS FOR PLATFORM COMPLYING WITH 118-309, 118-410.5.
5. PROVIDE LOW ENERGY POWER-OPERATED DOOR THAT COMPLIES WITH 118-404.3. DOOR SHALL REMAIN OPEN FOR 20 SECONDS MINIMUM. PROVIDE 32" CLEAR WIDTH DOOR. 118-410.6.
6. PROVIDE RESTRICTION SIGN PER 118-410.8.
7. PLATFORMS CBC 118-206.7, 118-207.2, & 118-410. STANDBY BATTERY WILL BE PROVIDED AS A PART OF ACCESSIBLE MEANS OF EGRESS CAPABLE OF A MINIMUM OF FIVE UPWARD AND DOWNWARD TRIPS. 118-207.2

FIRE DEPARTMENT NOTES

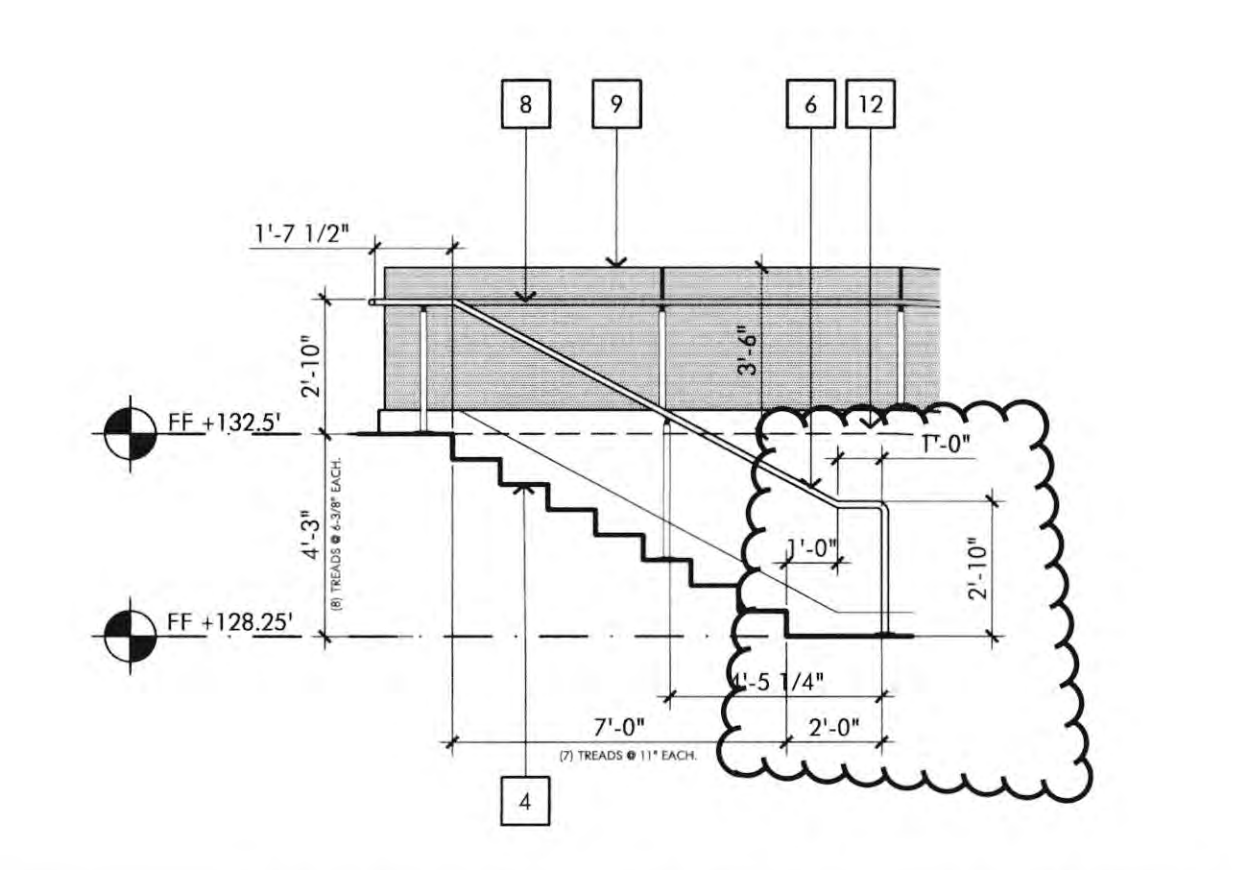
1. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
2. DUMPSTER AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDING OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENING OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 904.3.3.
3. ALL DRAPES, HANGINGS, CURTAINS, DROP AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE SECTION 906.
4. INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24 SECTION 807, AS FOLLOWS: CLASS A VERTICAL ENCLOSURES, CLASS B CORRIDORS, CLASS C ROOMS.
5. INTERIOR FINISH SHALL BE PER CBC TABLE 803.5 AS PROVIDED IN TITLE 24, CHAPTER 8, AS FOLLOWS:
CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450

CONSTRUCTION NOTES

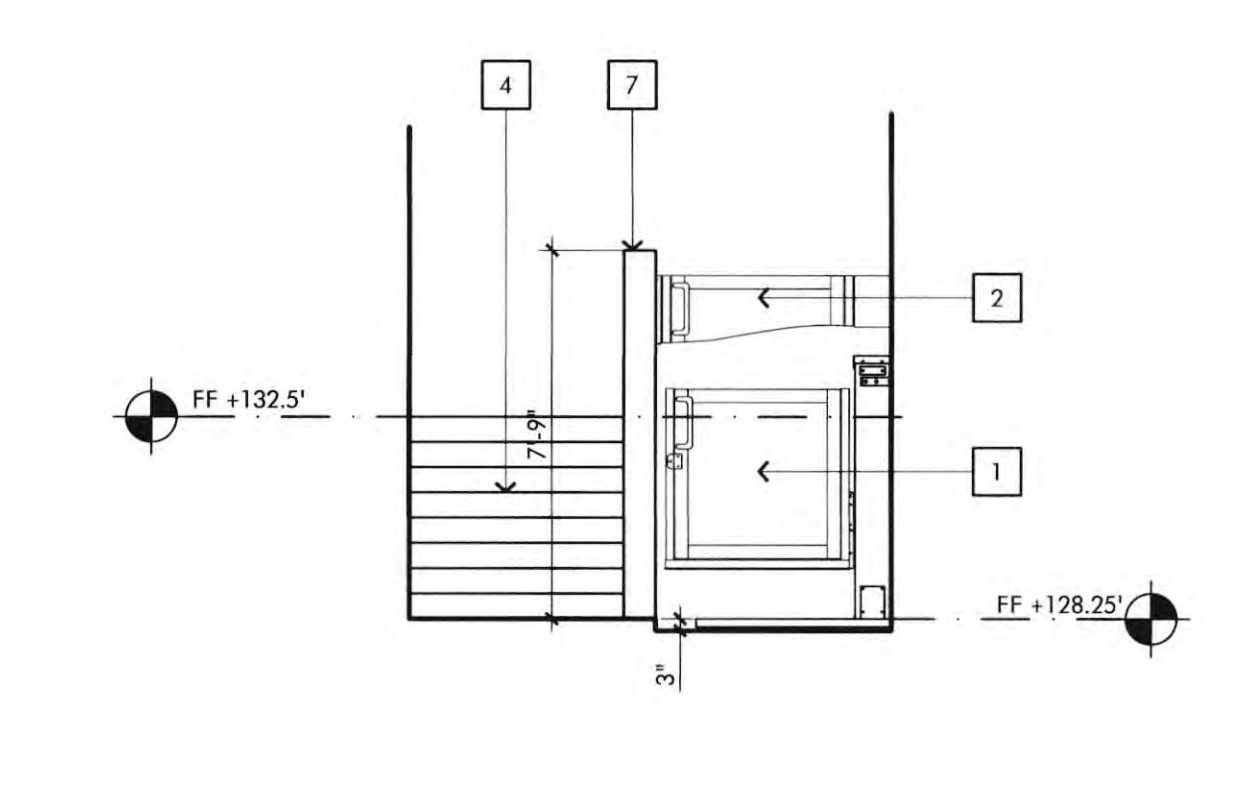
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES, ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT, PARTITION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.
2. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE. UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, ETC.
3. ALL MISC. STEEL MEMBERS, STEEL PLATES, BRACKETS, CABLES, CONDUIT, J-BOXES, ETC AND FIRE SPRINKLER LINES TO BE PAINTED THE SAME COLOR AS THE ROOF DECK.
4. CONTRACTOR IS RESPONSIBLE FOR ALL CEILING AND SOFFIT FRAMING ALONG ANY MISC. OPENINGS NOT CLEARLY SHOWN ON DRAWINGS. RFI'S ASKING FOR FRAMING LAYOUT PLANS WILL BE REJECTED.



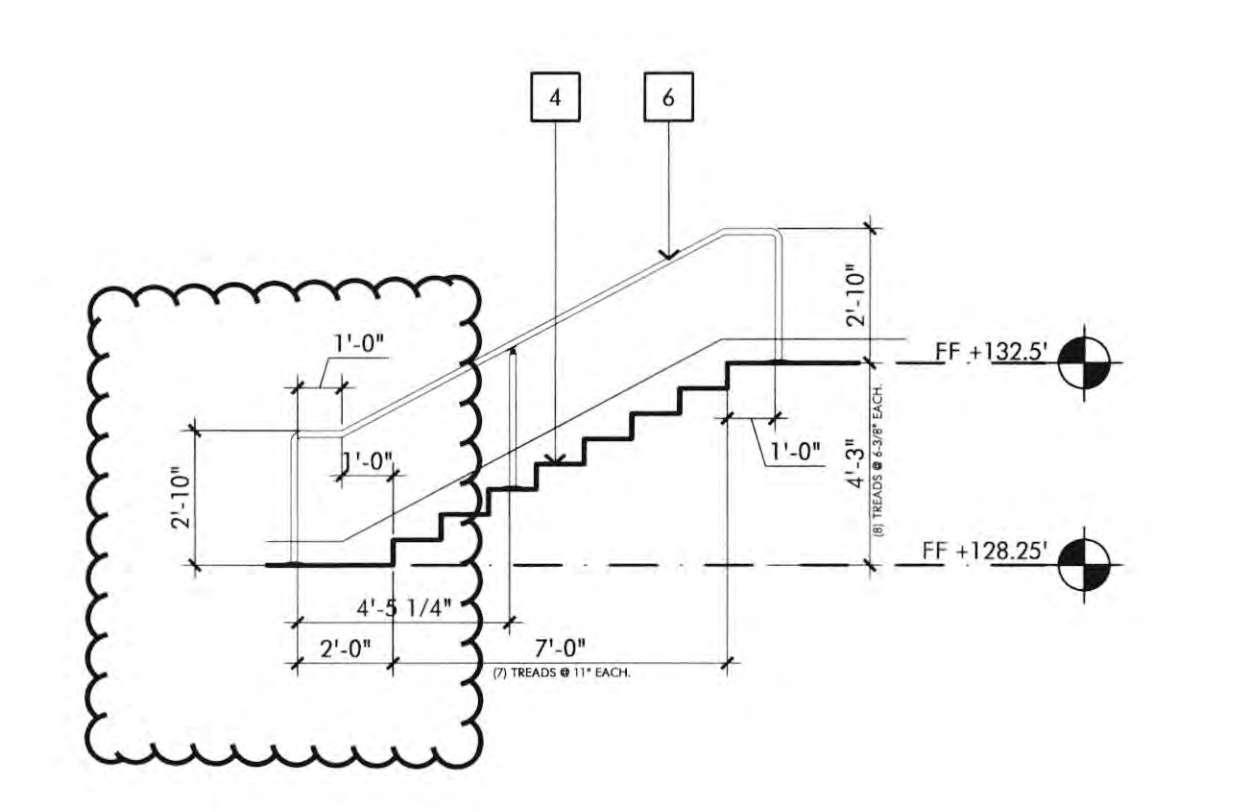
STAIR HANDRAIL DETAIL SCALE 1/4" = 1'-0" 8



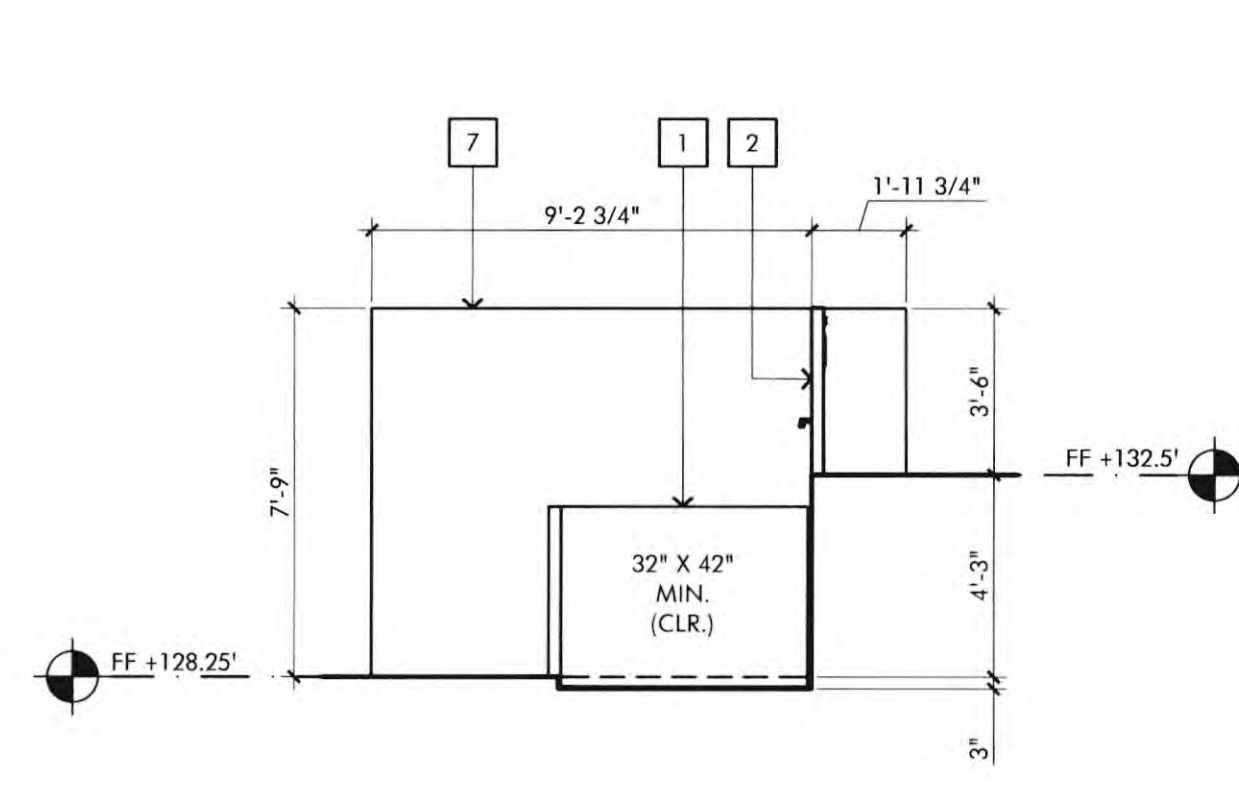
STAIR #1 SECTION DETAIL SCALE 1/4" = 1'-0" 4



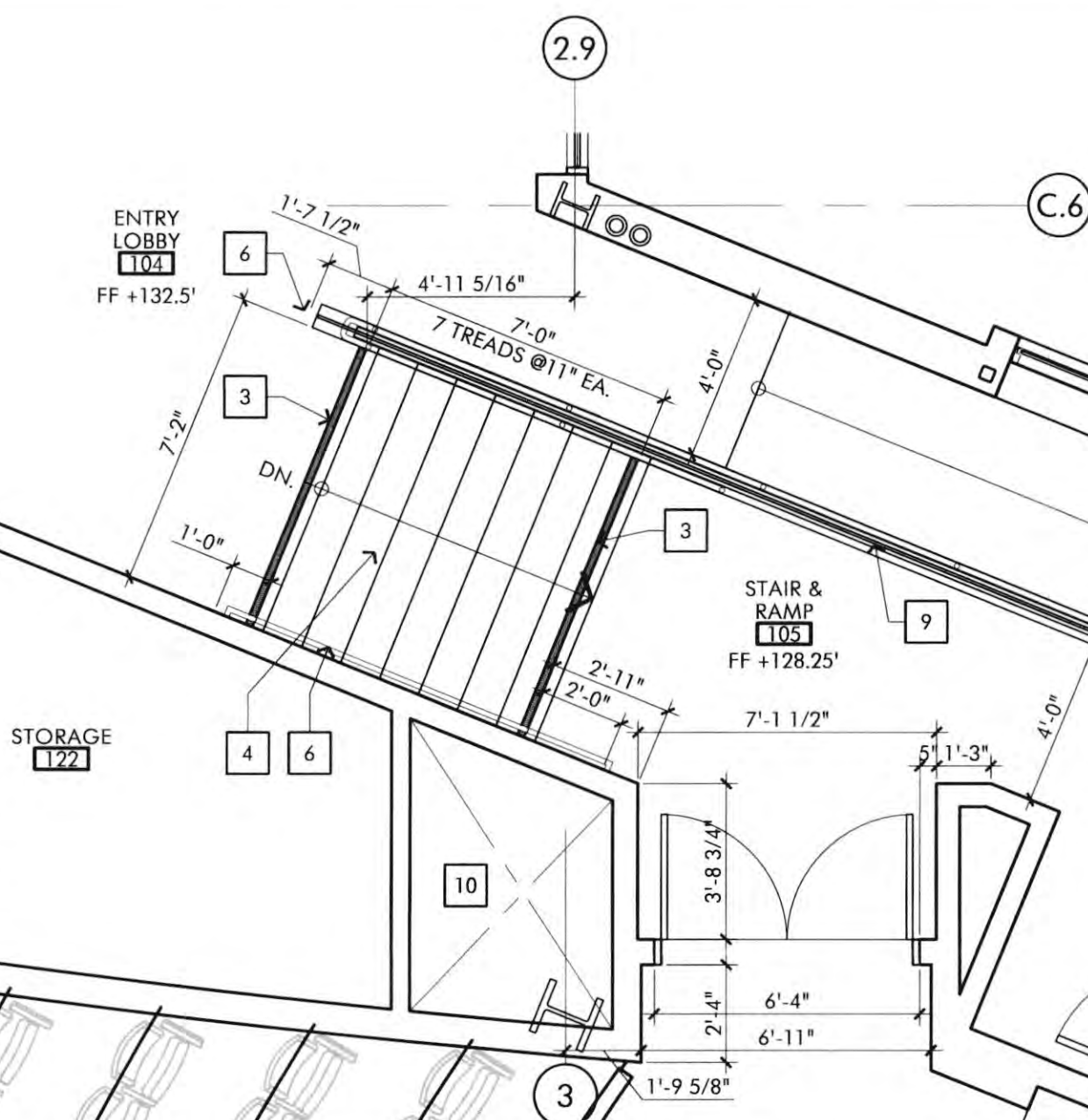
WC LIFT SECTION DETAIL SCALE 1/4" = 1'-0" 8



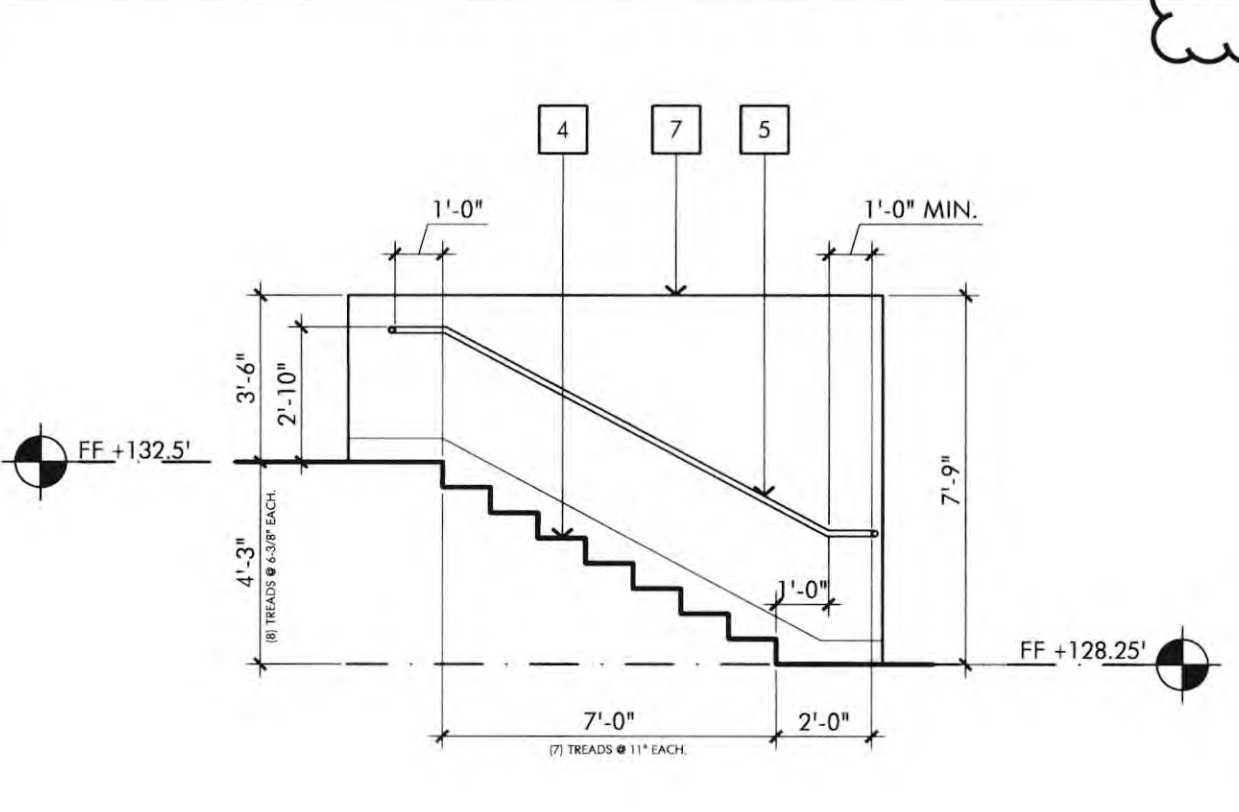
STAIR #1 SECTION DETAIL SCALE 1/4" = 1'-0" 3



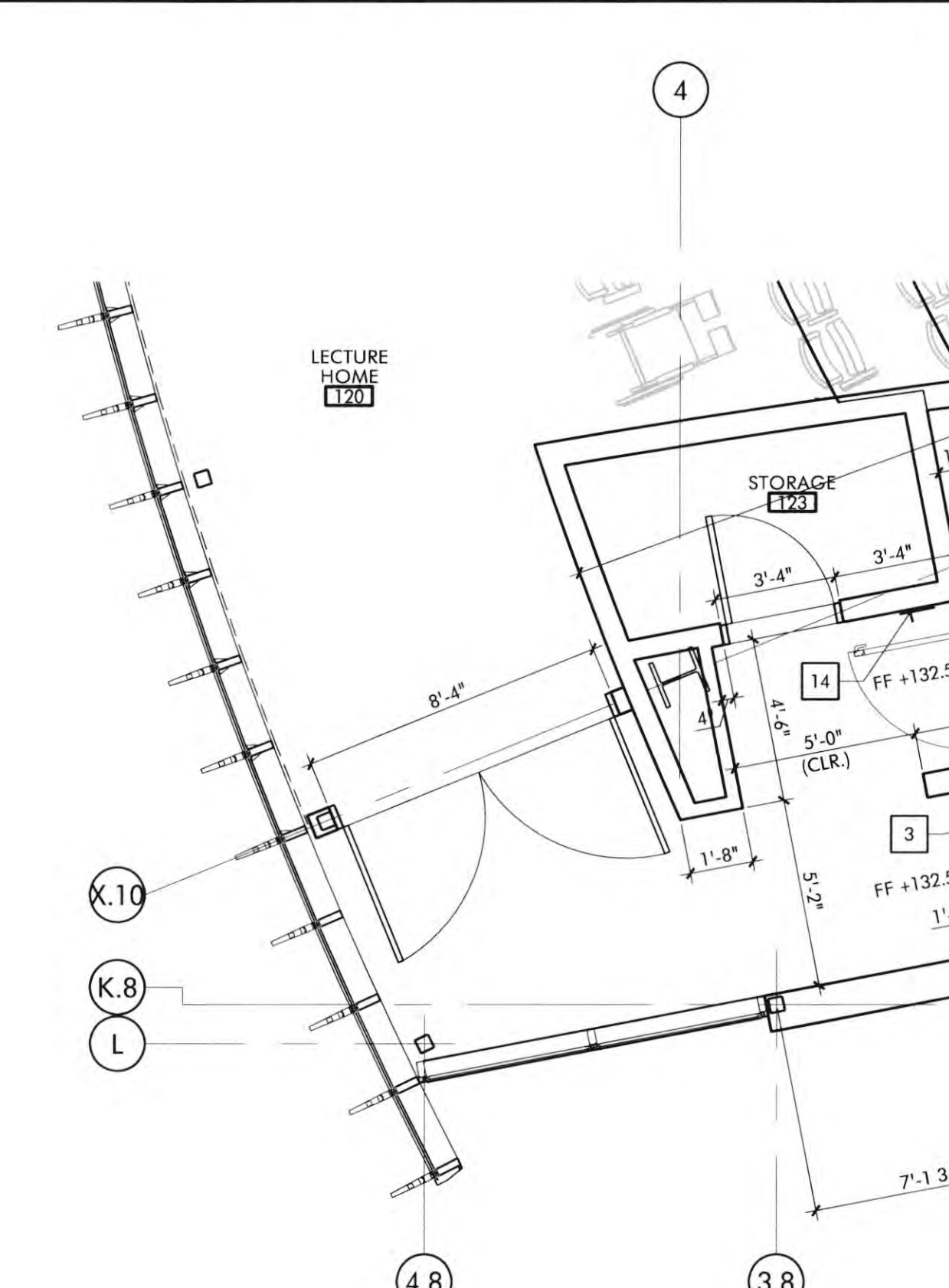
WC LIFT SECTION DETAIL SCALE 1/4" = 1'-0" 7



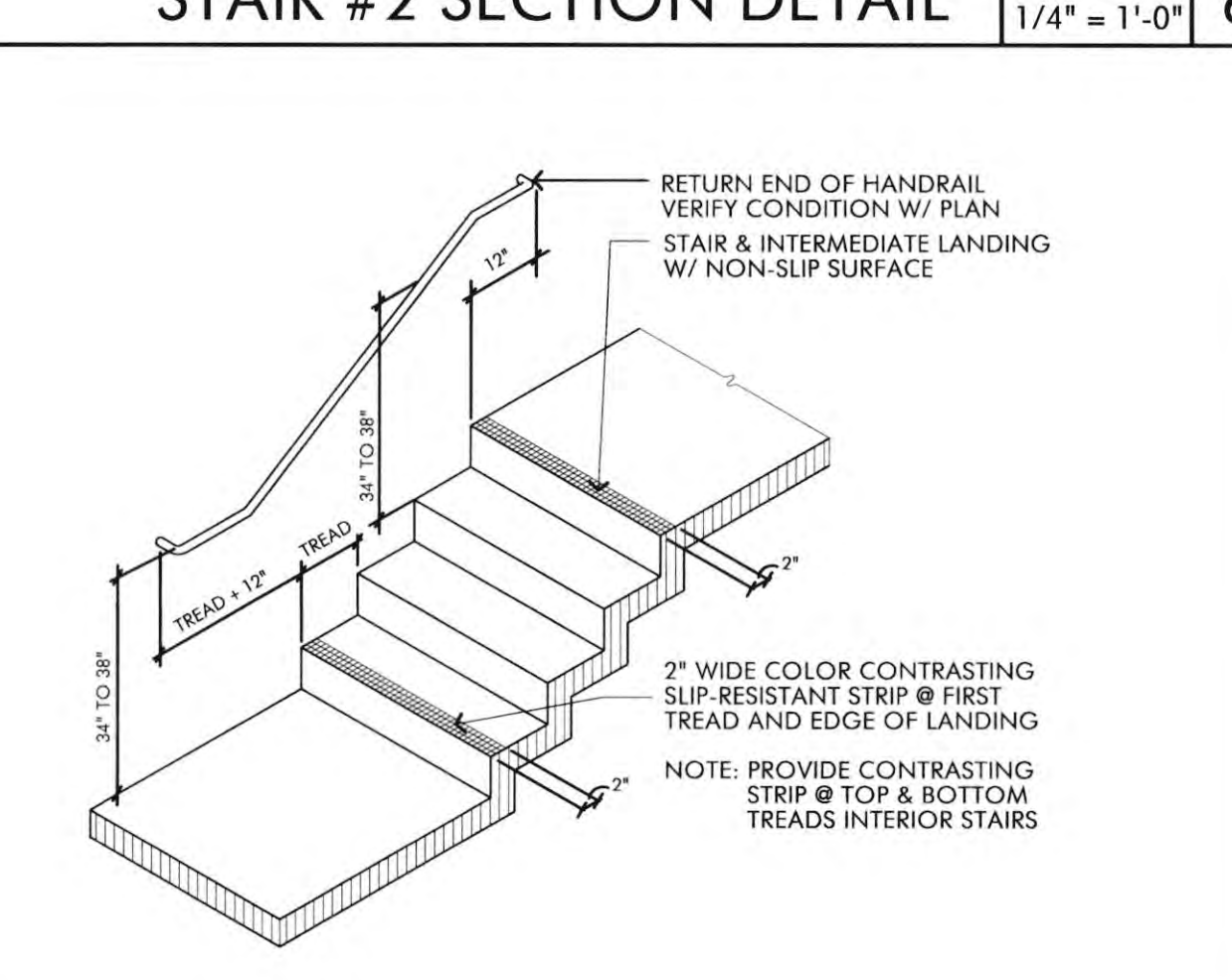
ENLARGED STAIR #1 PLAN SCALE 1/4" = 1'-0" 2



STAIR #2 SECTION DETAIL SCALE 1/4" = 1'-0" 6



STAIR #2 / ENLARGED EXIT LOBBY PLAN SCALE 1/4" = 1'-0" 1



STAIR TRANSITION DETAIL SCALE 1-1/2" = 1'-0" 5

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KEYNOTES

- 1 PAINTED GYPSUM BOARD
- 2 EXTERIOR WINDOW, REFER TO WINDOW SCHEDULE
- 3 WALL FIELD TILE: PORCELAIN TILE, REFER TO FINISH SCHEDULE. USE STAINLESS STEEL SCHLUTTER SYSTEMS EDGE PROTECTION TRIM AT ALL EXPOSED VERTICAL AND HORIZONTAL TILE EDGES AND OUTSIDE CORNERS AS NEEDED
- 4 PORCELAIN TILE BASE W/STAINLESS STEEL SCHLUTTER COVE, SEE FINISH SCHEDULE. USE STAINLESS STEEL SCHLUTTER SYSTEMS EDGE PROTECTION TRIM AT ALL EXPOSED TILE EDGES AND OUTSIDE CORNERS AS NEEDED
- 5 CUSTOM SIZED PRE-FABRICATED SLANT STYLE SINK BY SOPHSTONE (BESPOKE) WITH INTEGRAL DRAINS AND FAUCETS AS SPECIFIED IN PLUMBING DRAWINGS. SEE DETAILS 15, 16, 19/A6.2 AND PLUMBING DRAWINGS. COLOR: DOWMETAL
- 6 INTERIOR DOOR, REFER TO DOOR SCHEDULE
- 7 WALL MOUNTED WATER CLOSET, REFER TO PLUMBING DWGS. ALSO SEE DETAILS 14 & 18 / A6.2
- 8 URINAL, REFER TO PLUMBING DWGS. ALSO SEE DETAIL 18 / A6.2
- 9 FLOOR DRAIN, REFER TO PLUMBING DWGS.
- 10 HI-LO DRINKING FOUNTAIN, REFER TO PLUMBING DWGS. ALSO SEE DETAIL 8 / A0.3
- 11 INSTALL IDENTIFICATION SYMBOL FOR HANDICAP ACCESSIBLE TOILETS AND RAISED LETTER BRAILLE SIGN ON LATCH SIDE OF DOOR. SEE SIGN PACKAGE
- 12 WALL MOUNTED MIRROR WITH MTL. FRAME.
- 13 TILE SHELF BEHIND THE WCS AND URINALS - SEE DETAILS 6, 14 & 18 / A6.2
- 14 4" CLEAR WIDTH FOR ACCESSIBLE ROUTES TO ACCESSIBLE TOILET COMPARTMENT.
- 15 WALL MOUNTED EXIT SIGN, SEE ELEC DWGS.
- 16 LIGHT FIXTURE, SEE ELECTRICAL DWGS.
- 17 RECESSED LIGHT COVE, REFER TO REFLECTED CEILING PLAN
- 18 HVAC DIFFUSER, SEE MECH. DWGS.
- 19 HVAC EXHAUST, SEE MECH. DWGS.
- 20 PAINTED GYPSUM BOARD CEILING
- 21 PROVIDE MIN. 20" X 30" ATTIC ACCESS (PER CBC1209.2), 22" X 30" IF CONTAINING APPLIANCES. CONTRATOR TO VERIFY LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
- 22 PLASTIC LAMINATE CABINETRY WITH BENCH, SHELF, AND CLOTHES ROD
- 23 QUARTZ COUNTERTOP AND BACKSPASH WITH UNDERMOUNTED SINK, REFER TO PLUMBING DWGS.
- 24 2'X2' ACOUSTICAL GRID, SEE REFLECTED CEILING PLAN
- 25 PLASTIC LAMINATE COUNTERTOP, SEE FINISH SCHEDULE AND DETAIL 14/A6.5
- 26 PAINTED STEEL COLUMN
- 27 ROOF VENT, SEE DETAIL
- 28 MAPLE WOOD VENEER, QUARTER SLICED AND SLIPPED MATCHED ON 3/4" MDF ON 5/8" GYPSUM BOARD WITH 1/4" REVEALS, CLEAR FINISH, SPECIFIED SEQUENCE MATCHED PANELS
- 29 3/4" THICK ACOUSTICAL WALL PANEL (SOUNDPLY BY NAVY ISLAND) WITH MICRO-PERF ANIGRE WOOD VENEER, QUARTER SLICED, SLIPPED MATCHED WITH CLEAR FINISH, SEE FINISH SCHEDULE
- 30 RECESSED SPEAKER, SEE AV DRAWINGS AND DETAIL
- 31 SURFACE MOUNTED CAMERA, SEE AV DRAWINGS AND DETAIL
- 32 SURFACE MOUNTED FLAT SCREEN MONITOR, SEE AV DRAWINGS AND DETAIL
- 33 INTERIOR FIXED AND SLIDING WINDOW SYSTEM, SEE WINDOW SCHEDULE
- 34 WOOD STAIRS, SEE DETAIL #11/A6.3
- 35 ELECTRONICALLY CONTROLLED WHEELCHAIR LIFT
- 36 WALL BASE, SEE FINISH SCHEDULE
- 37 WALLCOVERING, SEE FINISH SCHEDULE
- 38 ACOUSTICAL CEILING TILE, SEE SHEET REFLECTED CEILING PLAN ON A2.5
- 39 AV OUTLET, SEE AV DRAWINGS
- 40 ROOM SIGNAGE, SEE GRAPHIC AND SIGNAGE PACKAGE
- 41 PAINTED PLYWOOD
- 42 ACOUSTICAL WALL PANEL

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REVISIONS

NO.	DESCRIPTION	DATE
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2ND BUILDING DEPT. SUBMITTAL		11/01/2022

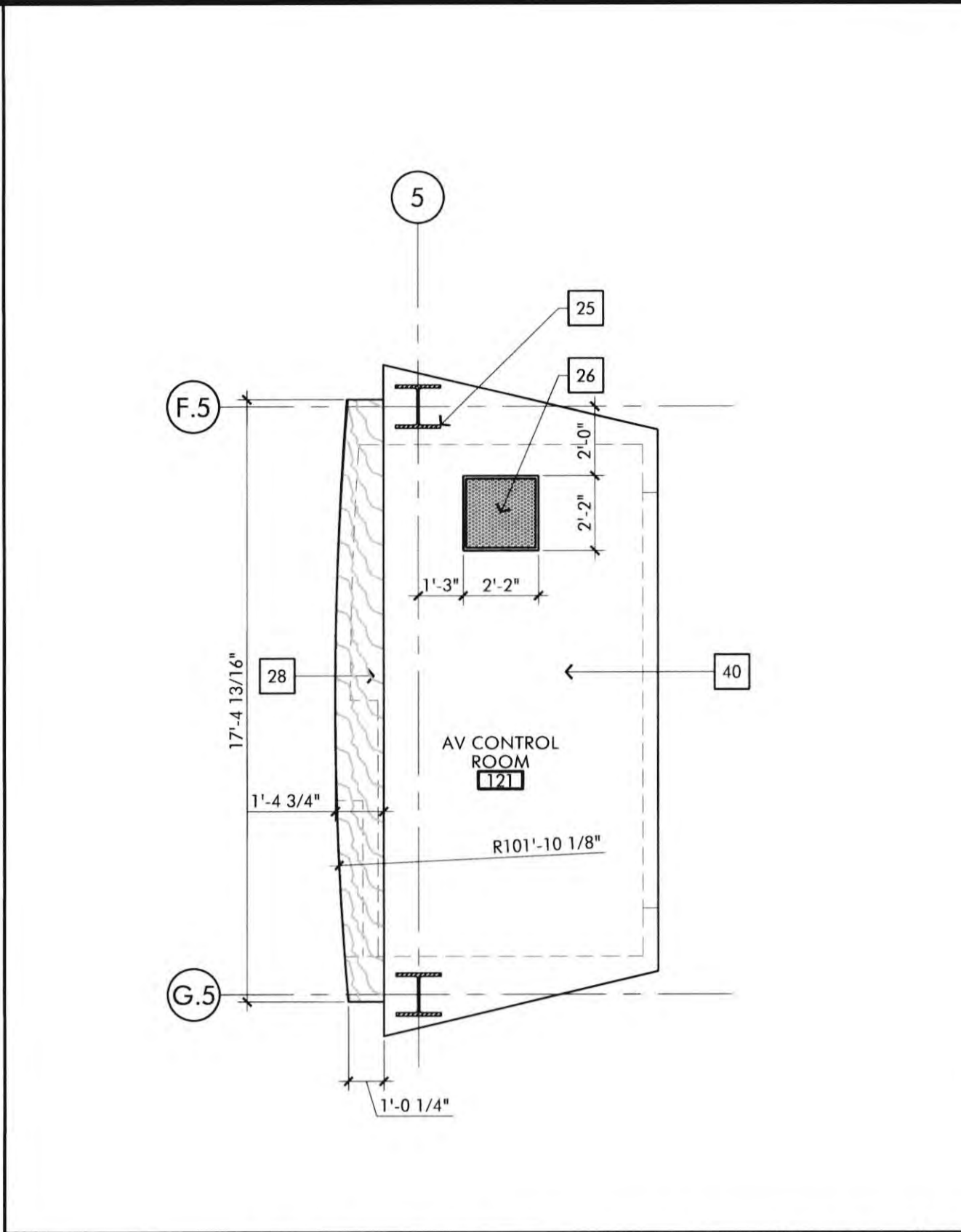
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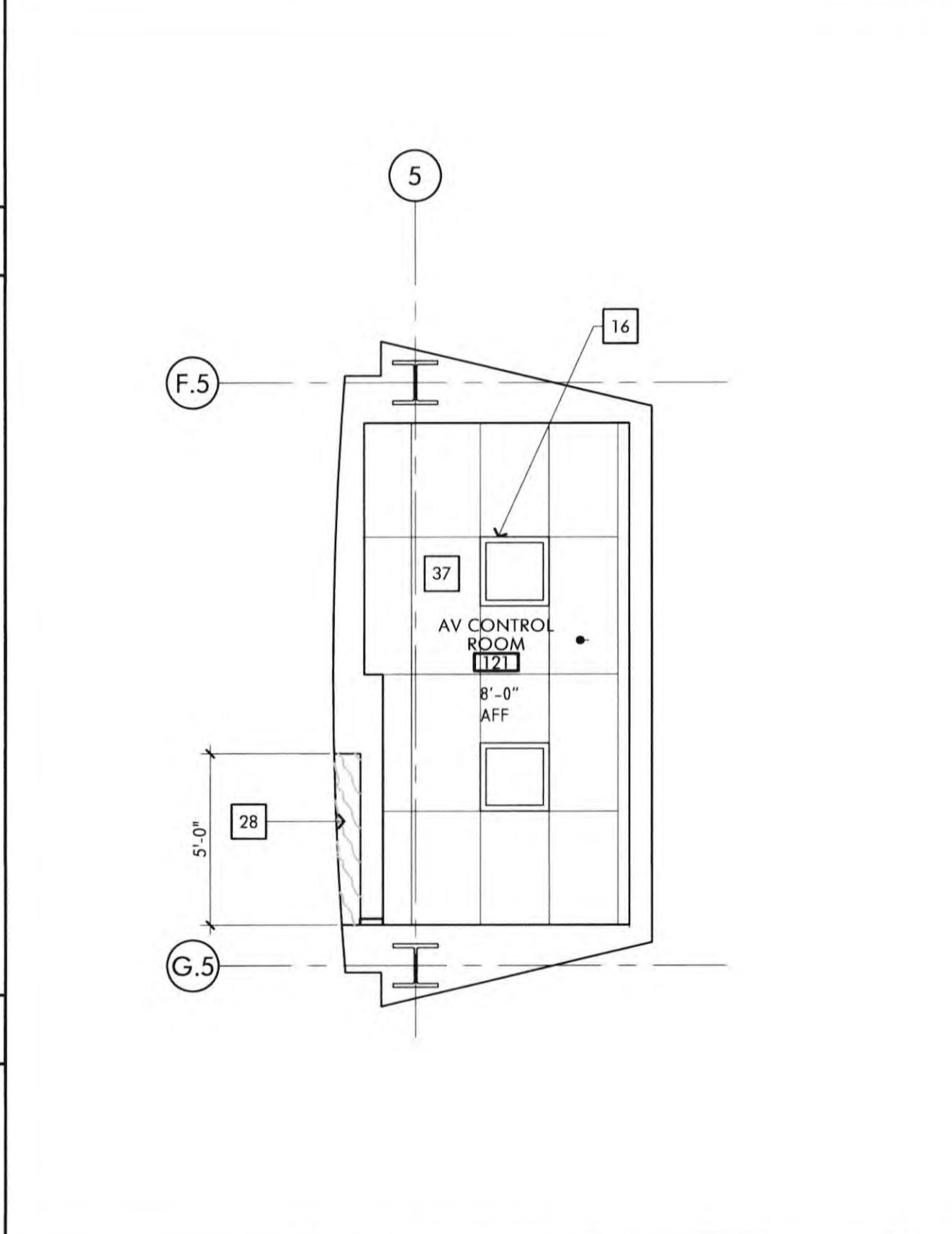
JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE: ENLARGED PLANS AND ELEVATIONS

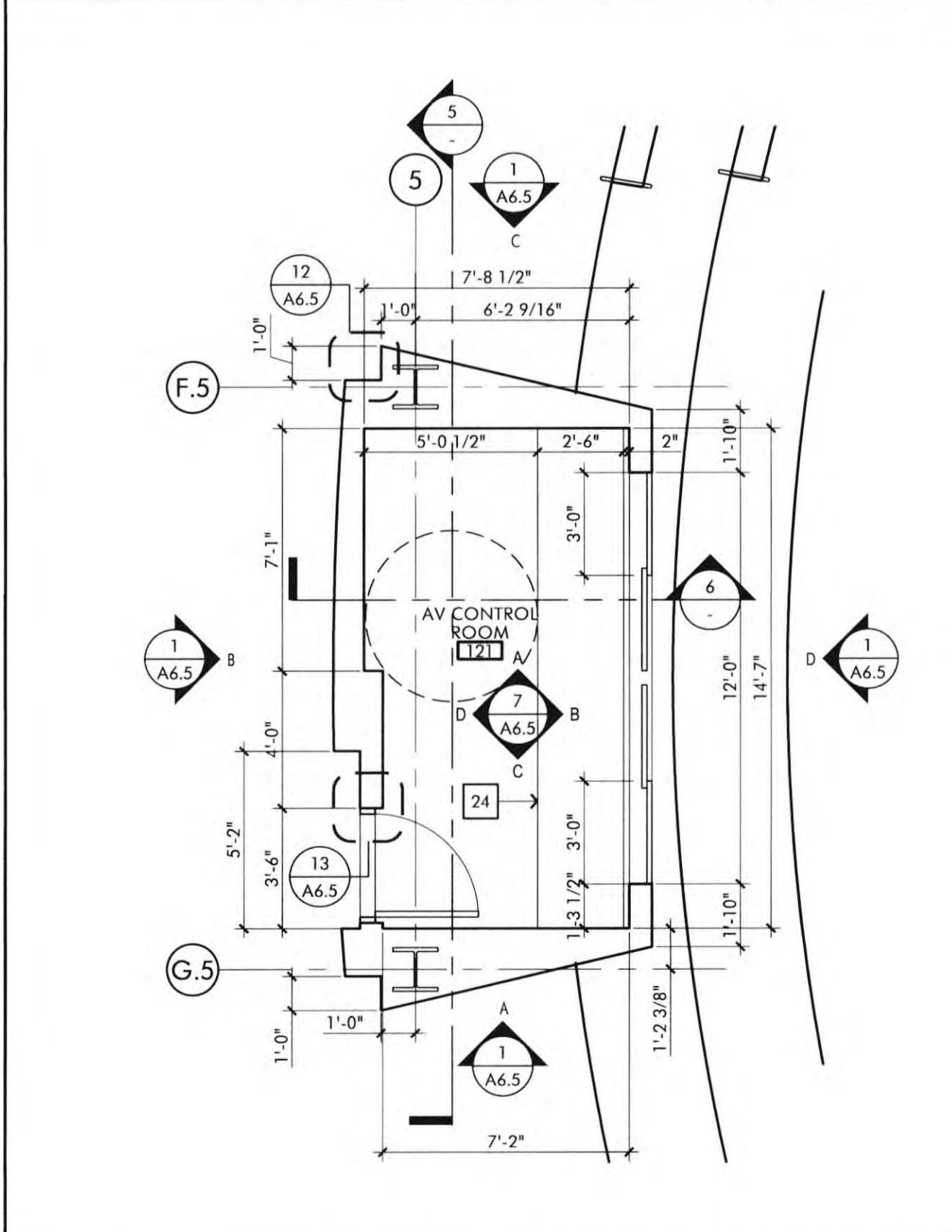
SHEET: A6.5



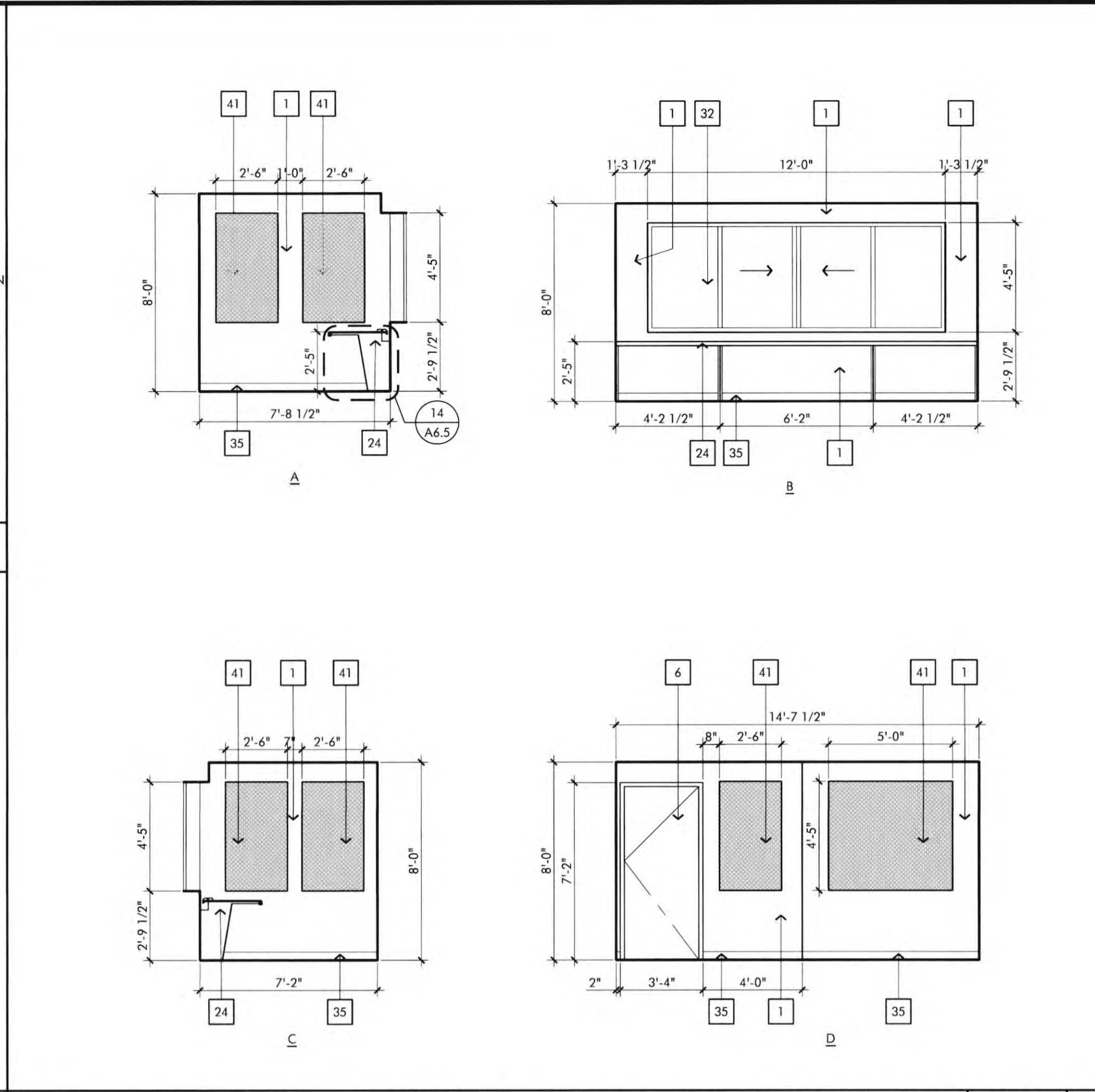
AV CONTROL RM TOP SCALE 1/4" = 1'-0"



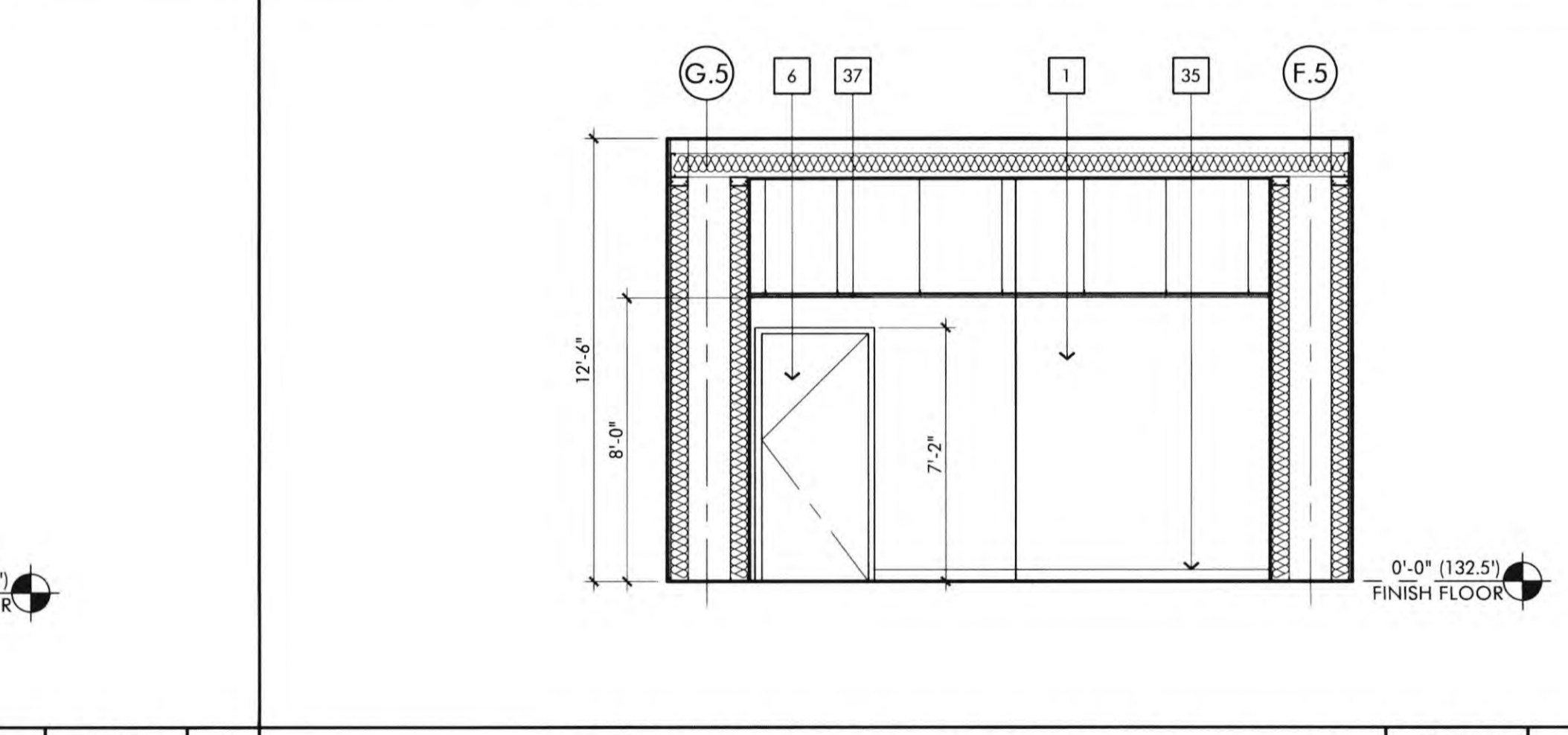
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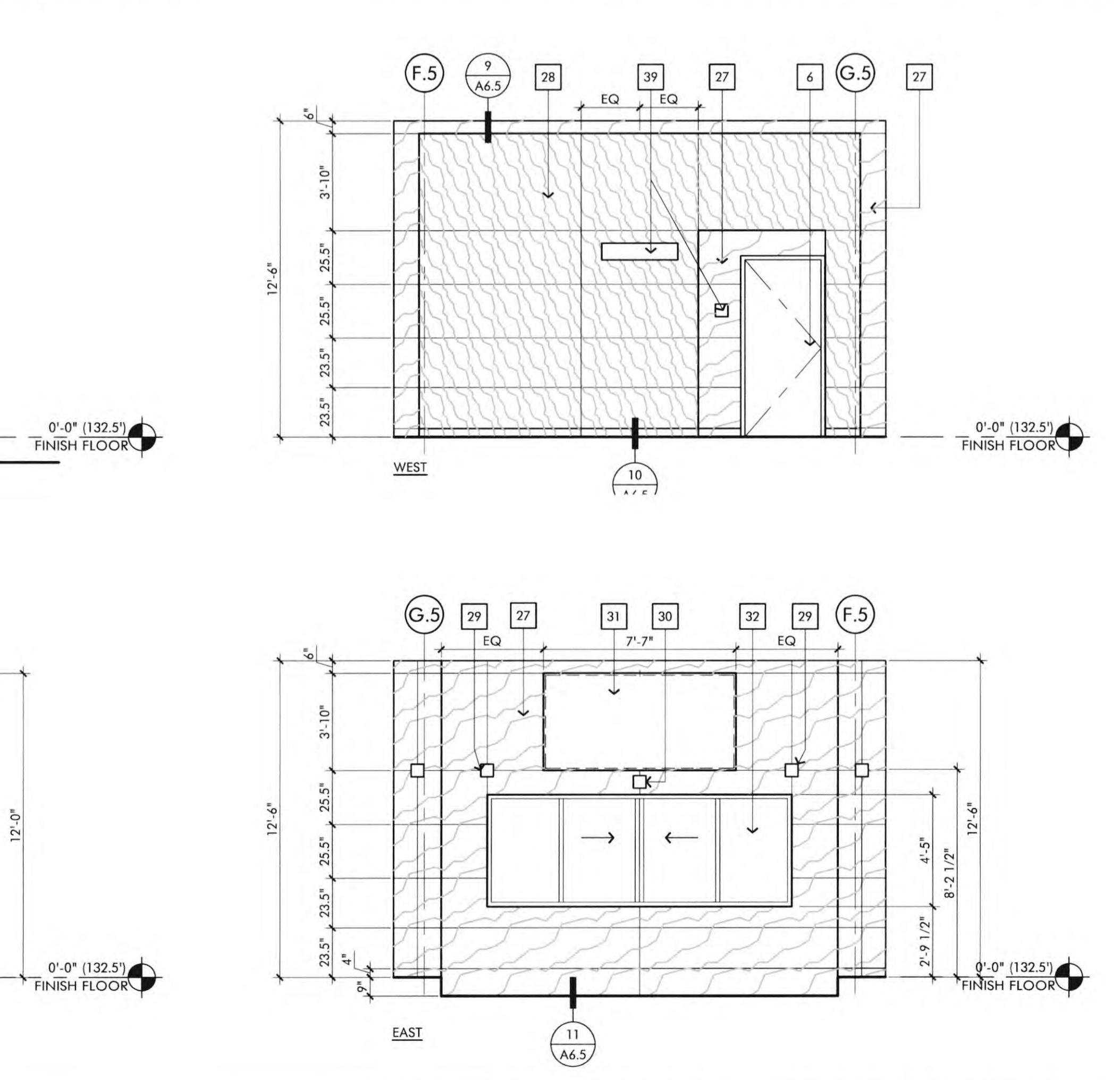
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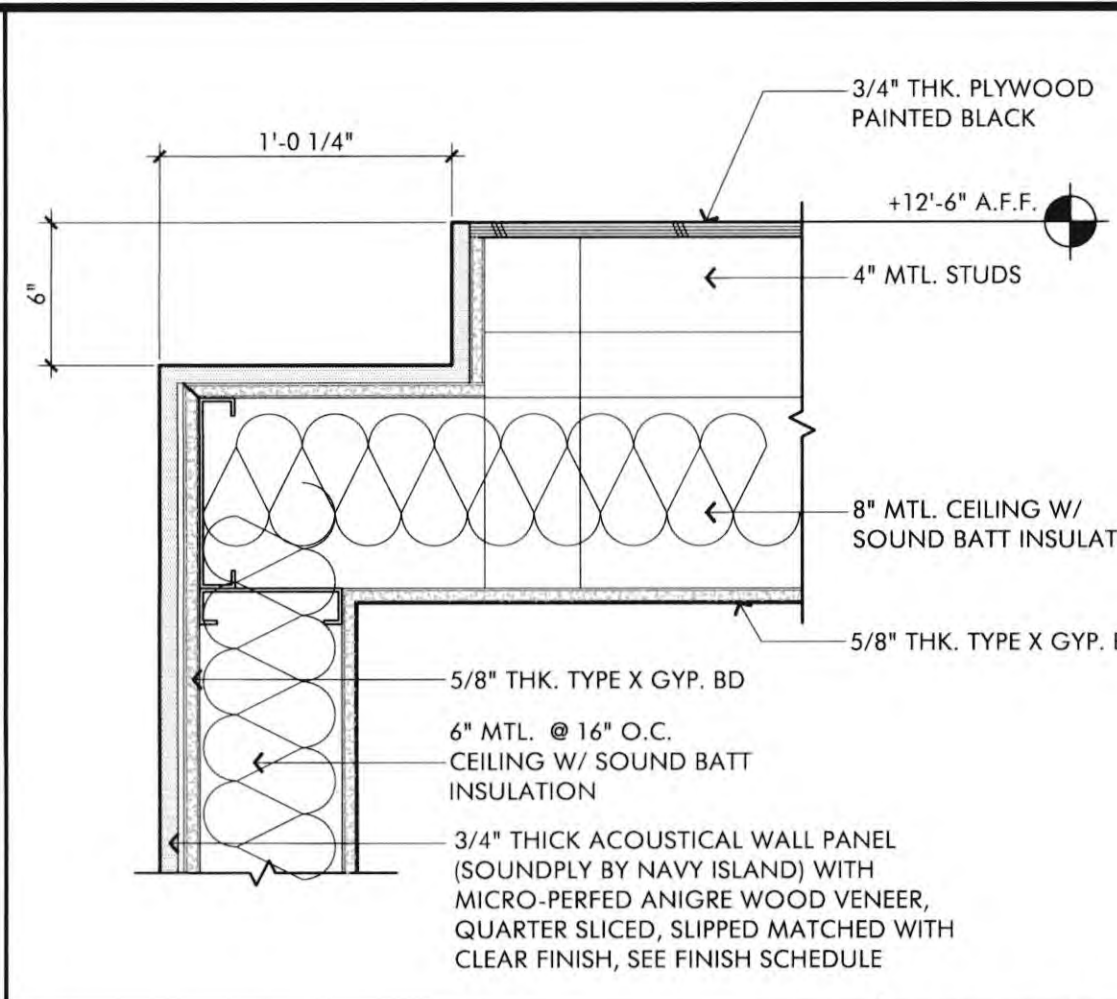
AV CONTROL ROOM 121- INT. ELEVATIONS SCALE 1/4" = 1'-0"



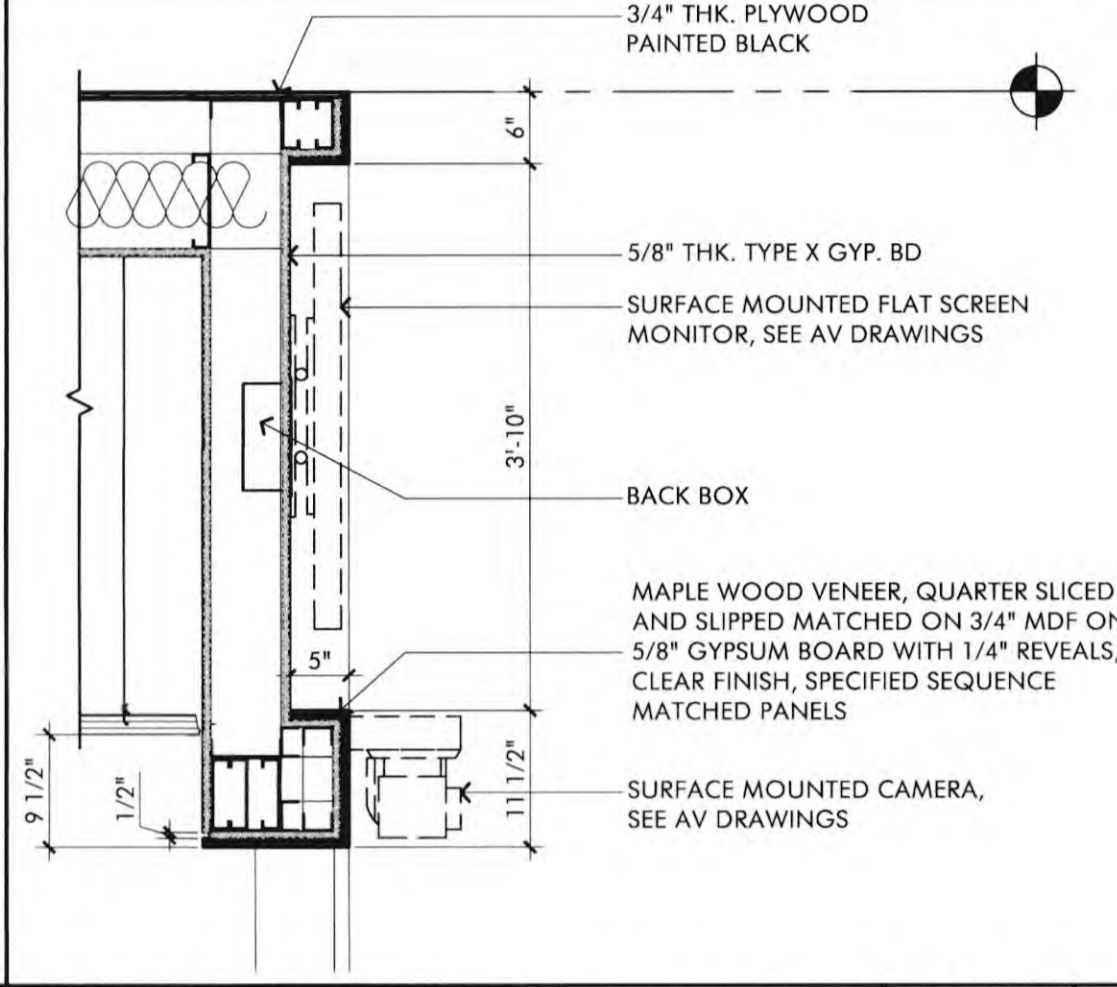
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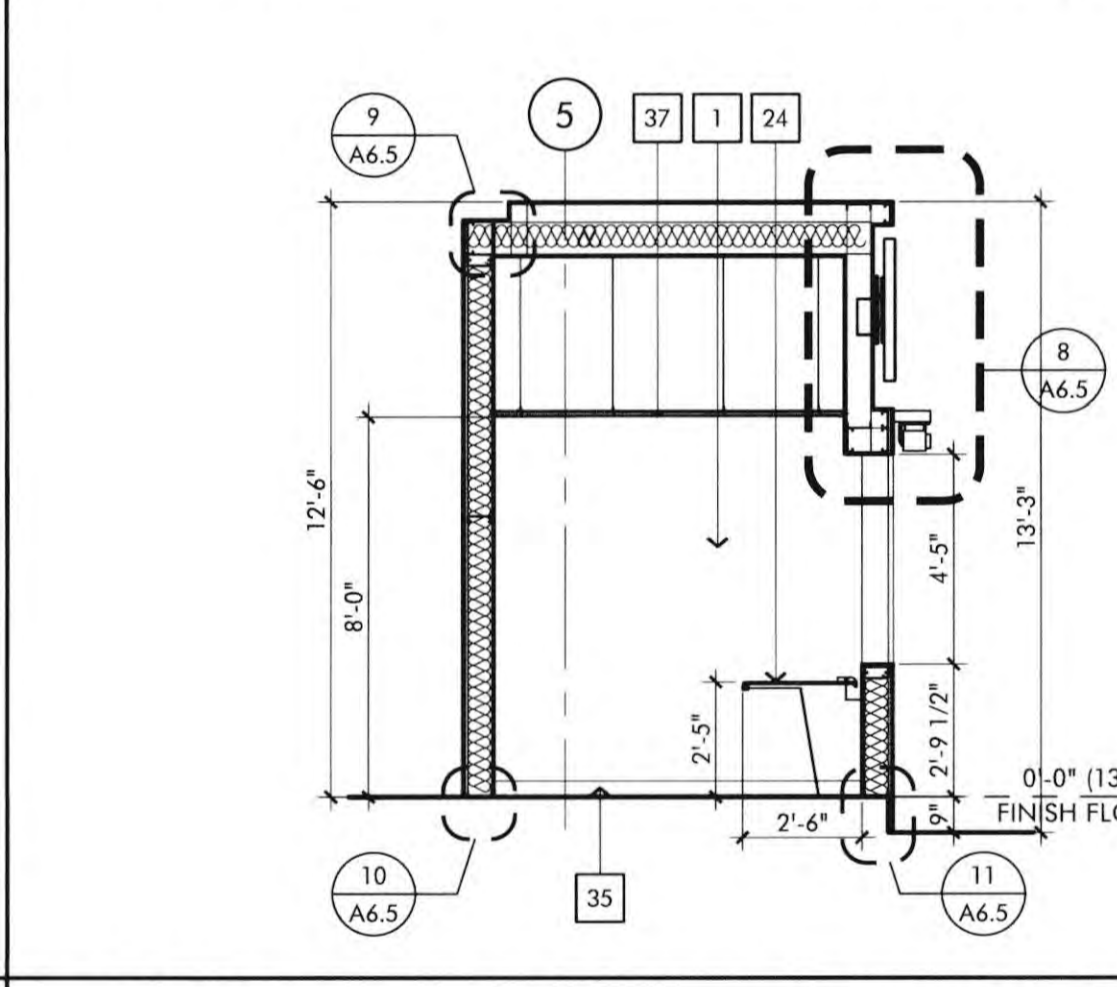
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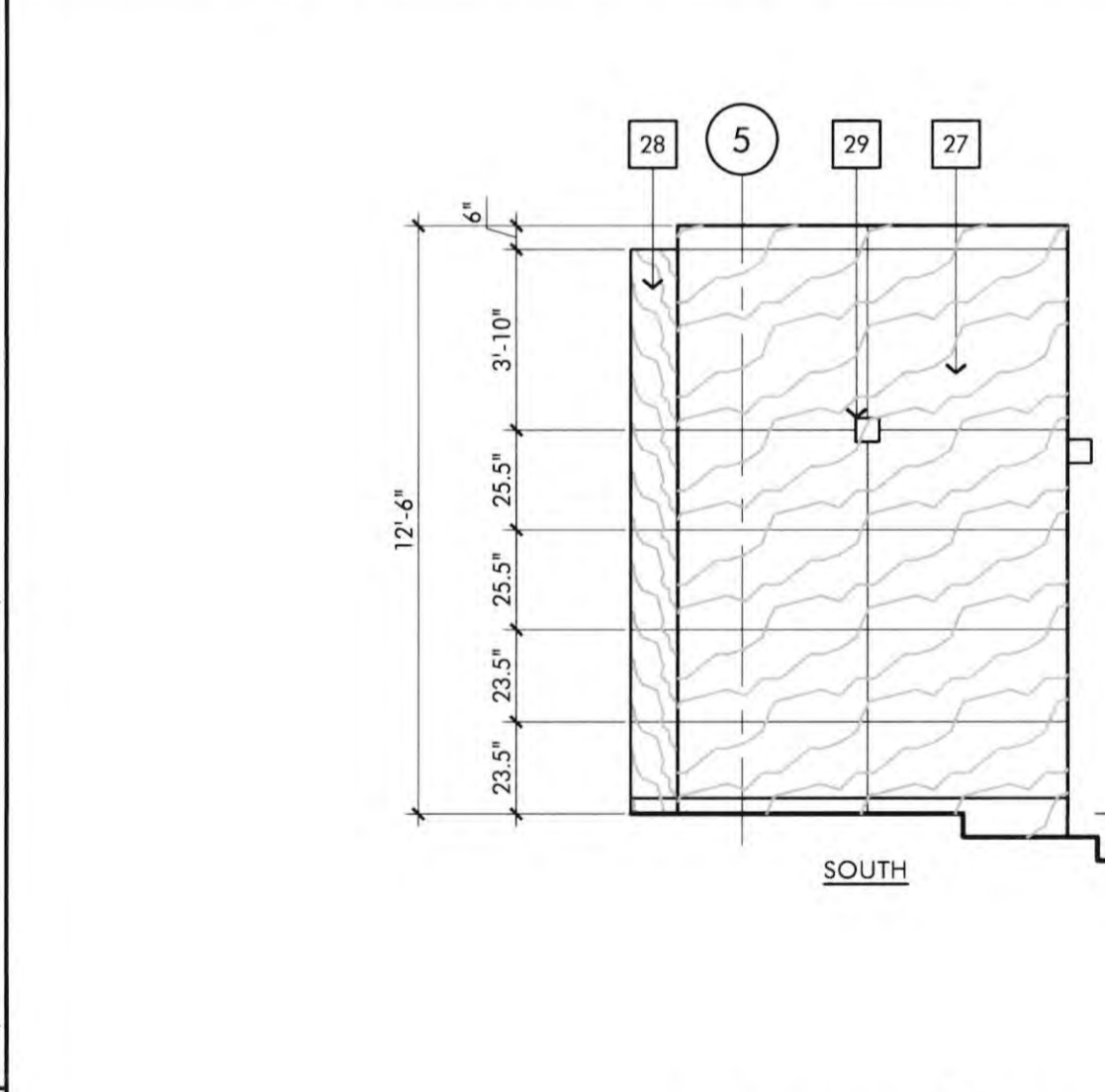
FINISH DETAIL SCALE 3/4" = 1'-0"



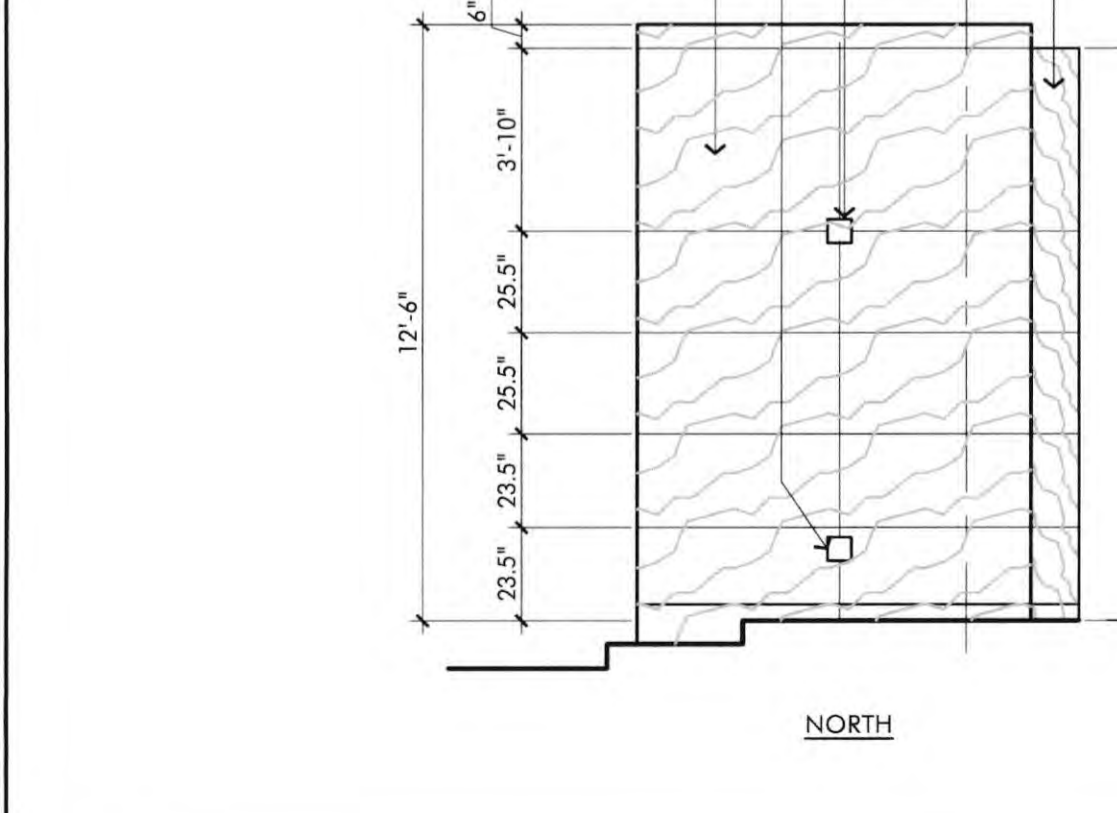
RECESSED MONITOR DET. SCALE 3/4" = 1'-0"



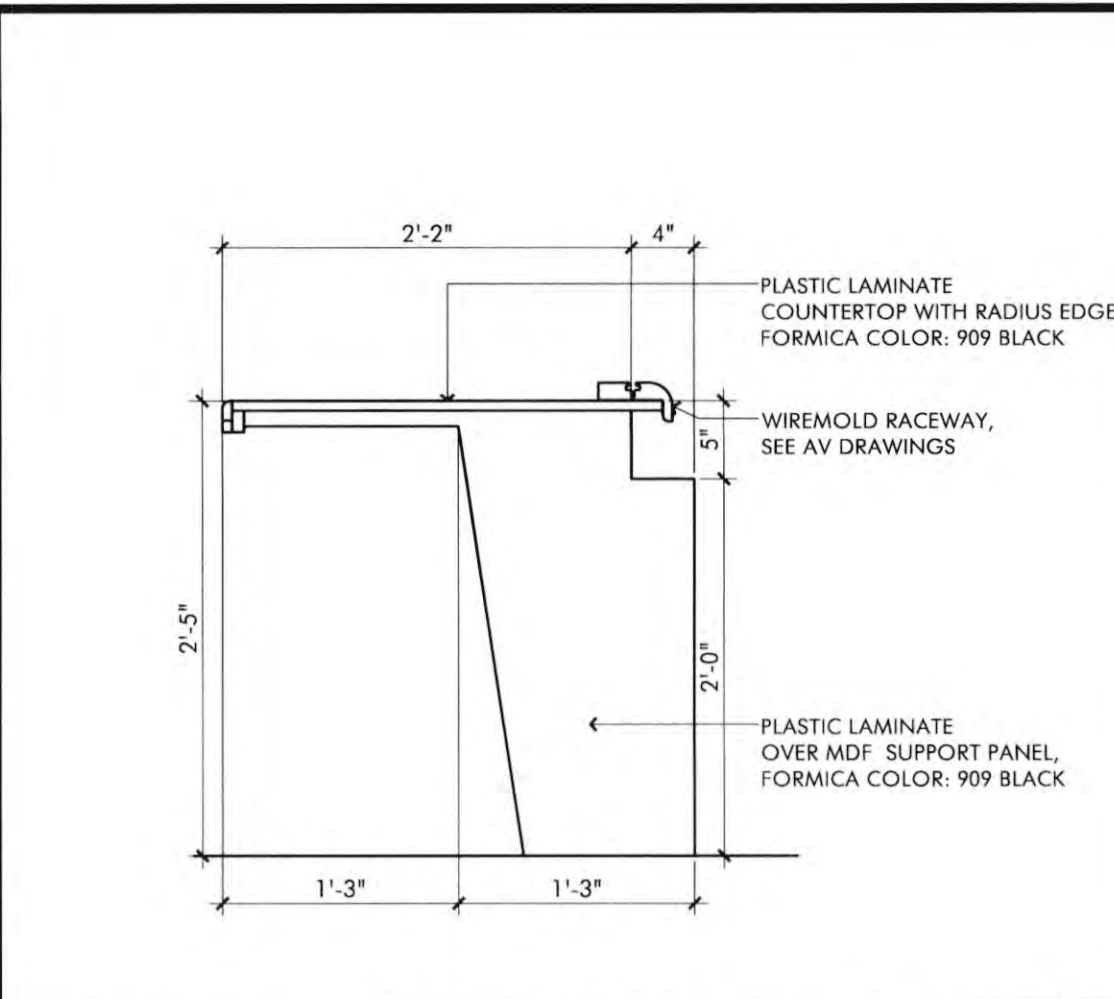
AV CONTROL ROOM 121- SECTION SCALE 1/4" = 1'-0"



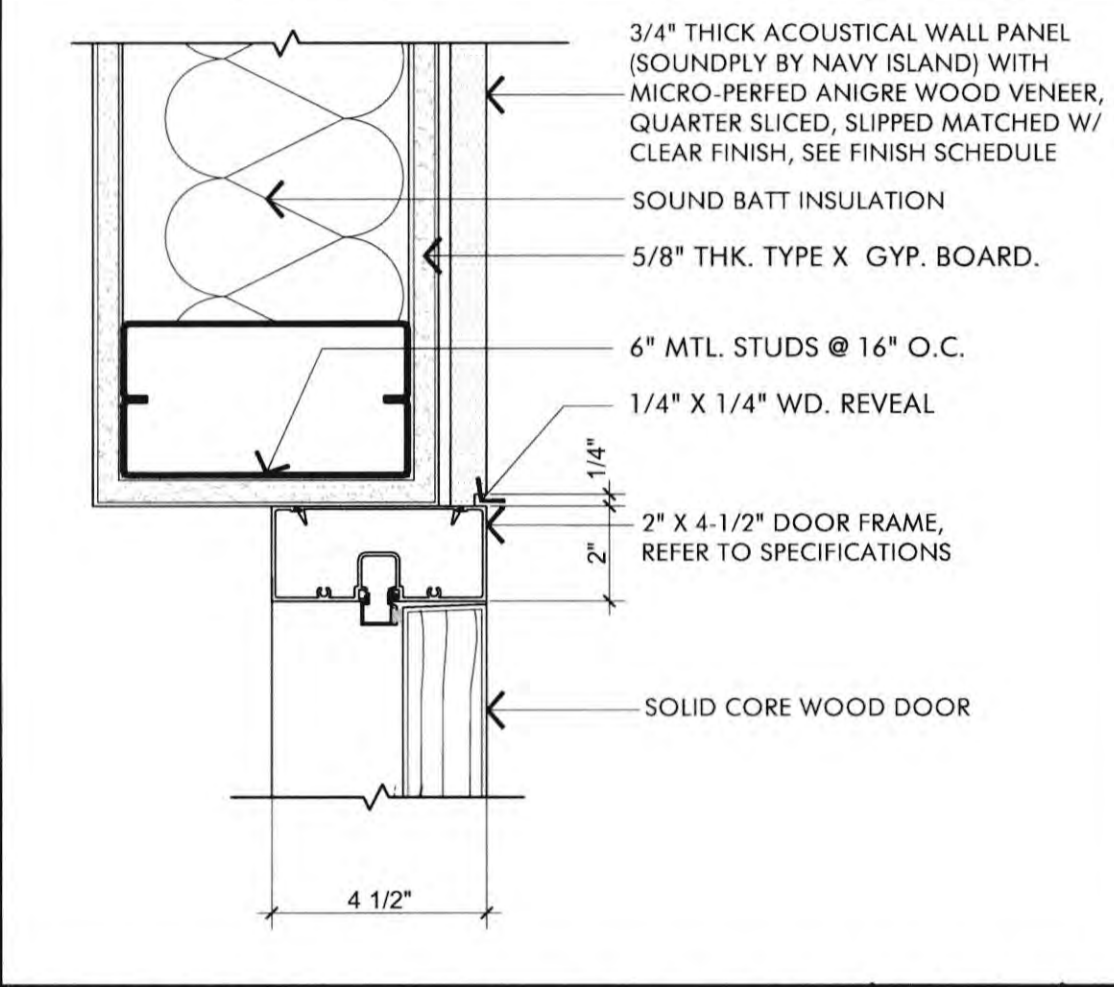
WALL BASE DETAIL SCALE 3" = 1'-0"



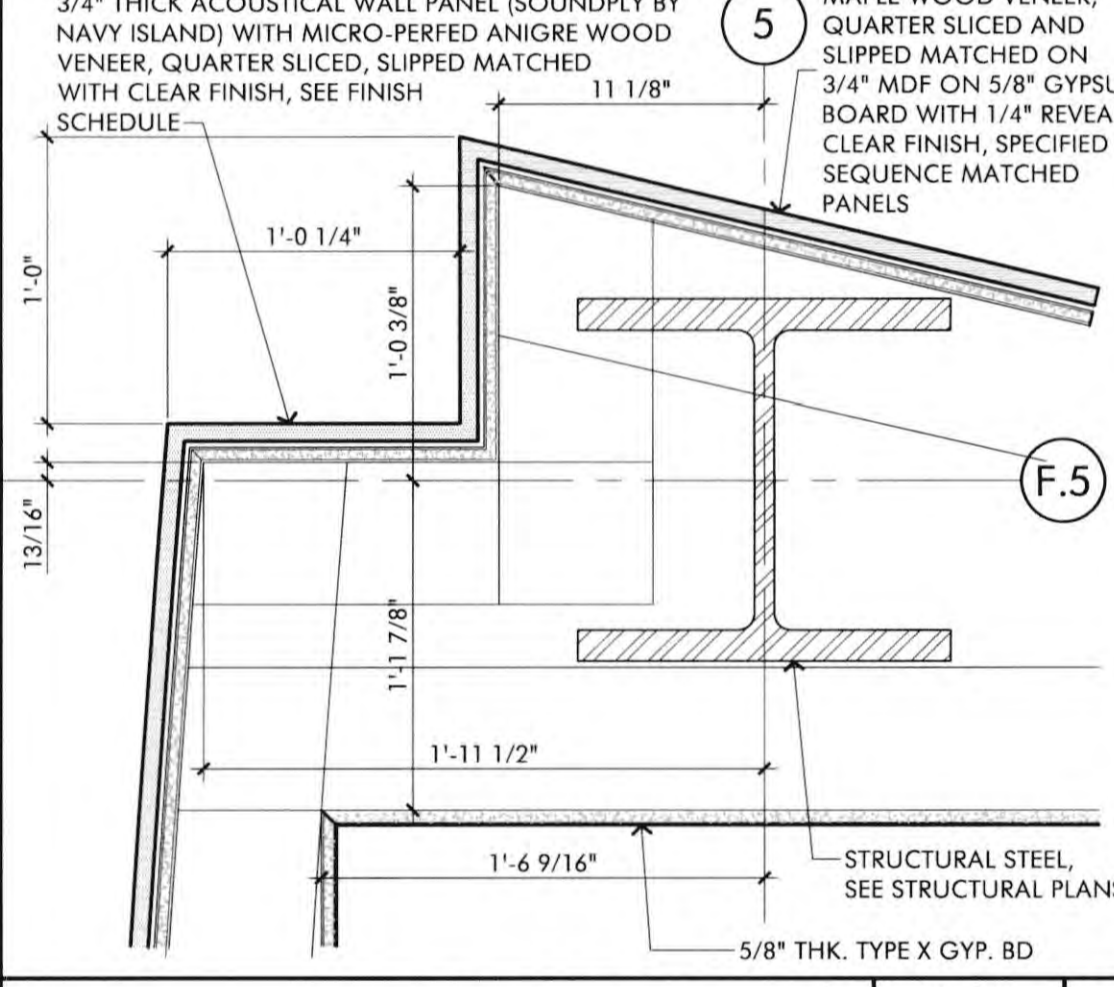
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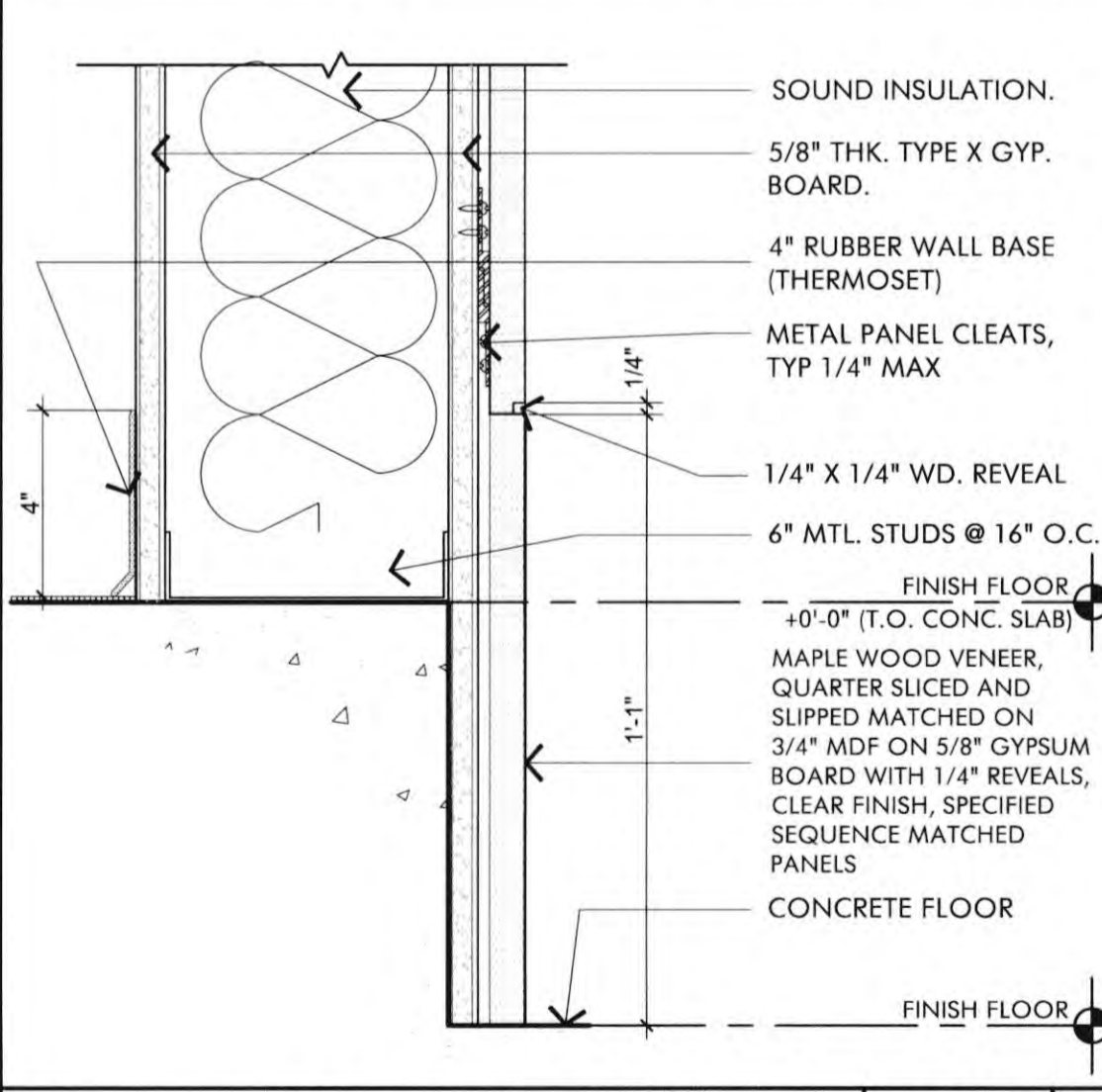
MILLWORK DETAIL SCALE 3/4" = 1'-0"



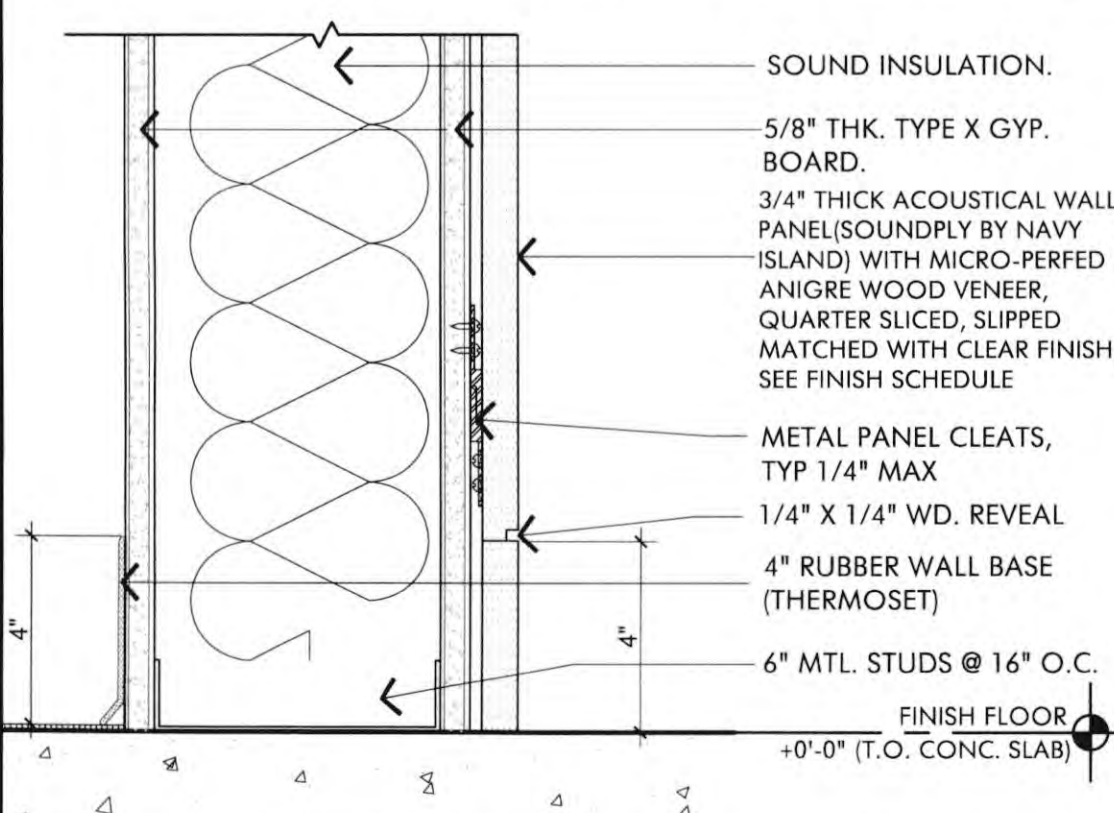
FINISH DETAIL SCALE 3/4" = 1'-0"



MILLWORK AT DOOR DET. SCALE 3/4" = 1'-0"



WALL BASE DETAIL SCALE 3" = 1'-0"



WALL BASE DETAIL SCALE 3" = 1'-0"

XREF: FILE PATH:

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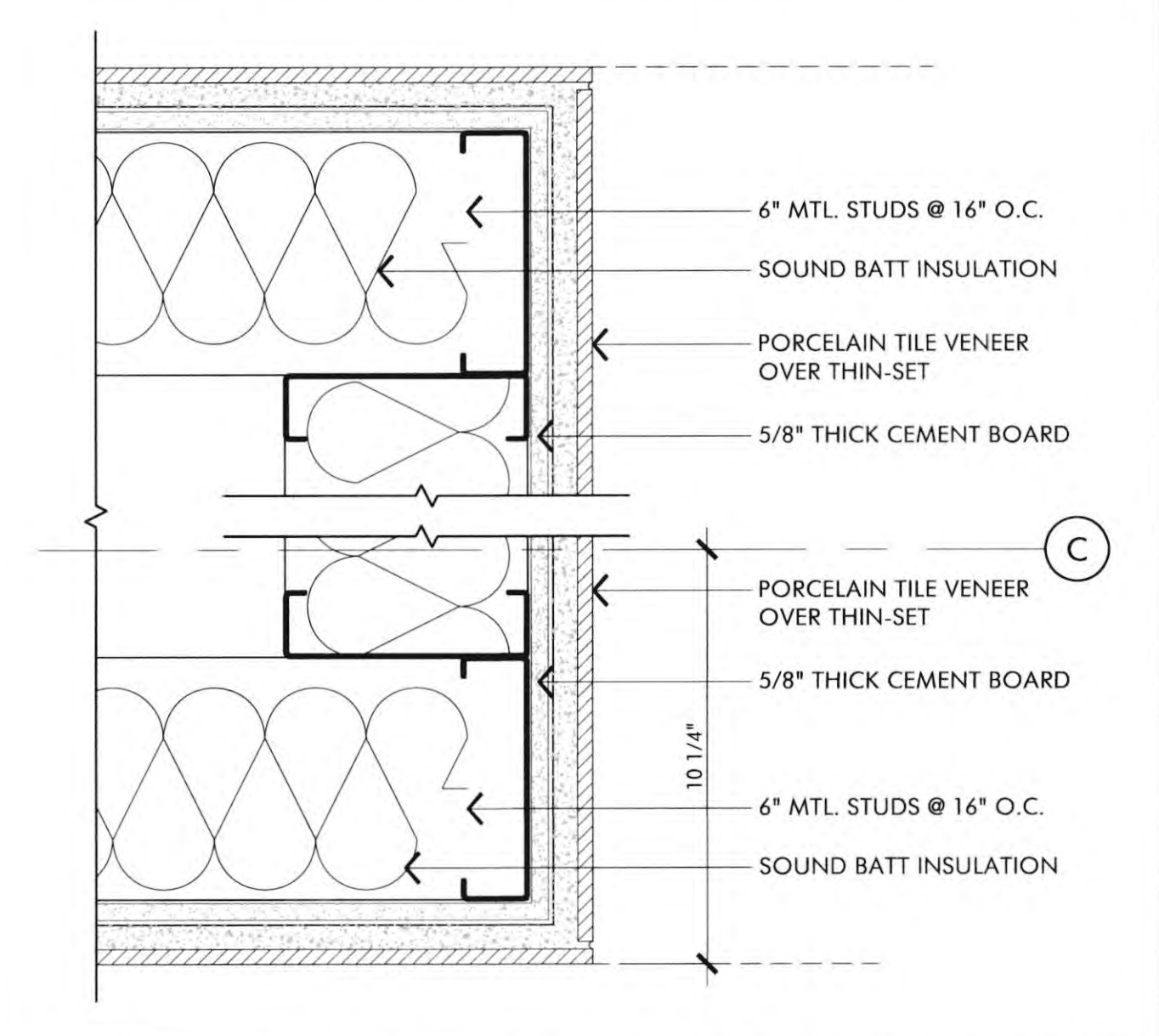
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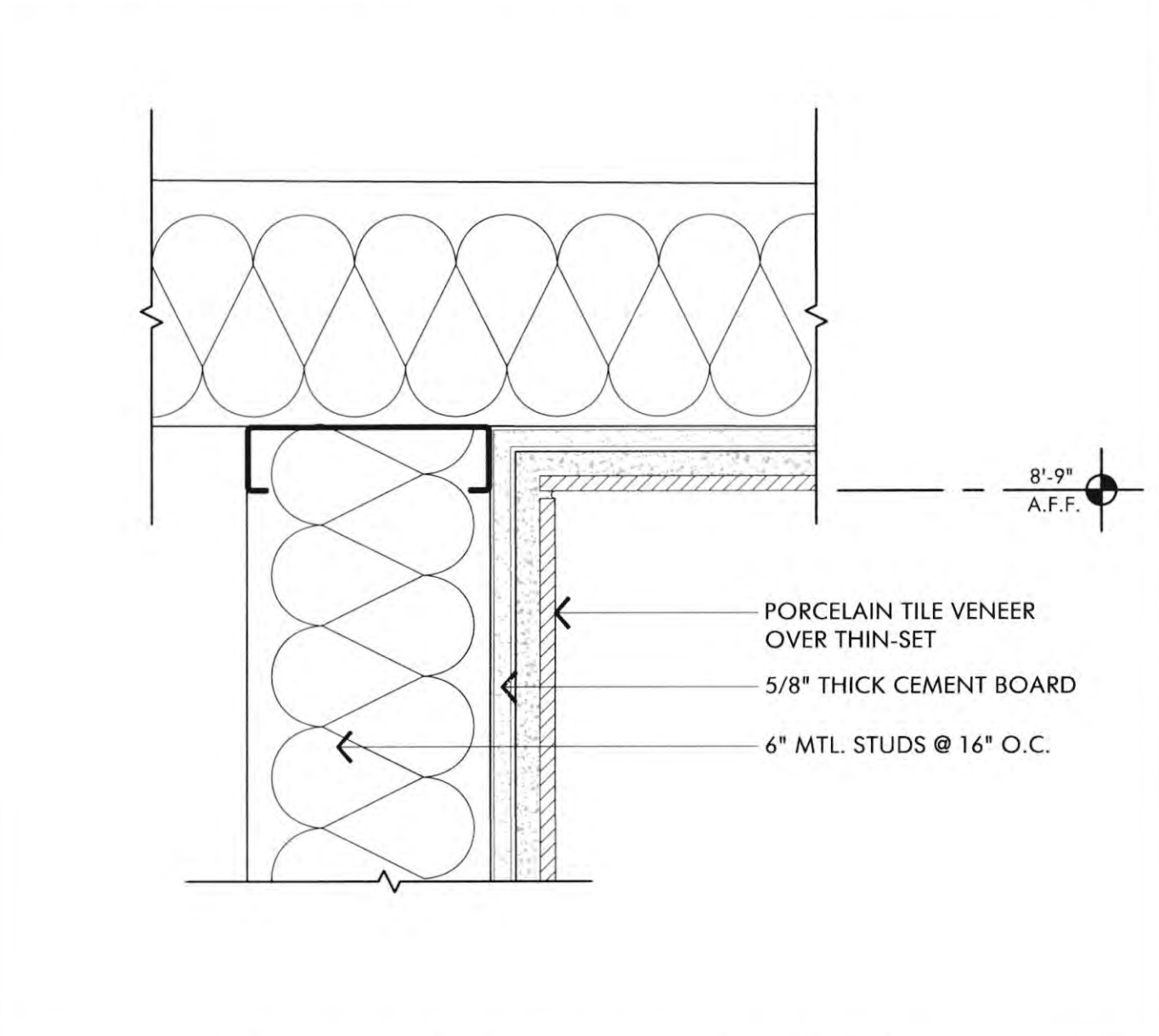


JOB NO.:	2019.01
DRAWN BY:	RCA+A
DATE:	11/01/2022
TITLE:	INTERIOR FINISH DETAILS
SHEET:	A6.6

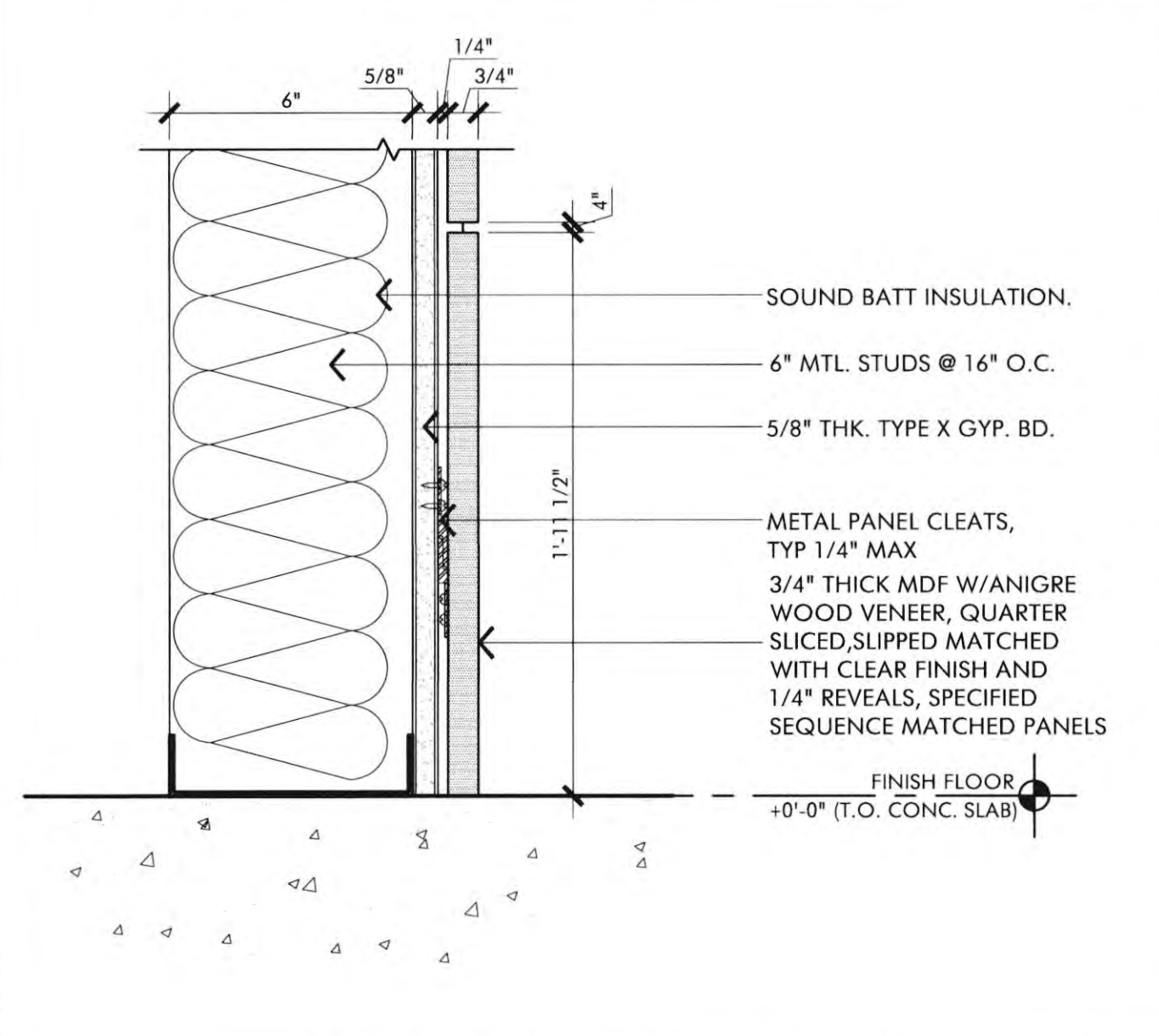
TILE CORNER AT ALCOVE 3" = 1'-0" 4



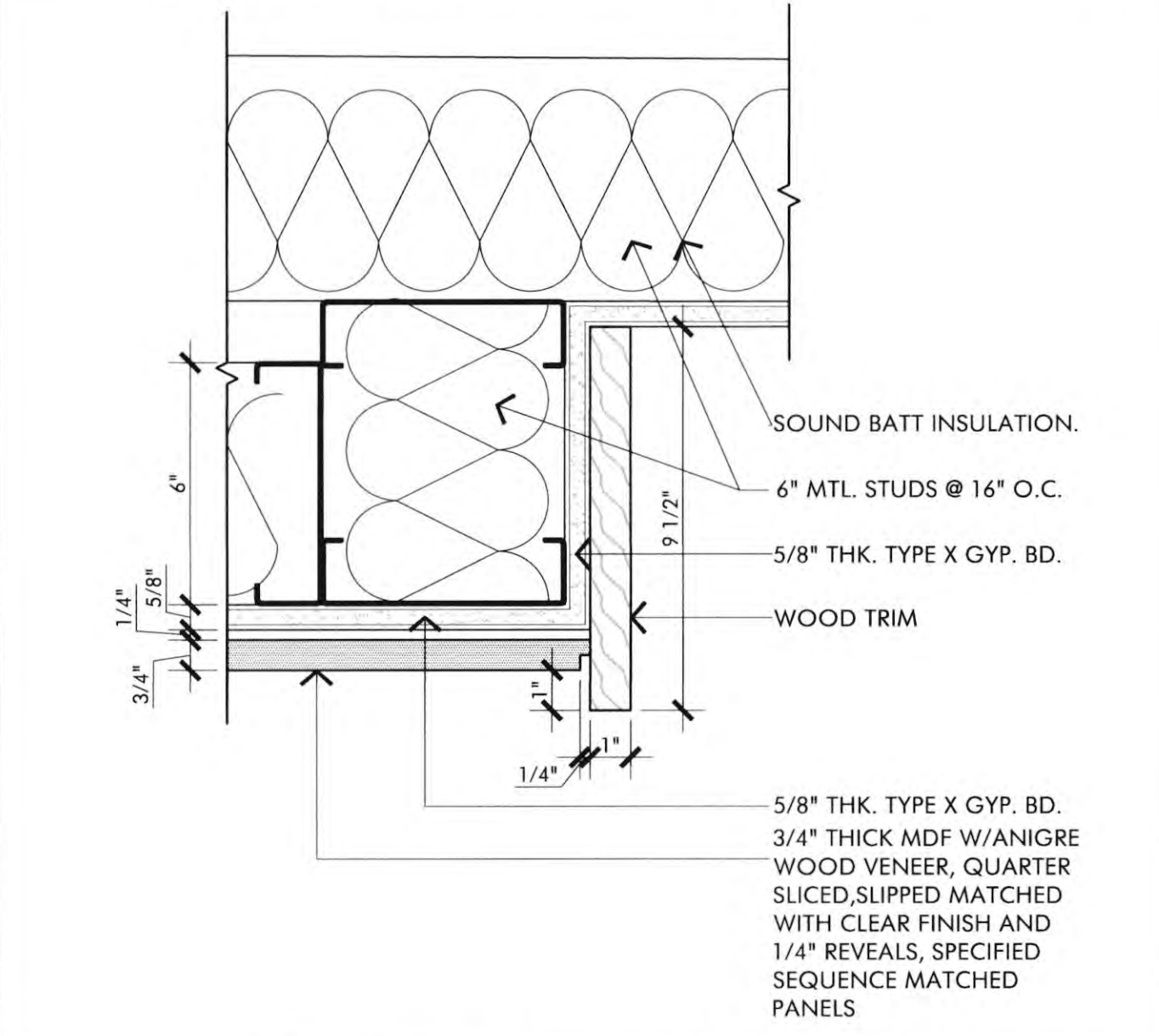
TILE CORNER AT COVE CLG 3" = 1'-0" 8



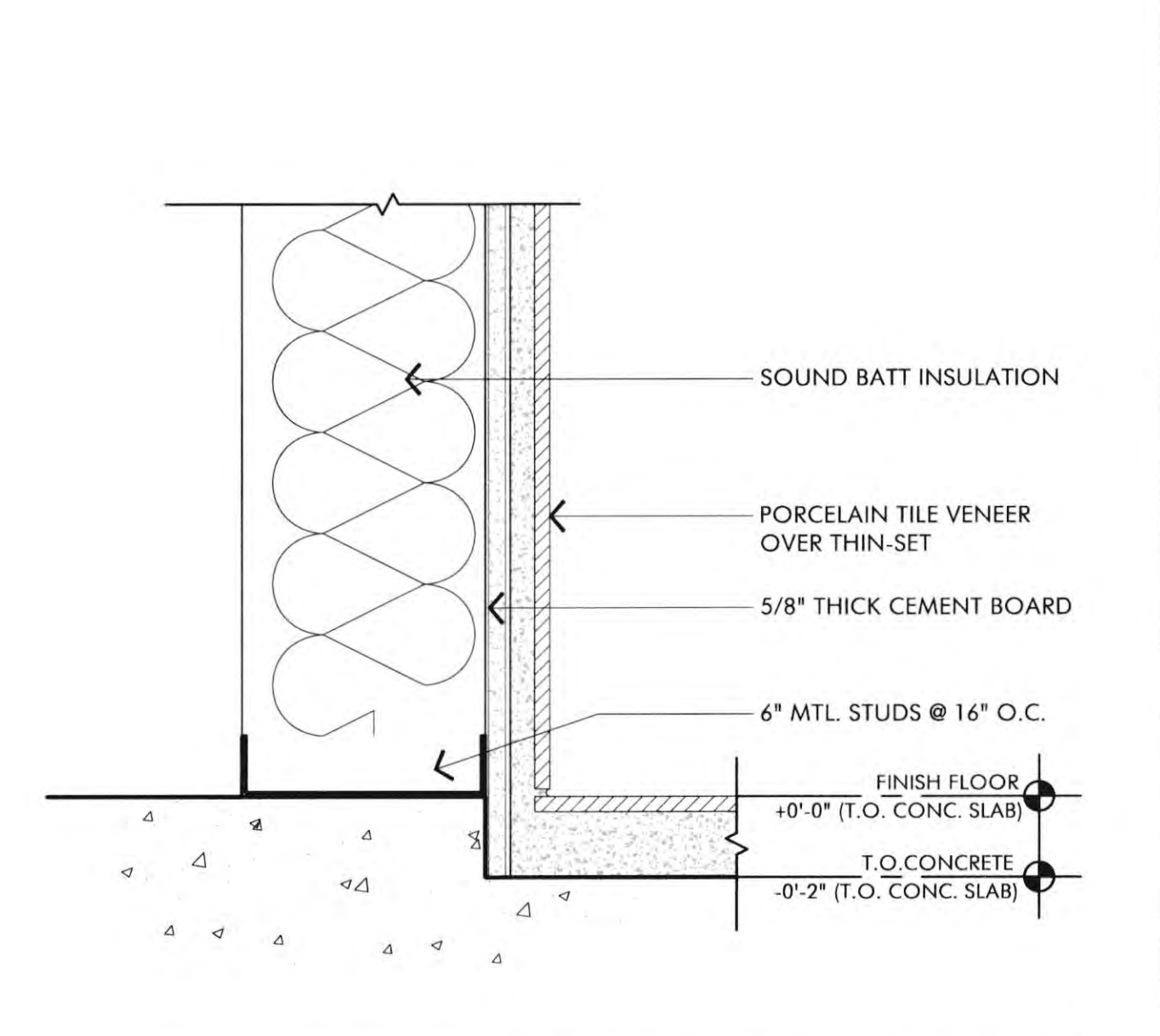
WD PANEL OUTSIDE CORNER 3" = 1'-0" 12



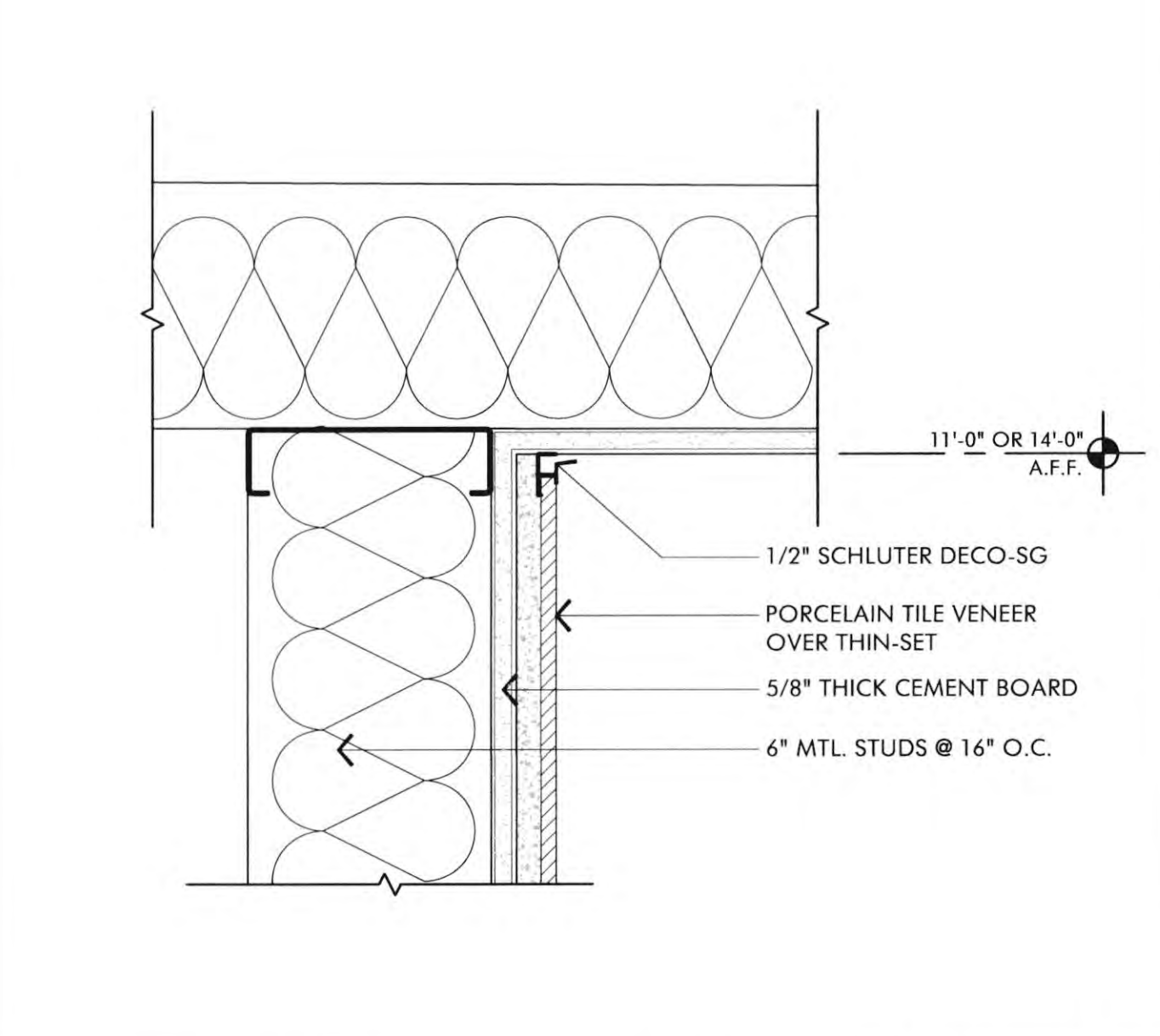
WOOD TRIM DETAIL 3" = 1'-0" 16



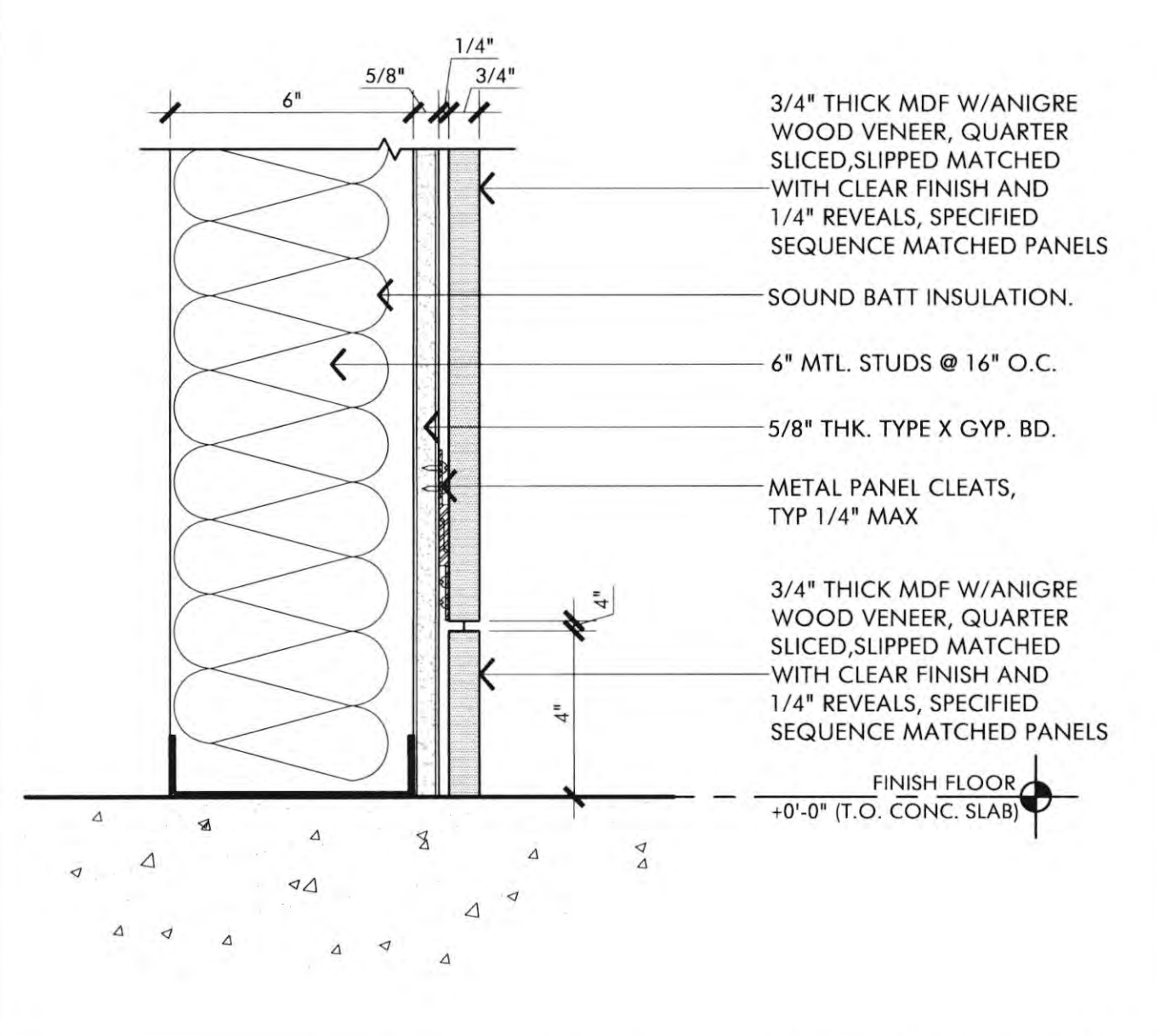
TILE JAMB AT LOBBY 3" = 1'-0" 3



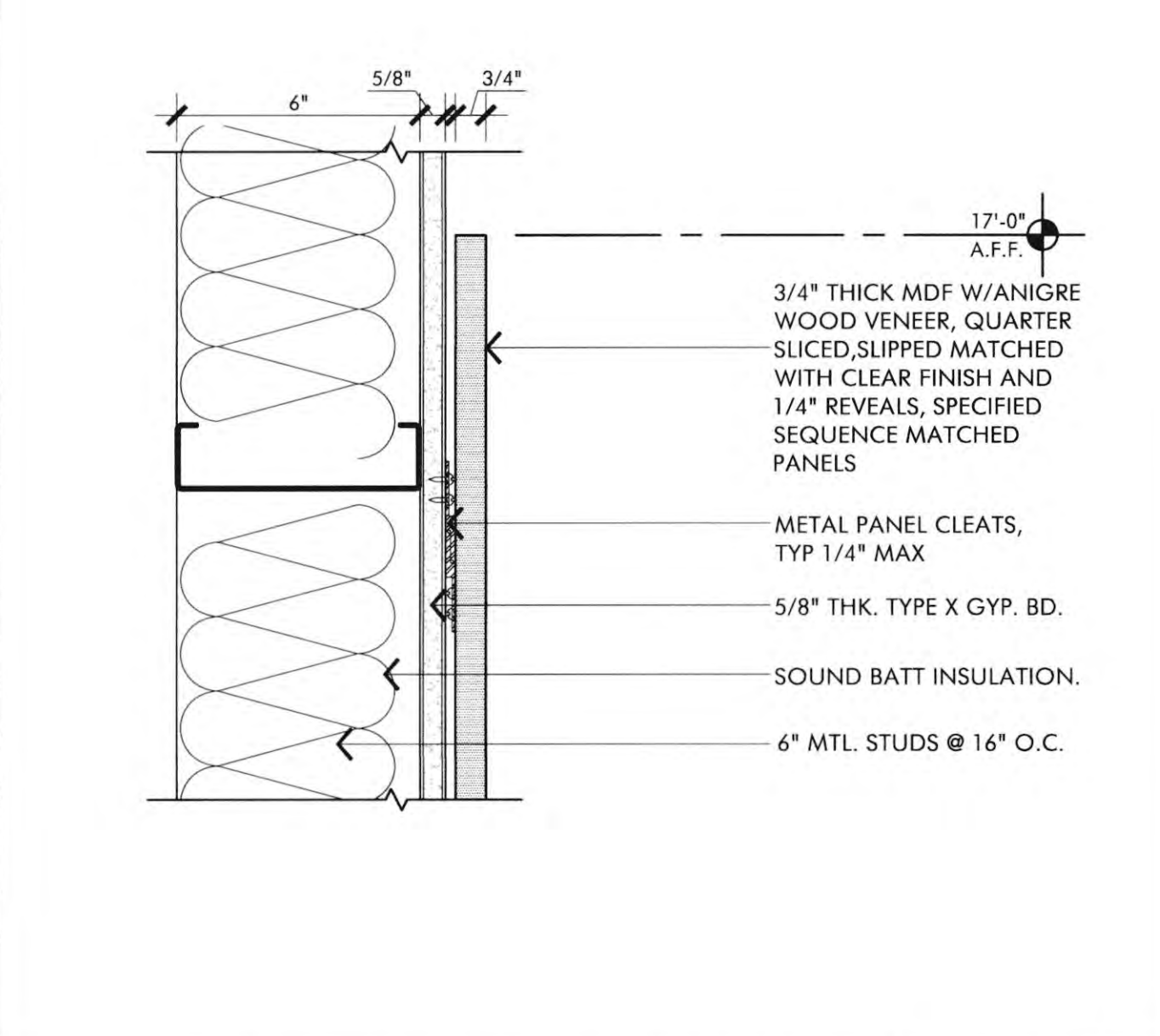
TILE AT ALCOVE CLG 3" = 1'-0" 7



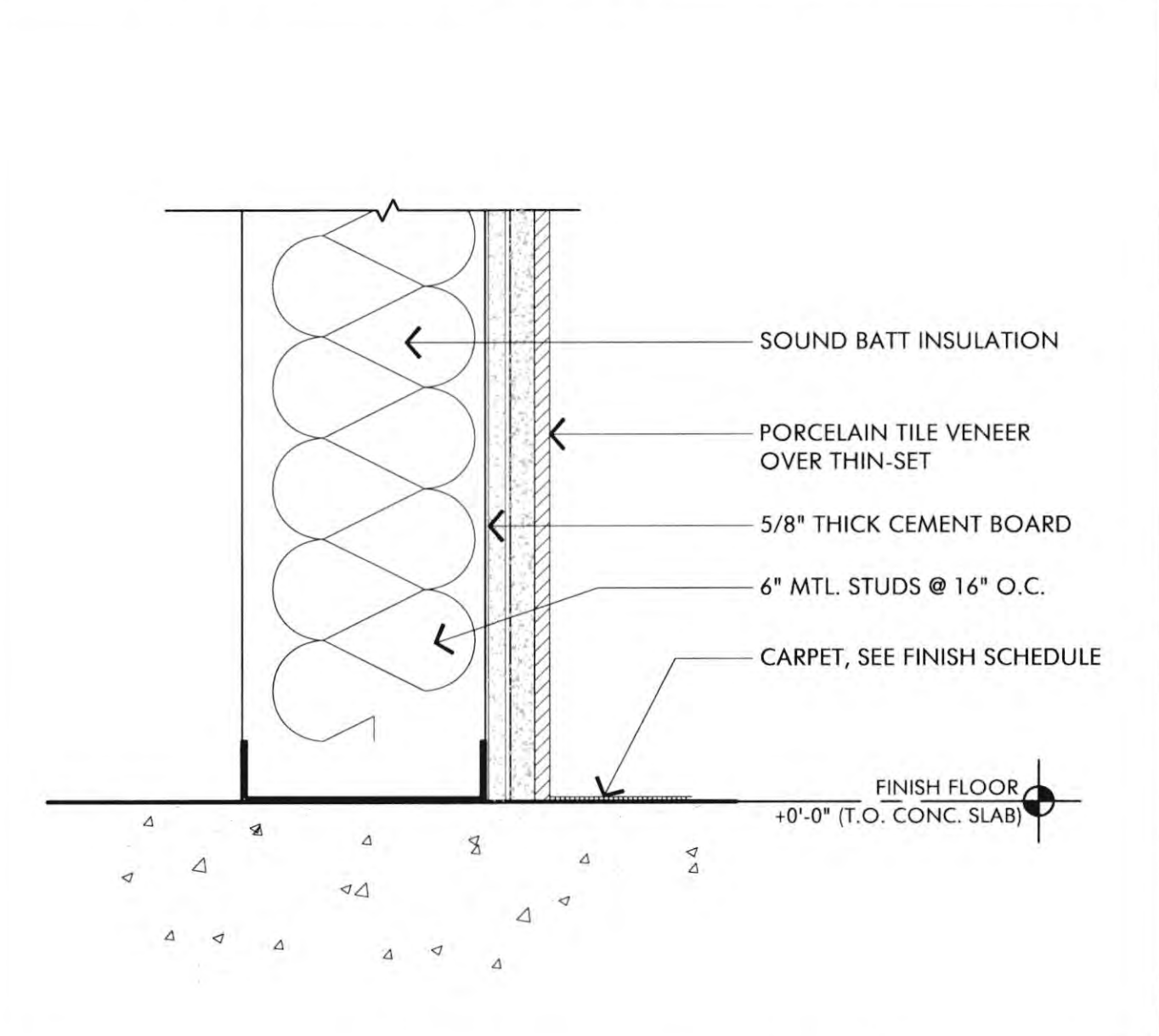
WOOD PANEL BASE 3" = 1'-0" 11



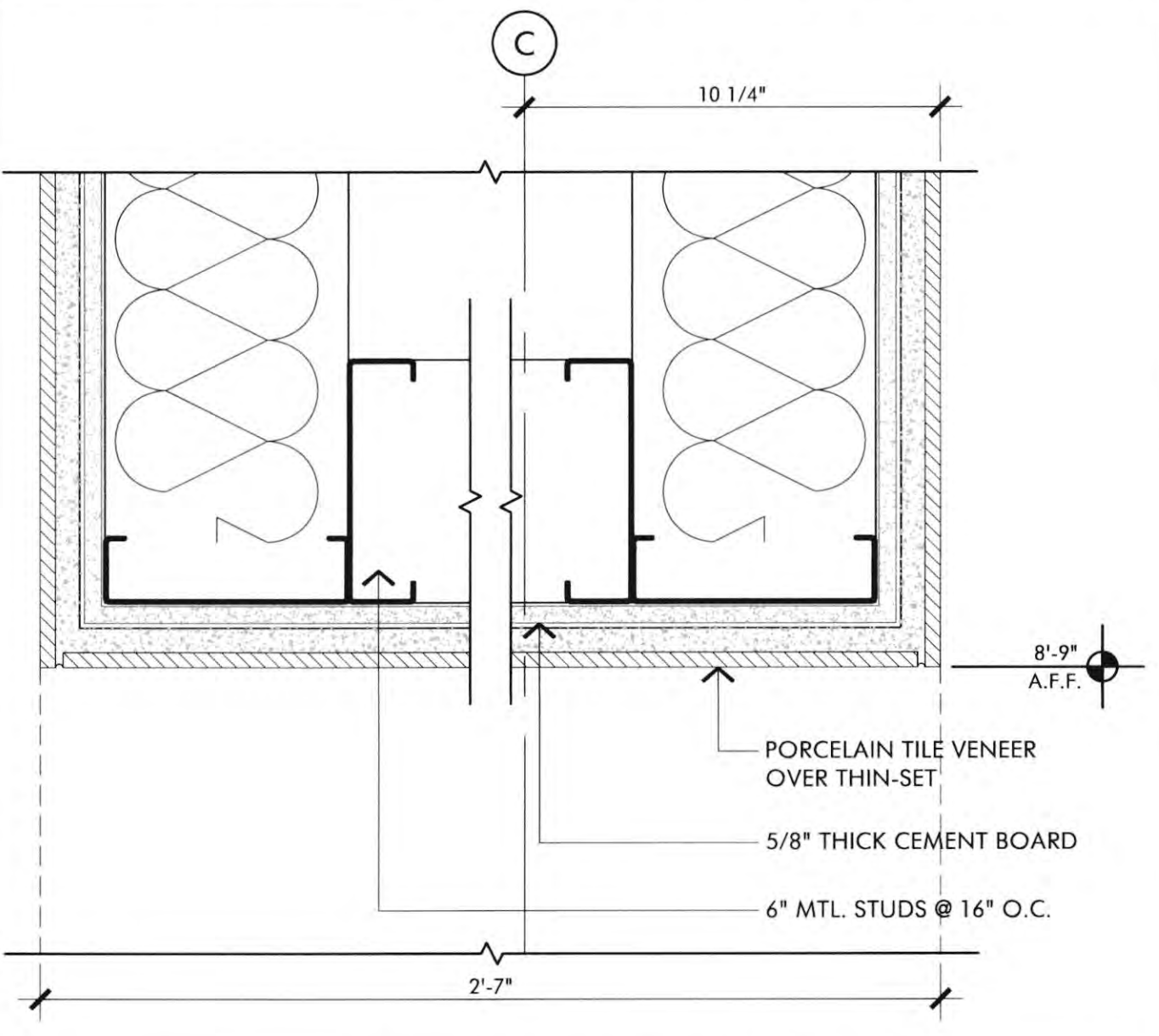
WOOD PANEL AT TRIM 3" = 1'-0" 15



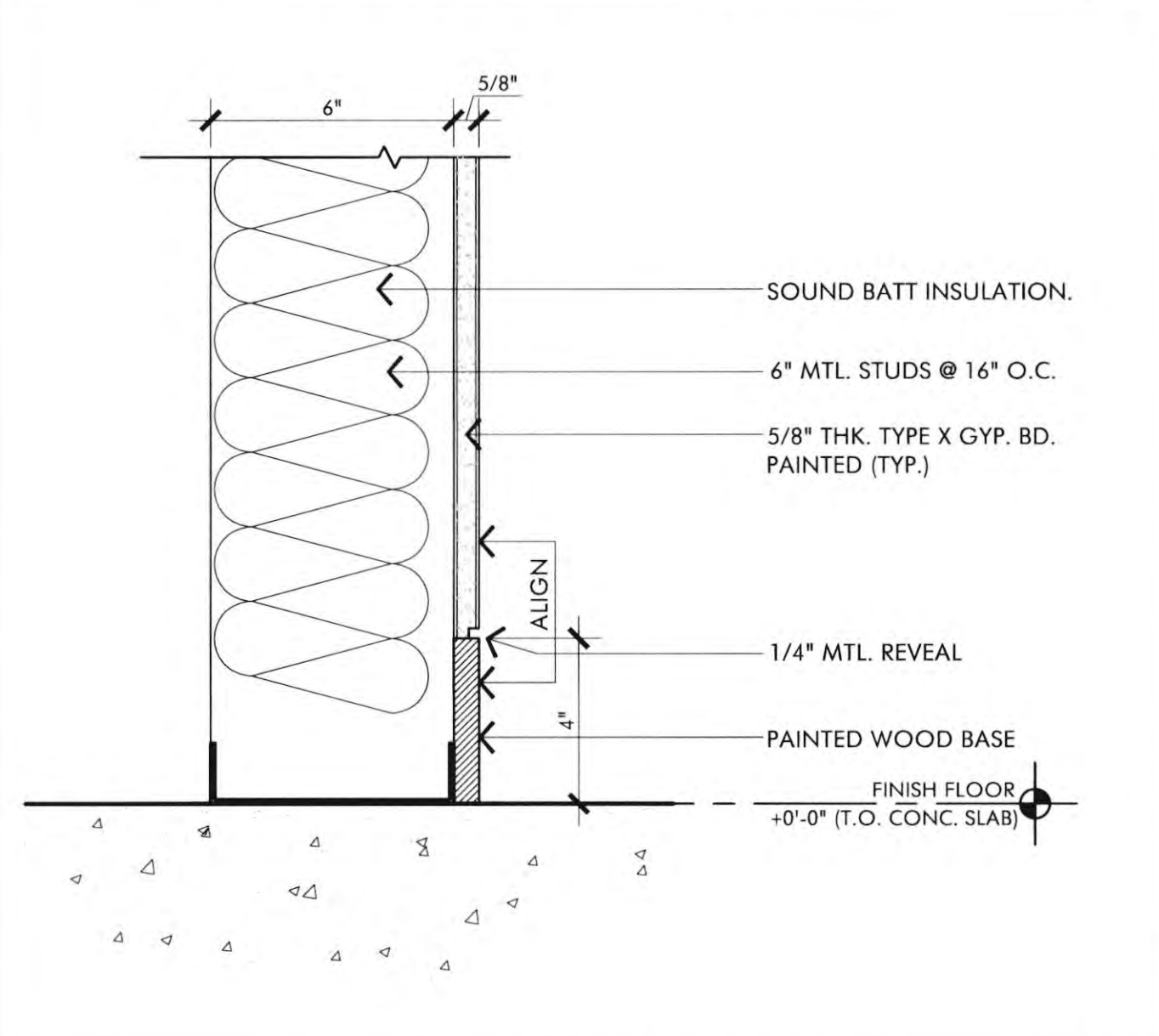
TILE BASE AT LOBBY TILE 3" = 1'-0" 2



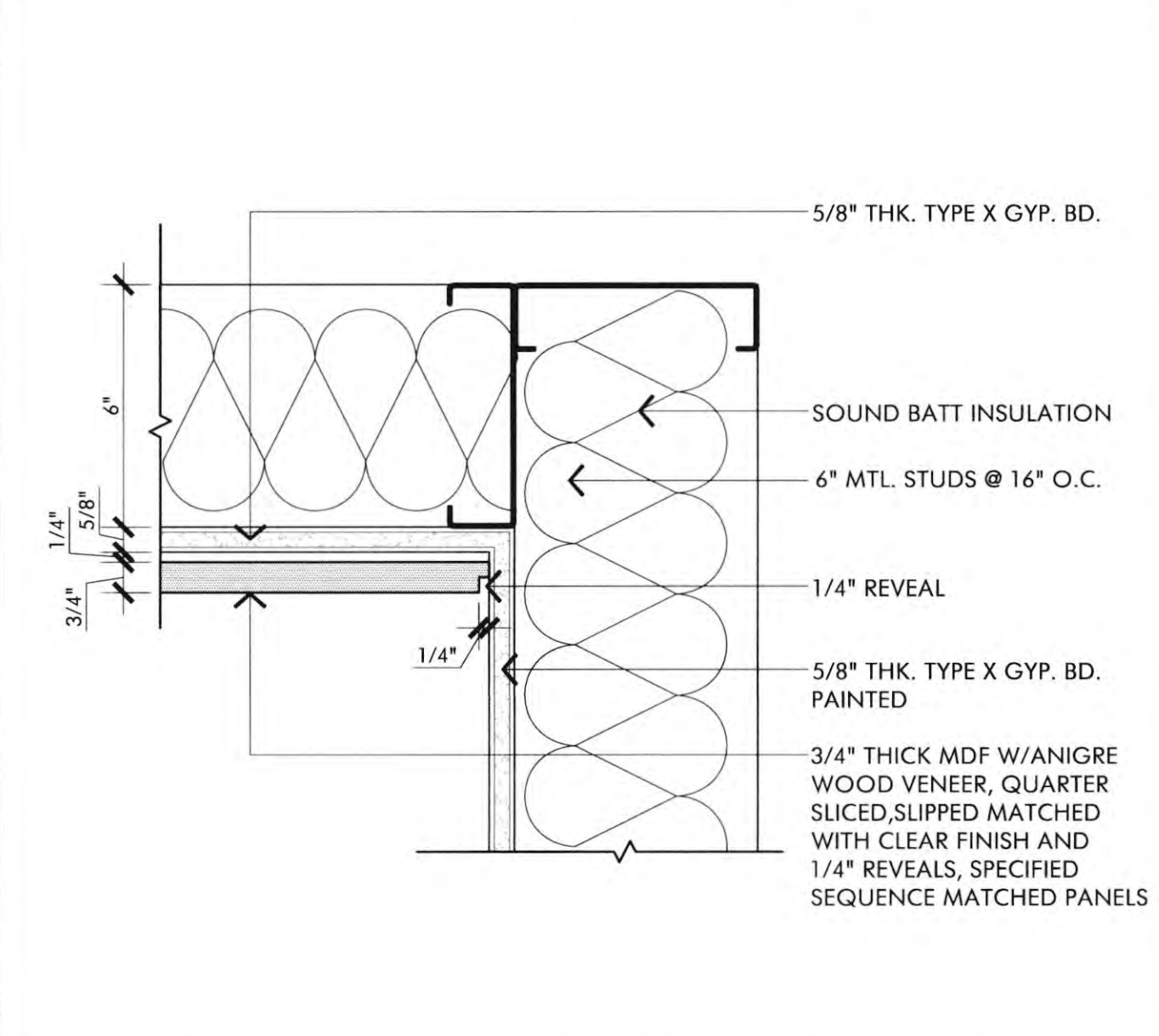
TILE CORNER AT CEILING 3" = 1'-0" 6



WOOD PANEL BASE 3" = 1'-0" 10



WOOD PANEL DETAIL 3" = 1'-0" 14



TILE BASE AT LOBBY CARPET 3" = 1'-0" 1



TILE HEAD AT LOBBY 3" = 1'-0" 5



TYPICAL WOOD BASE 3" = 1'-0" 9



WD PANEL INSIDE CORNER 3" = 1'-0" 13



WOOD PANEL DETAIL 3" = 1'-0" 17



REF: FILE PATH:

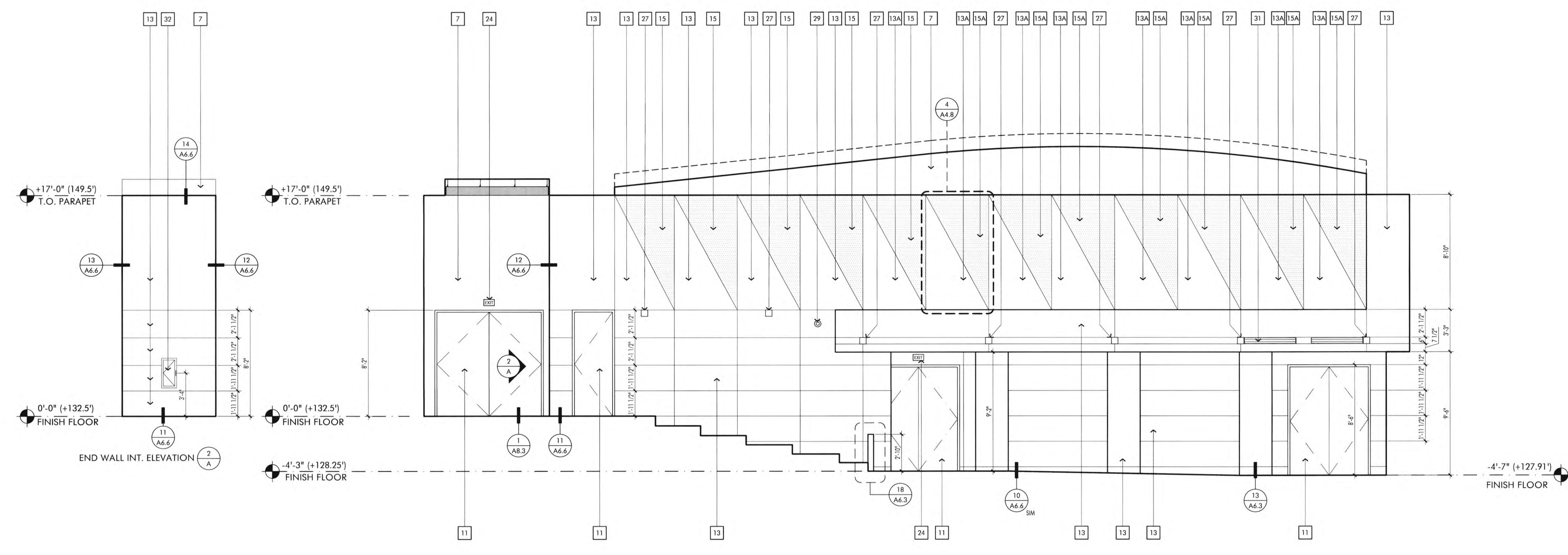
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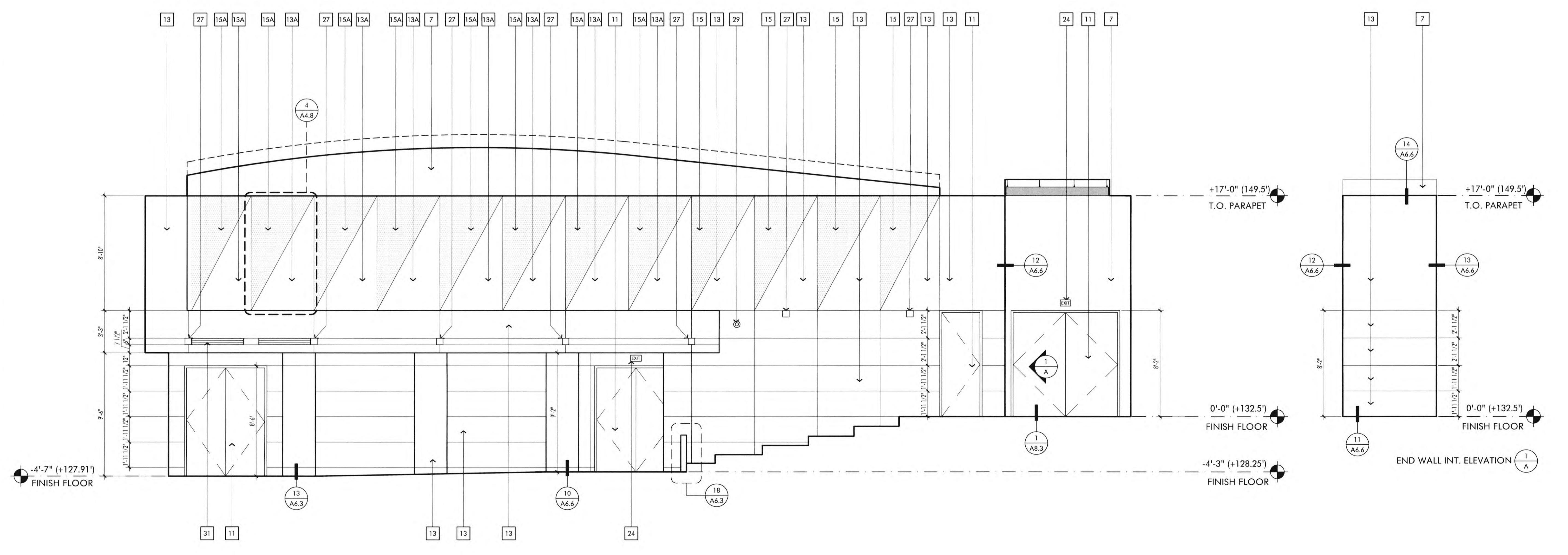
KEYNOTES

- 1 PAINTED STRUCTURAL STEEL COLUMN, SEE STRUCTURAL DRAWINGS
- 2 VERTICAL MULLION CURTAIN WALL FRAMING, SEE SPECIFICATIONS AND DETAIL SHEET
- 3 HORIZONTAL MULLION CURTAIN WALL FRAMING, SEE SPECIFICATIONS AND DETAIL SHEET
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- 5 PAINTED STRUCTURAL STEEL BEAM
- 6 CLERESTORY WINDOW, SEE WINDOW SCHEDULE
- 7 PAINTED GYPSUM BOARD
- 8 4" RECESSED PAINTED WOOD BASE, SEE DETAIL
- 9 PORCELAIN TILE VENEER, VARIOUS SIZES BY SPEC CERAMICS, SEE FINISH SCHEDULE
- 10 FACTORY FINISH ALUMINUM PANEL "84" WINDOW FRAME, SEE DETAIL
- 11 DOOR, SEE DOOR SCHEDULE
- 12 LED SCREEN, SEE ELECTRICAL AND AV PLANS
- 13 3/4" THICK MDF W/ MAPLE WOOD VENEER, QUARTER SLICED, SLIPPED MATCHED WITH CLEAR FINISH AND 1/4" REVEALS, SPECIED SEQUENCE MATCHED PANELS
- 13A 1" THICK MDF W/ MAPLE WOOD VENEER, QUARTER SLICED, SLIPPED MATCHED WITH CLEAR FINISH AND 1/4" REVEALS, SPECIED SEQUENCE MATCHED PANELS
- 14 3/4" THICK MDF W/ ANGRE WOOD VENEER, QUARTER SLICED, SLIPPED MATCHED WITH CLEAR FINISH AND 1/4" REVEALS, SPECIED SEQUENCE MATCHED PANELS
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- 21 PAINTED METAL COLUMN COVER, SEE DETAIL
- 22 FIRE ALARM ANNUNCIATOR PANEL LOCATION
- 23 SIGNAGE, SEE SPECIFICATIONS AND SIGN PACKAGE
- 24 EXIT SIGN
- 25 LINE OF SOFFIT IN FOREGROUND
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- 28 SURFACE MOUNTED SPEAKER, SEE AV DRAWINGS AND DETAIL
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- 30 SURFACE MOUNTED FLAT SCREEN MONITOR, SEE AV DRAWINGS AND DETAIL
- 31 HORIZONTAL LINEAR BAR GRILLE HVAC SUPPLY AIR DIFFUSER, SEE MECHANICAL DRAWINGS AND DETAIL
- 32 STAINLESS STEEL WALL MOUNTED HANDRAIL SYSTEM WITH 1-1/2" DIAMETER HANDRAIL

LECTURE HALL [120] - WEST INTERIOR ELEVATIONS SCALE 1/4" = 1'-0" 2



LECTURE HALL [120] - EAST INTERIOR ELEVATIONS SCALE 1/4" = 1'-0" 1



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2ND BUILDING DEPT. SUBMITTAL	11/01/2022



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DATE: 11/01/2022

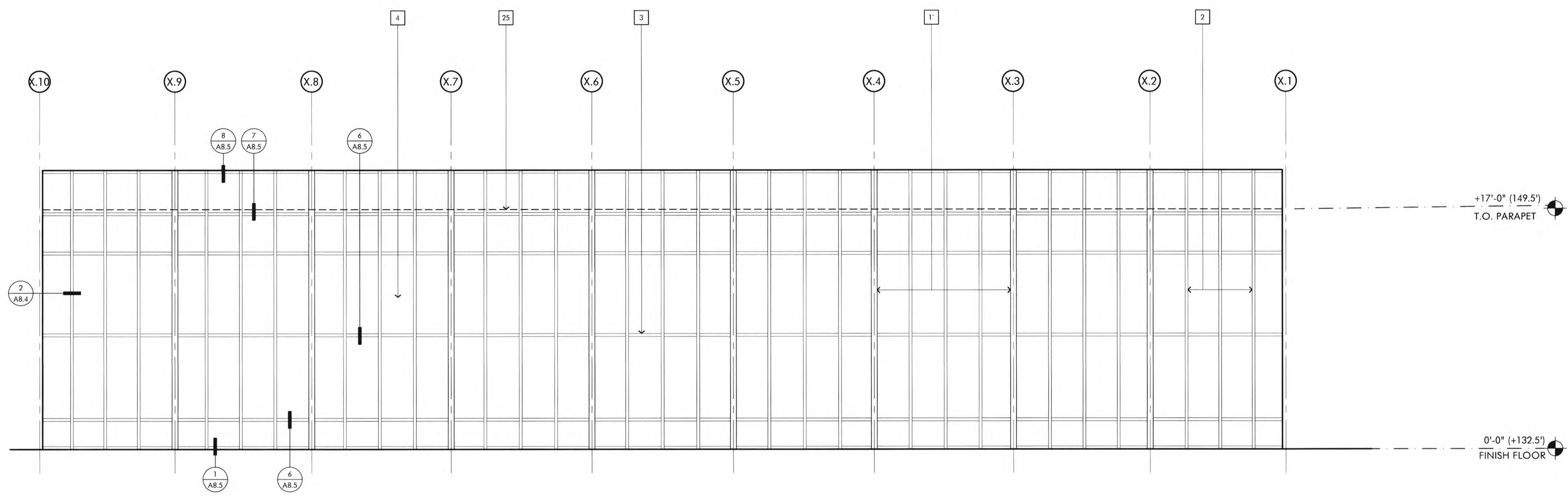
TITLE: INTERIOR ELEVATIONS
SHEET: A7.1

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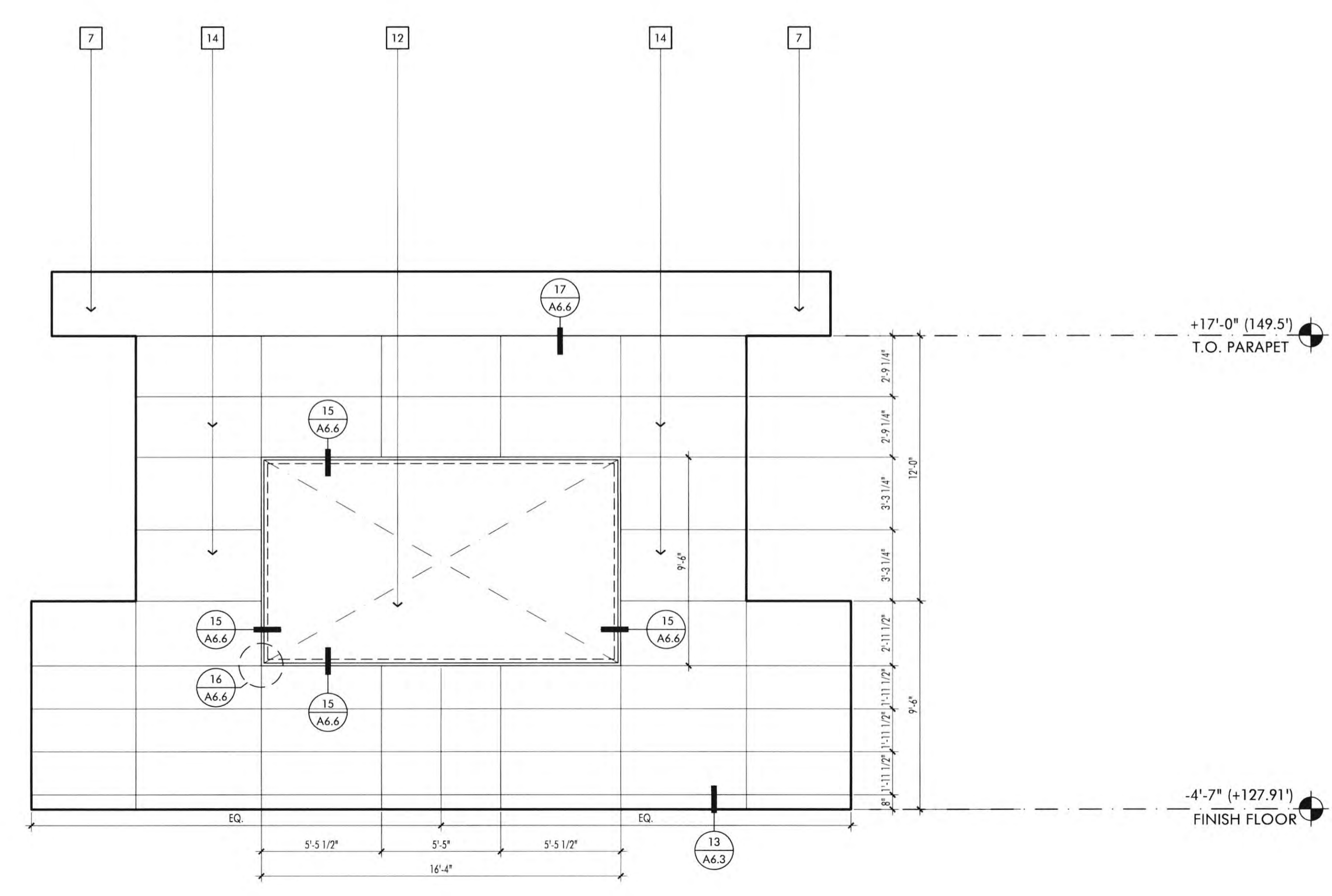
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NEWPORT BEACH, CA 92660

KEYNOTES

- 1 PAINTED STRUCTURAL STEEL COLUMN, SEE STRUCTURAL DRAWINGS
- 2 VERTICAL MULLION CURTAIN WALL FRAMING, SEE SPECIFICATIONS AND DETAIL SHEET
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- 7 PAINTED GYPSUM BOARD
- 8 4" RECESSED PAINTED WOOD BASE, SEE DETAIL
- 9 PORCELAIN TILE VENEER, VARIOUS SIZES BY SPEC CERAMICS, SEE FINISH SCHEDULE
- 10 FACTORY FINISH ALUMINUM PANEL "84" WINDOW FRAME, SEE DETAIL
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- 32 STAINLESS STEEL WALL MOUNTED HANDRAIL SYSTEM WITH 1-1/2" DIAMETER HANDRAIL



LECTURE HALL [120] INTERIOR ELEVATIONS SCALE 1/4" = 1'-0" 2



LECTURE HALL [120] INTERIOR ELEVATIONS SCALE 1/4" = 1'-0" 1

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REVISIONS	DATE
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2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE:
INTERIOR ELEVATIONS

SHEET:
A7.2

KEYNOTES

- 1 PAINTED STRUCTURAL STEEL COLUMN, SEE STRUCTURAL DRAWINGS
- 2 VERTICAL MULLION CURTAIN WALL FRAMING, SEE SPECIFICATIONS AND DETAIL SHEET
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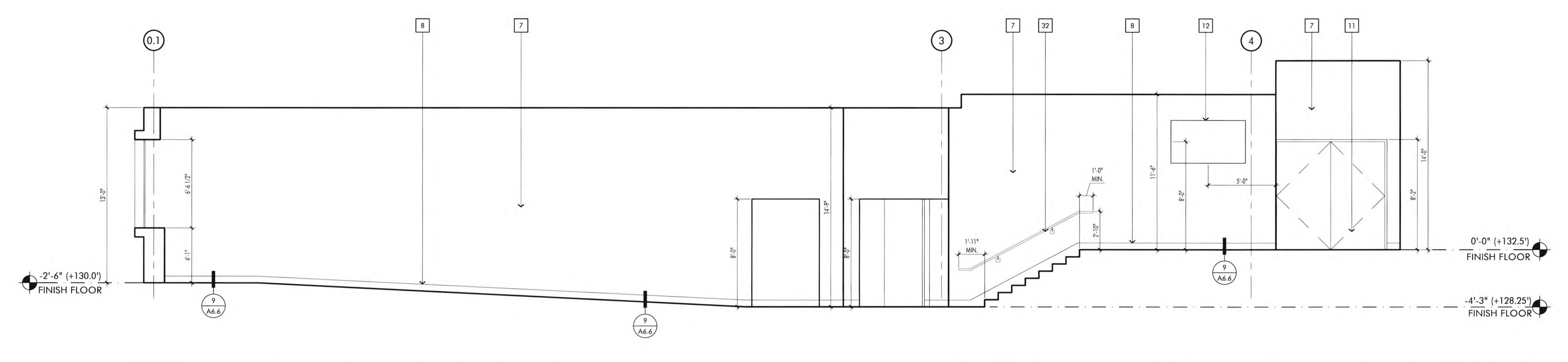
REVISIONS	DATE
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2ND BUILDING DEPT. SUBMITTAL	11/01/2022



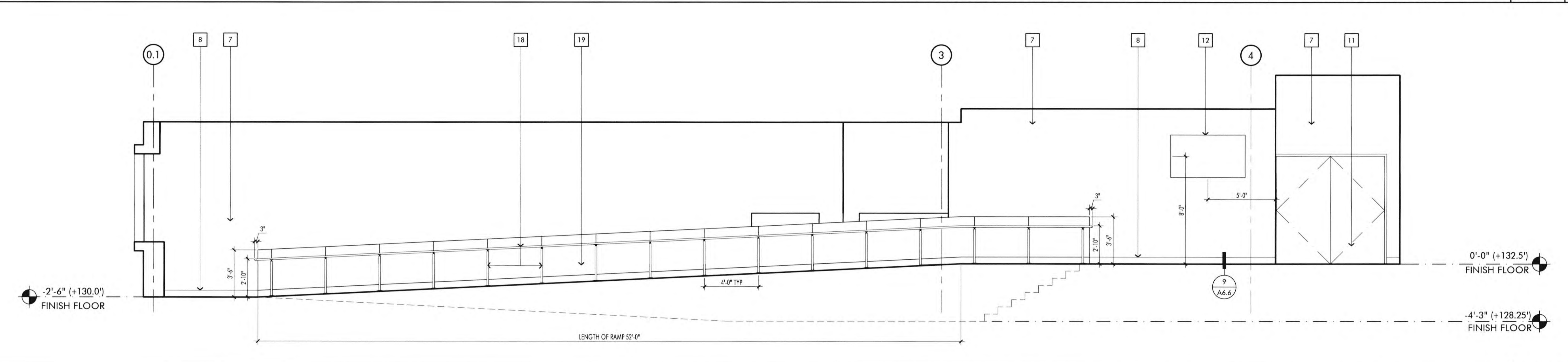
JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE:
INTERIOR ELEVATIONS

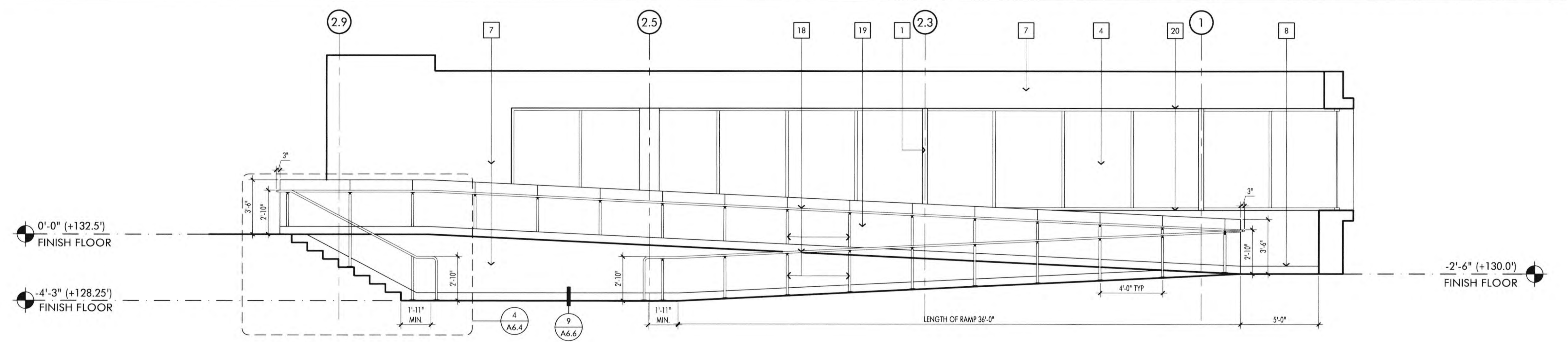
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A7.3



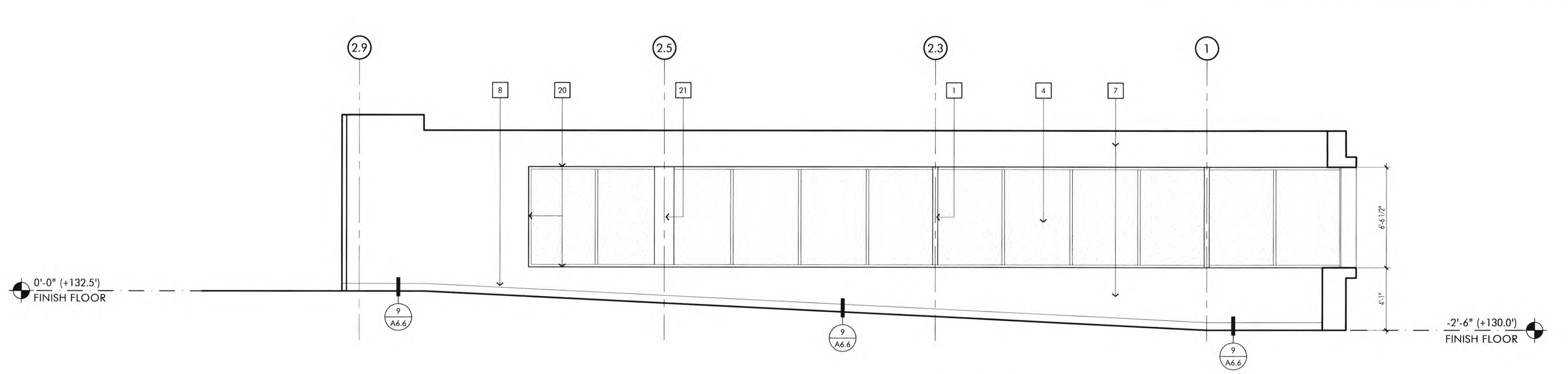
SECTION AT STAIR LOOKING SOUTH [105] - INTERIOR ELEVATIONS SCALE 1/4" = 1'-0" 4



SECTION AT RAMP LOOKING SOUTH [105] - INTERIOR ELEVATIONS SCALE 1/4" = 1'-0" 3

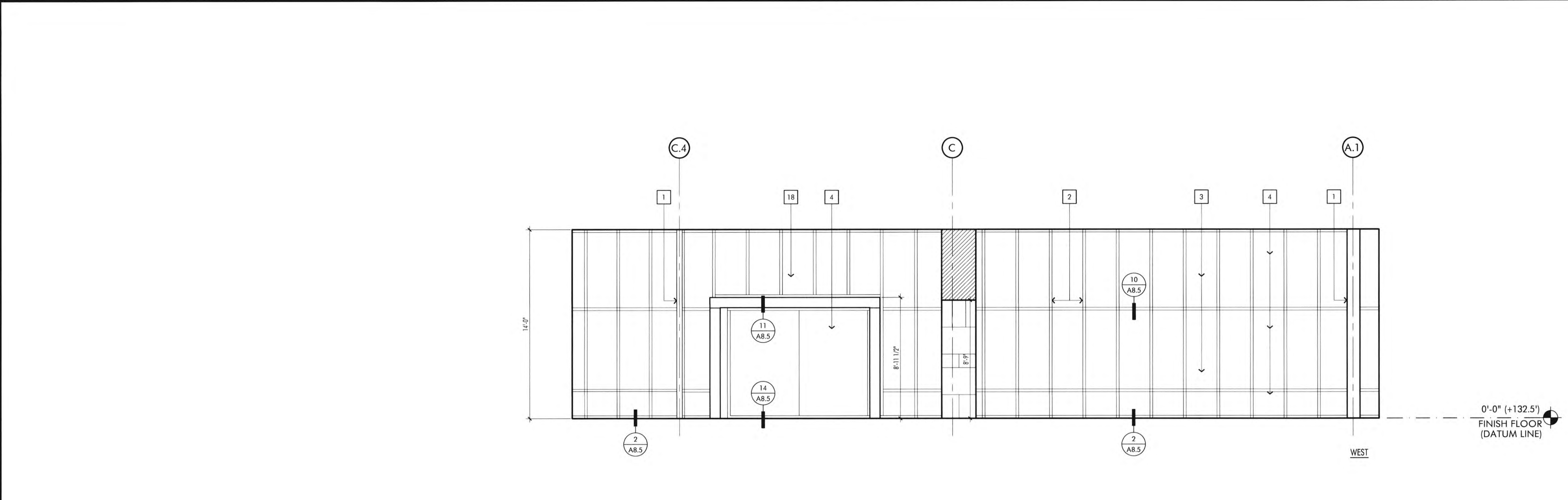


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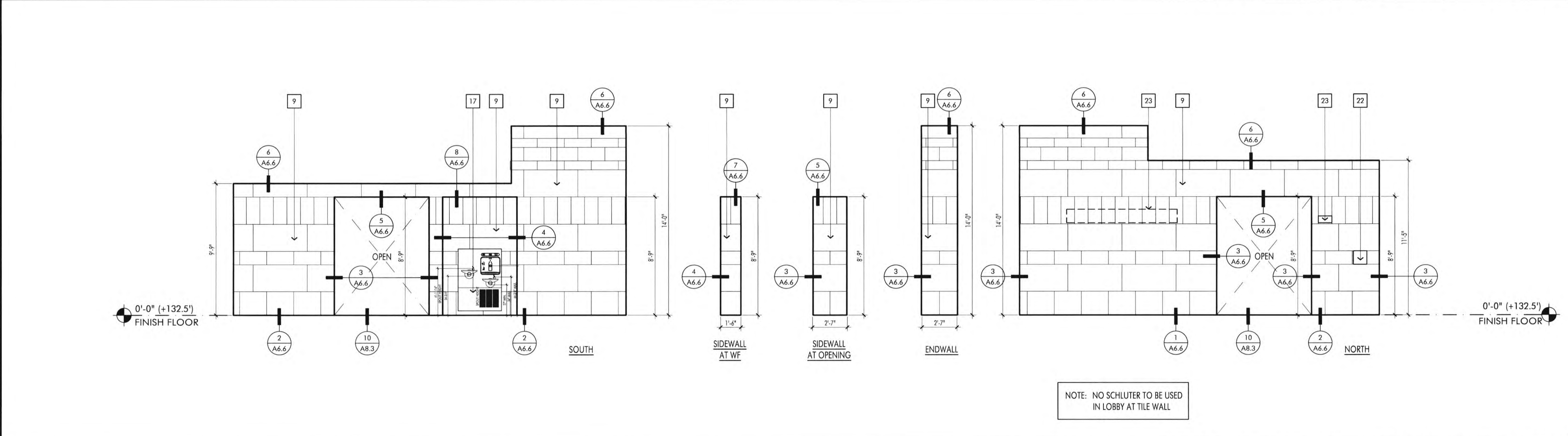


STAIR & RAMP [105] - NORTH INTERIOR ELEVATIONS SCALE 1/4" = 1'-0" 1

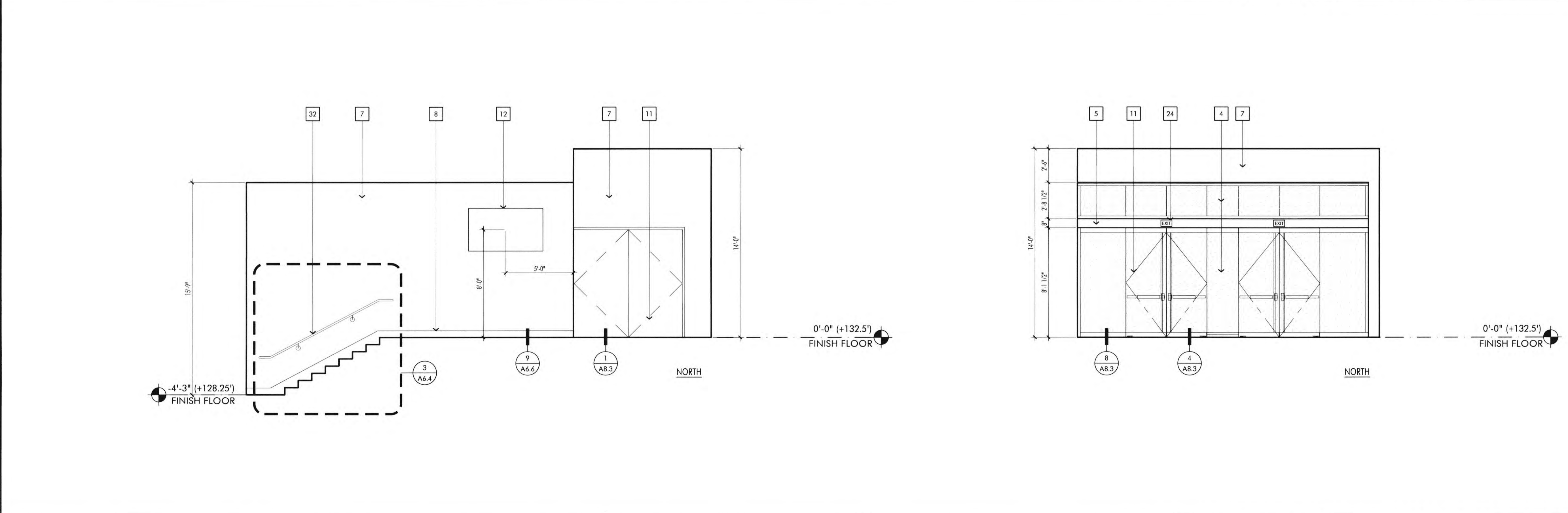
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ENTRY LOBBY [104] - INTERIOR ELEVATIONS SCALE $1/4" = 1'-0"$ 3



ENTRY LOBBY [104] - INTERIOR ELEVATIONS SCALE $1/4" = 1'-0"$ 2



ENTRY LOBBY [104] - INTERIOR ELEVATIONS SCALE $1/4" = 1'-0"$ 1

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REVISIONS

NO.	DATE	DESCRIPTION
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ARCHITECT'S SEAL

Robert R. Coffey
Architect
No. 2019-01
State of California
Renewal 3/1/23

JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE: **INTERIOR ELEVATIONS**

SHEET: **A7.4**

XFREF: FILE PATH:

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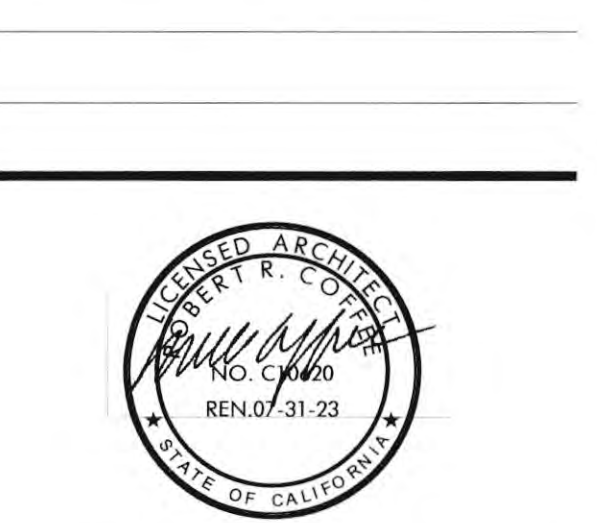
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JOB NO.:	2019.01
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DATE:	11/01/2022

TITLE: WALL TYPE DETAILS

SHEET: A8.1



<p>5/8" THK. TYPE X GYP. BD. (ON BOTH SIDES)</p> <p>6" METAL STUDS (18GA) @ 16" O.C. (TYP.)</p> <p>SOUND BATT INSULATION.</p> <p>3/4" THICK MDF W/ANIGRE WOOD VENEER, QUARTER SLICED SLIPPED MATCHED WITH CLEAR FINISH AND 1/4" REVEALS, SPECIFIED SEQUENCE MATCHED PANELS</p> <p>7 1/4"</p> <p>WALL TYPE #16 SCALE 3" = 1'-0" 20</p>	<p>5/8" THK. TYPE X GYP. BD. (ON BOTH SIDES)</p> <p>6" METAL STUDS (18GA) @ 16" O.C. (TYP.)</p> <p>SOUND BATT INSULATION.</p> <p>3/4" THICK MDF W/ANIGRE WOOD VENEER, QUARTER SLICED SLIPPED MATCHED WITH CLEAR FINISH AND 1/4" REVEALS, SPECIFIED SEQUENCE MATCHED PANELS</p> <p>5 1/4"</p> <p>WALL TYPE #12 SCALE 3" = 1'-0" 16</p>	<p>1" THK. EXTERIOR RIGID INSULATION BOARD (R-4IBY; RMAX. TYPE: TSX-8500 (POLYISO) BOARD.</p> <p>5/8" THK. TYPE X GYP. BD.</p> <p>6" MTL. STUDS (16GA) @ 16" O.C.</p> <p>VERSA-LOK CLIP</p> <p>R-25 BATT INSULATION AT EXT. WALLS</p> <p>VERSA-LOK PANEL - SEE SPECS</p> <p>3-5/8" MTL. STUDS (16GA) @ 16" O.C.</p> <p>ONE LAYER OF PEEL AND STICK UNDERLAYMENT MEMBRANE (LAPPED)</p> <p>3 5/8" 6"</p> <p>1 HOUR RATED WALL EXT. WALL</p> <p>WALL TYPE #8 SCALE 3" = 1'-0" 12</p>	<p>1" THK. EXTERIOR RIGID INSULATION BOARD (R-4IBY; RMAX. TYPE: TSX-8500 (POLYISO) BOARD.</p> <p>ONE LAYER OF PEEL AND STICK UNDERLAYMENT MEMBRANE (LAPPED)</p> <p>ALUCOBOND PLUS ACM</p> <p>1/2" SILICONE SEAL (TYP.)</p> <p>MALE / FEMALE EXTRUSION</p> <p>8" THK. CONC. STEM WALL</p> <p>ALUMINUM COMPOSITE PANEL (ALUCABOND PLUS OR EQUAL) WITH 4MM FIRE RETARDANT CORE.</p> <p>5/8" THK. DENSGLAS GOLD EXTERIOR SHEATHING (ICC #E5-4305)</p> <p>ONE LAYER OF PEEL AND STICK UNDERLAYMENT MEMBRANE (LAPPED)</p> <p>2" 8" 2"</p> <p>EXT. WALL</p> <p>WALL TYPE #5A SCALE 3" = 1'-0" 8</p>	<p>R-25 BATT INSULATION AT EXT. WALLS</p> <p>MALE / FEMALE EXTRUSION</p> <p>1/2" SILICONE SEAL (TYP.)</p> <p>ALUMINUM COMPOSITE PANEL (ALUCABOND PLUS OR EQUAL) WITH 4MM FIRE RETARDANT CORE.</p> <p>6" MTL. STUDS (16GA) @ 16" O.C.</p> <p>(2) LAYERS OF 5/8" THK. TYPE X GYP. BD.</p> <p>1" THK. EXTERIOR RIGID INSULATION BOARD (R-4IBY; RMAX. TYPE: TSX-8500 (POLYISO) BOARD.</p> <p>4" 4" 2"</p> <p>EXT. WALL</p> <p>WALL TYPE #3 SCALE 3" = 1'-0" 4</p>
<p>SOUND BATT INSULATION.</p> <p>5/8" THK. TYPE X GYP. BD.</p> <p>6" METAL STUDS (18GA) @ 16" O.C. (TYP.)</p> <p>4" METAL STUDS (18GA) @ 16" O.C. (TYP.)</p> <p>THE COVER FINISH TYPE IS TO BE DETERMINED BY THE FINISH SCHEDULE FOR TILE TYPE.</p> <p>5/8" THK. CEMENT BACKER BD.</p> <p>1'-2 3/8"</p> <p>WALL TYPE #15 SCALE 3" = 1'-0" 19</p>	<p>(2) LAYERS OF 5/8" THK. TYPE X GYP. BD.</p> <p>5/8" THK. TYPE X GYP. BD.</p> <p>6" METAL STUDS (18GA) @ 16" O.C. (TYP.)</p> <p>SOUND BATT INSULATION.</p> <p>3/4" THICK MDF W/ANIGRE WOOD VENEER, QUARTER SLICED SLIPPED MATCHED WITH CLEAR FINISH AND 1/4" REVEALS, SPECIFIED SEQUENCE MATCHED PANELS</p> <p>7 1/4"</p> <p>1 HOUR RATED WALL</p> <p>WALL TYPE #11 SCALE 3" = 1'-0" 15</p>	<p>1" THK. EXTERIOR RIGID INSULATION BOARD (R-4IBY; RMAX. TYPE: TSX-8500 (POLYISO) BOARD.</p> <p>8" THK. CONC. STEM WALL</p> <p>VERSA-LOK CLIP</p> <p>FLUID APPLIED WATERPROOFING</p> <p>VERSA-LOK PANEL - SEE SPECS</p> <p>ONE LAYER OF PEEL AND STICK UNDERLAYMENT MEMBRANE (LAPPED)</p> <p>8"</p> <p>EXT. WALL</p> <p>WALL TYPE #7A SCALE 3" = 1'-0" 11</p>	<p>1" THK. EXTERIOR RIGID INSULATION BOARD (R-4IBY; RMAX. TYPE: TSX-8500 (POLYISO) BOARD.</p> <p>ONE LAYER OF PEEL AND STICK UNDERLAYMENT MEMBRANE (LAPPED)</p> <p>ALUMINUM COMPOSITE PANEL (ALUCABOND PLUS OR EQUAL) WITH 4MM FIRE RETARDANT CORE.</p> <p>1/2" SILICONE SEAL (TYP.)</p> <p>MALE / FEMALE EXTRUSION</p> <p>8" MTL. STUDS (16GA) @ 16" O.C.</p> <p>5/8" THK. DENSGLAS GOLD EXTERIOR SHEATHING (ICC #E5-4305)</p> <p>ONE LAYER OF PEEL AND STICK UNDERLAYMENT MEMBRANE (LAPPED)</p> <p>2" 8" 2"</p> <p>EXT. WALL</p> <p>WALL TYPE #5 SCALE 3" = 1'-0" 7</p>	<p>1" THK. EXTERIOR RIGID INSULATION BOARD (R-4IBY; RMAX. TYPE: TSX-8500 (POLYISO) BOARD.</p> <p>ONE LAYER OF PEEL AND STICK UNDERLAYMENT MEMBRANE (LAPPED)</p> <p>R-25 BATT INSULATION AT EXT. WALLS</p> <p>(2) LAYERS OF 5/8" THK. TYPE X GYP. BD.</p> <p>8" MTL. STUDS (16GA) @ 16" O.C. (DATUM = +132.5') (1'-3 3/4" ABOVE DATUM)</p> <p>ALUMINUM COMPOSITE PANEL (ALUCABOND PLUS OR EQUAL) WITH 4MM FIRE RETARDANT CORE.</p> <p>8" THK. CONC. STEM WALL</p> <p>MALE / FEMALE EXTRUSION</p> <p>1/2" SILICONE SEAL (TYP.)</p> <p>5/8" THK. DENSGLAS GOLD EXTERIOR SHEATHING (ICC #E5-4305)</p> <p>PORCELAIN TILE VENEER, VARIOUS SIZES BY SPEC CERAMICS, SEE FINISH SCHEDULE</p> <p>5/8" THK. TYPE X GYP. BD.</p> <p>8" 2"</p> <p>EXT. WALL</p> <p>WALL TYPE #2A SCALE 3" = 1'-0" 3</p>
<p>5/8" THK. TYPE X GYP. BD. (ON BOTH SIDES)</p> <p>6" METAL STUDS (18GA) @ 16" O.C. (TYP.)</p> <p>SOUND BATT INSULATION.</p> <p>TILE COVER THIN SET (TYP.) SEE FINISH SCHEDULE FOR TILE TYPE.</p> <p>5/8" THK. CEMENT BACKER BD.</p> <p>5 1/4"</p> <p>WALL TYPE #14 SCALE 3" = 1'-0" 18</p>	<p>5/8" THK. TYPE X GYP. BD. (ON BOTH SIDES)</p> <p>6" METAL STUDS (18GA) @ 16" O.C. (TYP.)</p> <p>SOUND BATT INSULATION.</p> <p>1/2" THK. F.R. PLYWD. SHEATHING</p> <p>7 1/4"</p> <p>1 HOUR RATED WALL</p> <p>WALL TYPE #10 SCALE 3" = 1'-0" 14</p>	<p>1" THK. EXTERIOR RIGID INSULATION BOARD (R-4IBY; RMAX. TYPE: TSX-8500 (POLYISO) BOARD.</p> <p>5/8" THK. TYPE X GYP. BD.</p> <p>6" MTL. STUDS (16GA) @ 16" O.C.</p> <p>VERSA-LOK CLIP</p> <p>R-25 BATT INSULATION AT EXT. WALLS</p> <p>VERSA-LOK PANEL - SEE SPECS</p> <p>3-5/8" MTL. STUDS (16GA) @ 16" O.C.</p> <p>ONE LAYER OF PEEL AND STICK UNDERLAYMENT MEMBRANE (LAPPED)</p> <p>3 5/8" 6"</p> <p>EXT. WALL</p> <p>WALL TYPE #7 SCALE 3" = 1'-0" 10</p>	<p>1" THK. EXTERIOR RIGID INSULATION BOARD (R-4IBY; RMAX. TYPE: TSX-8500 (POLYISO) BOARD.</p> <p>ONE LAYER OF PEEL AND STICK UNDERLAYMENT MEMBRANE (LAPPED)</p> <p>8" THK. CONC. STEM WALL</p> <p>1/2" SILICONE SEAL (TYP.)</p> <p>MALE / FEMALE EXTRUSION</p> <p>8" MTL. STUDS (16GA) @ 16" O.C.</p> <p>R-25 BATT INSULATION AT EXT. WALLS</p> <p>5/8" THK. TYPE X GYP. BD.</p> <p>INTERIOR FINISH, REFER TO FINISH SCHEDULE</p> <p>8" 2"</p> <p>EXT. WALL</p> <p>WALL TYPE #4A SCALE 3" = 1'-0" 6</p>	<p>R-25 BATT INSULATION AT EXT. WALLS</p> <p>5/8" THK. DENSGLAS GOLD EXTERIOR SHEATHING (ICC #E5-4305)</p> <p>ONE LAYER OF PEEL AND STICK UNDERLAYMENT MEMBRANE (LAPPED)</p> <p>TILE COVER THIN SET (TYP.) SEE FINISH SCHEDULE FOR TILE TYPE</p> <p>8" MTL. STUDS (16GA) @ 16" O.C.</p> <p>1" THK. EXTERIOR RIGID INSULATION BOARD (R-4IBY; RMAX. TYPE: TSX-8500 (POLYISO) BOARD.</p> <p>5/8" THK. TYPE X GYP. BD.</p> <p>INTERIOR FINISH, REFER TO FINISH SCHEDULE</p> <p>8"</p> <p>EXT. WALL</p> <p>WALL TYPE #2 SCALE 3" = 1'-0" 2</p>
<p>5/8" THK. TYPE X GYP. BD. (ON BOTH SIDES)</p> <p>6" METAL STUDS (18GA) @ 16" O.C. (TYP.)</p> <p>SOUND BATT INSULATION.</p> <p>7 1/4"</p> <p>WALL TYPE #13 SCALE 3" = 1'-0" 17</p>	<p>5/8" THK. TYPE X GYP. BD. (ON BOTH SIDES)</p> <p>6" METAL STUDS (18GA) @ 16" O.C. (TYP.)</p> <p>SOUND BATT INSULATION.</p> <p>1/2" THK. F.R. PLYWD. SHEATHING</p> <p>5 1/4"</p> <p>1 HOUR RATED WALL</p> <p>WALL TYPE #9 SCALE 3" = 1'-0" 13</p>	<p>1" THK. EXTERIOR RIGID INSULATION BOARD (R-4IBY; RMAX. TYPE: TSX-8500 (POLYISO) BOARD.</p> <p>5/8" THK. TYPE X GYP. BD.</p> <p>6" MTL. STUDS (16GA) @ 16" O.C.</p> <p>VERSA-LOK CLIP</p> <p>R-25 BATT INSULATION AT EXT. WALLS</p> <p>VERSA-LOK PANEL - SEE SPECS</p> <p>ONE LAYER OF PEEL AND STICK UNDERLAYMENT MEMBRANE (LAPPED)</p> <p>6"</p> <p>EXT. WALL</p> <p>WALL TYPE #6 SCALE 3" = 1'-0" 9</p>	<p>1" THK. EXTERIOR RIGID INSULATION BOARD (R-4IBY; RMAX. TYPE: TSX-8500 (POLYISO) BOARD.</p> <p>ONE LAYER OF PEEL AND STICK UNDERLAYMENT MEMBRANE (LAPPED)</p> <p>ALUMINUM COMPOSITE PANEL (ALUCABOND PLUS OR EQUAL) WITH 4MM FIRE RETARDANT CORE.</p> <p>1/2" SILICONE SEAL (TYP.)</p> <p>MALE / FEMALE EXTRUSION</p> <p>8" MTL. STUDS (16GA) @ 16" O.C.</p> <p>R-25 BATT INSULATION AT EXT. WALLS</p> <p>5/8" THK. TYPE X GYP. BD.</p> <p>INTERIOR FINISH, REFER TO FINISH SCHEDULE</p> <p>8" 2"</p> <p>EXT. WALL</p> <p>WALL TYPE #4 SCALE 3" = 1'-0" 5</p>	<p>R-25 BATT INSULATION AT EXT. WALLS</p> <p>5/8" THK. DENSGLAS GOLD EXTERIOR SHEATHING (ICC #E5-4305)</p> <p>ONE LAYER OF PEEL AND STICK UNDERLAYMENT MEMBRANE (LAPPED)</p> <p>TILE COVER THIN SET (TYP.) SEE FINISH SCHEDULE FOR TILE TYPE</p> <p>8" MTL. STUDS (16GA) @ 16" O.C.</p> <p>1" THK. EXTERIOR RIGID INSULATION BOARD (R-4IBY; RMAX. TYPE: TSX-8500 (POLYISO) BOARD.</p> <p>5/8" THK. TYPE X GYP. BD.</p> <p>INTERIOR FINISH, REFER TO FINISH SCHEDULE</p> <p>8"</p> <p>EXT. WALL</p> <p>WALL TYPE #1 SCALE 3" = 1'-0" 1</p>

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022
TITLE: WALL TYPE DETAILS
SHEET: A8.2

<p>NOTE: 1-1/2" HORIZONTAL W/ TRIM, SINGLE FACED METAL WALL PANEL WITH CONCEALED CLIPS AND FASTENERS, MATRIX WALL SERIES MX1.0, BY MORIN, CUSTOM COLOR TO MATCH TBD.</p> <p>17" NOMINAL COVERAGE MAX 1.0</p>	<p>1/2" THK. EXTERIOR METAL SIGN PANEL PEEL & STICK WEATHERPROOFING MEMBRANE (TYP.) 4" MTL. STUDS (18GA) @ 16" O.C. 5/8" THK. DENSGLAS GOLD EXTERIOR SHEATHING (ICC #ES-4309) 8" MTL. STUDS (18GA) @ 16" O.C. R-25 BATT INSULATION AT EXT. WALLS 1" THK. EXTERIOR RIGID INSULATION BOARD (R-6)BY: RMAX. TYPE: TSX-8500 (POLYISO) BOARD. 5/8" THK. TYPE X GYP. BD. INTERIOR FINISH, REFER TO FINISH SCHEDULE</p>	<p>SOUND BATT INSULATION. 5/8" THK. TYPE X GYP. BD. 6" METAL STUDS (18GA) @ 16" O.C. (TYP.) 5/8" THK. TYPE X GYP. BD. 6" METAL STUDS (18GA) @ 16" O.C. (TYP.) ANIGRE WOOD VENEER, QUARTER SLICED AND SLIPPED MATCHED ON 3/8" MDF ON 5/8" GYPSUM BOARD WITH 1/4" REVEALS, CLEAR FINISH, SPECIFIED SEQUENCE MATCHED PANELS</p>	<p>SOUND BATT INSULATION. TILE OVER THIN SET (TYP.) SEE FINISH SCHEDULE FOR TILE TYPE. 5/8" THK. CEMENT BACKER BD. 6" METAL STUDS (18GA) @ 16" O.C. 6" METAL STUDS (18GA) @ 16" O.C. (TYP.) TILE OVER THIN SET (TYP.) SEE FINISH SCHEDULE FOR TILE TYPE. 5/8" THK. CEMENT BACKER BD.</p>	<p>SOUND BATT INSULATION. 5/8" THK. TYPE X GYP. BD. 4" METAL STUDS (16GA) @ 16" O.C. 4" METAL STUDS (18GA) @ 16" O.C. (TYP.) TILE OVER THIN SET (TYP.) SEE FINISH SCHEDULE FOR TILE TYPE. 5/8" THK. CEMENT BACKER BD.</p>
<p>MTL. PANEL TYPE SCALE 3" = 1'-0" 20</p>	<p>WALL TYPE #32 SCALE 3" = 1'-0" 16</p>	<p>WALL TYPE #28 SCALE 3" = 1'-0" 12</p>	<p>WALL TYPE #24 SCALE 3" = 1'-0" 8</p>	<p>WALL TYPE #20 SCALE 3" = 1'-0" 4</p>
<p>#10-16 TERS SCREW @ 12" O.C. UNDERSIDE OF DECK WOOD DECK 14 GA (DEEP LEG) SLIP TRACK LINE OF CEILING BATT INSULATION SEE SCHEDULE FOR FINISH 5/8" GYPSUM BOARD (PAINT READY) METAL STUD CONTINUOUS FIRE SAFING</p>	<p>1-1/2" HORIZONTAL W/ TRIM, SINGLE FACED METAL WALL PANEL WITH CONCEALED CLIPS AND FASTENERS, MATRIX WALL SERIES MX1.0, BY MORIN, CUSTOM COLOR TO MATCH TBD 6" METAL STUDS (16GA) @ 16" O.C. (TYP.) 1/4" FASTENER (TYP.) PANEL FASTENER (TYP.) 1/2" DEEP SUBGIRT @ 24" O.C. (MAX.) R-25 BATT INSULATION 5/8" THK. TYPE X GYP. BD. (TYP.) 1" THK. EXTERIOR RIGID INSULATION BOARD (R-6)BY: RMAX. TYPE: TSX-8500 (POLYISO) BOARD. PEEL & STICK WEATHERPROOFING MEMBRANE (TYP.)</p>	<p>5/8" THK. TYPE X GYP. BD. (ON BOTH SIDES) 6" METAL STUDS @ 16" O.C. (TYP.) (18GA)</p>	<p>SOUND BATT INSULATION. 5/8" THK. CEMENT BACKER BD. 4" METAL STUDS (18GA) @ 16" O.C. (TYP.) TILE OVER THIN SET (TYP.) SEE FINISH SCHEDULE FOR TILE TYPE. 5/8" THK. CEMENT BACKER BD.</p>	<p>SOUND BATT INSULATION. 5/8" THK. CEMENT BACKER BD. 6" METAL STUDS (18GA) @ 16" O.C. (TYP.) TILE OVER THIN SET (TYP.) SEE FINISH SCHEDULE FOR TILE TYPE. 5/8" THK. CEMENT BACKER BD.</p>
<p>TYP. NON-RATED WALL SCALE 3" = 1'-0" 19</p>	<p>WALL TYPE #31 SCALE 3" = 1'-0" 15</p>	<p>WALL TYPE #27 SCALE 3" = 1'-0" 11</p>	<p>WALL TYPE #23 SCALE 3" = 1'-0" 7</p>	<p>WALL TYPE #19 SCALE 3" = 1'-0" 3</p>
<p>SLOTTED DEEP-LEG SLIP TRACK (ICC-ES ESR-1042) ATTACH TO DECK WITH BOTTOM OF DECK MINERAL WOOL FIRE SAFING. KERF GYP. BD. AS REQ'D 5/8" THK. GYP. BD. EACH SIDE. DO NOT ATTACH GYP. BD. TO TOP TRACK HEAD 4" OR 6" METAL STUDS ATTACHED TO TOP TRACK. CUT STUDS 1/2" MIN. SHORT OF TRACK. PLAN SOUND BATT INSULATION 4" OR 6" METAL STUDS @ 24" O.C. TO COMPLY WITH ESR #4943P. 5/8" THK. GYP. BD. EACH SIDE WALL TYPE #27 - GYP. BD. ONE SIDE ONLY SILL SOUND BATT INSULATION 4" OR 6" X 18 GA. METAL STUDS AT 24" O.C. SHALL COMPLY W/ ICC-ES ESR #4943P. 5/8" THK. TYPE X GYP. BD. EACH SIDE 4" OR 6" METAL FLOOR RUNNER / BOTT. TRACK SHALL COMPLY WITH ICC-ES ESR #4943P. ATTACH TO FLOOR WITH "HILT" SHOT PINS (ICC-ES ESR#4943P) @ 24" O.C. AND 2" FROM EA. END. MINERAL WOOL FIRE SAFING. 1 HOUR RATED WALL PER #1450</p>	<p>5/8" THK. TYPE X GYP. BD. (ON BOTH SIDES) 6" METAL STUDS (16GA) @ 16" O.C. (TYP.) 3/4" THICK ACOUSTICAL WALL PANEL (SOUNDPROOF BY NAVY ISLAND) WITH MICRO-PERFED ANIGRE WOOD VENEER, QUARTER SLICED, SLIPPED MATCHED WITH CLEAR FINISH, SEE FINISH SCHEDULE</p>	<p>3/4" THK. WOOD PANEL (ON BOTH SIDES) 3-1/2" METAL STUDS (18GA) @ 16" O.C. (TYP.) 1/2" THK. TYPE X GYP. BD. (ON BOTH SIDES)</p>	<p>5/8" THK. CEMENT BACKER BD. 4" METAL STUDS (18GA) @ 16" O.C. (TYP.) SOUND BATT INSULATION. TILE OVER THIN SET (TYP.) SEE FINISH SCHEDULE FOR TILE TYPE. 5/8" THK. CEMENT BACKER BD.</p>	<p>5/8" THK. TYPE X GYP. BD. 4" METAL STUDS (18GA) @ 16" O.C. (TYP.) SOUND BATT INSULATION. 3/4" THICK MDF W/ANIGRE WOOD VENEER, QUARTER SLICED, SLIPPED MATCHED WITH CLEAR FINISH AND 1/4" REVEALS, SPECIFIED SEQUENCE MATCHED PANELS</p>
<p>TYP. ONE HOUR RATED WALL SCALE 3" = 1'-0" 17</p>	<p>WALL TYPE #30 SCALE 3" = 1'-0" 14</p>	<p>WALL TYPE #26 SCALE 3" = 1'-0" 10</p>	<p>WALL TYPE #22 SCALE 3" = 1'-0" 6</p>	<p>WALL TYPE #18 SCALE 3" = 1'-0" 2</p>
<p>SOUND BATT INSULATION. 5/8" THK. TYPE X GYP. BD. (ON BOTH SIDES) 6" METAL STUDS (16GA) @ 16" O.C. (TYP.) MAPLE WOOD VENEER, QUARTER SLICED AND SLIPPED MATCHED ON 3/4" MDF ON 5/8" GYPSUM BOARD WITH 1/4" REVEALS, CLEAR FINISH, SPECIFIED SEQUENCE MATCHED PANELS</p>	<p>SOUND BATT INSULATION. 5/8" THK. CEMENT BACKER BD. 6" METAL STUDS (18GA) @ 16" O.C. (TYP.) TILE OVER THIN SET (TYP.) SEE FINISH SCHEDULE FOR TILE TYPE. 5/8" THK. CEMENT BACKER BD.</p>	<p>SOUND BATT INSULATION. 6" METAL STUDS (18GA) @ 16" O.C. (TYP.) TILE OVER THIN SET (TYP.) SEE FINISH SCHEDULE FOR TILE TYPE. 5/8" THK. CEMENT BACKER BD.</p>	<p>SOUND BATT INSULATION. 5/8" THK. TYPE X GYP. BD. 6" METAL STUDS (18GA) @ 16" O.C. (TYP.) 6" METAL STUDS (18GA) @ 16" O.C. (TYP.) 3/4" THICK MDF W/ANIGRE WOOD VENEER, QUARTER SLICED, SLIPPED MATCHED WITH CLEAR FINISH AND 1/4" REVEALS, SPECIFIED SEQUENCE MATCHED PANELS 5/8" THK. TYPE X GYP. BD.</p>	
<p>WALL TYPE #29 SCALE 3" = 1'-0" 13</p>	<p>WALL TYPE #25 SCALE 3" = 1'-0" 9</p>	<p>WALL TYPE #21 SCALE 3" = 1'-0" 5</p>	<p>WALL TYPE #17 SCALE 3" = 1'-0" 1</p>	

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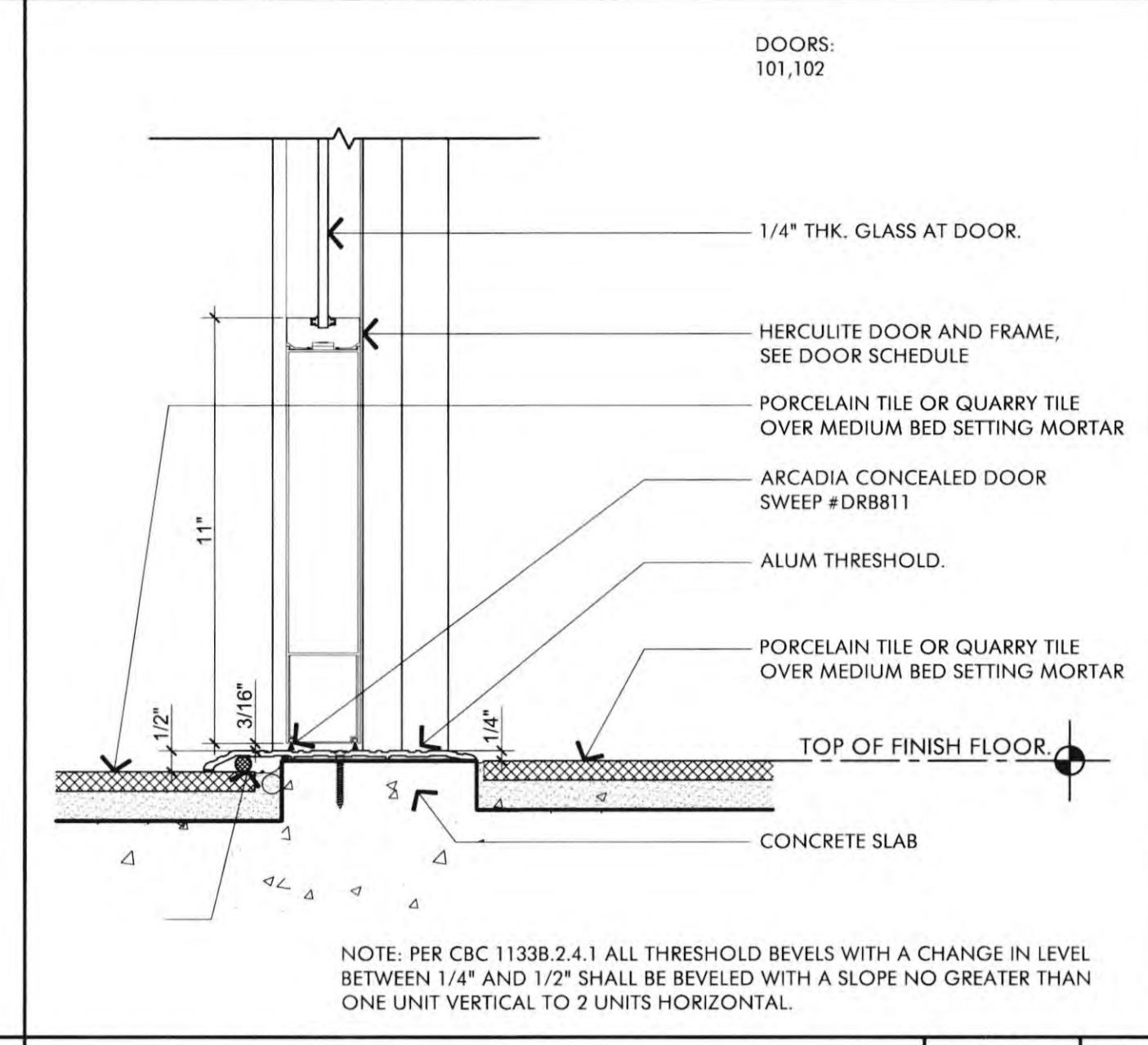
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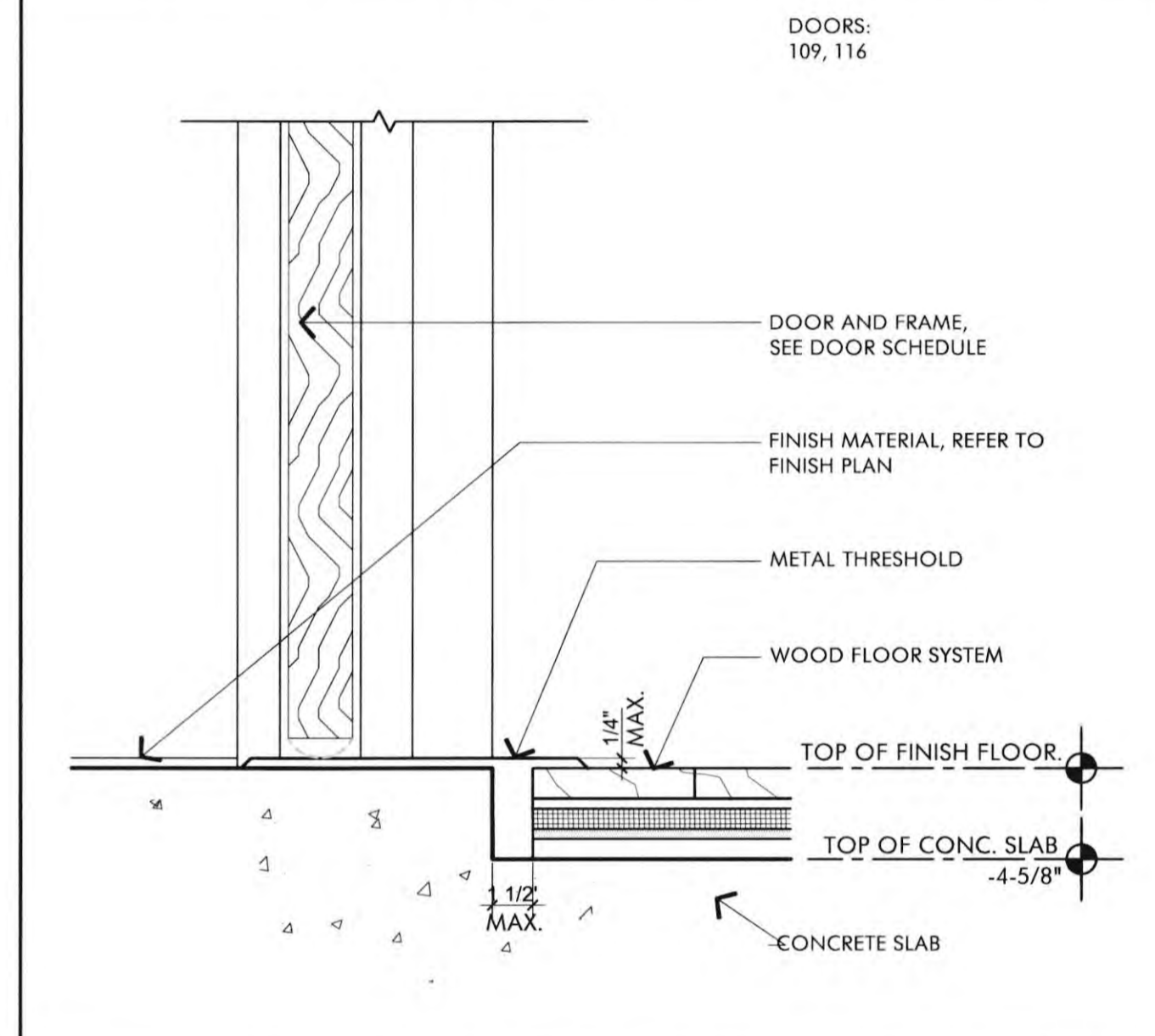
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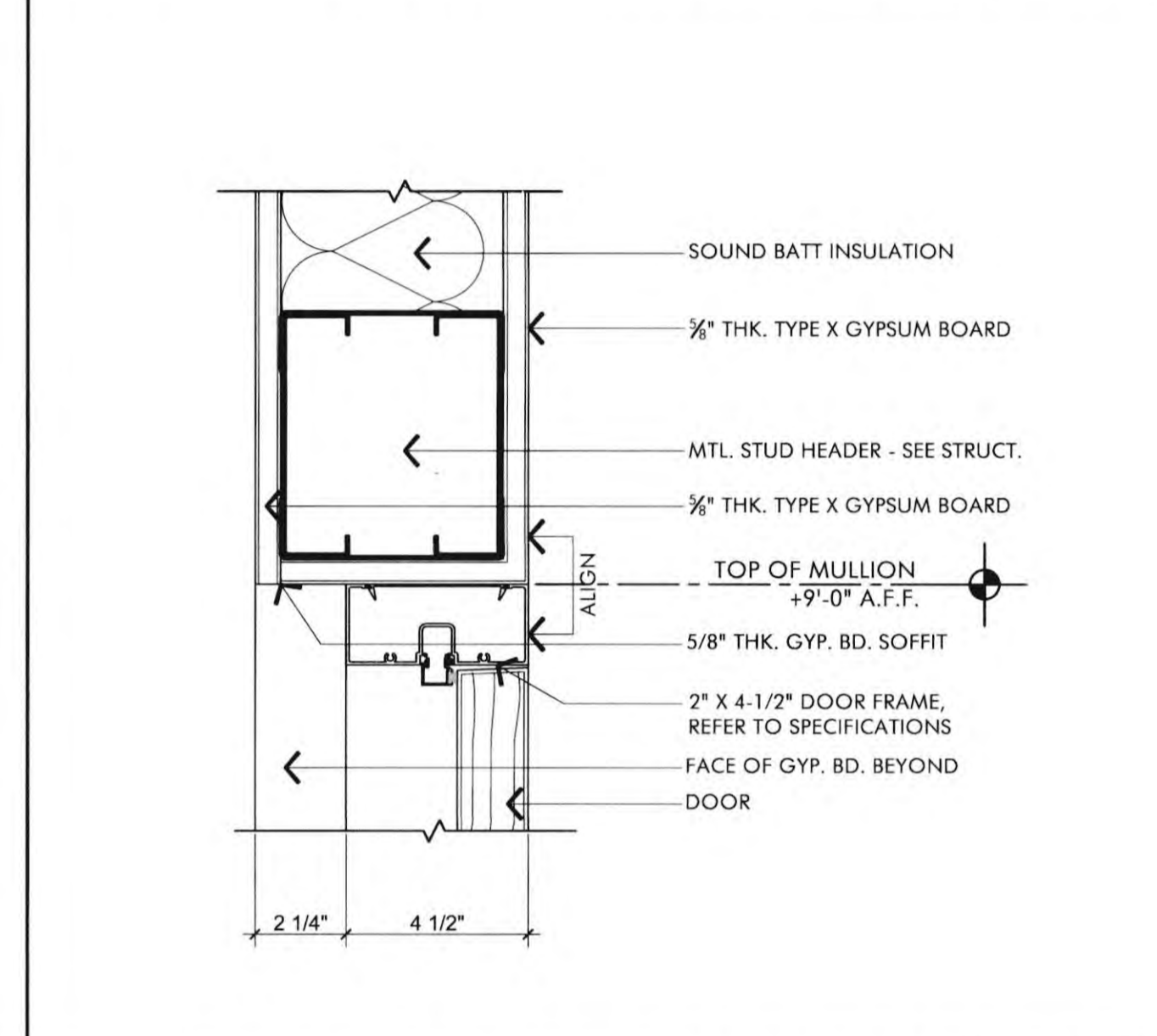
A8.3



EXT STOREFRONT TILE TO TILE SCALE 3" = 1'-0" 4



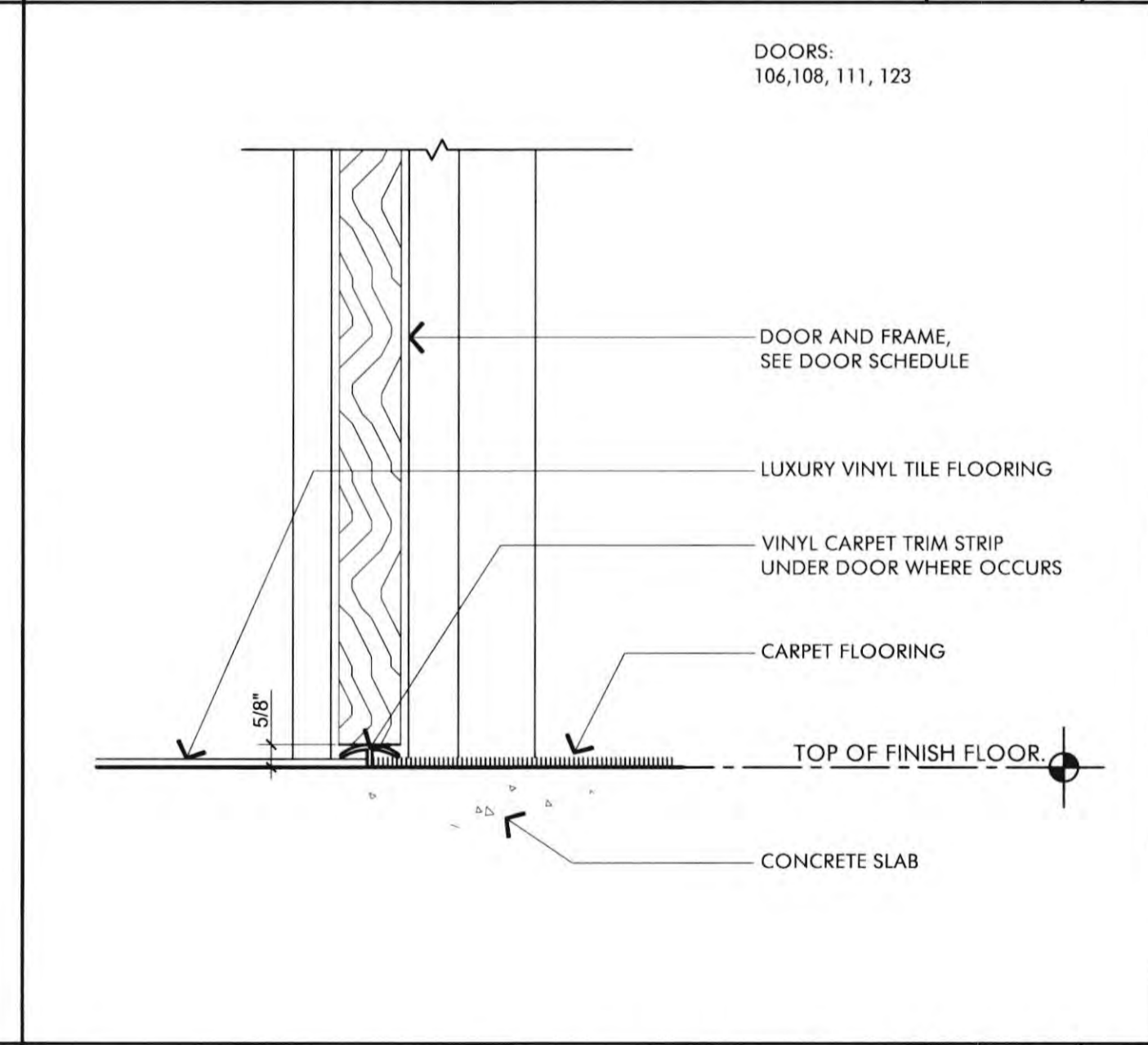
EXT. WALL HEAD/JAMB DETAIL SCALE 3" = 1'-0" 8



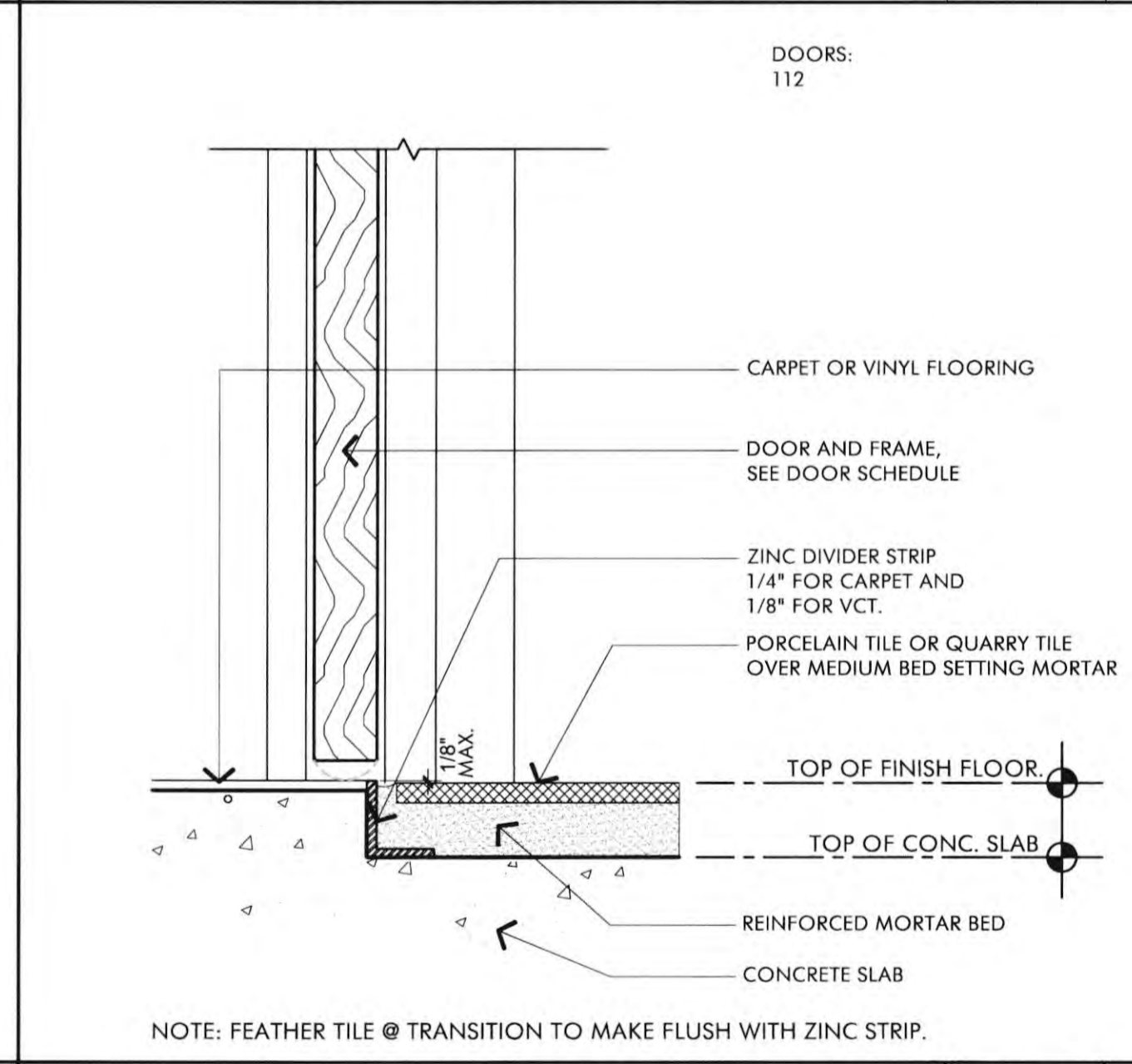
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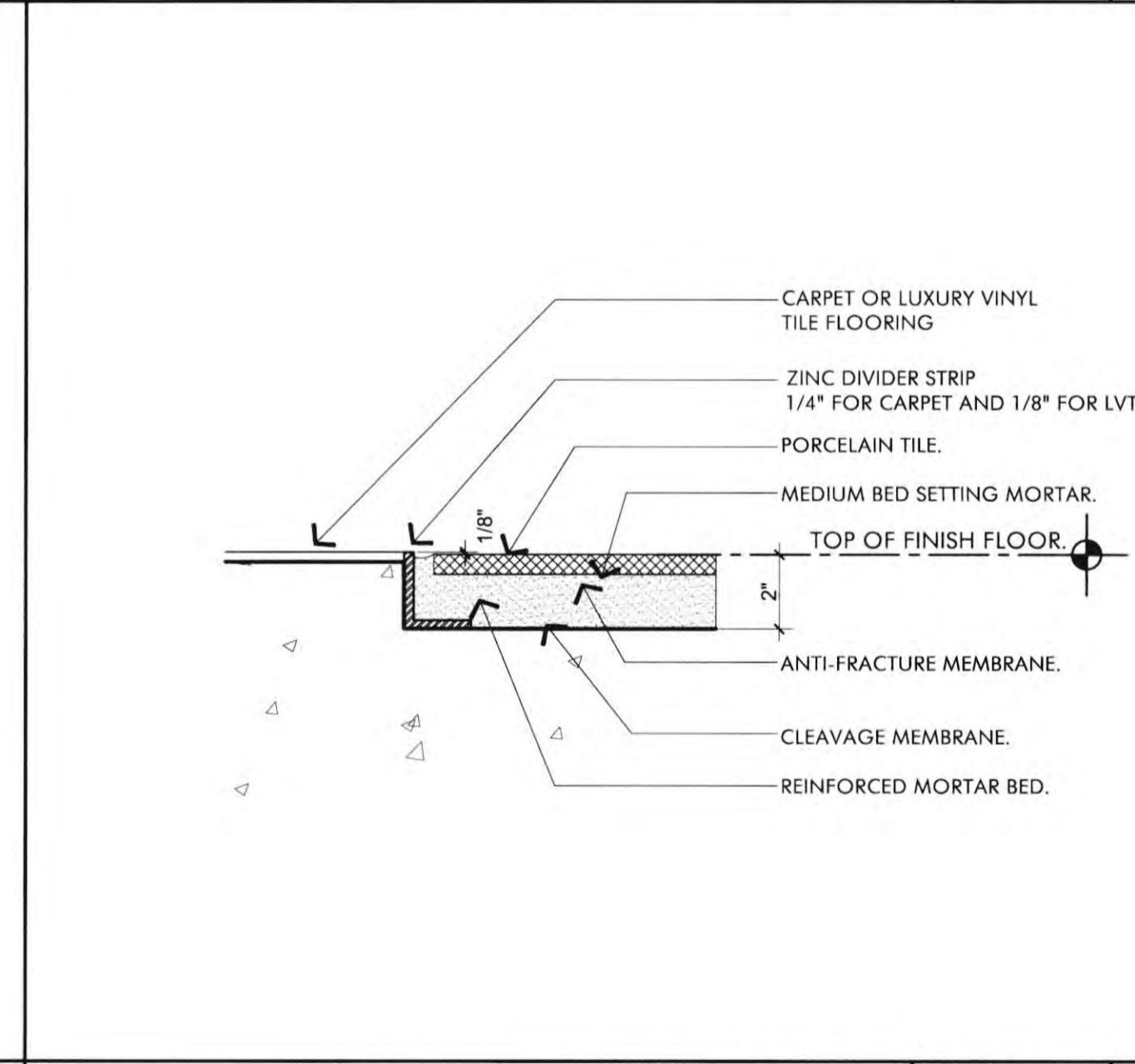
INT. STOREFRONT TYP. JAMB SCALE 3" = 1'-0" 11



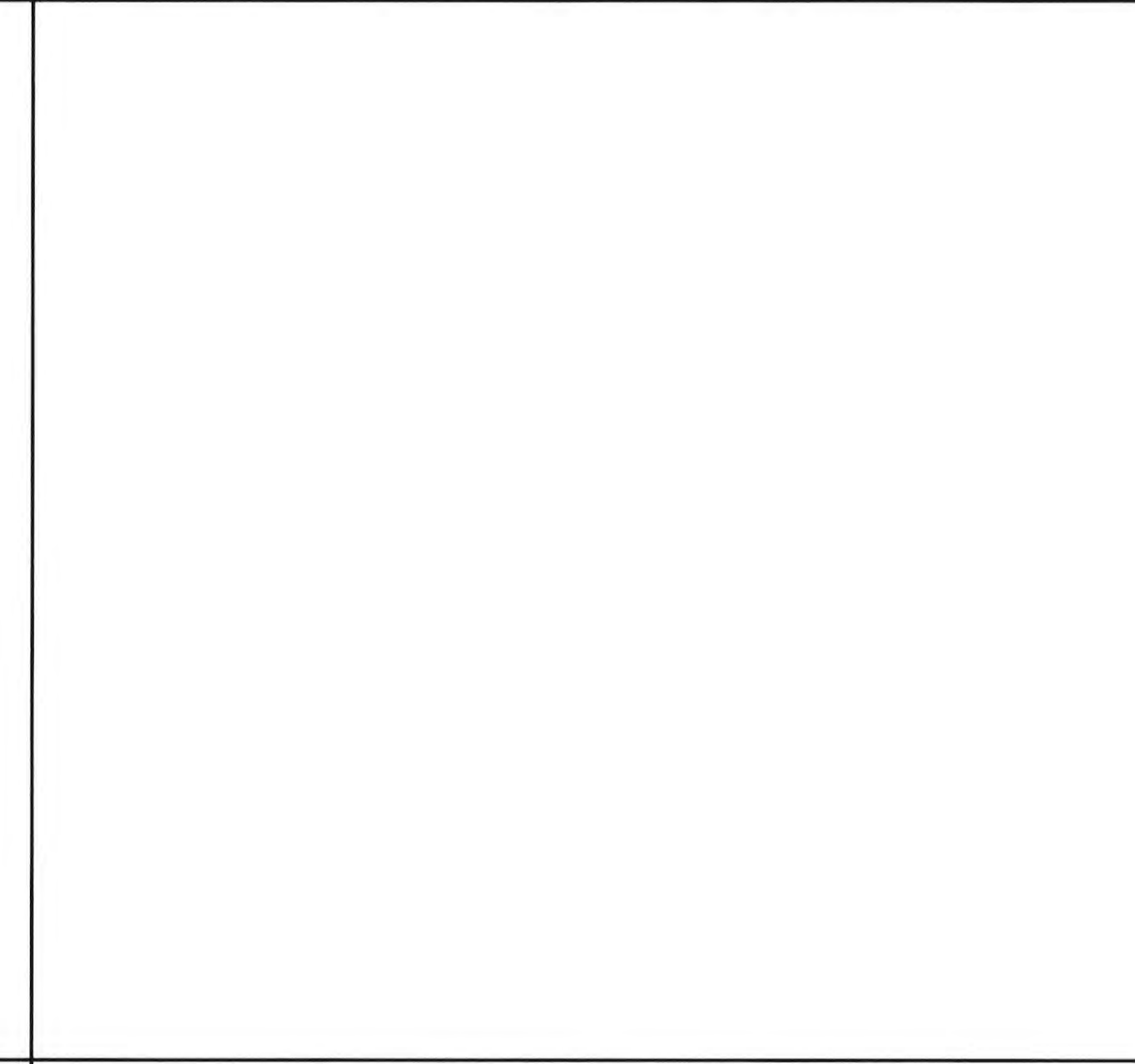
EXT HM DOOR THRESHOLD SCALE 3" = 1'-0" 3



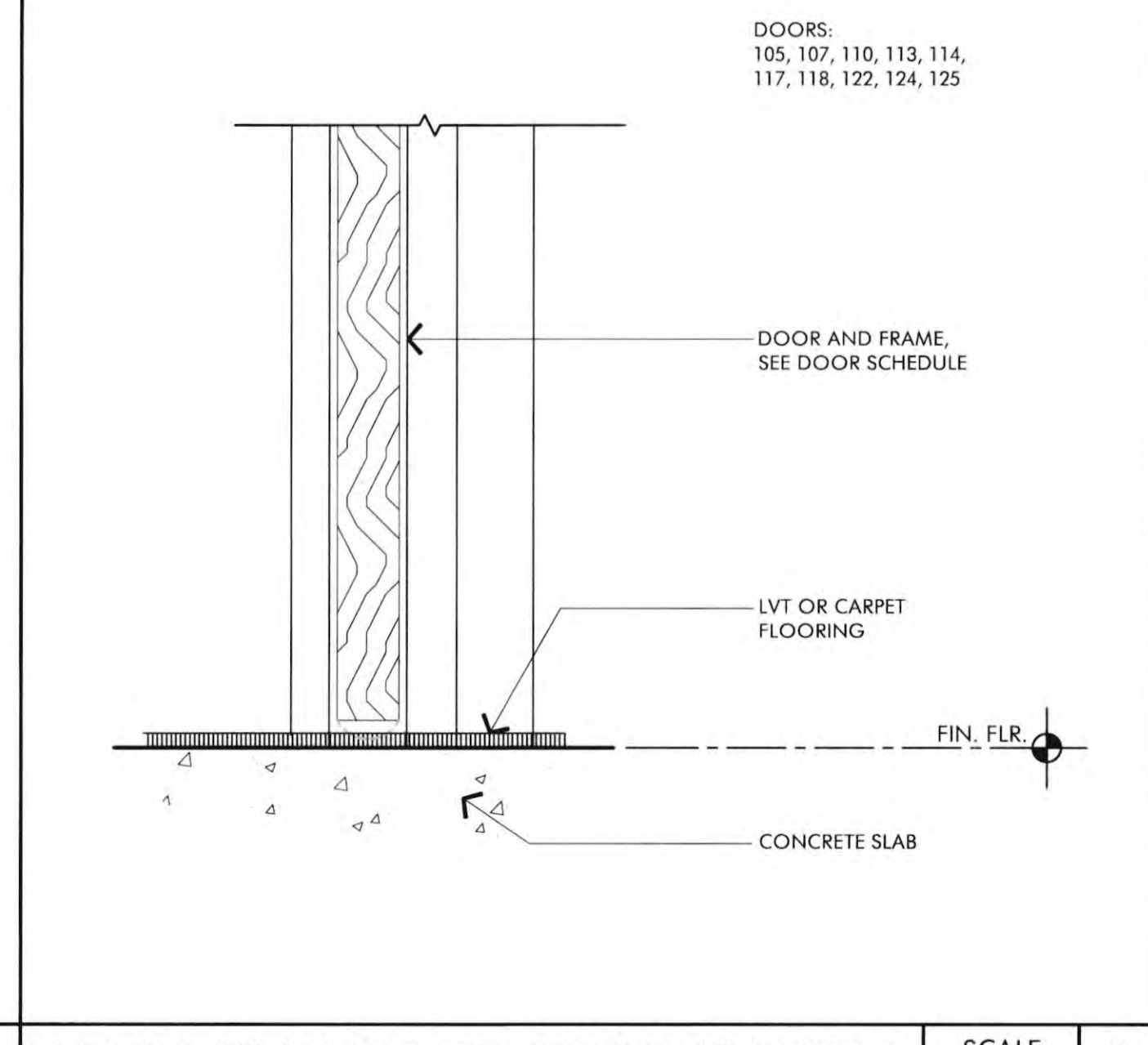
VINYL TO WOOD FLOOR SCALE 3" = 1'-0" 7



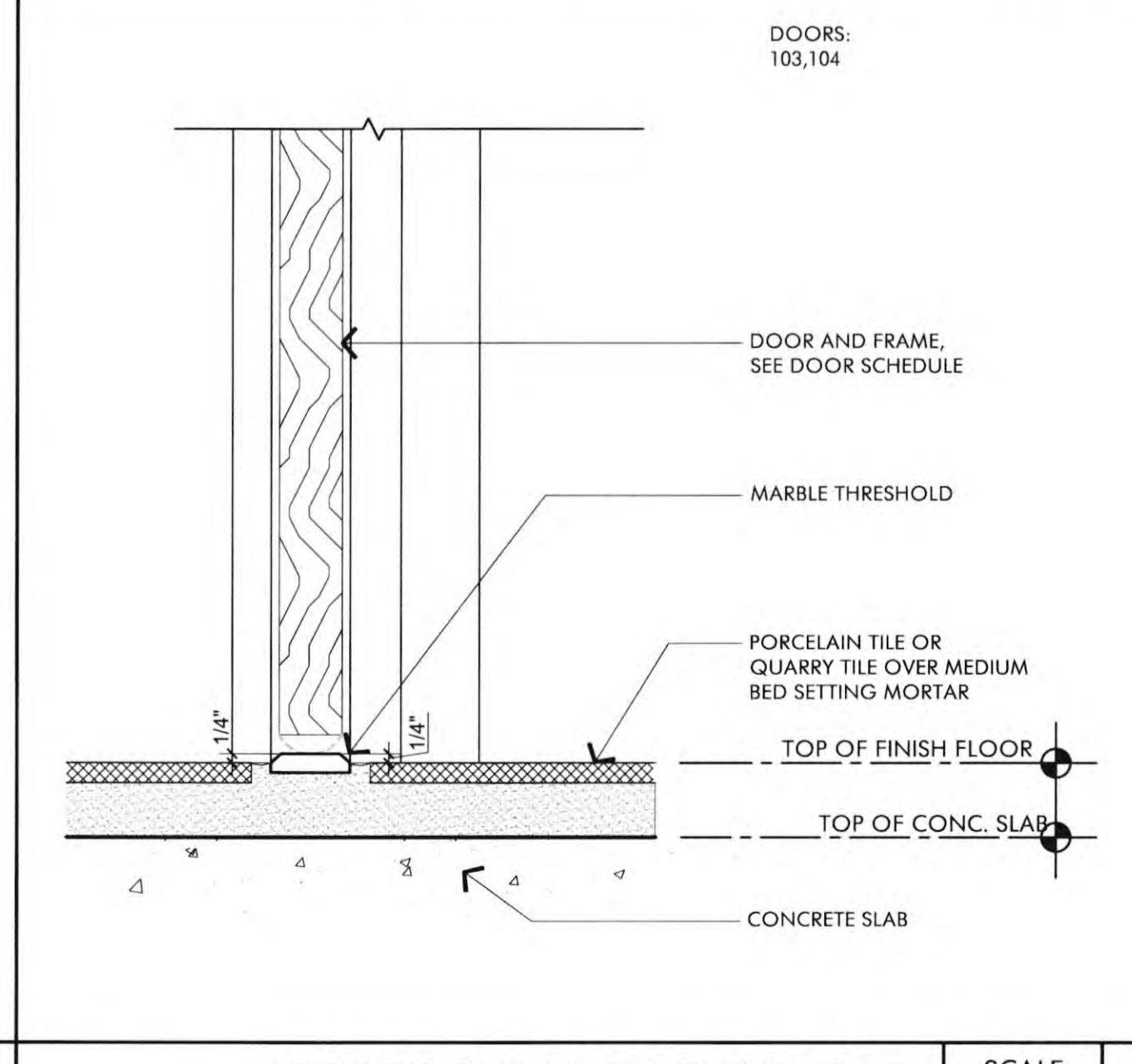
TILE TO LVT / CARPET SCALE 3" = 1'-0" 10



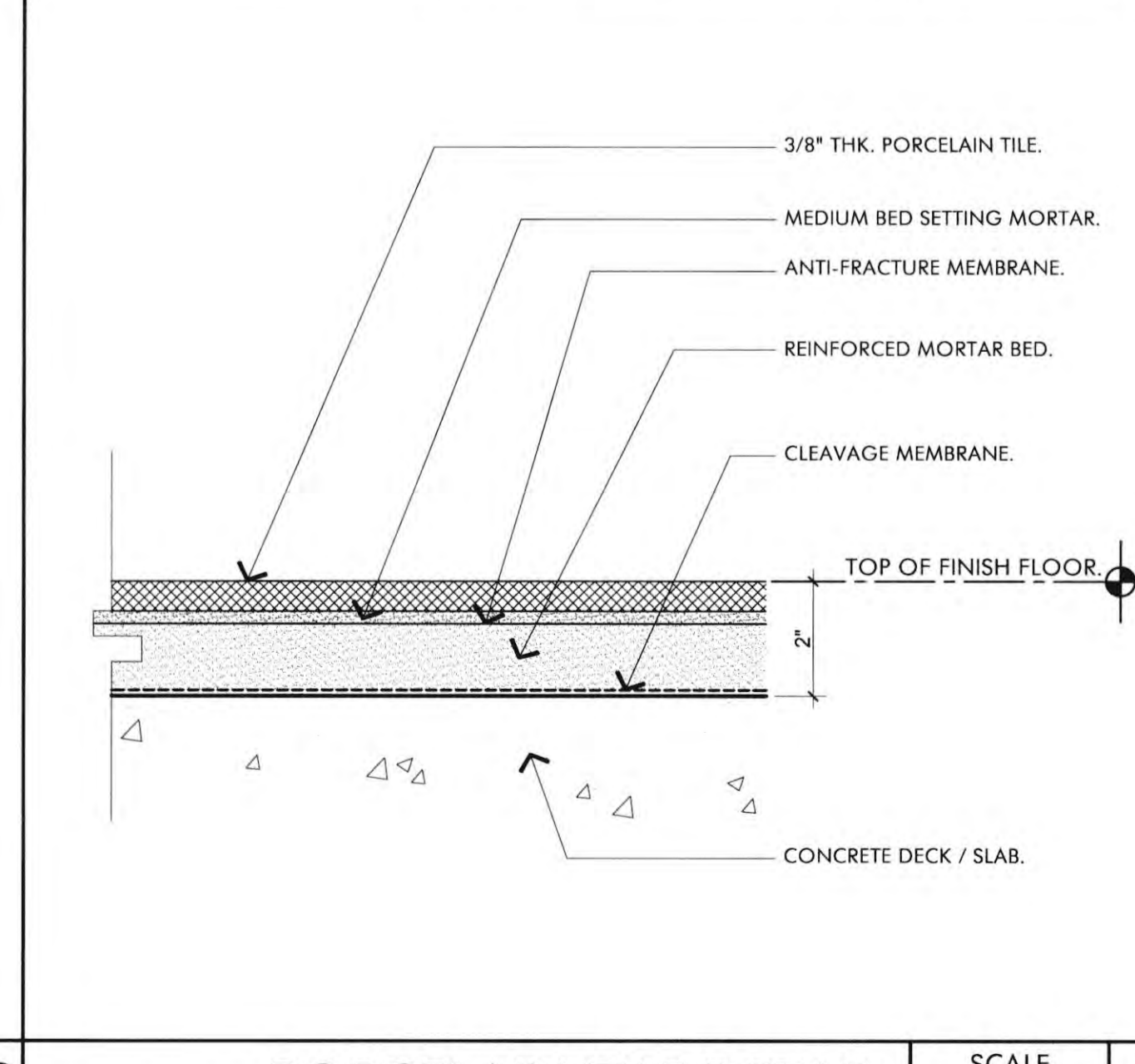
CARPET/VINYL TO TILE SCALE 3" = 1'-0" 6



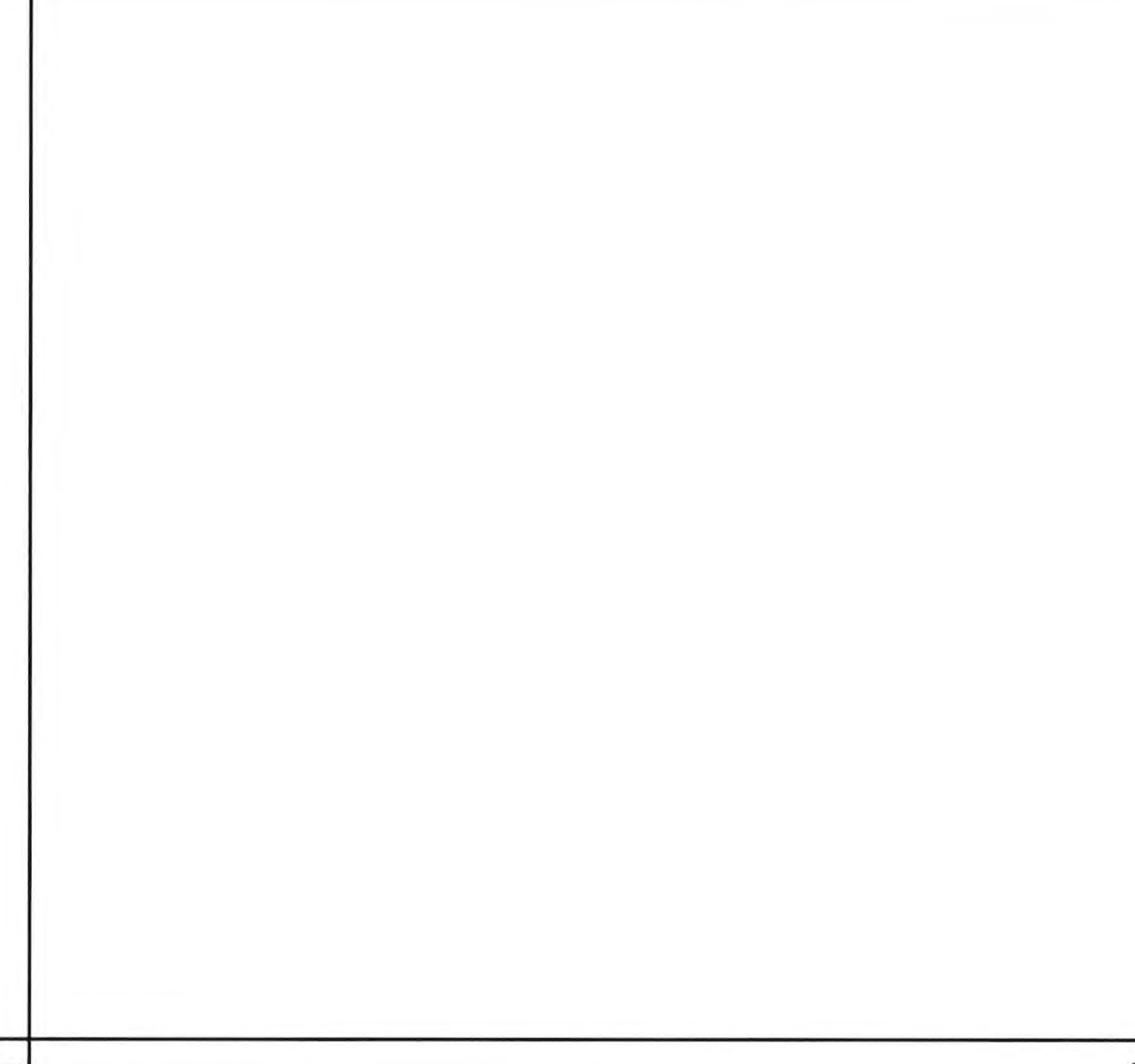
CARPET TO VINYL SCALE 3" = 1'-0" 2



RESTROOM TILE TO TILE SCALE 3" = 1'-0" 5



PORCELAIN TILE DETAIL SCALE 3" = 1'-0" 9

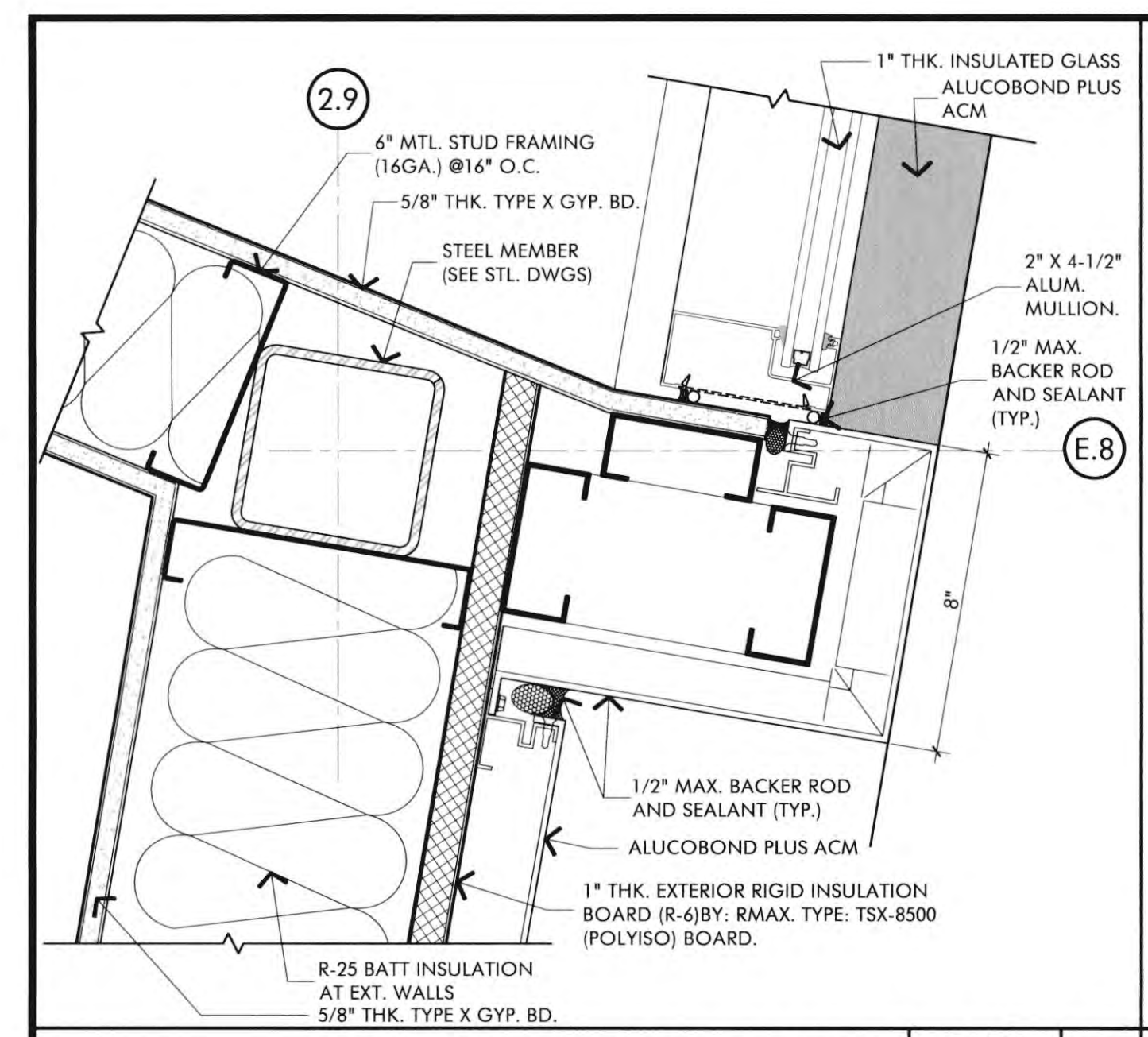


EXT. WALL HEAD/JAMB DETAIL SCALE 3" = 1'-0" 16

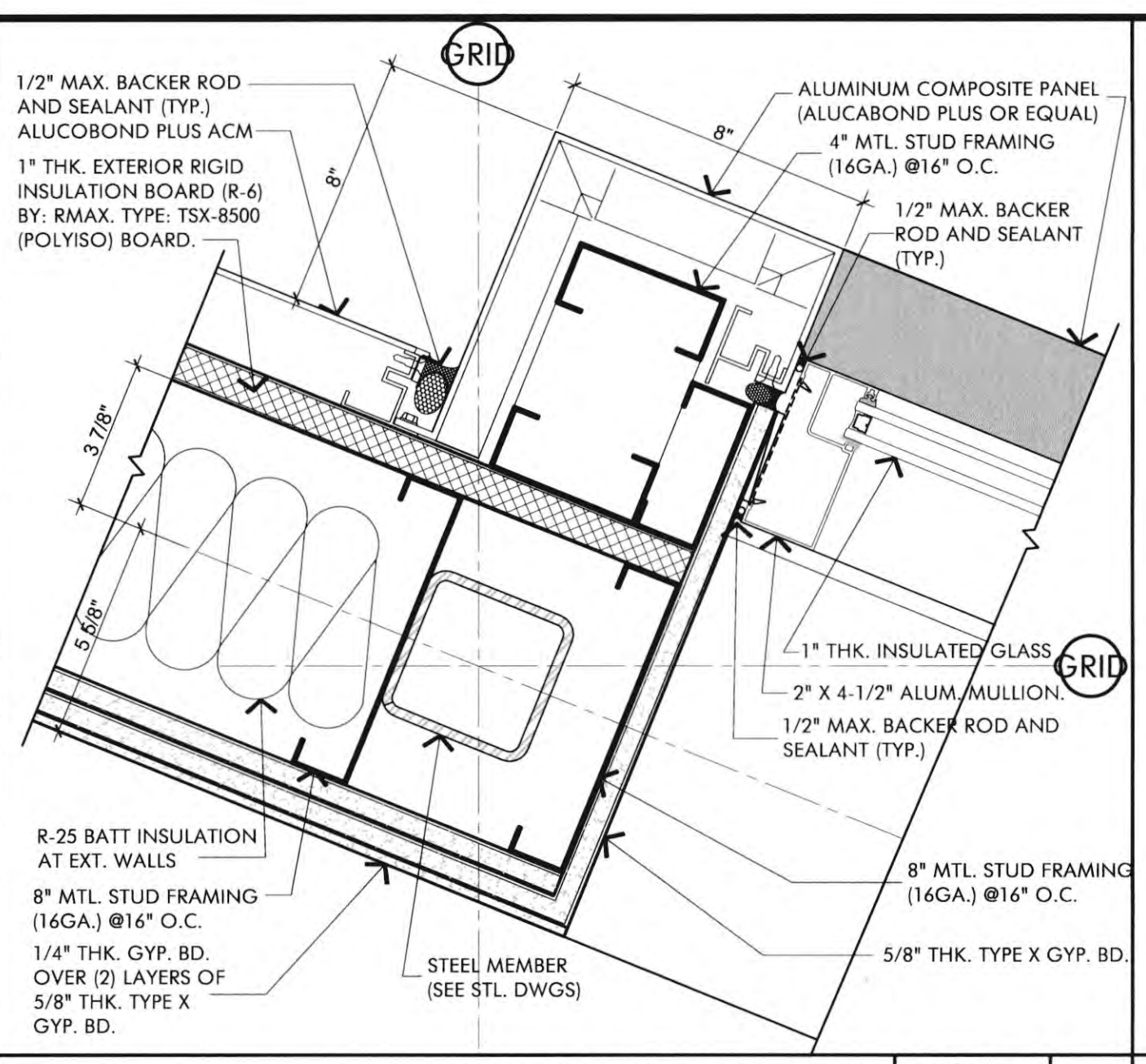
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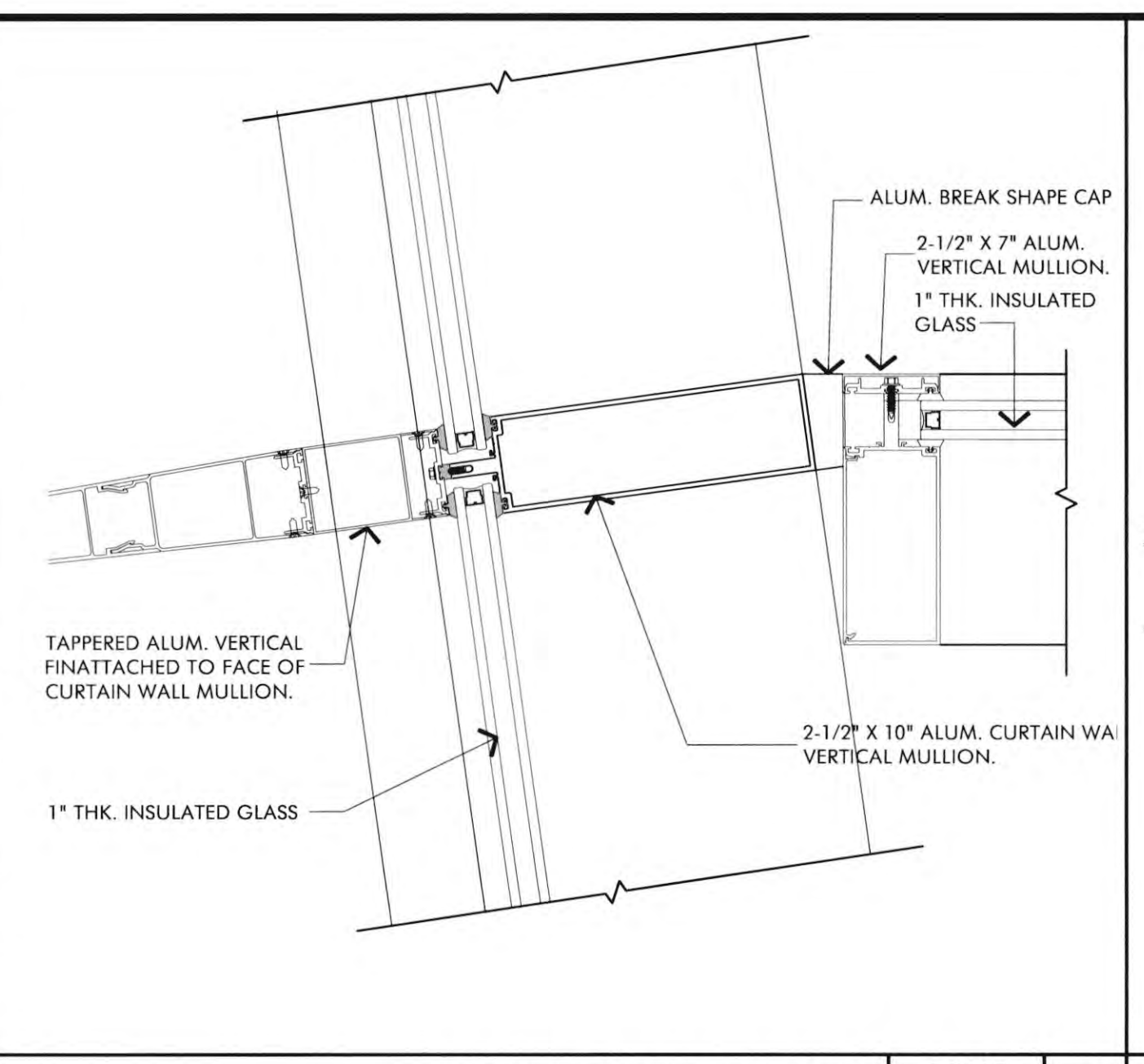
998 AVOCADO AVENUE
NEWPORT BEACH, CA 92660



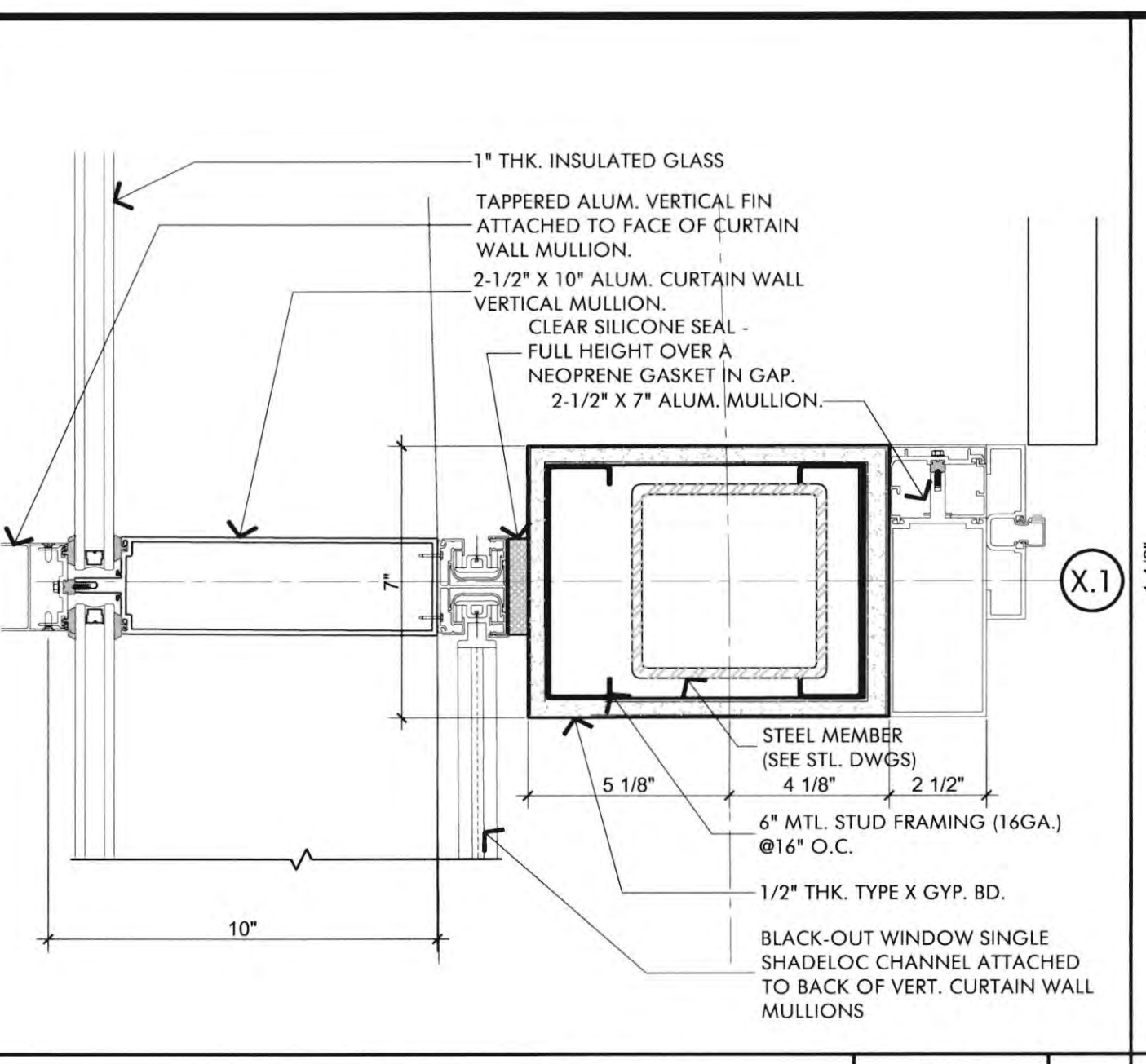
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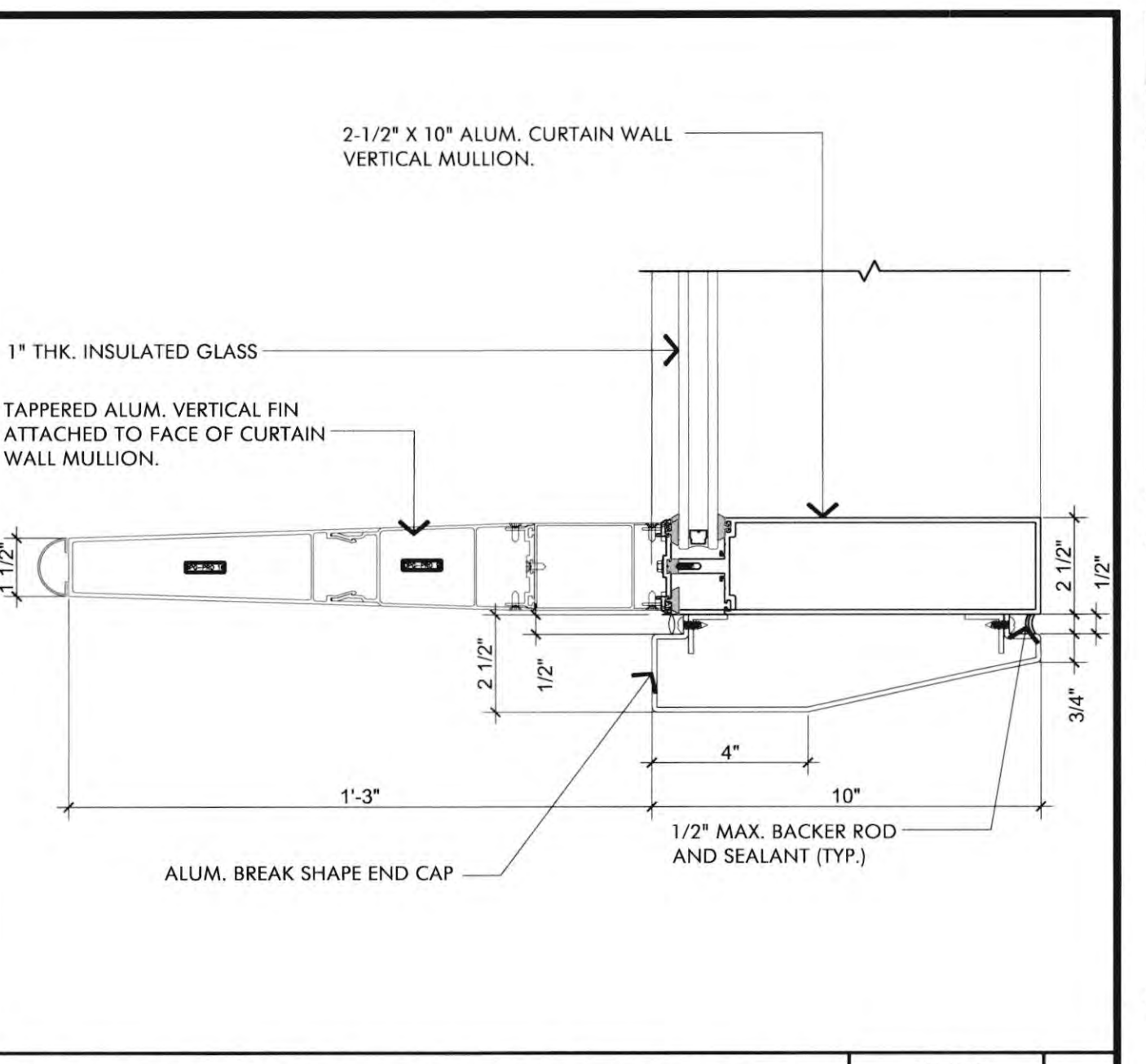
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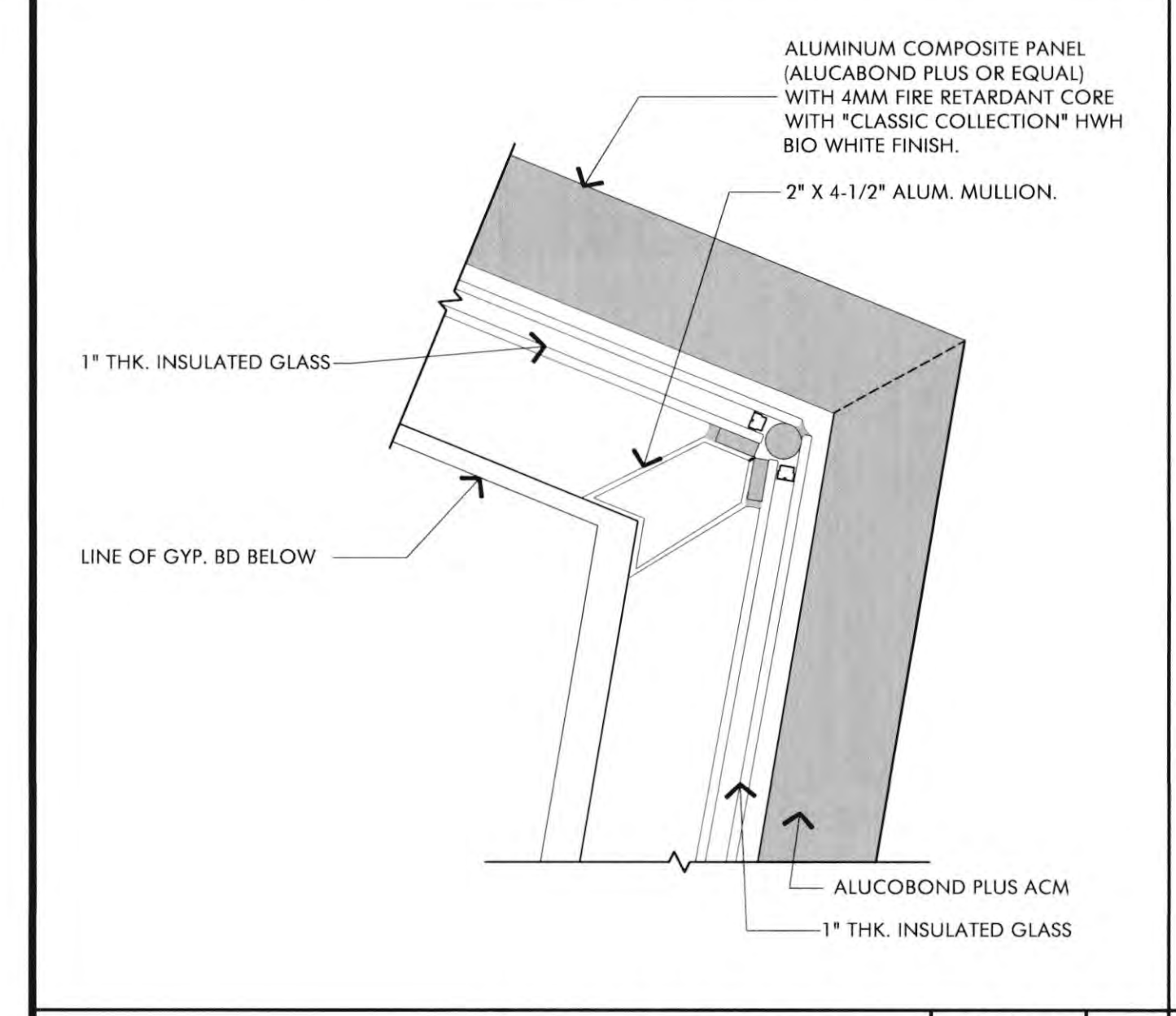
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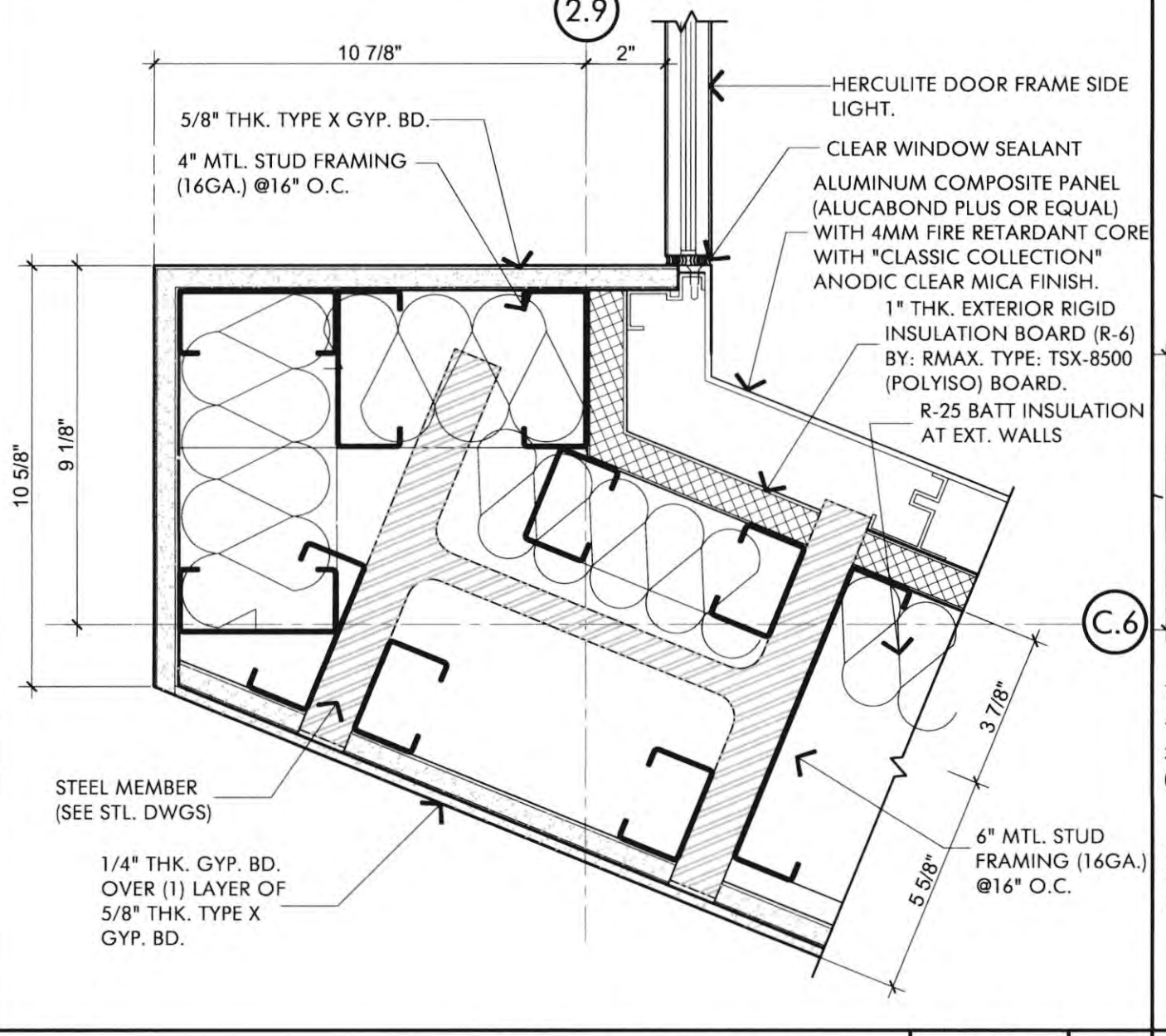
MULLION DETAIL SCALE 3" = 1'-0" 8



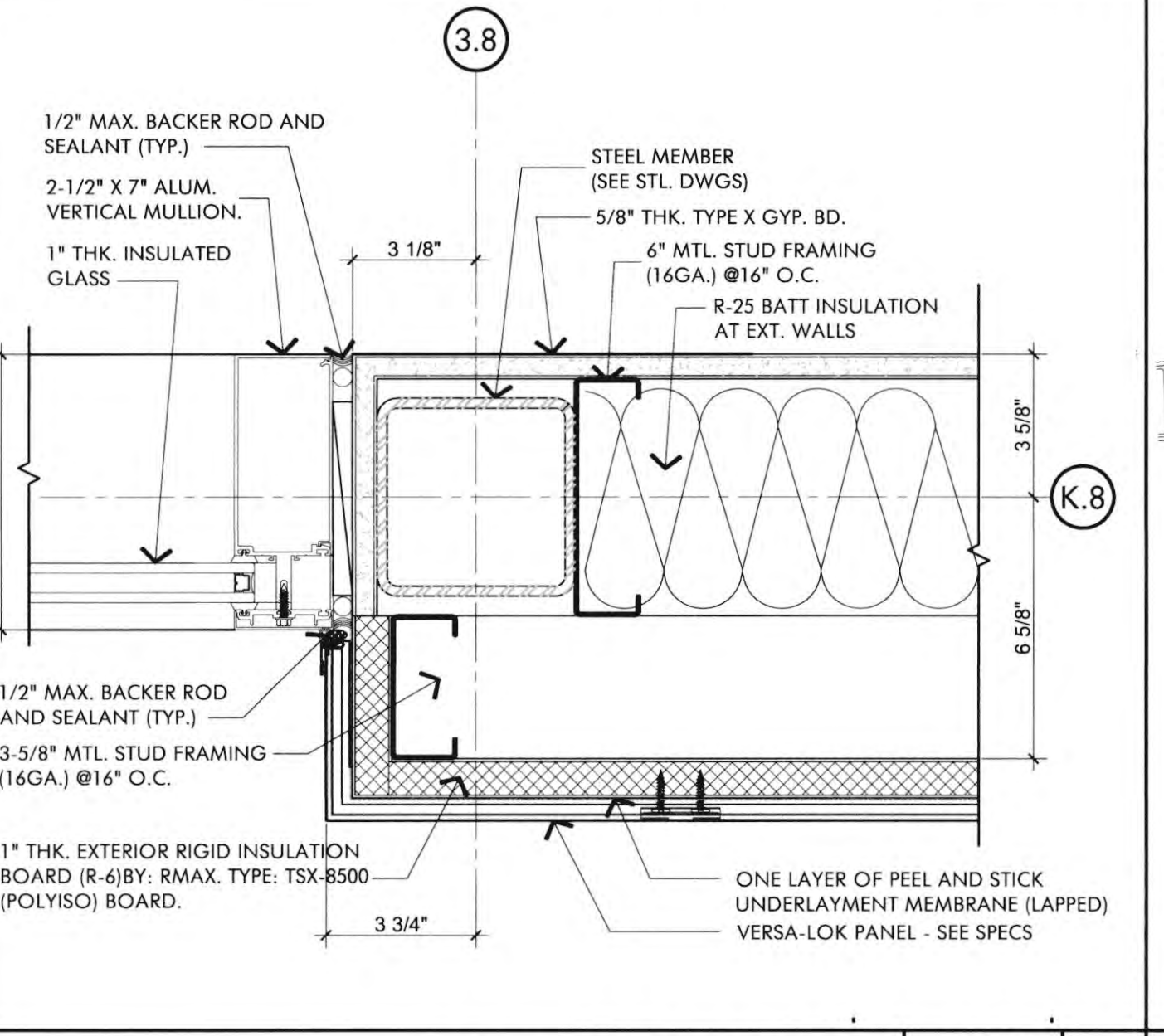
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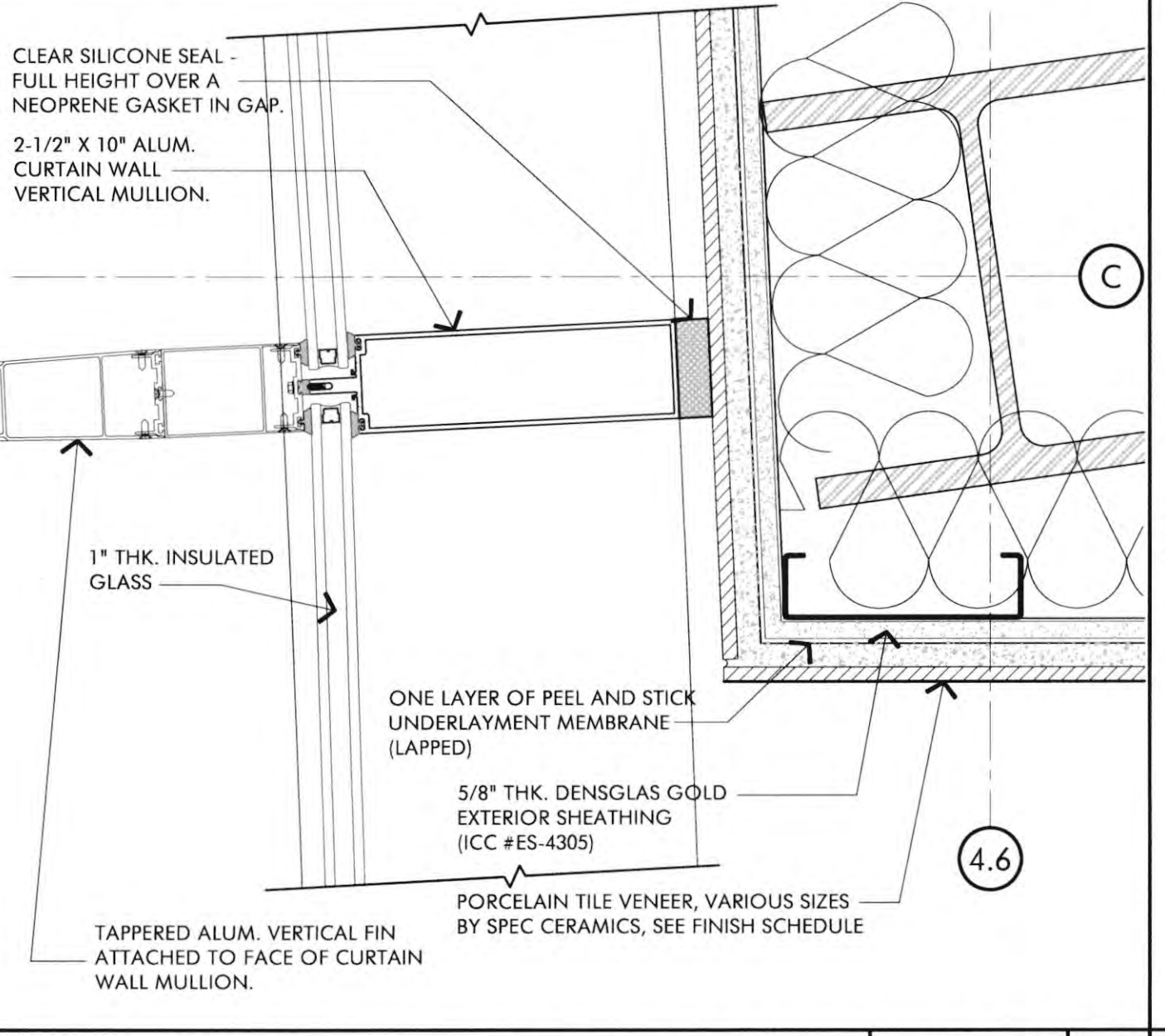
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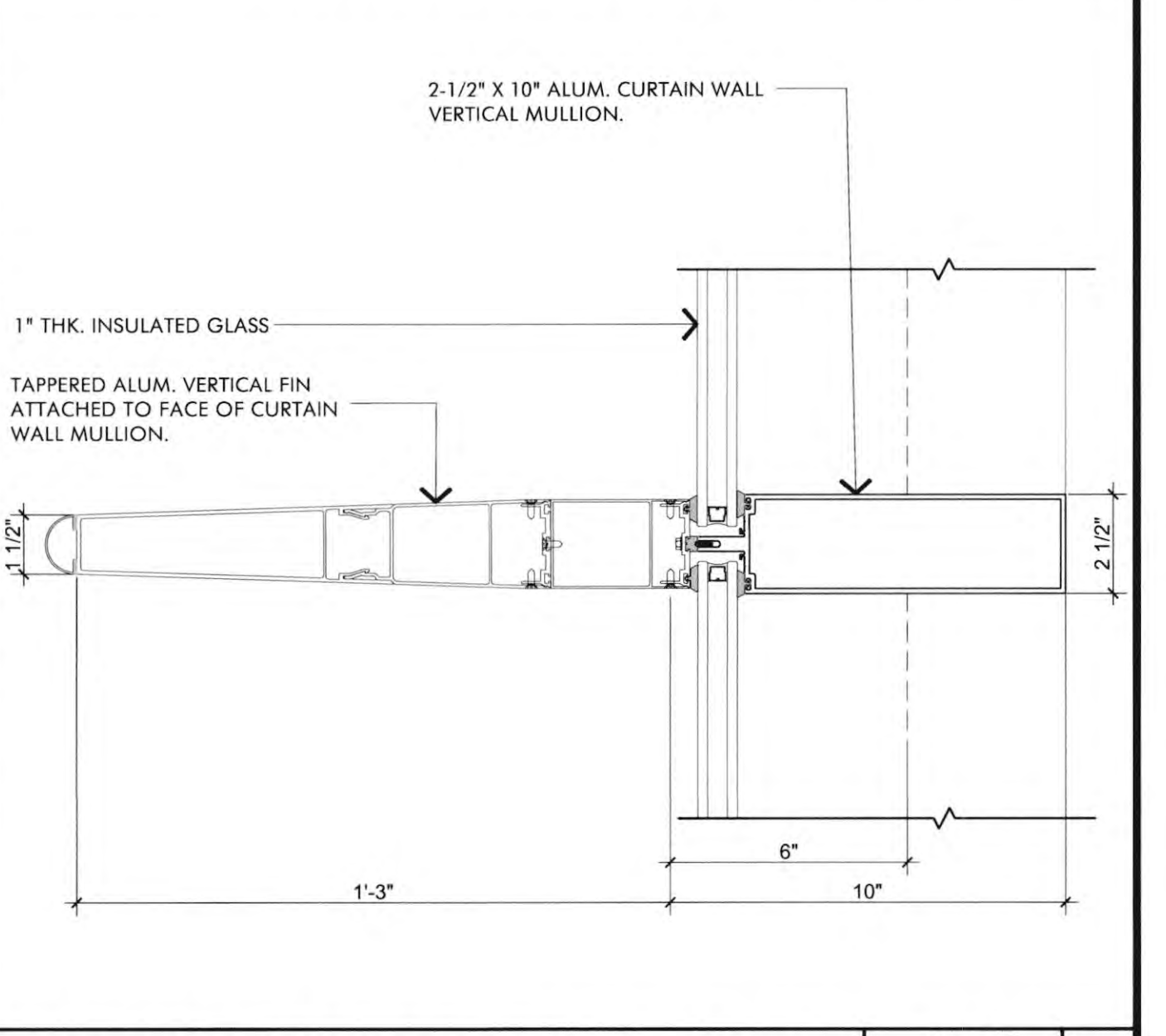
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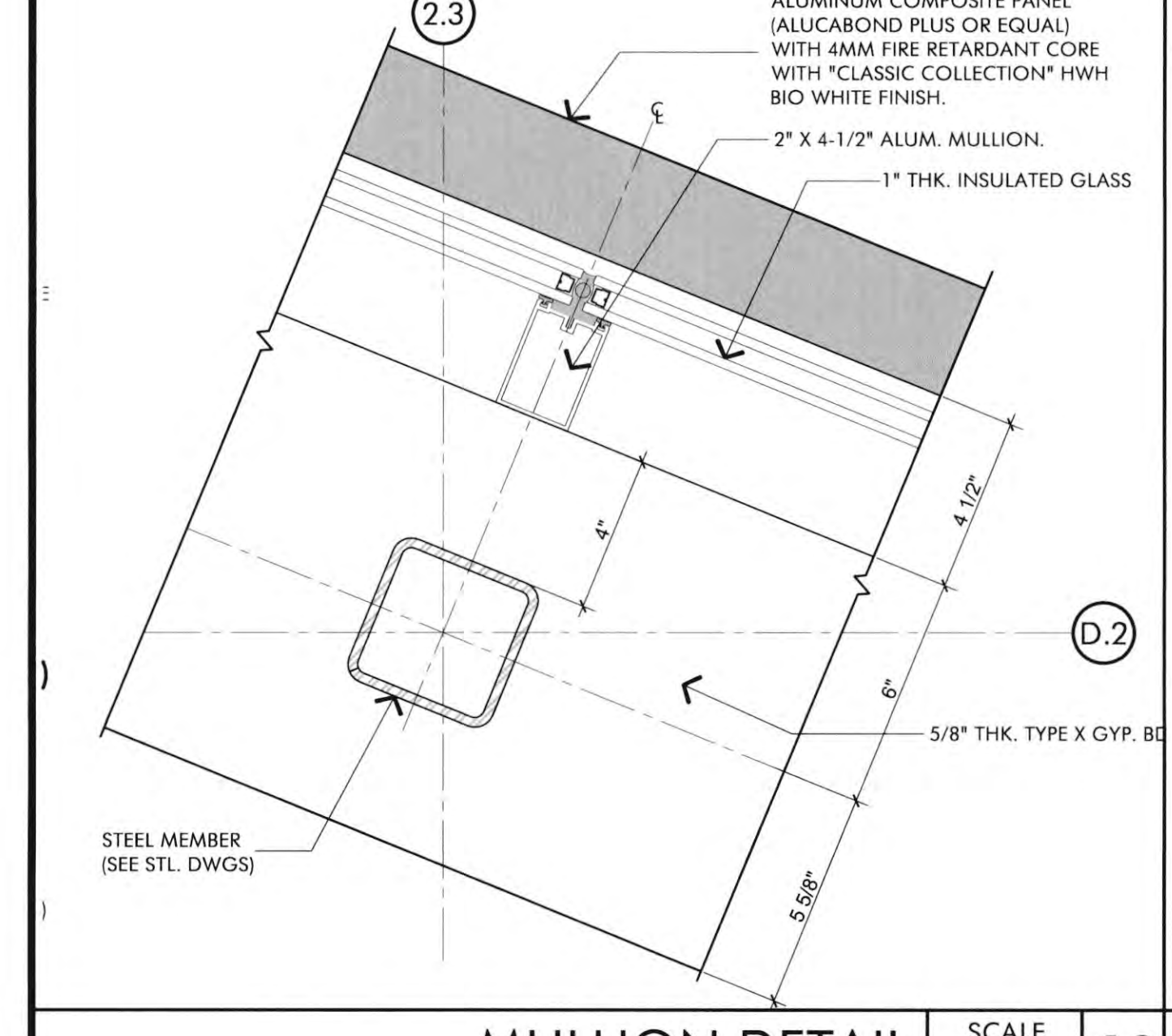
MULLION DETAIL SCALE 1/2" = 1'-0" 11



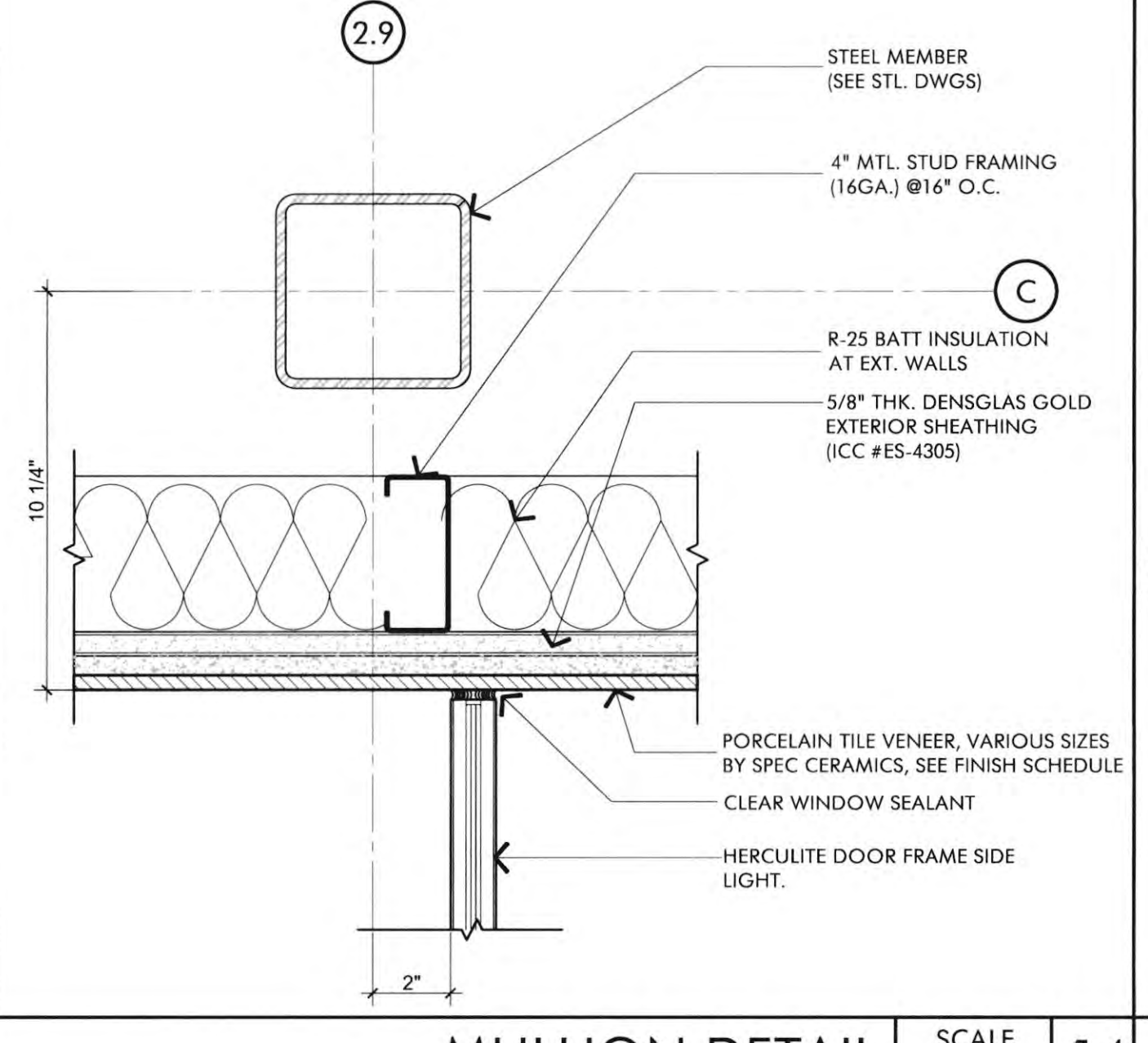
TYP. VERTICAL MULLION DETAIL SCALE 3" = 1'-0" 7



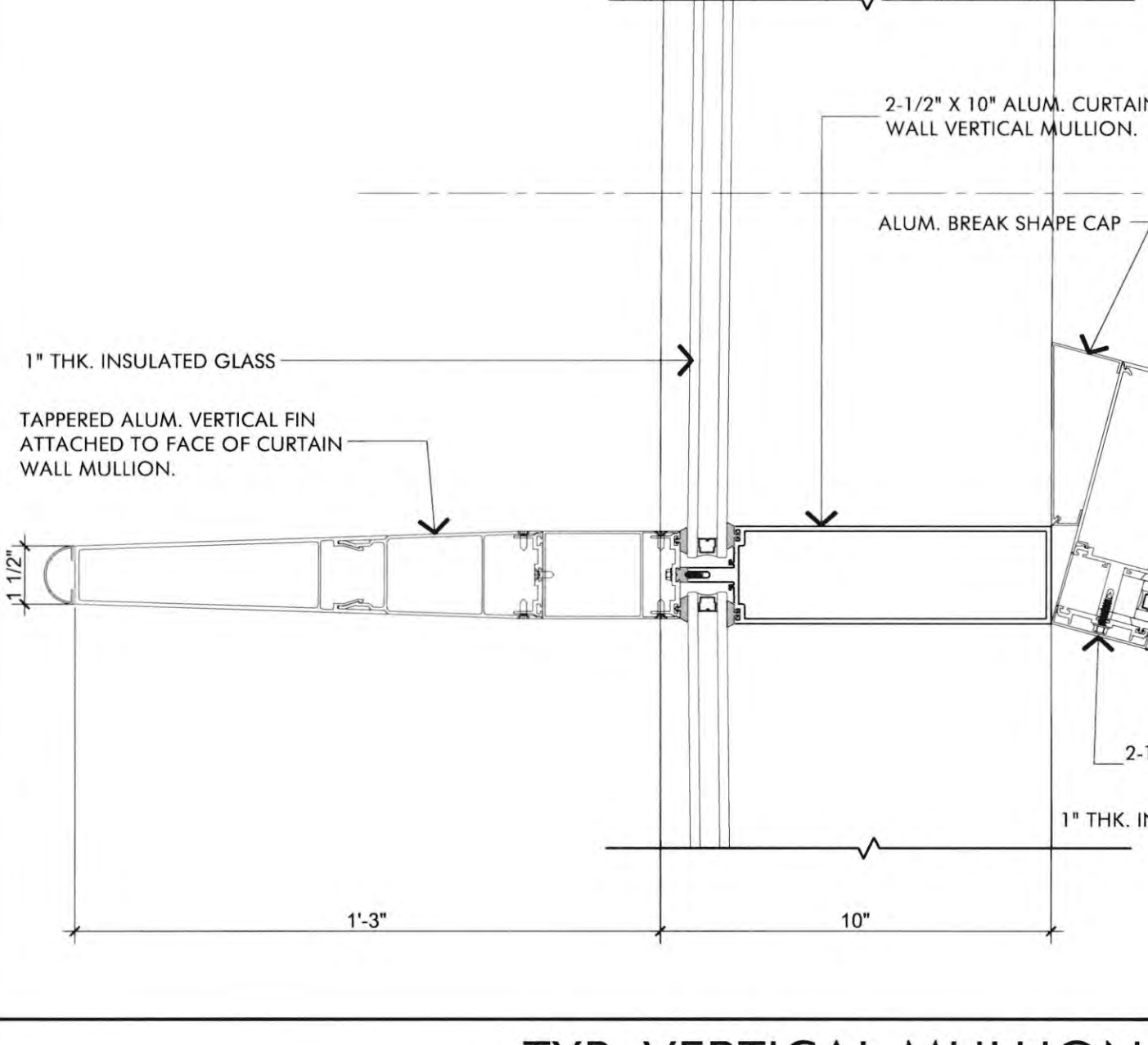
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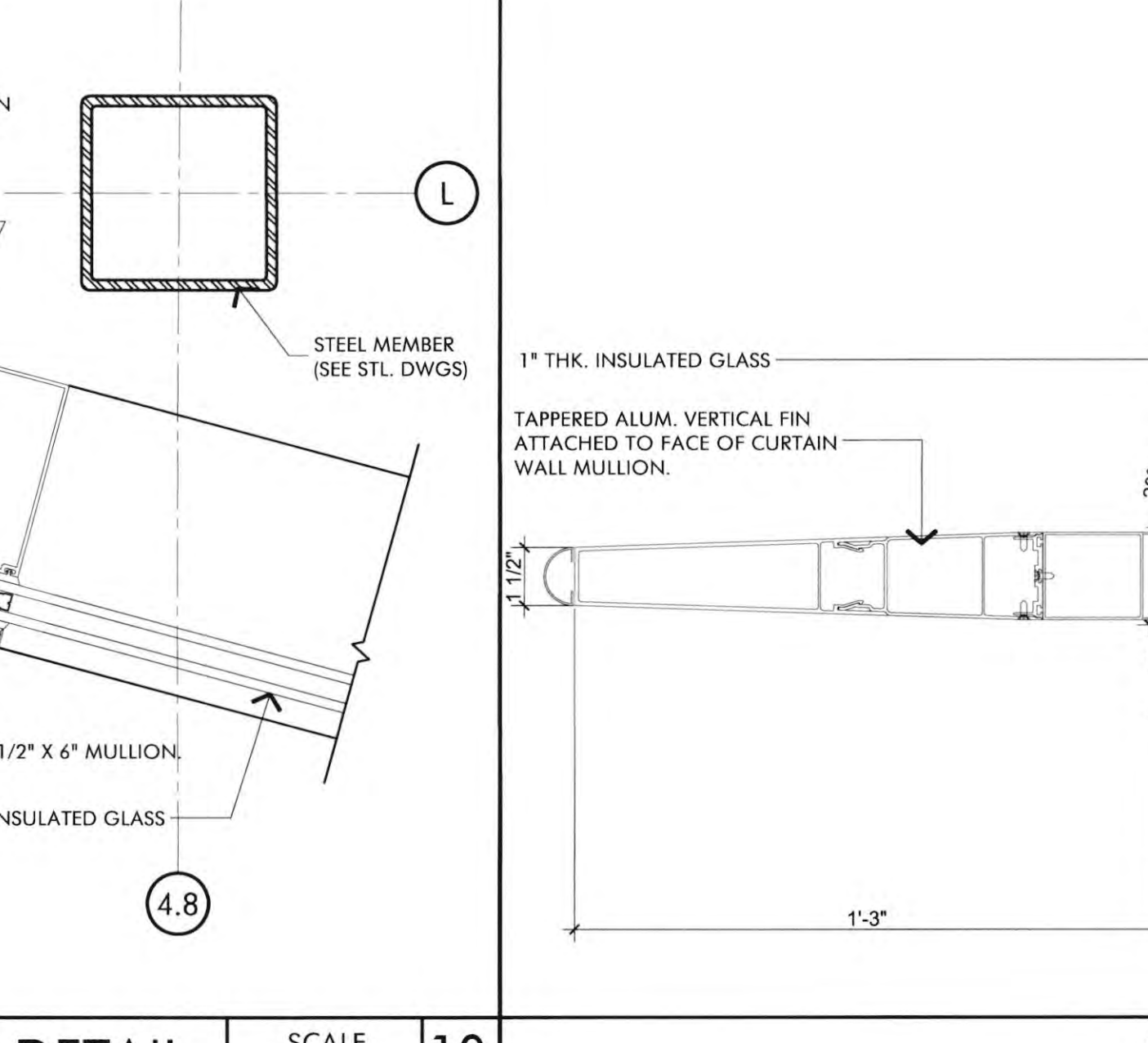
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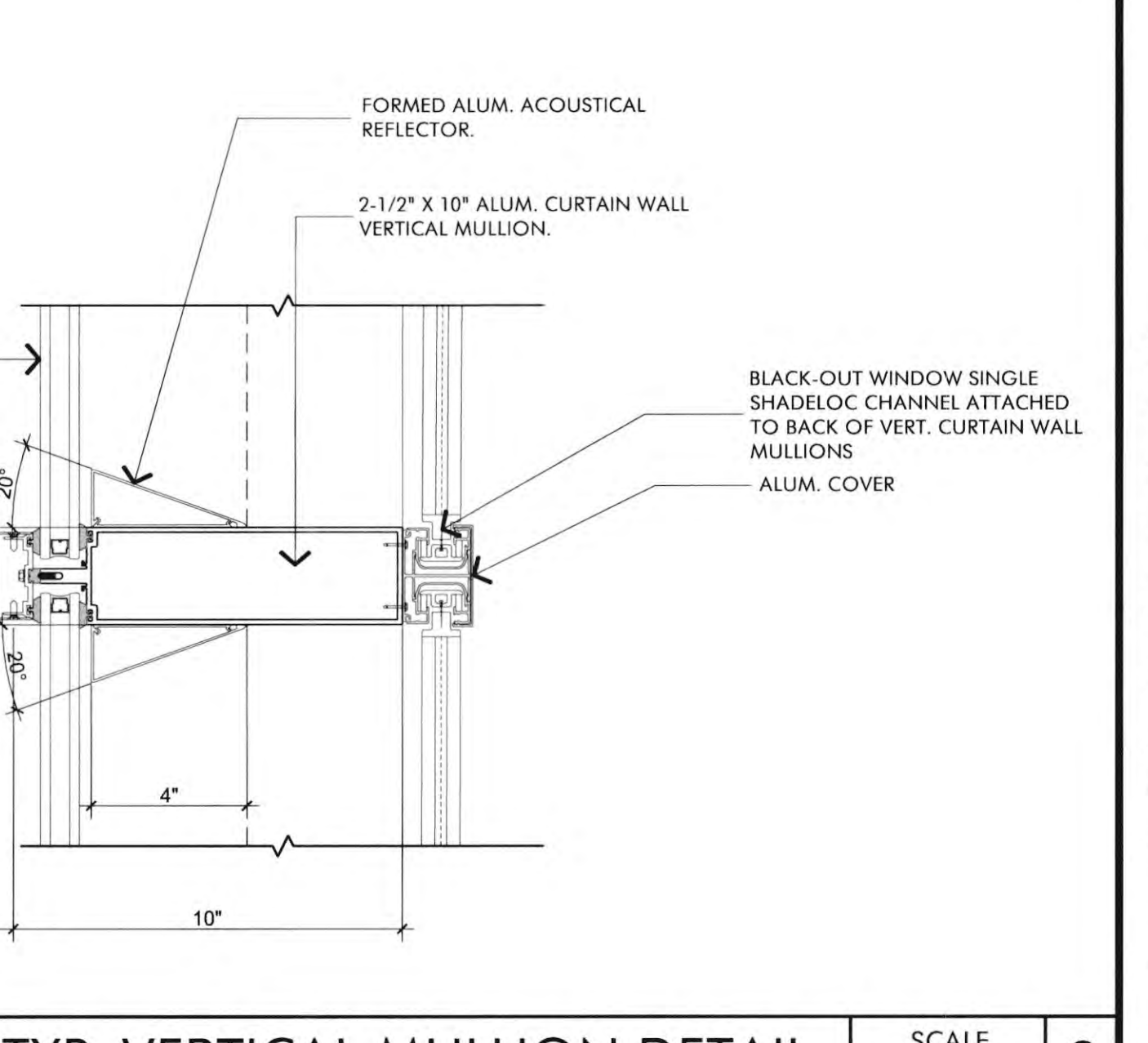
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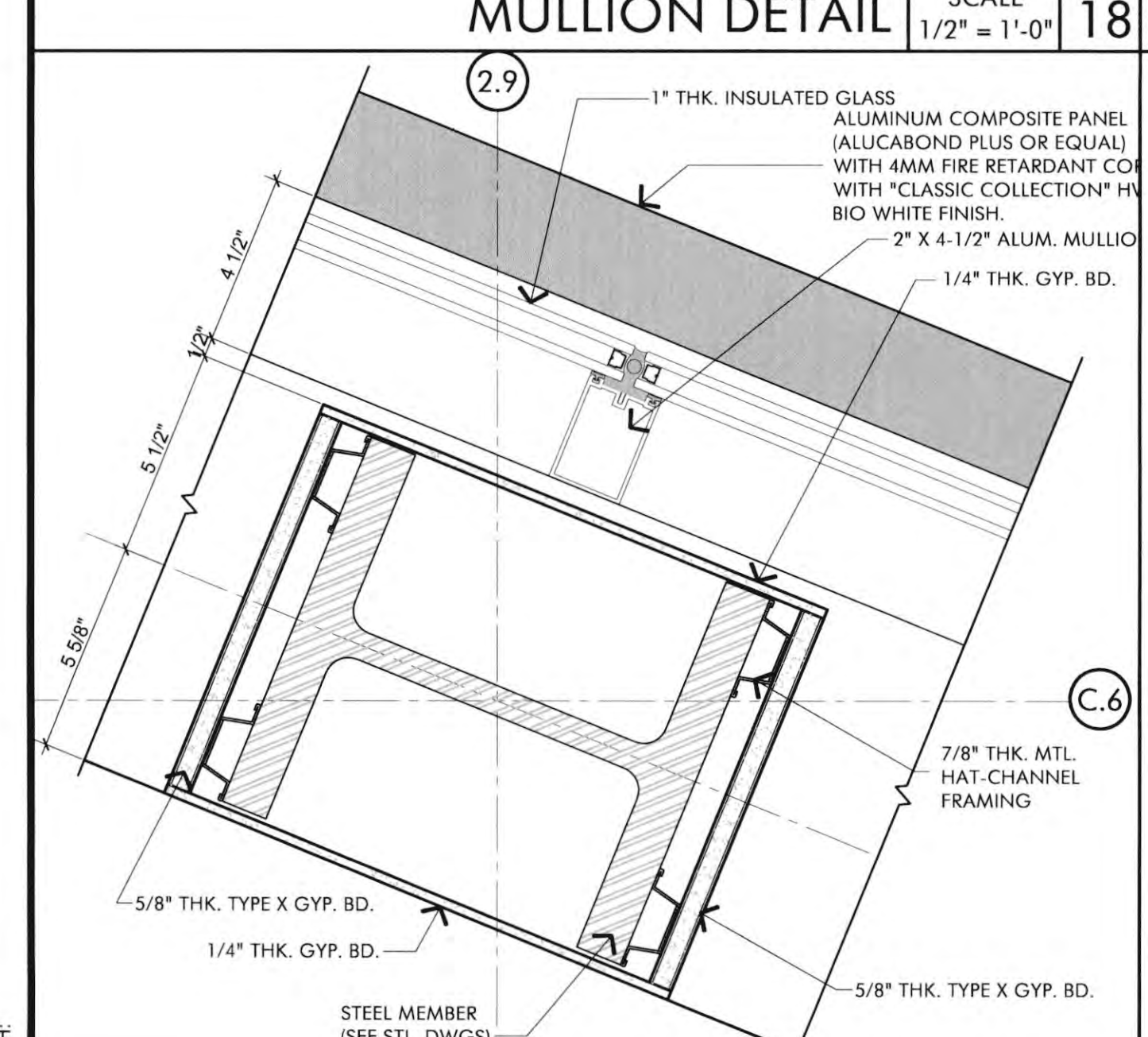
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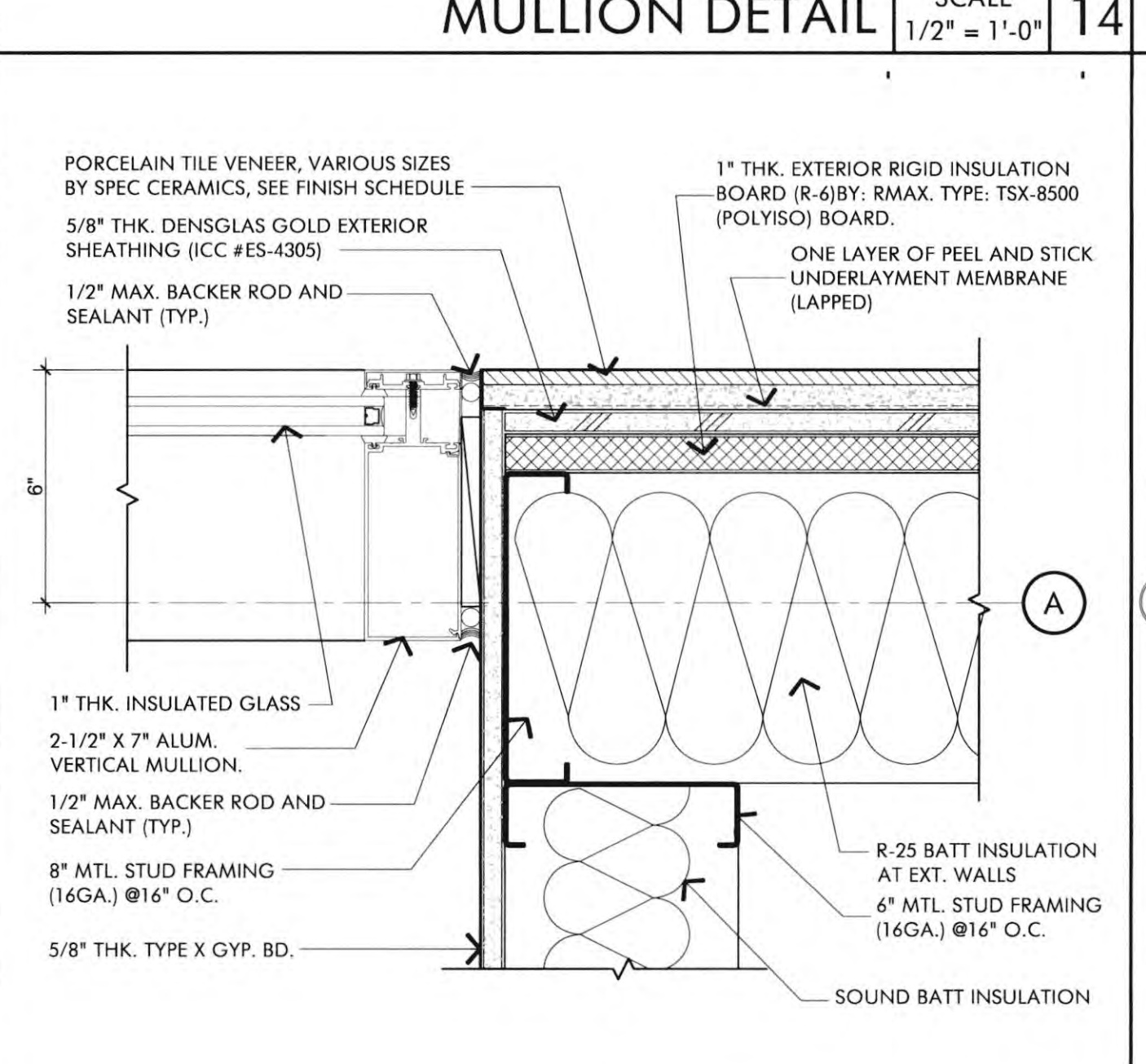
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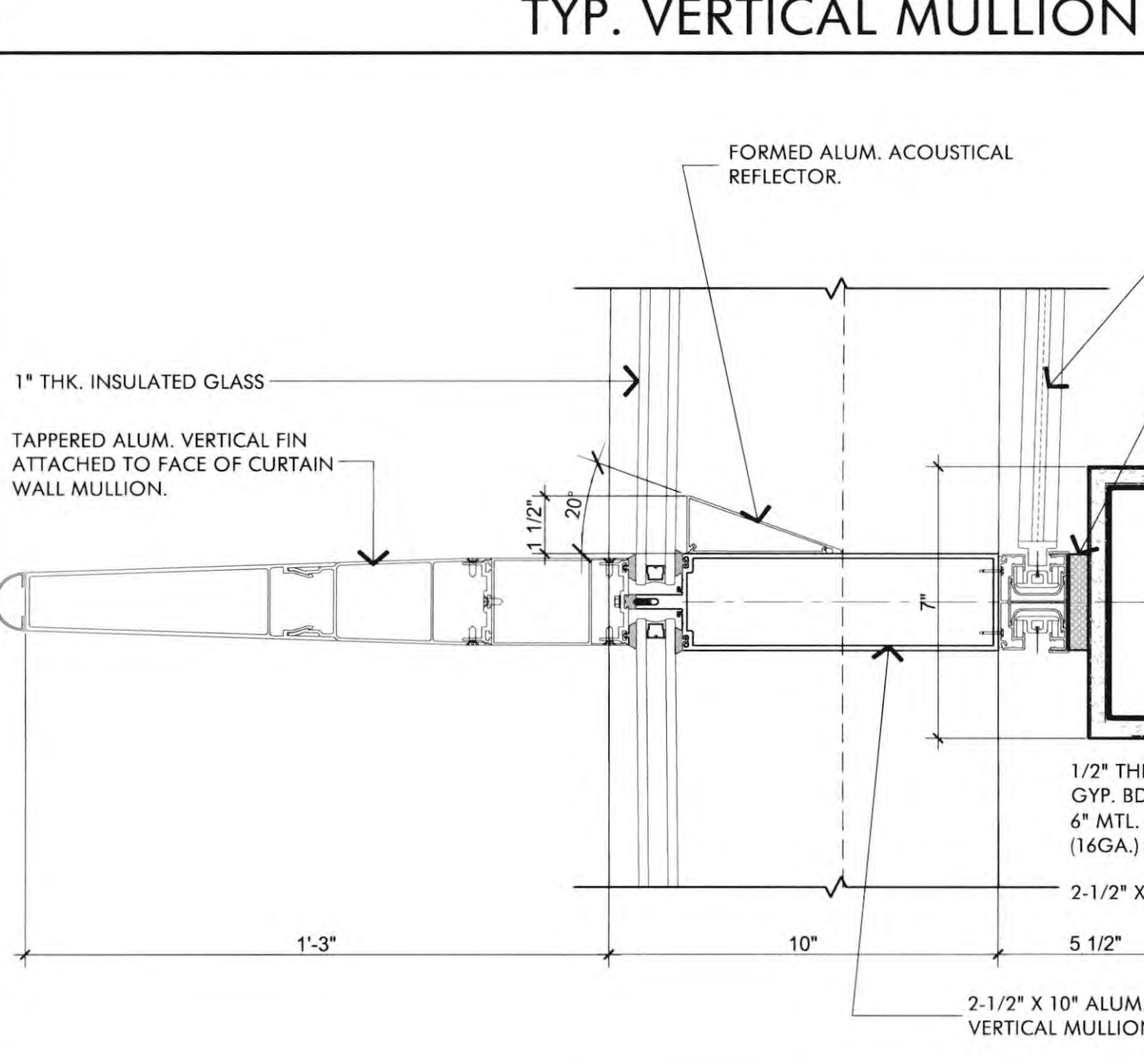
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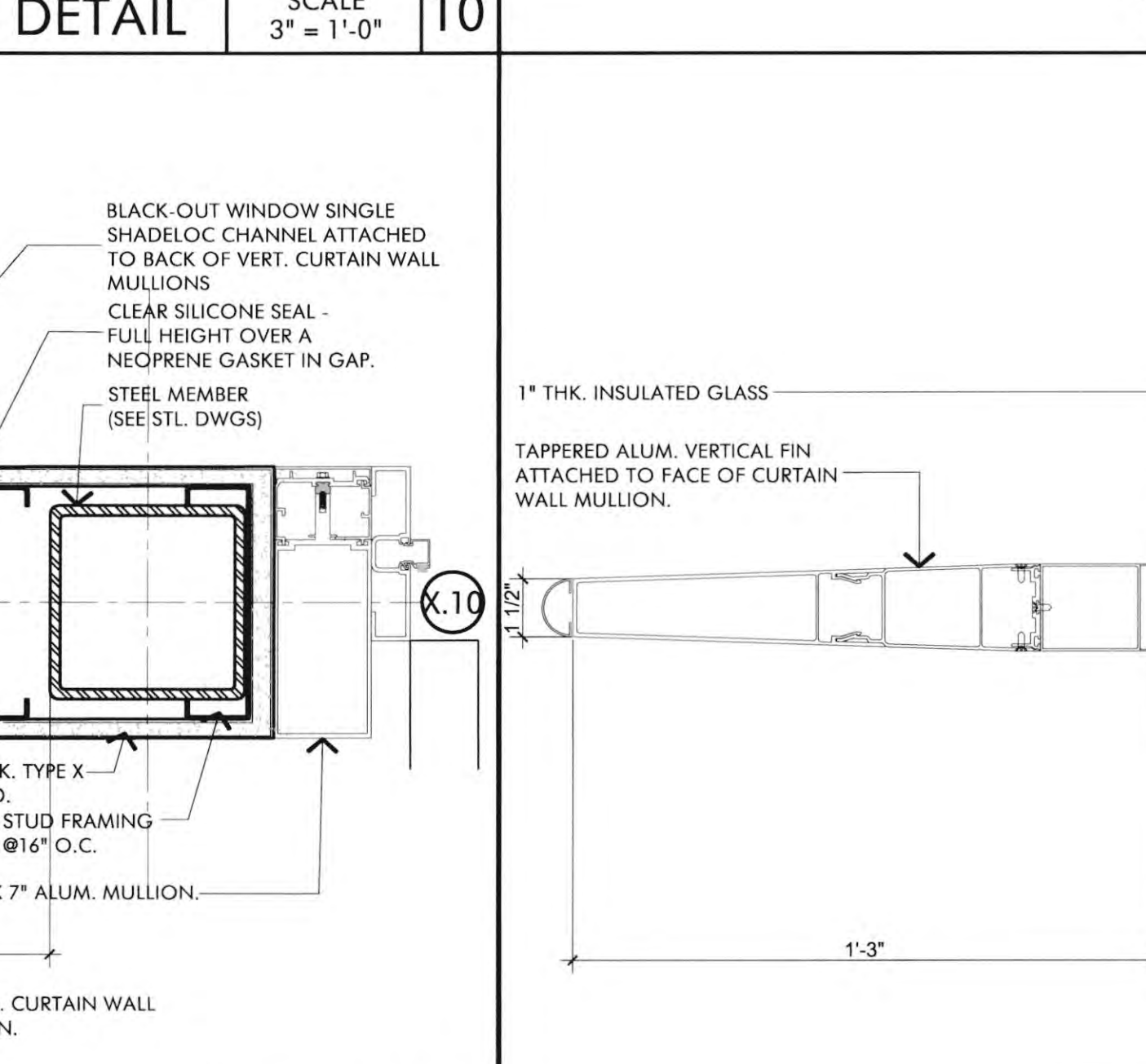
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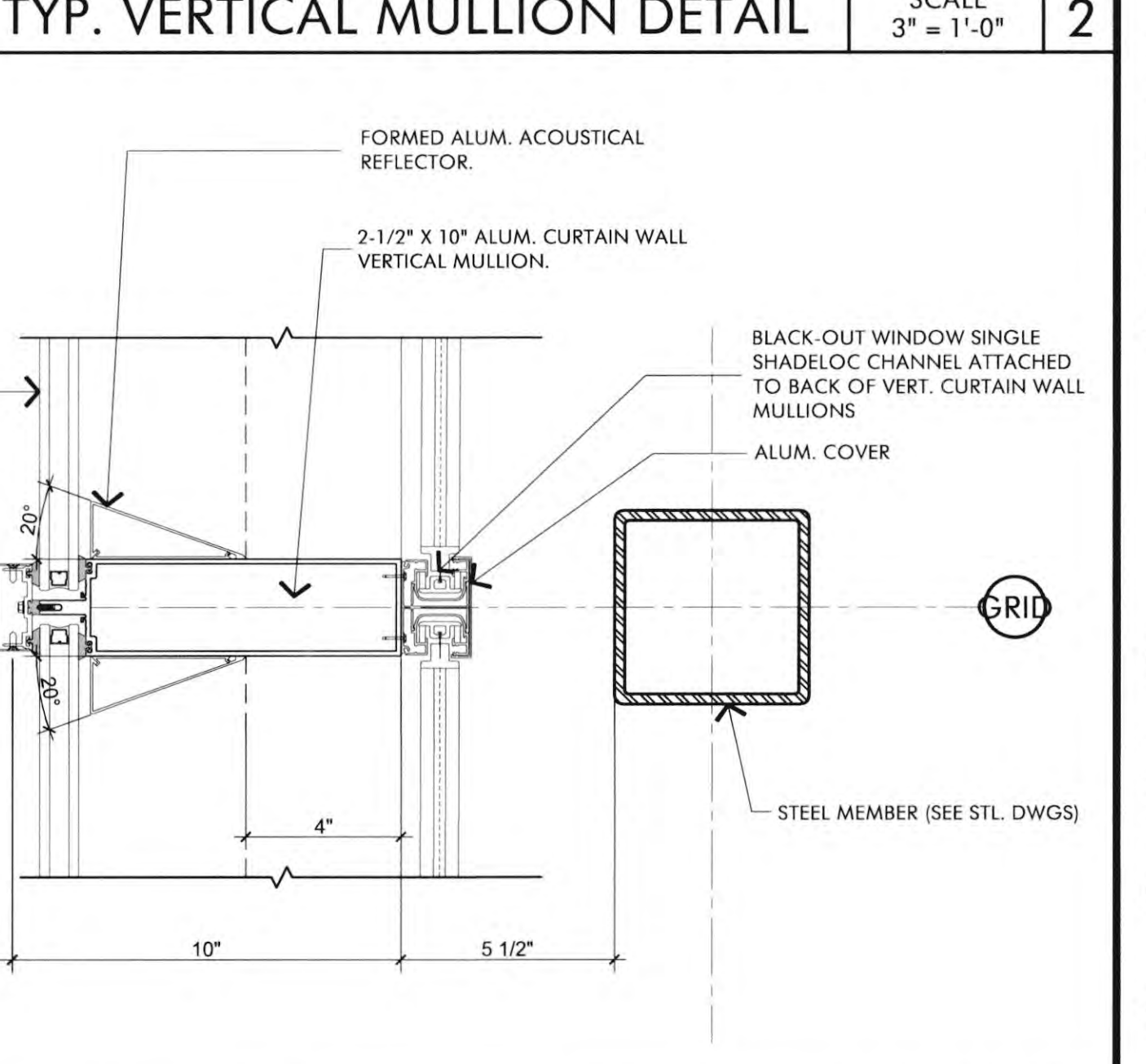
MULLION DETAIL SCALE 1/2" = 1'-0" 13



TYP. VERTICAL MULLION DETAIL SCALE 3" = 1'-0" 9



TYP. VERTICAL MULLION DETAIL SCALE 3" = 1'-0" 7



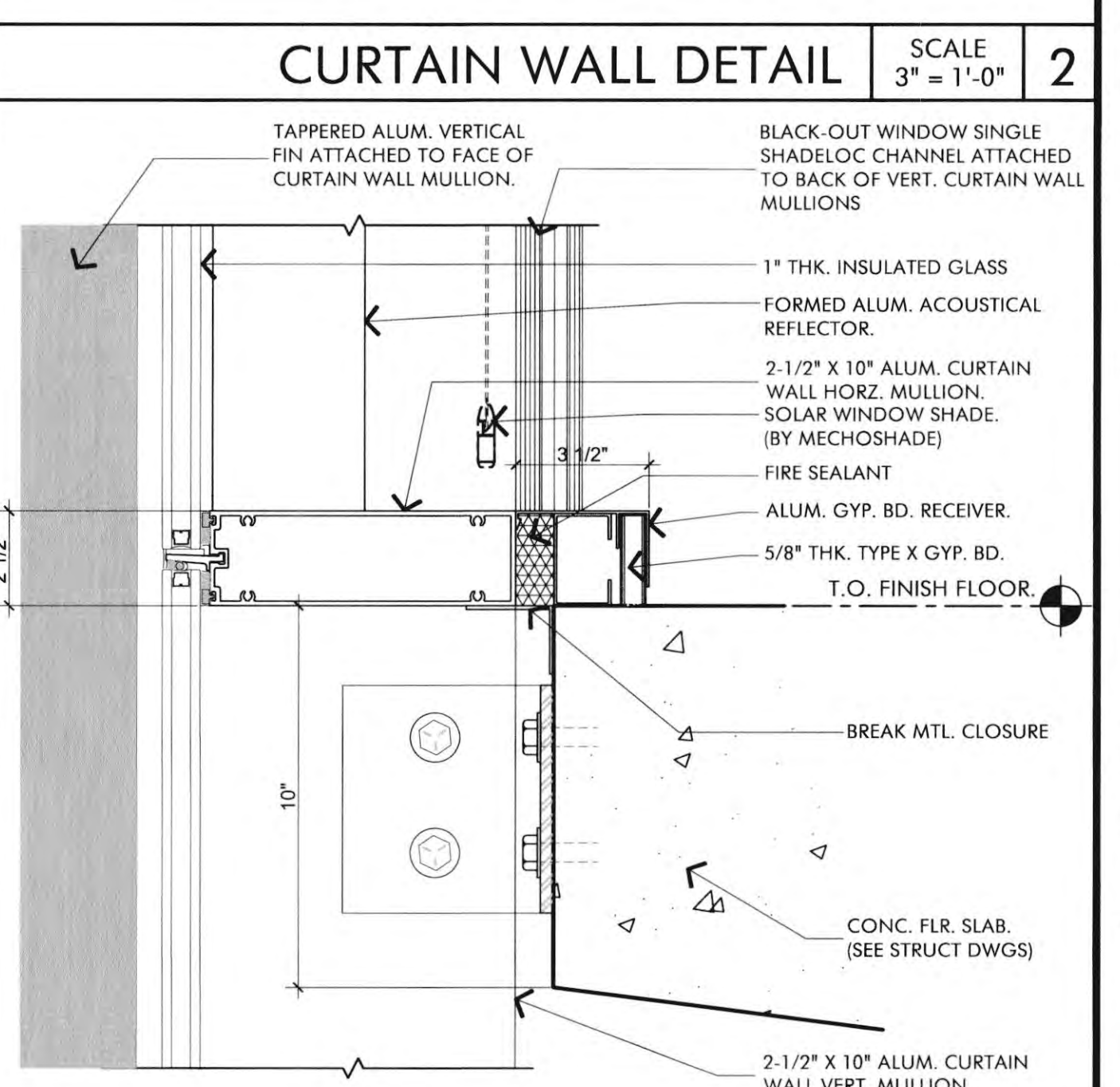
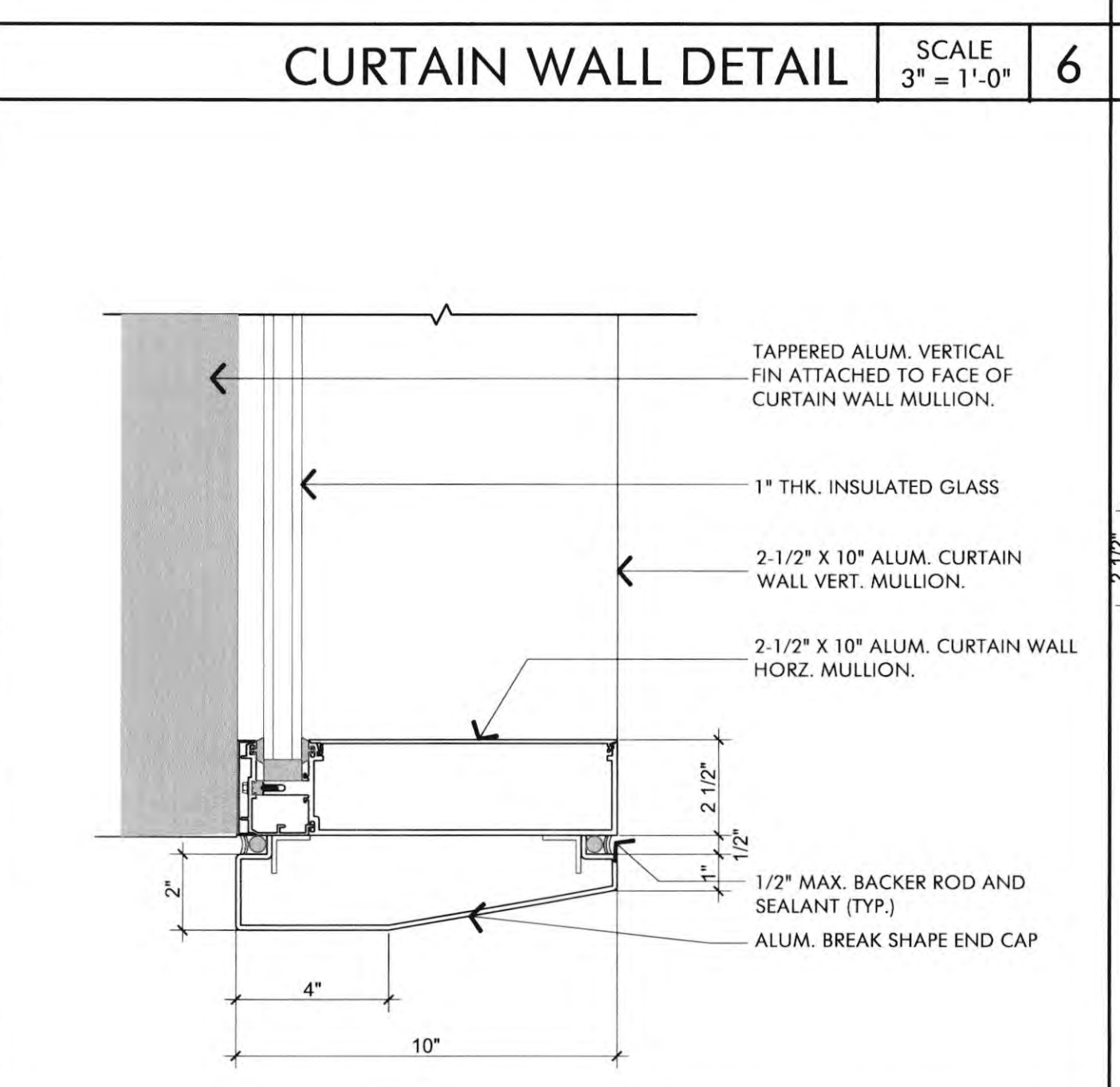
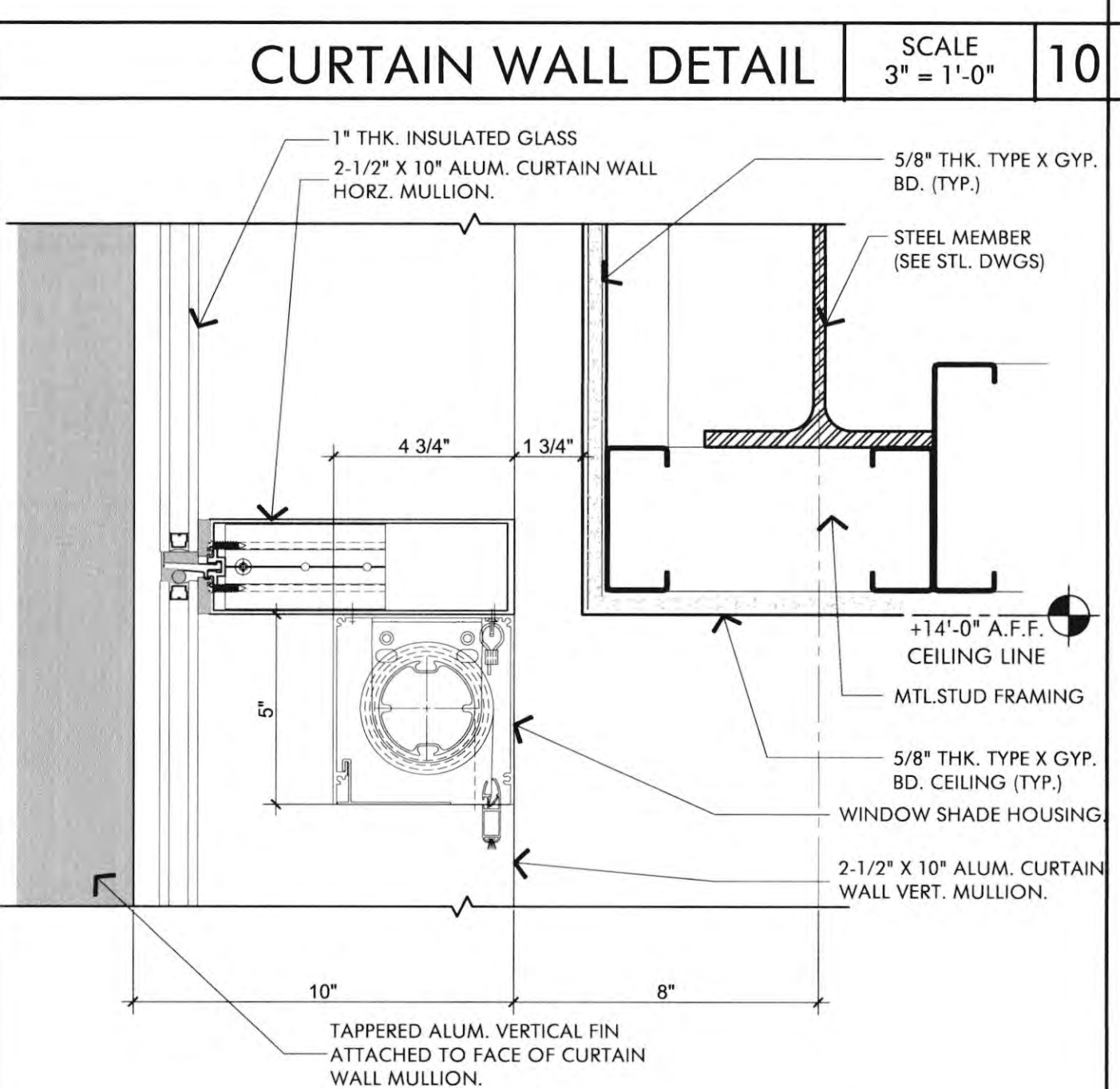
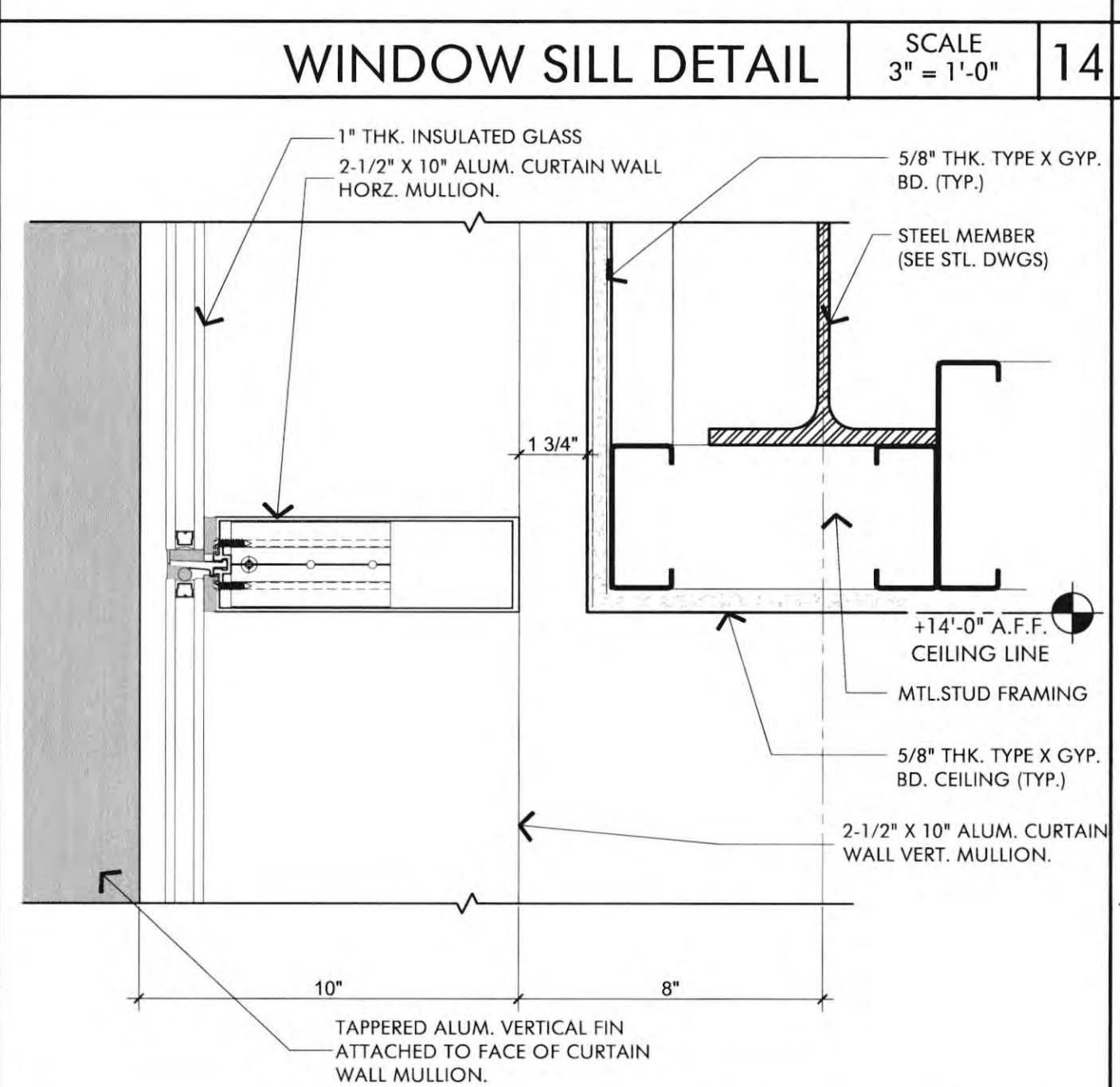
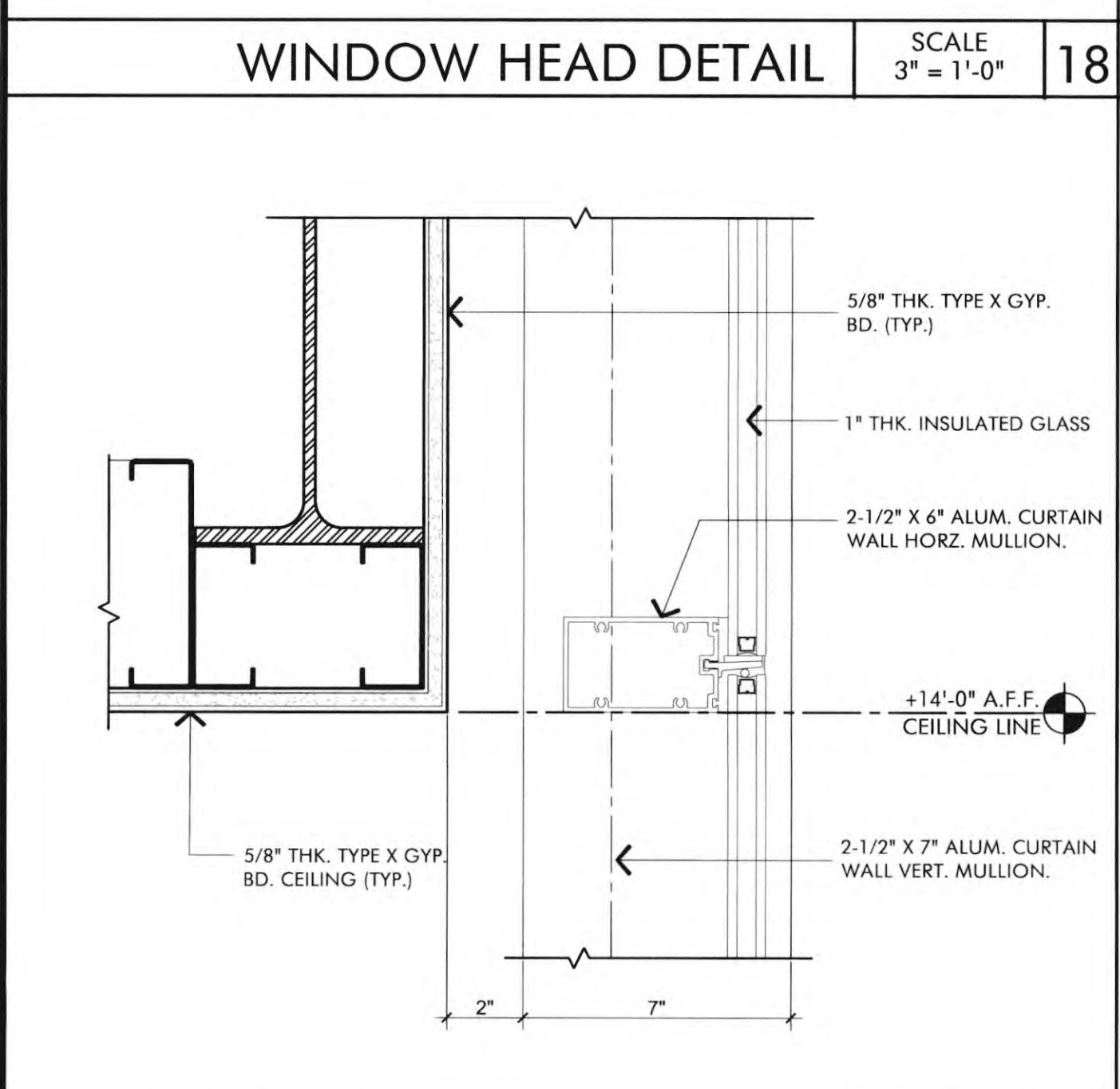
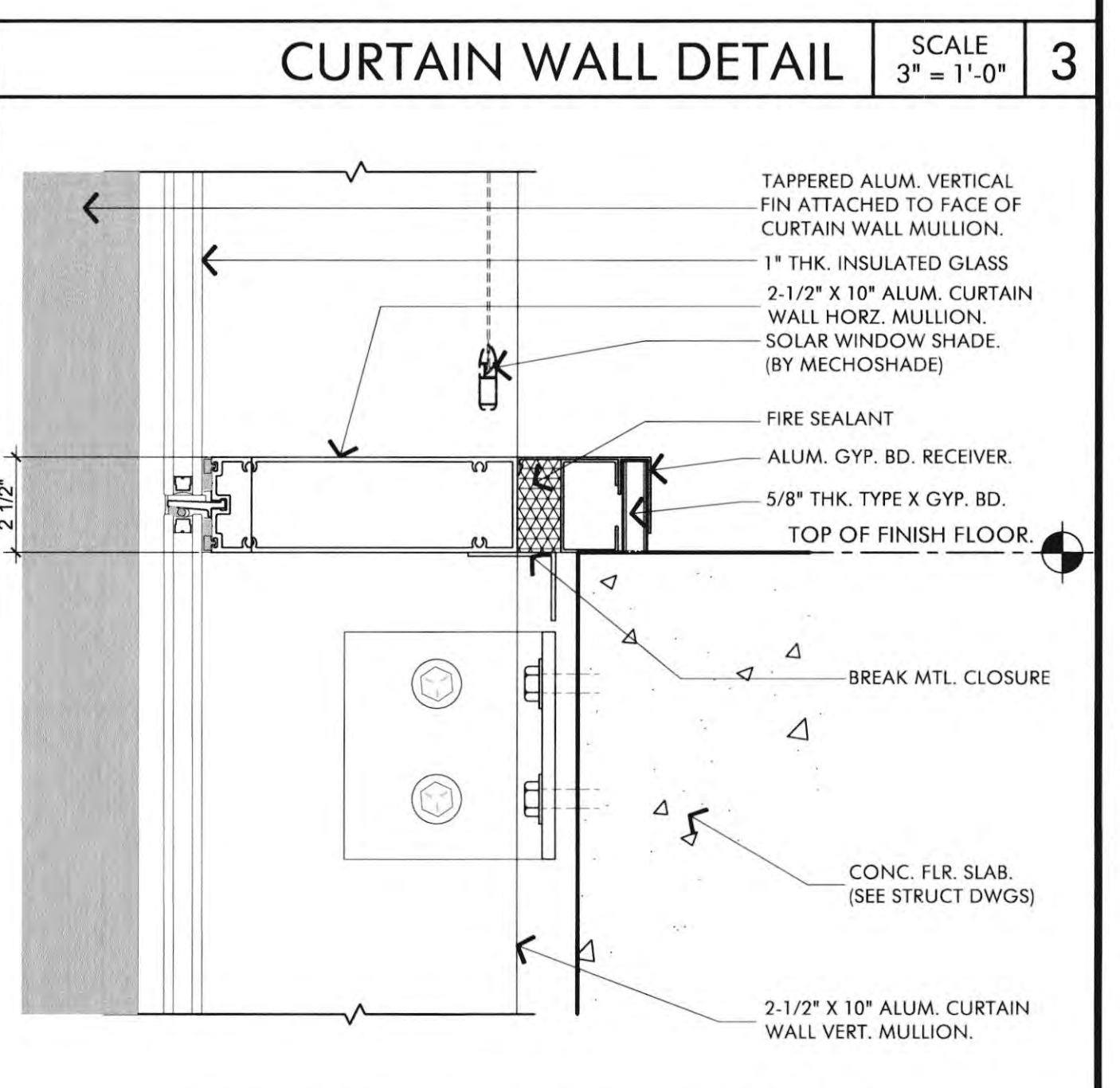
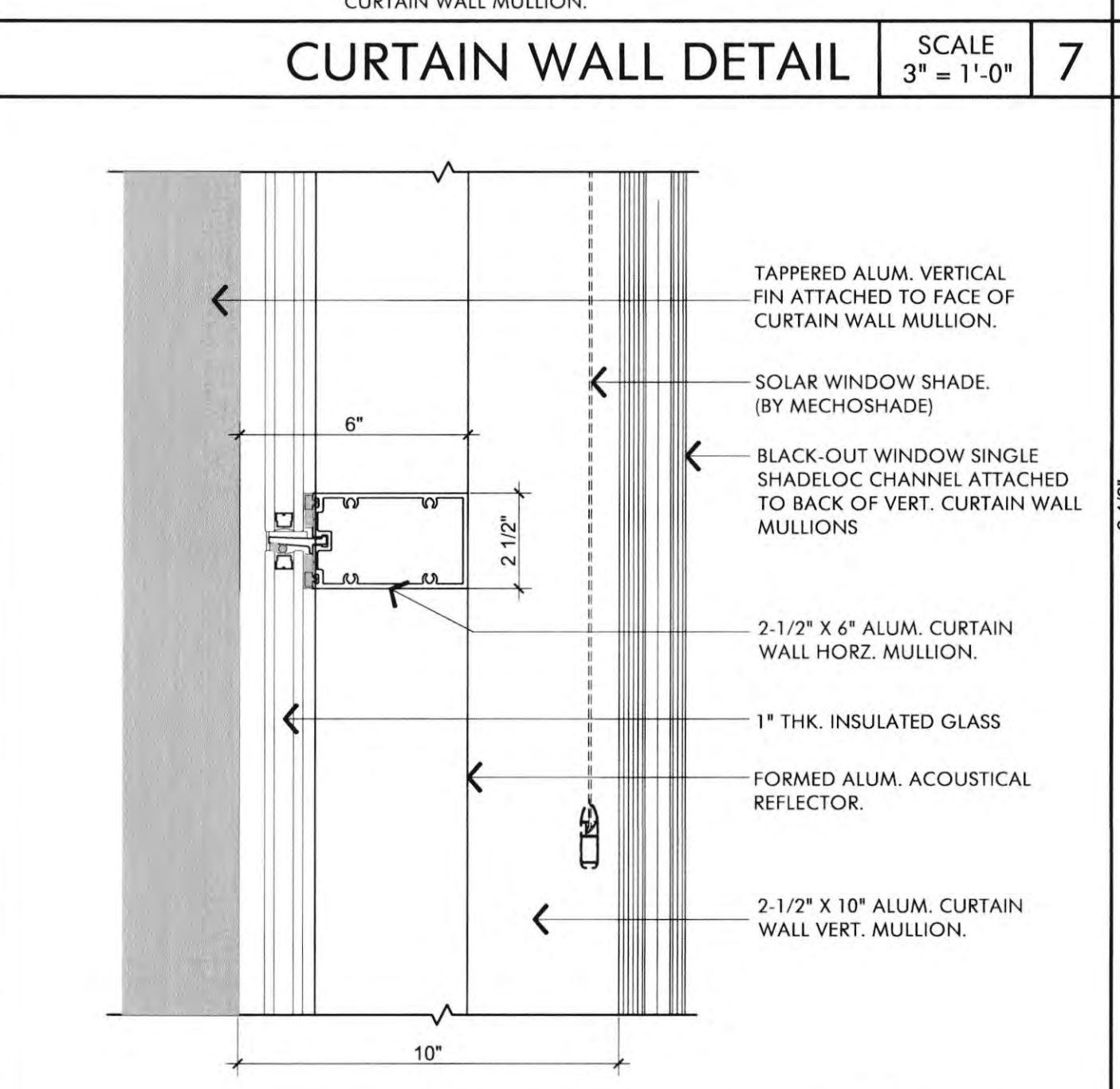
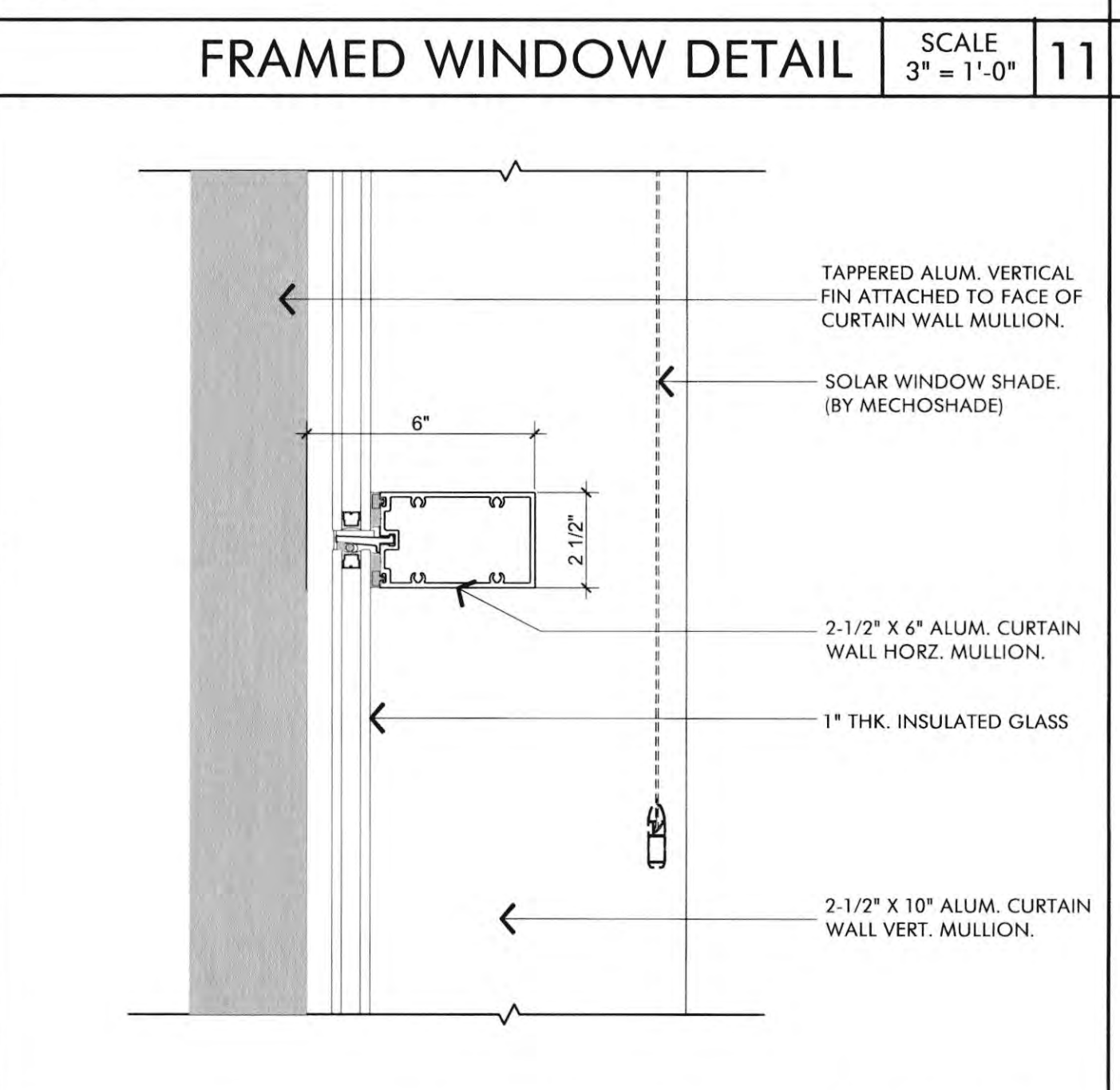
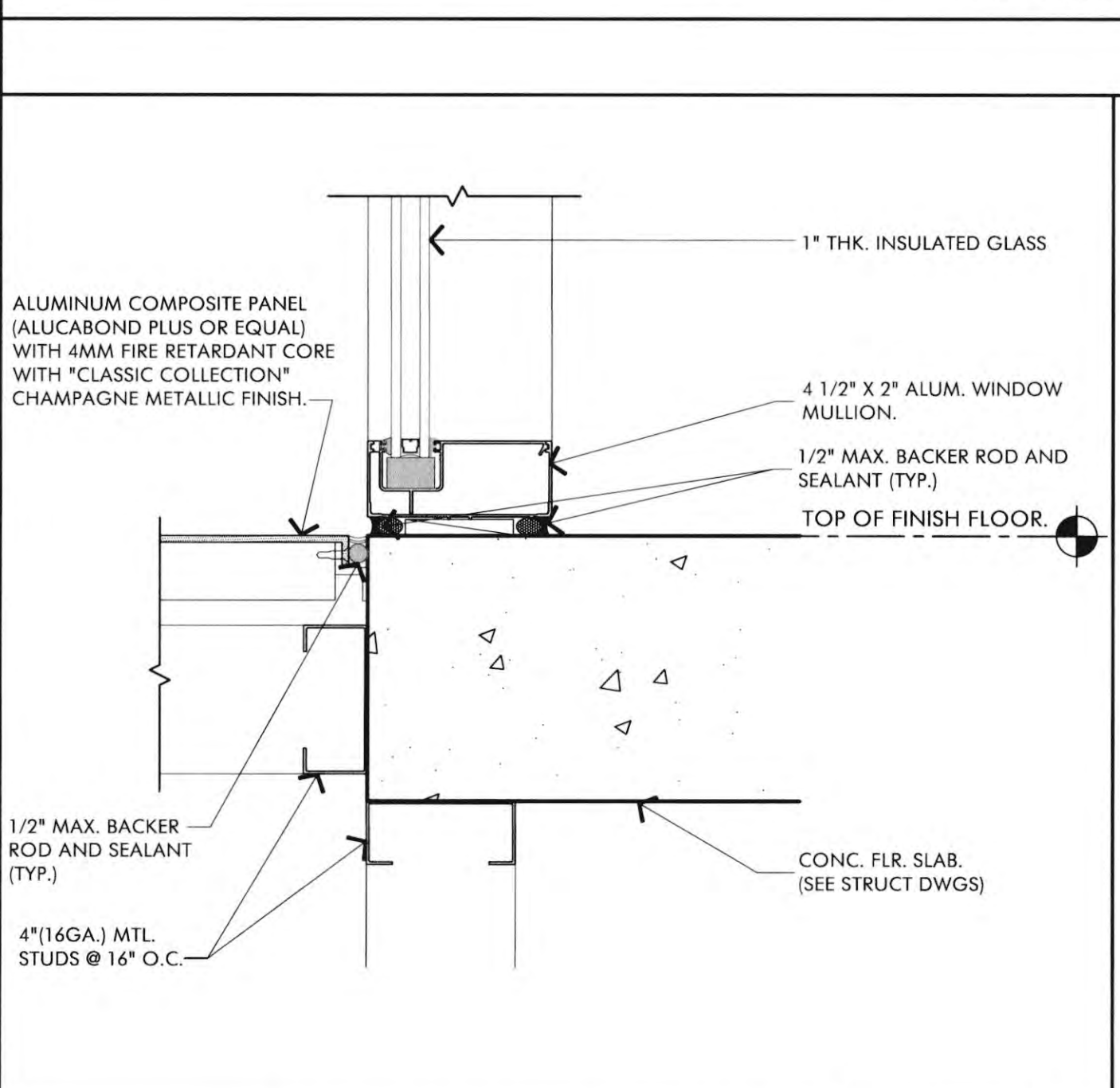
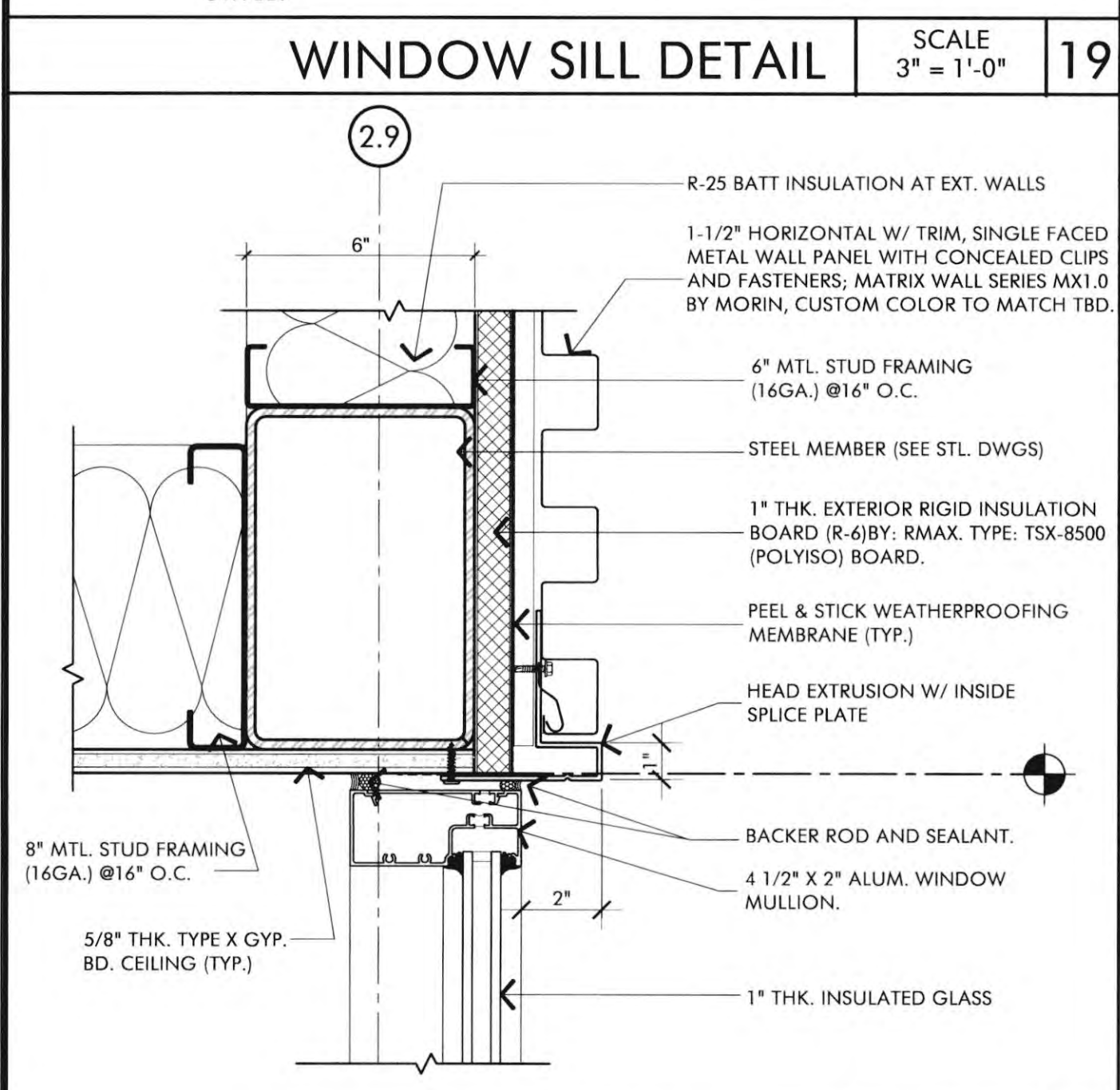
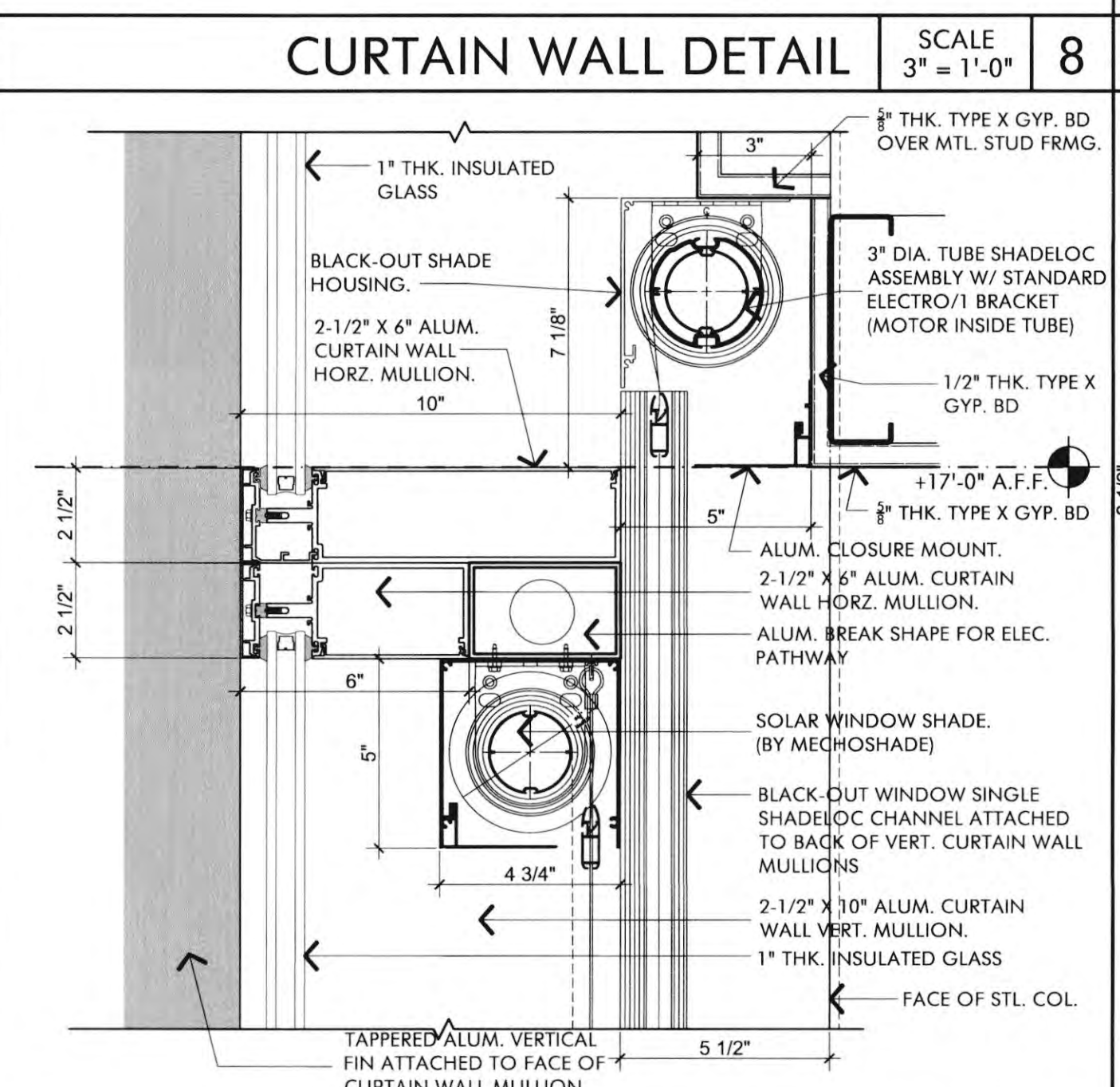
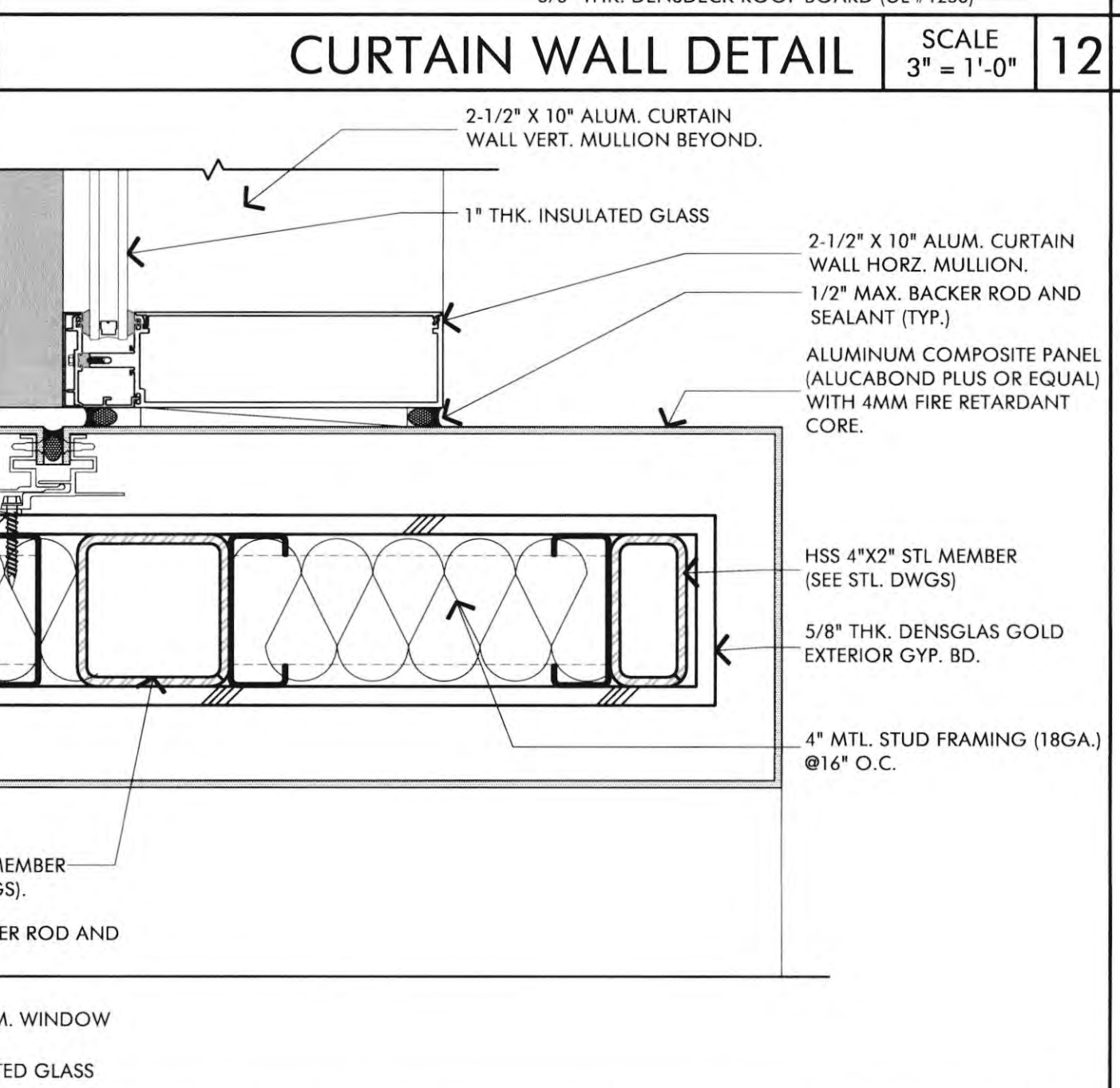
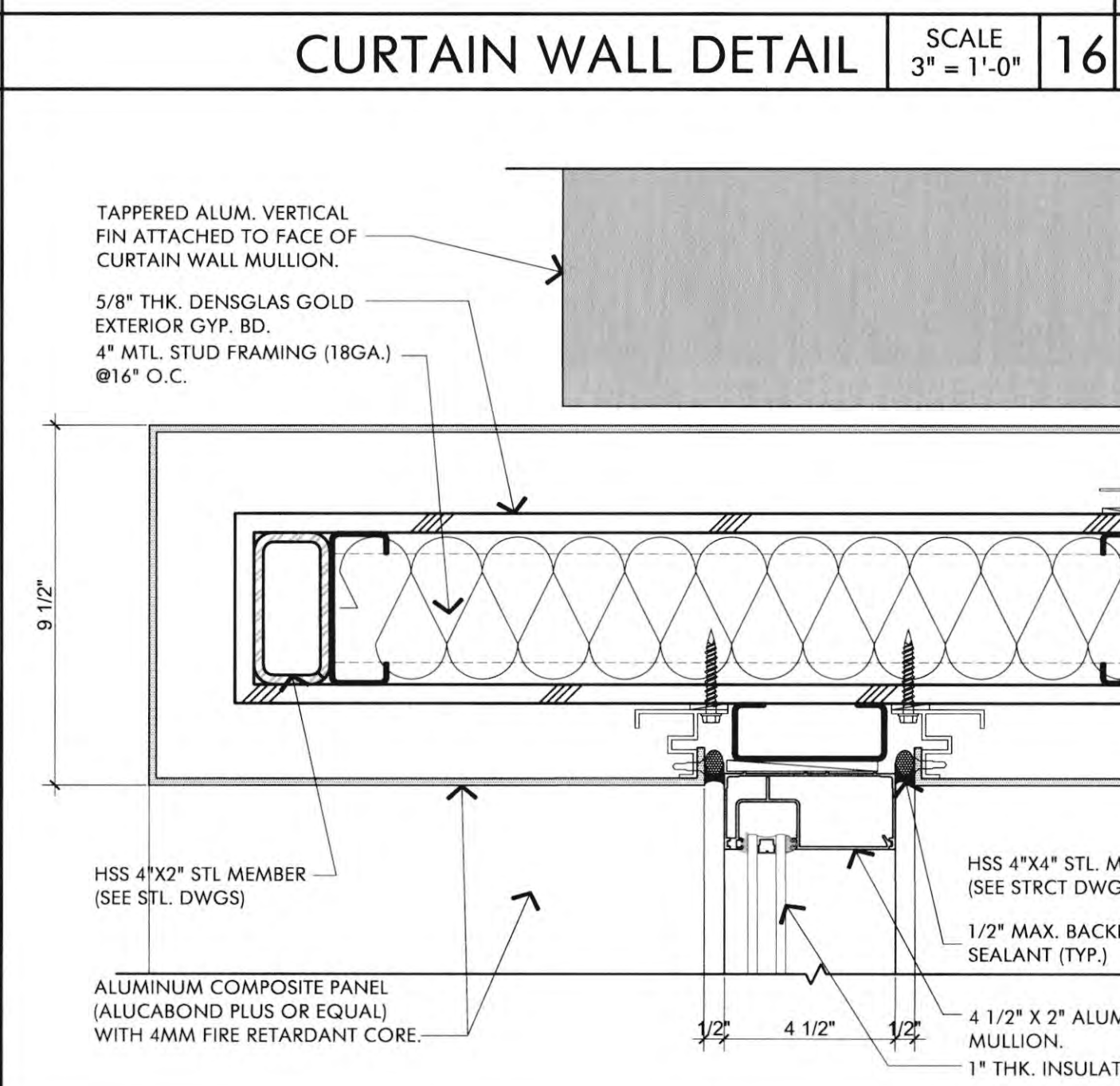
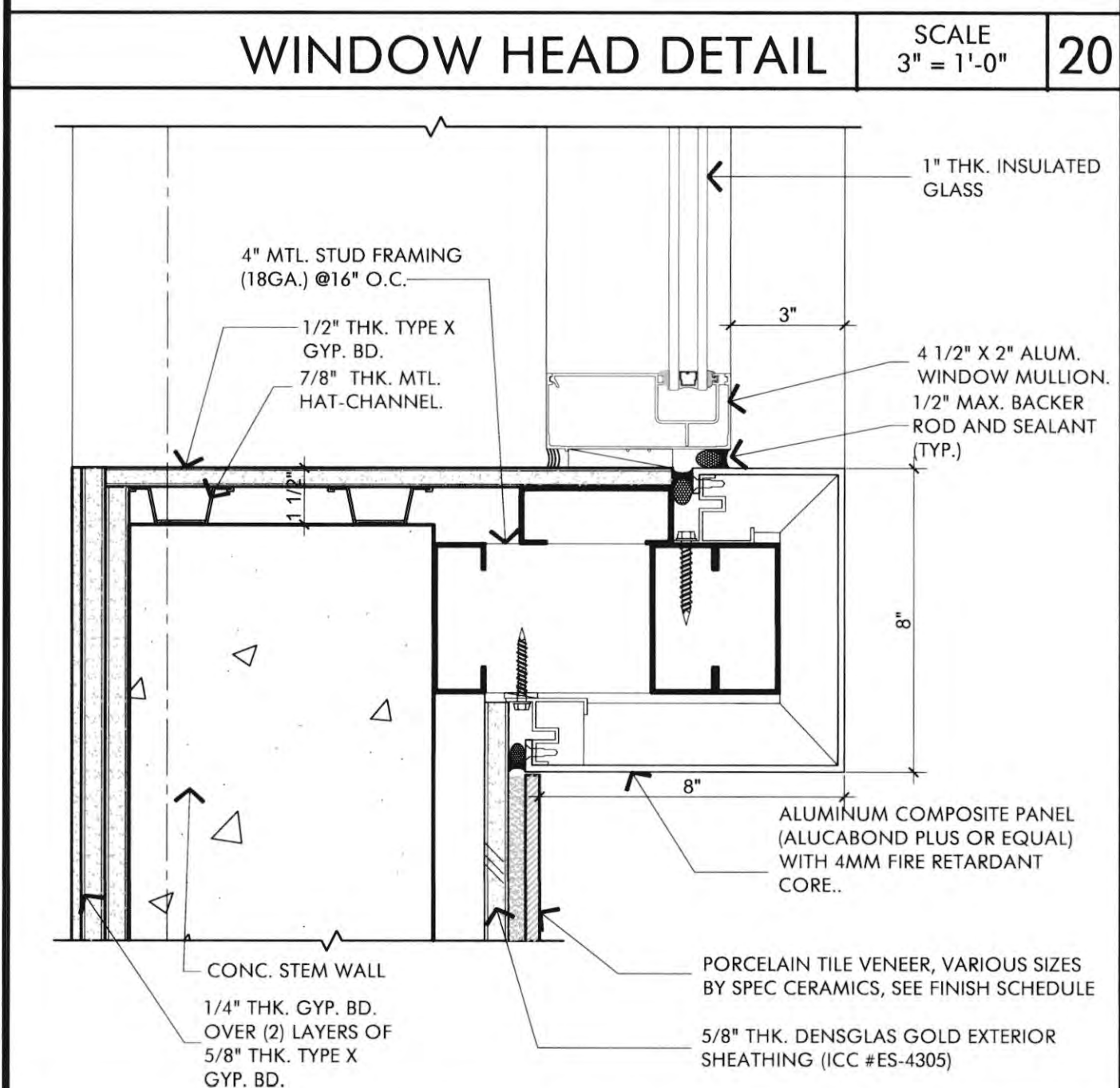
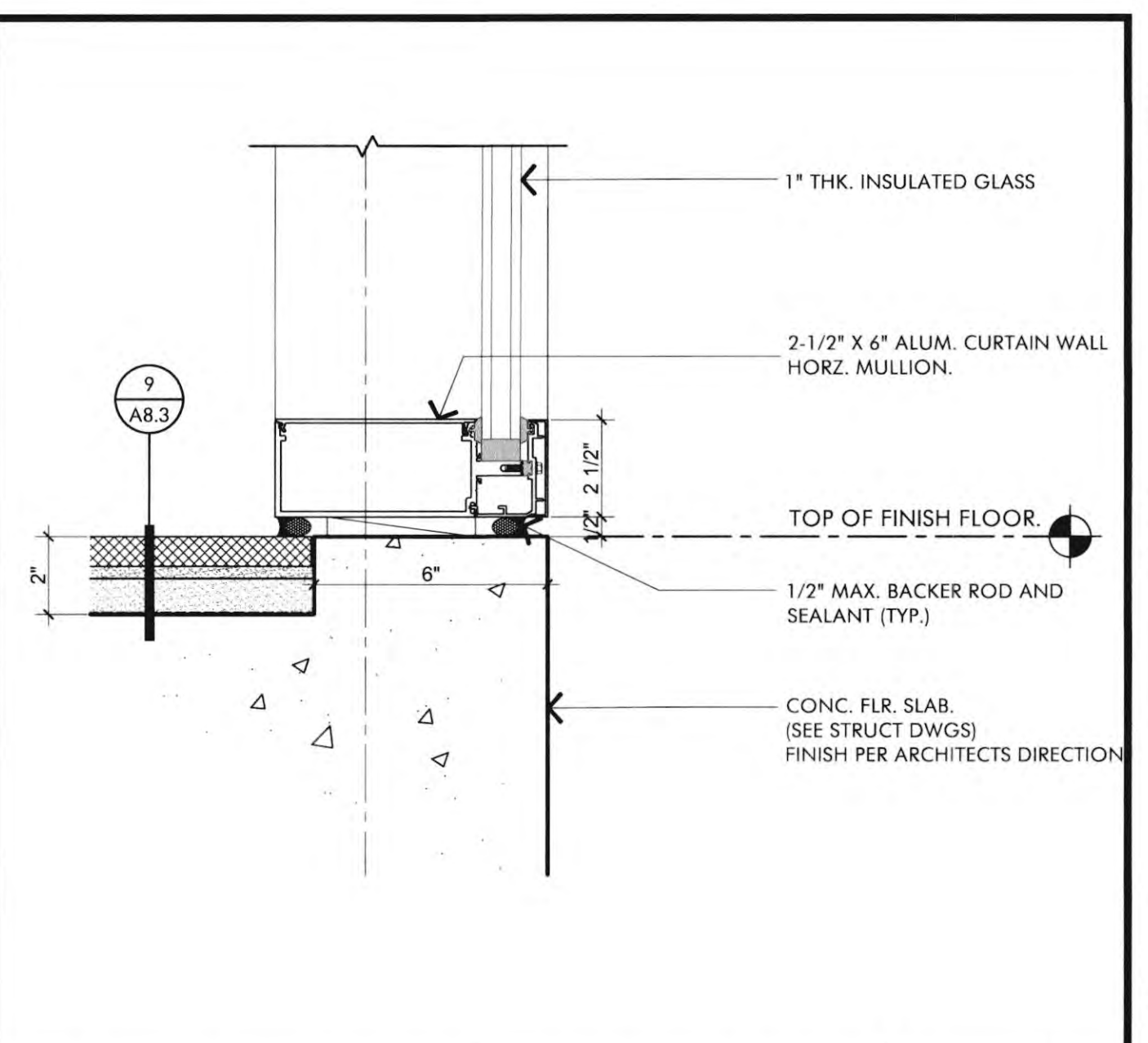
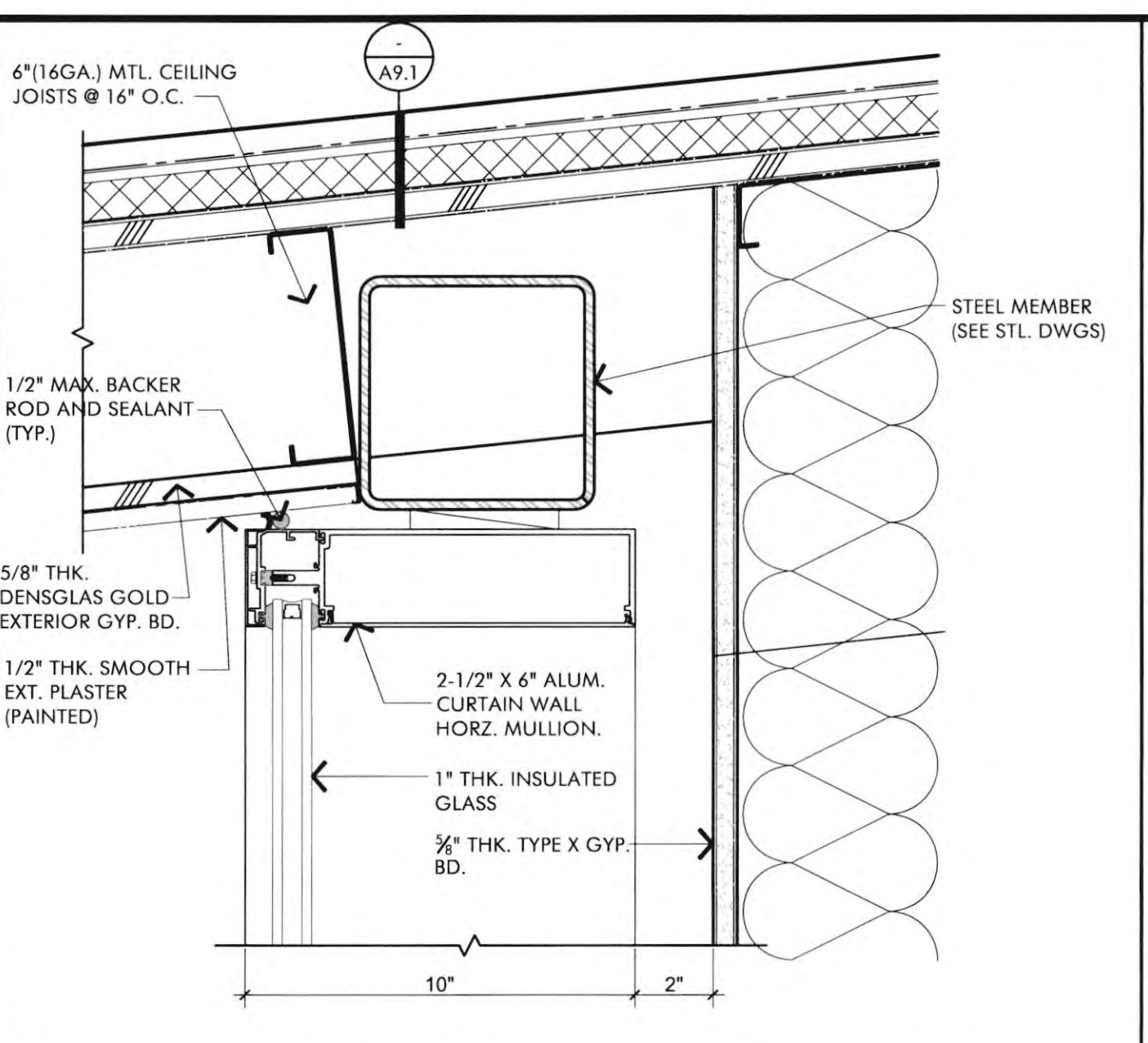
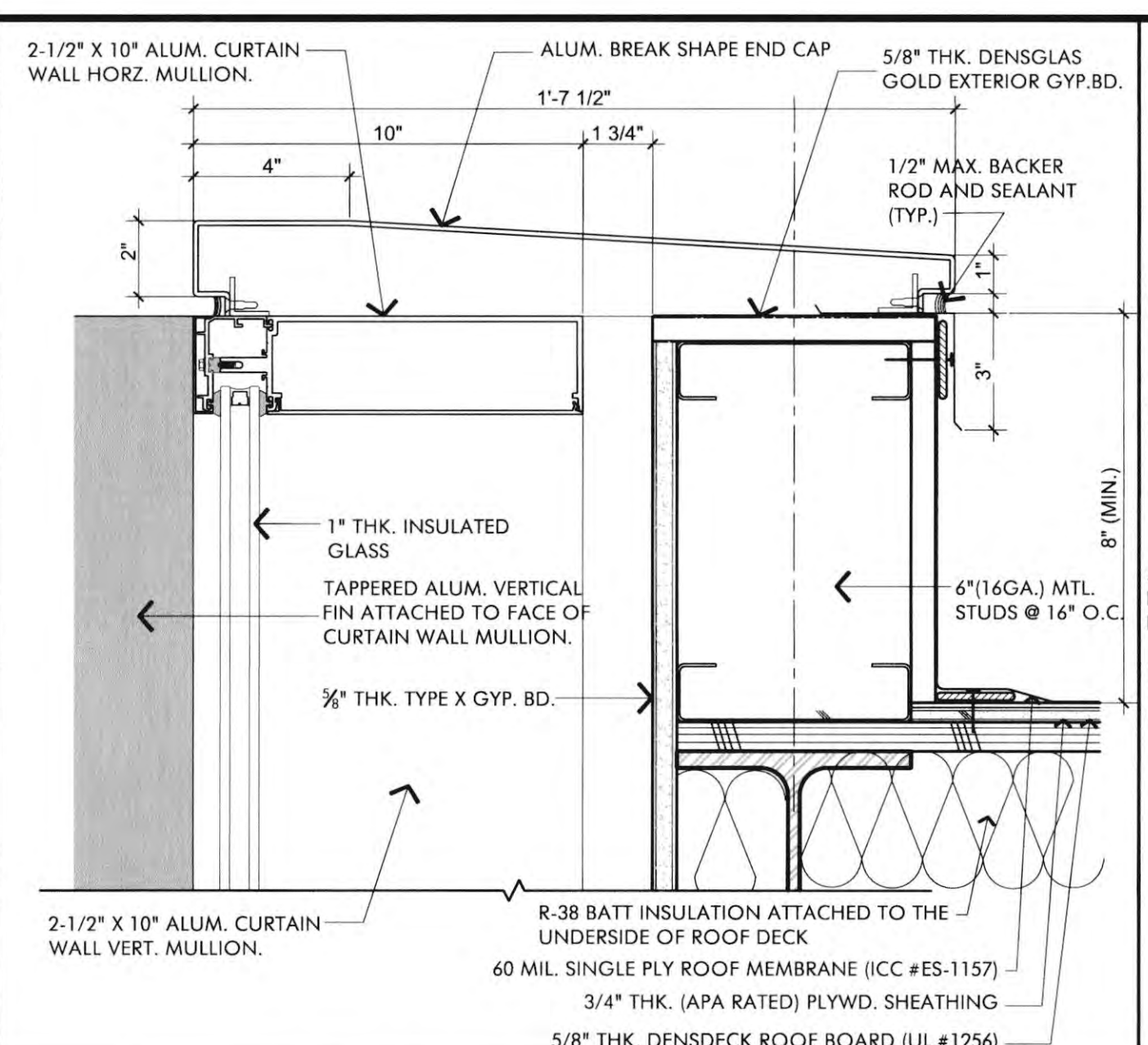
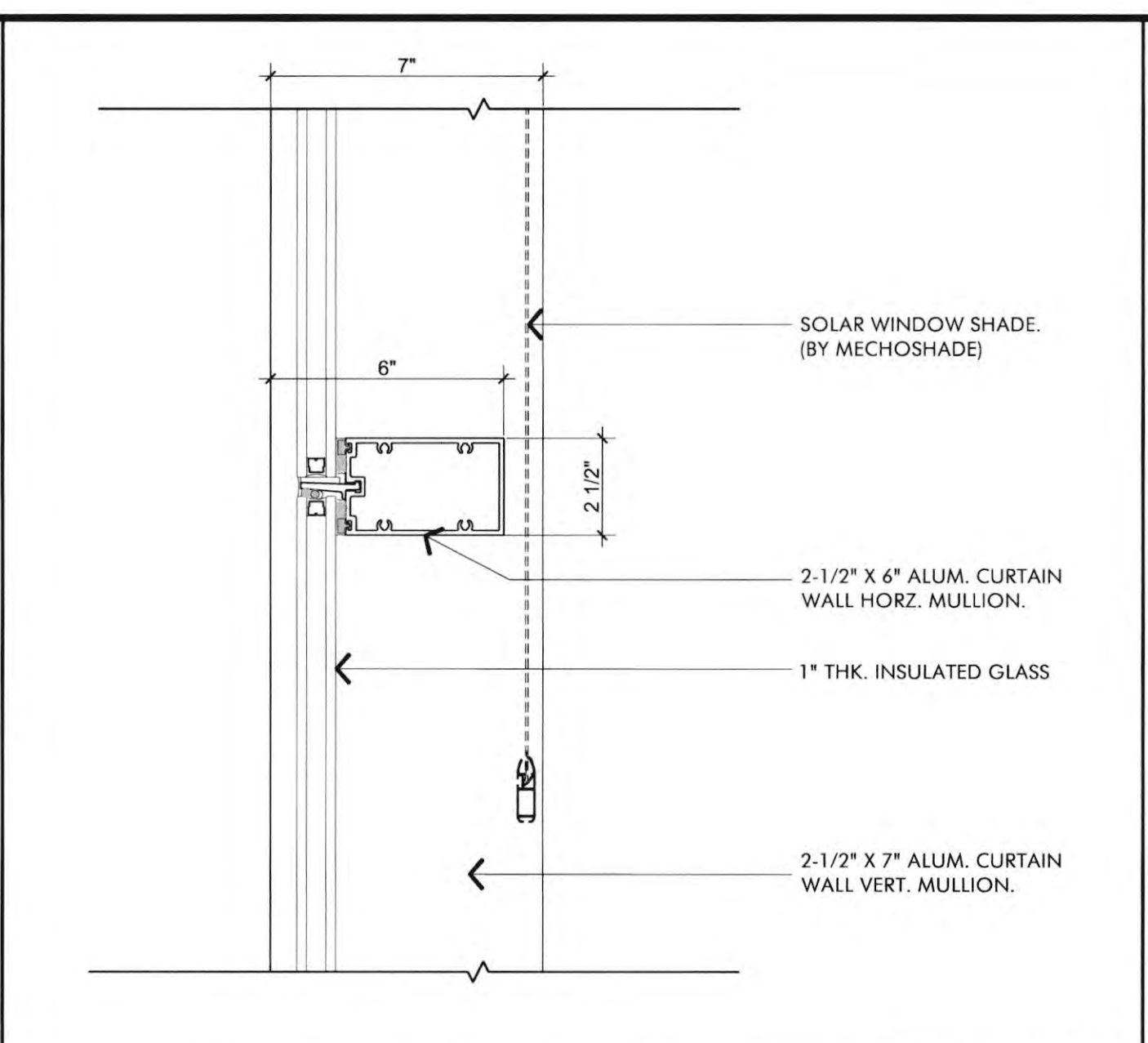
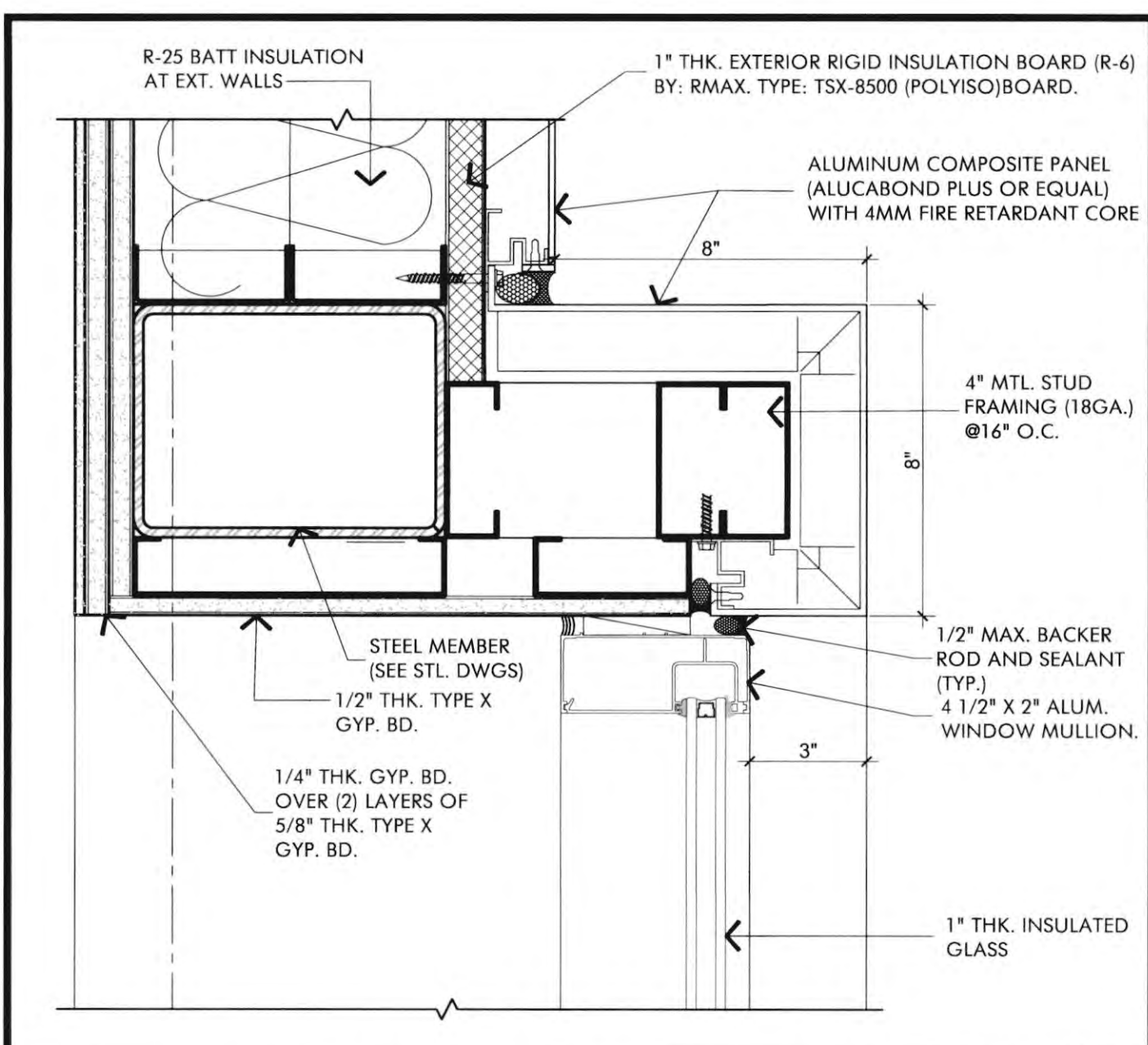
TYP. VERTICAL MULLION DETAIL SCALE 3" = 1'-0" 1

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022
TITLE: WINDOW DETAILS
SHEET: A8.4

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022
TITLE: DOOR DETAILS
SHEET: A8.5



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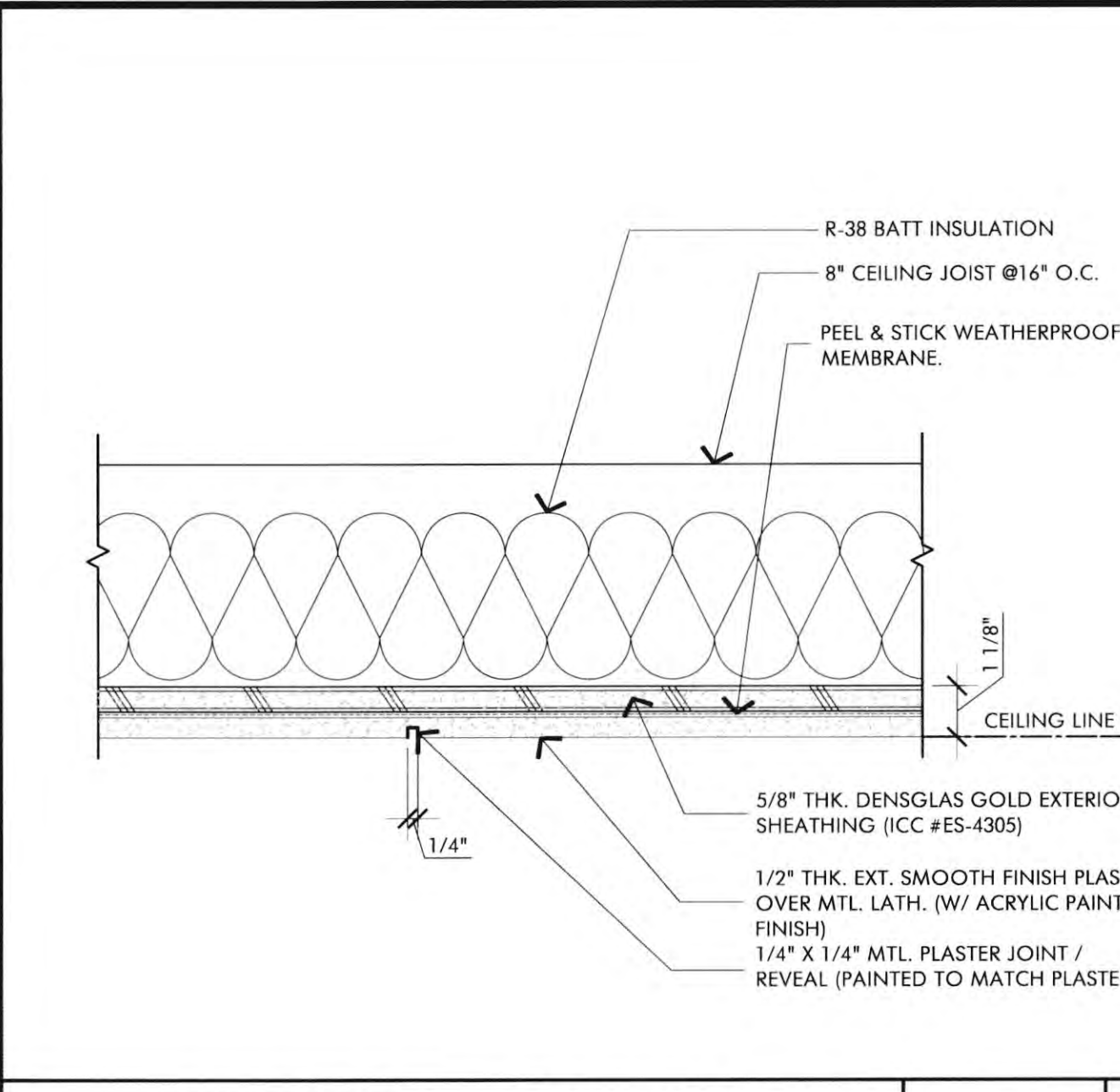
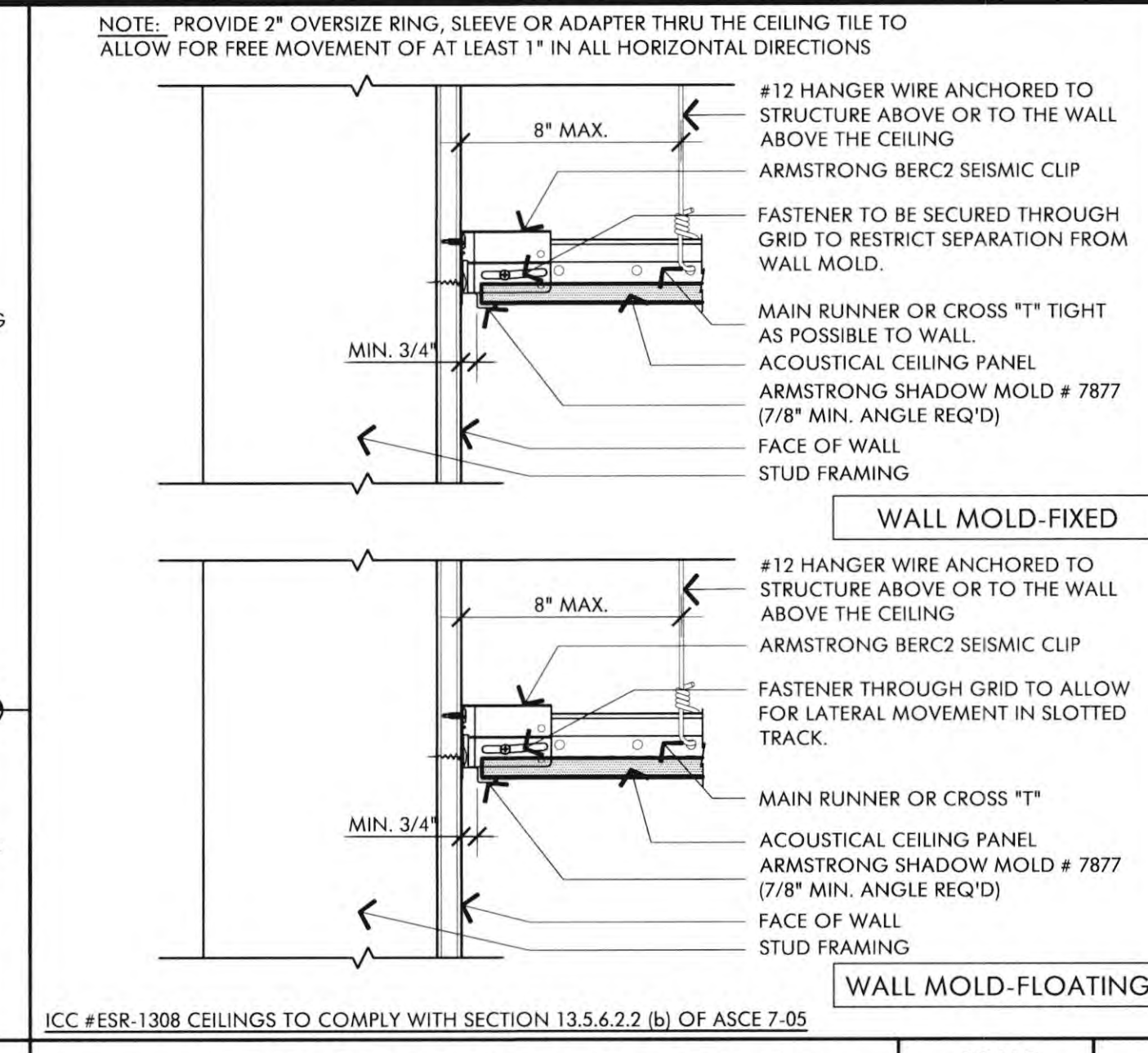
REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

JOB NO.:	DATE:
2019.01	11/01/2022

PROJECT ARCHITECT
 Robert R. Coffey
 RENEW 31-23
 STATE OF CALIFORNIA

TITLE: **CEILING DETAILS**
 SHEET:

A8.6

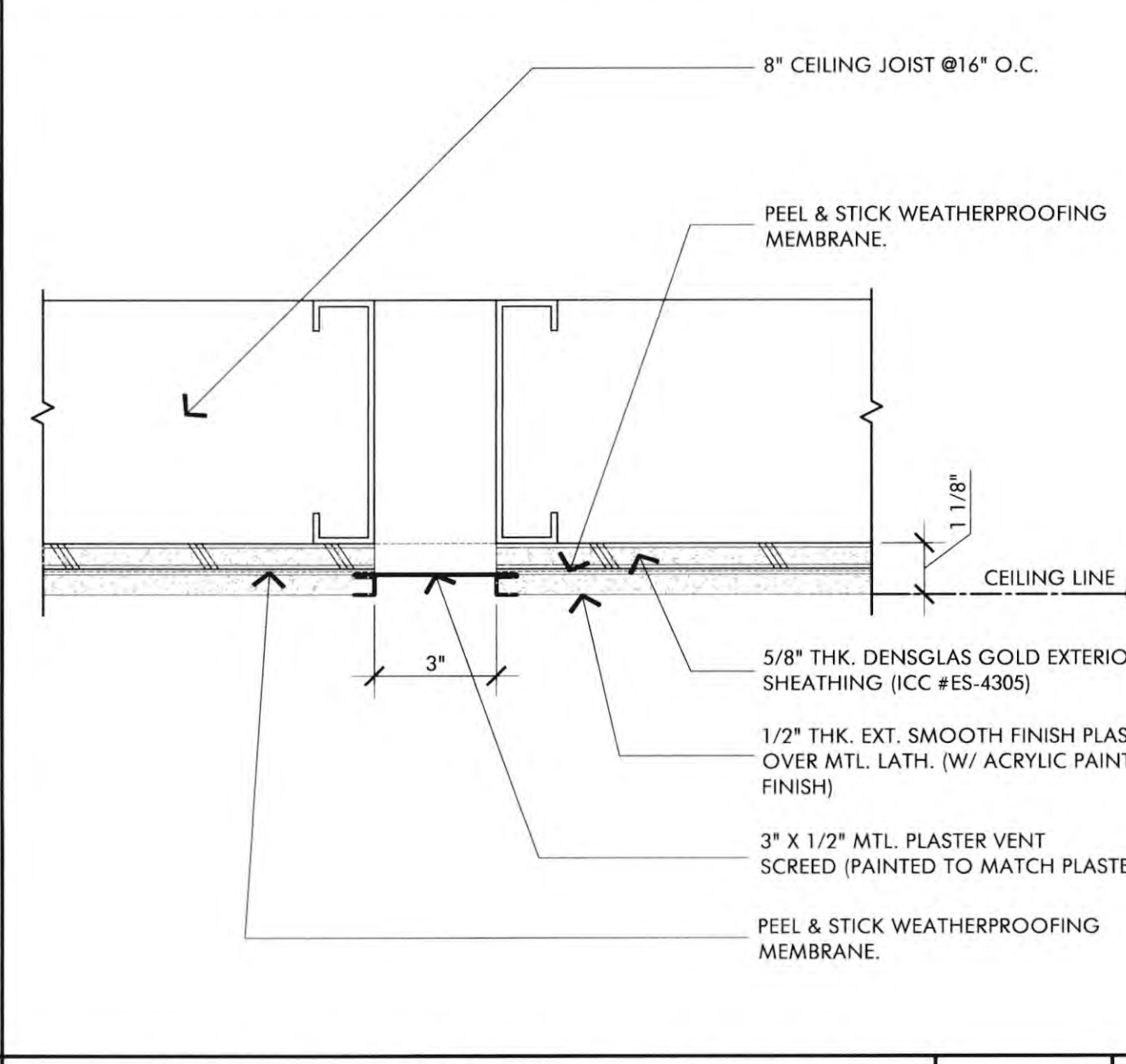
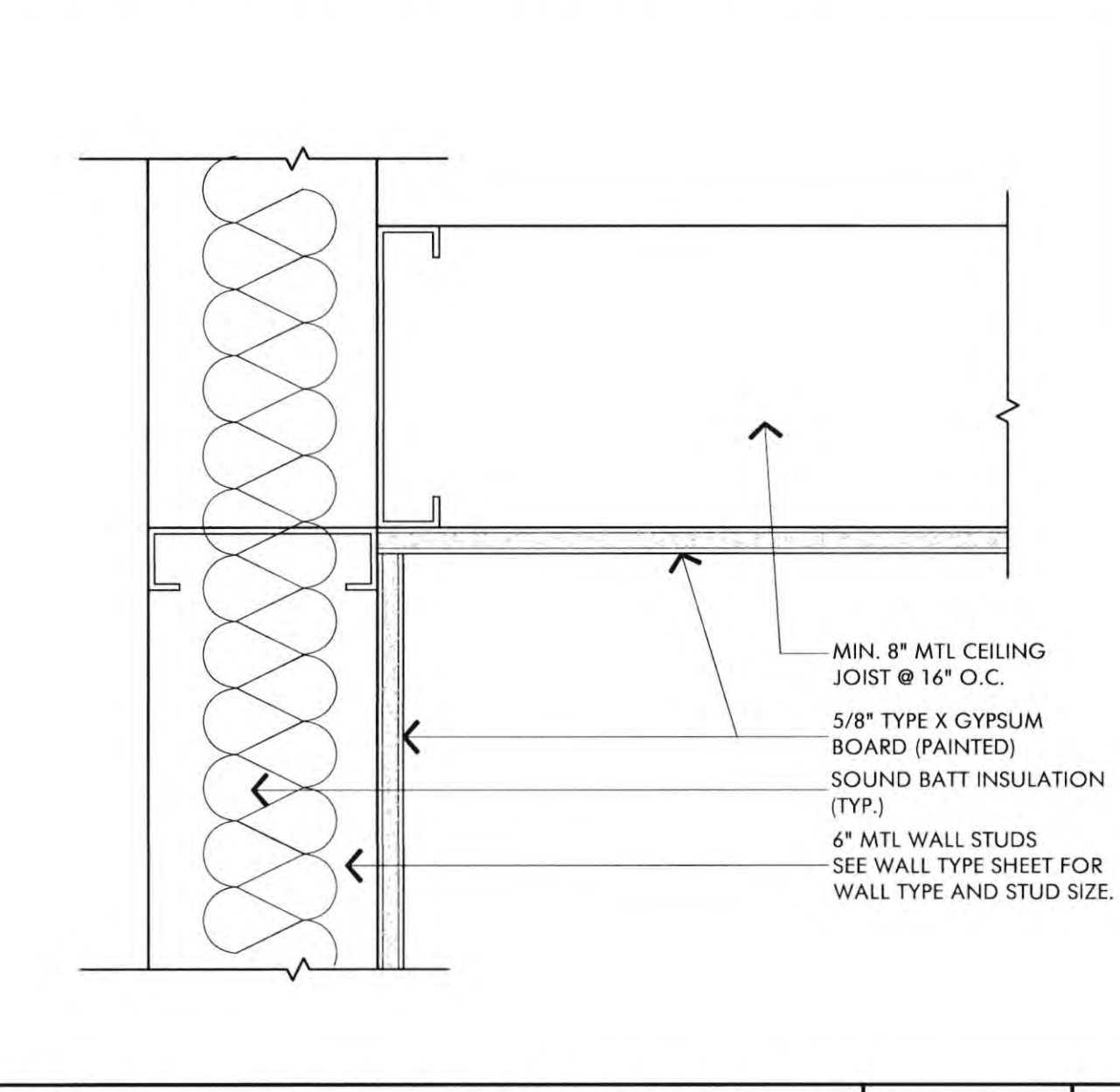


ACOUSTICAL BAFFLE DETAIL 3" = 1'-0" 12

EXTERIOR PLASTER CEILING 3" = 1'-0" 8

TYP SUSPENDED CEILING SCALE 3" = 1'-0" 4

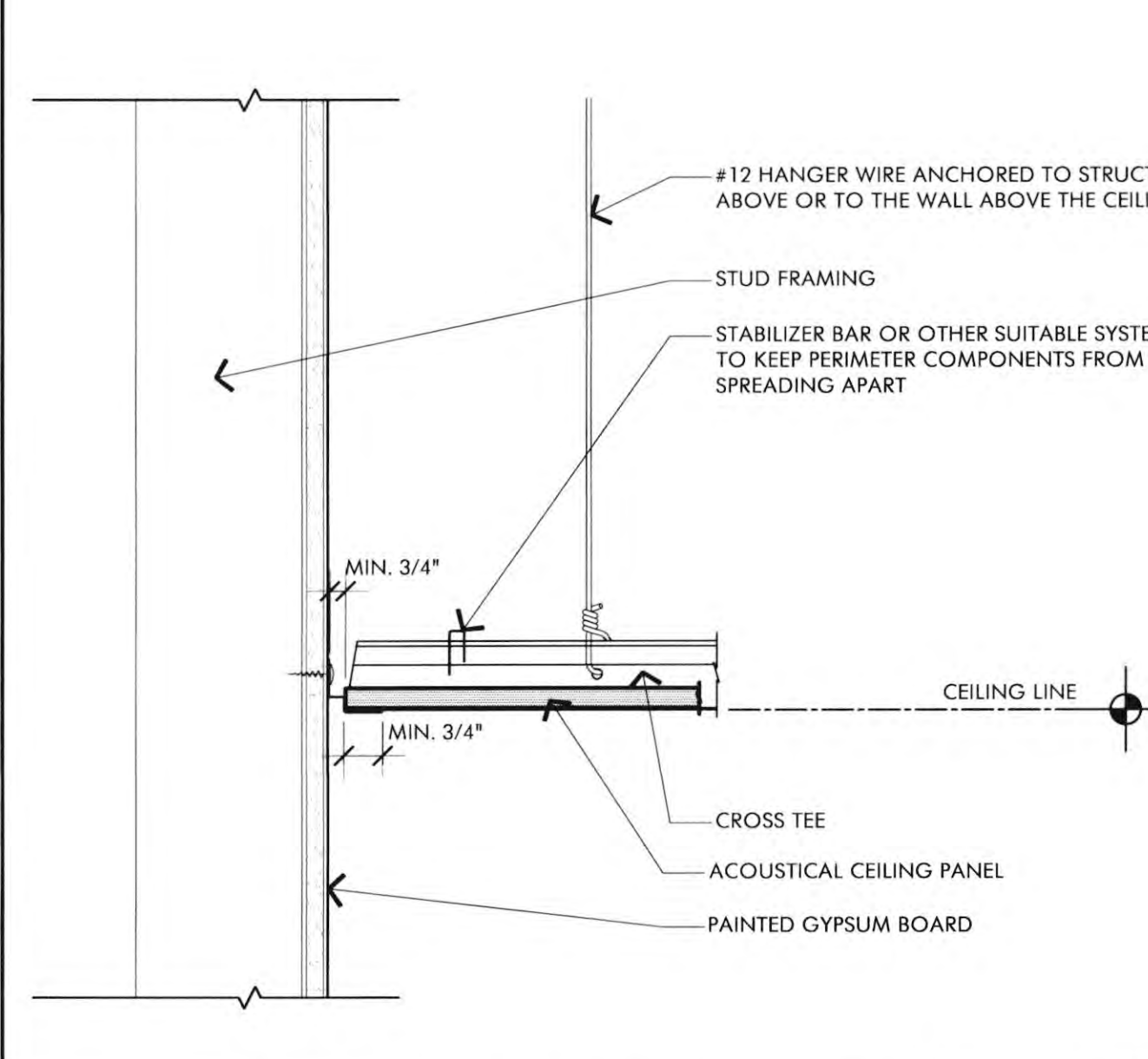
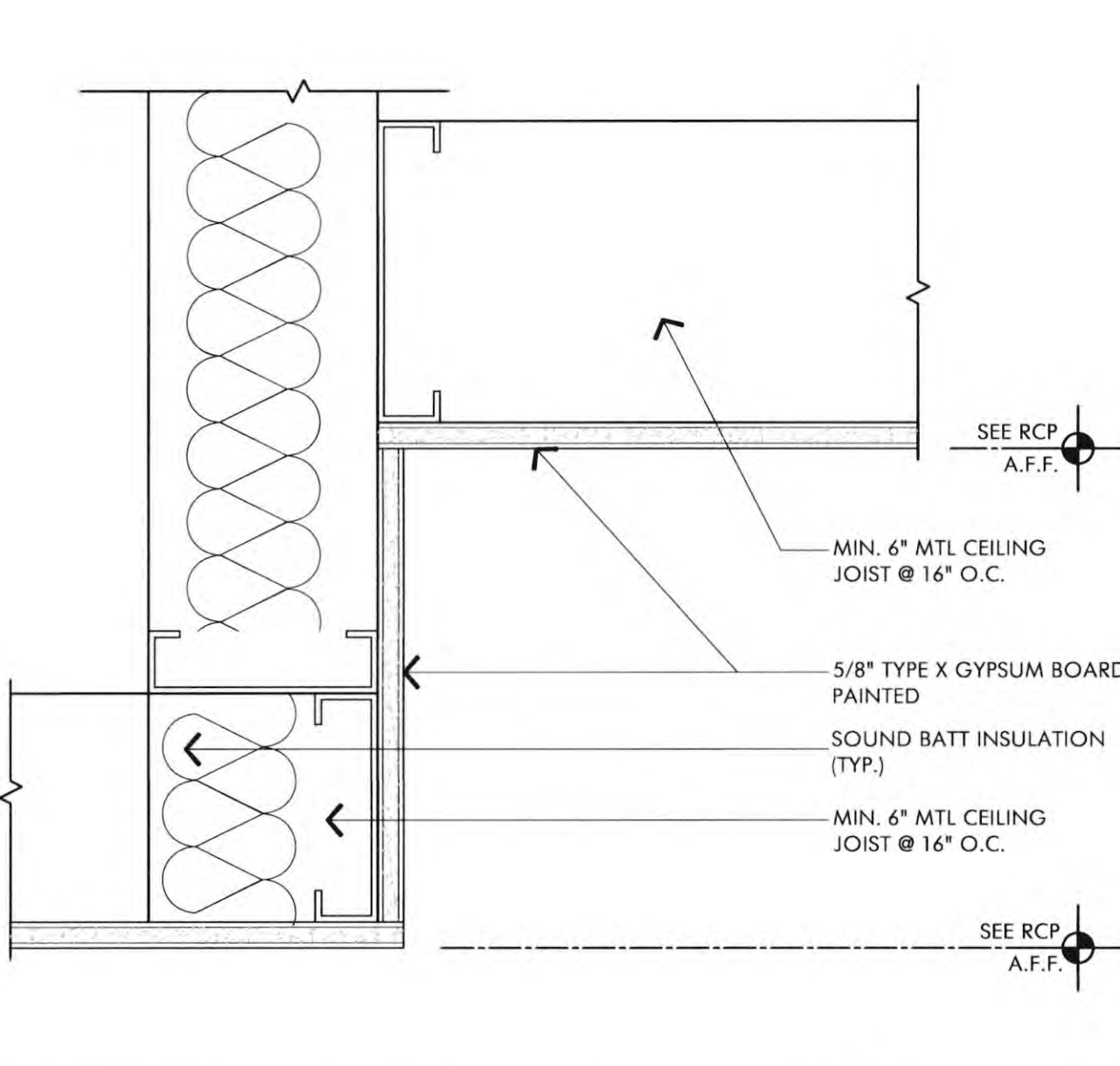
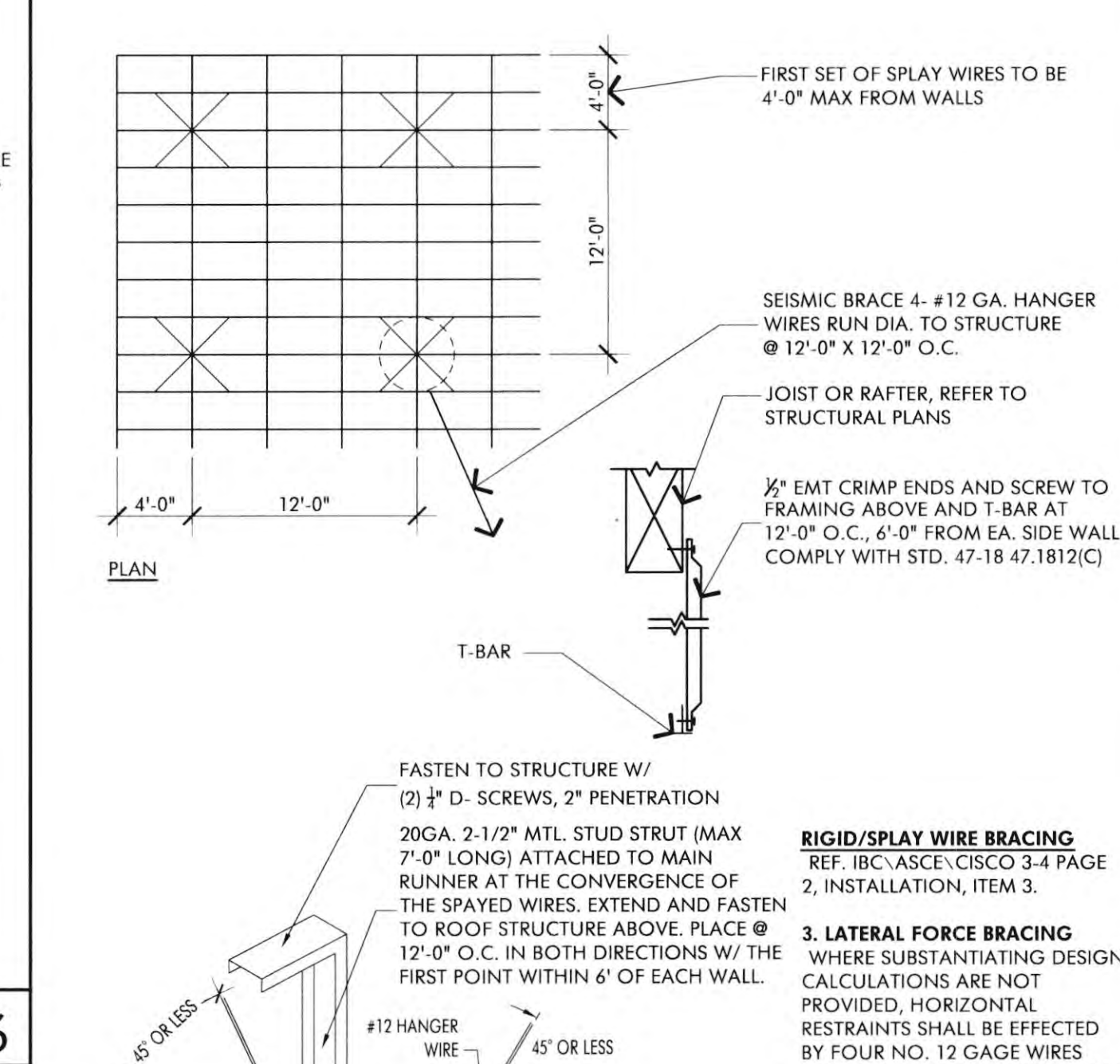
1. CEILING GRID TO BE INSTALLED IN ACCORDANCE WITH 2019 CBC, ASTM C435, ASTM C954, ASTM E580 SECTION 5, AND SEISMIC DESIGN CATEGORY 'D' THRU 'F' PER SECTION 13.5.6.2.2 OF ASCE7-10.
2. HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED.
3. IN LIEU OF 2" PERIMETER CLOSURE ANGLES, PROVIDE 7/8" MIN. PERIMETER CLOSURE ANGLES WITH SEISMIC CLIPS PER ICC ESR-1308 AND ABOVE REFERENCED CODES.
4. CEILING GRID MUST BE ATTACHED TO PERIMETER CLOSURE ANGLE BY POP RIVET OR OTHER APPROVED METHOD AT 2' ADJACENT WALLS. OPPOSITE ENDS OF CEILING GRID SHALL HAVE A 3/4" INCH CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON THE CLOSURE ANGLE.
5. CROSS RUNNERS OVER 12" LONG AND ALL MAIN RUNNERS NOT CONNECTED TO WALLS SHALL BE INTERCONNECTED NEAR THE FREE END WITH A METAL STRUT SECURELY ATTACHED TO PREVENT SPREADING.
6. HANGER WIRES SHALL BE 1/2" GA FOR 4'-0" X 4'-0" SPACING.
7. HANGER WIRES SHALL BE PROVIDED FOR ALL MAIN RUNNERS AND CROSS RUNNERS WITHIN 8" OF CEILING PERIMETERS OF 1/4 LENGTH OF END.
8. HANGER WIRES THAT ARE MORE THAN 1 IN 4 OUT OF PLUMB SHALL HAVE COUNTER-BRACED WIRES.
9. A SET OF 4 SPLAY WIRES SHALL BE PROVIDED FOR EACH 144 SF, UNLESS OTHER SPECIALLY DESIGNED AND DETAILED BRACING IS PROVIDED. FIRST SET OF SPLAY WIRES SHALL BE 6'-0" FROM ANY WALL. WIRE SHALL BE TAUT WITHOUT CAUSING CEILING TO LIFT.
10. FASTEN HANGER WIRES WITH NOT LESS THAN 3 TIGHT TURNS. FASTEN SPLAY WIRES WITH 4 TIGHT TURNS. MAKE ALL TIGHT TURNS WITHIN A DISTANCE OF 1 1/2 INCHES. HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHALL BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE WIRE ALIGNS AS CLOSELY AS POSSIBLE WITH THE DIRECTION OF THE FORCE ACTING ON THE WIRE.
11. SEPARATE ALL CEILING HANGING AND BRACING WIRES AT LEAST 4 INCHES FROM ALL UNBRACED DUCTS, PIPES, CONDUIT, ETC. IT IS ACCEPTABLE TO ATTACH LIGHTWEIGHT ITEMS, SUCH AS SINGLE ELECTRICAL CONDUIT NOT EXCEEDING 3/4" NOMINAL DIAMETER TO HANGER WIRES USING CONNECTORS ACCEPTABLE TO OSHA/ISS.
12. ALL 2 X 4 LIGHT FIXTURES & 2 X 2 DIFFUSERS SHALL BE SUPPORTED BY A MIN. OF (2) 1/2" GA. (PAINTED RED) HANGERS @ OPPOSITE CORNERS. CEILING SYSTEM SHALL NOT SUPPORT OTHER ITEMS.
13. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2" OVERSIZE RING, SLEEVE OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1" OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.
14. ALL CONTIGUOUS CEILING AREAS EXCEEDING 2500 SF, SHALL HAVE A SEISMIC SEPARATION JOINT. BULKHEAD BRACED TO THE STRUCTURE, OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING INTO AREAS OF NO MORE THAN 2500 SF AND HAVING A RATIO OF THE LONG TO SHORT DIMENSION LESS THAN OR EQUAL TO 4:1. EACH AREA SHALL BE CAPABLE OF ALLOWING 3/4" IN. AXIAL MOVEMENT. AREAS SURROUNDED BY BULKHEADS OR FULL HEIGHT PARTITIONS SHALL BE PROVIDED WITH CLOSURE ANGLES.



TYPICAL GYP BOARD CEILING 3" = 1'-0" 11

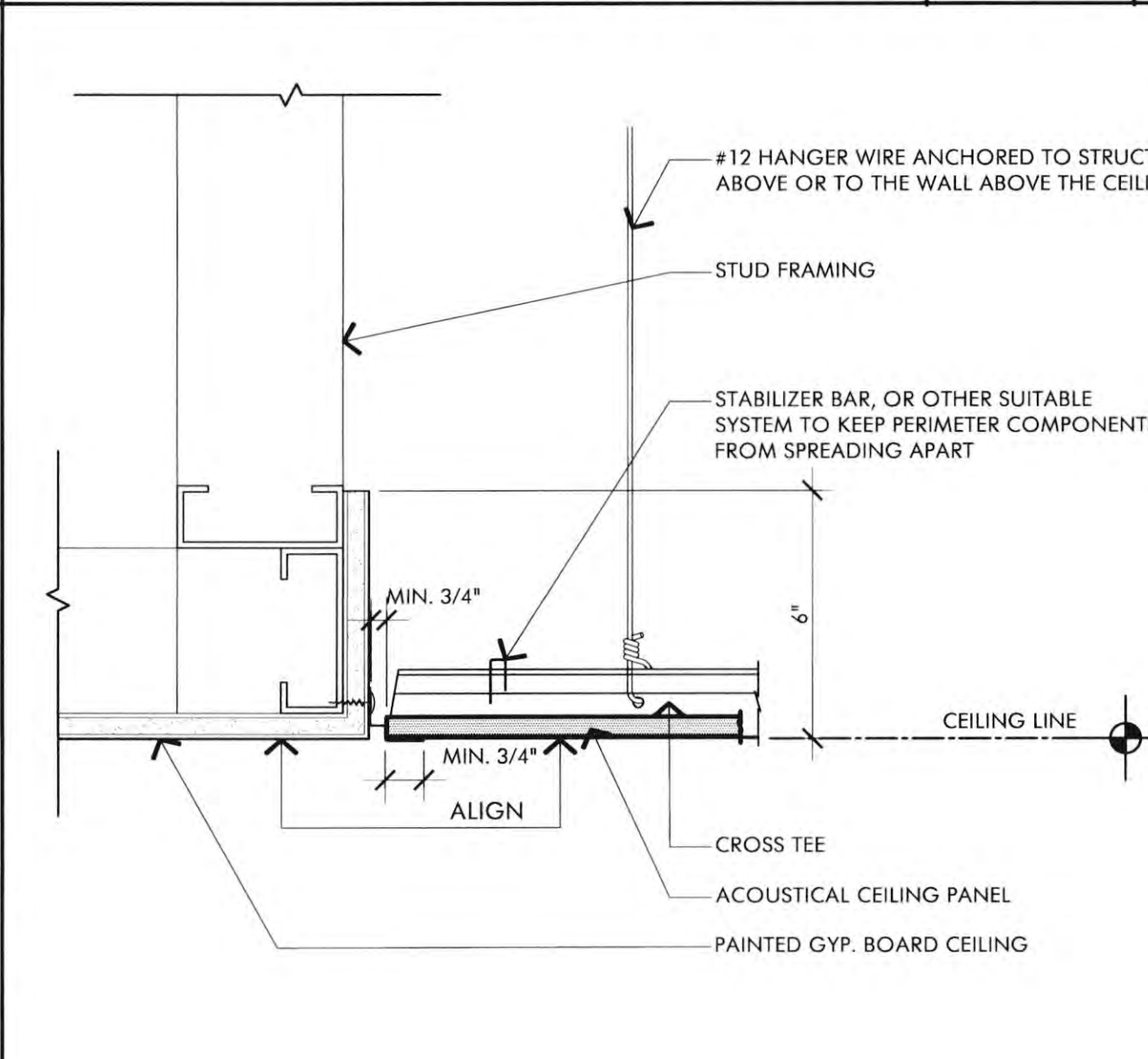
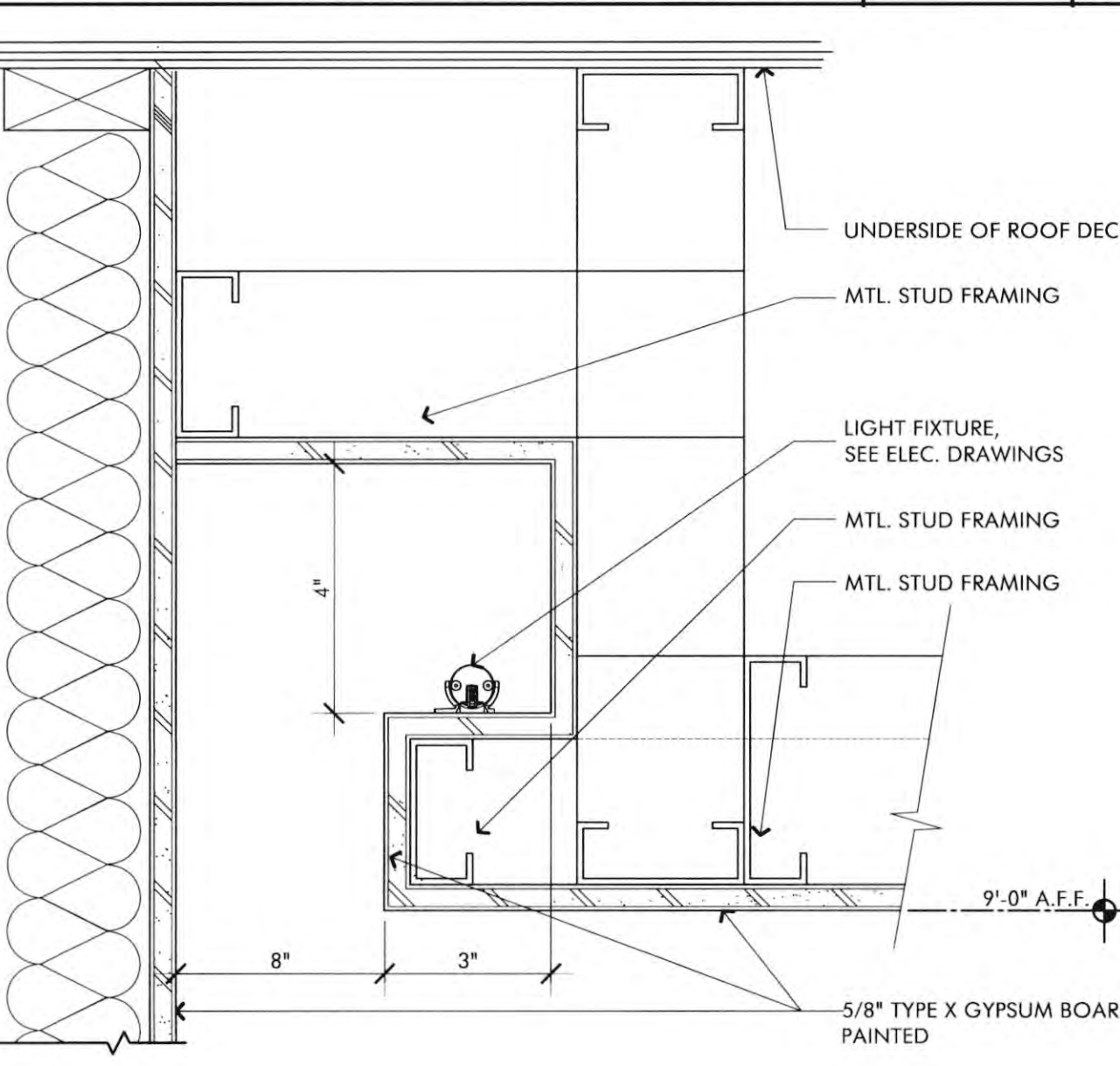
EXT. PLASTER VENT SCREED 3" = 1'-0" 7

SUSPENDED CEILING NOTES SCALE N.T.S. 3



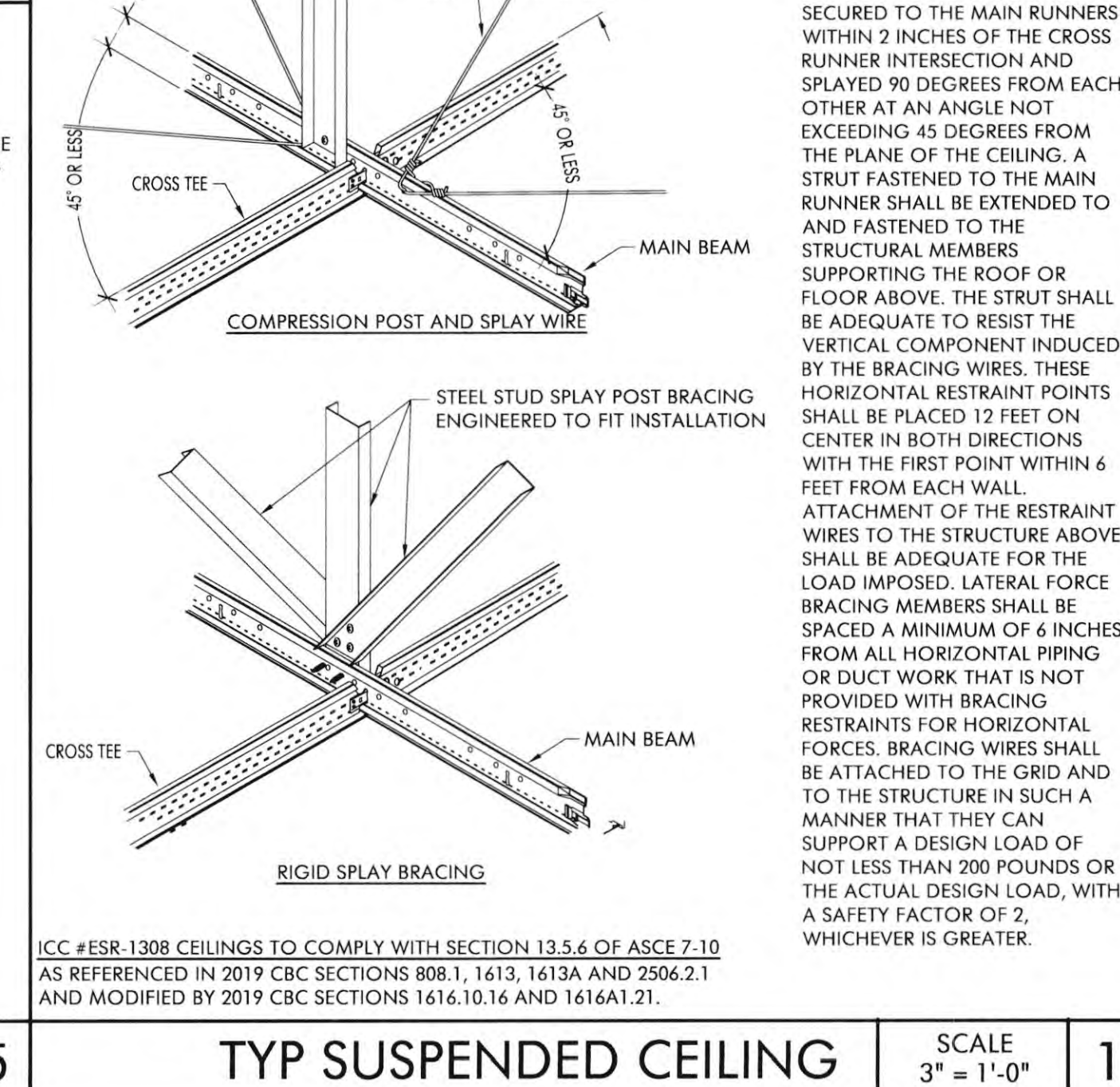
TYPICAL GYP BOARD SOFFIT 3" = 1'-0" 10

TYP SUSPENDED CEILING SCALE 3" = 1'-0" 6

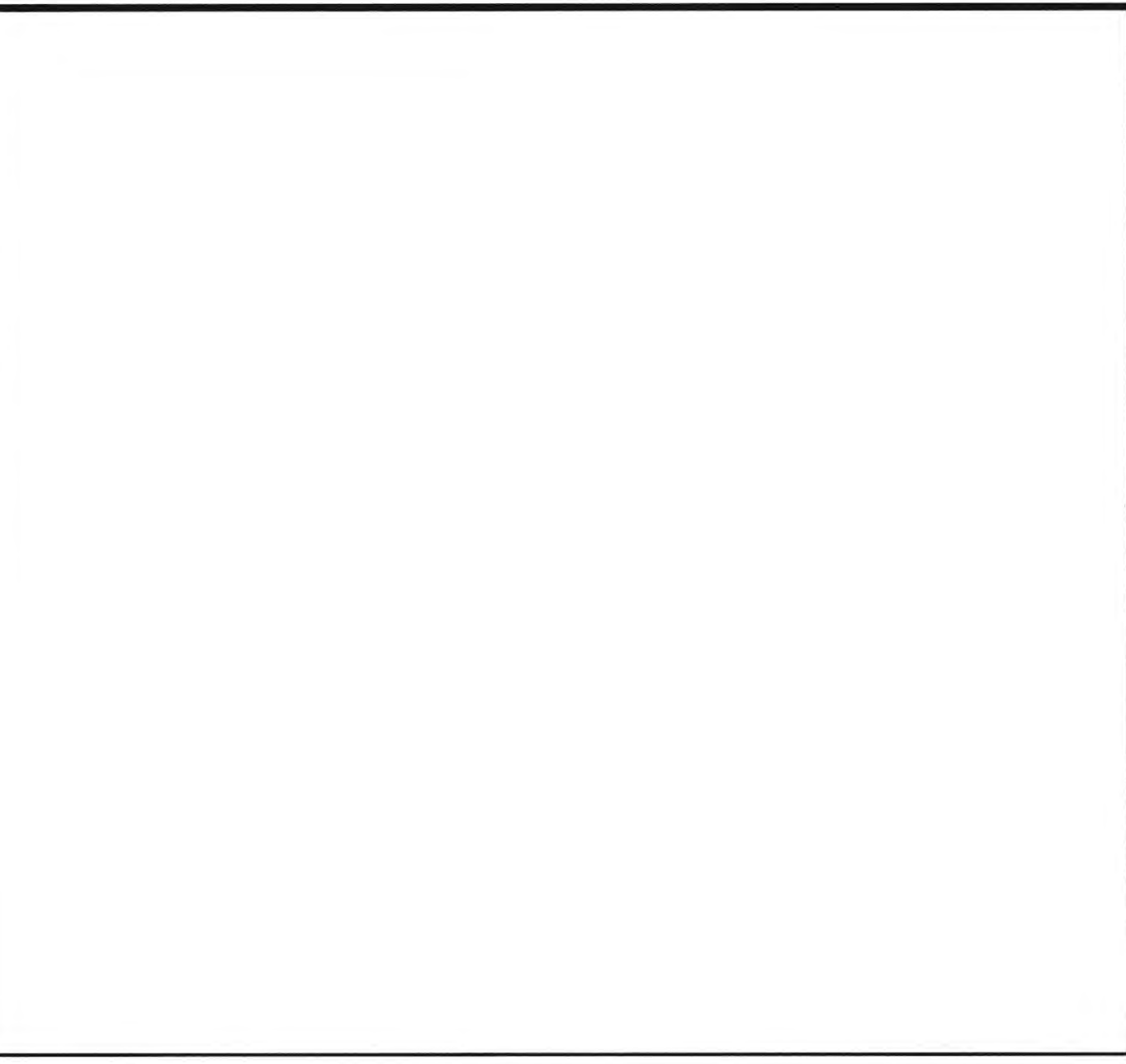


TYPICAL LIGHT COVE 3" = 1'-0" 9

TYP SUSPENDED CEILING SCALE 3" = 1'-0" 5



TYP SUSPENDED CEILING SCALE 3" = 1'-0" 1



CEILING PANEL DETAIL 3" = 1'-0" 13

TYPICAL LIGHT COVE 3" = 1'-0" 9

TYP SUSPENDED CEILING SCALE 3" = 1'-0" 5

TYP SUSPENDED CEILING SCALE 3" = 1'-0" 1

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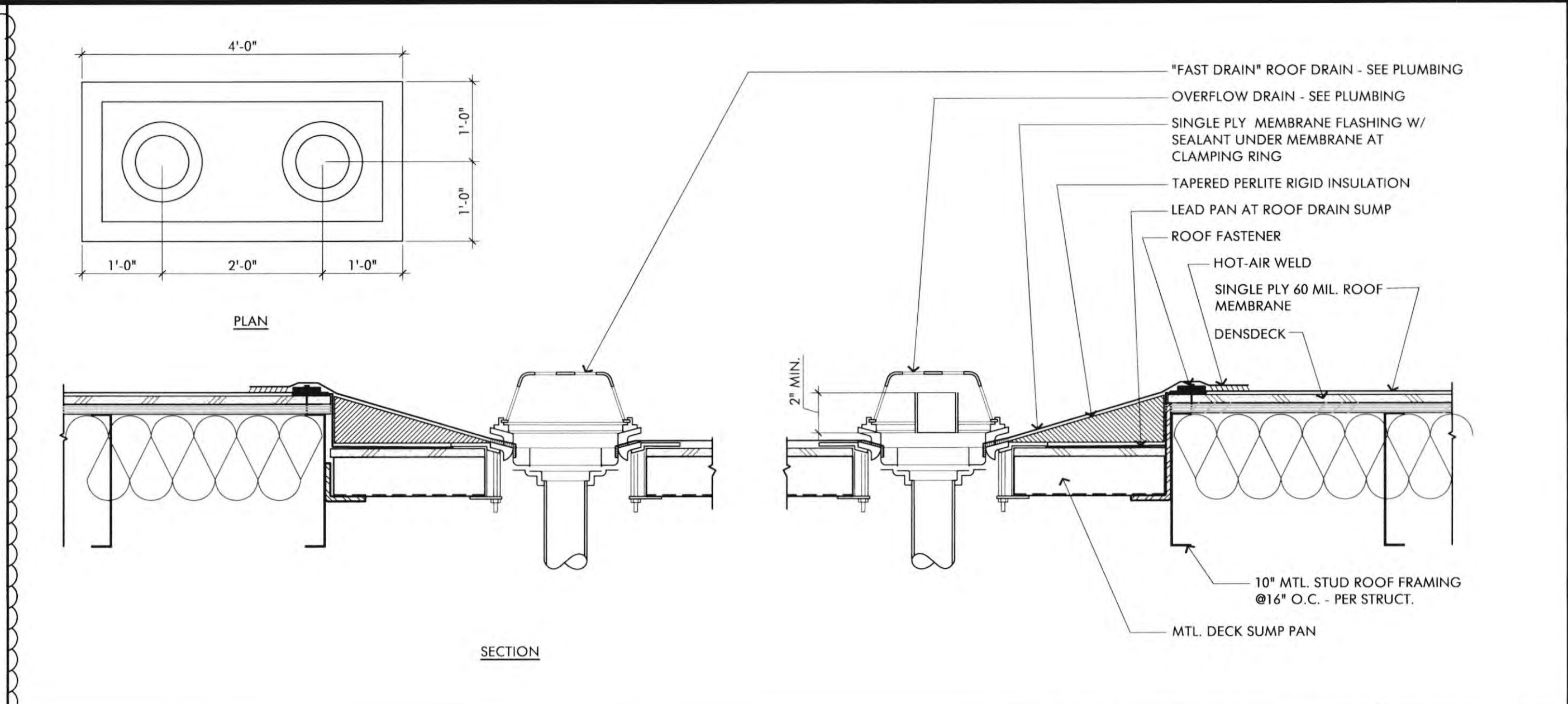
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1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

REVISIONS	DATE

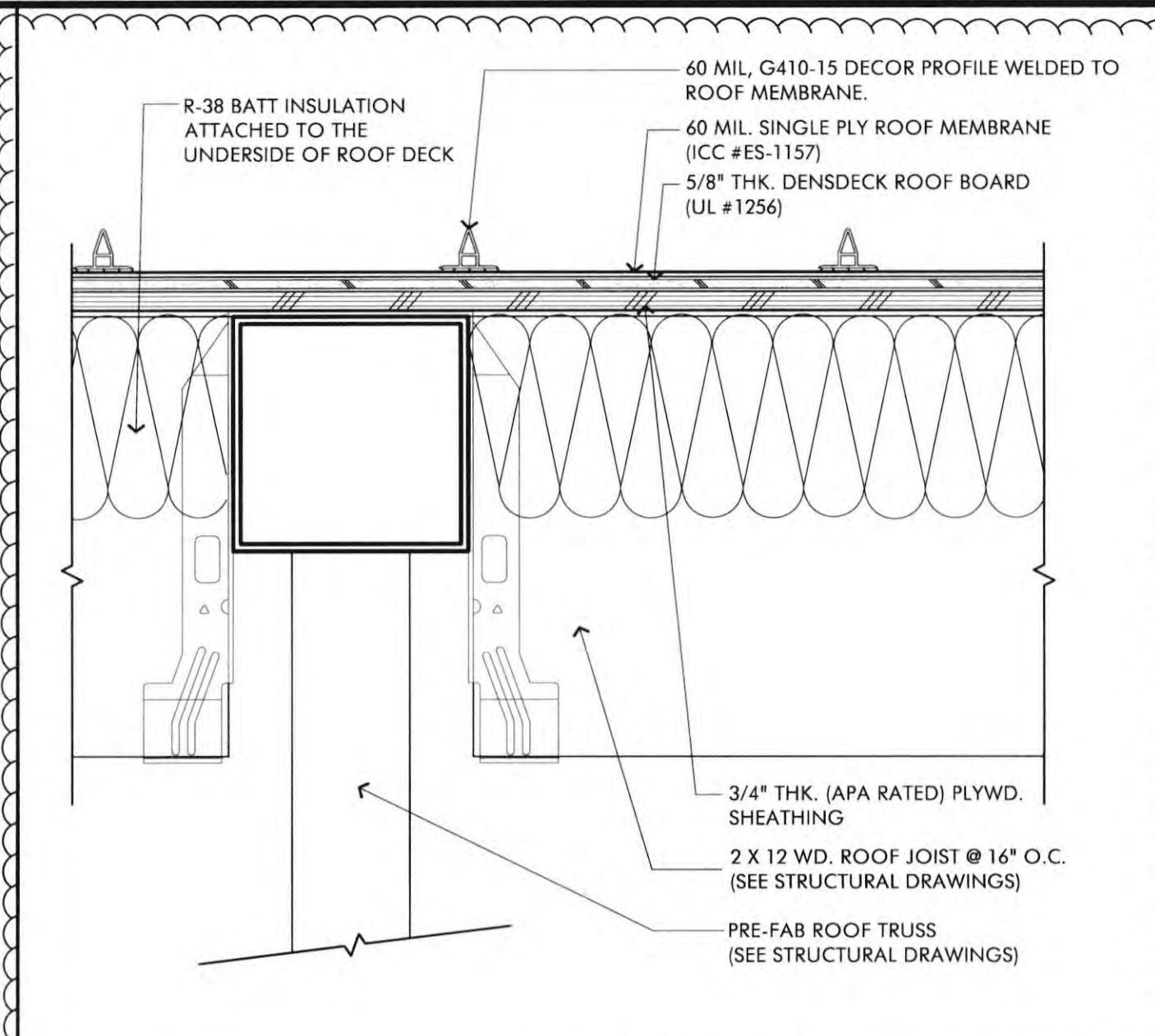


JOB NO.:	2019.01
DRAWN BY:	RCA+A
DATE:	11/01/2022

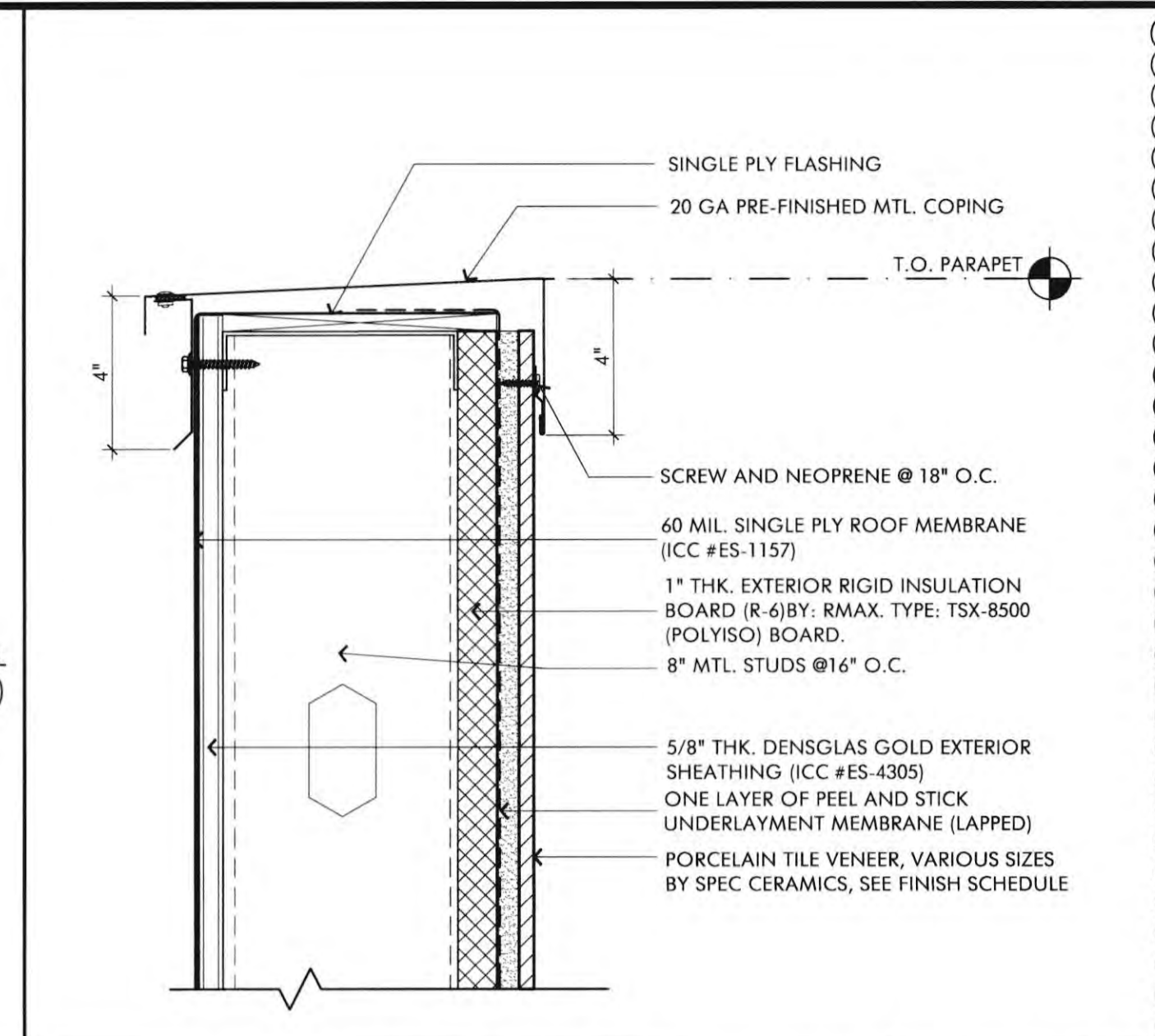
TITLE:	ROOF DETAILS
SHEET:	A9.1



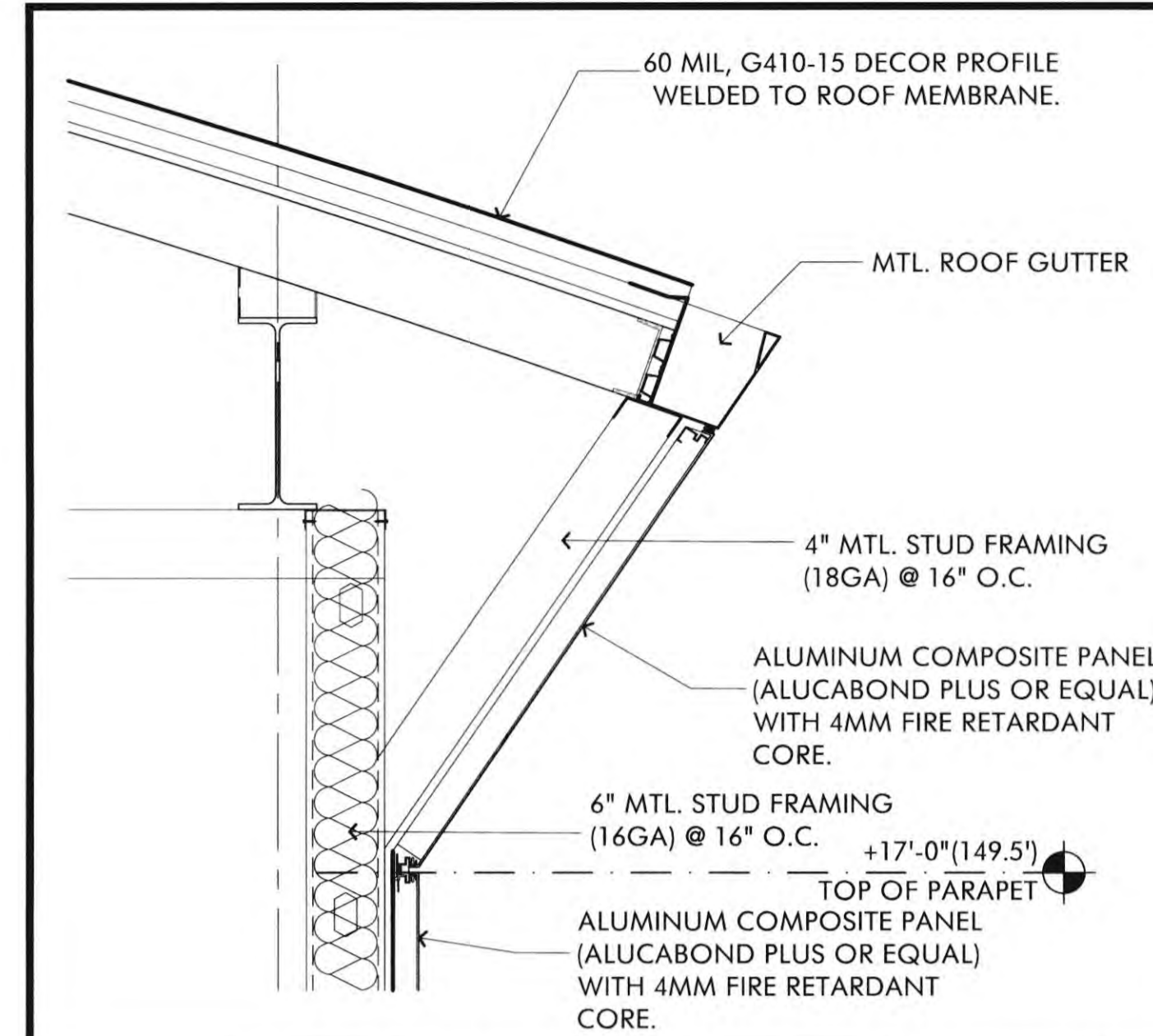
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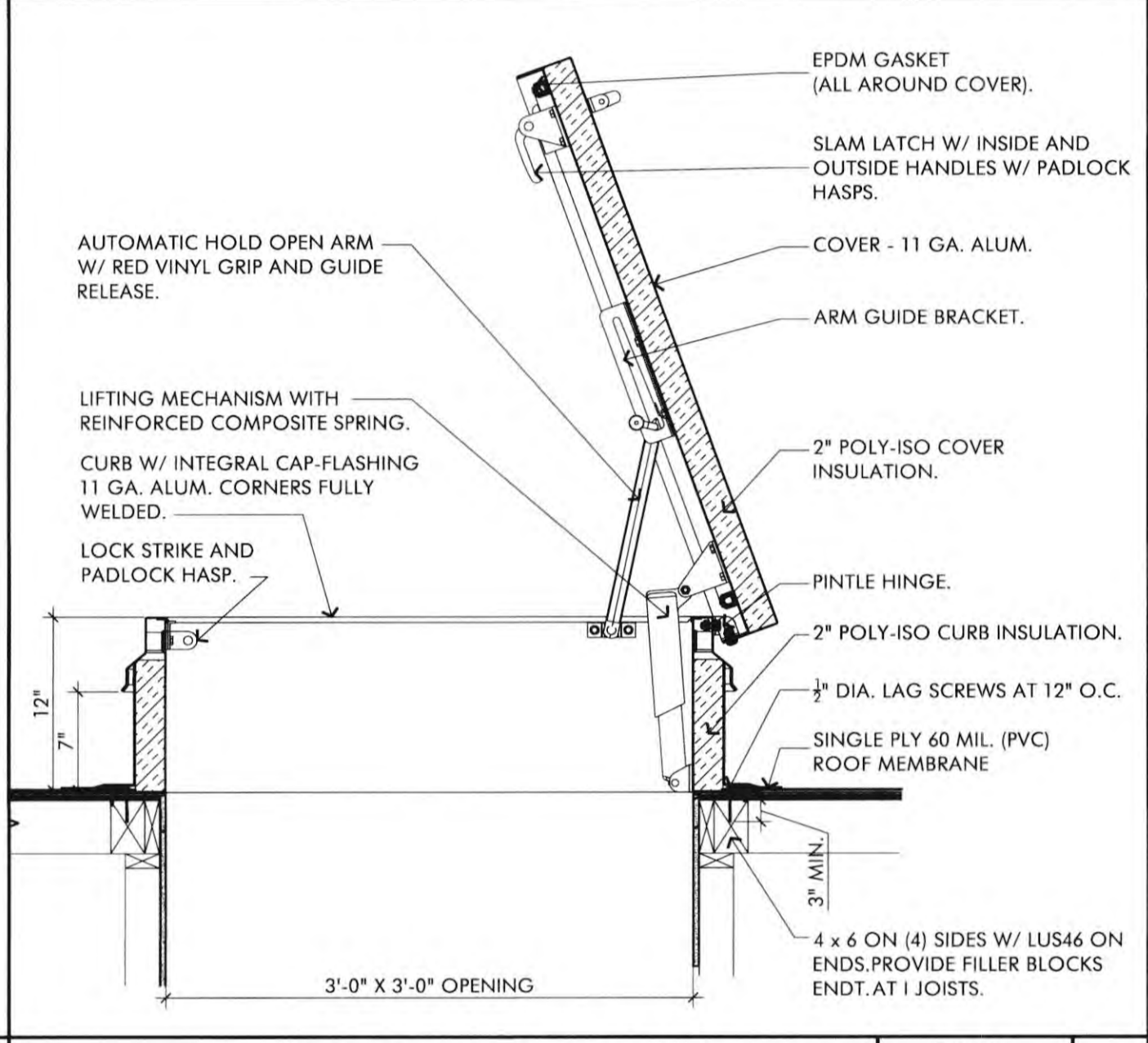
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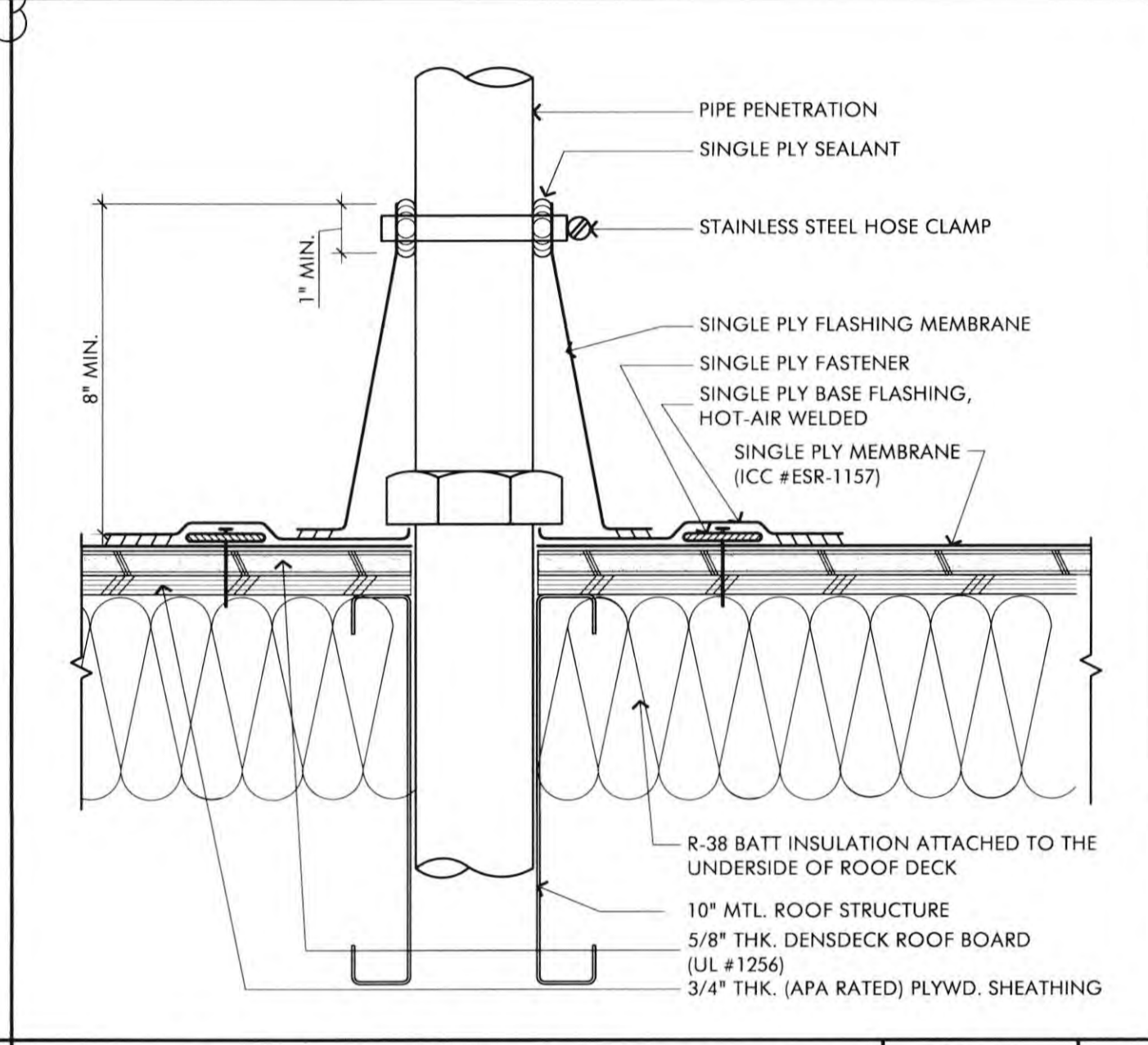
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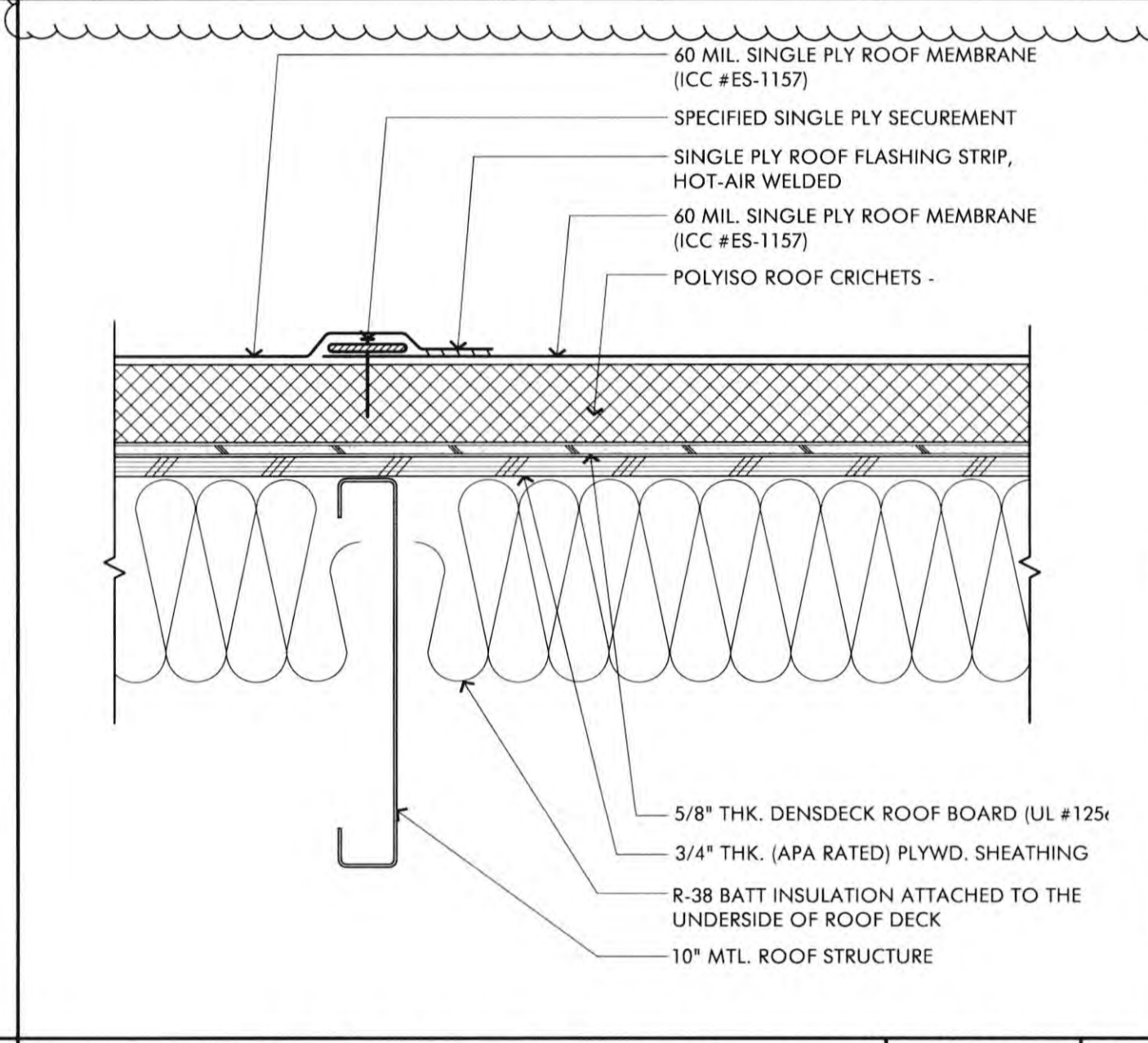
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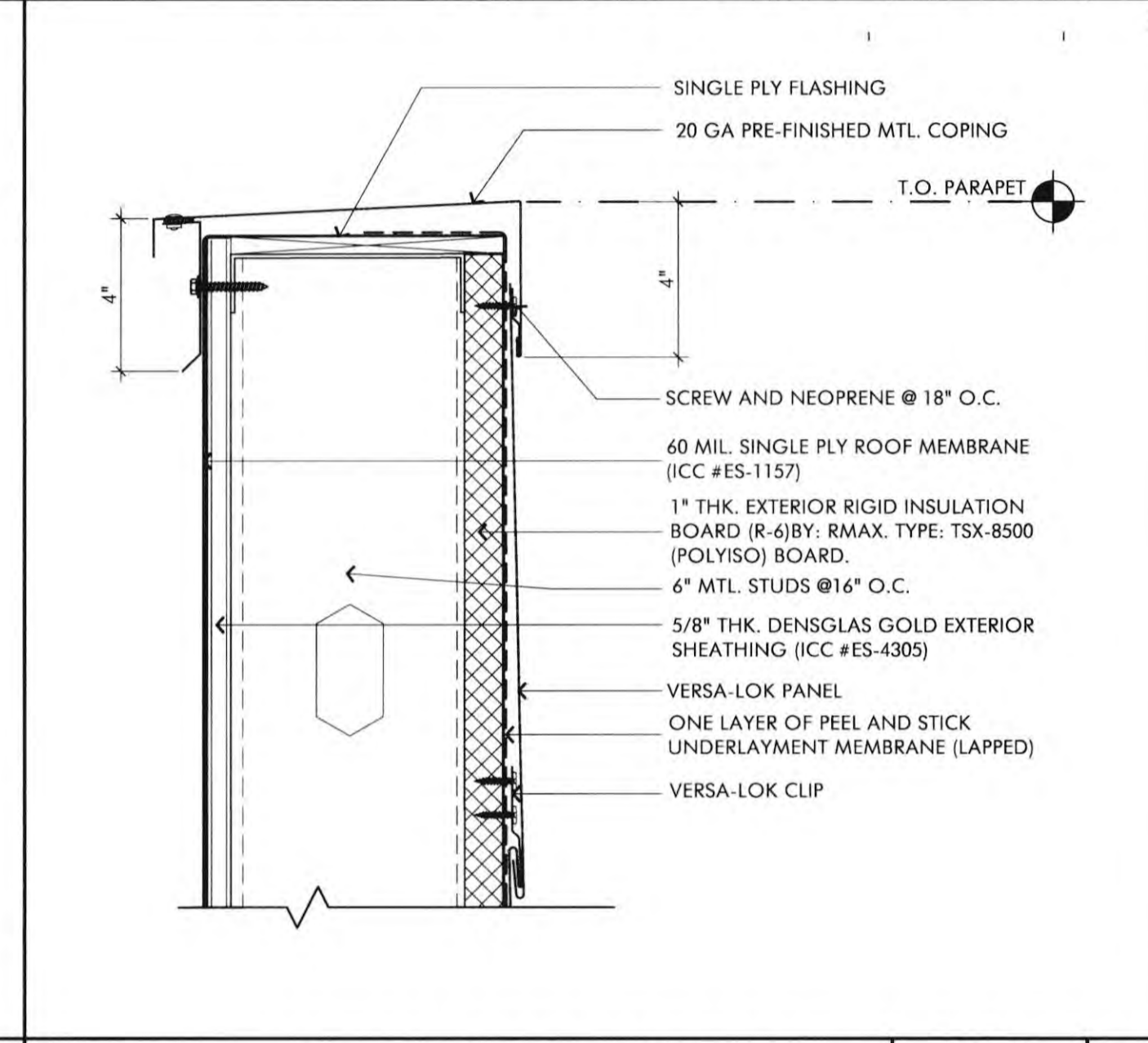
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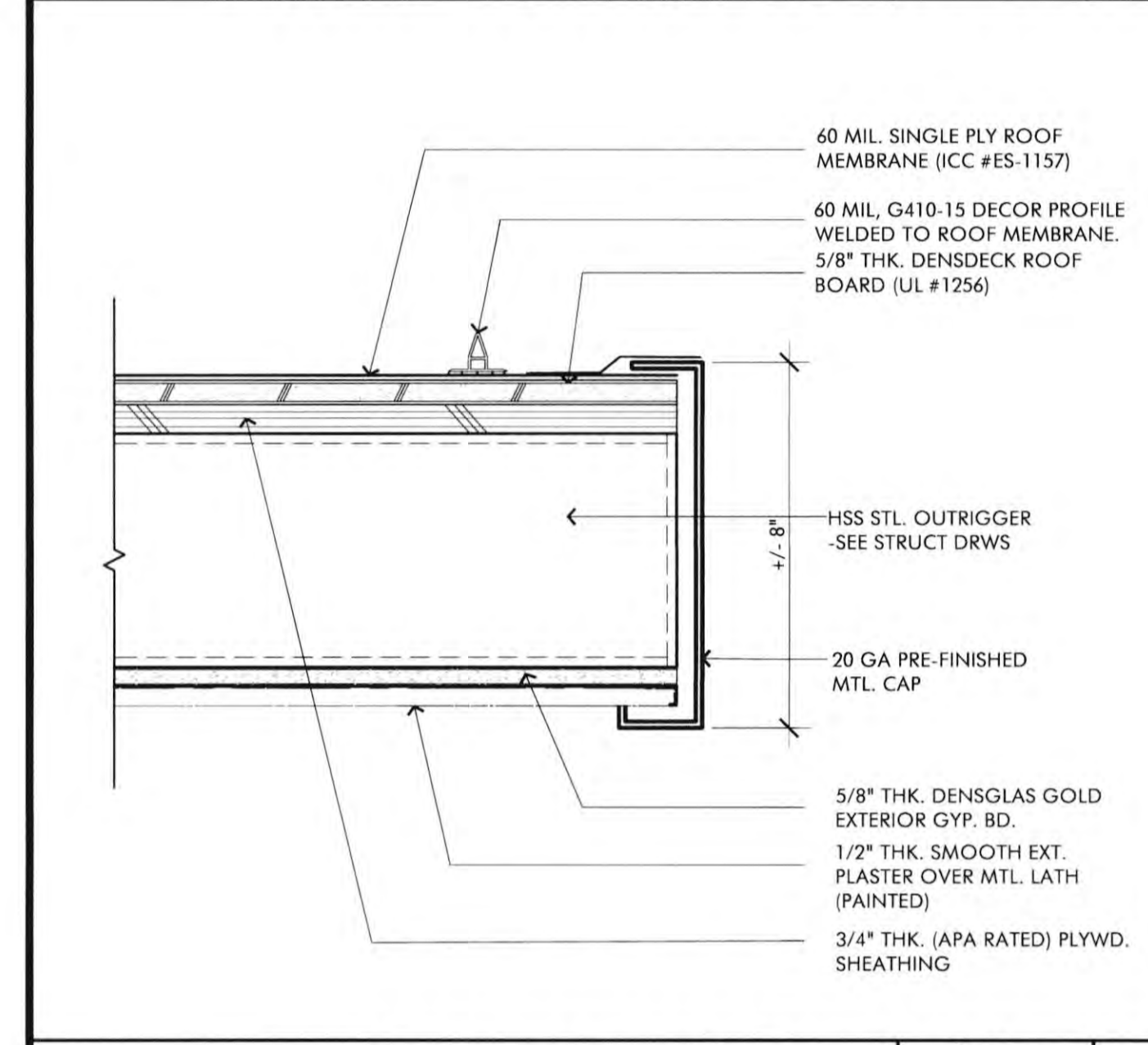
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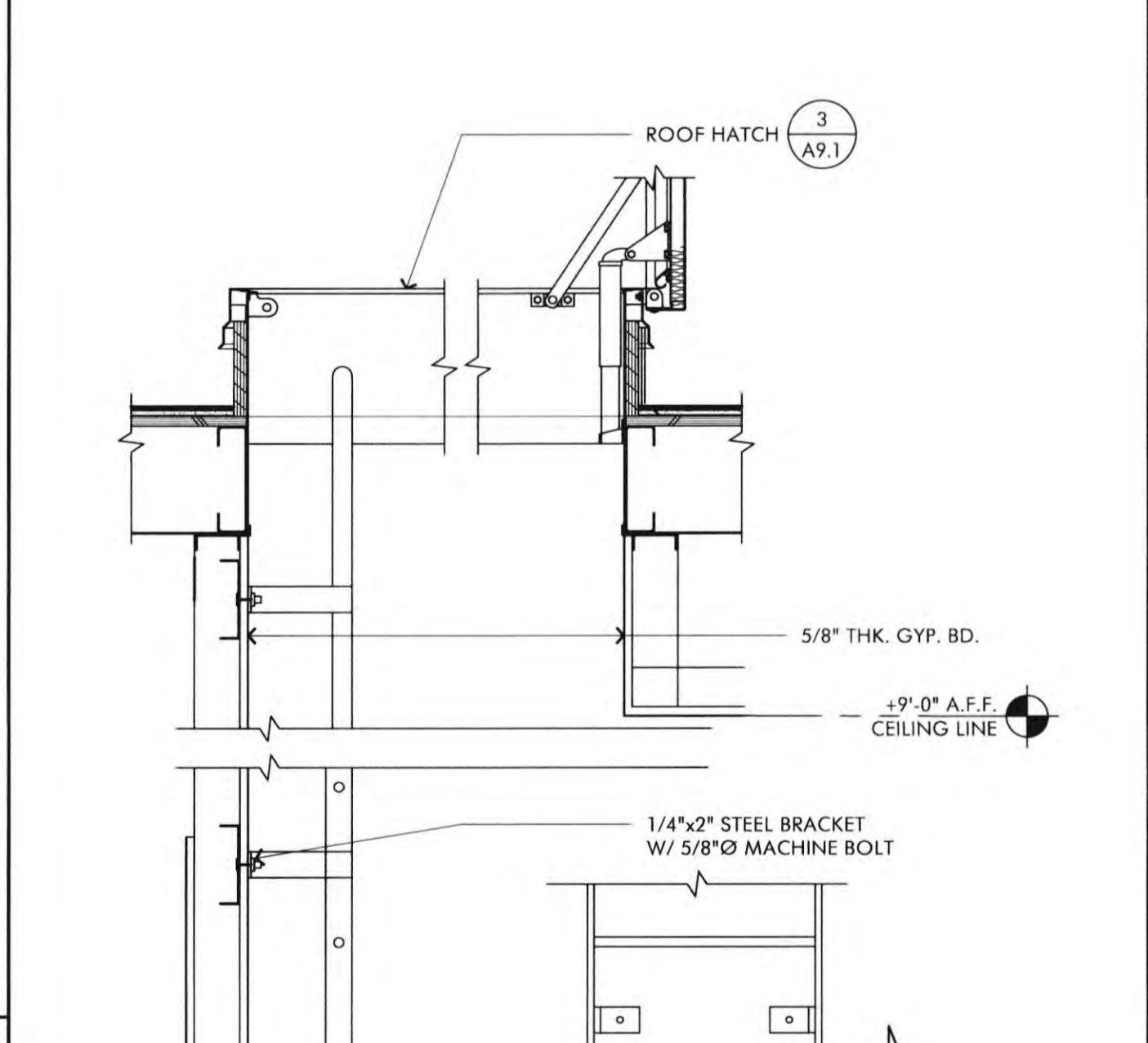
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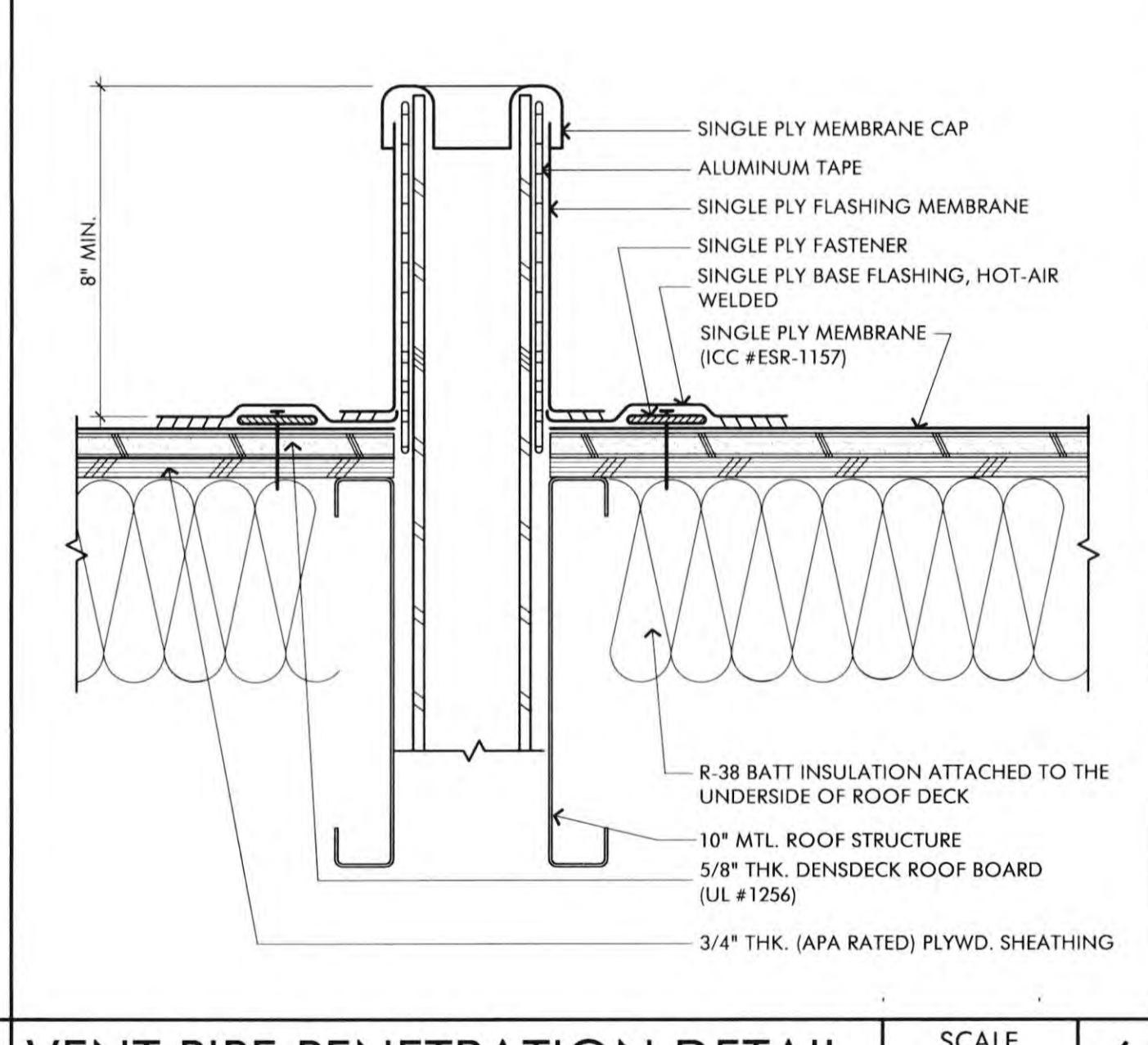
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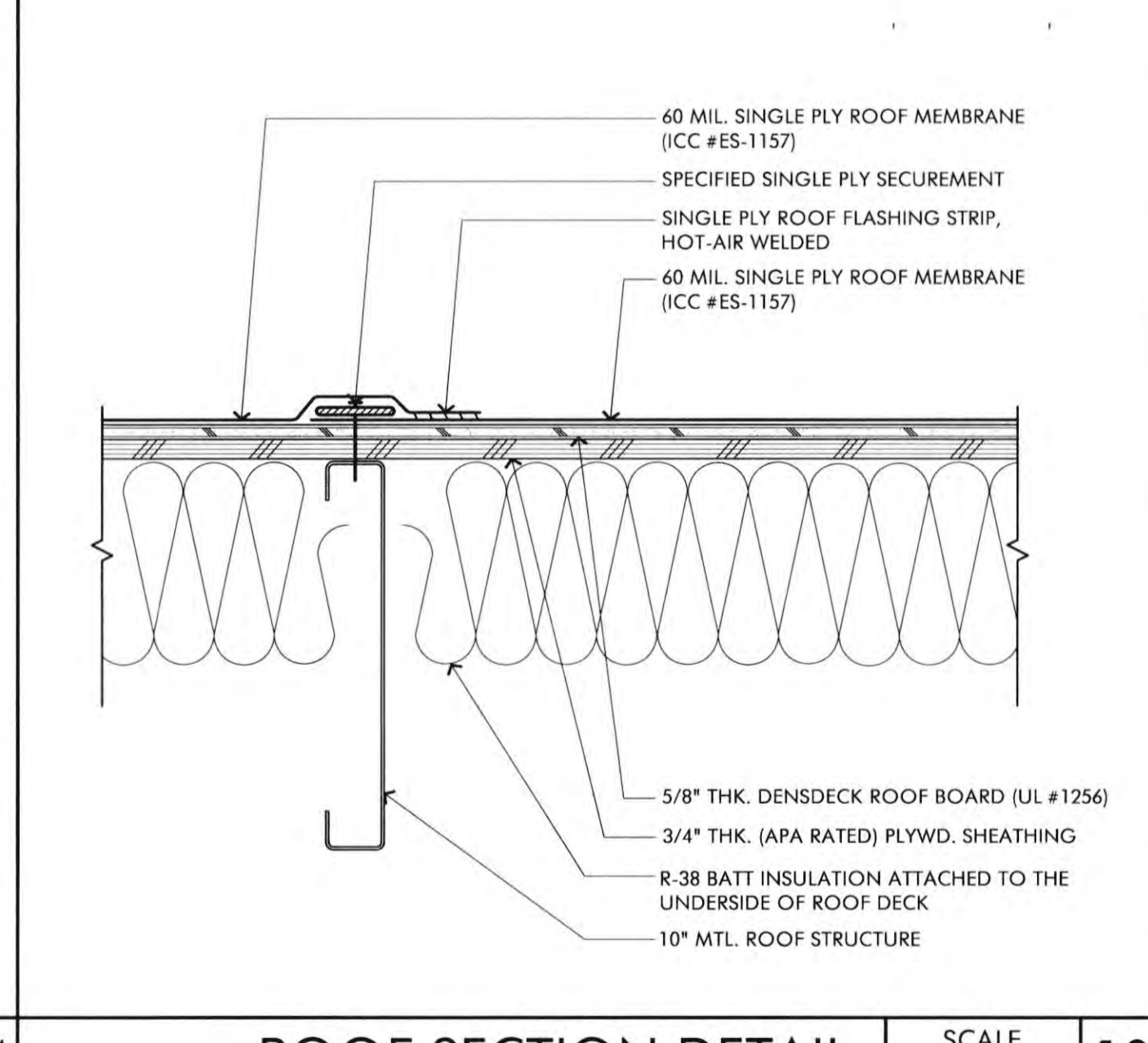
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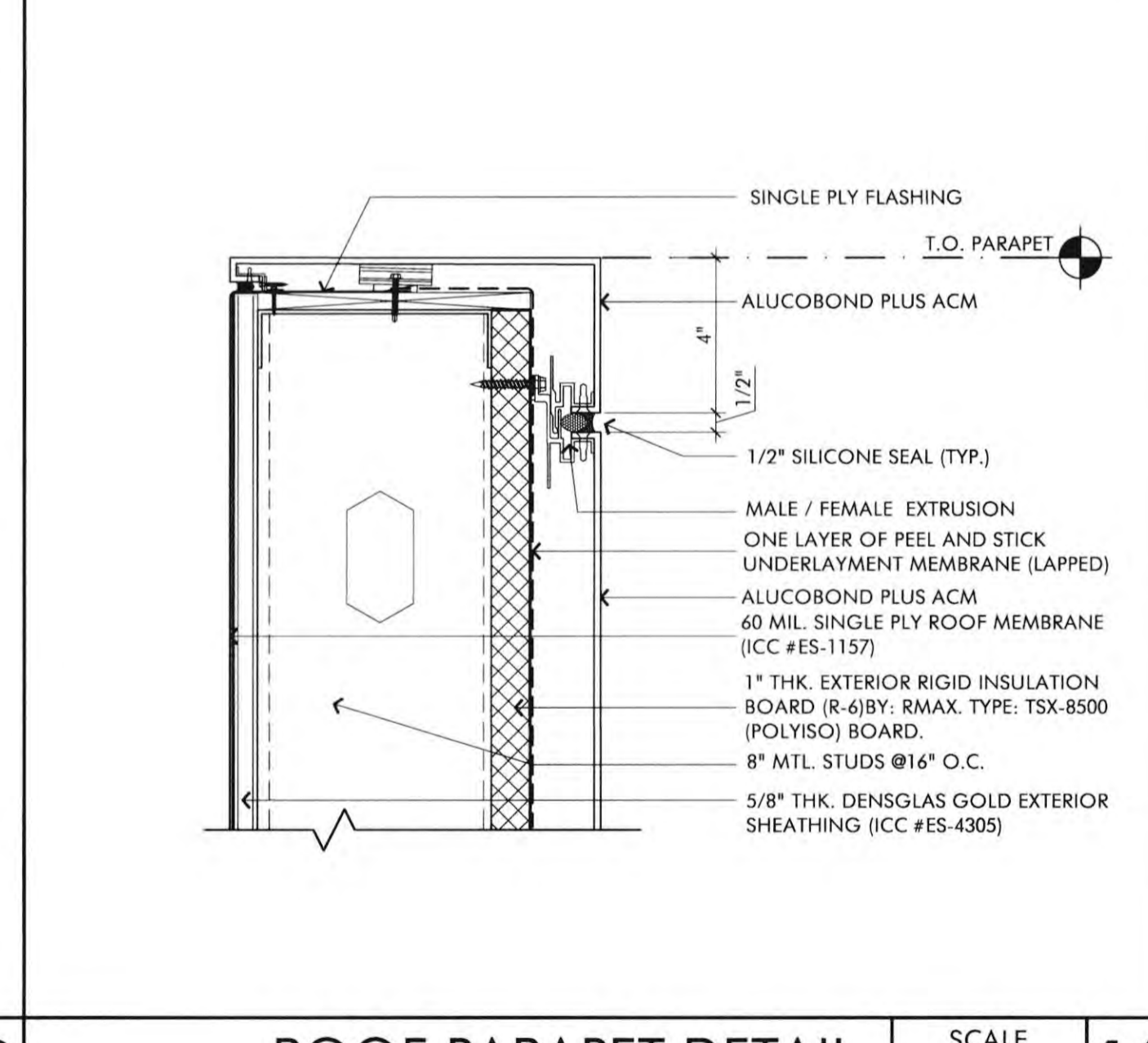
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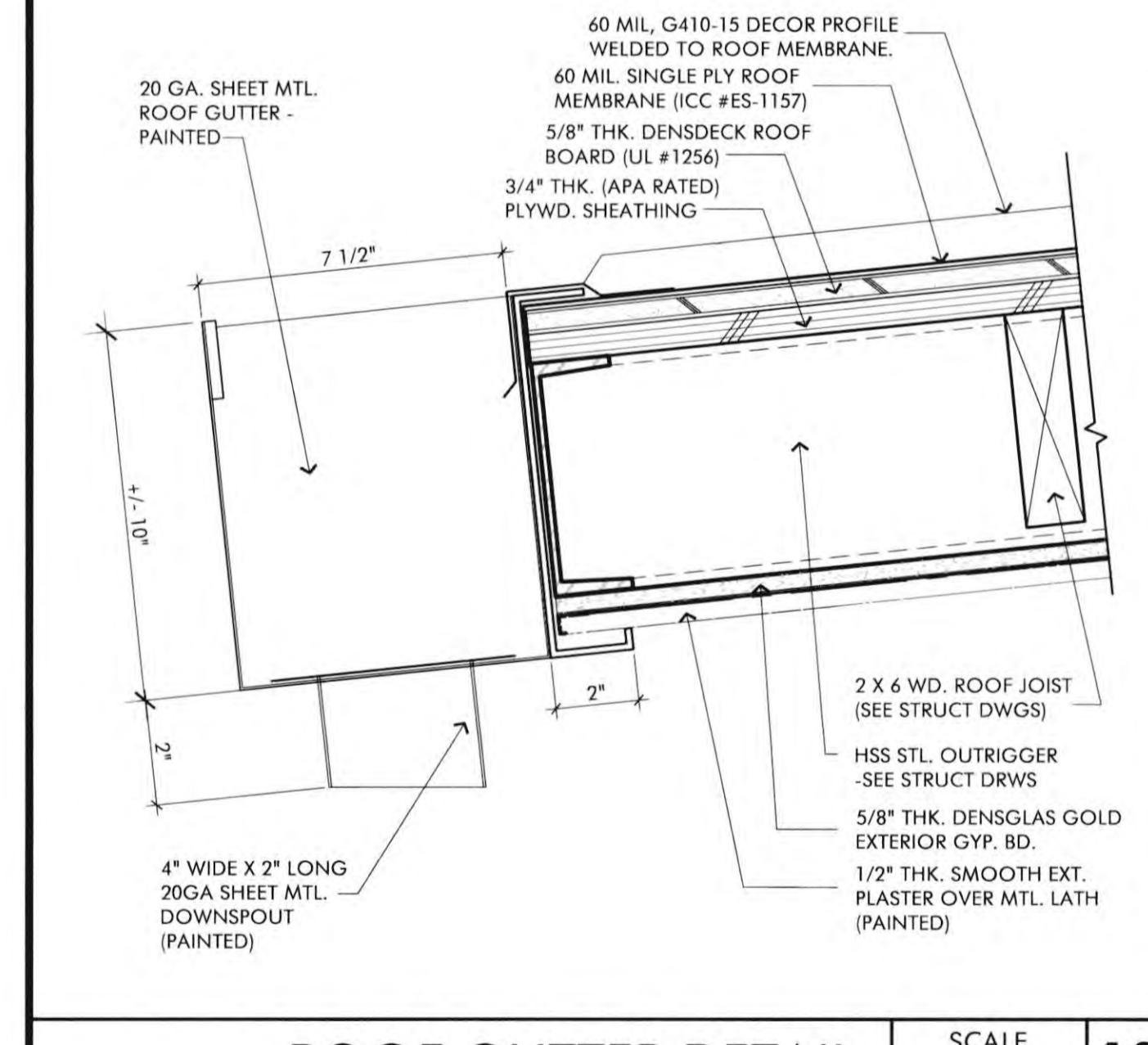
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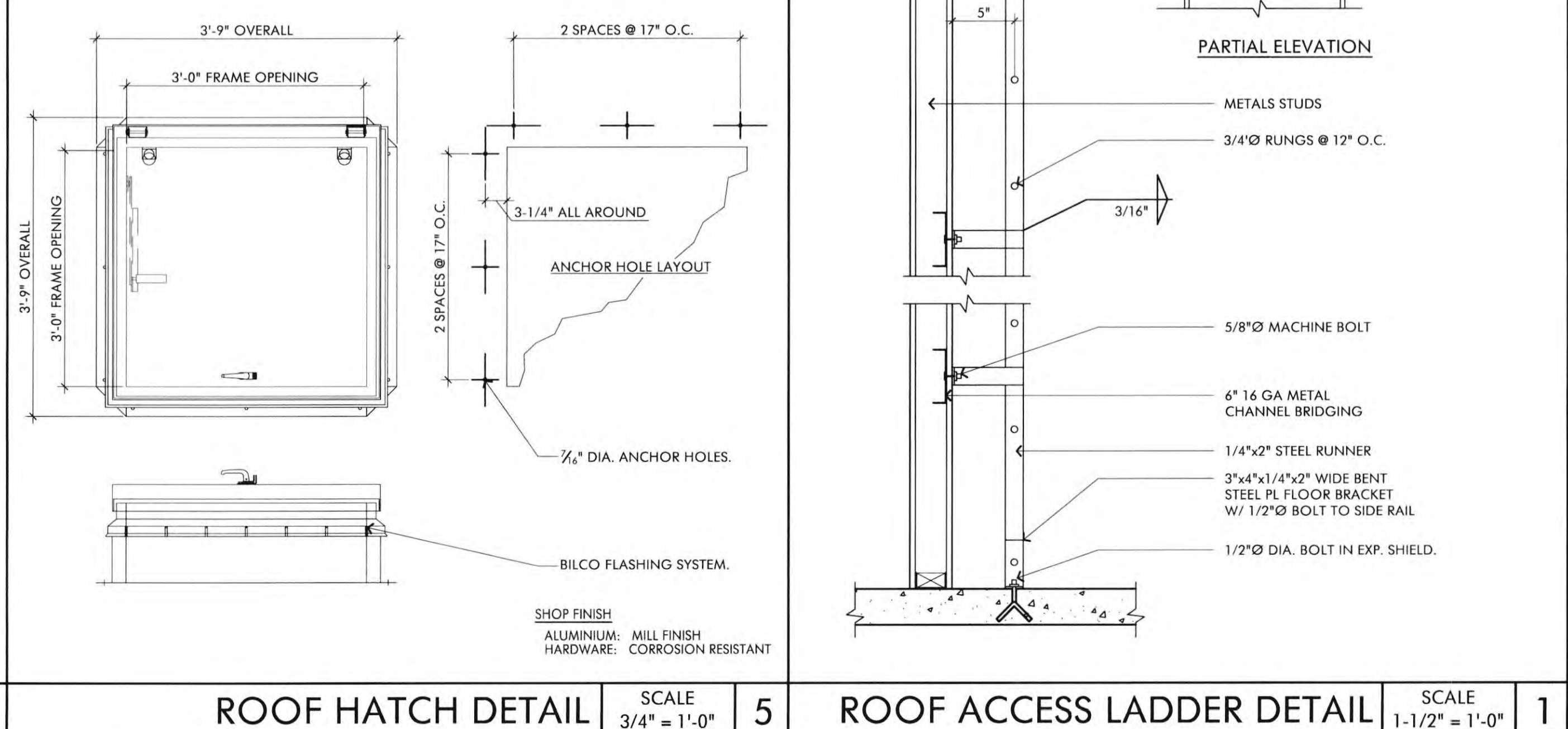
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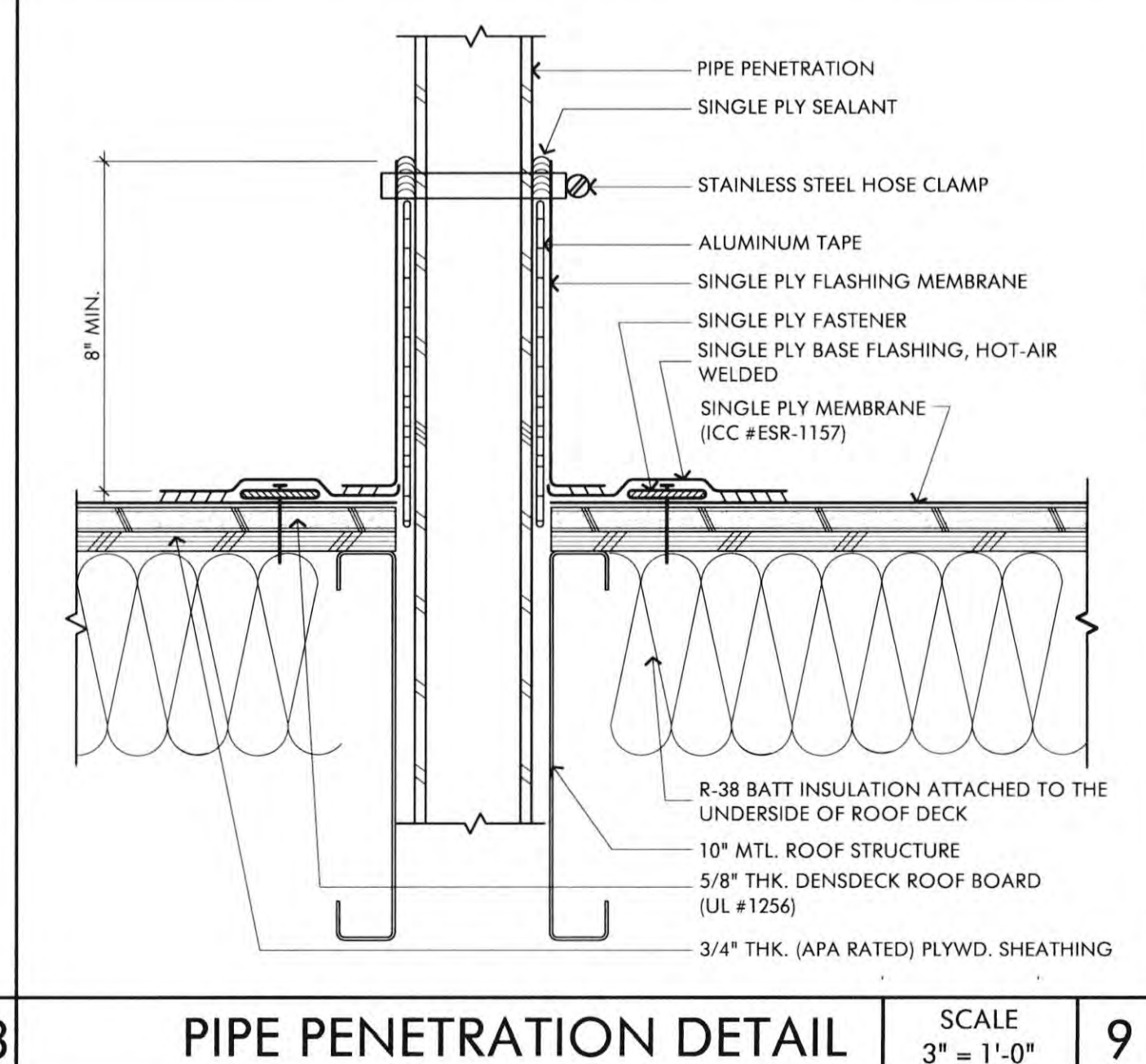
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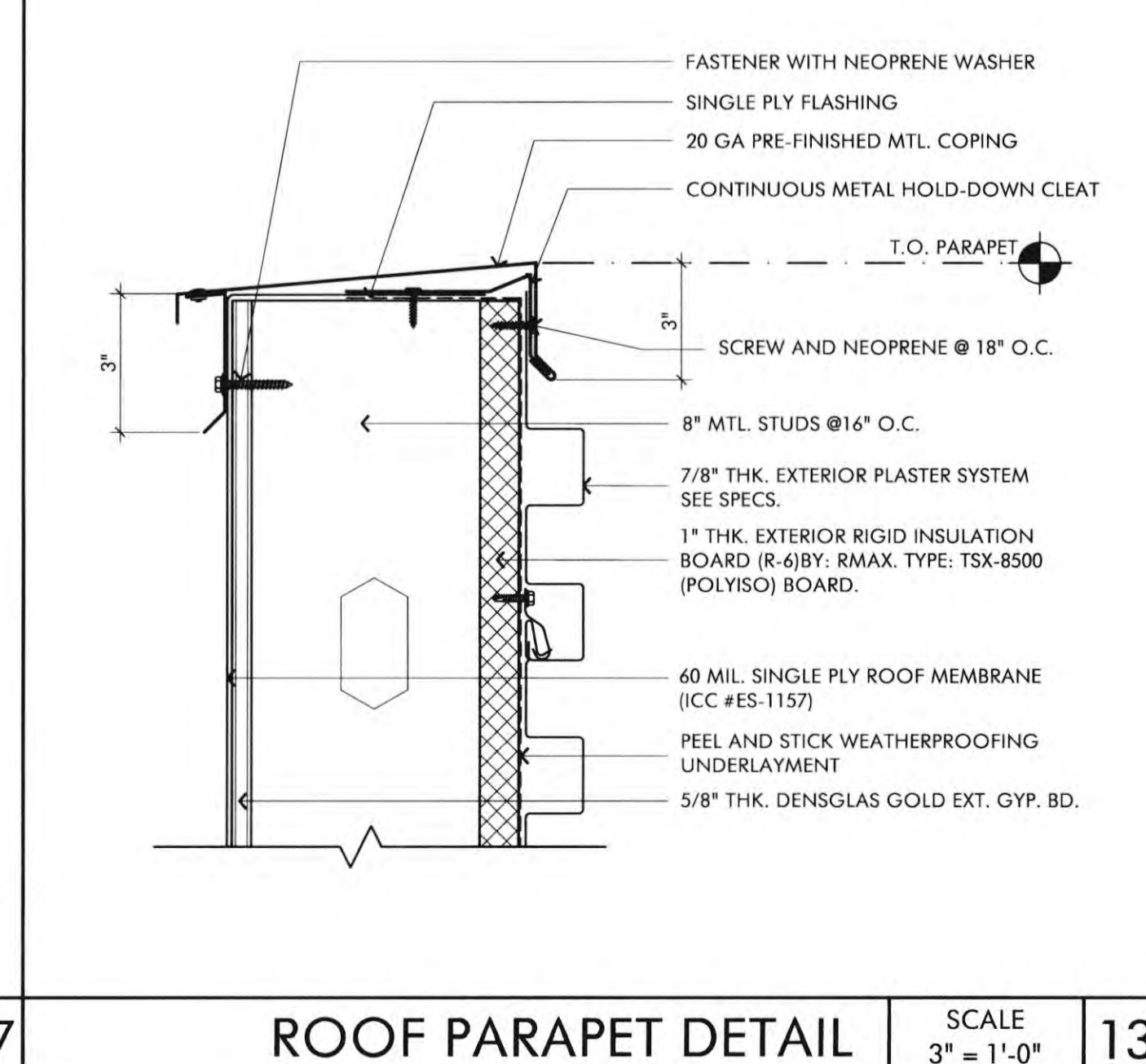
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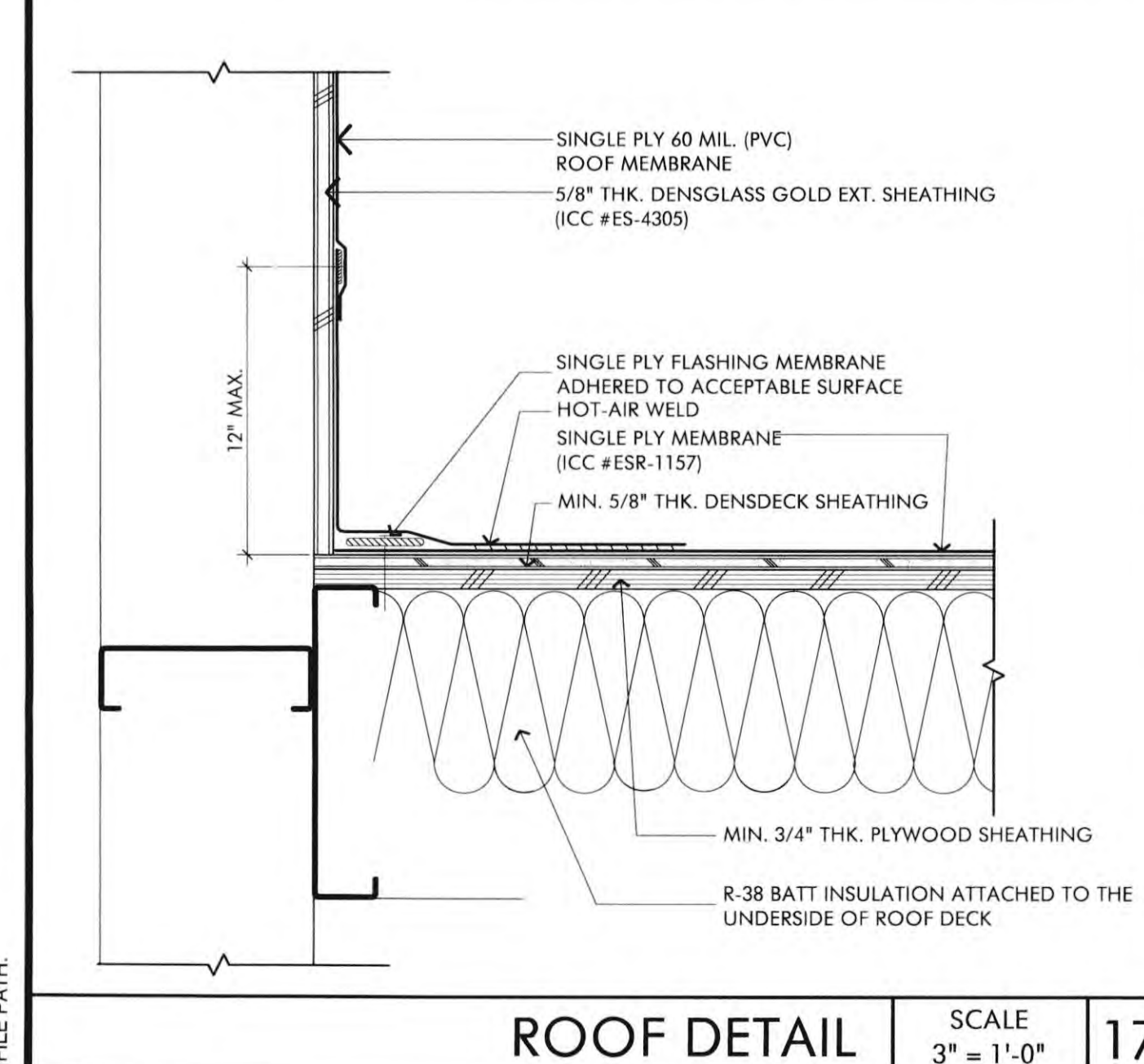
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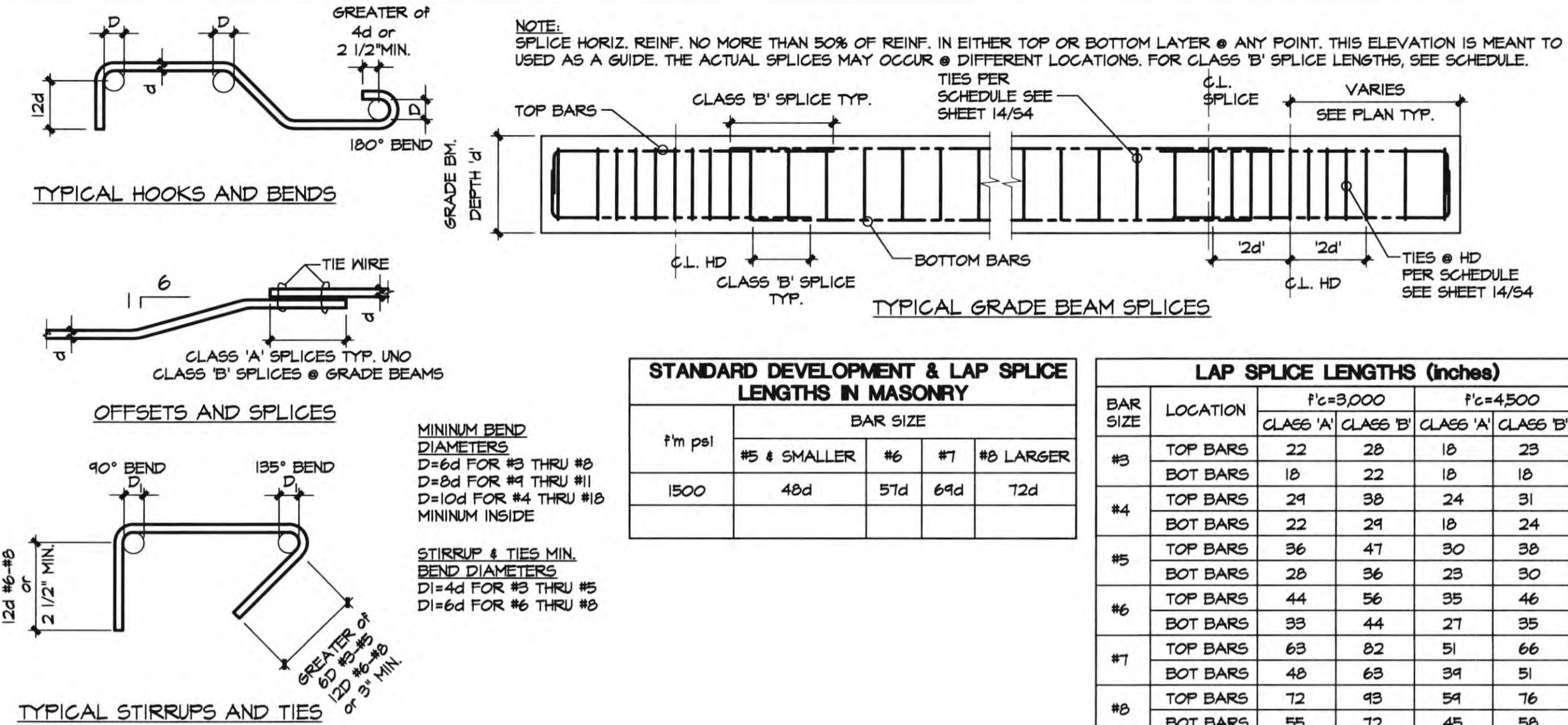
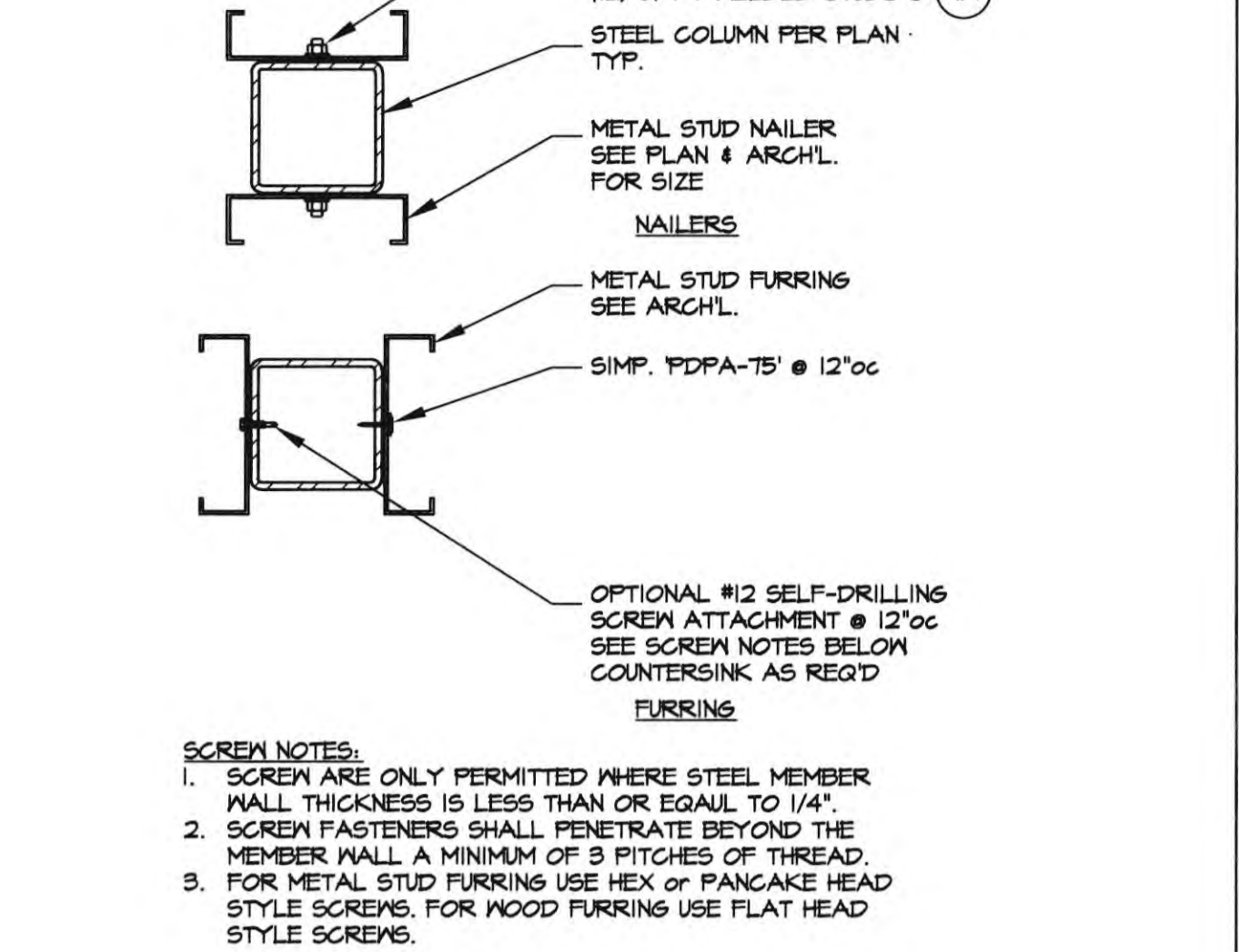
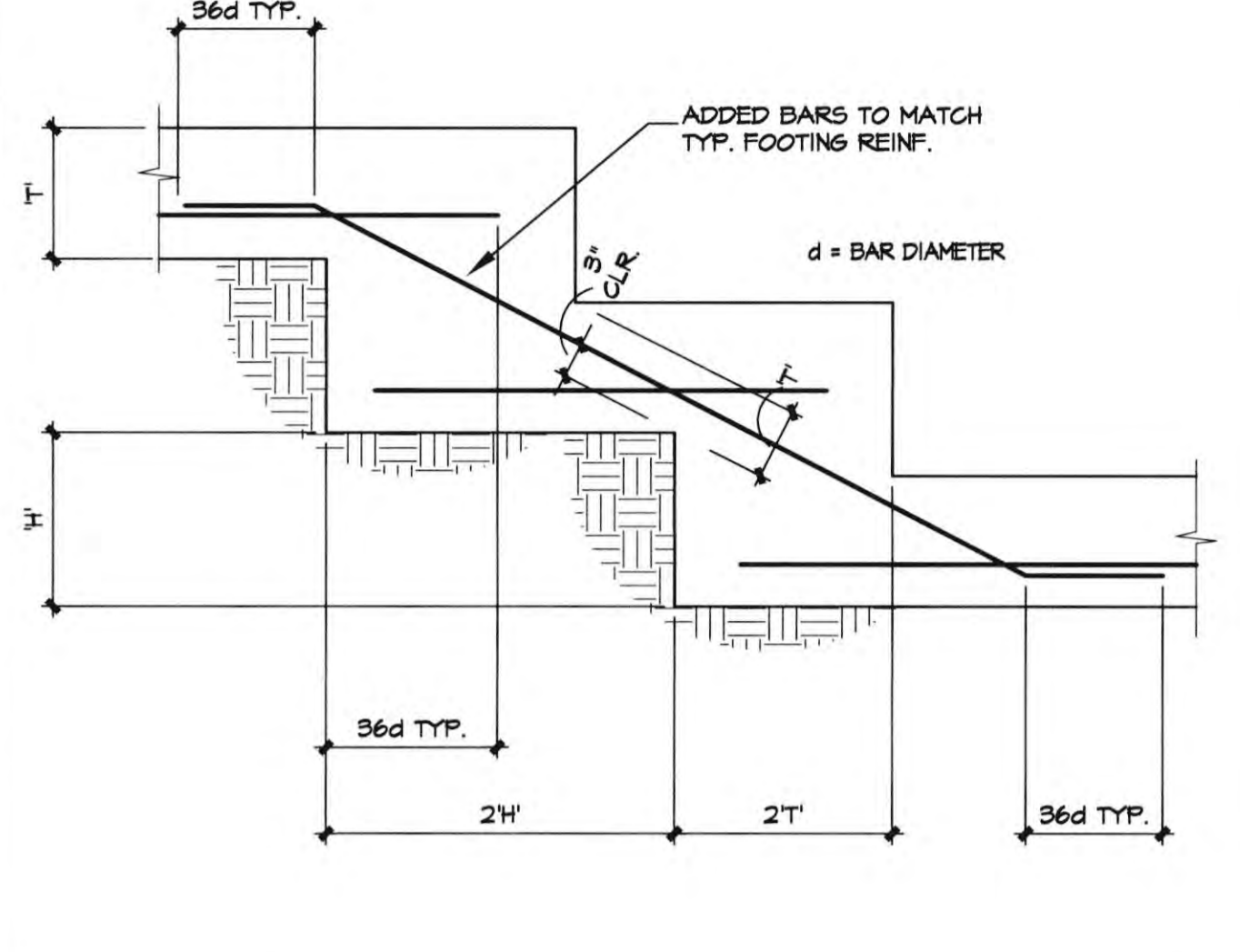
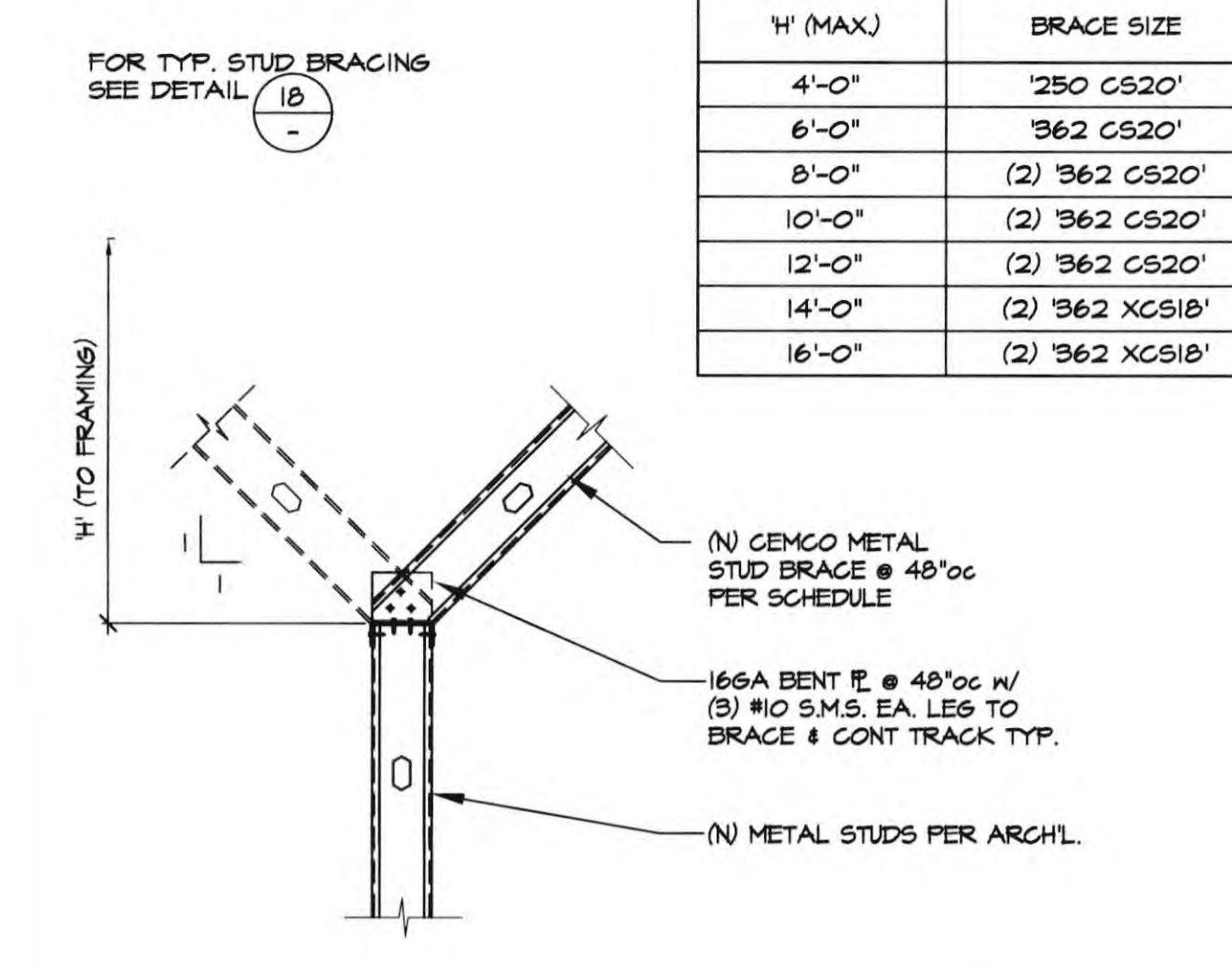


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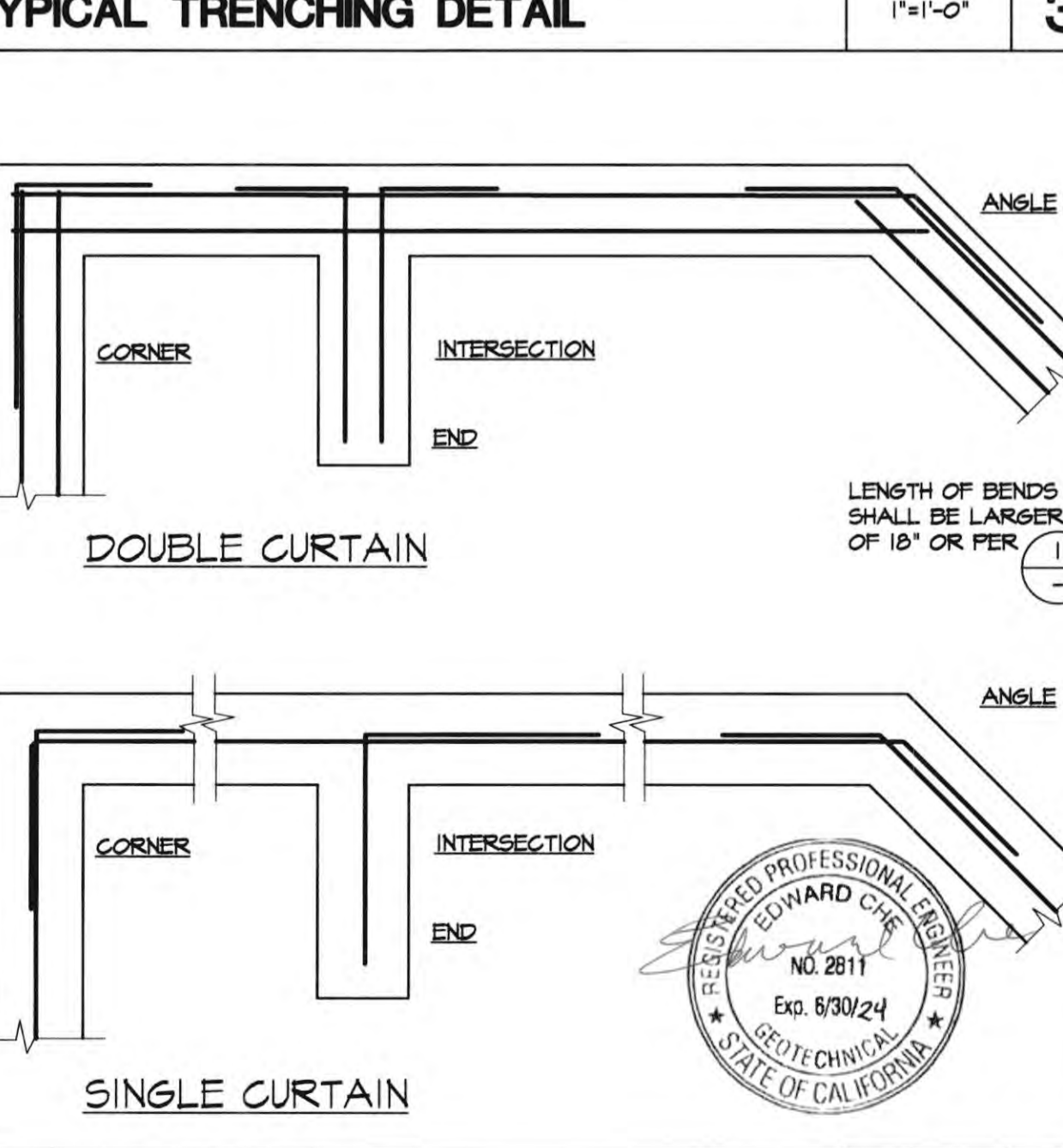
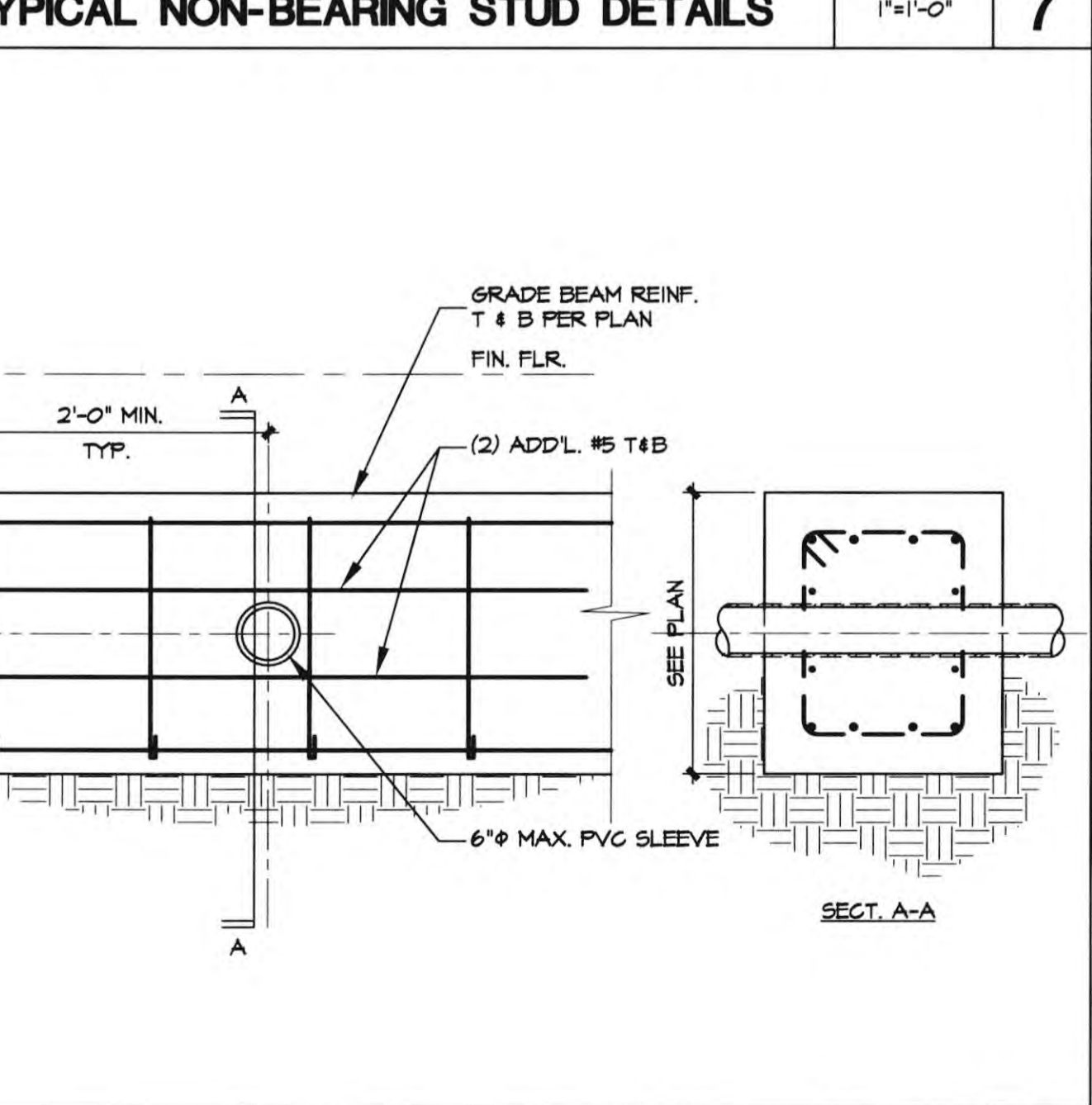
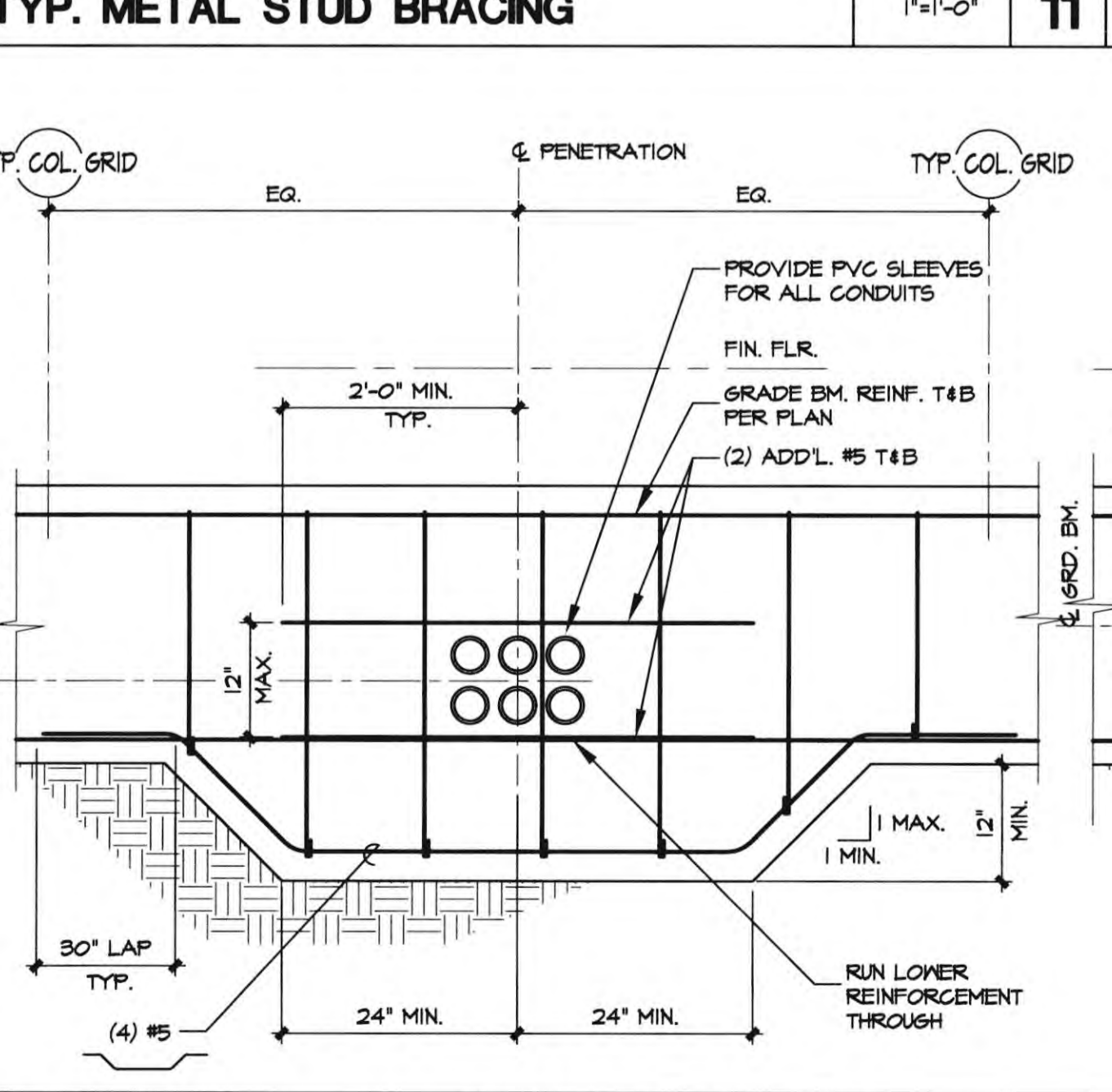
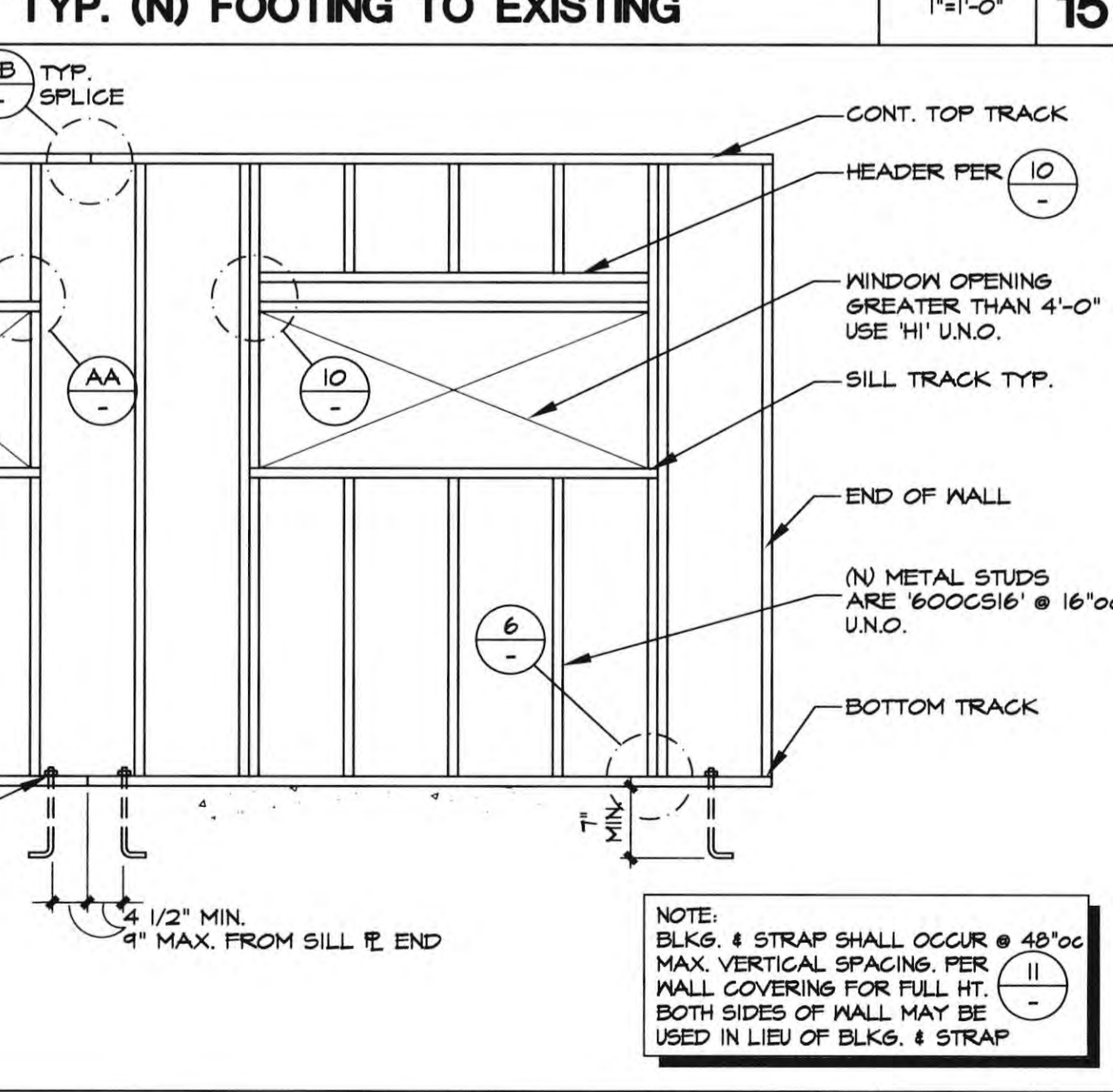
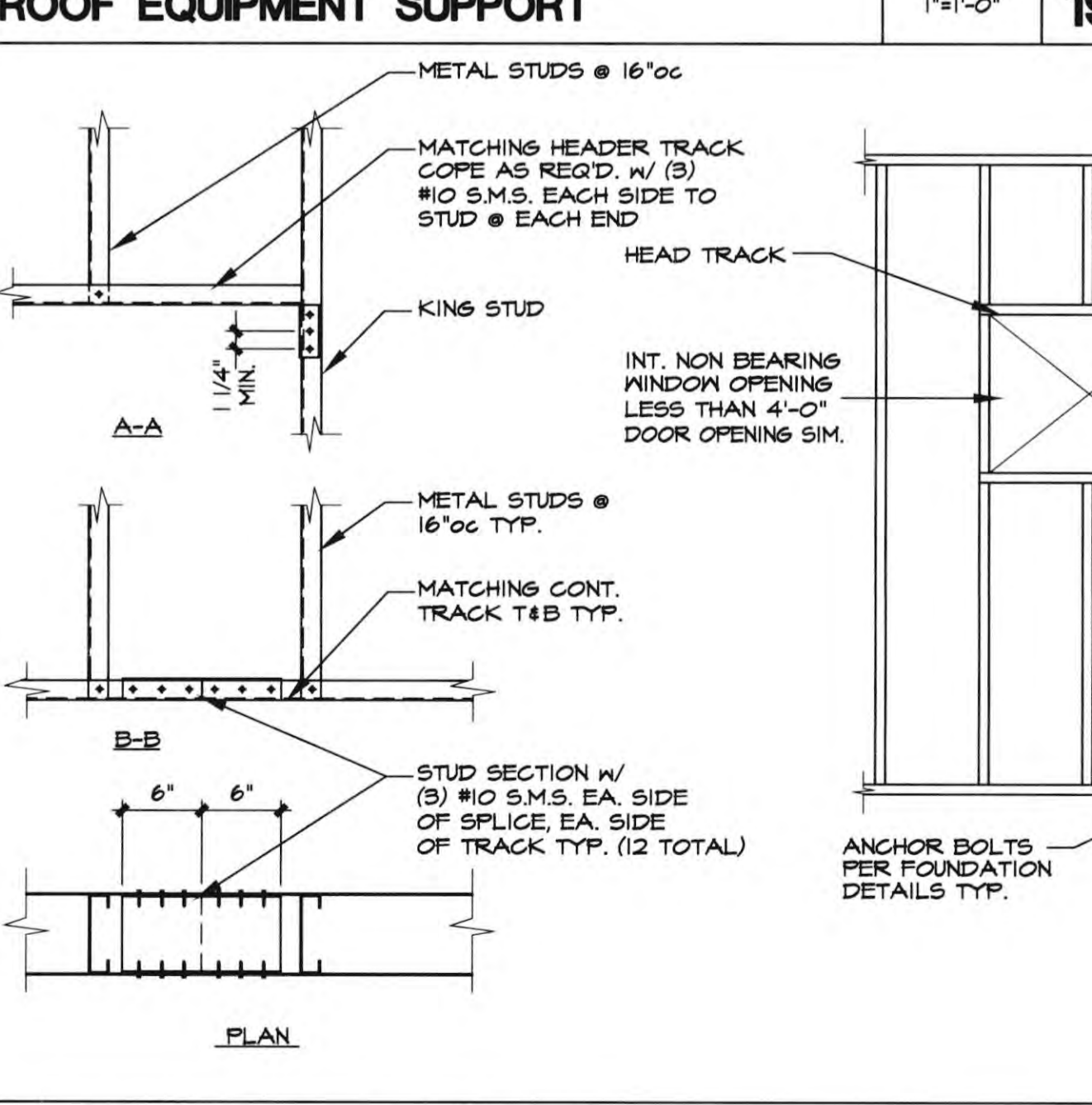
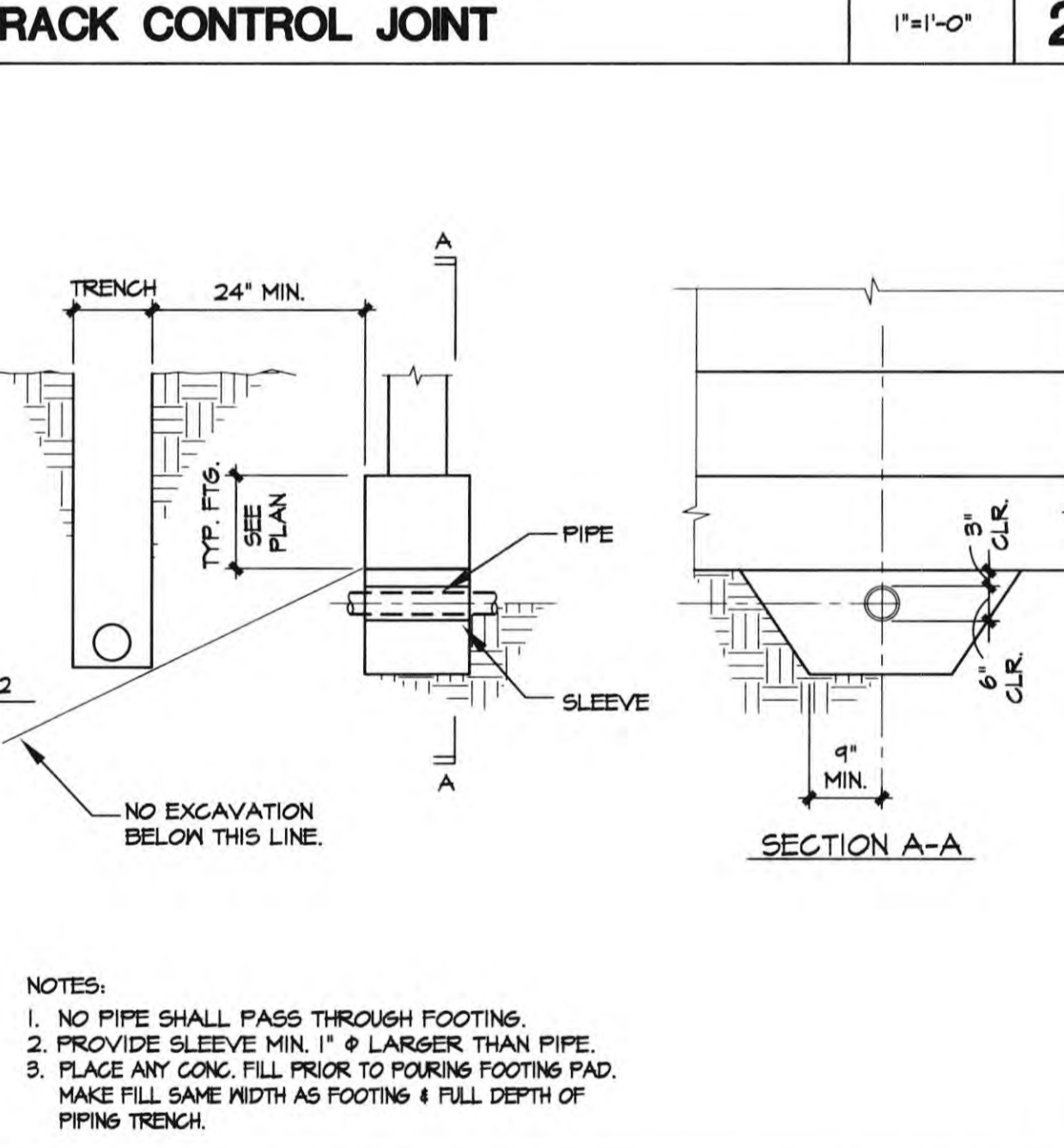
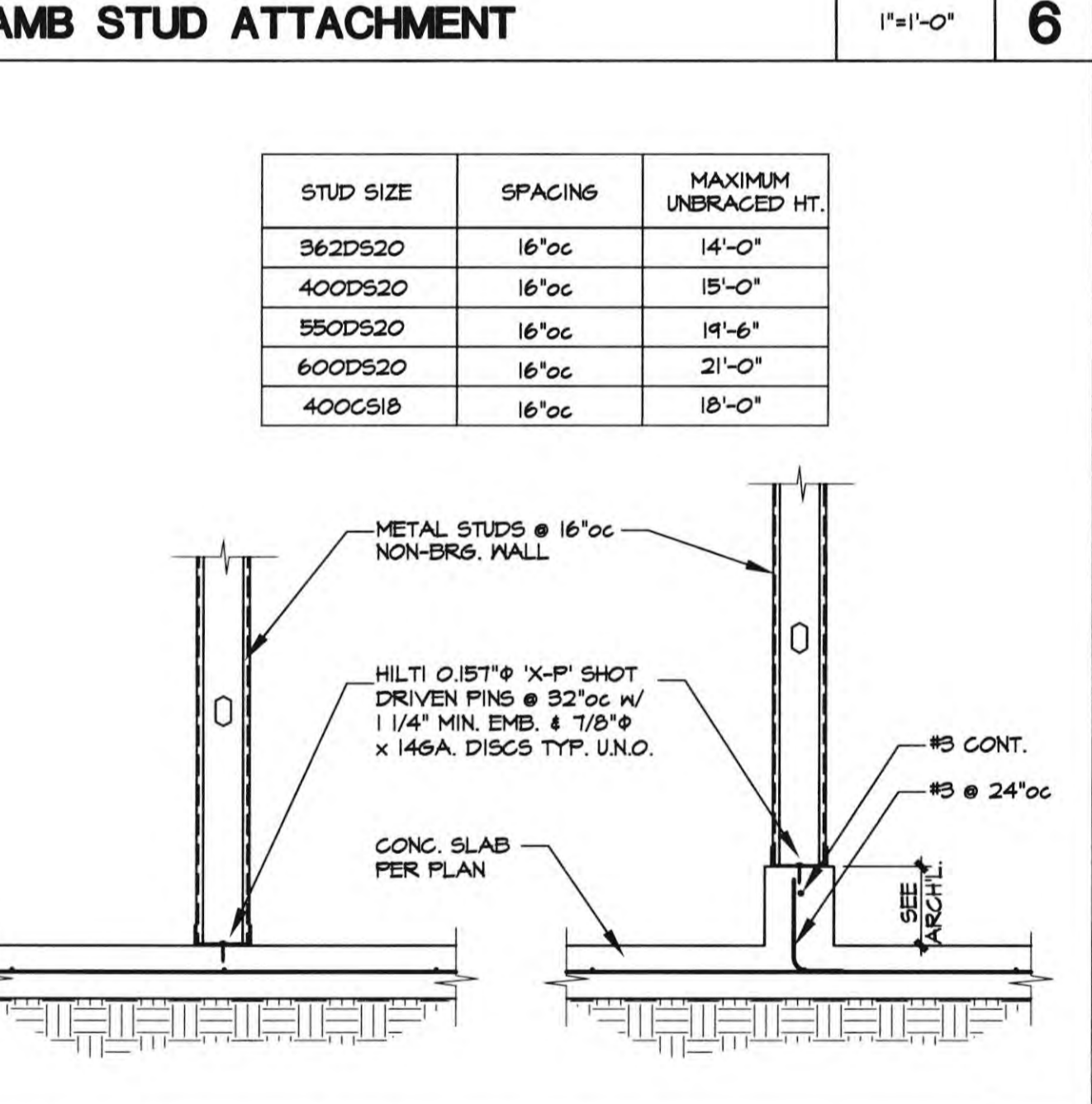
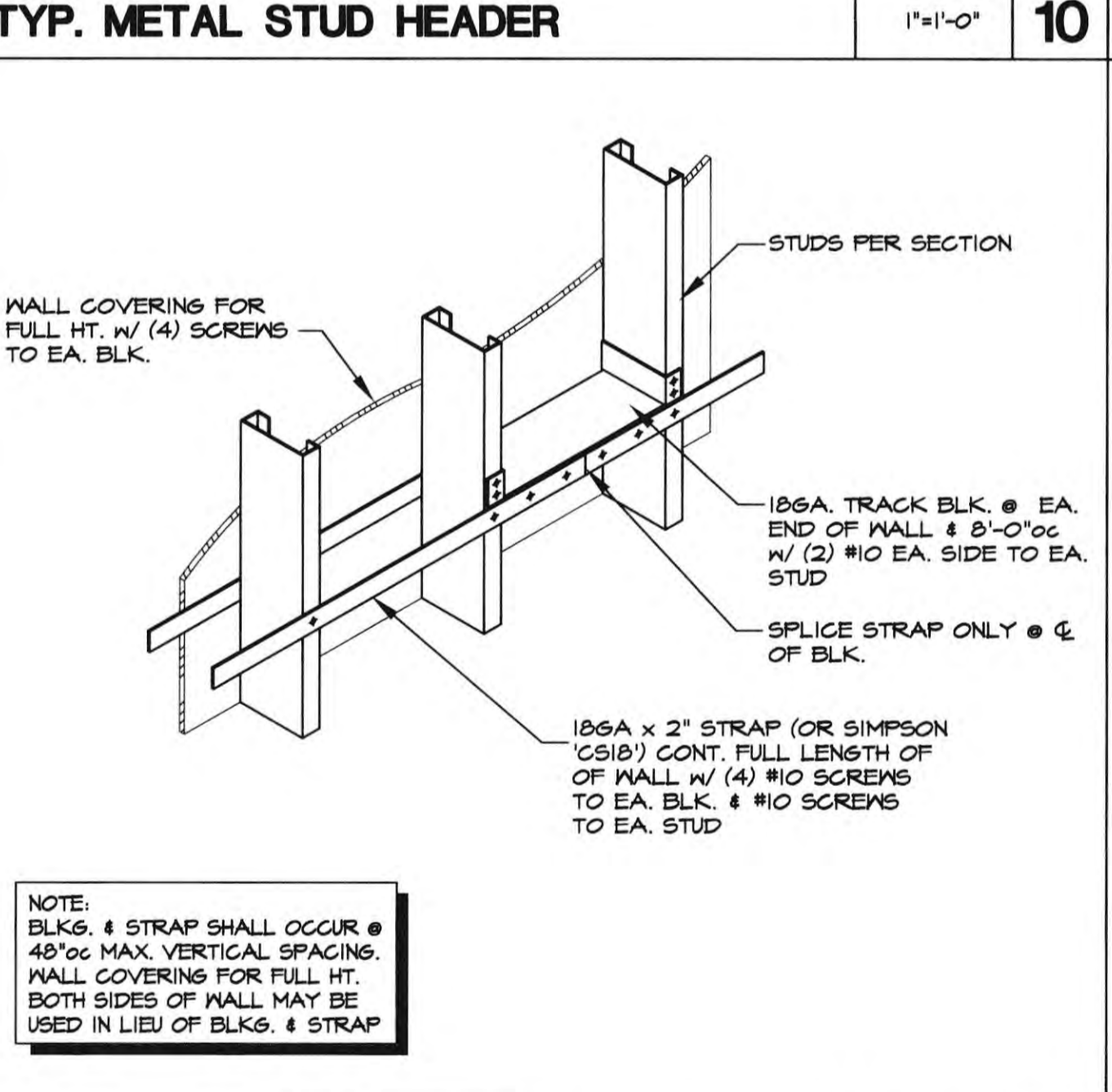
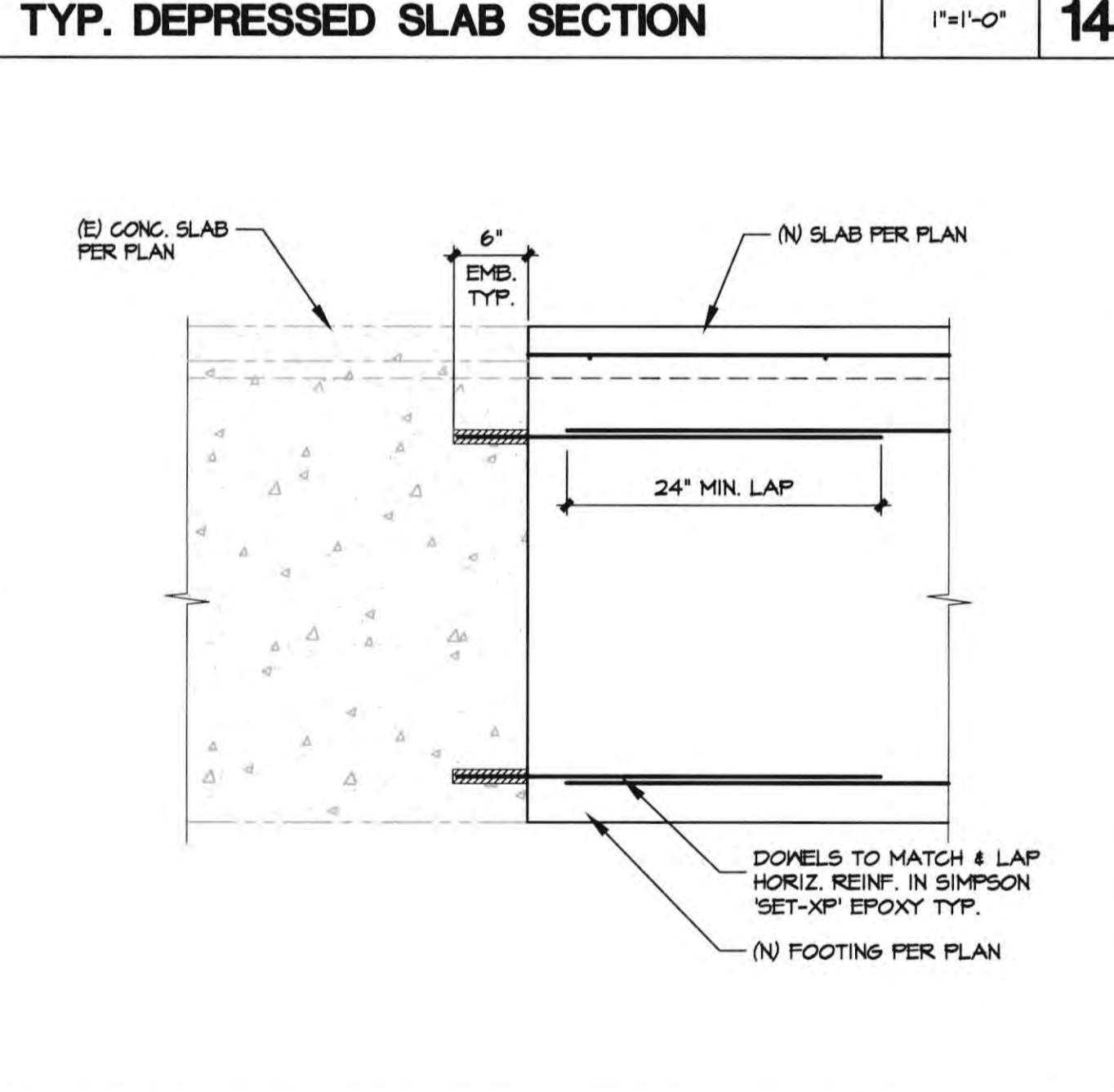
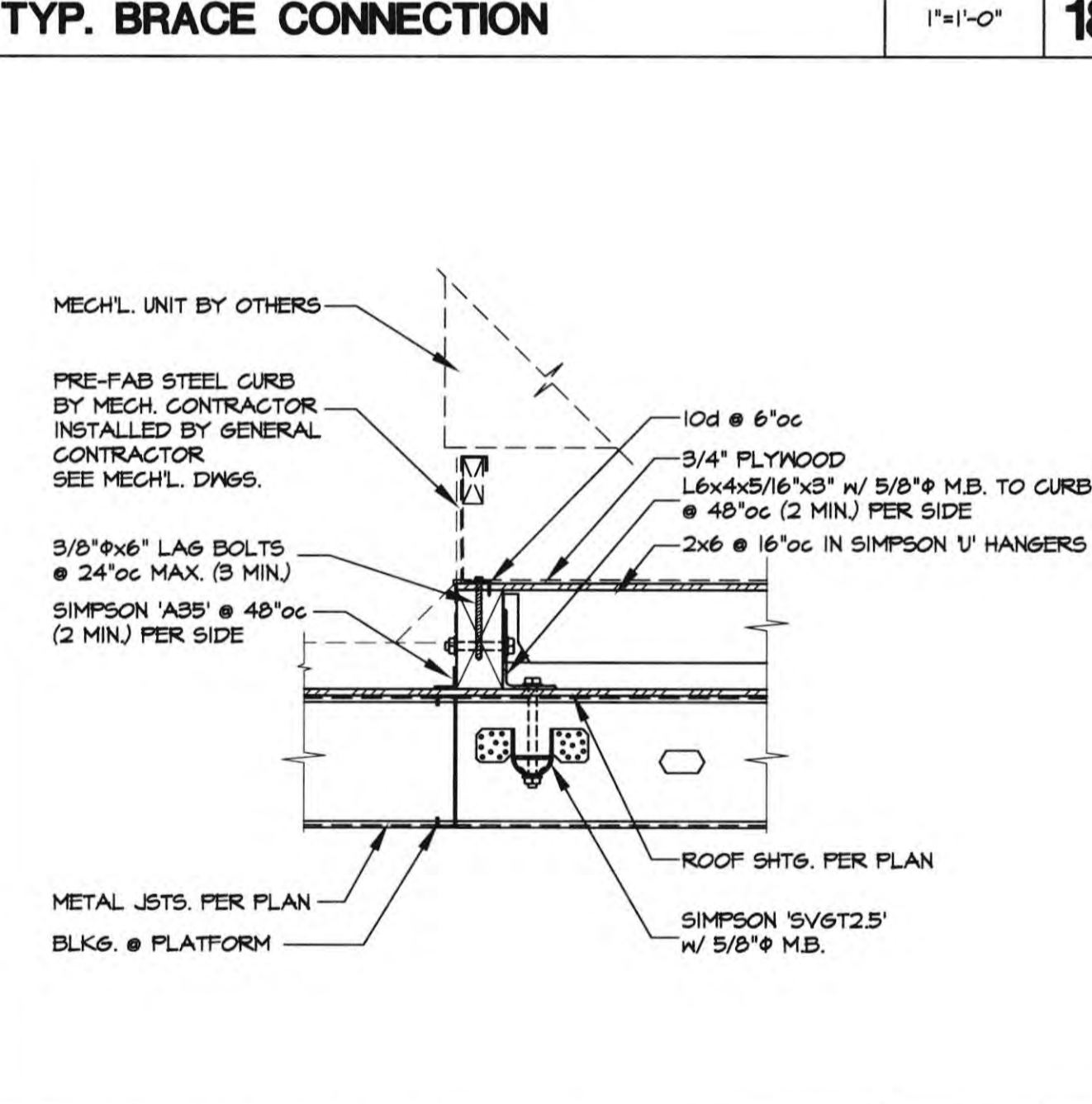
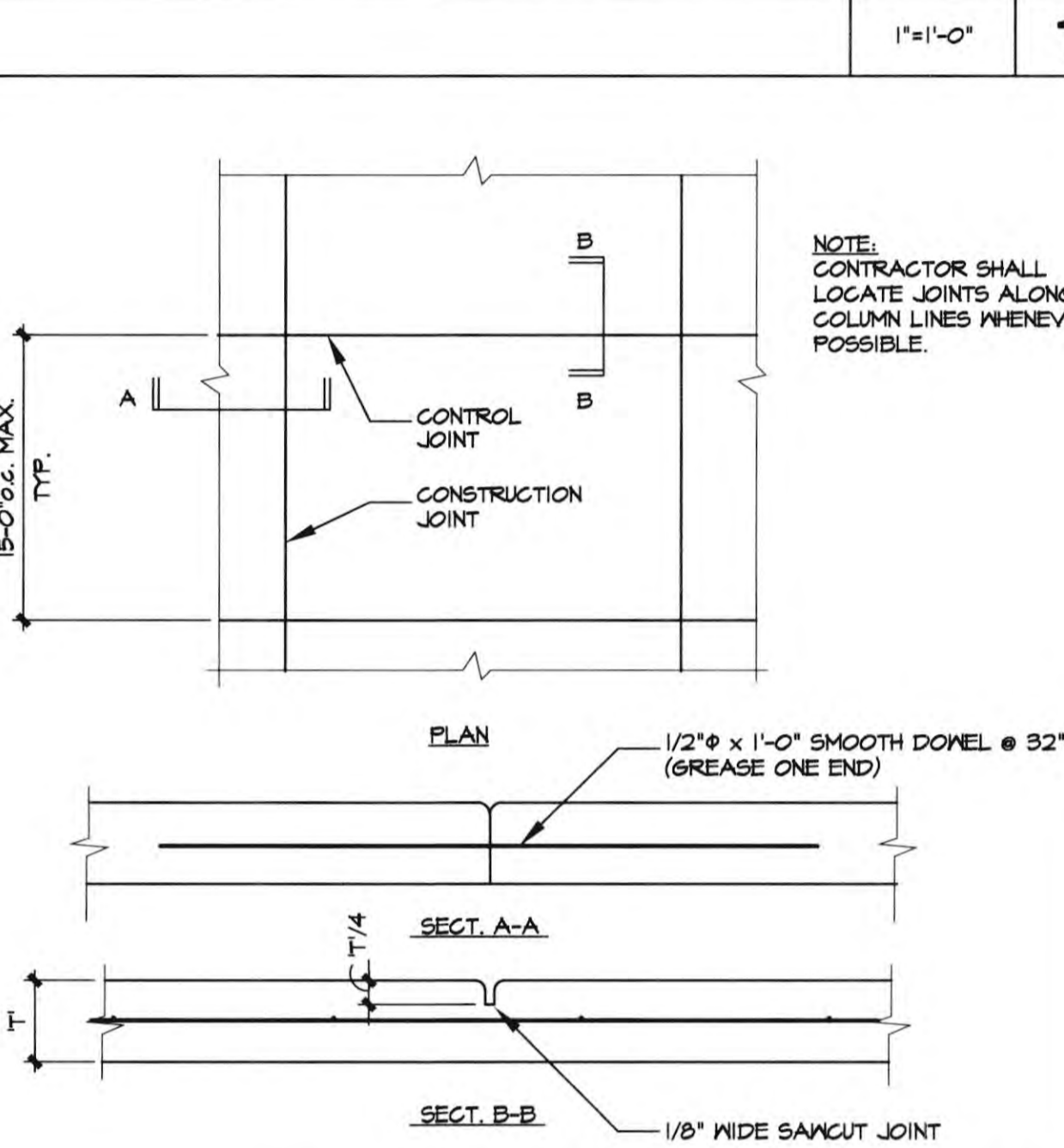
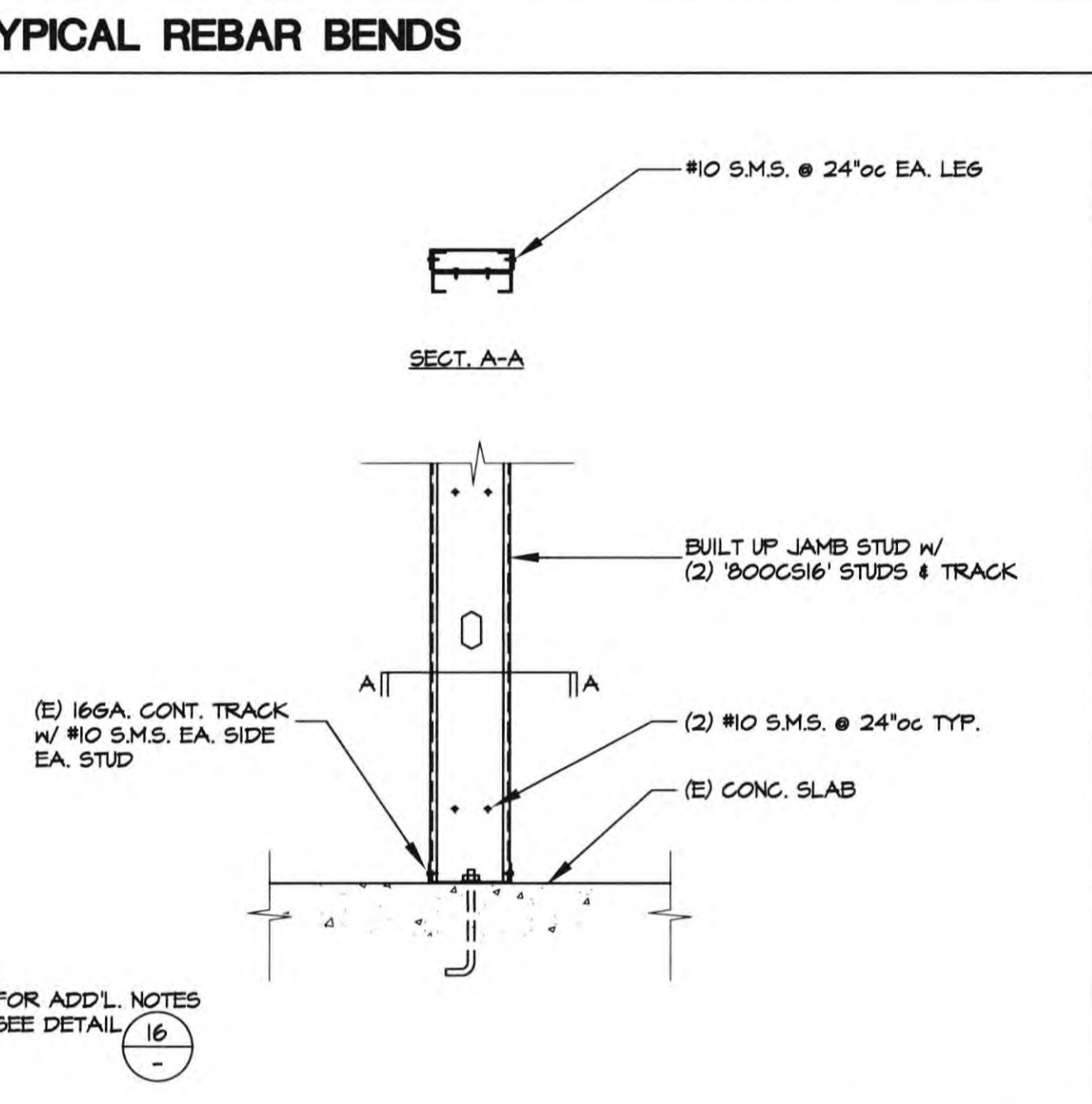
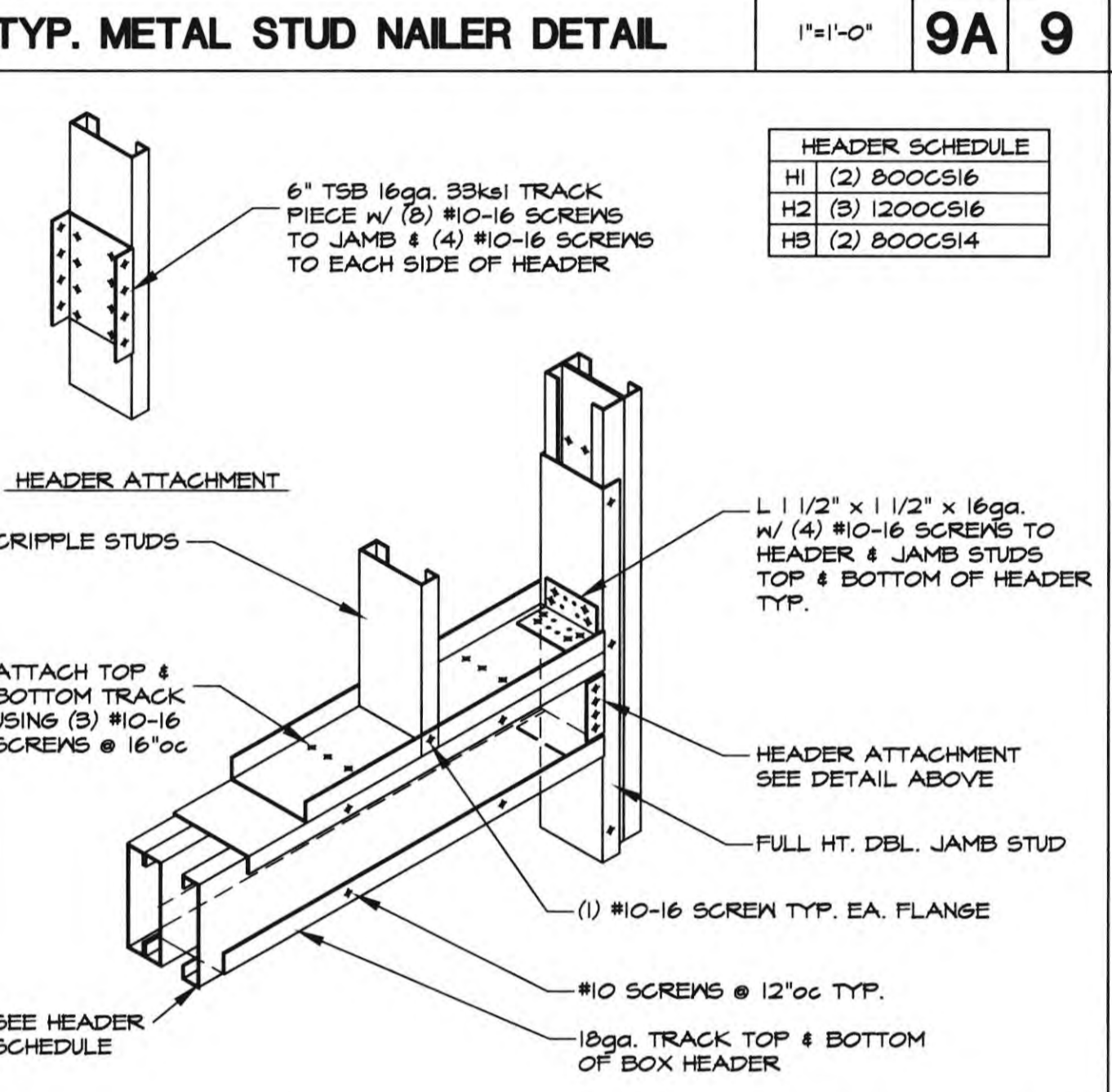
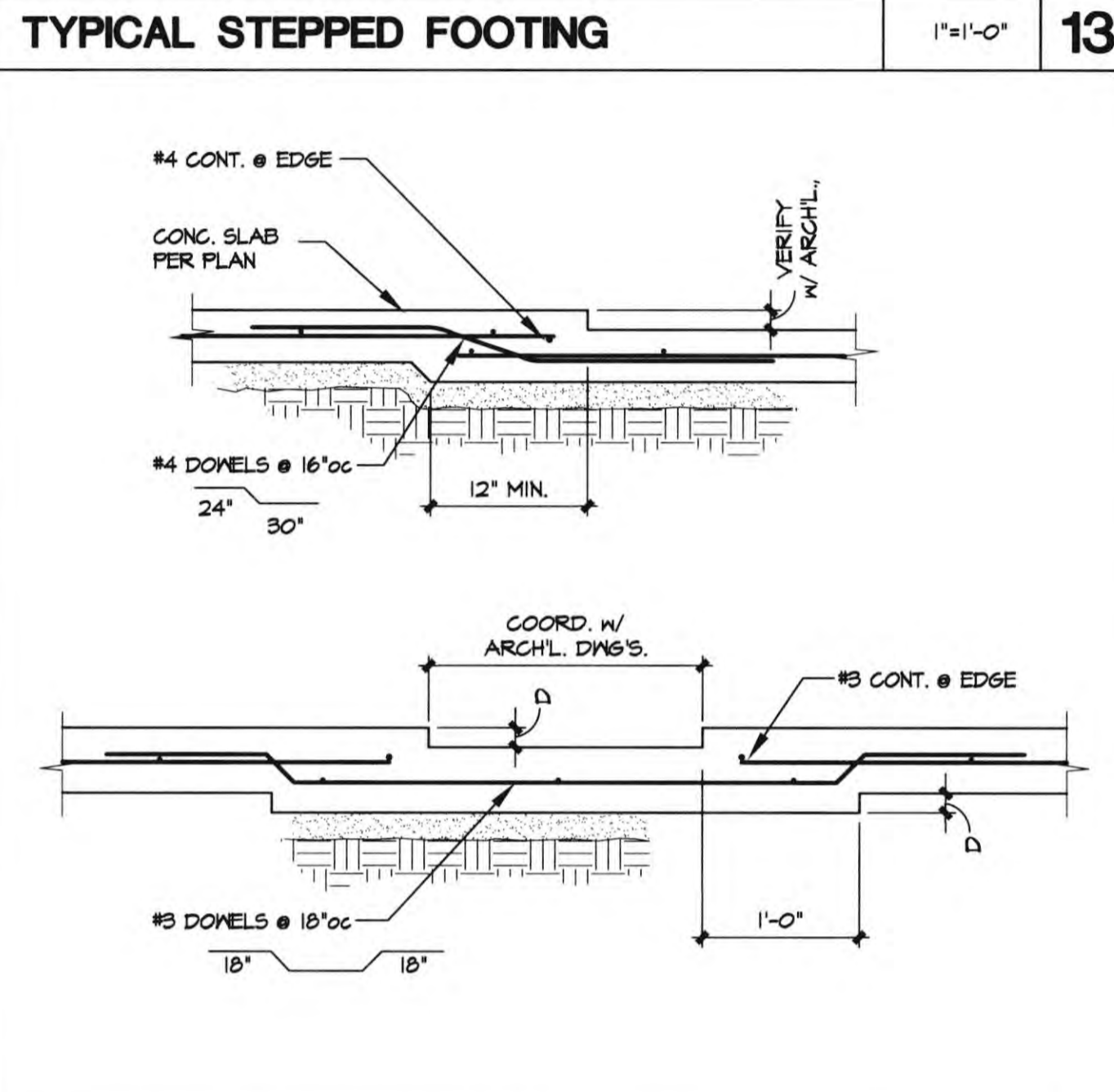
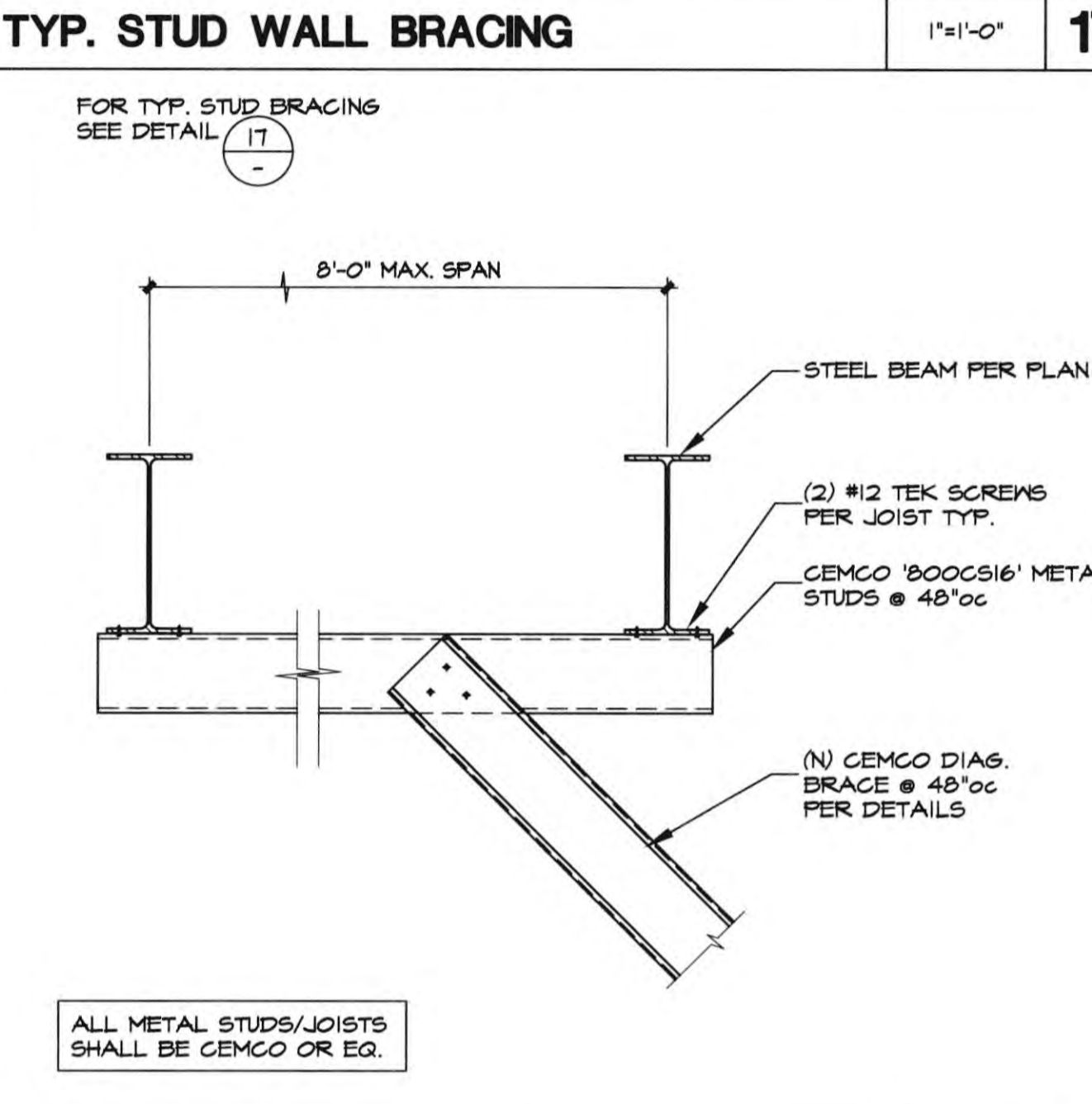
METAL STUD BRACE SCHEDULE

H (MAX)	BRACE SIZE
4'-0"	250 GS20'
6'-0"	362 GS20'
8'-0"	(2) 362 GS20'
10'-0"	(2) 362 GS20'
12'-0"	(2) 362 GS20'
14'-0"	(2) 362 XGS18'
16'-0"	(2) 362 XGS18'



LAP SPLICE LENGTHS (Inches)

BAR SIZE	LOCATION	F _{cd} =4200		F _{cd} =4800	
		CLASS 'A'	CLASS 'B'	CLASS 'A'	CLASS 'B'
#3	TOP BARS	22	28	18	23
	BOT BARS	18	22	16	18
#4	TOP BARS	21	30	24	31
	BOT BARS	22	21	18	24
#5	TOP BARS	36	47	30	38
	BOT BARS	28	36	28	30
#6	TOP BARS	44	56	35	46
	BOT BARS	38	44	27	35
#7	TOP BARS	63	82	51	66
	BOT BARS	48	63	34	51
#8	TOP BARS	72	93	54	76
	BOT BARS	55	72	45	58



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REVISIONS

NO.	DATE	DESCRIPTION
1ST BUILDING DEPT. SUBMITTAL	06/08/22	
2ND BUILDING DEPT. SUBMITTAL	11/1/22	

REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 No. 35489
 Exp. 12-31-23
 DATE SIGNED 11/1/22
 JOB NO.: 2019.01 SUJ NO.: 19059
 DRAWN BY: AG
 DATE: 11/01/2022
 TITLE: TYPICAL DETAILS
 SHEET: S1.1

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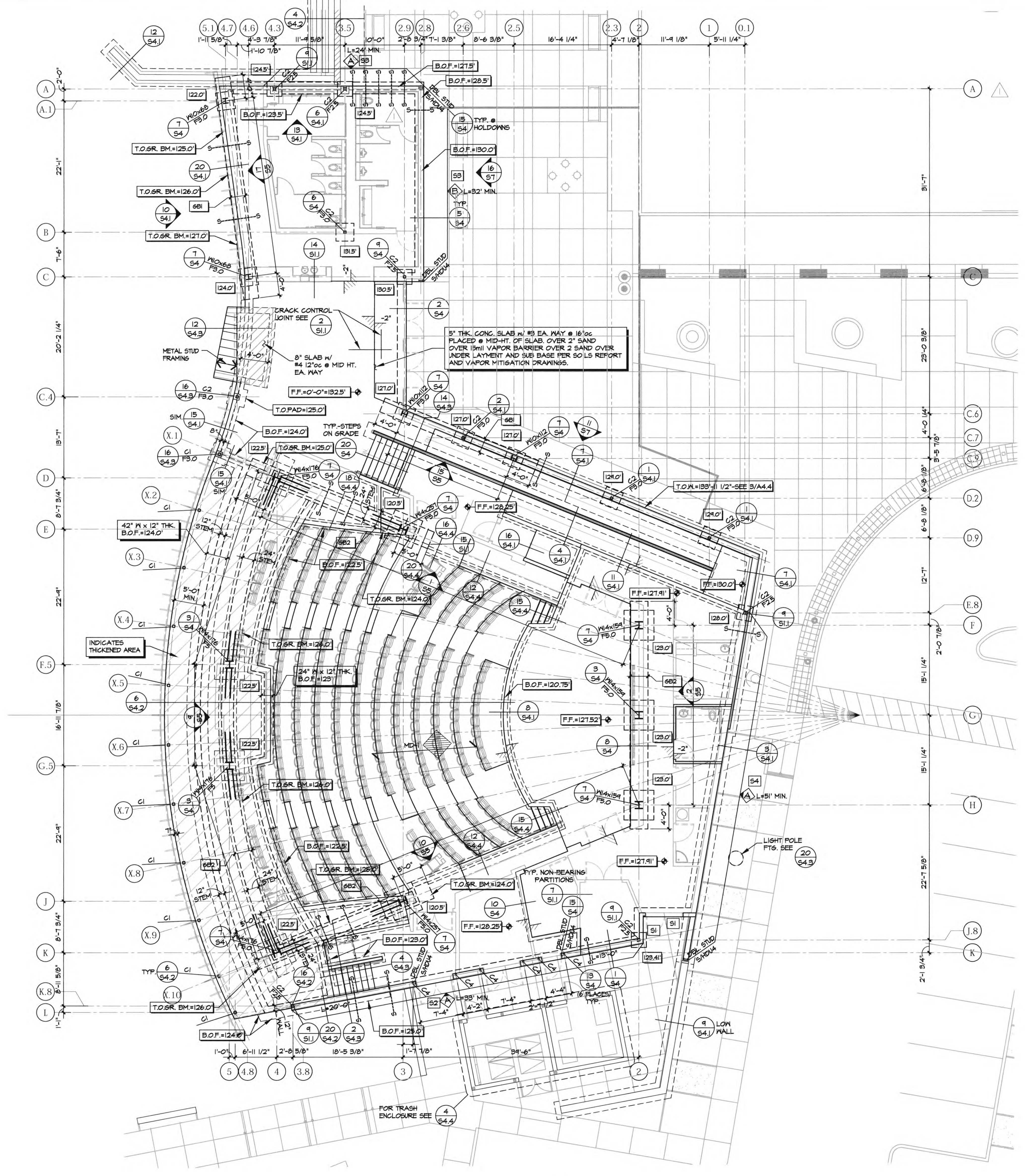
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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/22
2ND BUILDING DEPT. SUBMITTAL	11/17/22
3RD BUILDING DEPT. SUBMITTAL	12/19/22

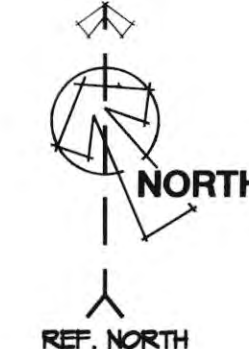
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JOB NO.:	2019.01 SII JOB NO. 19059
DRAWN BY:	AG
DATE:	11/01/2022
TITLE:	FOUNDATION PLAN



DATE SIGNED 12/19/22
 JOB NO.: 2019.01 SII JOB NO. 19059
 DRAWN BY: AG
 DATE: 11/01/2022
 TITLE: FOUNDATION PLAN
 SHEET:



FOUNDATION PLAN
 1/8"=1'-0"



EXTERIOR METAL STUD SCHEDULE

MARK	STUD SIZE
S1	600S162-54 @ 16"oc
S2	600S200-54 @ 16"oc
S3	600S162-54 @ 16"oc
S4	600S162-60 @ 16"oc

FOUNDATION NOTES:

- FOUNDATION DESIGN IS BASED ON THE OVER EXCAVATION AND IMPORT OF COMPACTED STRUCTURAL FILL PER RECOMMENDATIONS OF THE SOILS REPORT.
- INDICATES COLUMN MARK, FOR SIZE SEE SCHED. SHT. S1.
- INDICATES FOOTING MARK, FOR SIZE SEE SCHED. SHT. S1.
- SEE ARCH'L. FOR ALL DIMENSIONS & CONDITIONS NOT SHOWN.
- INDICATES SHEAR WALL MARK, SEE SCHED. SHT. S1.
- INDICATES THE LENGTH OF SHEAR WALL USED IN CALCULATIONS. SEE ARCH'L. DIMENSIONS FOR ACTUAL WALL LENGTH.
- PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPT. FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
 - THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT.
 - THE UTILITY TRENCHES HAVE BEEN PROPERLY BACK FILLED & COMPACTED.
 - THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT.
- INDICATES STEPPED FOOTING DETAIL PER (S1).
- CONTRACTOR SHALL VERIFY ALL SLAB PENETRATIONS, EQUIP. LOCATIONS & HEIGHTS w/ MECH'L. PLUMBS, & ELEC. DRAWINGS.
- ALL COLUMNS AND WALLS ARE CENTERED ON FOOTINGS, U.N.O.
- INDICATES RIGID FRAME ELEVATIONS, SEE SHEET 55.
- INDICATES TOP OF PAD FTG. OR BOTTOM OF FTG. ELEV., AS NOTED FROM FINISH FLOOR DATUM 0'-0".
- ALL EXTERIOR METAL STUDS SHALL BE 600S162-54 @ 16"oc. U.N.O. SEE ARCH'L. FOR ADD'L. INFORMATION.
- INDICATES VERGO 1/2 FORMLOK x 20ga w/ 3 1/4" LT. PT. CONC. FILL (5 1/4" TOTAL) w/ 4x4-1/2.0x12.0 W/M @ SLAB E. (1 SPAN MIN)

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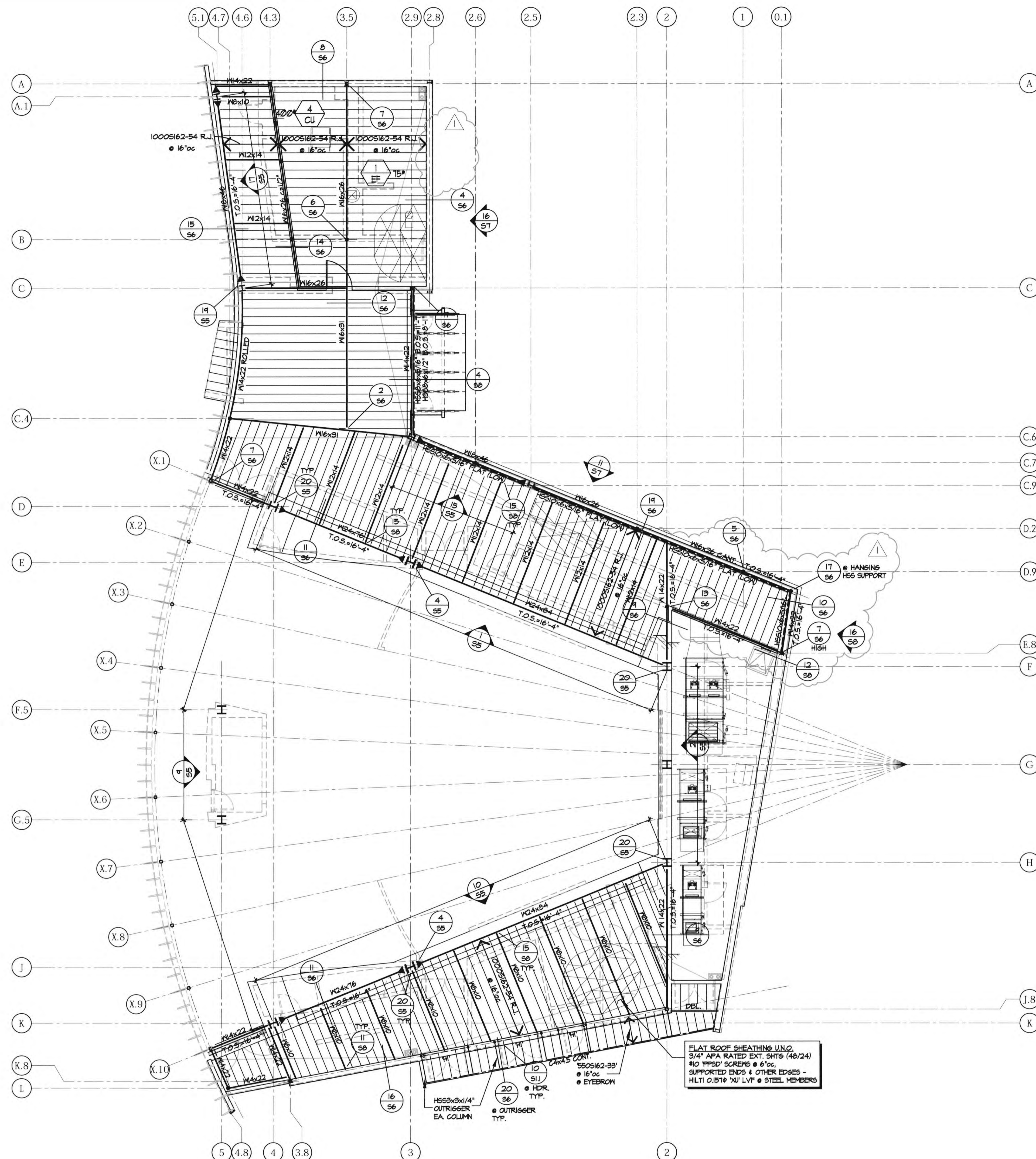
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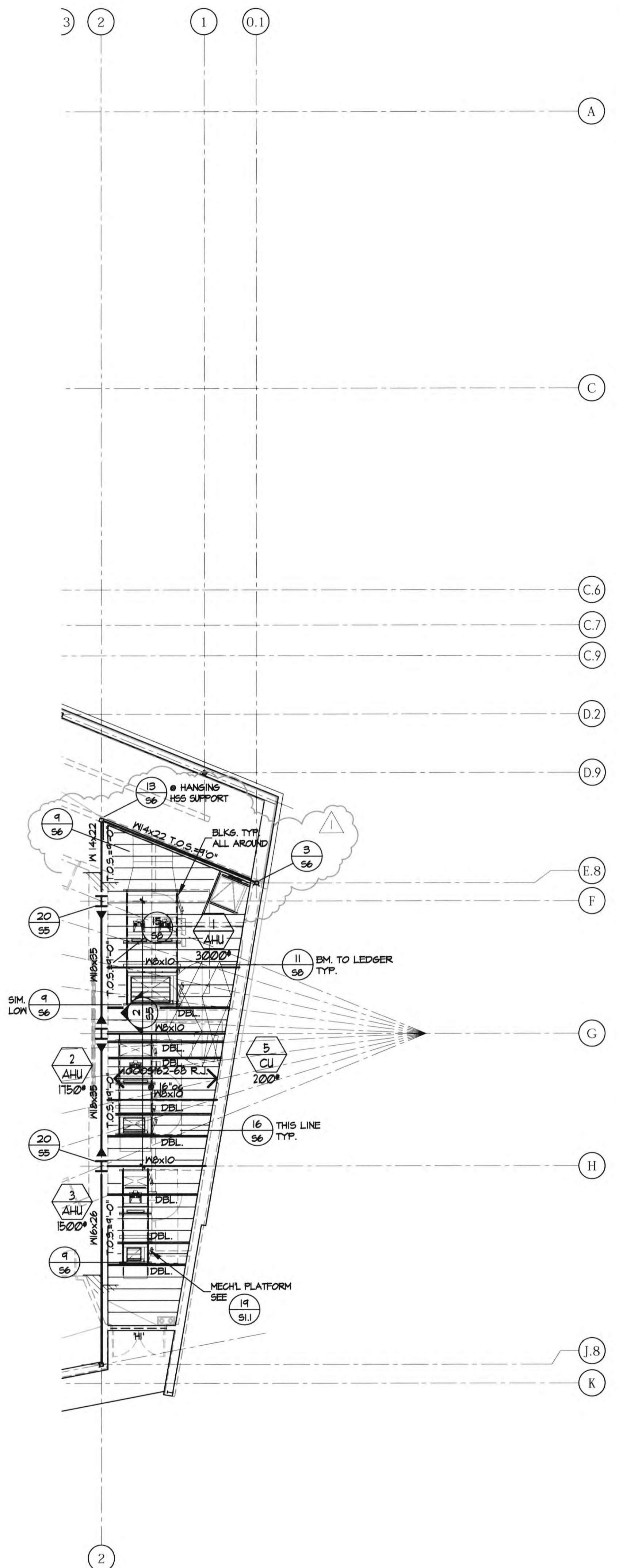
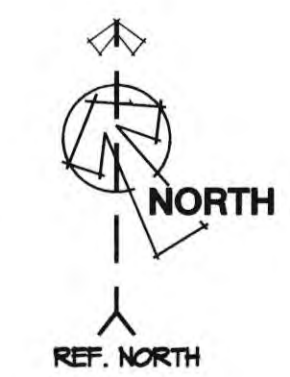
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1ST BUILDING DEPT. SUBMITTAL	06/08/22
2ND BUILDING DEPT. SUBMITTAL	11/1/22



DATE SIGNED	11/1/22
JOB NO.	2019.01
SUJ JOB NO.	19059
DRAWN BY	AG
DATE	11/01/2022
TITLE	LOW ROOF FRAMING PLANS
SHEET	S3



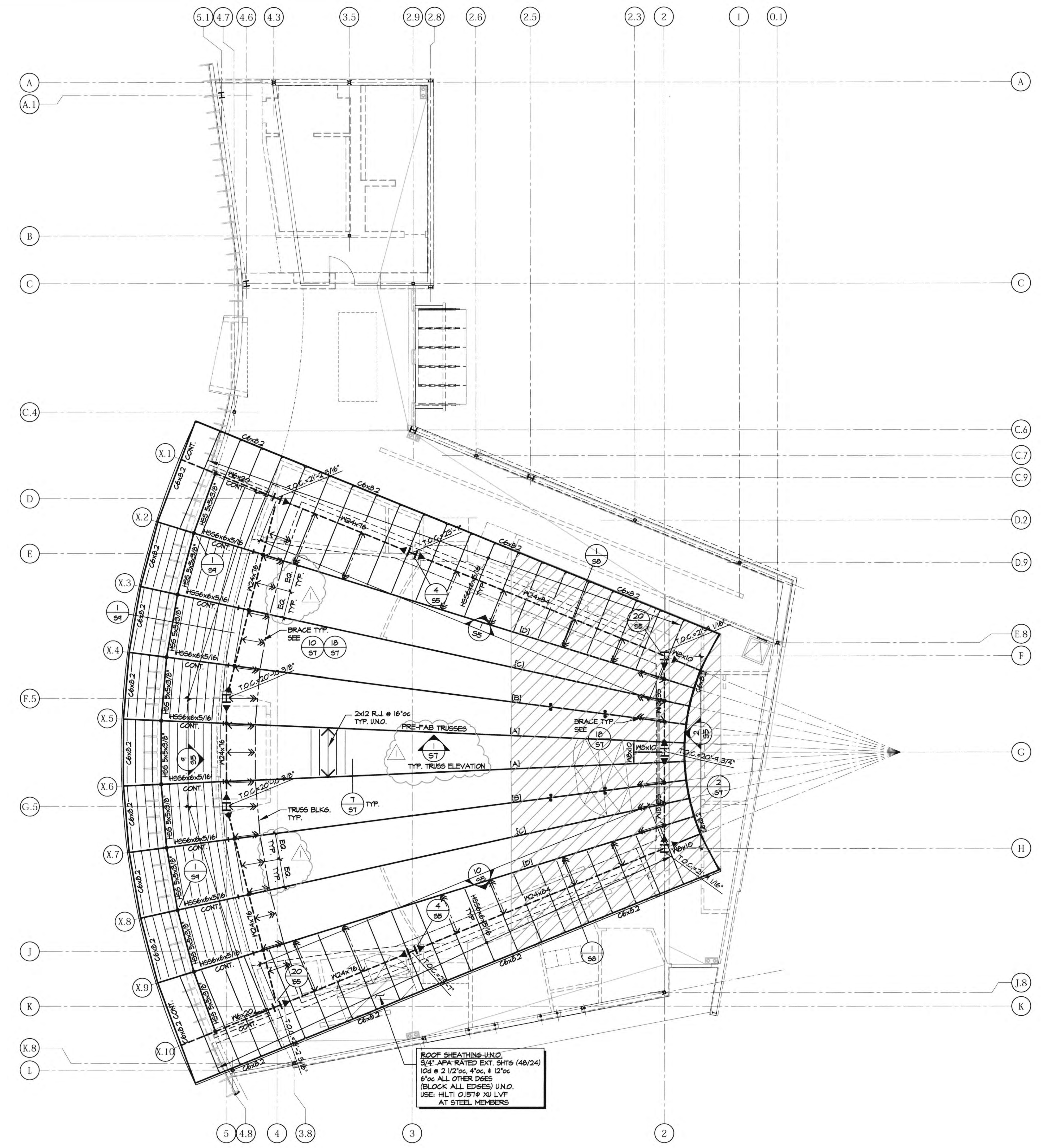
LOW ROOF FRAMING PLAN
 1/8"=1'-0"



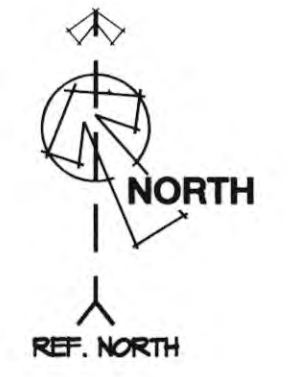
9'-0" LEVEL ROOF FRAMING PLAN
 1/8"=1'-0"

- FRAMING NOTES:**
- 1) CONTRACTOR SHALL COORDINATE ALL MECHL. UNIT LOCATIONS, SIZES, OPENINGS, ETC. WITH MECHL. DRAWINGS.
 - 2) SEE ARCH'L. FOR ALL DIMENSIONS & CONDITIONS NOT SHOWN.
 - 3) INDICATES RIGID FRAME ELEVATIONS, SEE SHEET 55.
 - 4) ALL EXTERIOR METAL STUDS SHALL BE 200S162-54" @ 16" OC. UNO. SEE ARCH'L. FOR ADD'L. INFORMATION.

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HIGH ROOF FRAMING PLAN
 1/8"=1'-0"



- FRAMING NOTES:**
- 1) CONTRACTOR SHALL COORDINATE ALL MECH. UNIT LOCATIONS, SIZES, OPENINGS, ETC. WITH MECH. DRAWINGS.
 - 2) SEE ARCH. FOR ALL DIMENSIONS & CONDITIONS NOT SHOWN.
 - 3) INDICATES RIGID FRAME ELEVATIONS, SEE SHEET 55.
 - 4) ALL EXTERIOR METAL STUDS SHALL BE 8009162-54' @ 16"oc. UNO. SEE ARCH. FOR ADD'L. INFORMATION.
 - 5) SEE SHEET 51 FOR TRUSS SEAT HEIGHTS. SEE ARCHITECTURAL PLANS FOR DEFINITION OF PROFILE. TRUSSES ARE ARRANGED ON A RADIAL LAYOUT. ELEVATIONS ARE EQUAL ON A RADIAL ARC.

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2ND BUILDING DEPT. SUBMITAL	11/1/22



DATE SIGNED: 11/1/22

JOB NO.:	2019.01	SU JOB NO.:	19059
DRAWN BY:	AG		
DATE:	11/01/2022		
TITLE:	HIGH ROOF FRAMING PLAN		
SHEET:	S3.1		

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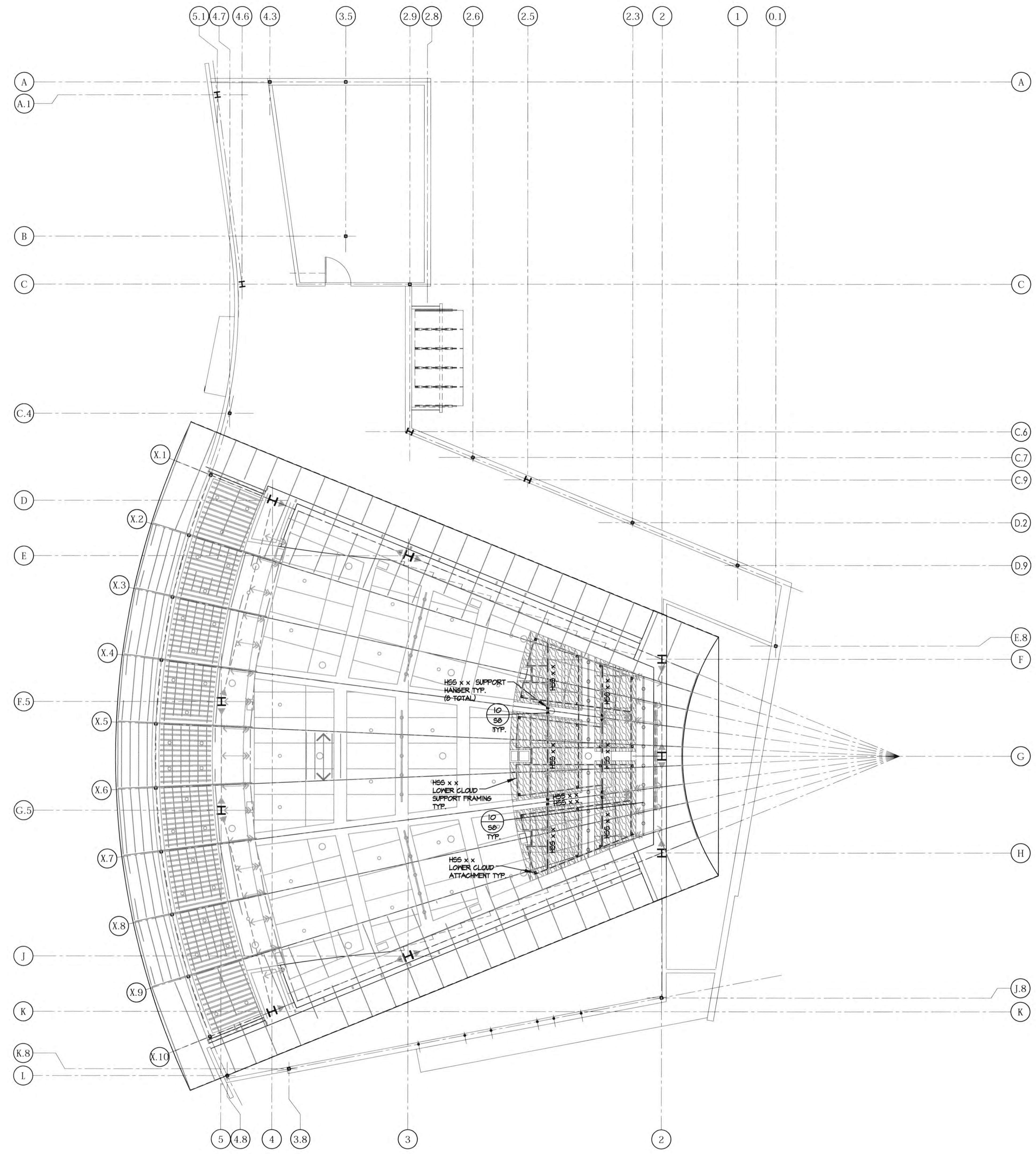
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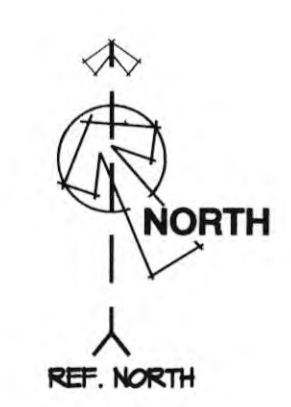
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JOB NO.: 2019.01 SU JOB NO.: 19059
DRAWN BY: AG
DATE: 11/01/2022

TITLE: REFLECTED CEILING FRAMING PLAN

SHIRT: S3.2



REFLECTED CEILING FRAMING PLAN
1/8"=1'-0"



FRAMING NOTES:

- 1) CONTRACTOR SHALL COORDINATE ALL MECH. UNIT LOCATIONS, SIZES, OPENINGS, ETC. WITH MECH. DRAWINGS.
- 2) SEE ARCH'L. FOR ALL DIMENSIONS & CONDITIONS NOT SHOWN.
- 3) SEE S3.1 FOR ADDITIONAL PLAN NOTES.

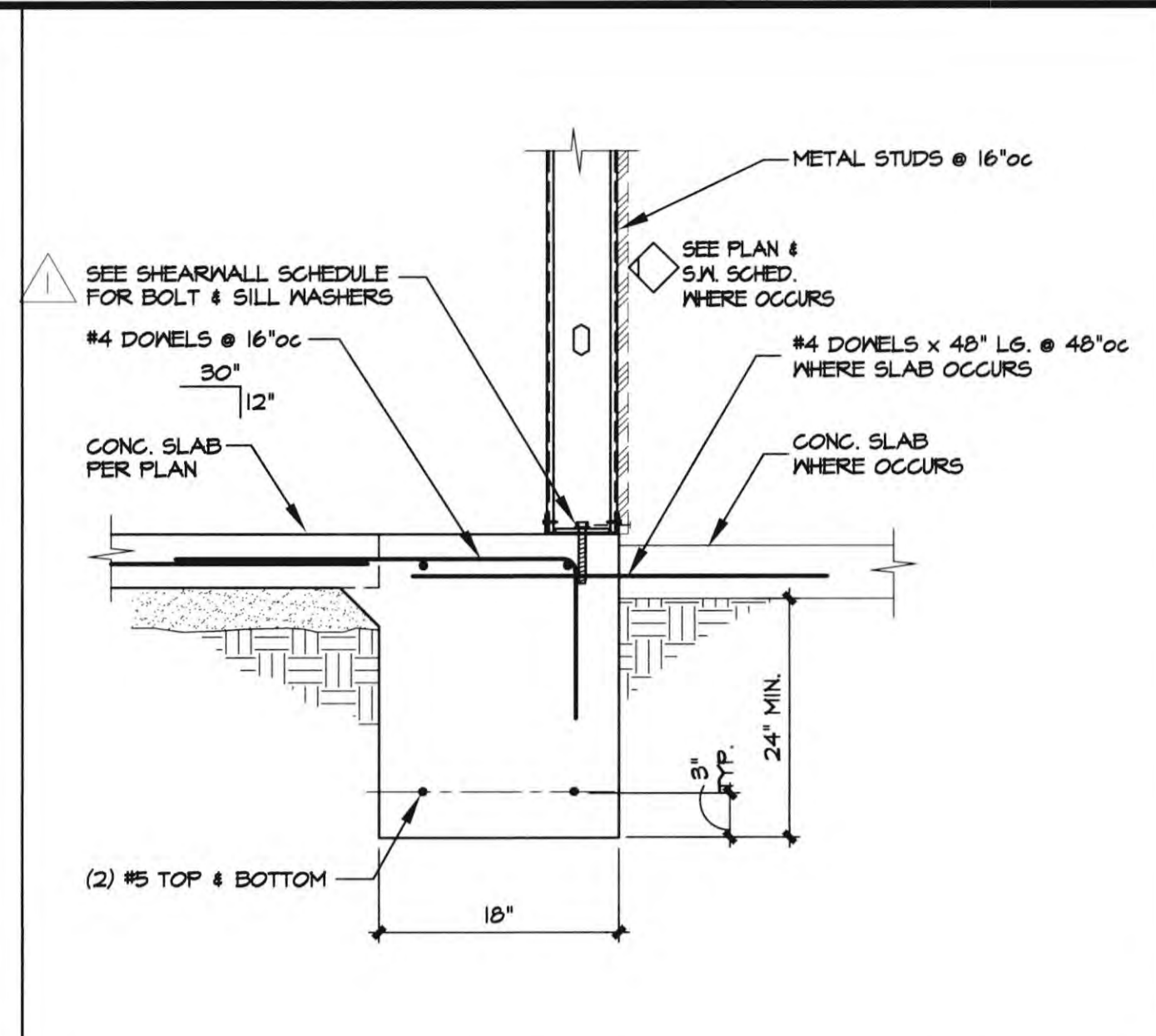
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Date: Oct. 19, 2022, 12:39pm - Drawing: Z:\CNC\2019-Jobs\19059-N. Bch. Lecture Hall\ 19059-S3.2.dwg

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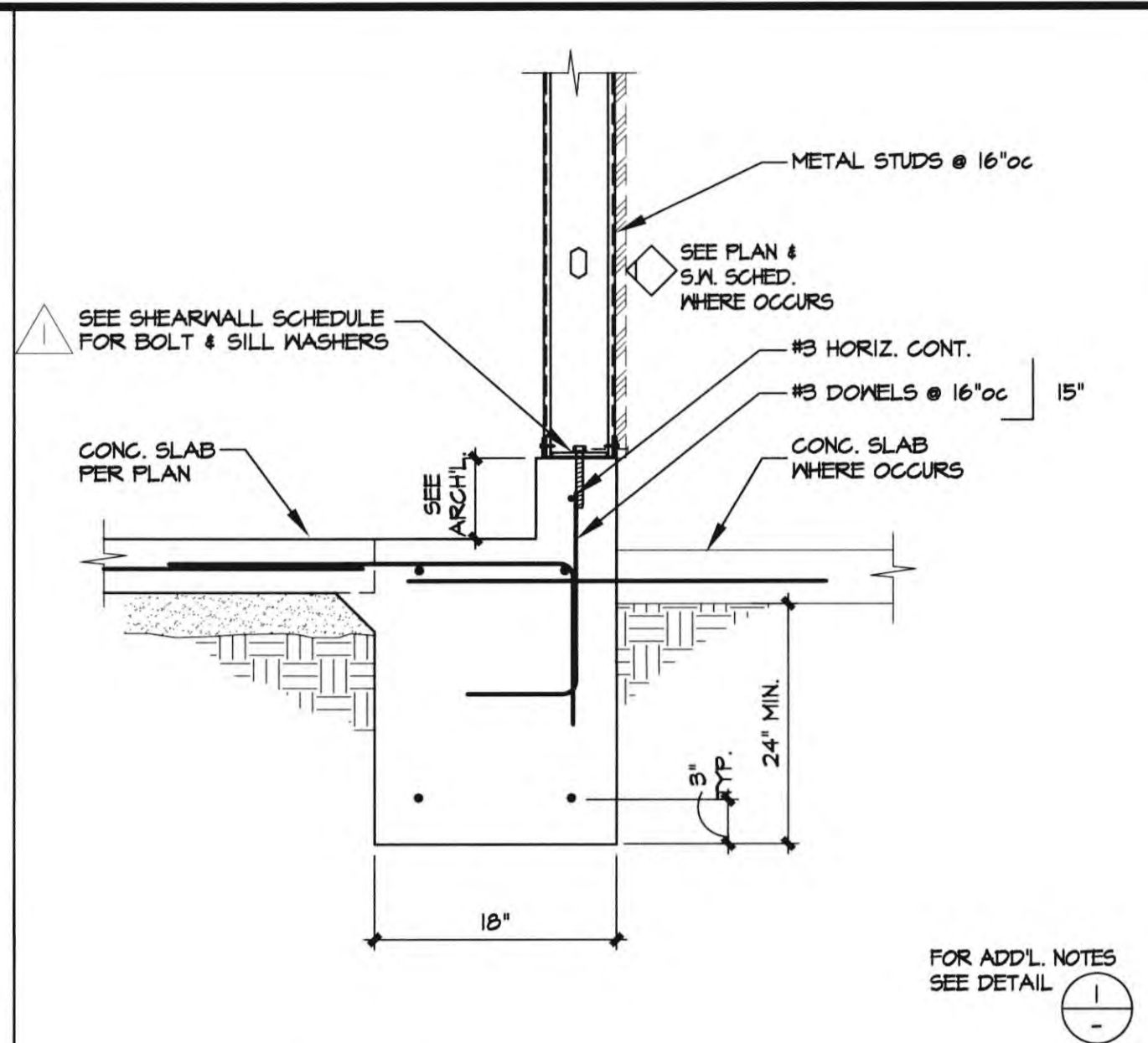
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2ND BUILDING DEPT. SUBMITTAL	11/1/22
3RD BUILDING DEPT. SUBMITTAL	12/19/22



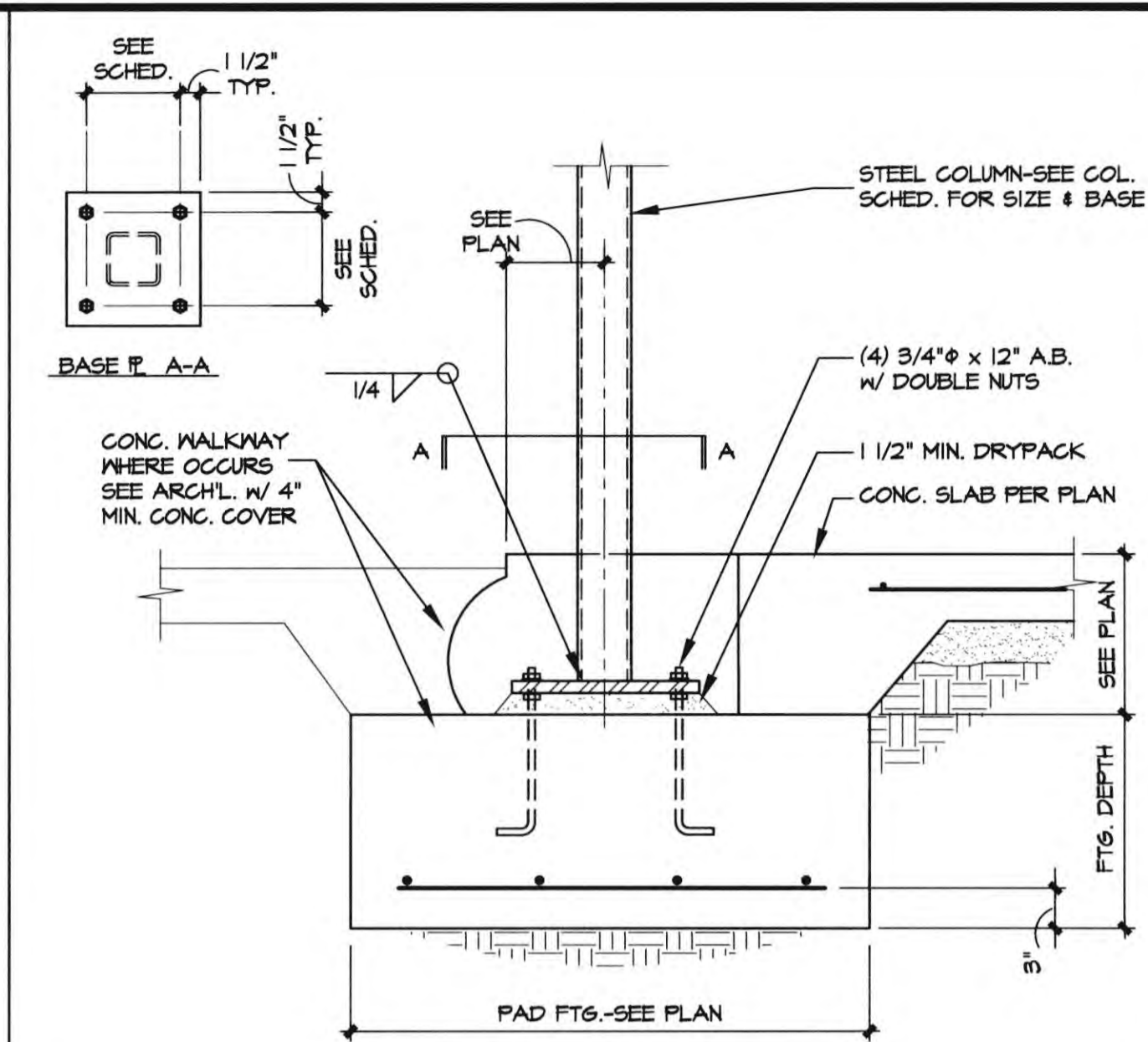
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JOB NO.: 2019.01 SUI JOB NO.: 18059
DRAWN BY: AG
DATE: 11/01/2022
TITLE: CONSTRUCTION DETAILS
SHEET:



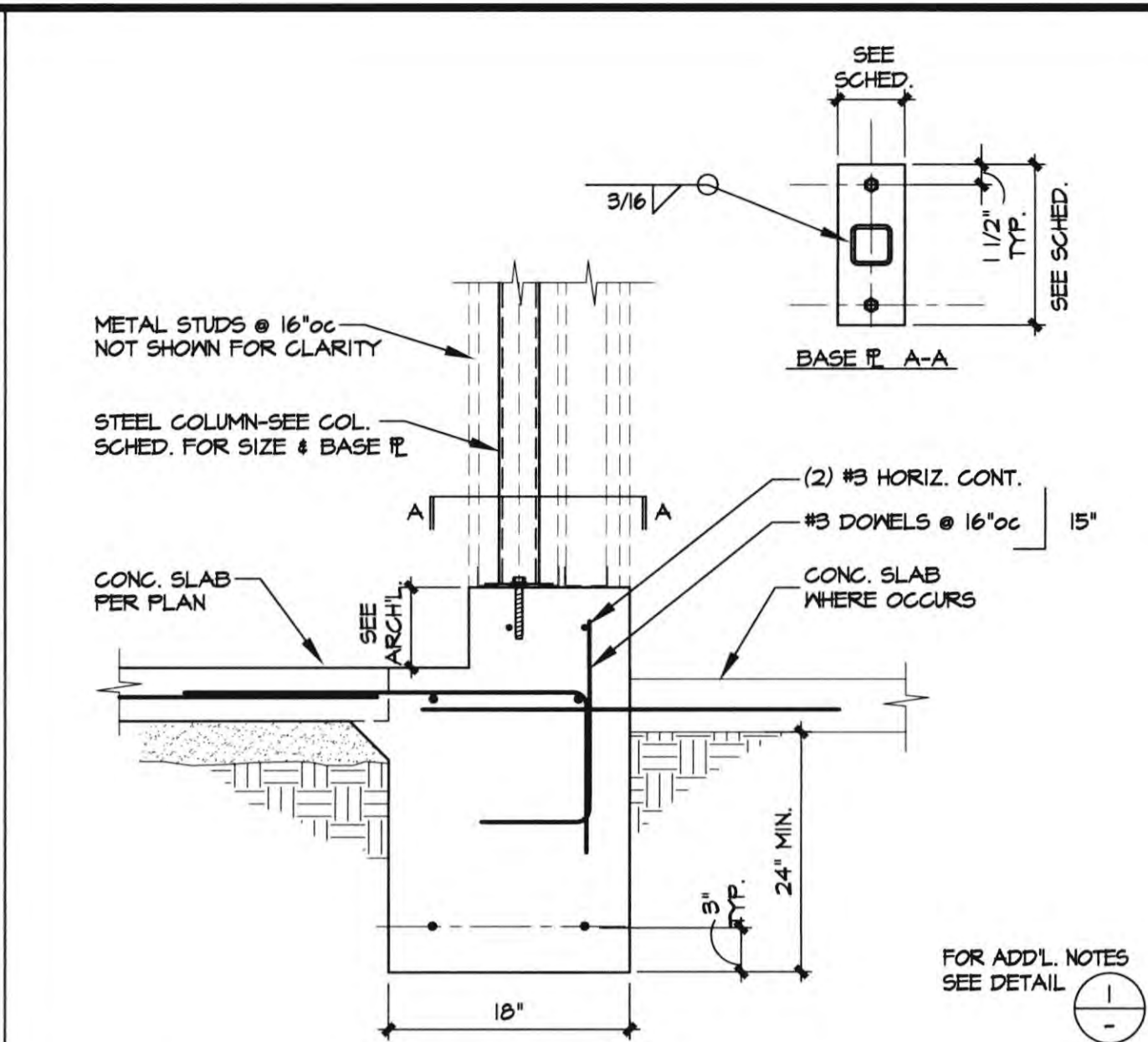
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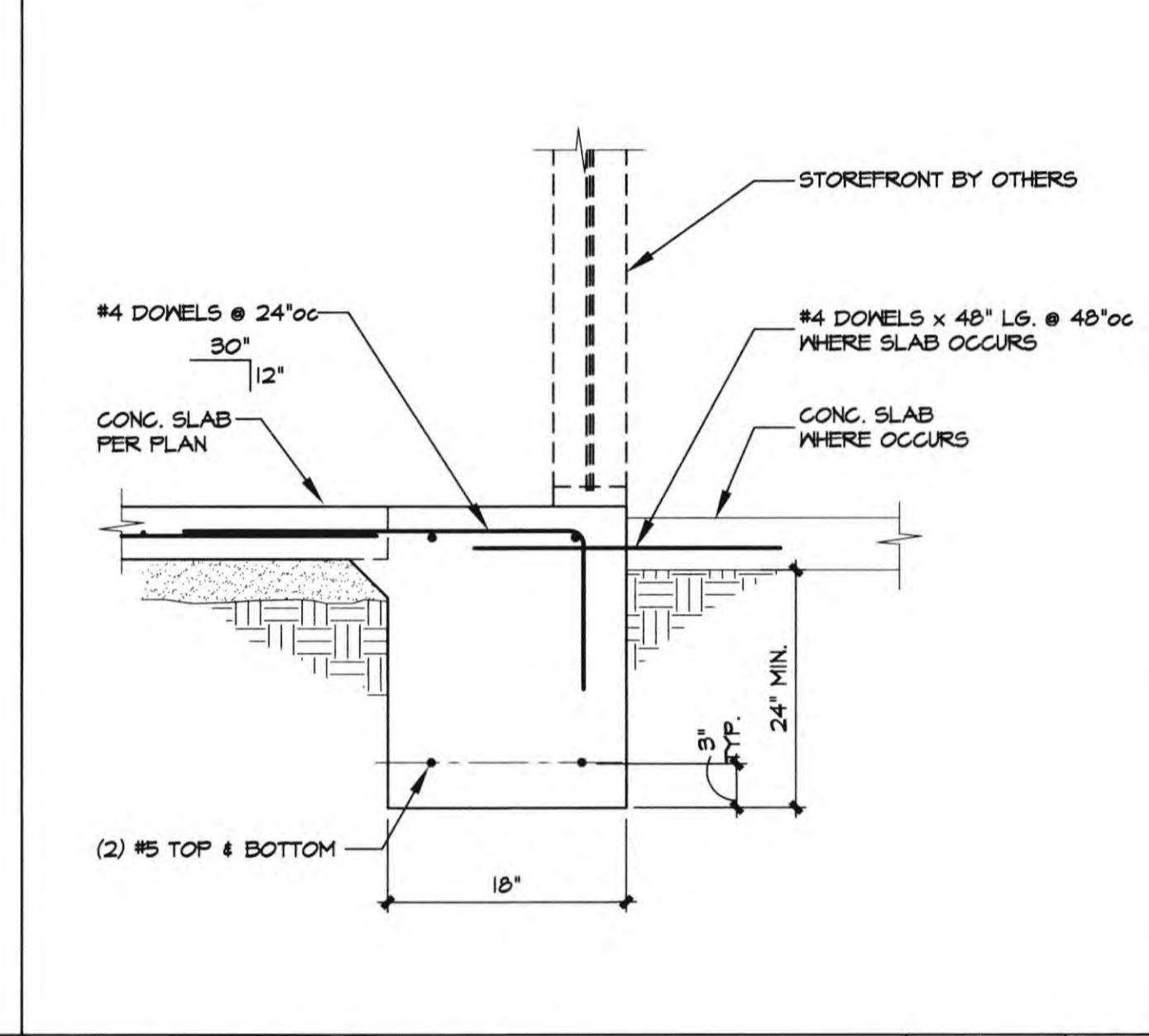
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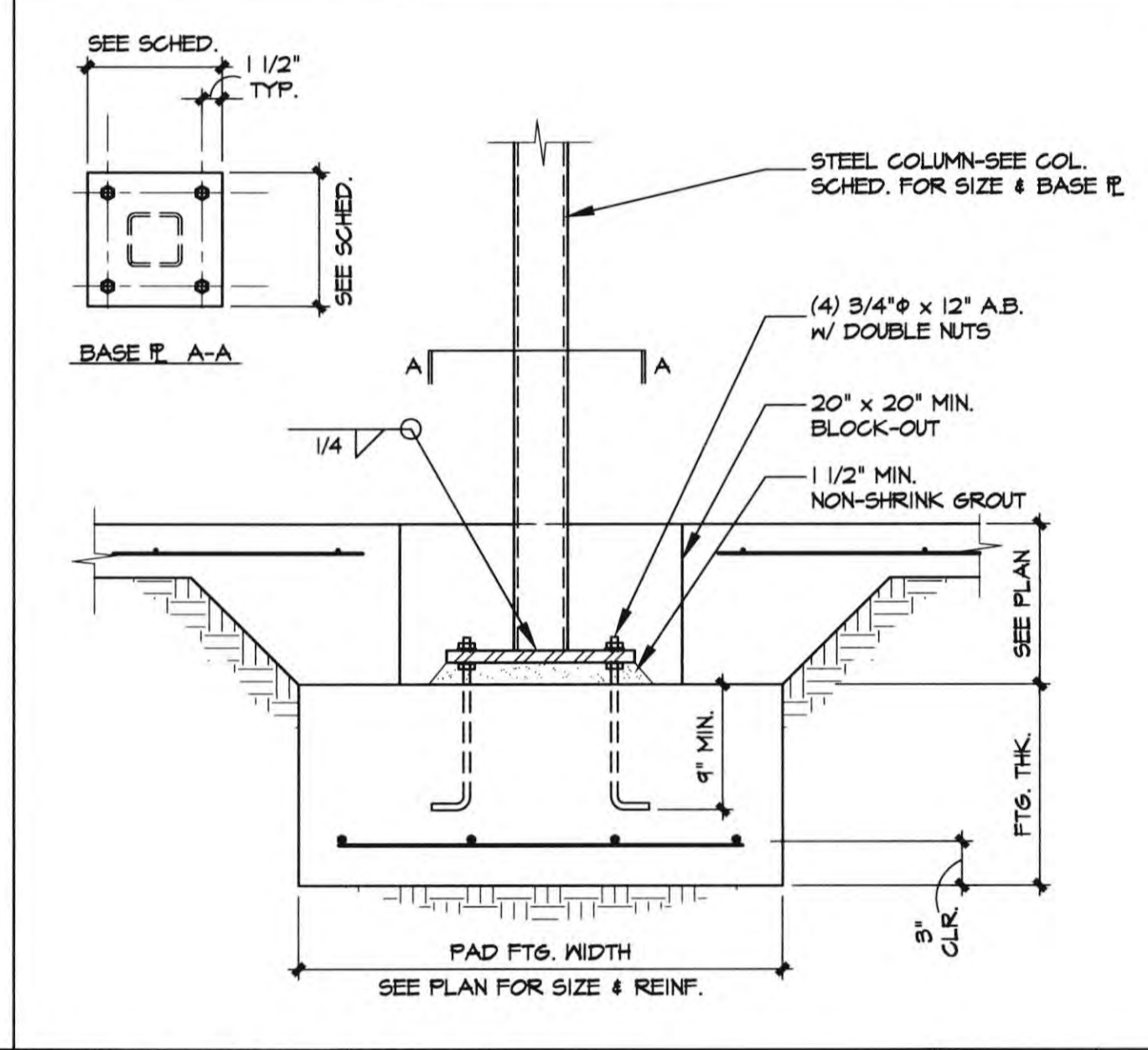
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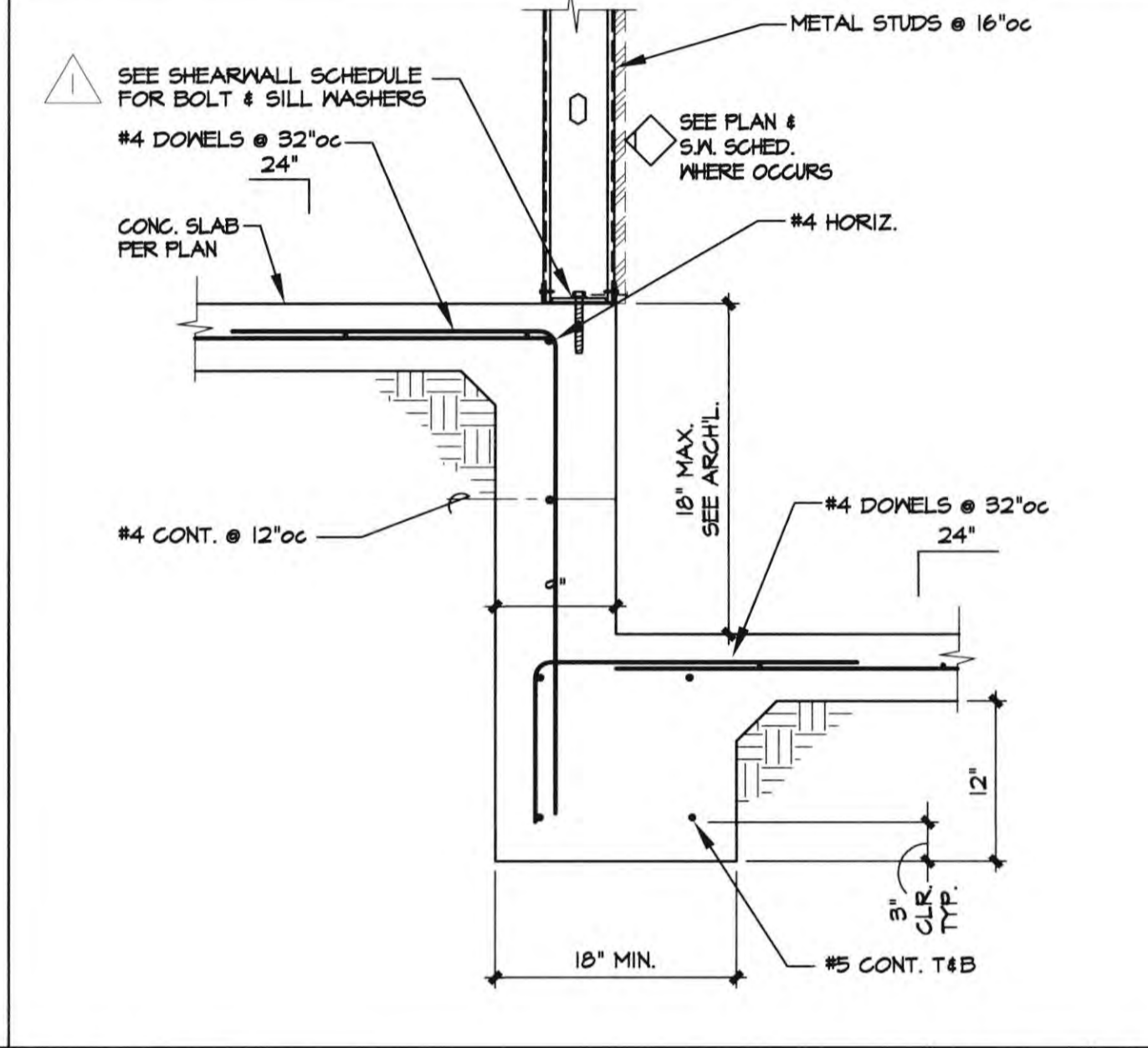
1"=1'-0" 17 DETAIL



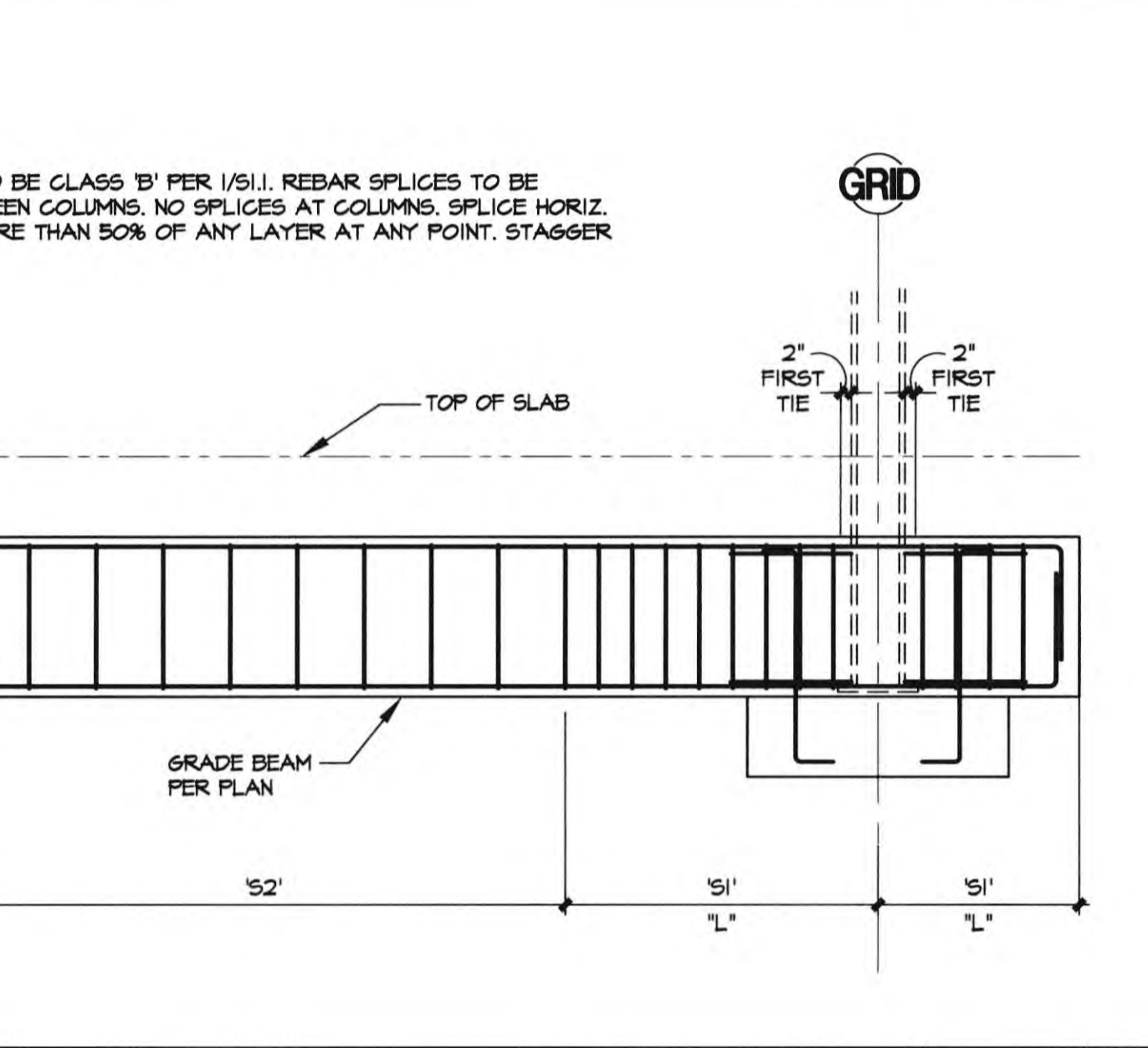
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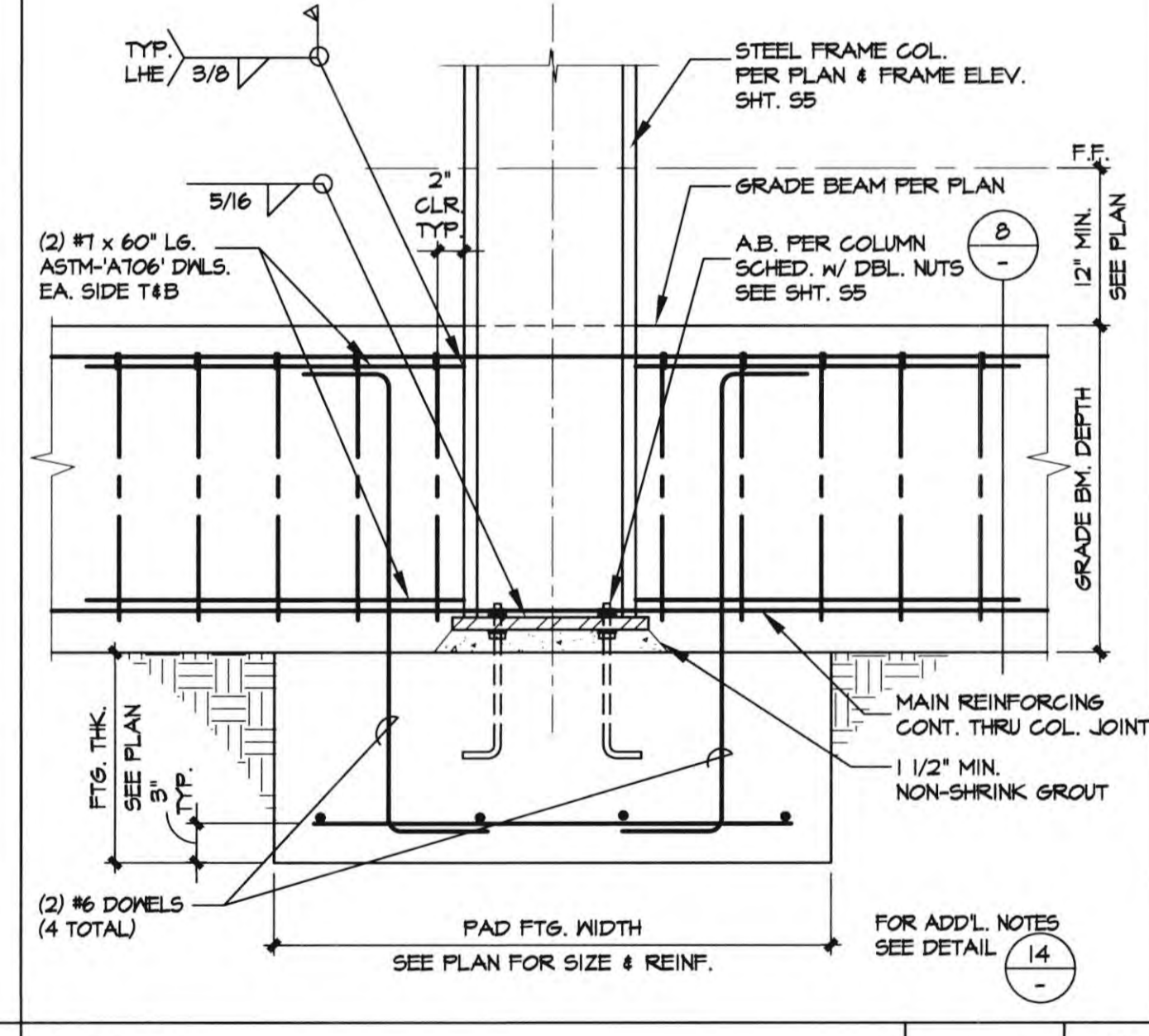
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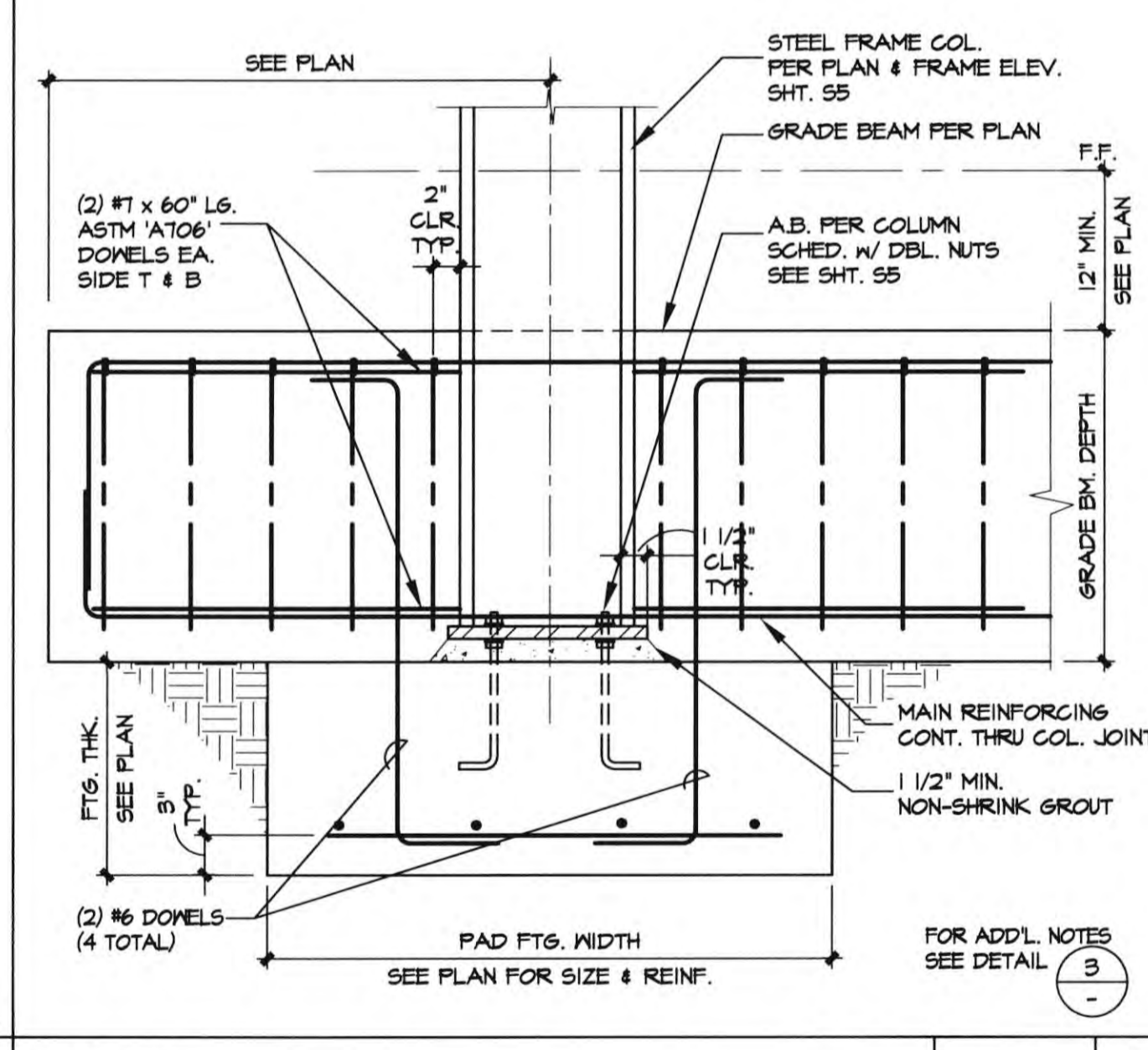
1"=1'-0" 10 DETAIL



1"=1'-0" 14 TYP. GRADE BEAM REINFORCING DETAIL



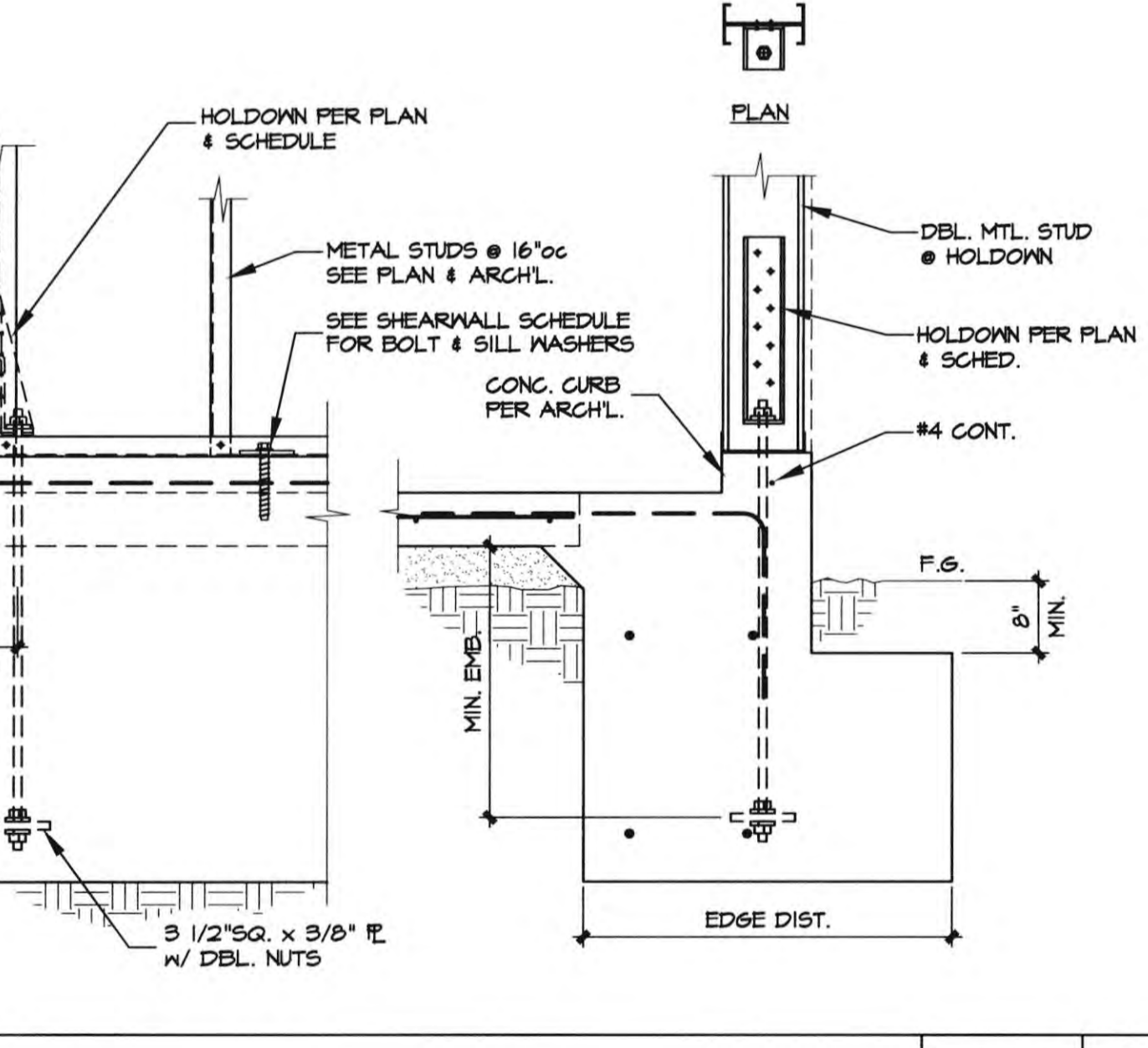
1"=1'-0" 3 DETAIL



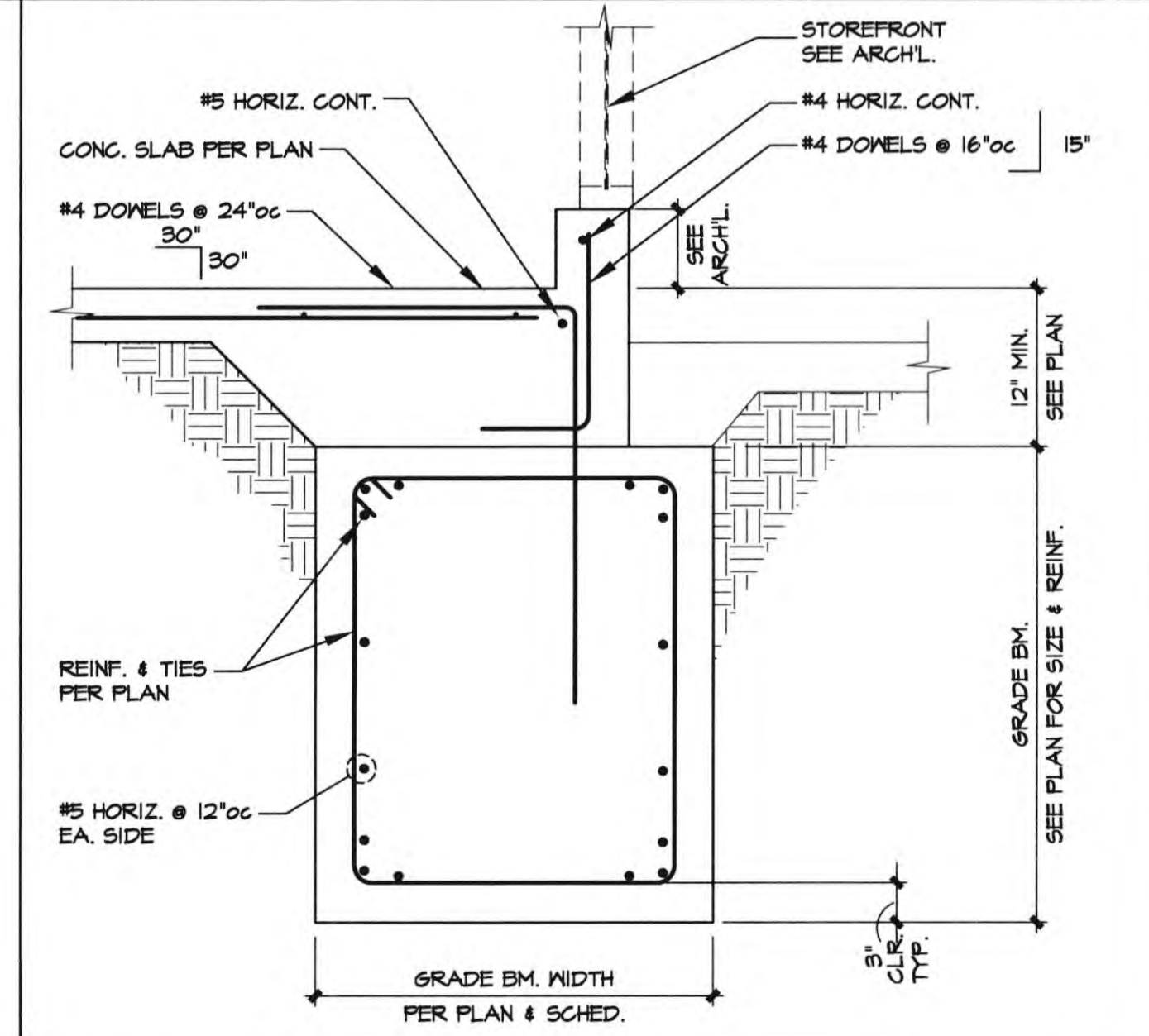
1"=1'-0" 7 DETAIL



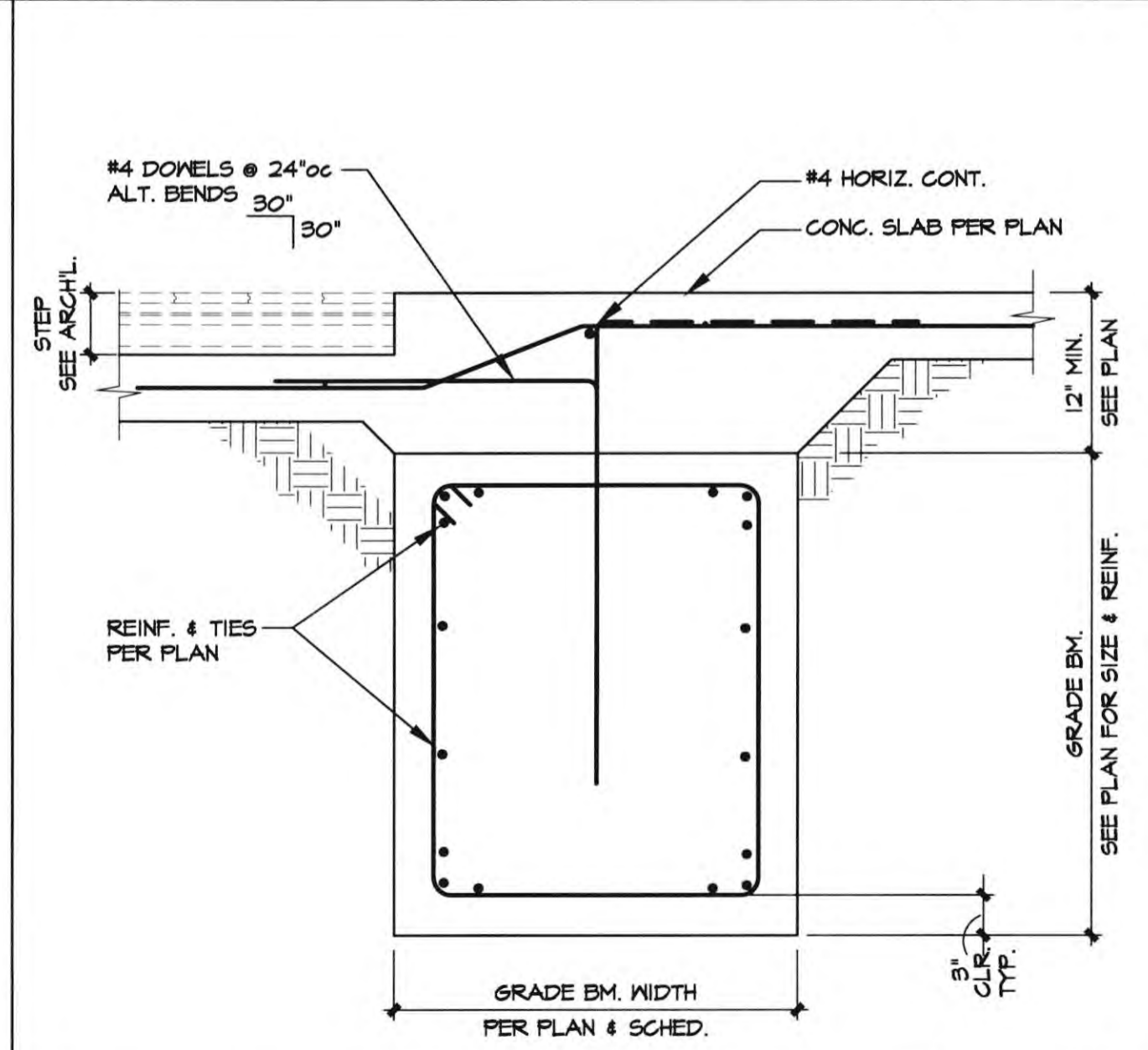
1"=1'-0" 11 DETAIL



1"=1'-0" 15 METAL STUD HOLDOWN



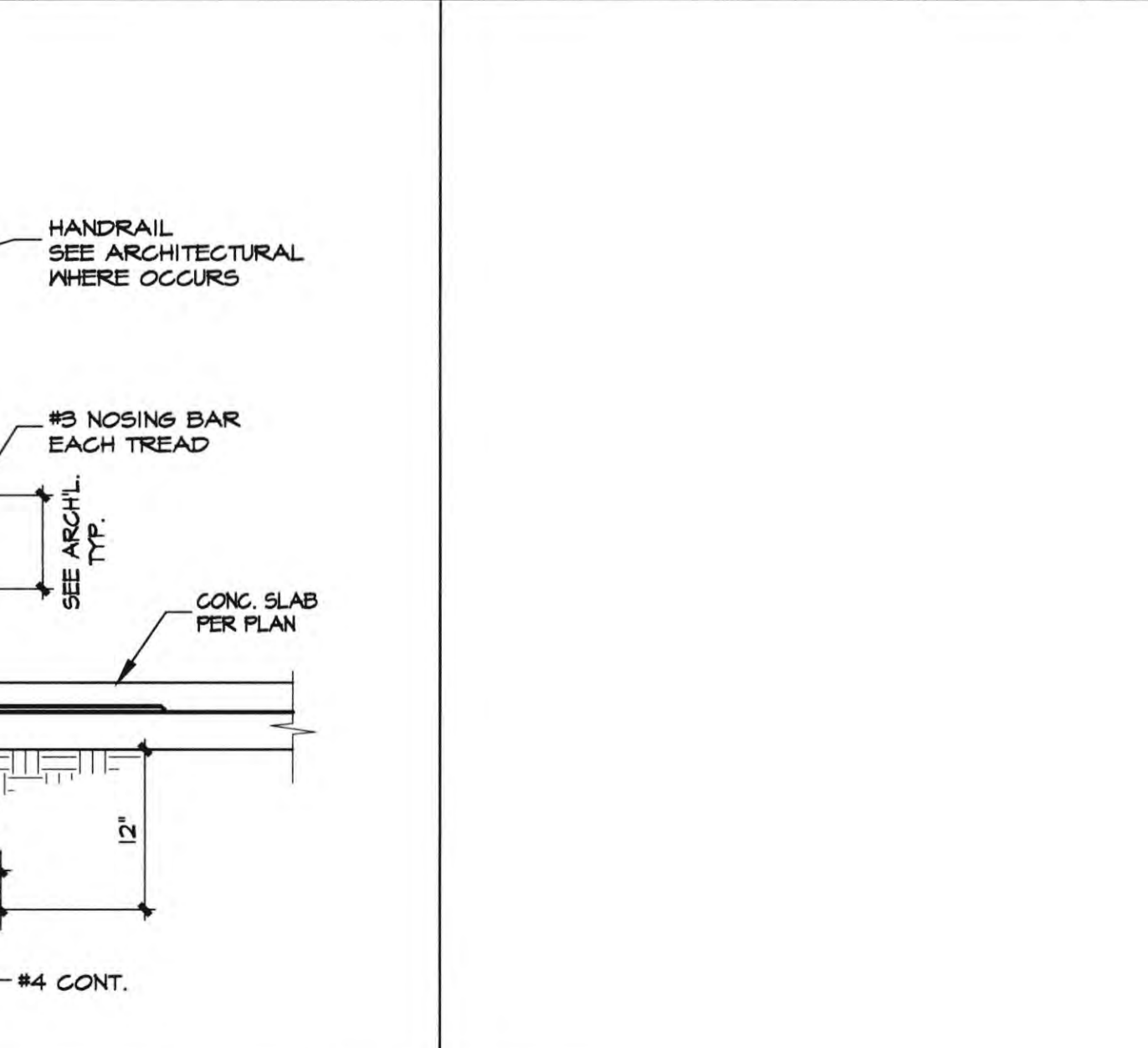
1"=1'-0" 4 EXTERIOR GRADE BEAM DETAIL



1"=1'-0" 8 INTERIOR GRADE BEAM DETAIL



1"=1'-0" 12 DETAIL



1"=1'-0" 20 STEPS ON GRADE DETAIL

GRADE BEAM TIE SPACING			
GRADE BM DEPTH	"L"	TIES & SPACINGS	"S2" TIES & SPACINGS
36"	6'-0"	#3 @ 7'oc	#3 @ 15 1/2'oc
42"	7'-0"	#3 @ 8'oc	#3 @ 18'oc

NOTE: ALL REBAR SPLICES TO BE CLASS B PER I/S.I. REBAR SPLICES TO BE MADE MID POINT BETWEEN COLUMNS. NO SPLICES AT COLUMNS. SPLICE HORIZ. REINFORCEMENT NO MORE THAN 50% OF ANY LAYER AT ANY POINT. STAGGER SPLICES AS NEEDED.

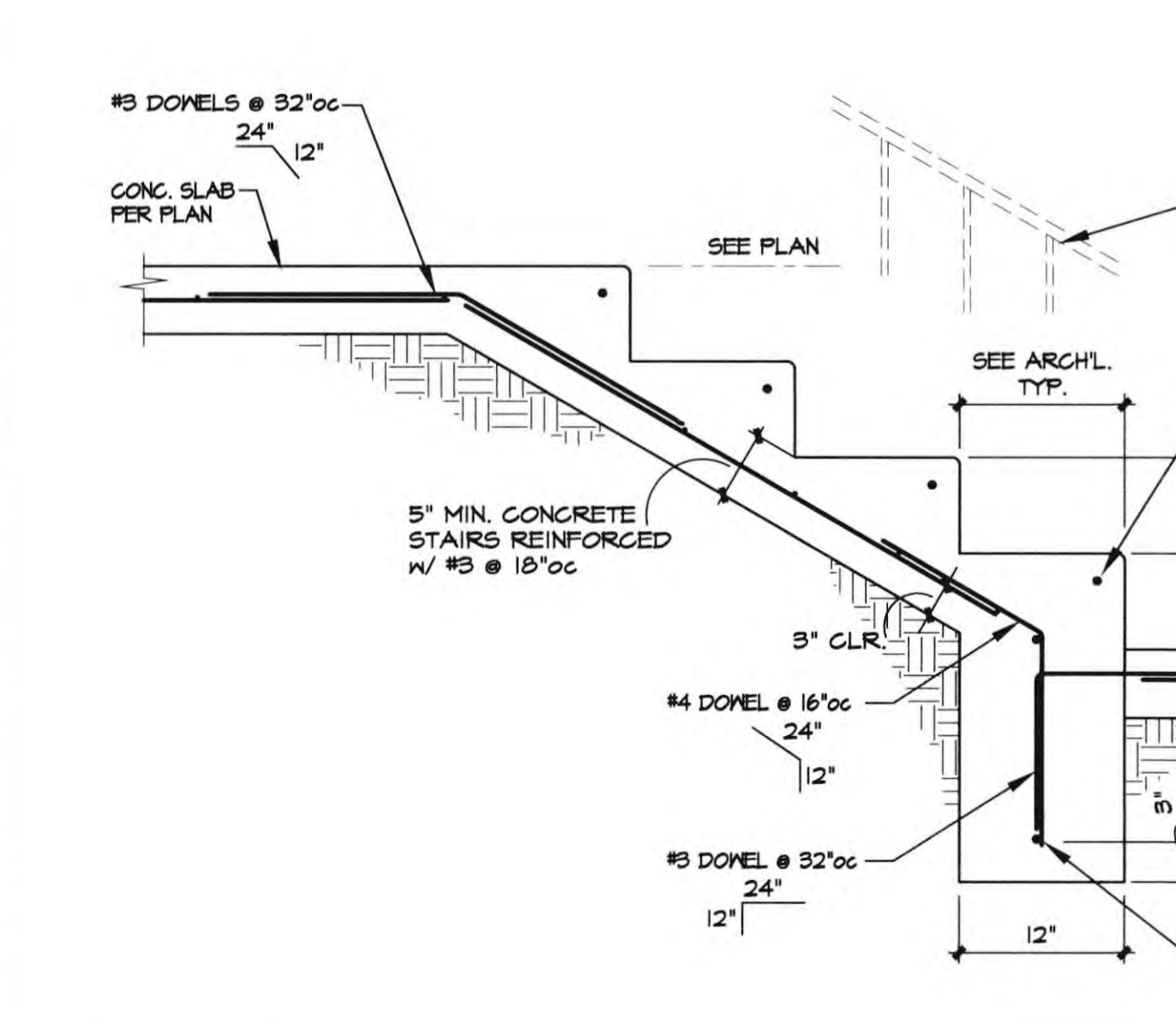
1"=1'-0" 17 DETAIL

HOLDOWN BOLTING SCHEDULE			
TYPE	METAL STUD FASTENERS	CONCRETE BOLTS	EMBEDMENT (MIN.)
S4HD4	(12) #4	5/8"φ	16"

NOTES: INSTALLATION PER MANUF. RECOMMENDATIONS

- SPECIAL INSPECTION OF HOLDOWN PLACEMENT & EMBEDMENT IS REQUIRED.
- MISSING HOLDOWN ANCHORS REQUIRING RETROFIT MAY REQUIRE DEMOLITION & RECONSTRUCTION OF FOUNDATIONS. ADDITIONAL ENGINEERING FOR POSTS, INSTALLED ANCHORS OR RETROFIT FOUNDATIONS WILL INCUR ADDITIONAL ENGINEERING FEES.
- S/D INDICATES A SELF-DRILLING SCREEN OR PRE-DRILLED HOLES FOR #4 S4S.

1"=1'-0" 15 METAL STUD HOLDOWN



1"=1'-0" 20 STEPS ON GRADE DETAIL

ATTACHED XREFS: 19059-XTbk Date: Dec 15, 2022, 7:47am - Drawing: Z:\C\19059-Jobs\19059 N Boh Lecture Hall_19059-S4.dwg





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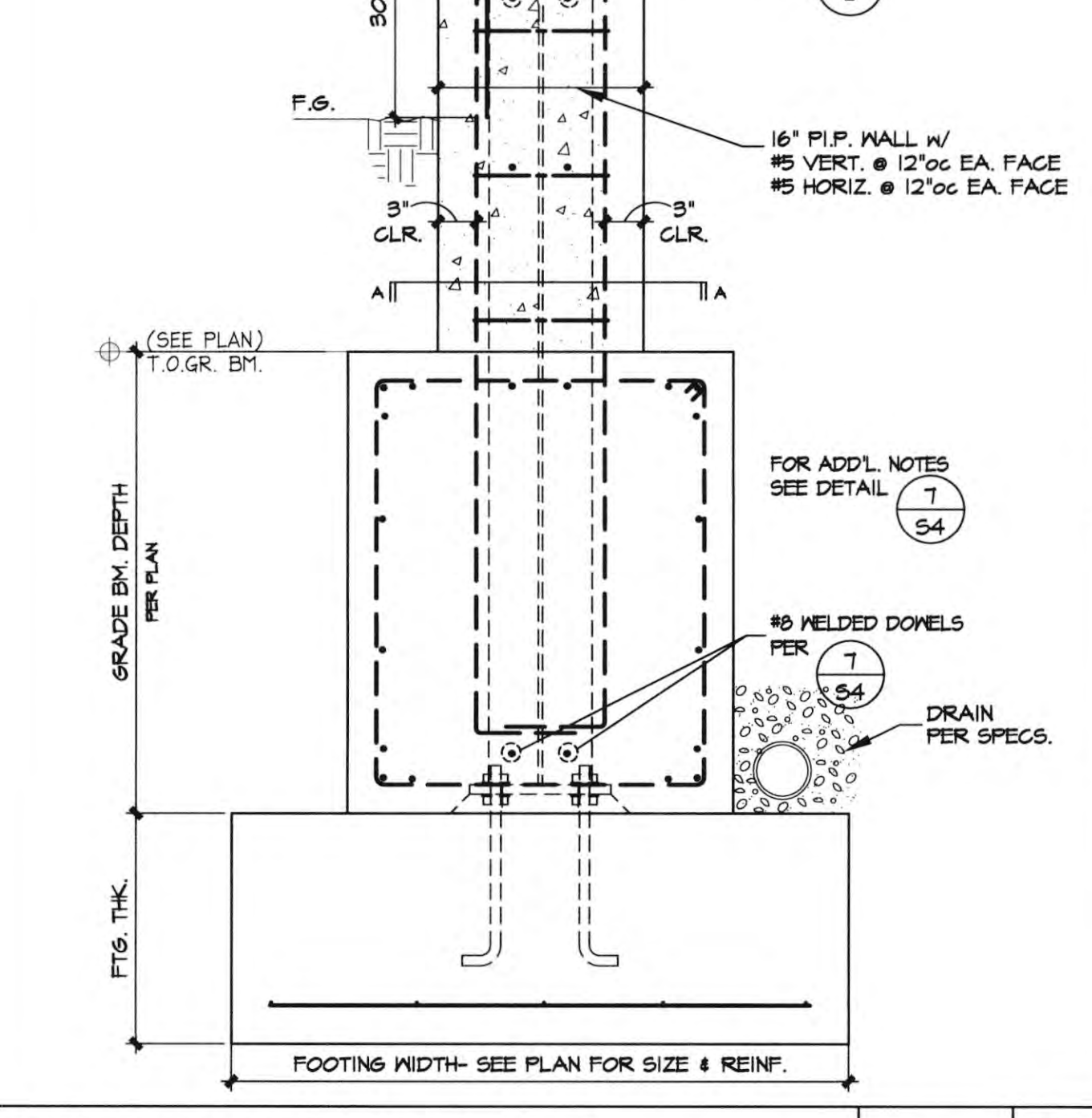
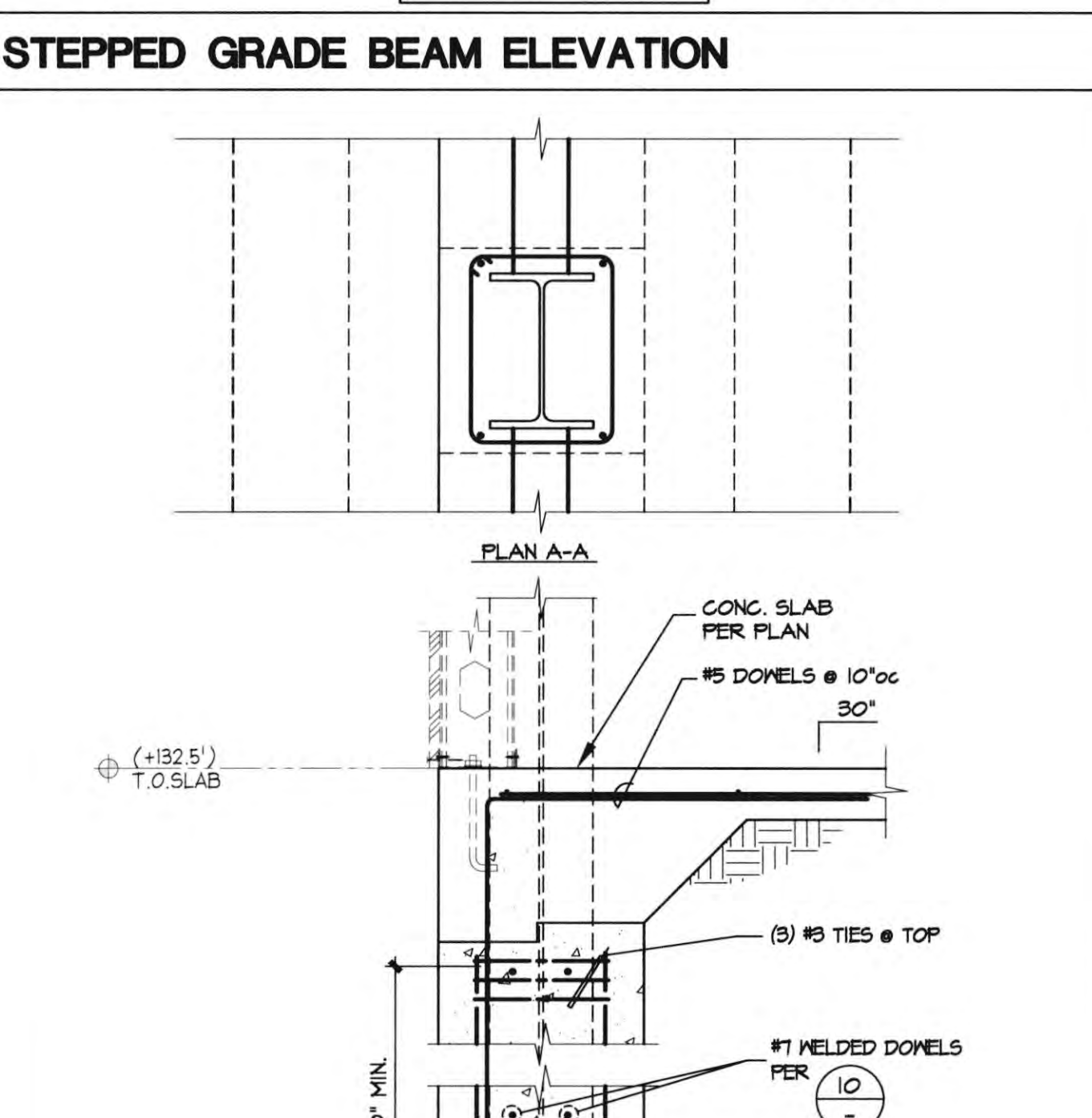
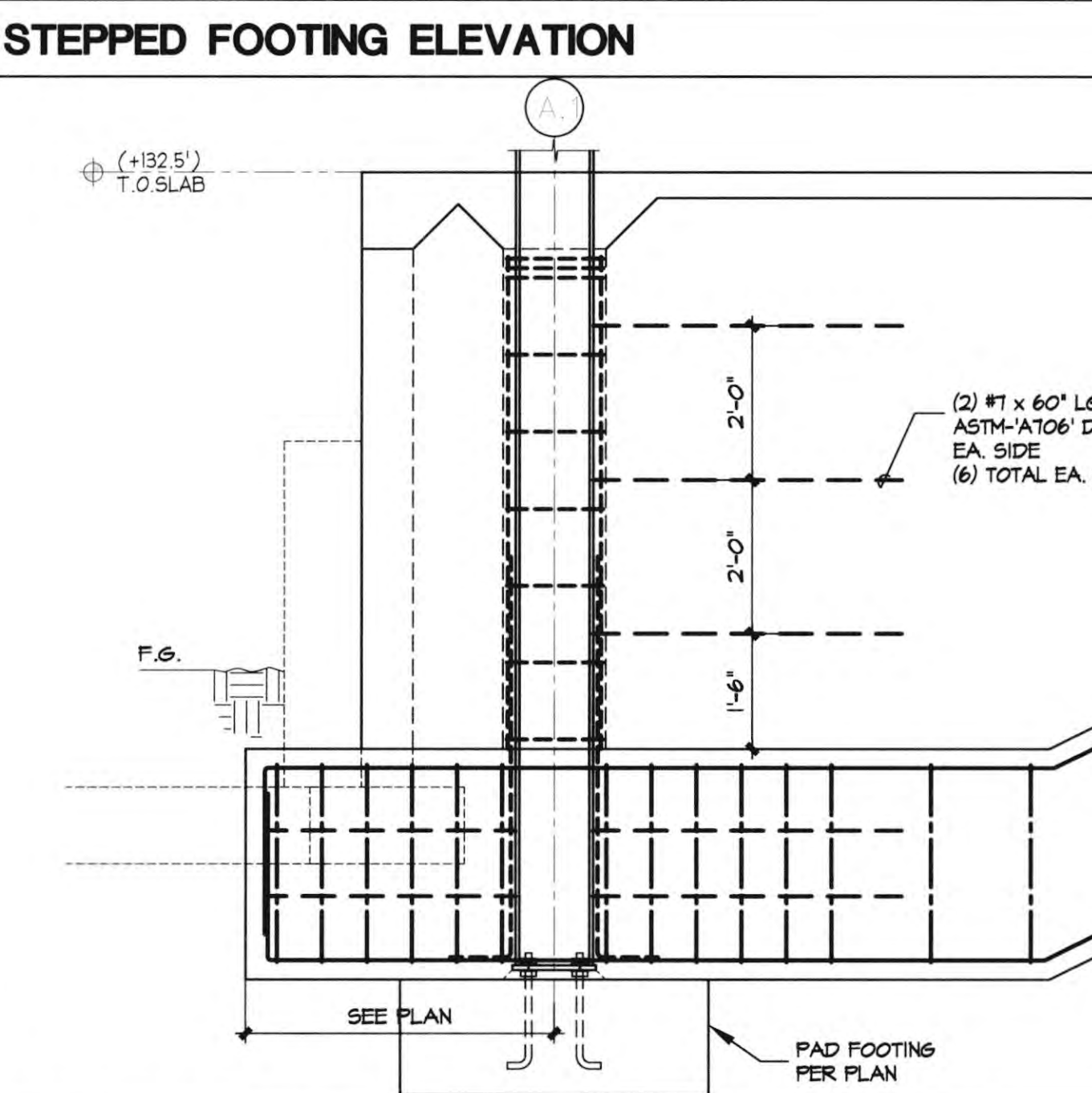
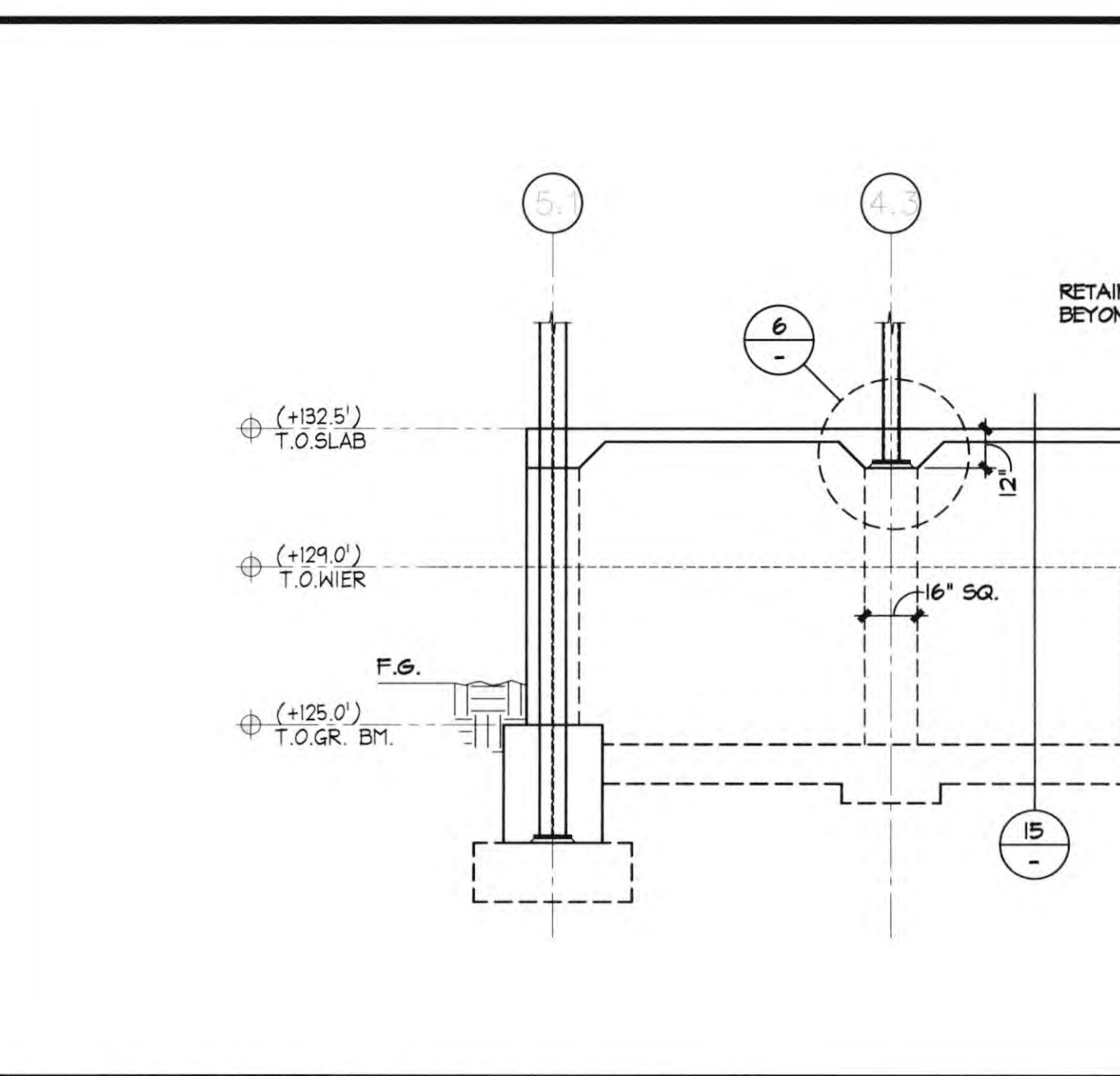
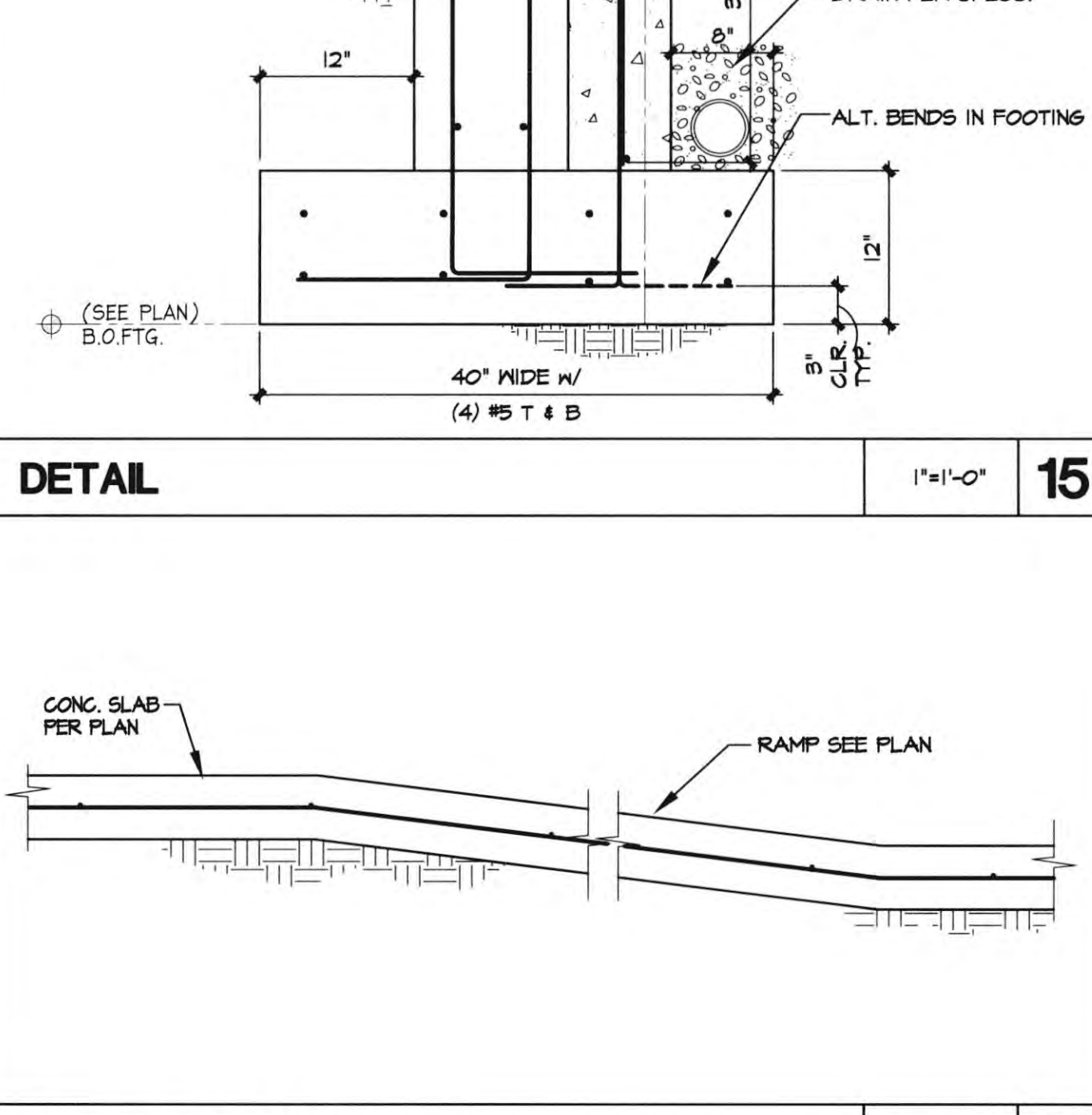
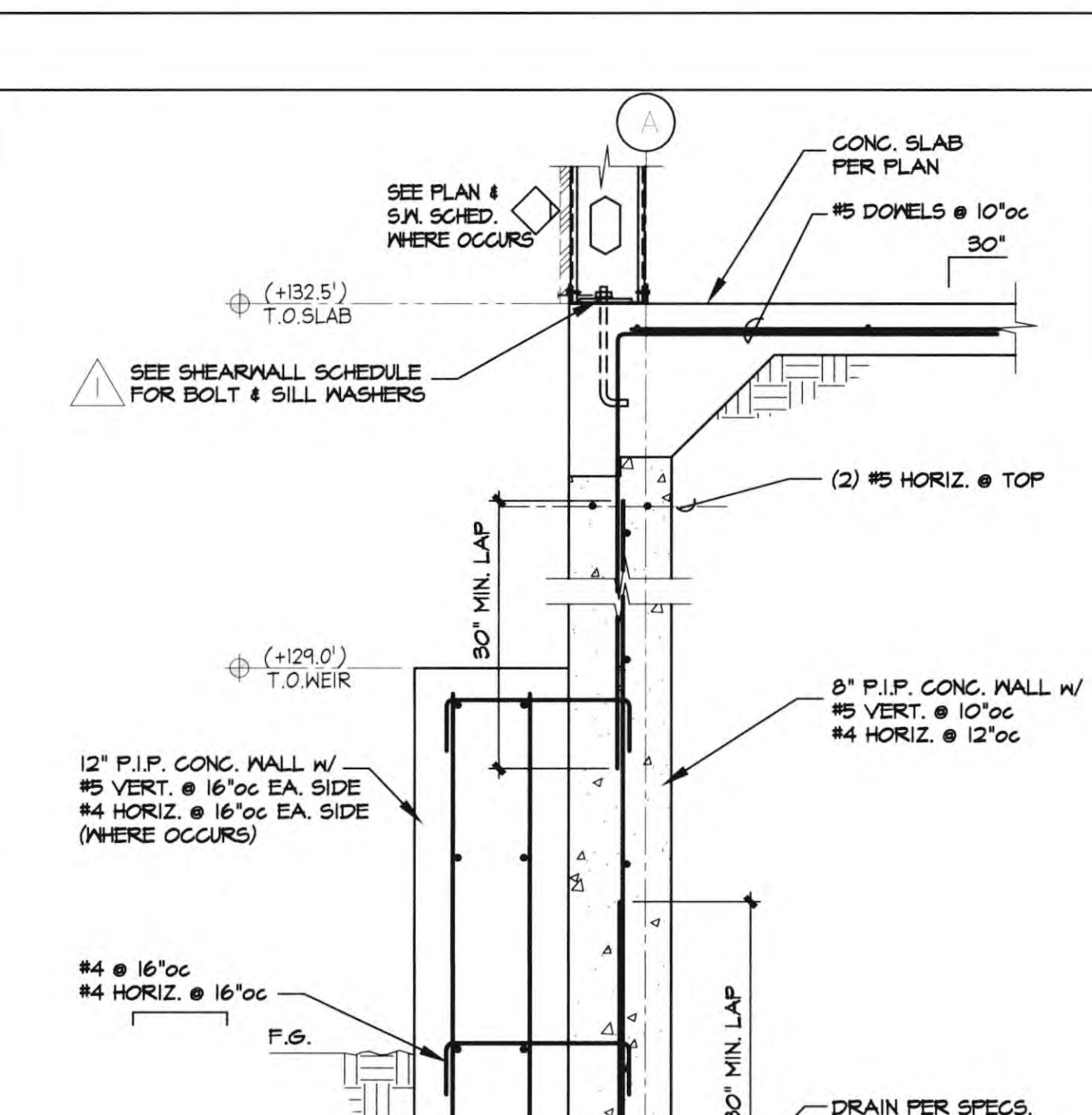
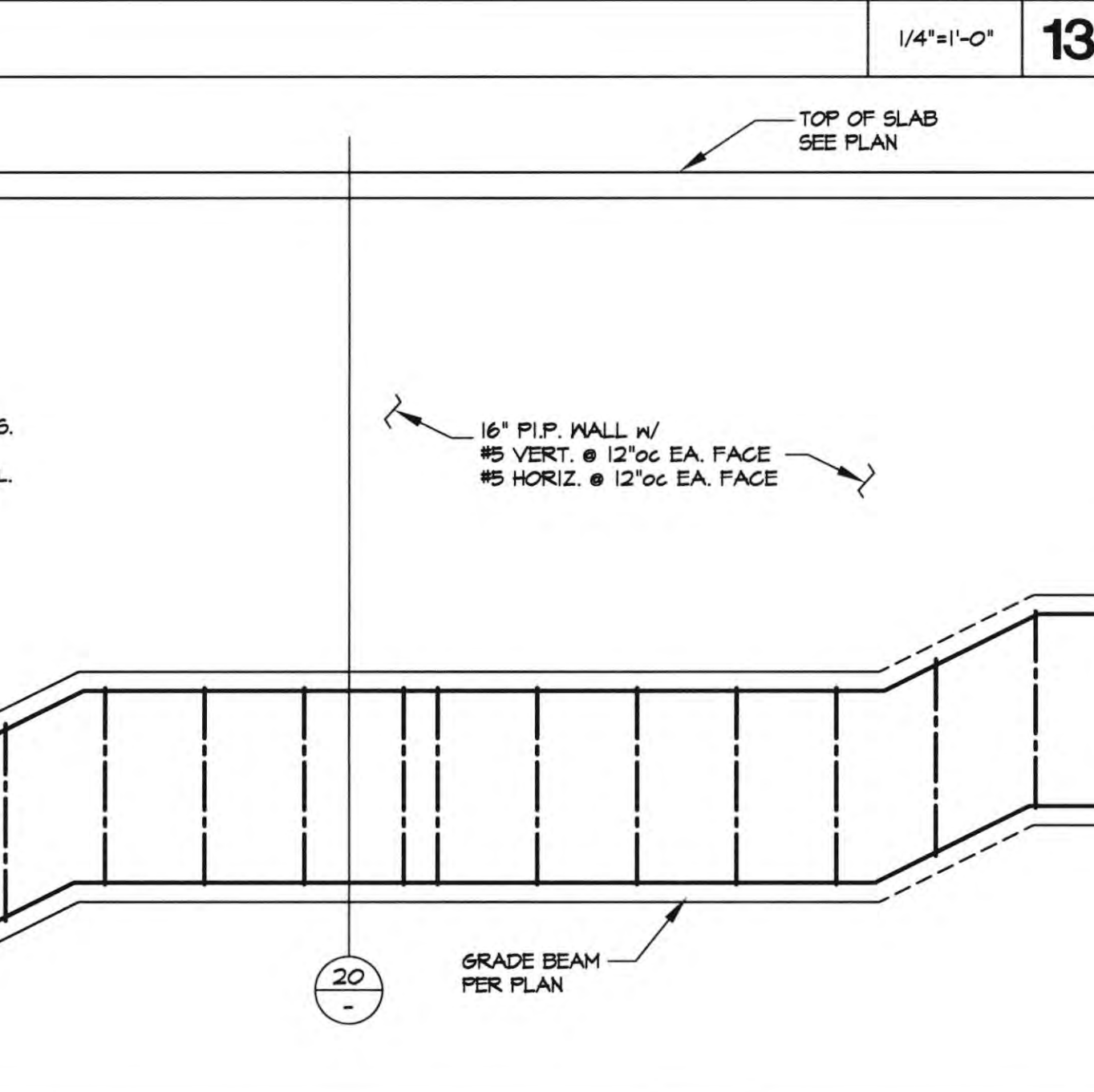
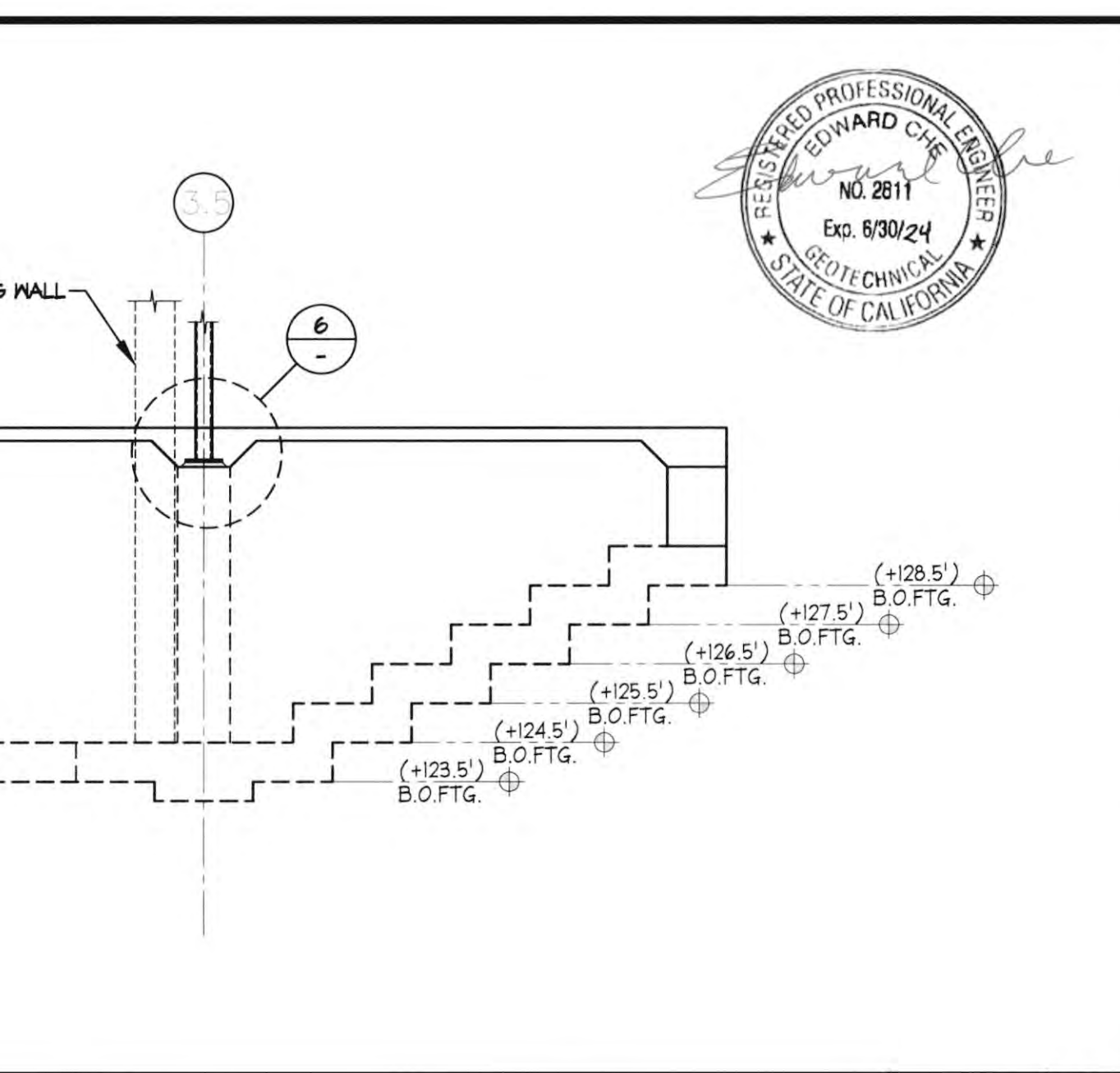
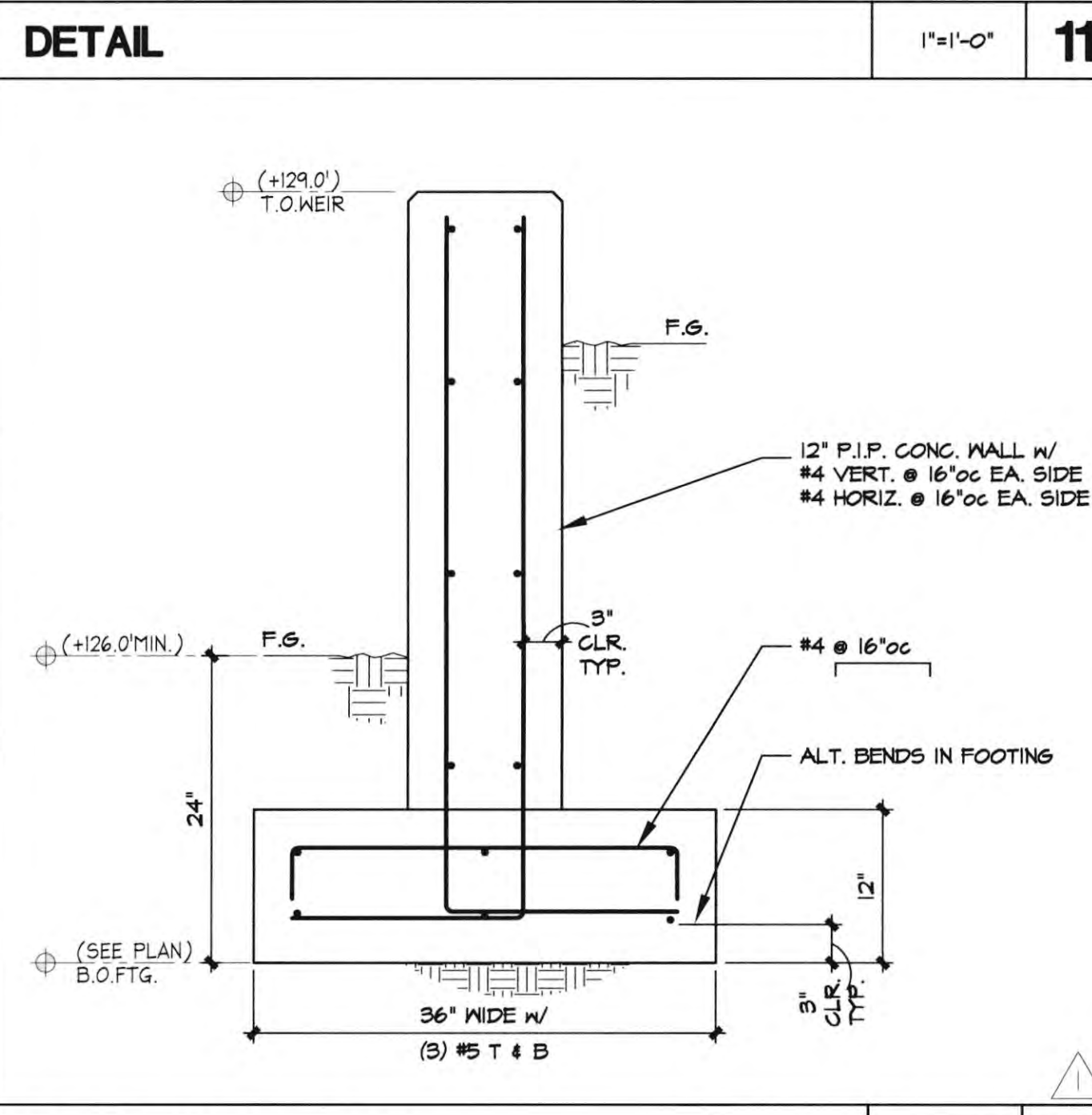
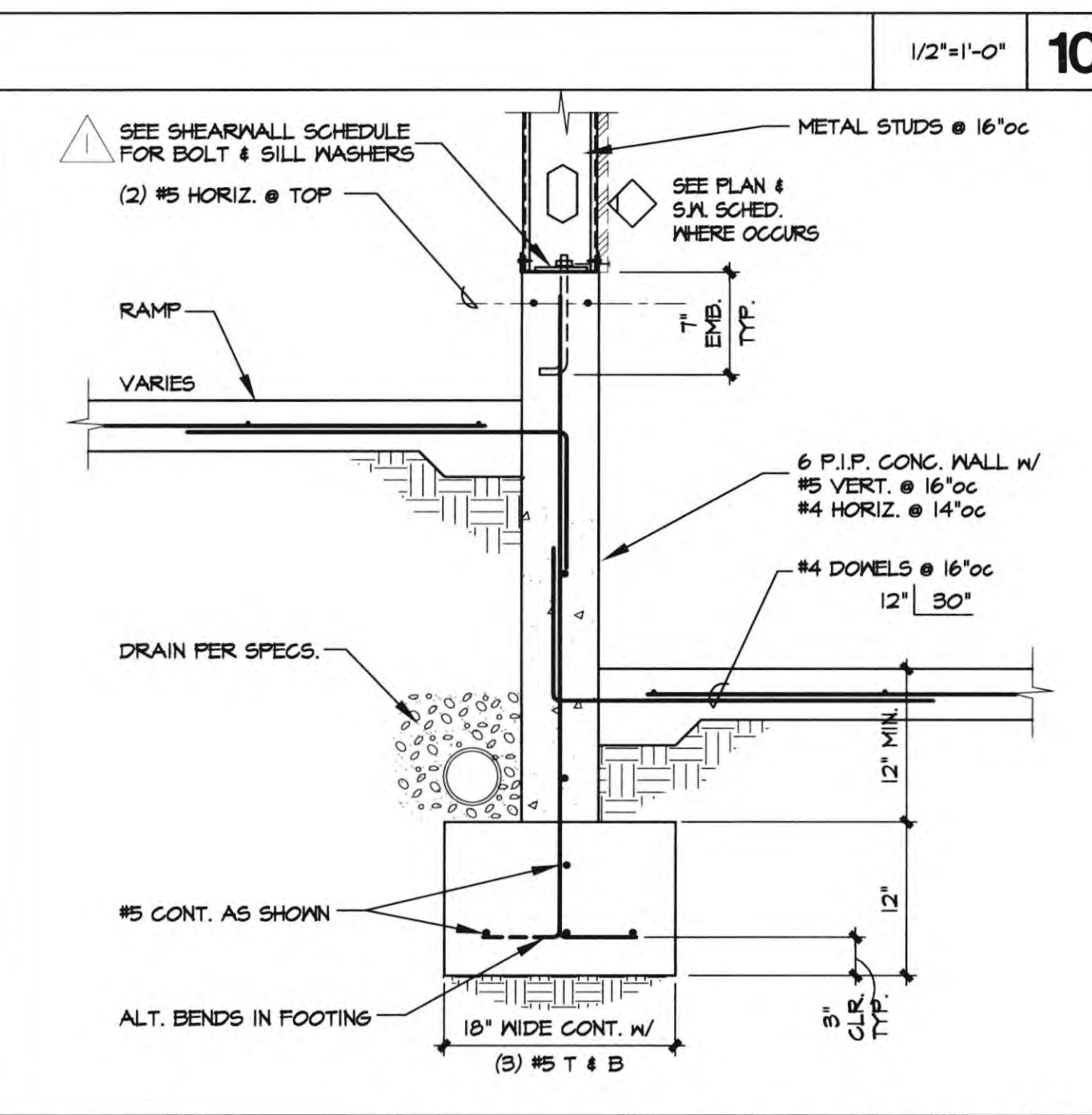
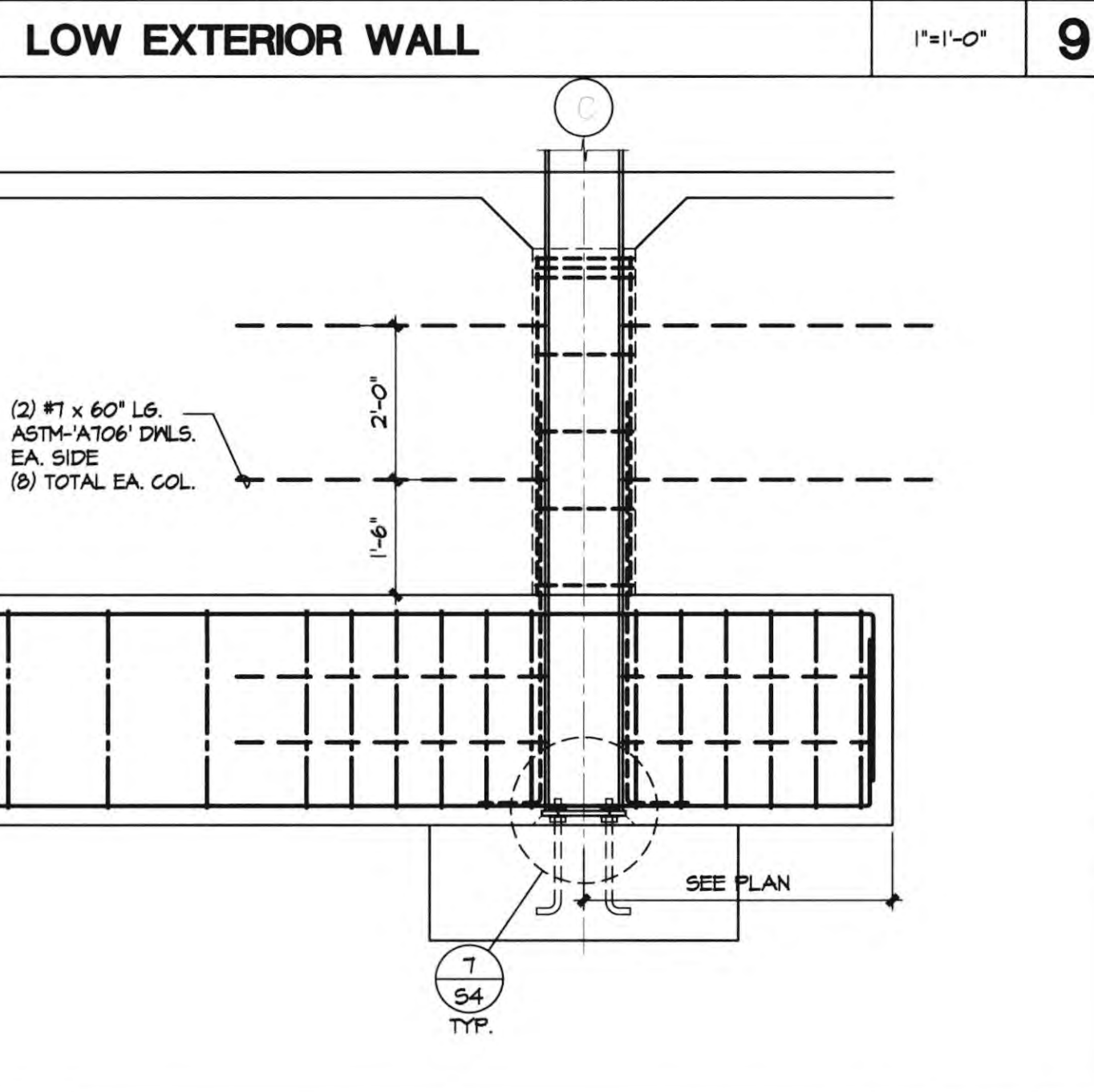
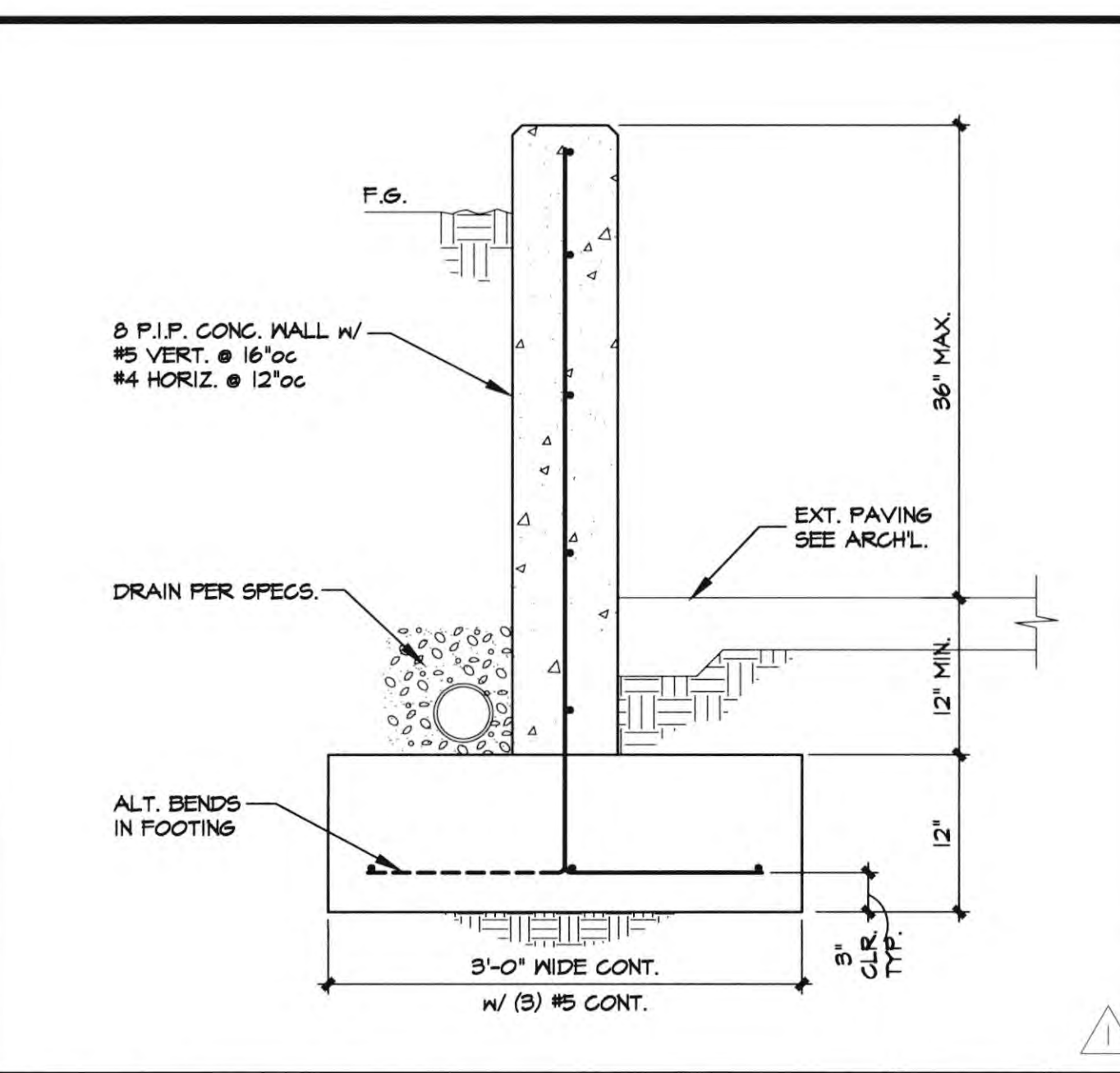
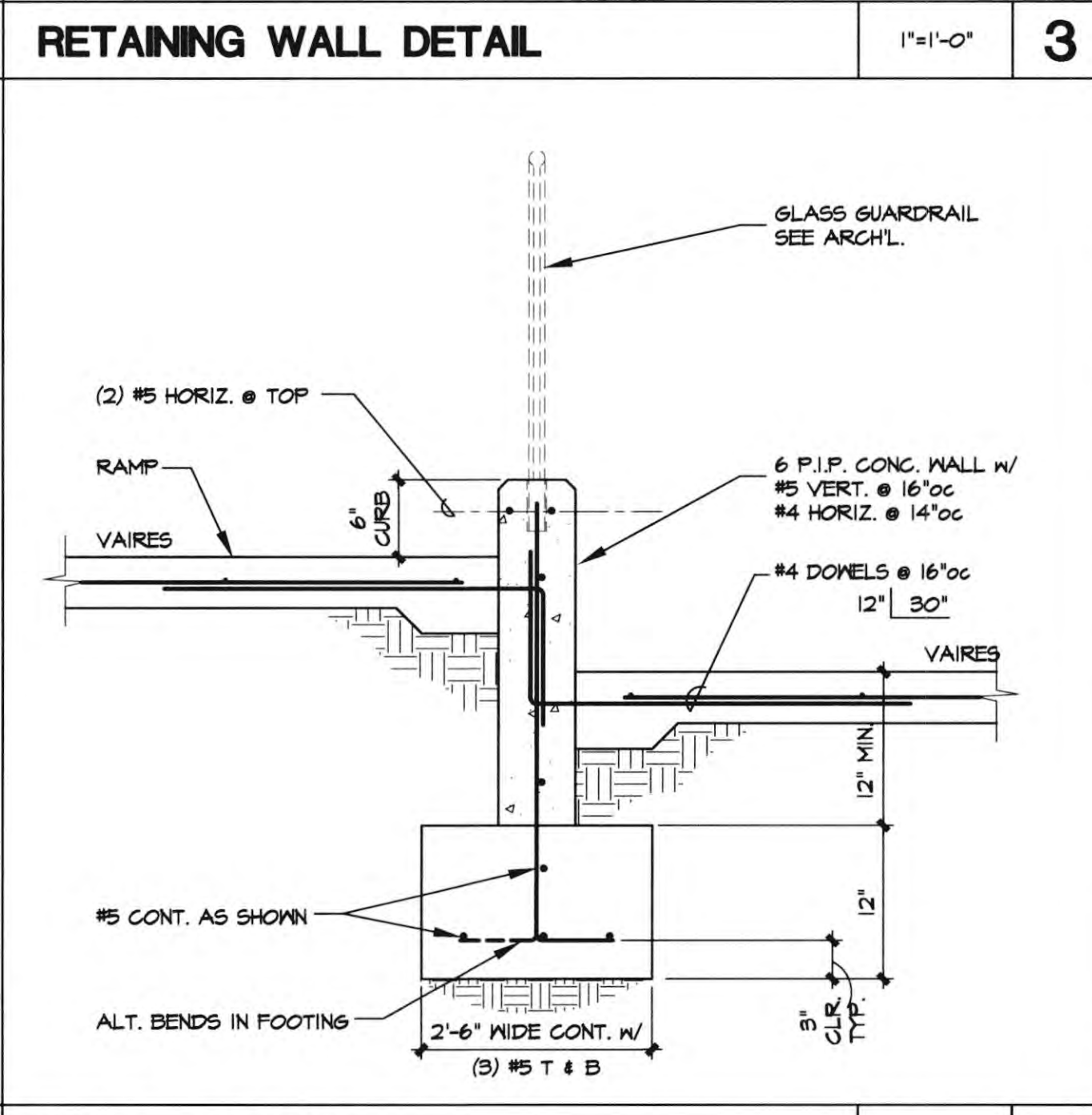
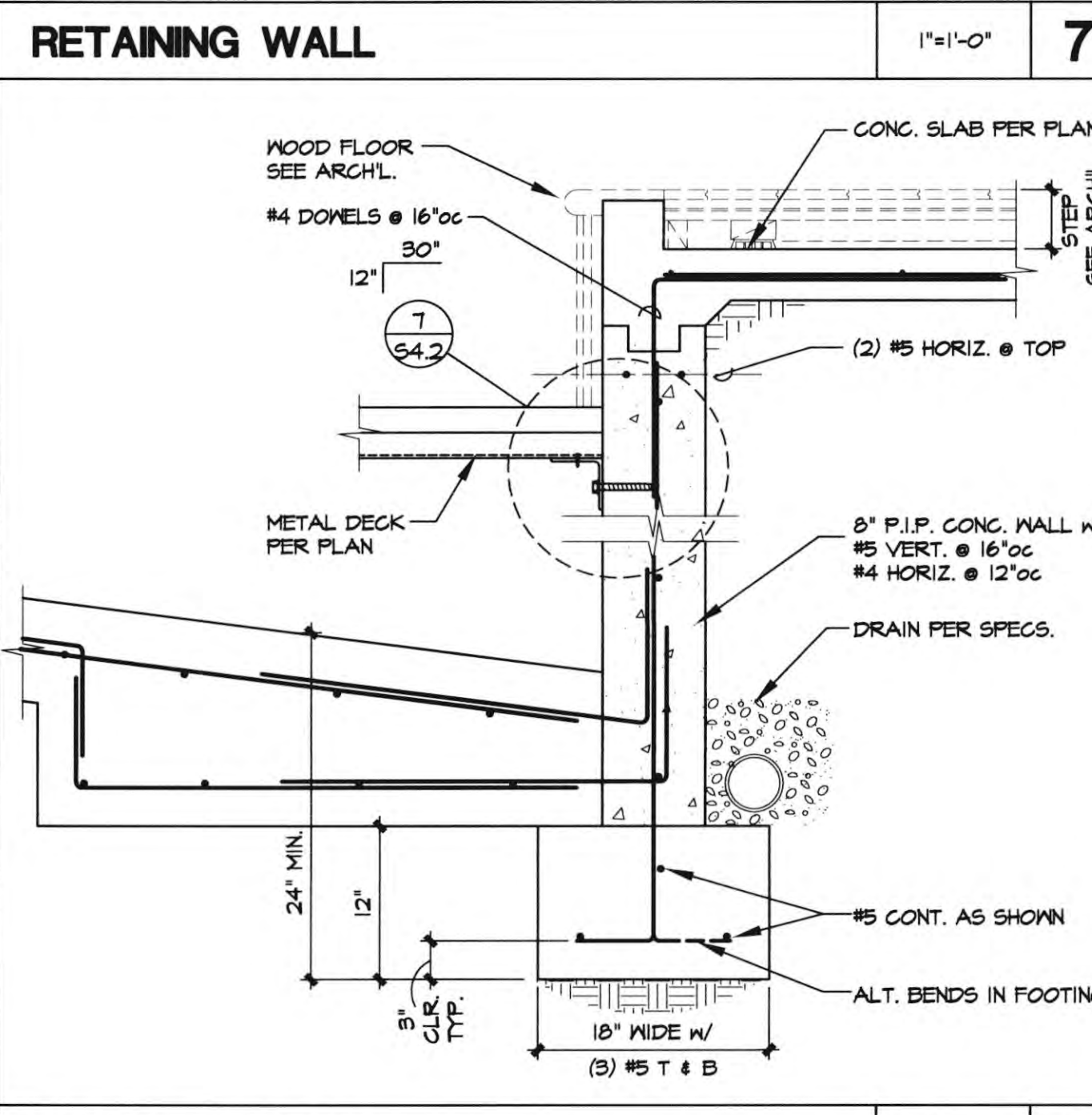
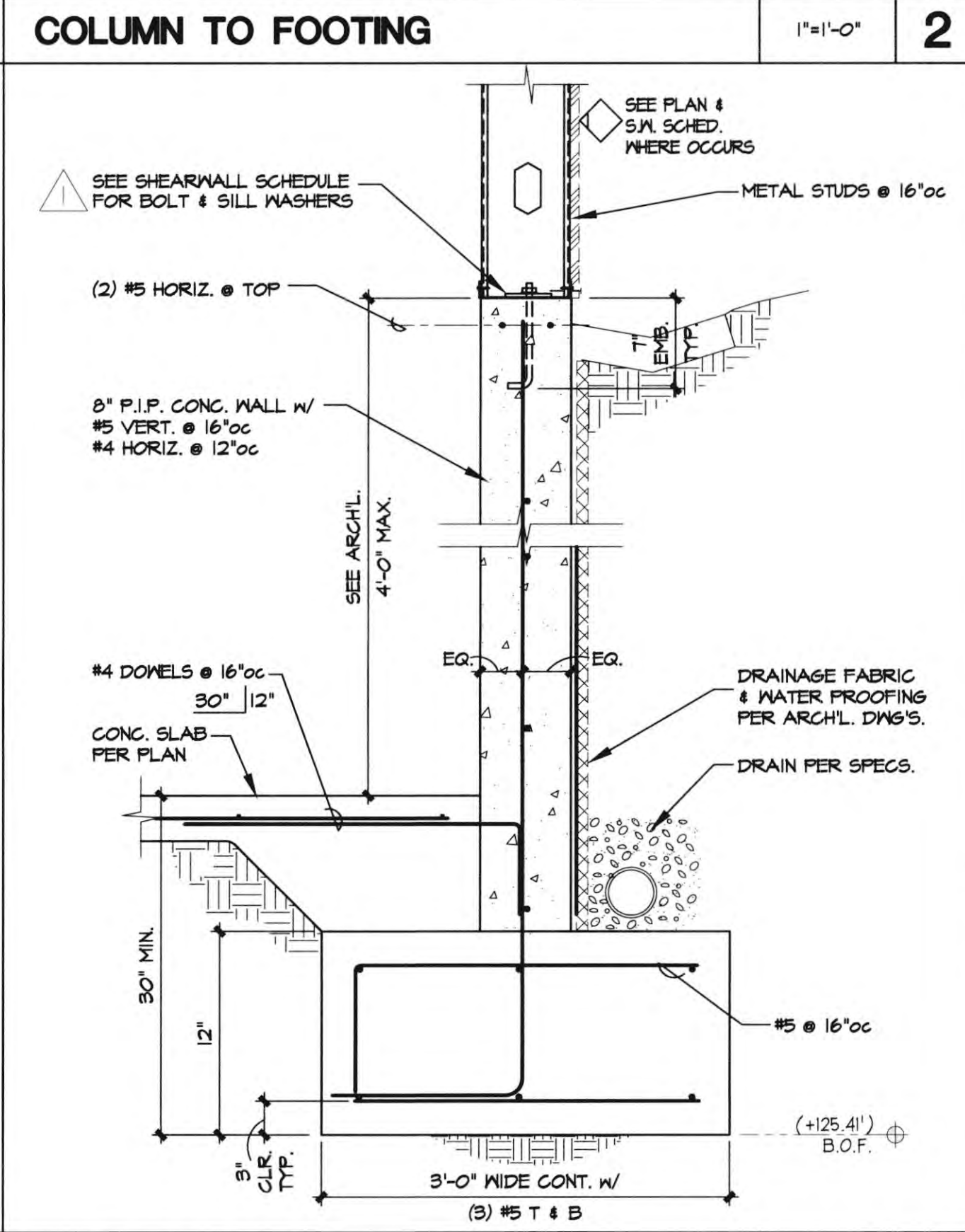
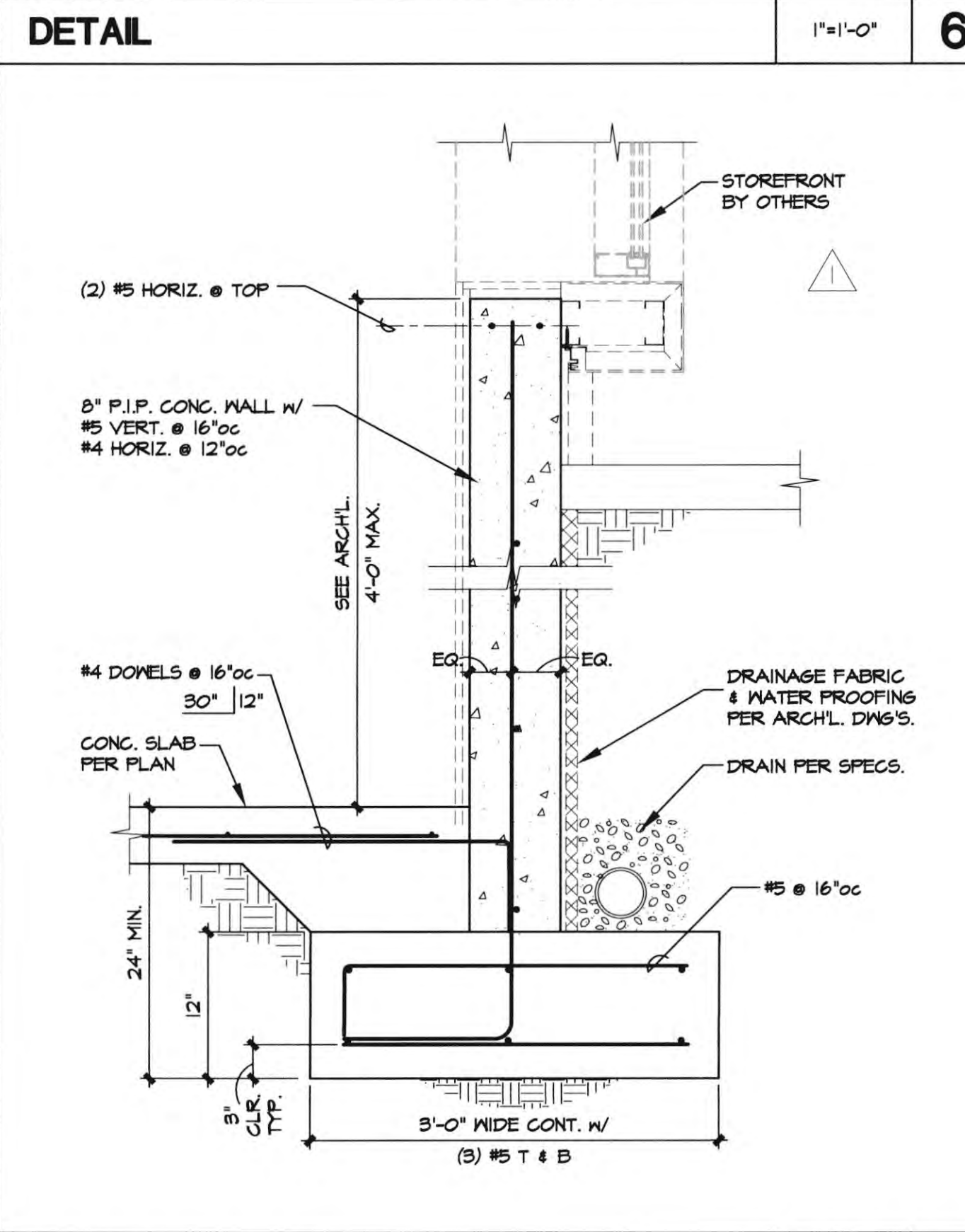
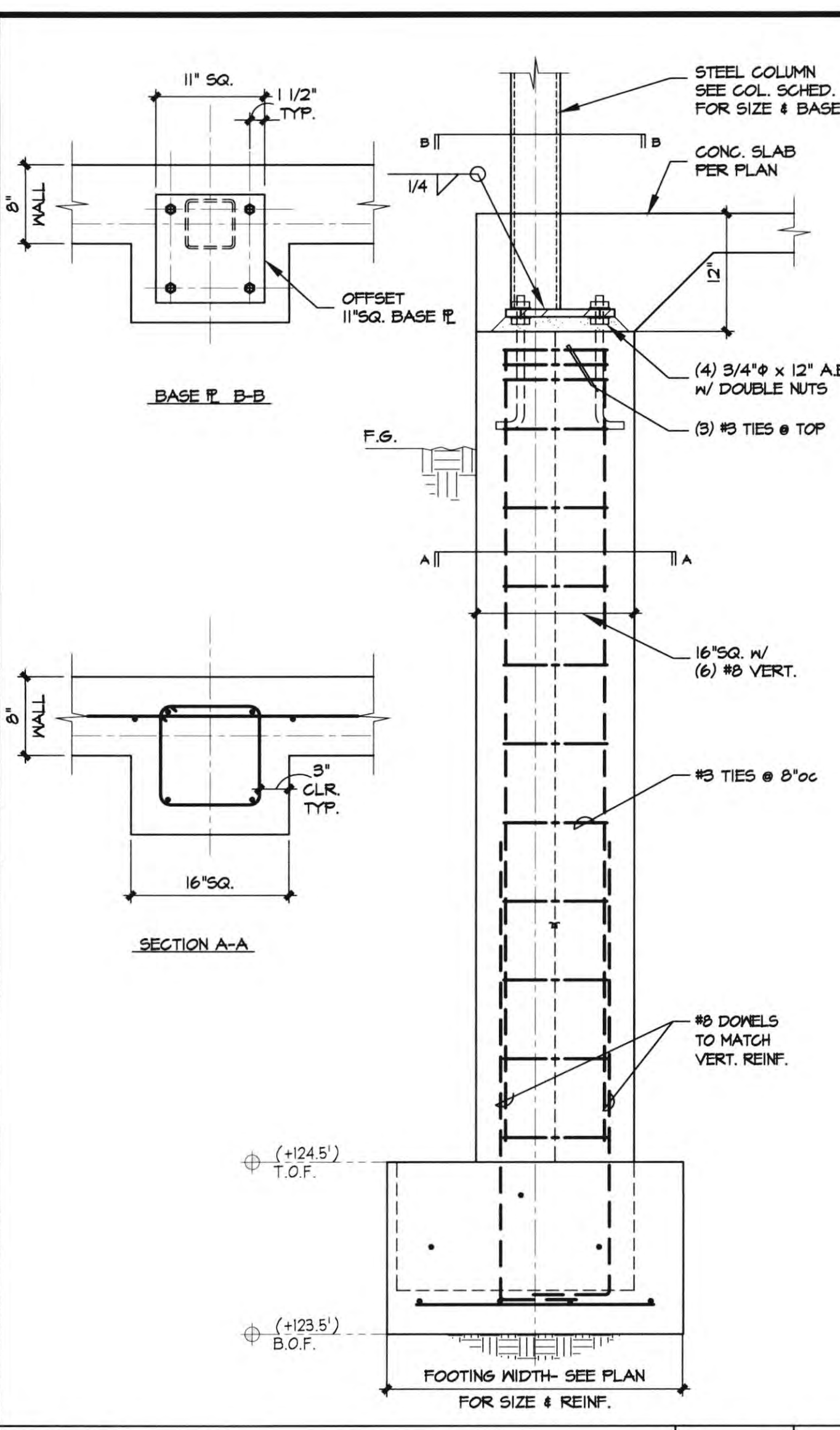
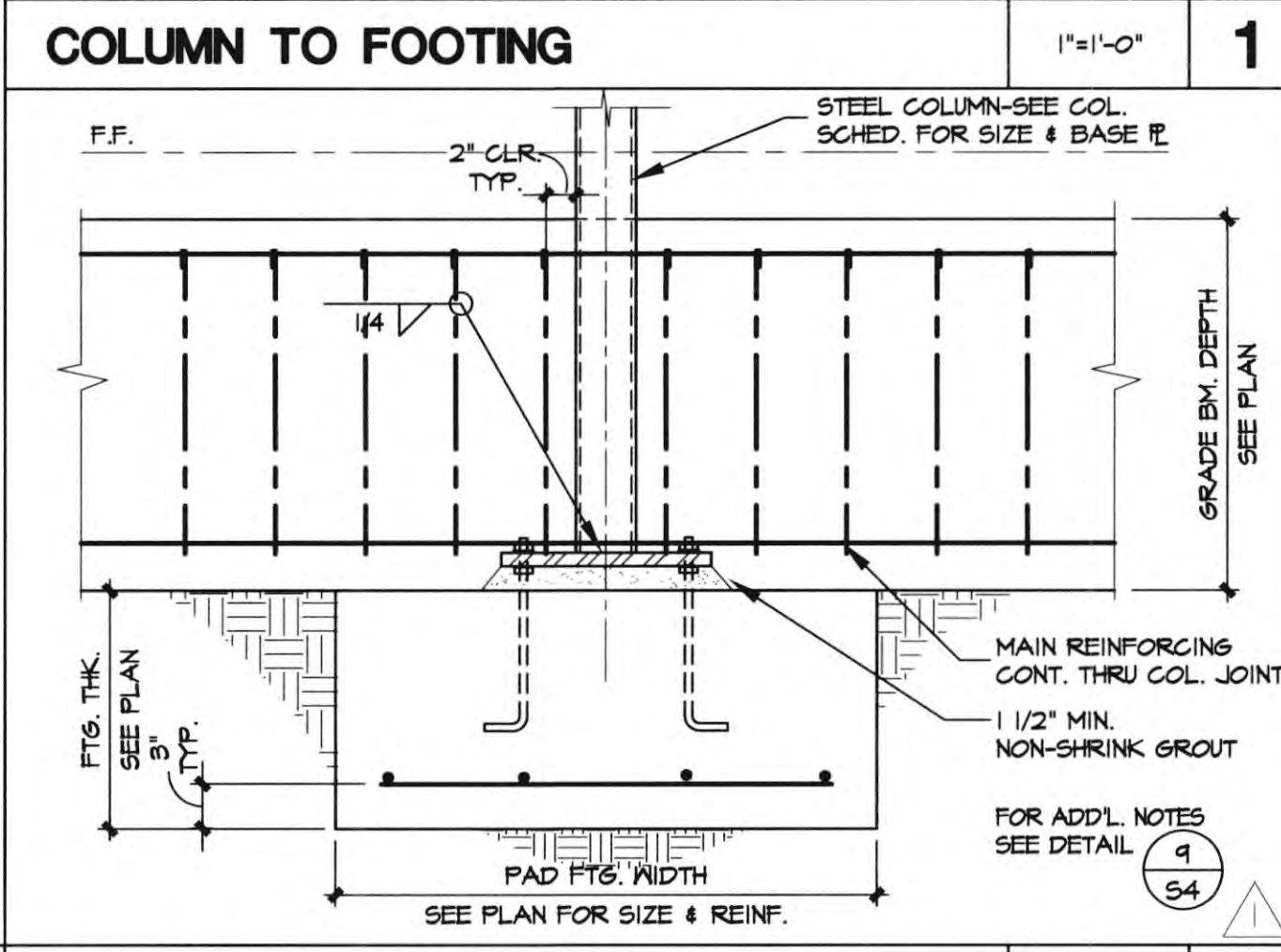
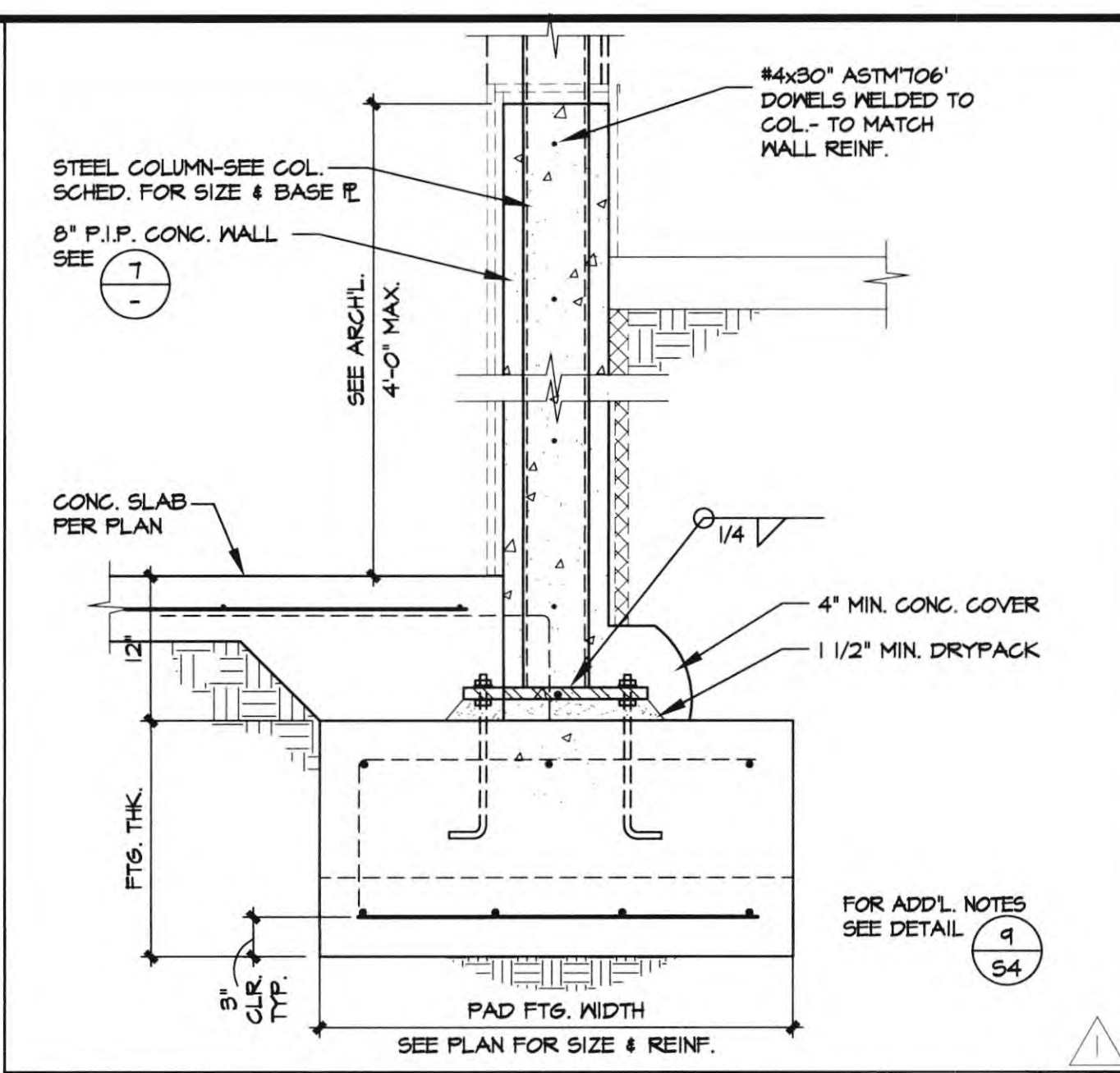
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1ST BUILDING DEPT. SUBMITTAL	06/08/22
2ND BUILDING DEPT. SUBMITTAL	11/1/22
3RD BUILDING DEPT. SUBMITTAL	12/19/22

DATE SIGNED	DATE
	12/19/22

JOB NO.: 2019.01 SJ JOB NO.: 19059
 DRAWN BY: AG
 DATE: 11/01/2022



TITLE: CONSTRUCTION DETAILS
 SHEET: S4.1



ATTACHED XREFS: 19059-AT.dwg
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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/22
2ND BUILDING DEPT. SUBMITTAL	11/11/22
3RD BUILDING DEPT. SUBMITTAL	12/19/22

DATE SIGNED	DATE
2019.01	12/19/22

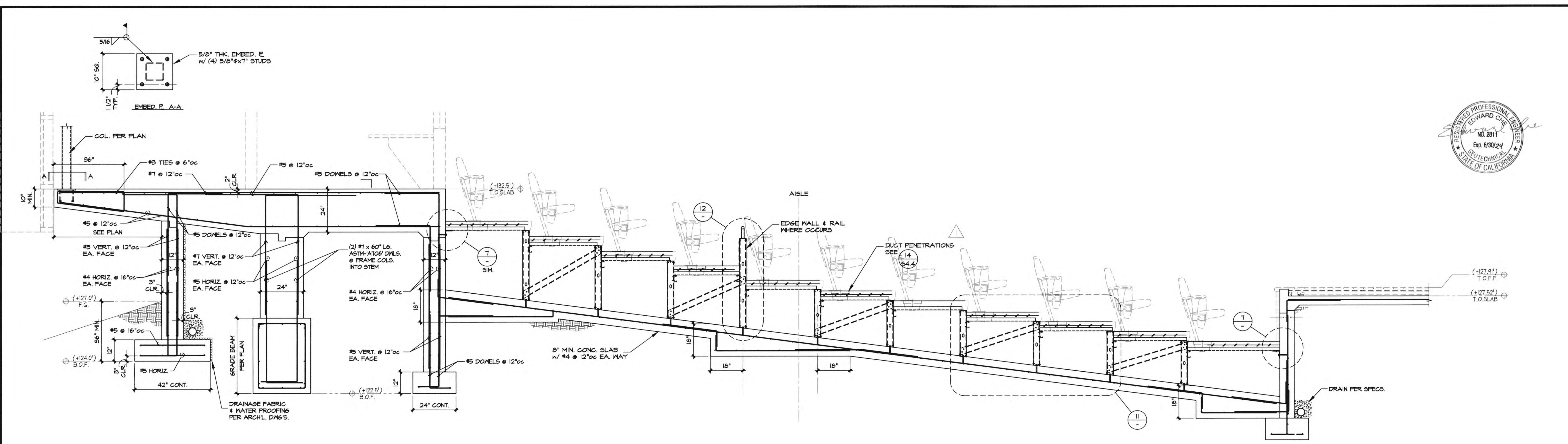
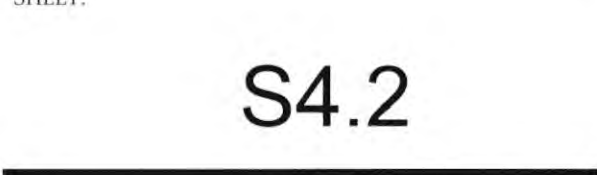
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2019.01	19059

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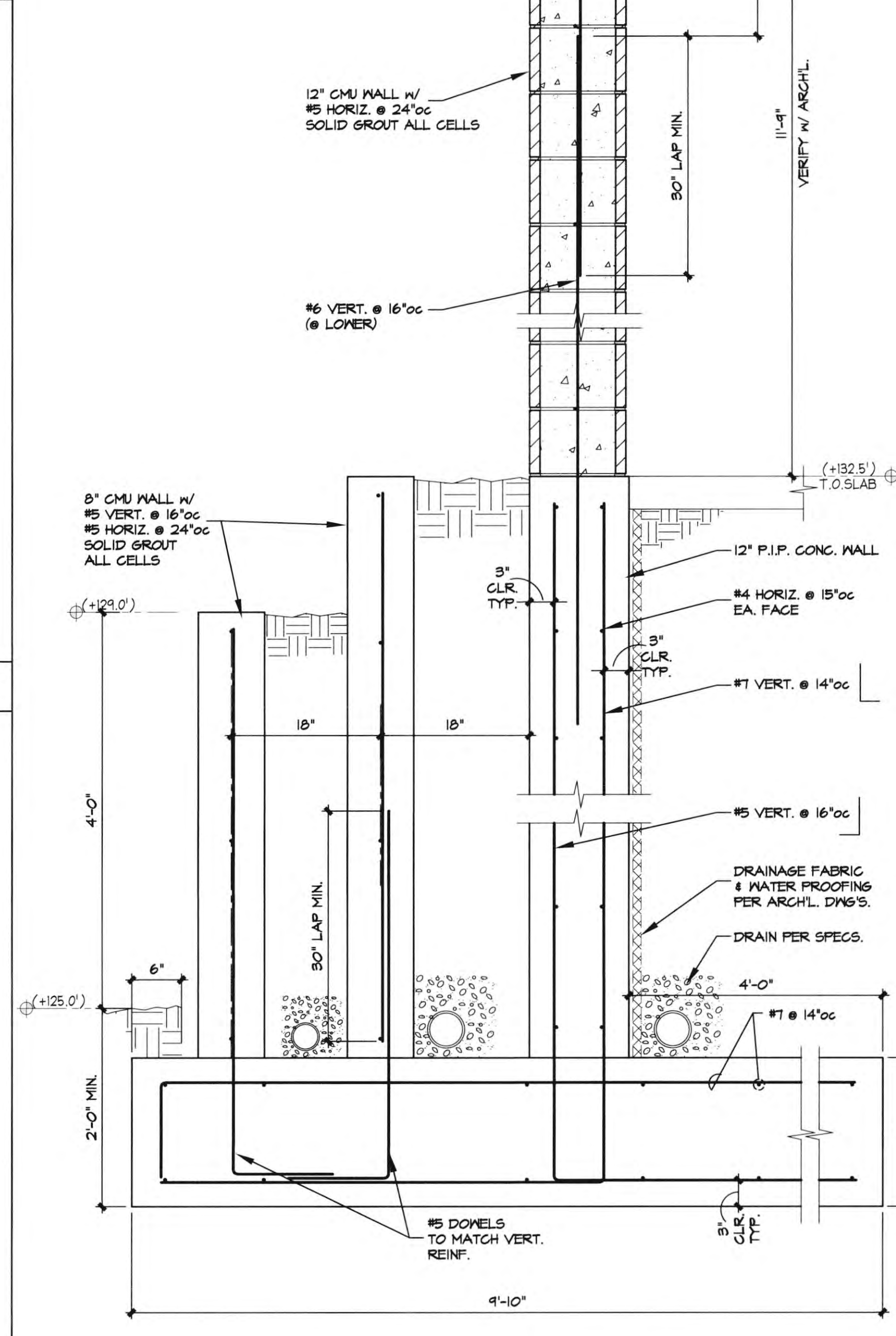
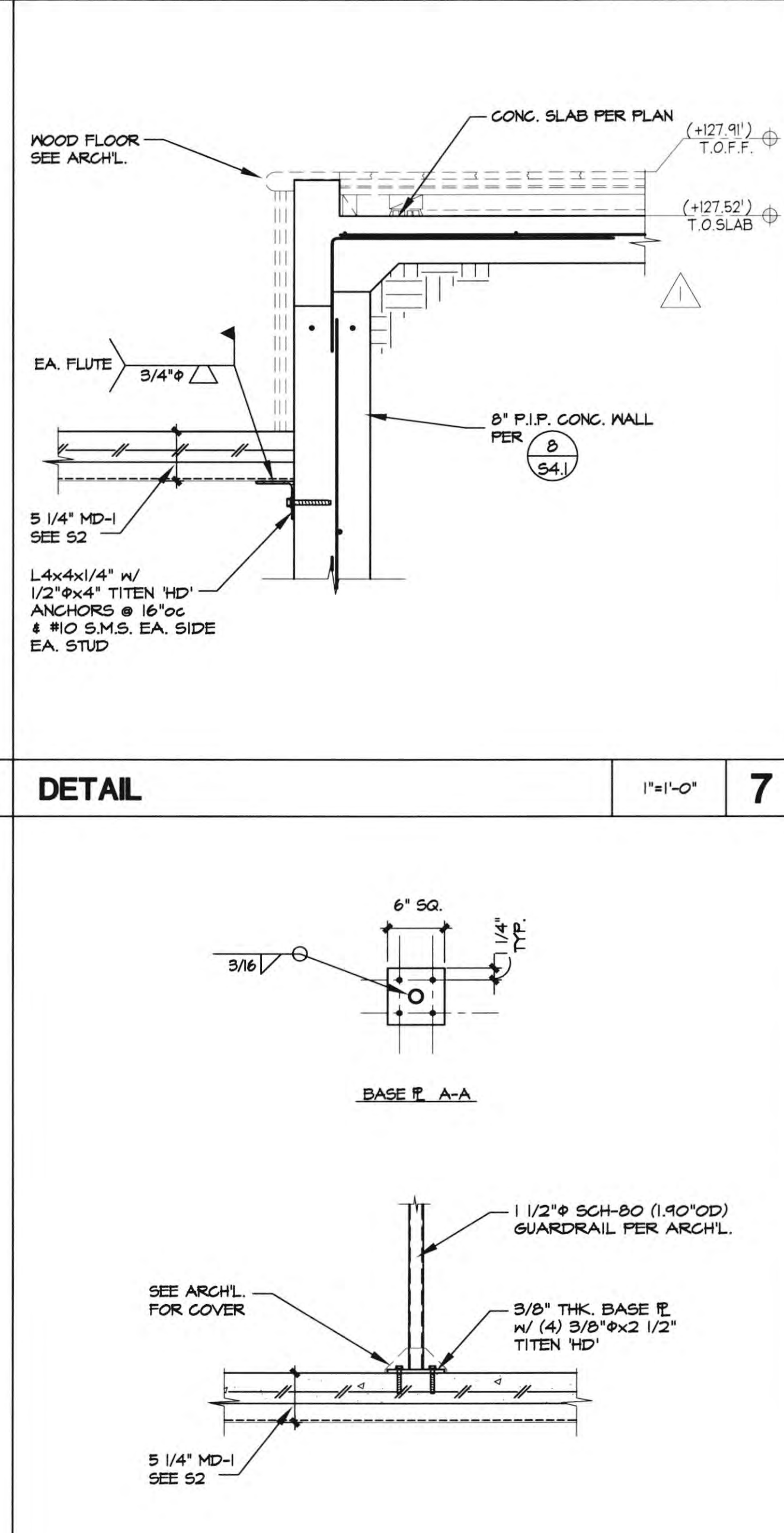
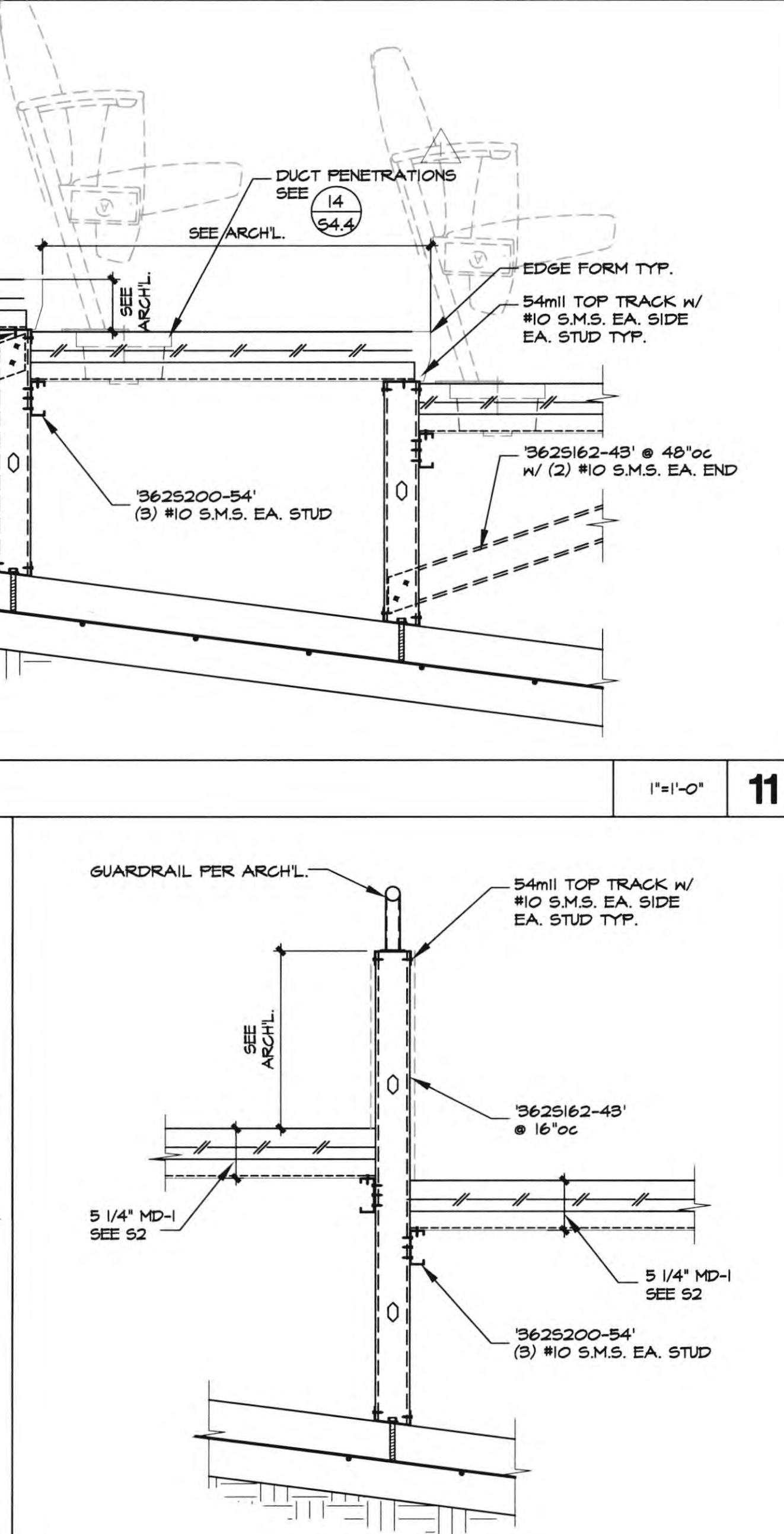
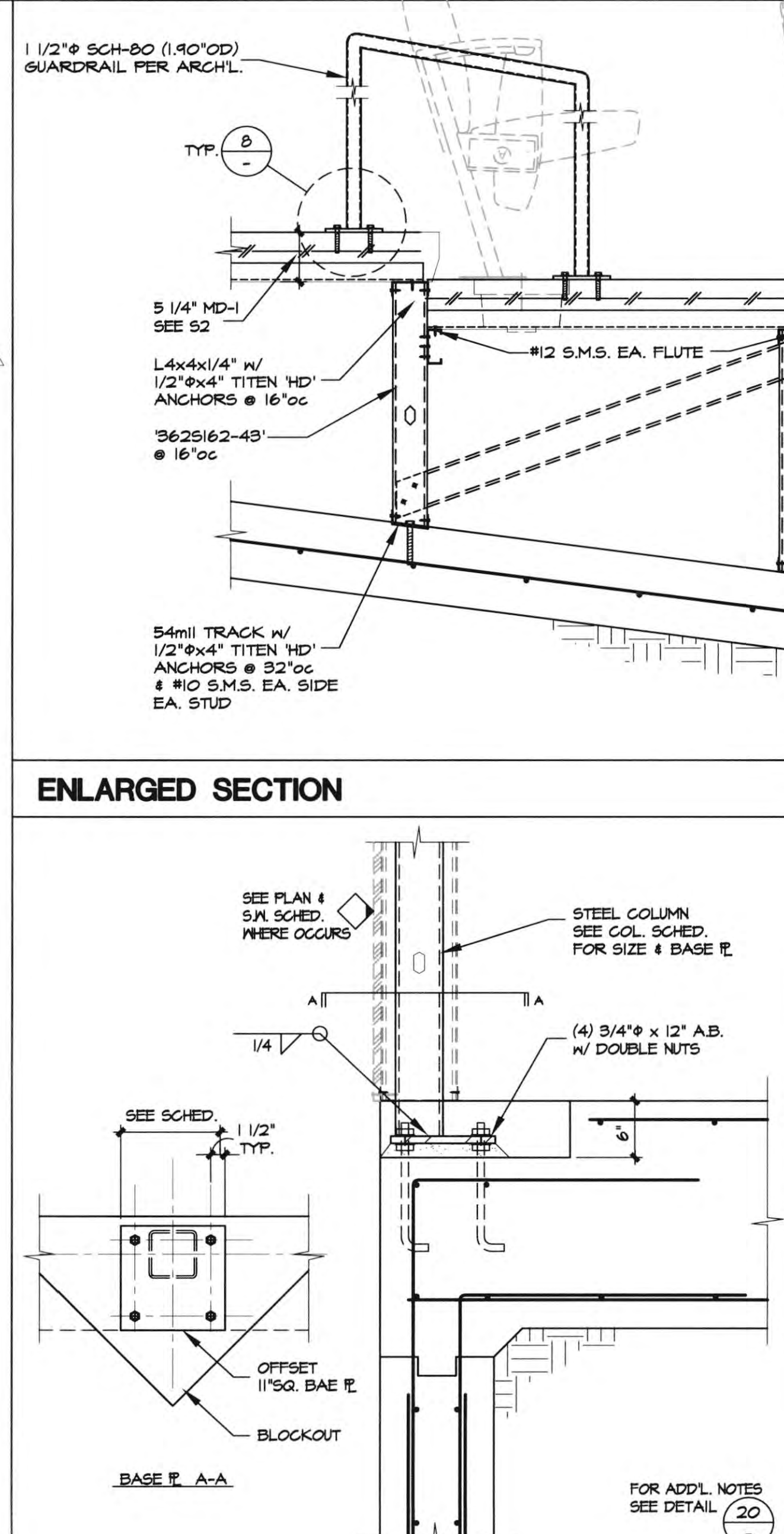
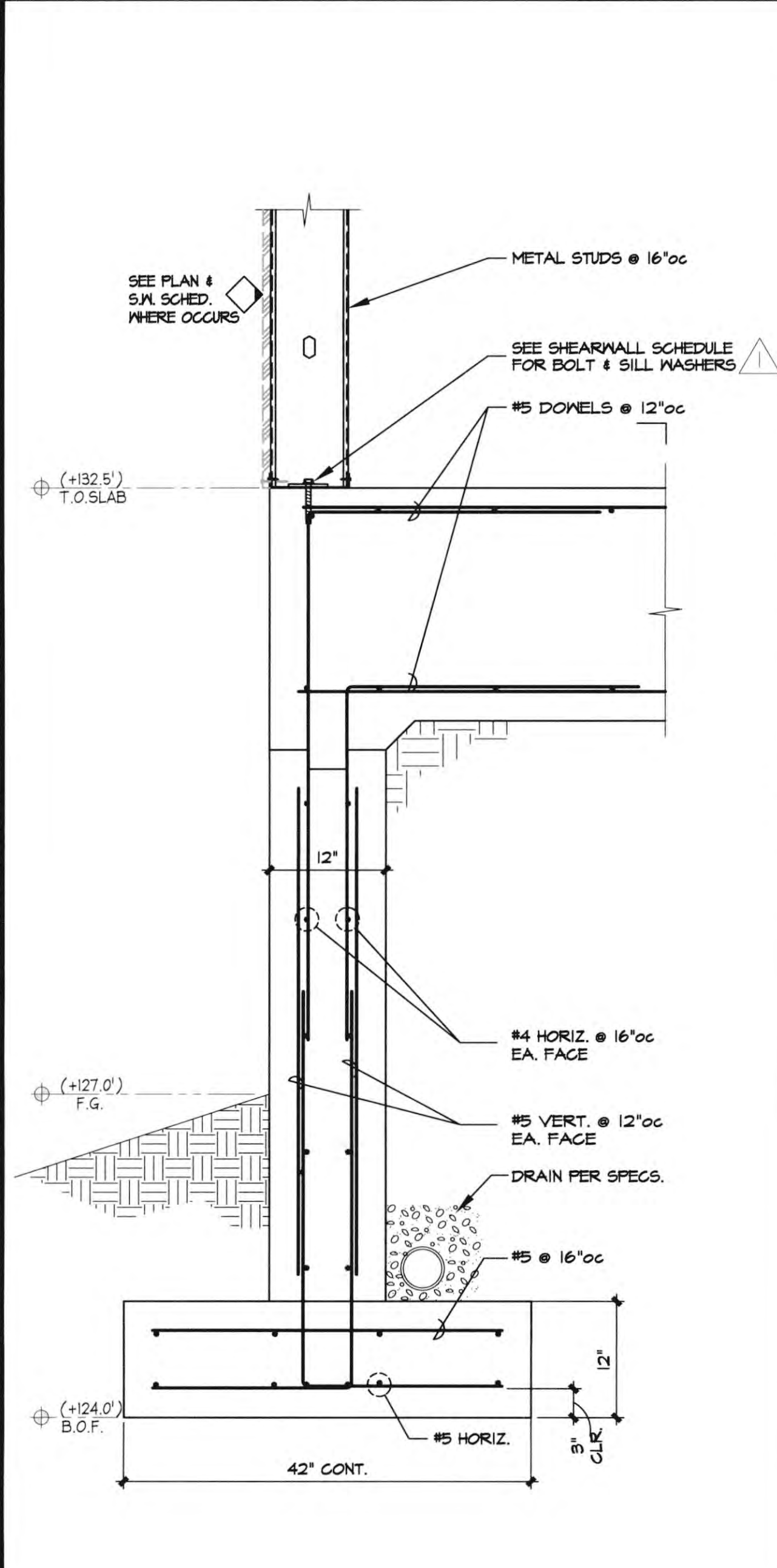
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TITLE	CONSTRUCTION DETAILS

SHEET	S4.2



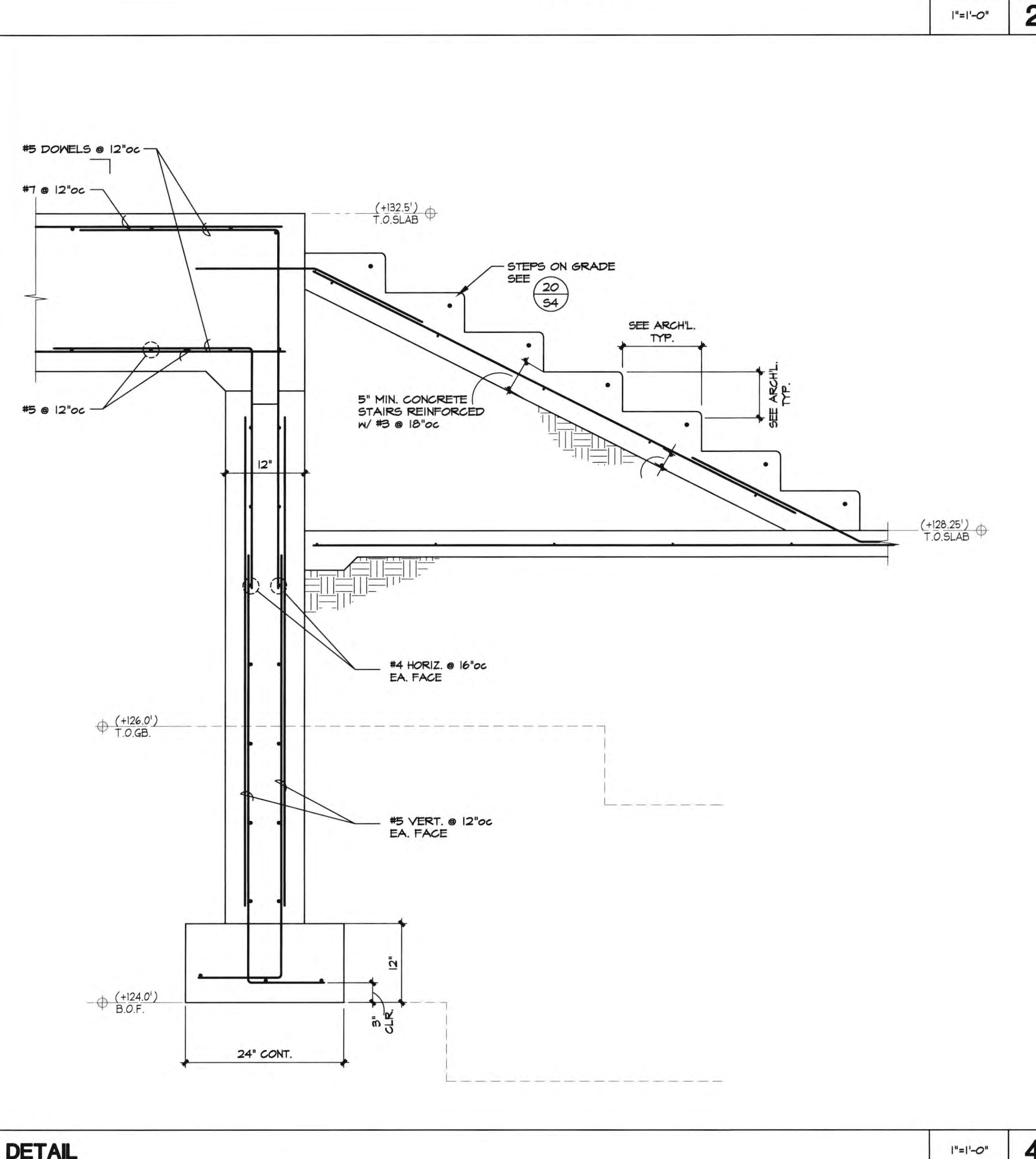
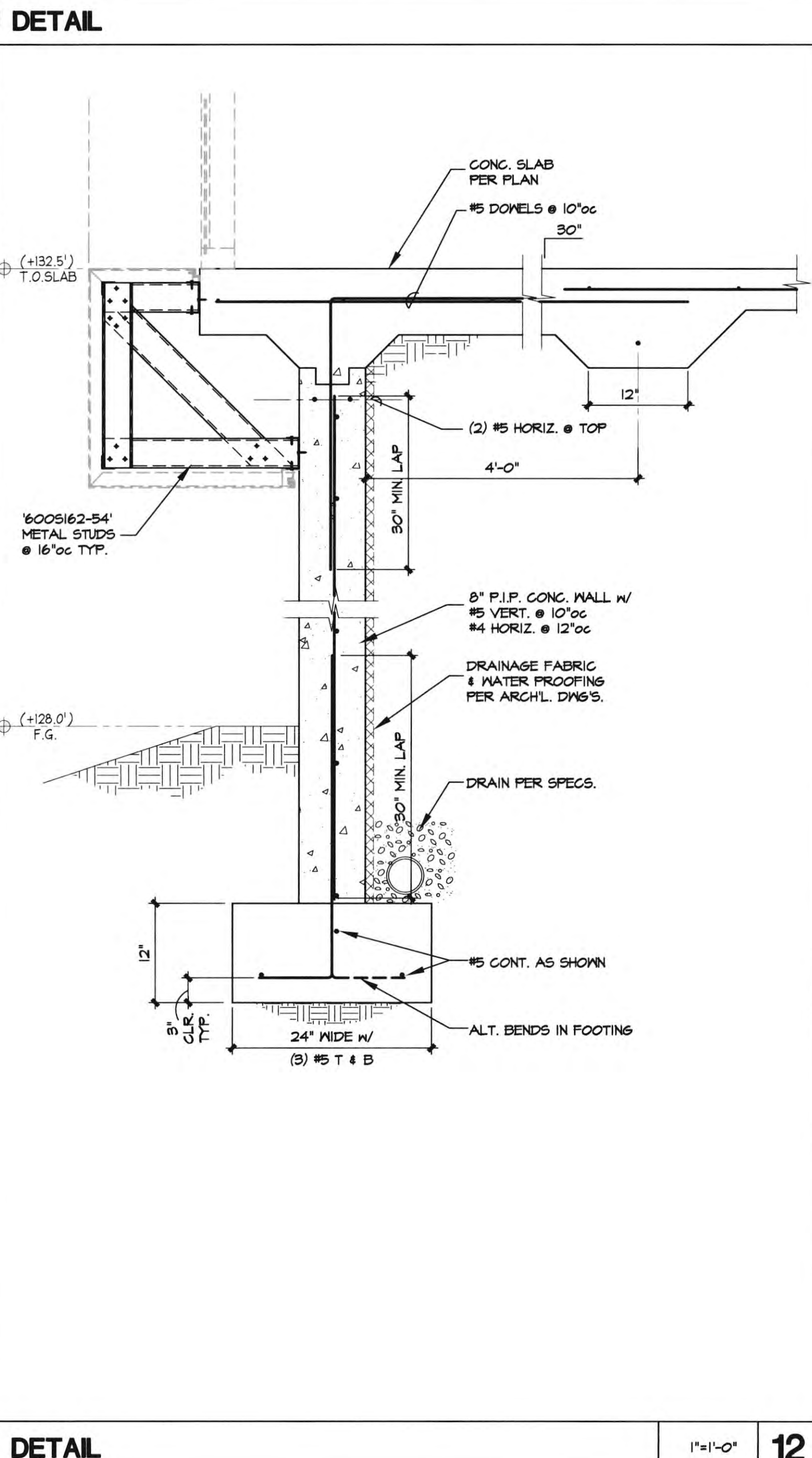
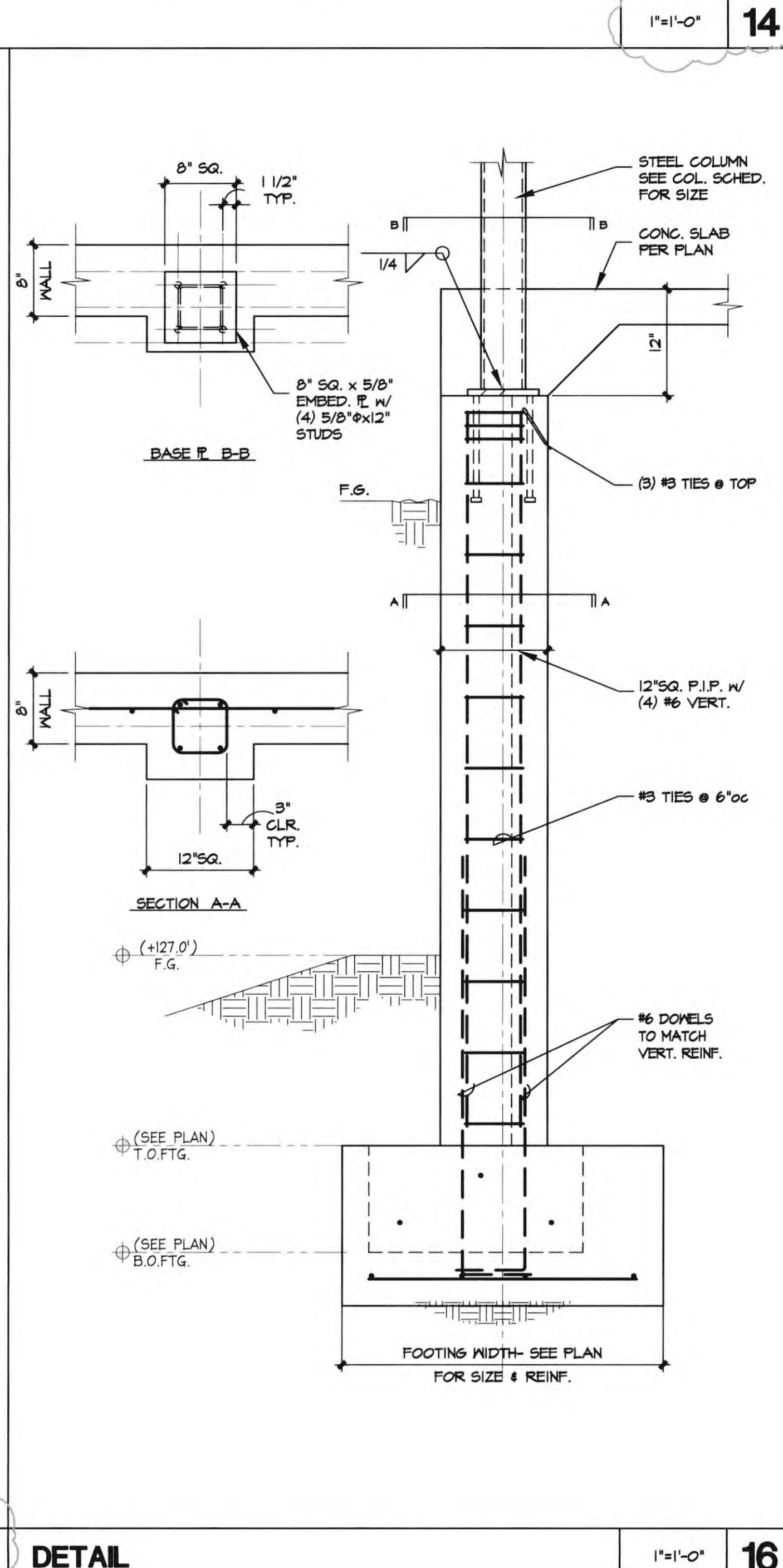
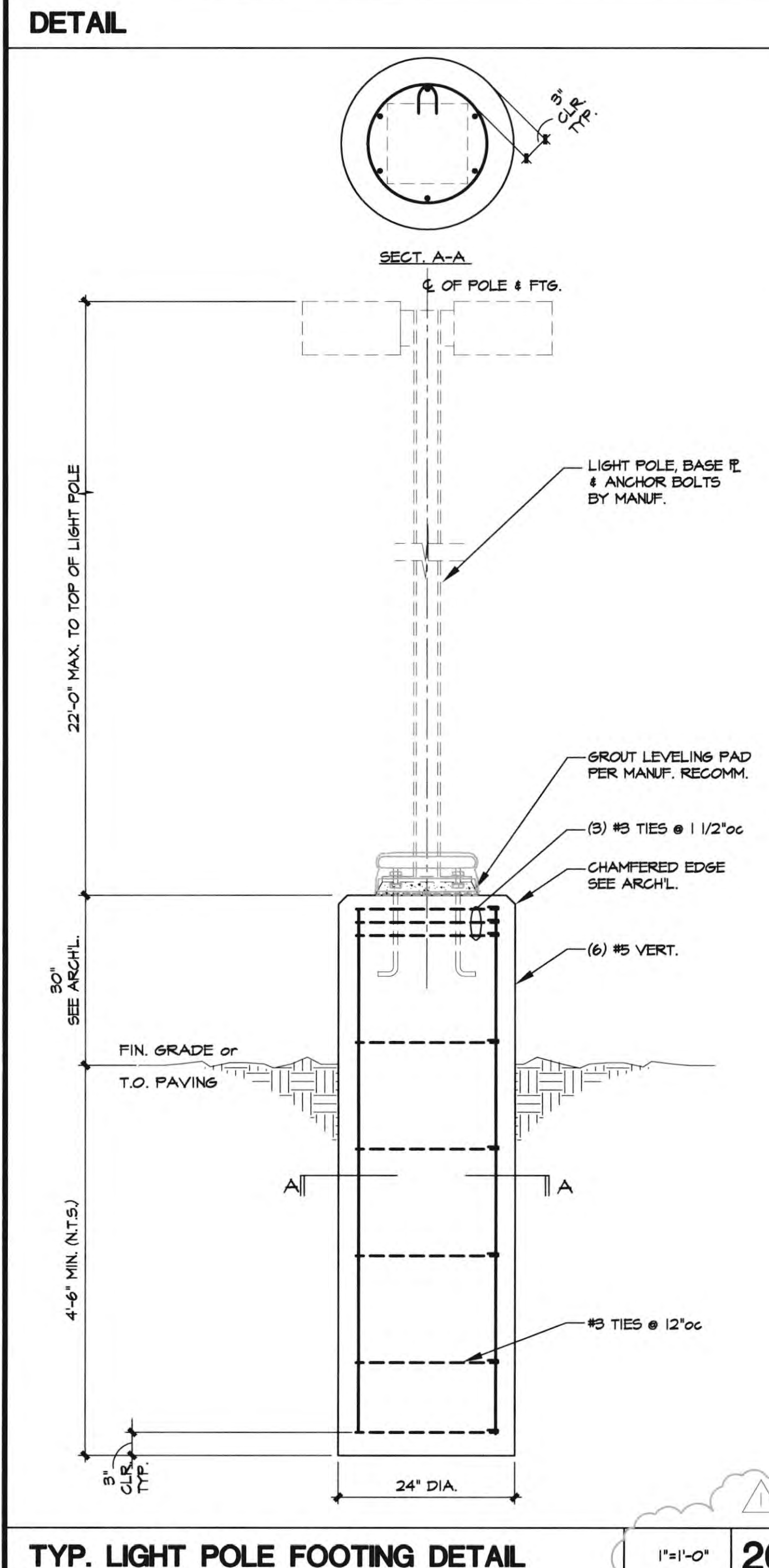
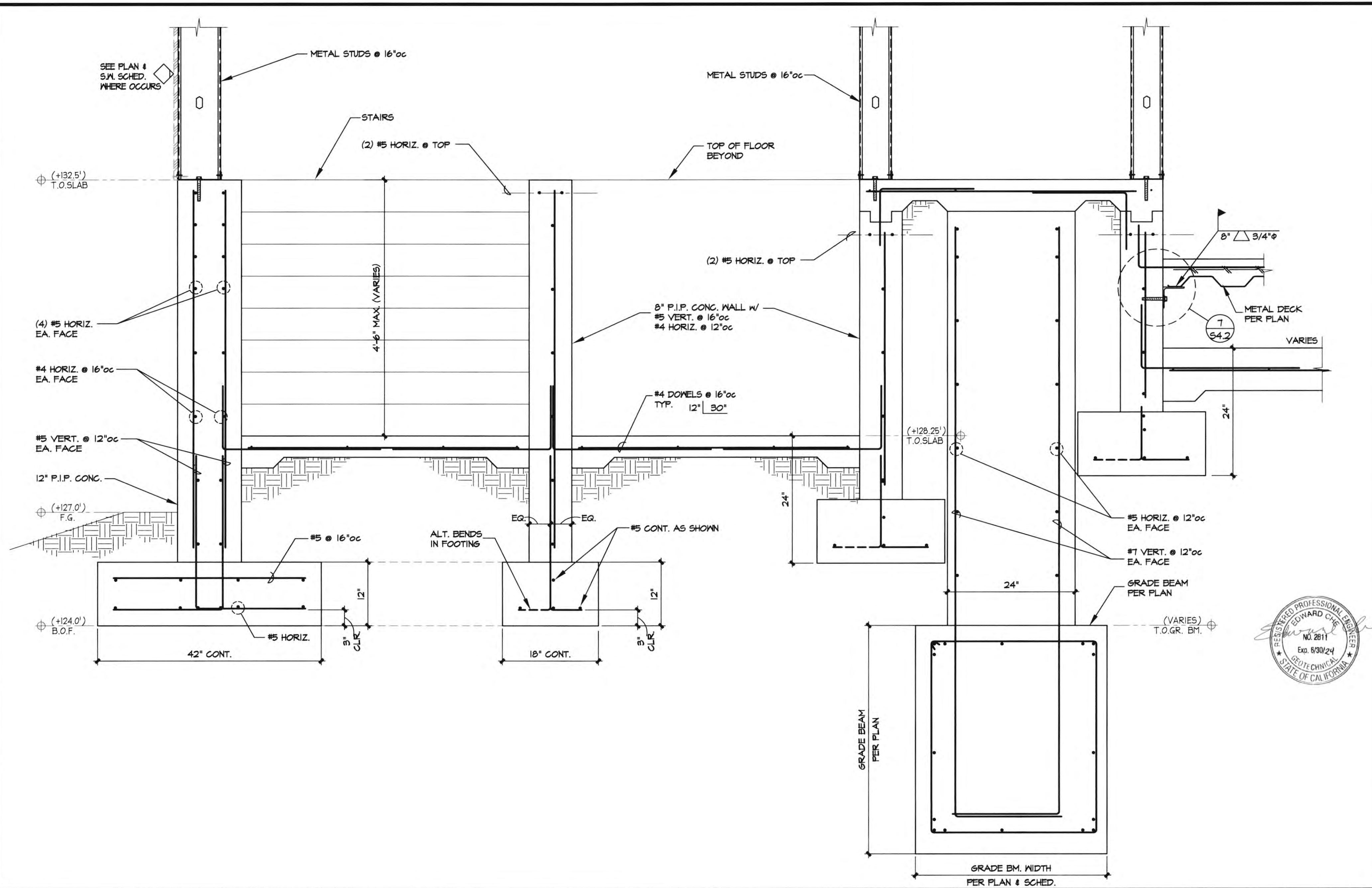
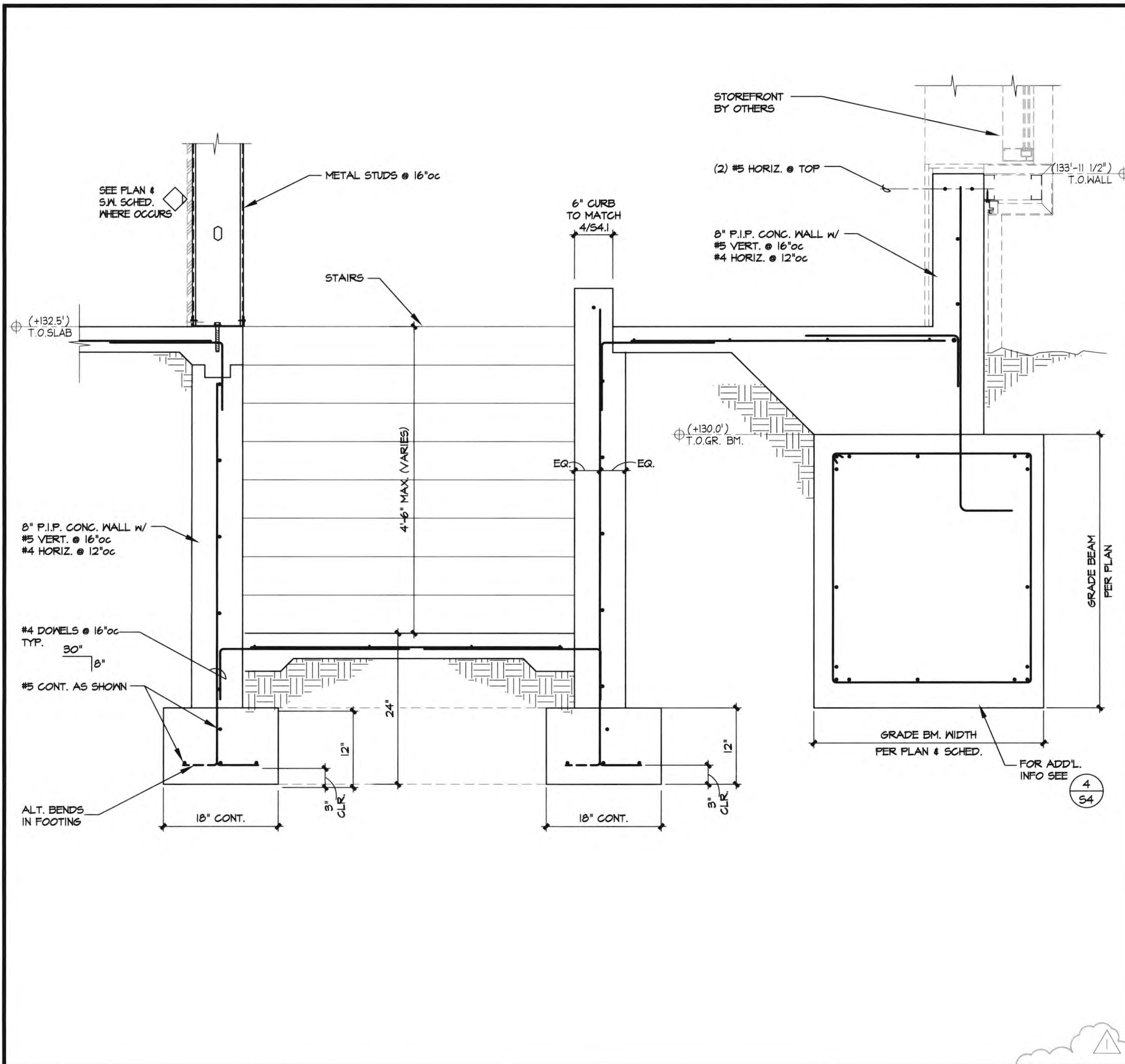
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DETAIL 1"=1'-0" **20** **DETAIL** 1"=1'-0" **16** **DETAIL** 1"=1'-0" **12** **HANDRAIL ATTACHMENT DETAIL** 1"=1'-0" **8** **RETAINING WALL** 1"=1'-0" **4**

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TYP. LIGHT POLE FOOTING DETAIL 1"=1'-0" 20 DETAIL

1"=1'-0" 16 DETAIL

1"=1'-0" 12 DETAIL

1"=1'-0" 4 DETAIL

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/22
2ND BUILDING DEPT. SUBMITTAL	11/1/22



JOB NO.:	DATE SIGNED:	11/1/22
DRAWN BY:	SI JOB NO.:	19059
DATE:	AG	
TITLE:	CONSTRUCTION DETAILS	
SHEET:		

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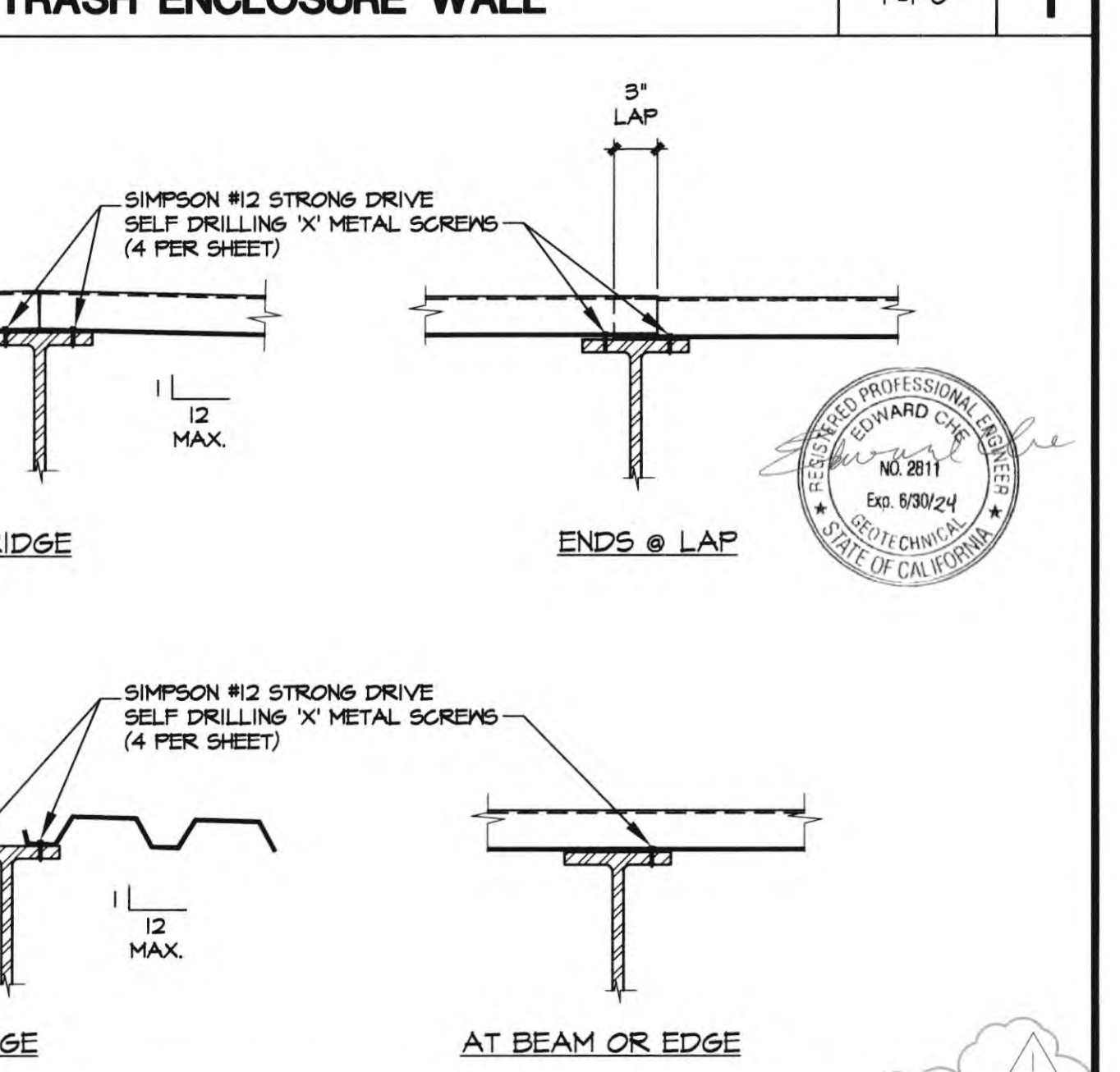
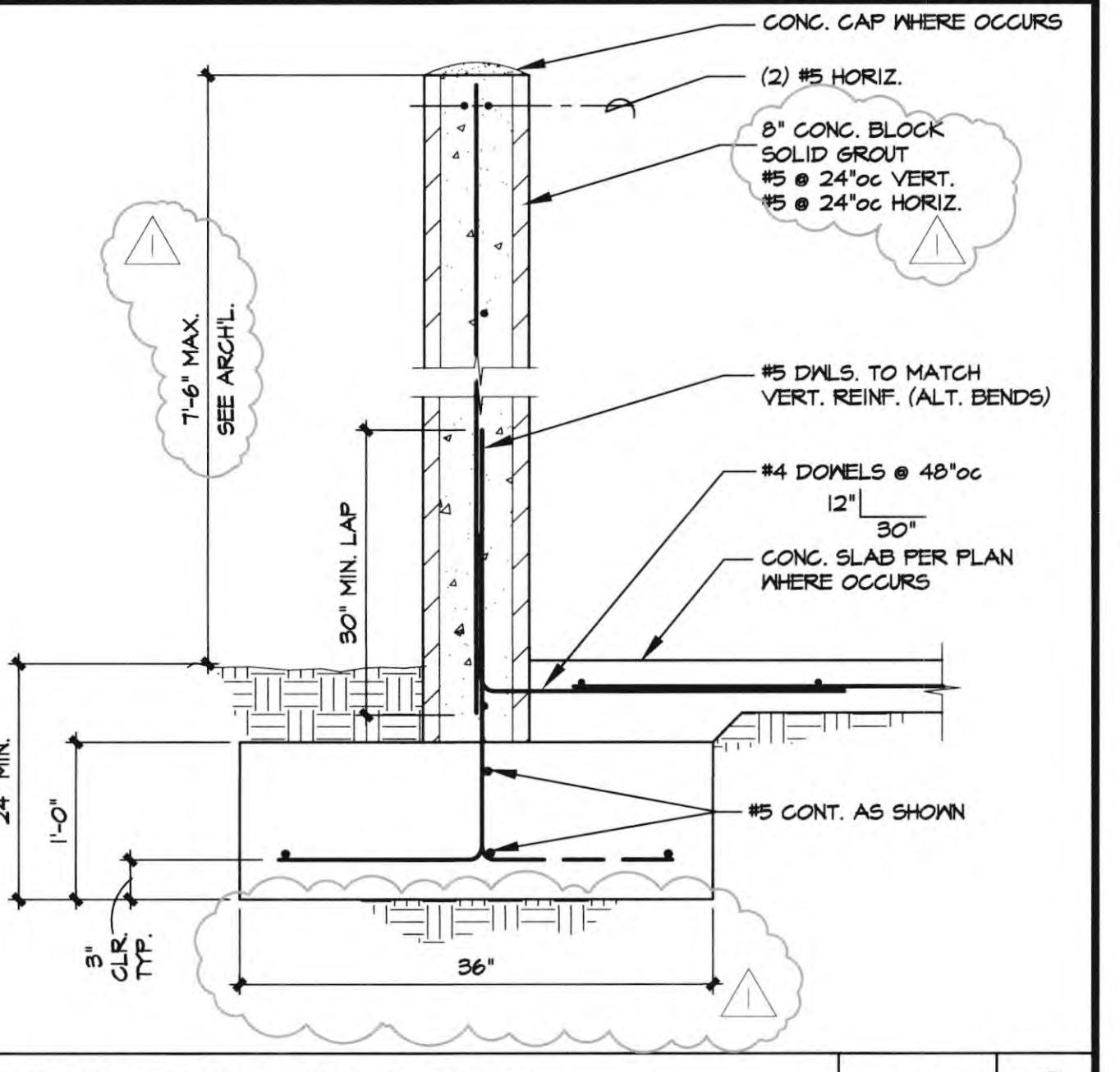
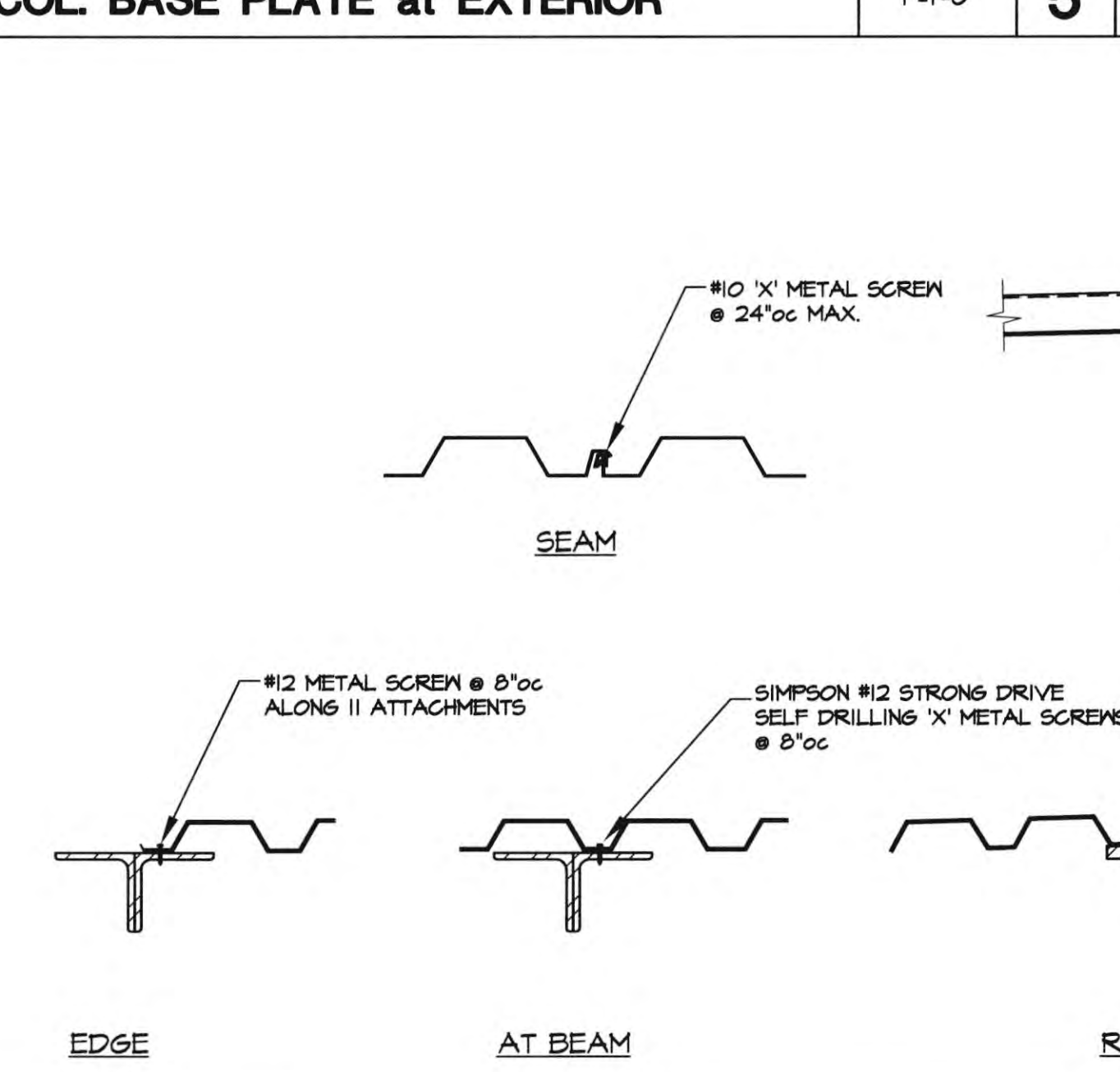
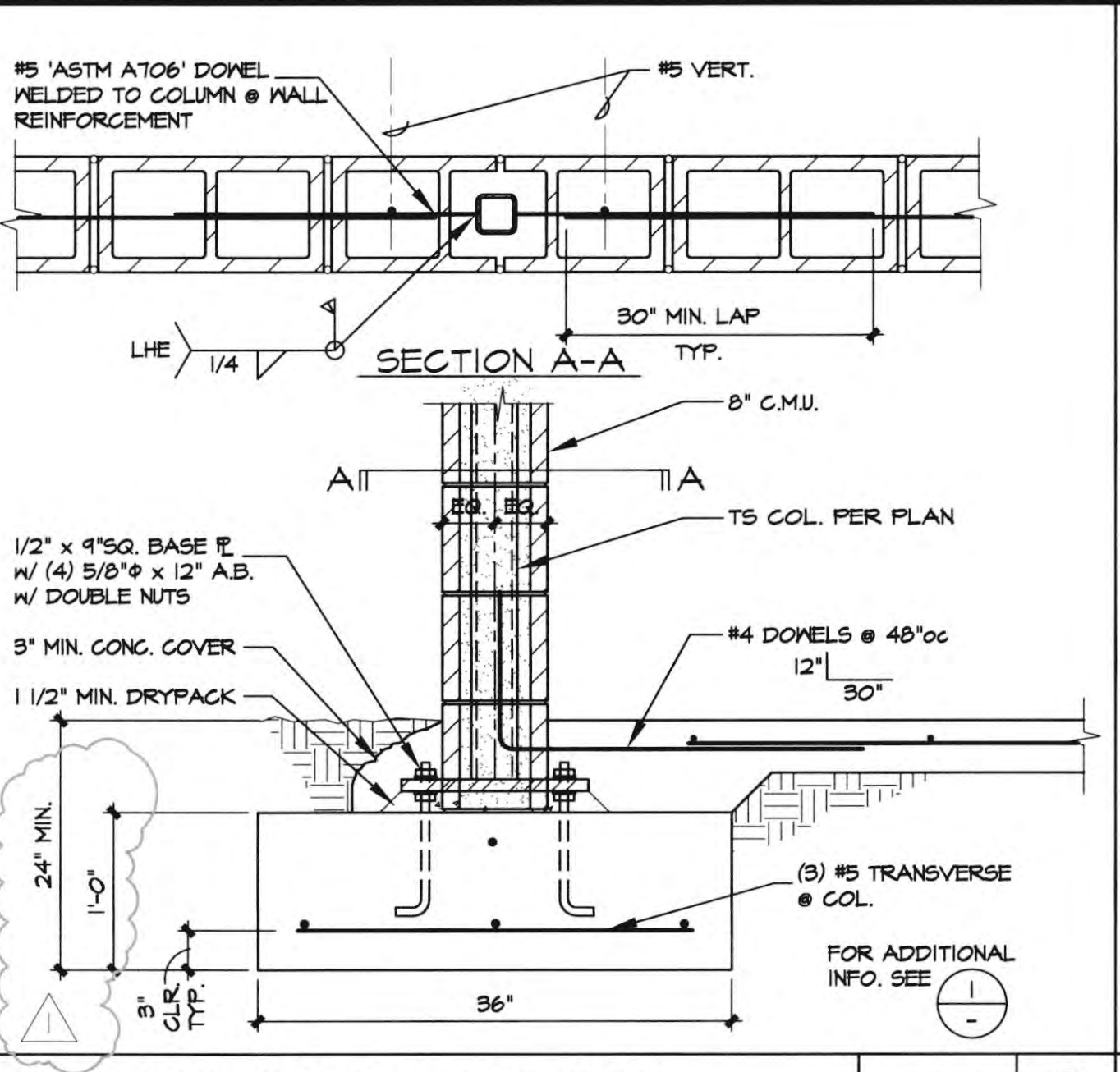
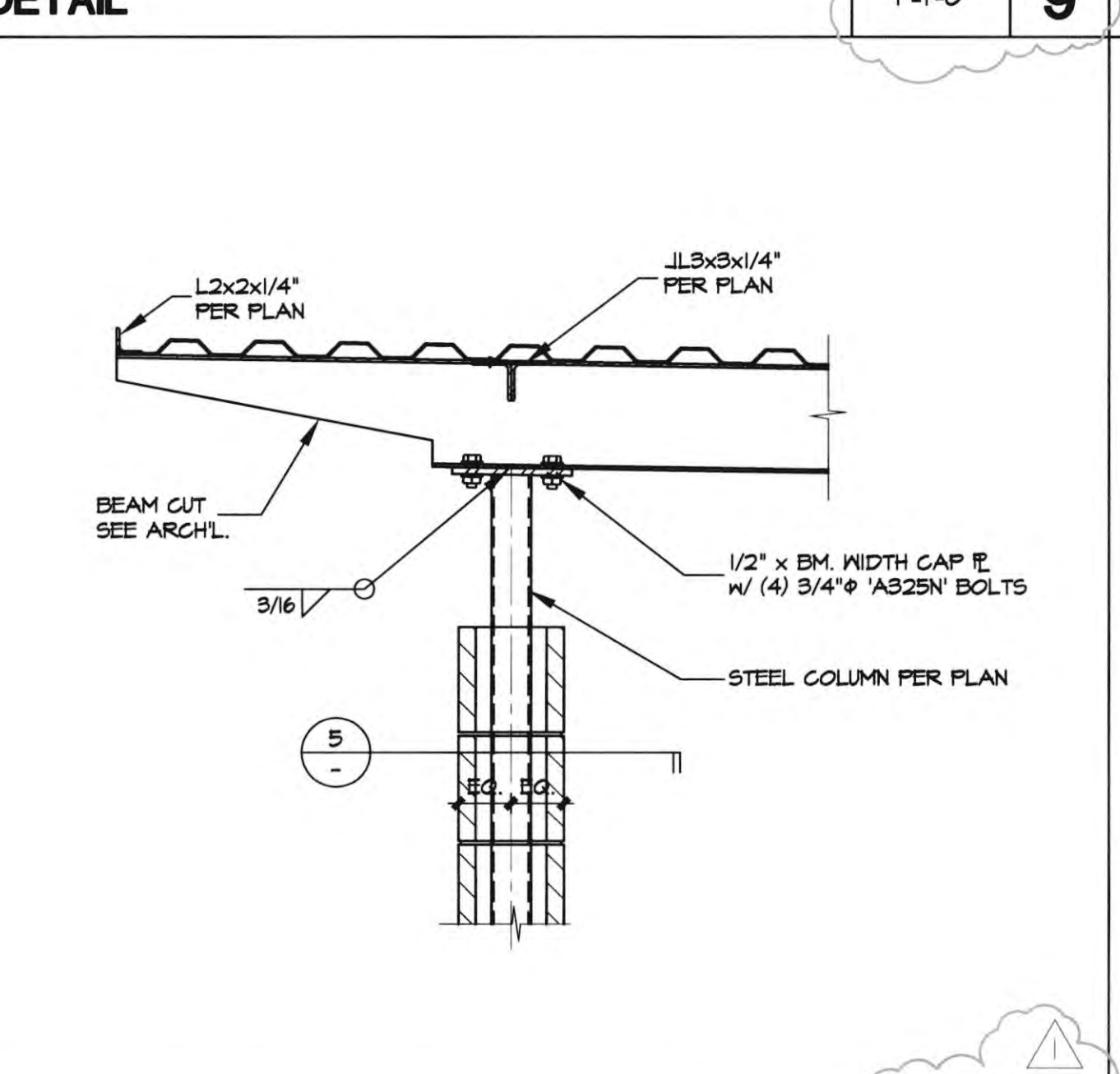
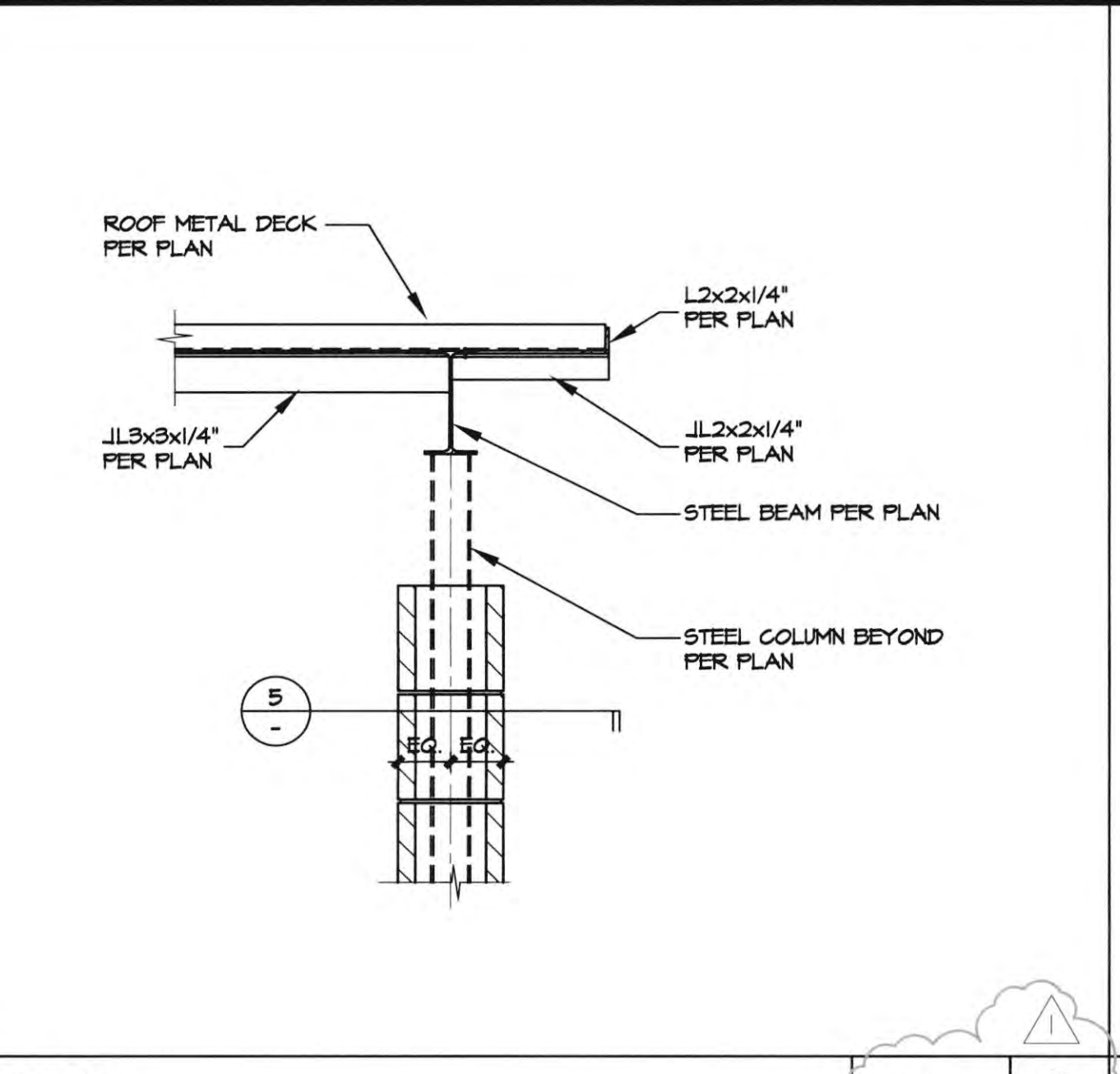
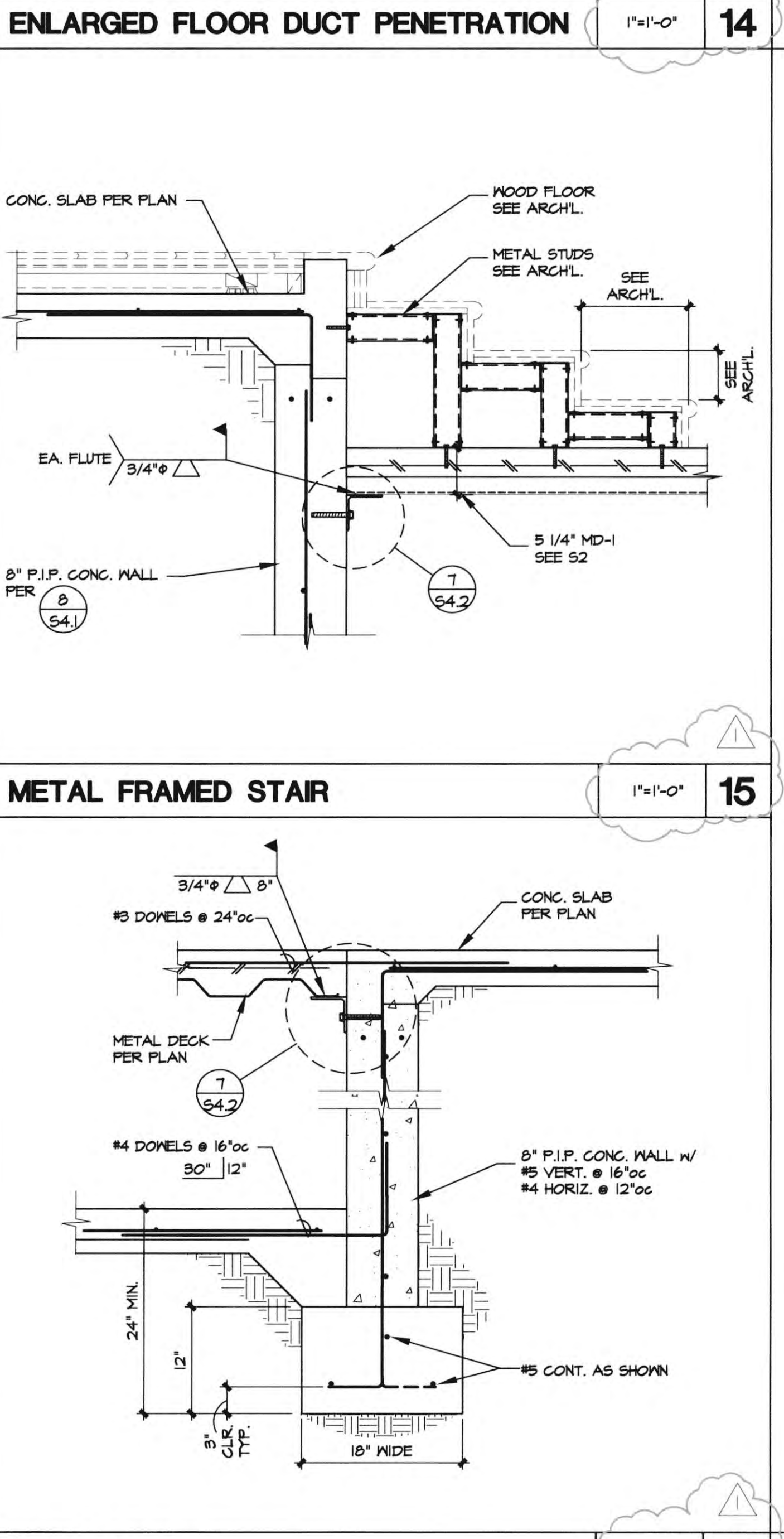
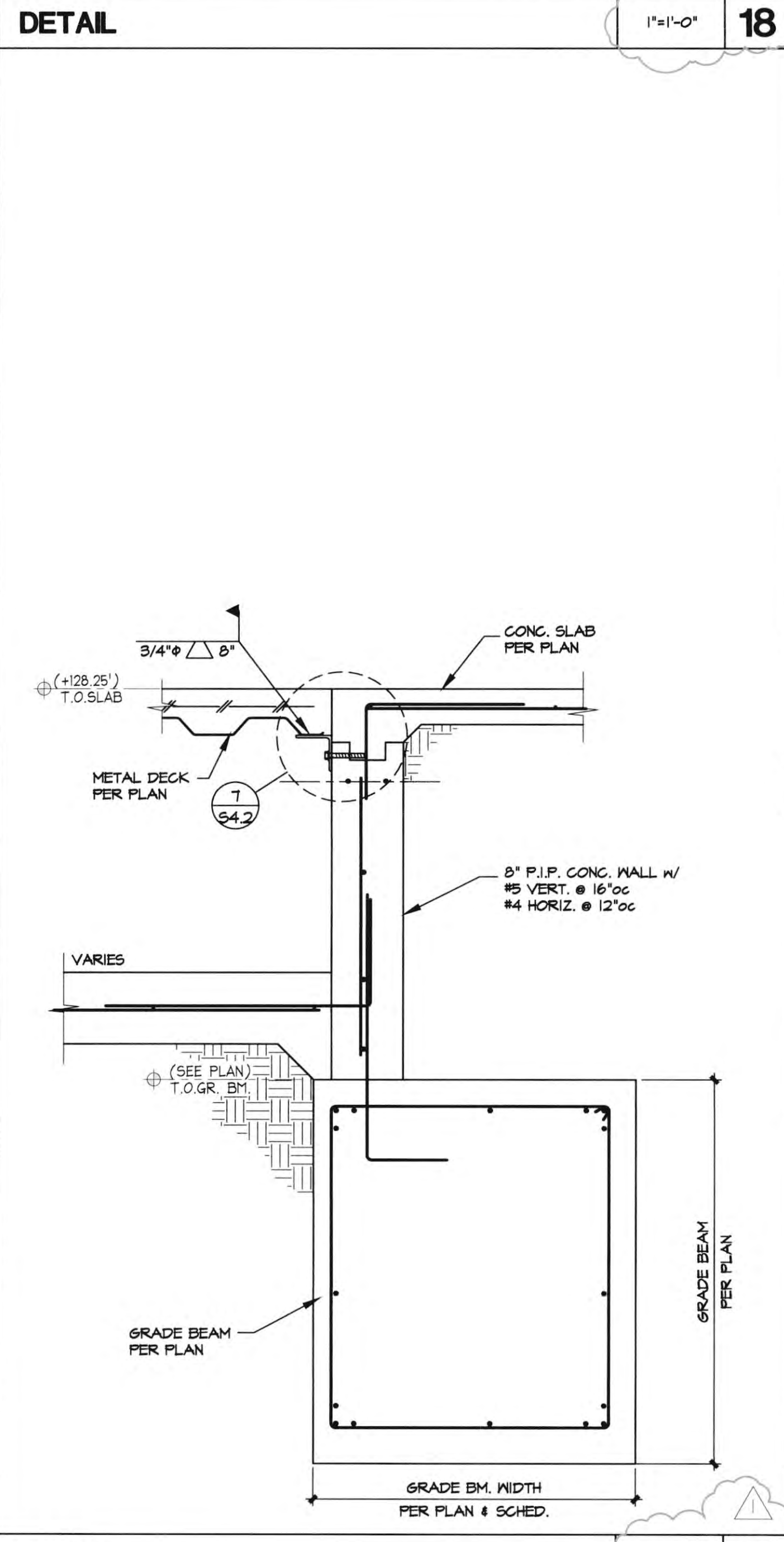
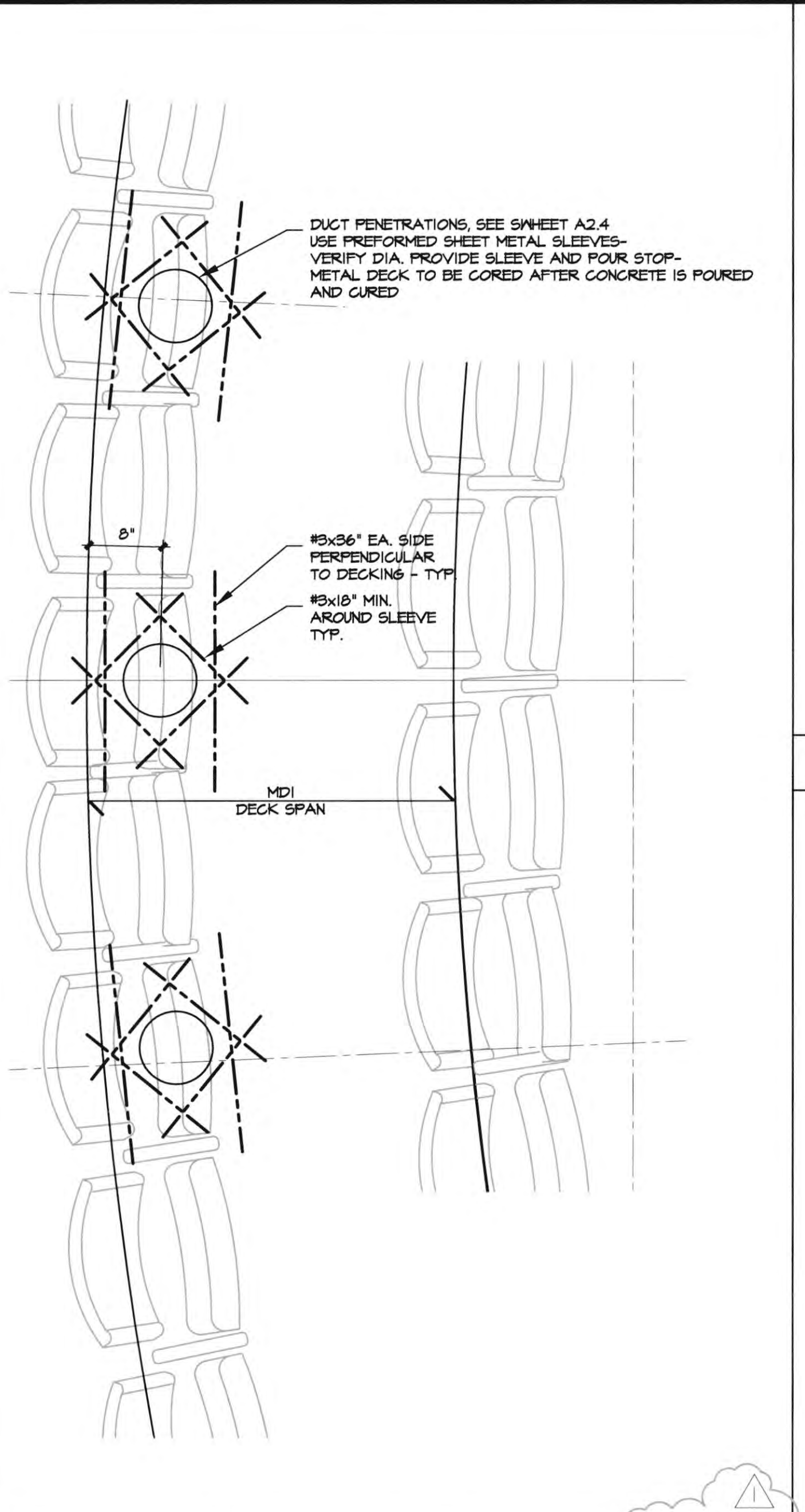
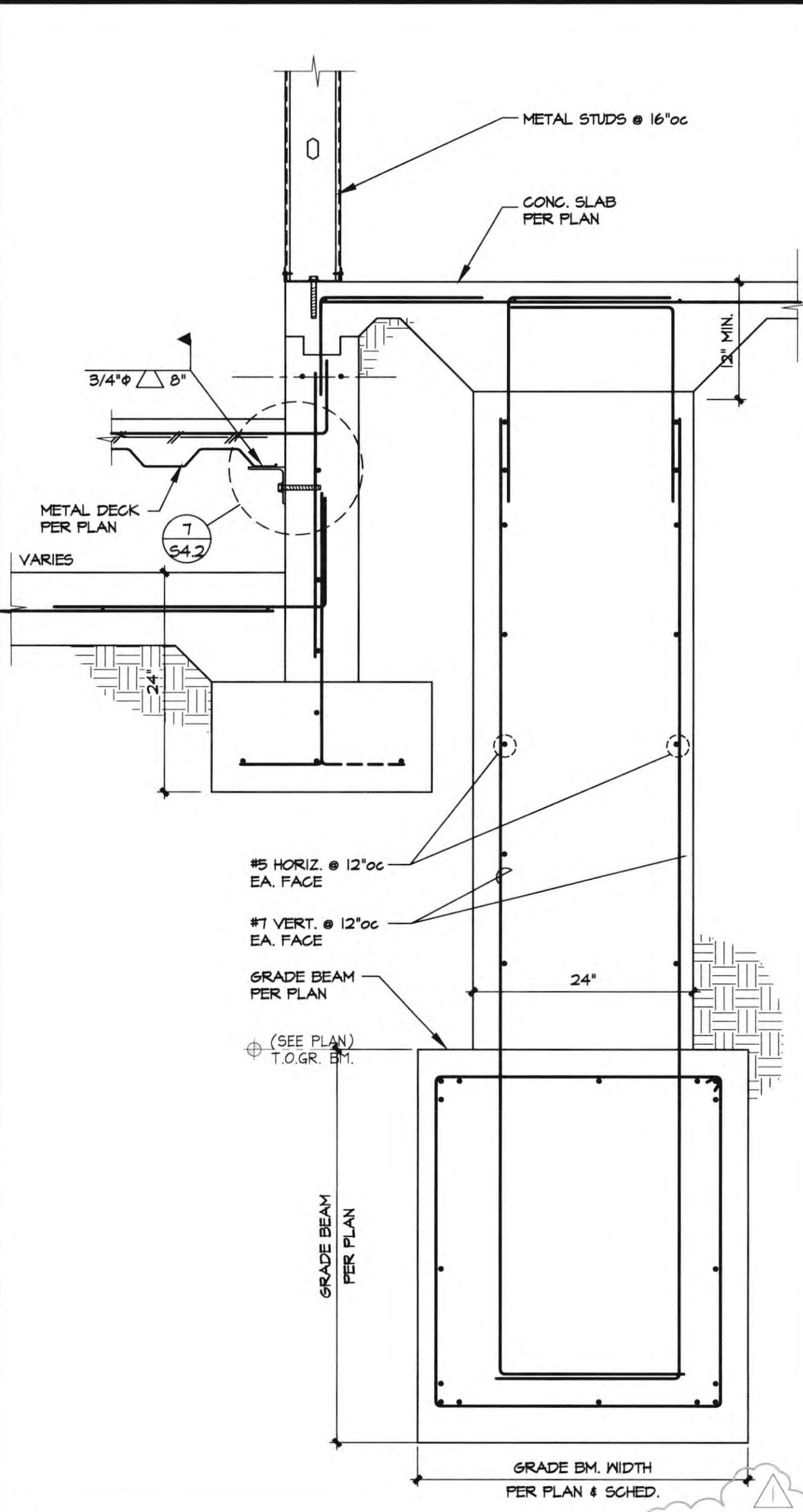
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2ND BUILDING DEPT. SUBMITTAL	11/1/22

DATE SIGNED	DATE
11/1/22	11/1/22

JOB NO.: 2019.01 S/J JOB NO.: 19059
 DRAWN BY: AG
 DATE: 11/01/2022



TITLE: TRASH ENCLOSURE FOUNDATION / ROOF PLAN & DETAILS
 SHEET:



ATTACHED XREFS: 19059.XTbk; 19059.XBASE
 Date: Oct 20, 2022, 10:47am - Drawing: Z:\C\2019-jobs\19059 N Bch Lecture Hall\19059-S4.4.dwg

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2ND BUILDING DEPT. SUBMITTAL 11/1/22

DATE SIGNED 11/1/22

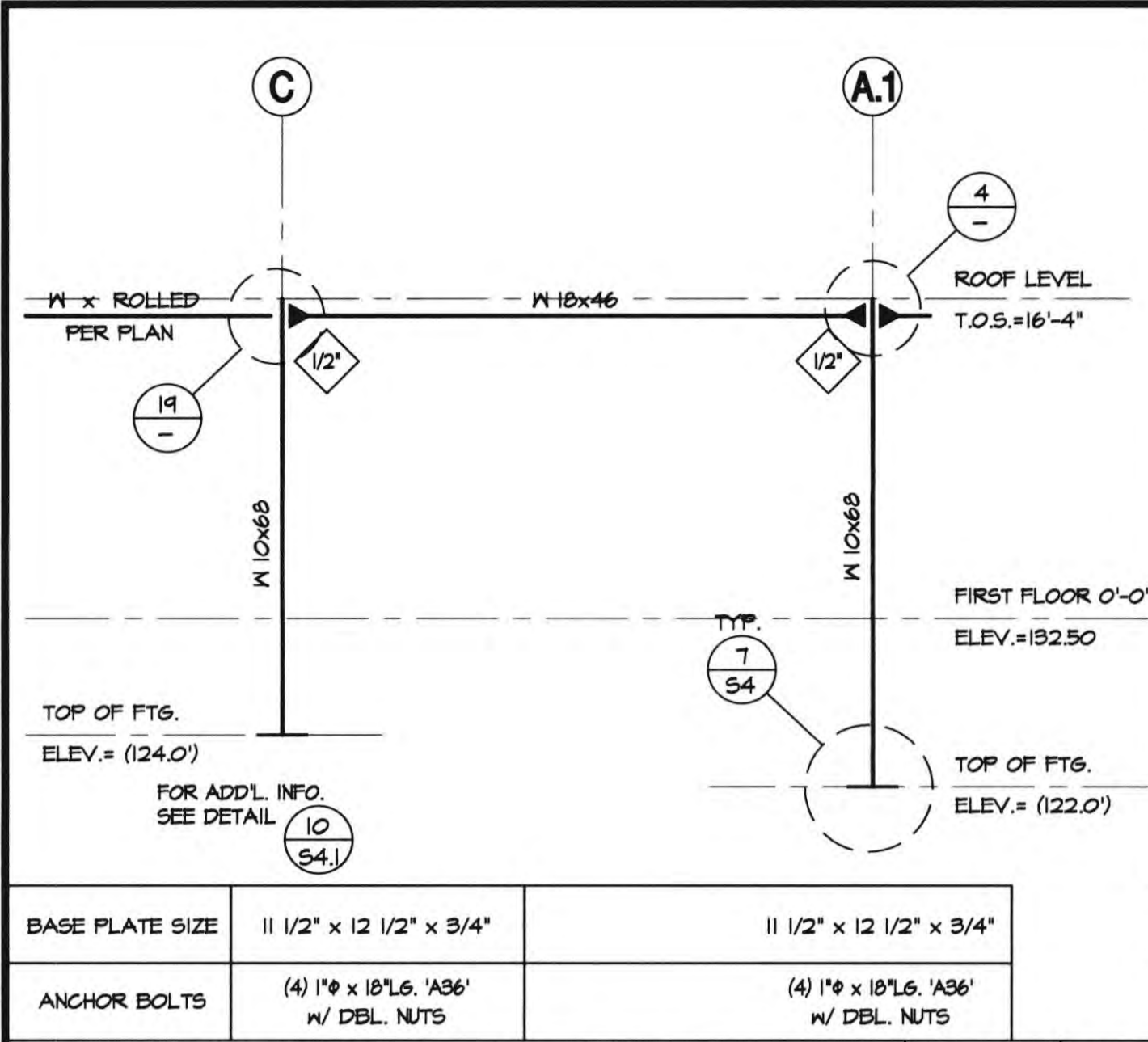
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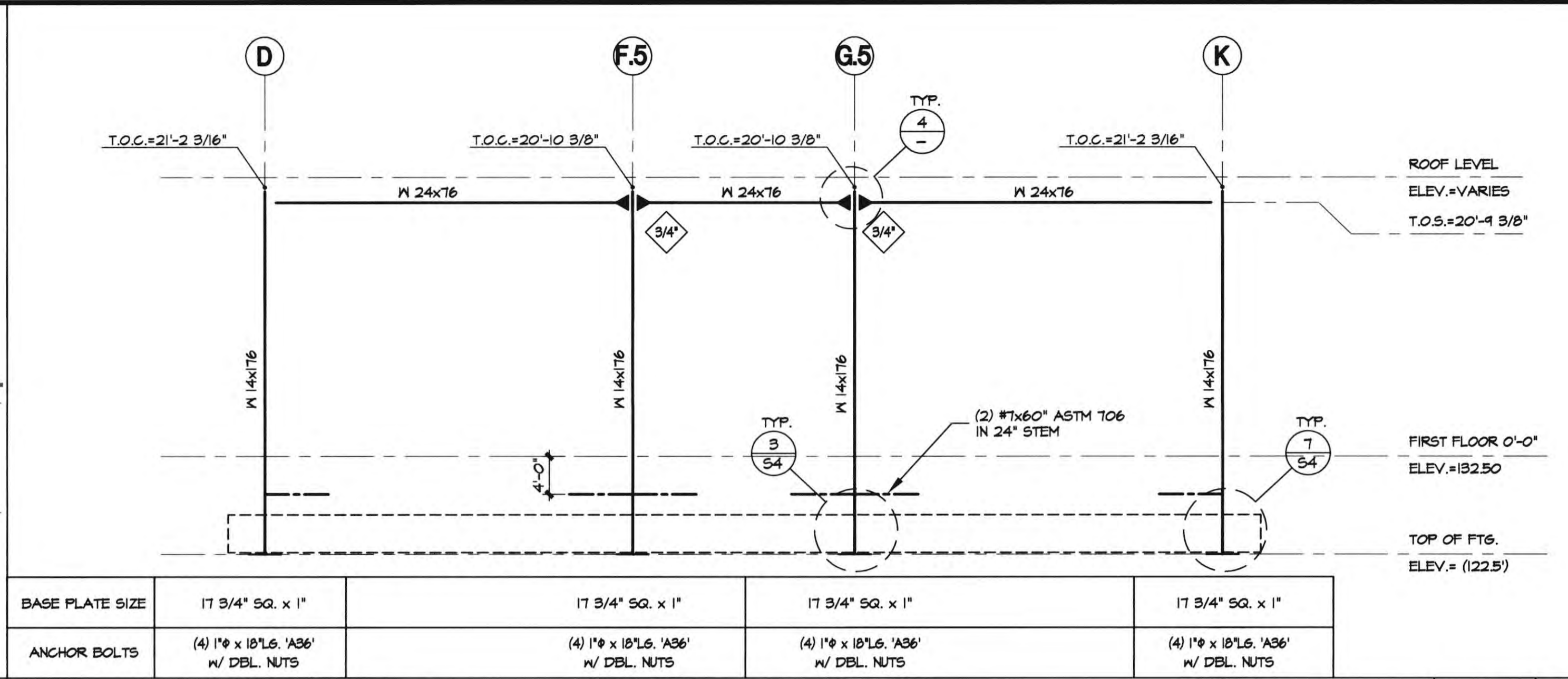
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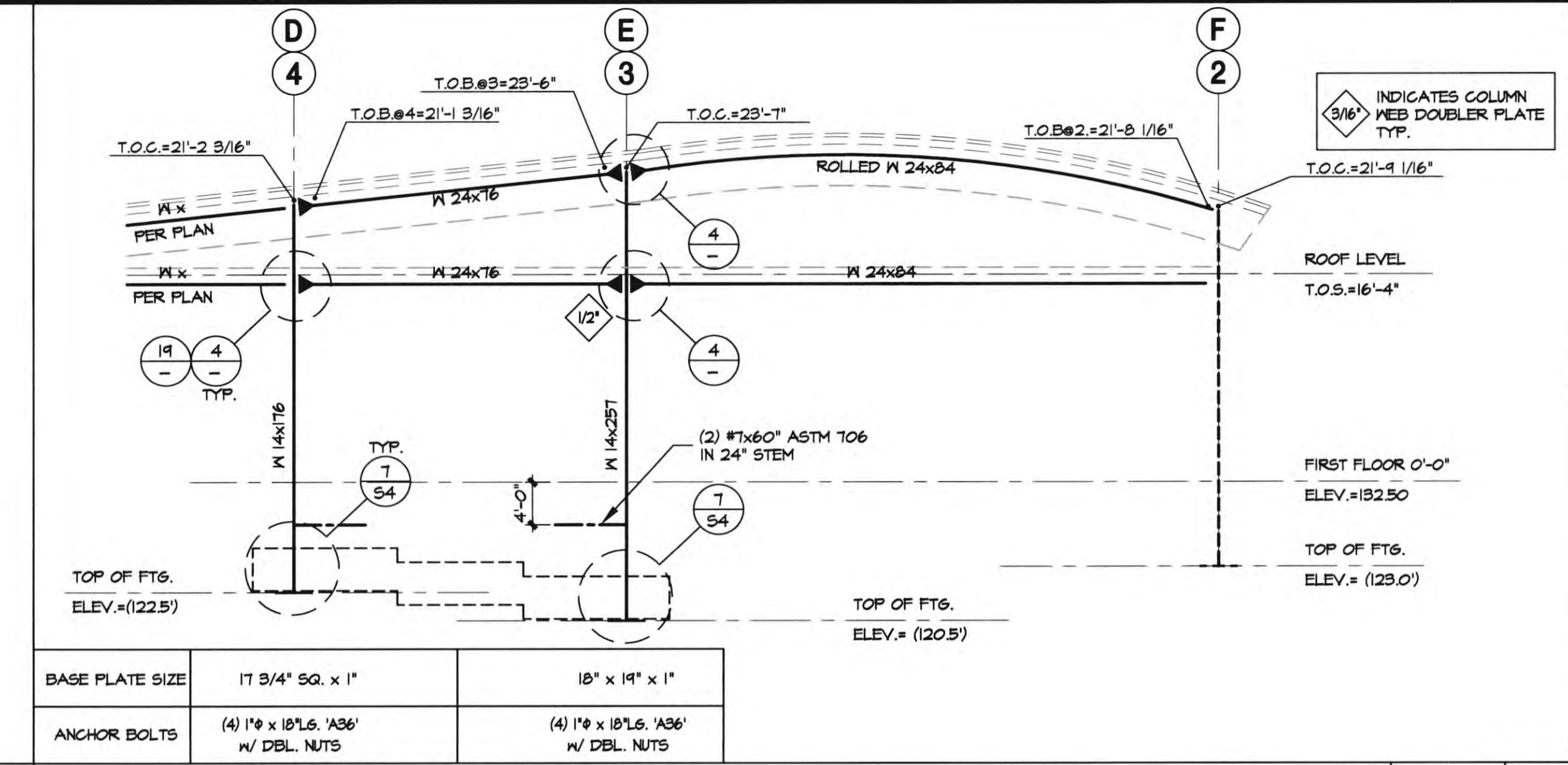
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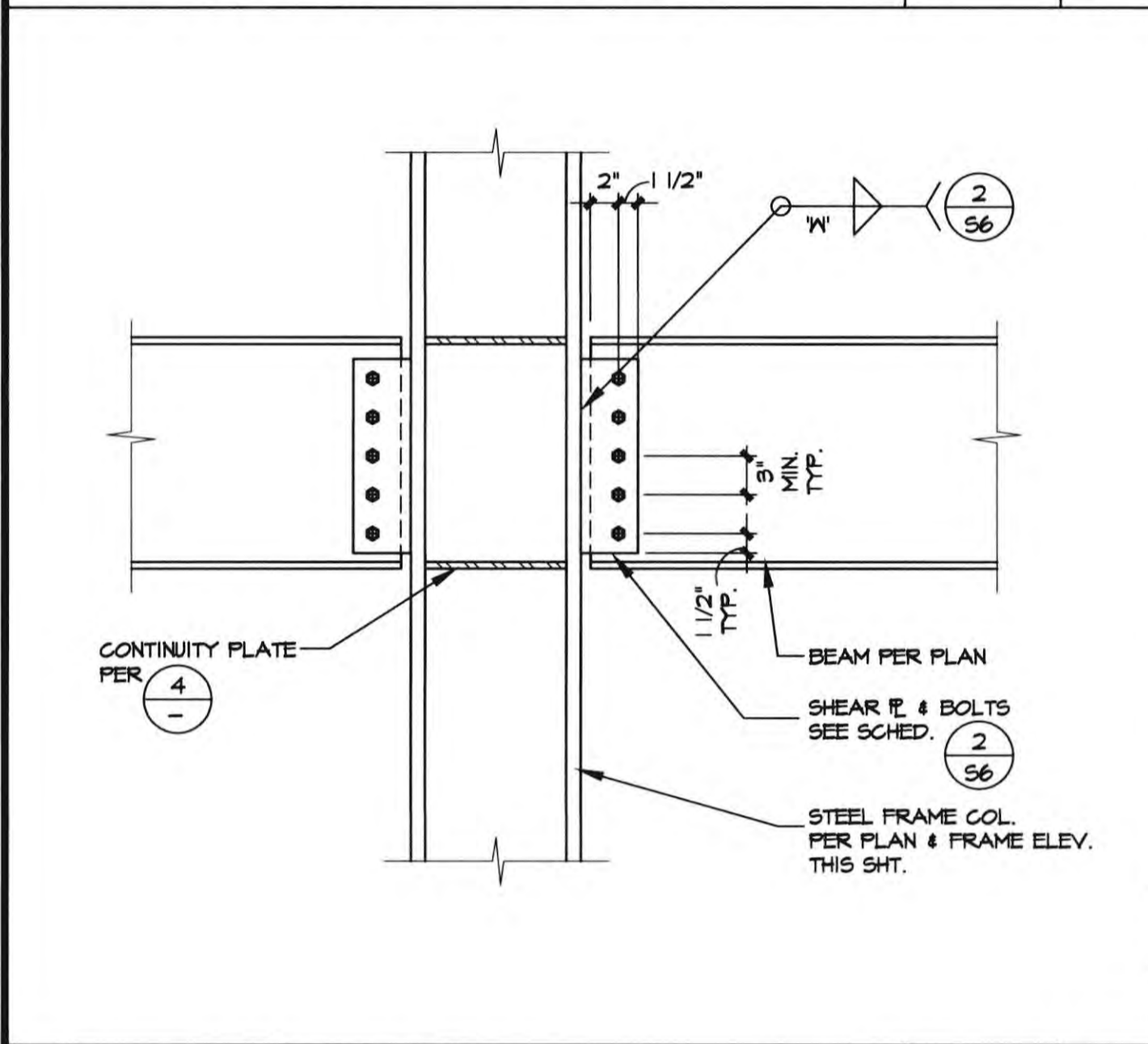
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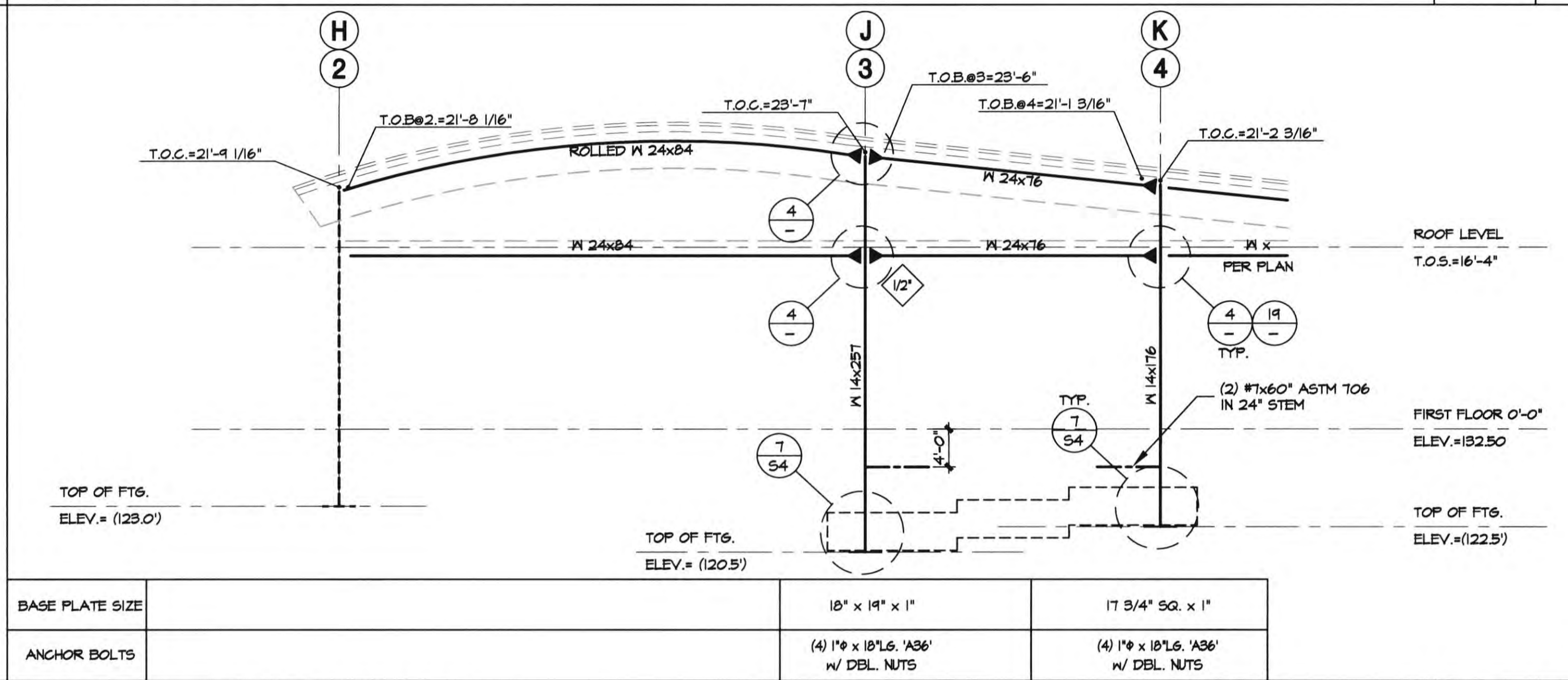
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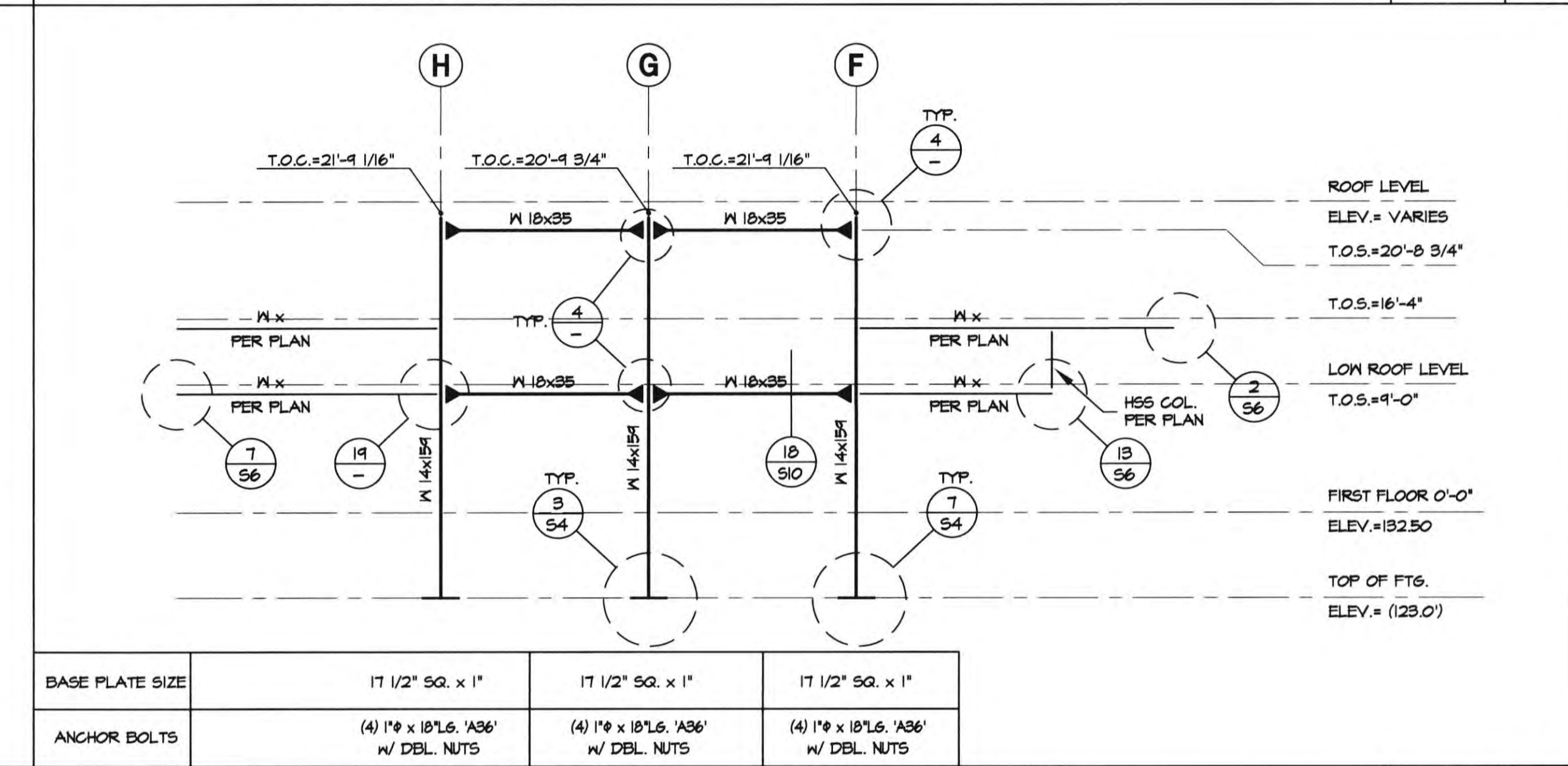
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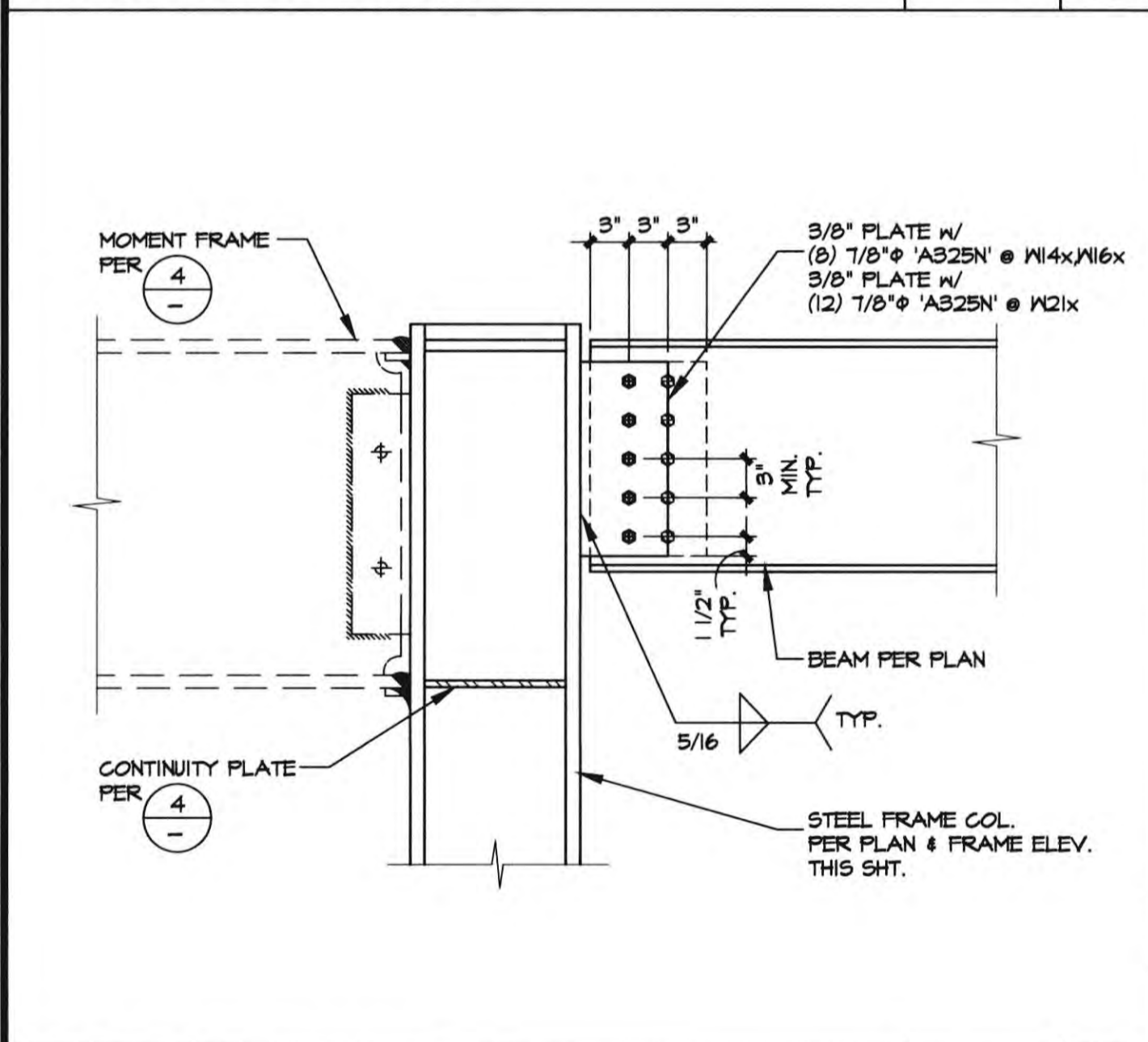
BEAM TO COL DETAIL 1"=1'-0" 18



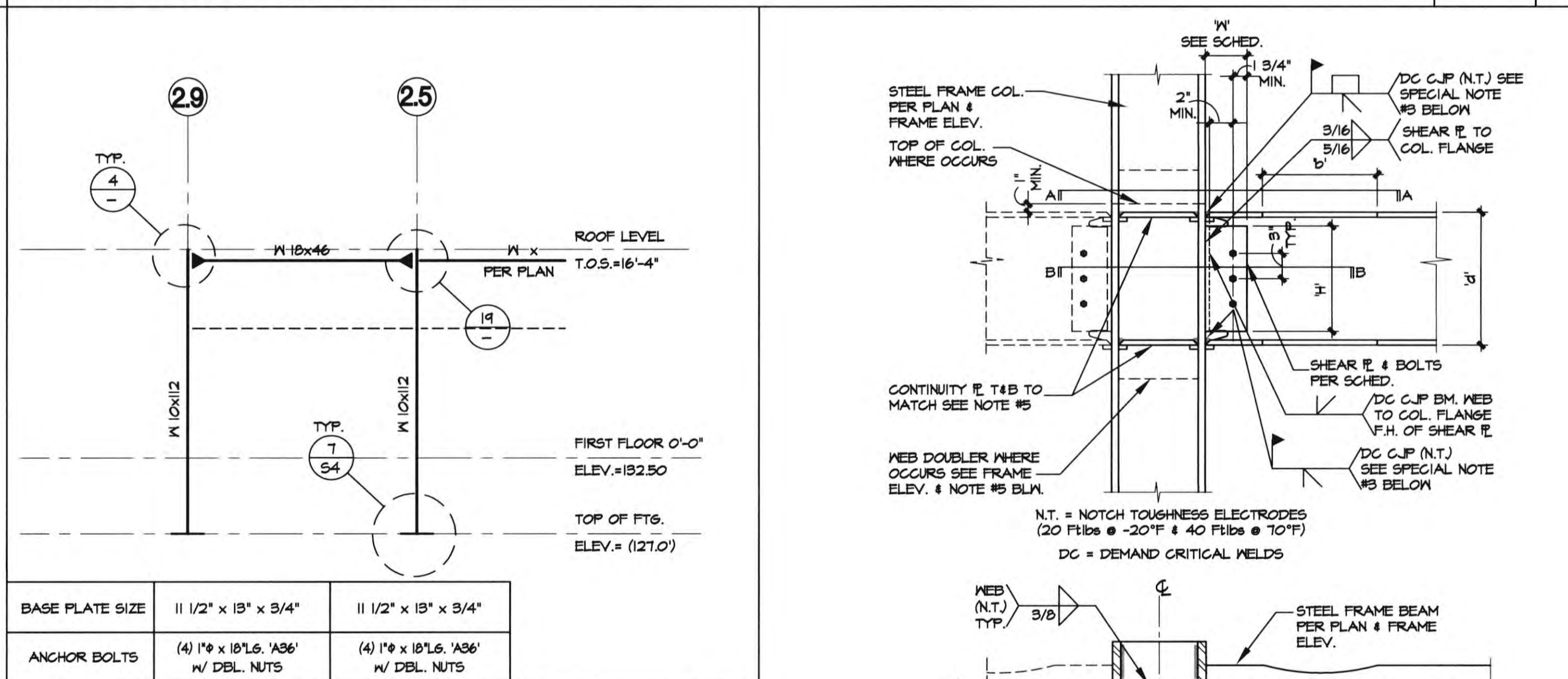
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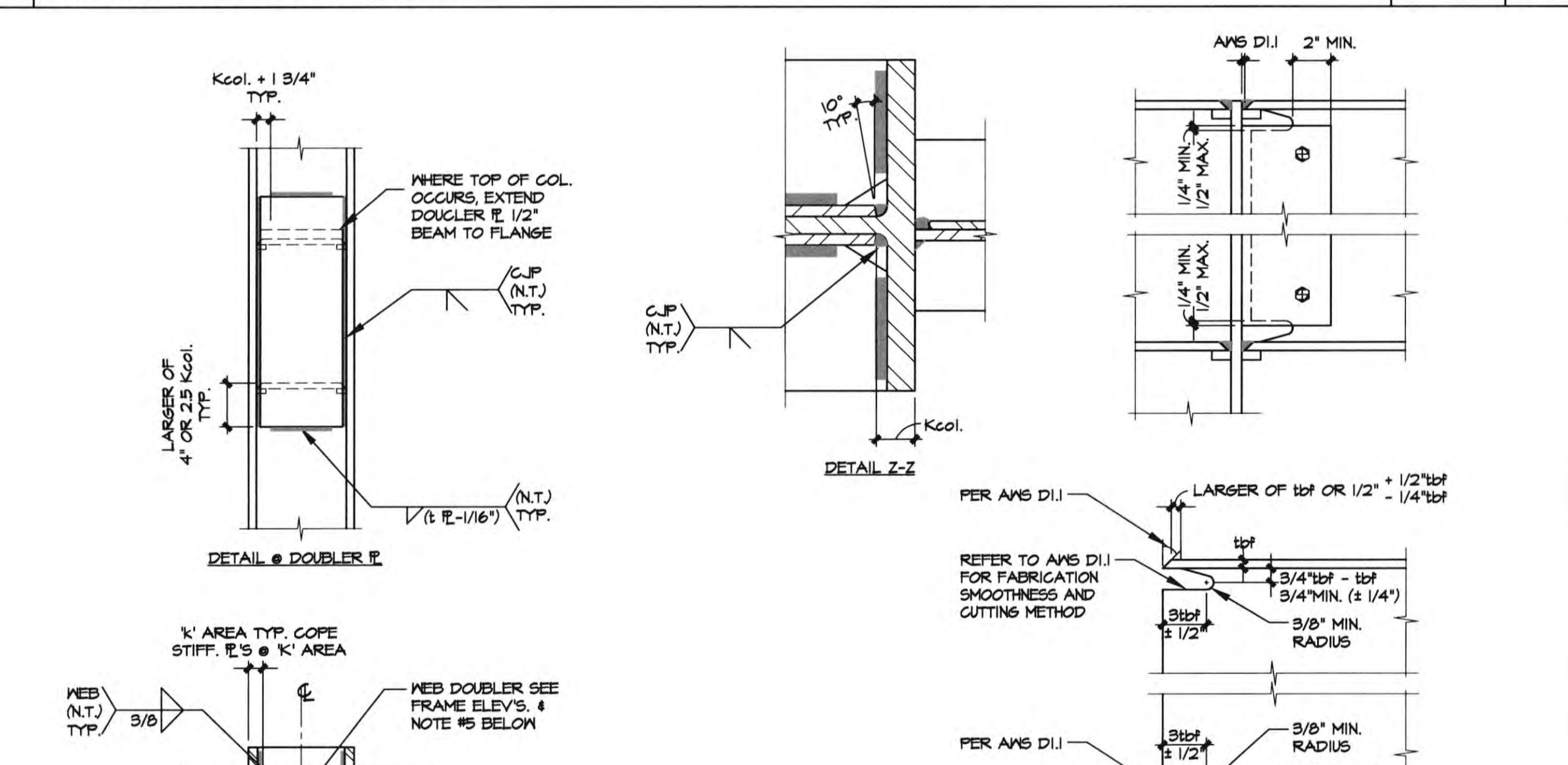
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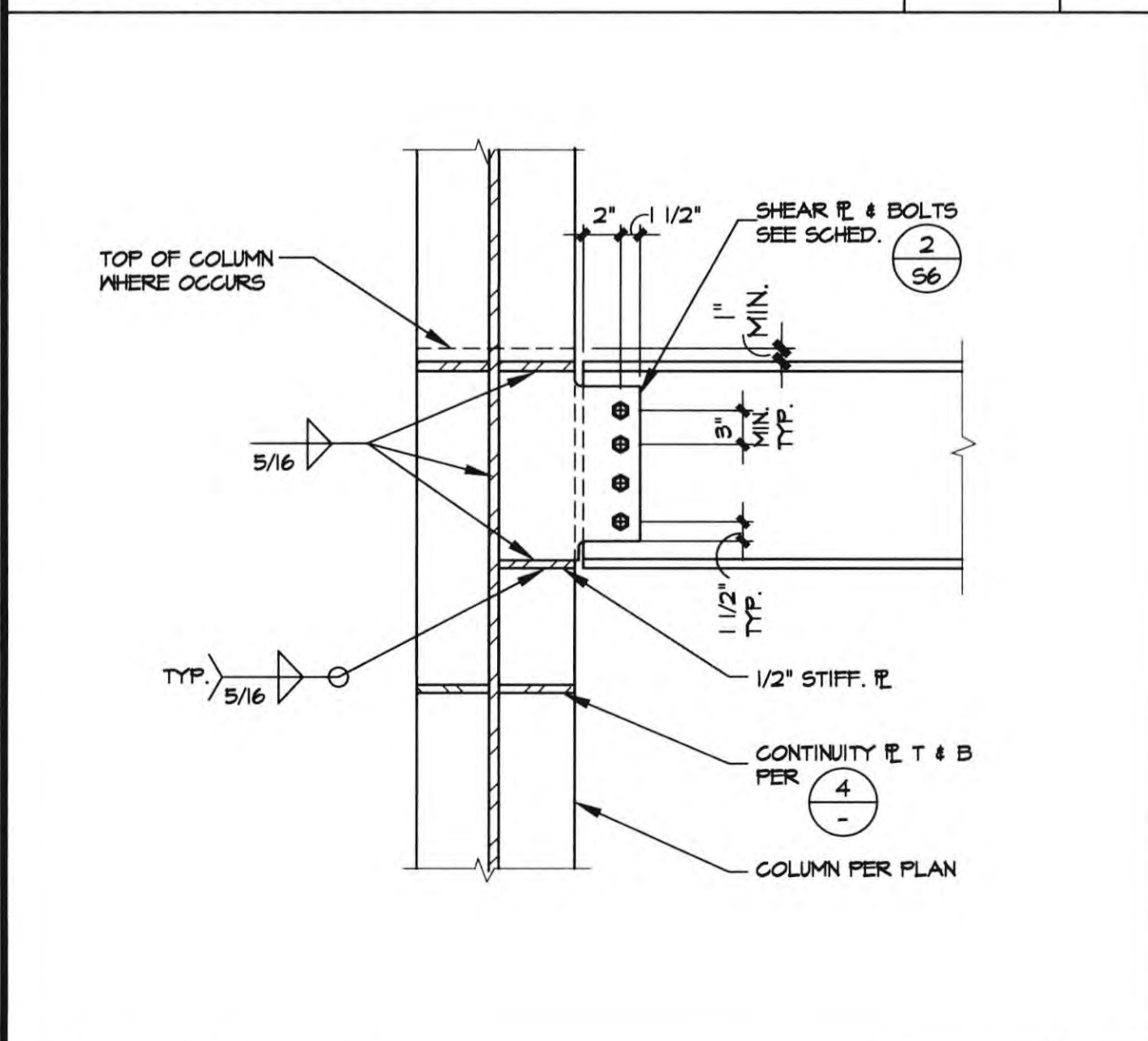
ROOF STRUT DETAIL 1"=1'-0" 19



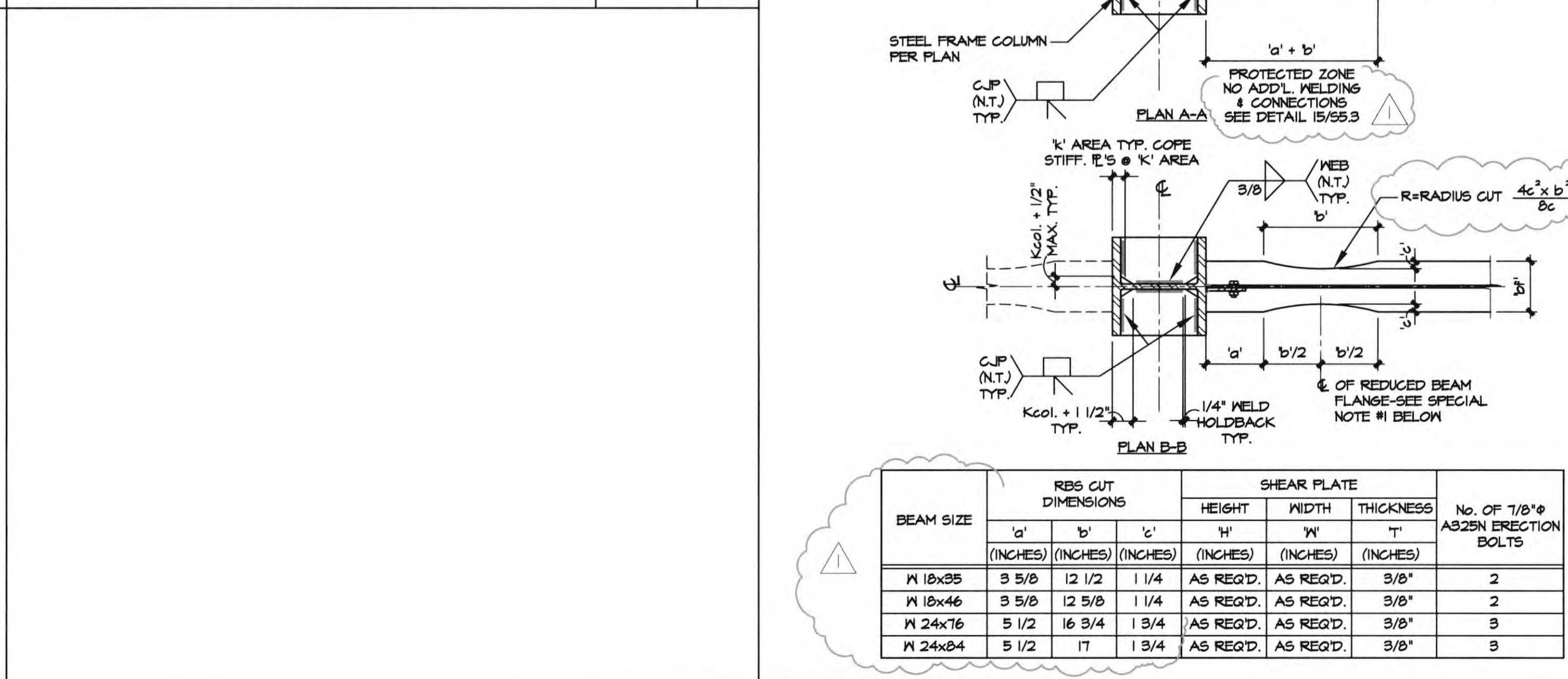
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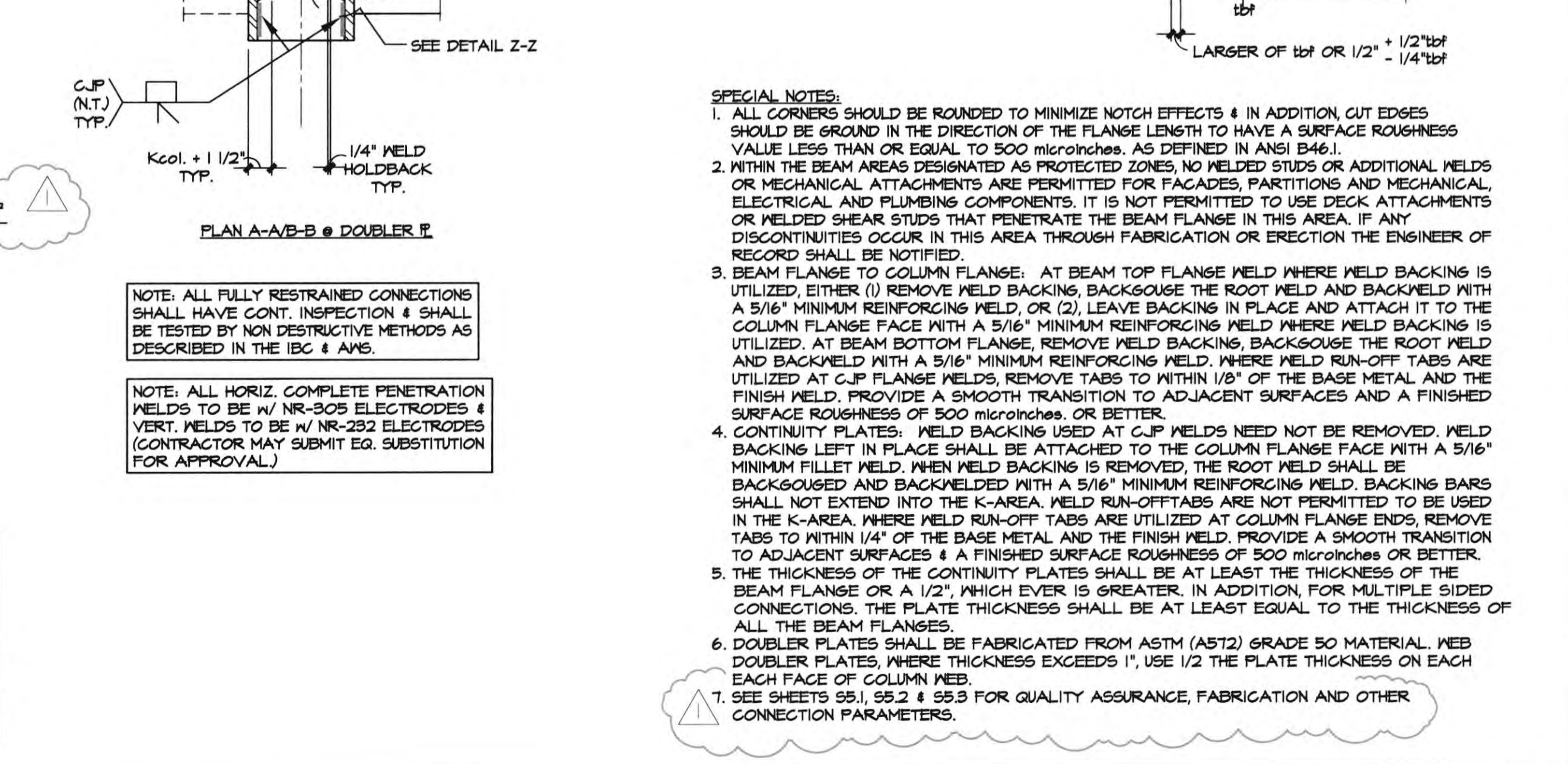
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BEAM TO COL DETAIL 1"=1'-0" 20



RIGID FRAME DETAIL 1"=1'-0" 16



DETAIL @ DOUBLER E 1"=1'-0" 4

ATTACHED ARCS: 19059-X1bik Date: Oct 19, 2022, 12:40pm T: Drawing: Z:\0209-Jobs\19059 N. Bch. Lecture Hall\ 19059-SS.dwg

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998 AVOCADO AVENUE
NEWPORT BEACH, CA 92660

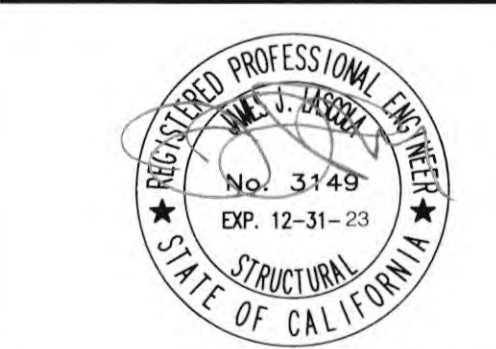
STANDARD QUALITY ASSURANCE PLAN
For Steel Moment Frames

Newport Beach Library
Lecture Hall
998 Avocado Avenue
Newport Beach, CA 92660

S 5.3

Date: _____
Scale: Not to Scale
Sheet: _____

Sheet 3 of 3



DATE SIGNED: 11/1/22
JOB NO.: 2019.01
DRAWN BY: AG
DATE: 11/01/2022

TITLE: RIGID FRAME NOTES
SHEET:

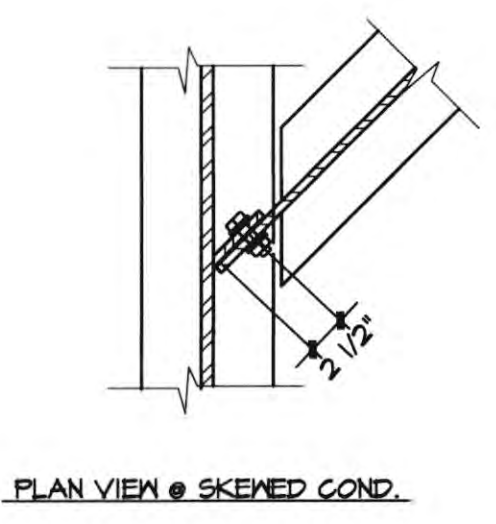
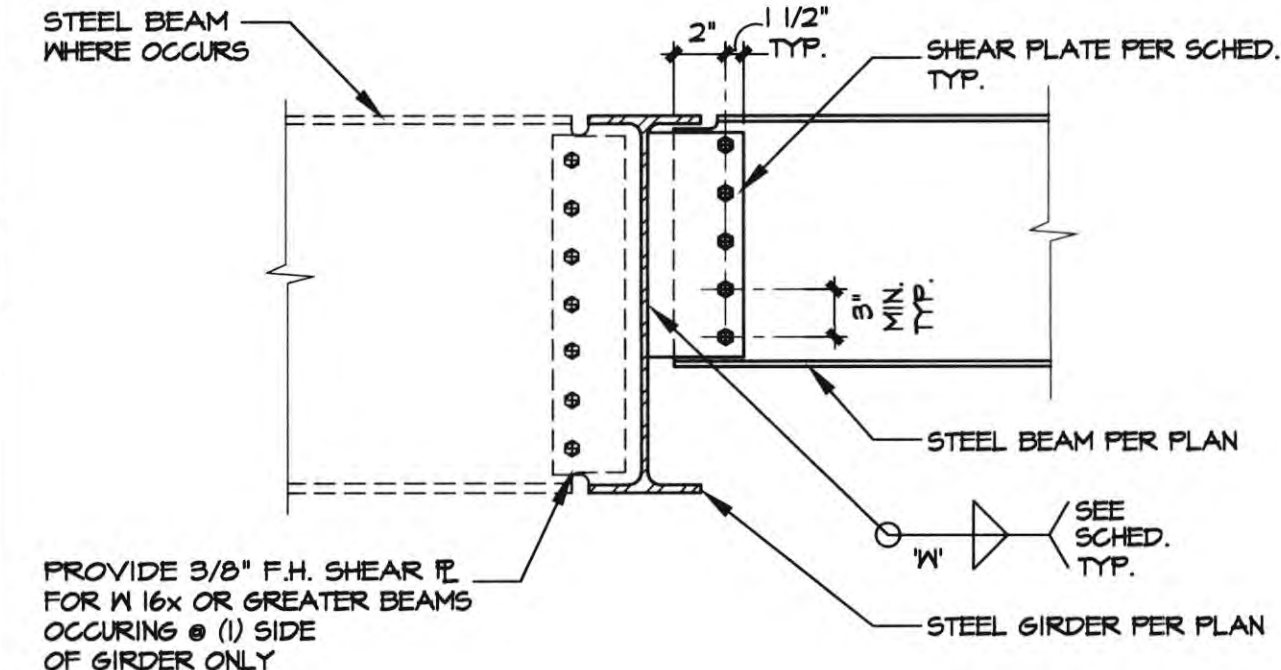
S5.3

<p>Detail 16 Scale: Not to Scale</p> <p>Plug Welding of Doubler Plate to Column</p>	<p>Detail 12 Scale: Not to Scale</p> <p>Weld Access Hole Detail</p>	<p>Detail 8 Scale: Not to Scale</p> <p>Doubler Plate Welds to Continuity Plate</p>	<p>Detail 4 Scale: Not to Scale</p> <p>Web Doubler Plate Detail</p>	<p>TYPICAL SHEET 3 GENERAL NOTES:</p> <ol style="list-style-type: none"> The illustrative details provided herein are intended to highlight the minimum fabrication and welding details that should be reflected on the structural plan. It shall not be used as a substitute for or in lieu of structural details that the Engineer or Architect of Record must provide on the structural plan. These illustrative details do not provide information such as, but not limited to, size of columns or beams, continuity or doubler plate thicknesses, size and length of the fillet welds, the type of beam to column moment connections, locations of all seismic demand welds, location of all required lateral bracing, steel column frame to foundation connections, or length and location of plastic hinging zones. This information shall be determined by the Engineer or Architect of Record and specified on the structural plan. Where the illustrative details provide information such as weld type to use at a particular weld joint, minimum or maximum dimensions for length, weld size, or gap between base metals, it should be appropriately reflected on the structural plan by the Engineer or Architect of Record. 									
<p>Detail 17 Scale: Not to Scale</p> <p>Weld Pass Sequence</p>	<p>Detail 13 Scale: Not to Scale</p> <p>Doubler Plate Welds to Continuity Plate</p>	<p>Detail 9 Scale: Not to Scale</p> <p>Groove Welded Doubler Plate</p>	<p>Detail 5 Scale: Not to Scale</p> <p>Sample Steel Moment Frame</p>	<p>Typical Sheet 3 Notes</p> <p>Note: This detail is for illustrative purpose only. Refer to the structural plans for actual frame connections and details.</p>									
<p>TOLERANCES</p> <table border="1"> <tr> <td>As Detailed</td> <td>As Fit-Up</td> </tr> <tr> <td>R = +1/16, -0</td> <td>+1/4, -1/16</td> </tr> <tr> <td>c1 = +10°, -0°</td> <td>+10°, -5°</td> </tr> </table> <p>Detail 1 Scale: Not to Scale</p> <p>Warning Sign at Plastic Hinging Zone</p> <p>Notes: 1. Groove welds in corner and T-joints of cyclically loaded structures shall be reinforced with fillet welds equal to T1/4, but need not exceed 3/8 inch. 2. For corner joints, the outside groove preparation may be in either or both members, provided the basic groove configuration is not changed and adequate edge distance is maintained to support the welding operations without excessive edge melting. 3. Adapted with permission from the AWS D1.1 Committee on Structural Welding, Structural Welding Code - Steel, AWS D1.1/D1.1M: Miami: American Welding Society, Figure 3.4 pg. 95 (top left).</p>	As Detailed	As Fit-Up	R = +1/16, -0	+1/4, -1/16	c1 = +10°, -0°	+10°, -5°	<p>Detail 14 Scale: Not to Scale</p> <p>Doubler Plate Welds to Continuity Plate</p>	<p>Detail 10 Scale: Not to Scale</p> <p>Fillet Welded Doubler Plate</p>	<p>Detail 6 Scale: Not to Scale</p> <p>Web Doubler Plate Detail</p>	<p>Detail 2 Scale: Not to Scale</p> <p>Warning Sign at Plastic Hinging Zone</p>			
As Detailed	As Fit-Up												
R = +1/16, -0	+1/4, -1/16												
c1 = +10°, -0°	+10°, -5°												
<p>Detail 15 Scale: Not to Scale</p> <p>Warning Sign at Plastic Hinging Zone</p>	<p>Detail 11 Scale: Not to Scale</p> <p>Continuity Plate Detail</p>	<p>Detail 7 Scale: Not to Scale</p> <p>Groove or Fillet Welded Doubler Plate</p>	<p>Detail 3 Scale: Not to Scale</p> <p>Web Doubler Plate Detail</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1ST BUILDING DEPT. SUBMITTAL</td> <td></td> <td>06/08/22</td> </tr> <tr> <td>2ND BUILDING DEPT. SUBMITTAL</td> <td></td> <td>11/1/22</td> </tr> </table>	NO.	DESCRIPTION	DATE	1ST BUILDING DEPT. SUBMITTAL		06/08/22	2ND BUILDING DEPT. SUBMITTAL		11/1/22
NO.	DESCRIPTION	DATE											
1ST BUILDING DEPT. SUBMITTAL		06/08/22											
2ND BUILDING DEPT. SUBMITTAL		11/1/22											

ATTACHED XREFS: 19059-XTblk
Date: Oct 19, 2022, 12:56pm - Drawing: Z:\CV\2019-Jobs\19059 N Bch Lecture Hall\19059-SS-3.dwg

BEAM TO BEAM CONN. SCHEDULE

BEAM SIZE	MIN. SHEAR PLATE THICKNESS	MIN. SHEAR PLATE WELD SIZE "W"	NO. & SIZE OF A325N BOLTS
M8 x 4 M10 x	5/8"	5/16"	(2) 1/8"
M12 x	3/8"	5/16"	(3) 1/8"
M14 x 4 M 16 x	3/8"	5/16"	(4) 1/8"
M18 x	3/8"	5/16"	(5) 1/8"
M21 x	3/8"	5/16"	(6) 1/8"
M24 x	3/8"	5/16"	(7) 1/8"



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2ND BUILDING DEPT. SUBMITTAL	11/17/22	

DATE SIGNED 11/17/22

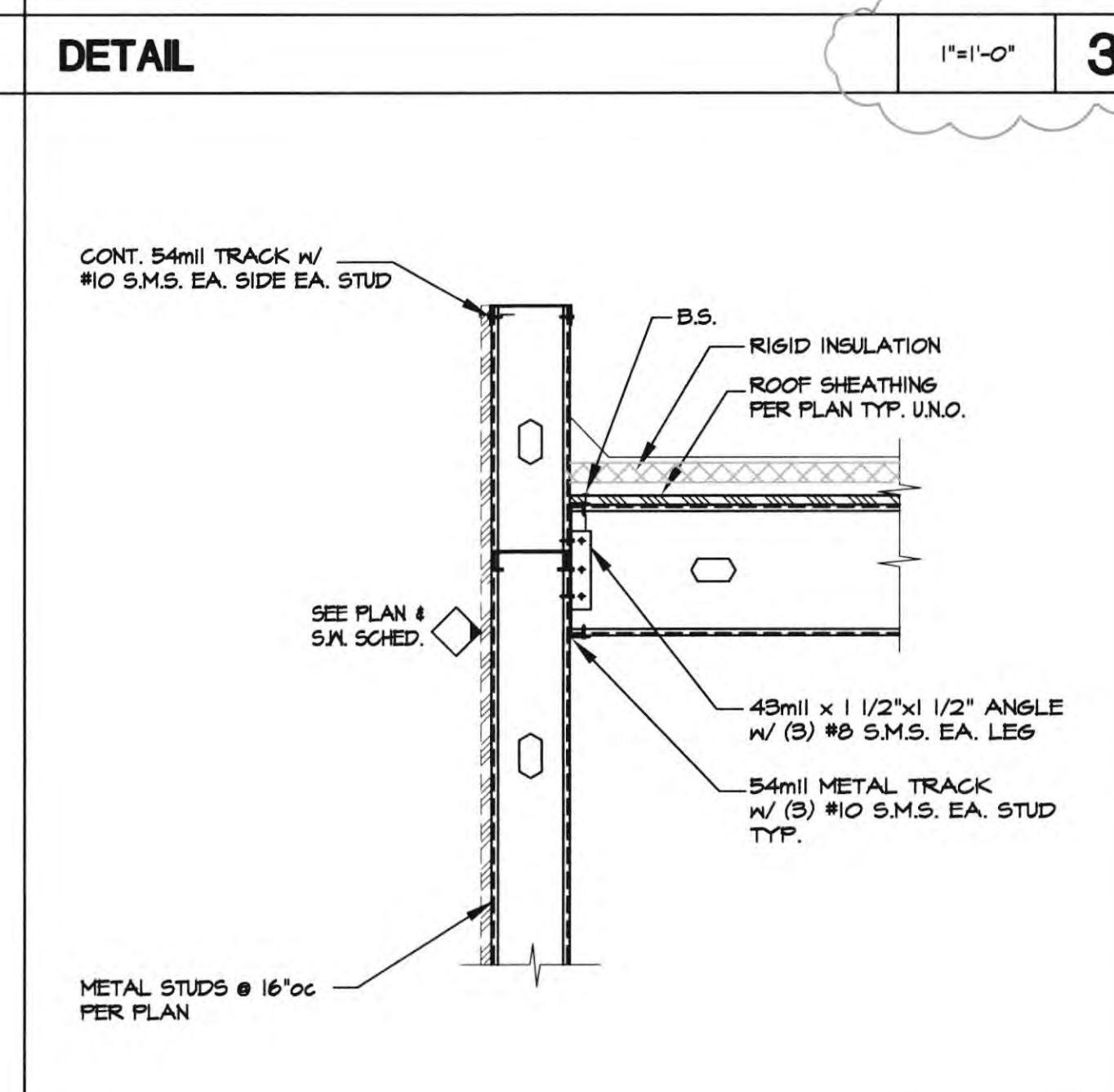
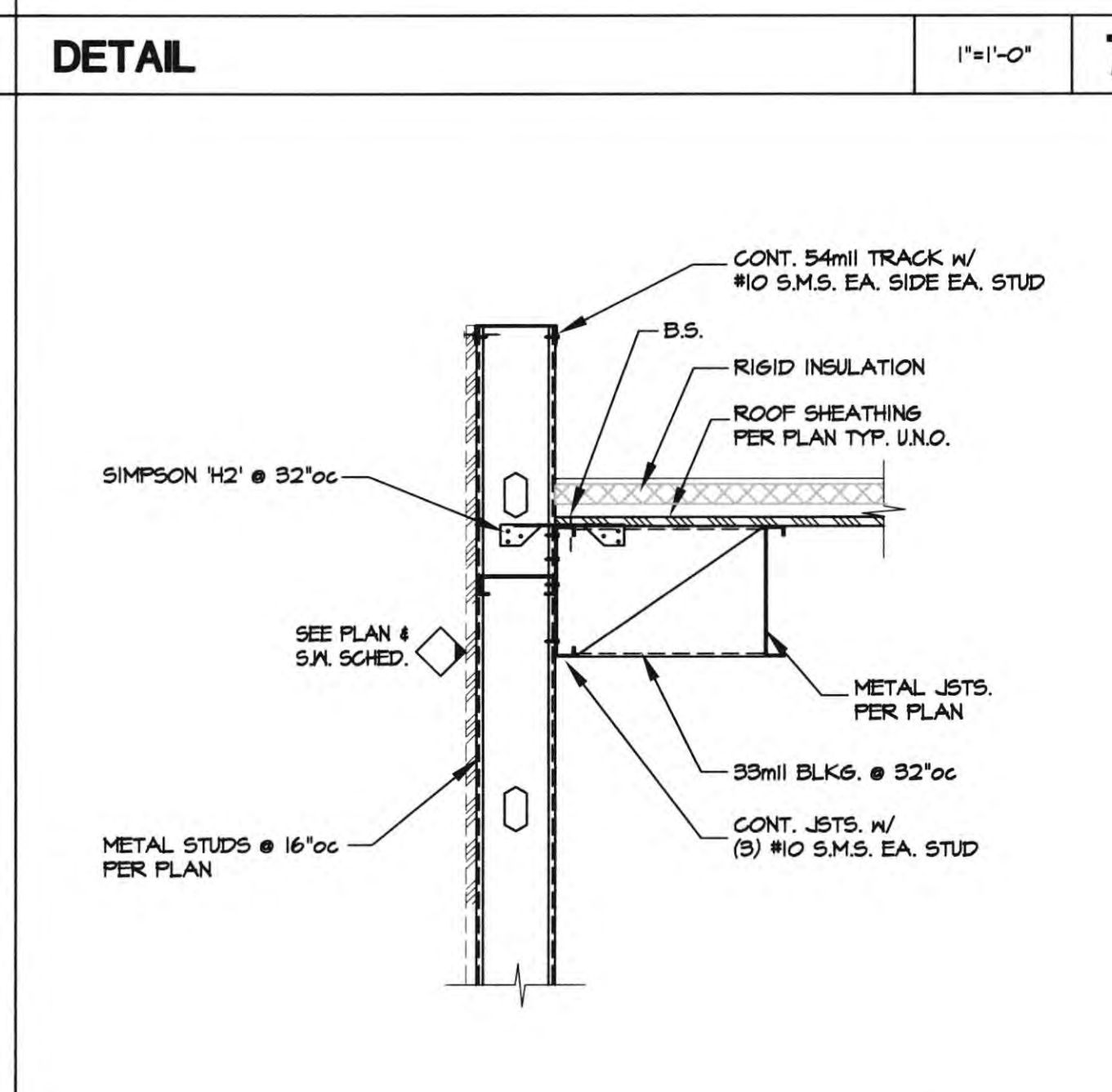
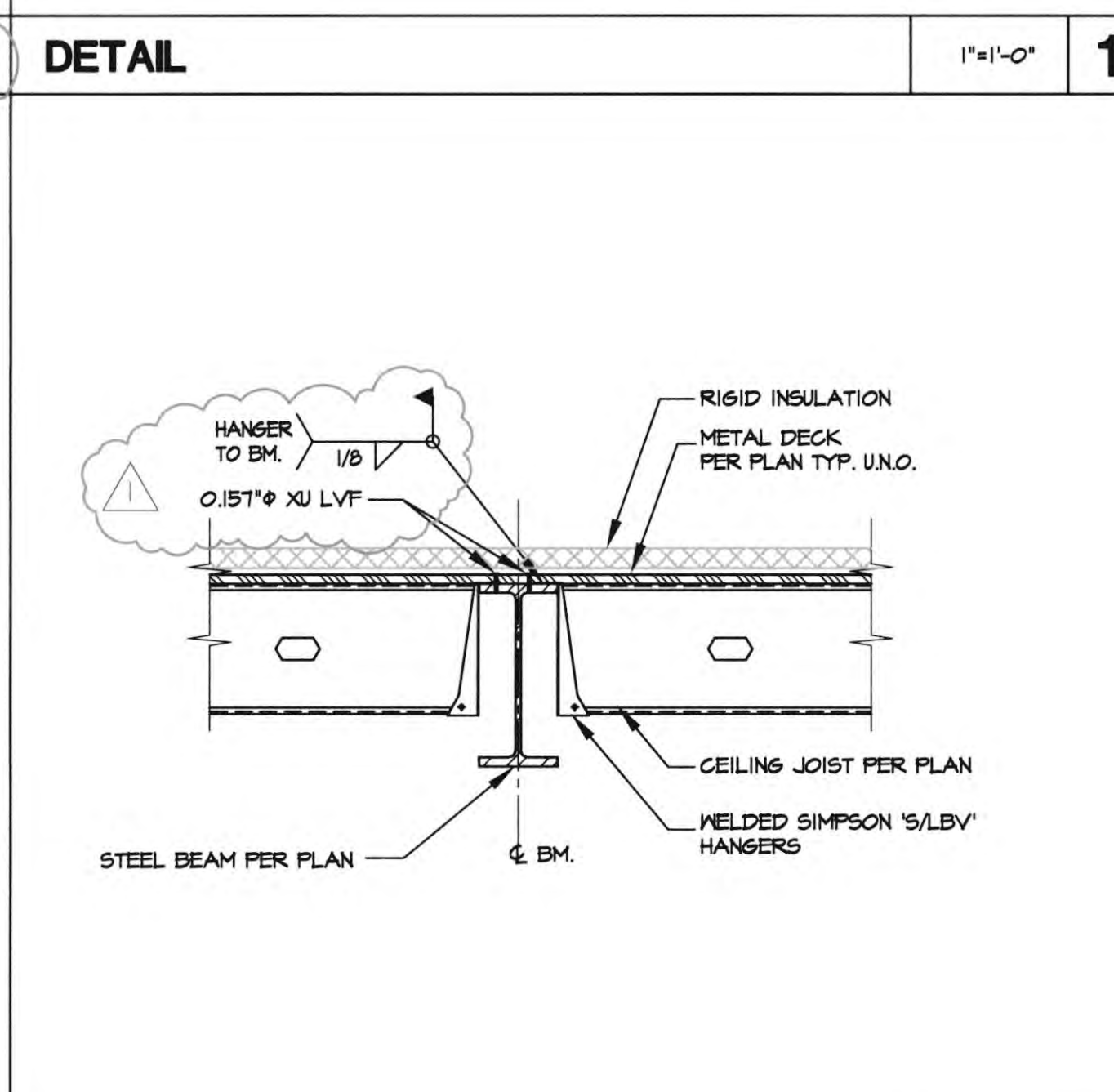
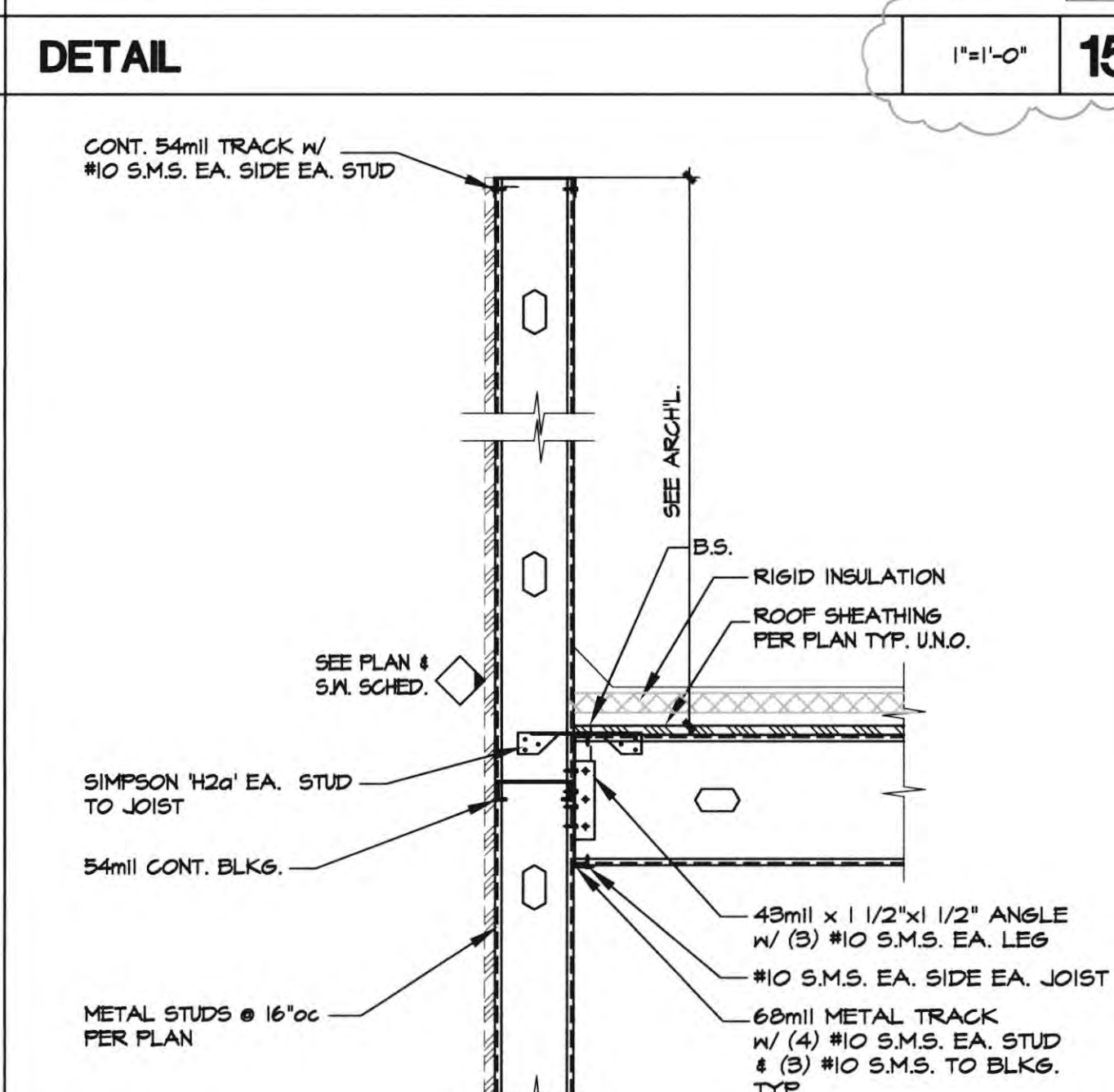
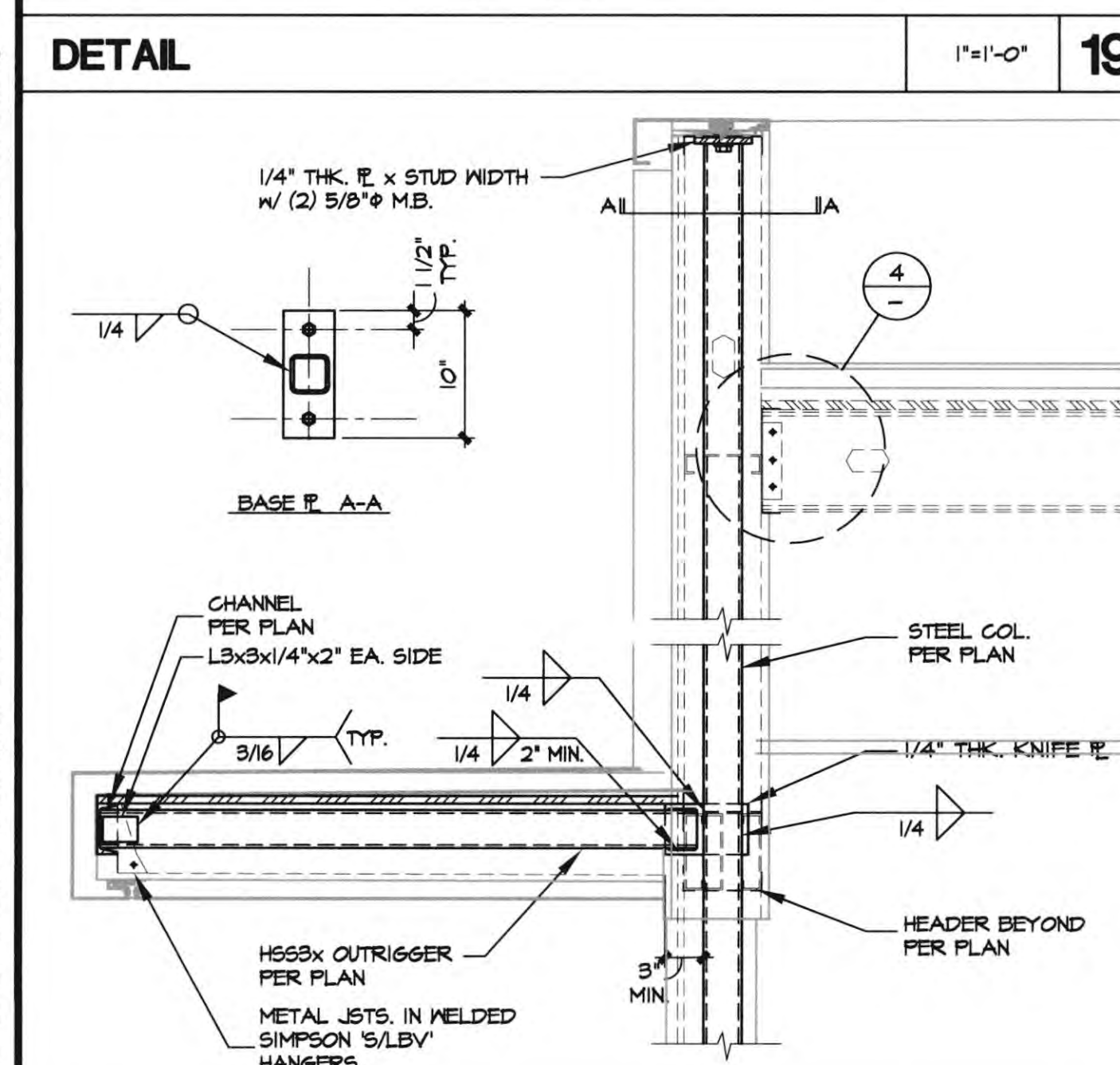
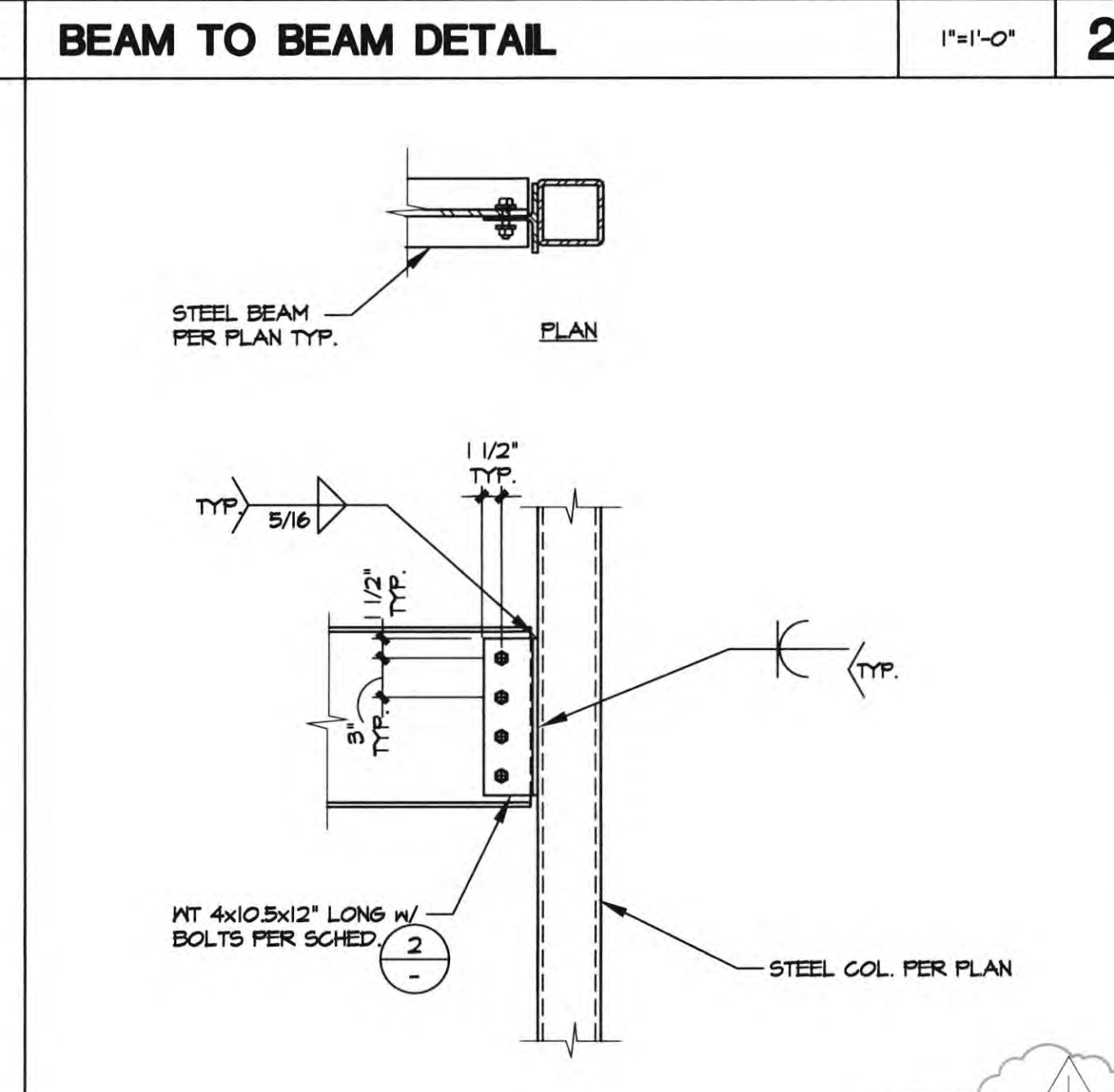
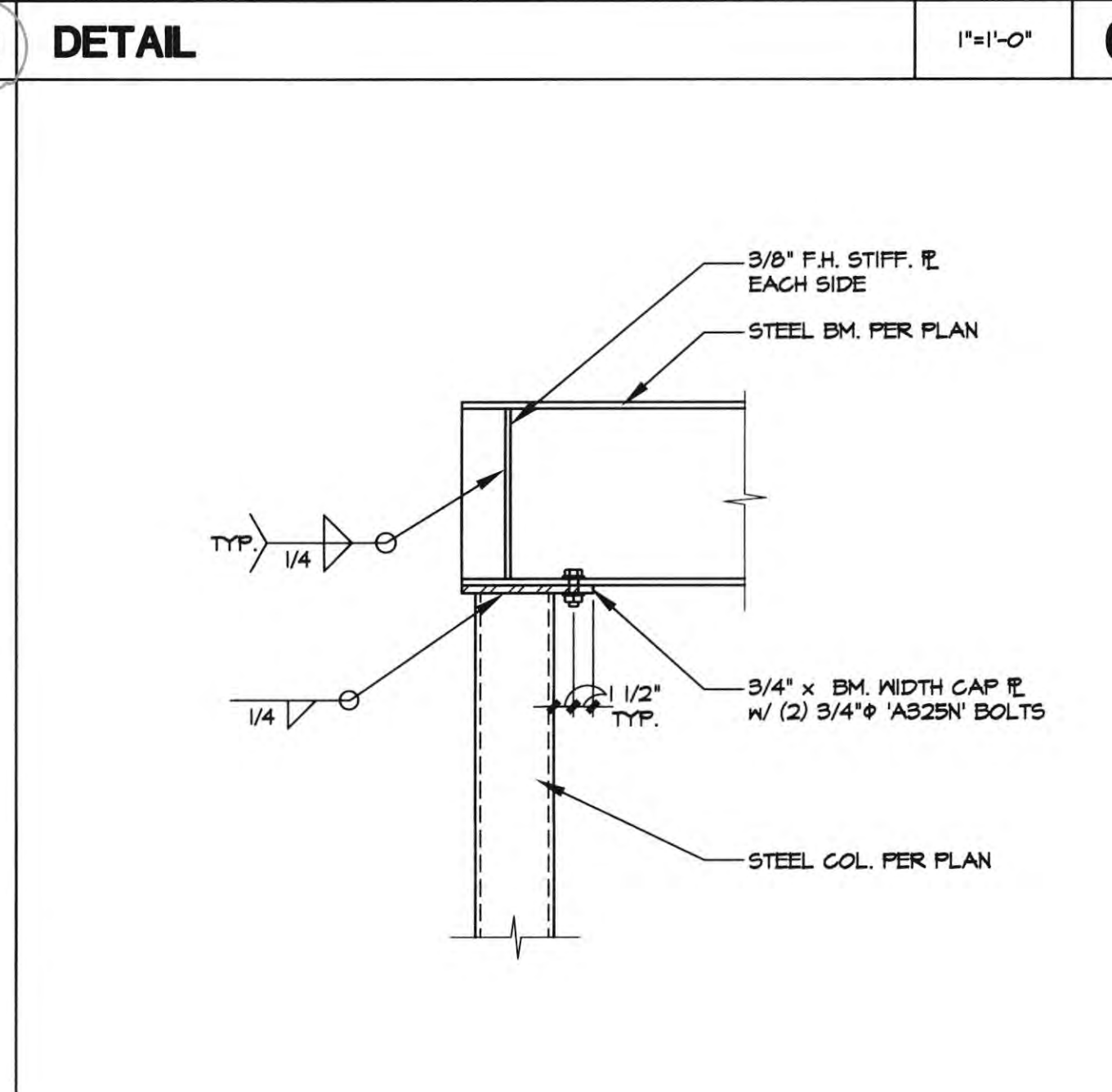
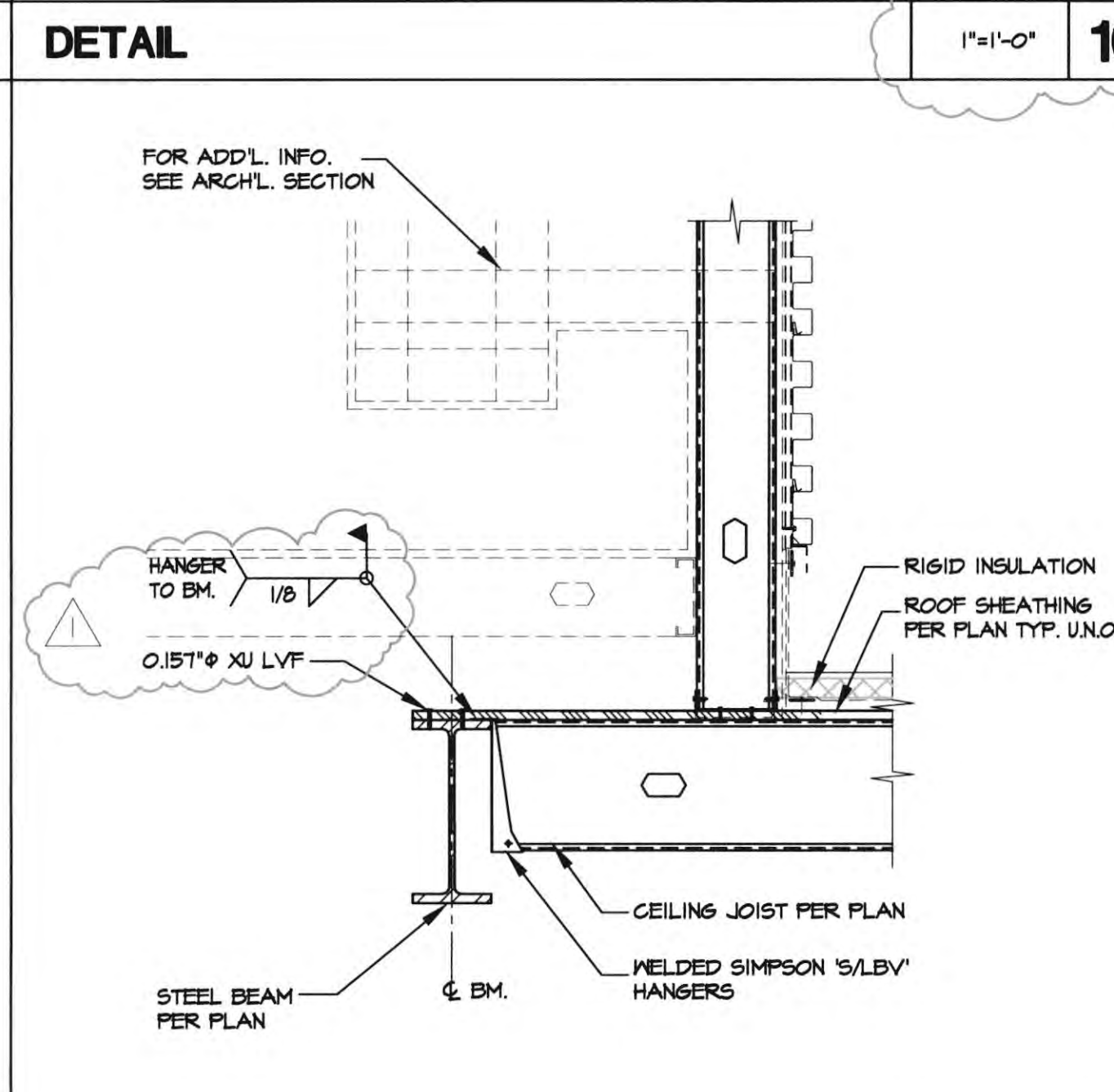
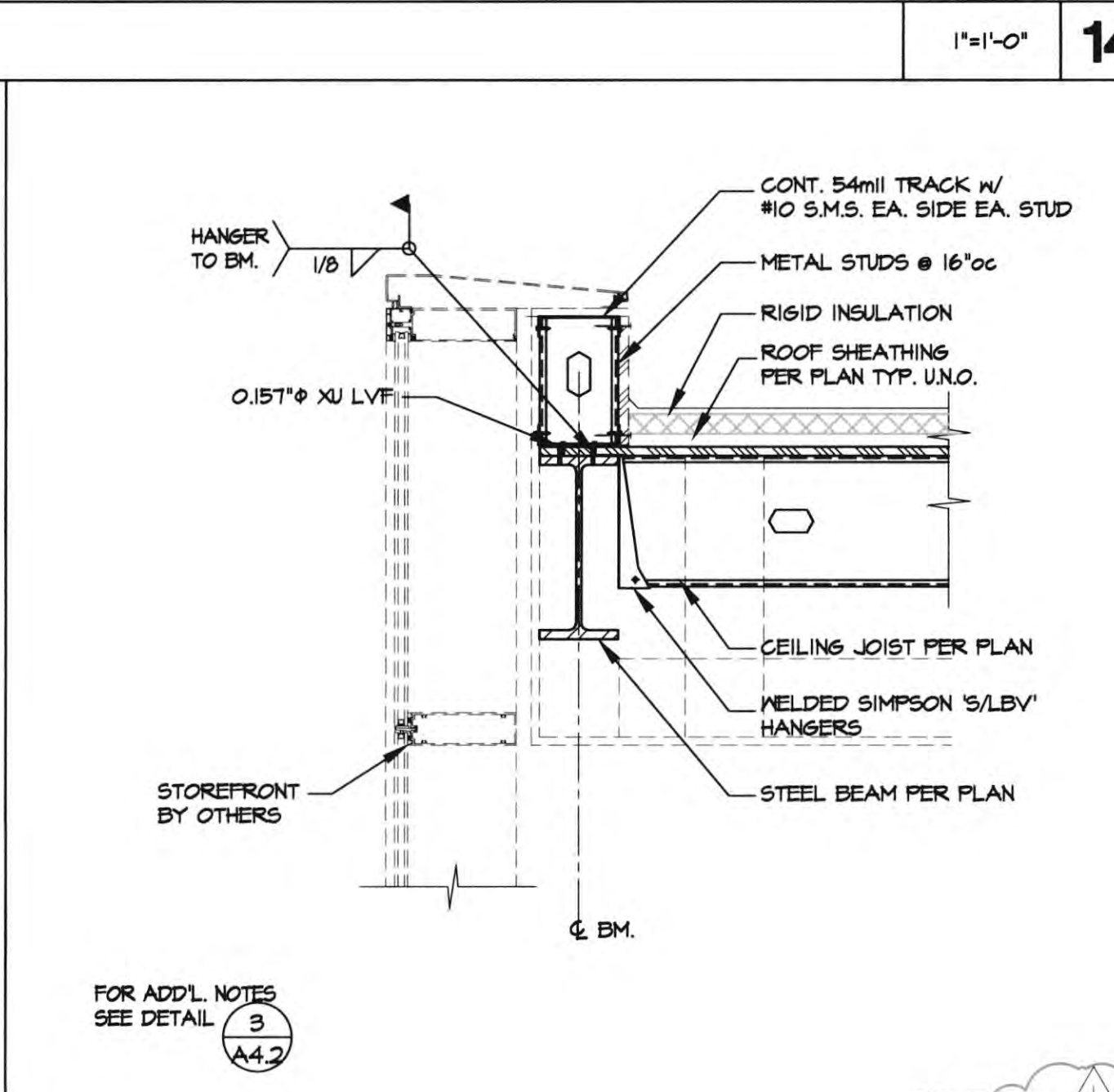
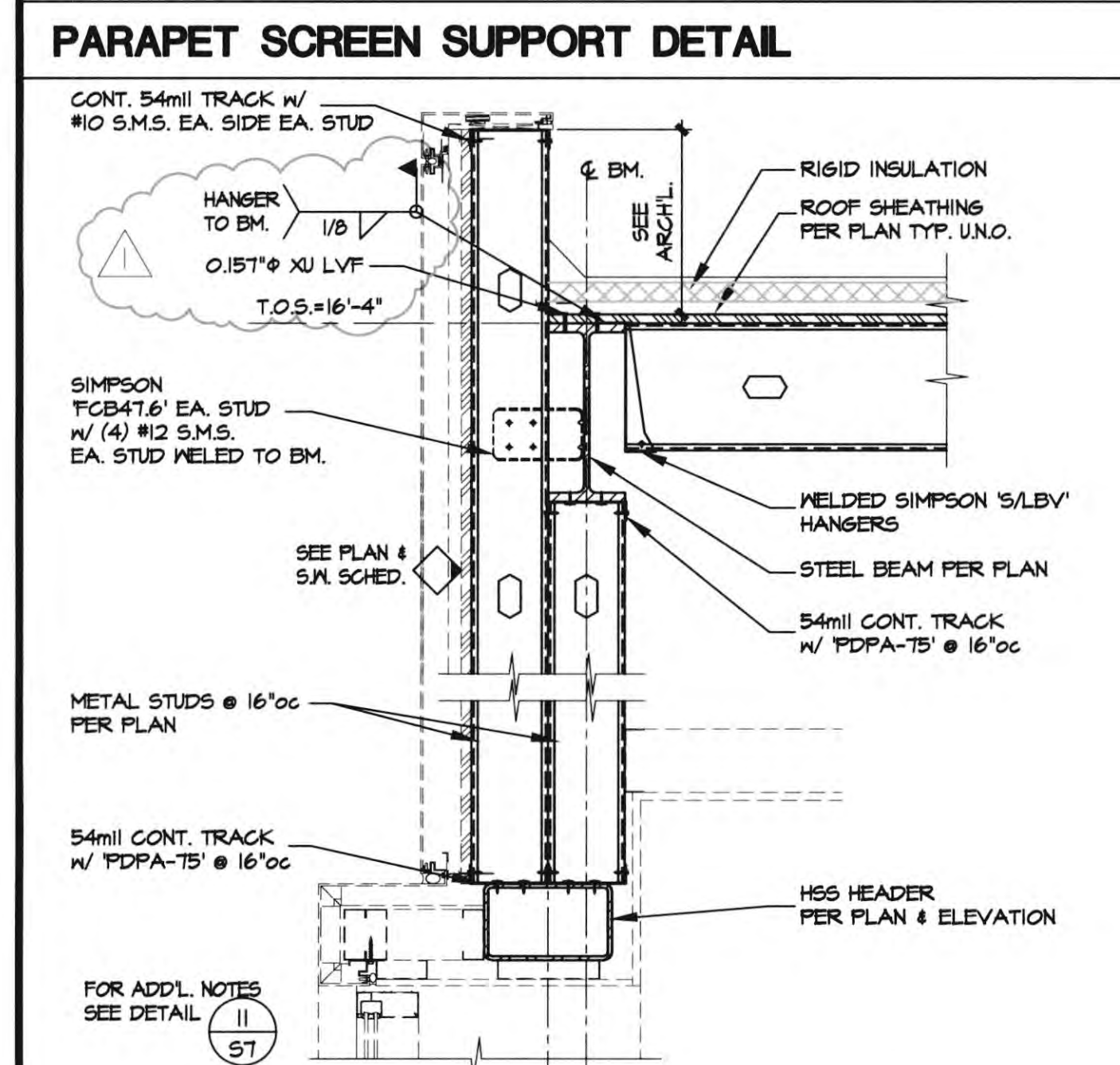
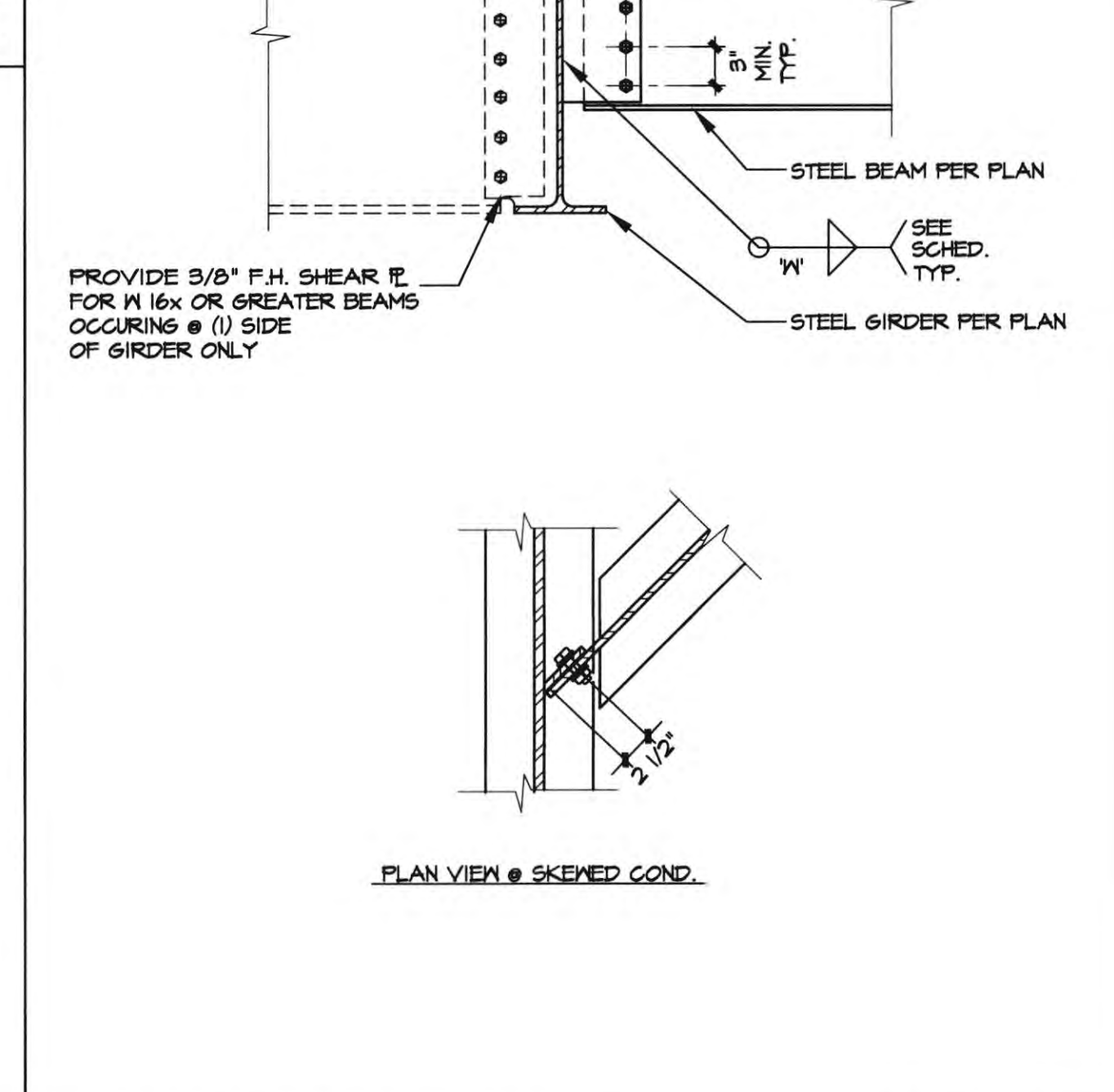
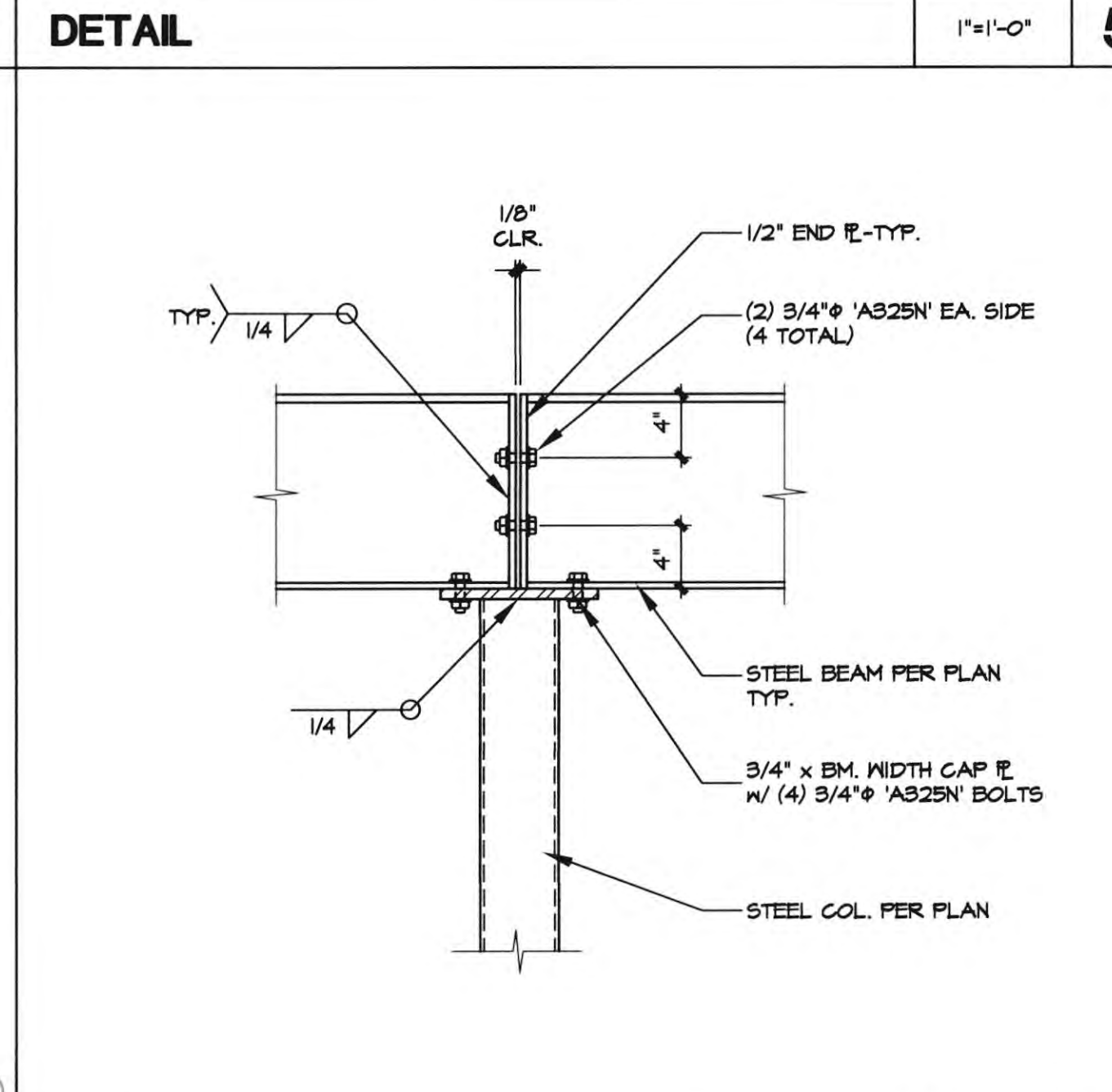
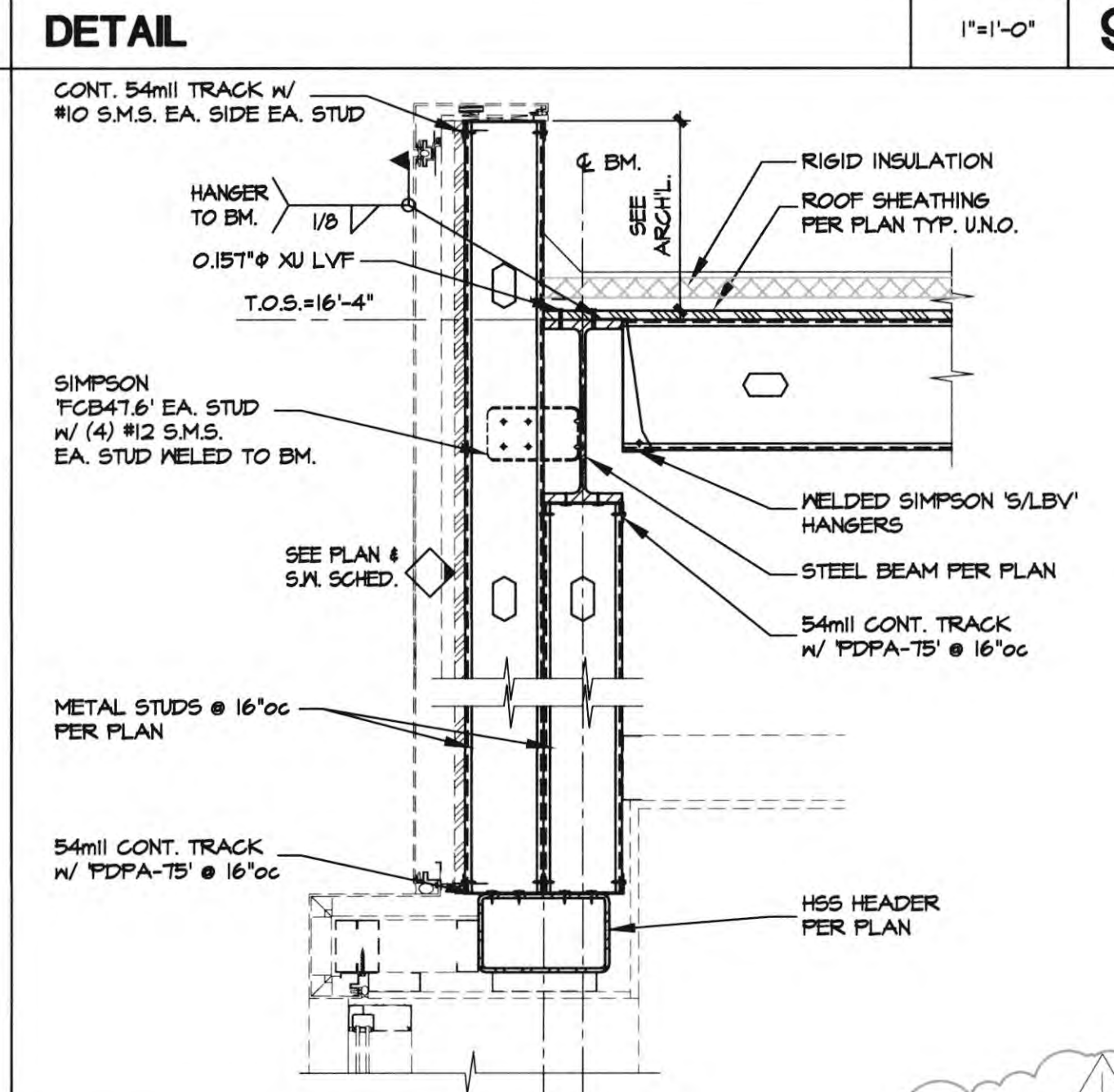
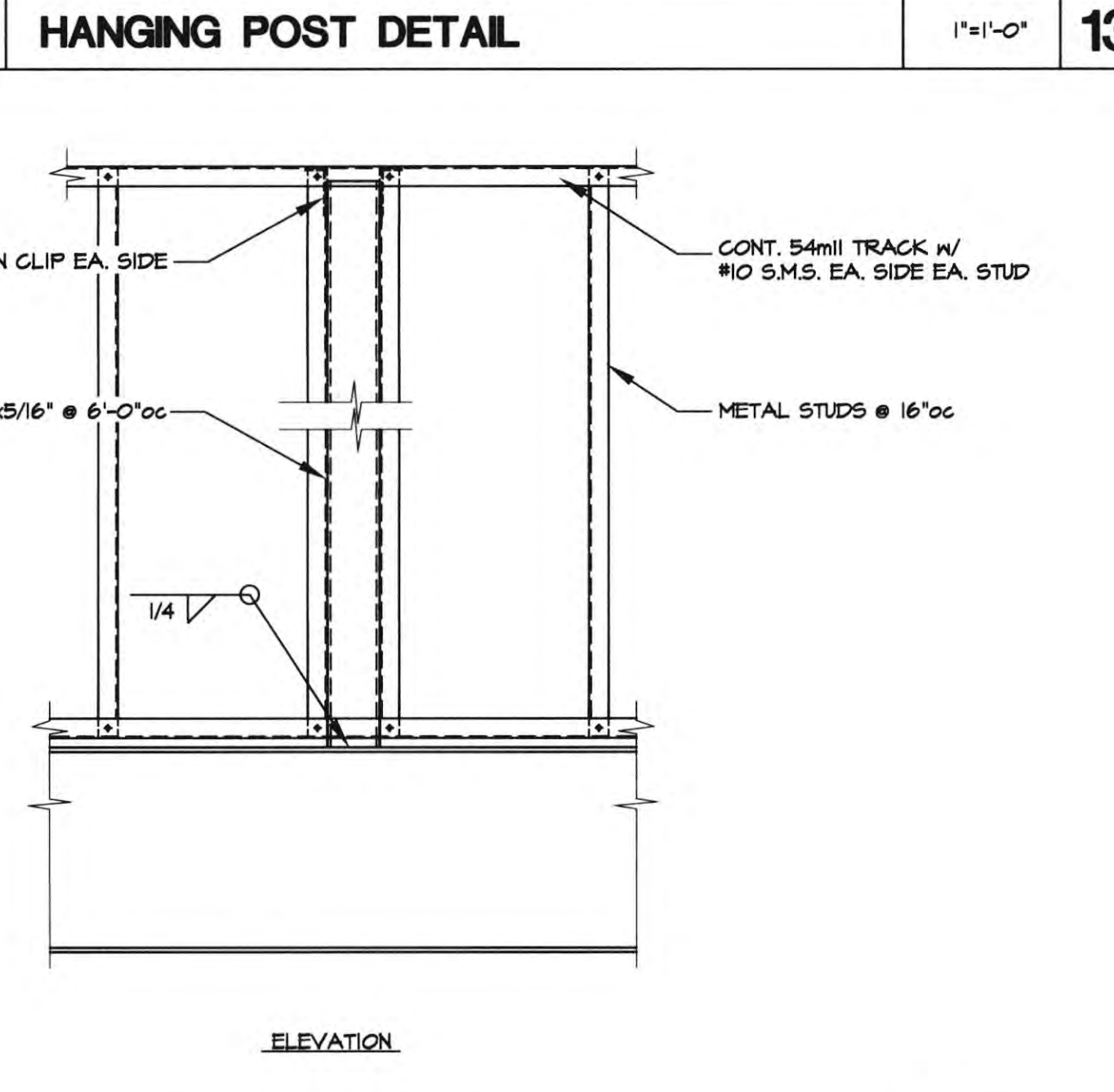
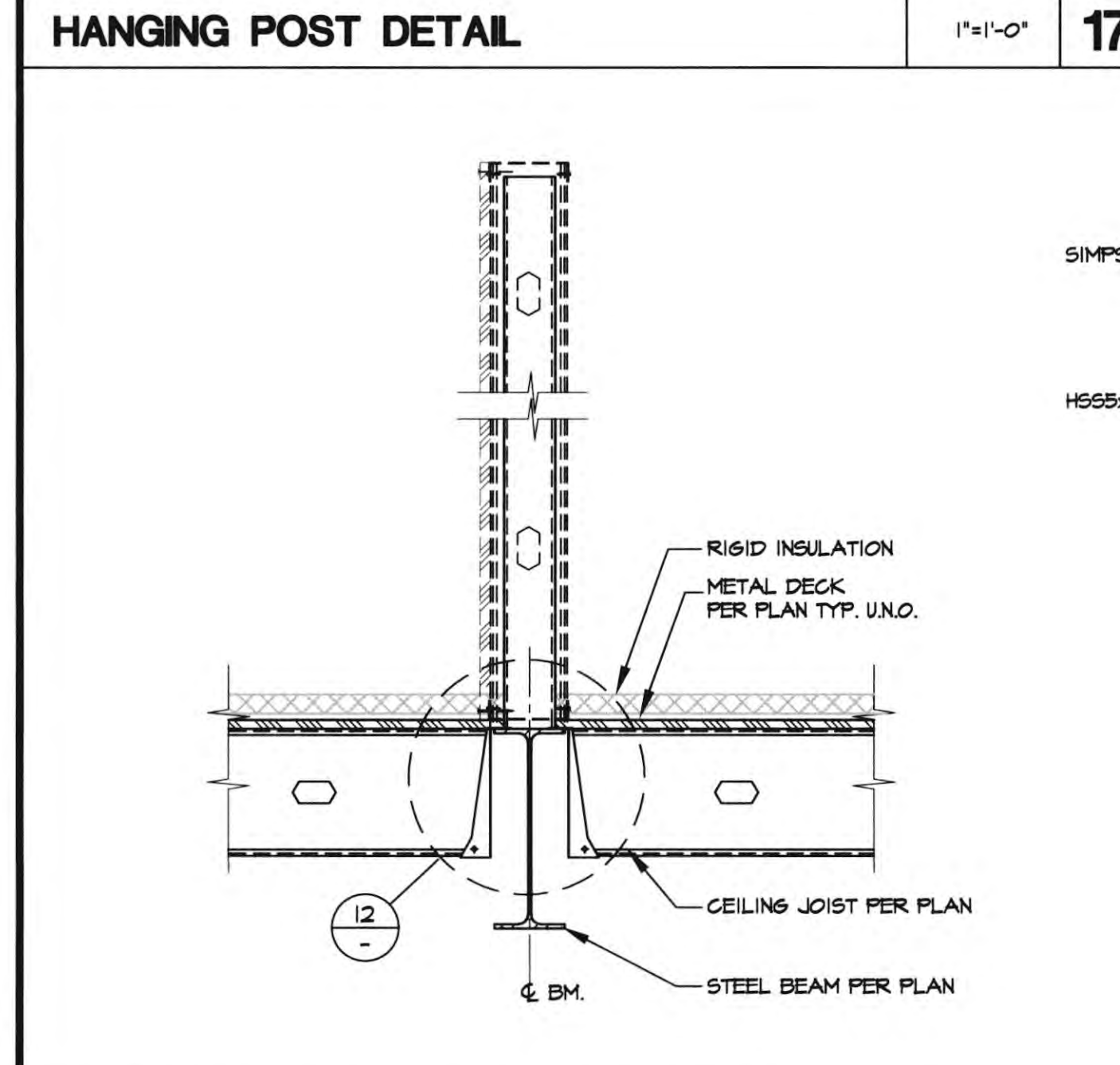
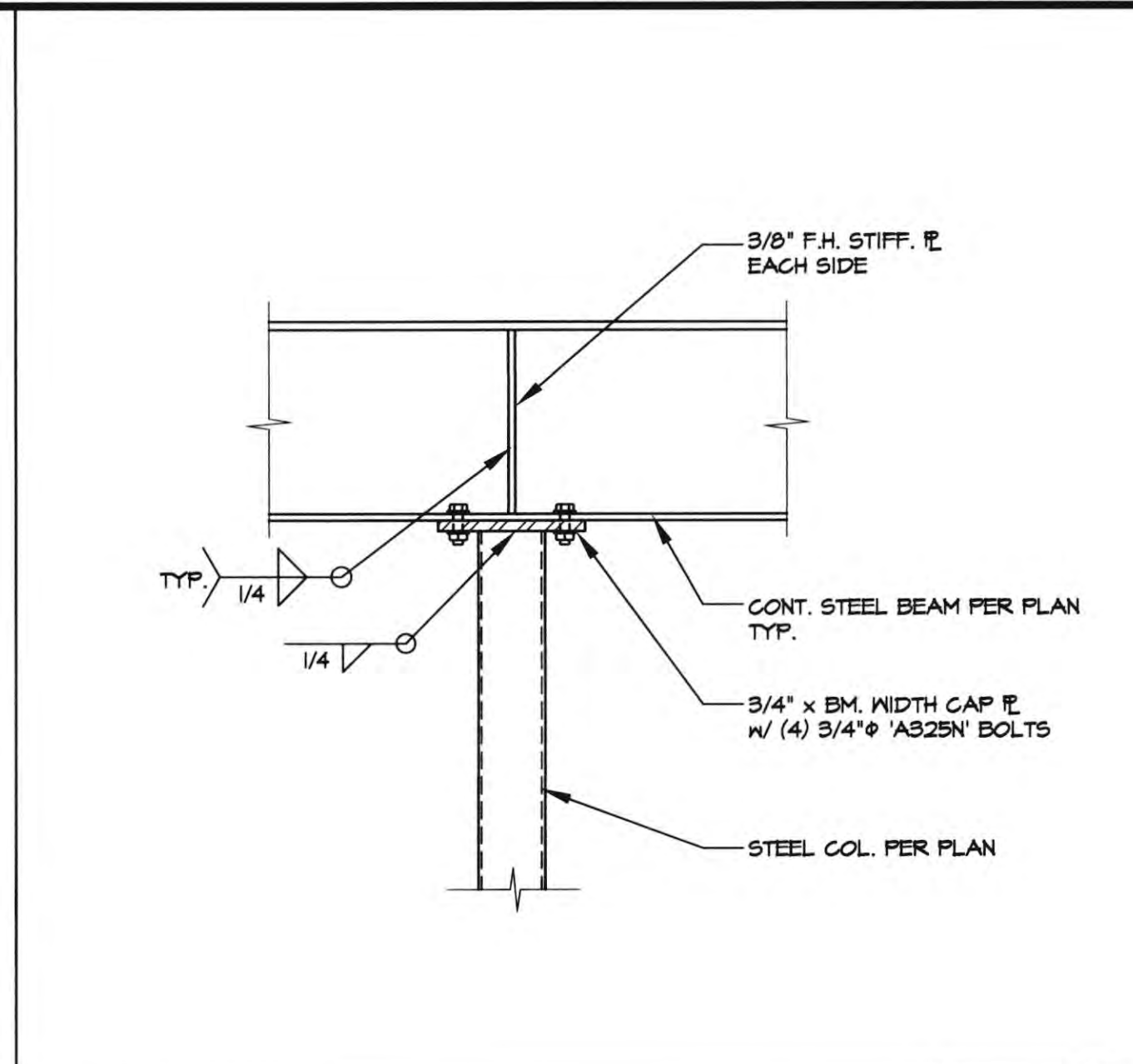
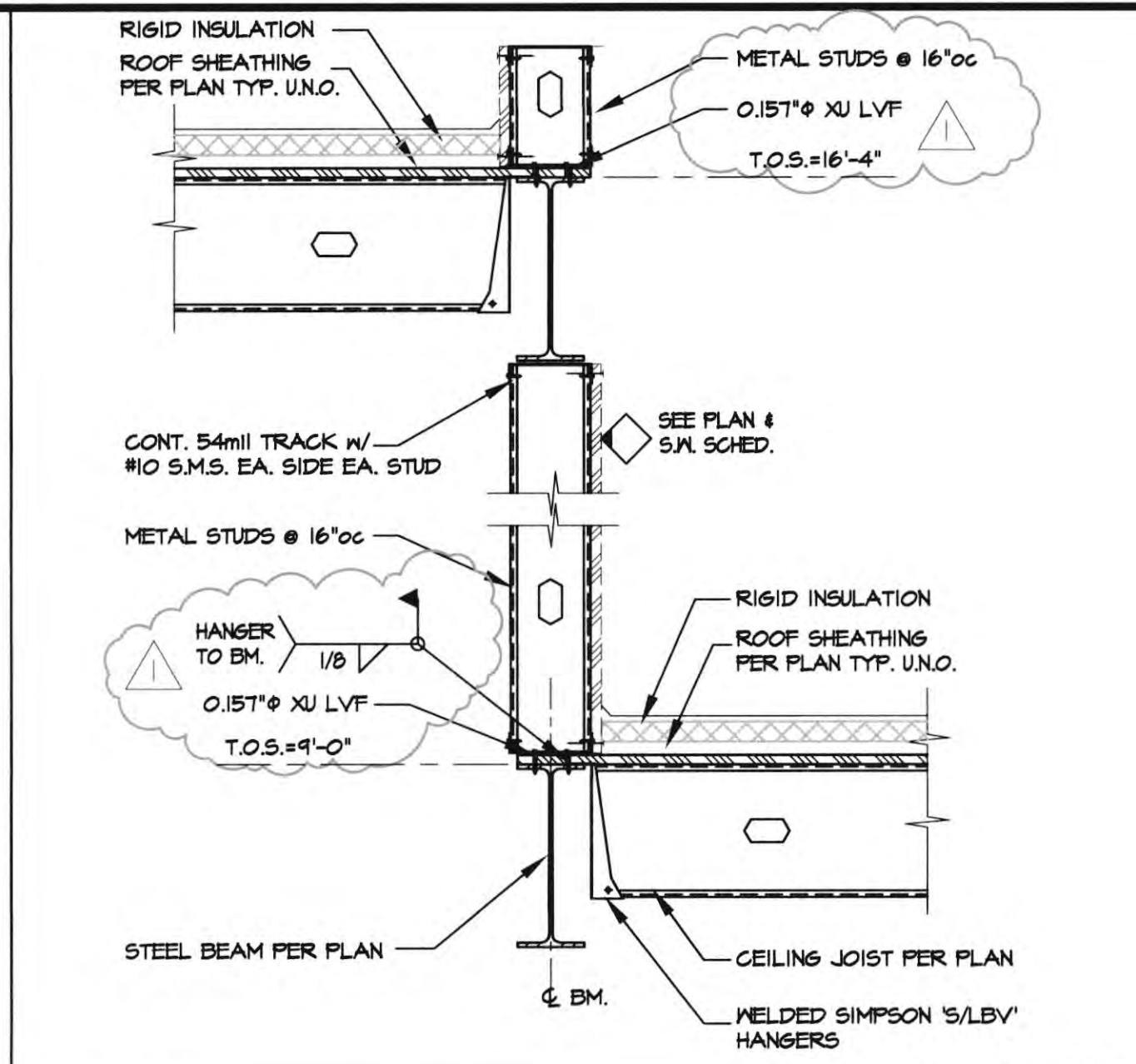
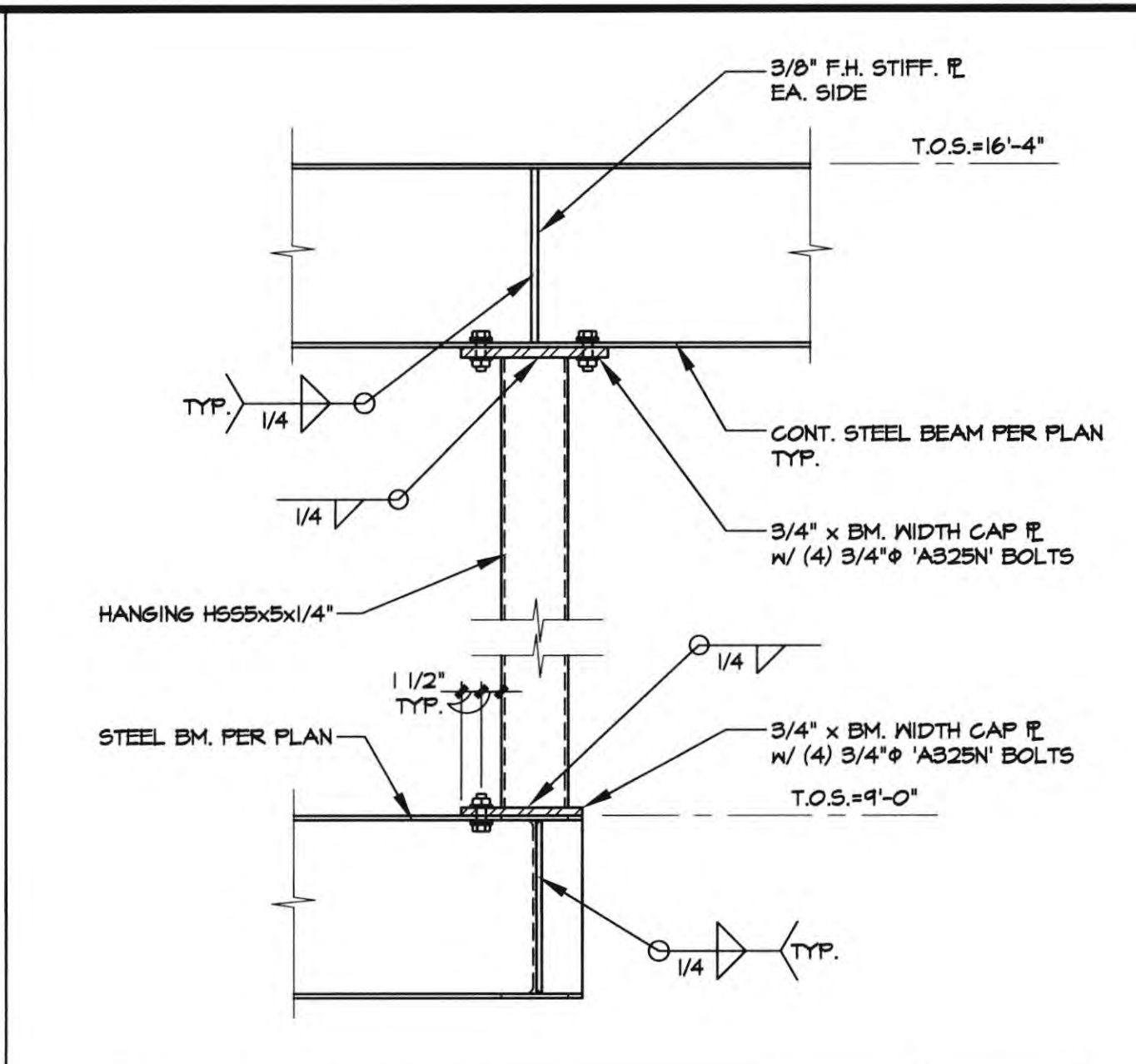
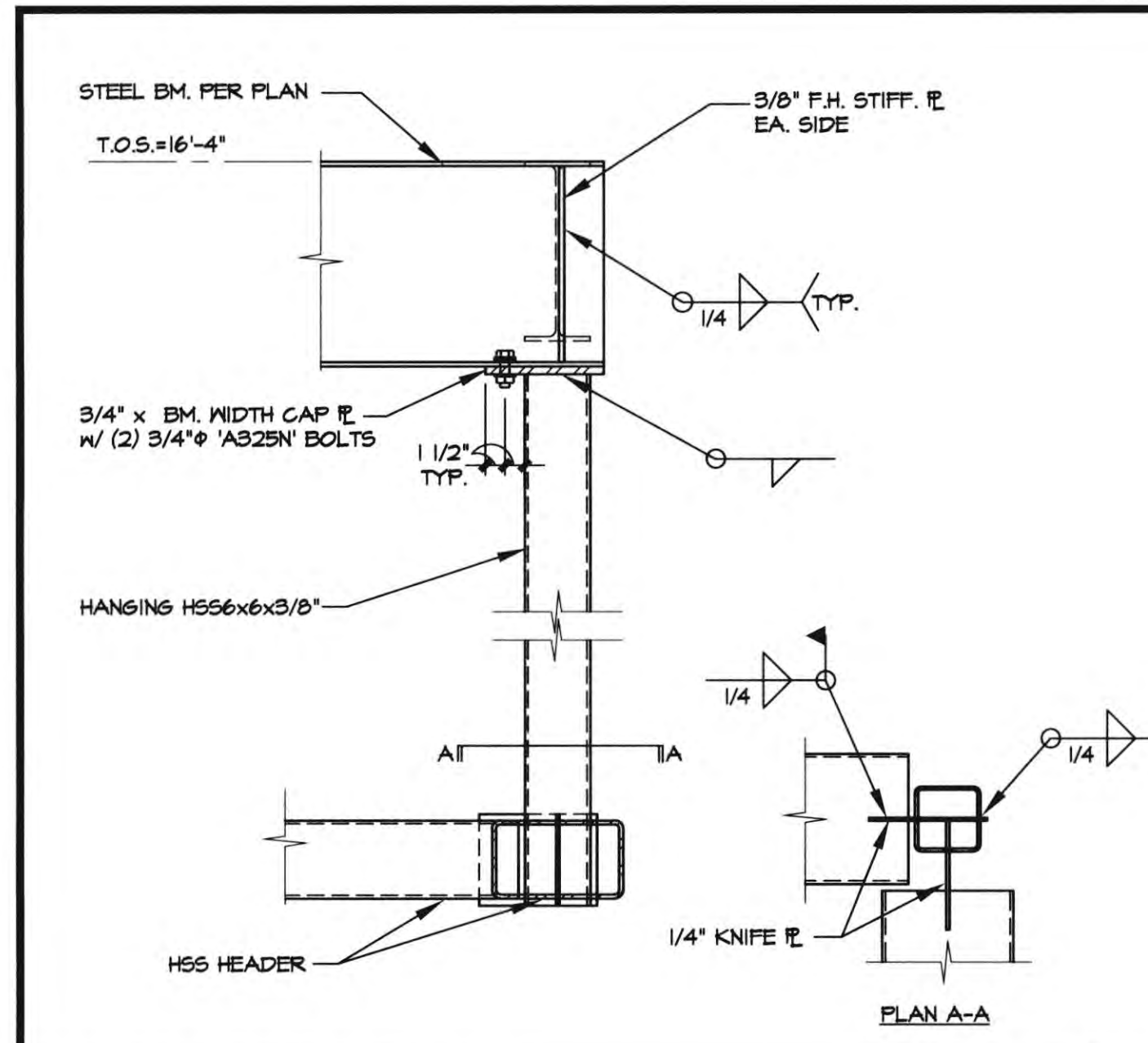
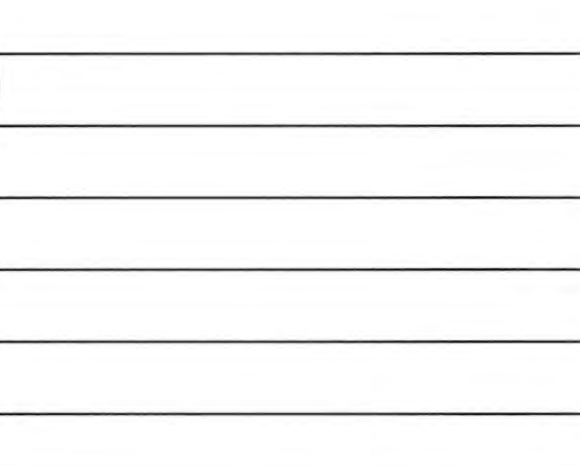
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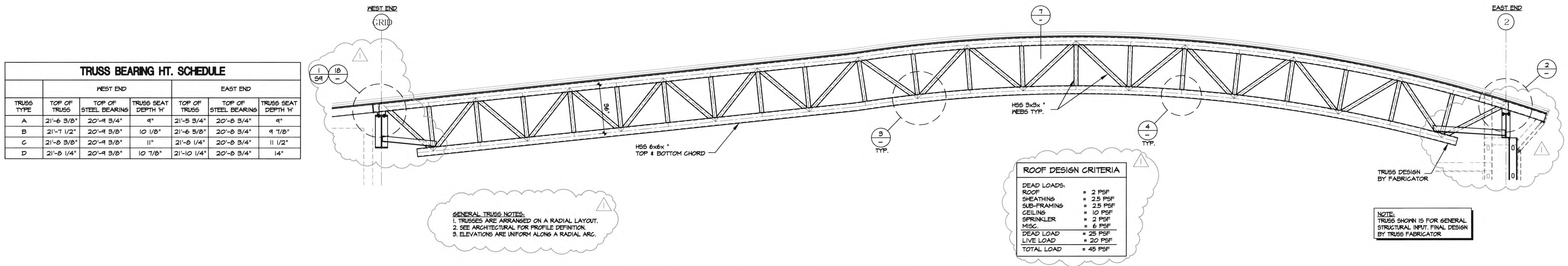
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TITLE: CONSTRUCTION DETAILS

SHEET: S6

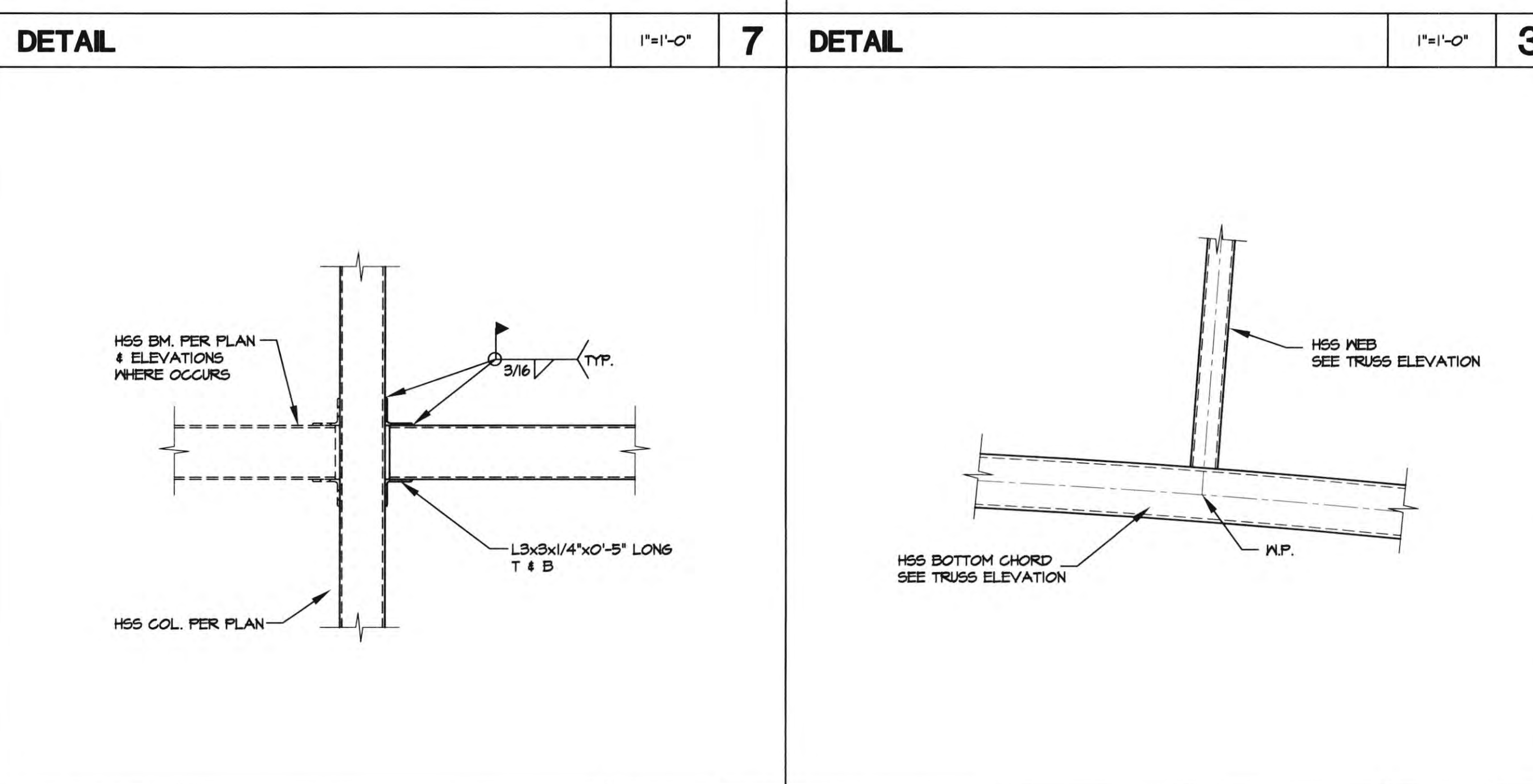
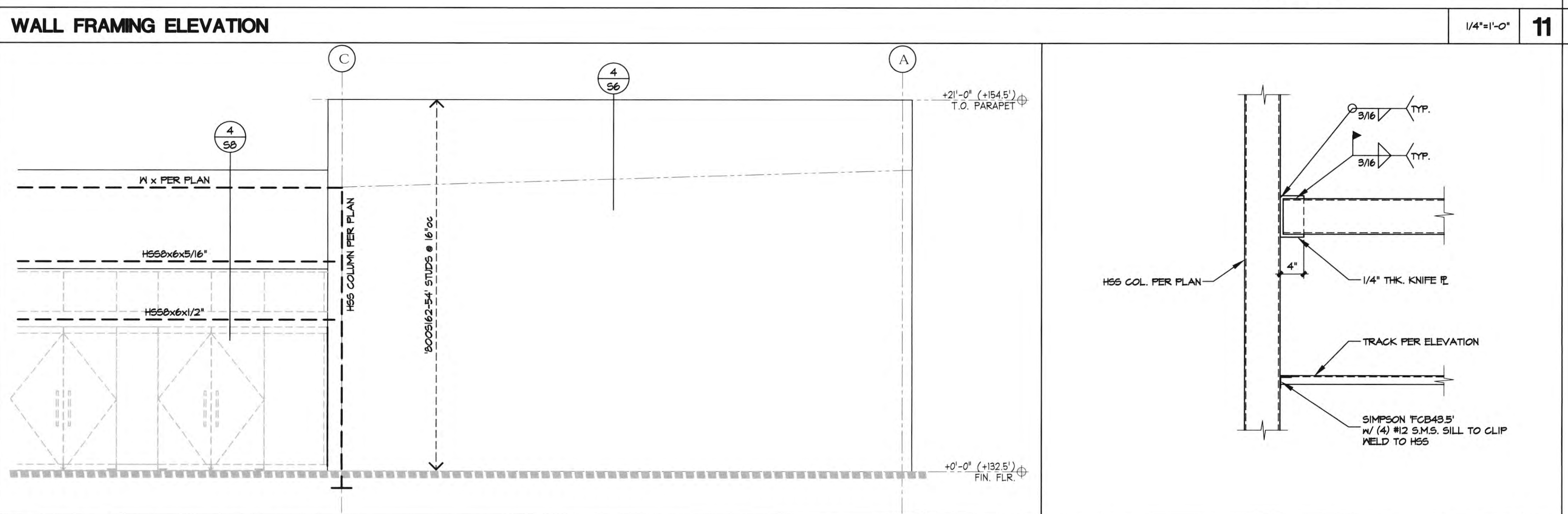
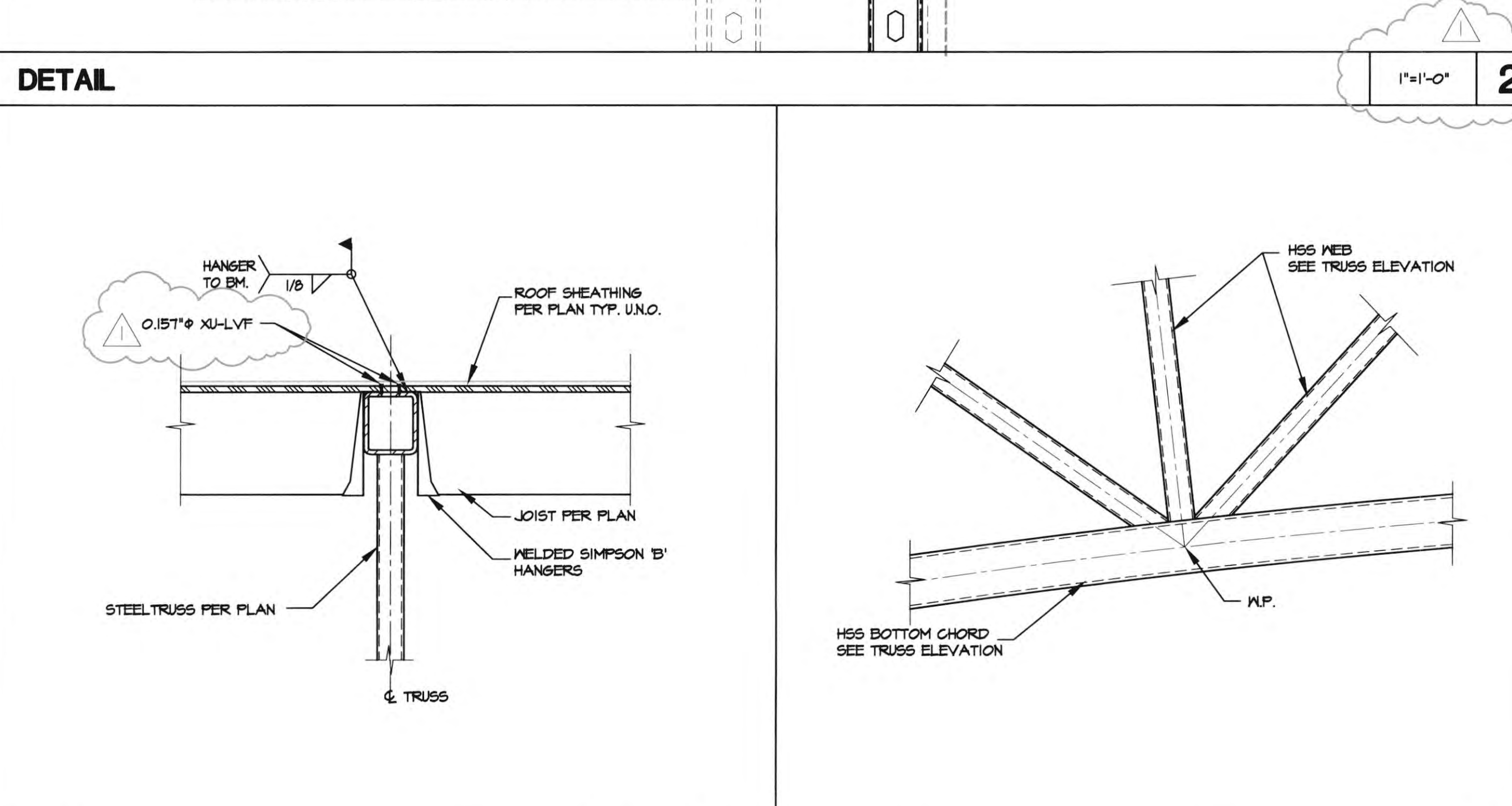
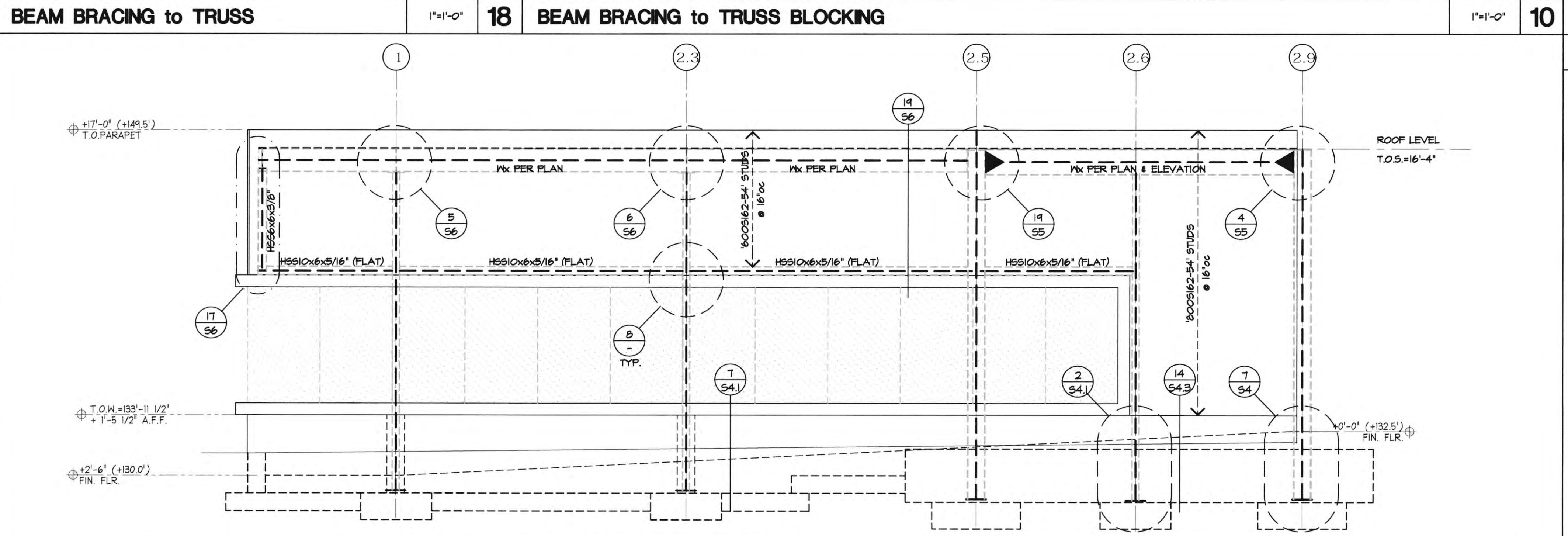
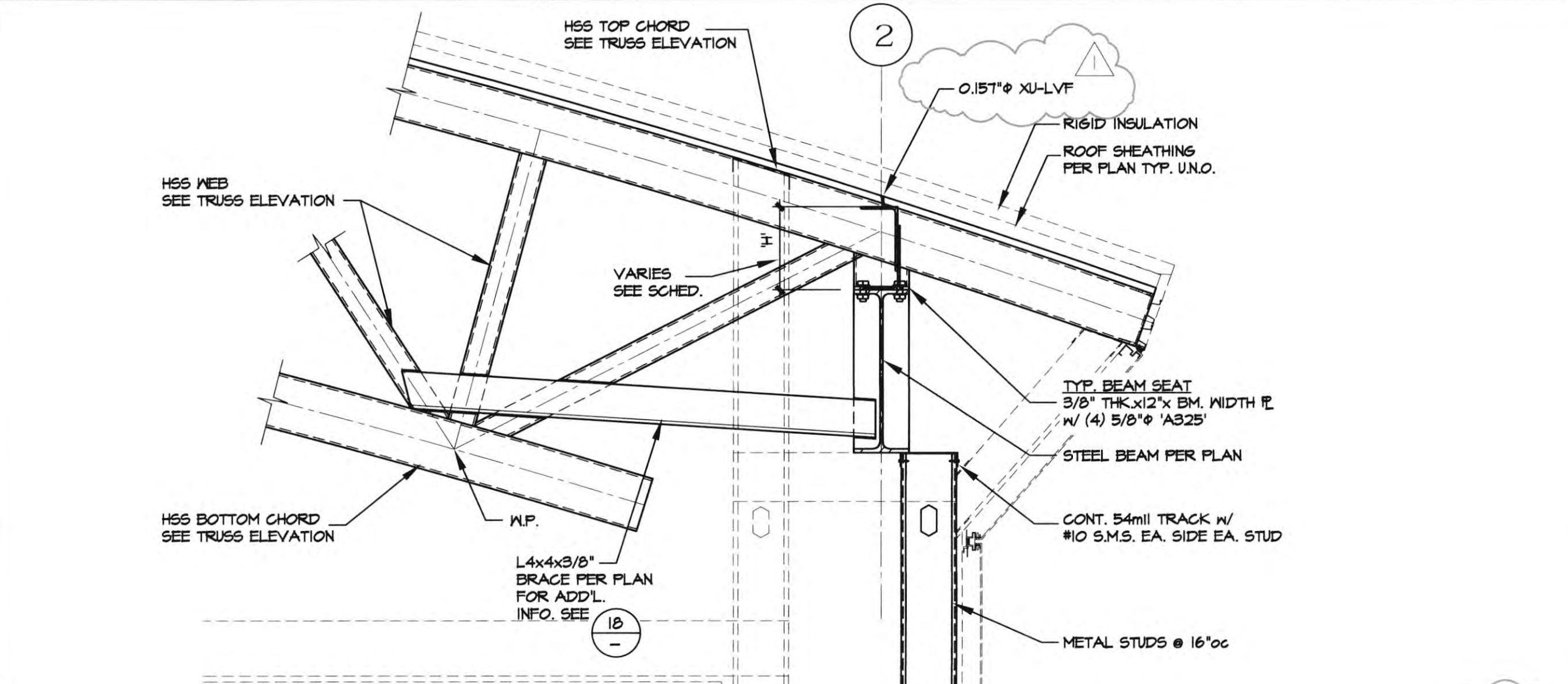
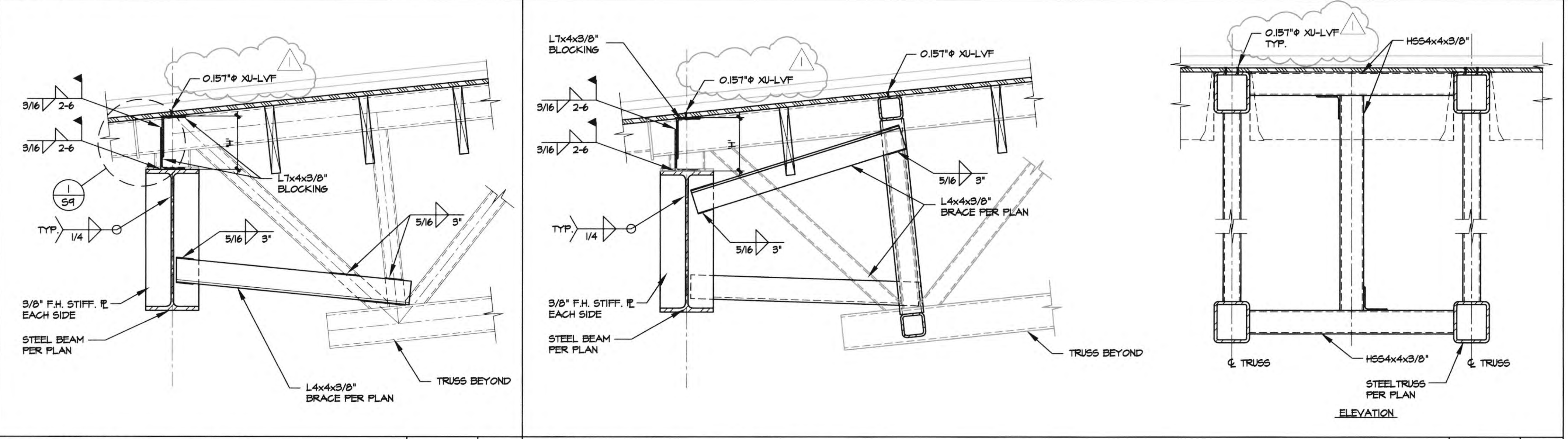


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TRUSS ELEVATION

3/8"=1'-0" **1**



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JOB NO.: 2019.01 SJ JOB NO.: 19059
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DATE: 11/01/2022
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DATE SIGNED: 11/17/22

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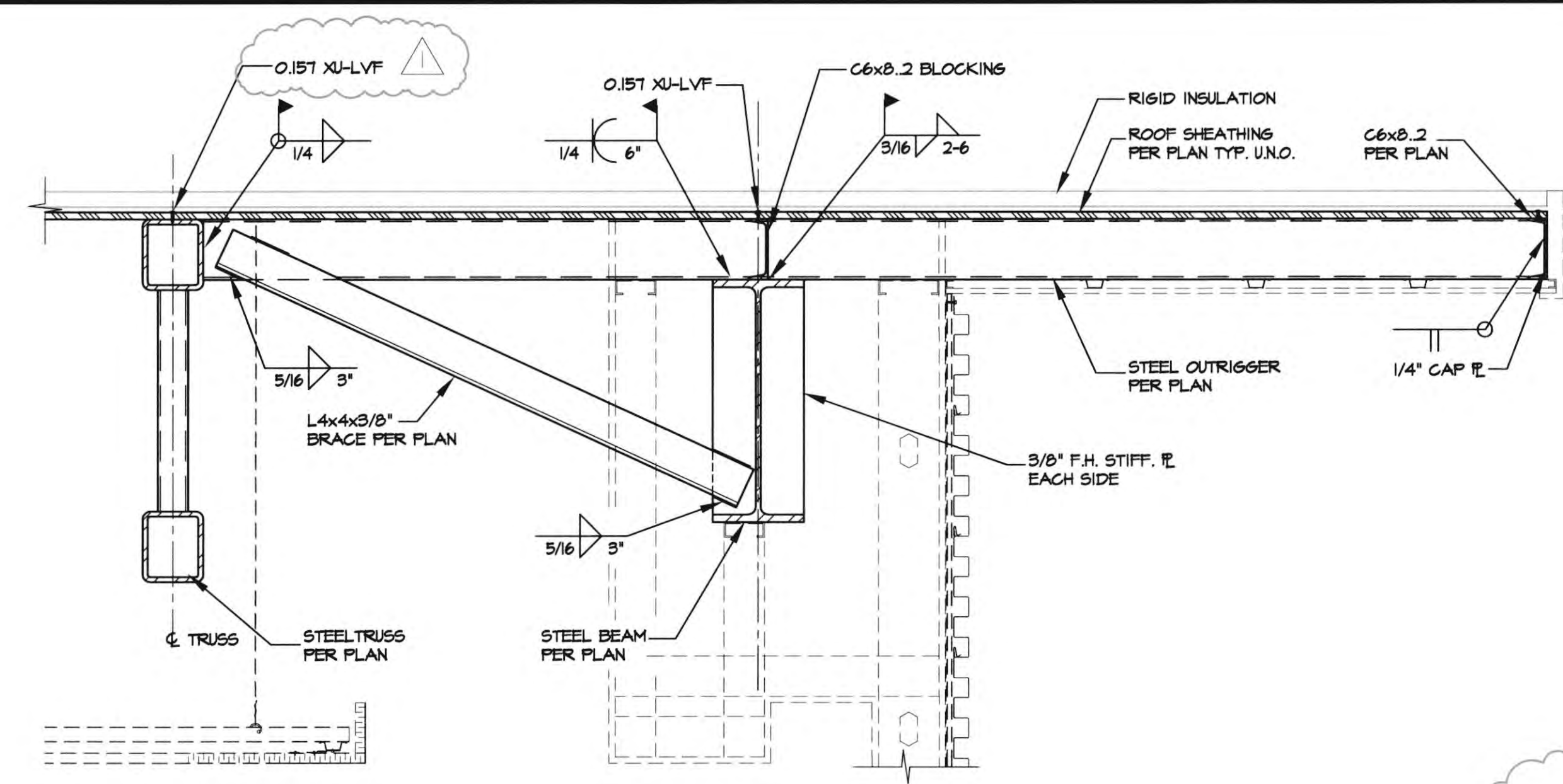
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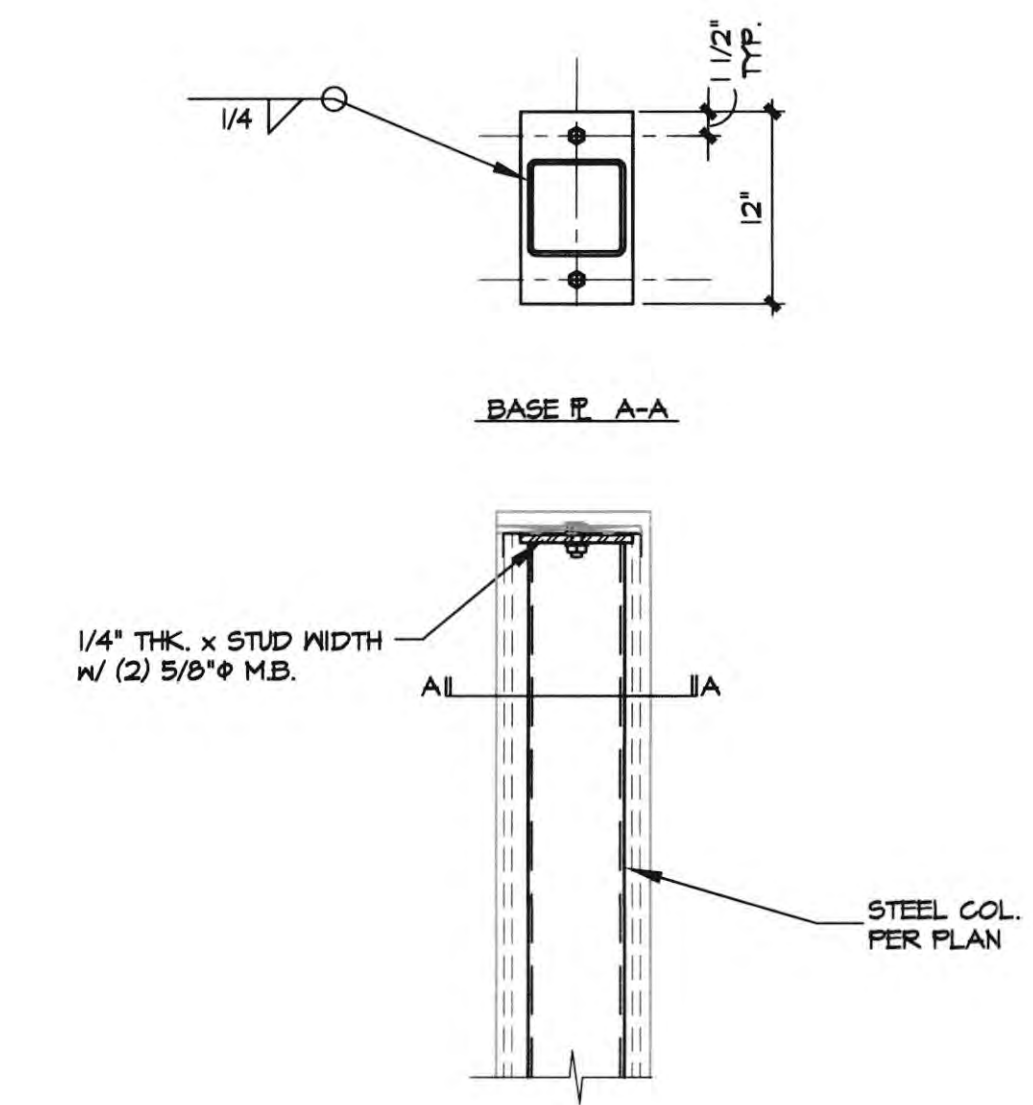
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STRUCTURAL
STATE OF CALIFORNIA



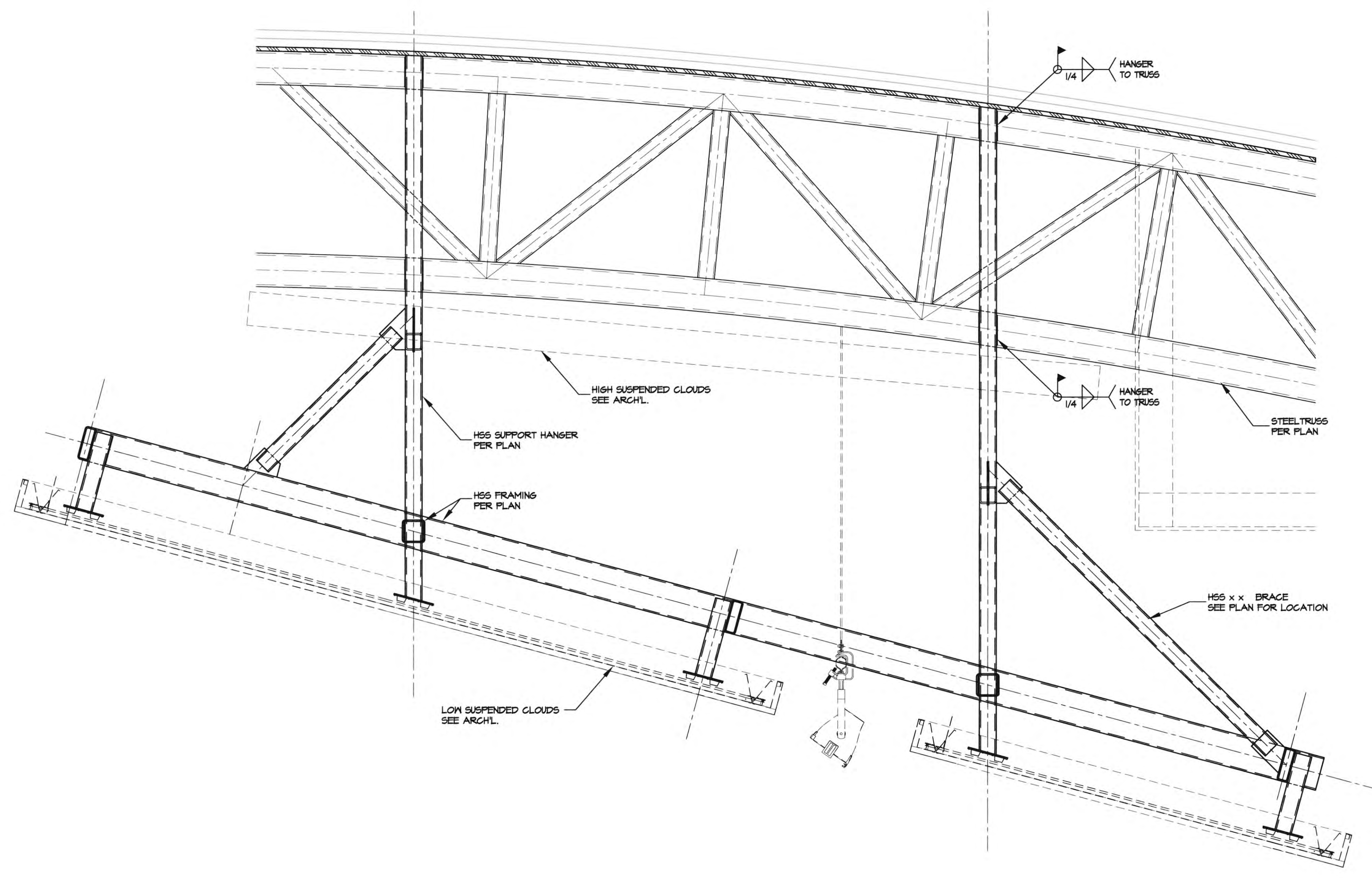
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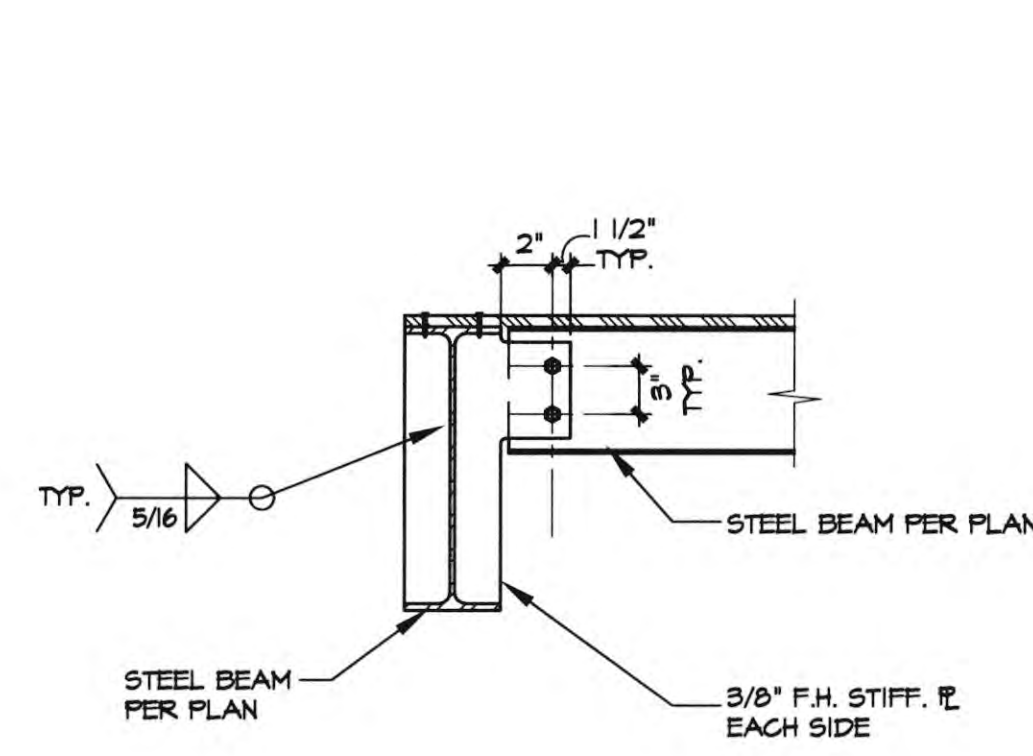
6 DETAIL

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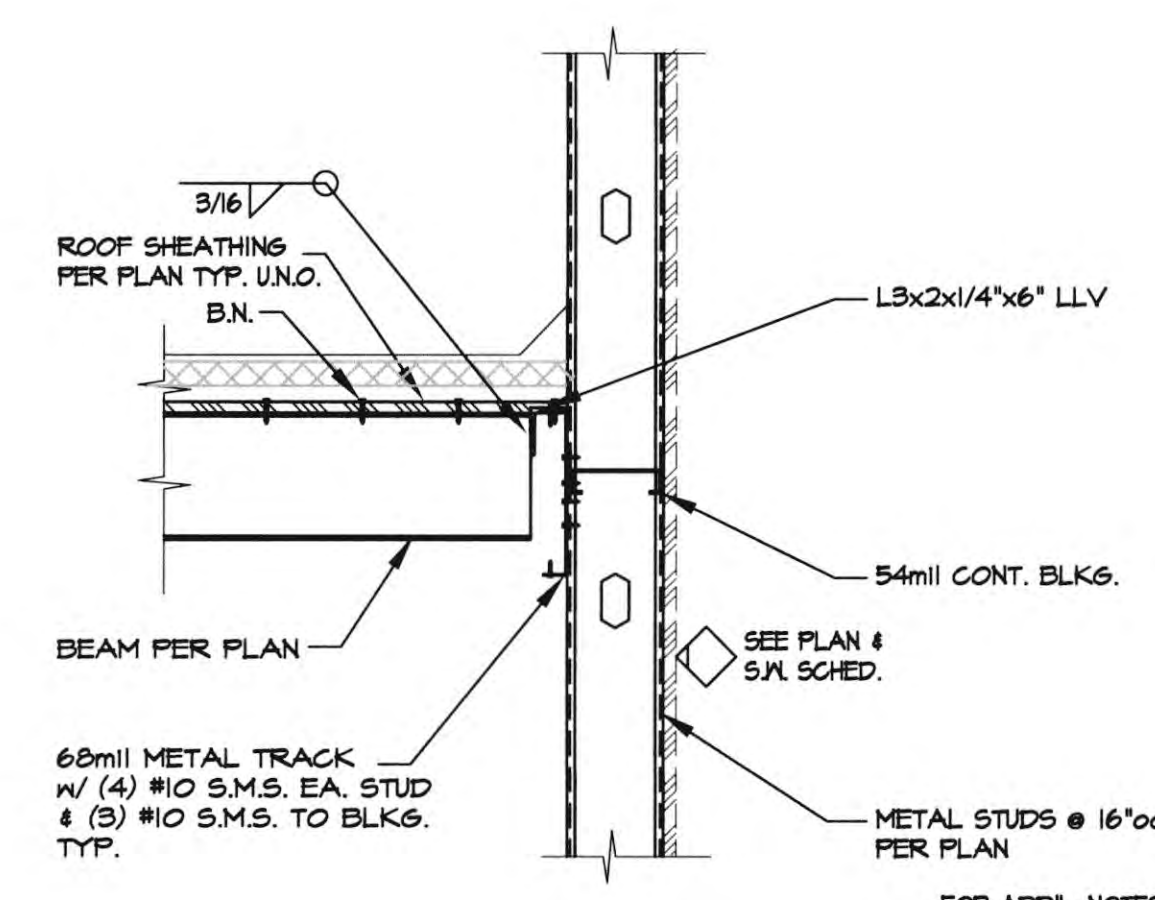
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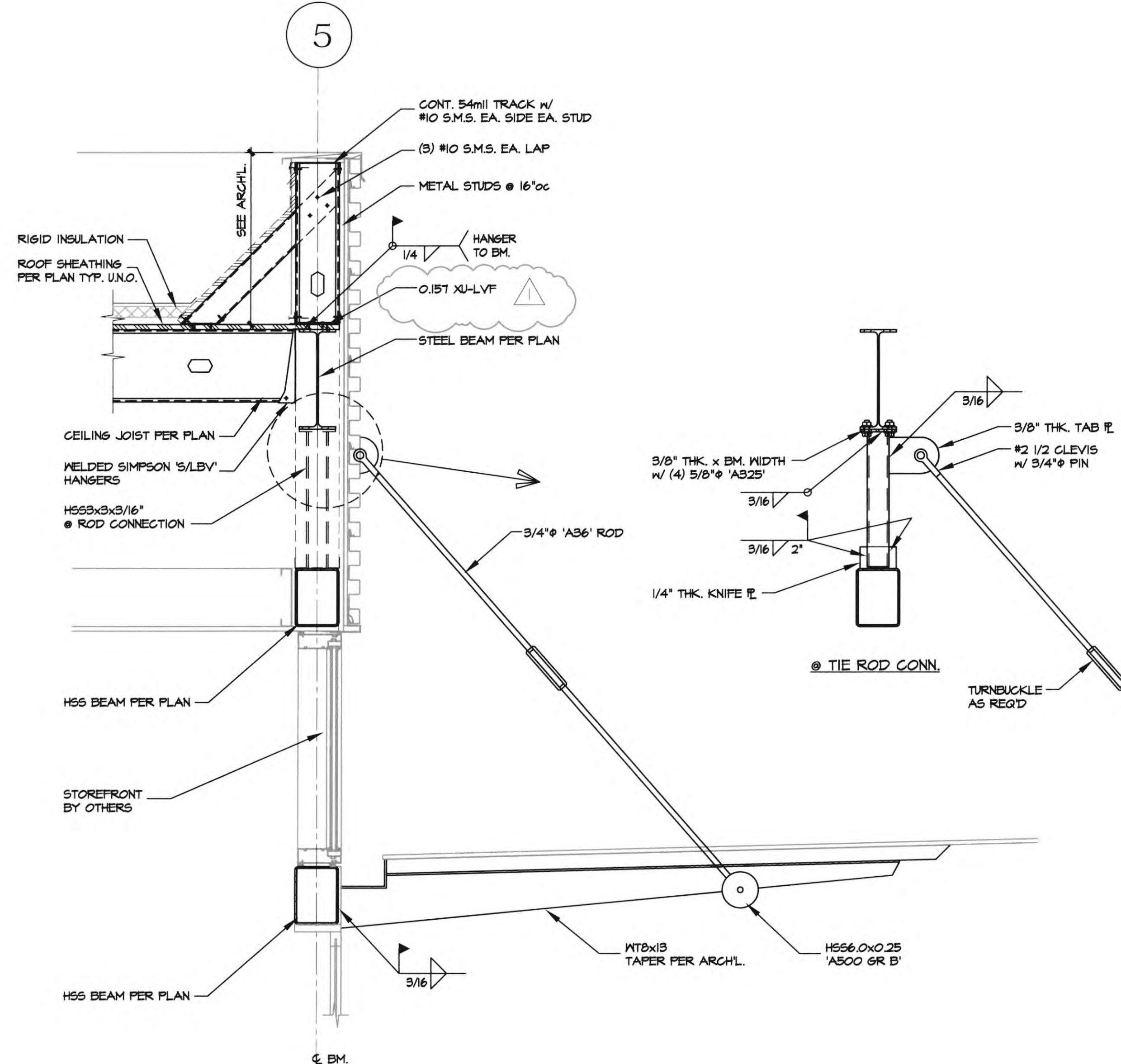


19 DETAIL

15 DETAIL

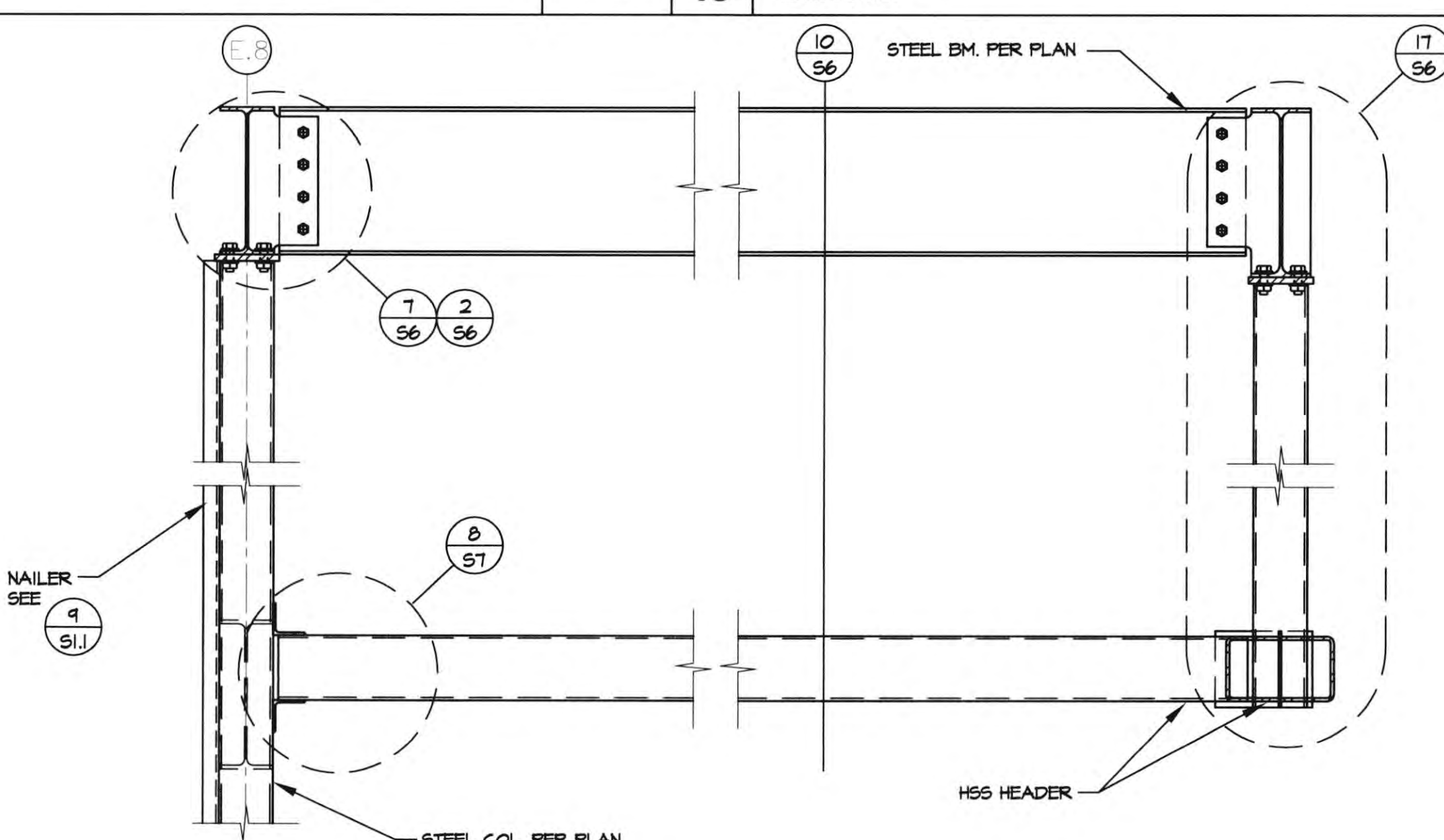


11



12 SECTION at ENTRY

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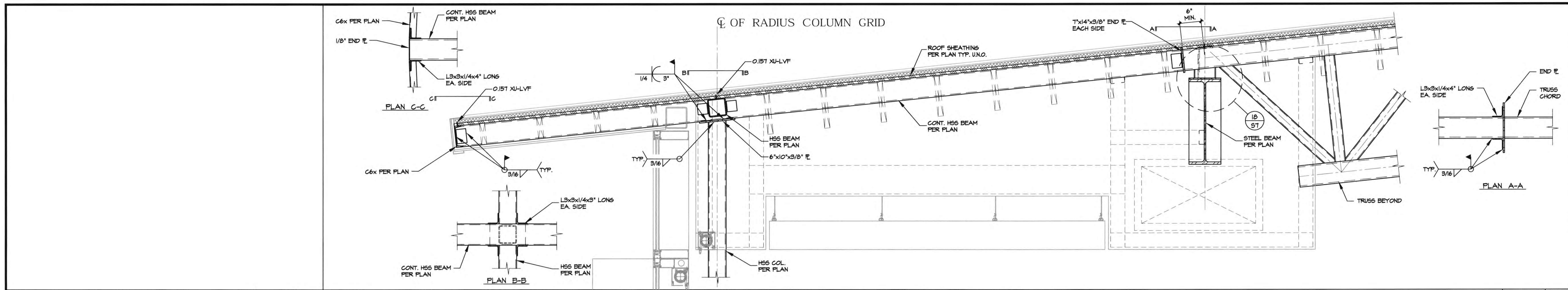


ELEVATION

16 DETAIL

1"=1'-0" 12

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17 DETAIL at END 1

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18 : 14 : 10 : 6 : 2

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19 : 15 : 11 : 7 : 3

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20 : 16 : 12 : 4

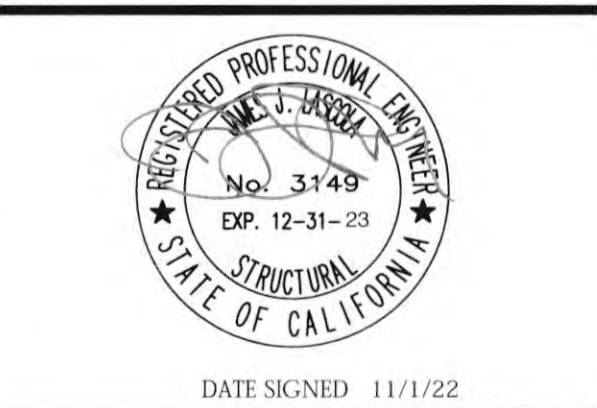
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- KEY NOTES:**
- ① REFRIGERANT PIPING TO CONDENSING UNITS. CONTRACTOR TO VERIFY SIZE AND ROUTING WITH MANUFACTURER PRIOR TO ORDERING.
 - ② REFRIGERANT PIPING BELOW GRADE.
 - ③ SEE M2.2 FOR CONTINUATION OF REFRIGERANT PIPING

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: 2019.01
 DRAWN BY: BUILDING DIVISION
 DATE: 11/01/2022

BY: O.D.
 TITLE: MECHANICAL SITE PLAN

SHEET: M1.1

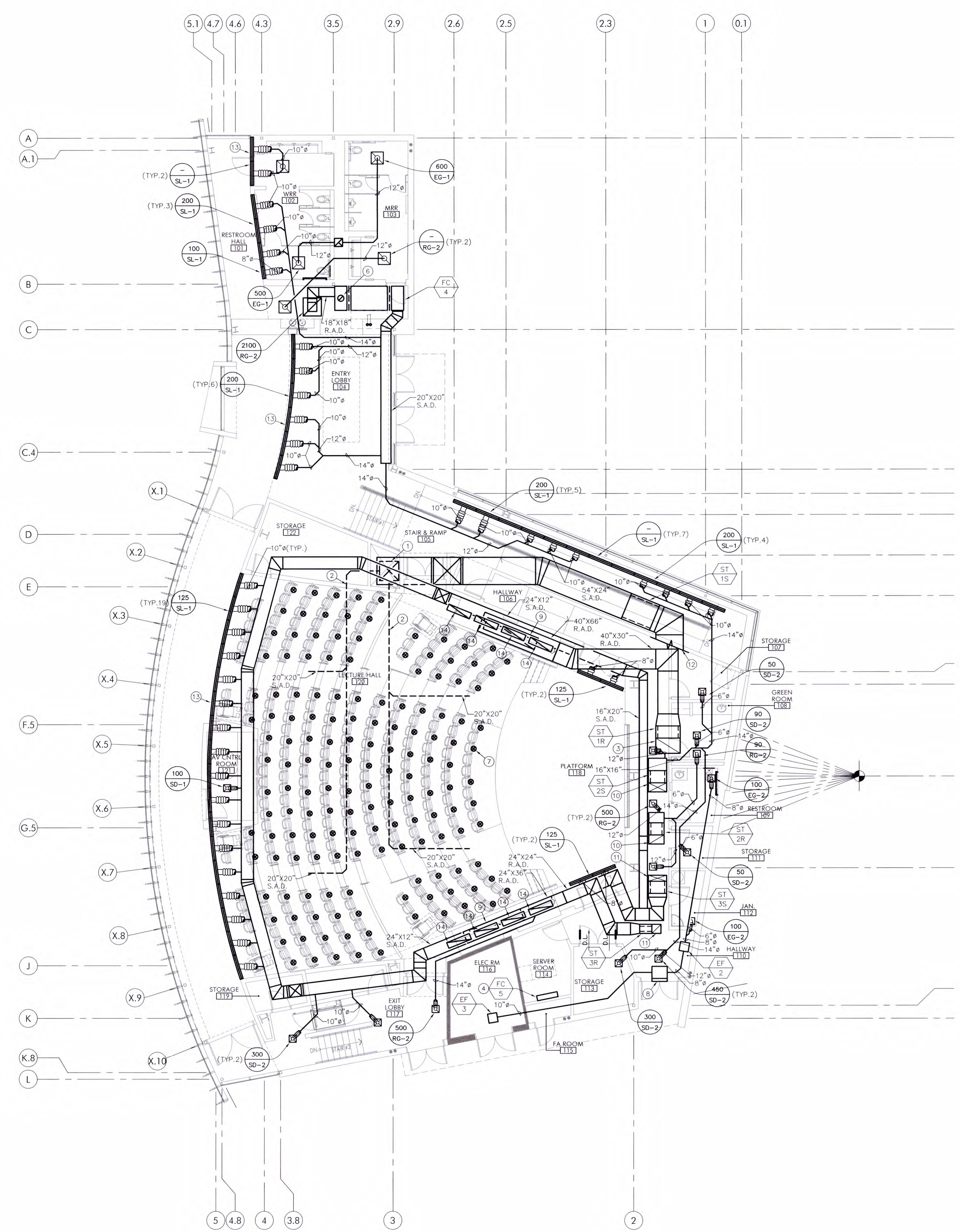
XREF: P101TH

MECHANICAL SITE PLAN

NORTH
 SCALE
 1/16"=1'-0" 1

- KEY NOTES:
- 38"X38" SUPPLY AIR DUCT FROM CEILING ABOVE DOWN TO UNDERGROUND.
 - UNDERGROUND 40"X20" DUCTWORK DISTRIBUTION THROUGH UNDERGROUND SUPPLY PLENUM. DUCTWORK TO TERMINATE WITH WIRE MESH.
 - 48"X30" RETURN AIR DUCT UP THRU ROOF TO AHU-1.
 - SPLIT SYSTEM FAN COIL LOCATED ABOVE DOOR.
 - 14"X14" EXHAUST DUCT UP THRU ROOF. SEE SHEET M2.2 FOR CONTINUATION.
 - 12"Ø OUTSIDE AIR DUCT UP THRU ROOF. SEE SHEET M2.2 FOR CONTINUATION.
 - DIFFUSER SF-1, PRICE MFD-DP FLOOR DIFFUSER CONNECTED TO UNDERFLOOR SUPPLY PLENUM EACH BALANCED AT 80 CFM (TYP. 151).
 - EXTERIOR LOUVER WITH MIN. 1.5 SQ FT FREE AREA. SEE ARCH DRAWINGS FOR LOCATION AND SIZE.
 - 108"X24" RETURN AIR OPENING FACING UP TO TERMINATE WITH A WIRESCREEN MESH LOCATED ON TOP OF DUCT.
 - 36"X18" SUPPLY AIR DUCT AND 30"X18" RETURN AIR DUCT UP THRU ROOF TO AHU-2.
 - 36"X12" SUPPLY AIR DUCT AND 18"X18" RETURN AIR DUCT UP THRU ROOF TO AHU-3.
 - 54"X24" SUPPLY AIR DUCT THRU SIDEWALL TO ROOF. SEE SHEET M2.2 FOR CONTINUATION.
 - SEE ARCHITECTURAL DRAWINGS FOR INSTALLATION HEIGHT OF LINEAR DIFFUSER (TYP.)
 - 12"X48" EGGRATE R.A.G. LOCATED ON TOP OF SOFFIT. SEE ARCH DWGS FOR EXACT LOCATION.

REFRIGERANT CONCENTRATION CALCULATION:
 REFRIGERANT CHARGE FOR FC-4 / HP-4: 18 LBS
 ALL OTHER SYSTEMS' REFRIGERANT PIPING IS ROUTED OUTDOORS.
 ENTRY LOBBY: 1,900 SQUARE FEET W/ 9'-0" CEILING AT THE LOWEST 17,100 CUBIC FEET
 ALLOWABLE REFRIGERANT PER CMC 1104.2: 444.6 LBS OF R-410A



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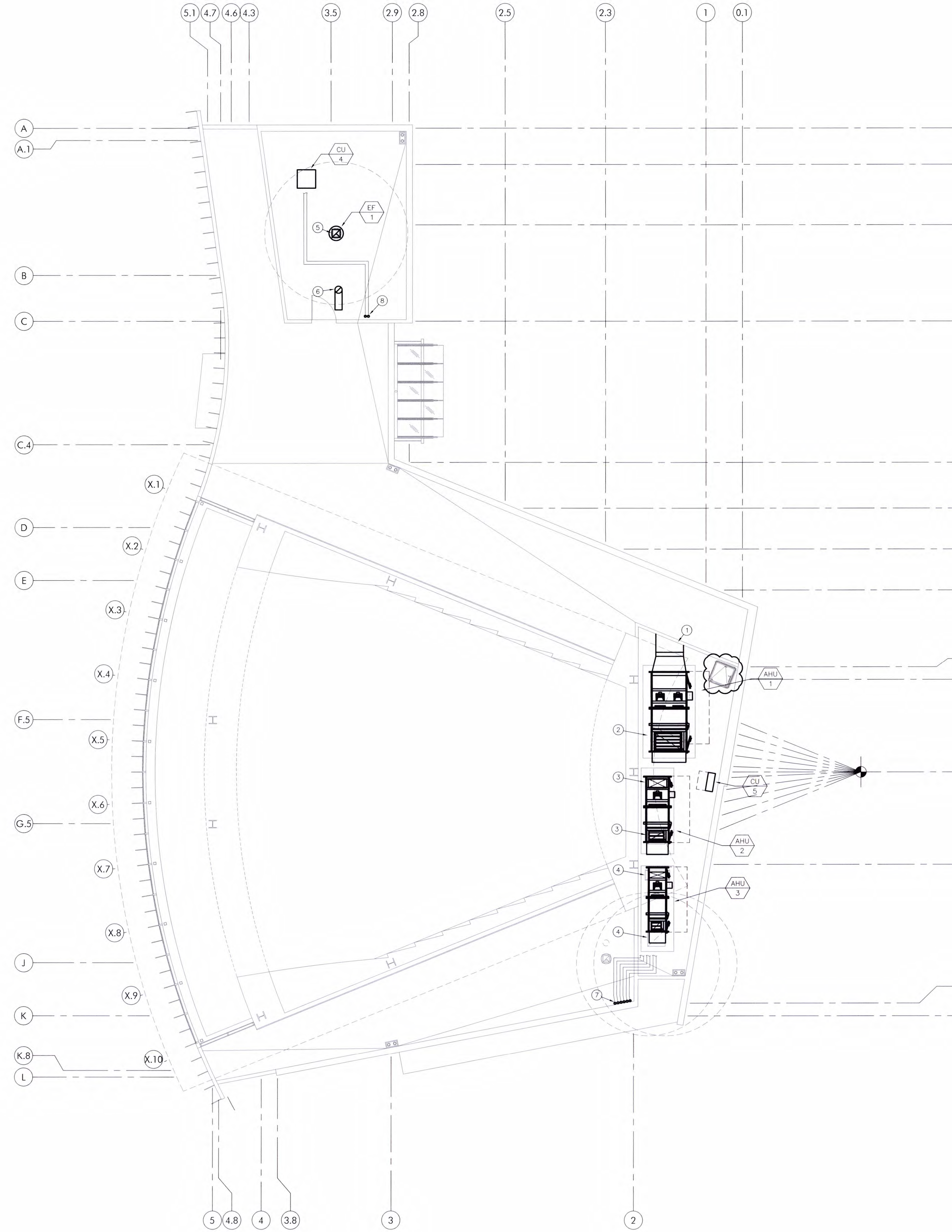
REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: BUILDING DIVISION 2019.01
 DRAWN BY: RCA+A
 DATE: 11/01/2022
 BY: O.D.
 TITLE: MECHANICAL FLOOR PLAN

SHEET: **M2.1**

MECHANICAL FLOOR PLAN
 SCALE 1/8" = 1'-0"
 PROJECT NORTH



CONSTRUCTION NOTES:

1. MANUAL VOLUME DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL DIFFUSERS. DAMPERS SHALL BE LOCATED AS CLOSE TO THE MAIN DUCT AS POSSIBLE.
2. PROVIDE REMOTE CABLE OPERATED CONTROLS FOR ALL VOLUME DAMPERS LOCATED ABOVE HARD-LID CEILINGS.
3. COORDINATE ENTIRE INSTALLATION OF THE HVAC SYSTEM WITH THE WORK OF ALL OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS, AND TRANSITIONS AS REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
4. COORDINATE THE LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES WITH THE ARCHITECTURAL REFLECTIVE CEILING PLAN, ELECTRICAL LIGHTING LAYOUT AND ARCHITECTURAL ROOM ELEVATIONS.
5. INSTALL ALL DUCTWORK AND SIDEWALL SUPPLY/RETURN GRILLES AS HIGH AS POSSIBLE. CONFIRM FINAL LOCATION OF ALL SIDEWALL GRILLES WITH ARCHITECT PRIOR TO INSTALLATION.
6. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUCT, WATER, AND DEBRIS WHICH MAY ENTER THE SYSTEM.
7. MECHANICAL CONTRACTOR SHALL COORDINATE ALL DOOR LOUVER AND UNDERCUT LOCATIONS WITH THE APPROPRIATE TRADES PRIOR TO BID.

CONSTRUCTION NOTES:

- ① 54"x24" SUPPLY AIR DUCT THRU WALL. SEE SHEET M2.1 FOR CONTINUATION.
- ② 48"x30" RETURN AIR DUCT DOWN THRU ROOF. SEE SHEET M2.1 FOR CONTINUATION.
- ③ 36"x18" SUPPLY AIR DUCT AND 30"x18" RETURN AIR DUCT DOWN THRU ROOF. SEE SHEET M2.1 FOR CONTINUATION.
- ④ 36"x12" SUPPLY AIR DUCT AND 18"x18" RETURN AIR DUCT DOWN THRU ROOF. SEE SHEET M2.1 FOR CONTINUATION.
- ⑤ 14"x14" EXHAUST AIR DUCT DOWN THRU ROOF. SEE SHEET M2.1 FOR CONTINUATION.
- ⑥ 12" OUTSIDE AIR DUCT DOWN THRU ROOF. TERMINATE WITH GOOSENECK. SEE SHEET M2.1 FOR CONTINUATION.
- ⑦ REFRIGERANT PIPING DOWN THRU ROOF TO HP UNITS. SEE SHEET M1.1 FOR CONTINUATION. CONTRACTOR TO VERIFY PIPING SIZE AND ROUTING WITH MANUFACTURER WITH MANUFACTURER PRIOR TO ORDERING.
- ⑧ REFRIGERANT PIPING DOWN THRU ROOF TO FC-4. SEE SHEET M2.1 FOR CONTINUATION. CONTRACTOR TO VERIFY PIPING SIZE AND ROUTING WITH MANUFACTURER WITH MANUFACTURER PRIOR TO ORDERING.

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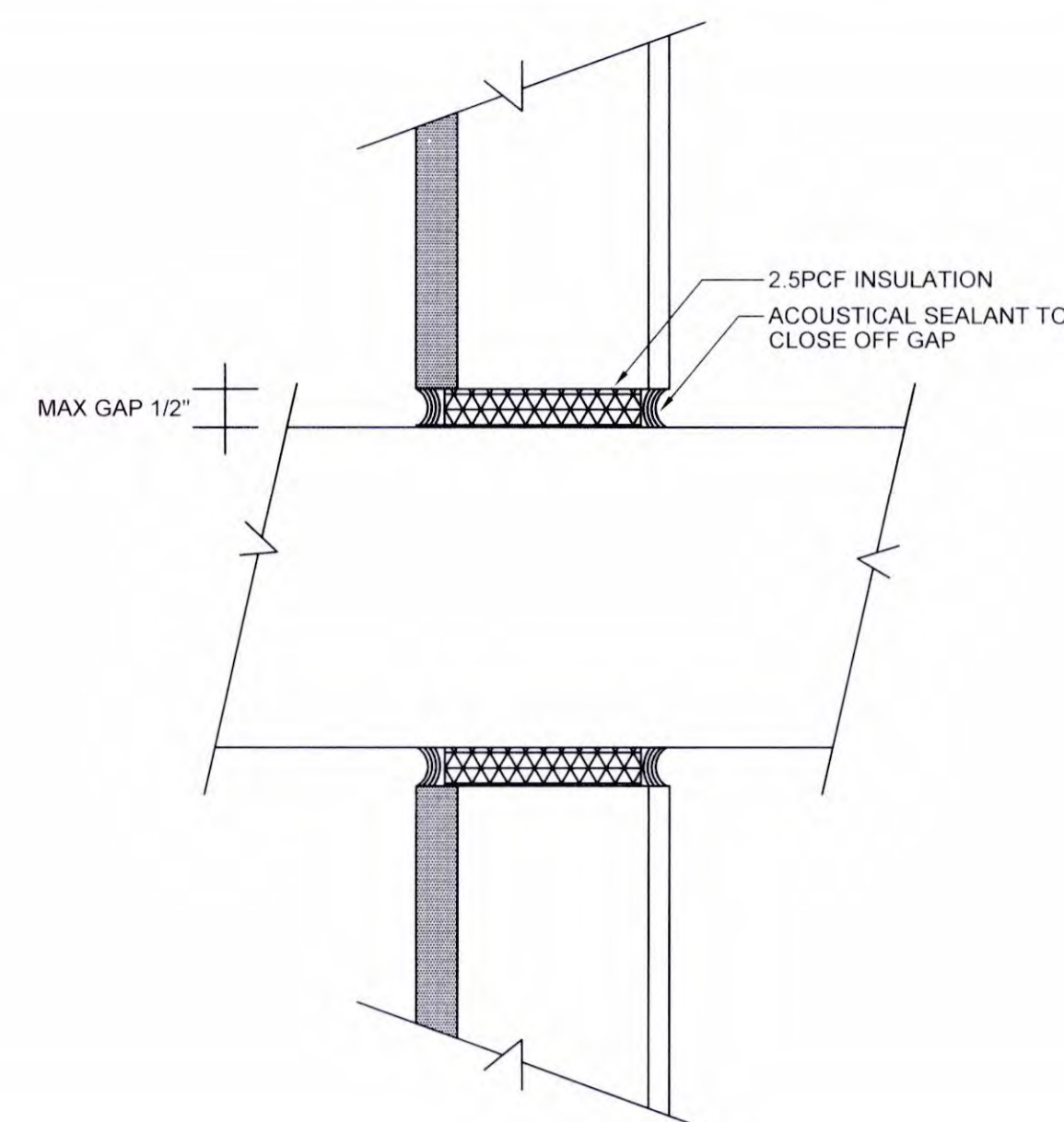
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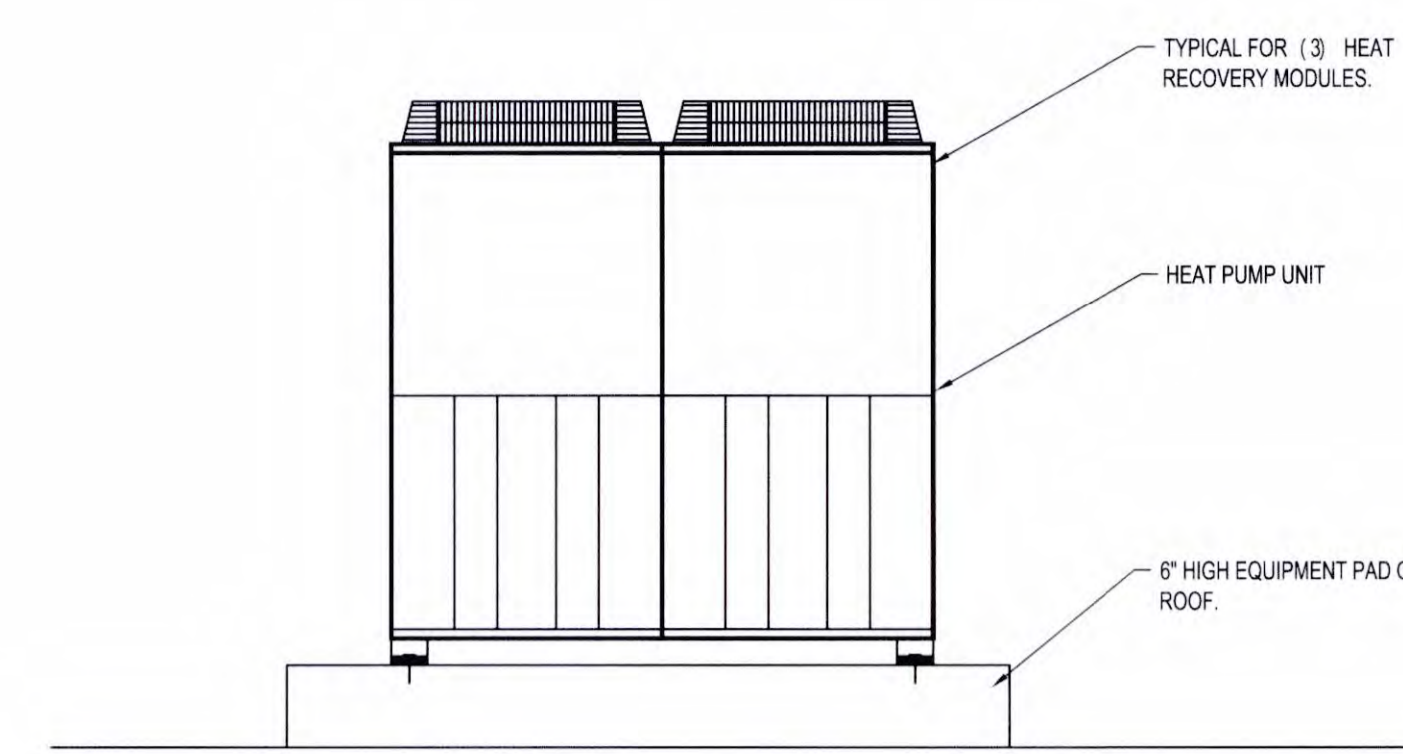


JOB NO.:	BUILDING DIVISION	2019.01
DRAWN BY:	RCA+A	
DATE:	11/01/2022	
BY:	O.D.	
TITLE:	MECHANICAL ROOF PLAN	

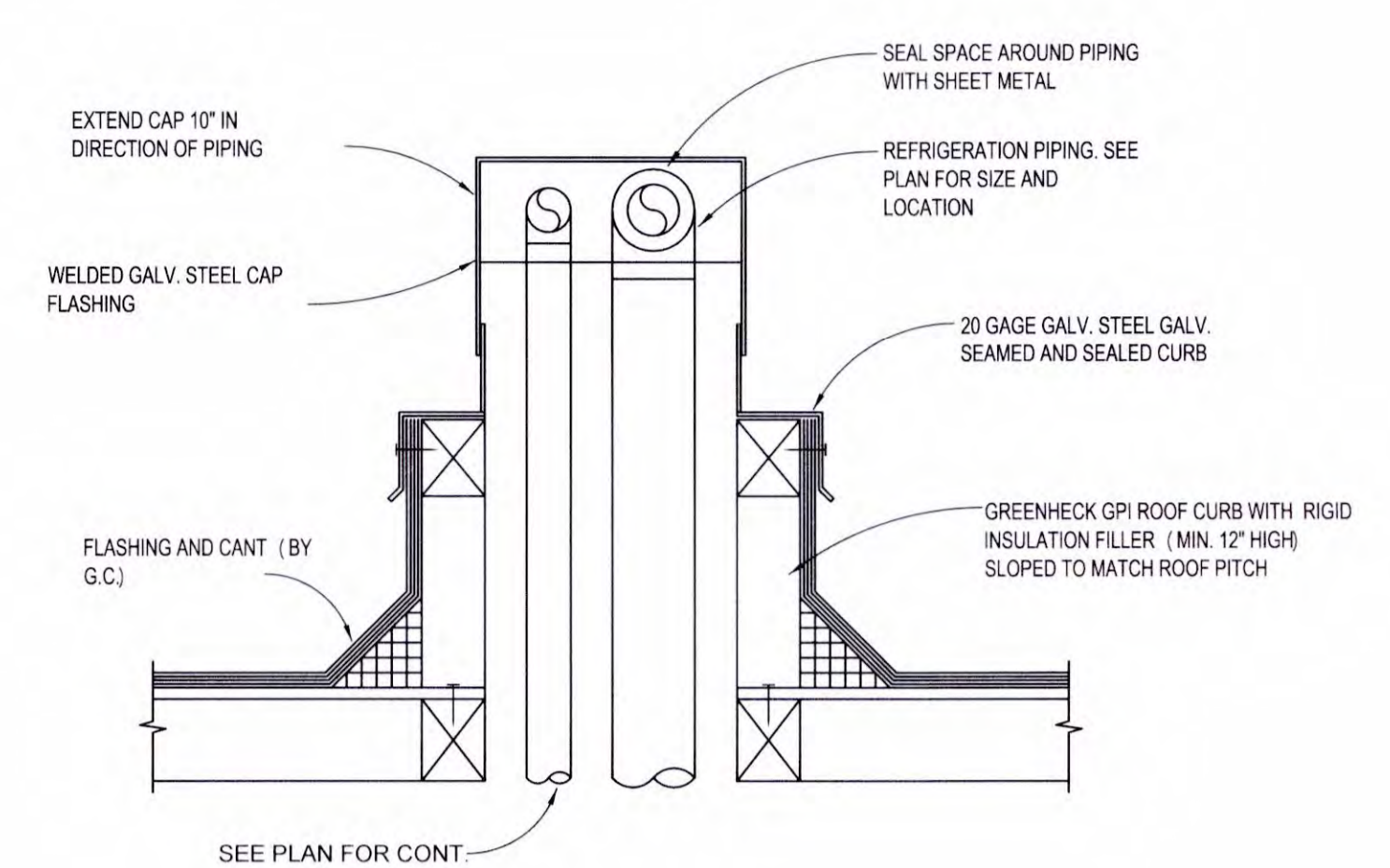
SHEET: **M2.2**



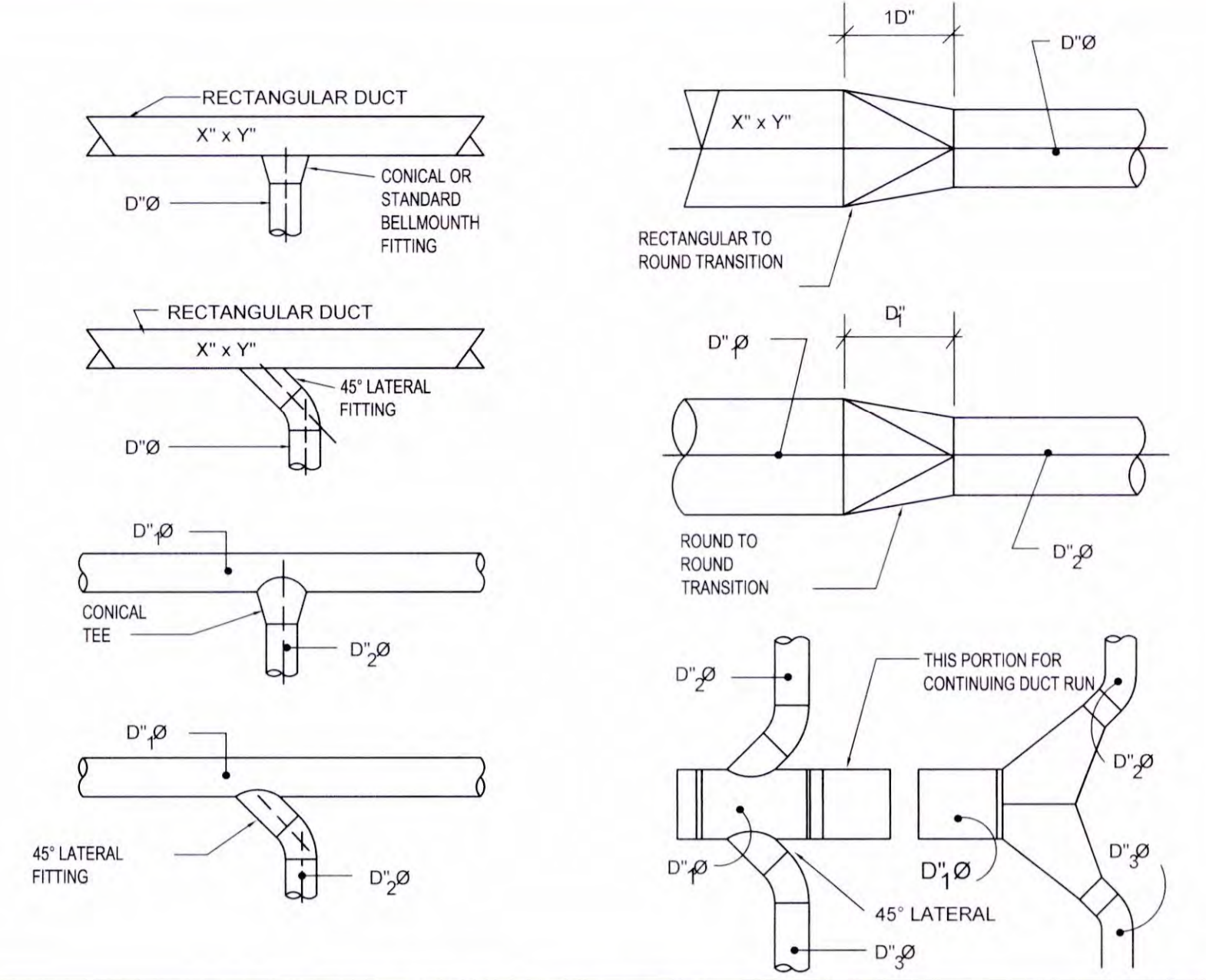
DUCT THRU LECTURE HALL WALL SCALE NONE 13



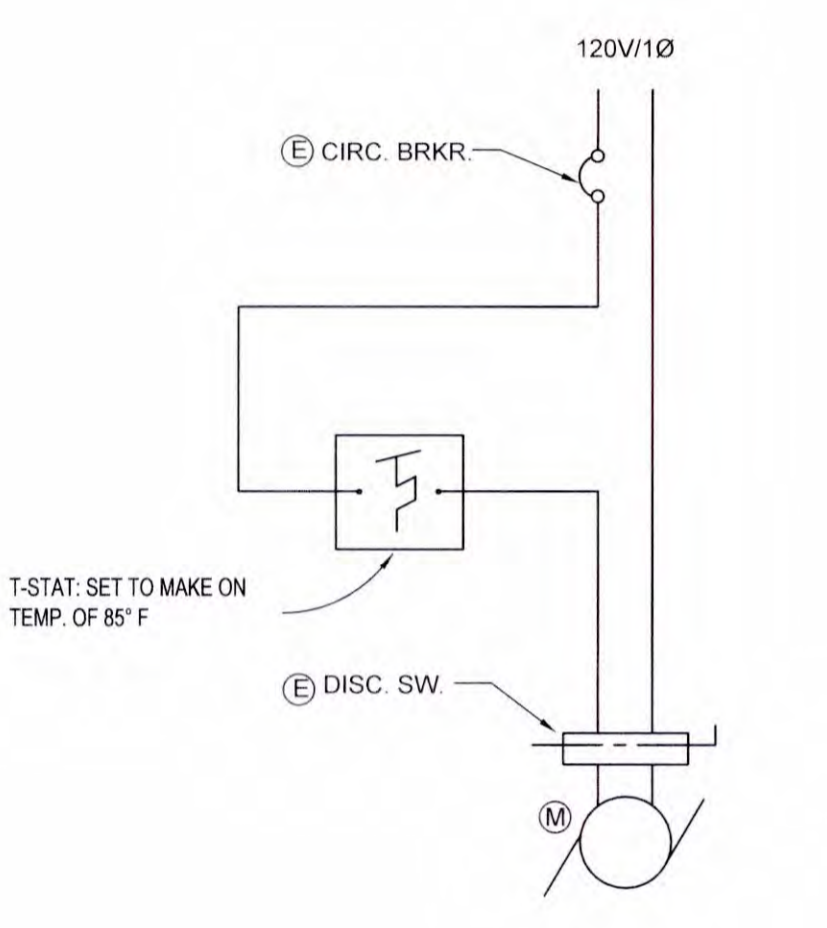
VRF CONDENSING UNIT DETAIL SCALE NONE 9



REFRIGERANT PIPING PENETRATION DETAIL SCALE NONE 5

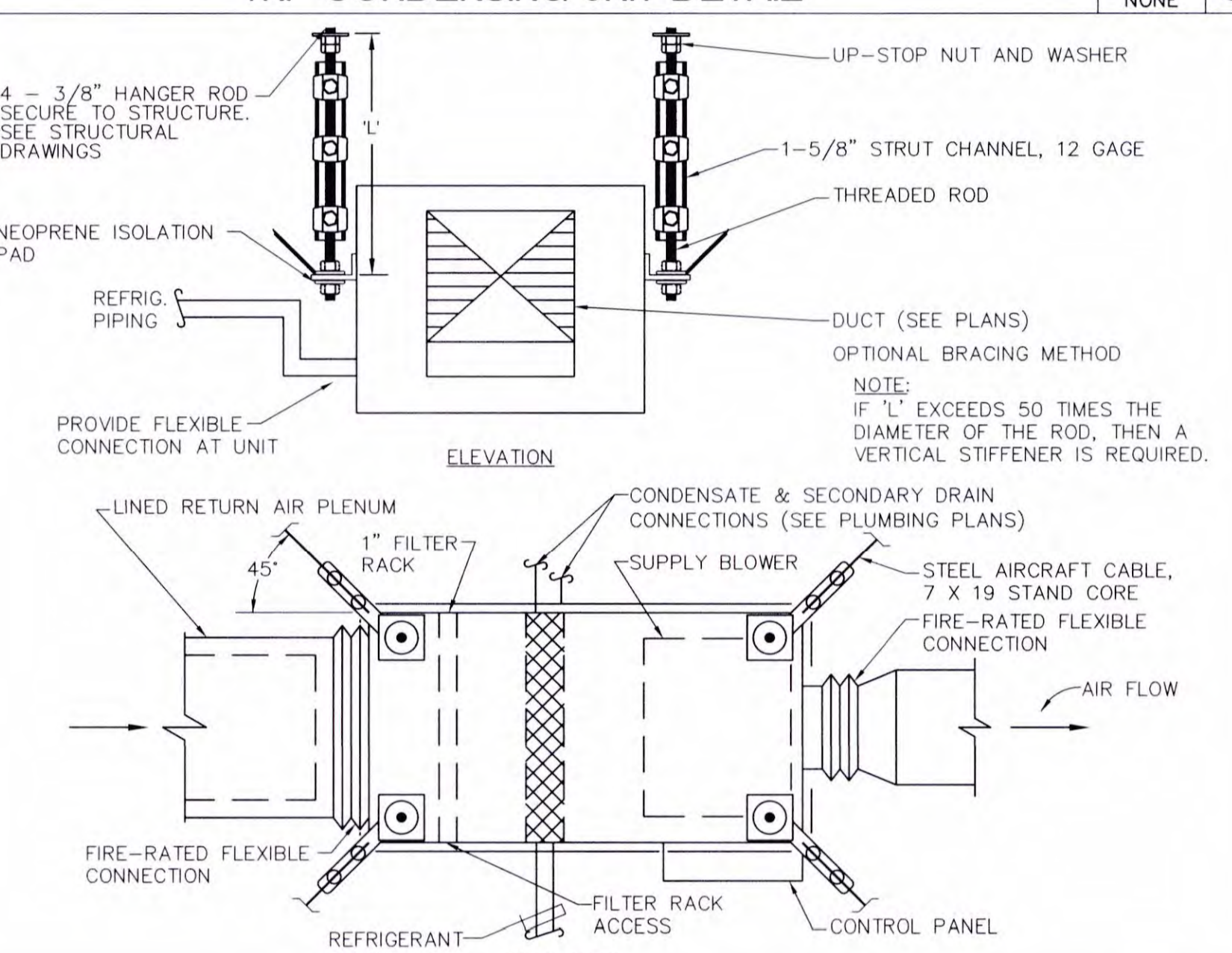


DUCTWORK TRANSITION DETAIL SCALE NONE 1

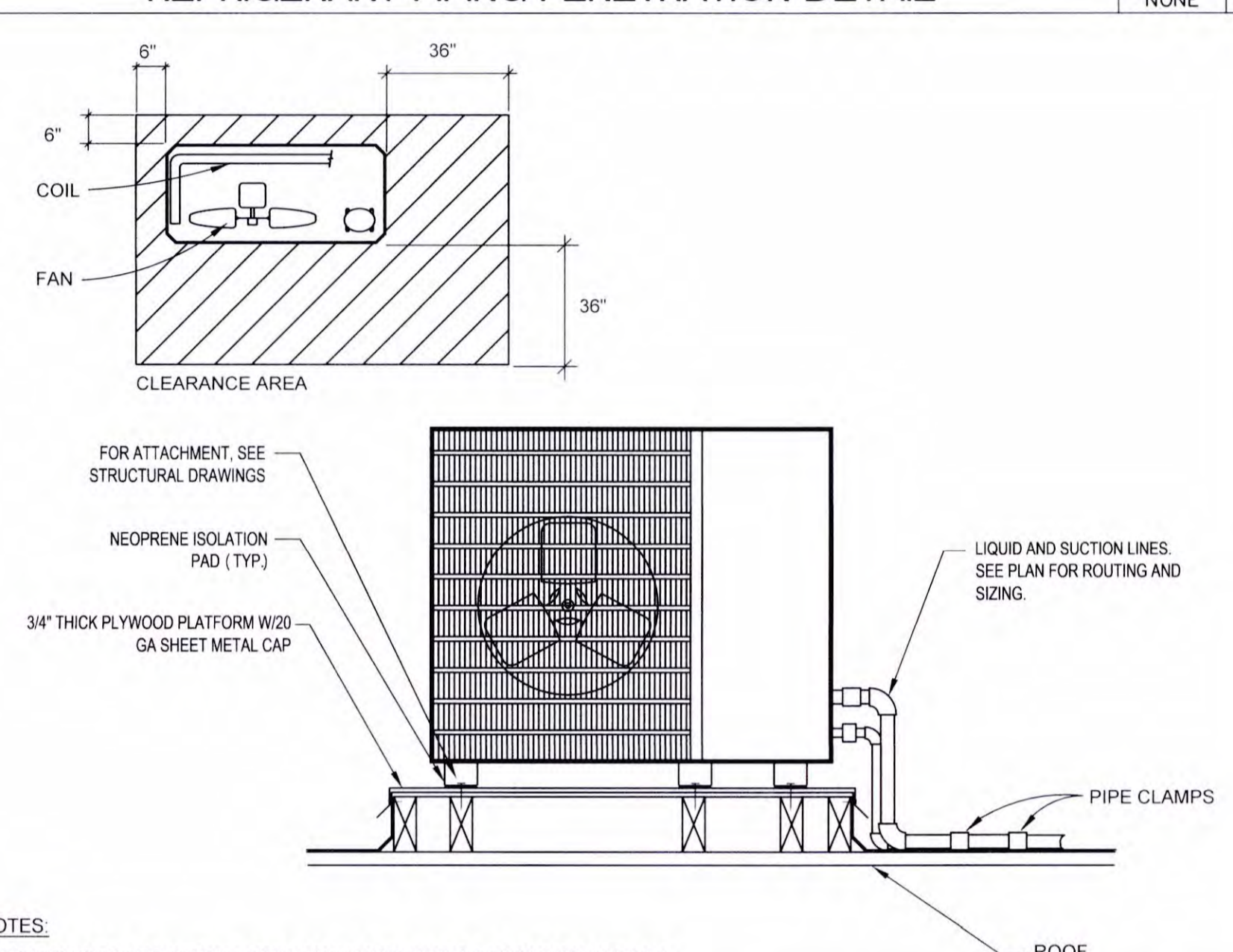


LEGEND:
 (E) PROVIDED BY ELEC.
 (M) PROVIDED BY MECH.

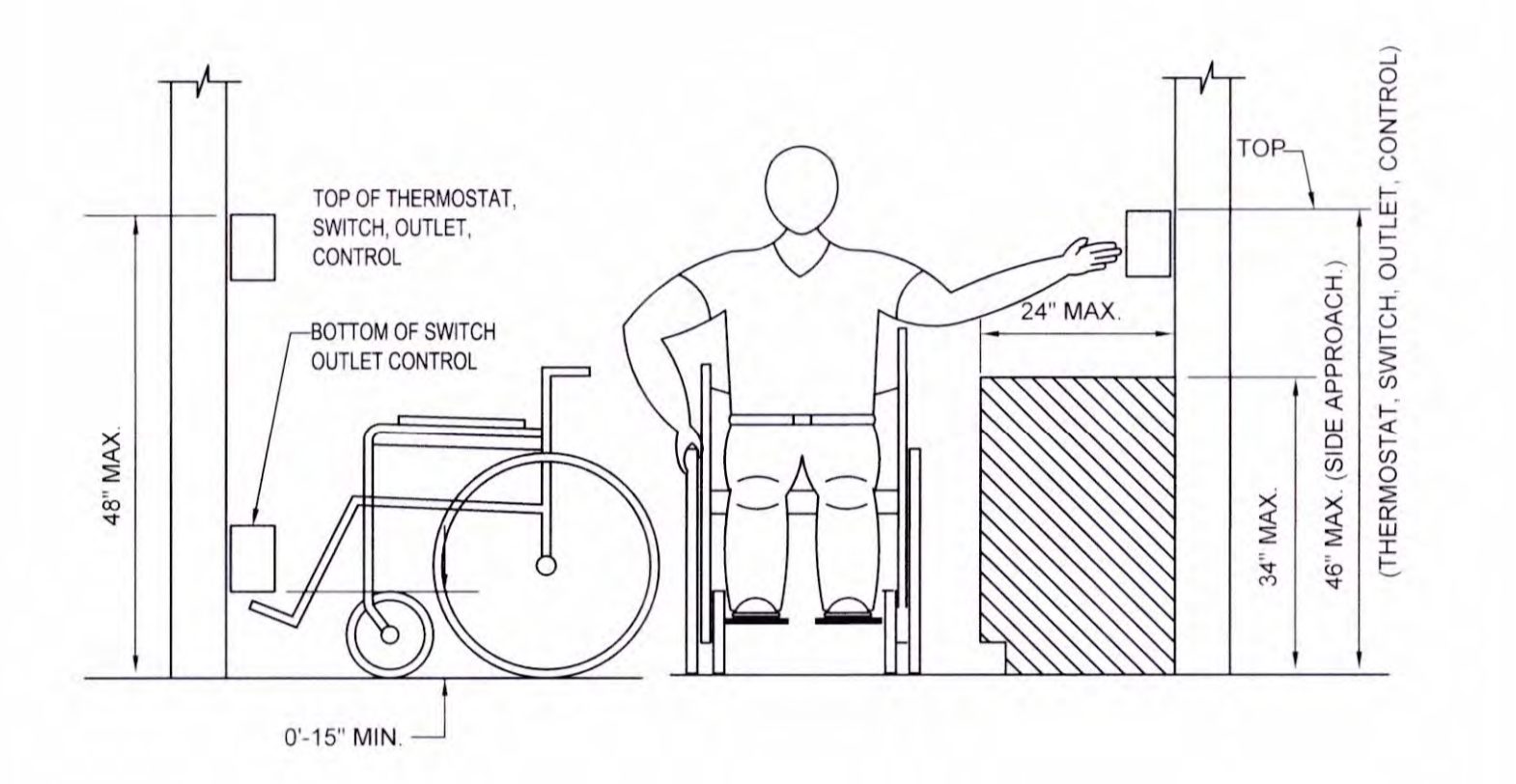
TYP. THERMOSTAT CONTROLLED E.F. WIRING DETAIL SCALE NONE 14



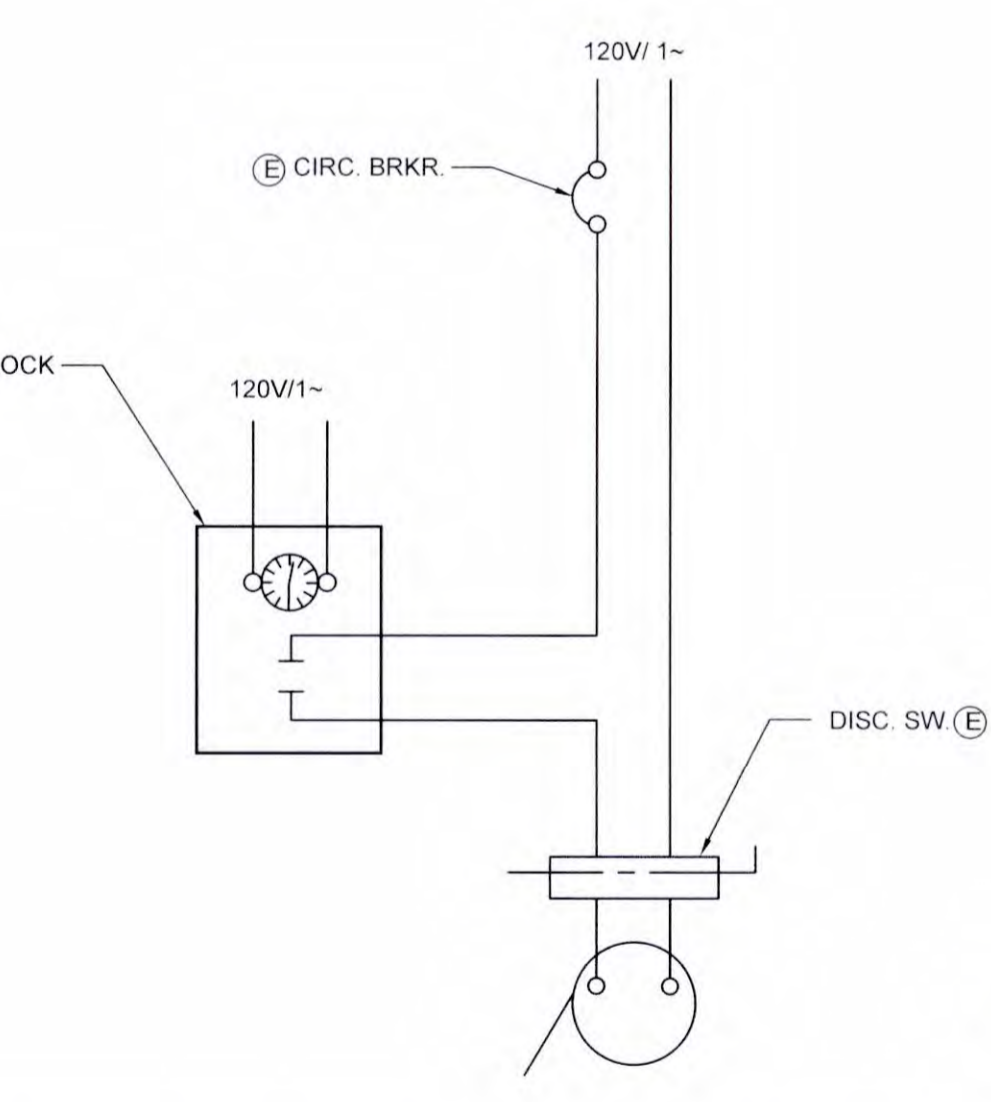
DUCTED FAN COIL ANCHORAGE SCALE NONE 10



CONDENSING UNIT ANCHORAGE DETAIL SCALE NONE 6

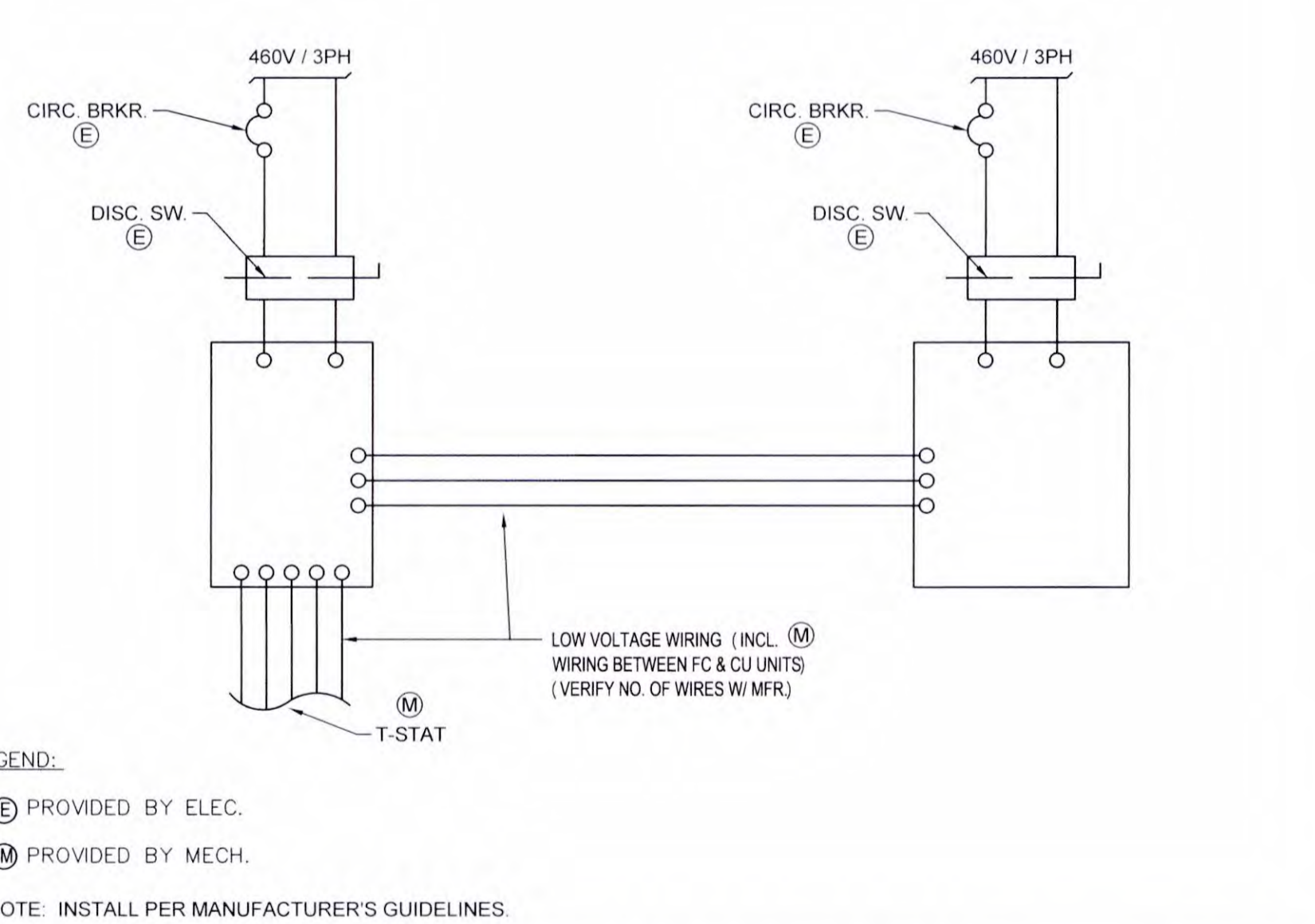


THERMOSTAT MOUNTING DETAIL SCALE NONE 2

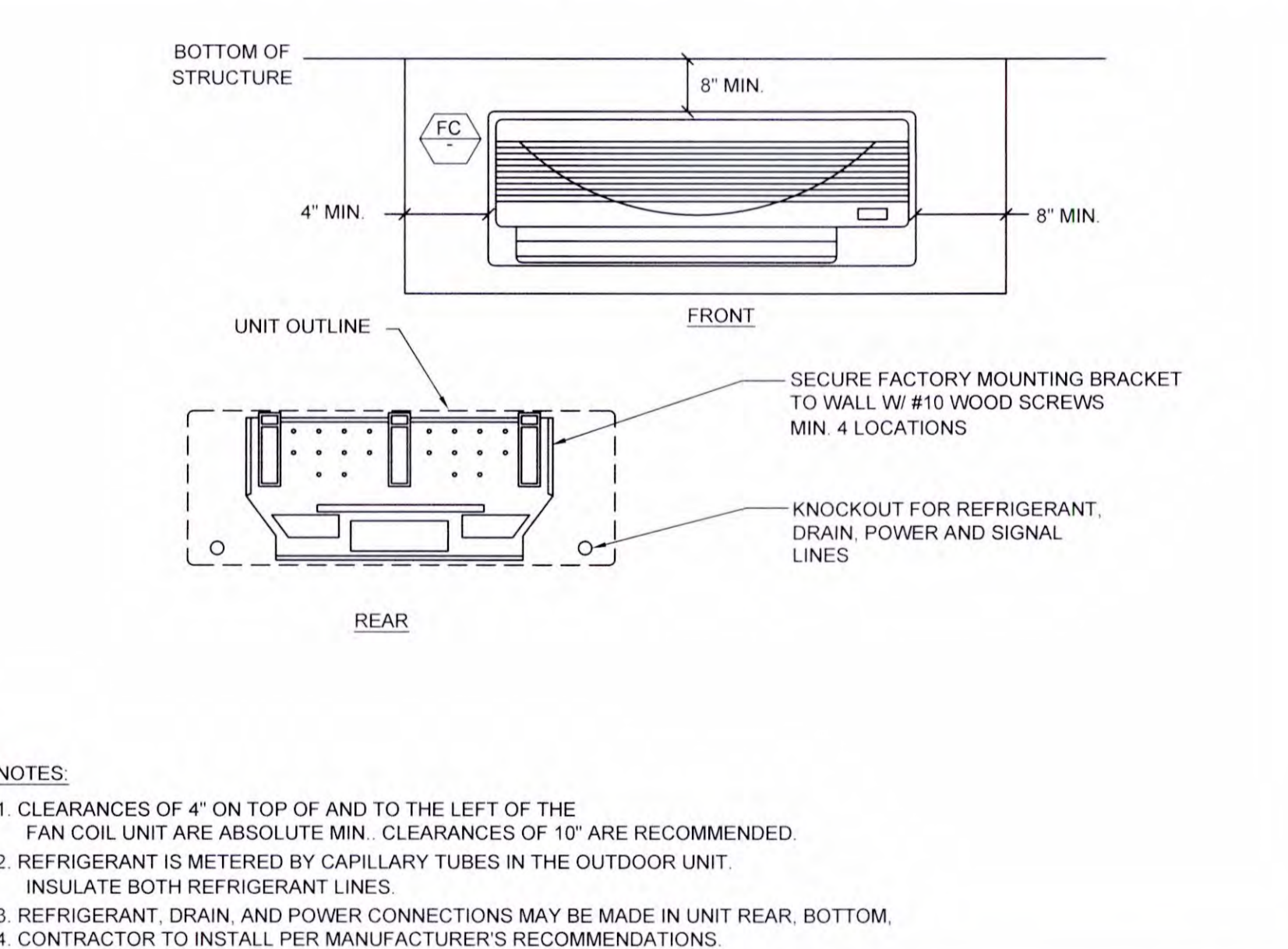


LEGEND:
 (E) PROVIDED BY ELEC.
 (M) PROVIDED BY MECH.

TYP. TIME CLOCK CONTROLLED E.F. WIRING DETAIL SCALE NONE 15



SPLIT SYSTEM HEAT PUMP WIRING DIAGRAM SCALE NONE 11

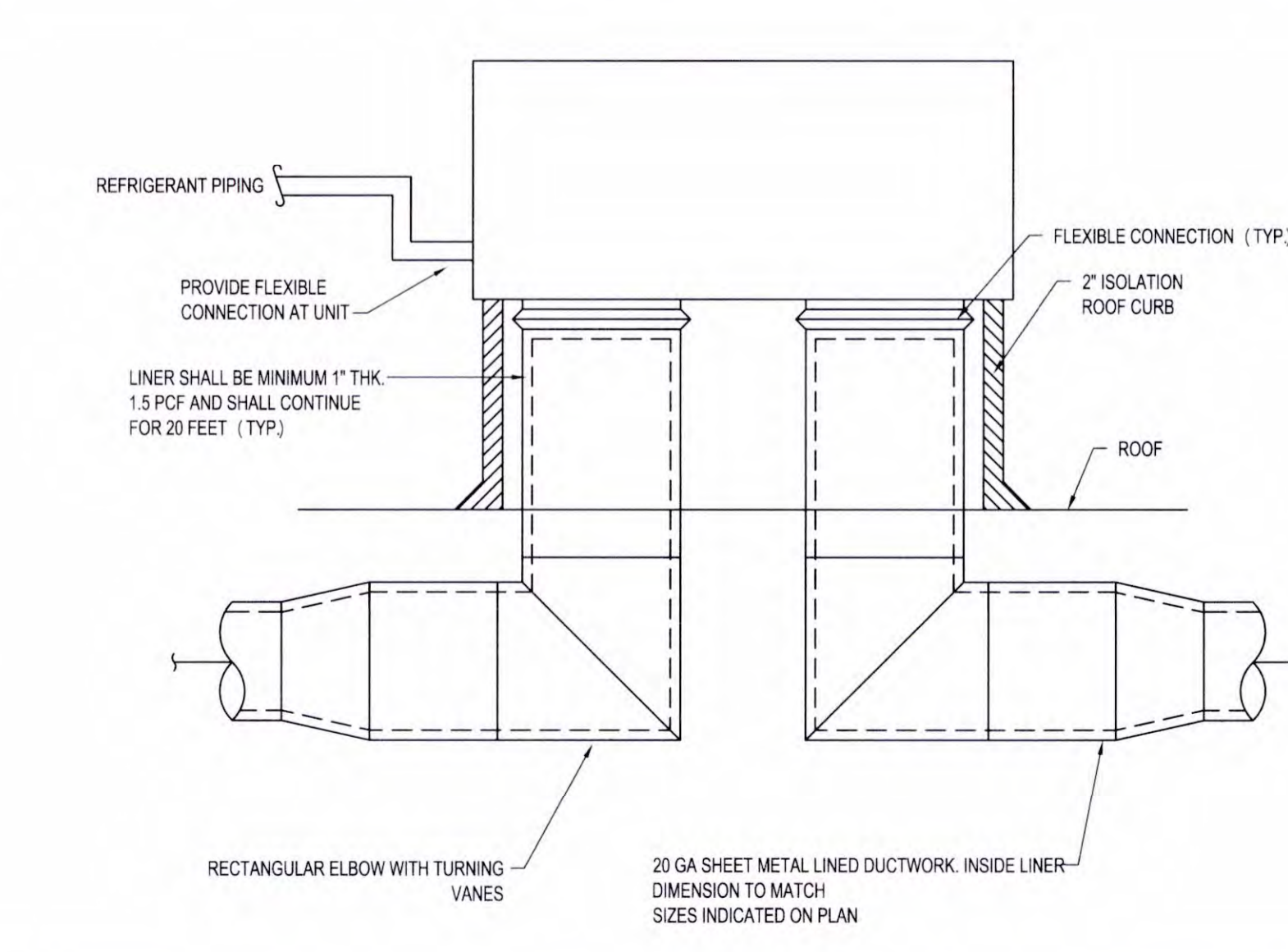
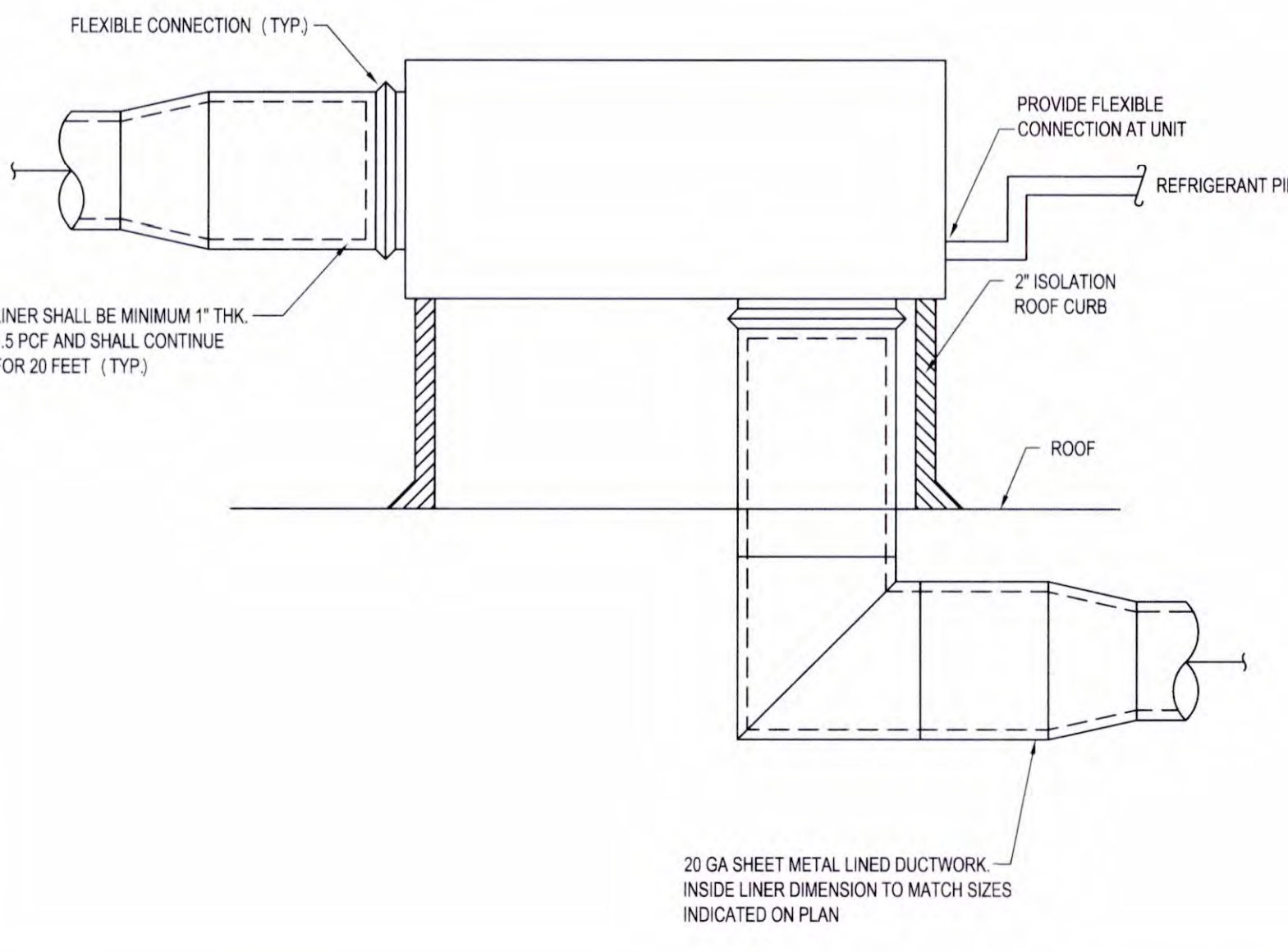


WALL-MOUNTED FAN COIL ANCHORAGE SCALE NONE 7

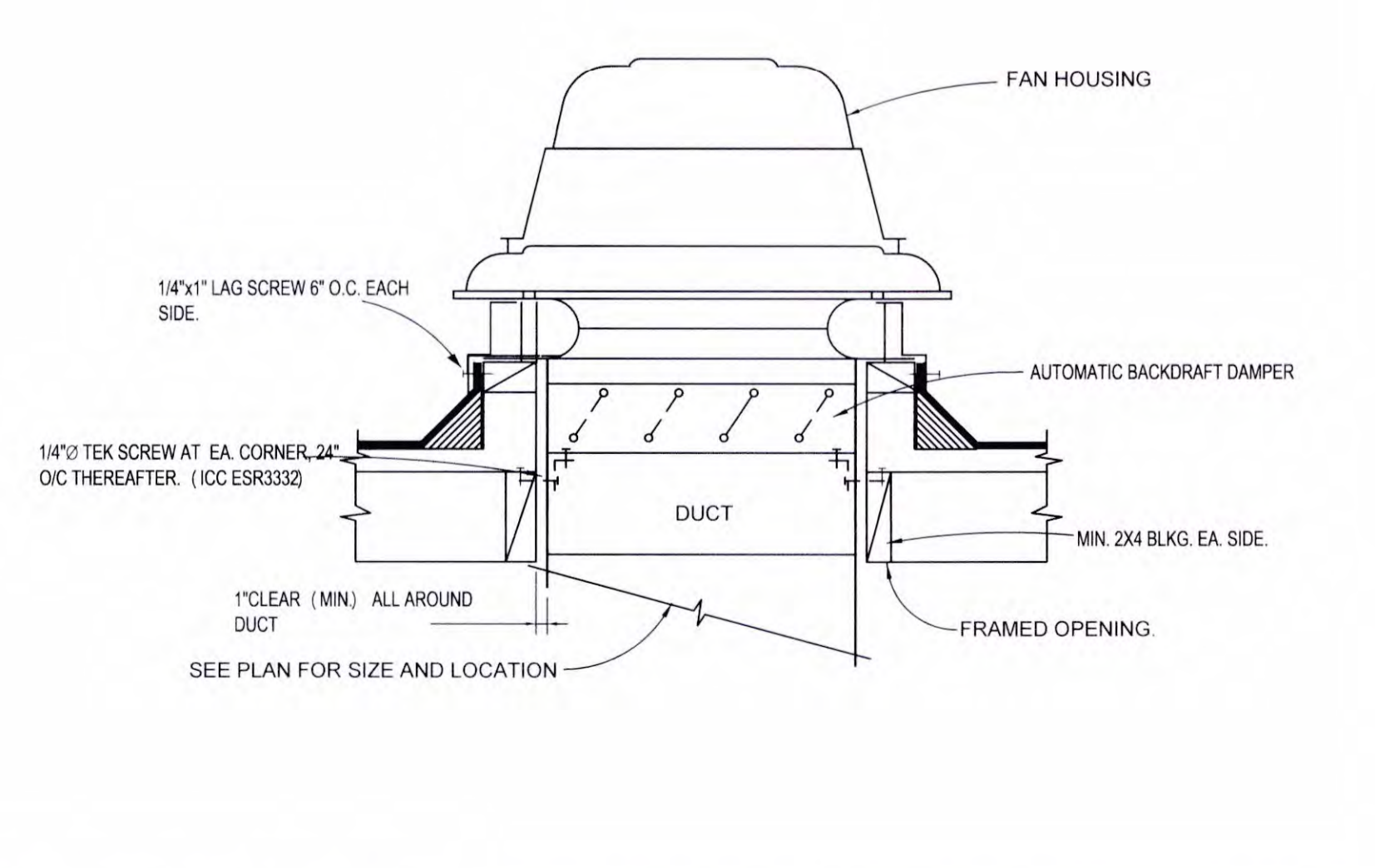
RECTANGULAR DUCT		ROUND DUCT	
MAX OF DUCT PERMETER IN	PAR AT 8 FT SPACING	MAX LOAD EACH HANGER/LS	DIAMETER INCHES
P/2 = 72	1" X 20 GA	320	UP TO 24"
P/2 = 96	1" X 18 GA	420	25" TO 36"
P/2 = 120	1" X 16 GA	700	37" TO 50"

RECTANGULAR DUCT		ROUND DUCT	
MAX OF DUCT PERMETER IN	PAR AT 8 FT SPACING	MAX LOAD EACH HANGER/LS	DIAMETER INCHES
P/2 = 72	1" X 20 GA	320	UP TO 24"
P/2 = 96	1" X 18 GA	420	25" TO 36"
P/2 = 120	1" X 16 GA	700	37" TO 50"

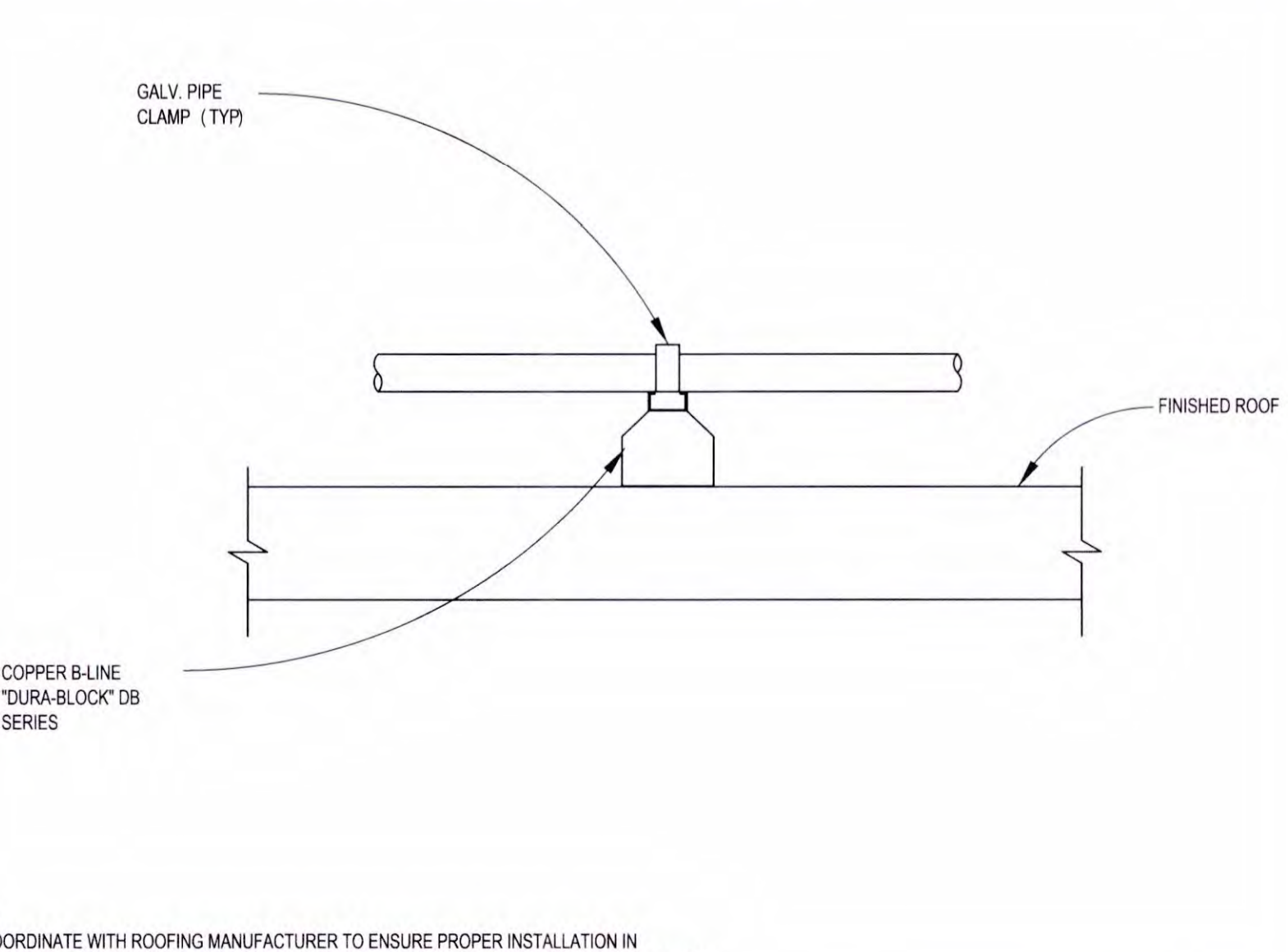
DUCTWORK HANGER DETAIL SCALE NONE 3



AHU UNIT DETAIL SCALE NONE 12



DOWNBLAST EXHAUST FAN ANCHORAGE DETAIL SCALE NONE 8



BASE-MOUNTED PIPING SUPPORT DETAIL SCALE NONE 4

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REVISIONS

NO.	DATE	DESCRIPTION
1ST BUILDING DEPT. SUBMITTAL	06/08/2022	
2ND BUILDING DEPT. SUBMITTAL	11/01/2022	

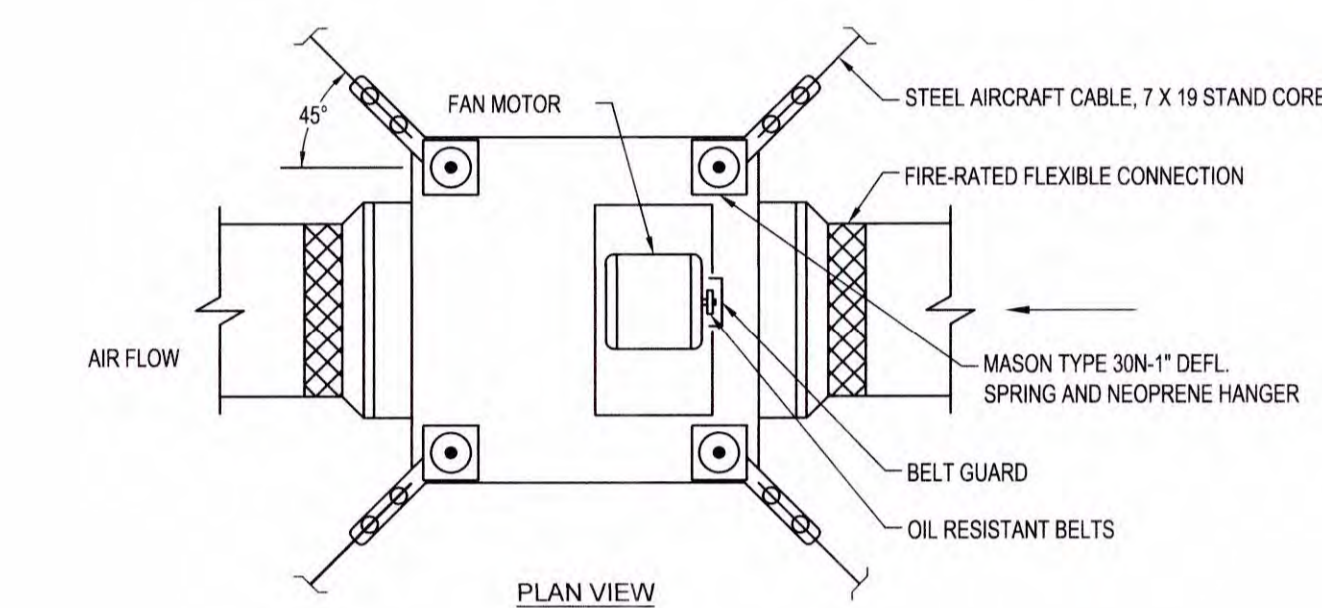
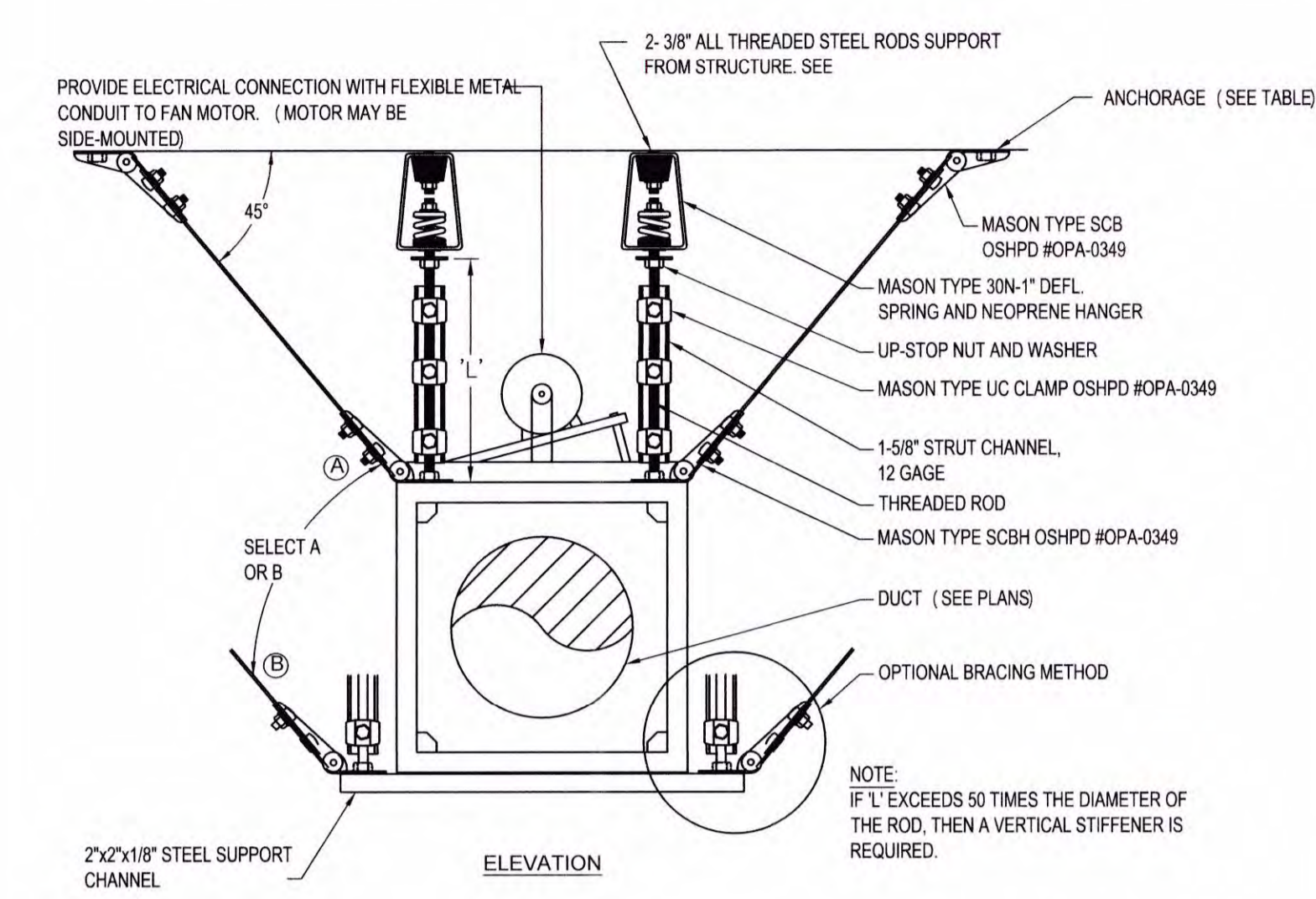


JOB NO.: 2019.01
 DRAWN BY: RCA+A
 DATE: 11/01/2022
 TITLE: MECHANICAL DETAILS
 SHEET: M5.1

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MAXIMUM EQUIPMENT WEIGHT	MASON SCB/SCSB SIZE	STEEL CABLE DIA.	MINIMUM ROD DIAMETER	MASON UC SIZE/SPACING	ANCHORAGE	
					LT. WT. CONC. DECK	WOOD
100	0	3/32	3/8	1/22"	3/8" Dia x 3" Embed	3/8" Dia x 3" Embed
150	1	1/8	3/8	1/22"	1/2" Dia x 4" Embed	1/2" Dia x 4" Embed
250	1	1/8	1/2	1/31"	N/A	1/2" Dia x 4" Embed
330	2	3/16	5/8	2/39"	5/8" Dia x 5" Embed	5/8" Dia x 5" Embed
600	2	3/16	5/8	2/39"	(2) 5/8" Dia x 5" Emb.	N/A

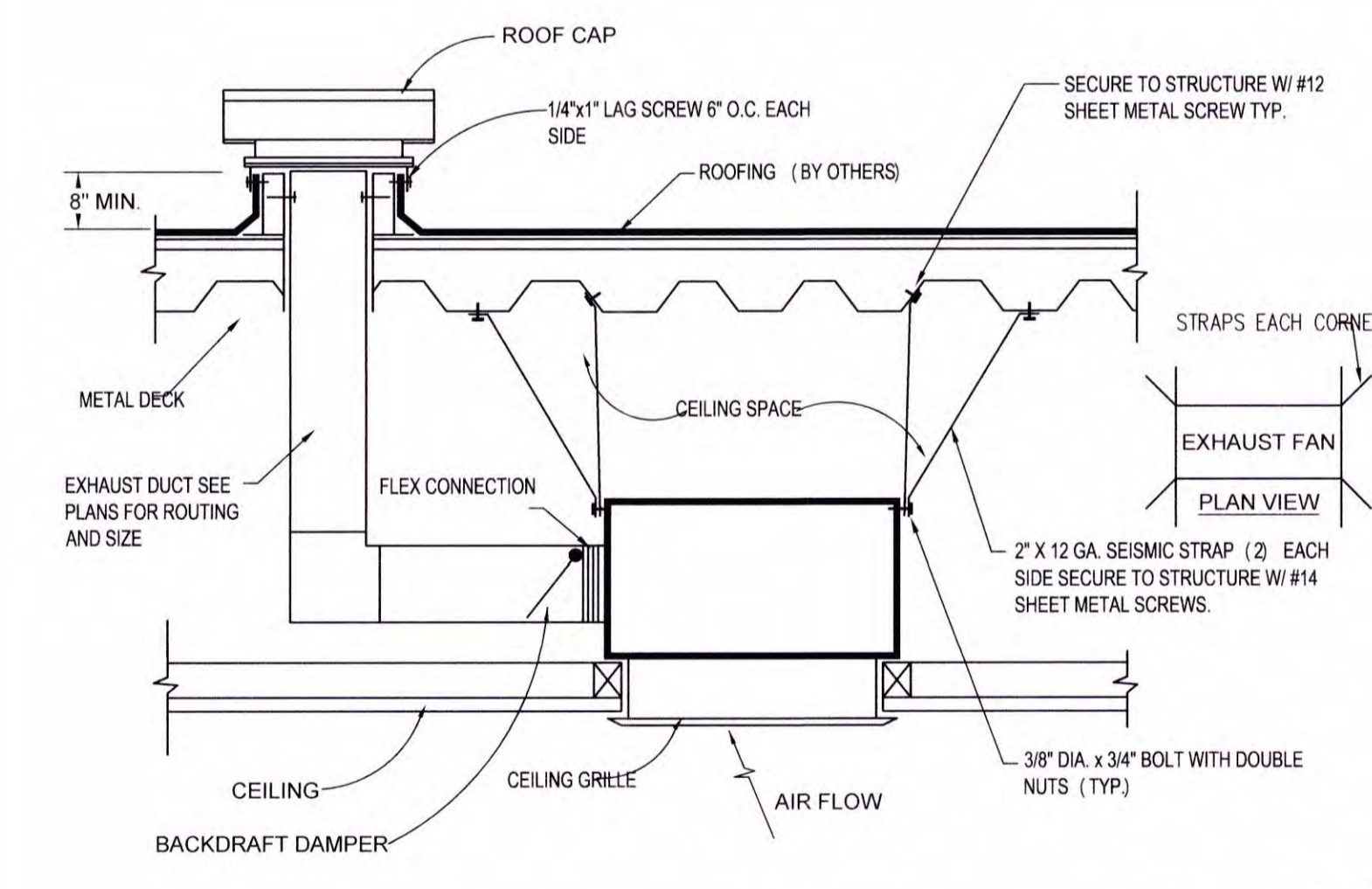
MAX. WEIGHTS BASED ON Ca = 0.66. INCREASE WEIGHTS BY 50% FOR Ca = 0.44. INTERPOLATE FOR VALUES IN BETWEEN.



MAX WEIGHT - LBS.

INLINE EXHAUST FAN ANCHORAGE

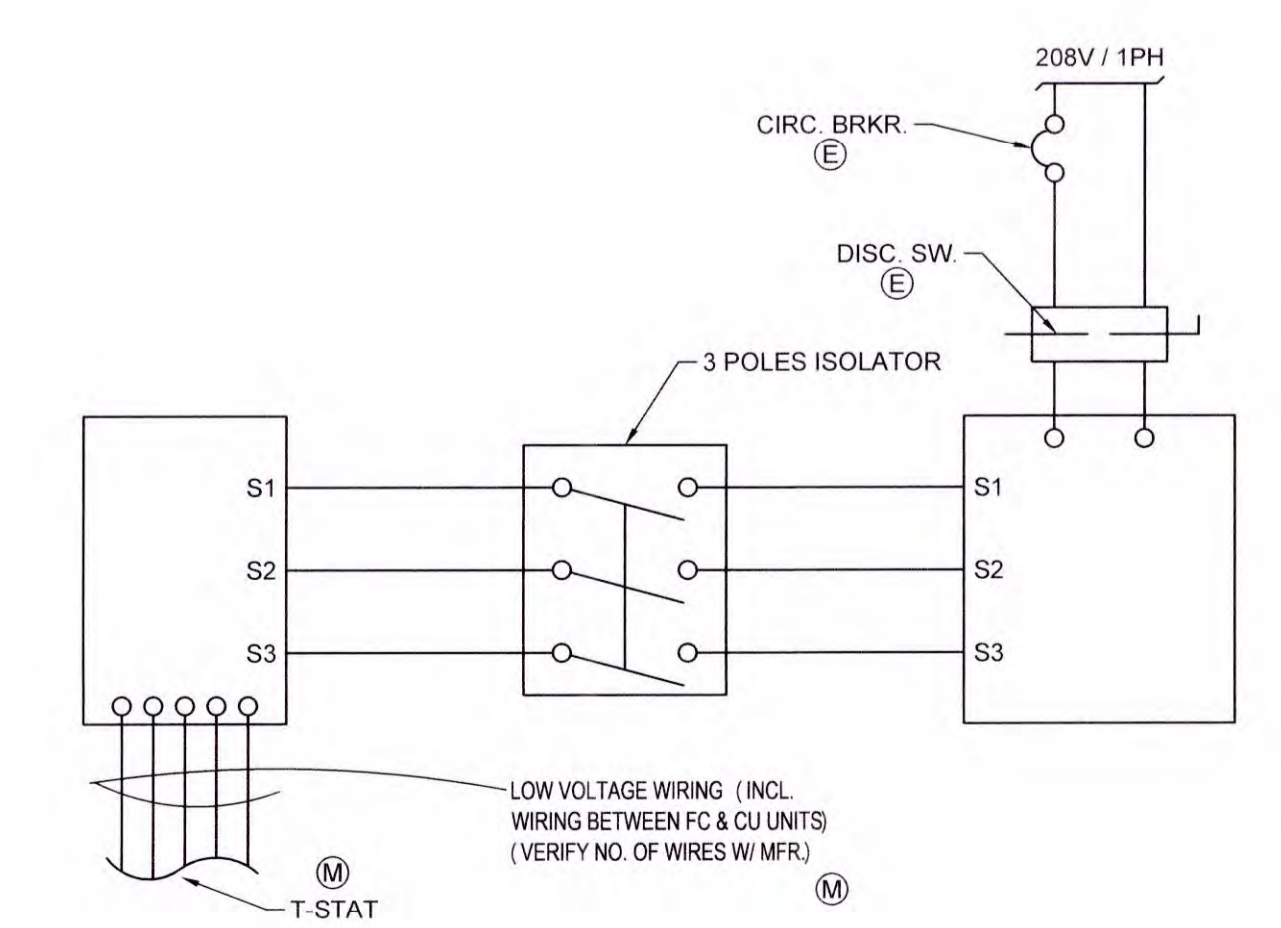
SCALE NONE 1



MAX WEIGHT - LBS.

CEILING MOUNTED EXHAUST FAN

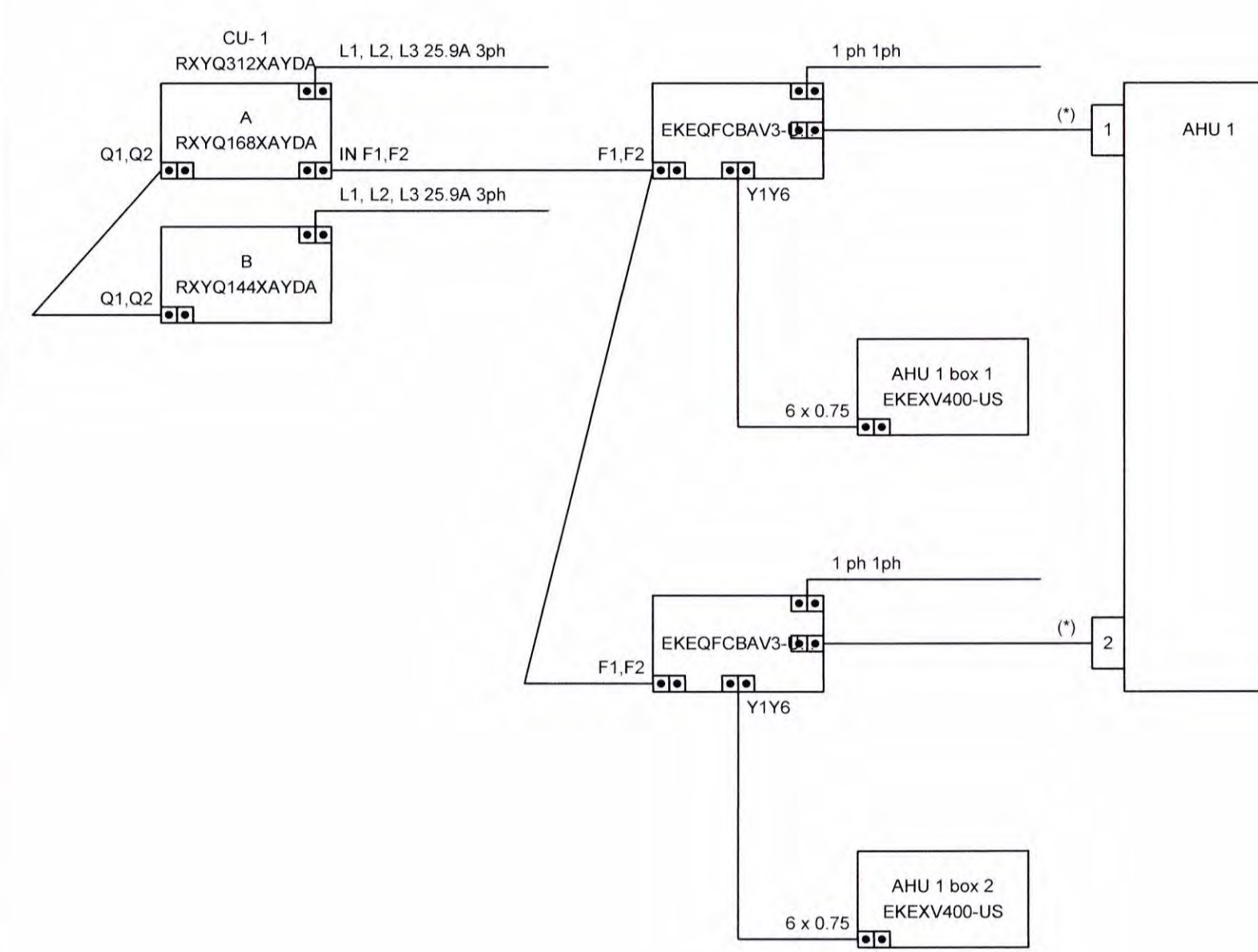
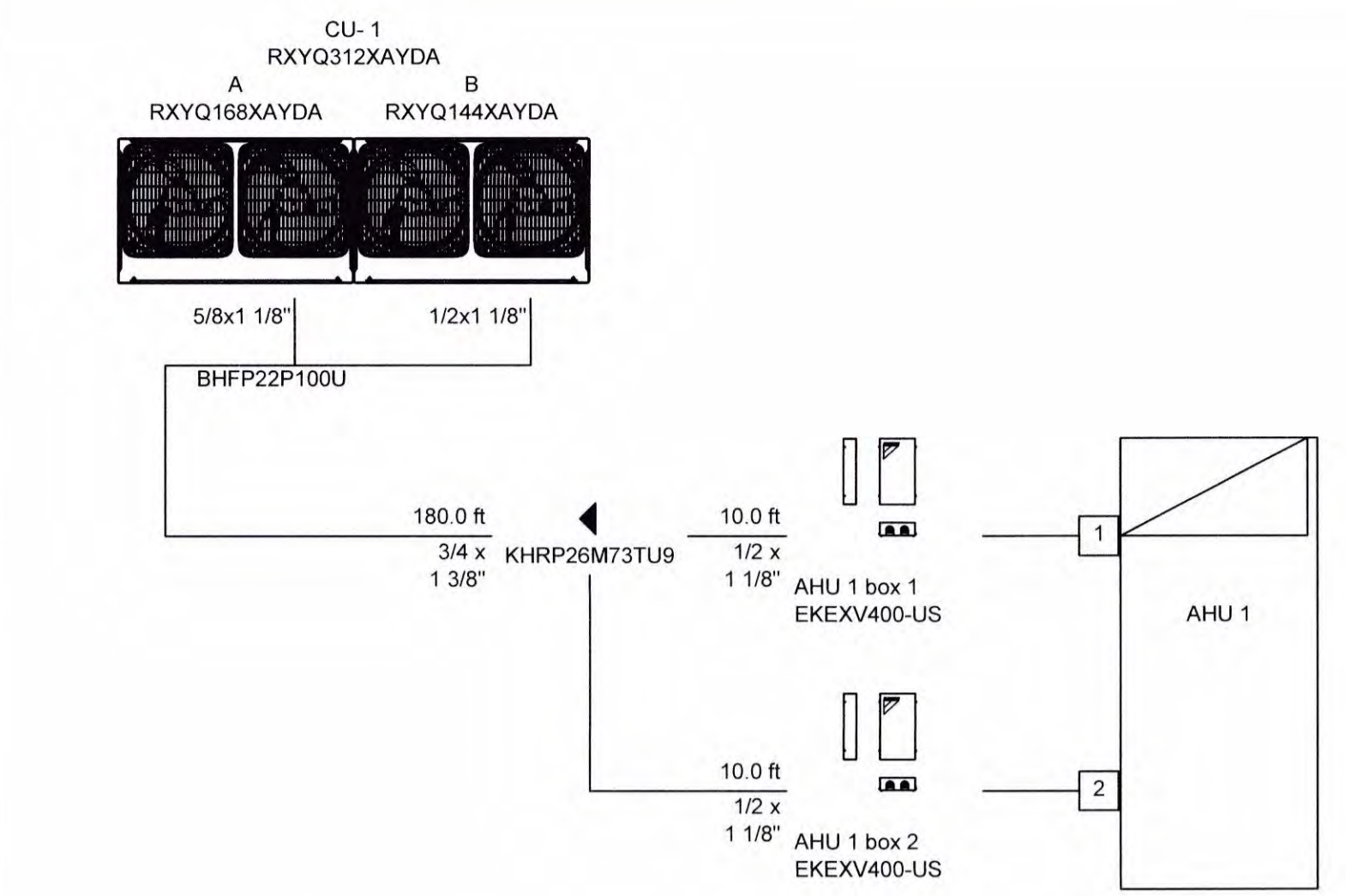
SCALE NONE 2



SCALE NONE 3

SPLIT-SYSTEM HEAT PUMP WIRING DIAGRAM

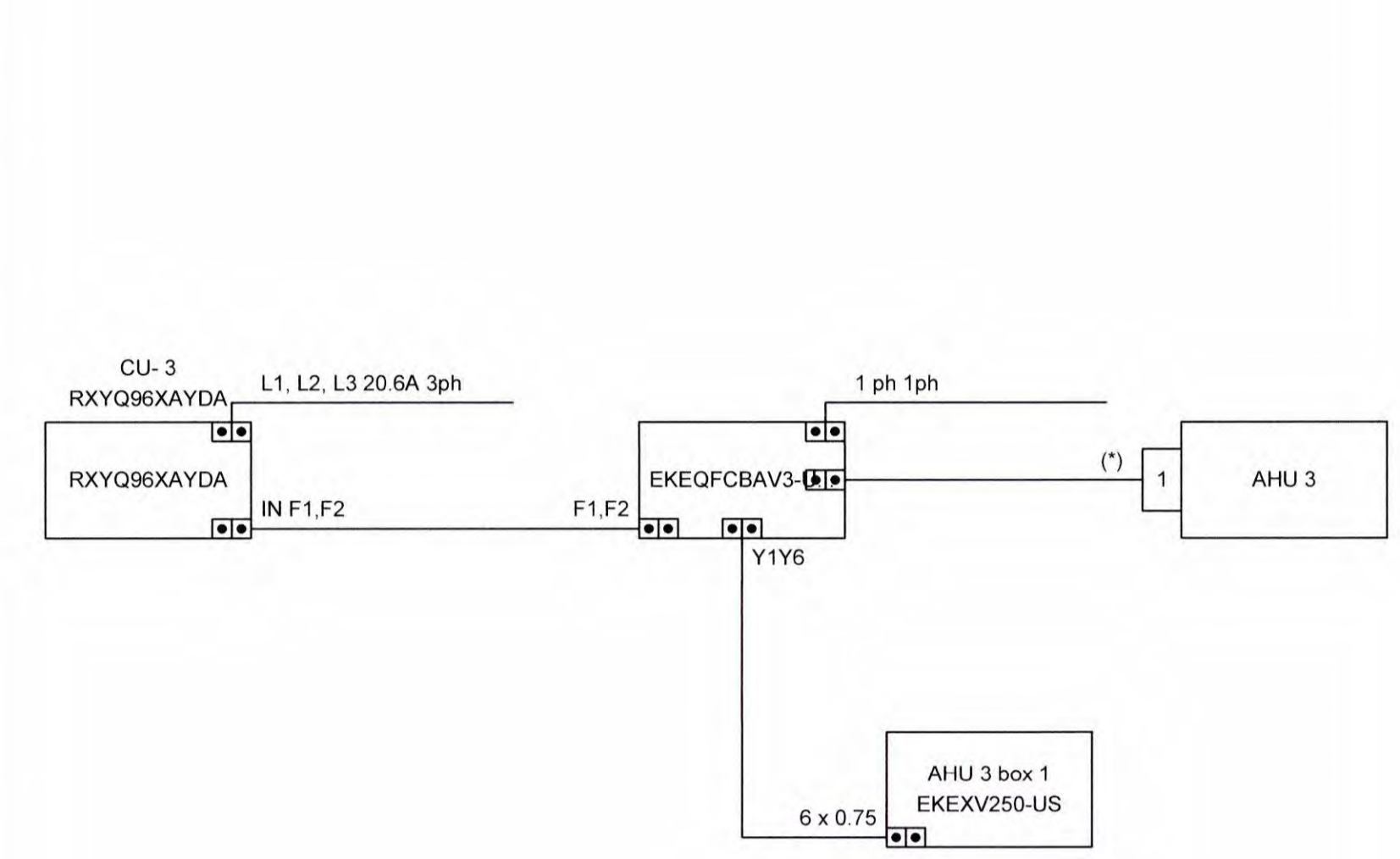
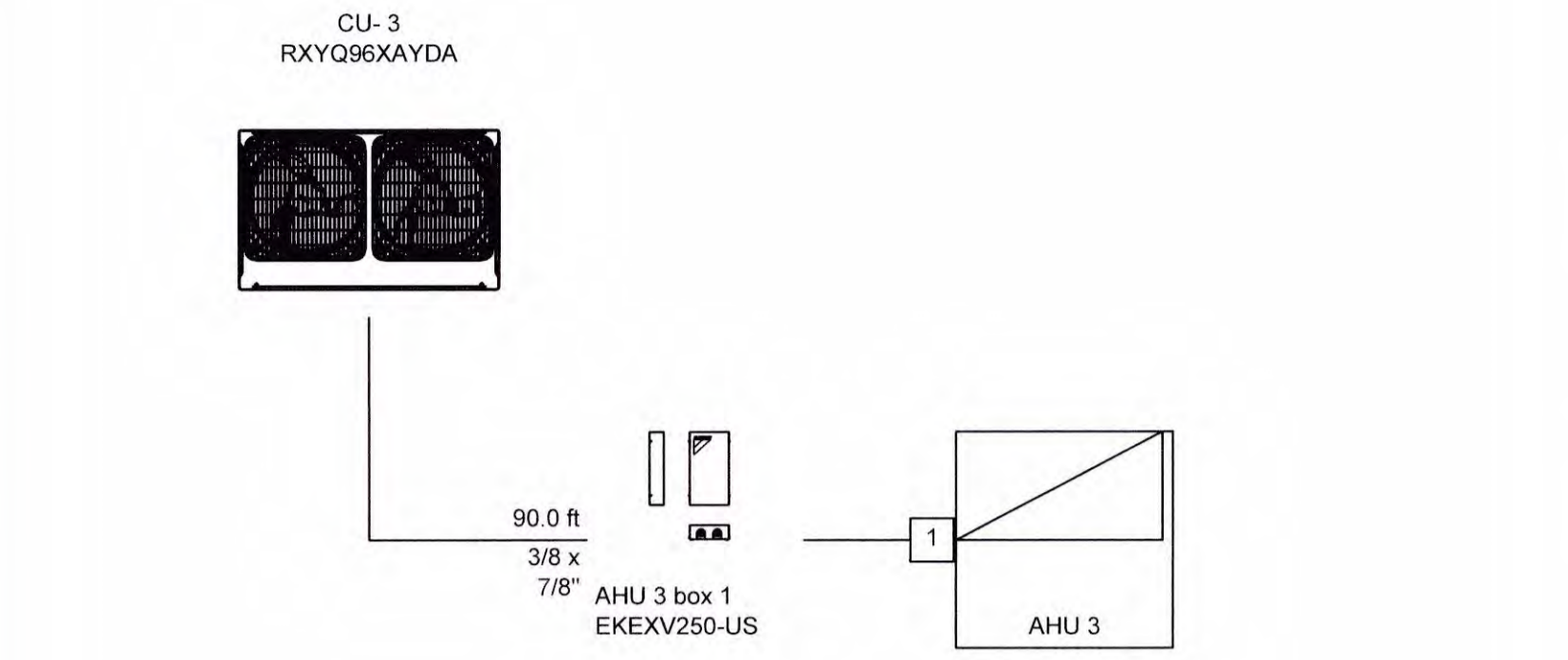
SCALE NONE 3



In case of D-AHU the EKEQ and EKEKV are built in the AHU and are pre-cabled.
 (*) For more details about wiring towards AHU, please refer to the installation manual.

CU-1 PIPING AND WIRING DIAGRAMS

SCALE NONE 3



In case of D-AHU the EKEQ and EKEKV are built in the AHU and are pre-cabled.
 (*) For more details about wiring towards AHU, please refer to the installation manual.

CU-3 PIPING AND WIRING DIAGRAMS

SCALE NONE 3

Client	USA
Project	Newport Library Lecture Hall - PDS (shared)
Title	Controller wiring schematics Control Group
Date	08/10/2022
Drawing No	

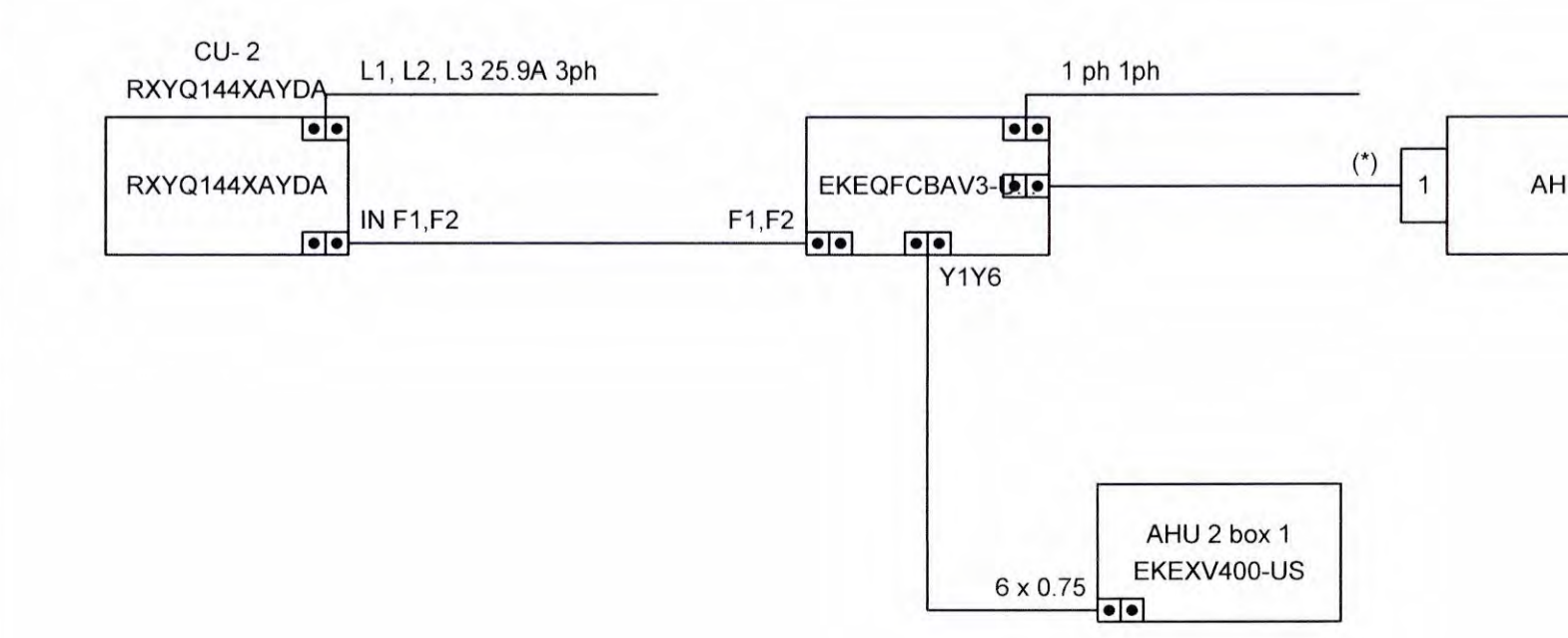
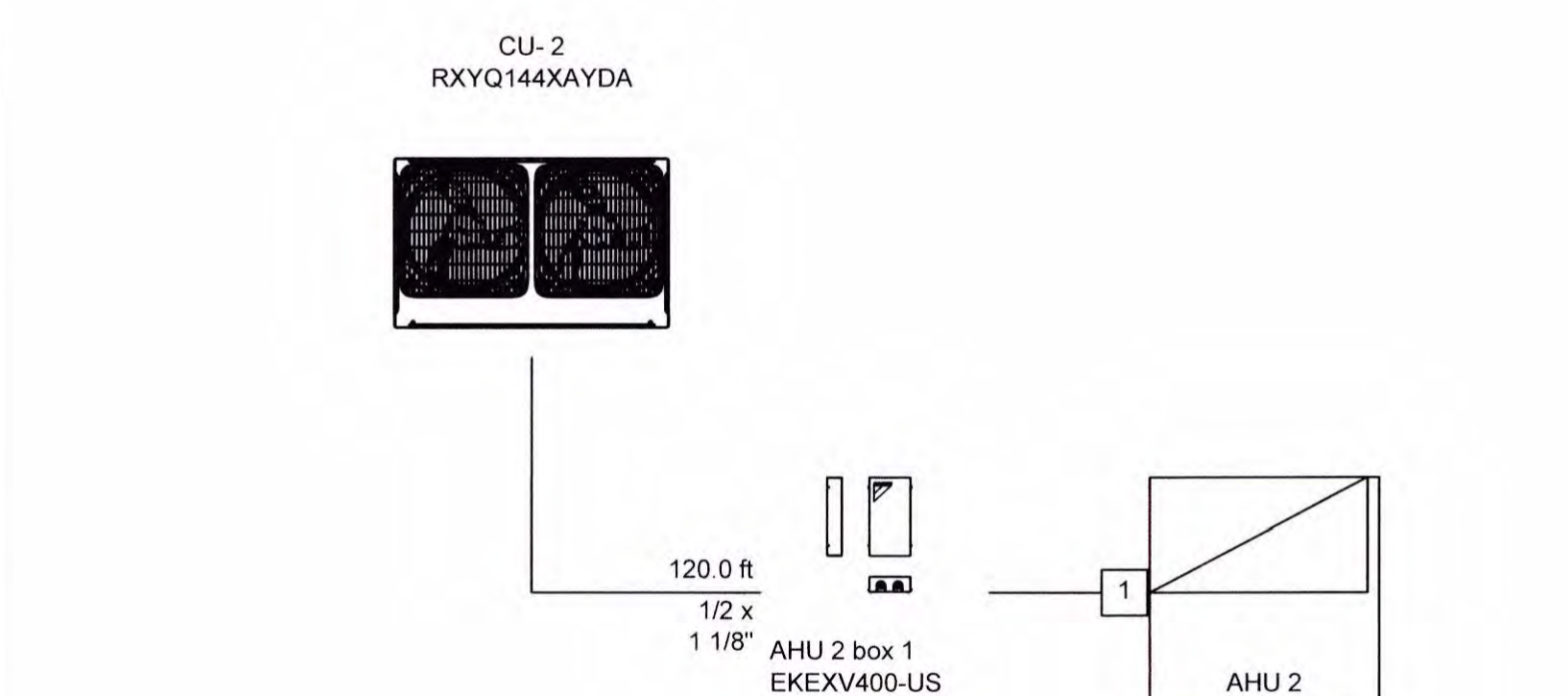
CU-1 (0)
 RXYQ312XAYDA

CU-2 (0)
 RXYQ144XAYDA

CU-3 (0)
 RXYQ96XAYDA

SPLIT-SYSTEM HEAT PUMP WIRING DIAGRAM

SCALE NONE 3



In case of D-AHU the EKEQ and EKEKV are built in the AHU and are pre-cabled.
 (*) For more details about wiring towards AHU, please refer to the installation manual.

CU-2 PIPING AND WIRING DIAGRAMS

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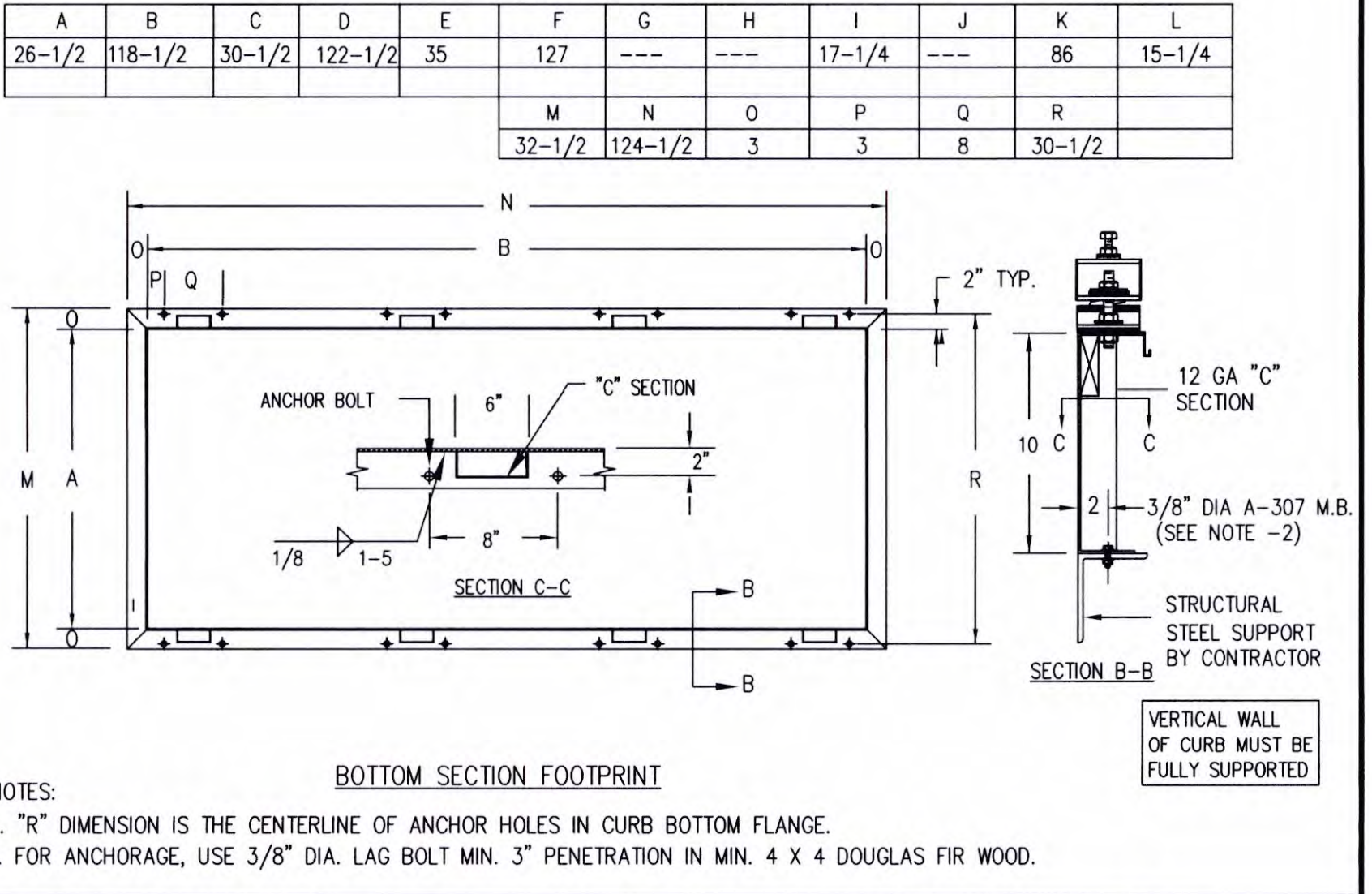
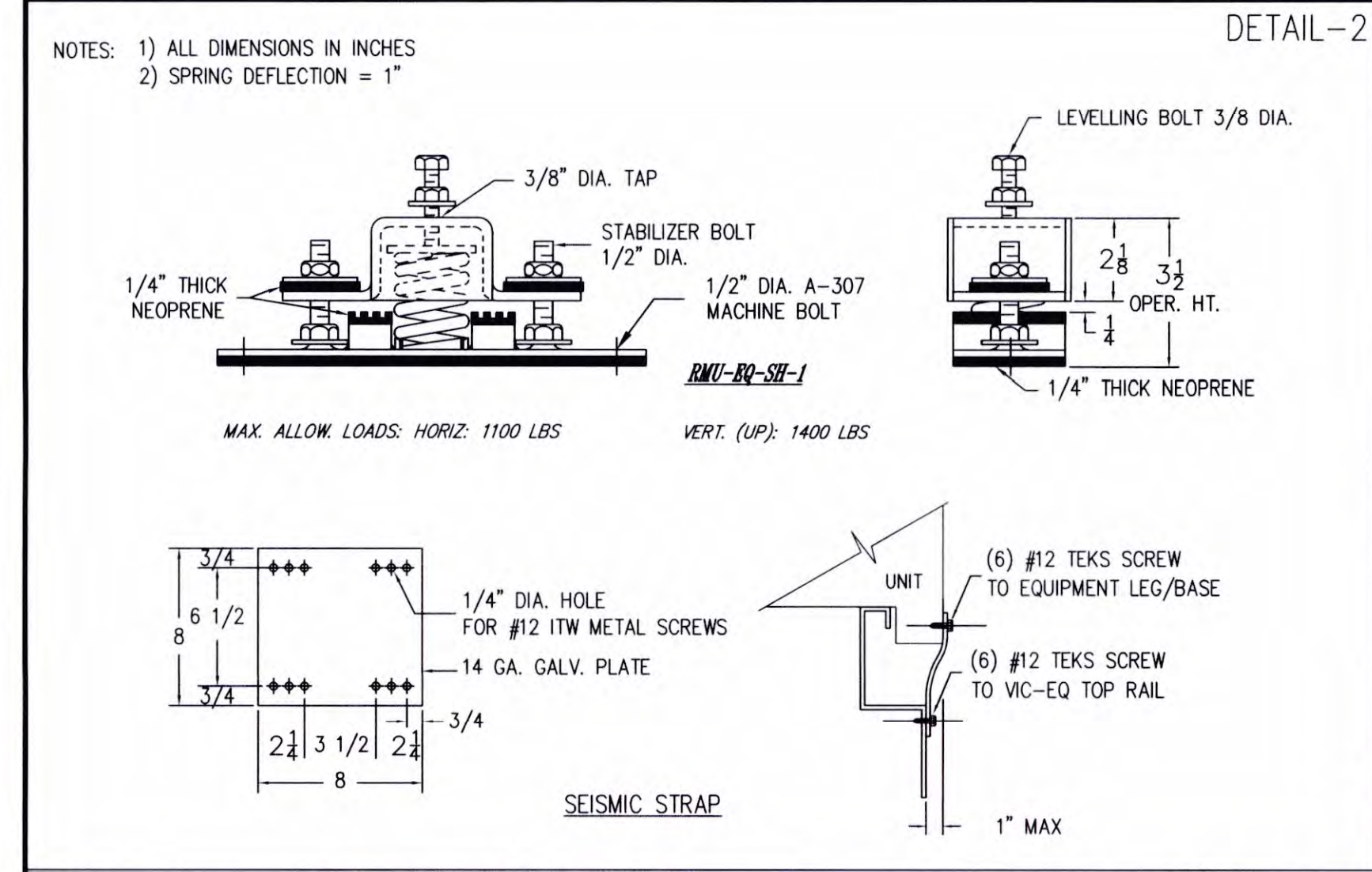
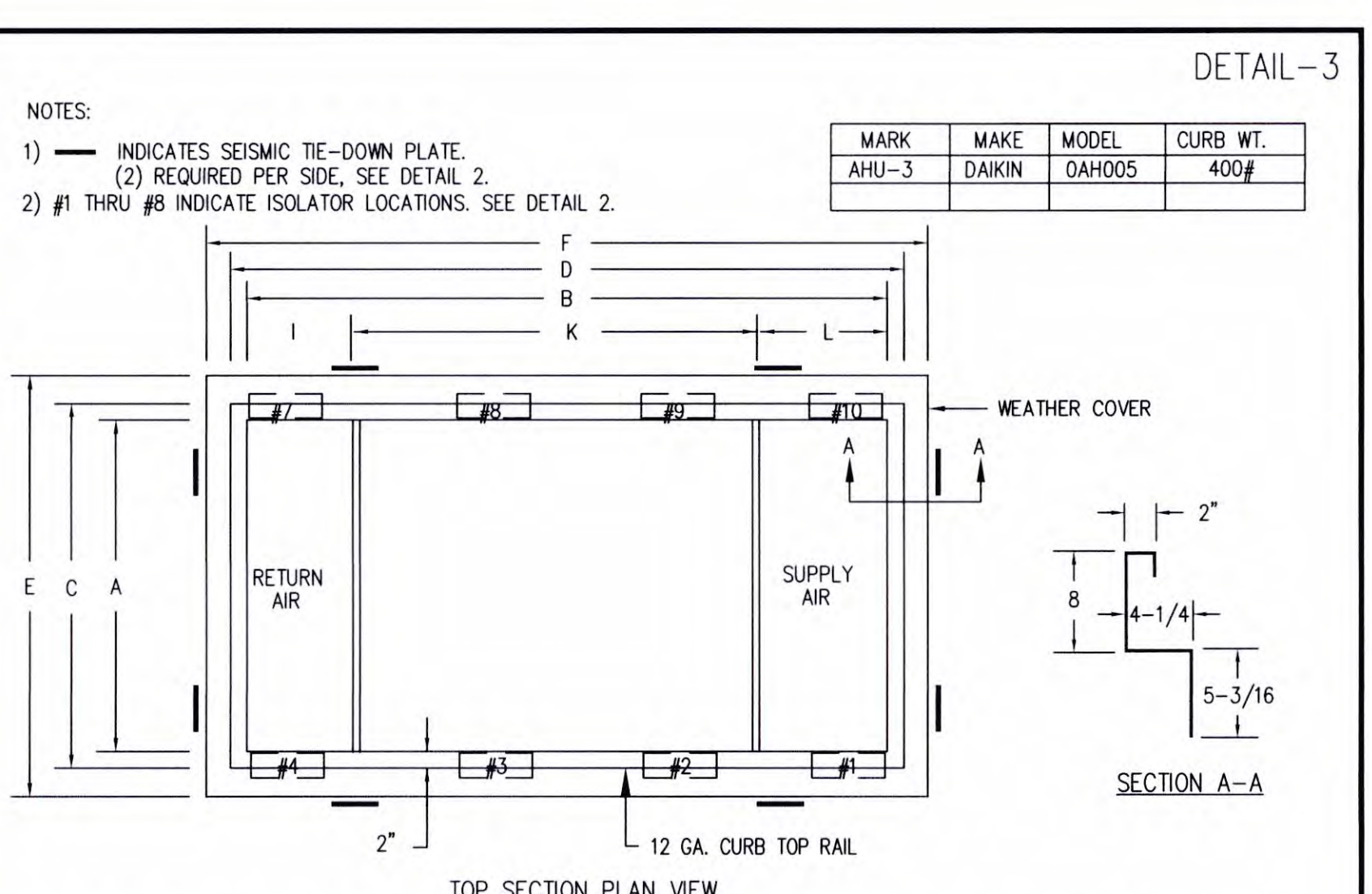
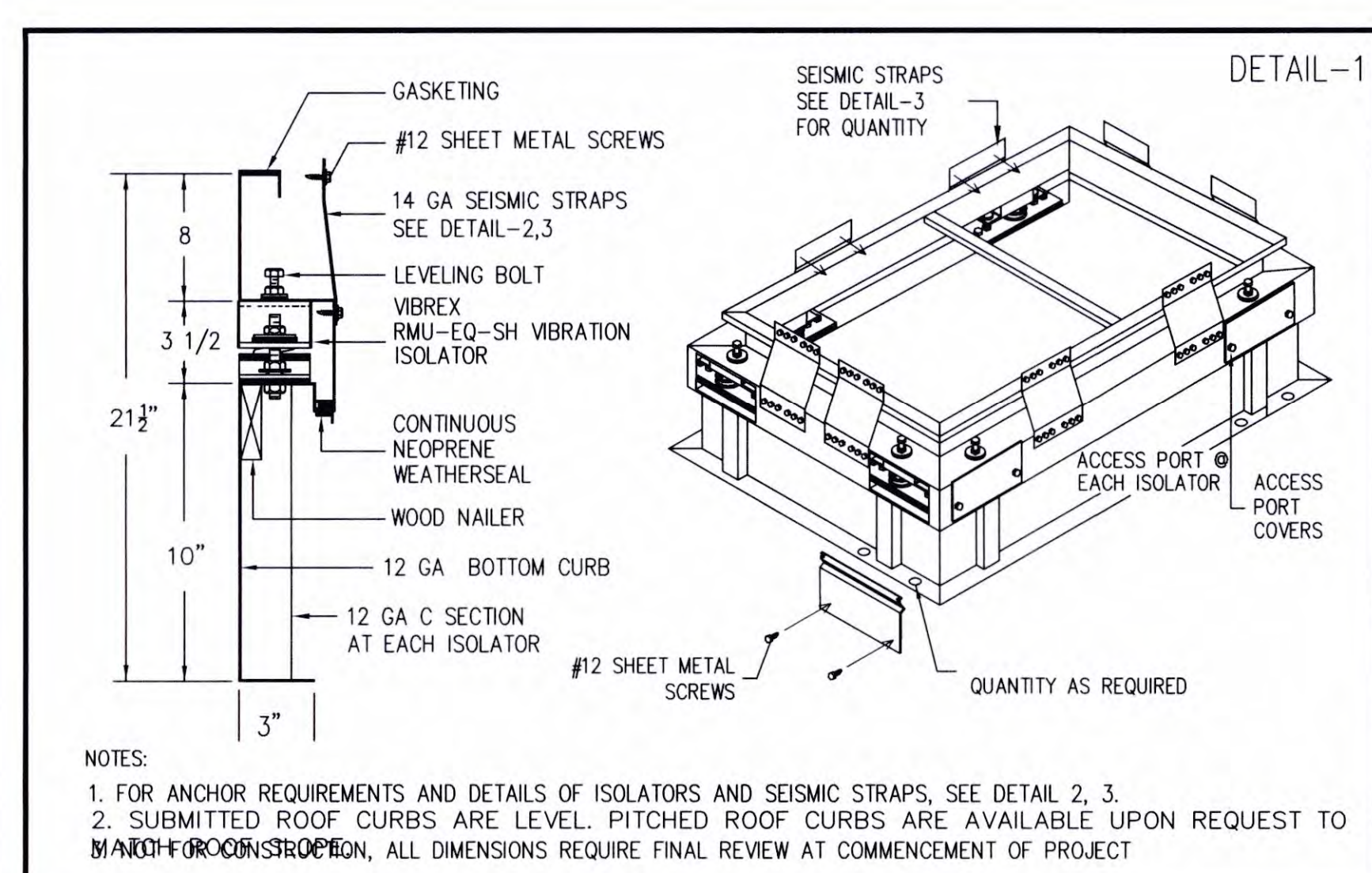
REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: BUILDING DIVISION 2019.01
 DRAWN BY: RCA+A
 DATE: 11/01/2022

BY: O.D.
 TITLE: MECHANICAL DETAILS

SHEET: M5.2

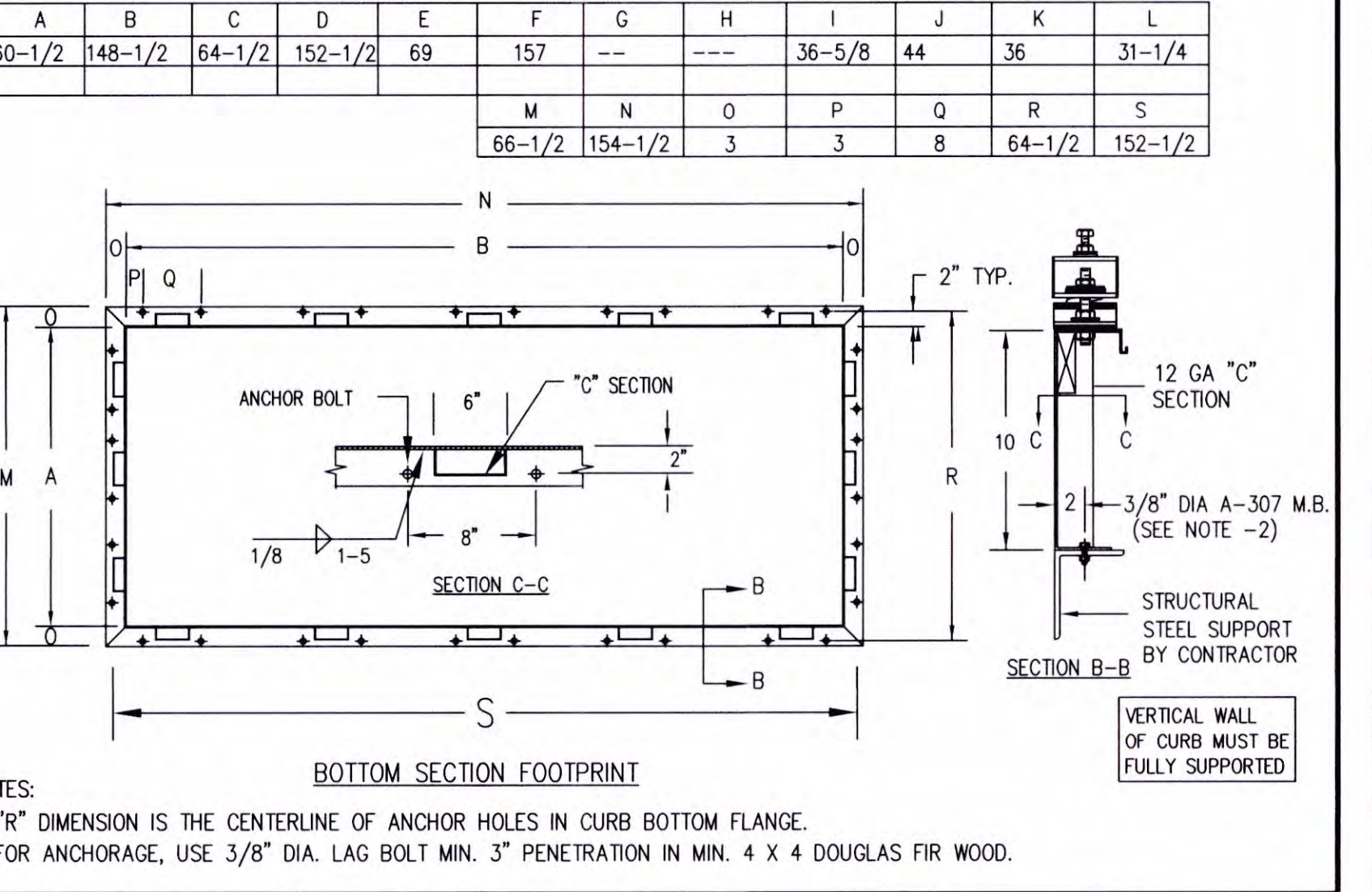
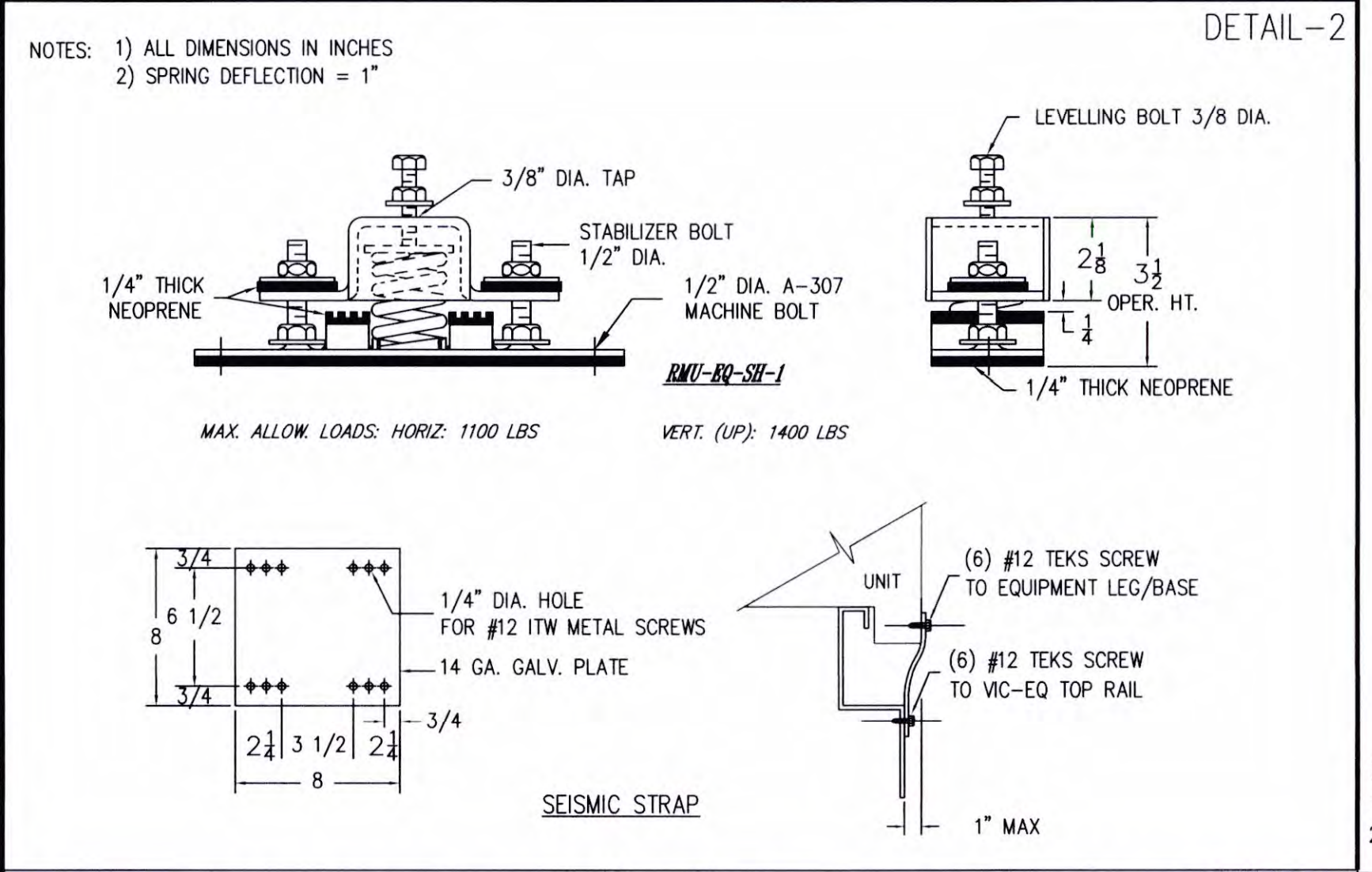
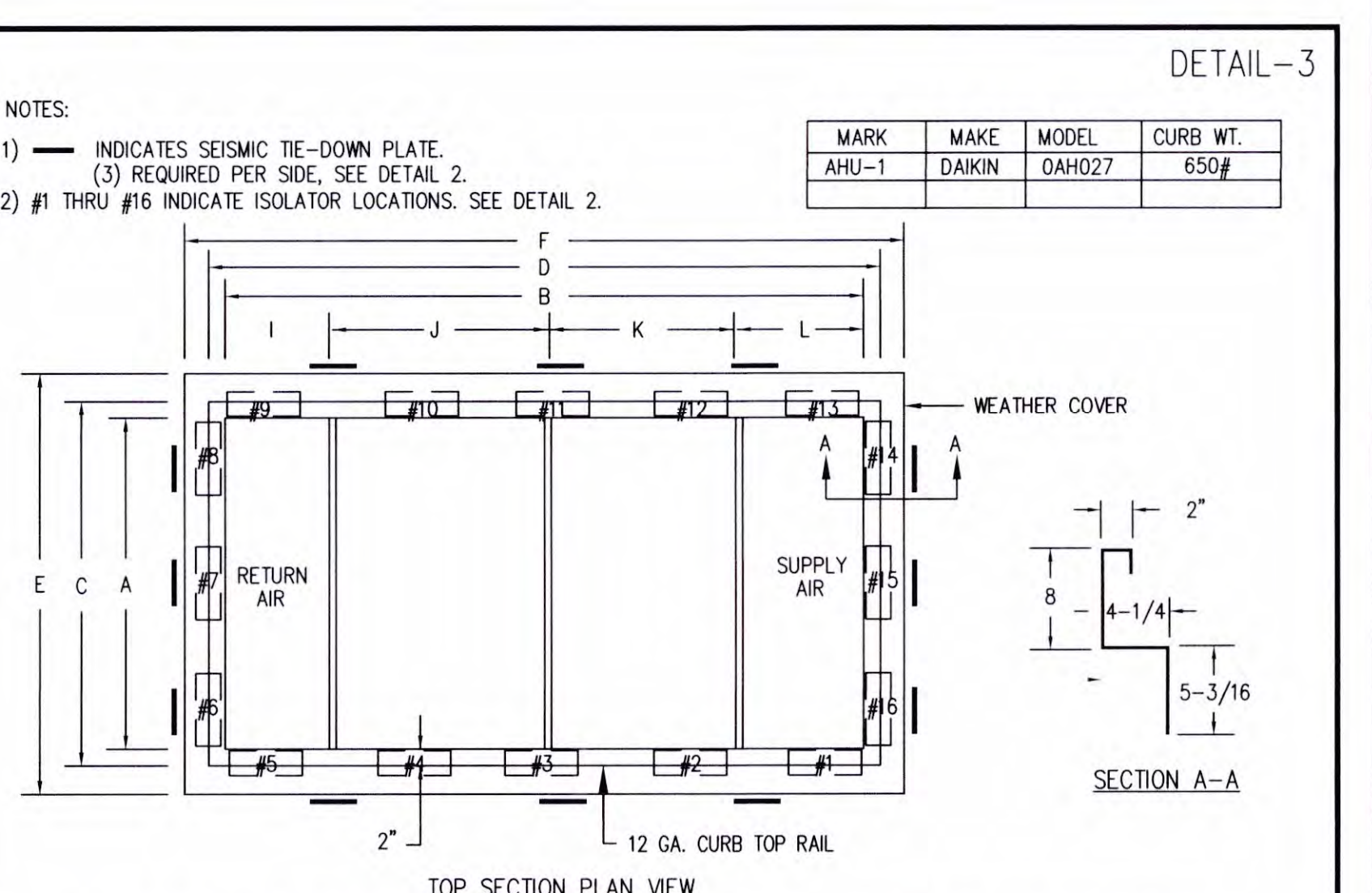
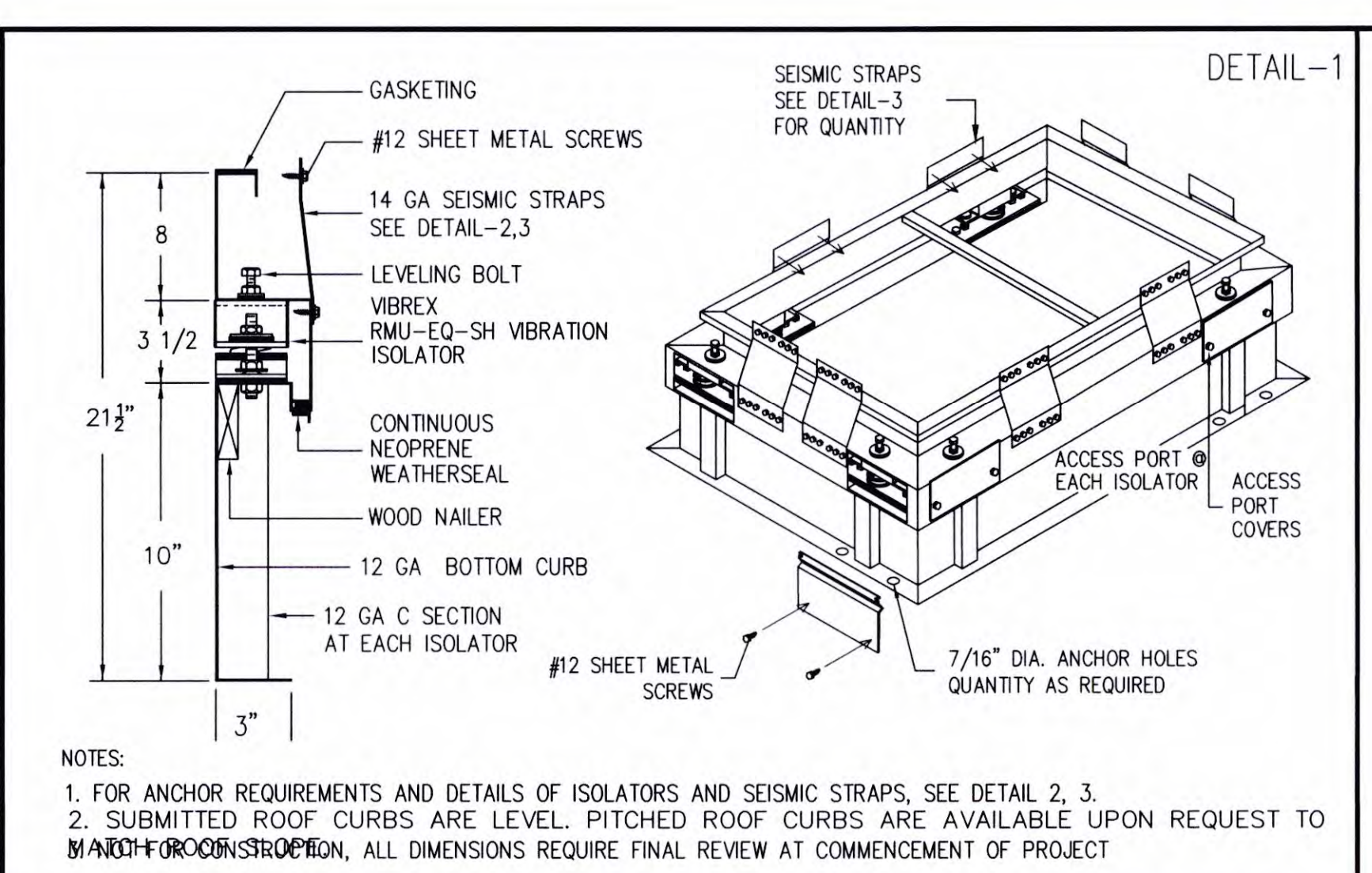


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28744 Whitherspoon Pkwy, Valencia, CA 91355
Phone: (661) 257-3311 Fax: (661) 257-7673
Vibrex VIC-EQ

JOB NAME: NEWPORT BEACH LIBRARY LECTURE HALL
CUST.:
CUST. P.O.:
MECH. ENGR.: POCOCK DESIGN
MARK: AHU-3

REVISIONS:
A:
B:
C:
D:

DRN: TDT
DATE: 8-9-22
DRAWING NO.: -3



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28744 Whitherspoon Pkwy, Valencia, CA 91355
Phone: (661) 257-3311 Fax: (661) 257-7673
Vibrex VIC-EQ

JOB NAME: NEWPORT BEACH LIBRARY LECTURE HALL
CUST.:
CUST. P.O.:
MECH. ENGR.: POCOCK DESIGN
MARK: AHU-1

REVISIONS:
A:
B:
C:
D:

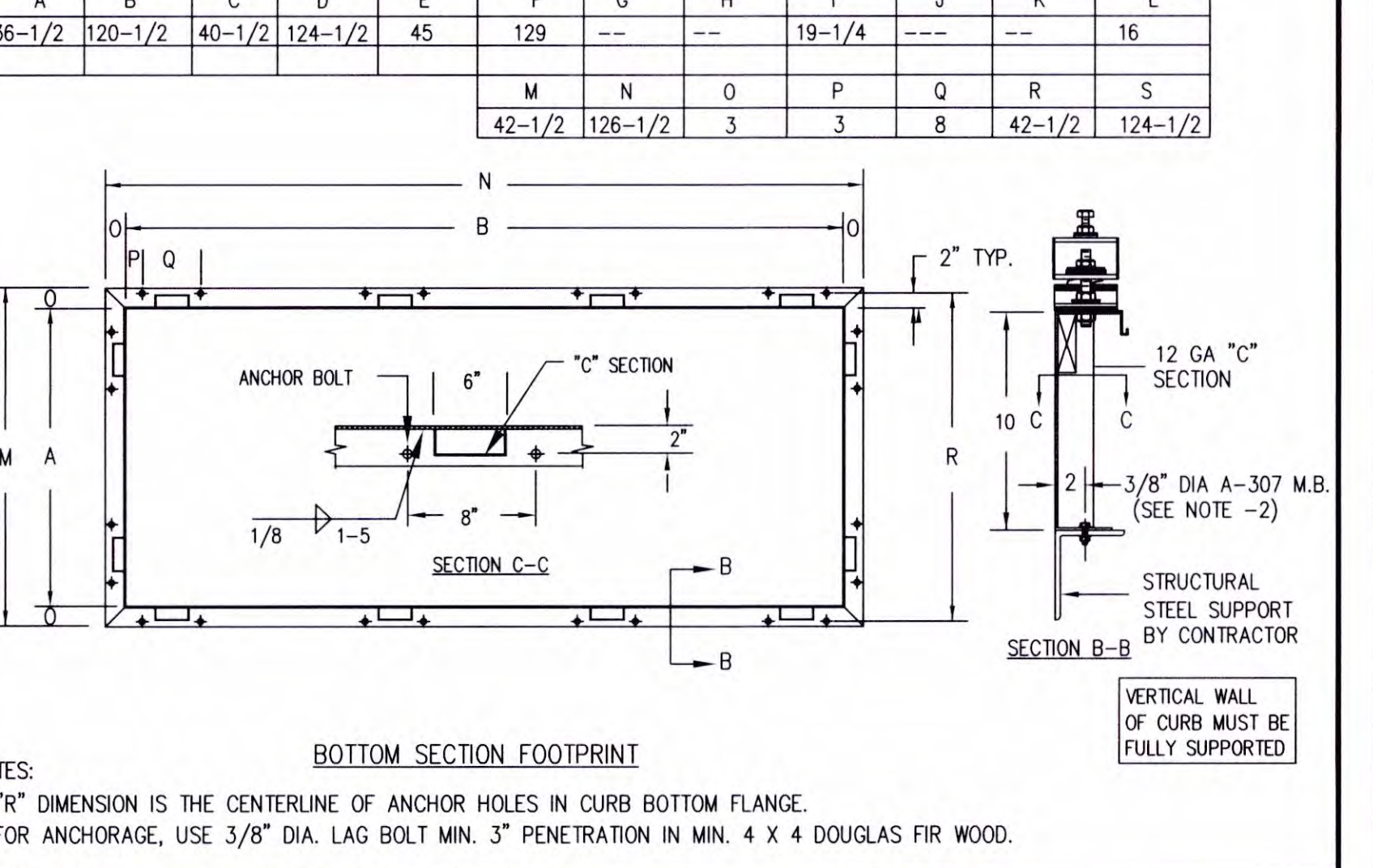
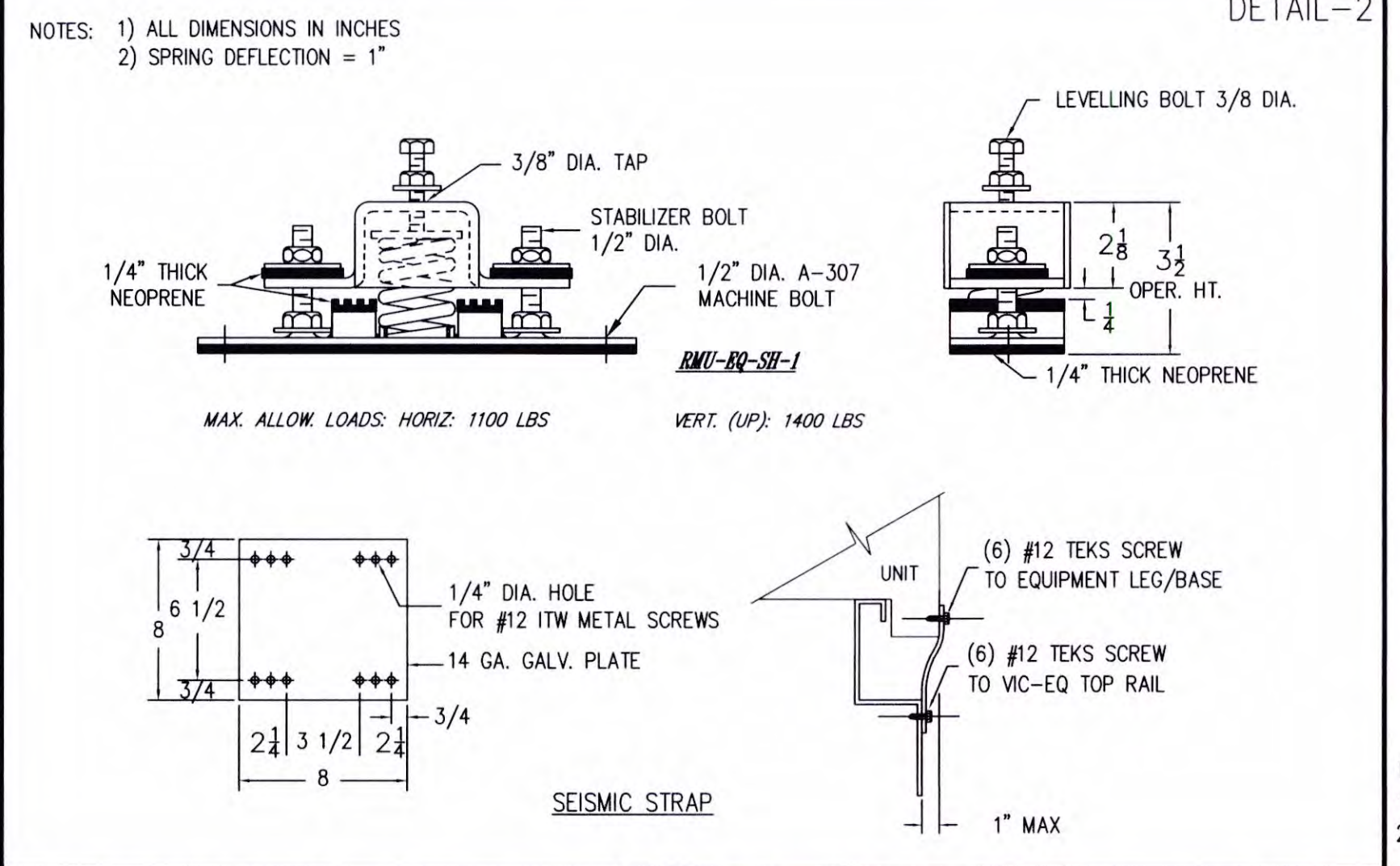
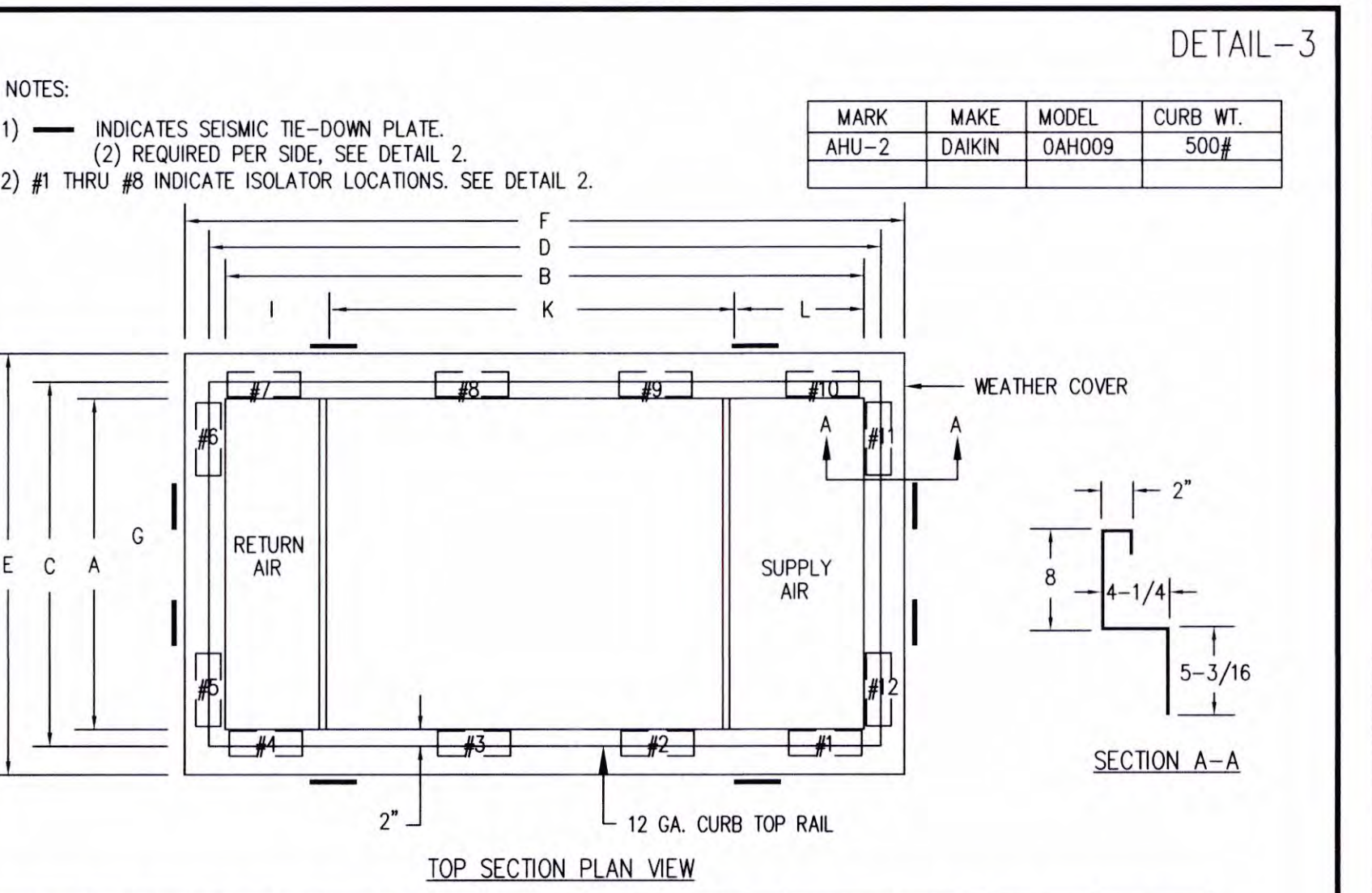
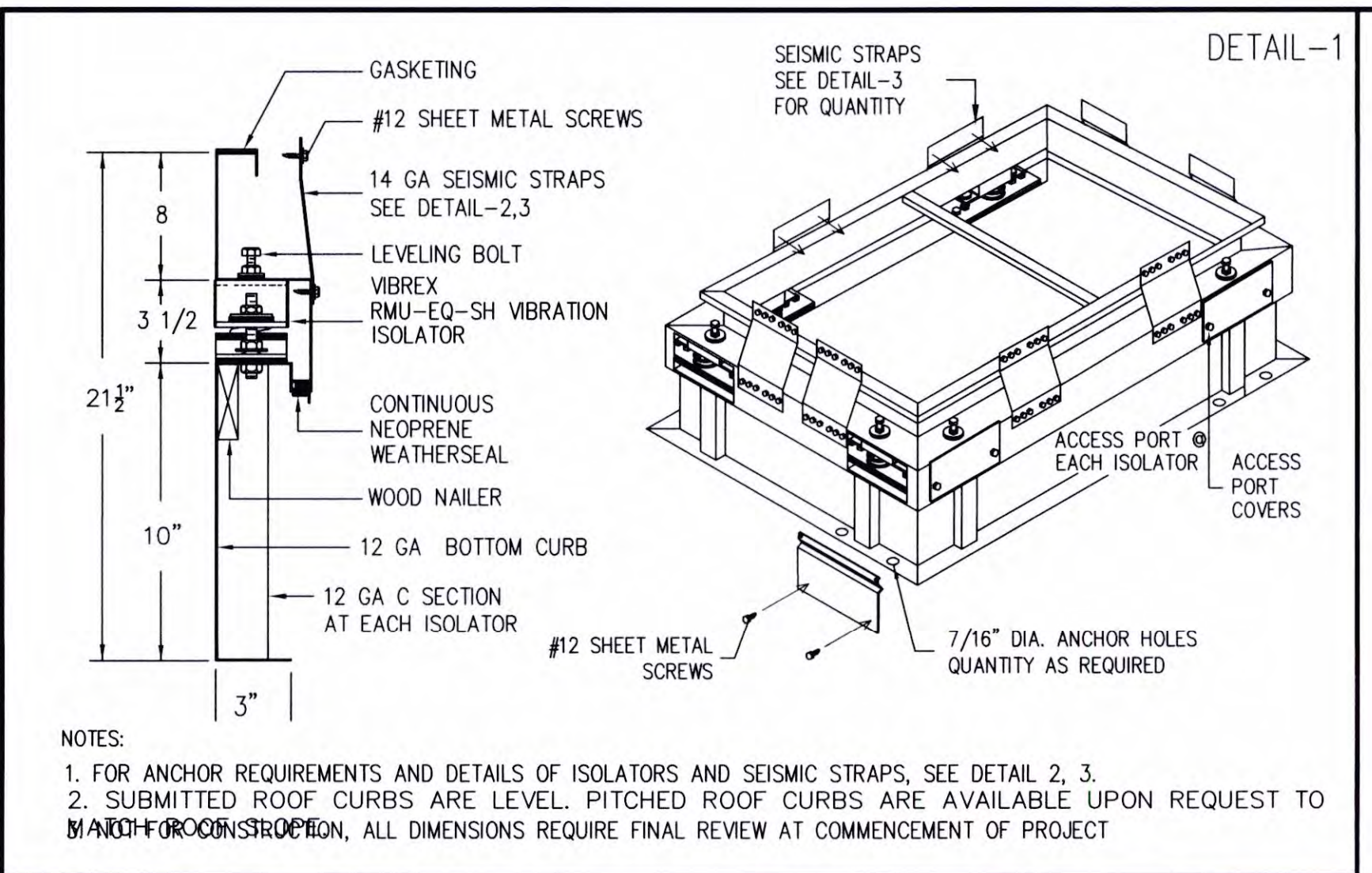
DRN: TDT
DATE: 8-9-22
DRAWING NO.: -1

SPLIT-SYSTEM HEAT PUMP WIRING DIAGRAM

SCALE NONE 3

AHU-1 CURB DETAIL

SCALE NONE 1



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SPLIT-SYSTEM HEAT PUMP WIRING DIAGRAM

SCALE NONE 2

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO: BUILDING DIVISION 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

BY: O.D.
TITLE: MECHANICAL DETAILS

SHEET: M5.3

WATER HEATER SCHEDULE														
ITEM	MANUFACTURER	MODEL NO.	SERVICE	LOCATION	STORAGE	ELECTRICAL DEMANDS				RECOVERY CAPACITY @ 60°F	INLET TEMP °F	OUTLET TEMP °F	OPER. WT. LBS.	REMARKS
						VOLT	PHASE	KW	CYCLE					
WH 1	CHRONOMITE MICRO	INSTANT-TEMP CMI-30L	DOMESTIC HOT WATER	SEE PLANS	INSTANT-FLOW	277	1	5.54	60	INSTANT	60	110	8 LBS.	MUST HAVE ASHRAE STICKER OR OTHERWISE COMPLY WITH TITLE 24 REQUIREMENT FOR SERVICE WATER HEATERS.
WH 2	AO SMITH	DEL-30	DOMESTIC HOT WATER	SEE PLANS	30 GALLONS	480	3	6.0	60	41 GPH	60	120	351 LBS.	MUST HAVE ASHRAE STICKER OR OTHERWISE COMPLY WITH TITLE 24 REQUIREMENT FOR SERVICE WATER HEATERS. ELEMENTS SHALL BE WIRED PER SIMULTANEOUS DUAL ELEMENT OPERATION.

PUMP SCHEDULE													
ITEM	MANUFACTURER	MODEL NO.	SERVICE	LOCATION	STORAGE	CAPACITY		MOTOR					REMARKS
						GPM	HEAD	HORSE POWER	VOLT	PHASE	CYCLE	R.P.M.	
CP 1	GRUNDFOS	"UP" SERIES	HOT WATER RETURN	SEE PLANS	CENTRIFUGAL	2	8	1/25	115	1	60	1750	PROVIDED WITH BUILT-IN OVERLOAD.

- ### GENERAL NOTES
- BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, ELEVATIONS AND CHARACTERISTICS OF ALL UTILITIES AND PIPING, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
 - ALL ACCESSIBLE WATER CLOSETS SHALL HAVE FLUSH VALVE WITH HANDLE ON OPEN SIDE.
 - ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON DRAWINGS.
 - ALL PLUMBING FIXTURE VENTS TO TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACE AND 10 FEET FROM ANY OUTSIDE AIR INTAKES.
 - EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.
 - ALL EXTERIOR GAS COCKS, WATER SHUT OFF VALVES AND/OR SEWER CLEANOUTS BELOW GROUND SHALL BE INSTALLED IN YARD BOXES WITH THE COVERS CONSPICUOUSLY MARKED "GAS", "WATER", AND "SEWER" RESPECTIVELY.
 - CONNECTION BETWEEN INCOMPATIBLE MATERIALS ABOVE GRADE AND INSIDE BUILDING SHALL BE MADE WITH TWO (2) DIELECTRIC UNIONS SEPARATED BY A TWELVE INCH (12") SECTION OF RED BRASS PIPE.
 - ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. ALL URINALS SHALL HAVE CLEANOUTS ABOVE FIXTURE, CPC 707.4. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC., AND THE ARCHITECT PRIOR TO ANY INSTALLATION.
 - ALL URINALS SHALL HAVE CLEANOUTS ABOVE FIXTURE, PER CPC 707.4. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH THE ARCHITECT PRIOR TO ANY INSTALLATION.
 - SEE ARCHITECTURAL DRAWINGS FOR ACCESSIBLE FIXTURE LOCATIONS AND MOUNTING HEIGHTS. INSULATE ALL EXPOSED HOT WATER AND DRAIN PIPING BELOW ACCESSIBLE LAVATORIES AND SINKS.
 - ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
 - ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH CALIFORNIA PLUMBING CODE 2019.
 - THESE DRAWINGS INDICATE THE SEWER, WATER, AND STORM DRAIN SYSTEMS TO POINT OF CONNECTION 5'-0" OUTSIDE OF THE BUILDING. CONTINUATION OF THESE SYSTEMS IS SHOWN ON THE CIVIL DRAWINGS AND IS SPECIFIED UNDER ANOTHER SECTION OF THE SPECIFICATIONS. THE PIPING SHALL BE INSTALLED TO MEET THE INVERT ELEVATIONS SHOWN ON THE CIVIL DRAWINGS.
 - INSULATION (SEE SPECIFICATION FOR TYPE REQUIRED) AND COVERING ON PIPE AND TUBING SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH 2019 C.B.C. SECTION 720.3.
 - MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723. CMC 2019, CHAPTERS 7, 9 & 11.
 - MATERIALS SHALL BE LATERALLY SUPPORTED IN ALL DIRECTIONS TO RESIST A MIN. OF 20% OF THE EQUIPMENT'S OPERATING WEIGHT.

LEGEND		
SYMBOL	ABBREVIATION	DESCRIPTION
—	S OR W	SOIL OR WASTE ABOVE FLOOR
—	S OR W	SOIL OR WASTE BELOW FLOOR OR GRADE
— SD	SD	STORM DRAIN ABOVE FLOOR
— SD	SD	STORM DRAIN BELOW FLOOR OR GRADE
— OD	OD	OVERFLOW DRAIN ABOVE FLOOR
— SSD	SSD	SUB SOIL DRAIN
----	V	SANITARY VENT
----	CW	COLD WATER
----	HW	HOT WATER
----	HWR	HOT WATER RETURN
— CD	CD	CONDENSATE DRAIN
— TP	TP	TRAP PRIMER
— TW	TW	TEMPER WATER
—▶		DIRECTION OF FLOW
—	SOV	SHUT-OFF VALVE
—	SOV/GC	SHUT-OFF VALVE OR GAS COCK IN YARD BOX
—	BV	BALANCING VALVE
—	FCO	FLOOR CLEANOUT
—	WCO	WALL CLEANOUT
—		RISER UP
—		RISER DOWN
—	ABV	ABOVE
—	AP	ACCESS PANEL
—	BEL	BELOW
—	CLG	CEILING
—	CONT	CONTINUATION
—	COTG	CLEANOUT TO GRADE
—	DN	DOWN
—	FLR	FLOOR
—	FFE	FINISH FLOOR ELEVATION
—	I.E.	INVERT ELEVATION
—	POC	POINT OF CONNECTION
—	PLCS	PLACES
—	SLVE	SLEEVE
—	VTR	VENT THRU ROOF
—	YB	YARD BOX

- ### MATERIALS
- SANITARY SOIL WASTE AND VENT SYSTEMS ABV & BEL GRADE: PIPING WITHIN THE BUILDING ITSELF AND OUTSIDE WITHIN FIVE FEET (5') OF THE FOUNDATION, SHALL BE NO-HUB CAST IRON SERVICE WEIGHT PIPE AND FITTINGS, FREE FROM DEFECTS, AND SHALL COMPLY WITH C.I.S.P.I. STANDARD 301 OR ASTM A-888. FITTINGS SHALL BE MADE UP WITH "HUSKY" SD 4000 SERIES OR "CLAMP ALL" 125 SERIES STAINLESS STEEL TYPE 304 COUPLINGS AND SHALL CONFORM TO ASTM C1540 & ASTM C564 EXCEPT ALL ABOVE GROUND VENT PIPE FITTINGS AY BE ADE WITH "ANACO" OR "TYLER" STAINLESS STEEL TWO BAND COUPLINGS CONFORMING TO C.I.S.P.I. STANDARD 310.
 - WATER PIPING BELOW GRADE OUTSIDE THE BUILDING SHALL BE TYPE "K" ASTM B88, HARD DRAWN COPPER WITH WROUGHT COPPER SWEAT FITTINGS ANSI B16.18 AND B16.22 WITH LEAD FREE SOLDER.
 - WATER PIPING WITHIN THE BUILDING AND ABOVE GRADE SHALL BE TYPE "L" ASTM B88, HARD DRAWN COPPER TUBING WITH WROUGHT COPPER SWEAT FITTINGS ANSI B16.22 WITH LEAD FREE SOLDER.
 - WATER PIPING BELOW THE BUILDING FLOOR SHALL BE TYPE "K" SOFT ANNEALED COPPER TUBING WITH NO FITTINGS BELOW THE SLAB.
 - INDIRECT AND CONDENSATE DRAINS SHALL BE TYPE "M" ASTM B88, HARD DRAWN COPPER TUBING WITH WROUGHT COPPER SWEAT FITTINGS ANSI B16.22 WITH LEAD FREE SOLDER.
 - INSULATION: ALL HOT WATER PIPING SHALL BE INSULATED WITH "PPG" INDUSTRIES, CERTAIN-TEED SAINT GOBAIN SNAP-ON OR JOHNS-MANVILLE MICRO-LOC AIR, AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH "IMCOA" IMCOLOCK CLOSED-CELL PIPE INSULATION.
 - CLEANOUTS: SHALL BE MANUFACTURED BY J.R. SMITH, ZURN OR JOSAM AS FOLLOWS:
 - FINISHED ROOM FLOORS: J.R. SMITH NO. 4163 W/ N.B. TOP AND GASKETED WATERTIGHT COVER.
 - WALLS: J.R. SMITH 4532 W/ BRONZE PLUG AND CHROME PLATED COVER.
 - YARD AND PARKING LOT: J.R. SMITH NO. 4253 CAST IRON SURFACE LEVEL CLEANOUT.
 - VALVES: GATE VALVES 1-1/2" AND SMALLER SHALL BE NIBCO NO. T-113-LF, GATE VALVES 2" TO 3" SHALL BE NIBCO NO. F-607-RW DS&Y. BALL VALVES 2" AND SMALLER SHALL BE NIBCO NO. T-685-66-LF.
 - CORROSION PROTECTION:
 - ALL BELOW GROUND METALLIC FITTINGS, VALVES, FLANGES, BOLTS, SHALL BE PROTECTED AGAINST CORROSION AS FOLLOWS:
 - ALL METALLIC COMPONENTS AS DESCRIBED ABOVE SHALL RECEIVE A HEAVY COATING OF "HENRY'S" OIL BASE ROOF MASTIC.
 - AFTER MASTIC COATING IS COMPLETED AND INSPECTED, WRAP ENTIRE METALLIC COMPONENT WITH A MINIMUM OF 10 MIL. POLYETHYLENE WRAP OVERLAPPED 50% OF THE CIRCUMFERENCE AND EXTENDED BEYOND ENDS OF COMPONENT AS REQUIRED FOR POLYETHYLENE TO BE SECURED TO PIPING. THE OVERLAP SEAM SHALL BE LOCATED TO AVOID BACKFILL MATERIAL FROM ENTERING THE ENCAPSULATED AREA. THE ENDS AND SEAM OF THE POLYETHYLENE MATERIAL SHALL BE SECURED TO THE PIPING AND SEALED WITH 3M SCOTCH/ WRAP NO. 50, 10 MIL., 2" WIDE, PRINTED, PIPE WRAP SEALING TAPE.
 - THE MASTIC COATING SHALL BE INSPECTED AND APPROVED PRIOR TO THE FINISH APPLICATION OF THE POLYETHYLENE MATERIAL, WHICH SHALL ALSO BE INSPECTED.
 - STORM DRAIN SYSTEM: ALL STORM DRAIN PIPING AND FITTINGS WITHIN THE BUILDING ITSELF SHALL BE CAST IRON AS SPECIFIED FOR SOIL AND WASTE PIPING.
 - BEFORE ANY USE OF SYSTEM IS MADE FOR DOMESTIC PURPOSES, IT SHALL BE STERILIZED BY SLOWLY FILLING WITH WATER TO WHICH A STERILIZING AGENT HAS BEEN APPLIED, AT A RATE QUING 50 PPM OF CHLORINE, AS DETERMINED BY RESIDUAL CHLORINE TEST AT EXTREMITIES OF THE LINE. AFTER LINES HAVE BEEN FILLED FOR A PERIOD OF THREE (3) HOURS, TESTS FOR RESIDUAL CHLORINE SHALL SHOW NOT LESS THAN 50 PPM. IF LESS THAN 50 PPM IS INDICATED, DRAIN OR FLUSH OUT THE LINE AND REPEAT STERILIZATION TREATMENT UNTIL TESTS INDICATE AT LEAST 50 PPM OF RESIDUAL CHLORINE AFTER THREE (3) HOURS. THE LINES SHALL BE FLUSHED UNTIL ALL TRACES OF CHEMICAL HAVE BEEN REMOVED.

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JOB NO.: BUILDING DIVISION 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022
BY: O.D.
TITLE: PLUMBING LEGEND AND GENERAL NOTES
SHEET:

P0.1

USE FILE PATH:

FIXTURE SCHEDULE																	
ITEM	FIXTURE	ROUGH-IN CONNECTIONS						DESCRIPTION	ITEM	FIXTURE	ROUGH-IN CONNECTIONS						DESCRIPTION
		TRAP	WASTE	VENT	HOT WATER	COLD WATER	GAS				TRAP	WASTE	VENT	HOT WATER	COLD WATER	GAS	
WC 1	WATER CLOSET	INT	4"	2"	--	1"	--	AMERICAN STANDARD (A/S) NO. 3351.101 "AFWALL MILLENNIUM FLOWSE ELONGATED FLUSHOMETER TOILET", SIPHON JET, WALL HUNG, ELONGATED BOWL, TOP SPUD, COMPLETE WITH SLOAN ROYAL NO. 111-1.28 GPF FLUSH VALVE, OLSONITE NO. 955SCT SEAT AND ZURN NO. Z1201 & Z1202 SERIES CARRIER.	SS 1	SERVICE SINK	3"	3"	2"	3/4"	3/4"	CECO NO. 871 "CORNER SERVICE SINK", ENAMELED CAST IRON, CORNER FLOOR MOUNTED, COMPLETE WITH CHICAGO NO. 445-PVB-CP FAUCET, CECCO NO. B71-3" 3" DIAMETER DRAIN WITH FLAT CHROME STRAINER, CECCO NO. B-872 COATED WIRE RIM GUARD AND HOSE.	
WC 2	WATER CLOSET (ACCESSIBLE)	INT	4"	2"	--	1"	--	AMERICAN STANDARD (A/S) NO. 3351.101 "AFWALL MILLENNIUM FLOWSE ELONGATED FLUSHOMETER TOILET", SIPHON JET, WALL HUNG, ELONGATED BOWL, TOP SPUD, COMPLETE WITH SLOAN ROYAL NO. 111-1.28 GPF FLUSH VALVE, OLSONITE NO. 955SCT SEAT AND ZURN NO. Z1201 & Z1202 SERIES CARRIER, MOUNT AT ADA ACCESSIBLE HEIGHT.	TP 1	TRAP PRIMER (MULTIPLE DRAIN)	--	--	--	1/2"	--	MIFAB NO. MR-500 TRAP PRIMER VALVE, BRASS BODY, ADJUSTABLE, COMPLETE WITH MI-DU DISTRIBUTION UNIT, 1/2" COPPER TYPE "L" PIPE TO EACH RECEPTOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS, COMPLETE BEHIND ACCESS PANEL WITH SHUT-OFF VALVE.	
UR 1	URINAL	INT	2"	1-1/2"	--	3/4"	--	AMERICAN STANDARD (A/S) NO. 6002.001 "PINTBROOK URINAL", WALL HUNG, SIPHON JET, COMPLETE WITH SLOAN ROYAL NO. 186-0.125 GPF FLUSH VALVE AND ZURN NO. Z-1222 WALL HANGER.	TP 2	TRAP PRIMER (ELECTRONIC)	--	--	--	1/2"	--	PPP NO. MP-500-115V MINI-PRIME ELECTRONIC TRAP SEAL PRIMER SYSTEM WITH BALL VALVE, VACUUM BREAKER AND SOLENOID VALVE (120 VOLT, 1 PHASE). COMPLETE WITH SHUT-OFF VALVE AND 1/2" COPPER TYPE "L" PIPE TO RECEPTOR.	
UR 2	URINAL (ACCESSIBLE)	INT	2"	1-1/2"	--	3/4"	--	AMERICAN STANDARD (A/S) NO. 6002.001 "PINTBROOK URINAL", WALL HUNG, SIPHON JET, COMPLETE WITH SLOAN ROYAL NO. 186-0.125 GPF FLUSH VALVE AND ZURN NO. Z-1222 WALL HANGER, MOUNT AT ADA ACCESSIBLE HEIGHT.	FD 1	FLOOR DRAIN	2"	2"	1-1/2"	--	--	ZURN NO. ZN-415-BZ1-P, CAST IRON BODY, COMPLETE WITH ROUND NICKEL-BRONZE TOP, CLAMPING COLLAR, 1/2" TRAP PRIMER CONNECTION AND P-TRAP.	
L 1	LAVATORY (ACCESSIBLE, UNDER COUNTER, BATTERY I/R SENSOR, TW)	1-1/4"	2"	1-1/2"	1/2"	--	--	AMERICAN STANDARD (A/S) NO. 0496.221 "OVALYN II UNDERCOUNTER LAVATORY", 20" X 17", UNDERCOUNTER MOUNTED, VITREOUS CHINA, COMPLETE WITH CHICAGO NO. 116.606.AB.1 BATTERY POWERED ELECTRONIC SENSOR FAUCET WITH E2805-SAB 0.5 GPM NON-AERATING SPRAY, SYMMONS "MAXLINE" NO. 8210CK-B-T THERMOSTATIC MIXING VALVE WITH STAINLESS STEEL RECESSED WALL CABINET & CHECK STOPS, MCGUIRE NO. 155A 1-1/4" OUTLET "OPEN GRID P.O. PLUG", MCGUIRE NO. PWB090NCO 1-1/4" L.A. PATTERN P-TRAP WITH TRAP AND SUPPLY COVERS, GALVANIZED NIPPLE AND CHROMIUM PLATED BRASS CASING, AND CHICAGO NO. 1017-ABCP LOOSE KEY STOPS WITH RIGID SUPPLIES. MOUNT IN ACCORDANCE WITH ADA REQUIREMENTS.	RD 1	ROOF DRAIN	SEE PLAN FOR SIZES						ZURN NO. ZC100-DP-84, 15" CAST IRON BODY, COMPLETE WITH ADJUSTABLE EXTENSION SLEEVE, FLASHING COLLAR, STAINLESS STEEL GRAVEL STOP, CAST IRON DOME STRAINER, SUMP RECEIVER, AND UNDERDECK CLAMP.
L 2	LAVATORY (ACCESSIBLE, SOLID SURFACE, BATTERY I/R SENSOR, HW/CW)	1-1/4"	2"	1-1/2"	1/2"	1/2"	--	SOPHSTONE BESPOKE SERIES "SLANT COMMERCIAL SINK", CUSTOM BOWL & UNDERCOUNTER PLUMBING COVER (REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ADDITIONAL INFORMATION), AND TWO (2) DRAIN HOLES, TWO (2) FAUCET HOLES, AND TWO (2) SOAP DISPENSER HOLES. SUBMIT COLOR TO ARCHITECT FOR APPROVAL. COMPLETE WITH TWO (2) STERN NO. ELITE LB BATTERY POWERED ELECTRONIC SENSOR FAUCETS W/ .35 GPM PCS SPRAY, TWO (2) STERN NO. ELITE SOAP DISPENSER B BATTERY POWERED ELECTRONIC SOAP DISPENSERS, TWO (2) MCGUIRE NO. 155A 1-1/4" OUTLET "OPEN GRID P.O. PLUG", TWO (2) MCGUIRE NO. PWB090NCO 1-1/4" L.A. PATTERN P-TRAPS WITH TRAP AND SUPPLY COVERS, GALVANIZED NIPPLES AND CHROMIUM PLATED BRASS CASINGS, AND CHICAGO NO. 1017-ABCP LOOSE KEY STOPS WITH RIGID SUPPLIES. MOUNT IN ACCORDANCE WITH ADA REQUIREMENTS.	OD 1	OVERFLOW DRAIN	SEE PLAN FOR SIZES						ZURN NO. ZC100-DP-84-89, 15" CAST IRON BODY, COMPLETE WITH CAST IRON DOME STRAINER, UNDERDECK CLAMP, AND 2" HIGH WATER DAM.
L 3	LAVATORY (ACCESSIBLE, SOLID SURFACE, BATTERY I/R SENSOR, HW/CW)	1-1/4"	2"	1-1/2"	1/2"	1/2"	--	SOPHSTONE BESPOKE SERIES "SLANT COMMERCIAL SINK", CUSTOM BOWL AND UNDERCOUNTER PLUMBING COVER (REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ADDITIONAL INFORMATION), AND TWO (2) DRAIN HOLES, THREE (3) FAUCET HOLES, AND THREE (3) SOAP DISPENSER HOLES. SUBMIT COLOR TO ARCHITECT FOR APPROVAL. COMPLETE WITH THREE (3) STERN NO. ELITE LB BATTERY POWERED ELECTRONIC SENSOR FAUCETS W/ .35 GPM PCS SPRAY, THREE (3) STERN NO. ELITE SOAP DISPENSER B BATTERY POWERED ELECTRONIC SOAP DISPENSERS, TWO (2) MCGUIRE NO. 155A 1-1/4" OUTLET "OPEN GRID P.O. PLUG", TWO (2) MCGUIRE NO. PWB090NCO 1-1/4" L.A. PATTERN P-TRAPS WITH TRAP AND SUPPLY COVERS, GALVANIZED NIPPLES AND CHROMIUM PLATED BRASS CASINGS, AND CHICAGO NO. 1017-ABCP LOOSE KEY STOPS WITH RIGID SUPPLIES. MOUNT IN ACCORDANCE WITH ADA REQUIREMENTS.	FS 1	FLOOR SINK	2"	2"	1-1/2"	--	--	ZURN NO. ZN190-KC-P-2, 12" X 12" X 8" DEEP, CAST IRON BODY, ACID-RESISTING ENAMELED INTERIOR, COMPLETE WITH DOME STRAINER, NICKEL-BRONZE HALF GRATE, SEEPAGE FLANGE, TRAP PRIMER CONNECTION AND P-TRAP.	
									EW 1	ELECTRIC WATER COOLER (ACCESSIBLE)	1-1/2"	2"	1-1/2"	3/4"	--	HAWS NO. H1011.BH02, DUAL HEIGHT, RECESSED WALL MOUNTED, STAINLESS STEEL, BARRIER FREE, SENSOR OPERATED, RECESSED COMPRESSOR IN WALL, 8 GPH OF 50' F. WATER WITH 80' F. INLET WATER AT 90' F. AMBIENT, 1/5 HP, 115 VOLT, 1 PHASE, COMPLETE WITH NO. HCRB COMPRESSOR, NO. MTFR1G MOUNTING FRAME, AND CHICAGO NO. 45LKABCP ANGLE STOP WITH 1/2" FEMALE INLET & OUTLET. MOUNT AT ADA ACCESSIBLE HEIGHT.	
									DN 1	DOWNSPOUT NOZZLE	SEE PLAN FOR SIZES						ZURN NO. ZANB199, NICKEL BRONZE BODY, THREADED INLET, AND DECORATIVE FACE OF WALL FLANGE AND OUTLET NOZZLE. CONNECT TO NO-HUB PIPING WITH ZURN NO. Z-1042-IP ELBOW ADAPTER.
									ET 1	EXPANSION TANK	--	--	--	--	--	WILKINS NO. WXT-8, 2 GALLON, DIAPHRAGM TYPE, PRE-PRESSURIZED, WELDED EXTERIOR, BUTYL DIAPHRAGM AND EPOXY COATED EXTERIOR W/ MAPA MXC-6 EXPANSION TANK GAGE.	
									HB 1	HOSE BIBB (FREE STANDING, ROOF)	--	--	--	3/4"	--	ACORN NO. 8126-CR "BENT NOSE" HOSE BIBB, FREE STANDING, CHROME-PLATED ROUGH, WITH INTEGRAL VACUUM BREAKER, LOOSE KEY OPERATION. SUPPLY PIPING SHALL BE SECURELY FASTENED TO ROOF DECKING WITH 3/4" NIBCO NO. 724-5-A "HY-SET HANGER COUPLING".	

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JOB NO.: BUILDING DIVISION 2019.01
 DRAWN BY: RCA+A
 DATE: 11/01/2022
 BY: O.D.
 TITLE: PLUMBING SCHEDULE

COLD WATER CALCULATION

STREET PRESSURE: HIGH = 74 PSI LOW = 64 PSI		SIZES TABLE				
TOTAL DEMAND FOR BUILDING: = 55 GPM		PIPE SIZES	GPM	(FT) F.U.	(FV) F.U.	VELOCITY
RESIDUAL PRESSURE (HIGHEST GOVERNING FIXTURE) = 25 PSI		1/2"	2.0	1	-	3.0
STATIC HEIGHT 7.5 X .433 = 3.25 PSI		3/4"	5.8	6	-	3.8
2" WATER METER = 1.2 PSI		1"	11.6	15	-	4.5
2" BACKFLOW PREVENTER = 13.5 PSI		1 1/4"	20.2	30	-	5.2
SUB TOTAL = 42.95 PSI		1 1/2"	32.0	58	15	5.8
RESIDUAL = 64 PSI		2"	66.0	205	95	6.8
SUB TOTAL = 42.95 PSI		2 1/2"	117.0	464	343	7.8
TOTAL = 21.05 PSI						
AVAILABLE FOR LINE LOSS = 21.05 PSI						
ALLOWABLE FRICTION LOSS PER 100 FEET OF PIPE						
DEVELOPMENT LENGTH = 365 FEET						
EQUIVALENT LENGTH = 456.25 FEET (25% FOR FITTINGS)						
21.05 PSI X 100 = 4.61 PSI/100 FEET DESIGN FOR 3 PSI						
456.25 FEET						
DESIGN PIPE SIZES ON 4 PSI/100 FEET						
AT MAXIMUM VELOCITY 8 FPS						

HOT WATER CALCULATION

STREET PRESSURE: HIGH = 74 PSI LOW = 64 PSI		SIZES TABLE				
TOTAL DEMAND FOR BUILDING: = 7 GPM		PIPE SIZES	GPM	(FT) F.U.	(FV) F.U.	VELOCITY
RESIDUAL PRESSURE (HIGHEST GOVERNING FIXTURE) = 15 PSI		1/2"	-	-	-	-
STATIC HEIGHT 7.5 X .433 = 3.25 PSI		3/4"	6.5	7	-	4.3
2" WATER METER = 0.3 PSI		1"	11.6	15	-	4.5
2" BACKFLOW PREVENTER = 14 PSI						
SUB TOTAL = 32.55 PSI						
RESIDUAL = 64 PSI						
SUB TOTAL = 32.55 PSI						
TOTAL = 31.45 PSI						
AVAILABLE FOR LINE LOSS = 31.45 PSI						
ALLOWABLE FRICTION LOSS PER 100 FEET OF PIPE						
DEVELOPMENT LENGTH = 421 FEET						
EQUIVALENT LENGTH = 526.25 FEET (25% FOR FITTINGS)						
31.45 PSI X 100 = 5.97 PSI/100 FEET DESIGN FOR 5 PSI						
526.25 FEET						
DESIGN PIPE SIZES ON 5 PSI/100 FEET						
AT MAXIMUM VELOCITY 5 FPS						

NEW UTILITY DEMANDS

ITEM	FIXTURE TYPE	QUANTITY	DOMESTIC WATER				SANITARY DRAINAGE		WATER HEATING	
			COLD WSFU (EACH)	HOT WSFU (EACH)	COMBINED WSFU (EACH)	COMBINED WSFU (TOTAL)	DFU (EACH)	DFU (TOTAL)	GPH (EACH)	GPH (TOTAL)
WC-1	WATER CLOSET FLUSHOMETER VALVE	7	5	-	5	35	4	28	-	-
UR-1	URINAL FLUSHOMETER VALVE	1	4	-	4	4	2	2	-	-
UR-2	URINAL FLUSHOMETER VALVE	1	4	-	4	4	2	2	-	-
L-1	LAVATORY	2	.75	.75	1	2	1	2	8	16
L-2	LAVATORY	1	1.5	1.5	2	2	2	2	16	16
L-3	LAVATORY	1	2.25	2.25	3	3	3	3	24	24
SS-1	SERVICE SINK	1	2.25	2.25	3	3	3	3	20	20
EW-1	ELECTRIC WATER COOLER	2	.5	-	.5	1	.5	1	-	-
HB-1	HOSE BIBB (FIRST)	1	2.5	-	2.5	2.5	-	-	-	-
HB-1	HOSE BIBB (ADDITIONAL)	1	1	-	1	1	-	-	-	-
FD-1	FLOOR DRAIN (2" TRAP)	2	-	-	-	-	2	4	-	-
FS-1	FLOOR SINK (2" TRAP)	1	-	-	-	-	2	2	-	-
TOTAL:			57.5 WSFU'S/55 GPM	49 DFU'S			TOTAL:	76 GPH		
							DEMAND (.40):	30.4 GPH		
							STORAGE (1.00):	30.4 GAL.		

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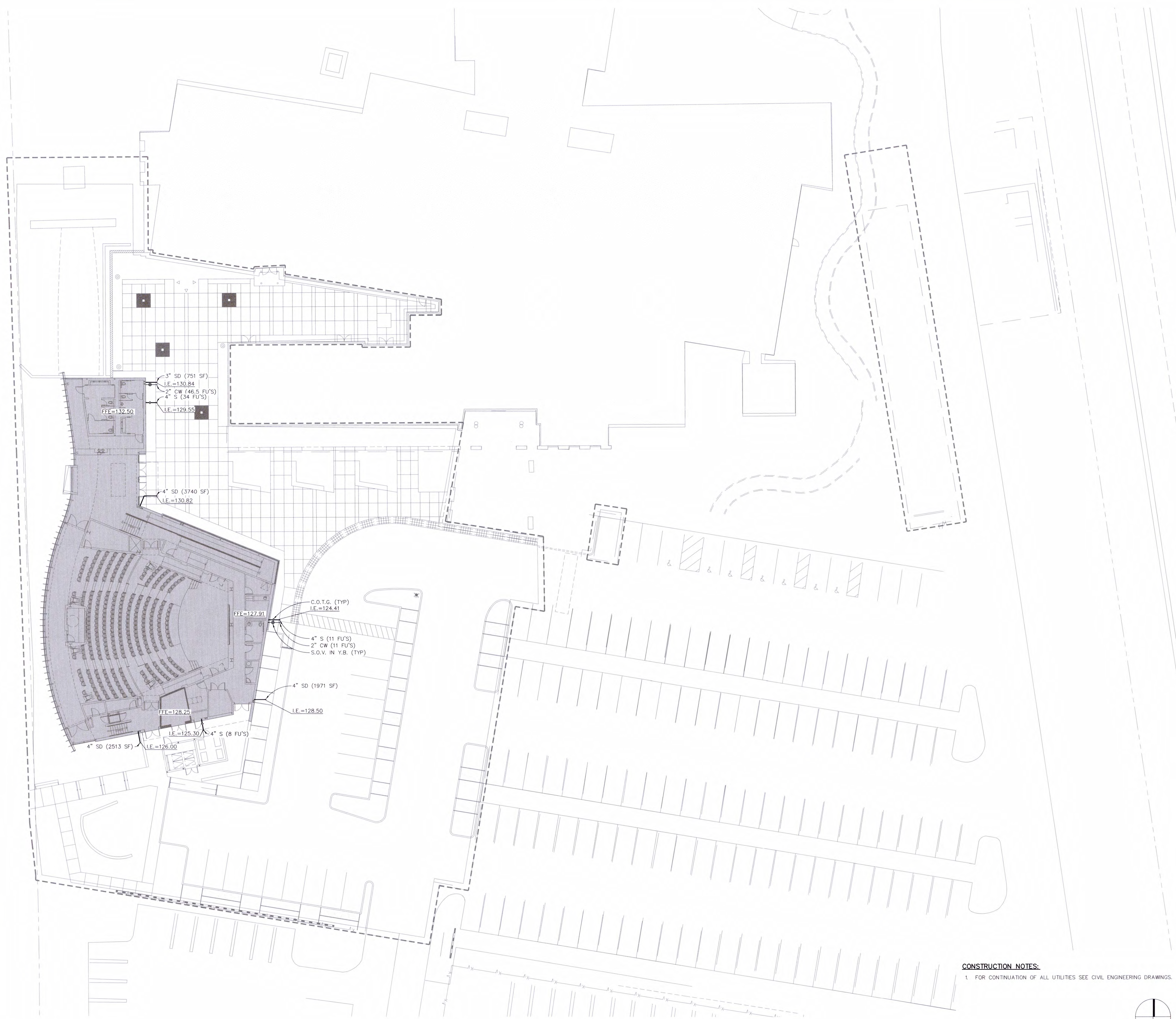
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REVISIONS	DATE
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2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: BUILDING DIVISION 2019.01
 DRAWN BY: R.C.A. RCA+A
 DATE: 11/01/2022
 BY: O.D.
 TITLE: PLUMBING CALCULATIONS
 SHEET:

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JOB NO.:	BUILDING DIVISION	2019.01
DRAWN BY:	RCA+A	
DATE:		11/01/2022
BY:	O.D.	
TITLE:	PLUMBING SITE PLAN	
SHEET:		

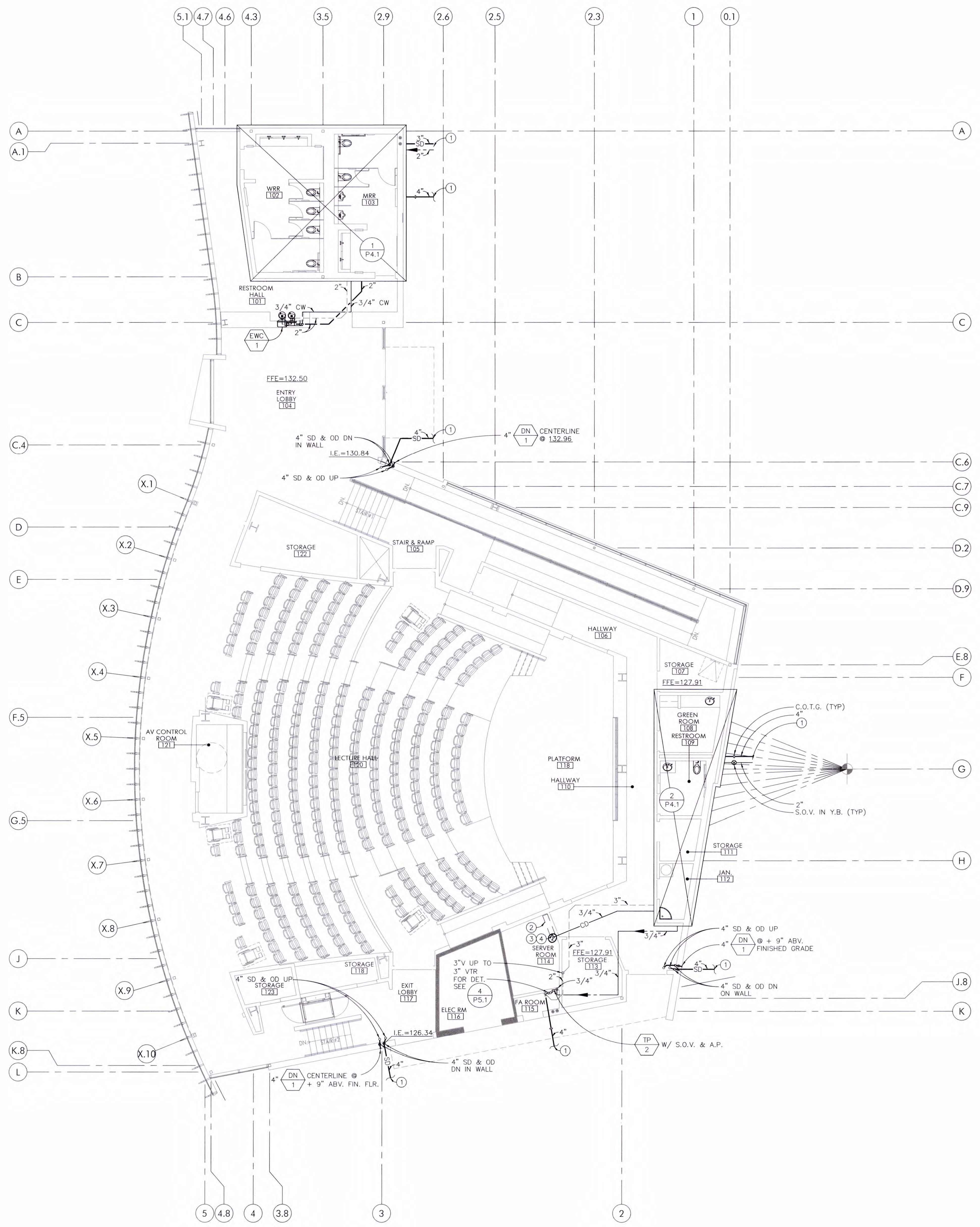
CONSTRUCTION NOTES:
 1. FOR CONTINUATION OF ALL UTILITIES SEE CIVIL ENGINEERING DRAWINGS.



NORTH
 SCALE
 1/16"=1'-0"

PLUMBING SITE PLAN

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CONSTRUCTION NOTES:

- ALL SLEEVES THRU FOOTINGS SHALL BE MINIMUM TWO PIPE SIZES LARGER THAN THE PIPE GOING THRU IT, PROVIDE ALL SLEEVES.
- ALL STORM DRAIN LINES, WASTE LINES & COLD WATER LINES INTO FOOTINGS SHALL BE DOUBLE HALF LAP WRAPPED WITH 1/8" THICK "ARMOFLEX" INSULATION. ALSO, THE CONTRACTOR SHALL PROVIDE BLOCKED OUT AREAS IN THE FOOTING FOR STORM DRAIN LINES, WASTE LINES & COLD WATER LINES. ALL PIPING SHALL AVOID THE LOWER 9" OF THE FOOTING.
- BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, ELEVATIONS AND CHARACTERISTICS OF ALL UTILITIES AND PIPING BY PHYSICAL EXCAVATION, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND POINTS OF CONNECTION PRIOR TO BIDDING PROJECT.

CONSTRUCTION KEY NOTES:

- FOR CONTINUATION OF ALL UTILITIES SEE SHEET P1.0.
- FAN COIL ON WALL, SEE MECHANICAL DRAWINGS FOR EXACT LOCATION.
- P.O.C. 3/4" CONDENSATE TO CONDENSATE PUMP ON WALL.
- CONDENSATE PUMP PROVIDED BY MECHANICAL CONTRACTOR.



PLUMBING FLOOR PLAN

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2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: 2019.01
 DRAWN BY: BUILDING DIVISION
 DATE: 11/01/2022

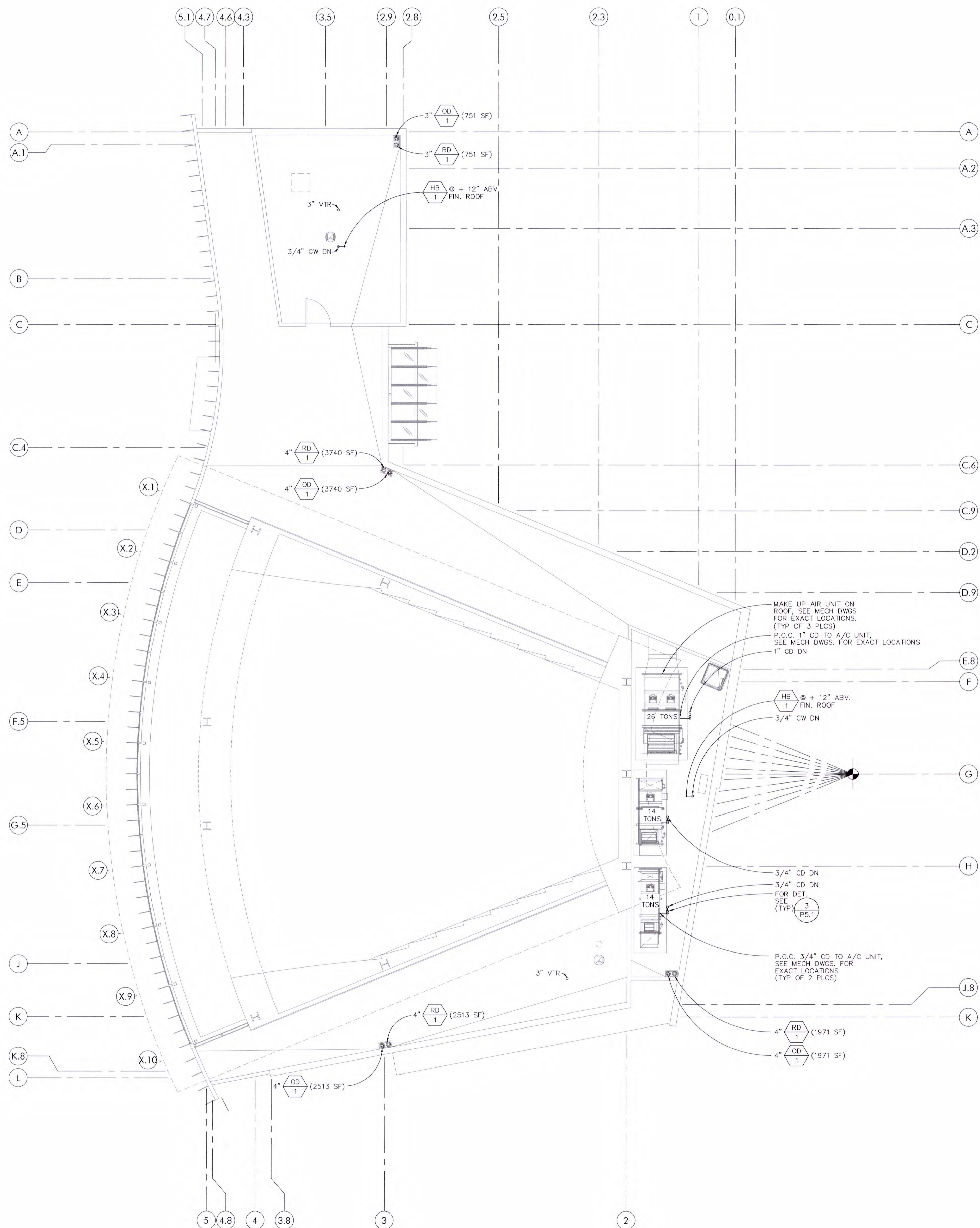
BY: O.D.
 TITLE: PLUMBING FLOOR PLAN
 SHEET:

P2.1

REF: FILE PATH:

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MAKE UP AIR UNIT ON ROOF. SEE MECH DWGS FOR EXACT LOCATIONS. (TYP. OF 3 PLCS)
P.O.C. 1" CD TO A/C UNIT. SEE MECH DWGS. FOR EXACT LOCATIONS
1" CD DN

HB 1 @ + 12" ABV. FIN. ROOF
3/4" CW DN

3/4" CD DN
3/4" CD DN
FOR DET. SEE (TYP. OF 3 PS.1)

P.O.C. 3/4" CD TO A/C UNIT. SEE MECH DWGS. FOR EXACT LOCATIONS (TYP. OF 2 PLCS)

CONSTRUCTION NOTES:
1 ALL STORM DRAIN PIPE SIZES ARE BASED ON CALIFORNIA PLUMBING CODE 2019 TABLE 1103.1 & 1103.2 AT 2" RAINFALL PER HOUR.

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JOB NO.: BUILDING DIVISION 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

BY: O.D.
TITLE: PLUMBING ROOF PLAN

SHEET:

P3.1

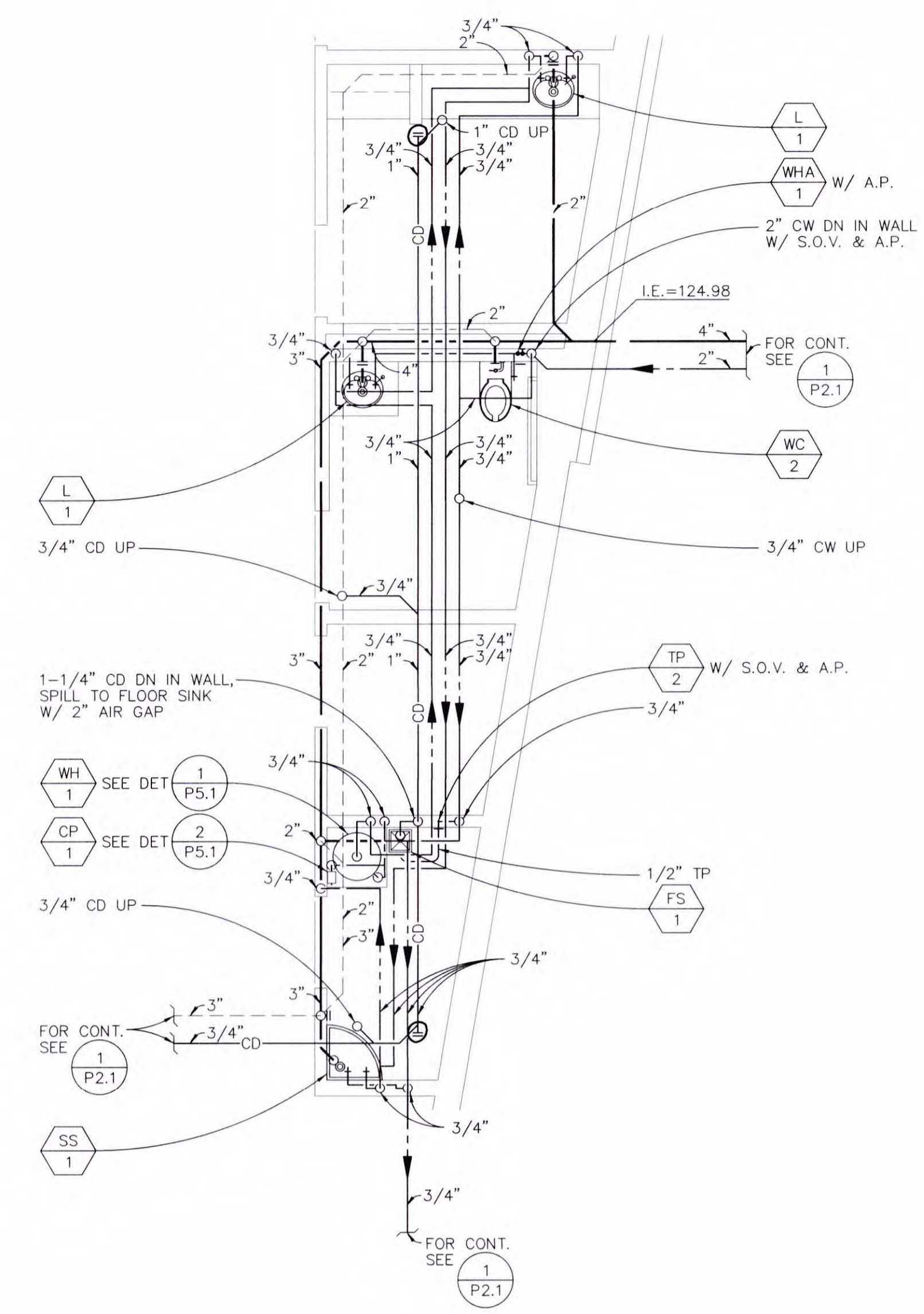
PLUMBING ROOF PLAN

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

REF. FILE PATH:

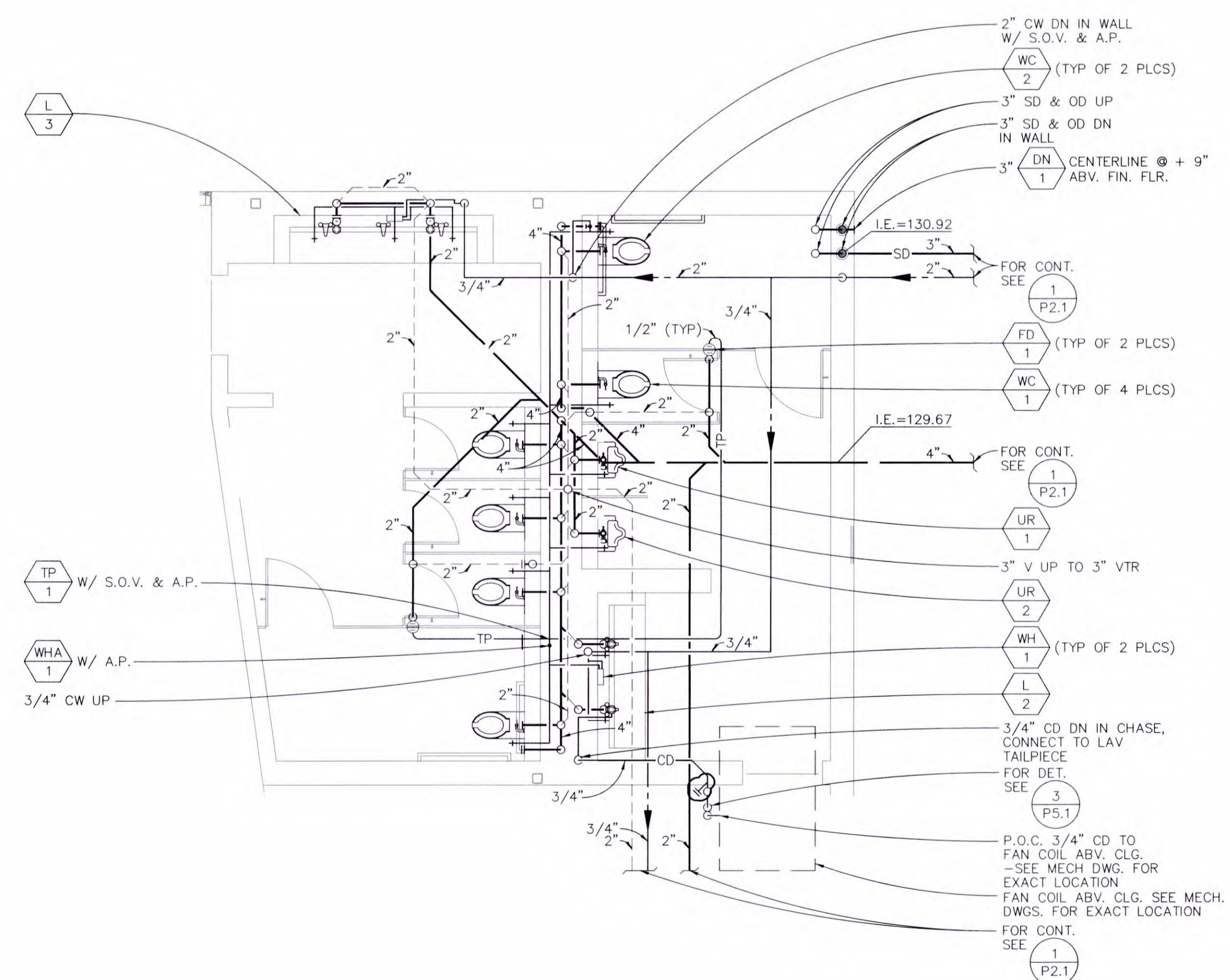
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PLUMBING TOILET ROOM PLAN

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



PLUMBING TOILET ROOM PLAN

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

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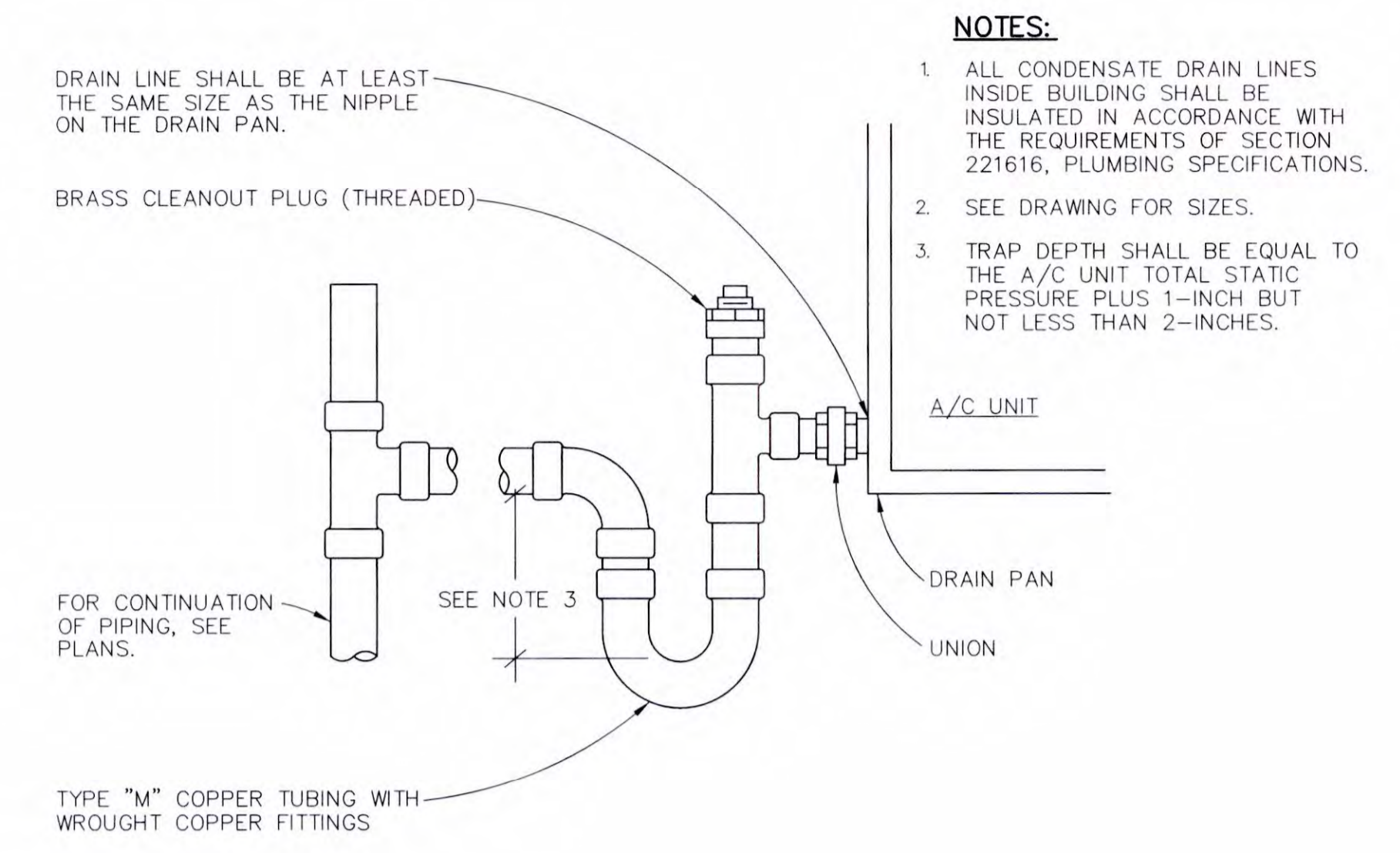
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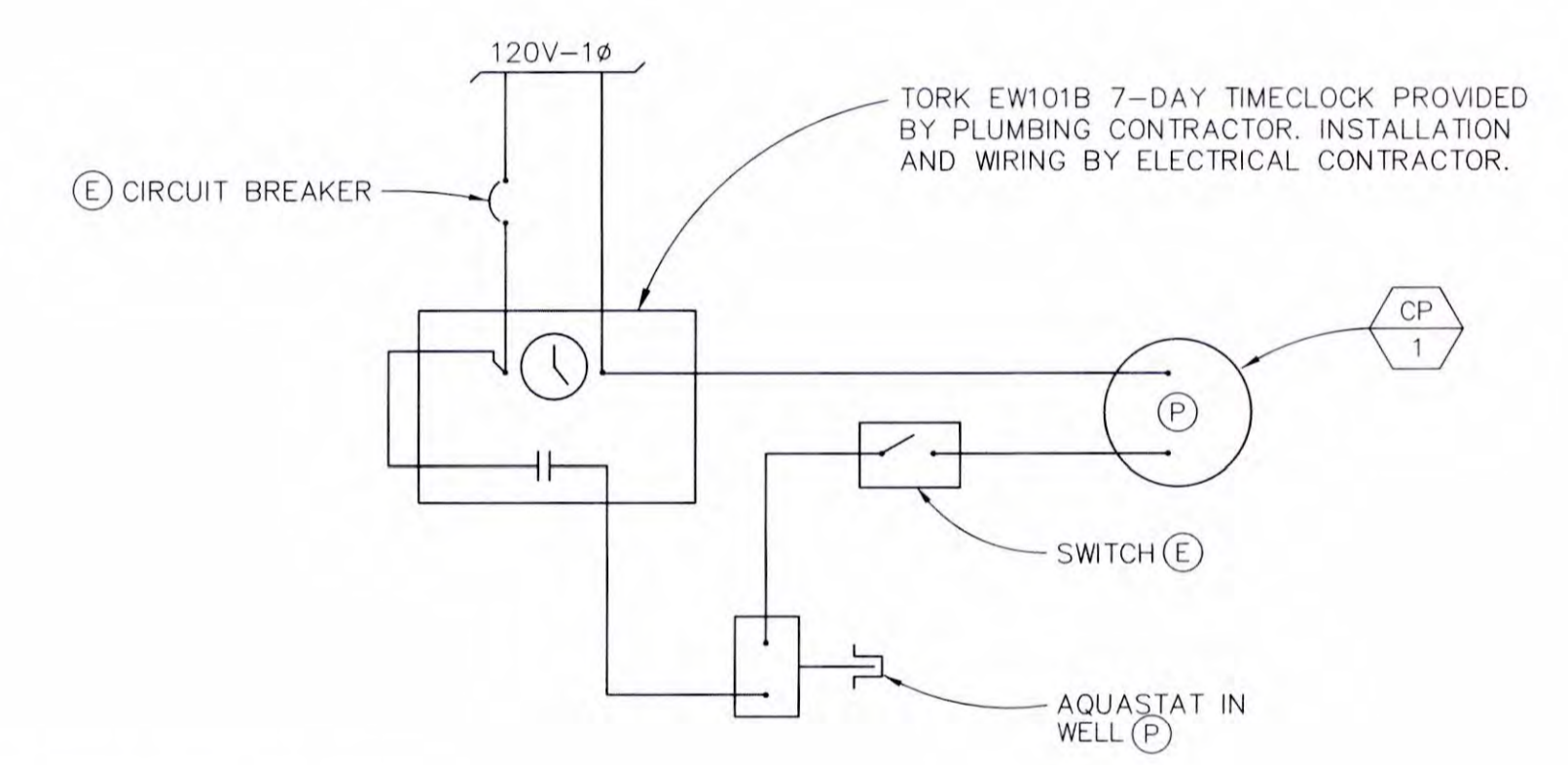
TITLE:	PLUMBING ENLARGED PLANS
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SHEET: **P4.1**



CONDENSATE TRAP DETAIL

SCALE	3
NONE	



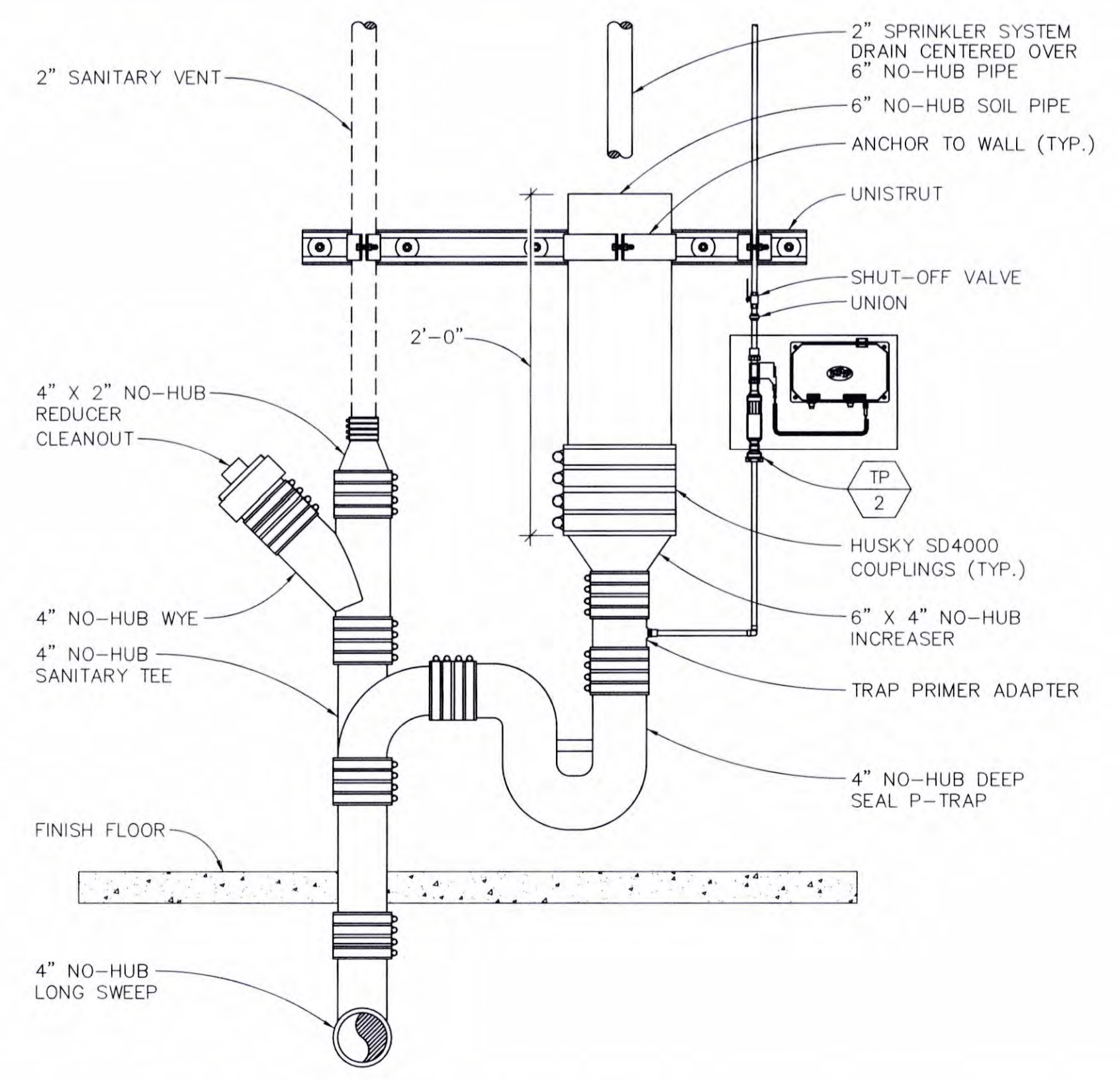
NOTE: ALL CONDUIT AND WIRING SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.

(E) ITEM INDICATED ON THE ELECTRICAL DRAWING AND SPECIFIED IN THE ELECTRICAL SECTIONS OF THE SPECIFICATION.

(P) ITEM INDICATED ON THE PLUMBING DRAWING AND SPECIFIED IN THE WATER HEATER DETAILS.

CIRC. PUMP WIRING DIAGRAM

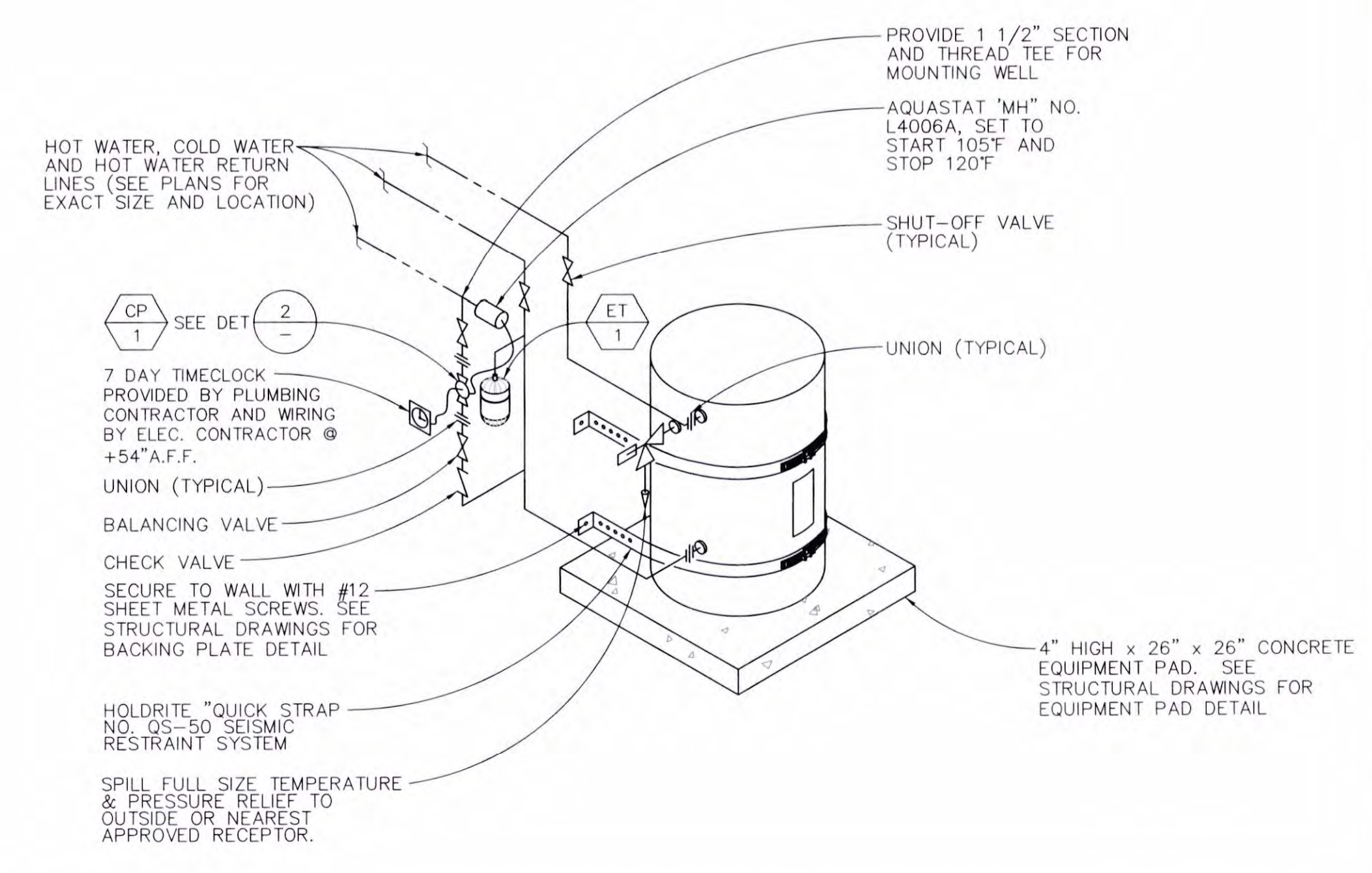
SCALE	2
NONE	



STANDPIPE DRAIN DETAIL

SCALE	4
NONE	

NOTE: WATER HEATER STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM (1/3) AND DISTANCE OF FOUR (4) INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.



ELECTRIC WATER HEATER W/CIRC PUMP DETAIL

SCALE	1
NONE	

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DATE: 11/01/2022
BY: O.D.

TITLE: PLUMBING DETAILS

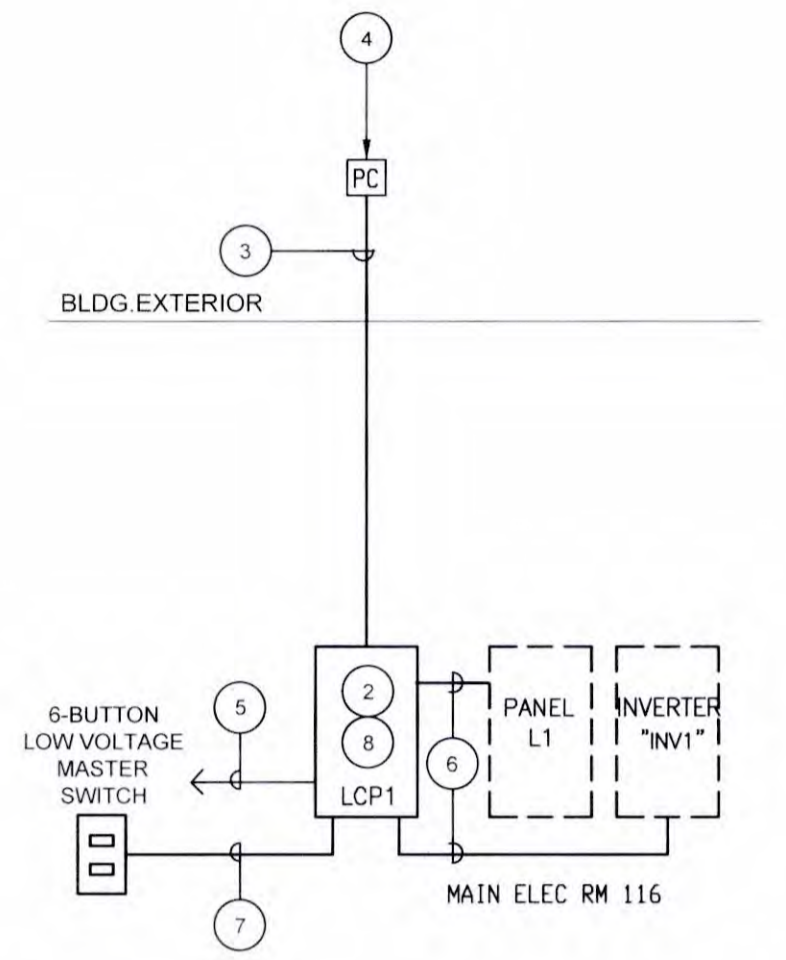
SHEET:

LIGHTING CONTROL GENERAL NOTES

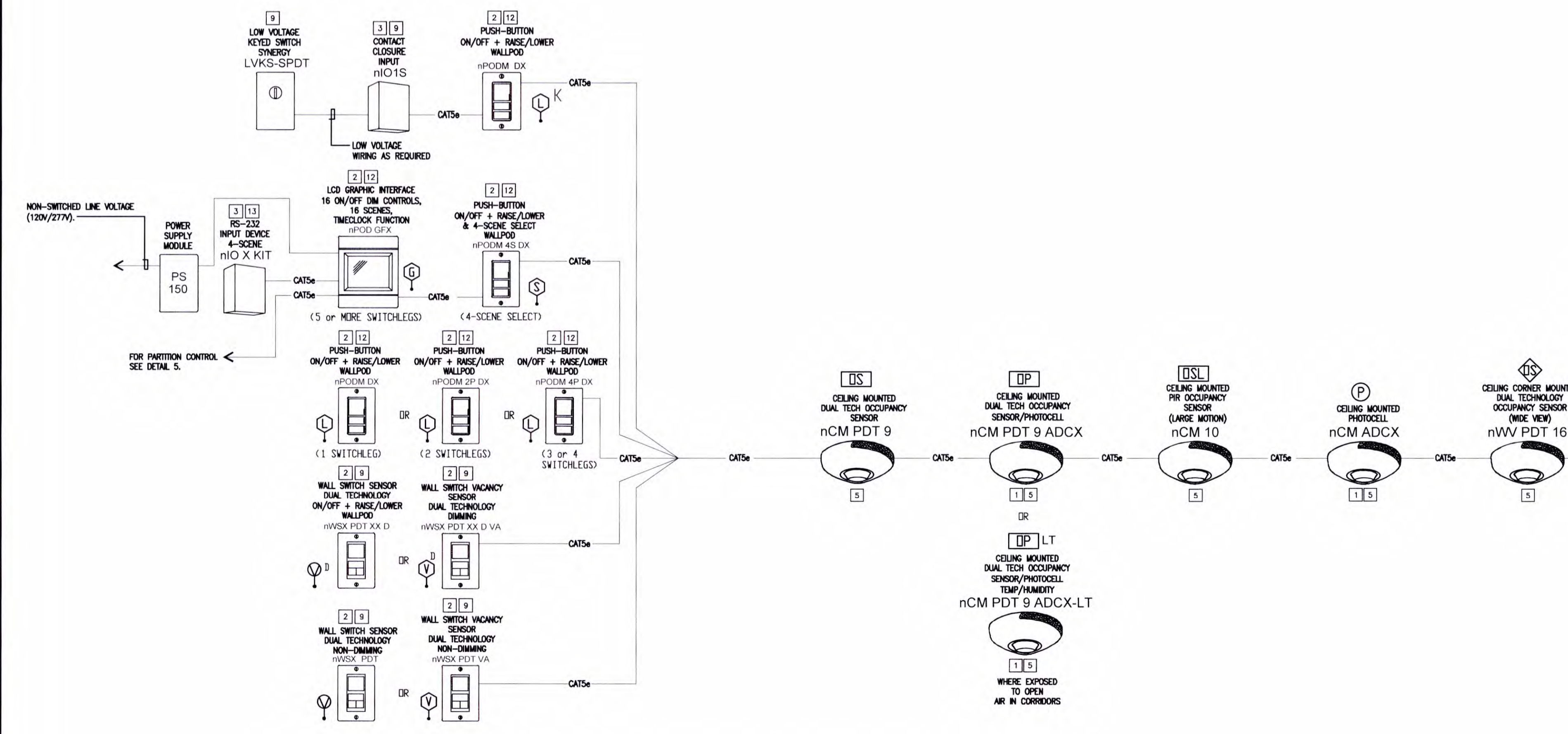
1. THE TYPICAL CONTROL DIAGRAM IS AN EXAMPLE ONLY AND DEFICITS ONLY THE INTENT OF THE LIGHTING CONTROLS. LIGHTING CONTROL SYSTEM BASIS OF DESIGN IS AN rLIGHT SYSTEM BY ACTUITY CONTROLS.
2. PROVIDE MANUFACTURER SPECIFIC INSTALLATION SHOP DRAWINGS. SHOP DRAWINGS SHALL INCLUDE 1/8" SCALE FLOOR PLANS INDICATING ALL REQUIRED CONTROL DEVICE LOCATIONS AND POINT-TO-POINT WIRING. SHOP DRAWINGS SHALL INCLUDE PRODUCT DATA CUT SHEETS AND SINGLE LINE SCHEMATIC DIAGRAM.
3. WHETHER OR NOT DETAILED ON ELECTRICAL DRAWINGS, PROVIDE ALL CONTROL DEVICES AS REQUIRED FOR A COMPLETE, FULLY OPERABLE AND CODE COMPLIANT SYSTEM.
4. PROVIDE UL 924 DEVICES IN ANY AREA THAT REQUIRES EMERGENCY EGRESS LIGHTING WHETHER OR NOT SPECIFICALLY HEREIN DETAILED. REFER TO LIGHTING PLANS FOR ALL EMERGENCY EGRESS "EM" LIGHTING FIXTURES.
5. PROVIDE CONTROL DEVICES AS REQUIRED FOR LIGHTING ZONES AS SHOWN ON LIGHTING PLANS. SCHEMATIC DIAGRAM EXAMPLES SHOWN HEREIN ARE NOT SPECIFIC FOR EACH LIGHTING CONTROL CONDITION DEPICTED ON LIGHTING PLANS.
6. ALL 0-10VDC DIMMING CONDUCTORS SHALL BE INSTALLED IN CONDUIT.
7. VERIFY CORRECT LIGHTING CONTROL CONFIGURATIONS AND OPERATION IN EACH ROOM. REFER TO LIGHTING PLANS.
8. SIMULATE NORMAL SOURCE POWER FAILURE BY "OPENING" (TURN OFF) BUILDING MAIN SERVICE DISCONNECT AND VERIFY CONNECTIONS AND OPERATION OF UL 924 DEVICES FOR EMERGENCY LIGHTING FIXTURES.
9. SETUP, PROGRAM, AND FUNCTION TEST LIGHTING CONTROL SYSTEMS TO PERFORM EACH OF THE INDICATED CONTROL FUNCTIONS.
10. REMOTE LED DRIVERS AND/OR LIGHTING CONTROL RELAYS/RELAY PANELS SHALL BE MOUNTED IN NEAREST ACCESSIBLE CEILING SPACE AND/OR UTILITY REIM CEILING SPACE, WHERE THIS IS NOT POSSIBLE, AND A CEILING ACCESS PANEL IS REQUIRED, THE LOCATION OF THE ACCESS PANEL SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

LIGHTING CONTROL SINGLE LINE DIAGRAM NOTES

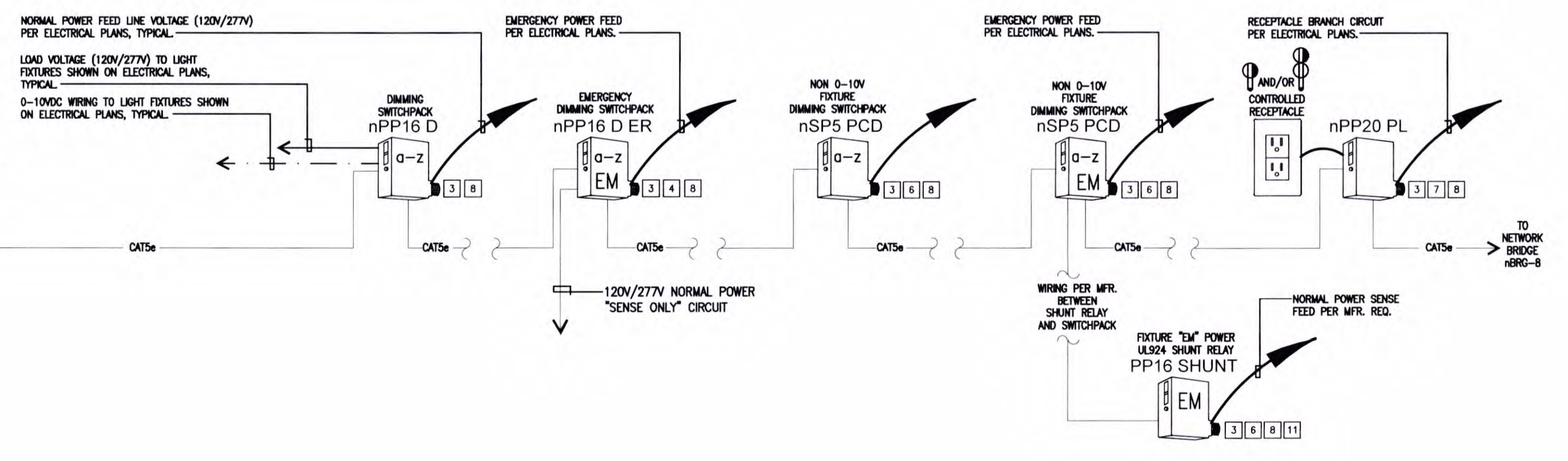
- 1 3/4" C. WITH DATA CONDUCTORS AS REQUIRED.
- 2 PROGRAMMABLE LIGHTING CONTROL PANEL.
- 3 1/2" C. WITH CONDUCTORS AS REQUIRED.
- 4 OUTDOOR PHOTOCELL ON ROOF. MOUNT TO ROOF PER MANUFACTURERS RECOMMENDATIONS.
- 5 1/2" C. O. TO TELEPHONE BACKBOARD.
- 6 1" C. WITH CONDUCTORS AS REQUIRED.
- 7 CAT-5e-3/4" C. - 4 TWISTED PAIR.
- 8 rLIGHT ARP INTENC08 NLT 8SPR MVOLT 1VB SC SM DTC OR APPROVED EQUAL.



2 TYPICAL LIGHTING CONTROL PANEL DETAIL



1 TYPICAL LIGHTING CONTROL SYSTEM DIAGRAM



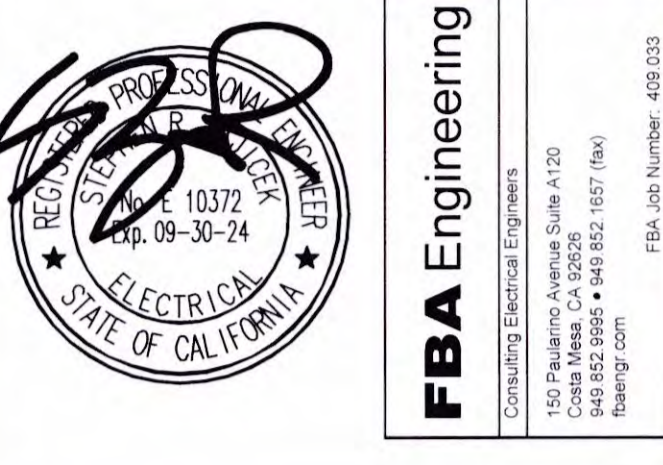
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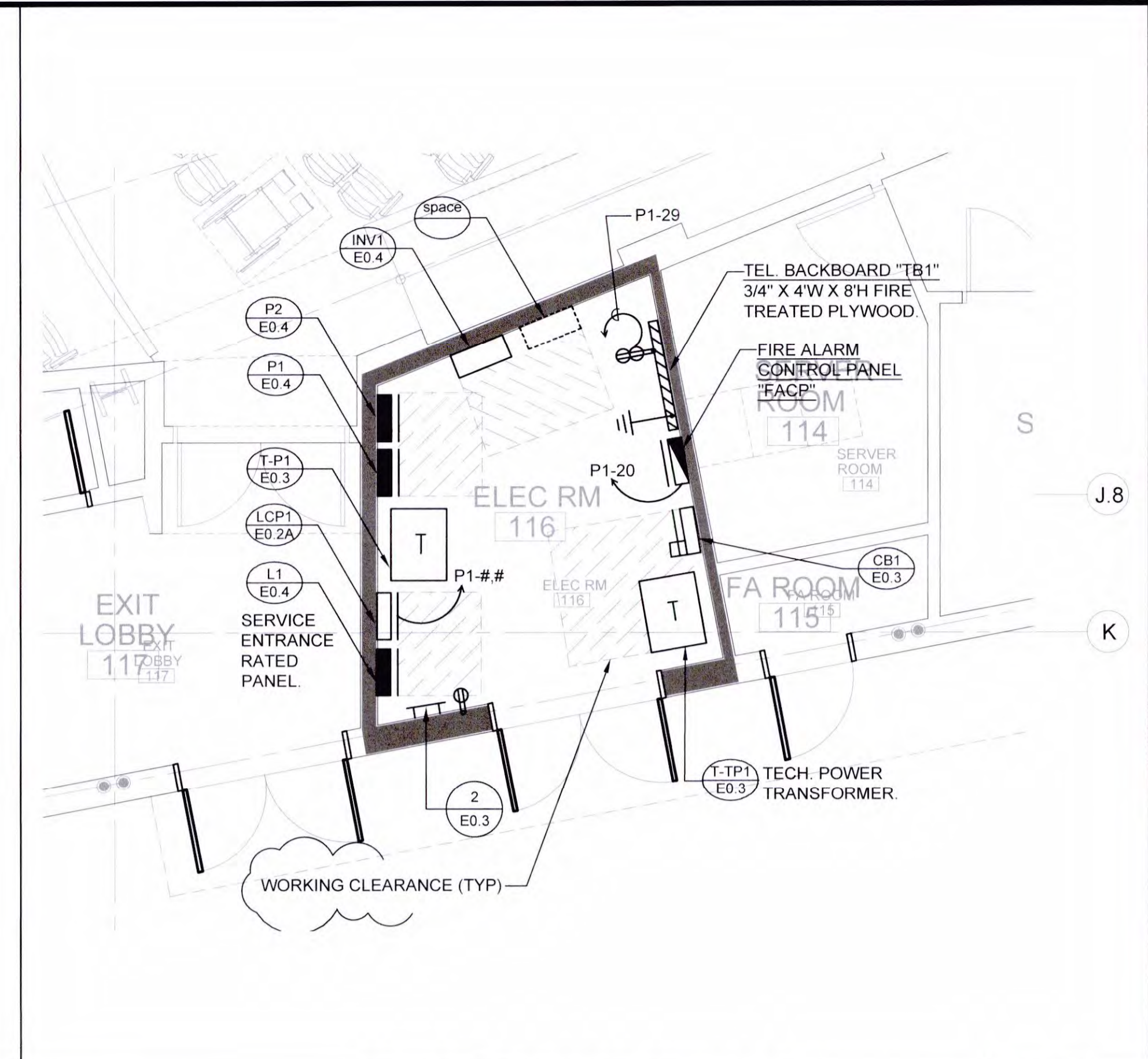


JOB NO.: BUILDING DIVISION 2019.01
 DRAWN BY: RCA+A
 DATE: 11/01/2022
 BY: C.D.
 TITLE: LIGHTING CONTROLS

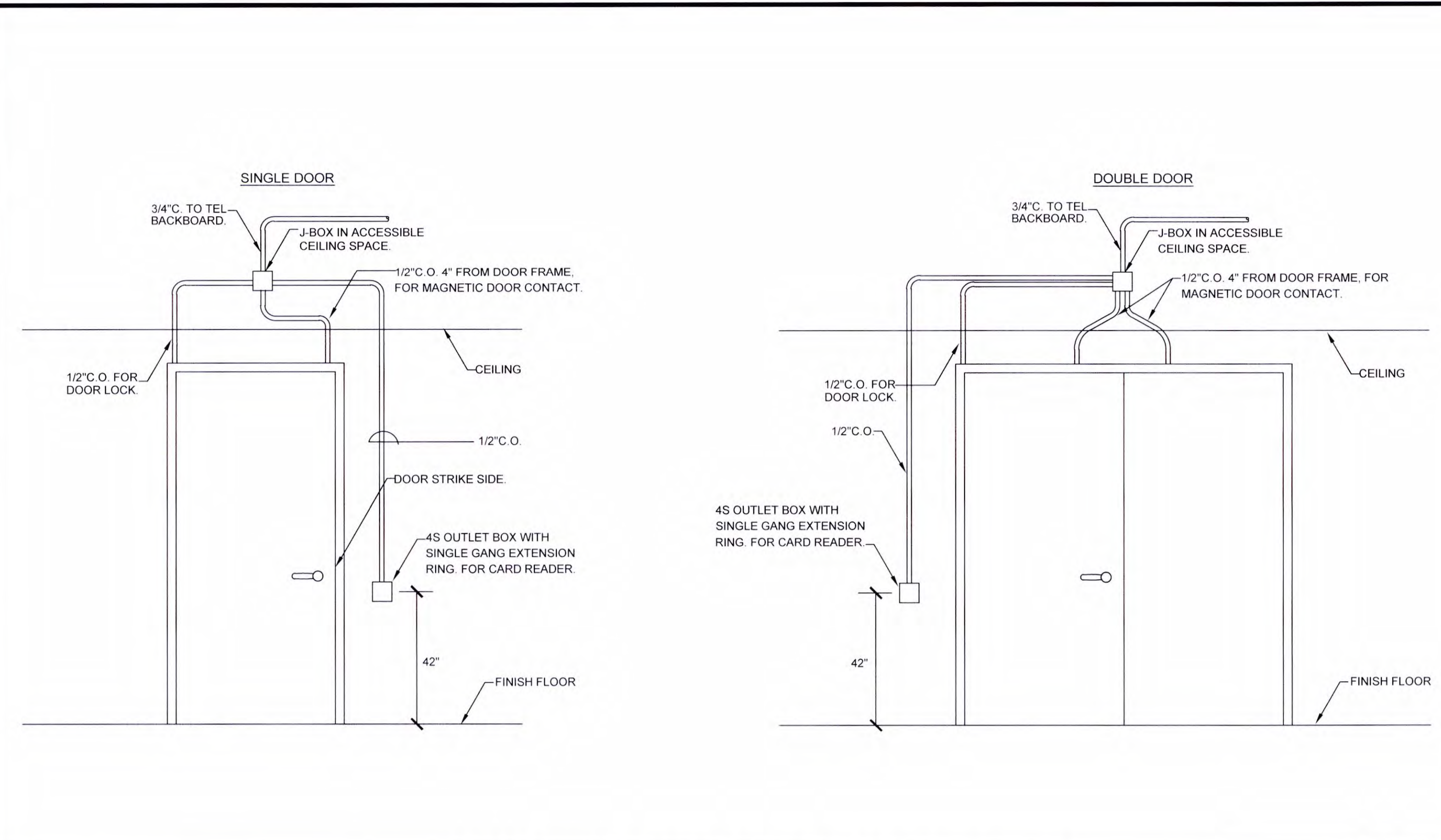


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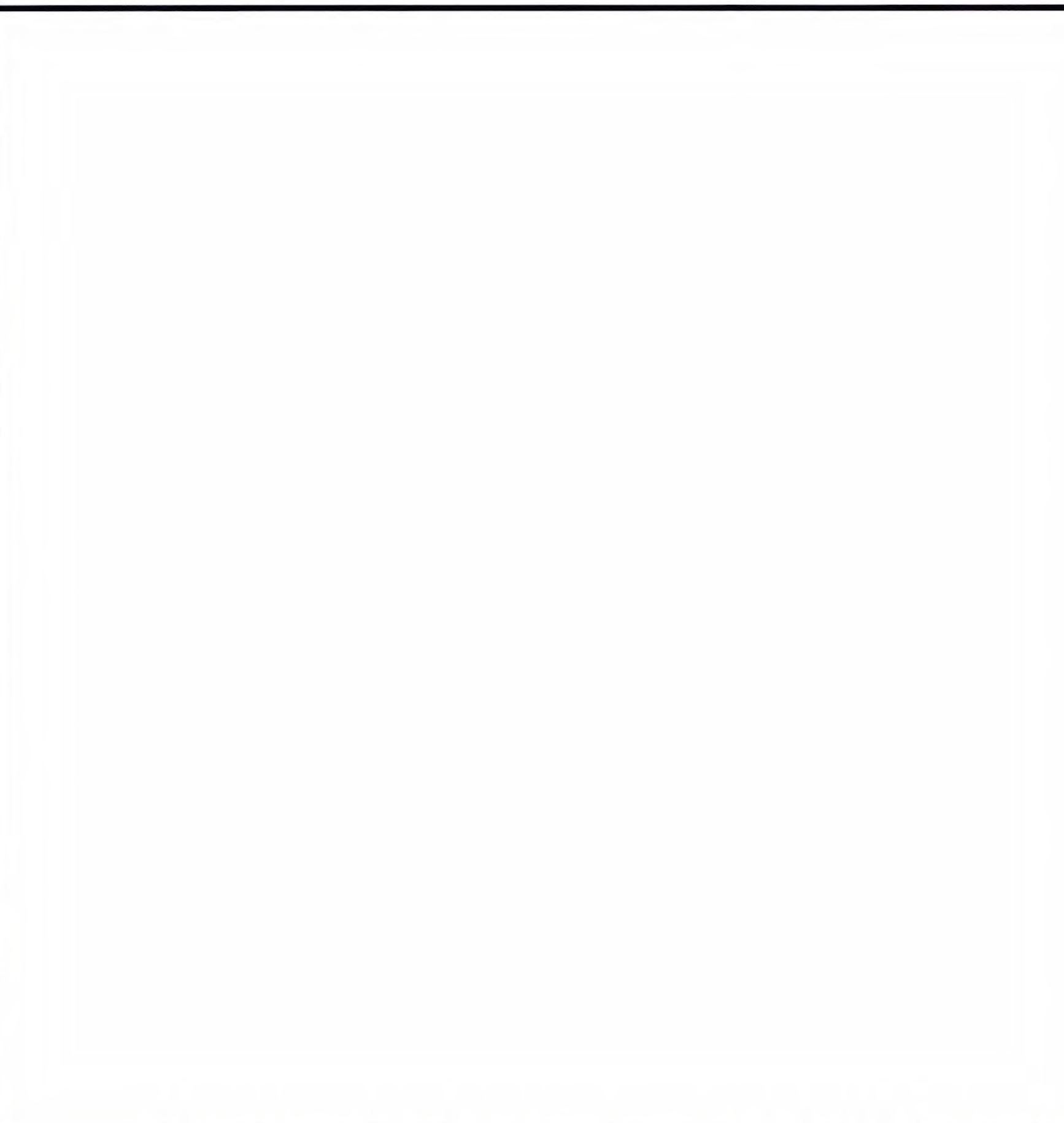
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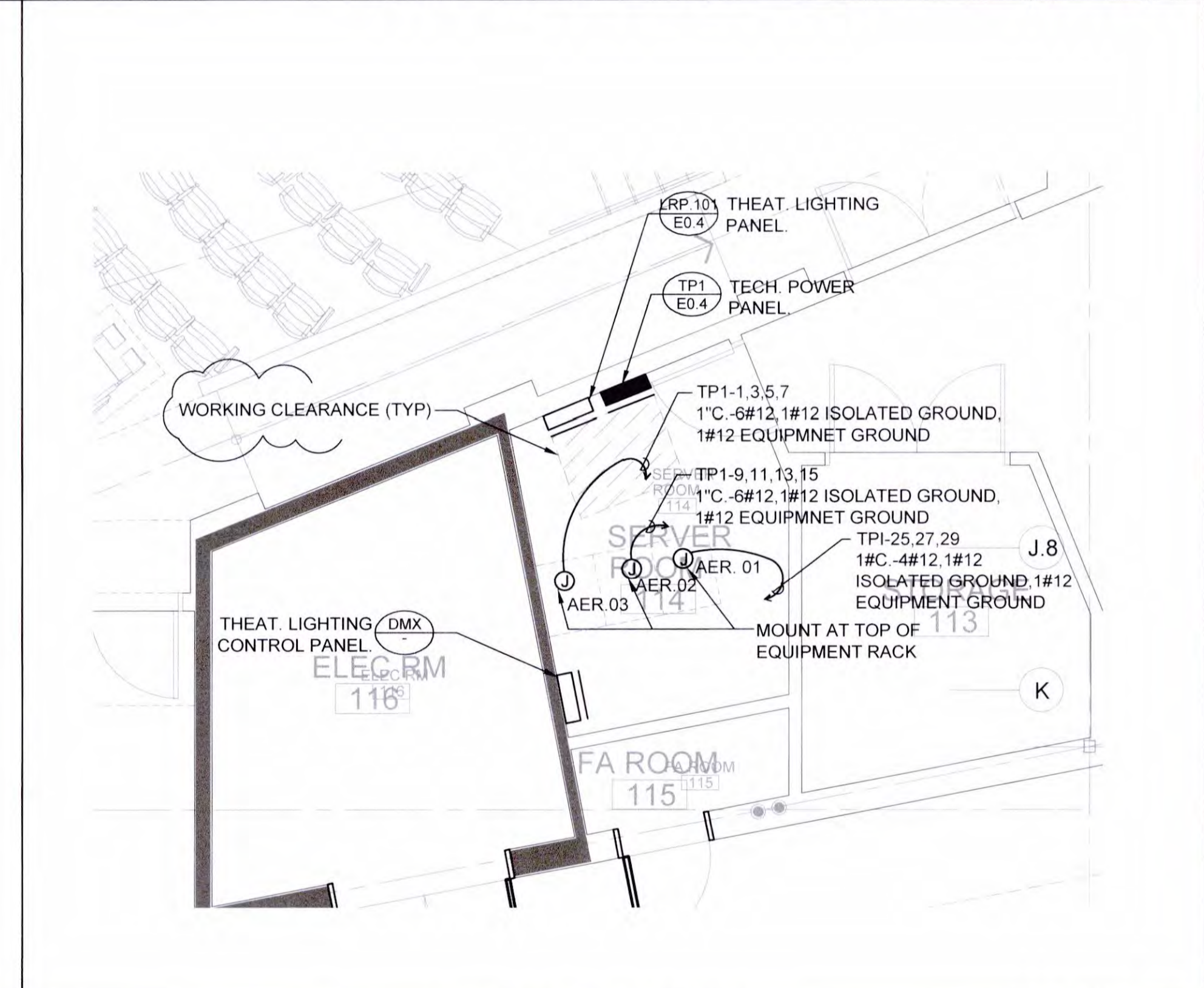
MAIN ELECTRICAL ROOM SCALE 1/4" = 1'-0" 1



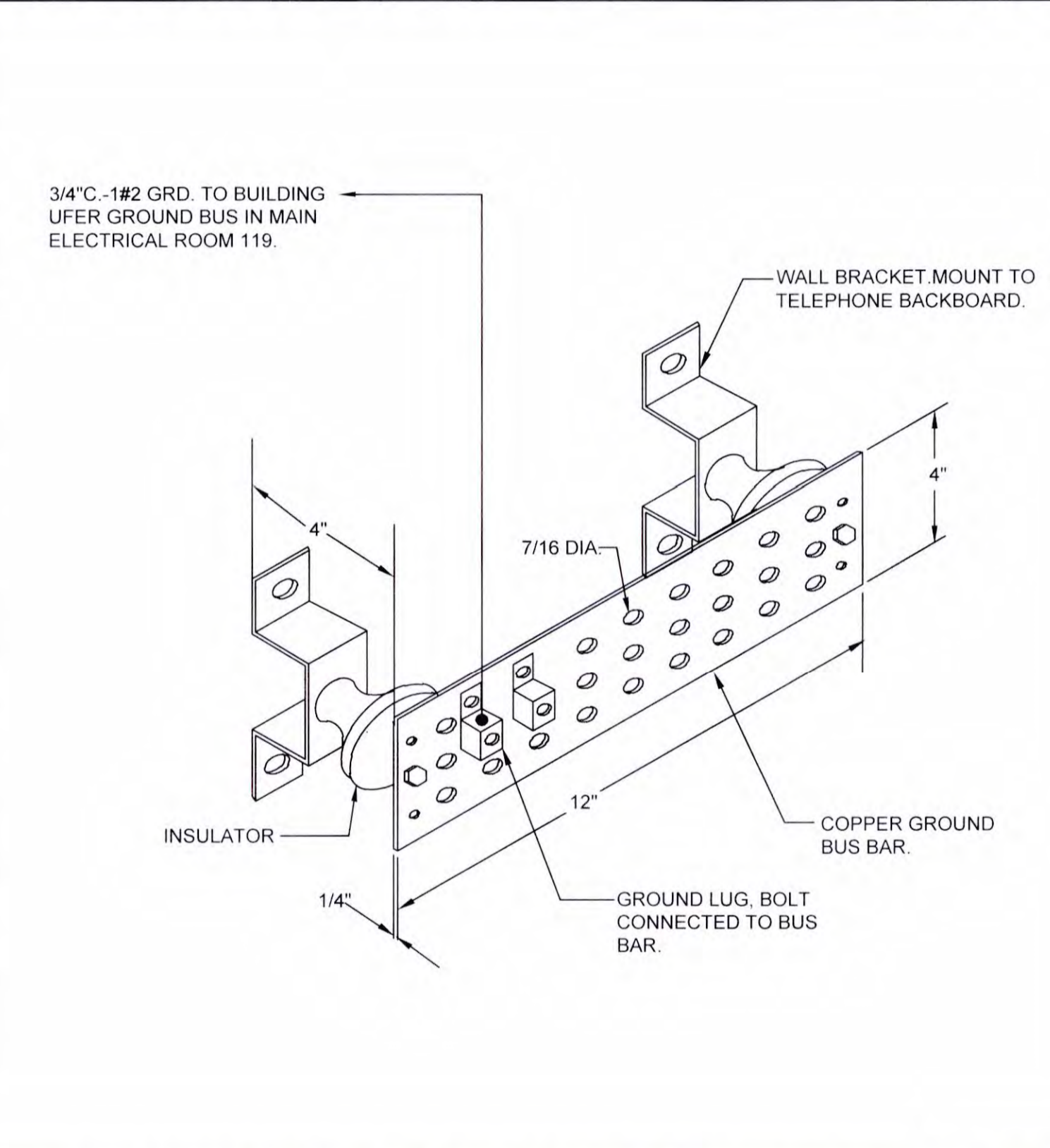
TYPICAL ACCESS CARD READER DETAIL SCALE NONE 4



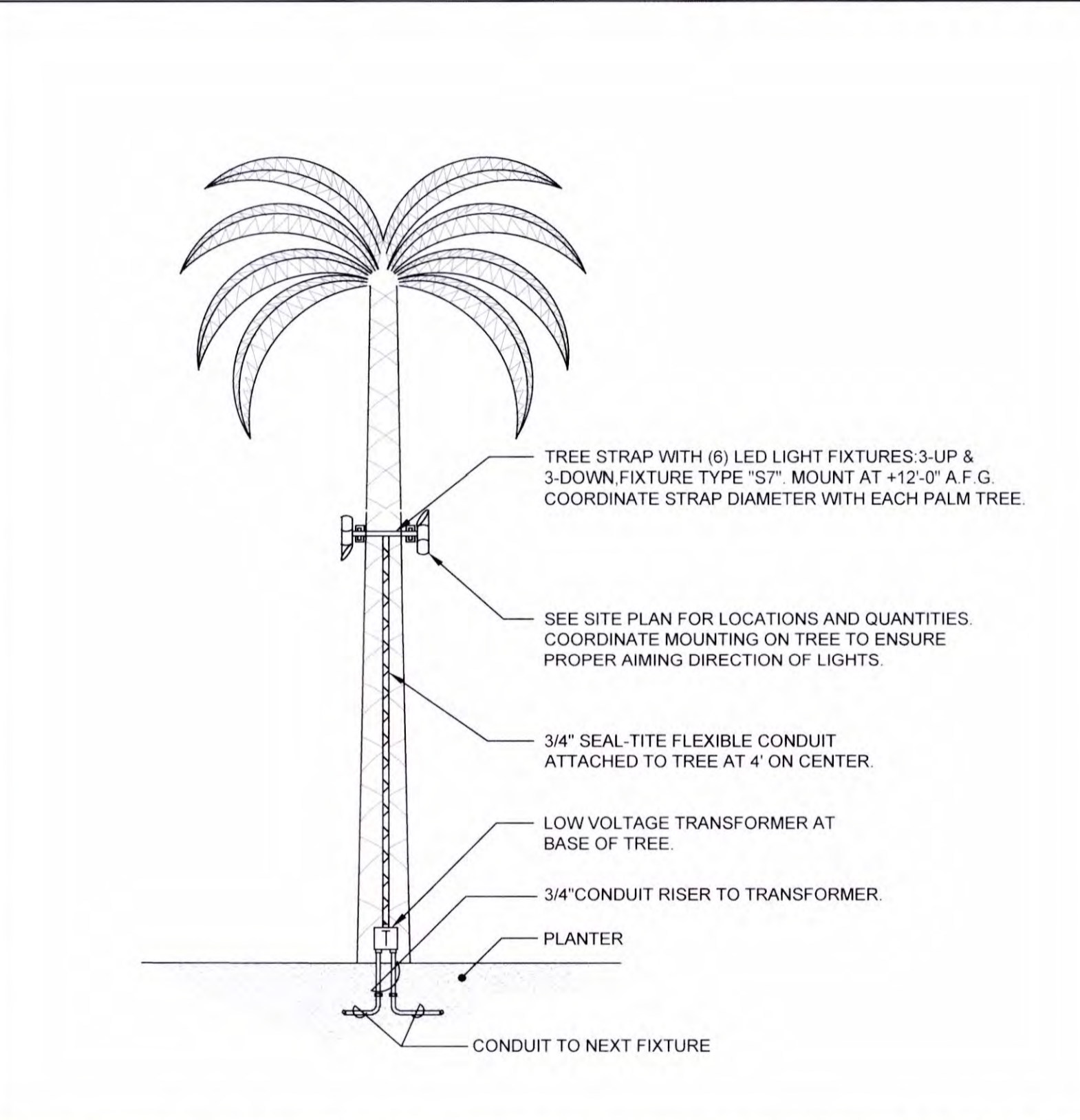
FIXTURE TYPE "S7" MOUNTING DETAIL SCALE NONE 9



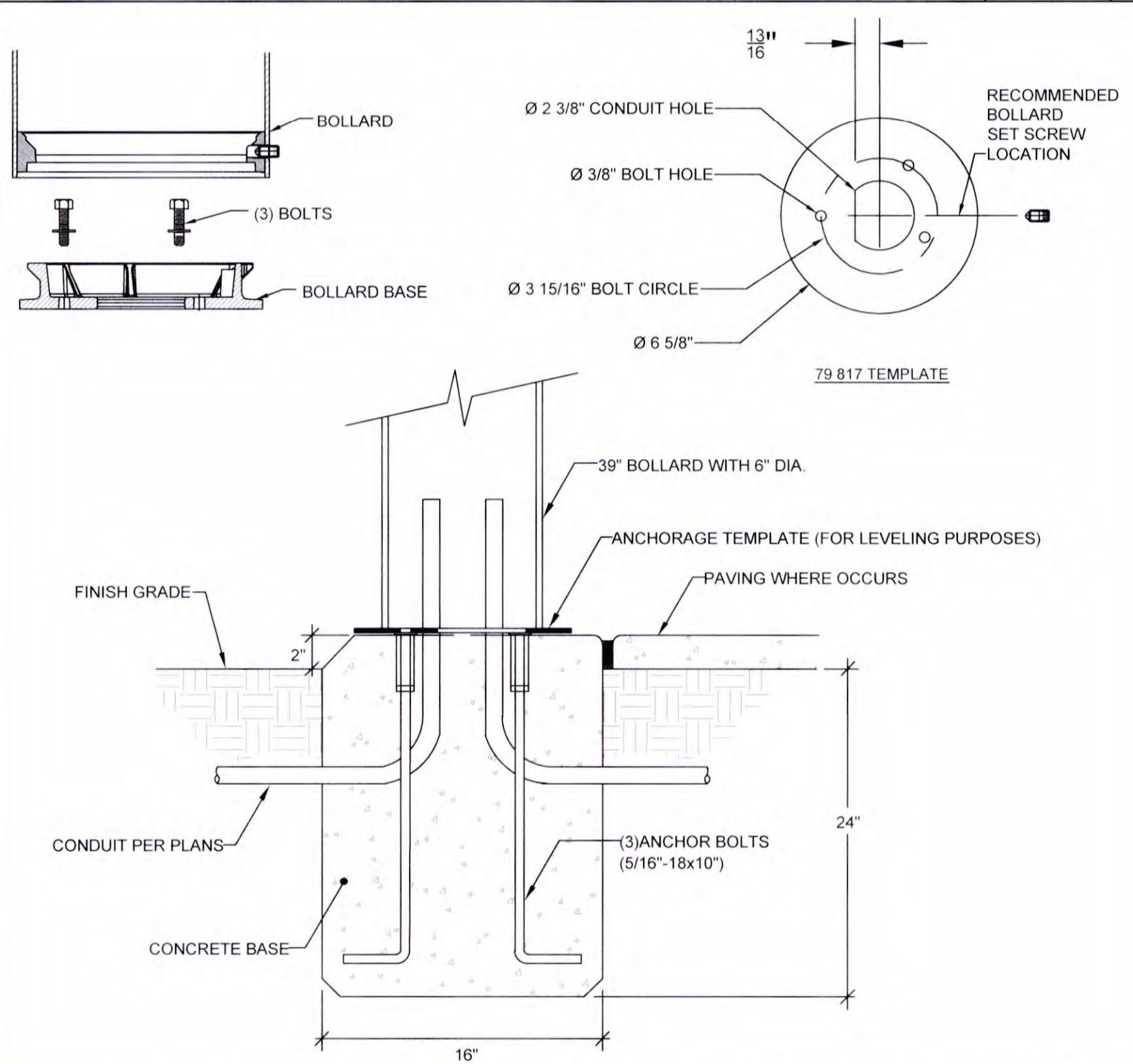
SERVER ROOM SCALE 1/4" = 1'-0" 2



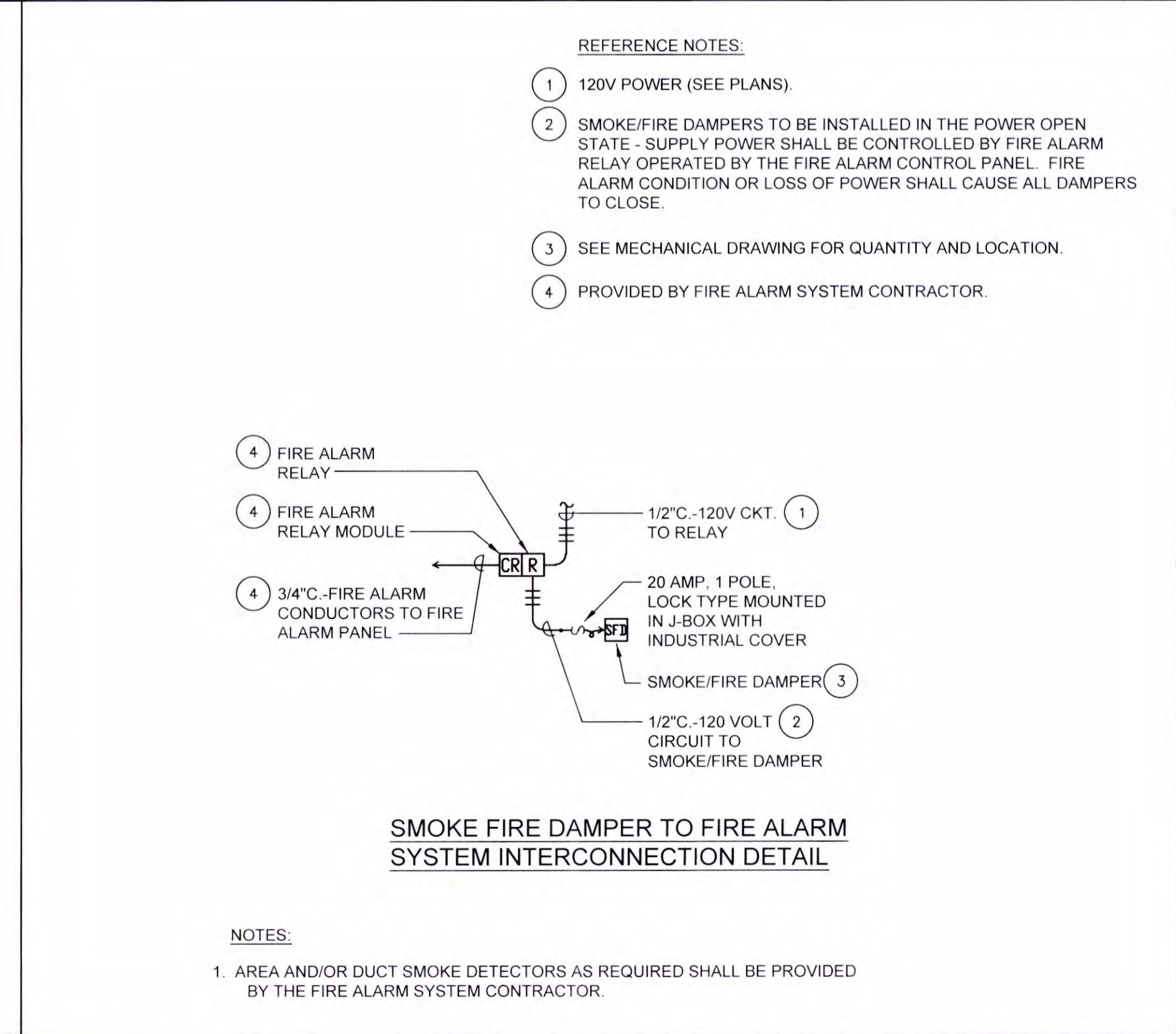
TELEPHONE/DATA GROUND BUS SCALE NONE 5



FIXTURE TYPE "S6" MOUNTING DETAIL SCALE NONE 7



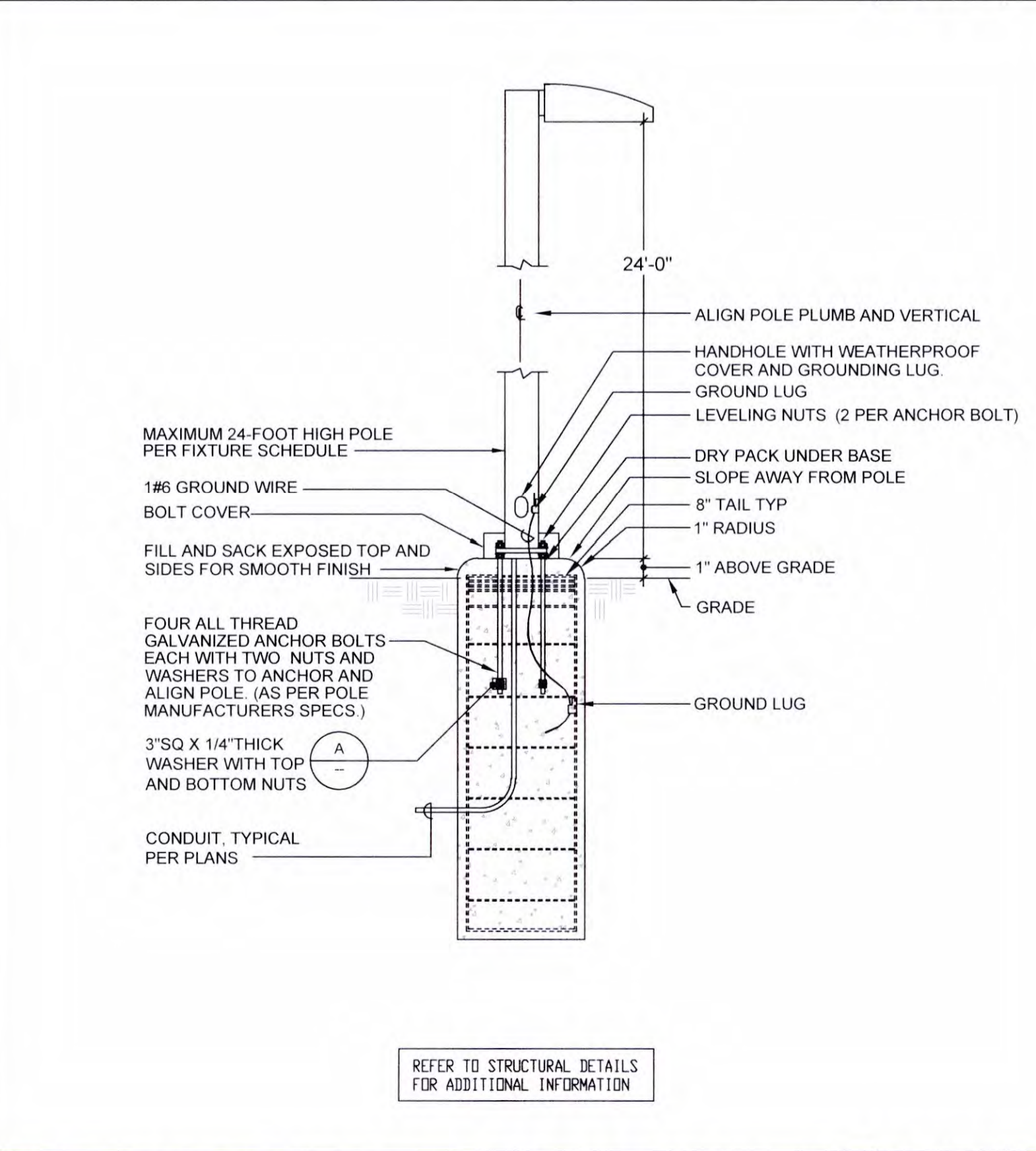
FIXTURE TYPE "S2" MOUNTING DETAIL SCALE NONE 10



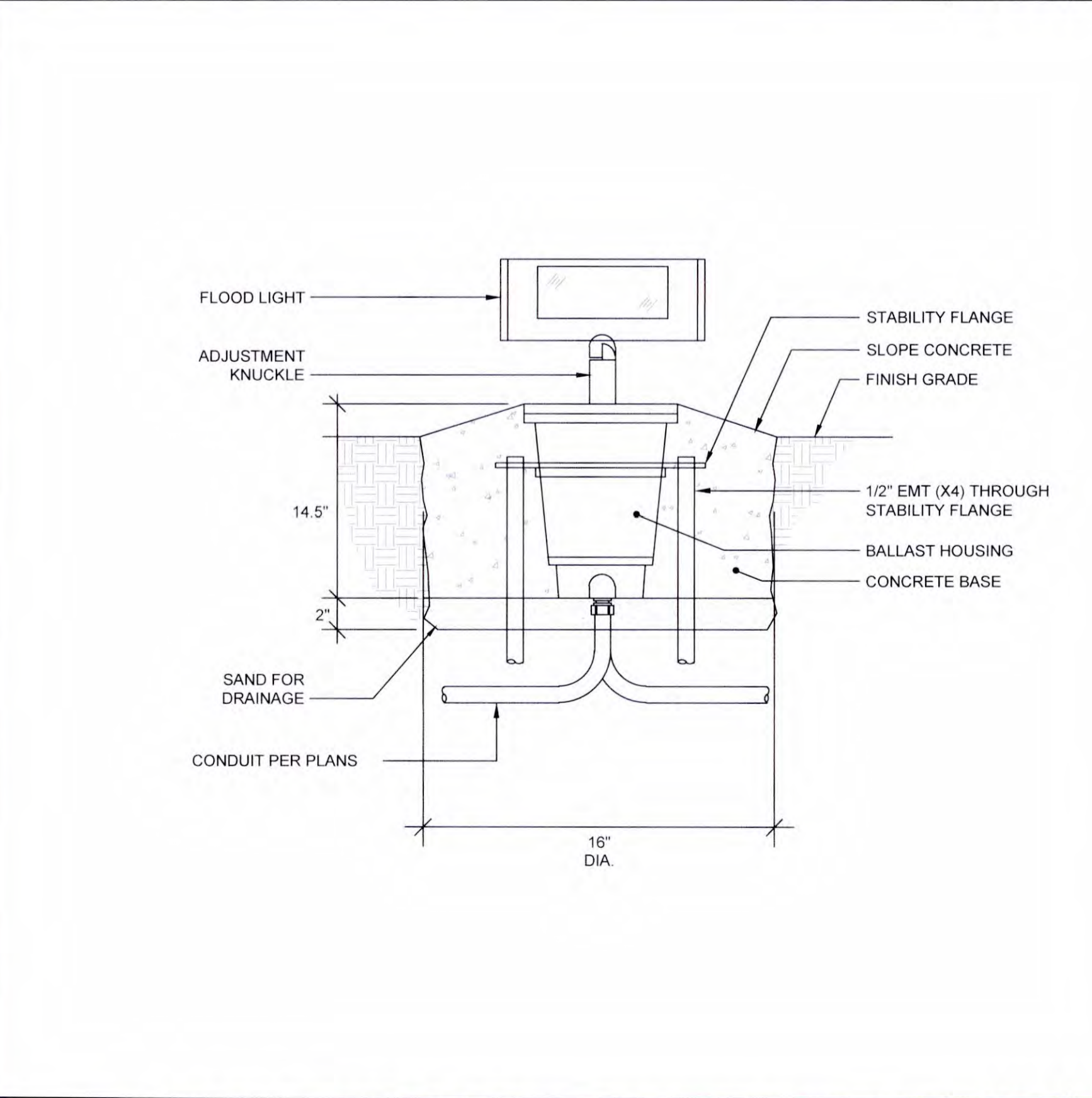
SMOKE-FIRE DAMPER WIRING DETAIL SCALE NONE 3



FIXT. TYPE "S9" MOUNTING DETAIL SCALE NONE 6



FIXT. TYPE "S1"/"S1A" MOUNTING DETAIL SCALE NONE 8



FIXTURE TYPE "S3" MOUNTING DETAIL SCALE NONE 11

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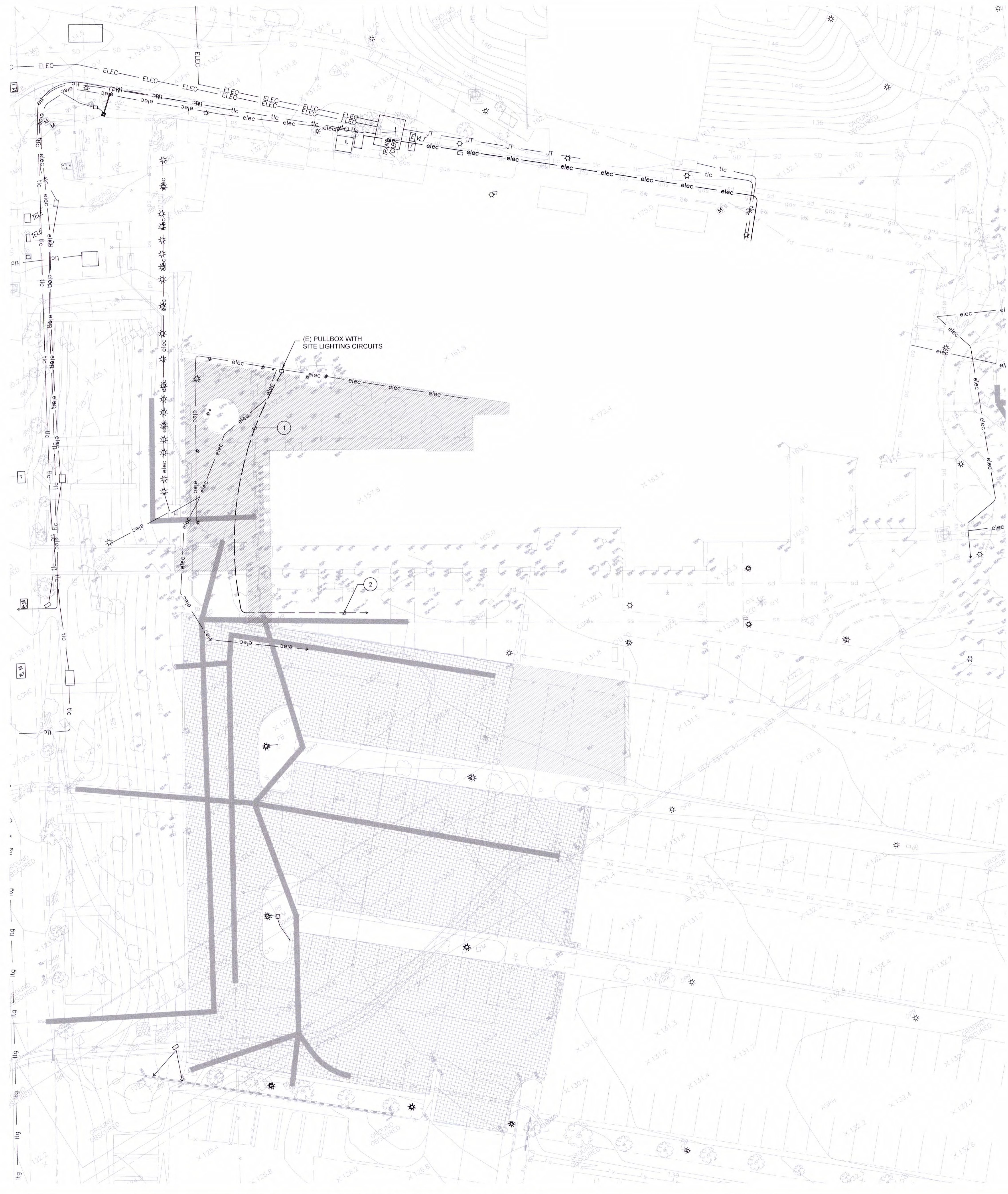
- REFERENCE NOTES:
- 120V POWER (SEE PLANS).
 - SMOKE/FIRE DAMPERS TO BE INSTALLED IN THE POWER OPEN STATE - SUPPLY POWER SHALL BE CONTROLLED BY FIRE ALARM RELAY OPERATED BY THE FIRE ALARM CONTROL PANEL. FIRE ALARM CONDITION OR LOSS OF POWER SHALL CAUSE ALL DAMPERS TO CLOSE.
 - SEE MECHANICAL DRAWING FOR QUANTITY AND LOCATION.
 - PROVIDED BY FIRE ALARM SYSTEM CONTRACTOR.



SMOKE-FIRE DAMPER SYSTEM INTERCONNECTION DETAIL



JOB NO: 2019 01
DRAWN BY: RCA+A
DATE: 11/01/2022
BY: O.D.
TITLE: ENLARGED ELECTRICAL PLANS
SHEET: E0.5



SITE ELECTRICAL DEMOLITION PLAN

PROJECT NORTH
SCALE 1/16" = 1'-0" 1

PLAN NOTES

- 1 (2) 3/4"-5#10 FOR EXISTING SITE LIGHTING. INSTALL BELOW THE LEVEL OVER EXCAVATION.
- 2 ROUTE TO EXISTING SITE LIGHTING TO MAINTAIN OPERATION AFTER DEMOLITION OF EXISTING CONDUIT AND WIRING.

SITE DEMO GENERAL NOTES

1. LOCATIONS OF EXISTING UTILITIES ARE NOT SHOWN AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID EXISTING DUCTS, PIPING, OR CONDUITS, ETC., AND TO PREVENT HAZARDS TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN AND INSTALLED BY ANY OTHER CONTRACTS. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER, THE ENGINEER SHOULD SEARCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO COMMENCEMENT OF WORK BY CONTACTING UNDERGROUND SERVICE ALERT (U.S.A.) AT 1(800) 422-4133, OR OTHER LOCAL APPLICABLE UNDERGROUND SERVICE ALERT AGENCIES.
3. REFER TO ARCHITECTURAL AND CIVIL DEMOLITION DRAWINGS FOR DEMOLITION AREA. THE SCOPE OF DEMOLITION WORK SHALL INCLUDE ALL LABOR MATERIALS SERVICES AND EQUIPMENT REQUIRED FOR THE REMOVAL OF ALL EXISTING ELECTRICAL REQUIRED TO CLEAR AREA, THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
 - A. ALL EXISTING CONDUIT THAT INTERFERES WITH ANY NEW CONSTRUCTION SHALL BE CUT BACK AS REQUIRED TO CLEAR NEW CONSTRUCTION
4. ELECTRICAL DEMOLITION DRAWINGS DO NOT SHOW ALL ELECTRICAL WORK THAT IS TO BE REMOVED. REFER TO ALL DEMOLITION DRAWINGS OF OTHER TRADES/DISCIPLINES FOR WORK THAT AFFECTS ELECTRICAL DEMOLITION WORK.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS HAVE BEEN TAKEN FROM AVAILABLE RECORD DRAWINGS AND SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ACTUAL EXISTING CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID. ALL DEMOLITION ALTERATIONS, RELOCATIONS AND RENOVATION WORK SHALL BE INCLUDED IN THE CONTRACT. NO ADDITIONAL ORDERS OR ALLOWANCES WILL BE ACCEPTED.
6. CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO KEEP EXISTING SITE LIGHTING IN ALL AREAS ADJACENT TO DEMOLITION/RECONSTRUCTION AREA IN SERVICE CONTINUOUSLY UNTIL WORK IN THAT AREA IS COMPLETE. THIS WORK SHALL INCLUDE BUT IS NOT LIMITED TO, INSTALLATION OF TEMPORARY EXTENSION AND RECONNECTION OF BRANCH CIRCUITS.

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FBA Job Number: 09-033

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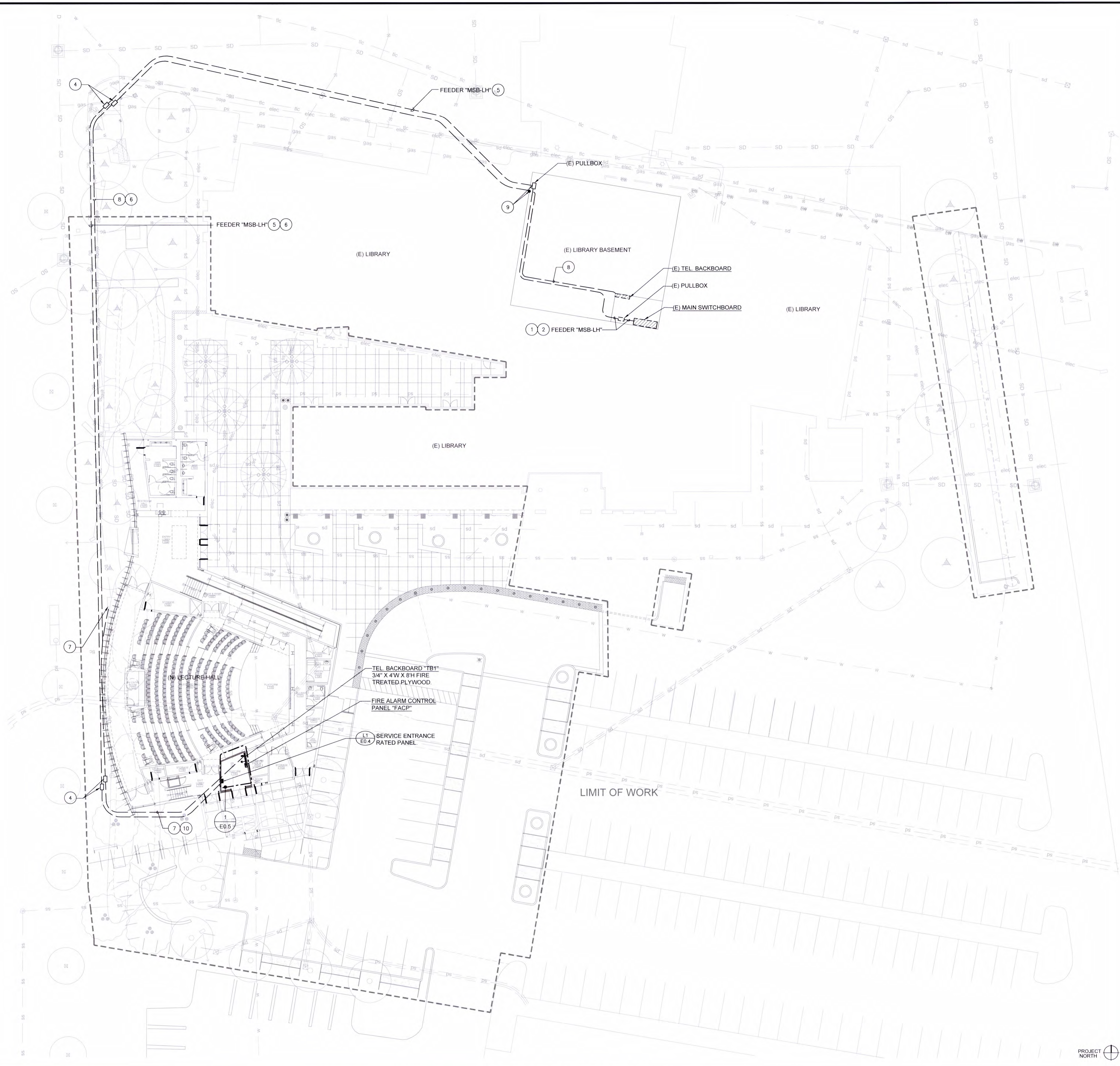
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2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.	BUILDING DIVISION	2019.01
DRAWN BY	RCA+A	
DATE	11/01/2022	
BY: O.B.		
TITLE	SITE ELECTRICAL DEMOLITION PLAN	
SHEET	E1.0	

FBA Engineering / Plot Date: 10/18/2022 4:58 PM / Plotted by: CaSandra Anson / Drawing Location: I:\09\03\01\0.E1.2A SITE ELECTRICAL DEMOLITION PLAN.dwg
 XREF: FILE PATH:



SITE ELECTRICAL PLAN

PROJECT NORTH
 SCALE
 1/16" = 1'-0" 1

PLAN NOTES

- 1 REFER TO SINGLE LINE DIAGRAM FOR FEEDER REQUIREMENTS.
- 2 EXISTING (6) 4" AND (2) 4" SPARE CONDUITS.
- 3 REFER TO SINGLE LINE DIAGRAM E0.3 FOR FEEDER CONDUCTOR SIZE. ROUTE FEEDER CONDUCTOR THRU THE (2) 4" SPARE CONDUITS.
- 4 MINIMUM 17" x 30" CONCRETE PULLBOX WITH CAST IRON COVER MARKED "ELECTRICAL".
- 5 HAND DIG TRENCH TO AVOID EXISTING UTILITIES.
- 6 ROUTE CONDUIT TIGHT TO EDGE OF SIDEWALK.
- 7 COORDINATE ALL REQUIREMENTS WITH SERVING UTILITY PROVIDER.
- 8 (1) 4" WITH FIBER (VOICE/ DATA) AND (1) 2" (FIRE ALARM)
- 9 CORE DRILL WALL FOR CONDUIT PENETRATIONS. SEAL PENETRATIONS TO MAKE WATER PROOF.
- 10 (1) 4" (TELCO).

SITE PLAN GENERAL NOTES

1. LOCATIONS OF EXISTING UTILITIES ARE NOT SHOWN AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID EXISTING DUCTS, PIPING, OR CONDUITS, ETC., AND TO PREVENT HAZARDS TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN AND INSTALLED BY ANY OTHER CONTRACTS. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER, THE ENGINEER SHOULD SEARCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
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4. SEE ARCHITECTURAL, CIVIL AND LANDSCAPE PLANS FOR EXACT LOCATION OF FIXTURES, PULLBOXES, MANHOLES, OTHER ELECTRICAL EQUIPMENT AND DEVICES, ETC. COORDINATE ALL UNDERGROUND STRUCTURES AND CONDUIT ROUTING WITH ARCHITECT OR OWNERS' REPRESENTATIVE PRIOR TO ROUGH-IN. TO ENSURE SUCH ITEMS ARE NOT PLACED IN PLANTING / HARDSCAPE AREAS.
5. ALL EQUIPMENT LOCATED OUTDOORS SHALL BE WEATHERPROOF, NEMA 3R RATED.
6. ALL UNDERGROUND CONDUIT SIZE SHALL NOT BE LESS THAN 3/4" - U.N.O.
7. MINIMUM CONDUCTOR SIZE SHALL BE #10 AWG - U.N.O.
8. ALL SITE BRANCH CIRCUIT CONDUIT RUNS SHALL INCLUDE AN EQUIPMENT GROUND THAT AT A MINIMUM, MATCHES THE SIZE OF THE LARGEST BRANCH CIRCUIT CONDUCTOR.
9. PROVIDE PULL STRING IN ALL EMPTY CONDUITS.

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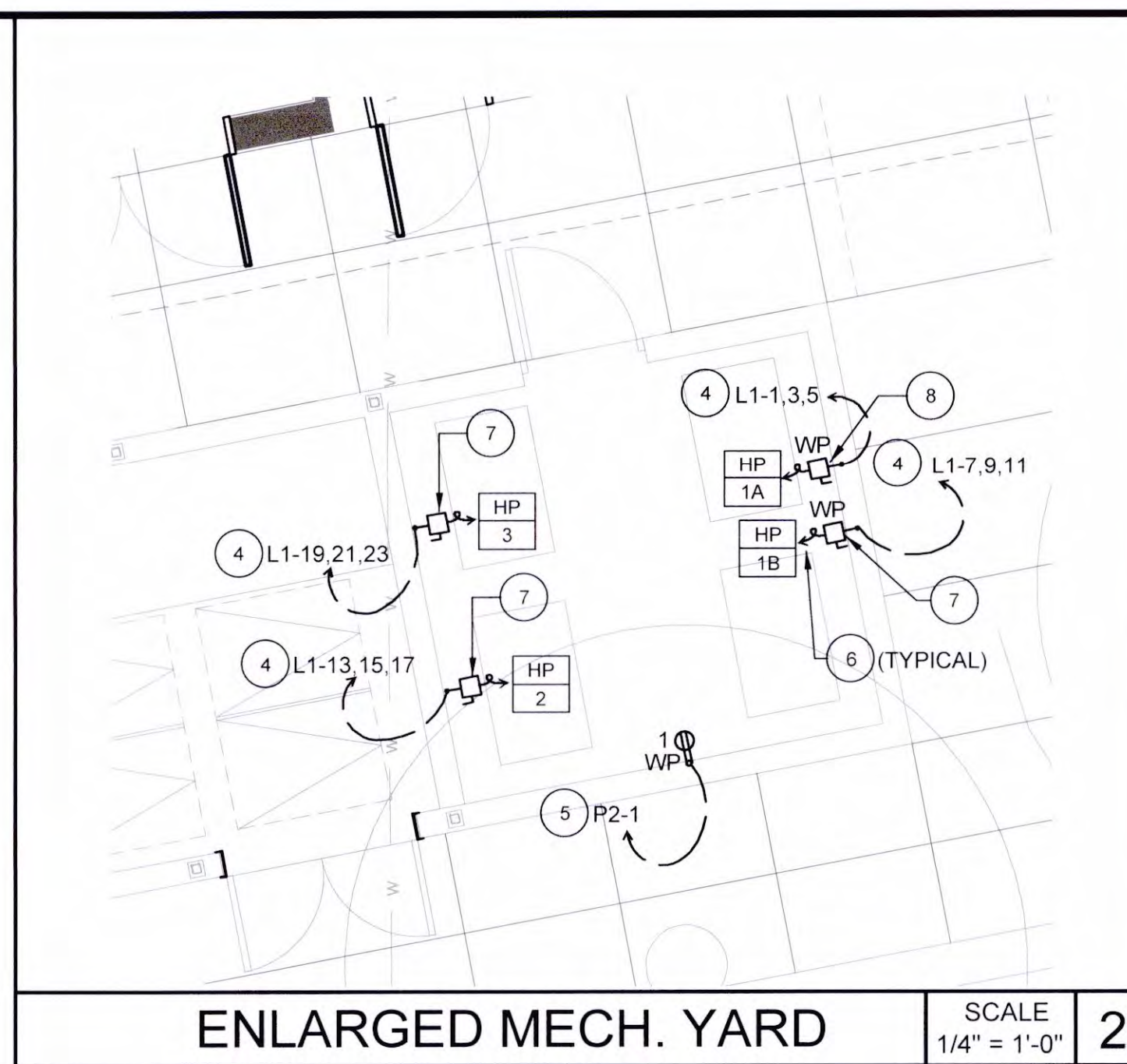
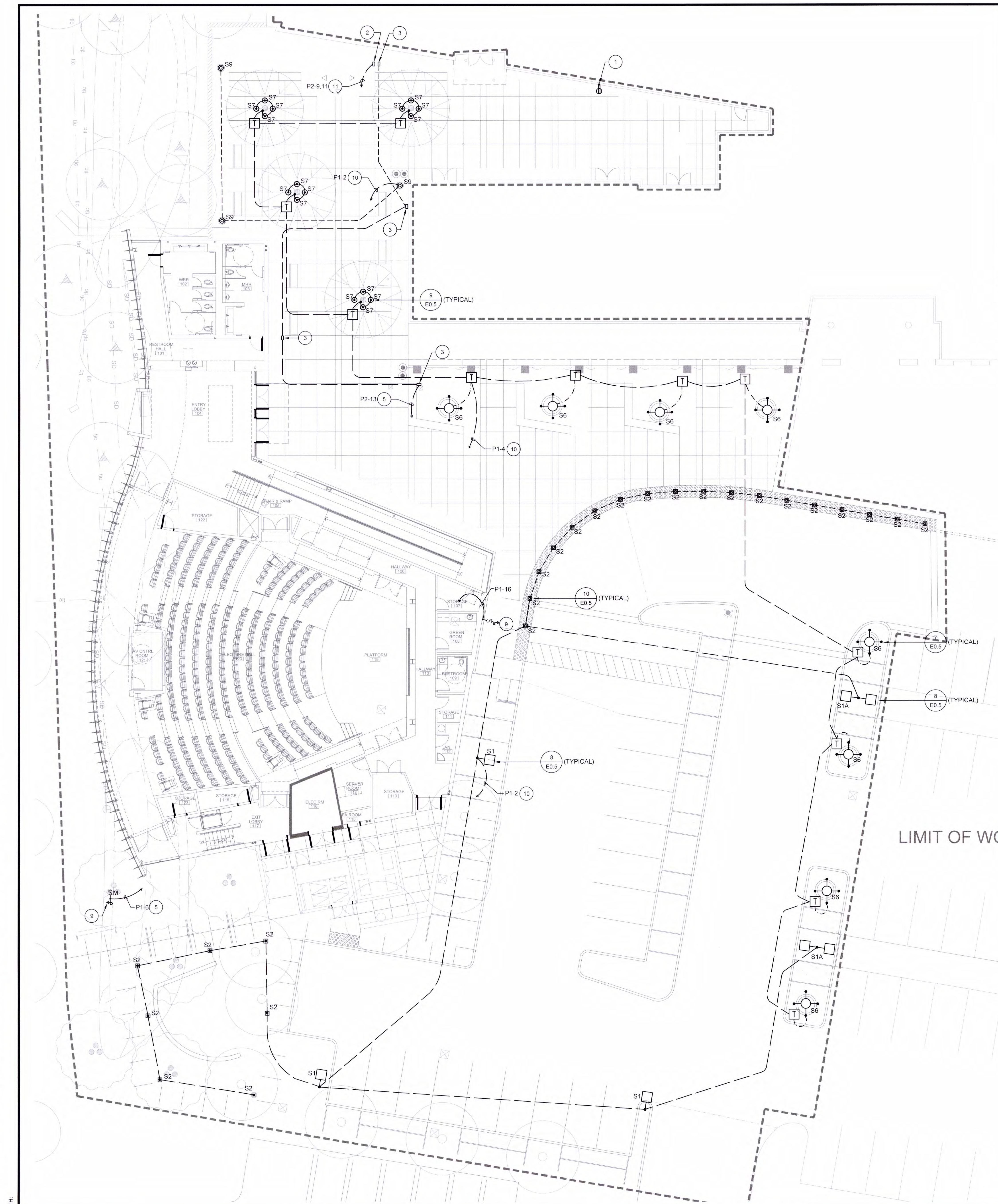
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REVISIONS	DATE
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2ND BUILDING DEPT. SUBMITTAL	11/01/2022

REGISTERED ARCHITECT
 ROBERT R. COFFEE
 NO. C10620
 REN 07-31-23
 STATE OF CALIFORNIA

JOB NO.: BUILDING DIVISION 2019.01
 DRAWN BY: RCA+A
 DATE: 11/01/2022
 BY: O.D.
 TITLE: SITE ELECTRICAL PLAN
 SHEET: **E1.1**



ENLARGED MECH. YARD SCALE 1/4" = 1'-0" 2

PLAN NOTES

- 1 EXISTING RECEPTACLE TO REMAIN.
- 2 WEATHERPROOF PLUGGING BOX WITH 6" PEDESTAL RATED FOR WET LOCATION WHILE IN USE. CAST ALUMINUM HOUSING WITH LOCKING COVER AND (1)50 AMP, 120/208V, 1PH RECEPTACLE. COLOR AND FINISH SELECTED BY ARCHITECT. COLE #TL410-WCS-9/14-5GR(CUSTOM). MOUNT ON CONCRETE FOOTING.
- 3 WEATHERPROOF PLUGGING BOX WITH 6" PEDESTAL RATED FOR WET LOCATION WHILE IN USE. CAST ALUMINUM HOUSING WITH LOCKING COVER AND (2)20 AMP DUPLEX GFCI RECEPTACLE. COLOR AND FINISH SELECTED BY ARCHITECT. COLE #TL310-WCS-GFCI SERIES. MOUNT ON CONCRETE FOOTING.
- 4 PROVIDE 1"C-3#10, 1#10GRD.
- 5 PROVIDE 1"C-2#10, 1#10GRD.
- 6 PROVIDE CONNECTION TO MECHANICAL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION AND ADDITIONAL INFORMATION.
- 7 PROVIDE WEATHERPROOF 30A FUSIBLE DISCONNECT SWITCH WITH 25A FUSES IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
- 8 PROVIDE WEATHERPROOF 30A FUSIBLE DISCONNECT SWITCH WITH 20A FUSES IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
- 9 PROVIDE CONNECTION TO SIGN IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. COORDINATE WITH SIGN CONTRACTOR FOR EXACT LOCATION AND ELECTRICAL REQUIREMENTS.
- 10 PROVIDE 1"C-2#8, 1#8GRD. FOR THE ENTIRE RUN OF THE BRANCH CIRCUIT.
- 11 PROVIDE 1"C-2#8, 1#8GRD.

SITE PLAN GENERAL NOTES

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7. MINIMUM CONDUCTOR SIZE SHALL BE #10 AWG. - U.N.O.
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9. PROVIDE PULL STRING IN ALL EMPTY CONDUITS.

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2ND BUILDING DEPT. SUBMITTAL	11/01/2022

PROJECT NO.: BUILDING DIVISION 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022
BY: O.D.
TITLE: SITE LIGHTING PLAN
SHEET: E1.2

REGISTERED ARCHITECT
ROBERT R. COFFEE
NO. C19020
REN 07-31-23
STATE OF CALIFORNIA

PROJECT NORTH
SCALE 3/32" = 1'-0" 1

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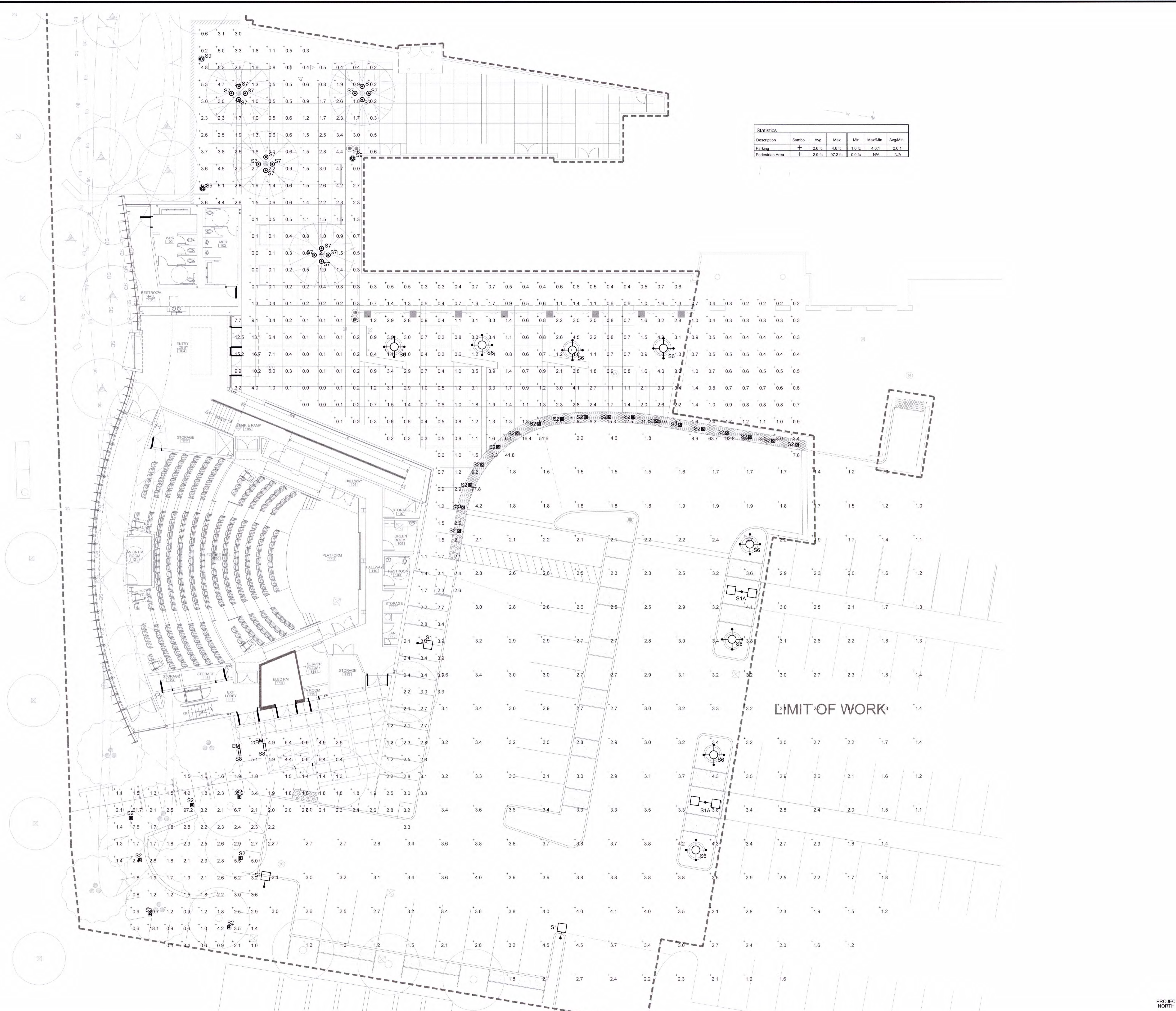
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2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: BUILDING DIVISION 2019.01
 DRAWN BY: RCA+A
 DATE: 11/01/2022
 BY: O.D.
 TITLE: SITE PHOTOMETRIC PLAN
 SHEET:

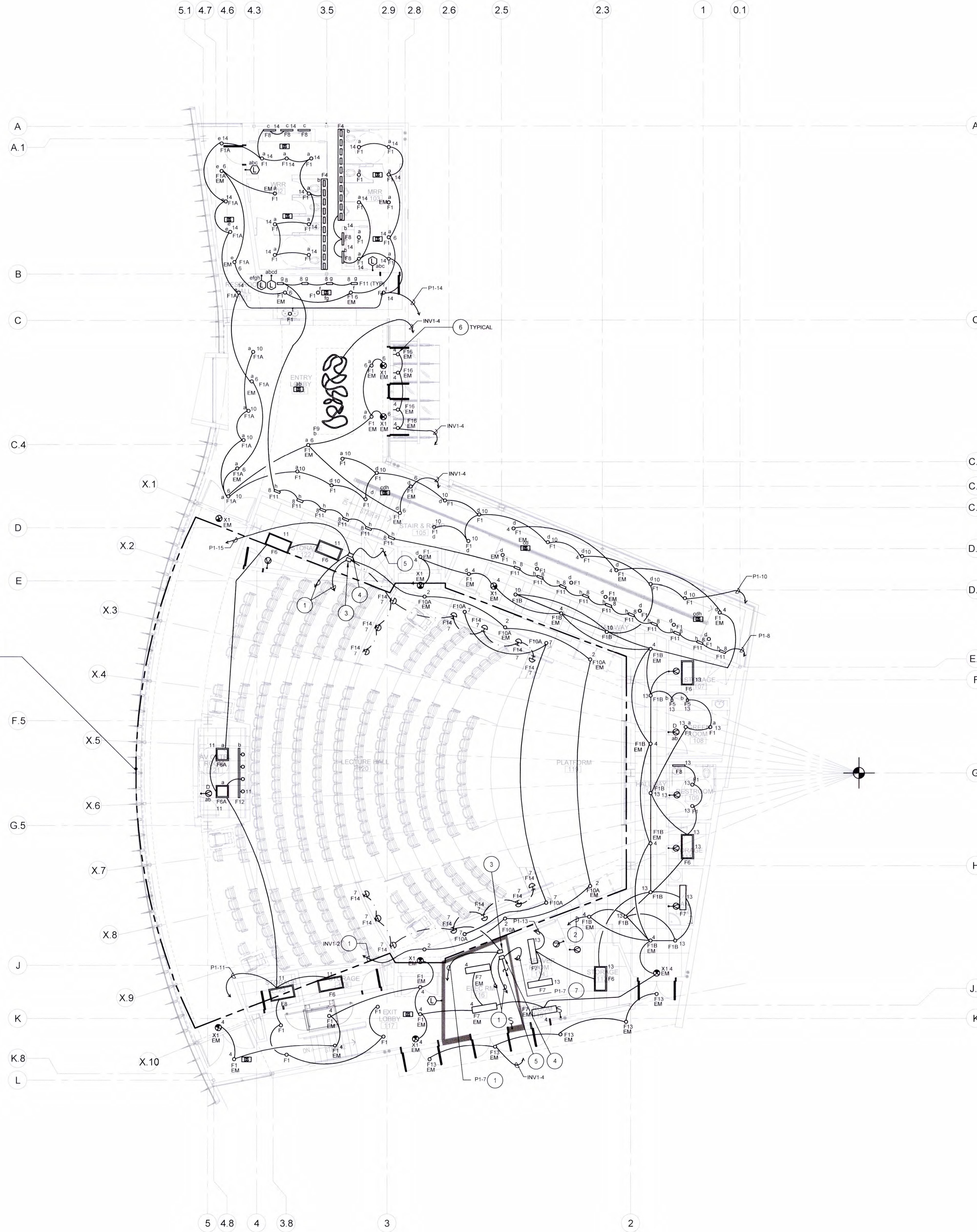
E1.2A

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	2.6 fc	4.6 fc	1.0 fc	4.6:1	2.6:1
Pedestrian Area	+	2.9 fc	92.2 fc	0.0 fc	N/A	N/A



SITE PHOTOMETRIC PLAN

PROJECT NORTH
 SCALE 3/32" = 1'-0"
 1



LECTURE HALL LIGHTS
CONTROLLED BY THEATRICAL
LIGHTING SYSTEM. SEE E2.2.

- ### PLAN NOTES
- 1 IN ADDITION TO POWER CONDUIT A.D. WIRING PROVIDE 1/2" C. WITH DMX CABLE CONNECTED TO EACH FIXTURE AND ROUTED TO TL EQUIPMENT RACK IN SERVER ROOM.
 - 2 1/2" C. WITH DMX CABLE CONNECTED TO EACH FIXTURE IN BACK CORRIDOR AND ROUTED TO TL EQUIPMENT RACK IN SERVER ROOM.
 - 3 REMOTE DRIVER FOR STEP LIGHT FIXTURE F14.
 - 4 REMOTE DRIVER FOR UP LIGHT FIXTURE F15. SEE E3.3.
 - 5 SEE E3.3 FOR CONTINUATION.
 - 6 WALL MOUNT FIXTURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

- ### GENERAL NOTES
1. REFER TO TYPICAL LIGHTING CONTROL DIAGRAMS & NOTES ON E0.2A.
 2. FOR CLARITY, BRANCH CIRCUIT CONDUIT & CONDUCTOR REQUIREMENTS HAVE NOT BEEN SHOWN ON PLANS FOR NORMAL & EMERGENCY LIGHTING. FOR LIGHTING THROUGHOUT ALL SPACES, PROVIDE CONDUIT AND CONDUCTORS IN ACCORDANCE WITH ELECTRICAL SPECIFICATION. PROVIDE #12 CONDUCTORS UNLESS SPECIFICALLY NOTED OTHERWISE.
 3. FOR EMERGENCY LIGHTING "EM" POWER BRANCH CIRCUITS, PROVIDE CONDUIT AND CONDUCTORS. SEPARATE FROM NORMAL POWER LIGHTING BRANCH CIRCUIT CONDUIT & CONDUCTORS. REFER TO NOTE #2 ABOVE. EMERGENCY LIGHTING BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRAL CONDUCTOR FOR EACH PHASE CONDUCTOR. SHARED NEUTRAL IS NOT ALLOWED.

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REGISTERED ARCHITECT
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NO. C10620
REN 07-31-23
STATE OF CALIFORNIA

JOB NO.	BUILDING DIVISION	2019.01
DRAWN BY:		RCA+A
DATE:		11/01/2022
	BY: O.D.	
TITLE:	BUILDING LIGHTING PLAN	
SHEET:	E2.1	

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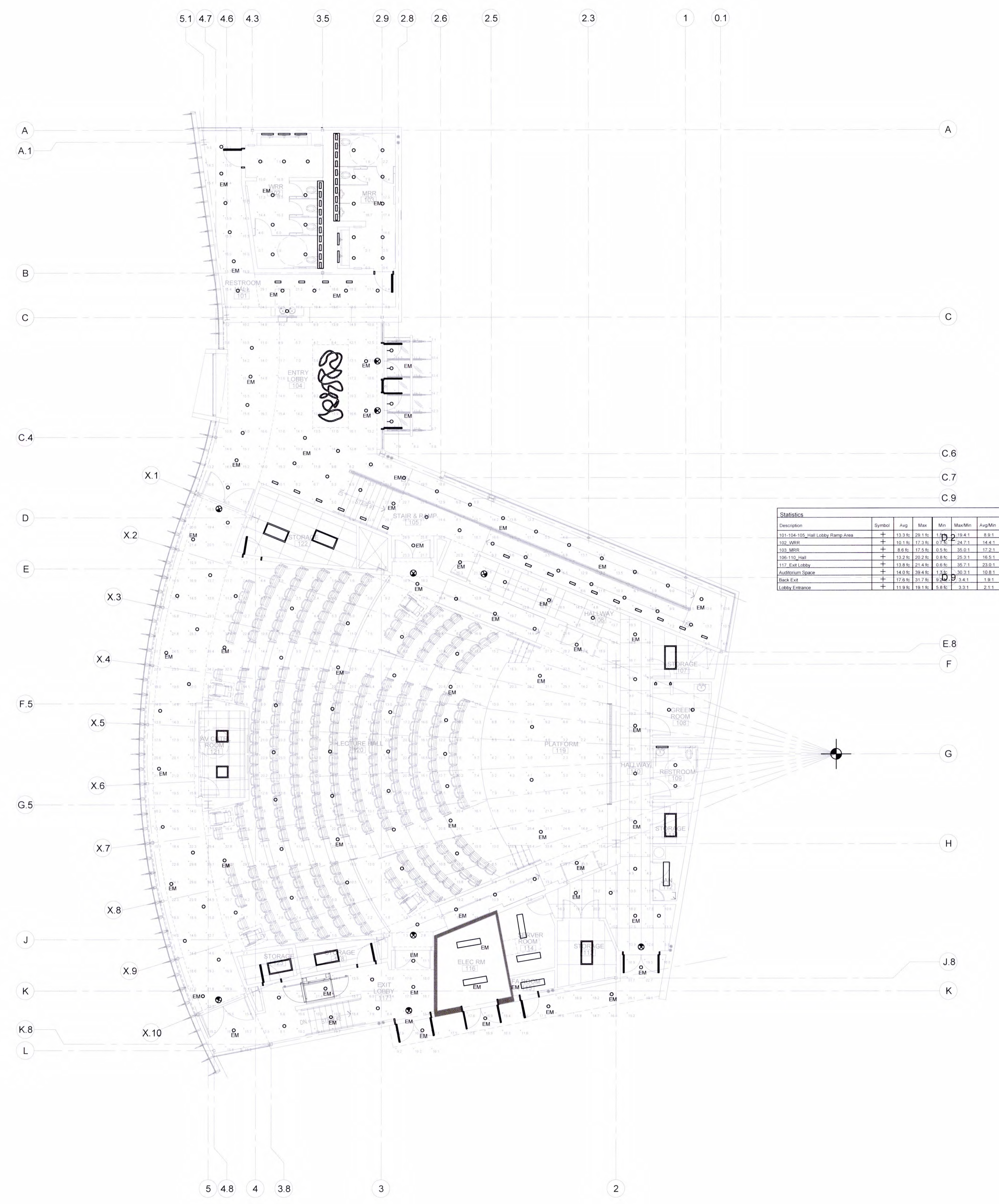
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2ND BUILDING DEPT. SUBMITTAL	11/01/2022



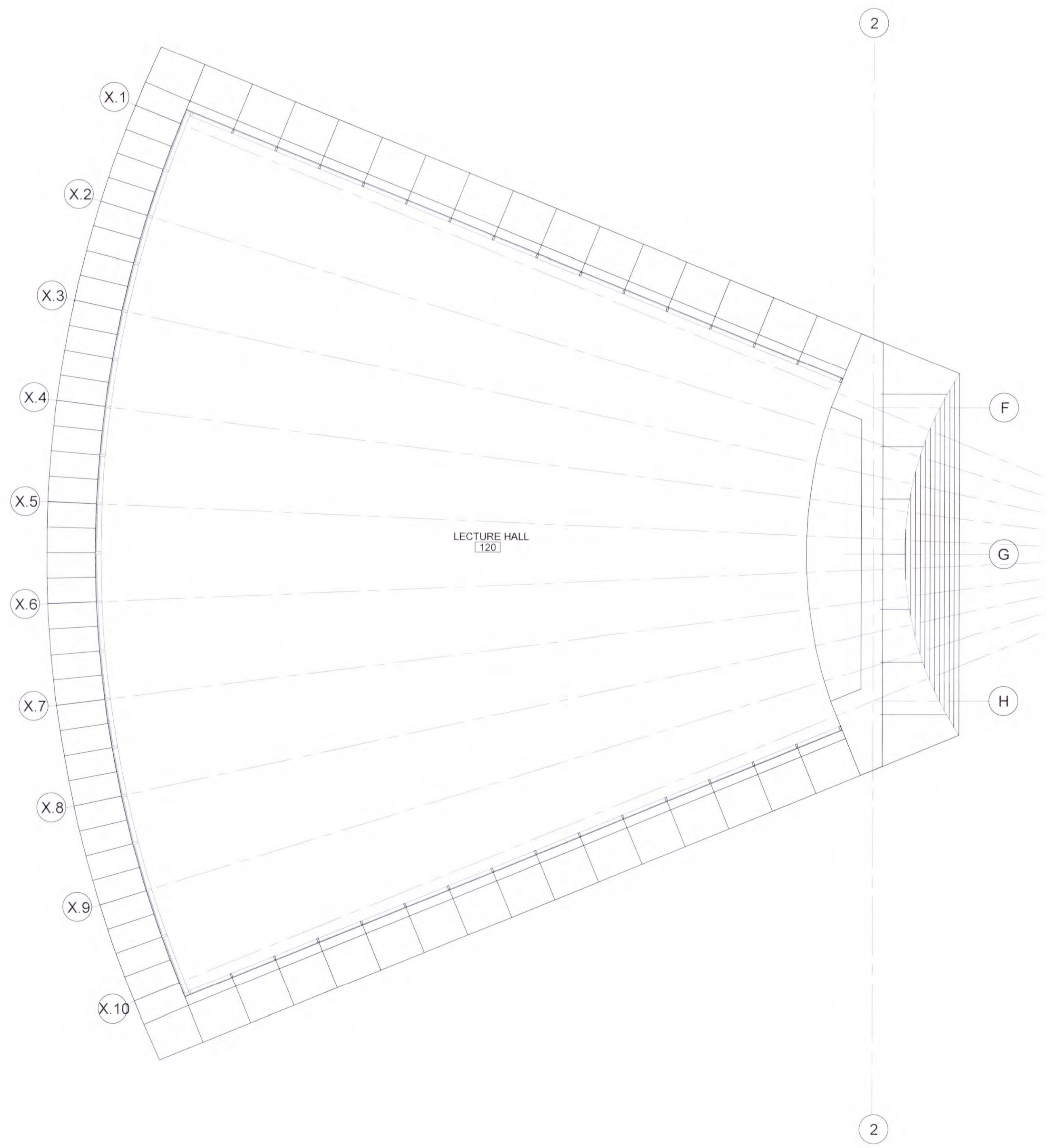
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 DRAWN BY: **RCA+A**
 DATE: **11/01/2022**
 BY: **O.D.**

TITLE: **EMERGENCY EGRESS
 PHOTOMETRIC PLAN**

SHEET: **E2.1A**

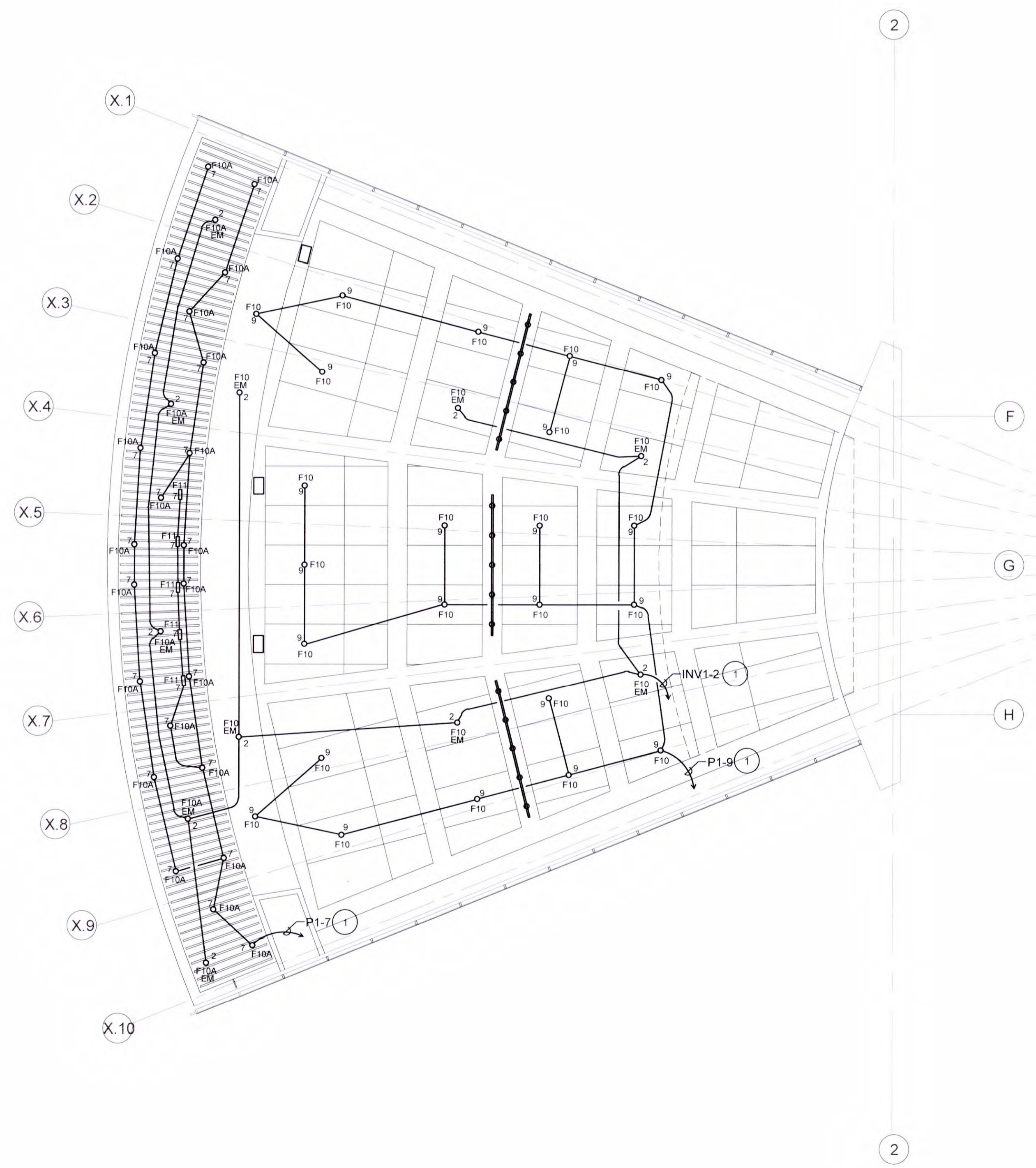


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LIGHTING PLAN (Outside of Glass Line)

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



LIGHTING PLAN (Over the Lecture Hall Only)

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



PLAN NOTES

- 1 IN ADDITION TO POWER CONDUIT AND WIRE PROVIDE 1/2" WITH DMX CABLE CONNECTED TO EACH FIXTURE AND ROUTED TO TL EQUIPMENT RACK IN SERVER ROOM.

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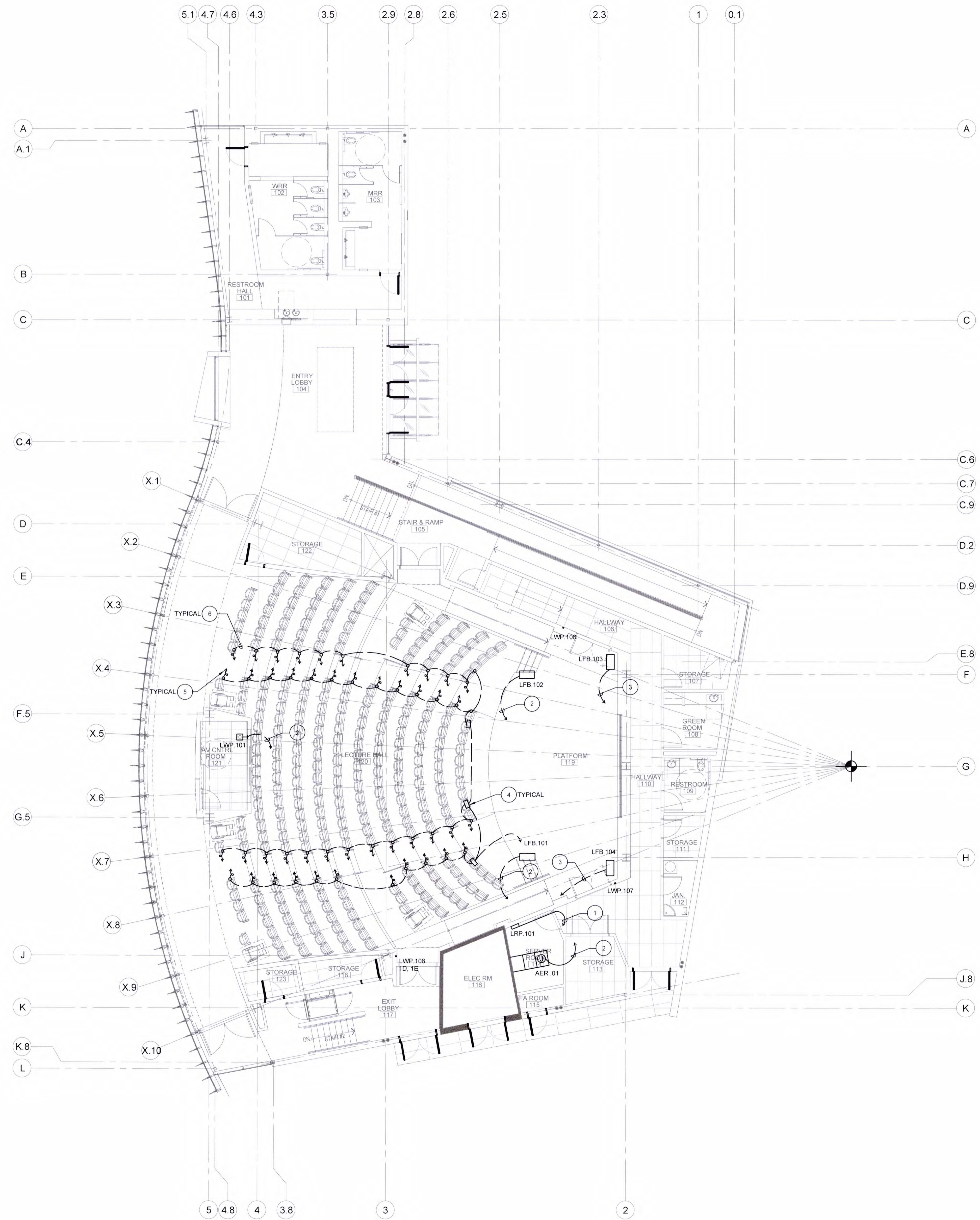


JOB NO.: BUILDING DIVISION 2019.01
 DRAWN BY: **MDY** / **SS** / **MDY** RCA+A
 DATE: 11/01/2022
 BY: O.D.

TITLE: LECTURE HALL LIGHTING PLAN

SHEET: E2.2

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THEATRICAL LIGHTING PLAN - STAGE LEVEL

PROJECT NORTH
 SCALE 1/8" = 1'-0" 1

PLAN NOTES

- 1 REFER TO SINGLE LINE DIAGRAM ON E0.3 FOR FEEDER REQUIREMENTS.
- 2 1/2" C.-2#12; 1#12 GRD. TO LRP. 101.
- 3 3/4" C.-4#12; 1#12 GRD. TO LRP. 101.
- 4 SEAT LIGHT POWER SUPPLY.
- 5 CONNECT TO LED LIGHT IN SEAT SIDE PANEL.
- 6 LOW VOLTAGE WIRING TO BE RUN BELOW FLOOR IN 1/2" C.

GENERAL NOTES

1. REFER TO THEATER LIGHTING PLANS CTL-SERIES FOR ADDITIONAL REQUIREMENT NOT SHOWN ON THE ELECTRICAL PLANS AND FOR THE DIVISION OF RESPONSIBILITY.

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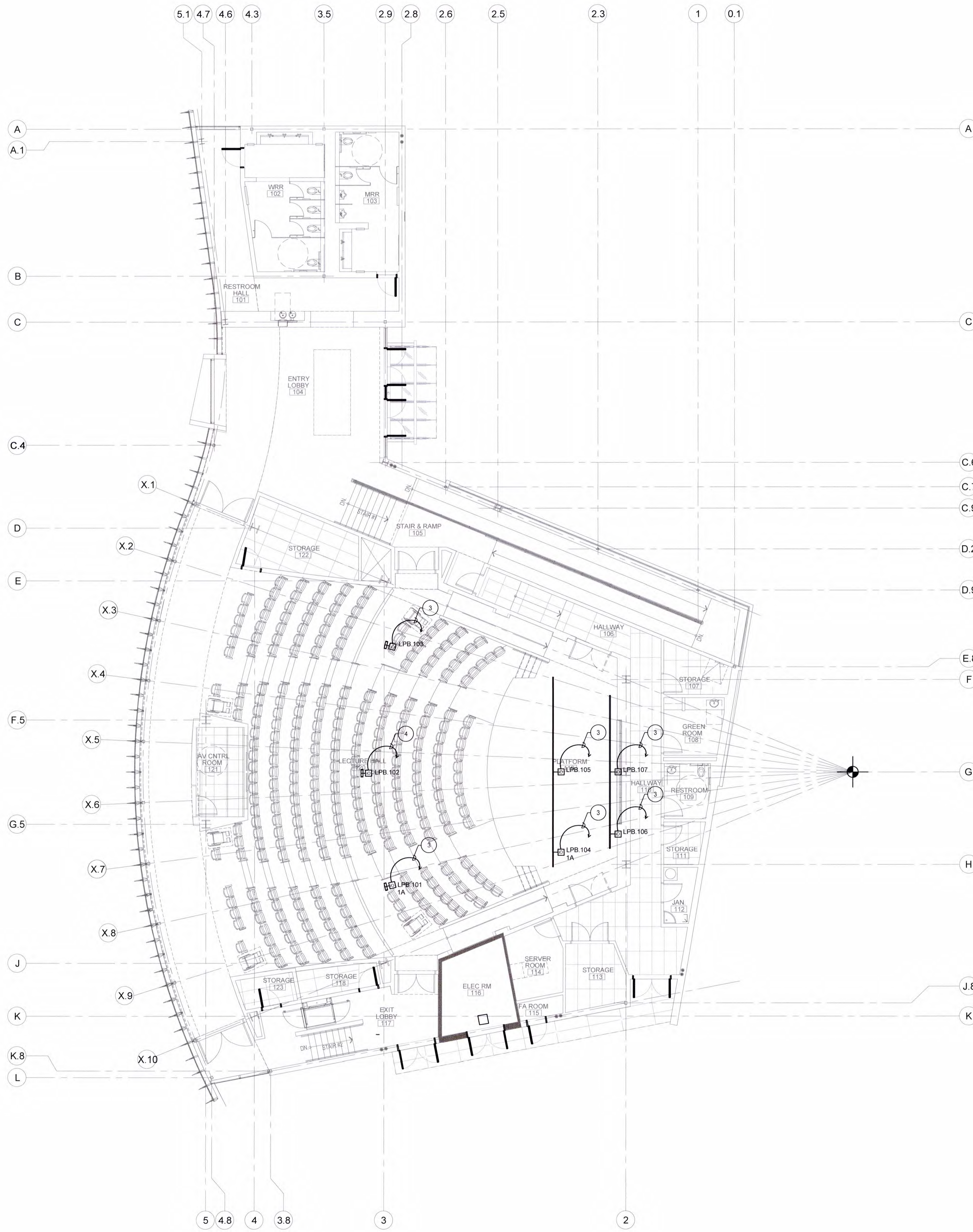
REGISTERED ARCHITECT
 ROBERT R. COFFEE
 NO. C10620
 REN 07-31-23
 STATE OF CALIFORNIA

JOB NO.: BUILDING DIVISION 2019.01
 DRAWN BY: RCA+A
 DATE: 11/01/2022
 BY: C.D.

TITLE: THEATRICAL LIGHTING PLAN - STAGE LEVEL
 SHEET

E2.3

FBA Engineering / Plot Date: 10/18/2022 4:59 PM / Plotted by: CaSandra Anson / Drawing Location: I:\409\033\E2_4_409033.dwg
 XREF:
 FILE PATH:



THEATRICAL LIGHTING PLAN - PIPE LEVEL

PROJECT NORTH
 SCALE
 1/8" = 1'-0" 1

PLAN NOTES

- 1 1/2"C.-2#12;1#12 GRD. TO LRP.101.
- 2 3/4"C.-4#12;1#12 GRD. TO LRP.101.
- 3 1"C.-6#12;1#12 GRD. TO LRP.101.
- 4 1 1/4"C.-8#12;1#12 GRD. TO LRP.101.

THEATRICAL LIGHTING GENERAL NOTES

1. REFER TO THEATER LIGHTING PLANS (TL-SERIES) FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON THE ELECTRICAL PLANS AND FOR THE DIVISION OF RESPONSIBILITY.

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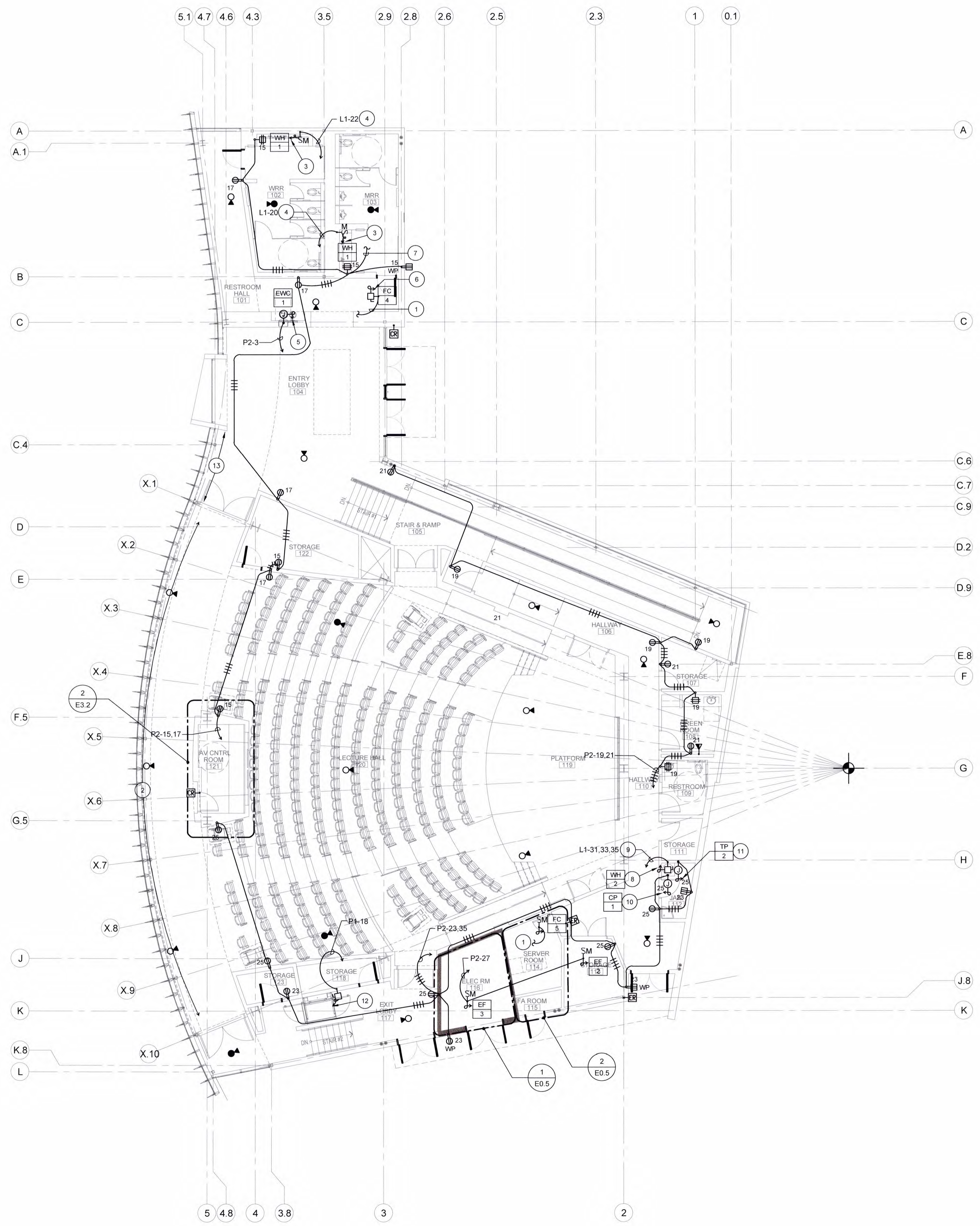
REVISIONS	DATE
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2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: BUILDING DIVISION 2019.01
 DRAWN BY: RCA+A
 DATE: NOV 23 2022 11/01/2022
 BY: O.D.
 TITLE: THEATRICAL LIGHTING PLAN - PIPE LEVEL
 SHEET:

E2.4

FBA Engineering / Plot Date: 10/18/2022 4:59 PM / Plotted by: Cassandra Anson / Drawing Location: I:\409\03\03\03\1_409033.dwg
 XREF: FILE PATH:



BUILDING POWER & SIGNAL PLAN

PROJECT NORTH
 SCALE 1/8" = 1'-0"
 1

PLAN NOTES

- 1 UP TO ASSOCIATED OUTDOOR CONDENSER UNIT AT ROOF. REFER TO E3.3 FOR REQUIREMENTS.
- 2 TWO SETS OF (36) MOTORIZED SHADES ALONG THIS WALL. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. SHADES SHALL BE CONNECTED TO 208Y/120V PANEL AND CONTROLLED BY AUDIO/VISUAL SYSTEM.
- 3 CONNECT TO INSTA HOT WATER HEATER IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. REFER TO PLUMBING DRAWINGS FOR EXACT LOCATION AND ADDITIONAL INFORMATION.
- 4 3/4"C.-2#10, 1#10GRD.
- 5 CONNECT TO ELECTRIC WATER COOLER IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. REFER TO PLUMBING DRAWINGS FOR EXACT LOCATION AND ADDITIONAL INFORMATION.
- 6 CONNECT TO MECHANICAL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION AND ADDITIONAL INFORMATION.
- 7 3/4"C.-2#12, 1#12GRD. UP TO ROOF RECEPTACLE. REFER TO E3.3 FOR LOCATION AND REQUIREMENTS.
- 8 CONNECT TO ELECTRIC WATER HEATER IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. REFER TO PLUMBING DRAWINGS FOR EXACT LOCATION AND ADDITIONAL INFORMATION.
- 9 3/4"C.-3#12, 1#12GRD.
- 10 CONNECT TO CIRCULATION PUMP IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. REFER TO PLUMBING DRAWINGS FOR EXACT LOCATION AND ADDITIONAL INFORMATION.
- 11 CONNECT TO ELECTRIC TRAP PRIMER IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. REFER TO PLUMBING DRAWINGS FOR EXACT LOCATION AND ADDITIONAL INFORMATION.
- 12 CONNECT TO WHEELCHAIR LIFT. COORDINATE ELECTRICAL CONNECTION WITH WHEELCHAIR LIFT INSTALLER. INSTALL DISCONNECT IN A LOCATION TO MEET CODE REQUIRED CLEARANCES.
- 13 TWO SETS OF (5) MOTORIZED SHADES ALONG ENTRY LOBBY WALL. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

MOTORIZED SHADE GENERAL NOTES:

ELECTRICAL PLANS DO NOT SHOW ELECTRICAL REQUIREMENTS FOR WINDOW MOTORIZED SHADES AND/OR BLACK-OUT SHADES SYSTEMS. PROVIDE ALL CONDUIT, WIRE, J-BOXES, OUTLET BOXES, CONNECTIONS TO MOTORS, MOTOR CONTROLLERS AND SWITCHES, ETC. REQUIRED FOR A COMPLETE AND OPERABLE MOTORIZED SHADE INSTALLATION. VERIFY EXACT LOCATION FOR MOTORS, MOTOR CONTROLLERS, AND CONTROL SWITCHES WITH ARCHITECTURAL REFLECTED CEILING PLANS, DETAILS AND SPECIFICATION SECTIONS.

MOTORIZED SHADE CIRCUITS: P2-4,6,8,10,12,14 (LECTURE HALL)
 P2-16 (ENTRY LOBBY)

GENERAL NOTES

1. FOR CLARITY SOME BRANCH CIRCUIT CONDUIT & CONDUCTOR REQUIREMENTS HAVE NOT BEEN SHOWN ON PLANS FOR ALL POWER BRANCH CIRCUITS. FOR POWER THROUGHOUT ALL SPACES, PROVIDE CONDUIT AND CONDUCTORS IN ACCORDANCE WITH ELECTRICAL SPECIFICATIONS. PROVIDE #12 CONDUCTORS UNLESS SPECIFICALLY NOTED OTHERWISE.

SMOKE-FIRE DAMPER GENERAL NOTES:

1. ELECTRICAL PLANS DO NOT SHOW ELECTRICAL REQUIREMENTS FOR SMOKE/FIRE DAMPERS (SFD). PROVIDE ALL CONDUIT, WIRE, J-BOXES, OUTLET BOXES, ETC. REQUIRED FOR A COMPLETE AND OPERABLE MECHANICAL INSTALLATION. CONNECT NO MORE THAN TEN DAMPERS PER CIRCUIT.

SMOKE/FIRE DAMPER CIRCUITS:
 P##

2. REFER TO MECHANICAL PLANS FOR SMOKE/FIRE DAMPER (SFD) LOCATIONS AND QUANTITIES.

3. PROVIDE QUANTITY OF AREA AND/OR DUCT SMOKE DETECTORS AS REQUIRED FOR PROPER OPERATION OF SFD.

4. POWER FOR SFD TO BE CONTROLLED BY FIRE ALARM RELAY OPERATED BY FIRE ALARM PANEL. CONTACT OF RELAY TO OPEN WITH FIRE ALARM CONDITION DISCONNECTING POWER FROM DAMPERS. REFER TO DETAIL 3/E.5.

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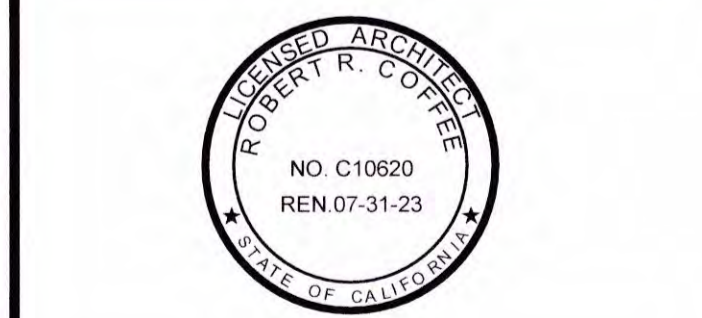
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JOB NO: BUILDING DIVISION 2019.01
 DRAWN BY: RCA+A
 DATE: 11/01/2022
 BY: O.D.

TITLE: BUILDING POWER & SIGNAL PLAN

SHEET: E3.1

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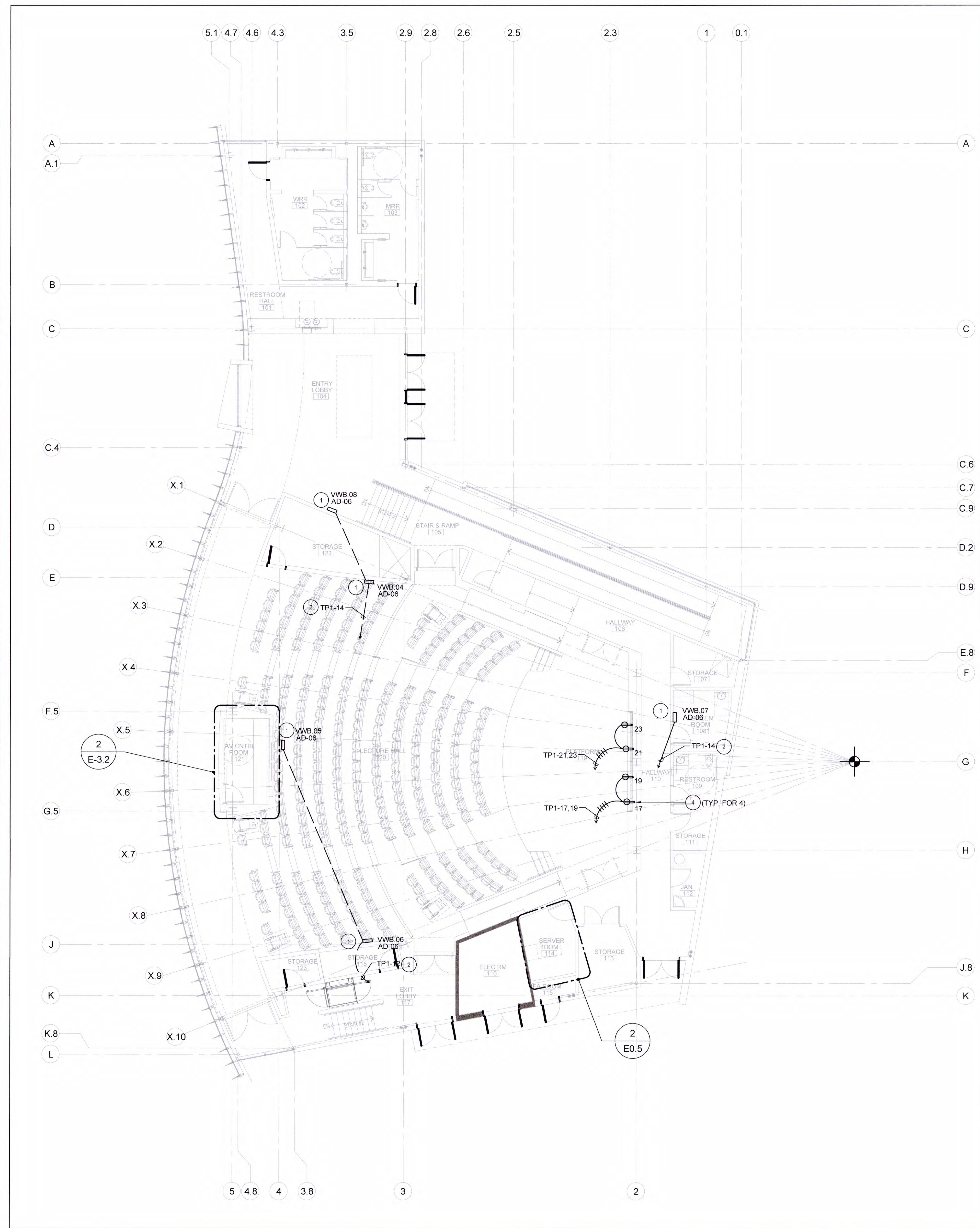
JOB NO.:	BUILDING DIVISION	2019.01
DRAWN BY:	MY 2 8 2022	RCA+A
DATE:	11/01/2022	
BY:	O.D.	
TITLE:	AV POWER PLAN	
SHEET:	E3.2	

PLAN NOTES

- 1 PROVIDE ISOLATED GROUND RECEPTACLE IN AV BOX.
- 2 3/4" C. - 2#12, 3#12 GRD. 1#12 ISOLATED GROUND.
- 3 PROVIDE ISOLATED GROUND DOUBLE DUPLEX RECEPTACLE LOCATED ADJACENT TO AV BOX.
- 4 FOR POWER TO LED WALL. COORDINATE EXACT LOCATION WITH LED INSTALLERS.

AV POWER GENERAL NOTES

- 1 REFER TO AUDIO/VISUAL/LIGHTING PLANS AND SPECIFICATIONS FOR CONDUIT, BOXES OUTLET AND CABLING REQUIREMENTS AND ADDITIONAL WORK AND RESPONSIBILITIES TO BE PERFORMED BY THE ELECTRICAL CONTRACTOR.
- 2 REFER TO AUDIO/VISUAL/LIGHTING PLANS AND PROVIDE ALL REQUIRED LOW VOLTAGE WIRING.



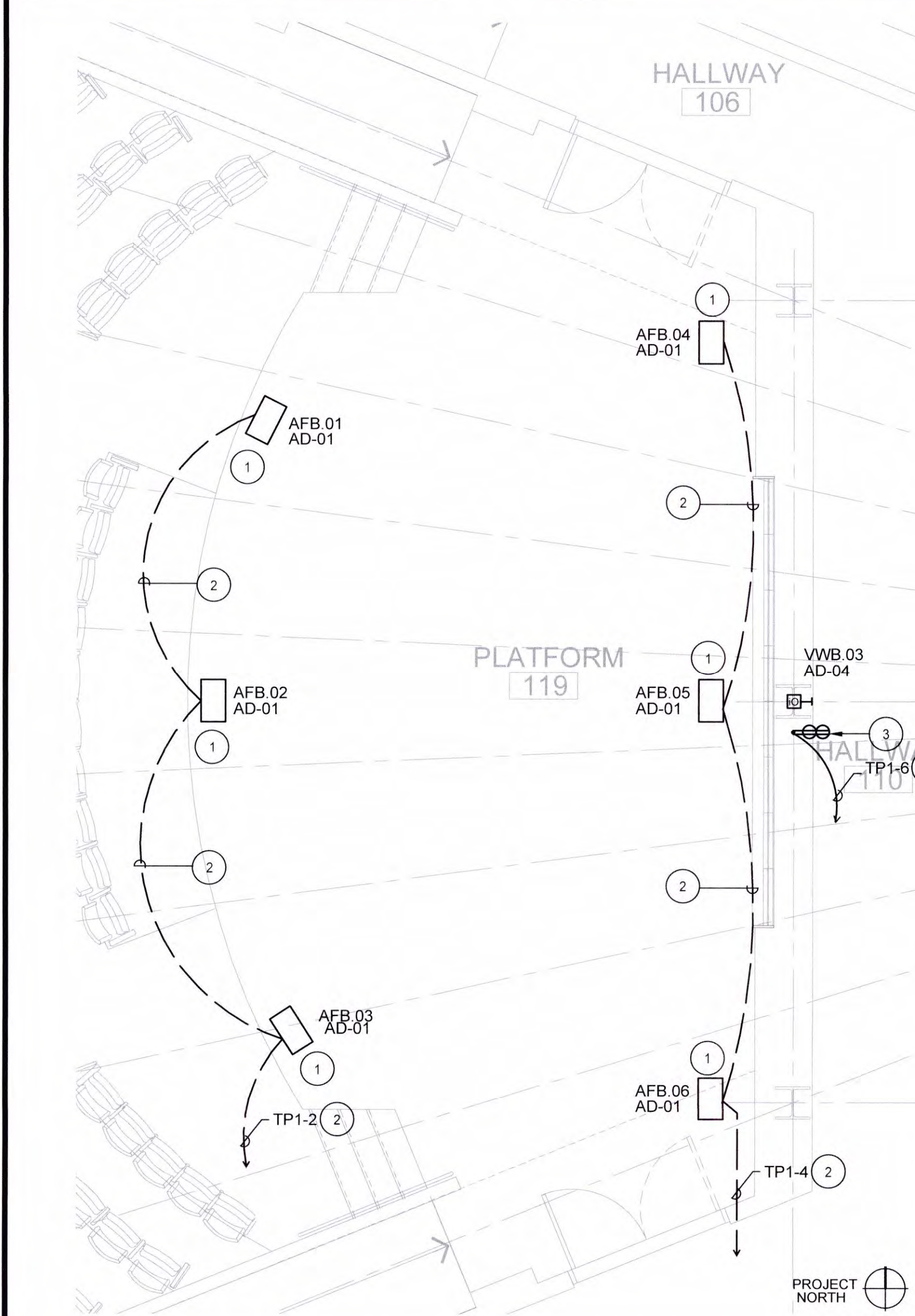
AV POWER PLAN

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



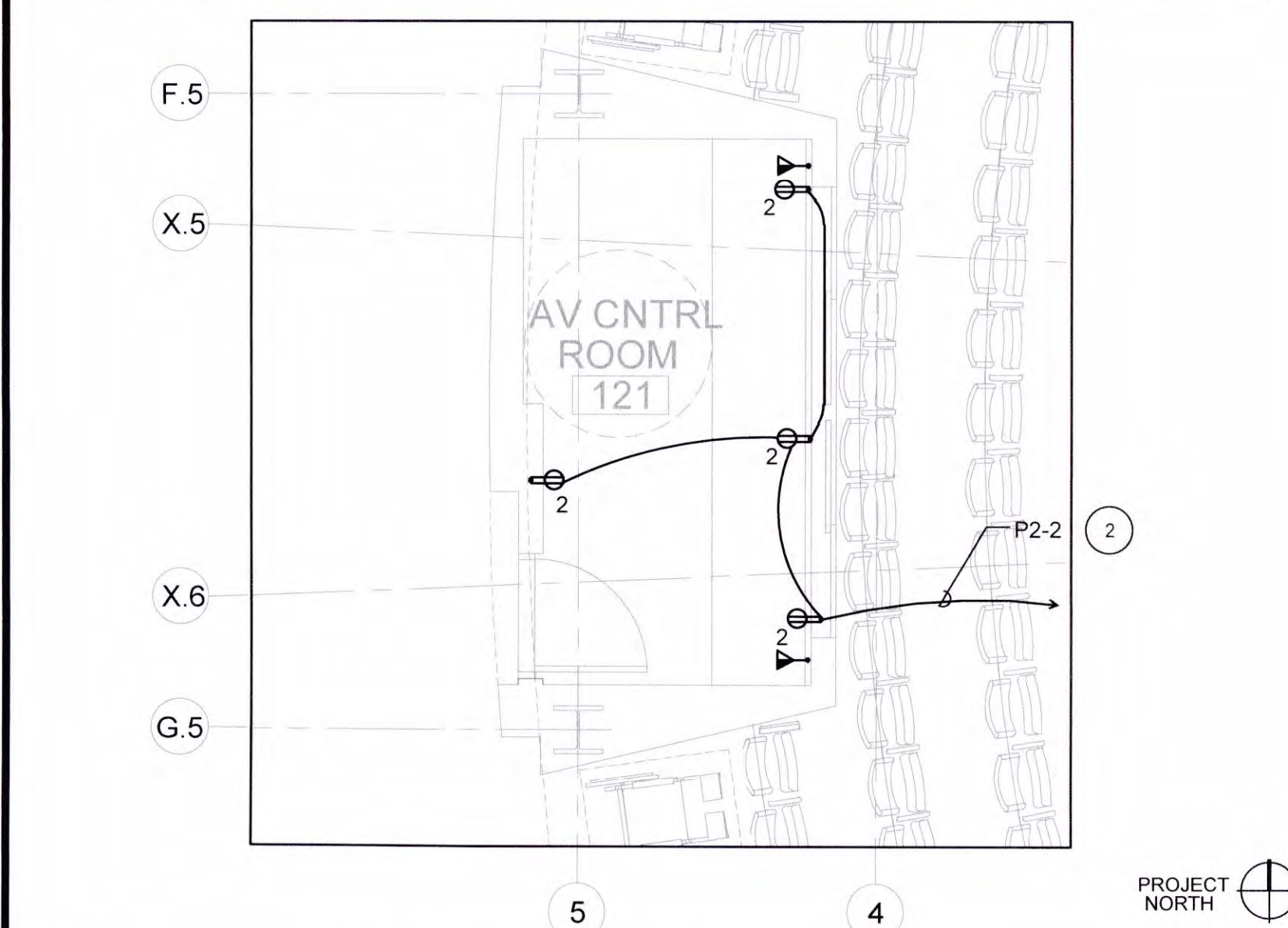
ENLARGED CONTROL BOOTH

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



ENLARGED PLATFORM

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



ENLARGED AV CONTROL ROOM PLAN

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

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JOB NO.:	2019.01
DRAWN BY:	RCA+A
DATE:	11/01/2022
BY:	O.D.
TITLE:	ROOF ELECTRICAL PLAN
SHEET:	E3.3

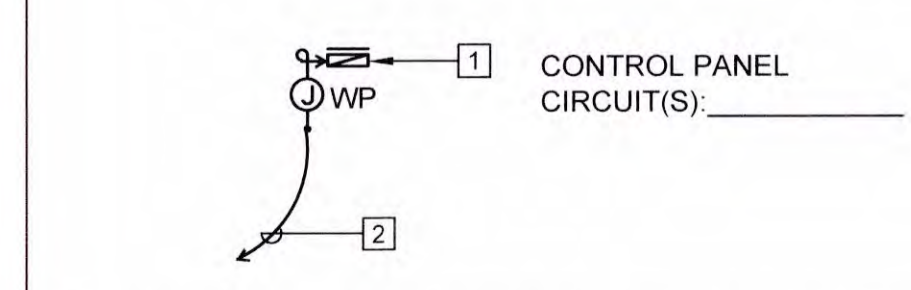


PLAN NOTES

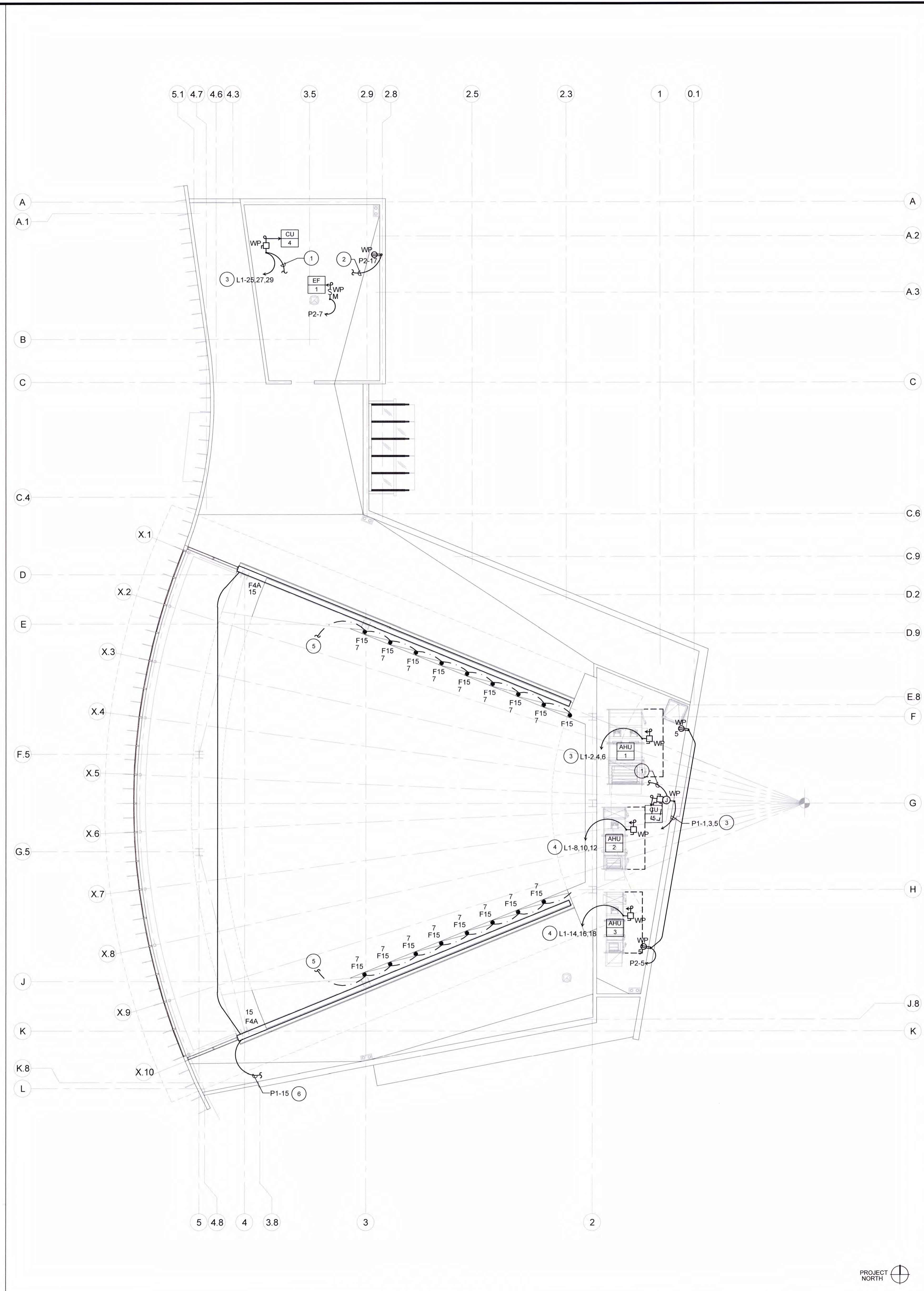
- 3/4" C. - CONDUCTORS AS REQUIRED TO ASSOCIATED INDOOR FAN COIL UNIT.
- 3/4" C. -2#12, 1#12 GRD. TO RECEPTACLE BRANCH CIRCUIT IN RESTROOM BELOW.
- 3/4" C. -3#10, 1#10 GRD.
- 3/4" C. -3#12, 1#12 GRD.
- DOWN TO REMOTE DRIVER. SEE E2.1 FOR CONTINUATION.
- IN ADDITION TO POWER CONDUIT PROVIDE 1/2" C. WITH LOW VOLTAGE CABLE FOR DIMMING CONTROL. ROUTE TO TL EQUIPMENT RACK IN SERVER ROOM.

MECHANICAL EQUIPMENT GENERAL NOTES

- VERIFY EXACT LOCATION OF MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION OF CONDUIT.
- ALL EQUIPMENT, DEVICES, SAFETY SWITCH, JUNCTION BOXES CONNECTIONS, ETC. MOUNTED ON THE ROOF OR EXTERIOR SHALL BE WEATHERPROOF.
- REFER TO MECHANICAL CONTROL DIAGRAMS FOR ALL SENSORS, TIME CLOCKS, RELAYS, TIMERS, STARTERS, LINE AND LOW VOLTAGE CONDUIT AND PROVIDE AS REQUIRED.
- SAFETY SWITCHES SHALL BE HORSEPOWER RATED WITH CURRENT LIMITING FUSES, SIZED PER THE MANUFACTURER'S RECOMMENDATION. SWITCHES SHALL HAVE "RK-1" FUSE REJECTION CLIPS.
- ELECTRICAL PLAN DO NOT INDICATE MECHANICAL AND PLUMBING EQUIPMENT CONTROL. REFER TO MECHANICAL AND PLUMBING PLANS AND SPECIFICATIONS AND PROVIDE ALL CONDUIT, WIRE, J-BOXES, OUTLET BOXES, RELAY SWITCHES, TIME SWITCHES, CONTROL CIRCUITS, ETC. REQUIRED FOR A COMPLETE AND OPERABLE MECHANICAL AND PLUMBING INSTALLATION. ALL WIRE SHALL BE INSTALLED IN CODE SIZED CONDUIT.
- LOCATIONS OF SAFETY SWITCHES AND CONNECTIONS FOR MECHANICAL AND PLUMBING EQUIPMENT ARE SHOWN DIAGRAMMATICALLY. VERIFY ACTUAL LOCATIONS WITH EQUIPMENT SHOP DRAWINGS AND LOCATE SAFETY SWITCHES AS TO PROVIDE CODE REQUIRED CLEARANCES AND ACCESS. SAFETY SWITCHES LOCATED ON THE ROOF SHALL BE MOUNTED 30" MINIMUM ABOVE THE ROOF.
- ELECTRICAL PLANS DO NOT SHOW ELECTRICAL REQUIREMENTS FOR MECHANICAL CONTROL PANELS. PROVIDE ALL CONDUIT, WIRE, J-BOXES, CONNECTIONS, ETC. FOR A COMPLETE & OPERABLE MECHANICAL SYSTEM. REFER TO DETAIL BELOW.



- CONTROL PANEL. COORDINATE EXACT LOCATION & REQUIREMENTS WITH MECHANICAL.
- 3/4" C. - 2#10, 1#10 GROUND TO CIRCUIT(S) INDICATED ABOVE.



ROOF ELECTRICAL PLAN

PROJECT NORTH
SCALE 1/8" = 1'-0"
1

Keynote Legend

Key	Keynote
AD-06	(1) 20A/120V Duplex Tech Power Circuit required mounted inside AV box. Maximum of (3) Tech Power receptacles can share a circuit.

Note: Refer to Architectural Elevation drawings for all TV and Camera mounting heights/locations relative to wall panel reveals.

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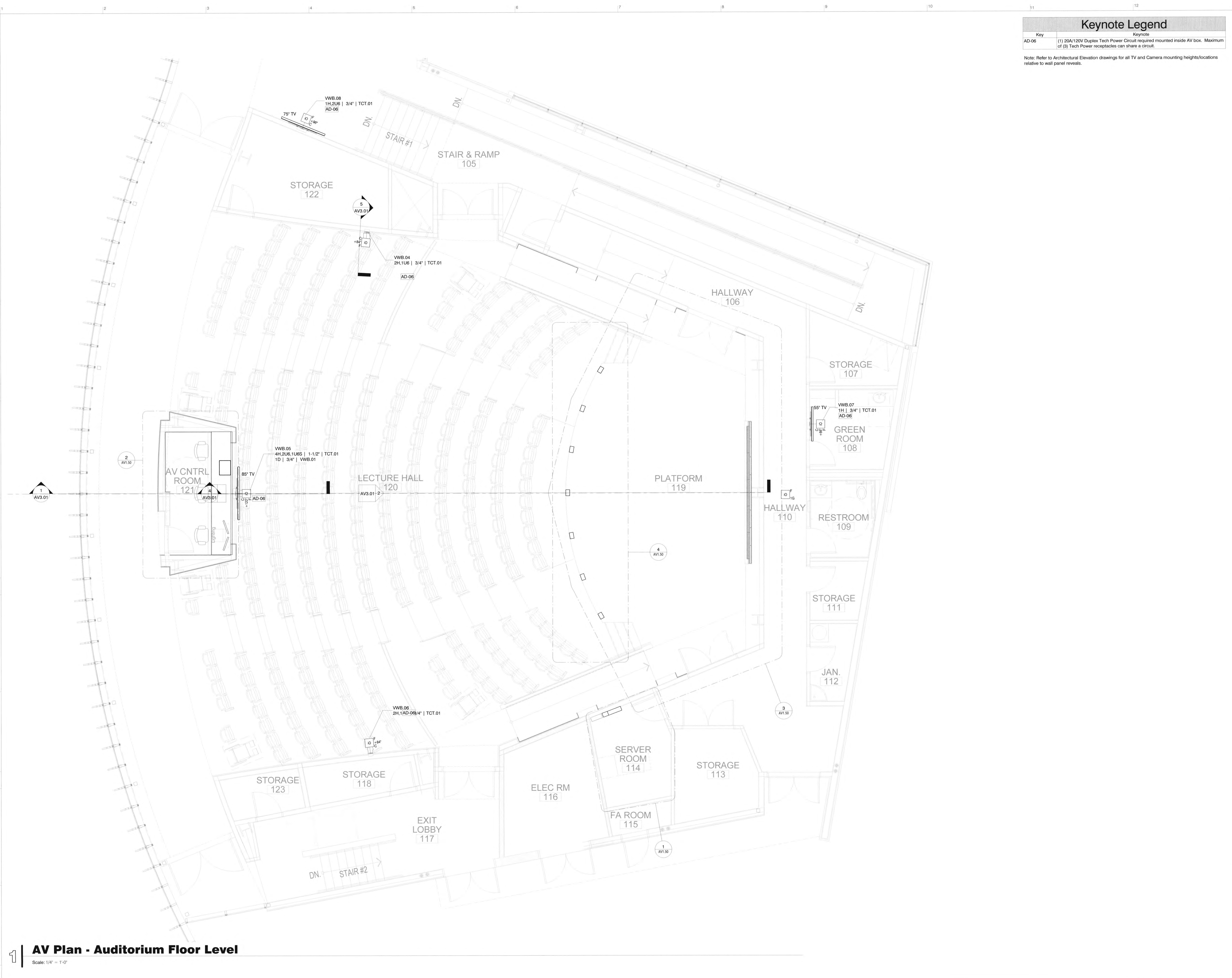
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 JOB NO.: 2019.01
 DRAWN BY: Author
 DATE: 11/01/2022

TITLE: AV Plan - Auditorium
 SHEET:
AV1.00



AV Plan - Auditorium Floor Level
 Scale: 1/4" = 1'-0"

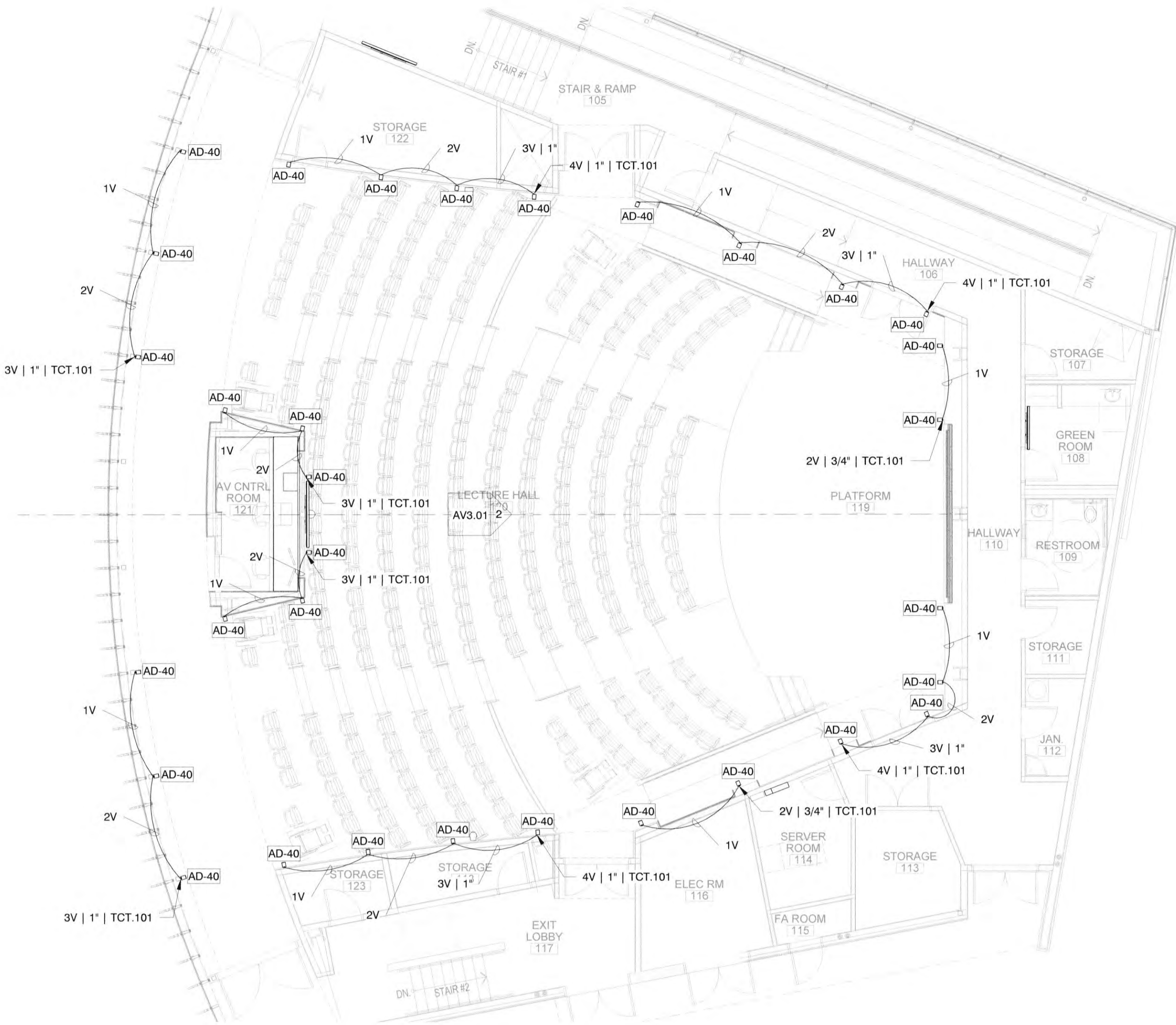
Keynote Legend

Key	Keynote
AD-40	Digital Acoustics Lateral Speaker. Provide conduit stub flush with wall surface directly behind speaker (coordinate so that speaker conceals conduit/cabling). All conduit to be 3/4" UON.

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1 | AV Plan - Digital Acoustics Alternate
 Scale: 1/8" = 1'-0"

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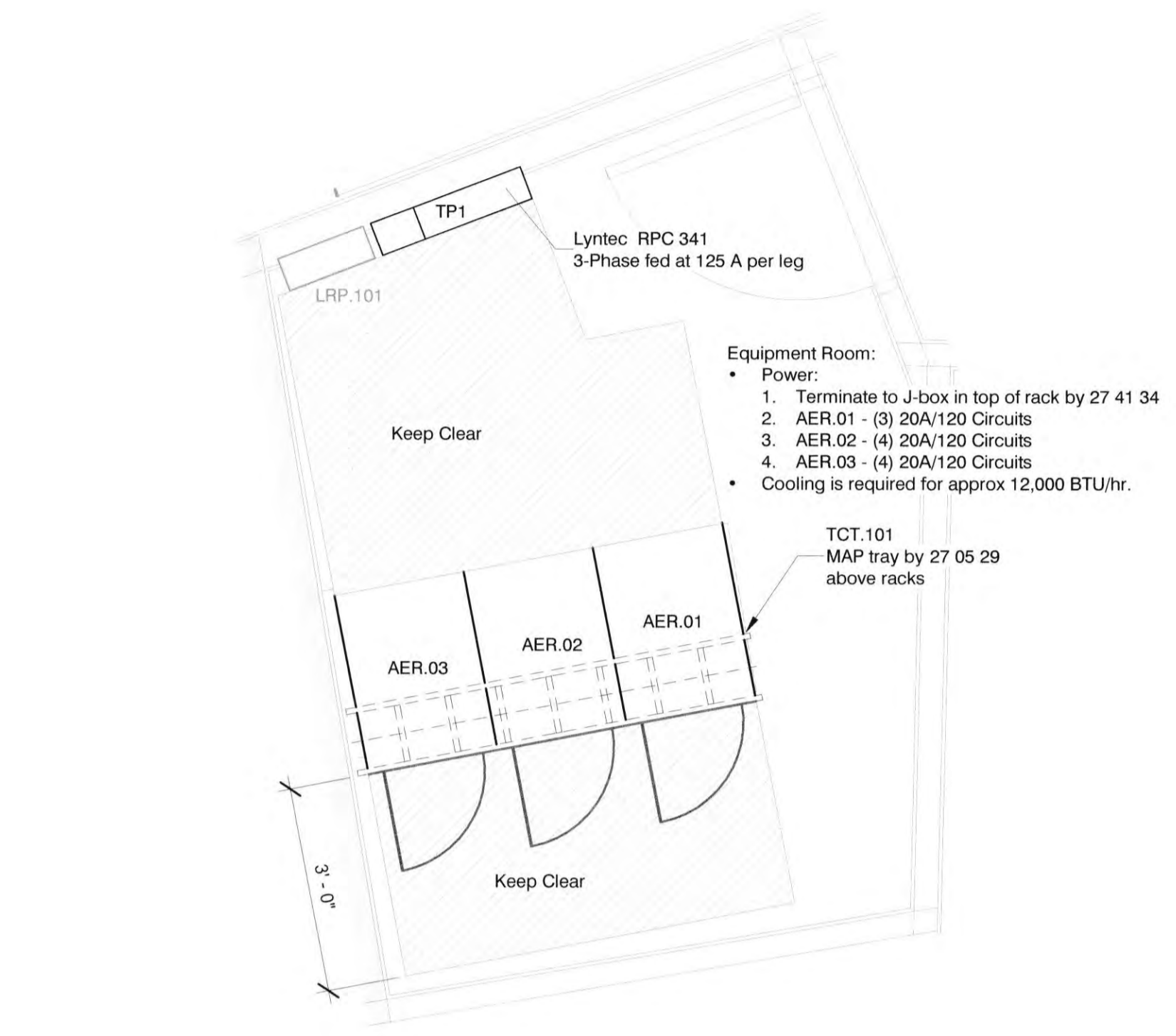


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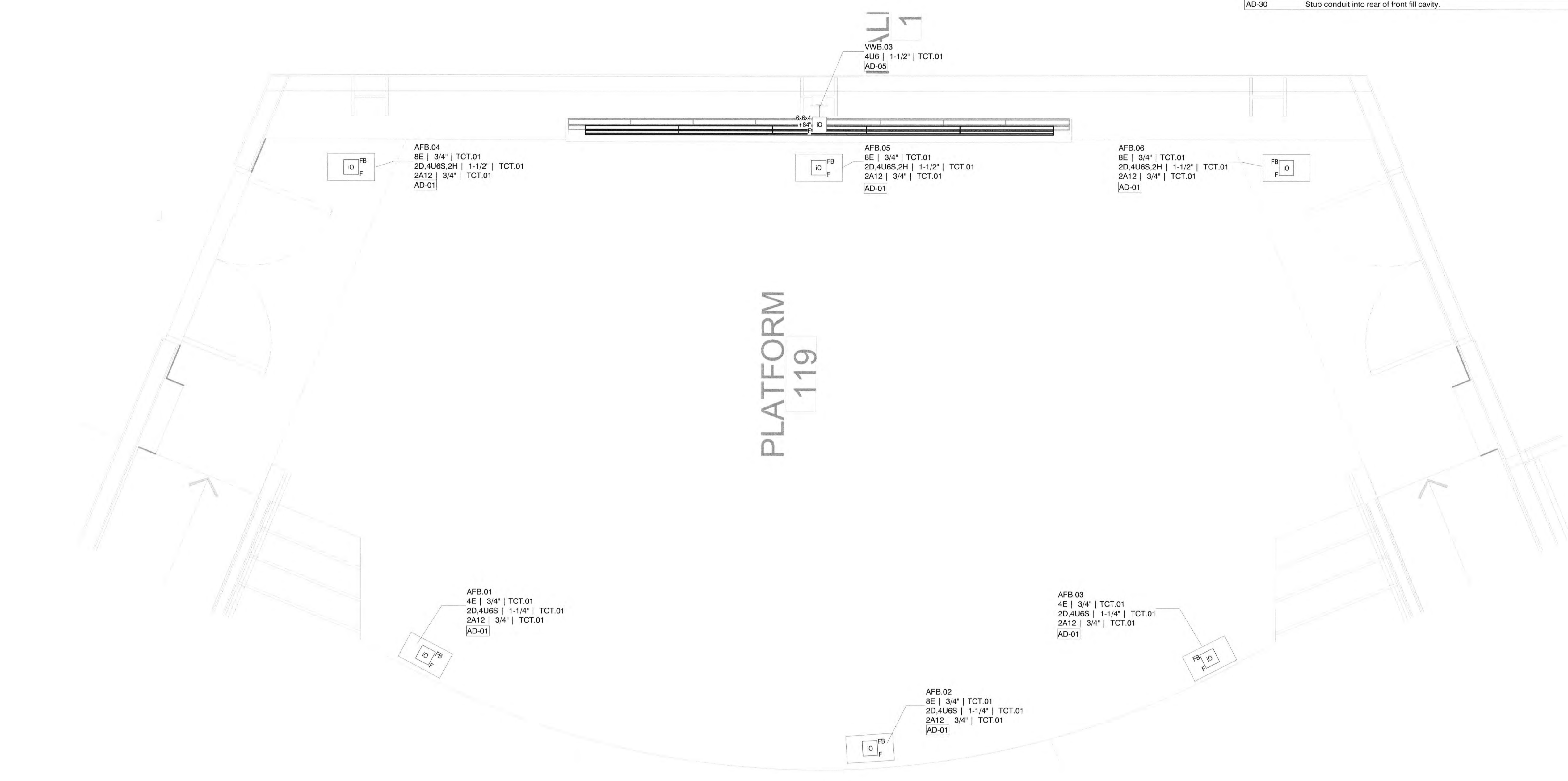
TITLE: Digital Acoustics
 Alternate

SHEET:
AV1.11

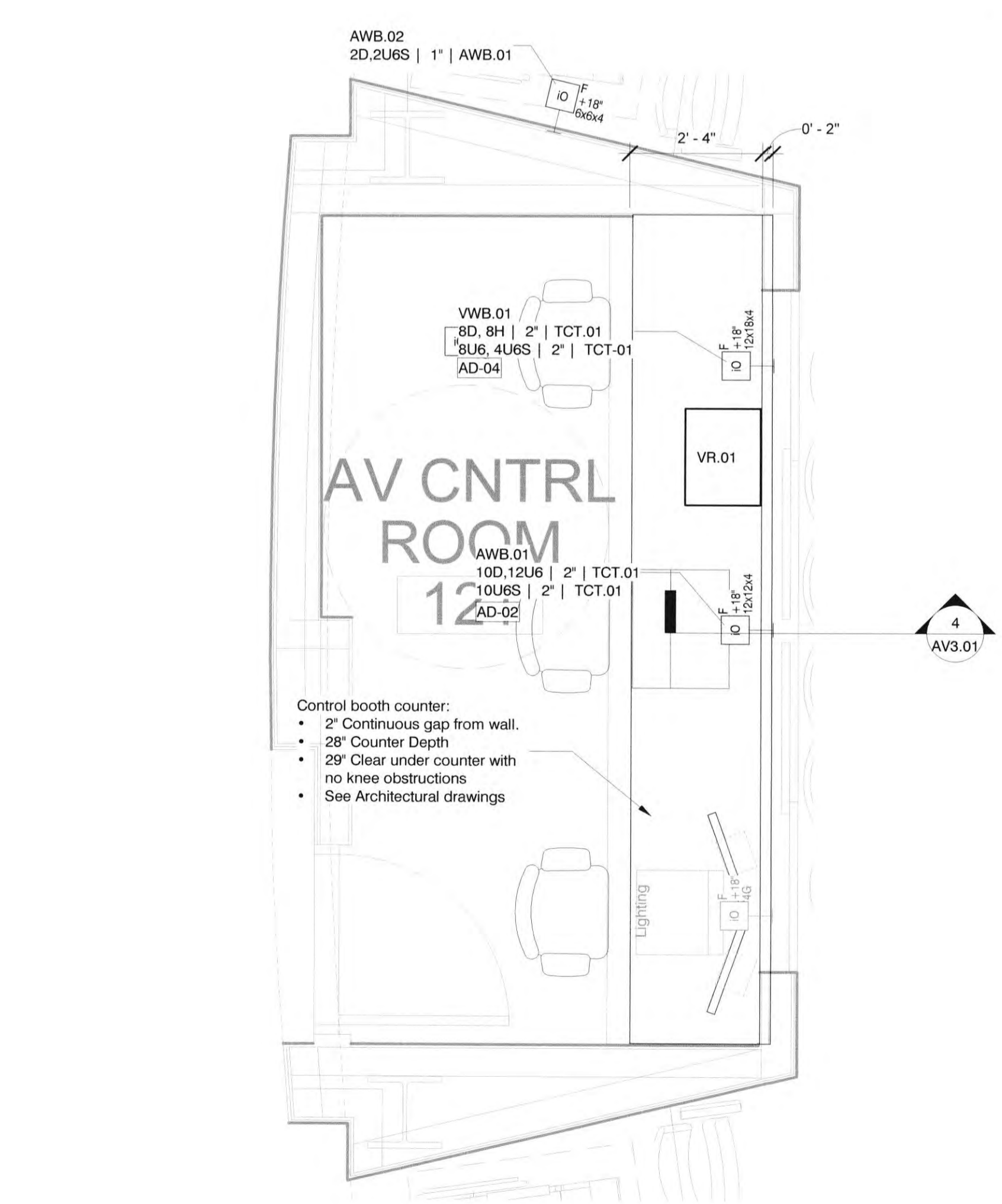
Keynote	Keynote
AD-01	(1) 20A/120V Duplex Tech Power Circuit required mounted inside AV box. Maximum of (3) Tech Power receptacles on platform can share a circuit.
AD-02	(1) 20A/120V Quad Dedicated Tech Power Circuit required adjacent to box.
AD-04	Quad receptacles adjacent to VWB.01 and VWB.02 share (1) 20A/120V Dedicated Tech Power Circuit.
AD-05	(4) 20A/120V Dedicated Tech Power Circuits on duplex outlets spread evenly behind LED wall, 5'-0" AFF.
AD-30	Stub conduit into rear of front fill cavity.



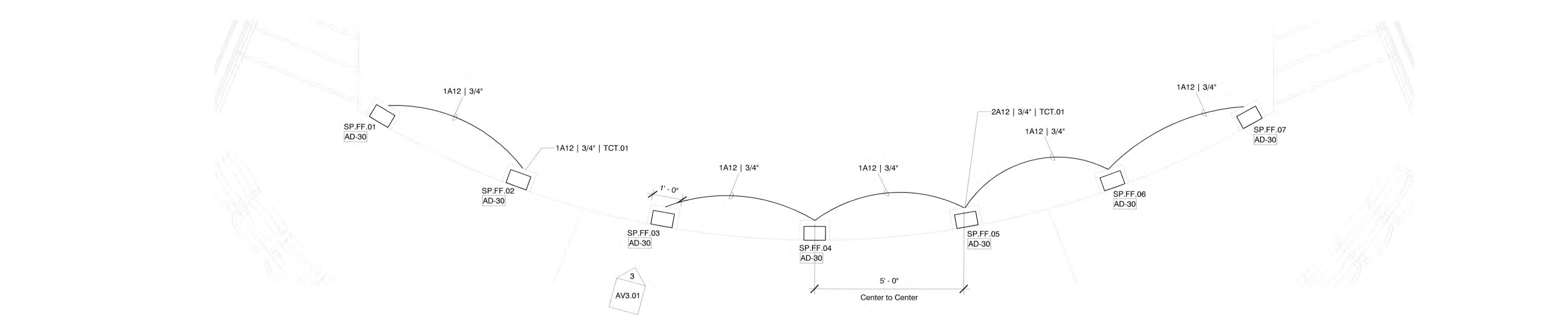
1 AV Enlarged Plan - Equipment Room
Scale: 1/2" = 1'-0"



3 AV Enlarged Plan - Platform
Scale: 1/2" = 1'-0"



2 AV Enlarged Plan - Control Booth
Scale: 1/2" = 1'-0"



4 AV Enlarged Plan - Under Platform
Scale: 1/2" = 1'-0"

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Robert R. Coffee

JOB NO.: 2019.01
DRAWN BY: Author
DATE: 11/01/2022

TITLE: AV Enlarged Plans

SHEET:
AV1.50

Note: Refer to Architectural Elevation drawings for all TV and Camera mounting heights/locations relative to wall panel reveals.

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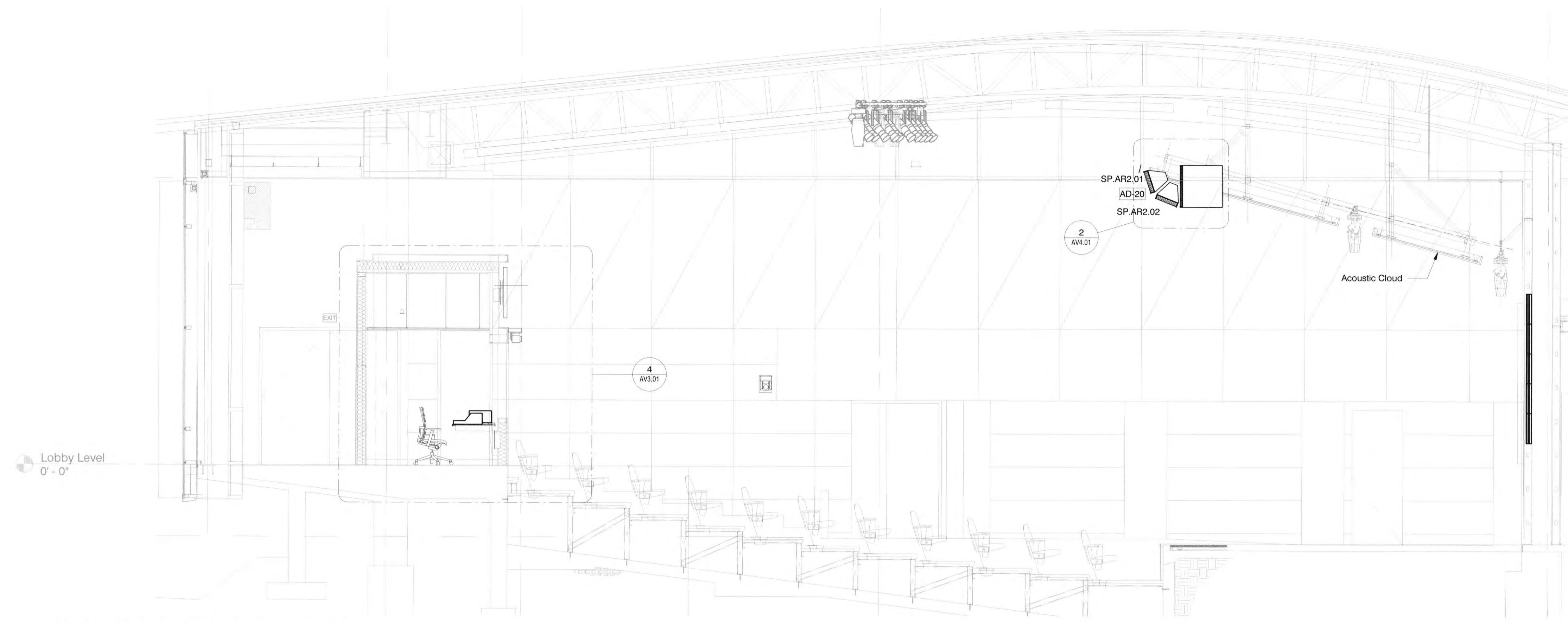
REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

Robert R. Coffee

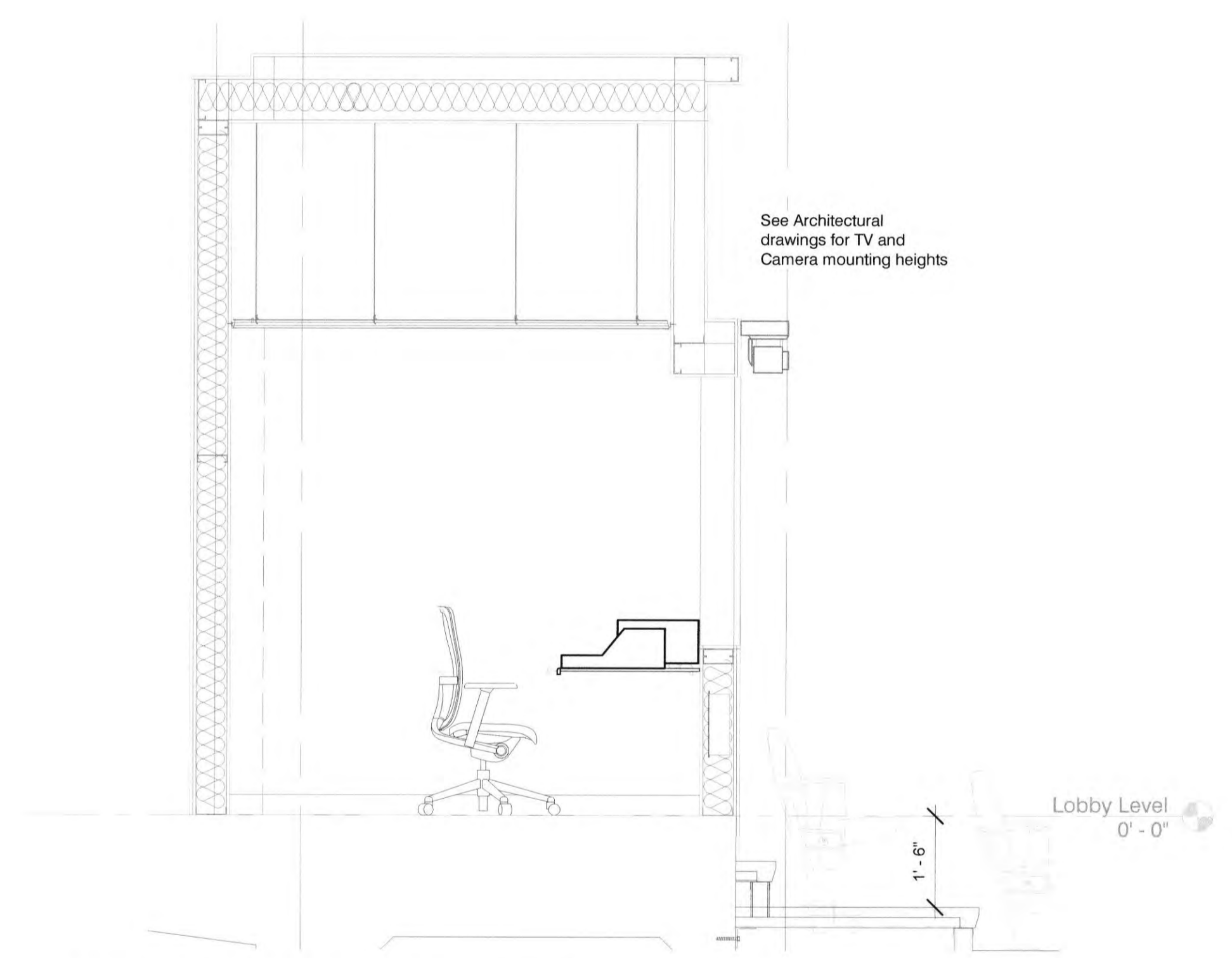
JOB NO.: 2019.01
 DRAWN BY: Author
 DATE: 11/01/2022

TITLE: AV Sections and Elevations

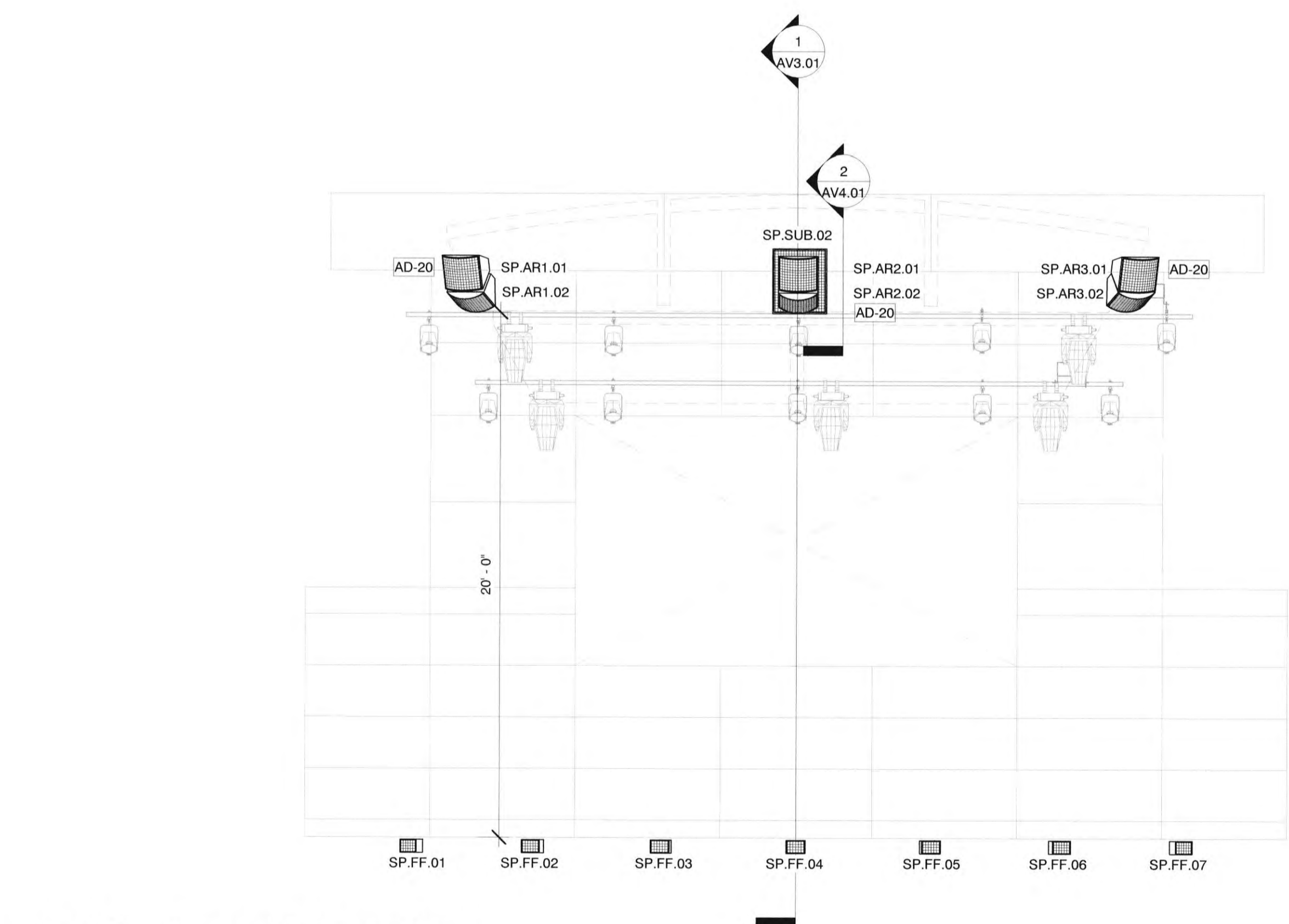
SHEET:
AV3.01



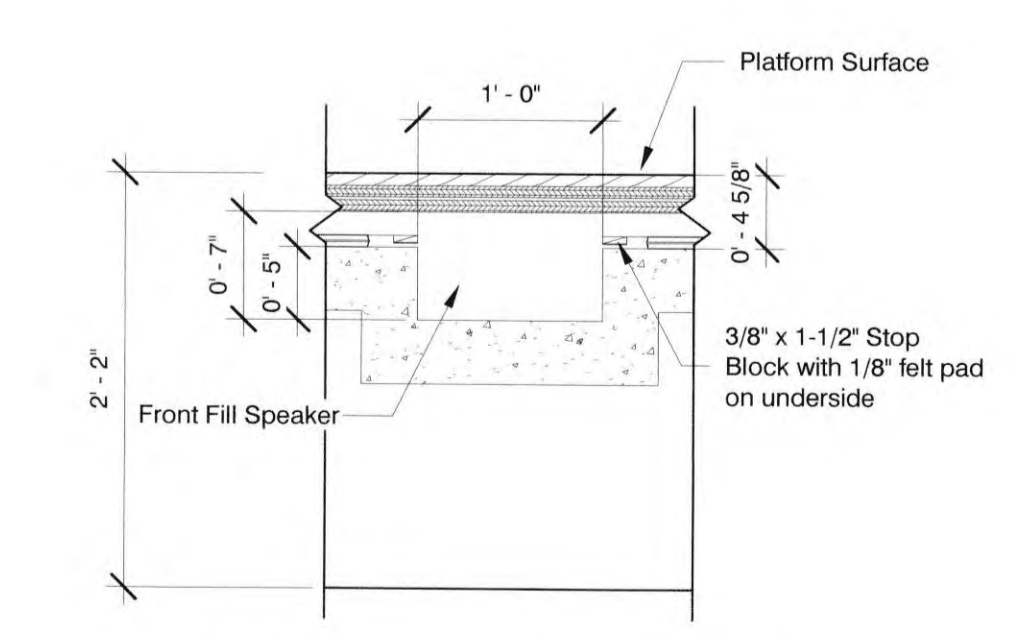
1 AV - Centerline Section
 Scale: 1/4" = 1'-0"



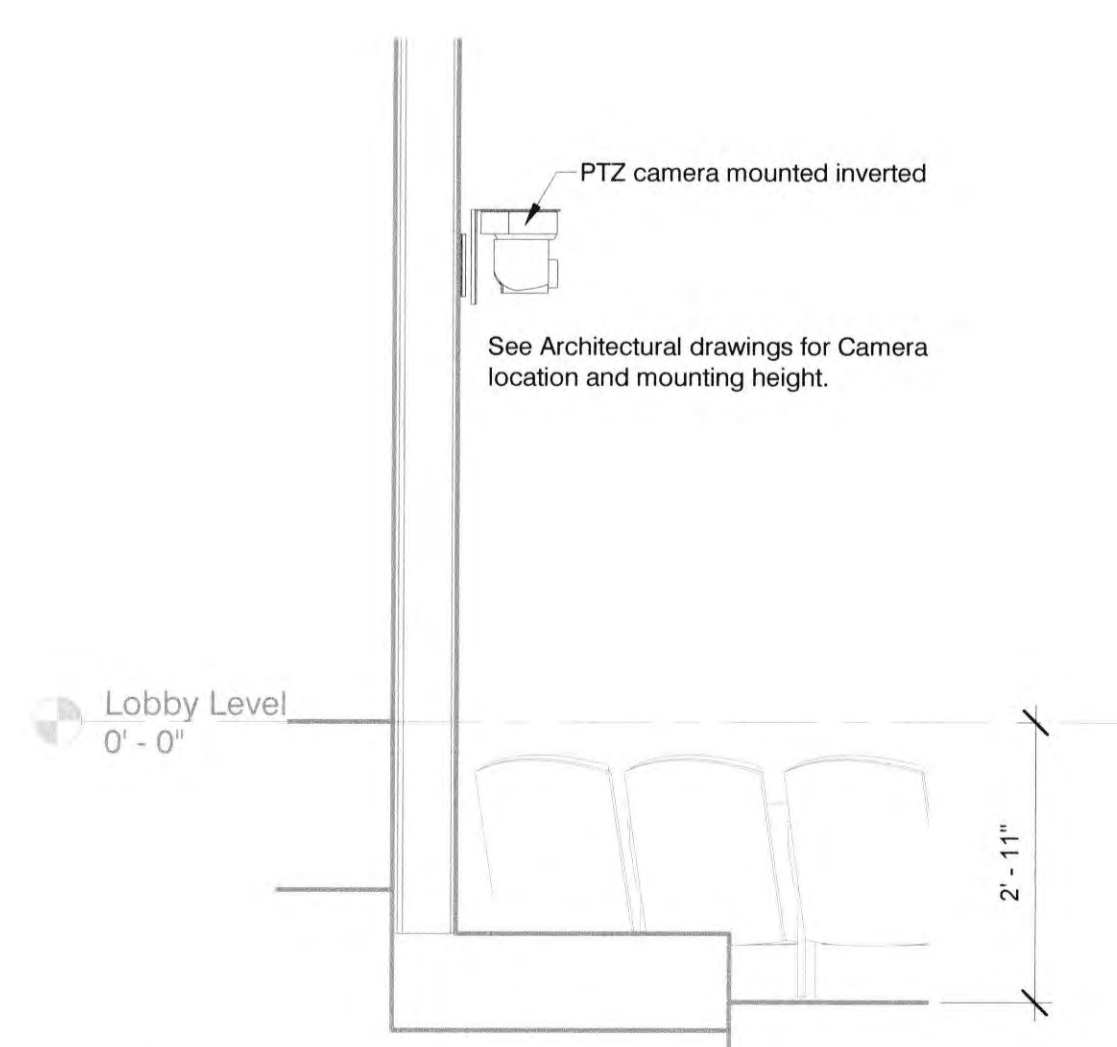
4 AV Detail - Center PTZ
 Scale: 1/2" = 1'-0"



2 AV - Front Elevation
 Scale: 1/4" = 1'-0"



3 Front Fill Elevation
 Scale: 1" = 1'-0"



5 AV Detail - Side PTZ (Typ. of 2)
 Scale: 1/2" = 1'-0"

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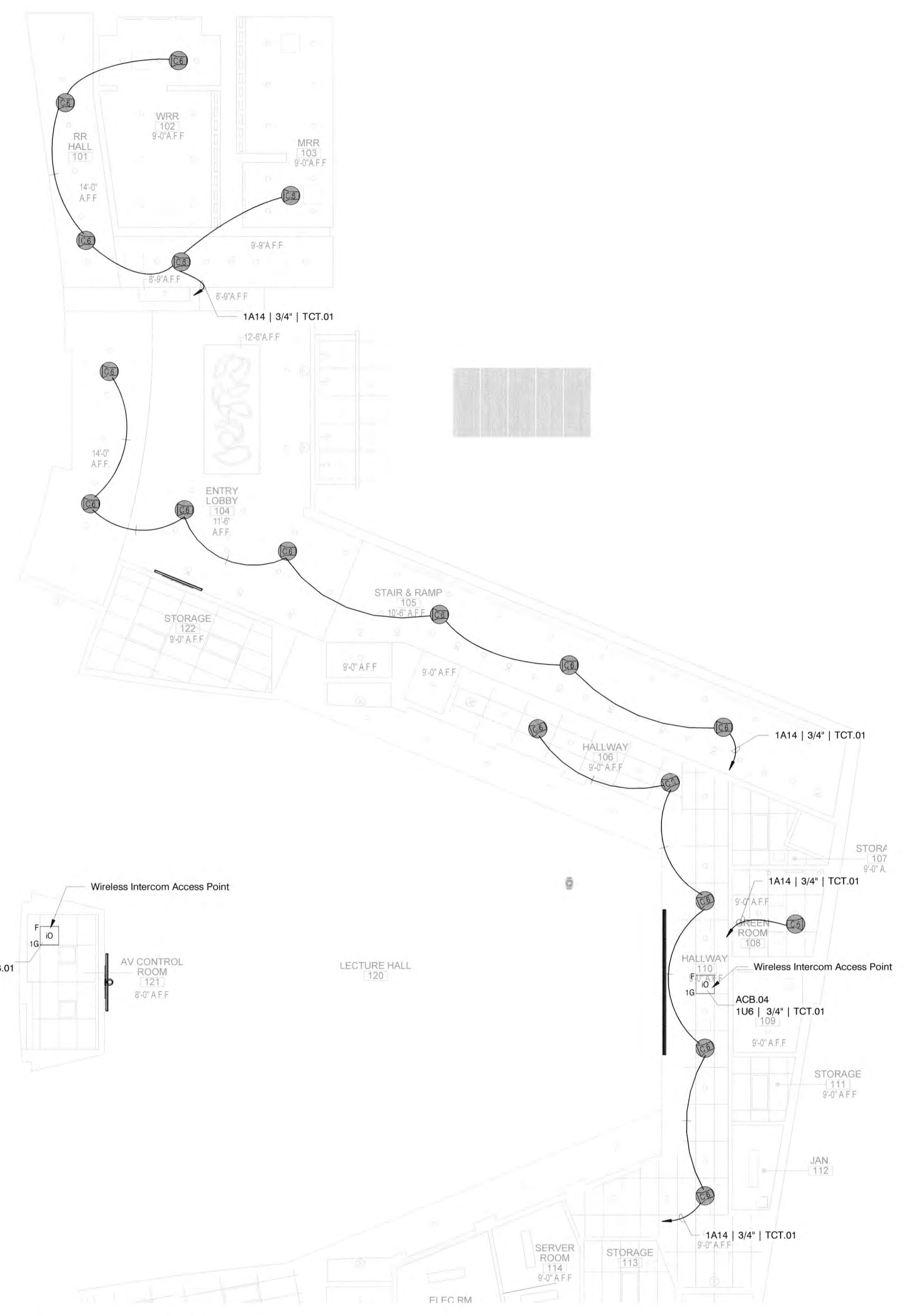
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1ST BUILDING DEPT. SUBMITTAL	06/08/2022
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Robert R. Coffee
 ARCHITECT

JOB NO.: 2019.01
 DRAWN BY: Author
 DATE: 11/01/2022

TITLE: AV RCP - Low Ceiling

SHEET:
AV4.00



1 | AV RCP - Low Ceilings
 Scale: 1/8" = 1'-0"

Keynote Legend	
Key	Keynote
AD-20	Main Speaker Cluster: Support is required for approx. 100 lbs. Support to be designed by 27 41 36 and stamped by a licensed structural engineer.

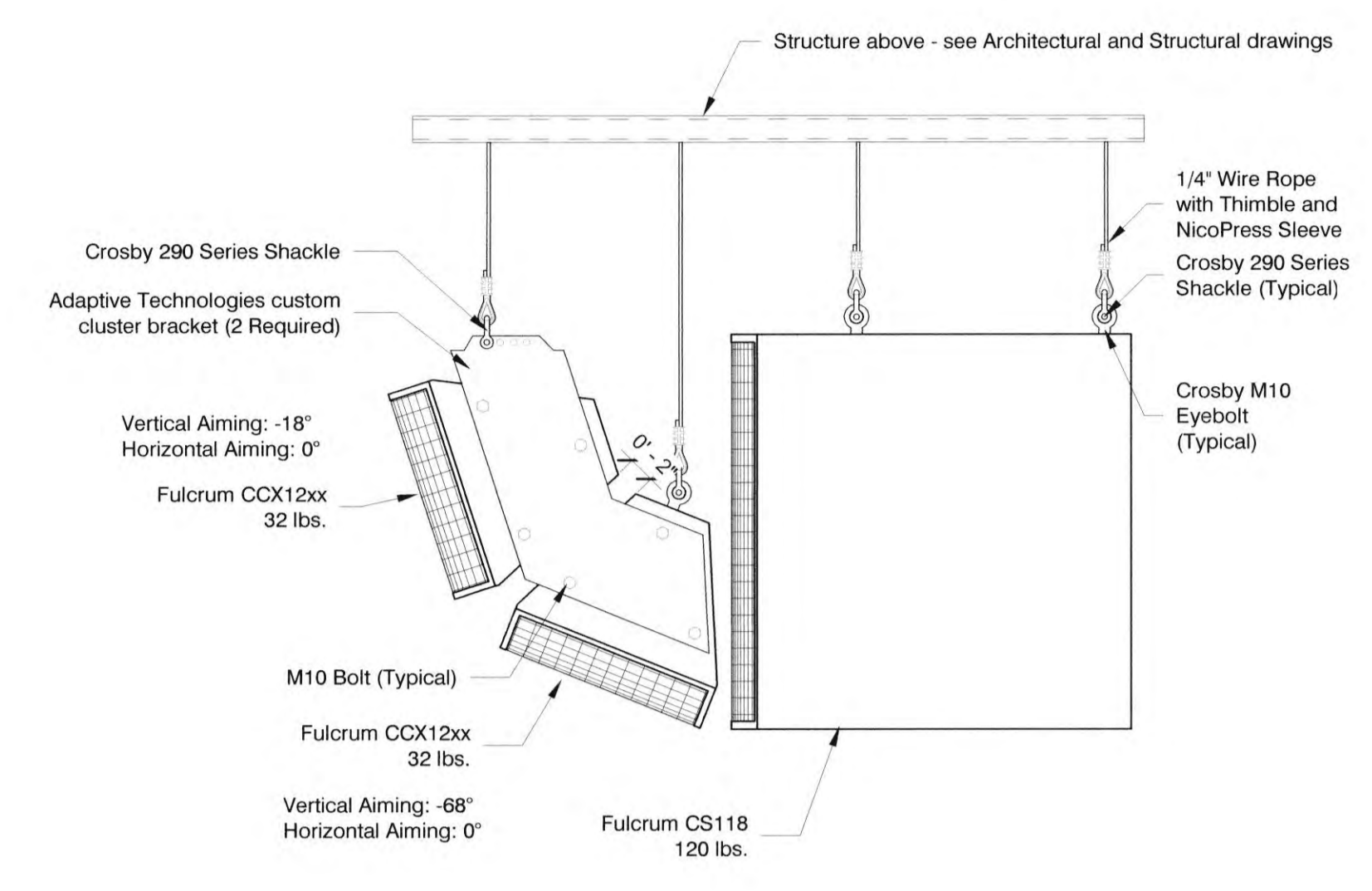
RCA + A
Robert R. Coffee Architect & Associates

1200 Quail St. Ste 210
Newport Beach, CA 92660
949.760.8668 F
949.759.9381 F
robert@robertcoffee.com

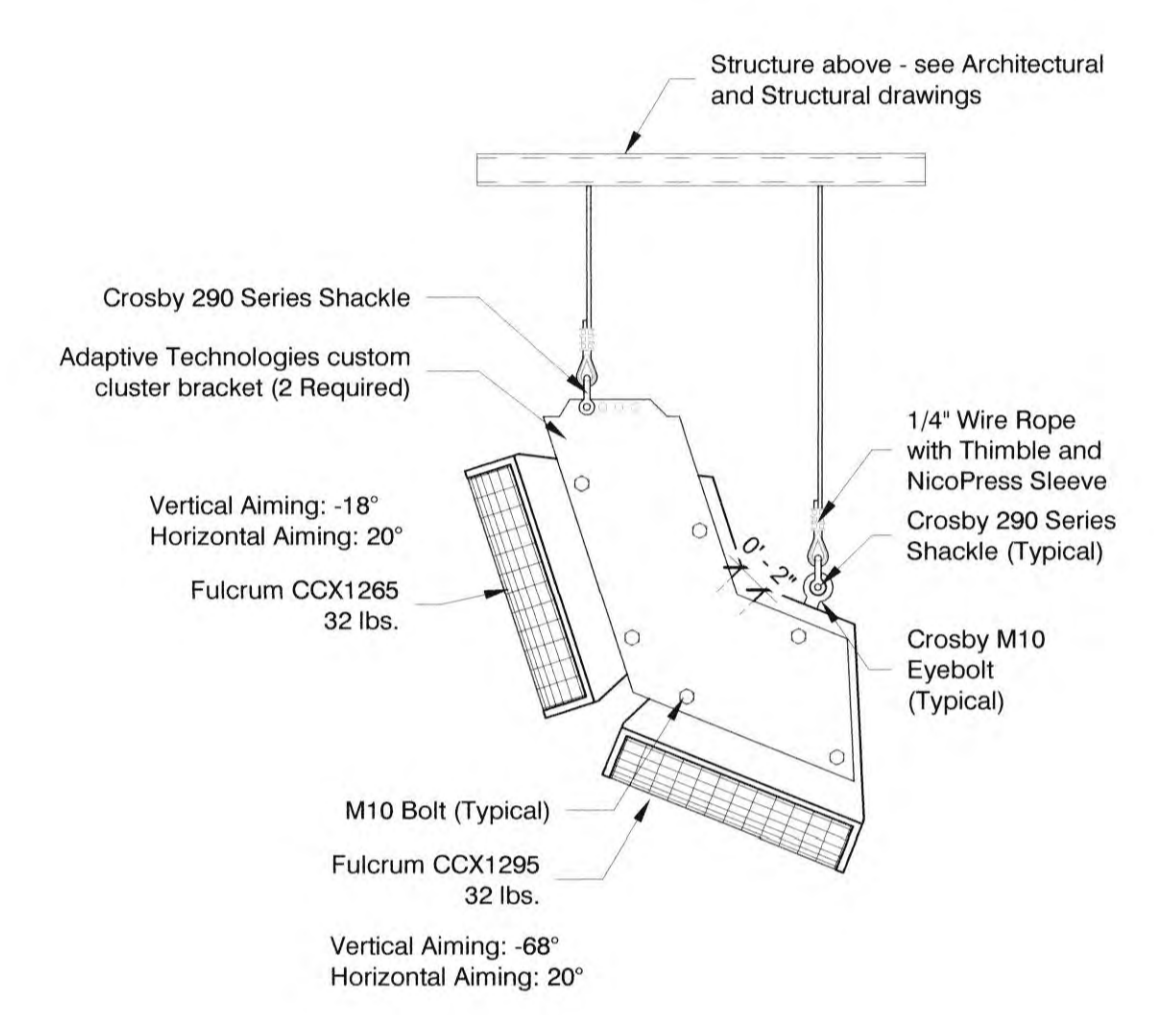
CONSULTANTS:

iD!Bri
CONSULTING

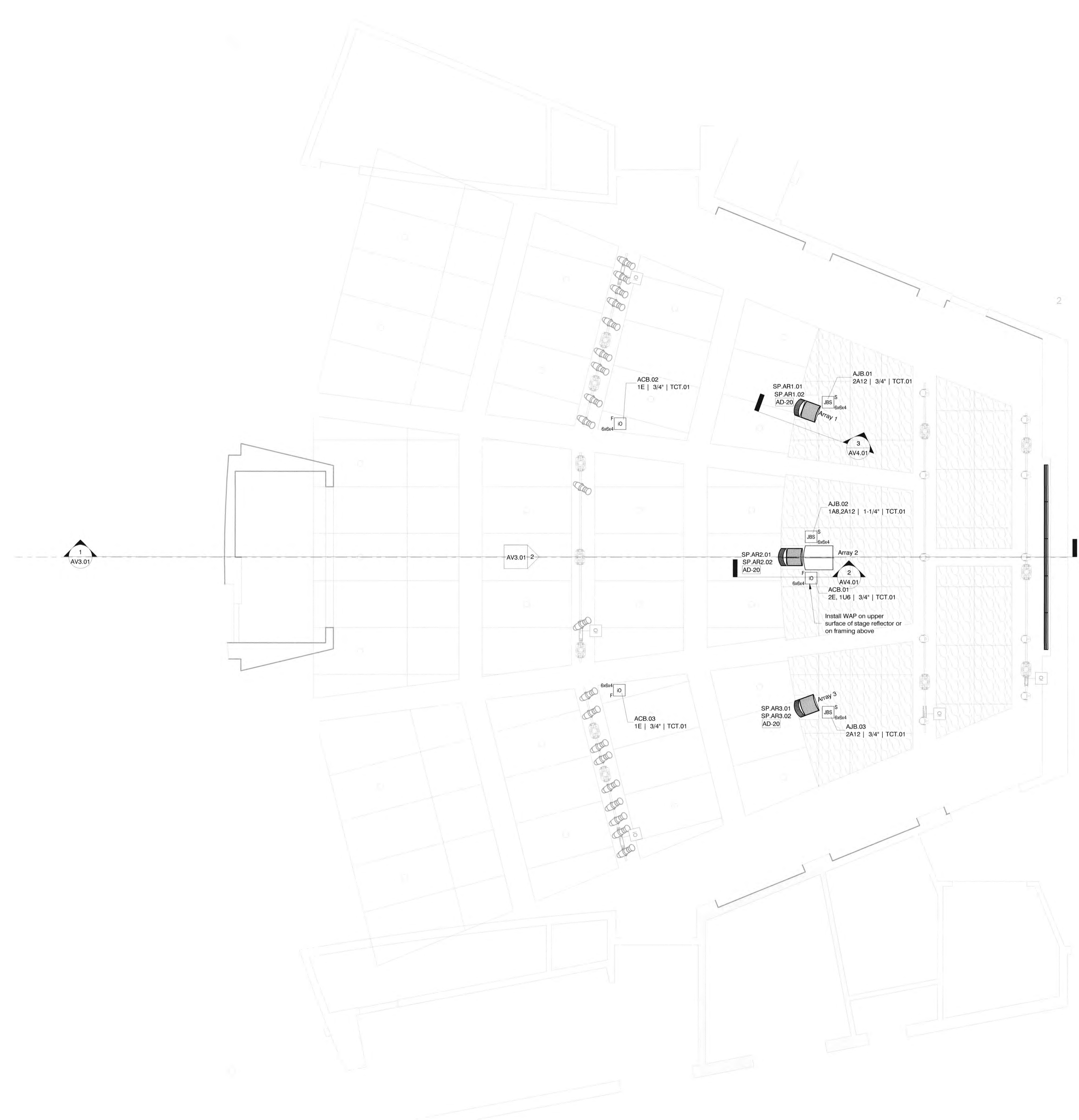
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El Cajon, CA 92001 USA
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2 AV Detail - Center Speaker Cluster
Scale: 1" = 1'-0"



3 AV Detail - Side Speaker Cluster
Scale: 1" = 1'-0"



1 AV RCP - Auditorium
Scale: 1/4" = 1'-0"

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Robert R. Coffee

JOB NO.: 2019.01
DRAWN BY: Author
DATE: 11/01/2022

TITLE: AV RCP - Auditorium

SHEET:

AV4.01

Key	Keynote
AD-41	Digital Acoustics Overhead Speaker. Mount flush in ceiling system. Provide 1G or 2G box above ceiling for conduit termination. All conduit to be 3/4" UON.
AD-42	Digital Acoustics Subwoofer. Surface mounted from overhead structural elements. Face of speaker to be flush with face of adjacent cloud. Provide 1G or 2G box near speaker for conduit termination. Trades to coordinate for proper location of box. All conduit to be 3/4" UON.
AD-43	Digital Acoustics Overhead Speaker. Pendant mounted so face of speaker is just above the face of the clouds. Attach speaker to cloud frame. Provide 1G or 2G box on cloud frame for conduit termination.
AD-44	Digital Acoustics System Microphone. Provide 1G box mounted above ceiling cloud for conduit termination with XLR-8P on 1G panel. Provide grommet to pass cable through ceiling cloud (color match to cloud). Cable to be routed through cloud face prior to attaching XLR connector. Coordinate mic mounting height with manufacturer.
AD-45	Digital Acoustics Microphone. Microphone to mount to faceplate of junction box. Coordinate microphone mounting height with system manufacturer. Faceplate to match microphone color.

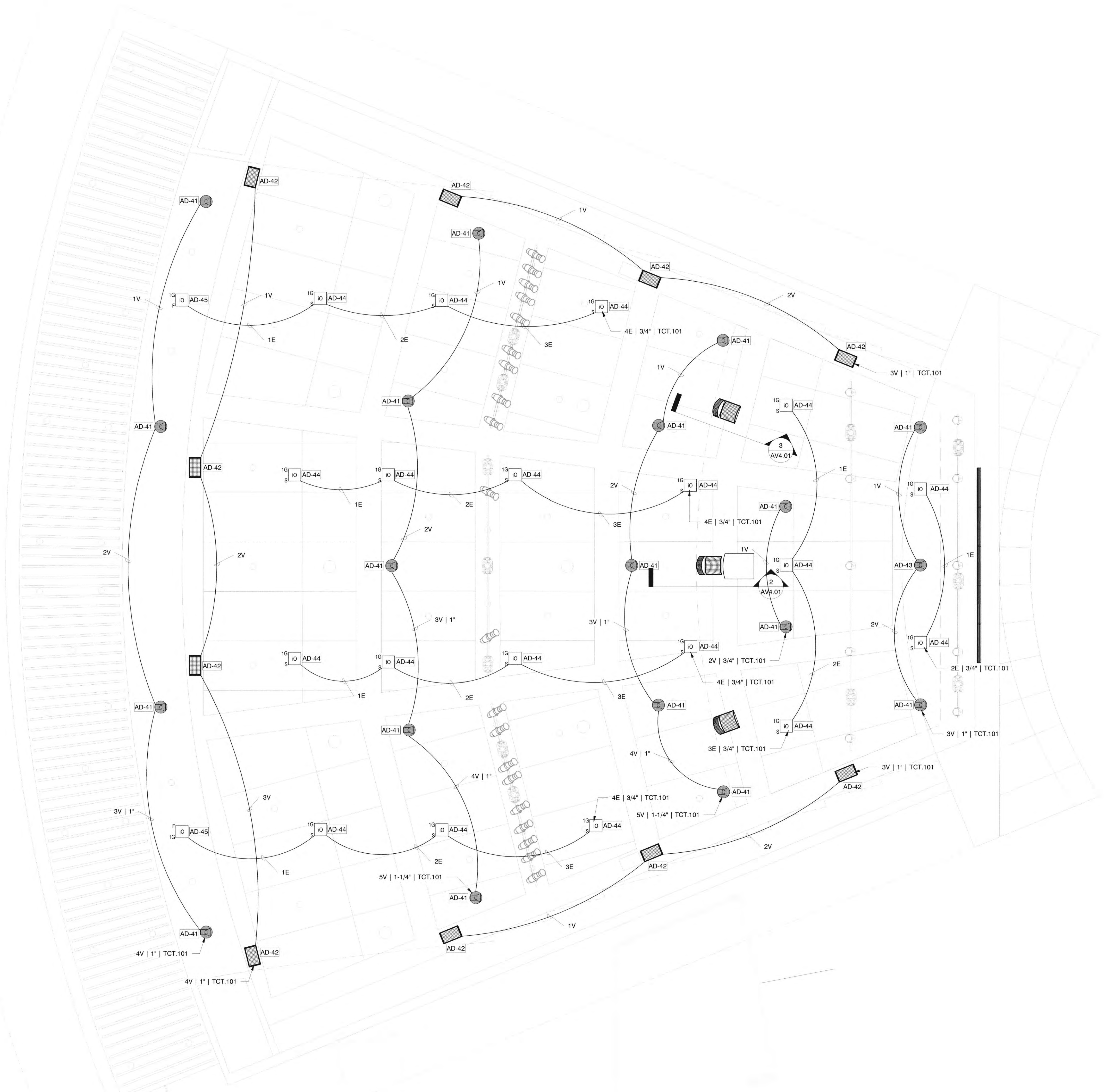
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Michael Coffey

JOB NO.: 2019.01
DRAWN BY: Author
DATE: 11/01/2022

TITLE: AV RCP - Digital Acoustics Alternate

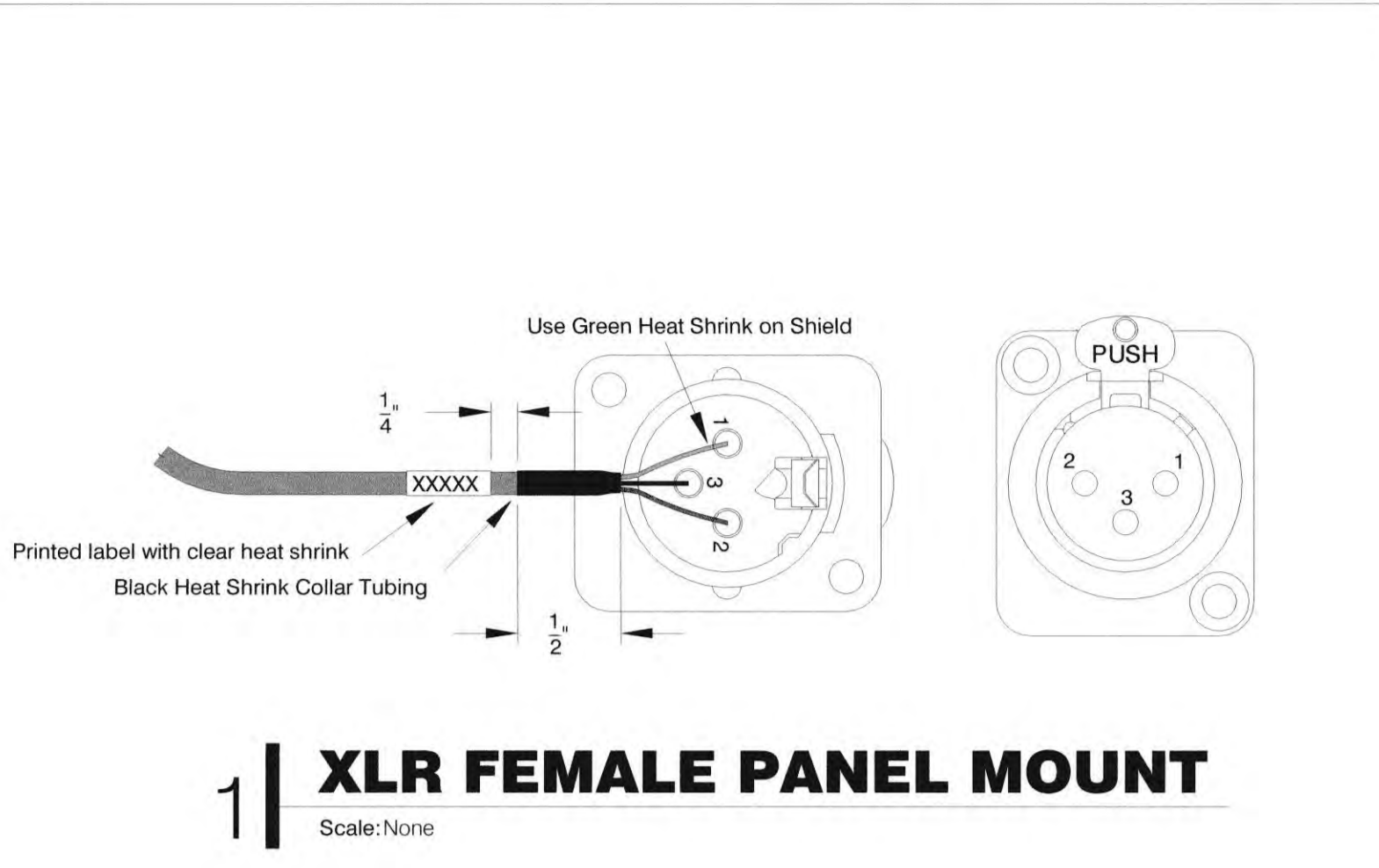
SHEET:
AV4.11

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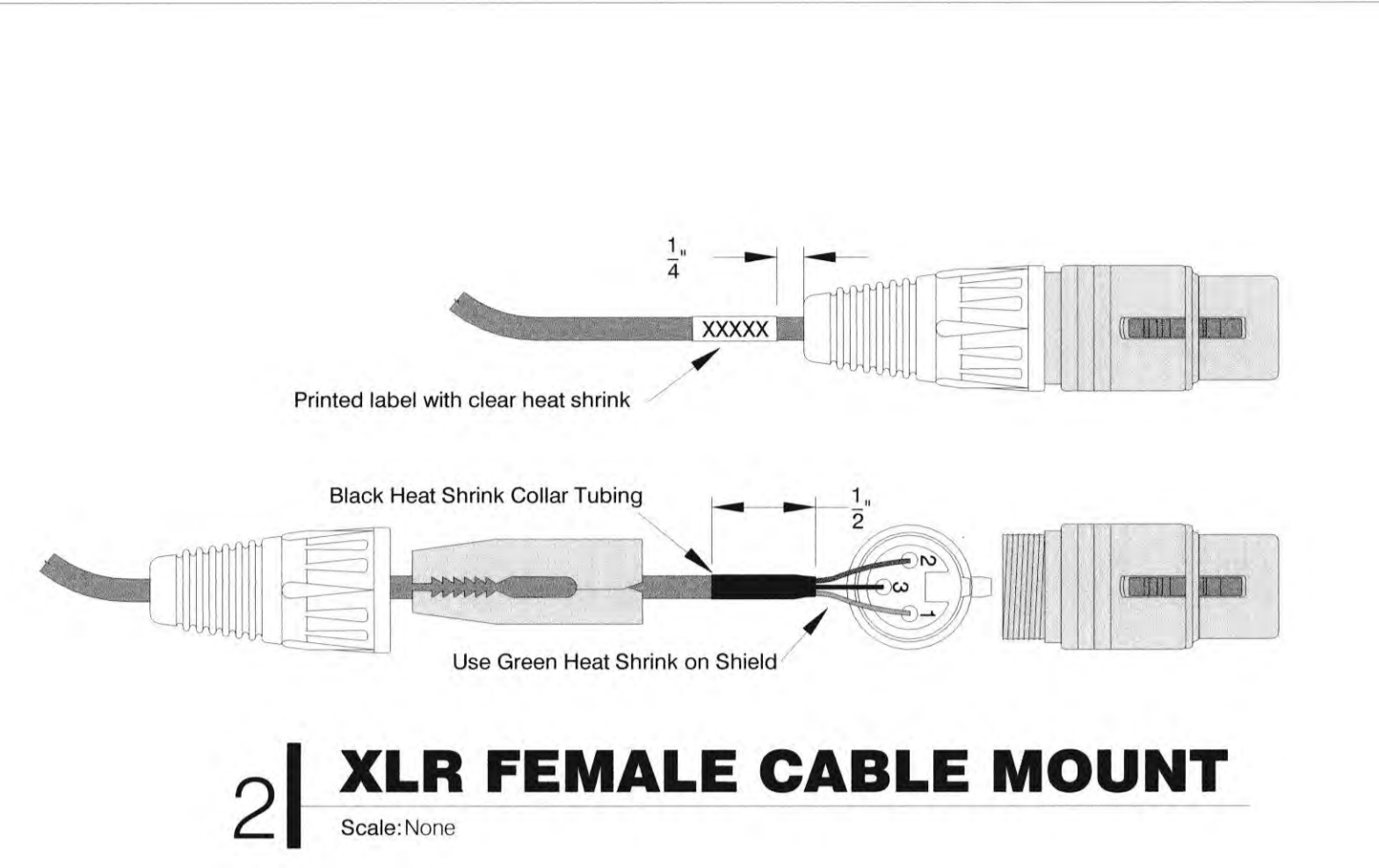
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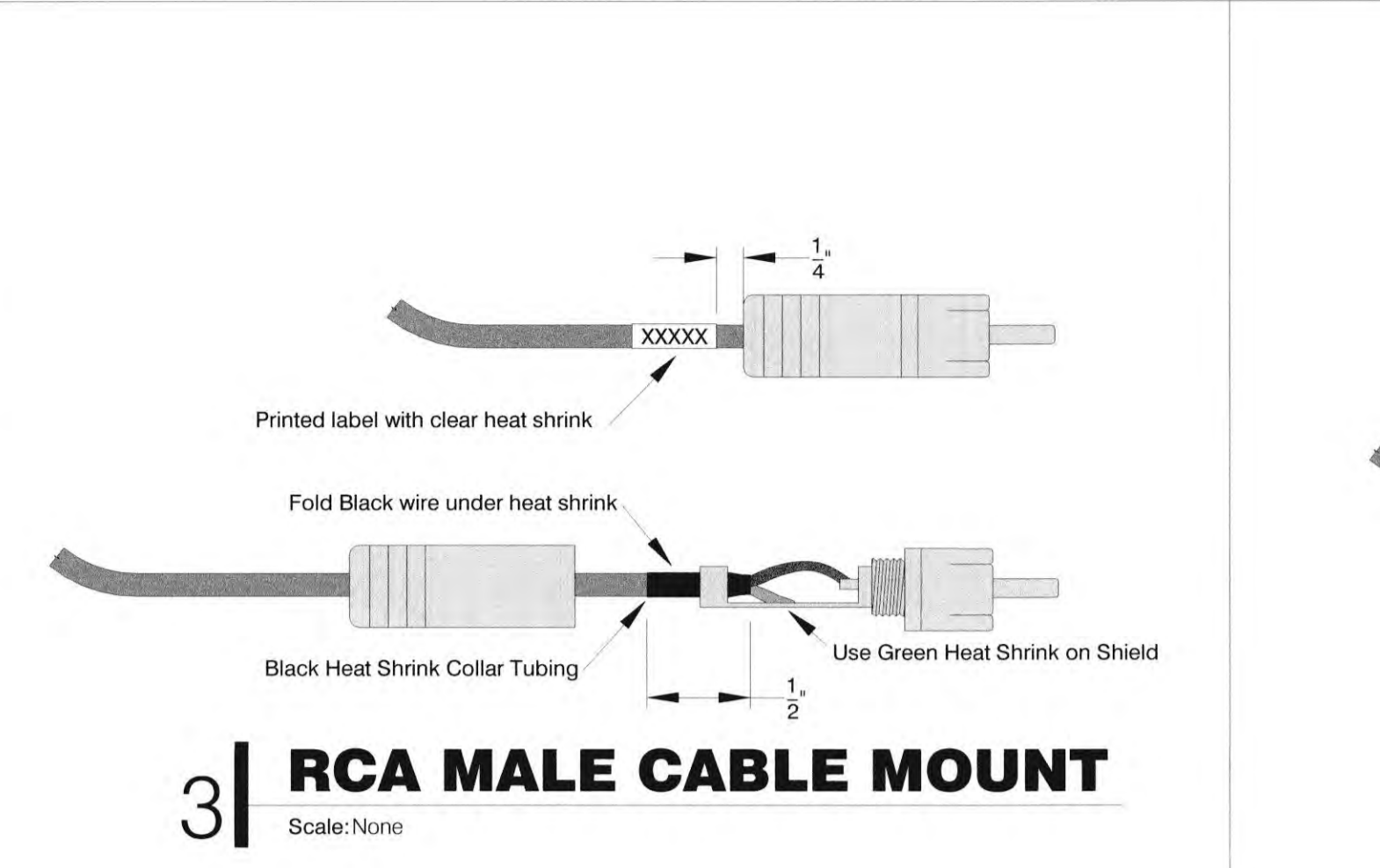
TITLE: AV Connector Details
SHEET: AV5.00



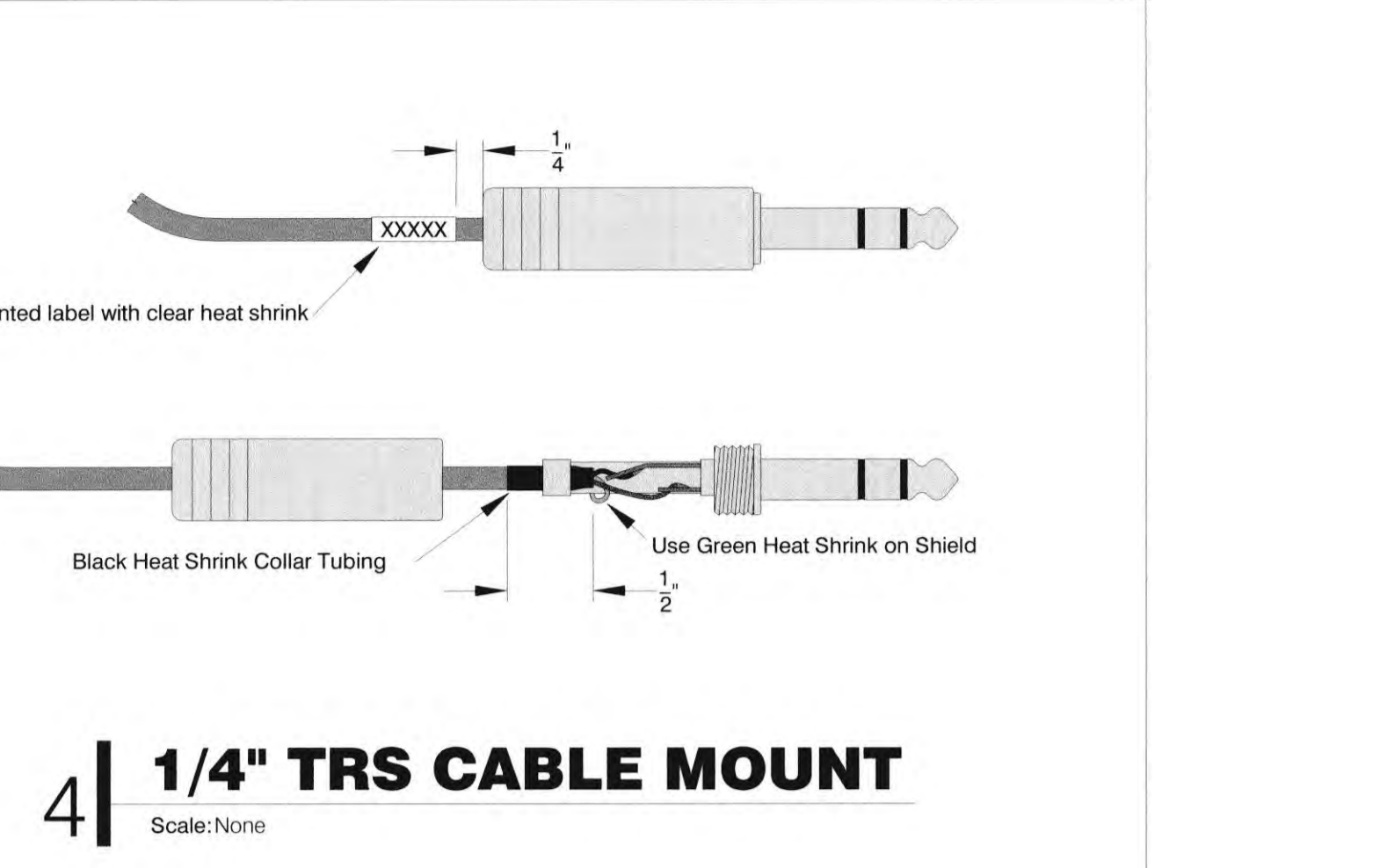
1 | XLR FEMALE PANEL MOUNT
Scale: None



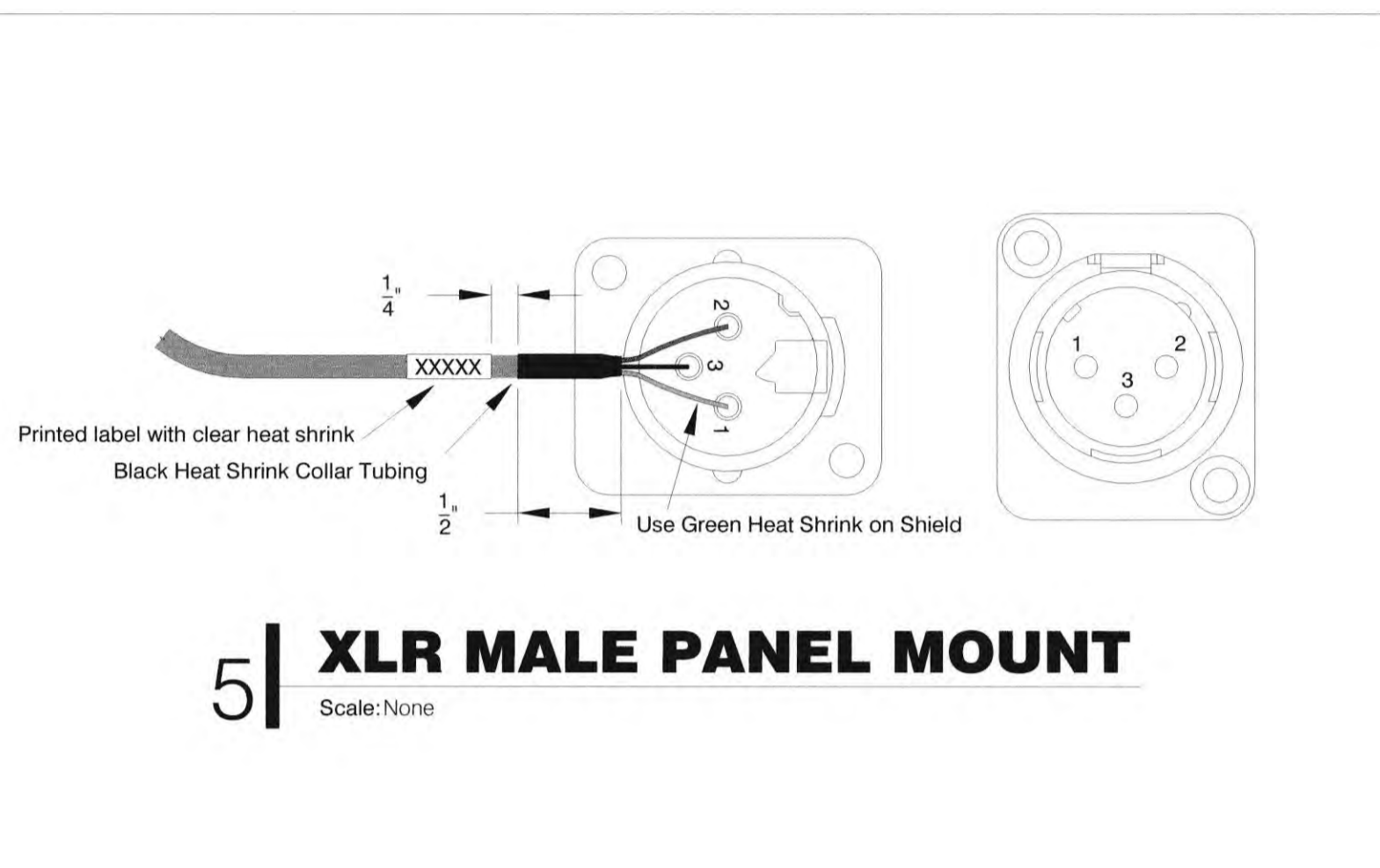
2 | XLR FEMALE CABLE MOUNT
Scale: None



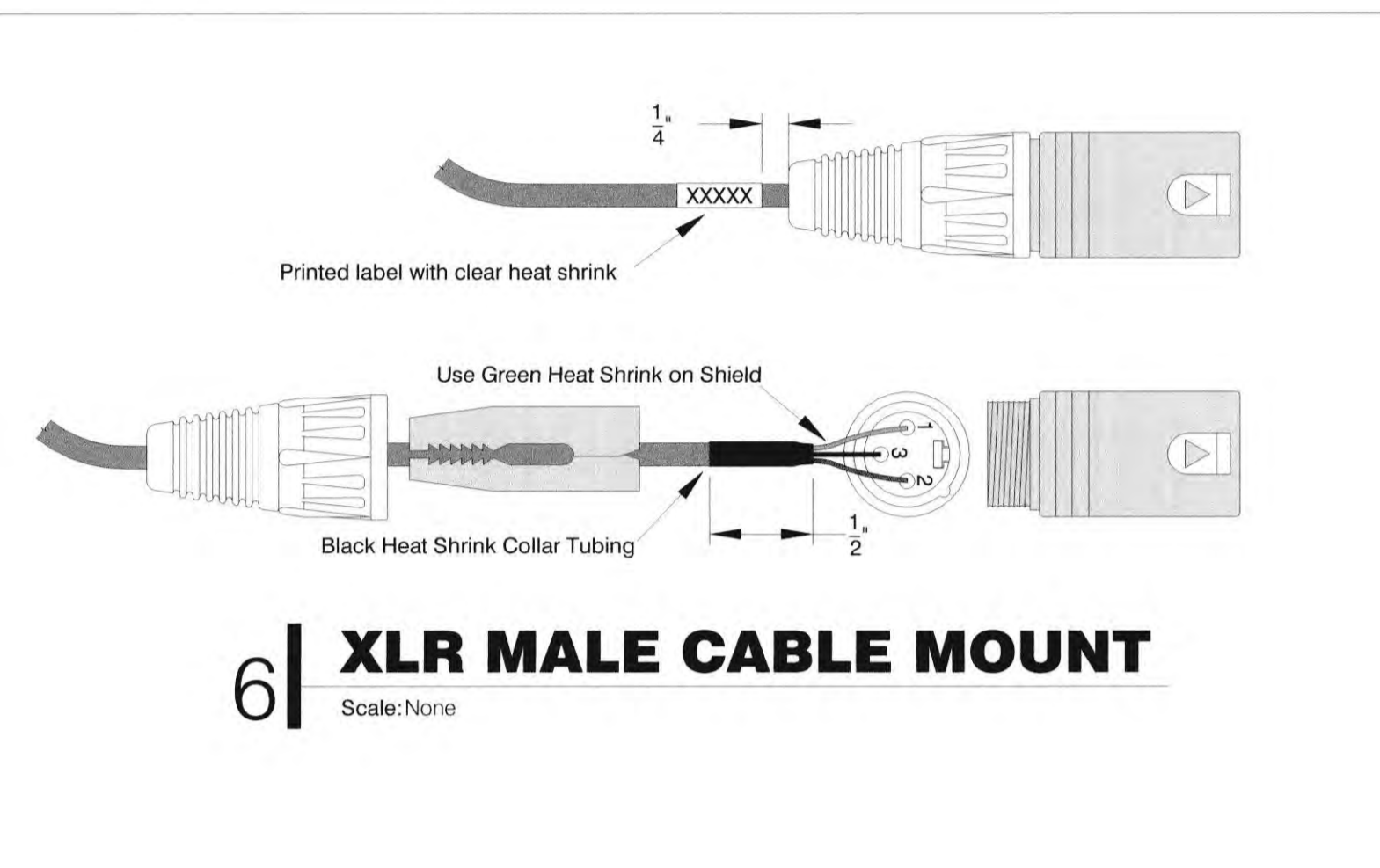
3 | RCA MALE CABLE MOUNT
Scale: None



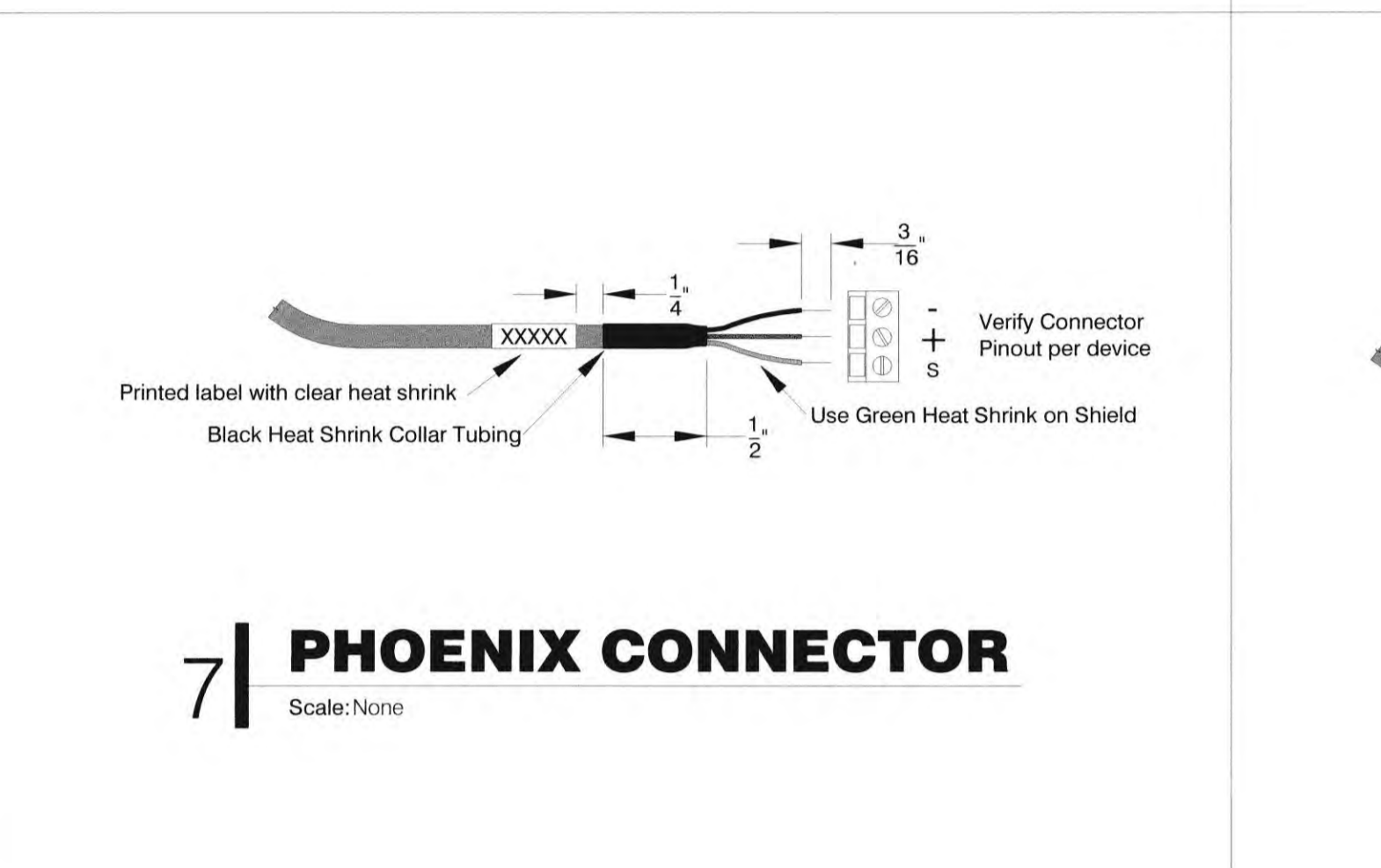
4 | 1/4" TRS CABLE MOUNT
Scale: None



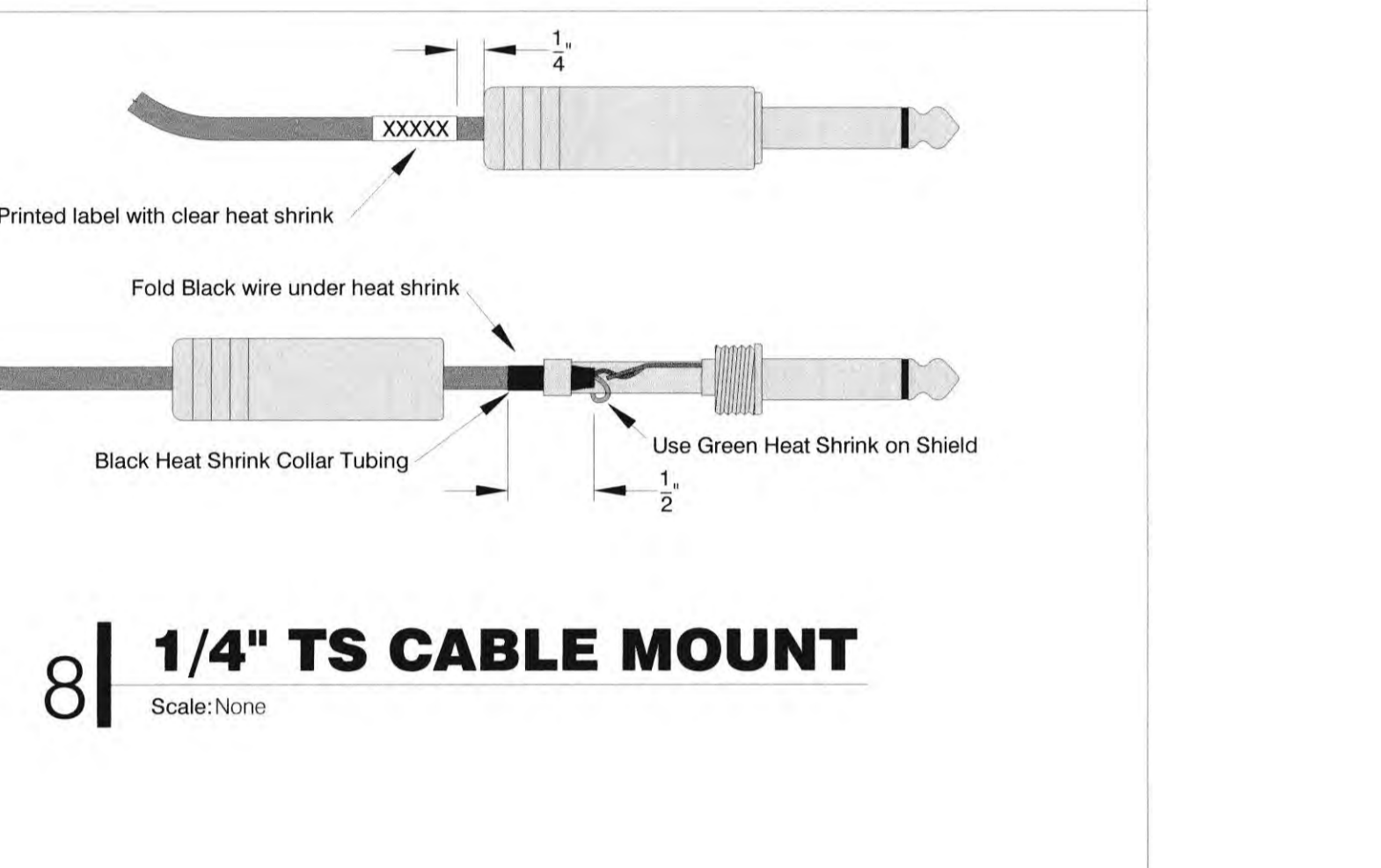
5 | XLR MALE PANEL MOUNT
Scale: None



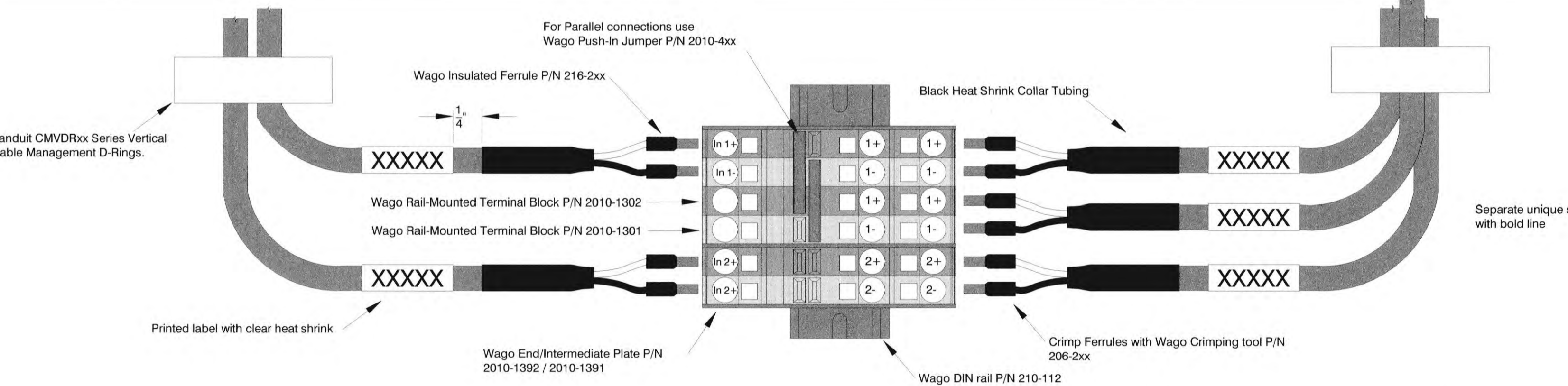
6 | XLR MALE CABLE MOUNT
Scale: None



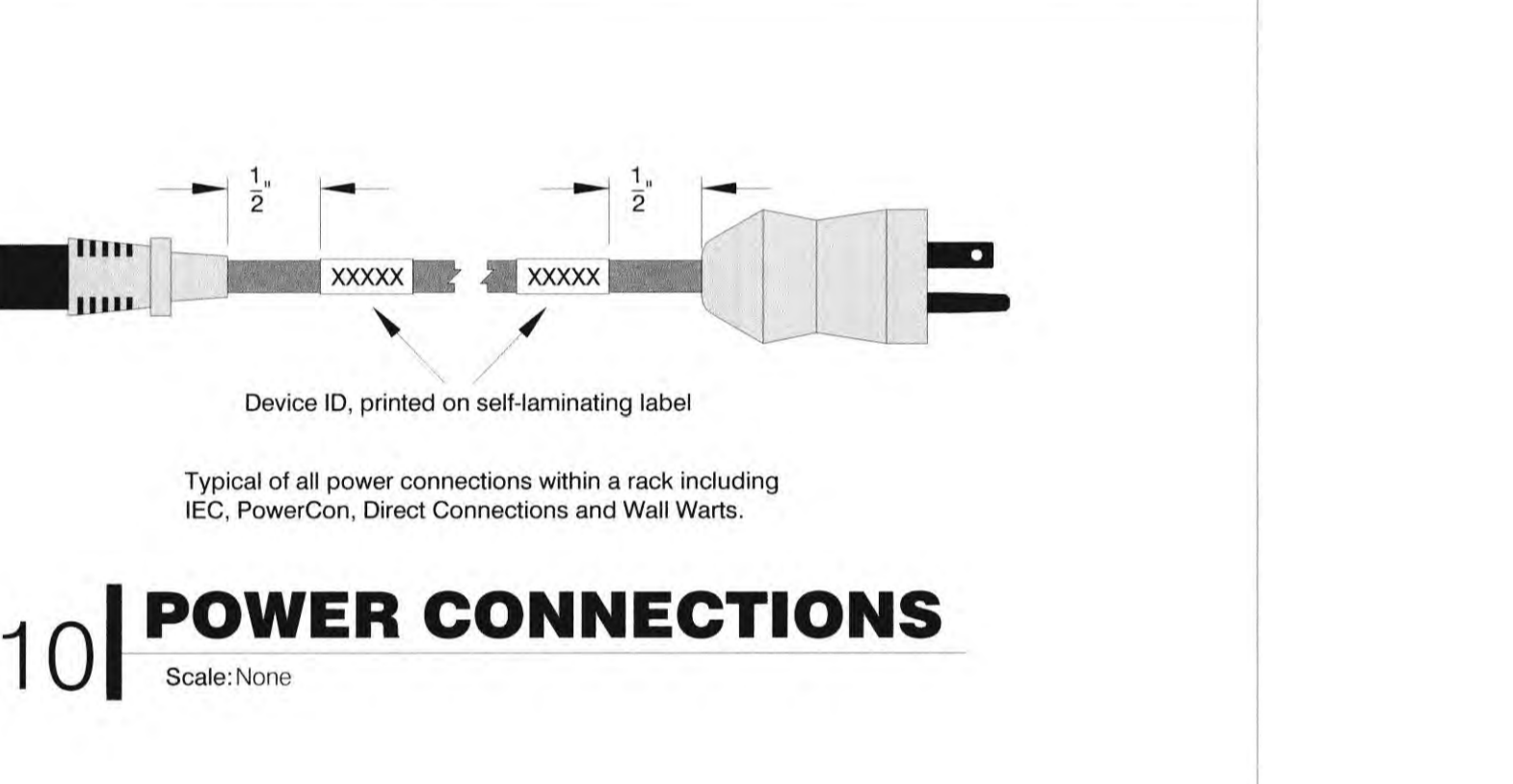
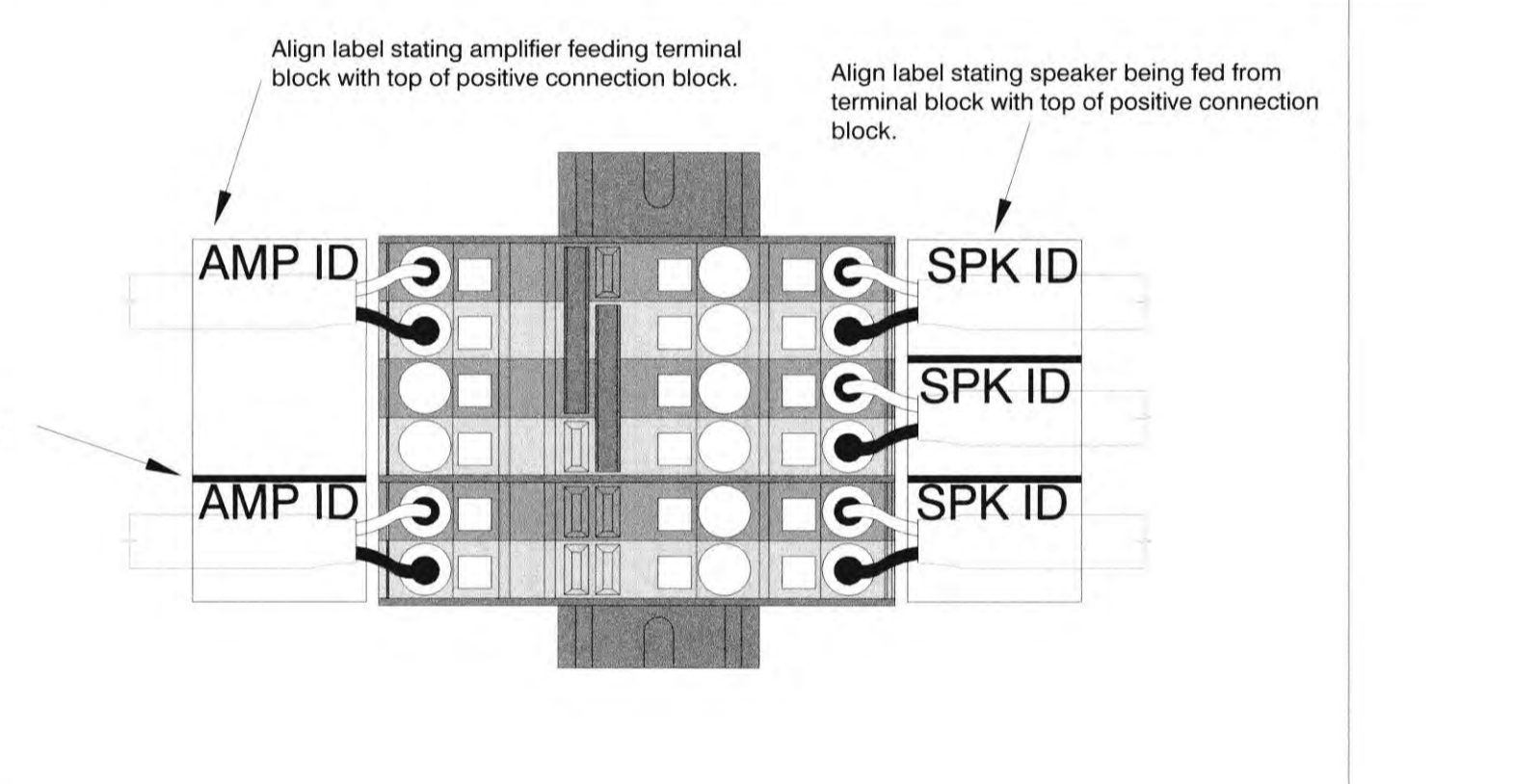
7 | PHOENIX CONNECTOR
Scale: None



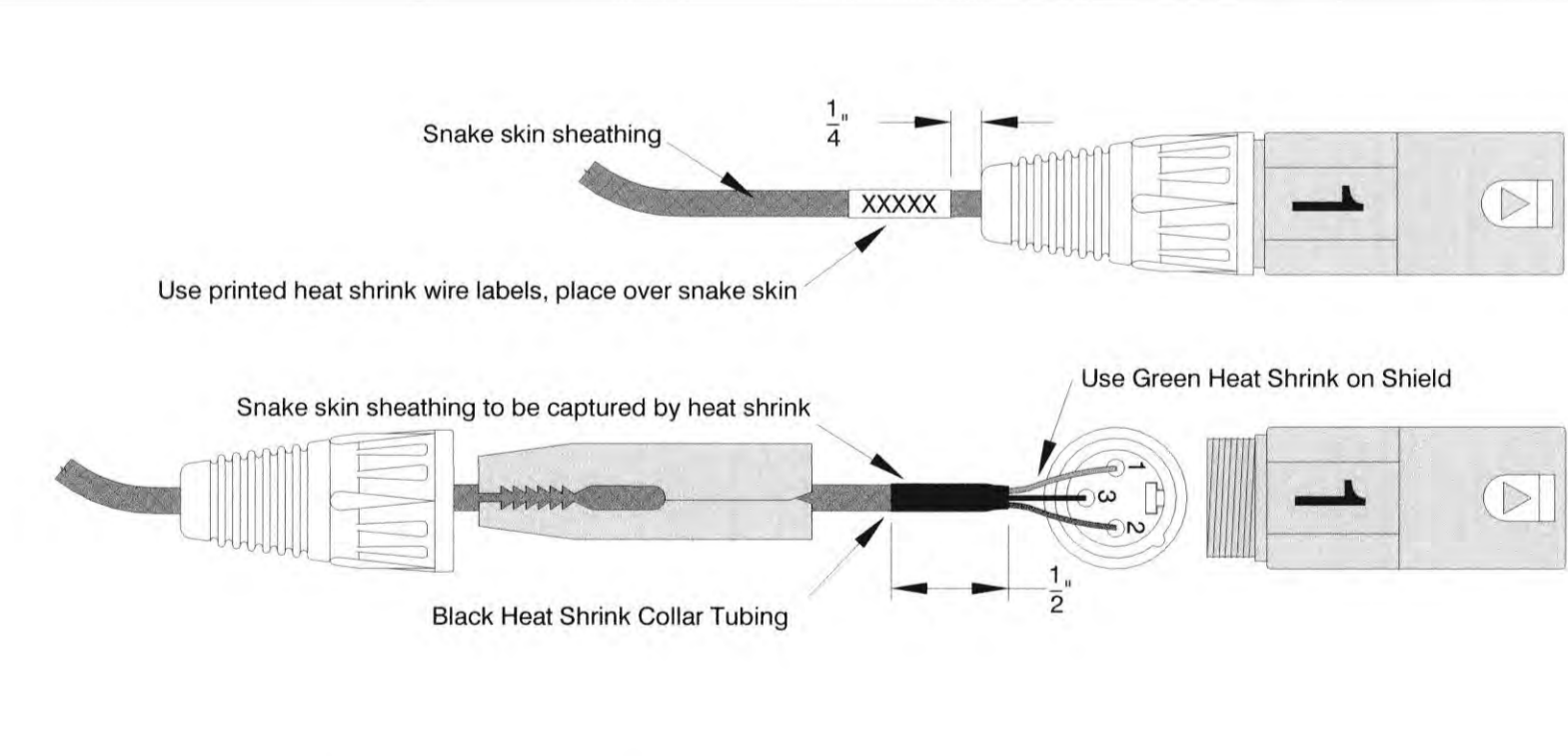
8 | 1/4" TS CABLE MOUNT
Scale: None



9 | SPEAKER LEVEL TERMINAL BLOCKS
Scale: None



10 | POWER CONNECTIONS
Scale: None



11 | FANOUT XLR CONNECTOR
Scale: None

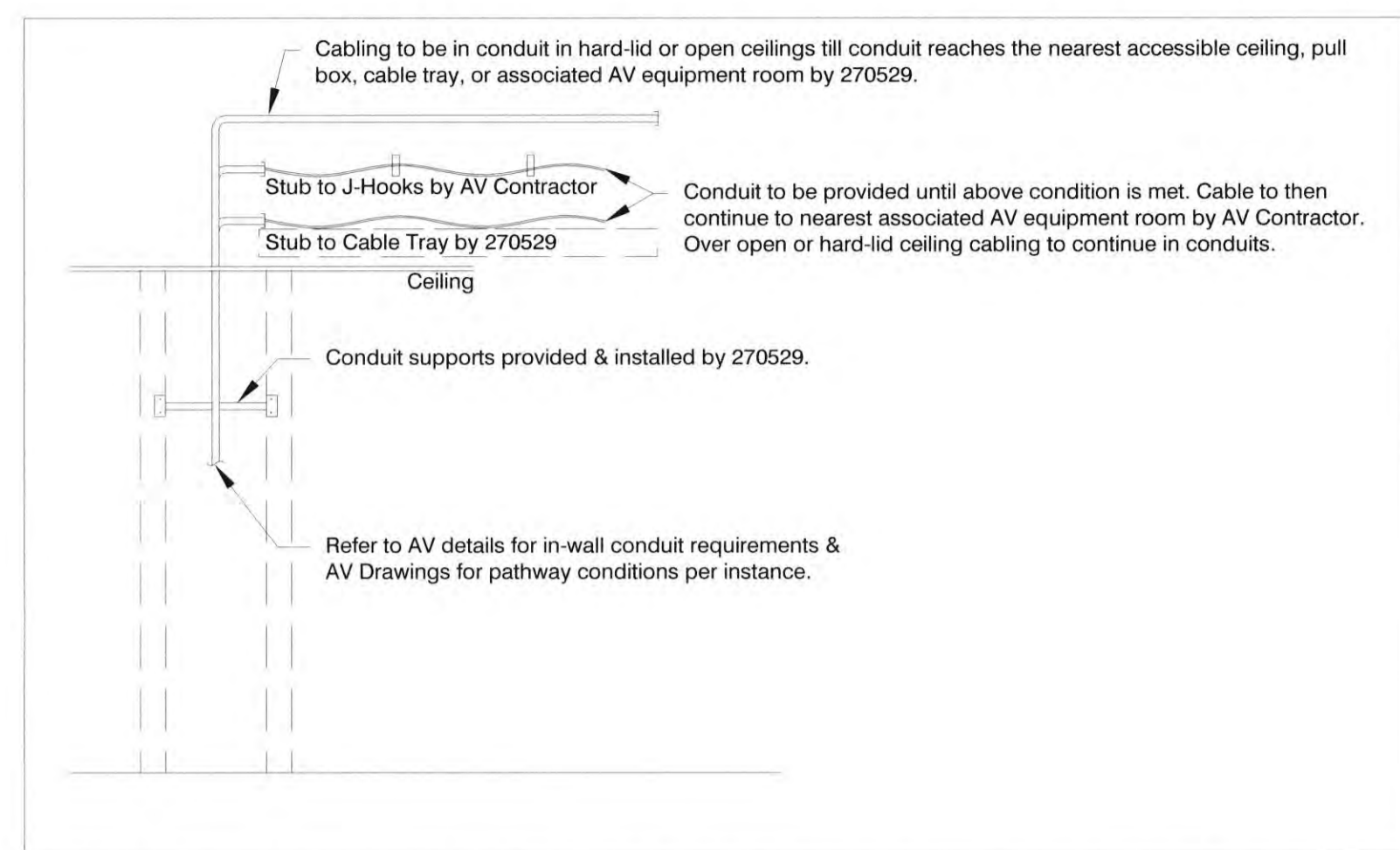
This detail applies to all mixer and mixing system inputs.

Inputs originating at wall/floor boxes:
Engraved numbered connectors, Whirlwind p/n W13M-XX-#
A new boot color shall be used for every group of 8 inputs.
The engraved number shall match the plate number.
Black snake skin sheathing.

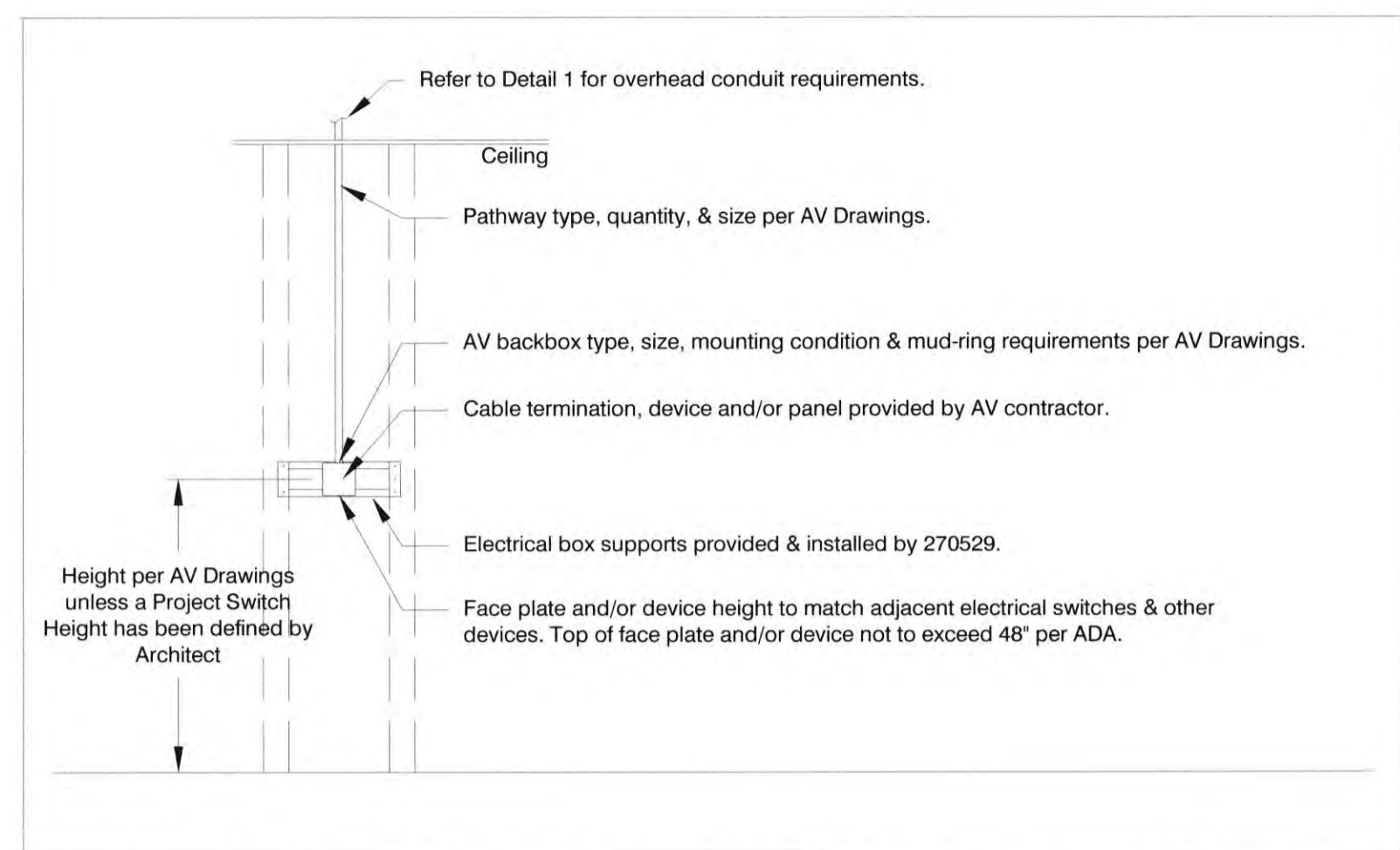
Inputs from devices with Stereo Outputs:
Engraved connectors, Whirlwind p/n W13M-BK-#
Left Outputs shall be engraved "#L" and have a white boot
Right Outputs shall be engraved "#R" and have a red boot
Blue snake skin sheathing

Inputs from Wireless Microphones:
Engraved connectors, Whirlwind p/n W13M-BK-#
Outputs shall be numbered and connectors engraved "WXX"
White snake skin sheathing

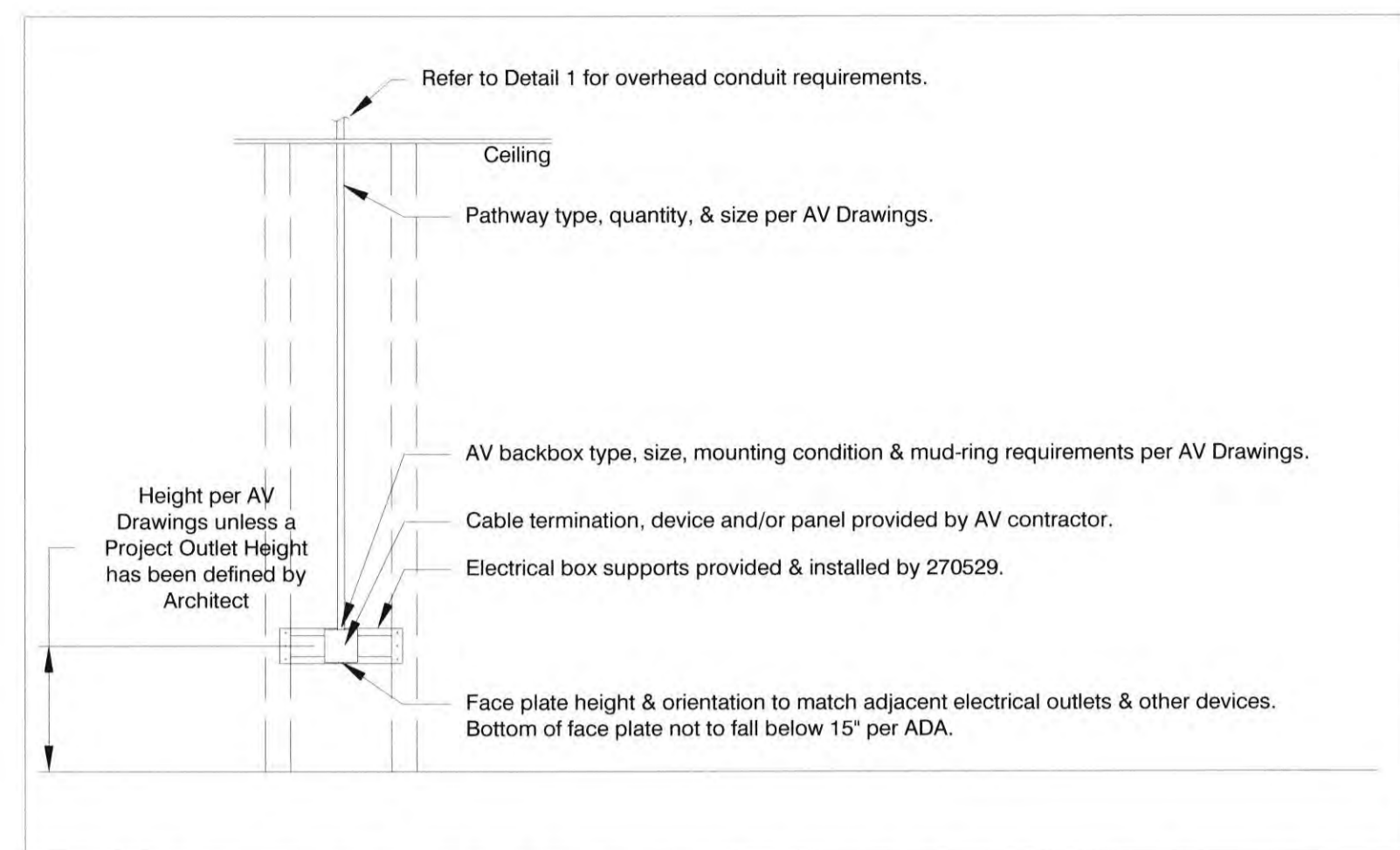
Wires shall have sufficient length to allow patching to any input.



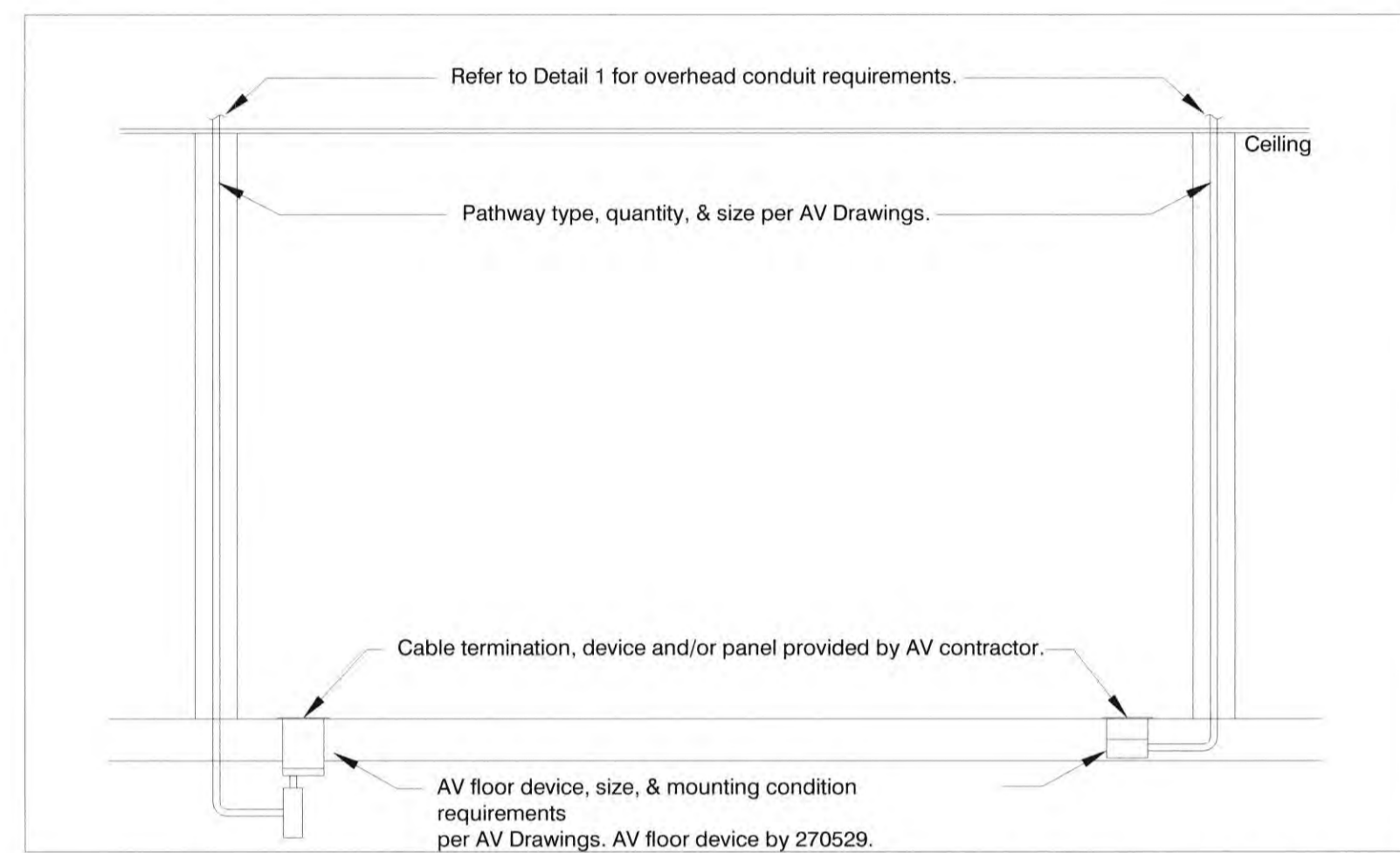
1 Overhead - Conduit Accommodations
 Scale:None



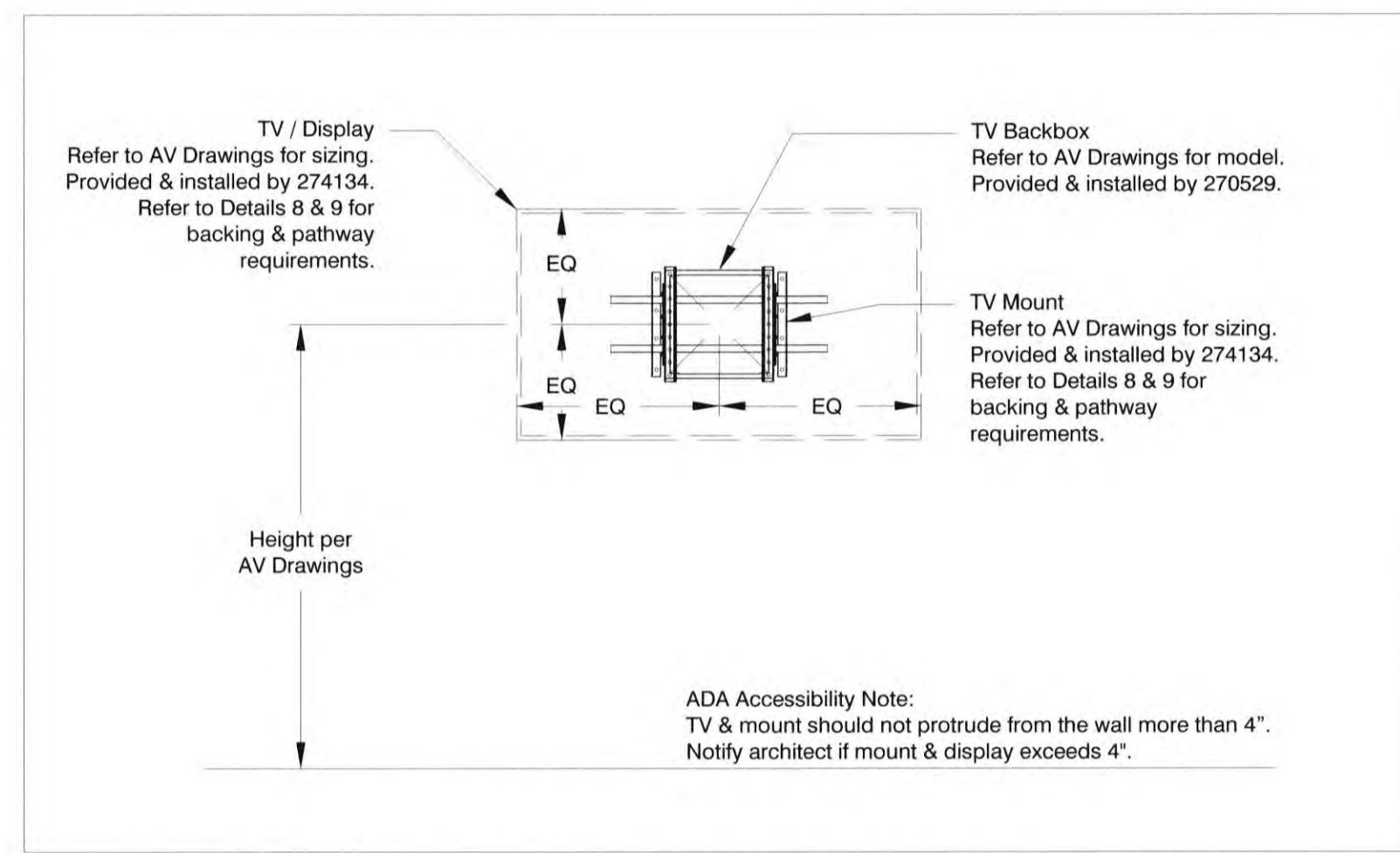
2 Typical Wall-Mounted AV Control Device
 Scale:None



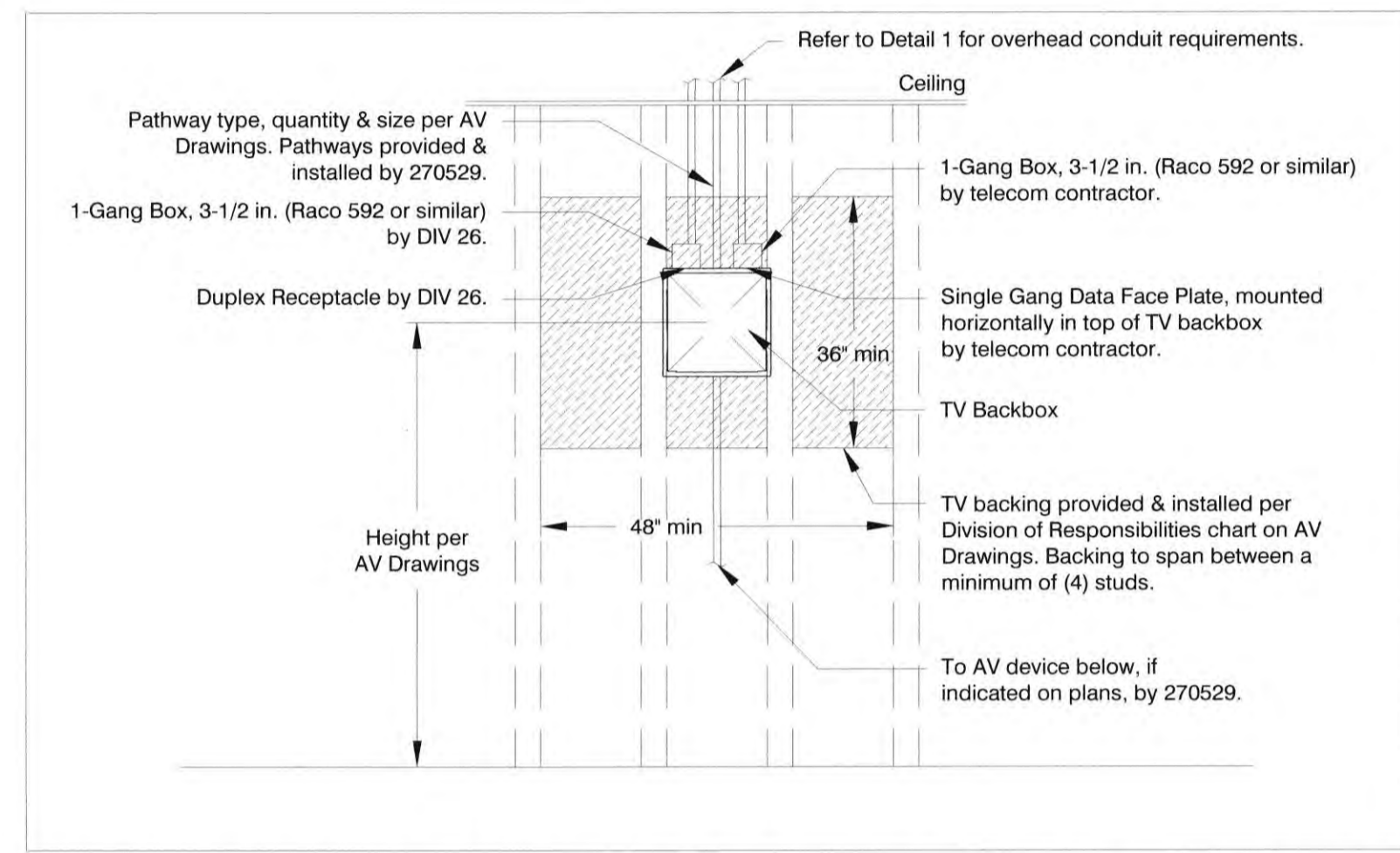
3 Typical Wall-Mounted AV Input Panel
 Scale:None



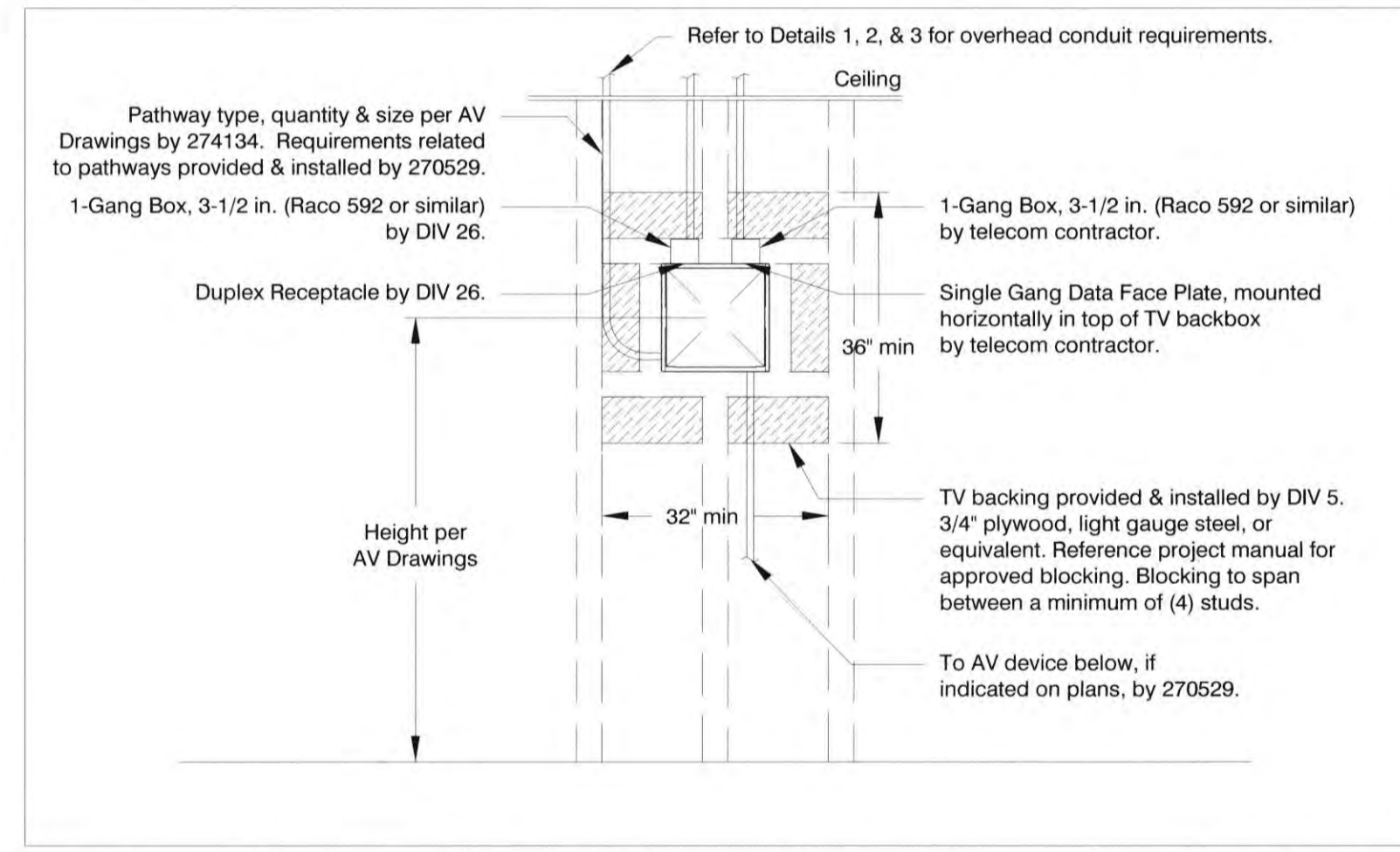
4 Typical Floor-Mounted Devices w/ AV
 Scale:None



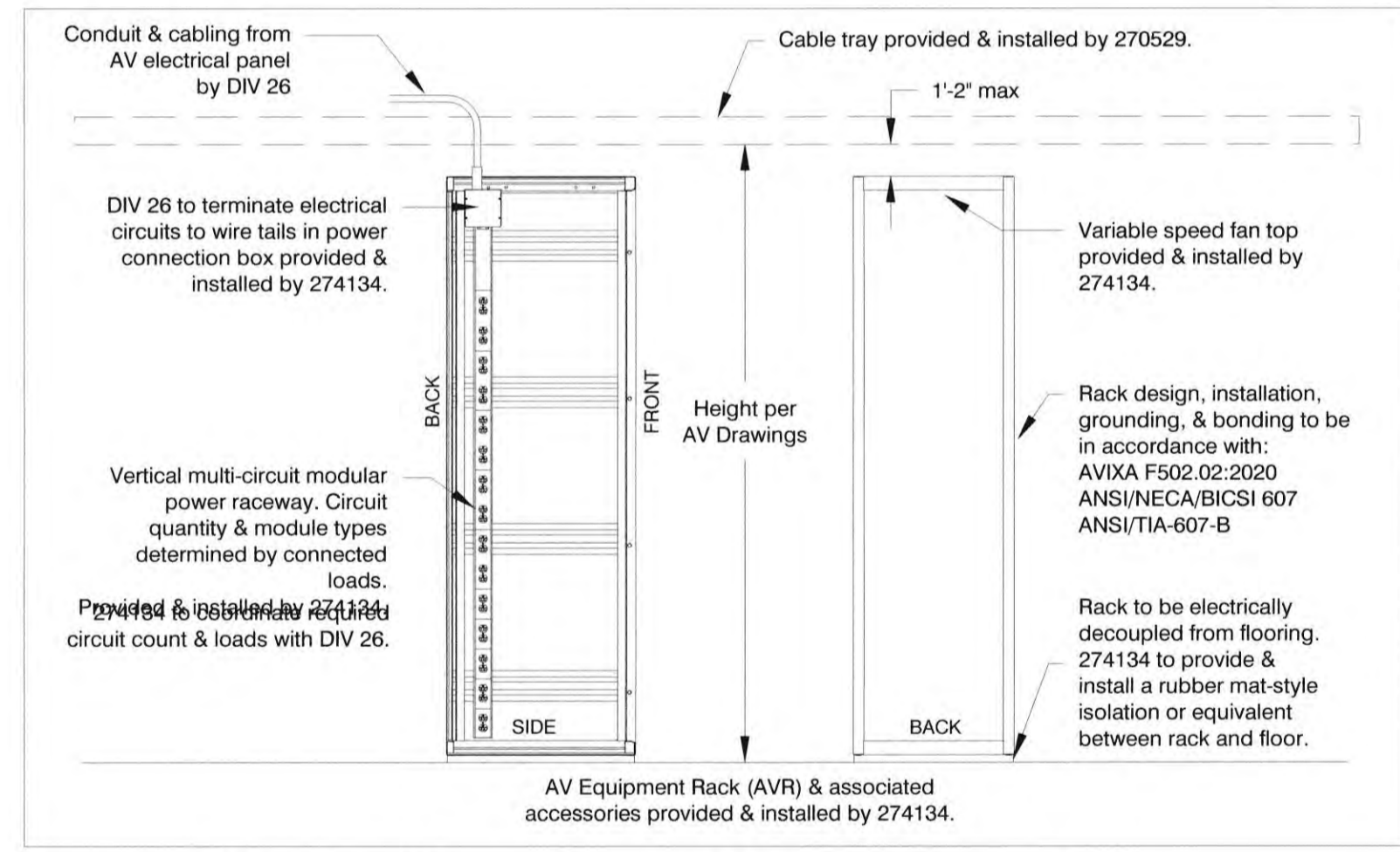
5 Typical TV Mounting Details
 Scale:None



6 Typical TV Backing & Pathways 4-Studs
 Scale:None



7 Typical TV Backing & Pathways 3-Studs
 Scale:None



8 Floor-Standing AV Rack Details
 Scale:None

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 DATE: 11/01/2022

TITLE: AV Standard Details
 SHEET:
AV5.01

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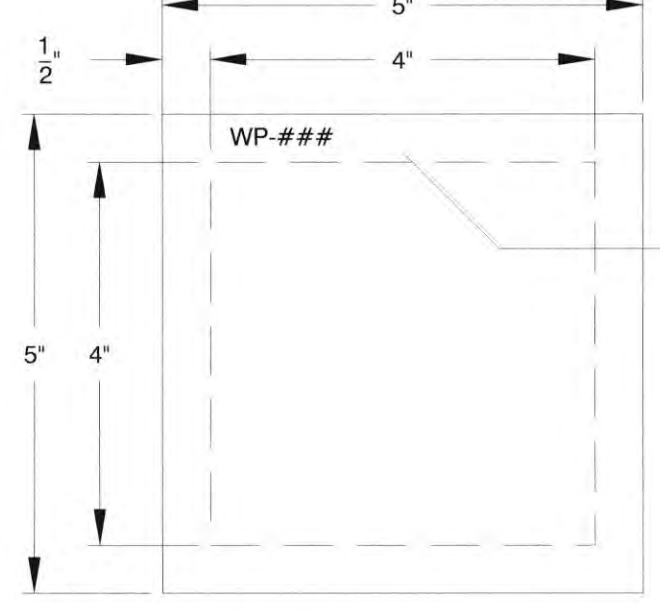
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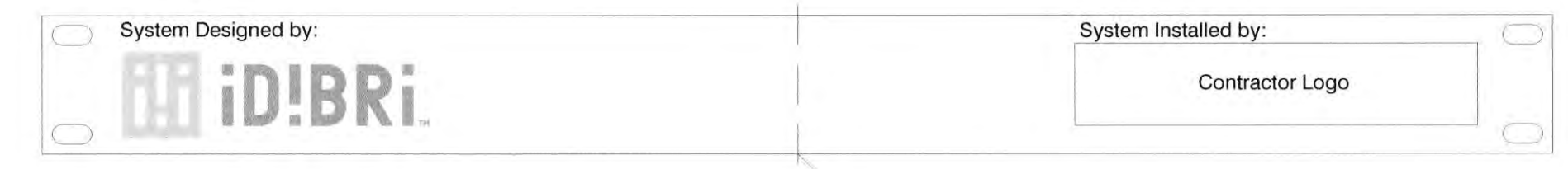
TITLE: AV Panel Details

SHEET:
AV5.20

Typical for all wall boxes:
 All flush mounted boxes shall have panels with 1/2" overhang on all sides. Example: a 4"x4" back box will have a 5"x5" panel.
 For surface mounted boxes, the panel shall match the dimension of the back box.



ALL plates shall be engraved with unique box number.

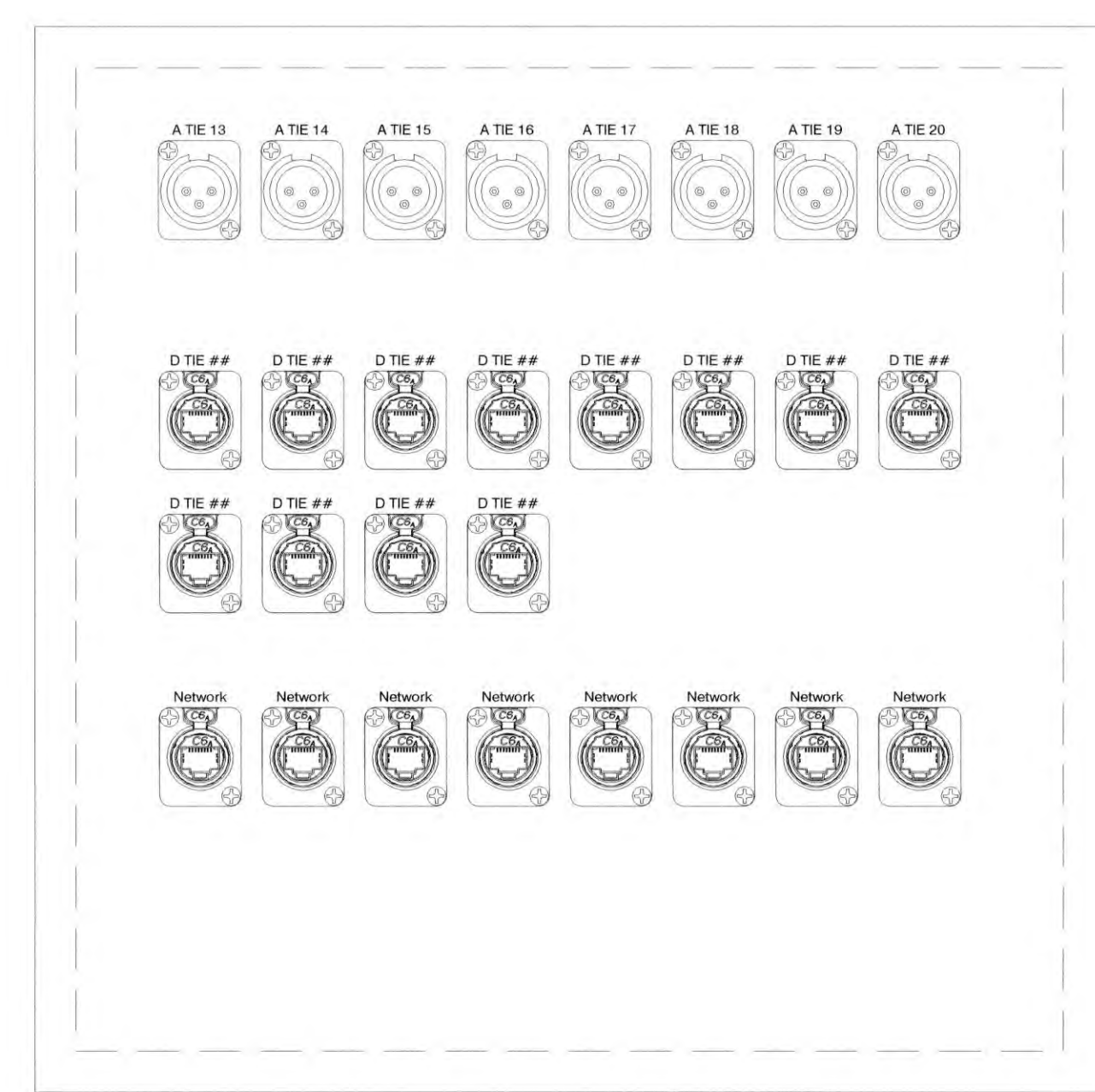


1 **WP-xx**
 Scale: 1" = 1'-0"

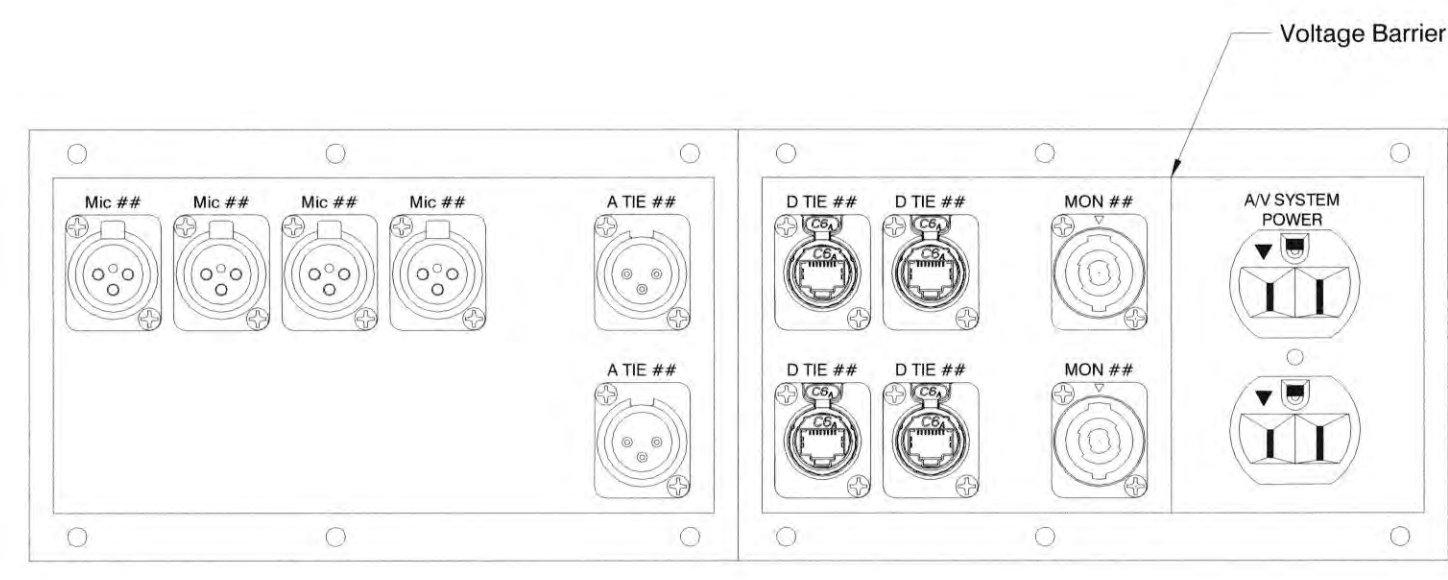
2 **WP-xx**
 Scale: 1" = 1'-0"

Place in top RU of production console, in one turret per row.
 Place in top RU of video/audio racks, one per row of racks.

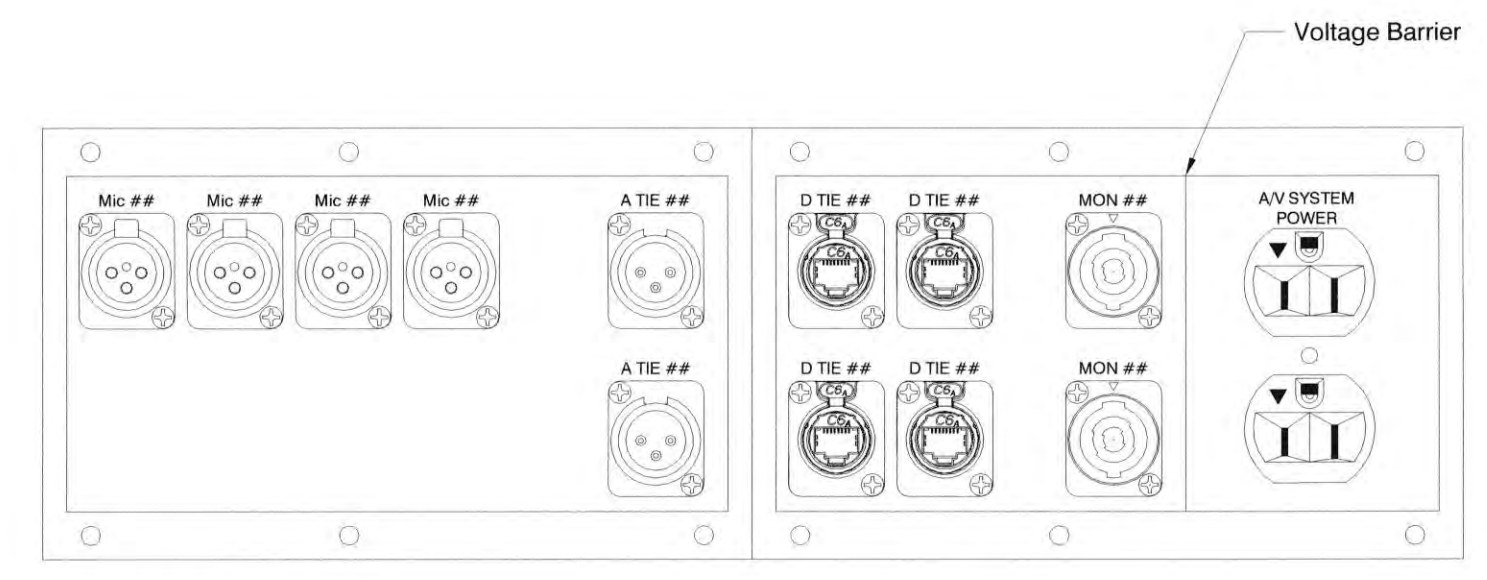
Integrator's logo not to extend past the center, placed on right side.



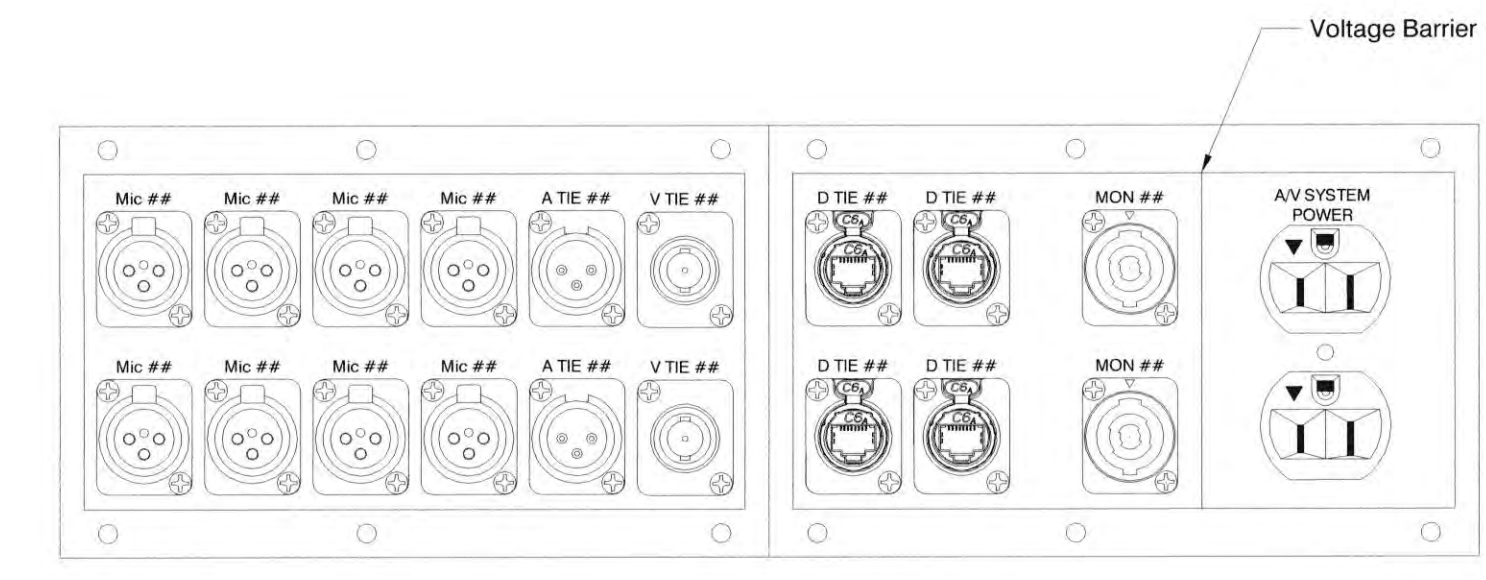
3 **AWB.01**
 Scale: 1" = 1'-0"



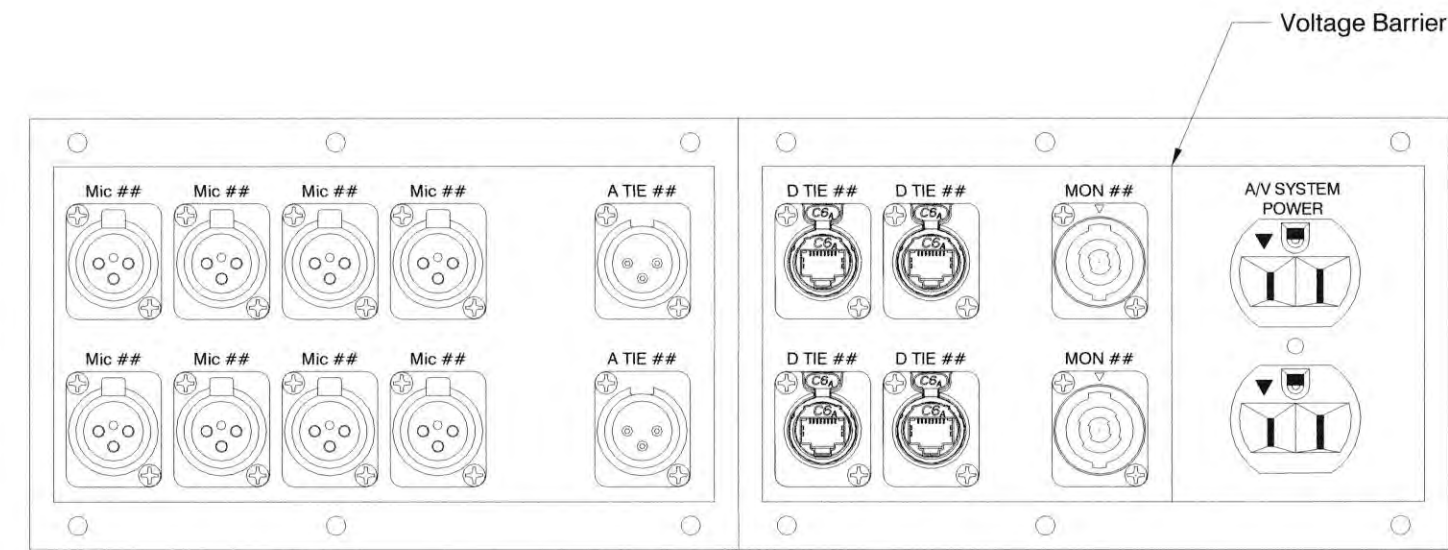
4 **AFB.01**
 Scale: 1" = 1'-0"



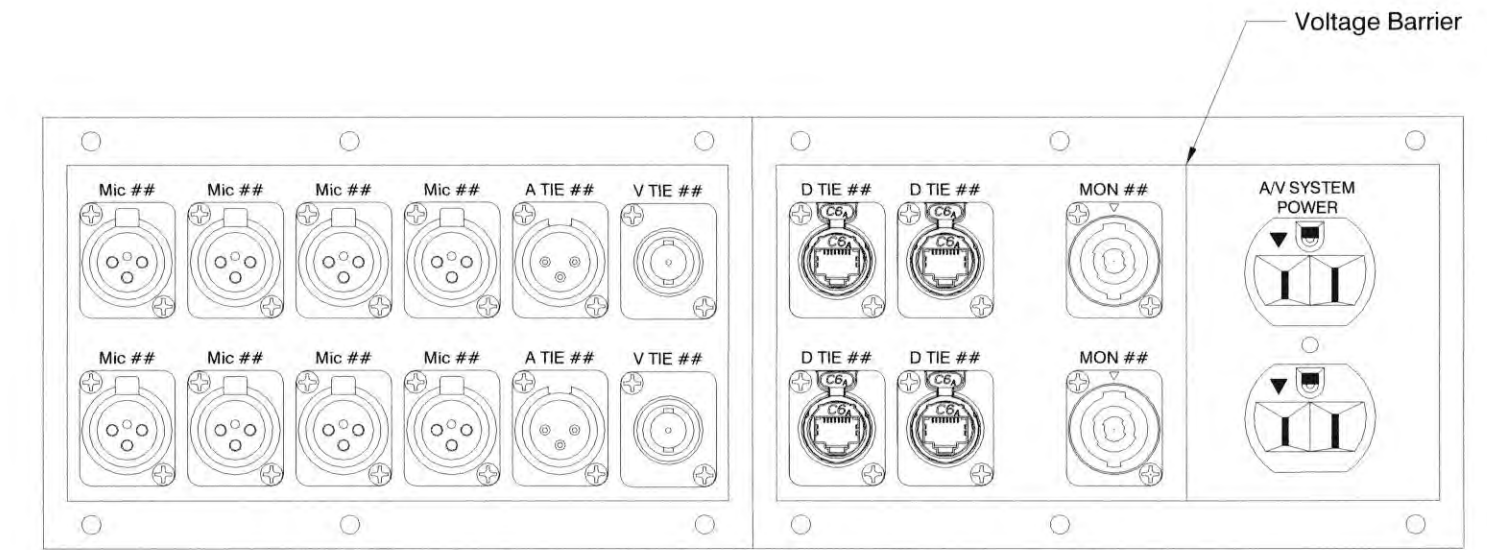
6 **AFB.03**
 Scale: 1" = 1'-0"



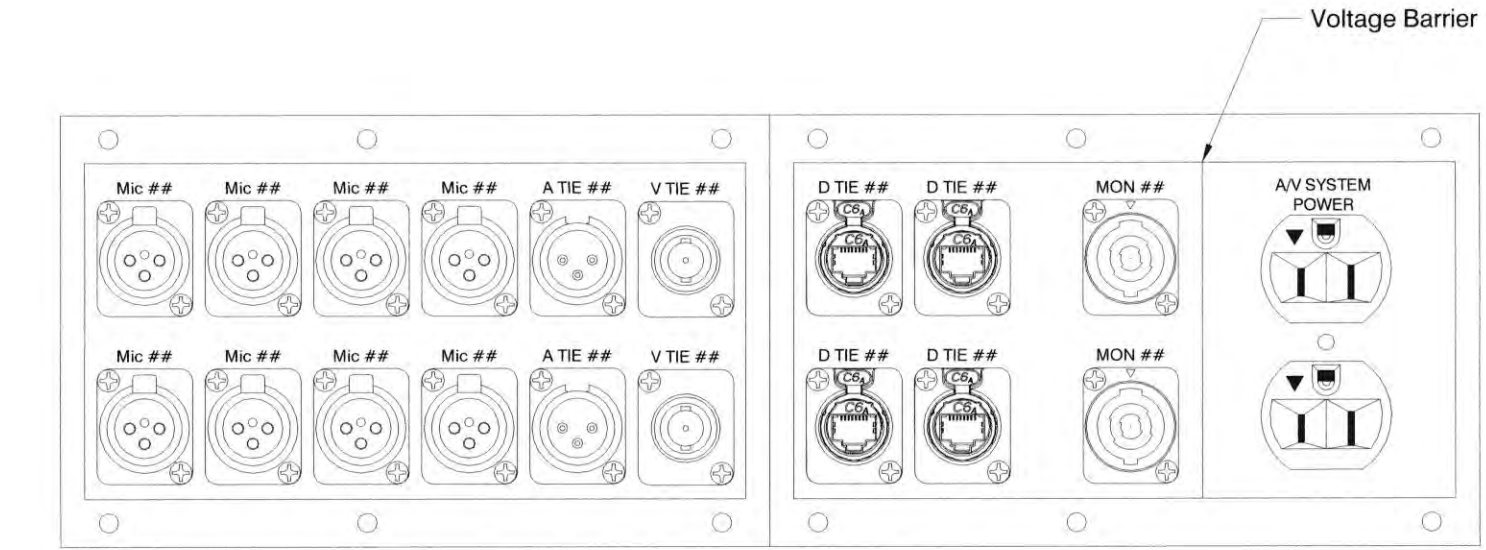
8 **AFB.05**
 Scale: 1" = 1'-0"



5 **AFB.02**
 Scale: 1" = 1'-0"



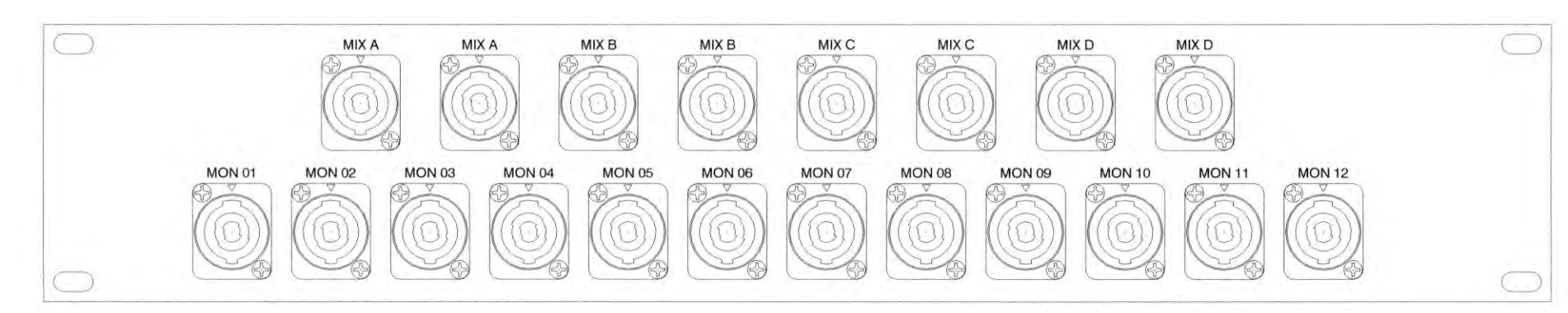
7 **AFB.04**
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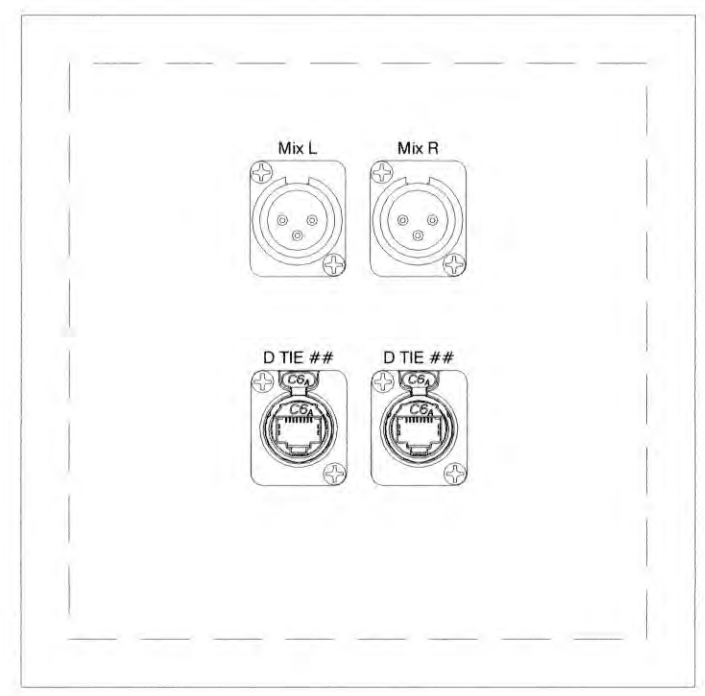
9 **AFB.06**
 Scale: 1" = 1'-0"



10 **RP-ATIE**
 Scale: 1" = 1'-0"

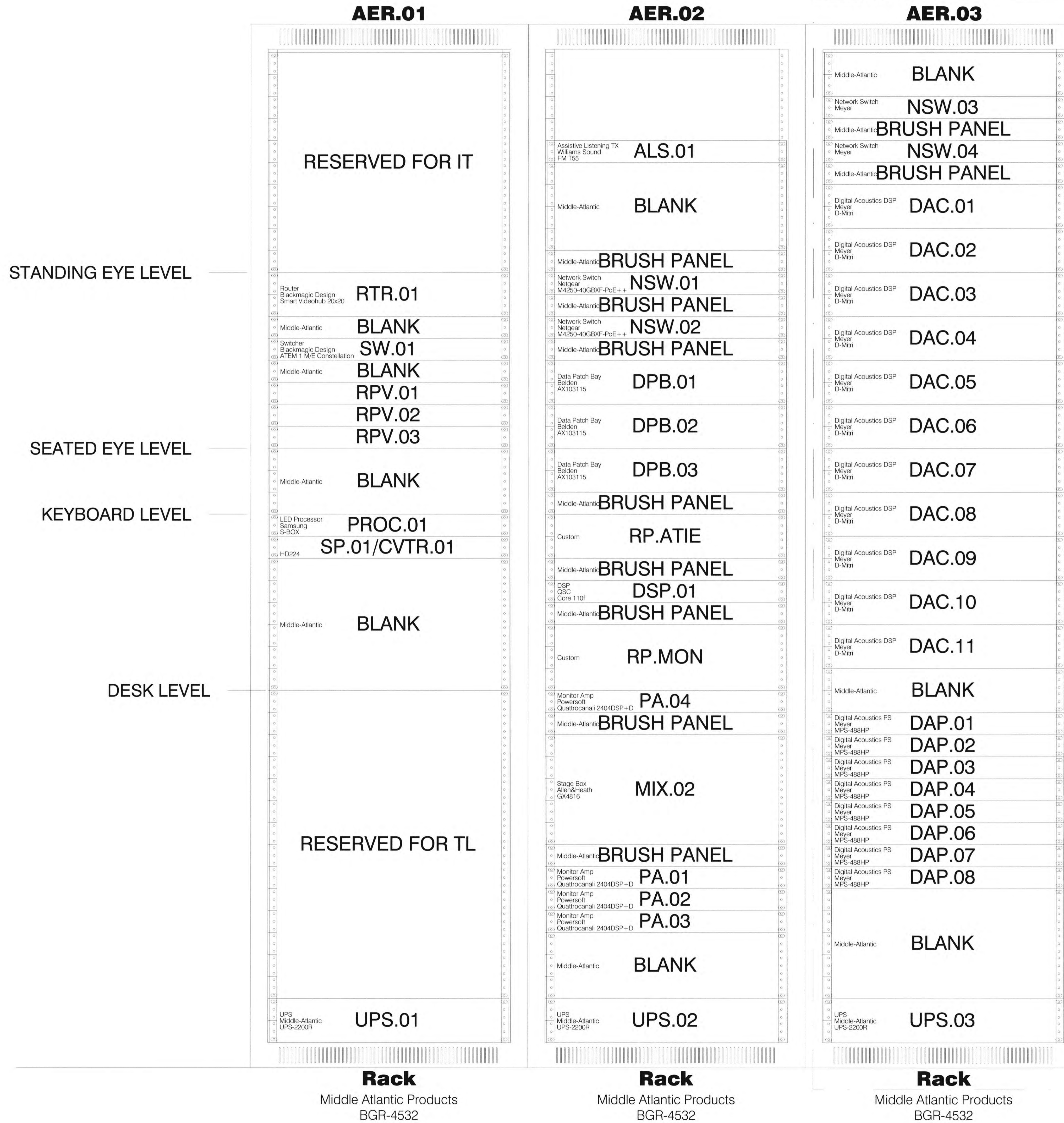


11 **RP-MON**
 Scale: 1" = 1'-0"



12 **AWB.02 (Press Feed)**
 Scale: 1" = 1'-0"

DIGITAL ACOUSTICS
ALTERNATE



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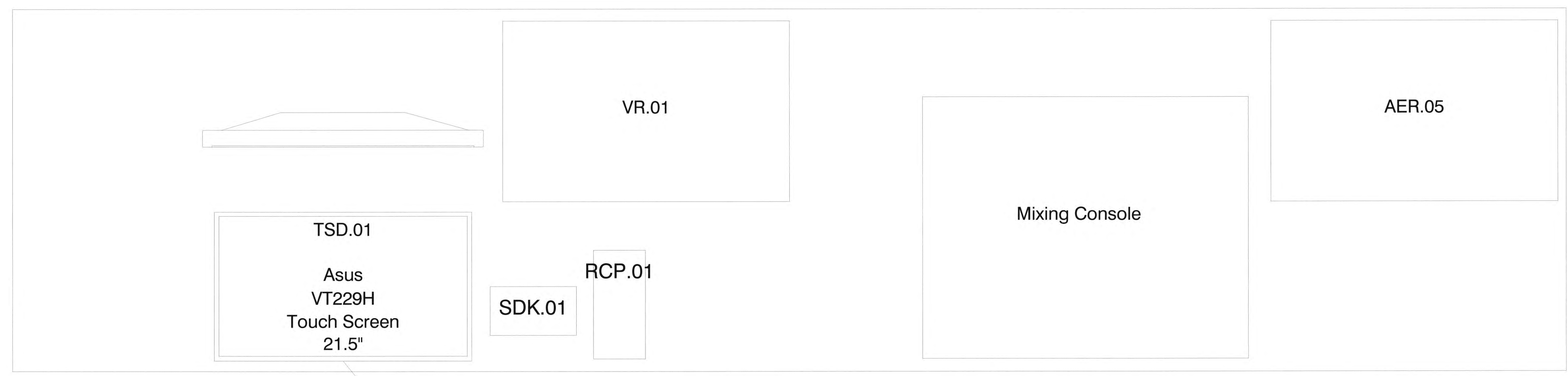
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DATE: 11/01/2022

TITLE: AV Rack Details

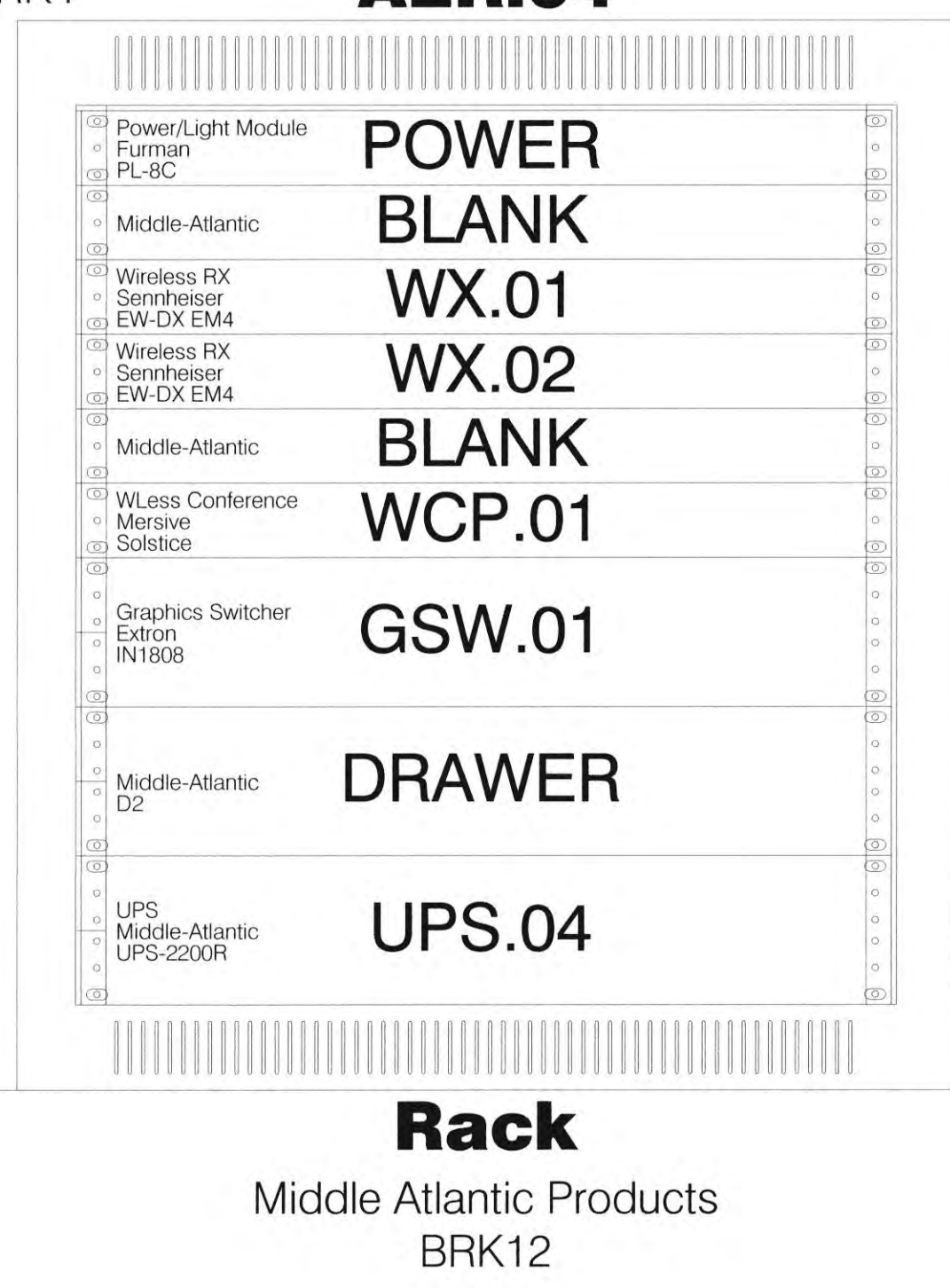
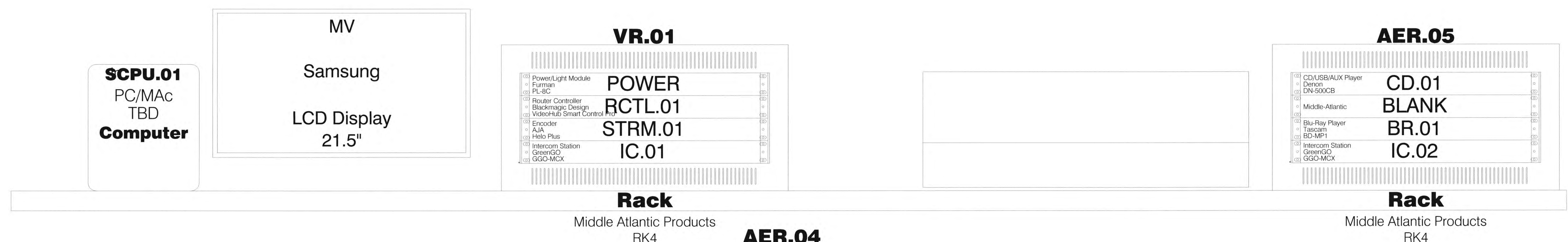
SHEET:
AV5.40

AV Equipment Room Racks

Scale: None



2 FOH Audio Plan View
 Scale: None



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1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022


 JOB NO.: 2019.01
 DRAWN BY: idibri
 DATE: 11/01/2022

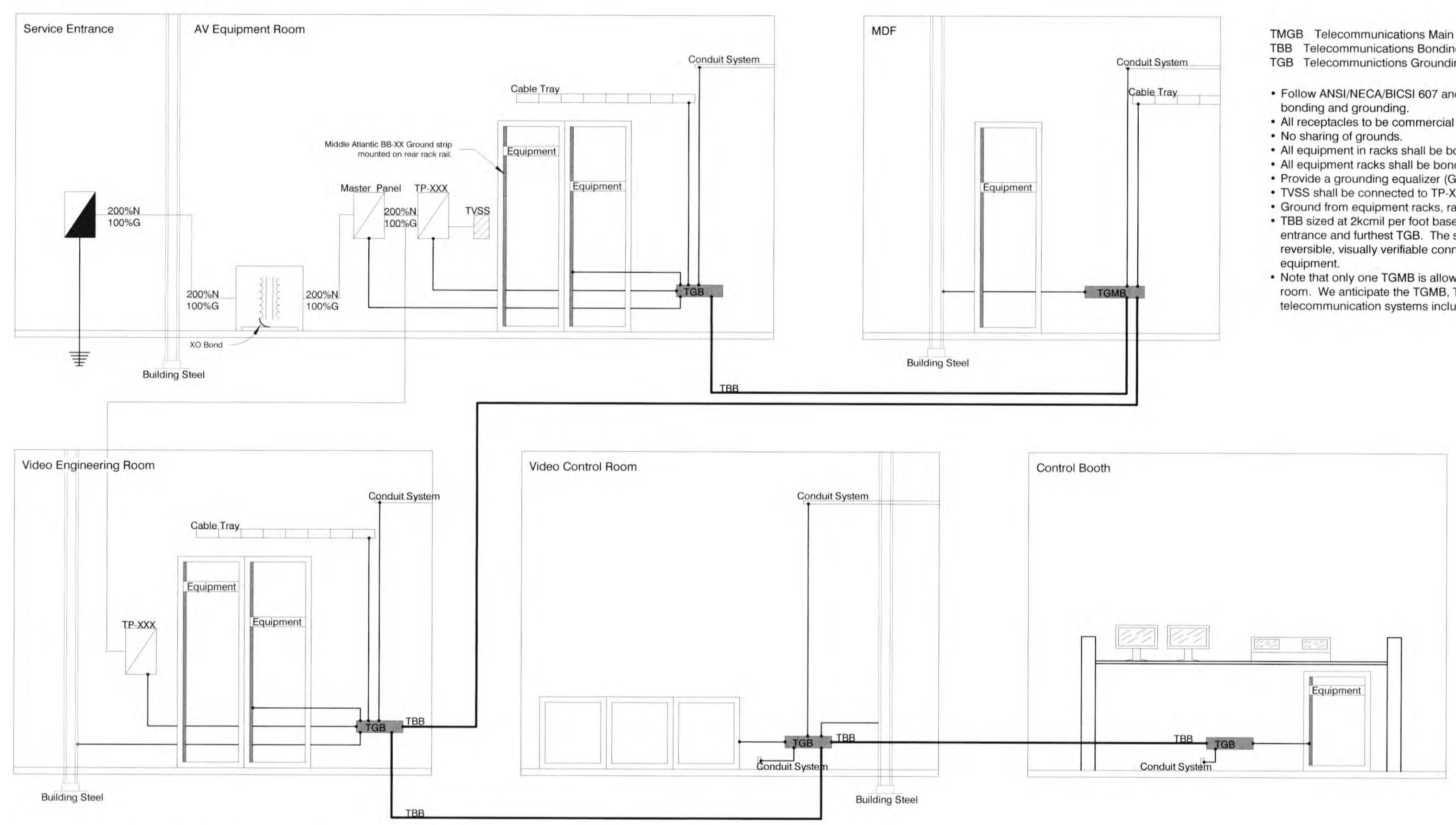
CONSULTANTS:

iDIBri
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T 619.594.4889
idibri.com

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- TMGB** Telecommunications Main Grounding Busbar
TBB Telecommunications Bonding Backbone
TGB Telecommunications Grounding Busbar
- Follow ANSI/NECA/BICSI 607 and ANSI/TIA-607-B standards for telecommunications bonding and grounding.
 - All receptacles to be commercial grade and no less than 20A.
 - No sharing of grounds.
 - All equipment in racks shall be bonded to the rack by a listed method.
 - All equipment racks shall be bonded to the ground busbar by a listed method.
 - Provide a grounding equalizer (GE) as required by TIA/ANSI J-STD-607-B.
 - TVSS shall be connected to TP-XXX panel that is closest to the transformer.
 - Ground from equipment racks, raceways and electrical equipment to be #4 min.
 - TBB sized at 2kcmil per foot based on the conductor length between service entrance and furthest TGB. The system should utilize exothermic welds and non-reversible, visually verifiable connections between TGB, TBB, GE, and TMGB equipment.
 - Note that only one TGMB is allowed per building and it is often located in the MDF room. We anticipate the TGB, TBB, and GE systems will be shared between all telecommunication systems including data, security, audio, and video.

1 Grounding Detail
Scale: 1/2" = 1'-0"

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JOB NO: 2019.01
DRAWN BY: idibri
DATE: 11/01/2022

TITLE: Technical Power & Grounding Details
SHEET:

AV6.00

AV - Box Schedule

Box ID	Level	Mounting Height	Flush Mount	Manufacturer	Model	Description	Box Dimensions			NEMA Type	Custom Panel	Back Box		Panel		Device		Notes
							Height	Width	Depth			Supplied By	Installed By	Supplied By	Installed By	Supplied By	Installed By	
ACB.01	Stage Level		Yes	Hoffman or Equivalent	ASE6X6X4	Steel junction/pull box with screw cover.	0'-6"	0'-6"	0'-4"	1	Yes	27 05 29	27 05 29	27 41 32	27 41 32	N/A	N/A	
ACB.02	Stage Level		Yes	Hoffman or Equivalent	ASE6X6X4	Steel junction/pull box with screw cover.	0'-6"	0'-6"	0'-4"	1	Yes	27 05 29	27 05 29	27 41 32	27 41 32	N/A	N/A	
ACB.03	Stage Level		Yes	Hoffman or Equivalent	ASE6X6X4	Steel junction/pull box with screw cover.	0'-6"	0'-6"	0'-4"	1	Yes	27 05 29	27 05 29	27 41 32	27 41 32	N/A	N/A	
AFB.01	Lobby Level		Yes	Ace Backstage	124SLBK X=5/8"	Ace Backstage Double Wide Pocket (#124SLBK X=5/8" With #104B8X Back Box)	0'-10"	1'-6"	0'-6"	1	Yes	27 41 34	27 05 29	27 41 34	27 41 34	N/A	N/A	
AFB.02	Lobby Level		Yes	Ace Backstage	124SLBK X=5/8"	Ace Backstage Double Wide Pocket (#124SLBK X=5/8" With #104B8X Back Box)	0'-10"	1'-6"	0'-6"	1	Yes	27 41 34	27 05 29	27 41 34	27 41 34	N/A	N/A	
AFB.03	Lobby Level		Yes	Ace Backstage	124SLBK X=5/8"	Ace Backstage Double Wide Pocket (#124SLBK X=5/8" With #104B8X Back Box)	0'-10"	1'-6"	0'-6"	1	Yes	27 41 34	27 05 29	27 41 34	27 41 34	N/A	N/A	
AFB.04	Lobby Level		Yes	Ace Backstage	124SLBK X=5/8"	Ace Backstage Double Wide Pocket (#124SLBK X=5/8" With #104B8X Back Box)	0'-10"	1'-6"	0'-6"	1	Yes	27 41 34	27 05 29	27 41 34	27 41 34	N/A	N/A	
AFB.05	Lobby Level		Yes	Ace Backstage	124SLBK X=5/8"	Ace Backstage Double Wide Pocket (#124SLBK X=5/8" With #104B8X Back Box)	0'-10"	1'-6"	0'-6"	1	Yes	27 41 34	27 05 29	27 41 34	27 41 34	N/A	N/A	
AFB.06	Lobby Level		Yes	Ace Backstage	124SLBK X=5/8"	Ace Backstage Double Wide Pocket (#124SLBK X=5/8" With #104B8X Back Box)	0'-10"	1'-6"	0'-6"	1	Yes	27 41 34	27 05 29	27 41 34	27 41 34	N/A	N/A	
AJB.01	Stage Level		No	Hoffman or Equivalent	ASE6X6X4	Steel junction/pull box with screw cover.	0'-6"	0'-6"	0'-4"	1	Yes	27 05 29	27 05 29	27 41 34	27 41 34	N/A	N/A	
AJB.02	Stage Level		No	Hoffman or Equivalent	ASE6X6X4	Steel junction/pull box with screw cover.	0'-6"	0'-6"	0'-4"	1	Yes	27 05 29	27 05 29	27 41 34	27 41 34	N/A	N/A	
AJB.03	Stage Level		No	Hoffman or Equivalent	ASE6X6X4	Steel junction/pull box with screw cover.	0'-6"	0'-6"	0'-4"	1	Yes	27 05 29	27 05 29	27 41 34	27 41 34	N/A	N/A	
AVB.01	Lobby Level	1'-6"	Yes	Hoffman or Equivalent	ASE12X12X4	Steel junction/pull box with screw cover.	1'-0"	1'-0"	0'-4"	1	Yes	27 05 29	27 05 29	27 41 34	27 41 34	N/A	N/A	
VWB.01	Lobby Level	1'-6"	Yes	Hoffman or Equivalent	ASE18X12X4	Steel junction/pull box with screw cover.	1'-0"	1'-6"	0'-4"	1	Yes	27 05 29	27 05 29	27 41 34	27 41 34	N/A	N/A	
VWB.03	Lobby Level	1'-6"	Yes	Hoffman or Equivalent	ASE6X6X4	Steel junction/pull box with screw cover.	0'-6"	0'-6"	0'-4"	1	Yes	27 05 29	27 05 29	27 41 34	27 41 34	N/A	N/A	
VWB.04	Lobby Level	7'-0"	Yes	Arlington Industries	TVBS505	2-gang recessed steel TV box for power and low voltage connections in new or existing construction.	0'-6 13/16"	0'-6 11/16"	0'-3 15/16"	1	Yes	27 05 29	27 05 29	27 41 34	27 41 34	N/A	N/A	
VWB.05	Lobby Level	10'-0"	Yes	Chief Manufacturing	PACS25FW	Medium In-Wall Pre-Installation Display Backbox	0'-9"	1'-2 1/4"	0'-3 29/32"	1	Yes	27 05 29	27 05 29	27 41 34	27 41 34	N/A	N/A	
VWB.06	Lobby Level	7'-0"	Yes	Arlington Industries	TVBS505	2-gang recessed steel TV box for power and low voltage connections in new or existing construction.	0'-6 13/16"	0'-6 11/16"	0'-3 15/16"	1	Yes	27 05 29	27 05 29	27 41 34	27 41 34	N/A	N/A	
VWB.07	Stage Level	5'-6"	Yes	Chief Manufacturing	PACS25FW	Medium In-Wall Pre-Installation Display Backbox	0'-9"	1'-2 1/4"	0'-3 29/32"	1	Yes	27 05 29	27 05 29	27 41 34	27 41 34	N/A	N/A	
VWB.08	Lobby Level	8'-0"	Yes	Chief Manufacturing	PACS25FW	Medium In-Wall Pre-Installation Display Backbox	0'-9"	1'-2 1/4"	0'-3 29/32"	1	Yes	27 05 29	27 05 29	27 41 34	27 41 34	N/A	N/A	

Audio - Rack Schedule

Rack ID	Level	Manufacturer	Model	Description	Rack Dimensions			Device		Notes
					Height	Width	Depth	Supplied By	Installed By	
AER.01	Lobby Level	Middle Atlantic Products, Inc.	BGR-4532	45 SPACE (78-3/4"), 32" DEEP, MULTIBAY BGR RACK WITH REAR DOOR, BLACK FINISH	6'-10 7/8"	1'-11"	2'-8"	27 41 34	27 41 34	
AER.02	Lobby Level	Middle Atlantic Products, Inc.	BGR-4532	45 SPACE (78-3/4"), 32" DEEP, MULTIBAY BGR RACK WITH REAR DOOR, BLACK FINISH	6'-10 7/8"	1'-11"	2'-8"	27 41 34	27 41 34	
AER.03	Lobby Level	Middle Atlantic Products, Inc.	BGR-4532	45 SPACE (78-3/4"), 32" DEEP, MULTIBAY BGR RACK WITH REAR DOOR, BLACK FINISH	6'-10 7/8"	1'-11"	2'-8"	27 41 34	27 41 34	
AER.04	Lobby Level									
AER.05	Lobby Level									

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 JOB NO.: 2019.01
 DRAWN BY: idbri
 DATE: 11/01/2022

TITLE: AV Junction Box Schedules
 SHEET: **AV6.01**

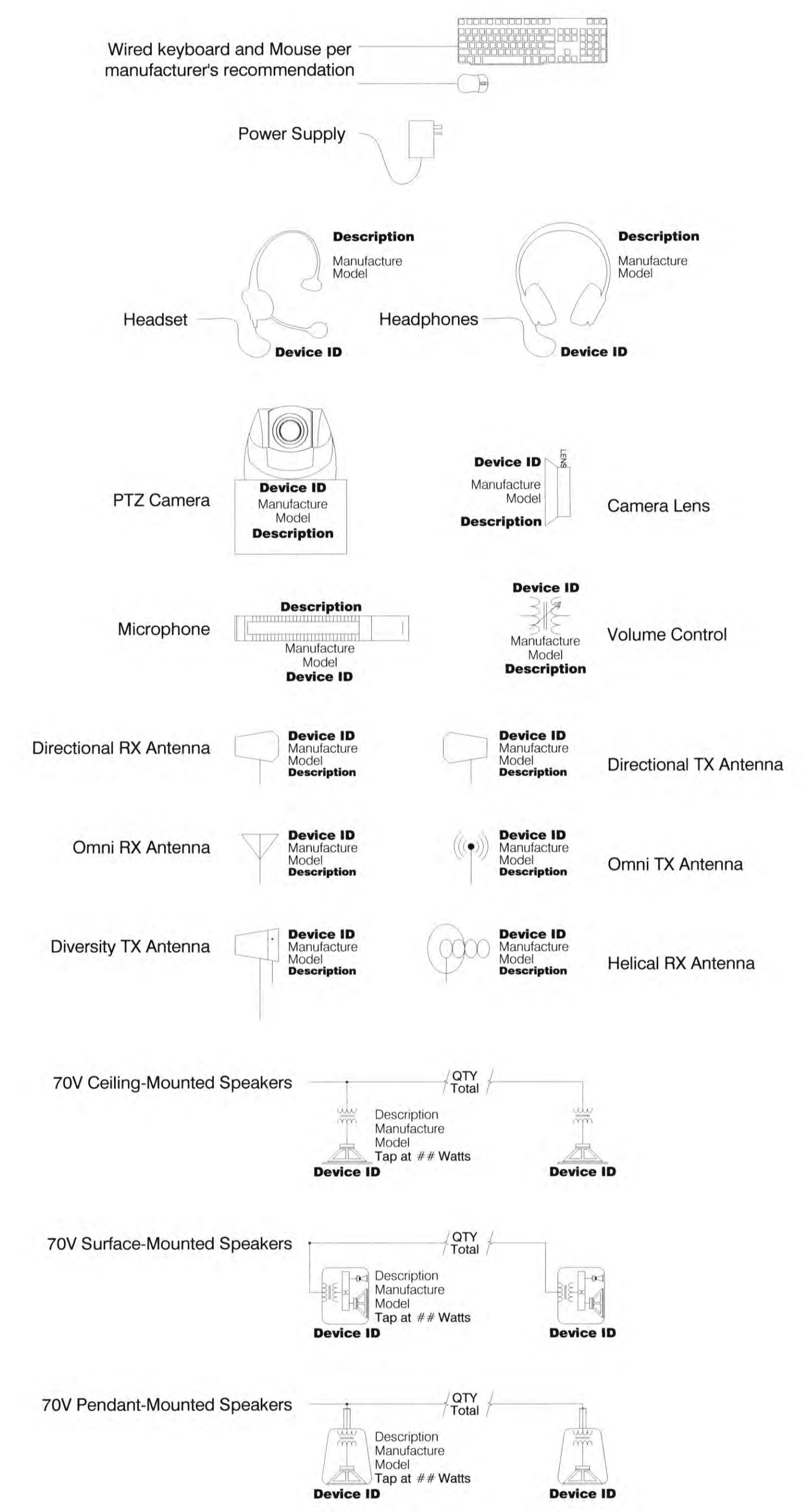
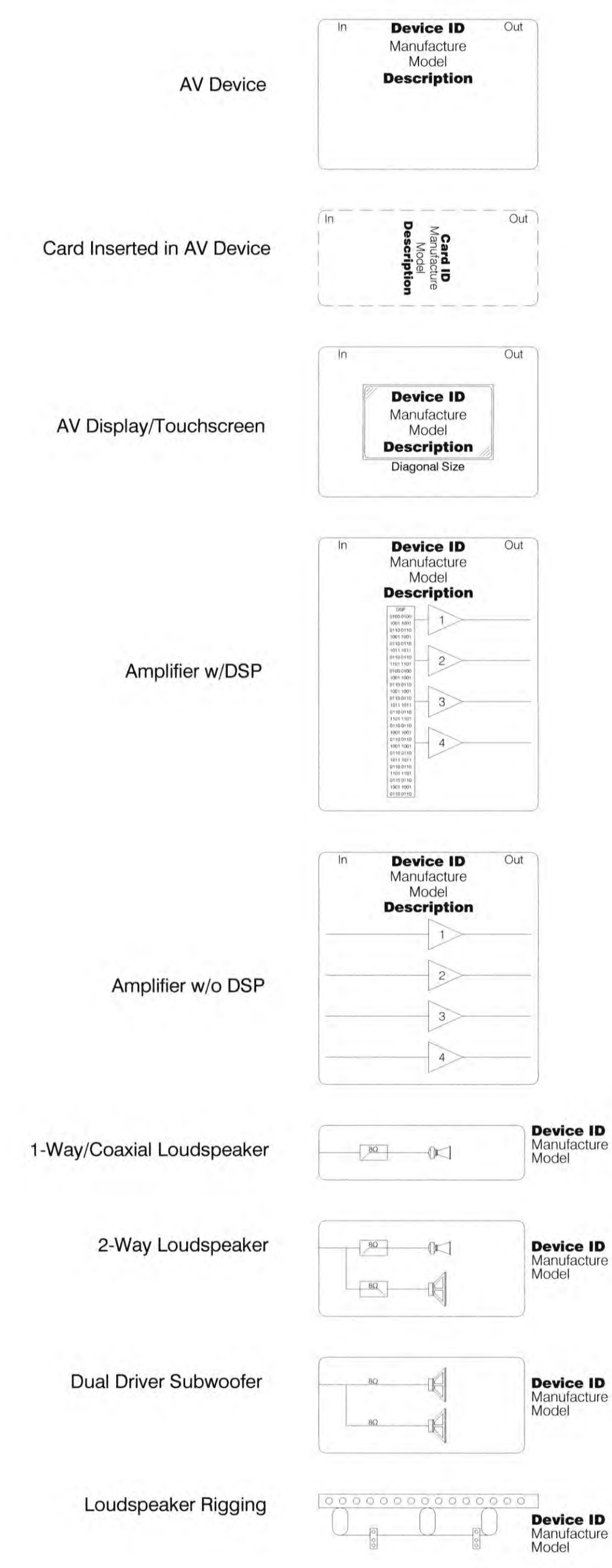
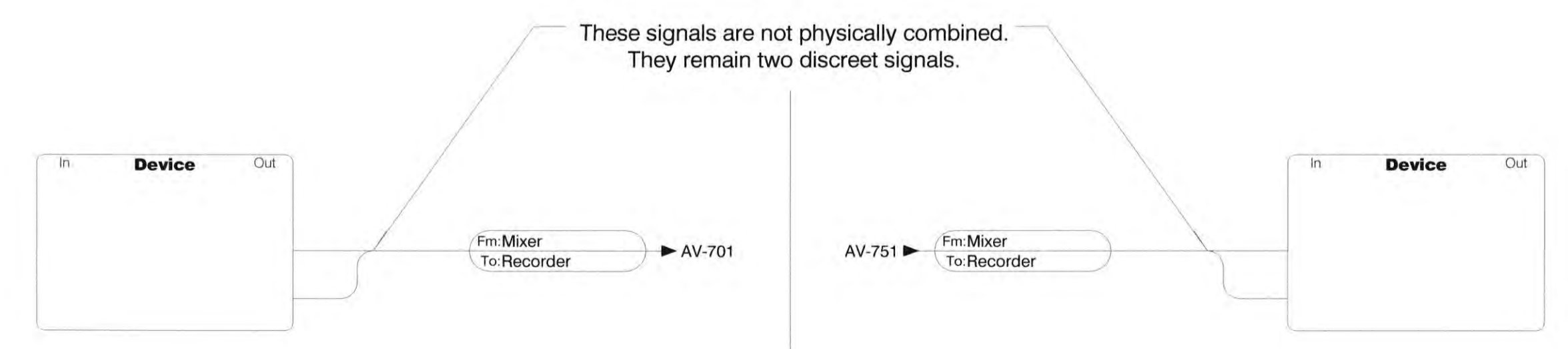
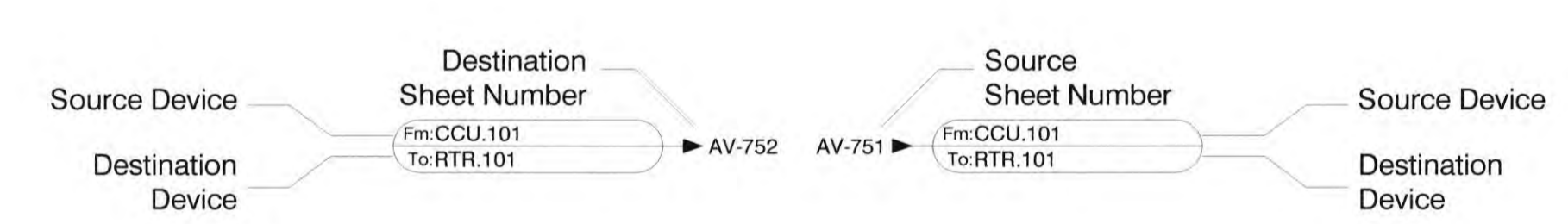
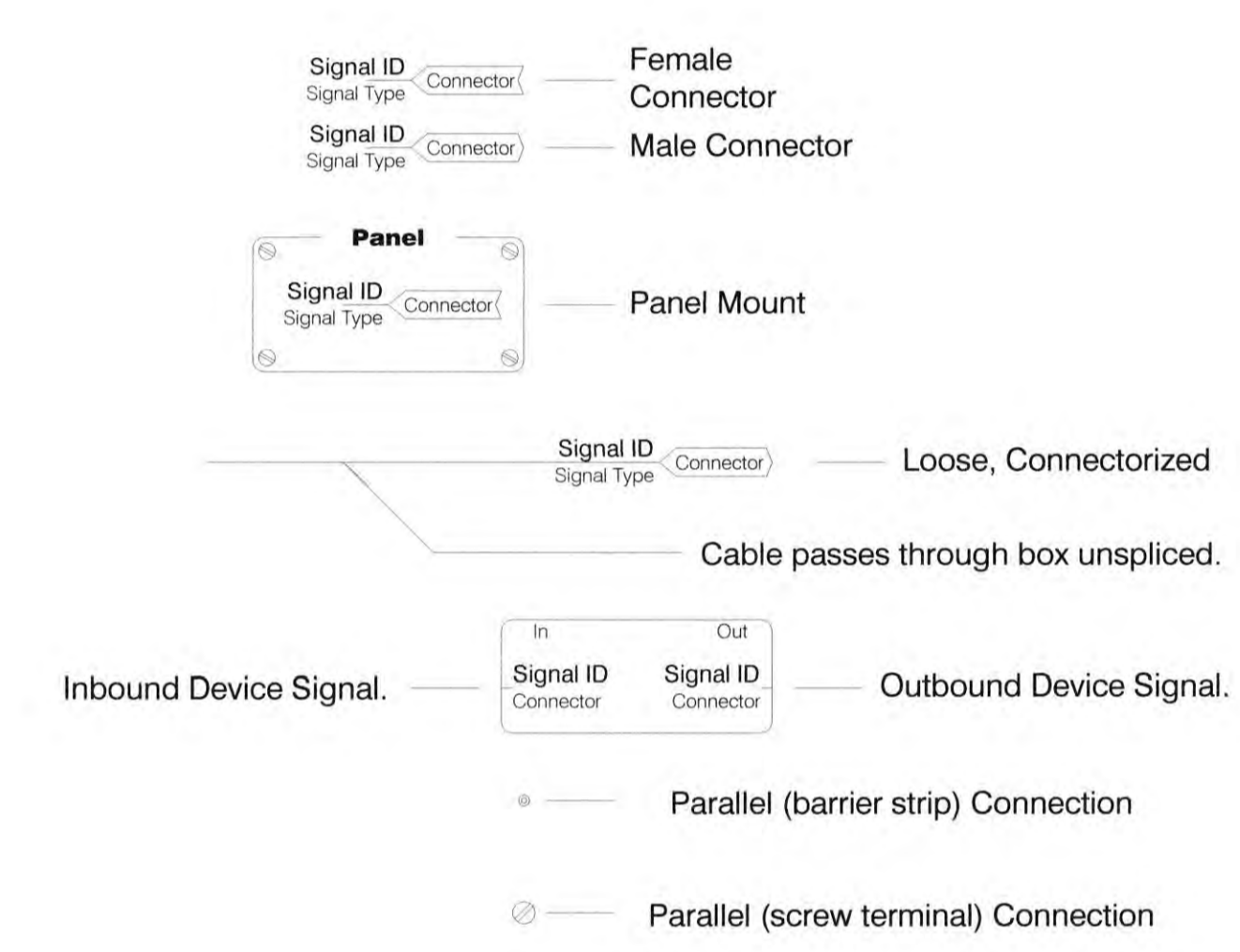
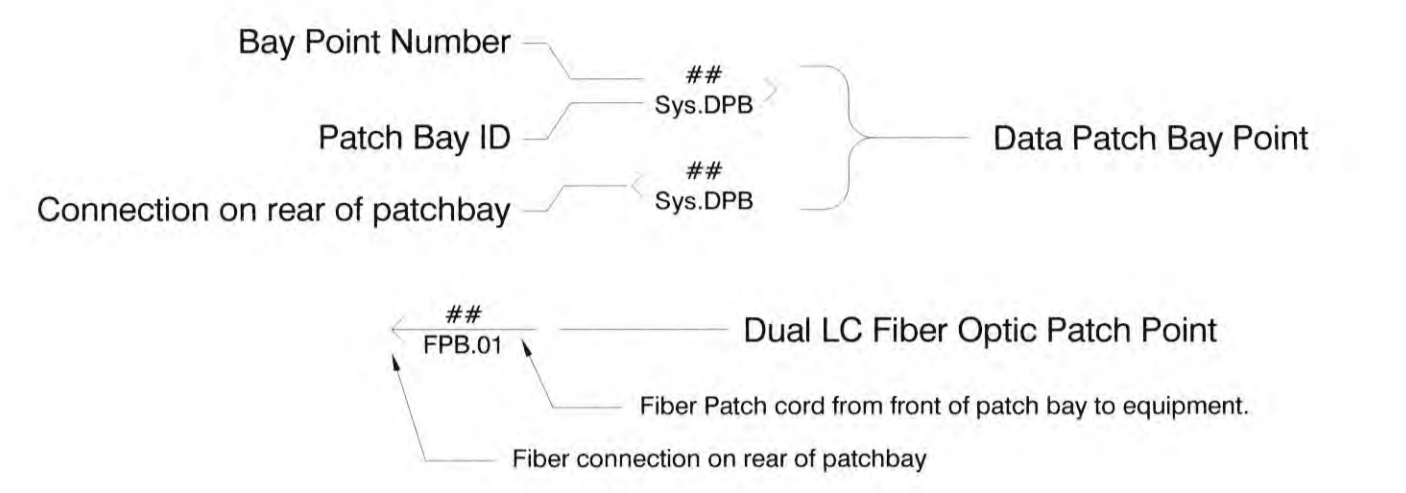
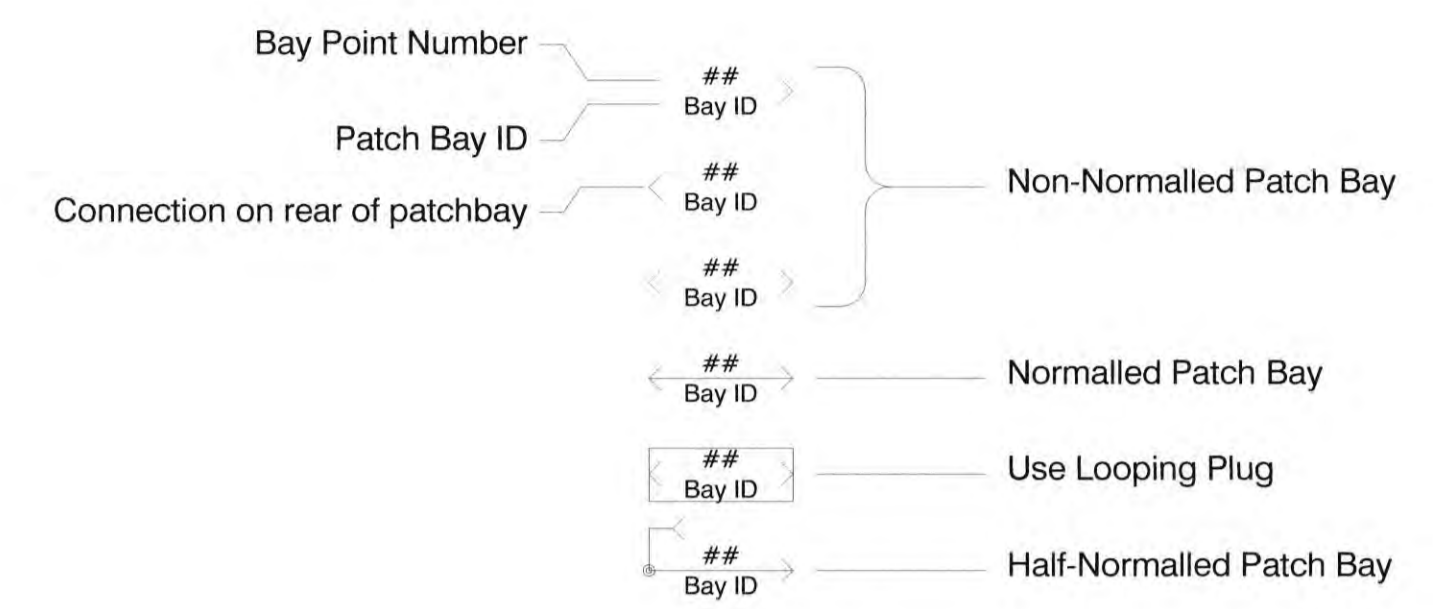
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JOB NO: 2019.01
DRAWN BY: Author
DATE: 11/01/2022

TITLE: AV Schematic Legend

SHEET:
AV7.00



Author's Signature

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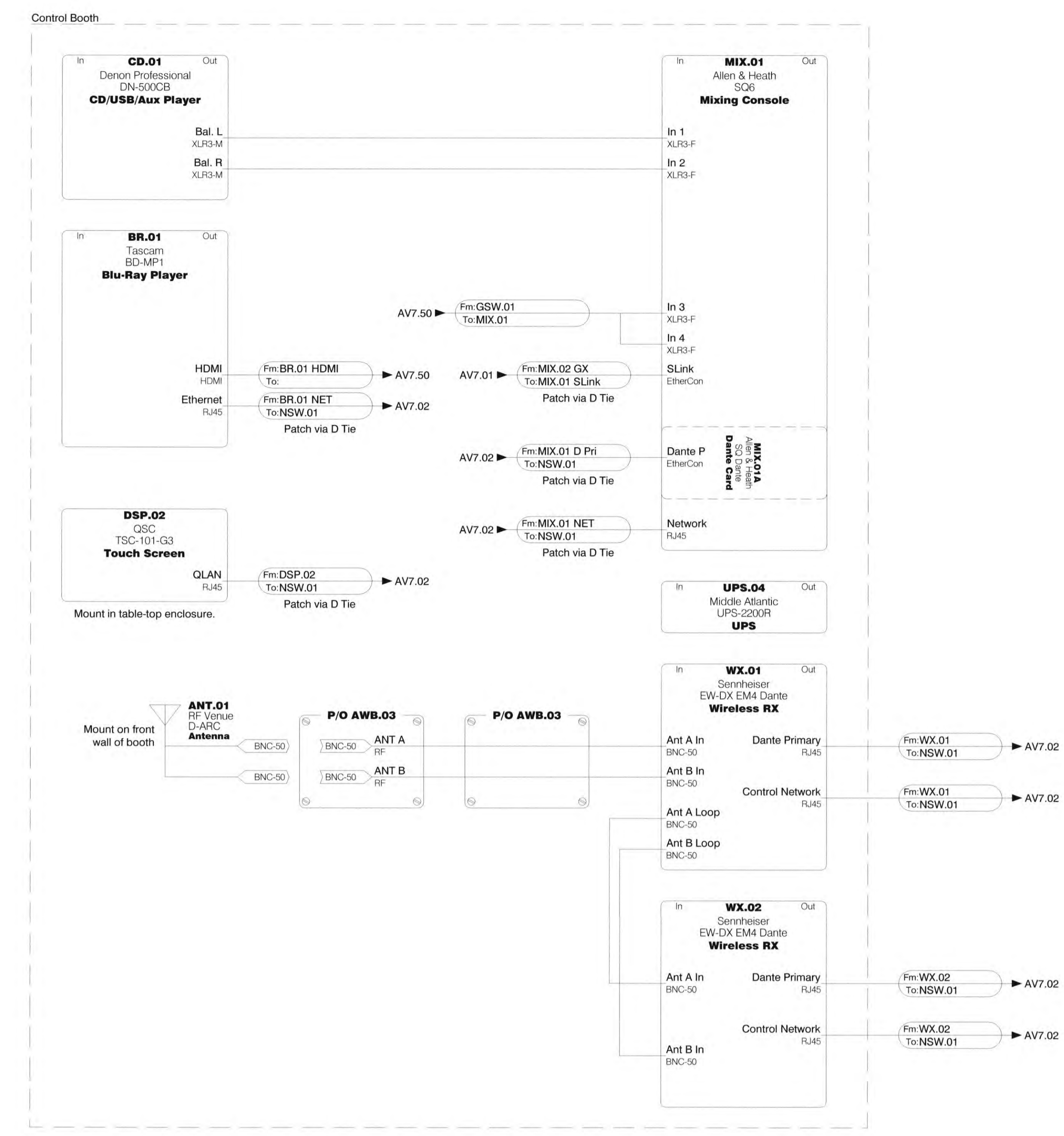
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DATE: 11/01/2022

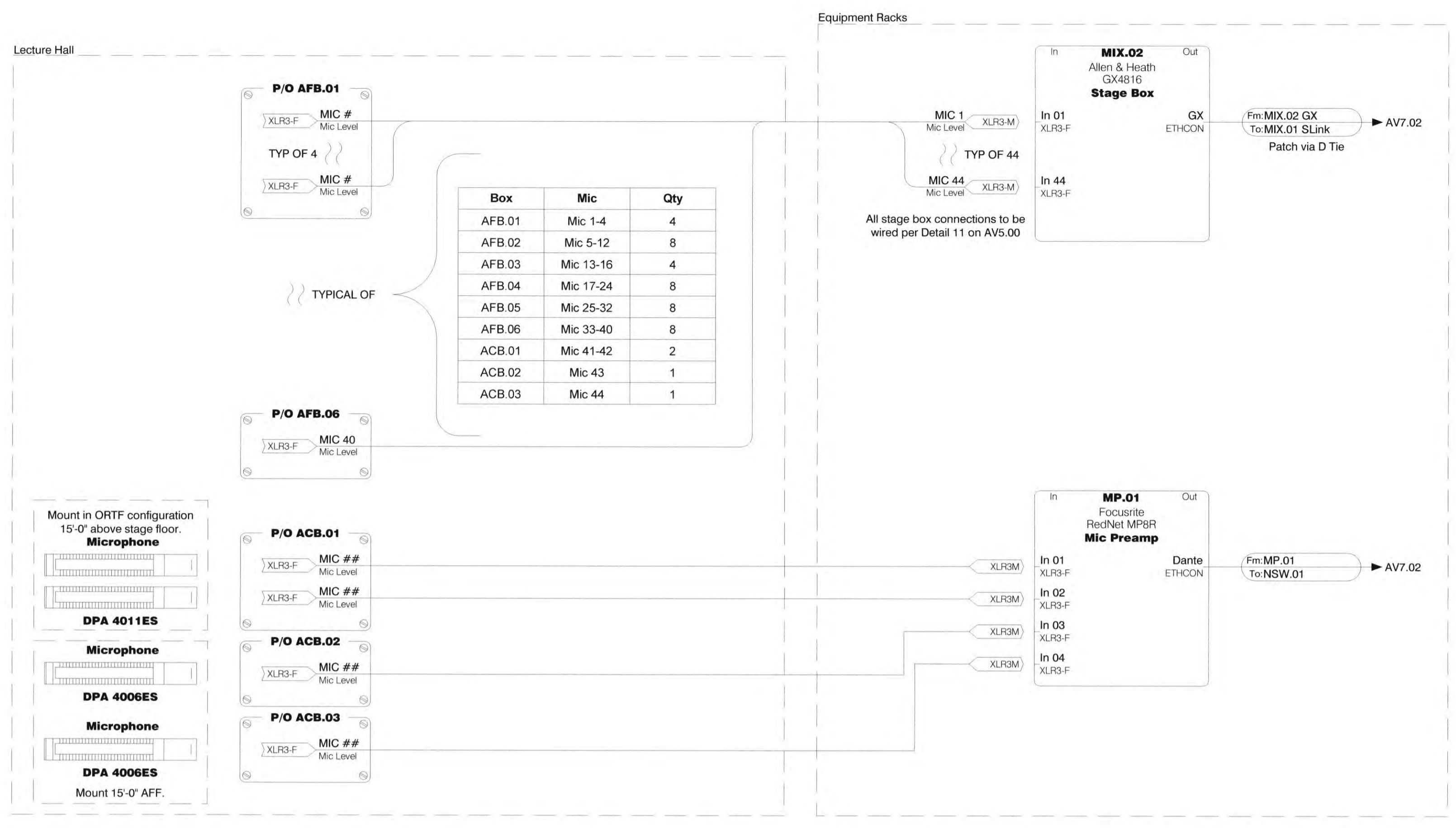
TITLE: Audio Schematics

SHEET:

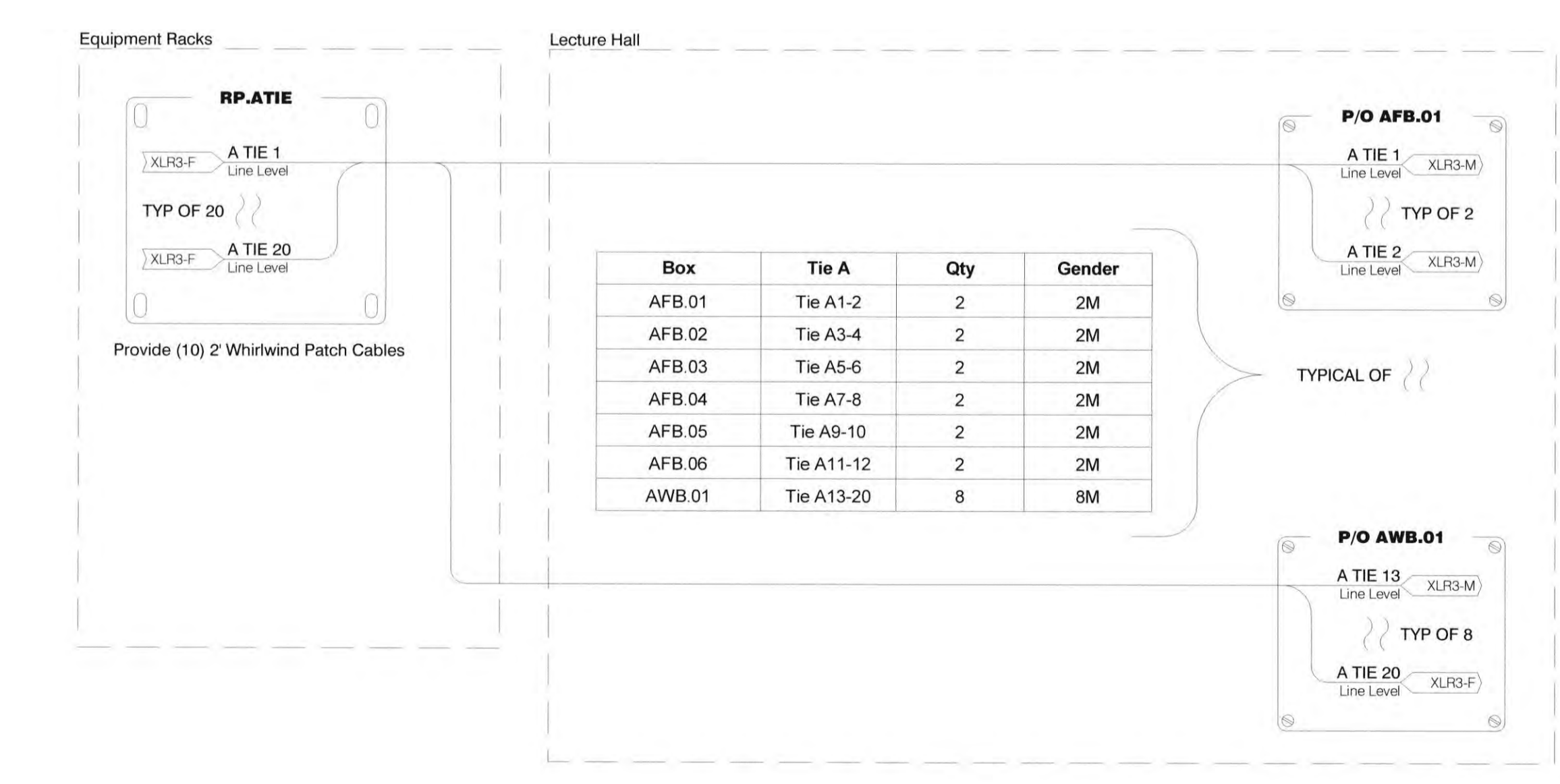
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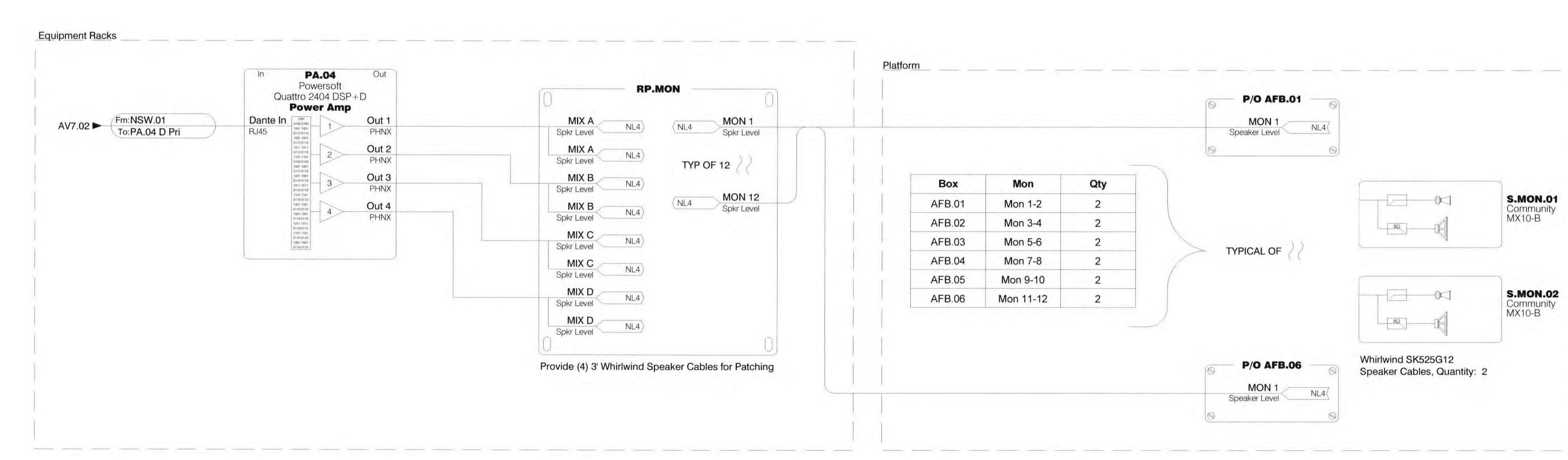
2 Control Booth Schematic
Scale: None



1 Mic Inputs
Scale: None



3 Audio Tie Lines
Scale: None



4 Floor Monitor System
Scale: None

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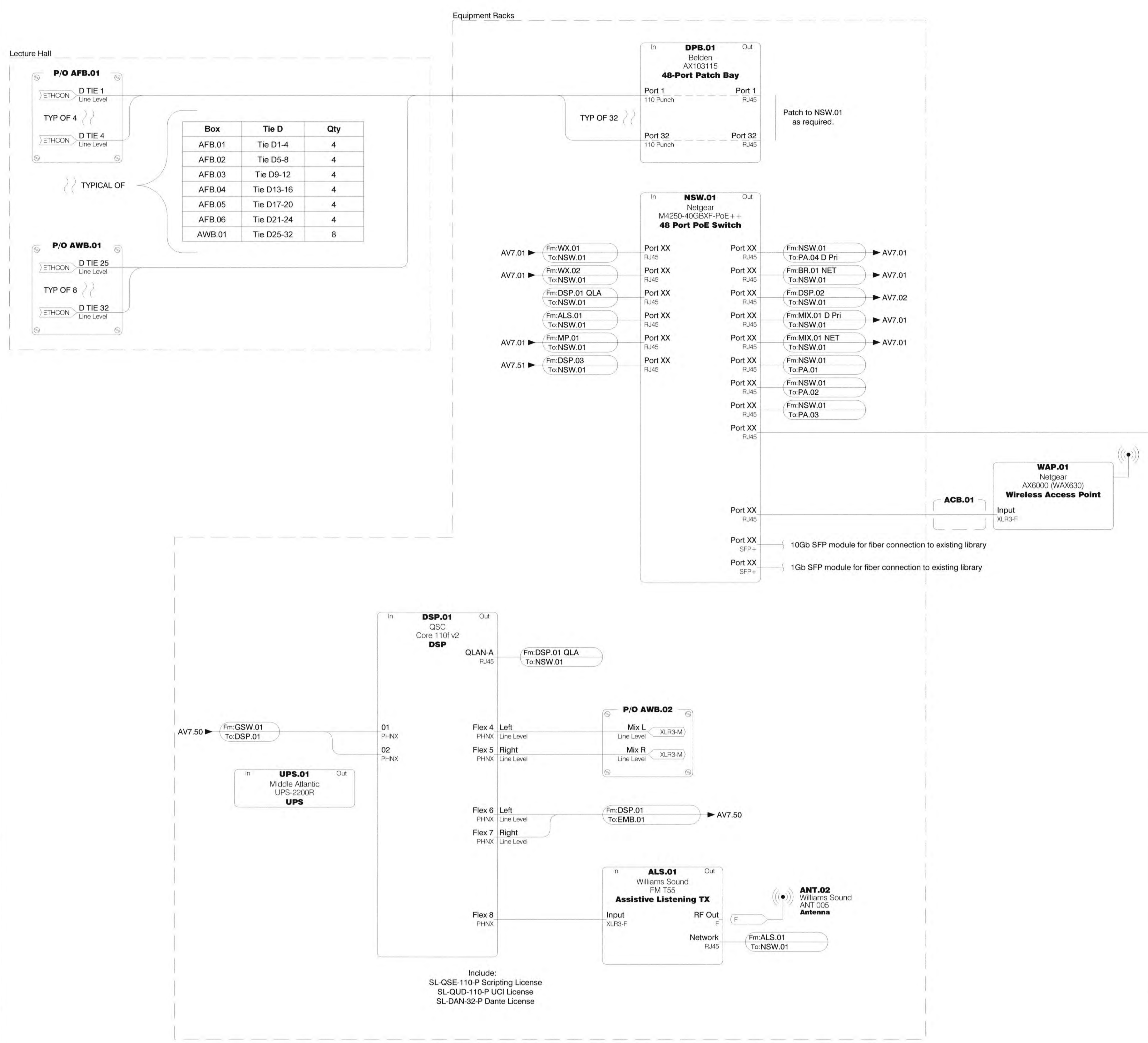
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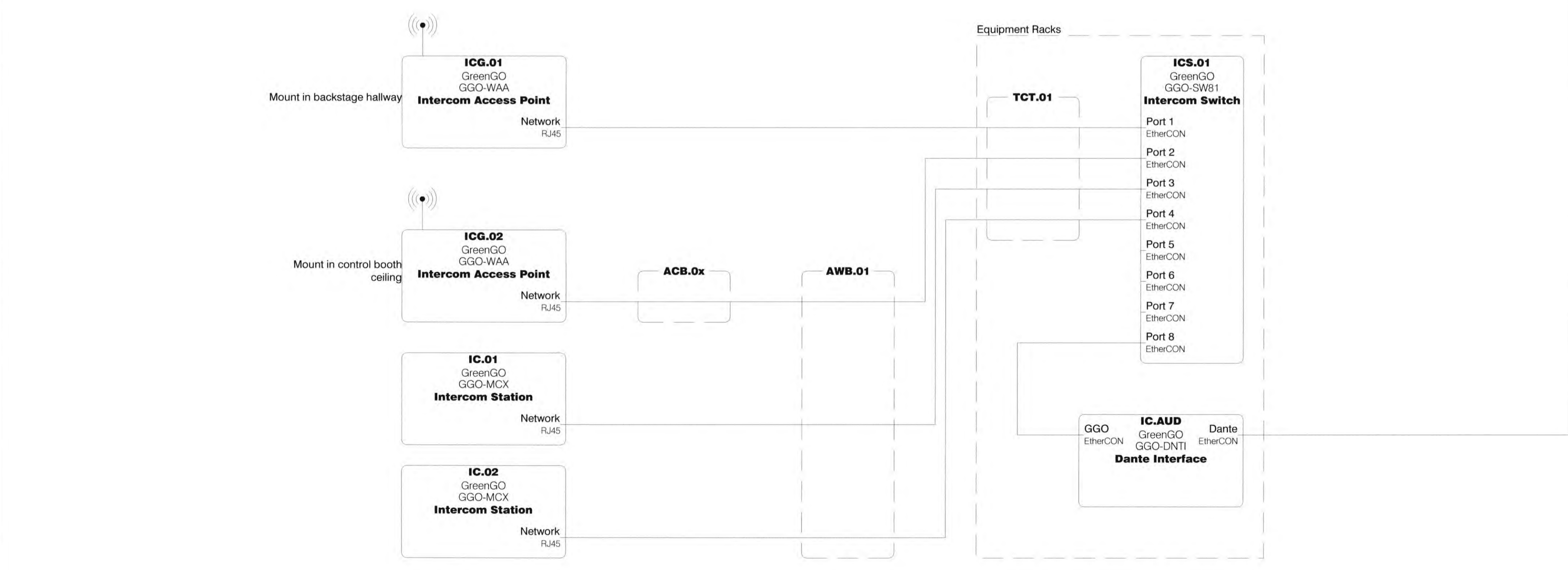
JOB NO: 2019.01
DRAWN BY: Author
DATE: 11/01/2022

TITLE: Audio Schematics

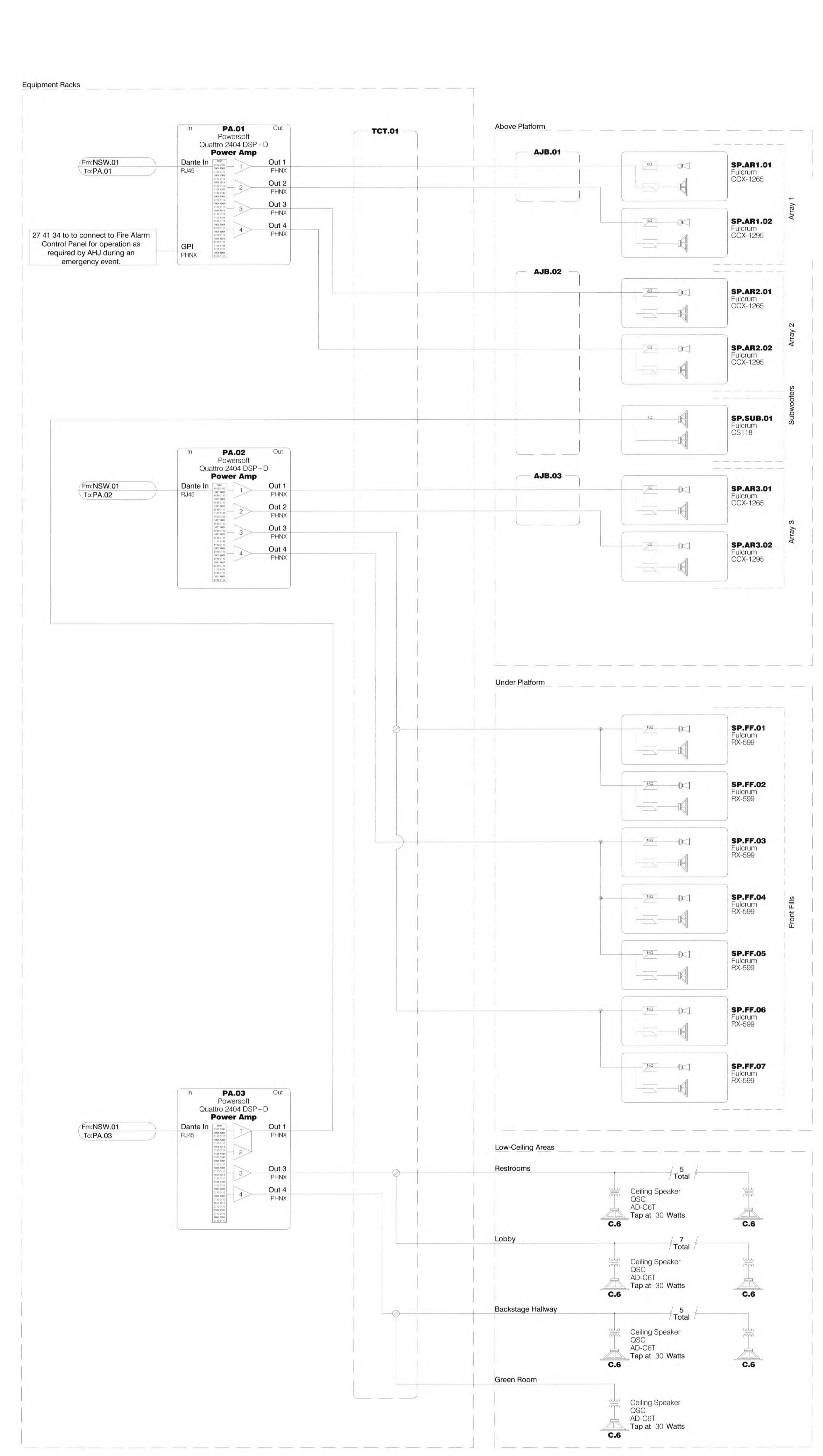
SHEET:
AV7.02



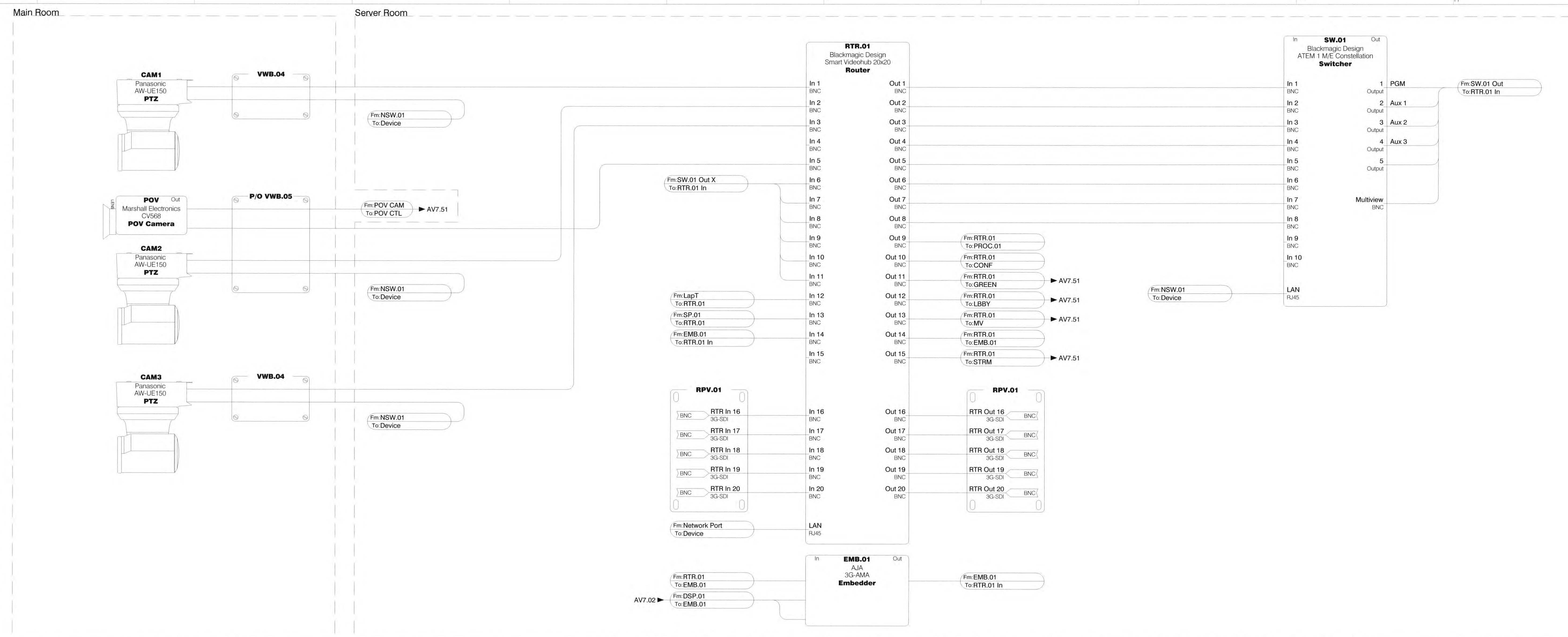
1 Speaker System DSP & Network Schematic
Scale: None



2 Production Intercom Schematic
Scale: None



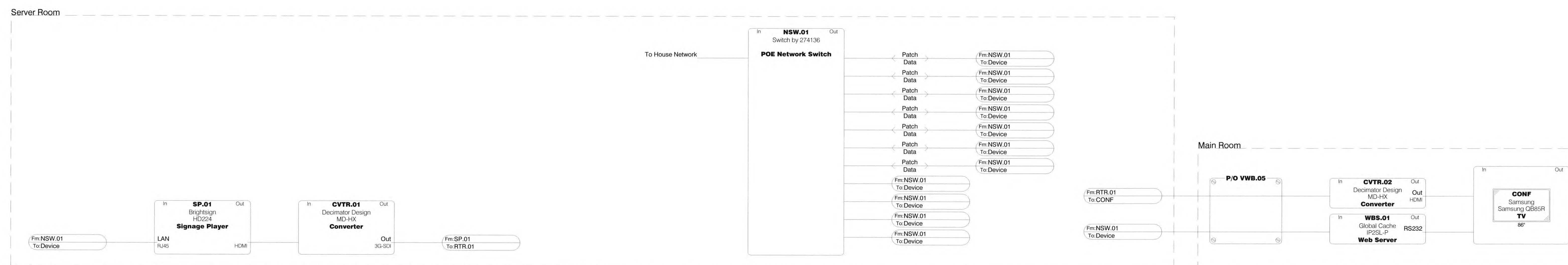
3 Speaker System Schematic
Scale: None



1 Camera Schematics
Scale: None

2 Router Schematics
Scale: None

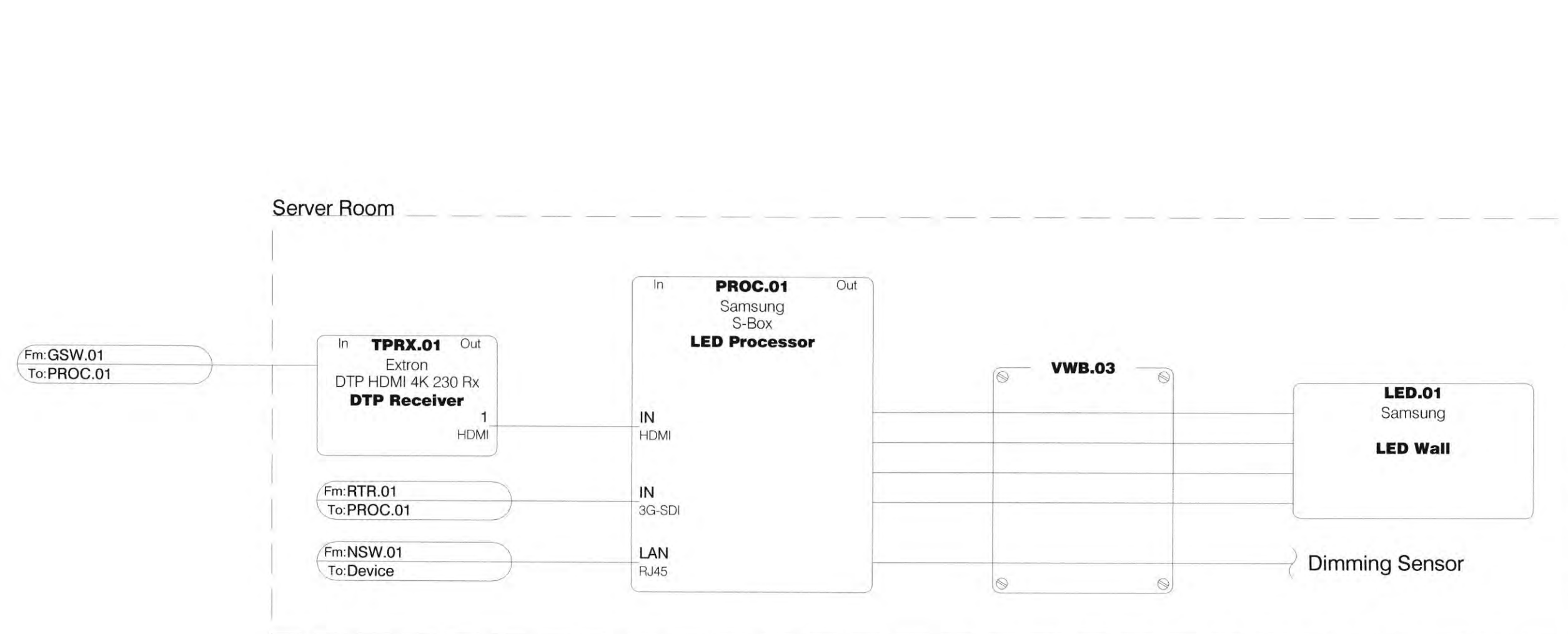
3 Switcher Schematics
Scale: None



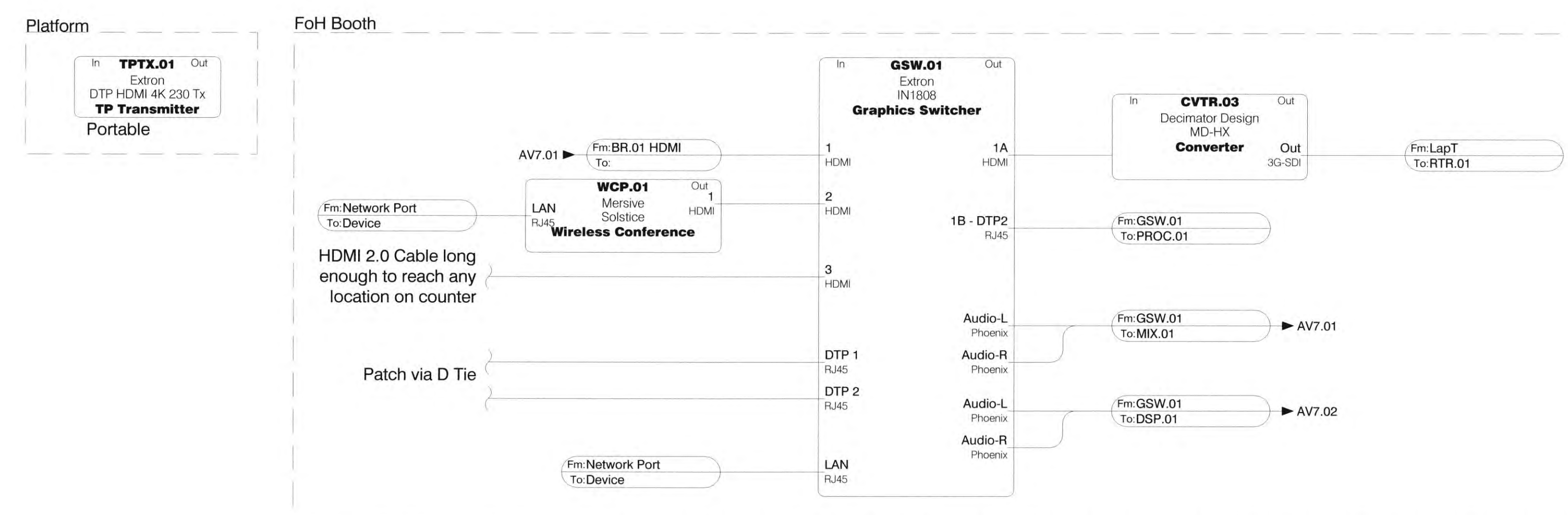
4 Digital Signage Schematics
Scale: None

5 AV Network Schematics
Scale: None

6 Confidence Monitor Schematics
Scale: None



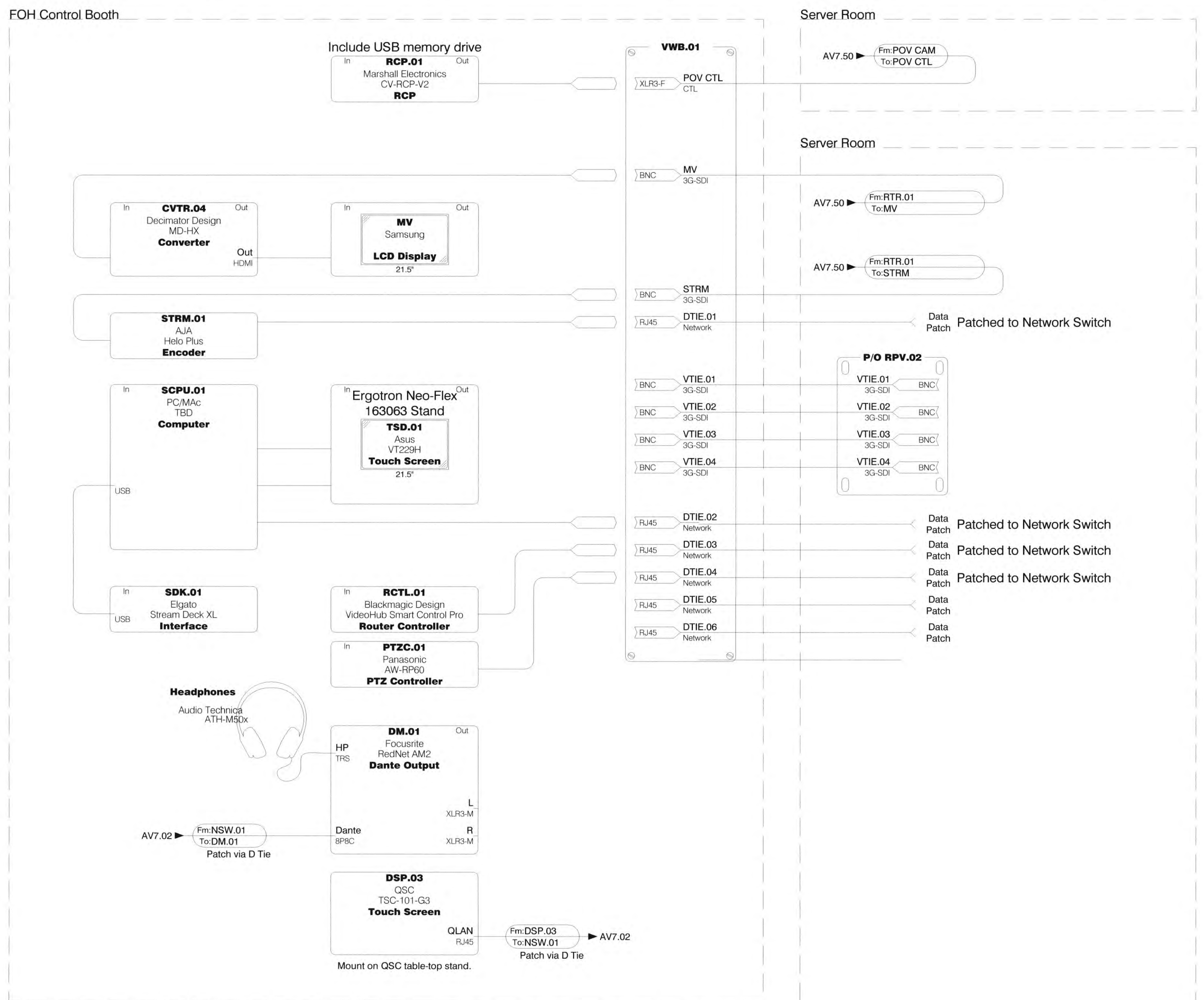
7 LED Wall Schematics
Scale: None



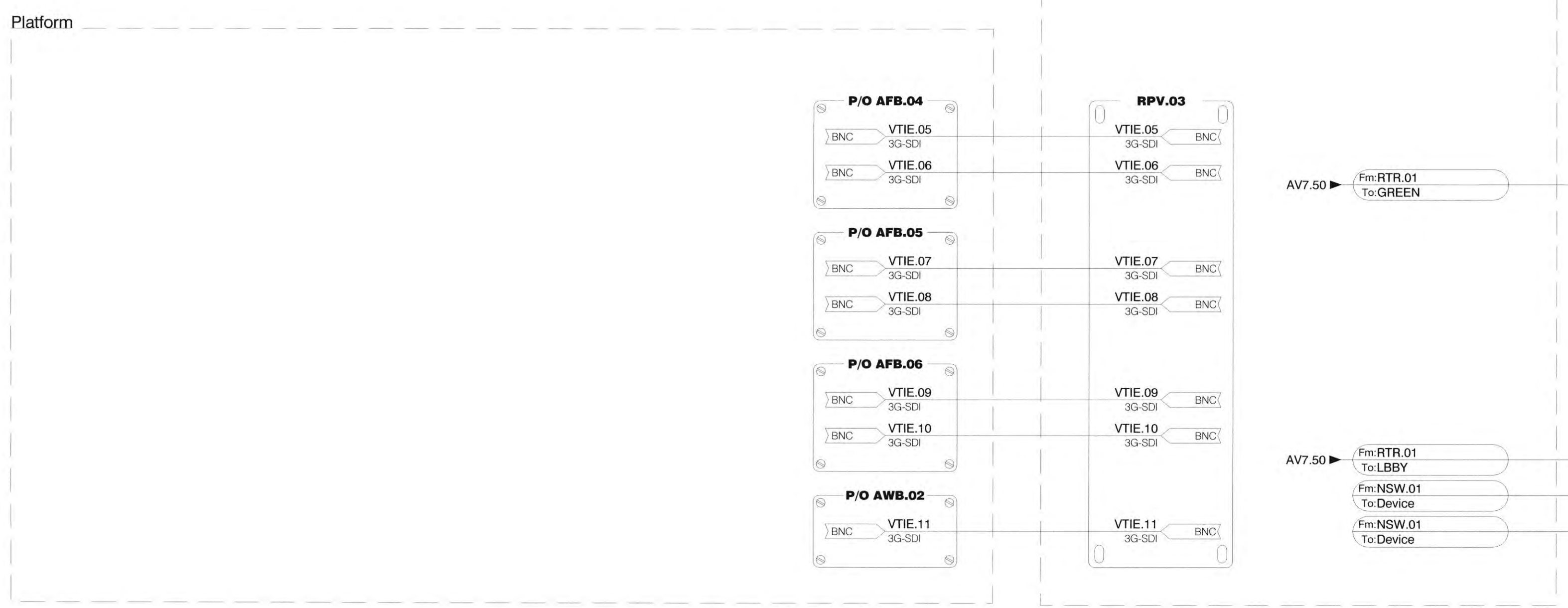
8 Presentation Input Schematics
Scale: None

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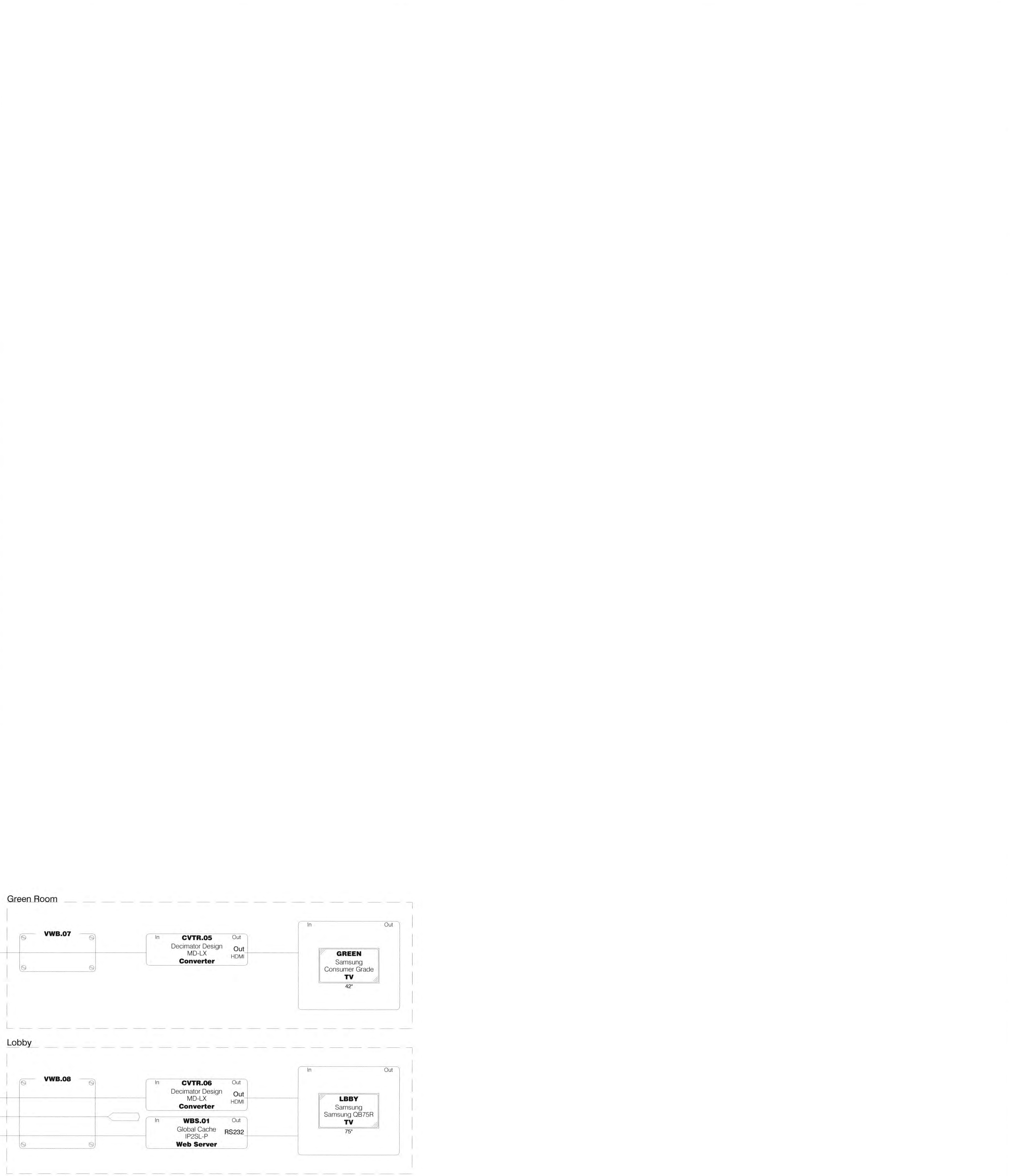




1 FOH Video Schematics
Scale: None



2 Tie Line Schematics
Scale: None



3 Display Schematics
Scale: None

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Robert R. Coffee

JOB NO.: 2019.01
DRAWN BY: Author
DATE: 11/01/2022

TITLE: Video Schematics

SHEET:
AV7.51

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JOB NO: 2019.01
 DRAWN BY: idbri
 DATE: 11/01/2022

TITLE: General Notes & Legends
 SHEET: TLO.00

TL Symbols	Examples and Nomenclature	Electrical Symbols
<p>Flush Mount, Pipe Mount or Surface Wall Mount Box / Device</p> <p>Flush Floor or Ceiling Mounted Box / Device</p> <p>Box ID Nomenclature: Location.BoxStyle.Box# ex: R1.LWP.101 = Room 1 Lighting Wall Panel Box #101</p> <p>Location: R1 - ROOM 1 R2 - ROOM 2 R3 - ROOM 3</p> <p>Box Style: LFB Lighting Floor Box LWP Lighting Wall Panel LJB Lighting Junction Box LER Lighting Equipment Rack LRP Lighting Relay Panel LPB Lighting Pipe Box LDS Lighting Distribution Strip LCS Lighting Company Switch LCP Lighting Ceiling Recessed Panel LTS Lighting Emergency Transfer Switch LBC Lighting DMX Emergency Bypass Controller LDK Lighting Emergency Bypass Detection Kit</p> <p>Box Function (FY): I Input/Output UI User Interface</p>	<p>Box ID: R1.LWP.101</p> <p>1A 1" TCT.101</p> <p>Conduit Destination Conduit Size Conduit Fill (See Cable Schedule)</p> <p>Mounting Type Mounting Height Box Size</p> <p>Box Function</p> <p>Utility Power</p> <p>120V @ 20A Floor/Ceiling Duplex Outlet 120V @ 20A Floor/Ceiling Quadplex Outlet 120V @ 20A Wall Duplex Outlet 120V @ 20A Wall Quadplex Outlet Custom Outlet</p> <p>Mounting Type: F = Flush Mount S = Surface Mount</p> <p>Mounting Height: Height shown is from finish floor (AFF) to center of installed box UON.</p> <p>Box Size: If a standard trade size, size is given in number of gangs (#G), or inches. If a custom size, 'C' is shown. See box schedule(s) for additional information.</p> <p>Cable Tray ID: TCT Level + Area TCT = Technical Cable Tray Example: TCT.101</p> <p>Conduit Destination: AC = Accessible Ceiling CT = Cable Tray</p>	

1 TL Plan Symbols

- All 120V, 20A utility circuits to terminate in a NEMA 5-20R duplex UON.
- All 208V, 20A utility circuits to terminate in a NEMA L6-20R UON.
- All 208V, 30A utility circuits to terminate in a NEMA L6-30R UON.
- All 2.4kw dimmable circuits to terminate in a 20-2P&GF-flush receptacle UON.
- All 6.0kw dimmable circuits to terminate in a 60-2P&GF-flush receptacle UON.
- Leave 18" service loop at all LWB, LFB, LPB, LCS, LJB, LDOS and LACR locations for control cables UON.
- Leave 18" service loop at all LWB, LFB, LPB, LCS and LJB locations for power cables UON.
- Leave 84" service loop at all LDR locations for control cables UON.
- All control and power cables shall be labeled with a unique identifier which shall be noted on all drawings to allow for proper identification by all parties concerned.
- All control cable terminations shall be completed by the theatrical lighting supplier in accordance with the device manufacturer's recommendations. All network connections to be terminated per TIA/EIA 568B standards. All cables shall be cut to proper length and bundled with all labels clearly visible in order to allow for easy identification.
- All power cable terminations shall be completed by the electrical contractor in accordance with the device manufacturer's recommendations. All cables shall be cut to proper length and bundled with all labels clearly visible in order to allow for easy identification.
- Each dimmable circuit shall have individual hot and neutral conductors. These shall be sized to meet all applicable national, state and local electrical codes.
- Each dimmable circuit shall be properly grounded to the circuit distribution device within which it is located. All ground conductors for individual distribution devices shall be sized to meet all applicable national, state and local electrical codes.
- All mounting height dimensions are to the center of the box UON.

2 General Notes

- All systems wiring shall be in conduit unless approved by the Consultant or otherwise noted on drawings.
- There are minimum conduit separations that must be maintained between conduits carrying wire of different signal groups. It is important to note that while different signals may exist in a single box, it is not appropriate to run more than one signal group in a single conduit. Refer to tables below for conduit separation distances.
- It will be necessary at times for conduits of different signal groups to cross in close proximity. The conduit paths must be designed to cross at 90 degrees to each other.
- The minimum conduit size shall be 3/4" and the conduit should be sized for max. 40% fill, or less if required by prevailing code.
- Per TIA 569-E, indoor conduit runs shall have access to a pull box every 100' if there are more than (2) 90-degree bends. Pull boxes shall be placed in a straight section of the conduit.
- Conduit for Outside Plant (OSP) optical fiber should have pull boxes placed at intervals no greater than 300'.
- Conduit bend radius shall be no less than 6 times the diameter for conduits less than 2", and no less than 10 times the diameter for conduits greater than 2".
- The design shall require pull lines to be left in all conduit by the Contractor installing the conduit.
- The conduit system shall incorporate additional pull boxes as required to match the pull tensions of the wiring to be installed.
- The installing contractor shall determine from the cable specifications the appropriate pull tensions, and lubricate to ensure that the cable insulation will not be abraded or cut during installation.
- Signal conduits should be mechanically and electrically connected to the receptacle boxes. These conduits and boxes should connect to the building safety grounding system.
- PVC conduit may only be used in underground applications. All above slab conduit shall be EMT.
- The tables below define minimum spacing requirements for conduits containing different types and levels of audio, video and communication signals that will be part of the complete systems. It is important that each group be installed in raceways discreet from other group levels.
- In a situation where there will exist a heavy current demand in adjacent conduits, or where there will be parallel runs >100', there will need to be additional separation between those conduits and the signal Group A/B/C conduits.
- Any wiring that is classified within a group can be combined in a raceway carrying other wiring that is in the same group. Common junction boxes/wire raceways that combine different signal groups shall not be used.
- The different levels of signal grouping are defined as follows:
 Group A - Microphone and other sensitive wiring (0 - 100mV)
 Group B - Line Level wiring (100mV - 10V)
 Group C - Loudspeaker and Control wiring (10V - 70V)

	Group A	Group B	Group C
Group A	Adjacent	Adjacent	3"
Group B	Adjacent	Adjacent	3"
Group C	3"	3"	Adjacent
Branch Circuits (<30A)	6"	6"	6"
Branch Circuits (30A - 60A)	6"	6"	6"
Branch Circuits (>60A)	12"	12"	12"
Dimmer Controlled Lighting	12"	12"	12"
SCR Controlled Devices	12"	12"	12"
208/480V Feeder Circuits	24"	24"	24"
All Others (Plumbing, Heat, Etc.)	12"	12"	12"

	Group A	Group B	Group C
Group A	Adjacent	Adjacent	6"
Group B	Adjacent	Adjacent	6"
Group C	6"	6"	Adjacent
Branch Circuits (<30A)	6"	6"	6"
Branch Circuits (30A - 60A)	6"	6"	6"
Branch Circuits (>60A)	12"	12"	12"
Dimmer Controlled Lighting	12"	12"	12"
SCR Controlled Devices	12"	12"	12"
208/480V Feeder Circuits	24"	24"	24"
All Others (Plumbing, Heat, Etc.)	12"	12"	12"

3 Conduit Notes

4 TL Cable Schedule

Name	Manufacturer	Standard Part Number	Application	Description	Nominal OD (in)	Nominal OD (mm)	Signal Group
A	Belden	1583A	DMX-512 or Network Control	4 PR #24 AWG Solid Twisted Pairs PVC Jacket Unshielded	0.195	4.95	B
B	Belden	1533R	DMX-512 or Network Control	4 PR #24 AWG Solid Twisted Pairs PVC Jacket Overall Shield with Drain Wire	0.26	6.6	B
C	Belden	9729	DMX-512 Control	2 Shielded PR #24 AWG Stranded Twisted PVC Jacket	0.266	6.76	B
D	Belden	8471	Architectural Control	1 PR #16 AWG Stranded Twisted, PVC Jacket Unshielded	0.274	6.96	B
E	Carol	76812-06	Architectural Control Ground	#14 AWG Stranded Green PVC Jacket Unshielded	0.136	3.45	B
F	Carol	76512-01/03	Architectural Control Power or 0-10VDC Control	2 #16 AWG Stranded PVC Jacket Black/Red Unshielded	0.174	4.42	B
H			1.2kW Dimmer Circuit	Hot, Neutral, Ground (Wire size TBD by E.E.)	0	0	0
J			2.4kW Dimmer Circuit	Hot, Neutral, Ground (Wire size TBD by E.E.)	0	0	0
M			120V @ 20A Utility Circuit	Hot, Neutral, Ground (Wire size TBD by E.E.)	0	0	0
N			208V @ 20A Utility Circuit	2 Hot, Ground (Wire size TBD by E.E.)	0	0	0
P			208V @ 30A Utility Circuit	2 Hot, Ground (Wire size TBD by E.E.)	0	0	0
Q			120/208V 3-Phase @ 20A Utility Circuit	3 Hot, Neutral, Ground (Wire size TBD by E.E.)	0	0	0

TL Scope of Work

Category	Description	Other	11 61 00
1	Power	Determine the size and quantity of all high voltage cable per applicable code(s).	X
2	Power	Provide all 120V and 208V dimmable/utility distribution circuits, and all 120V and 120/208V feeder circuits for the theatrical/architectural lighting systems.	
3	Power	Terminate all high voltage cabling.	
4	Power	Provide all conduit, wire, boxes, wireways, cabletrays, power distribution equipment, and transformers required for the theatrical/architectural lighting systems.	
5	Power	Furnish all theatrical lighting connector strips and pipe mount boxes with mounting hardware, floor boxes, wall panels/boxes, gridiron junction boxes, dimmer racks and control electronic racks.	X
6	Power	Install all theatrical lighting connector strips, pipe mount boxes, floor boxes, wall panels/boxes, gridiron junction boxes, dimmer racks and control electronic racks provided by the 11 61 00 contractor.	
7	Control	Verify all low voltage cable types with the 11 61 00 contractor before installation.	
8	Control	Provide all low voltage cables as required.	
9	Control	Provide all low voltage control face panels (eg DMX, RFU, Architectural etc.), control electronics and dimmer modules.	X
10	Control	Terminate all theatrical/architectural lighting system (including fixtures) low voltage control cables in accordance with the manufacturer's specifications. All network connections to be terminated per TIA/EIA 568 B standards.	X
11	Control	Qualify all network circuits for full duplex 100BASE - TX operation. Qualification to take place after all building systems are energized and operational.	X
12	Control	Provide all lighting control consoles and related equipment during the system turn on period.	X
13	Structural	Provide a set of support pipes (if specified) for the theatrical lighting instruments sized for 30 lbs per linear foot above pipe weight.	X
14	Structural	Provide miscellaneous steel as required for support of theatrical/architectural lighting system components. Lighting contractor to detail requirements.	

Terms and Definitions:
 Provide = Supply and install equipment
 Furnish = Supply to another contractor for installation
 Install = Install equipment provided by another contractor

High Voltage = >100V

5 Division of Responsibilities

Common Architectural Abbreviations

AFF	Above Finished Floor
Bot	Bottom
Cg	Ceiling
Col	Column
Cont	Continuous
Dia	Diameter
Dim(s)	Dimension(s)
Dn	Down
Dwg	Drawing
Ea	Each
EI	Elevation
Elec	Electrical
Eq	Equal
Exist	Existing
Ext	Exterior
Fir	Floor
Ga	Gauge
GWB	Gypsum Wall Board
HVAC	Heating, Ventilation, and Air Conditioning
Int	Interior
Max	Maximum
Mech	Mechanical
Min	Minimum
NIC	Not in Contract
Nom	Nominal
OC	On Center
PVC	Polyvinyl Chloride
RCF	Reflected Ceiling Plan
Reqd	Required
Rm	Room
Sim	Similar
Spec	Specified OR Specification
Stl	Steel
Struct	Structure OR Structural
T&G	Tongue and Groove
TME	To Match Existing
TO	Top Of
Typ	Typical
UNO	Unless Noted Otherwise
UNON	Unless Otherwise Noted
W/	With

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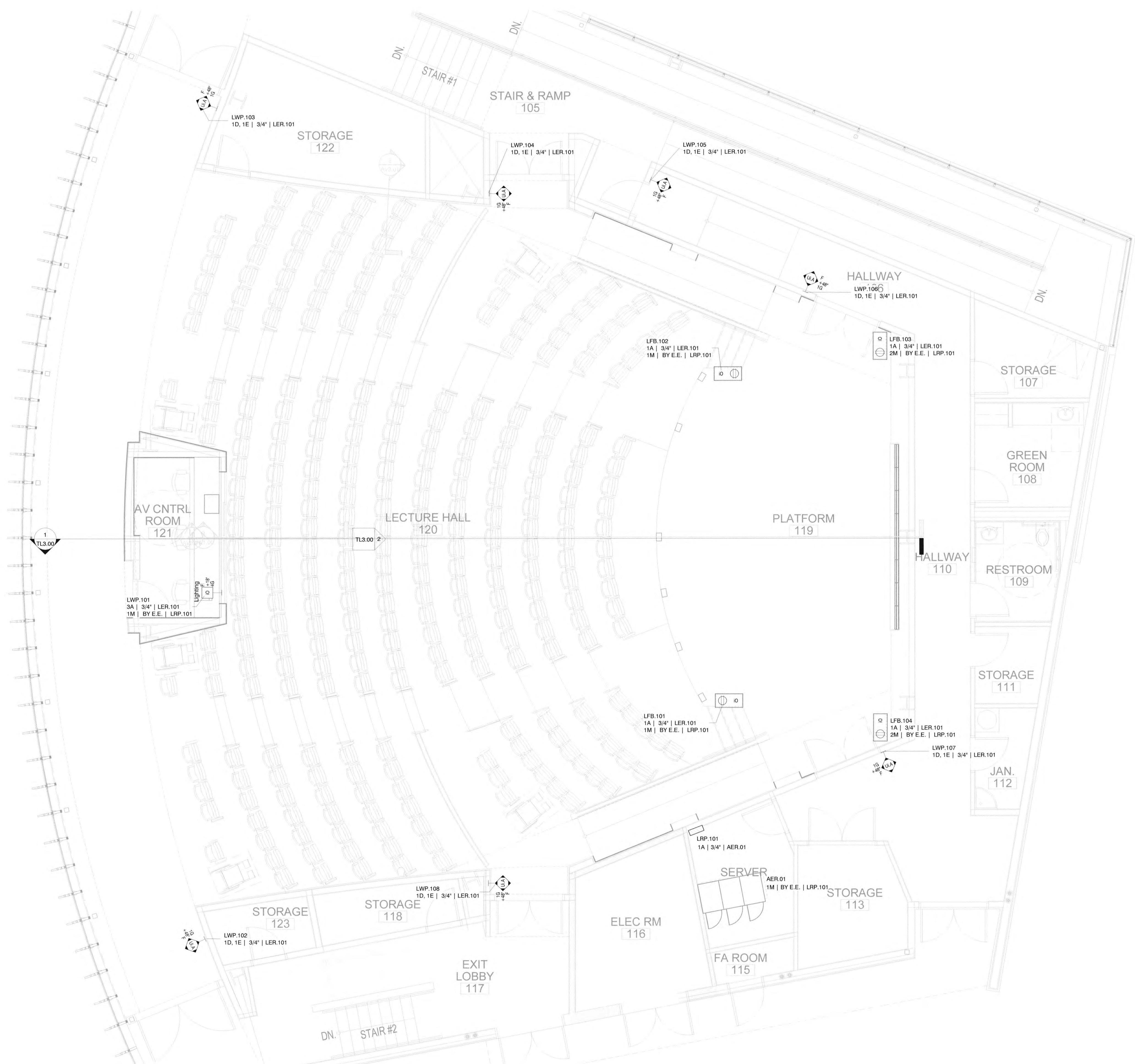


JOB NO.: 2019.01
 DRAWN BY: Author
 DATE: 11/01/2022

TITLE: TL Plan - Floor Level

SHEET:
TL1.00

- General Notes:**
- All power conduit and fill shown on the "TL" series drawings are for diagrammatic purposes only. Refer to project electrical drawings for sizing and fill requirements.
 - Refer to sheet TL0.00 for cable schedule.
 - All dimensions and loading shown are for diagrammatic purposes only. Verify all location dimensions with field conditions, and all loading with the Structural Engineer before construction or installation. Notify Consultant of any changes required.
 - Interstitial steel shown on this drawing is to be designed by the project Structural Engineer and provided by the project Structural Contractor.
 - Miscellaneous steel above and beyond what is shown may be required for connection of stage lighting to roof steel. It is the responsibility of the Theatrical Lighting Contractor to provide any miscellaneous steel and to coordinate this with the General Contractor.
 - Theatrical Lighting Contractor to verify the load capacity of the structure with the project Structural Engineer.
- Drawing Notes:**
- All power conduit and wire sizing to be determined by EE per NEC and all applicable local codes.
 - All cable runs for Type A cable shall not exceed 295 feet.
- Mechanical Notes:**
- Anticipated maximum heat load Day 1 is 22,000 BTU/hr. Typical use is 30-50%. Additional fixtures may be added in the future.
- Electrical Notes:**
- LRP.101 will require a 150A per leg, 3-Phase, 4W-G feeder. Not a tech power supply.



TL Plan - Auditorium
 Scale: 1/4" = 1'-0"

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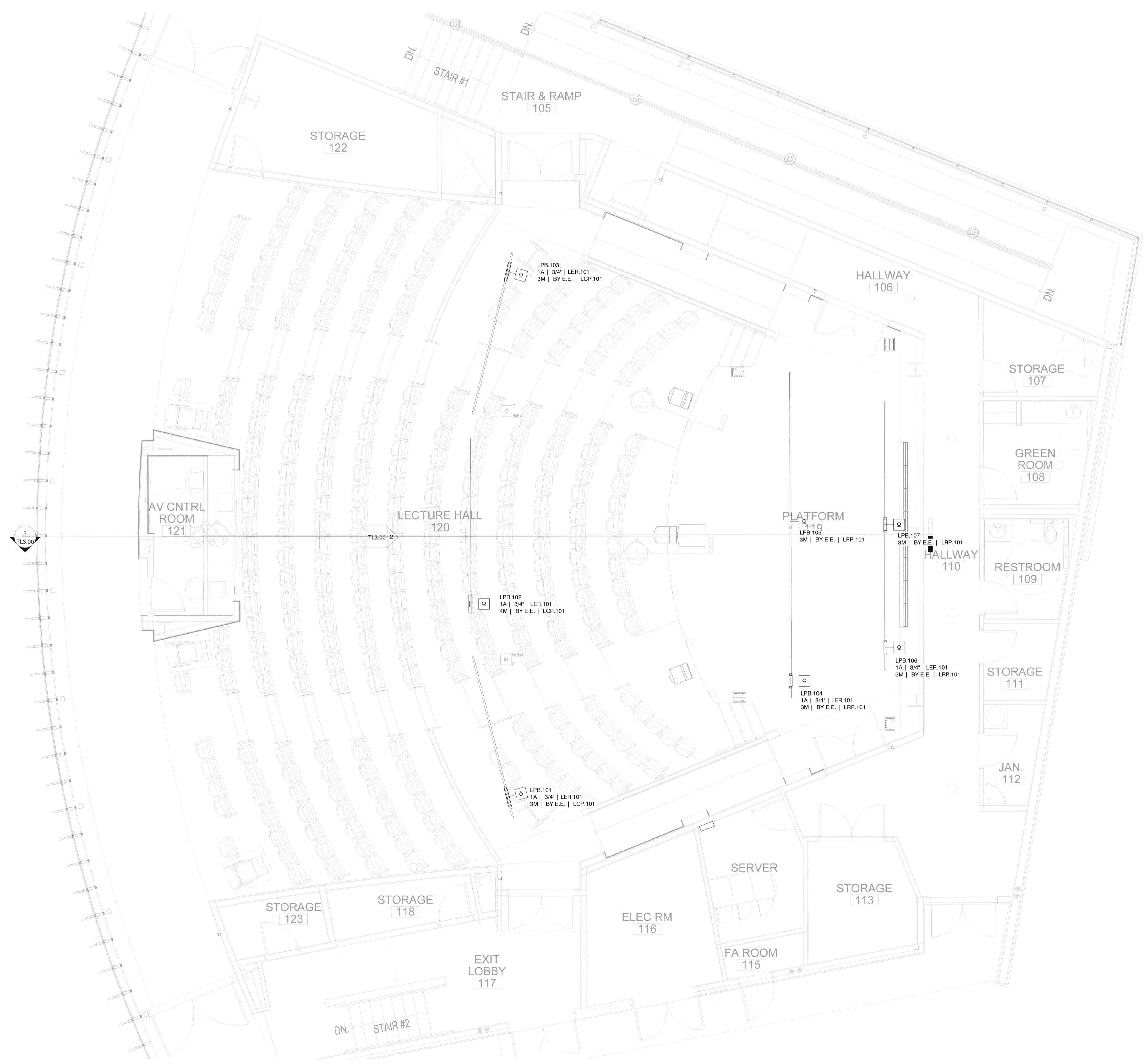
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JOB NO.: 2019.01
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DATE: 11/01/2022

TITLE: TL Plan - Pipe Level

SHEET:
TL1.01

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 - Theatrical Lighting Contractor to verify the load capacity of the structure with the project Structural Engineer.
- Drawing Notes:**
- All power conduit and wire sizing to be determined by EE per NEC and all applicable local codes.
 - All cable runs for Type A cable shall not exceed 295 feet.
- Structural Notes:**
- Monorail electric anticipated load is 1000 lbs Dead Load and 1200 lbs Live Load.
 - Dead hung electrics are anticipated at 35lbs per linear foot.



TL - Floor Plan - Pipe Level
Scale: 1/4" = 1'-0"

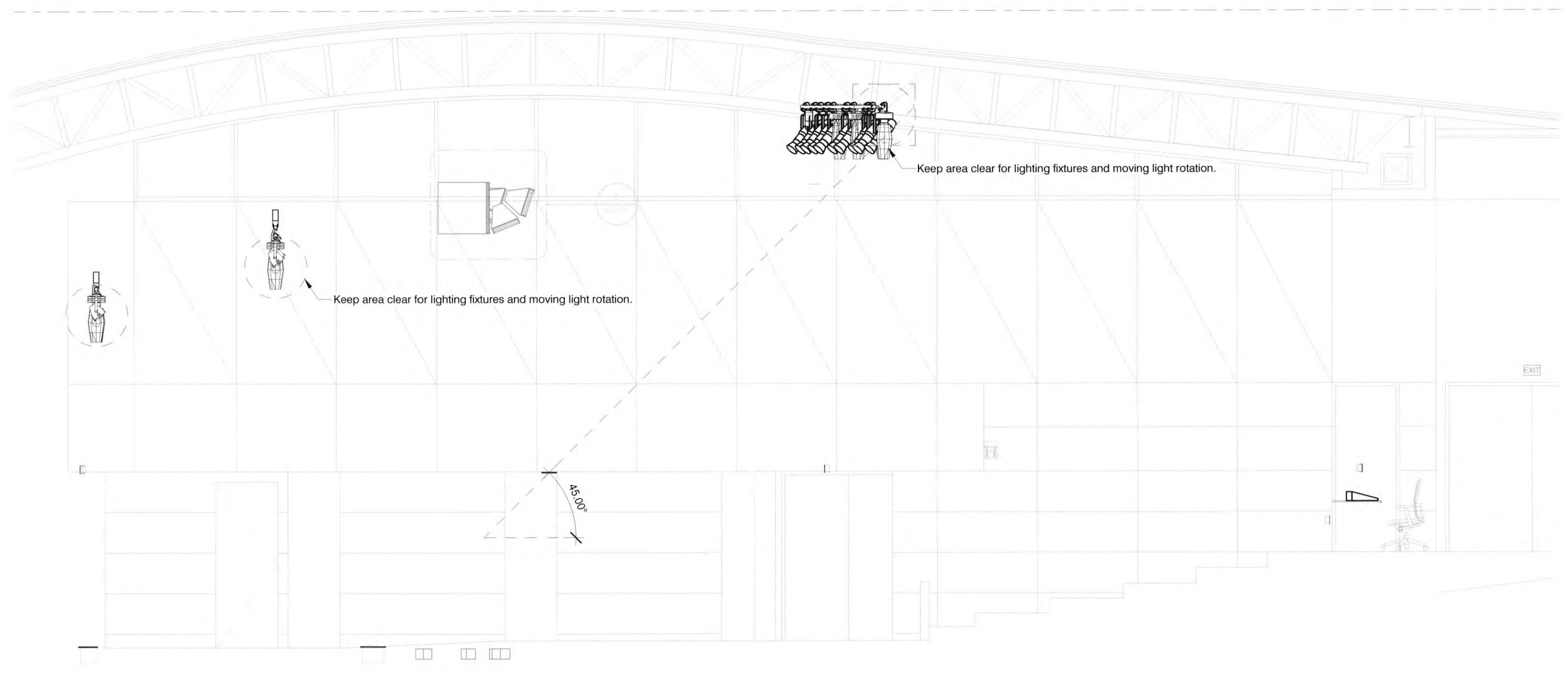
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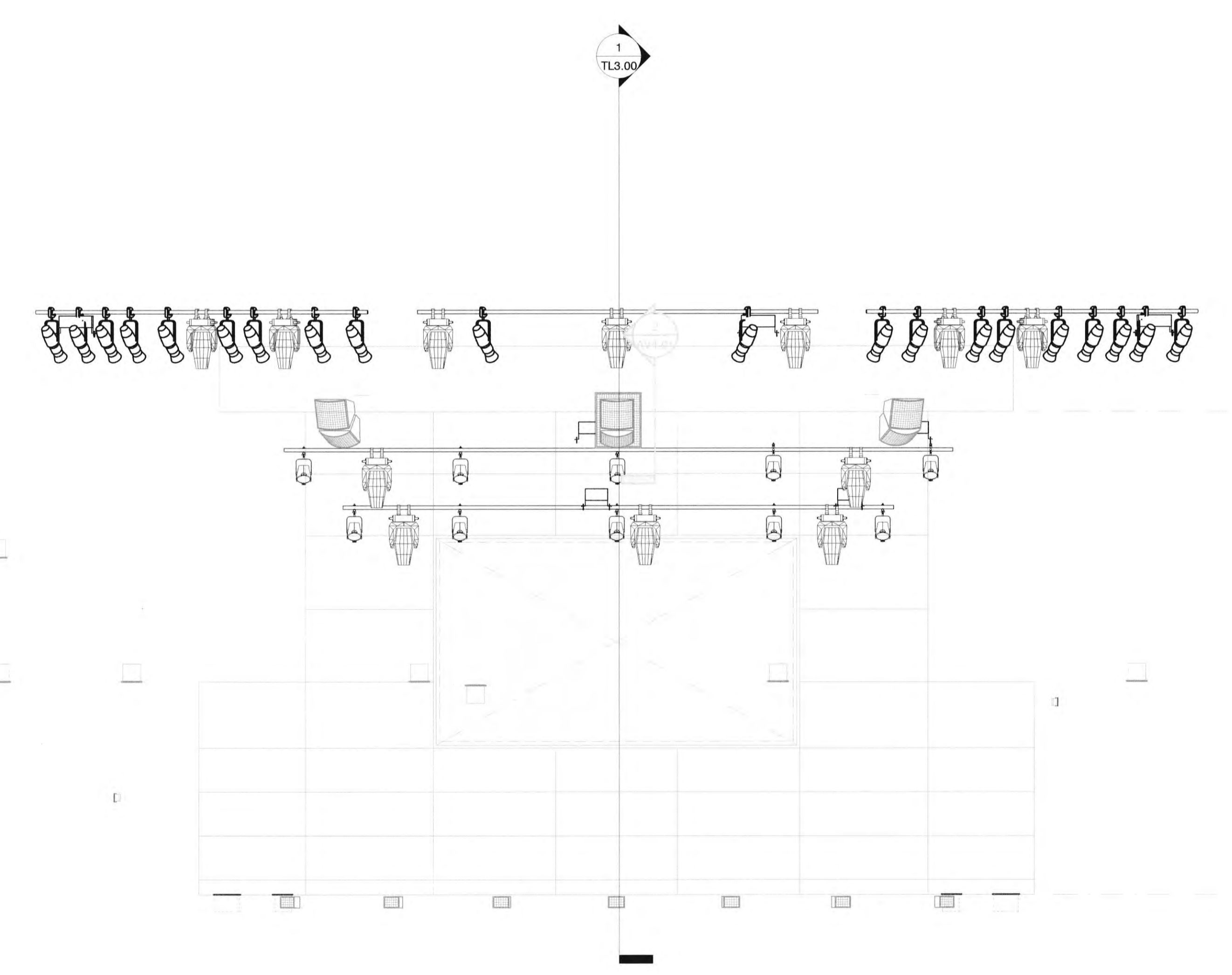
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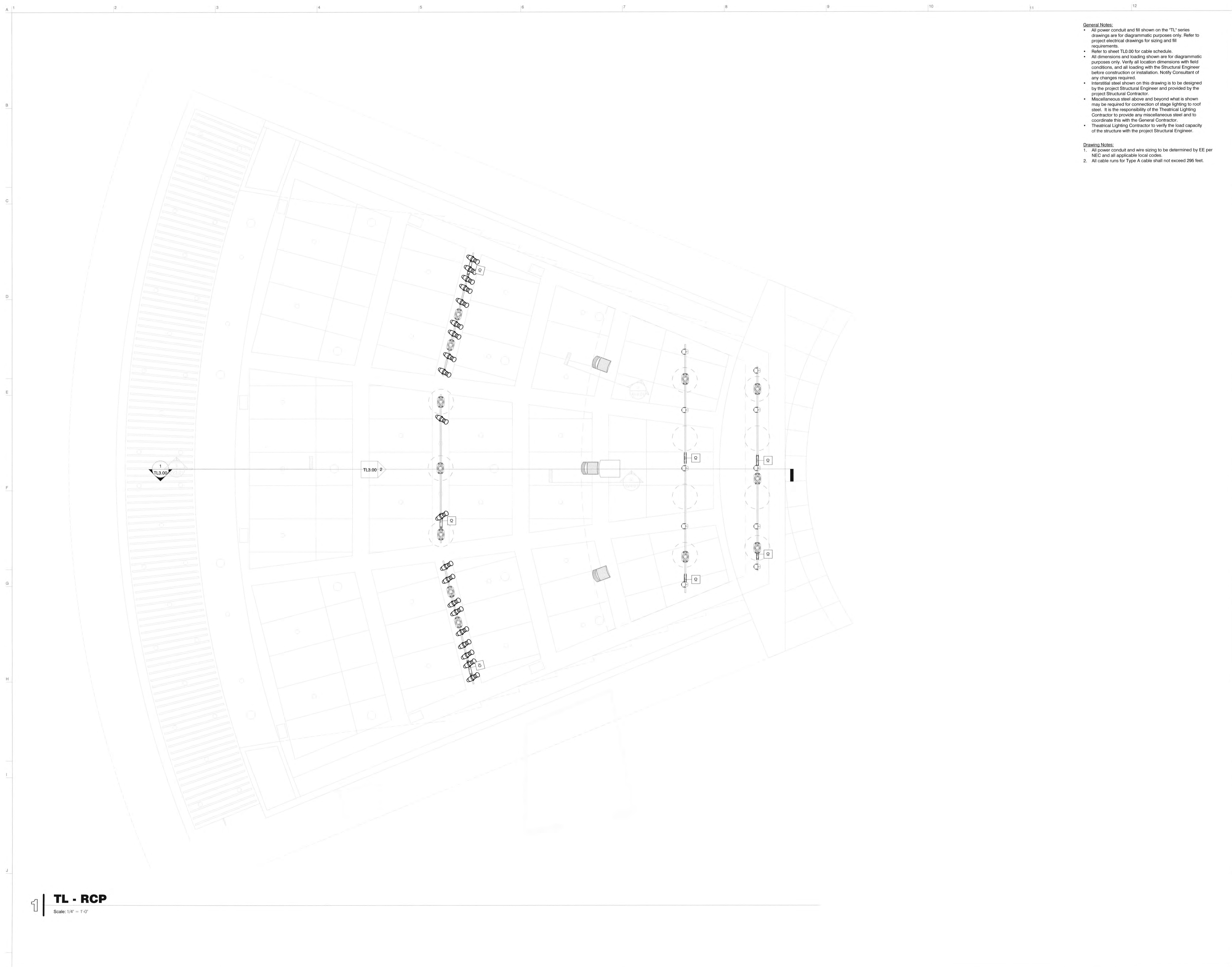
TITLE: TL - Sections & Elevations
 SHEET:
TL3.00



1 TL - Centerline Section - House Right
 Scale: 1/4" = 1'-0"



2 TL - Front Elevation
 Scale: 1/4" = 1'-0"



General Notes:

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- Refer to sheet TL0.00 for cable schedule.
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- Theatrical Lighting Contractor to verify the load capacity of the structure with the project Structural Engineer.

Drawing Notes:

- All power conduit and wire sizing to be determined by EE per NEC and all applicable local codes.
- All cable runs for Type A cable shall not exceed 295 feet.

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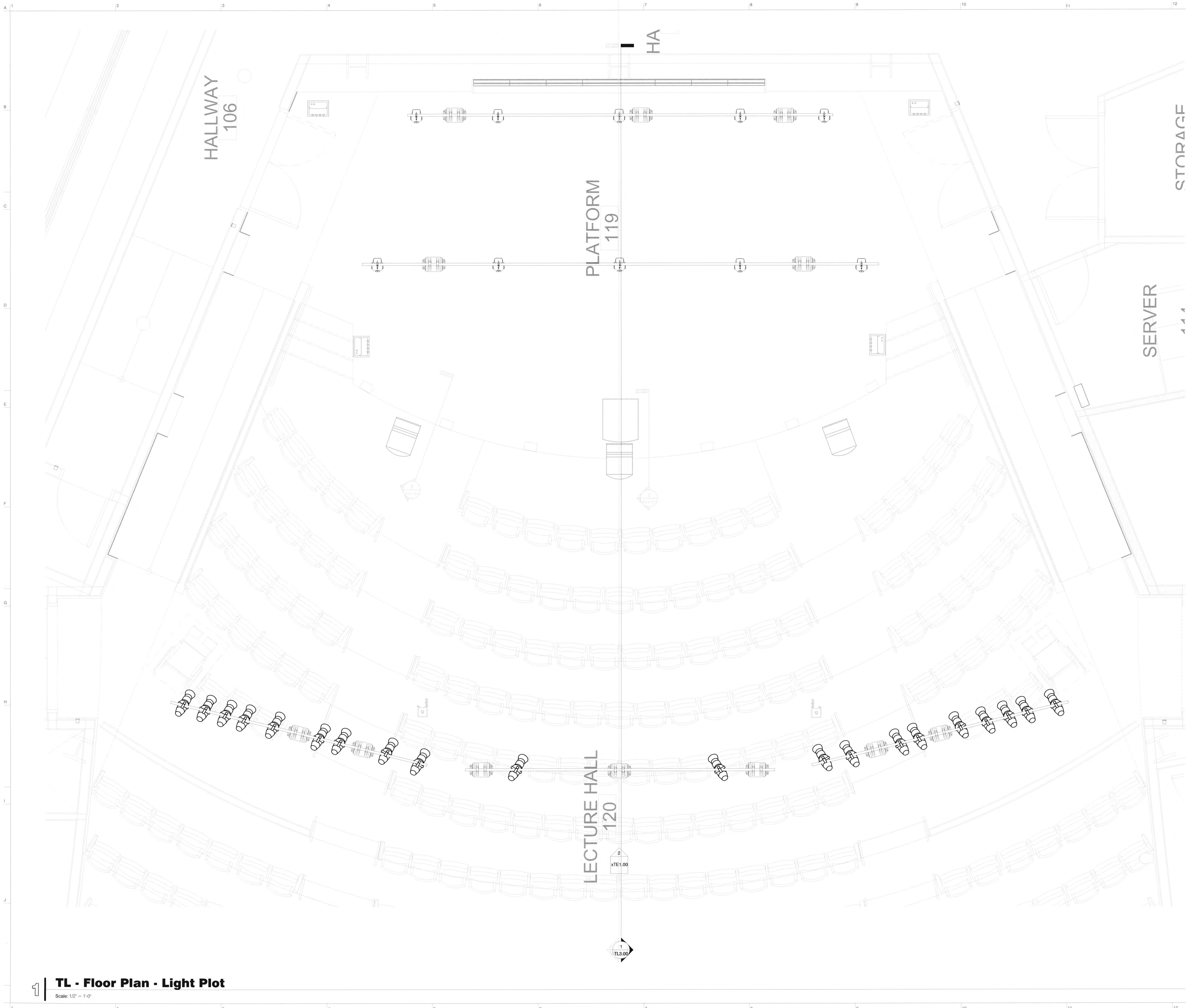
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TITLE: TL - RCP

SHEET:
TL4.00

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



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Michael Coffee

JOB NO.: 2019.01
 DRAWN BY: Author
 DATE: 11/01/2022

TITLE: TL - Light Plot

SHEET:
TL4.50

TL - Floor Plan - Light Plot
 Scale: 1/2" = 1'-0"

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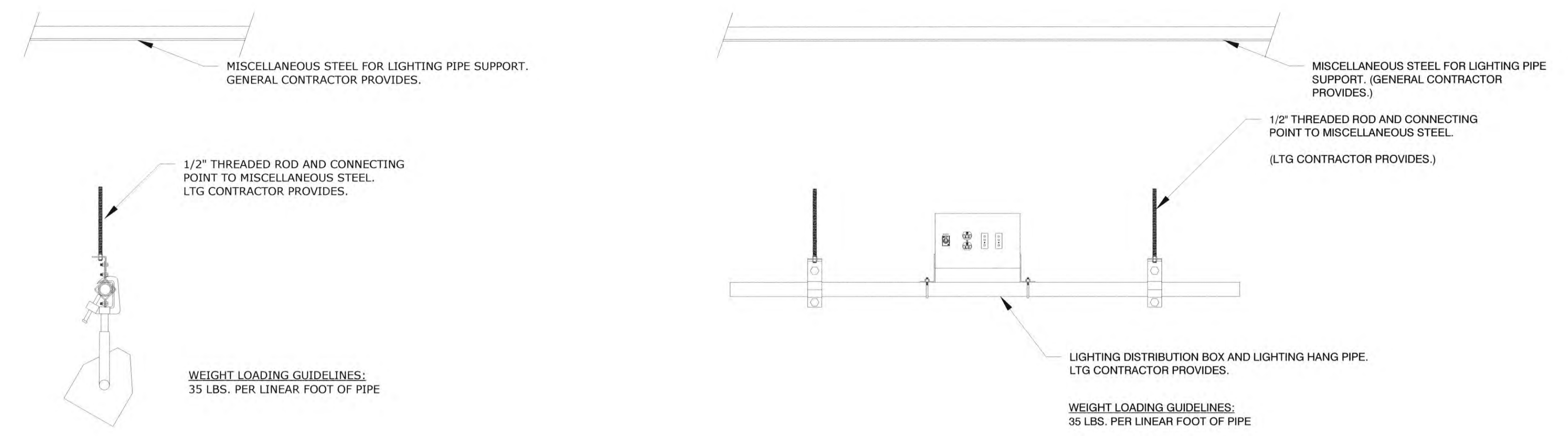
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Robert R. Coffee
 Architect

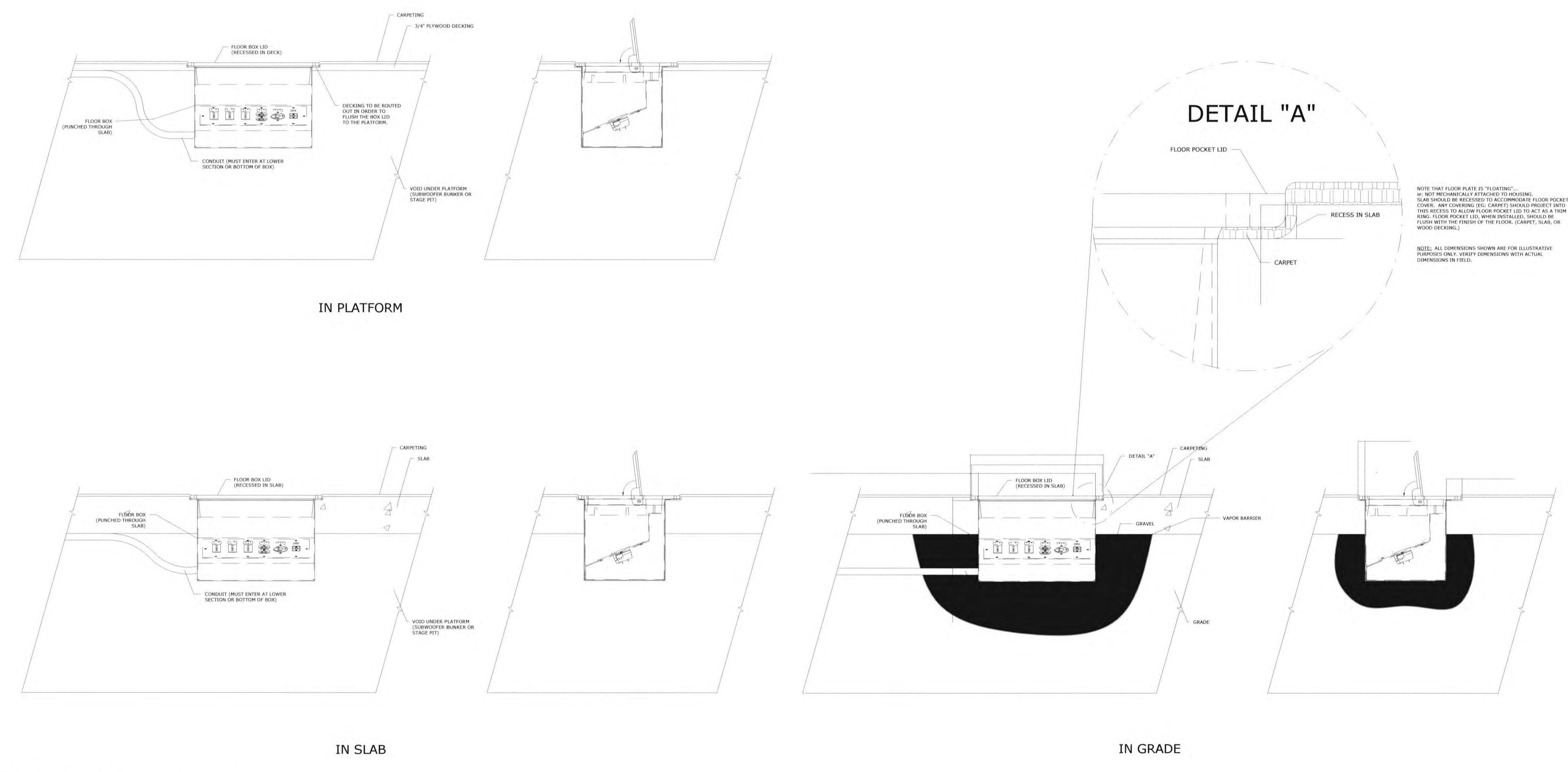
JOB NO.: 2019.01
 DRAWN BY: idbri
 DATE: 11/01/2022

TITLE: TL Details

SHEET:
TL5.00



1 Pipe Detail



2 Floor Box Detail

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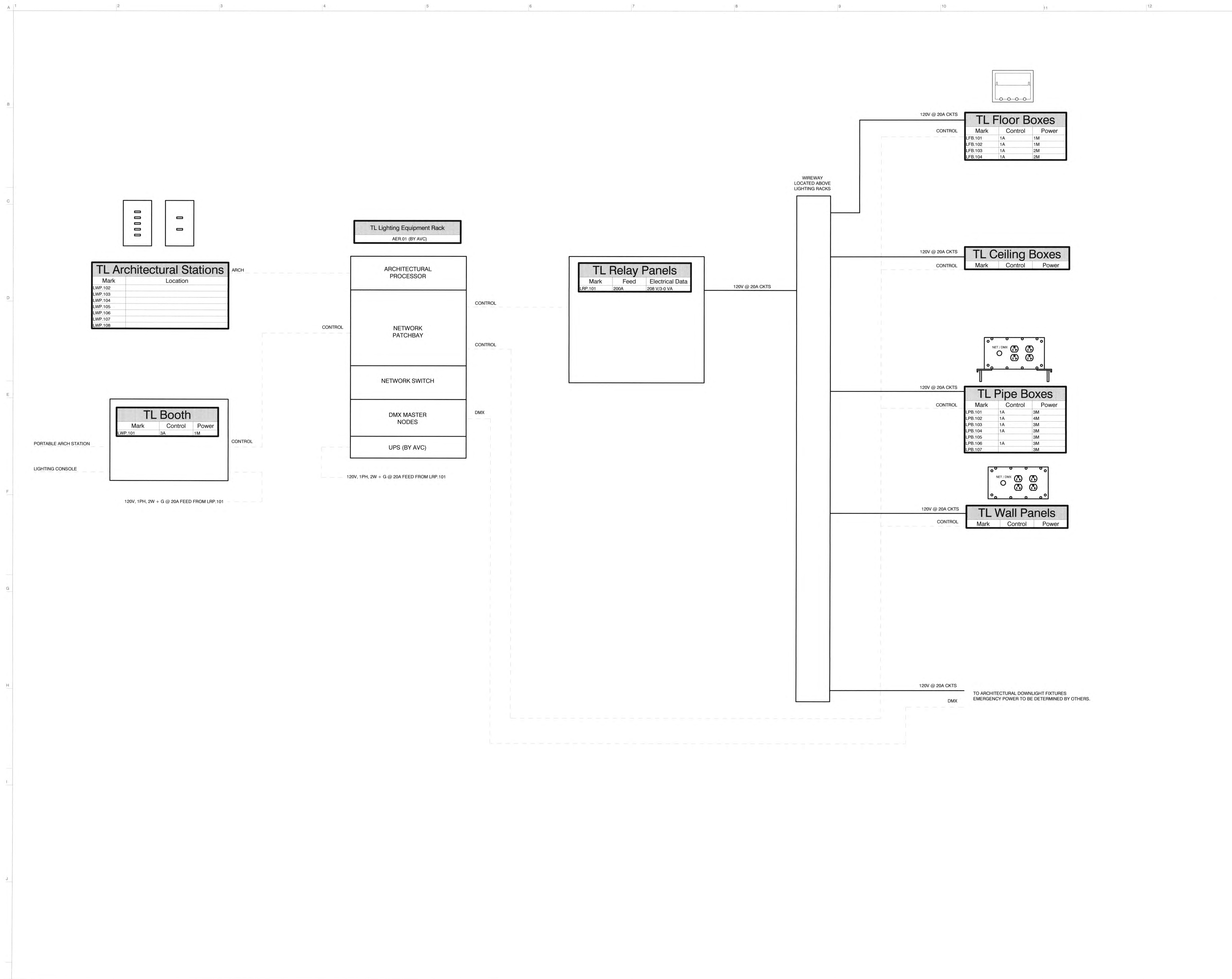
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TL7.00



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PAVING SCHEDULE* *REFER TO L1.00 FOR FULL SCHEDULES

PAVING TYPE	DESCRIPTION	COLOR/FINISH
(A)	P.I.P CONCRETE PAVING PEDESTRIAN WALKWAY	INTEGRAL COLOR CONCRETE OUTBACK (DAVIS COLOR) W/ TOPCAST .03
(B)	P.I.P CONCRETE PAVING FOR ACCENT BAND	INTEGRAL COLOR CONCRETE DARK GRAY (DAVIS COLOR) W/ TOPCAST .03
(C)	DECOMPOSED GRANITE	DESERT GOLD 3" LAYER OVER FILTER FABRIC
(D)	DECORATIVE ROCK MULCH AT BUILDING AND POT BASE	3" LAYER GLACIER PEBBLE (OVER FILTER FABRIC)
(E)	STEEL EDGING	1025-6 BROWN

WALL SCHEDULE*

WALL TYPE	DESCRIPTION	MATERIAL & COLOR
(A)	P.I.P CONCRETE SEAT WALL W/ WOOD TOP	INTEGRAL COLOR CONCRETE DARK GRAY (DAVIS COLOR) W/ TOPCAST VERTICAL .03

AMENITIES SCHEDULE*

TYPE	DESCRIPTION	QUANTITY	MATERIAL & COLOR
(1)	TRASH RECEPTACLE	2 SETS	LASER CUT METAL DESIGN 4 SILVER MATTE FINISH.
(2)	BENCHES	6	FSC CERTIFIED TROPICAL WOOD W/ STAINLESS STEEL BASE
(3)	NOT USED		
(4)	BIO-FILTRATION BASIN	-	MEXICAN BEACH PEBBLE - BUFF
(5)	TREE GRATE	4	CAST IRON W/ BAKED-ON OIL FINISH

KEY NOTES

- (A) (N) CURB, REFER TO CIVIL ENG'S DRAWINGS
- (B) (N) OVERHEAD STRUCTURE, REFER TO ARCHITECT'S DRAWINGS
- (C) (N) BIO-FILTRATION AREAS, REFER TO CIVIL ENG'S DRAWINGS
- (D) (N) ARCHITECTURAL WALLS, REFER TO ARCHITECT'S DRAWINGS
- (E) (N) RETAINING WALL REFER TO CIVIL ENG'S DRAWINGS
- (F) (N) DETECTABLE WARNING TILES AT ZERO CURB, REFER TO ARCHITECT'S DRAWINGS
- (G) (N) SITE LIGHTING, REFER TO ELEC ENG'S DRAWINGS
- (H) (N) CROSSWALK PAINT MARKING, REFER TO ARCHITECT'S DRAWINGS
- (I) (N) SITE UTILITIES, REFER TO CIVIL ENG'S DRAWINGS
- (J) (N) SIGN DISPLAY AND ENTRY MONUMENT, REFER TO ARCHITECT'S DRAWINGS
- (K) (E) EXISTING UTILITIES TO BE PROTECTED IN PLACE
- (L) (K) (E) BUILDING COLUMNS TO BE PROTECTED IN PLACE (N.I.C)
- (M) (E) CURB TO BE PROTECTED IN PLACE (N.I.C)
- (N) (E) SIDEWALK TO BE PROTECTED IN PLACE (N.I.C)
- (O) (N) STEPS, REFER TO CIVIL ENG'S DRAWINGS
- (P) (N) RETAINING WALL, REFER TO CIVIL ENG'S DRAWINGS
- (Q) (N) ASPHALT PAVING, REFER TO CIVIL ENG'S DRAWINGS
- (R) (N) ACCENT PAVING, REFER TO ARCHITECT'S DRAWINGS
- (S) (N) BOLLARD LIGHTS, REFER TO ARCHITECT'S DRAWINGS FOR SPACING & BASE INSTALLATION. REFER TO ELEC ENG'S DRAWINGS FOR LIGHTING OPTIONS

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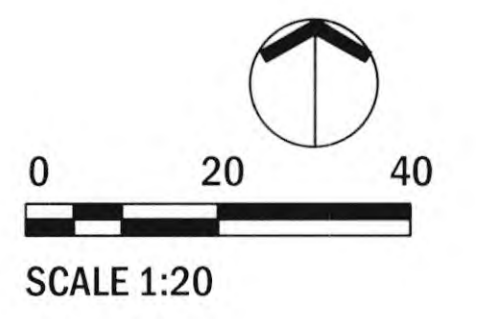
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3RD BUILDING DEPT. SUBMITTAL	12/19/2022



JOB NO.: 2019.01
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TITLE: CONSTRUCTION PLAN

SHEET: **L1.01**



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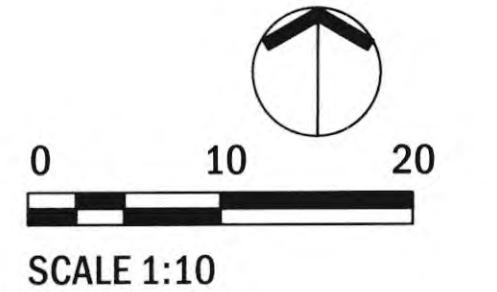
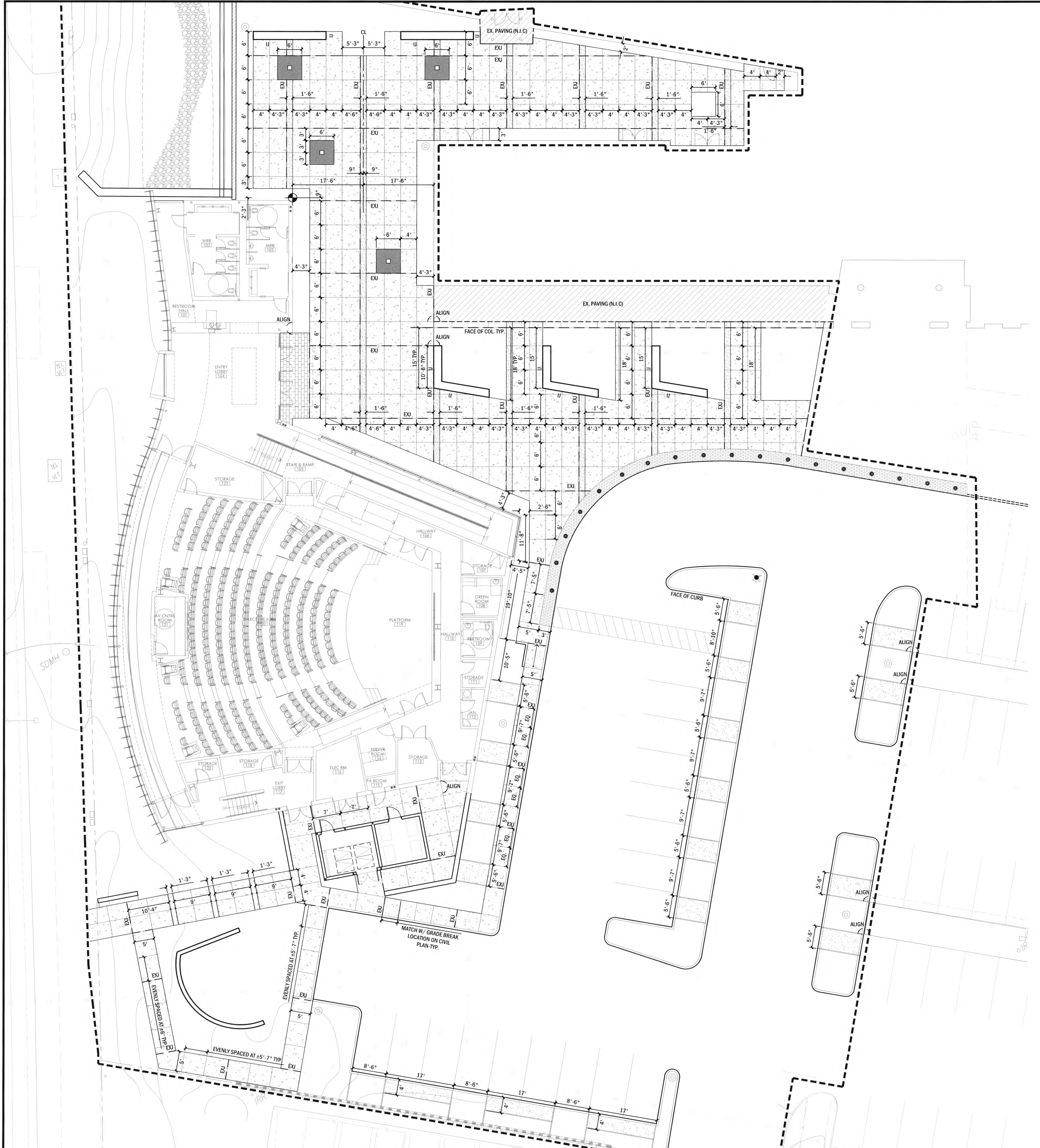
REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: 2019.01
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DATE: 11/01/2022

TITLE: DIMENSION PLAN
SHEET:

L1.11



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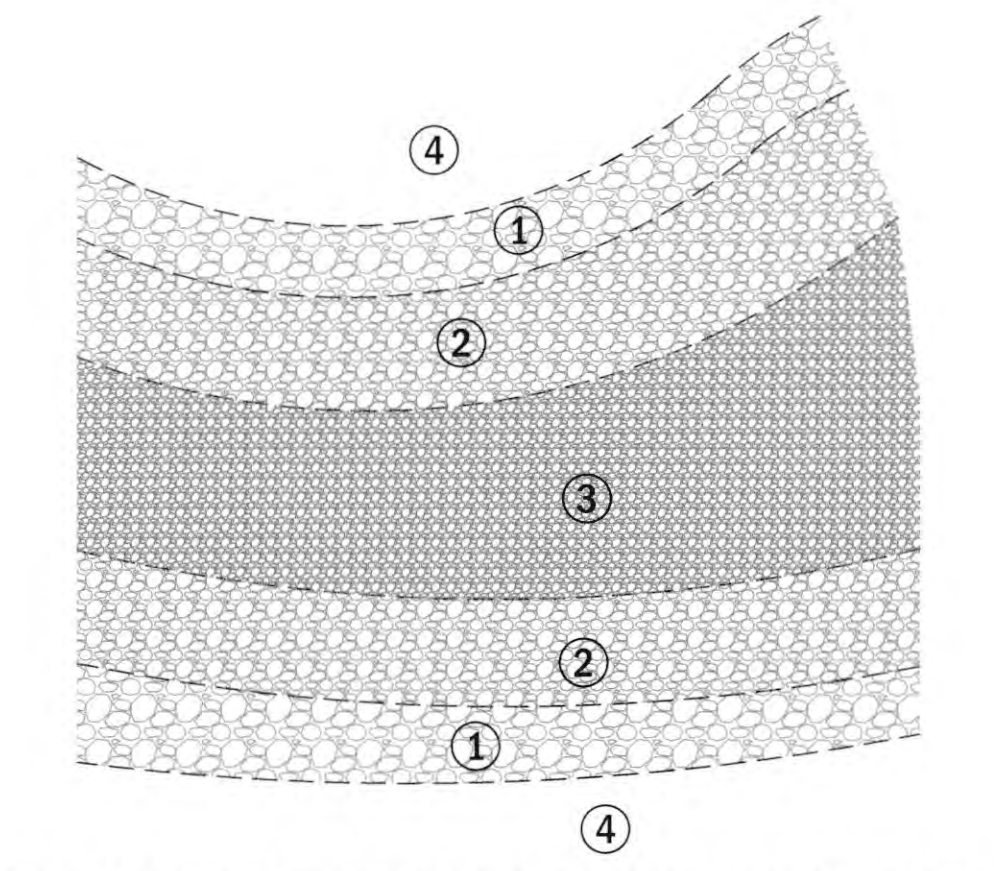
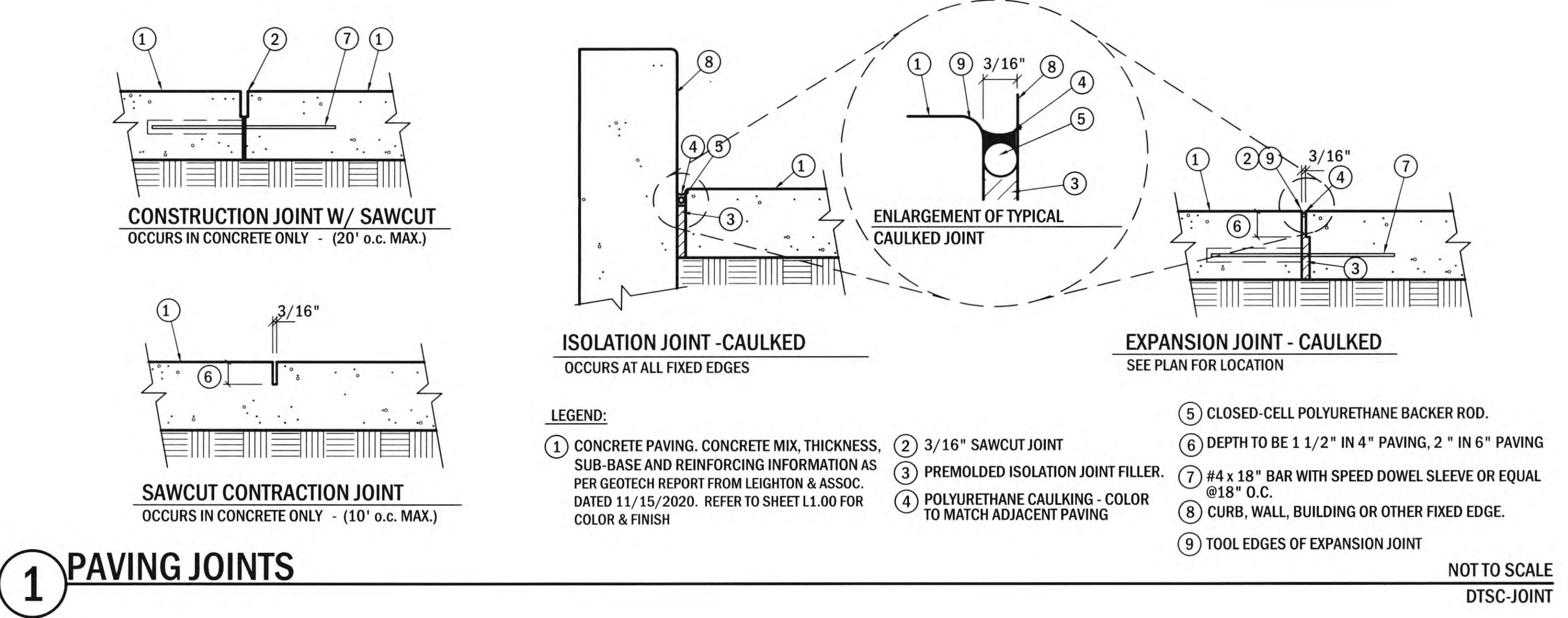
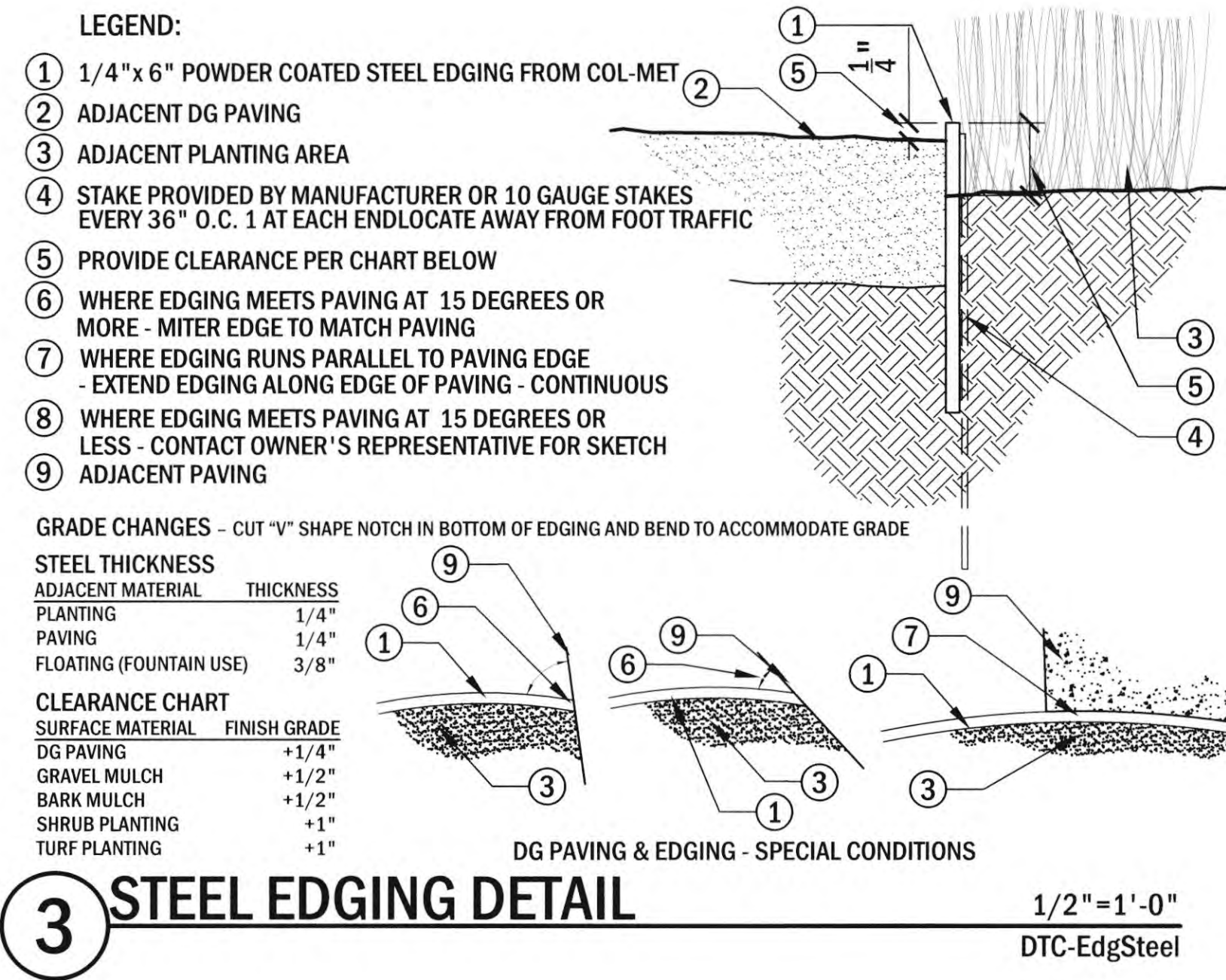


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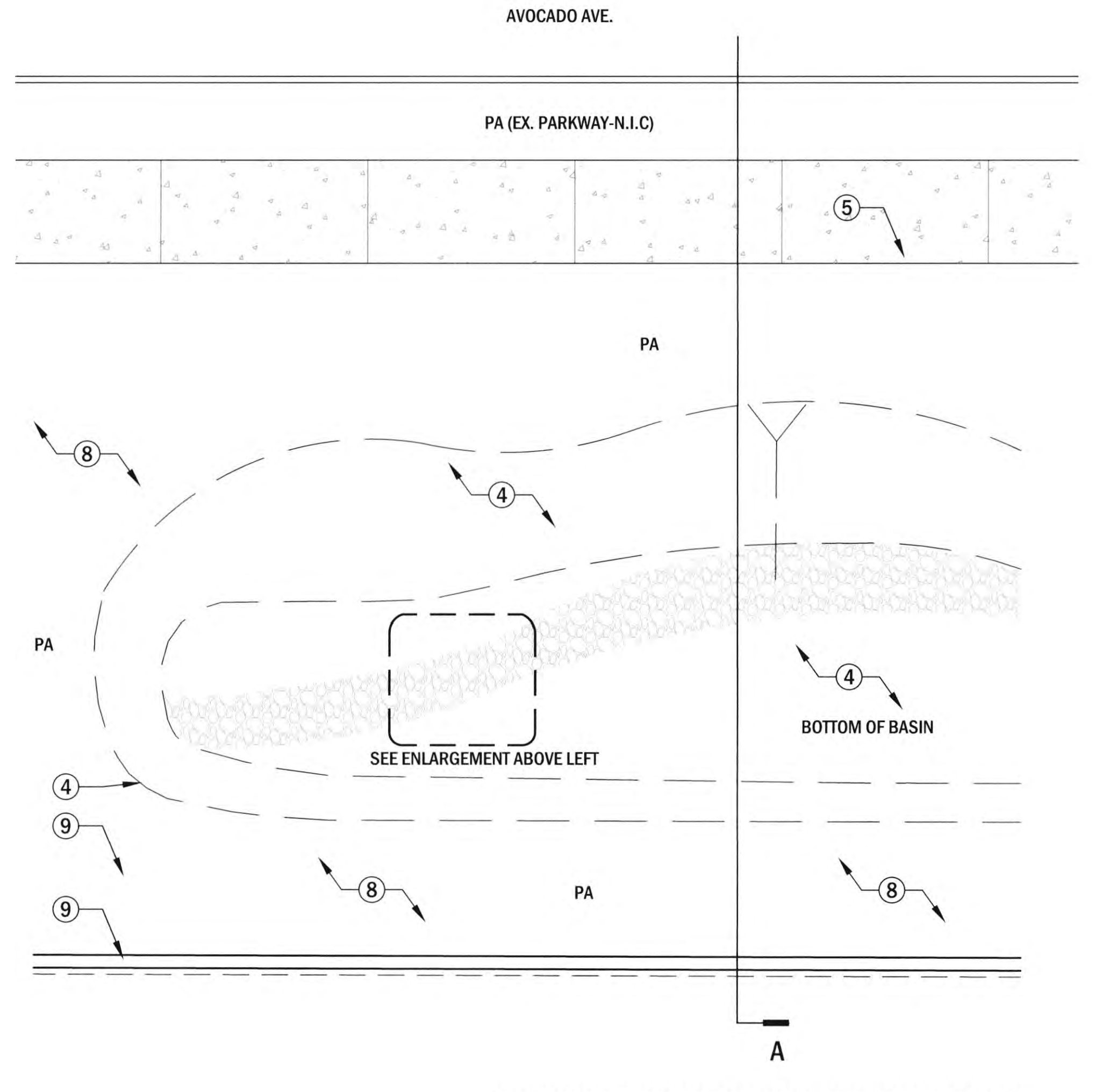
TITLE: CONSTRUCTION DETAILS

SHEET:

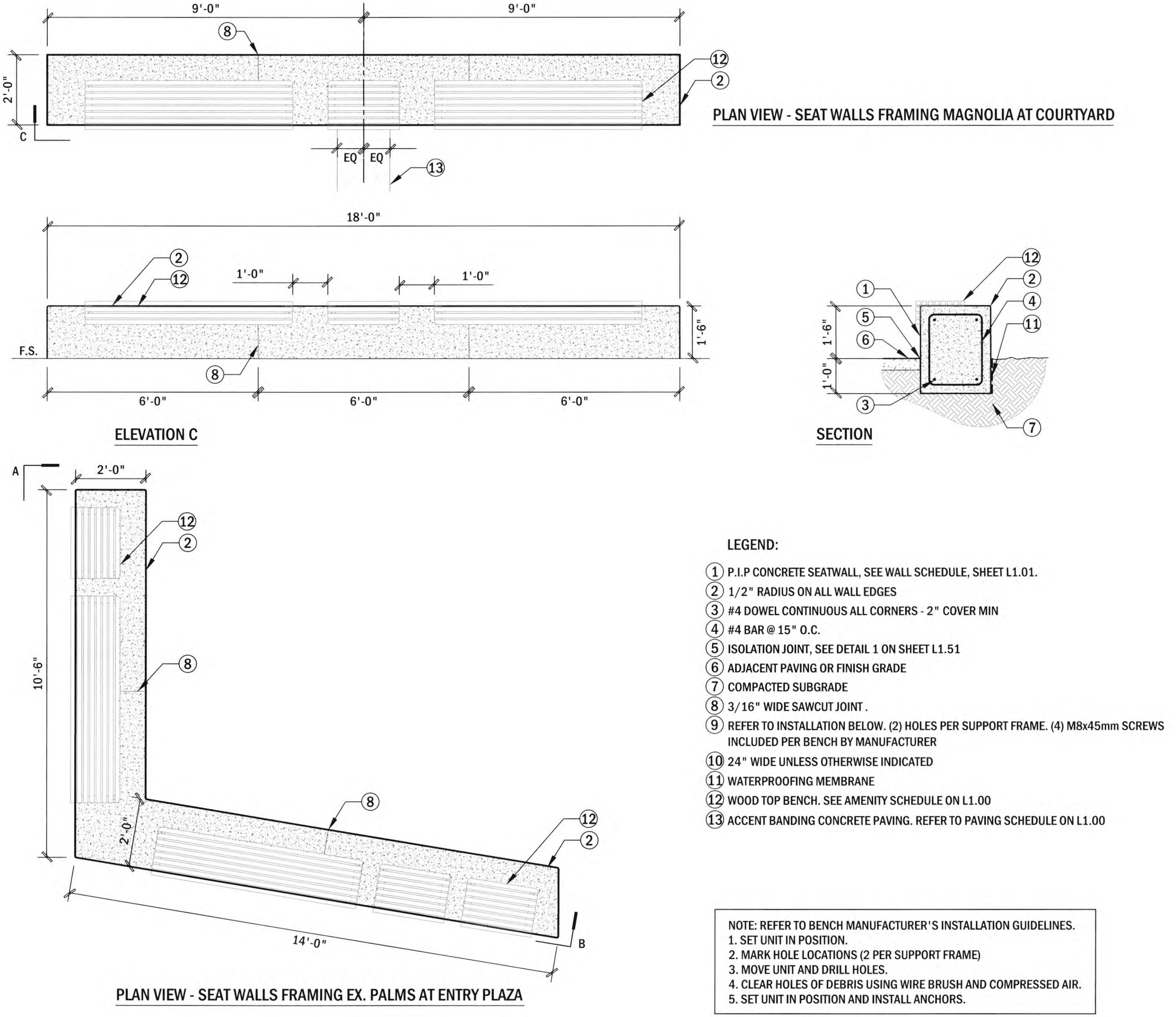
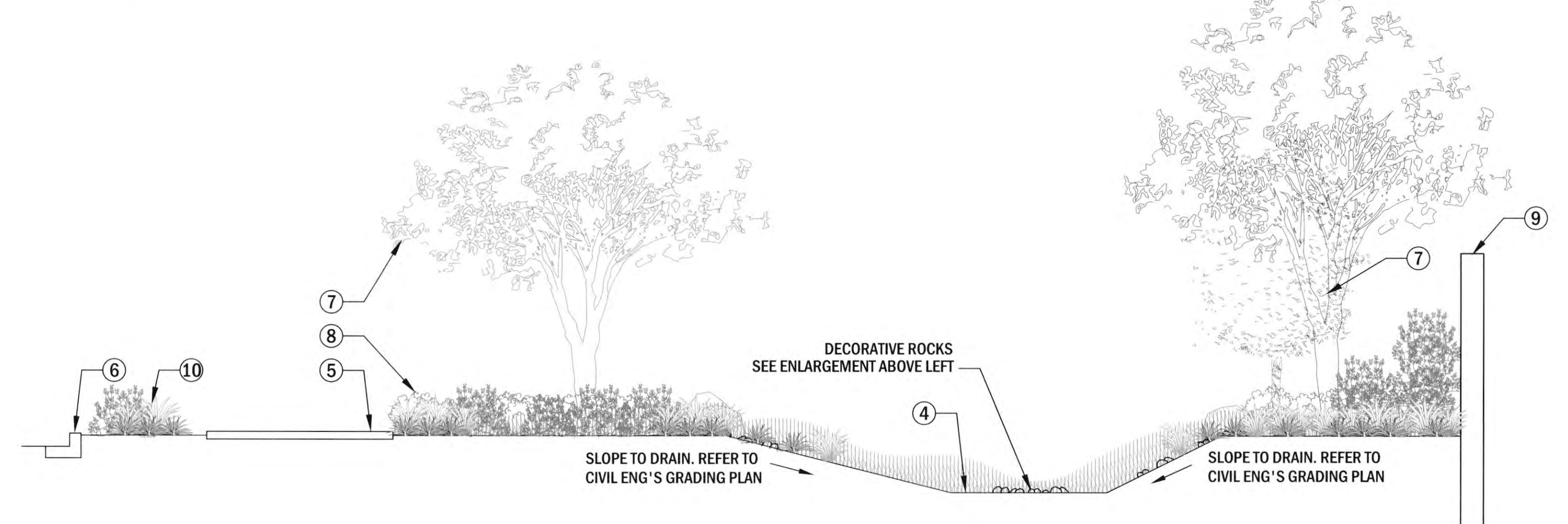
L1.51



NOTE:
CONTRACTOR TO LAY OUT 'DRY CREEK' AND DEFINE AREAS FOR LARGE, MEDIUM AND SMALL SIZE ROCKS AT THE LOCATIONS AS SHOWN ON DRAWINGS. THE LOCATIONS OF DECORATIVE ROCKS AND BOULDERS WILL BE CHECKED IN THE FIELD BY THE LANDSCAPE ARCHITECT AND MAY BE ADJUSTED BEFORE INSTALLATION BEGINS. REVIEW CIVIL ENG'S GRADING AND DRAINAGE PLANS FOR BALANCE OF INFORMATION. LANDSCAPE CONTRACTOR TO GRADE CURVING SWALES AS SHOWN ON THE SECTIONS IN THIS DETAIL. ENTIRE LIMITS OF DRY CREEK TO BE COVERED WITH DECORATIVE ROCKS

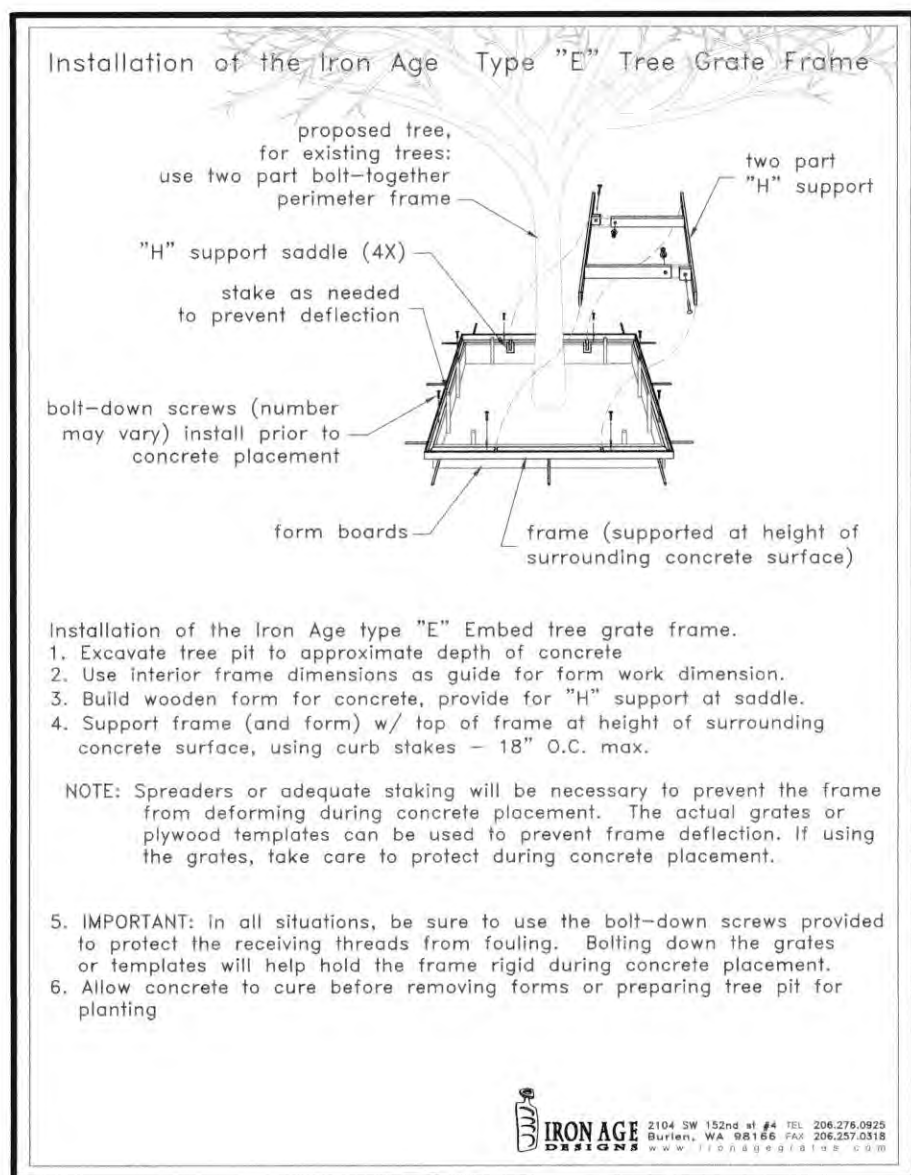
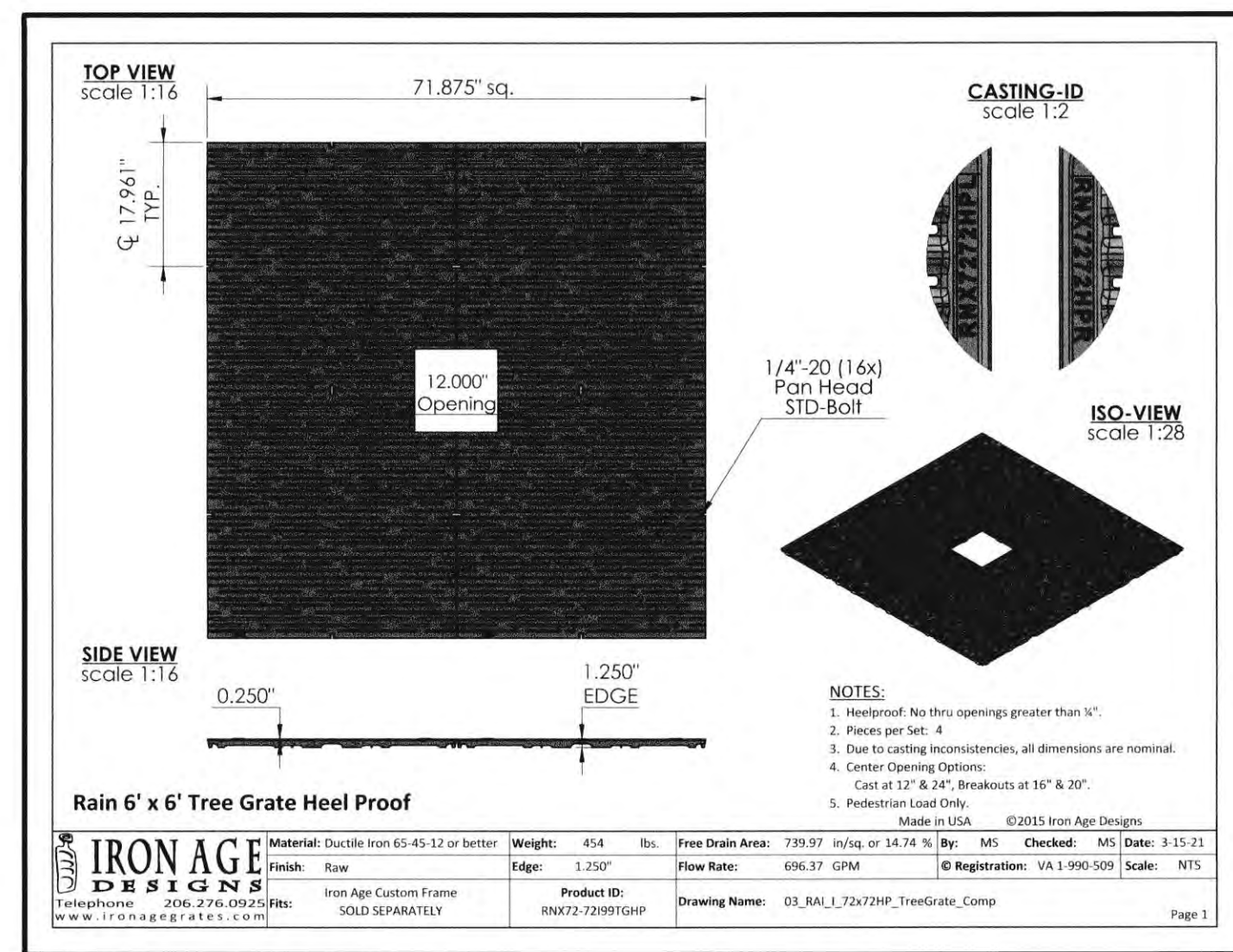


- LEGEND:**
- LARGE DECORATIVE ROCKS. 18" TO 36" WIDE AREAS AS SHOWN ON PLAN VIEW. SEE SHEET L1.00 FOR COLOR/SIZE.
 - MEDIUM DECORATIVE ROCKS. 12" TO 36" WIDE AREAS AS SHOWN ON PLAN VIEW. SEE SHEET L1.00 FOR COLOR/SIZE.
 - SMALL DECORATIVE ROCKS AS SHOWN ON PLAN VIEW. SEE SHEET L1.00 FOR COLOR/SIZE.
 - BIO-RETENTION BASIN WITH GRASS PLANTING. REFER TO CIVIL DRAWINGS FOR BASIN INFORMATION. REFER TO SHEETS L3.01 & L3.11 FOR SHRUBS AND TREES
 - EXISTING SIDEWALK TO BE PROTECTED IN PLACE (N.I.C)
 - EXISTING CURB TO BE PROTECTED IN PLACE (N.I.C)
 - TREES. REFER TO SHEETS L3.01 FOR TREE SPECIES AND SIZES
 - ADJACENT PLANTING AREA. REFER TO SHEETS L3.11 FOR SHRUB SPECIES AND SIZES
 - PERIMETER WALL. REFER TO CIVIL ENG AND ARCHITECT'S DRAWINGS
 - EXISTING PARKWAY TO BE PROTECTED IN PLACE (N.I.C)



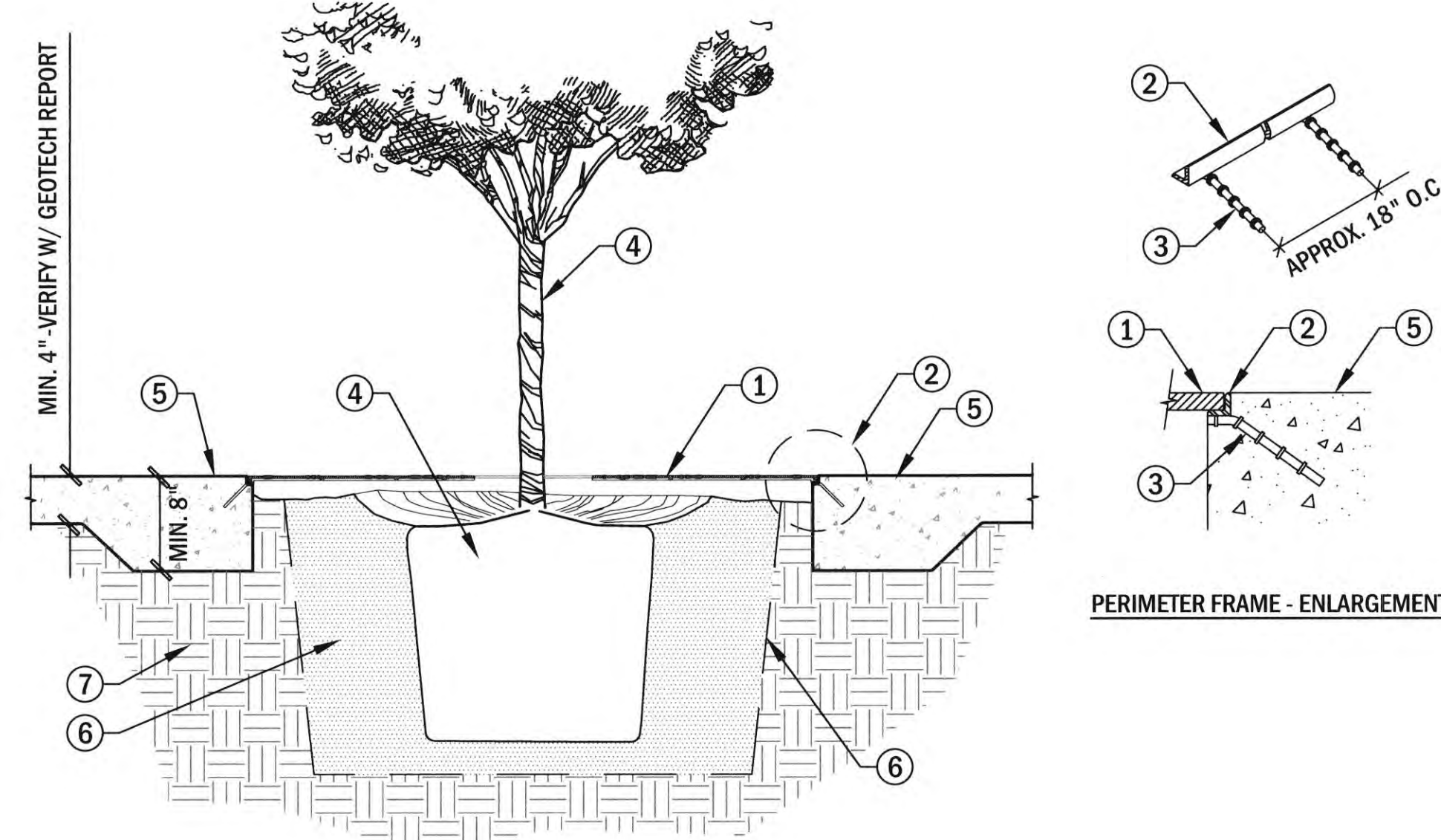
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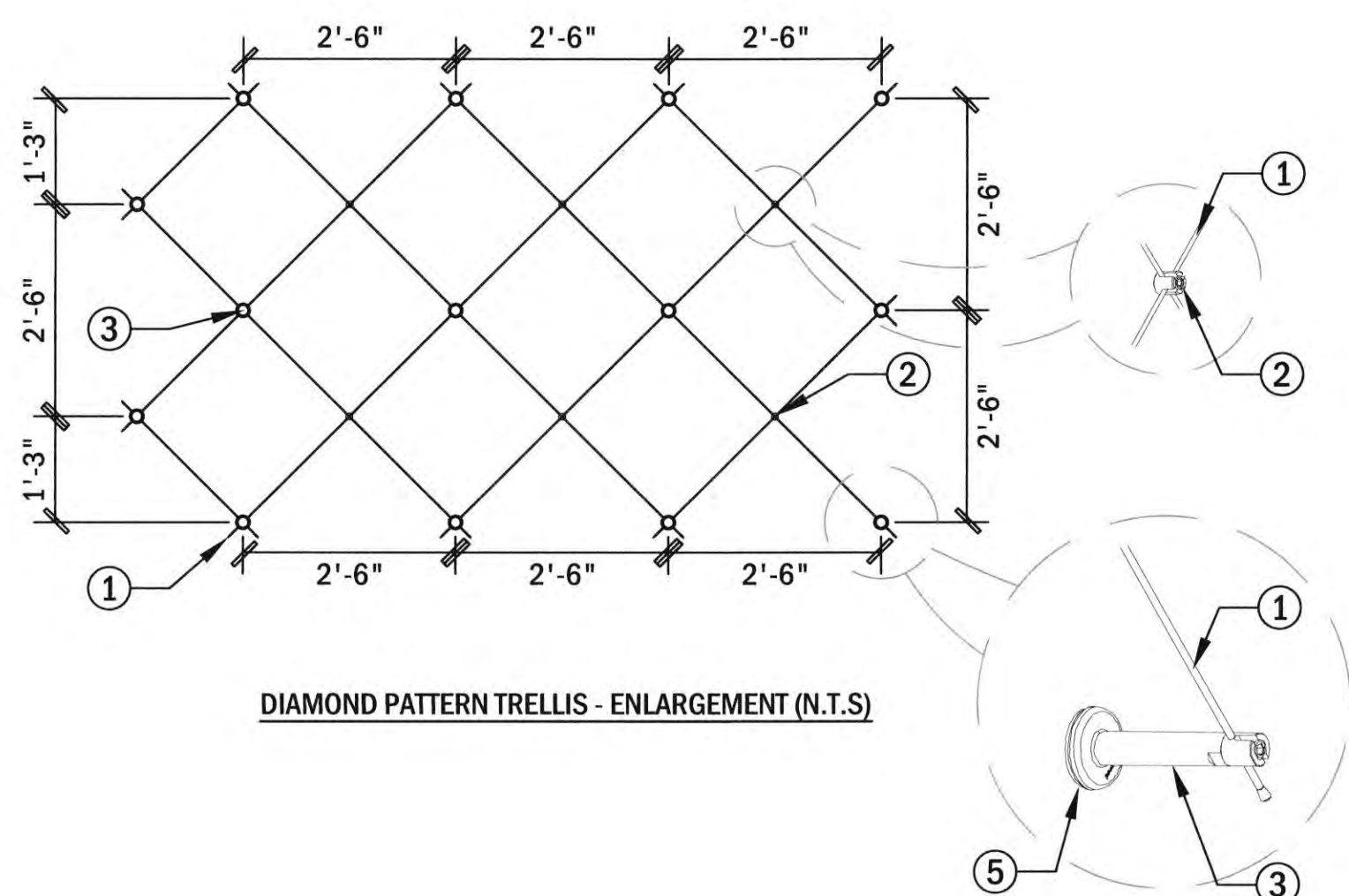
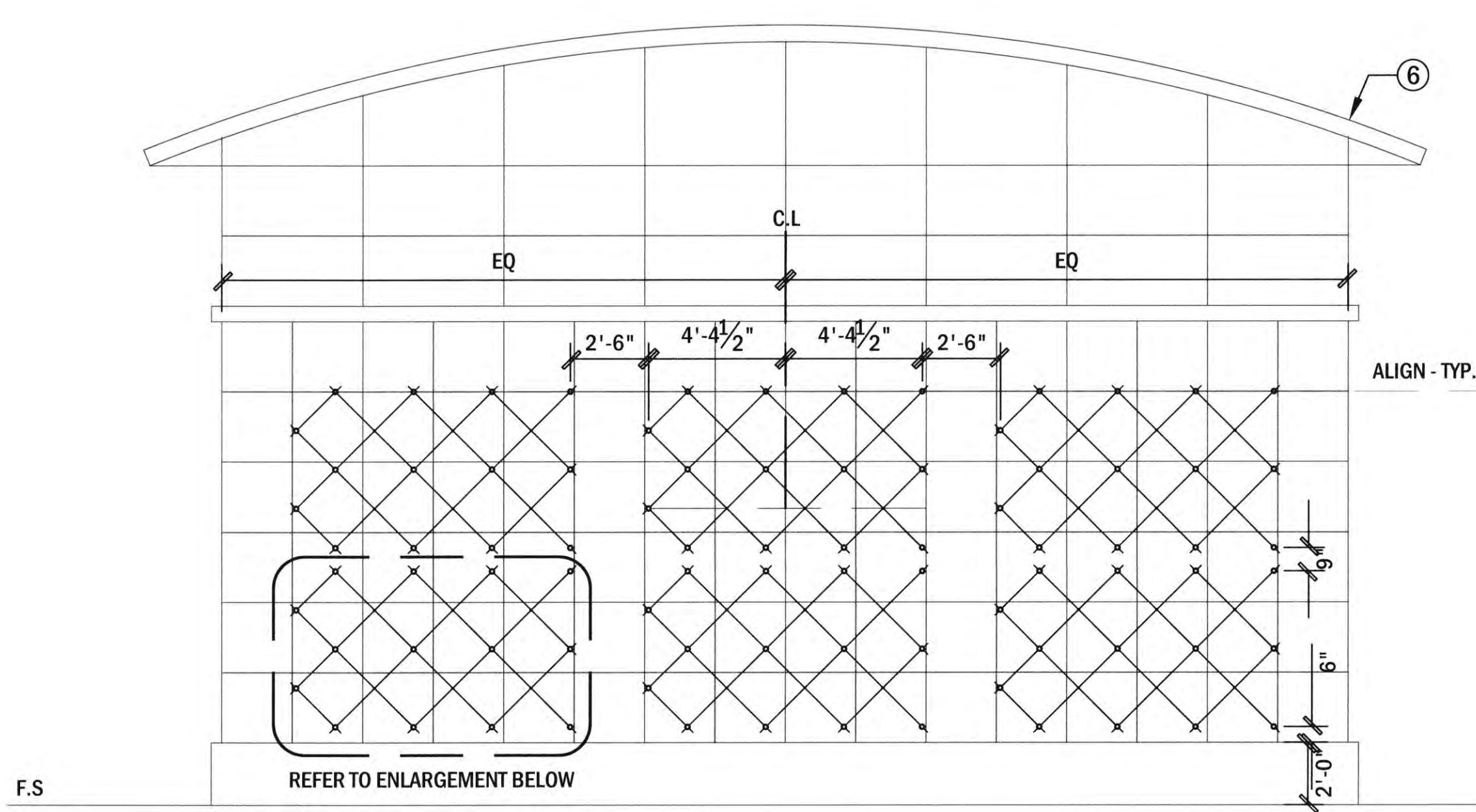
- LEGEND:**
- ① 6'x6' TREE GRATE W/ 12\"/>

NOTES:
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TREE GRATE FOR REVIEW AND APPROVAL TO LANDSCAPE ARCHITECT PRIOR TO FABRICATION.



1 TREE GRATE WITH METAL FRAME

1/2" = 1'-0"
DTC-TreeGrate.dwg



- LEGEND:**
- ① STAINLESS STEEL ROPE WITH WIRE ROPE END CAP
 - ② STAINLESS STEEL CROSS CLAMP
 - ③ GREENGUIDE® ROPE GUIDE W/ 4\"/>

NOTES:
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TREE GRATE FOR REVIEW AND APPROVAL TO LANDSCAPE ARCHITECT PRIOR TO FABRICATION.

2 STAINLESS STEEL CABLE VINE SUPPORT SYSTEM (GREENGUIDE® JAKOB ROPE SYSTEMS)

1/4" = 1'-0"
DTC-VineCable

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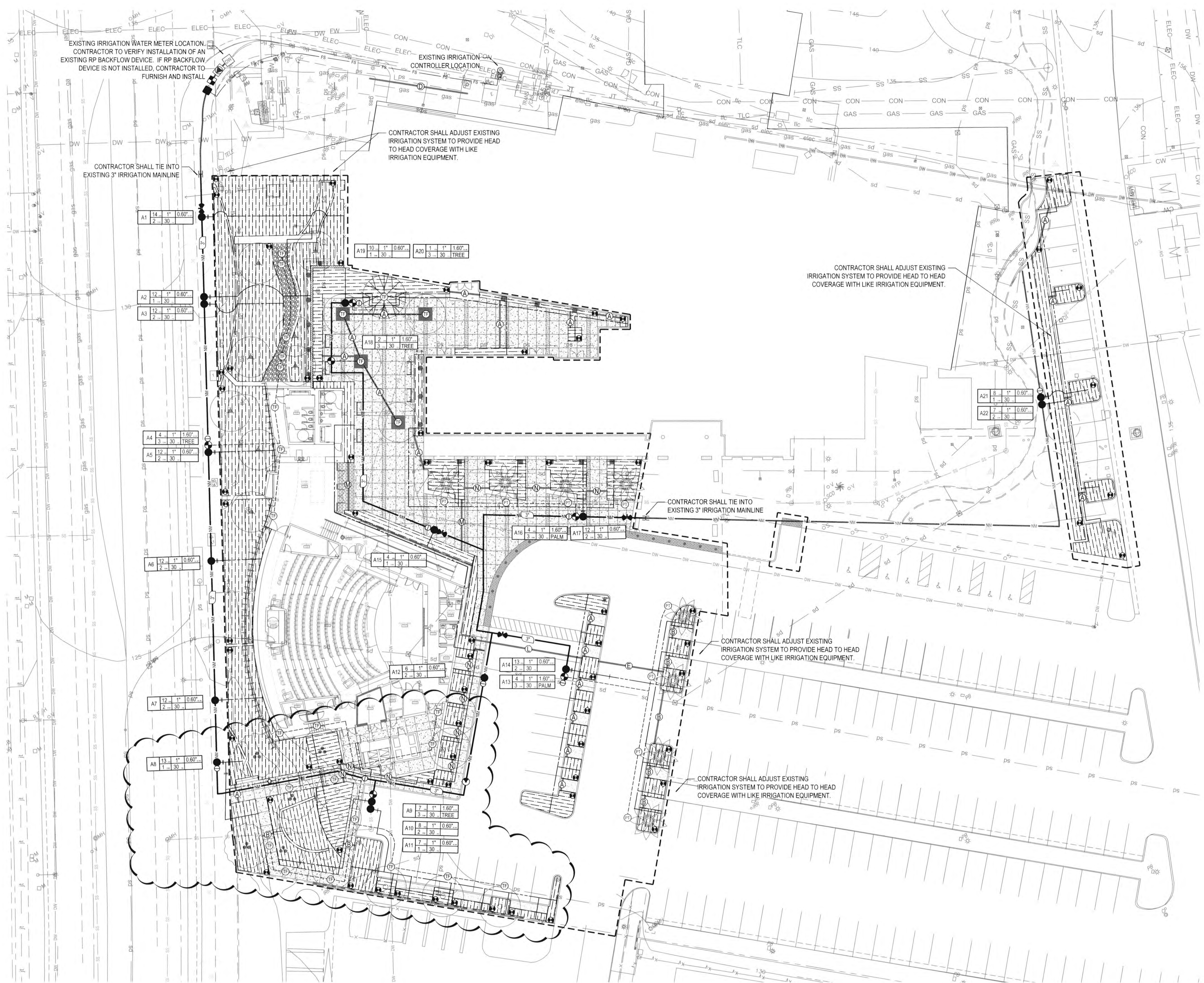
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LATERAL PIPE SIZING LEGEND

1/2" PIPE PROHIBITED	3/4" MINIMUM
1"	1-1/4"
1-1/2"	2"
2"	2-1/2"
3"	

SLEEVE SIZING LEGEND

REFER TO IRRIGATION LEGEND FOR SLEEVE SPECIFICATION AND DETAIL FOR BURIAL REQUIREMENTS.

A (2) 2"	H (2) 4"
B (3) 2"	I (3) 4"
C (4) 2"	J (4) 4"
D (2) 3"	K (5) 4"
E (3) 3"	L (1) 6" + (2) 4"
F (4) 3"	M (1) 6" + (3) 4"
	N (1) 6" + (4) 4"

⑤ GALVANIZED SLEEVE
MINIMUM 2X DIAMETER OF PIPE OVER V-DITCH

- SLEEVING NOTES**
- SLEEVES TO BE MINIMUM TWICE THE DIAMETER OF THE PIPE SLEEVED.
 - REFER TO LEGEND FOR SLEEVE SPECIFICATION AND PLAN FOR SLEEVE SIZE MATRIX.
 - IRRIGATION PIPE AND WIRE / CONDUIT SHALL BE SLEEVED UNDER PAVING.
 - PRESSURE MAINLINE SLEEVES SHALL BE ACCOMPANIED WITH A MINIMUM 2" WIRE / CONDUIT SLEEVE.
 - SEAL ALL SLEEVE ENDS TO PROHIBIT SOIL FROM ENTERING THE BURIED SLEEVE.
 - SLEEVES TO EXTEND MINIMUM 12" BEYOND PAVING.
 - IRRIGATION CONTRACTOR TO COORDINATE SLEEVING WITH THE HARDSCAPE CONTRACTOR AND SITE SUPERINTENDENT PRIOR TO INSTALLATION OF ANY HARDSCAPE.

- SPARE WIRE NOTE**
- TWO (2) CONTINUOUS SPARE WIRES SHALL BE PROVIDED FOR EACH MAINLINE DIRECTION. ALL SPARE WIRES SHALL BE LOOPED IN EACH VALVE BOX WITH 24" COIL. ALL SPARE WIRE SHALL BE ORANGE IN COLOR. COIL ALL SPARE WIRES IN BOTTOM OF CONTROLLER. TERMINATE SPARE WIRES IN THE LAST VALVE BOX.

- EQUIPMENT LOCATION NOTES**
- ALL VALVE BOXES, ABOVE GRADE EQUIPMENT AND PIPING SHALL BE LOCATED IN LANDSCAPE AREAS. IRRIGATION EQUIPMENT SHALL NOT BE LOCATED IN HARDSCAPE / PAVED AREAS OR IN TURF AREAS WITHOUT WRITTEN PERMISSION FROM THE IRRIGATION CONSULTANT. LOCATE ALL VALVE BOXES IN SHRUB AREAS ONLY. CONTRACTOR WILL BE RESPONSIBLE TO RE-LOCATE VALVE BOXES INSTALLED IN TURF AREAS AT NO COST TO THE OWNER.

DIGALERT 811

CONTACT DIGALERT BY DIALING 811 A MINIMUM OF (3) WORKING DAYS BEFORE EXCAVATION.

- IRRIGATION CONSTRUCTION NOTES**
- CONTRACTOR TO OPERATE EXISTING IRRIGATION SYSTEM WITH OWNER REPRESENTATIVE BEFORE START OF CONSTRUCTION. NOTE ALL IRRIGATION REPAIRS NEEDED. IRRIGATION REPAIRS DUE TO CONSTRUCTION IS TO BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR TO PROTECT EXISTING IRRIGATION SYSTEM IN PLACE OUTSIDE PROJECT SCOPE OF WORK. ALL IRRIGATION TO BE OPERATIONAL AT END OF PROJECT.
- CONTRACTOR SHALL PROVIDE TEMPORARY WATER TO ALL LANDSCAPE DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE HEAD TO HEAD COVERAGE FOR RENOVATED EXISTING IRRIGATION ZONES.
- NOTE: ITEMS SHOWN IN BLACK REPRESENT PROPOSED RETROFIT. ITEMS SHADED IN GRAY REPRESENT EXISTING IRRIGATION FOR REFERENCE.
- NOTE: WIRES TO MATCH EXISTING COLOR SCHEME FOR PILOT, EXTRA, AND COMMON.
- NOTE: ALL EXISTING IRRIGATION VALVES SHALL BE RESEQUENCED TO ACCOMMODATE NEW IRRIGATION VALVES INSTALLED DURING CONSTRUCTION.

CONTROLLER NOTE

CONTRACTOR SHALL PURCHASE AND INSTALL THE FOLLOWING CONTROLLER AS NOTED BELOW:

CONTROLLER MANUFACTURE: RAIN MASTER
 CONTROLLER MODEL: DXI
 WIRE TYPE: CONVENTIONAL-WIRE
 ASSEMBLY TYPE: TOP MOUNT BACKBOARD
 SERVICE WARRANTY: 2 YEARS
 RAIN SENSOR: YES

FLOW SENSOR MANUFACTURE: FLOWMEC
 FLOW SENSOR SIZE AND TYPE: 2" PLASTIC

CONTROLLER 'A' MODEL NUMBER:
 SITEONE GREENTECH - SA10-RM6-56/DXICA-GRP-K-RSE-UFM-200P

THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION TO CONTROLLER PER LOCAL ELECTRICAL CODE.

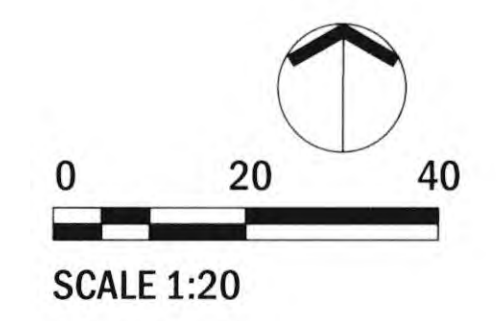
CONTACT RAIN MASTER SCOTT KYLE (949) 212-8013
 CONTACT JOSHUA SEIPEL FOR ORDER INFORMATION (909) 240-6887

POC NOTE

BELOW IS SIZING OF THE POC IRRIGATION EQUIPMENT TO BE INSTALLED. CONTRACTOR SHALL REFER TO THE IRRIGATION EQUIPMENT LEGEND FOR SPECIFICATION.

POINT OF CONNECTION 'A'

WATER METER: 2"	BASKET STRAINER: N/A
BACKFLOW DEVICE: MASTER VALVE: 2"	FLOW SENSOR: 2"
PRESSURE REGULATOR: N/A	



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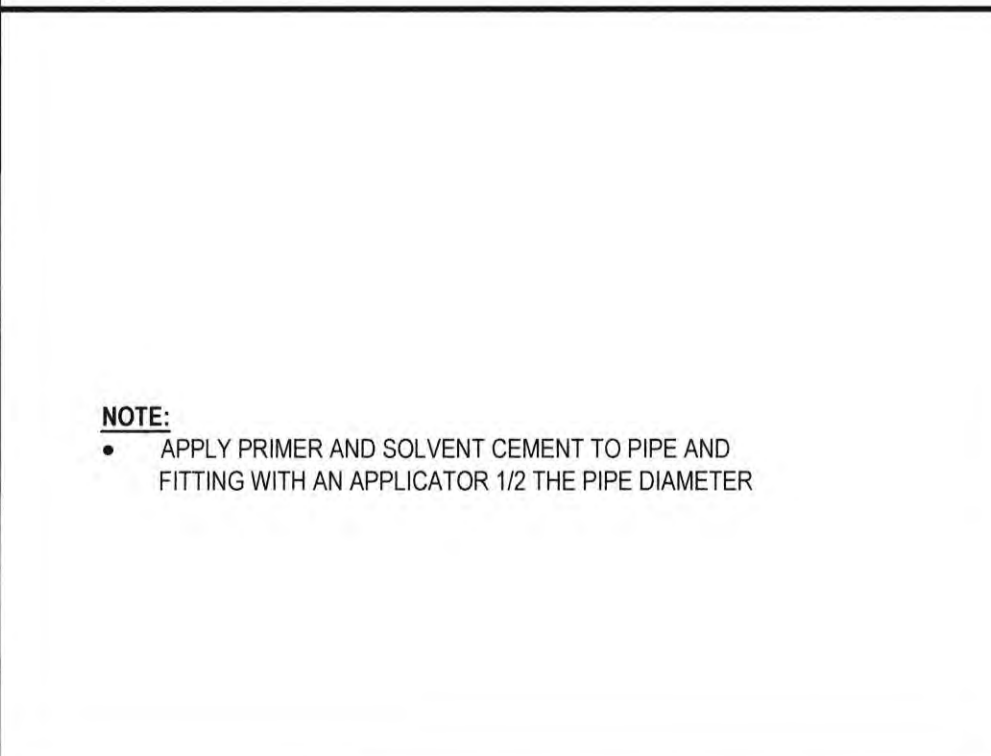
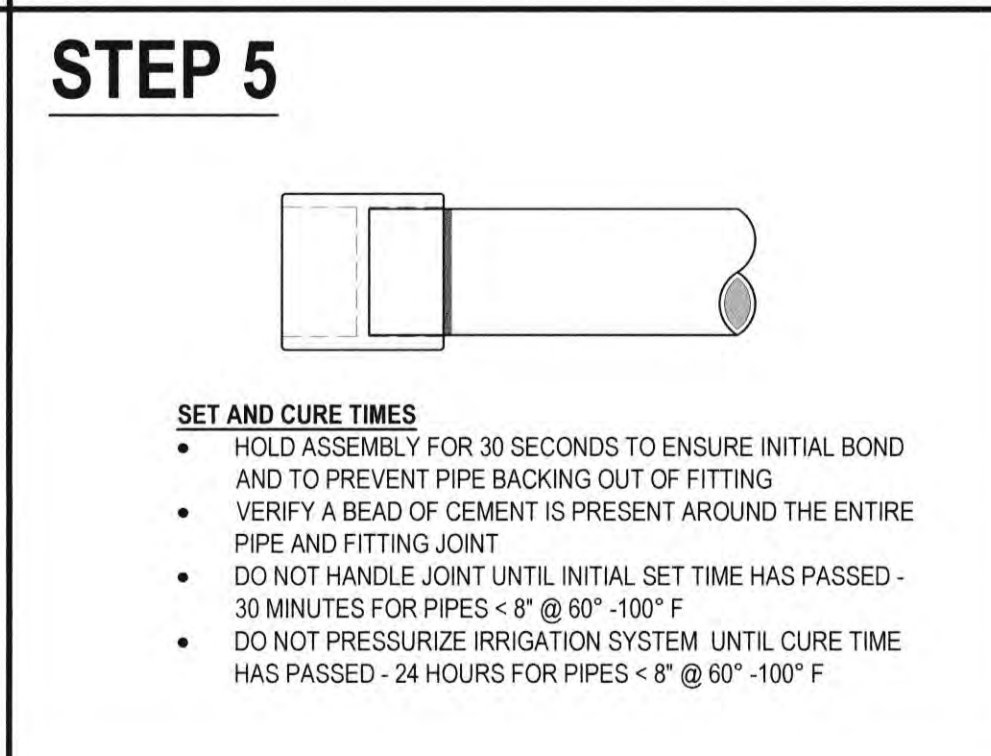
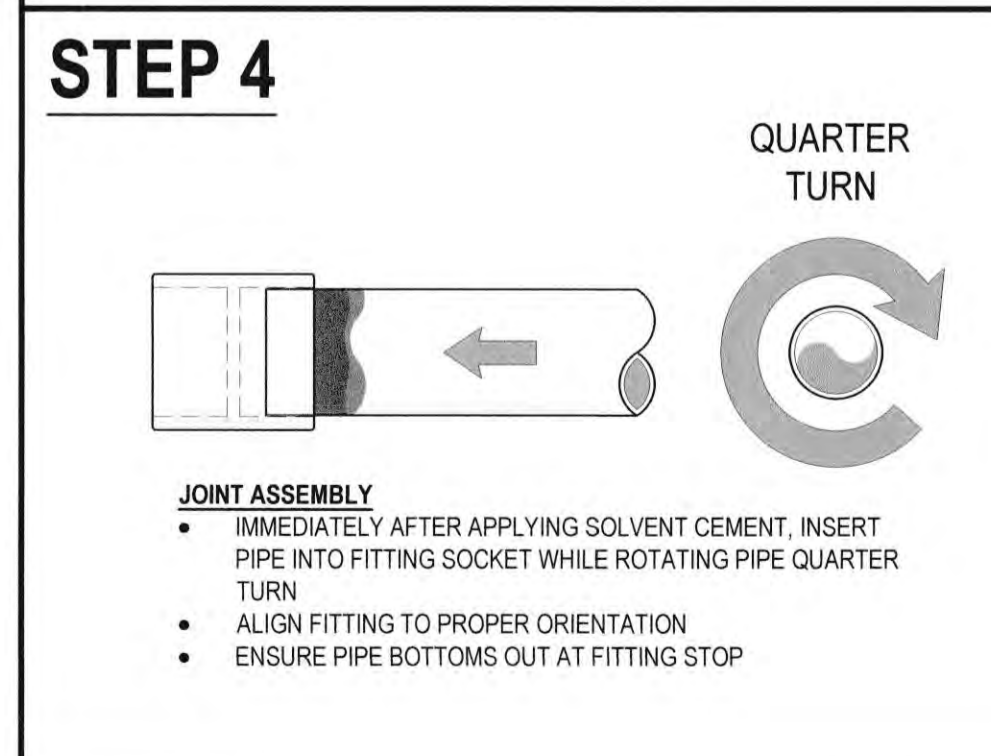
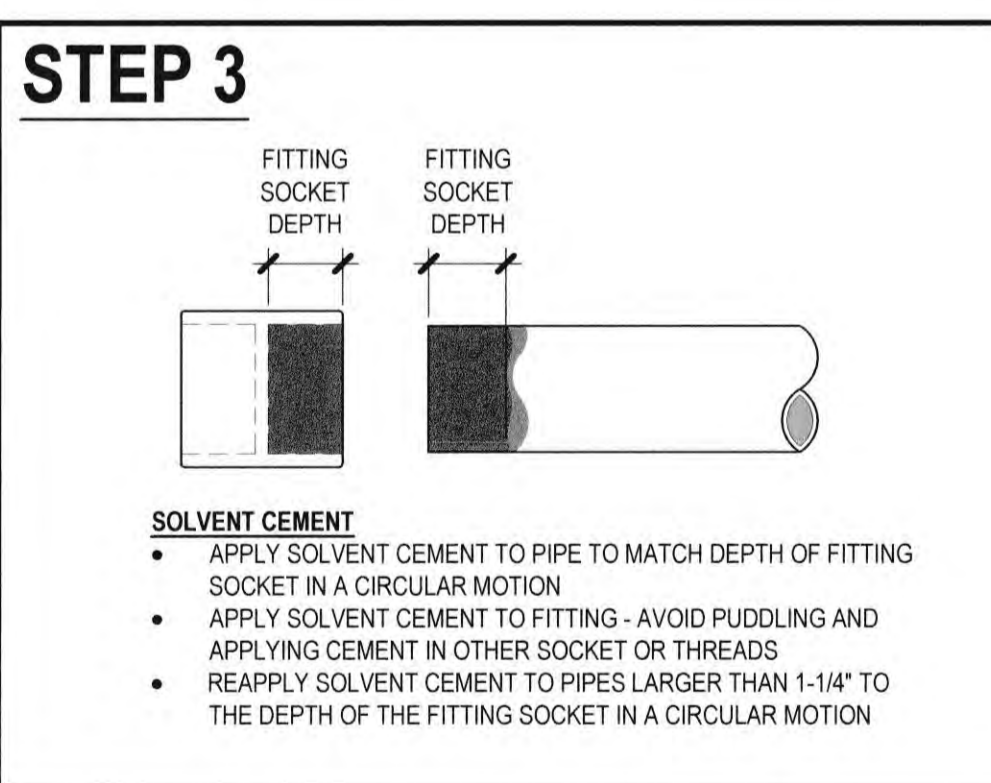
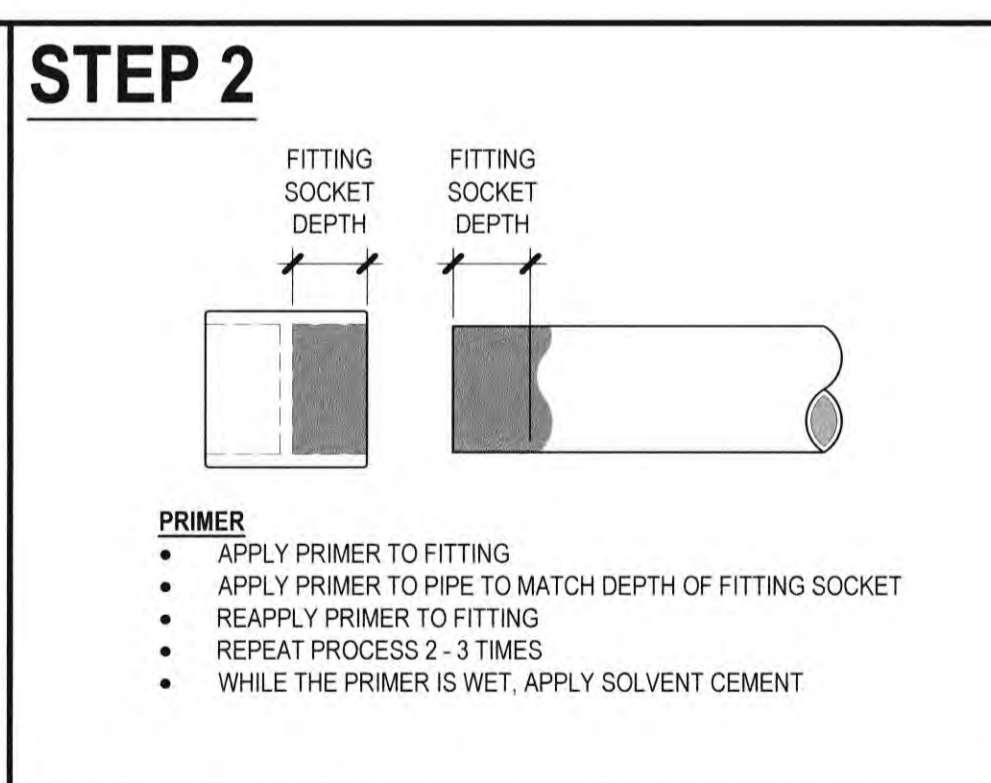
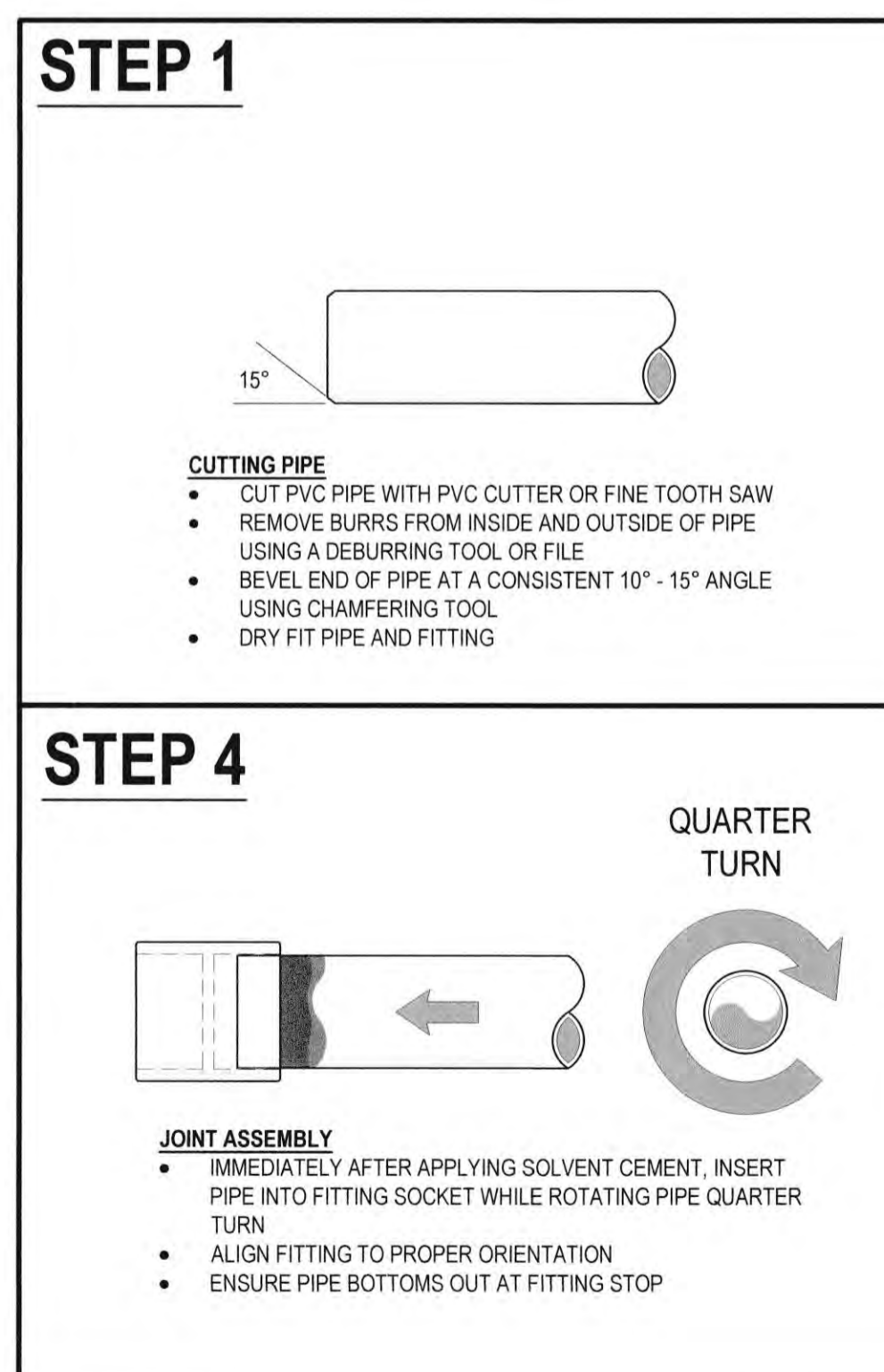
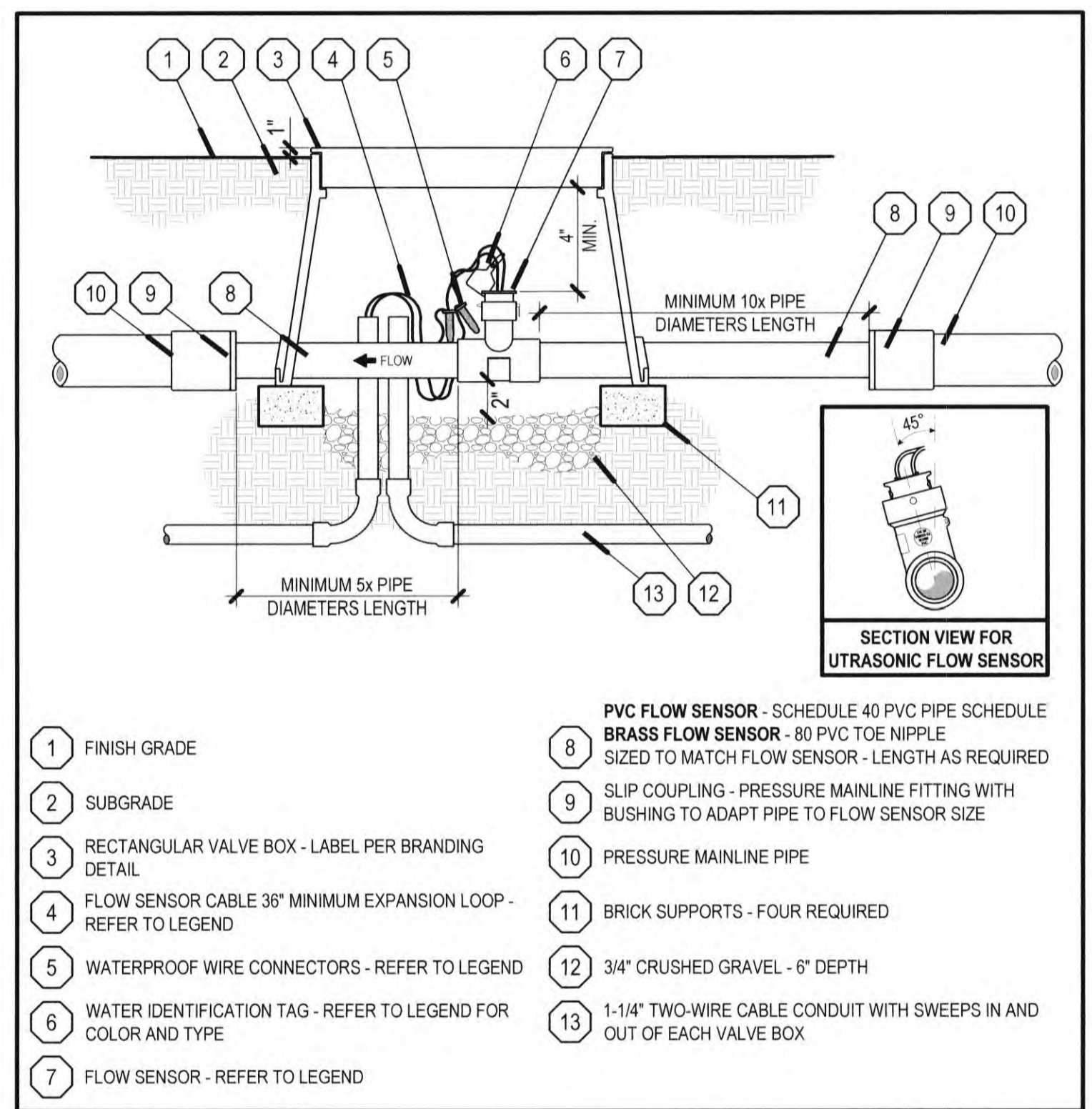
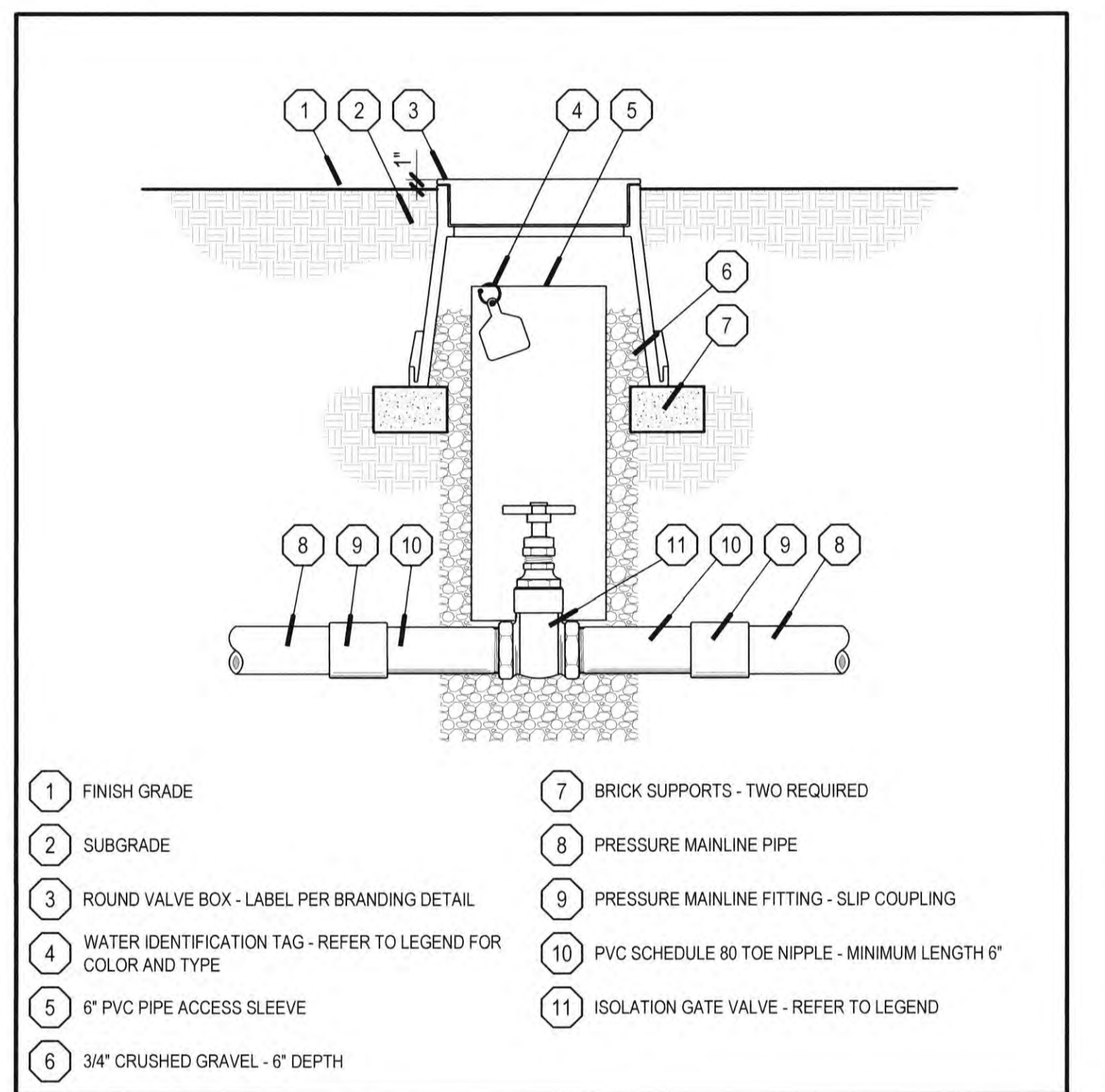
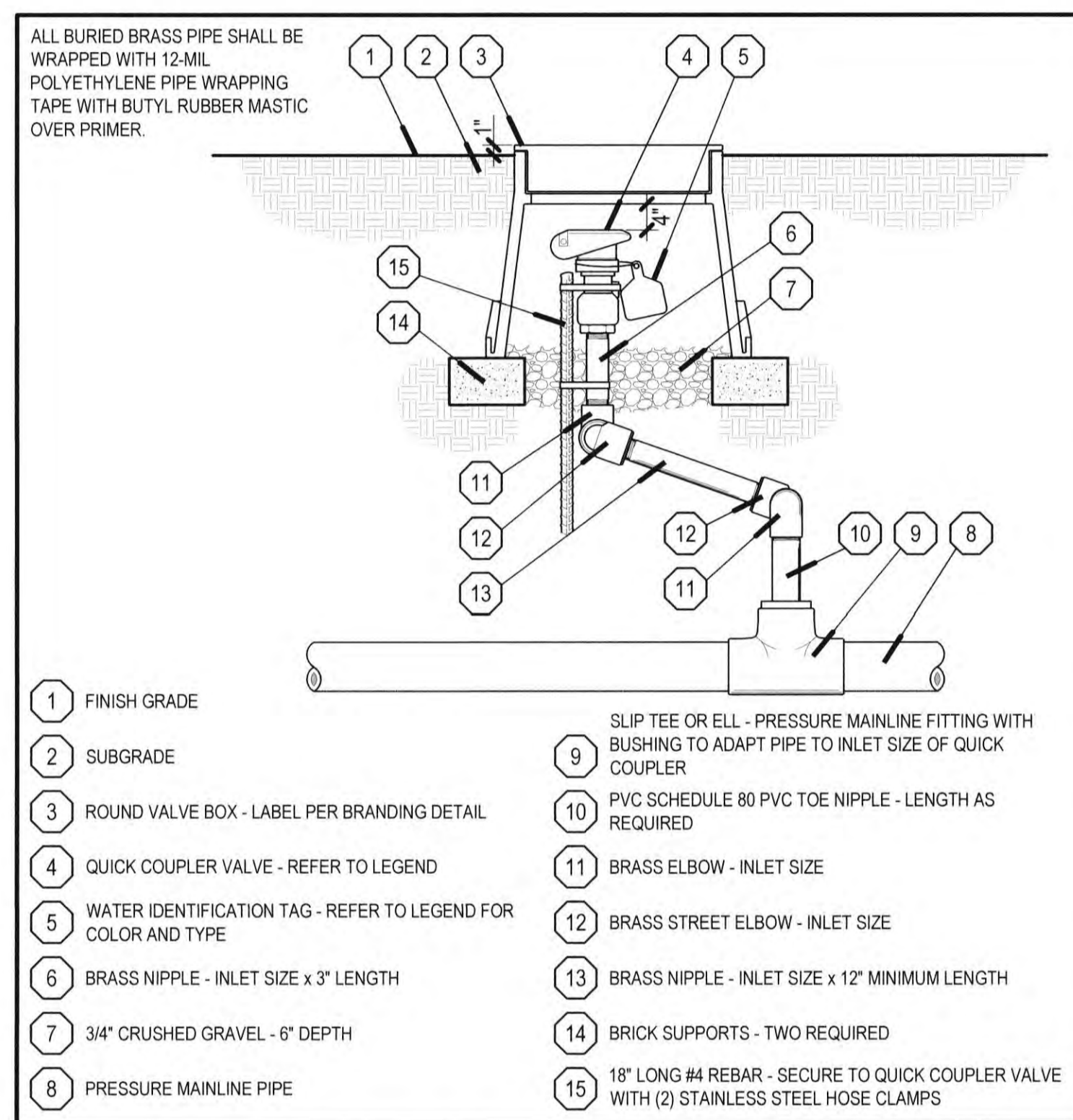
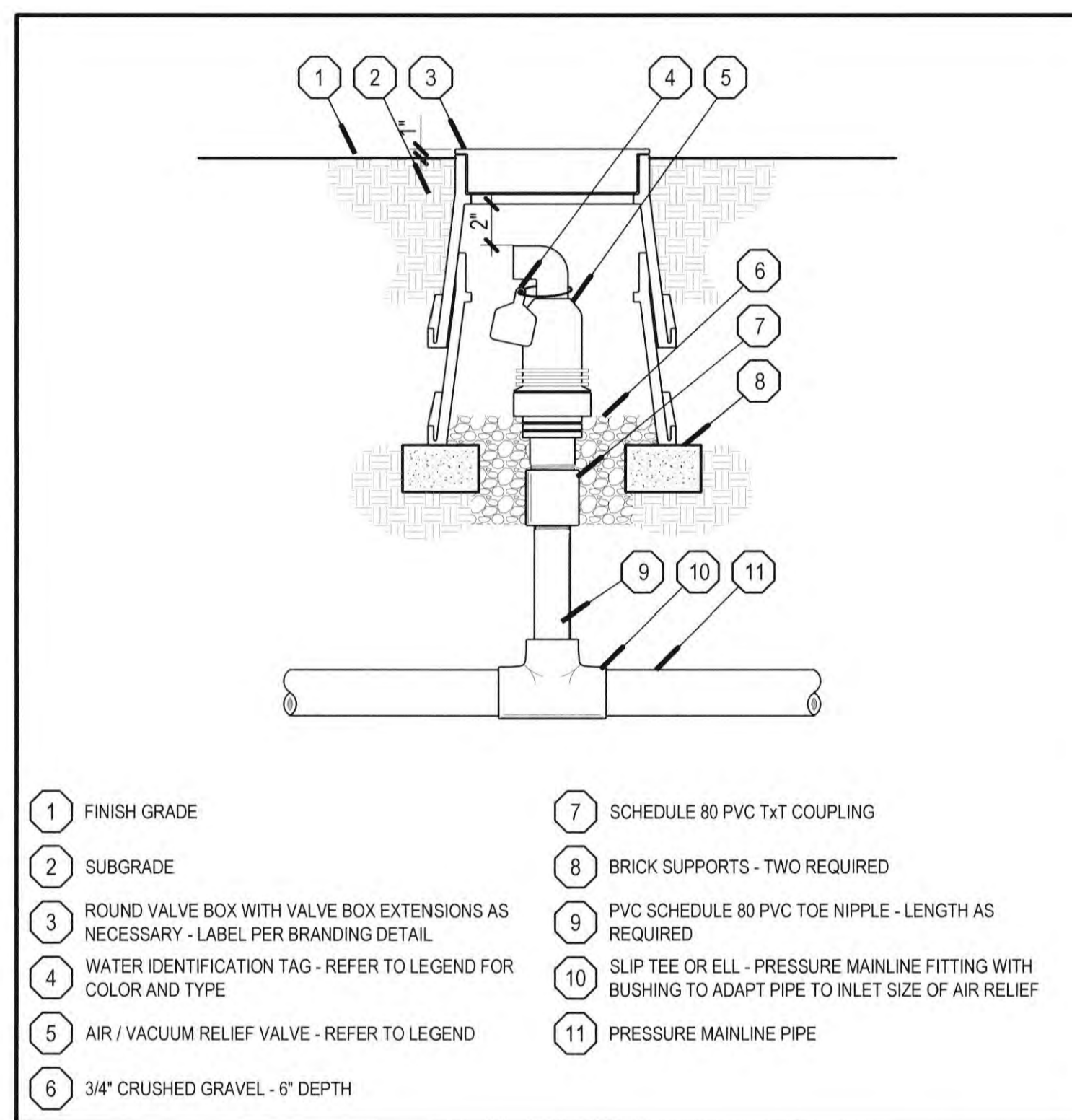
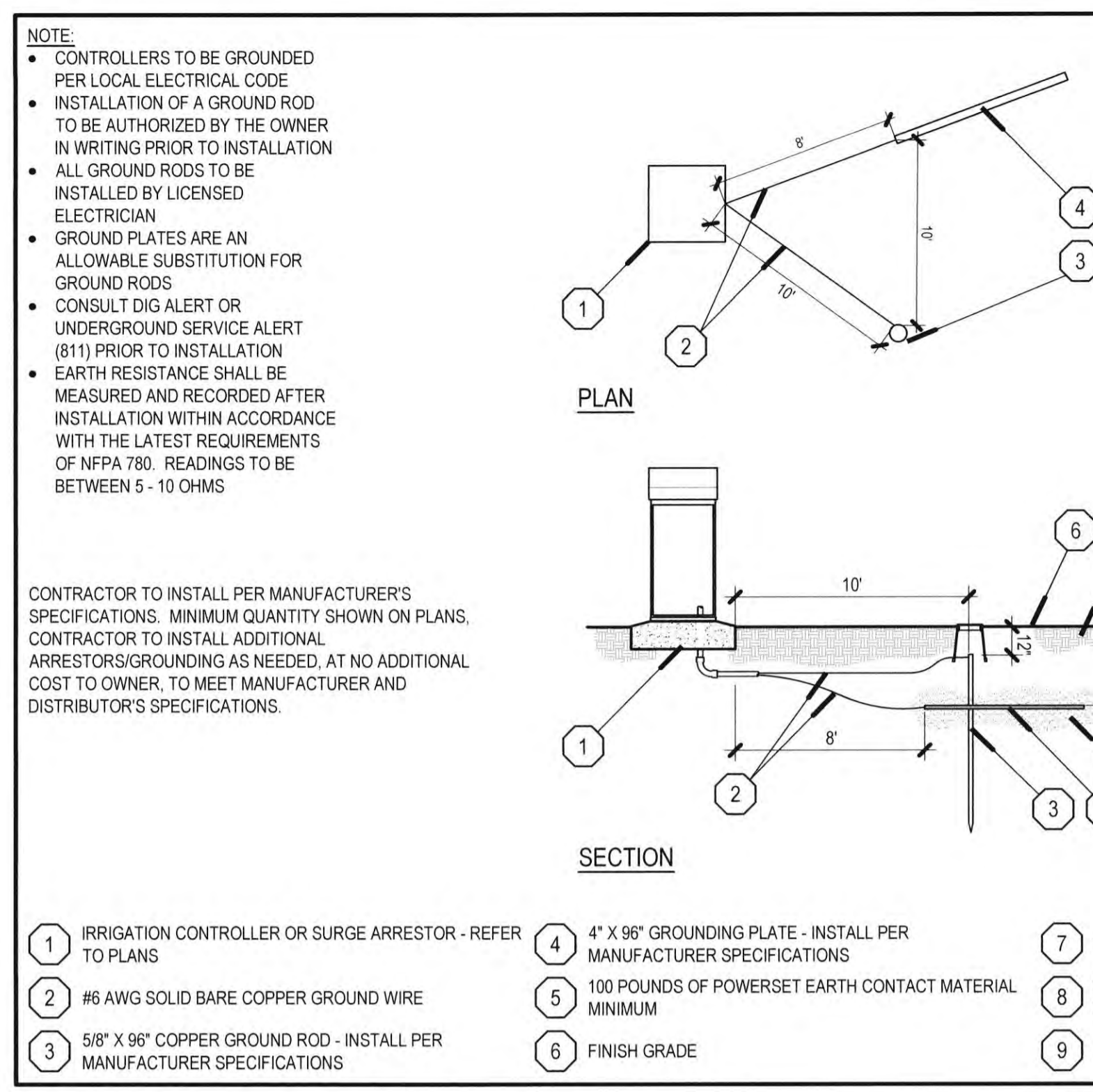
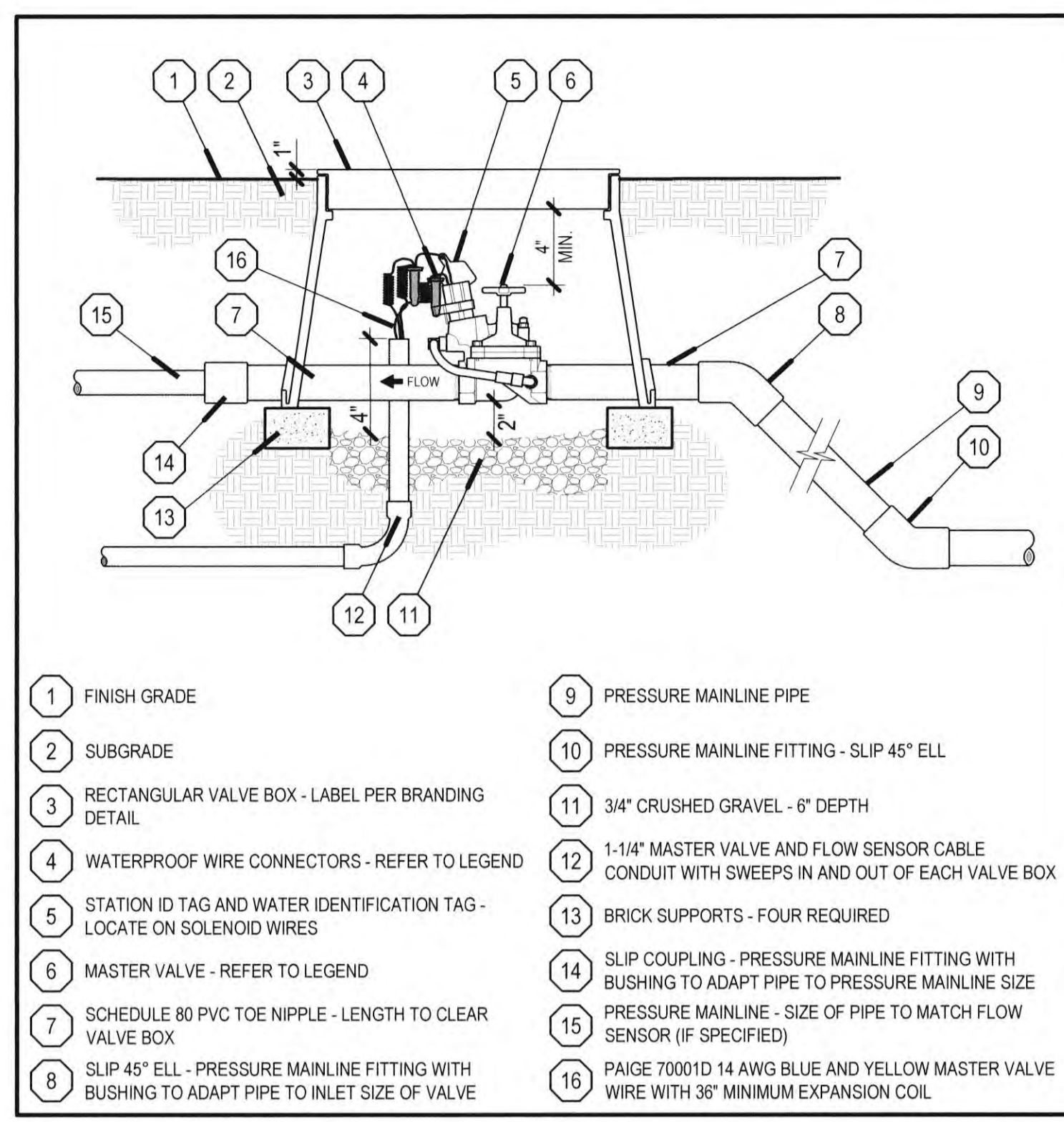
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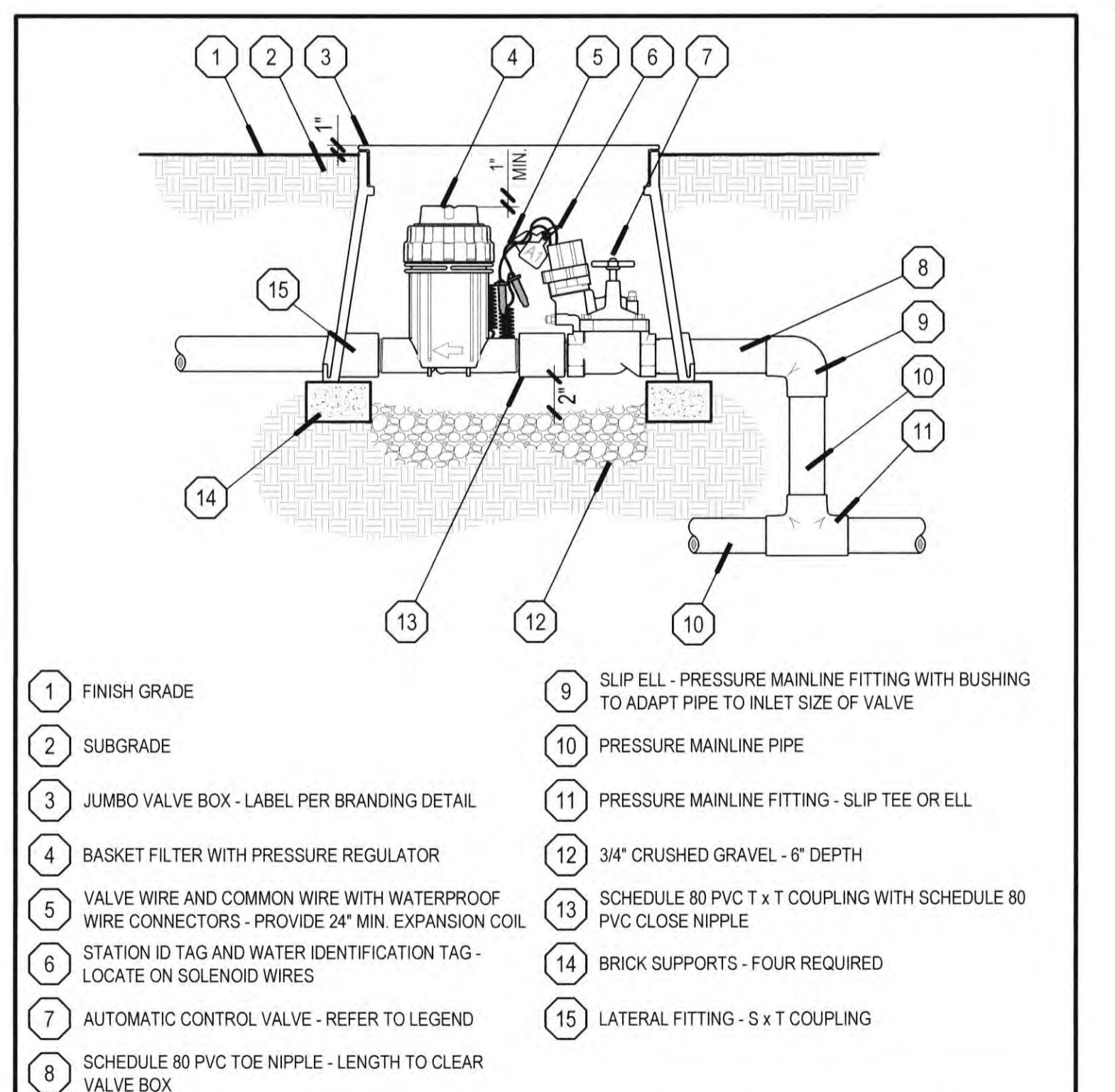
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 DATE: 11/01/2022

TITLE: IRRIGATION PLAN

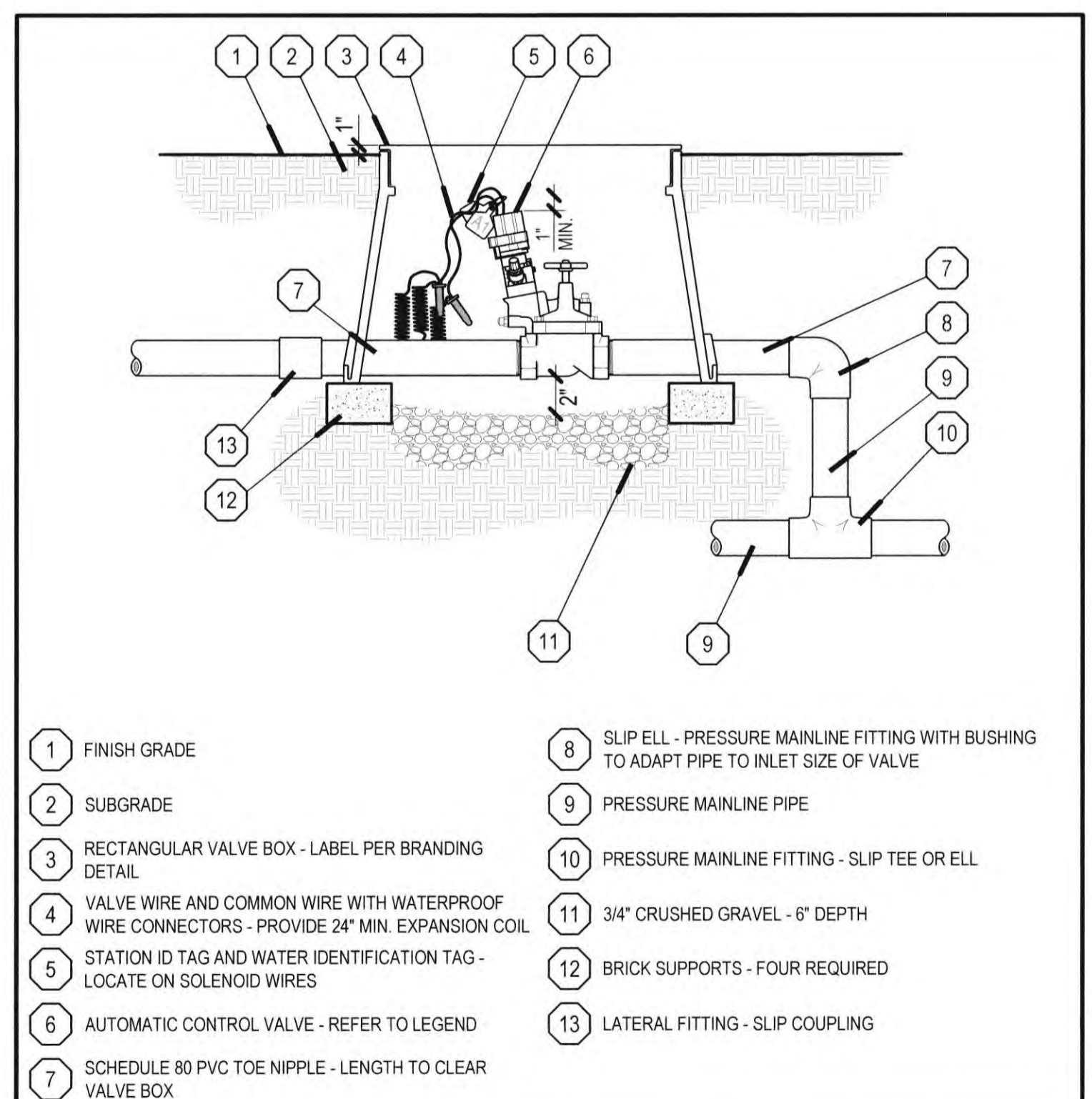
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0.0 SOLVENT CEMENT JOINTS NO SCALE



0.0 CONTROL VALVE NO SCALE



0.0 CONTROL VALVE NO SCALE

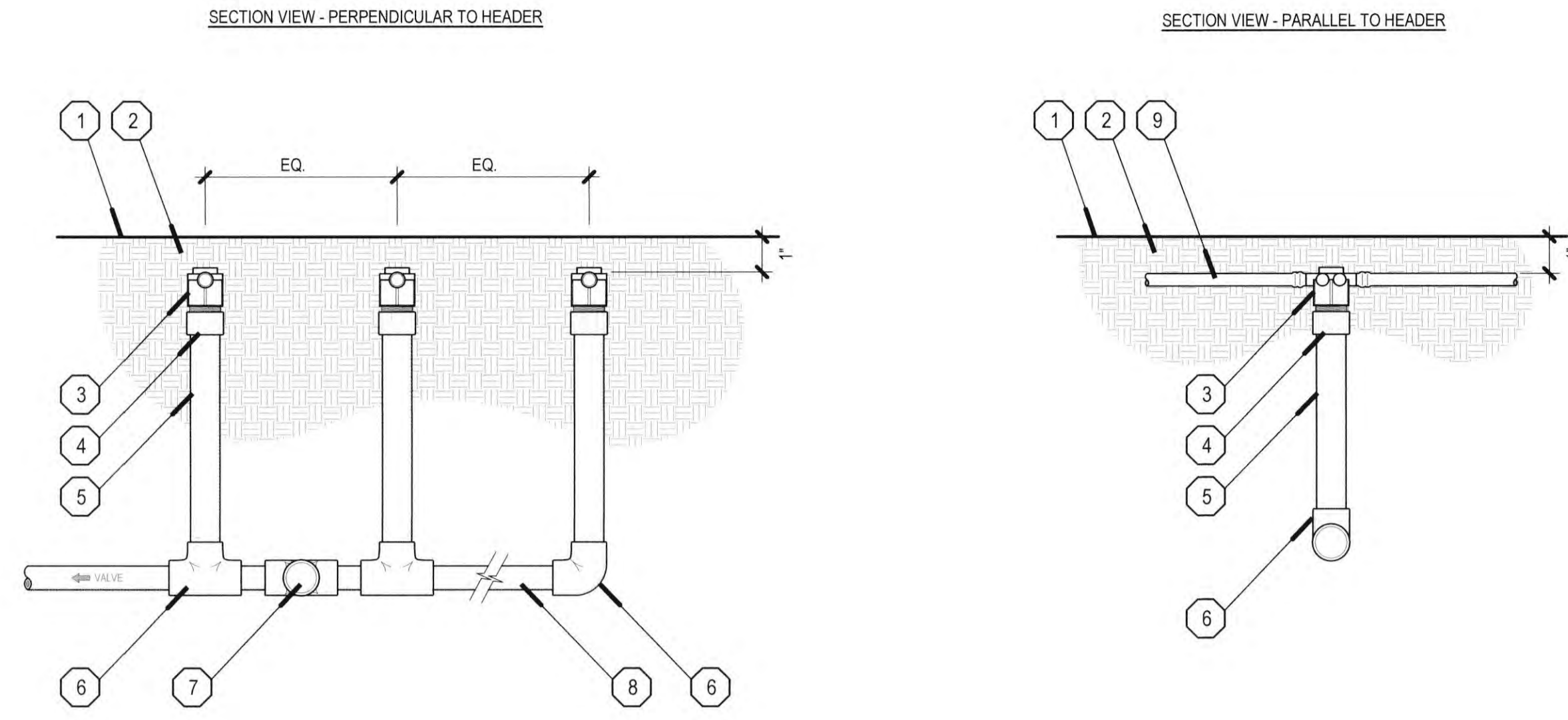
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TITLE:	IRRIGATION DETAILS
SHEET:	L2.51



NOTE
A MINIMUM OF (2) HEADER CONNECTIONS PER
PLANTER ARE REQUIRED

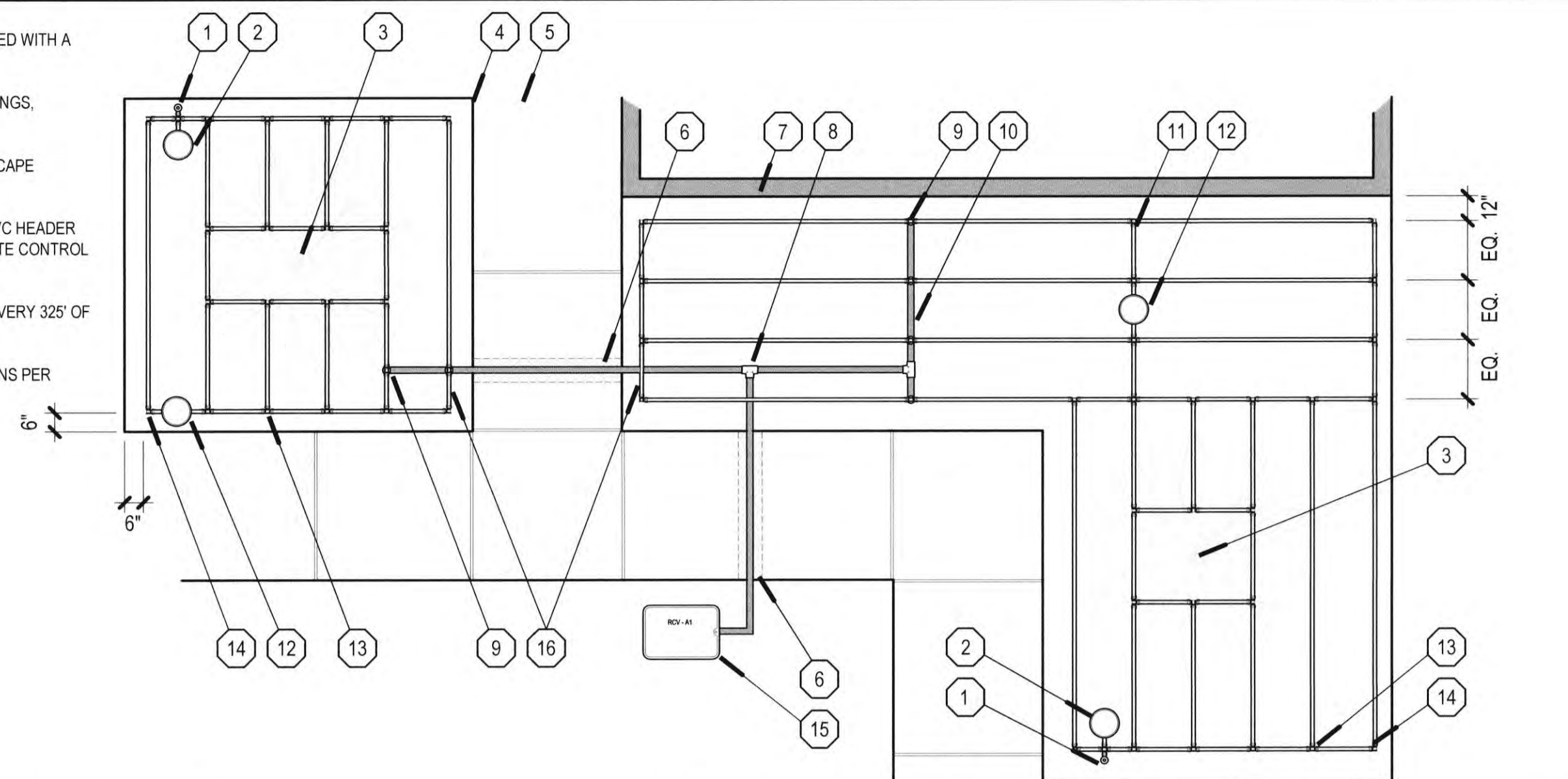


- 1 FINISH GRADE
- 2 SUBGRADE
- 3 BARBED 17MM X 17MM X 3/4" FPT COMBINATION TEE
- 4 SCHEDULE 40 PVC MALE ADAPTER
- 5 3/4" SCHEDULE 40 PVC LATERAL LINE DRIP HEADER RISER - REFER TO TRENCHING DETAIL FOR LENGTH
- 6 SCHEDULE 40 PVC SLIP TEE OR SLIP ELL CONNECTION TO DRIP HEADER RISER
- 7 SCHEDULE 40 PVC SLIP TEE CONNECTION TO ADDITIONAL DRIP PLANTERS
- 8 SCHEDULE 40 PVC LATERAL LINE DRIP HEADER - REFER TO PLAN FOR SIZE
- 9 INLINE DRIP TUBING - REFER TO LEGEND

0.0 INLINE DRIP HEADER

NO SCALE ARROYO IRRIGATION CONSULTING

TUBING SPACING / OFFSET:
• TUBING ROWS TO BE EQUALLY SPACED WITH A
MAXIMUM SPACING OF 12"
• OFFSET TUBING 12" FROM ALL BUILDINGS,
STRUCTURES, WALLS AND FENCES
• OFFSET TUBING 6" FROM ALL HARDSCAPE



- 1 DRIP INDICATOR - REFER TO LEGEND (IF SPECIFIED)
- 2 FLUSH VALVE IN 6" ROUND VALVE BOX - ONE PER DETACHED PLANTER - REFER TO LEGEND
- 3 TREE / OBSTRUCTION IN LANDSCAPE - DRIP TUBING SHALL BE INSTALLED AS SHOWN
- 4 EDGE OF HARDSCAPE
- 5 HARDSCAPE
- 6 SLEEVE ALL LATERALS UNDER HARDSCAPE
- 7 BUILDING / STRUCTURE / WALL OR FENCE
- 8 SCHEDULE 40 PVC SLIP TEE FOR CONNECTION OF DRIP HEADER TO OTHER PLANTERS
- 9 BARBED 17MM X 17MM X 3/4" FPT COMBINATION TEE WITH 3/4" MALE ADAPTER
- 10 SCHEDULE 40 PVC LATERAL LINE DRIP HEADER - REFER TO HEADER DETAIL
- 11 AIR / VACUUM RELIEF HEADER - BLANK TUBING CONNECTING DRIP LATERAL ROWS
- 12 AIR / VACUUM RELIEF VALVE IN 6" ROUND VALVE BOX - REFER TO LEGEND (IF SPECIFIED)
- 13 CONNECT DRIP TUBING ROWS WITH 17MM BARBED TEE FITTING
- 14 CONNECT DRIP TUBING CORNERS WITH 17MM BARBED ELL FITTING
- 15 DRIP CONTROL VALVE ASSEMBLY - REFER TO LEGEND
- 16 INLINE DRIP TUBING - REFER TO LEGEND

0.0 INLINE DRIP IRRIGATION

NO SCALE ARROYO IRRIGATION CONSULTING

PLAN VIEW: 15 GALLON, 24" BOX & 36" BOX TREES

PLAN VIEW: 48" BOX & 60" BOX TREES

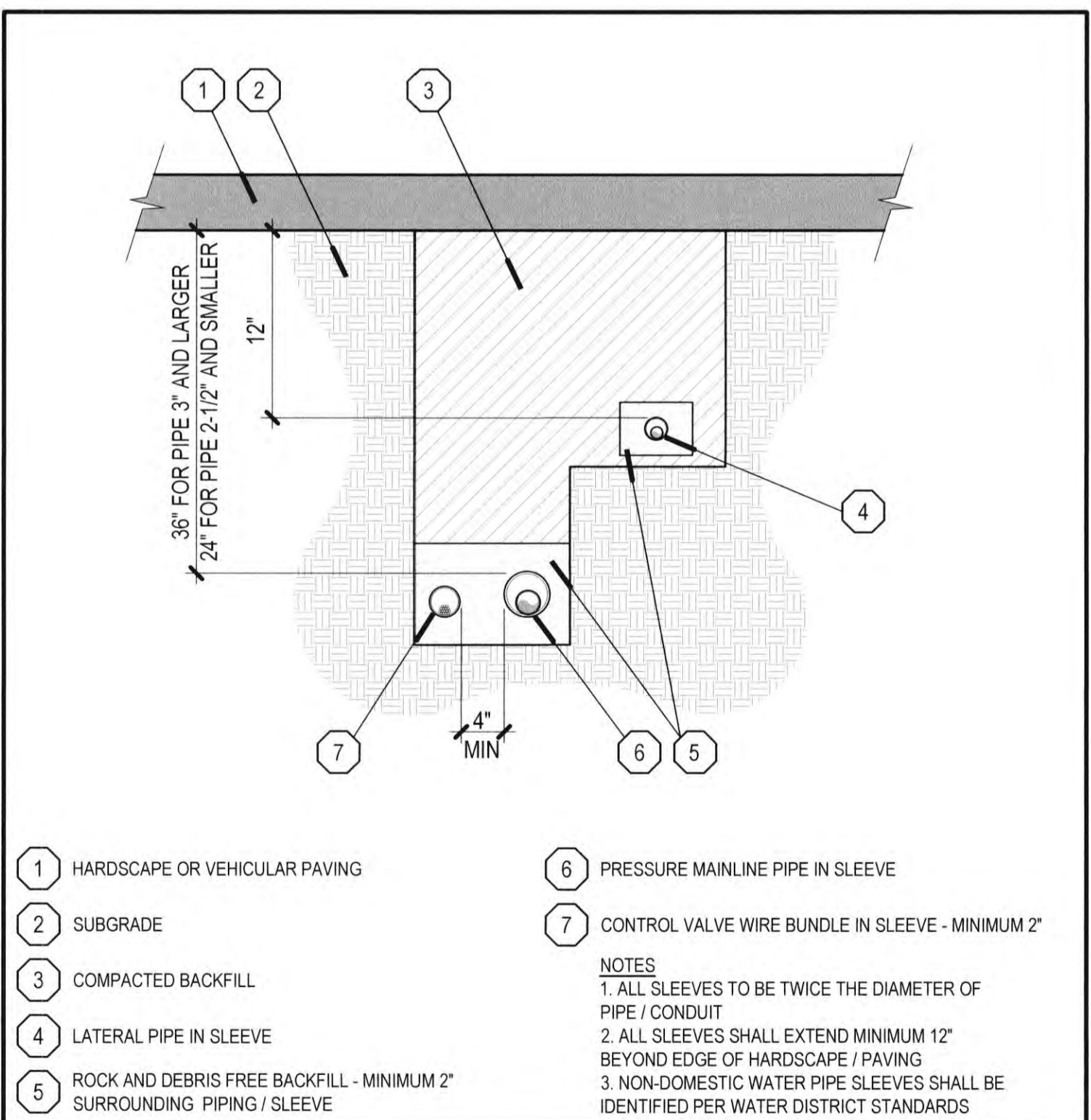
PLAN VIEW: 72" BOX, 84" BOX & 96" BOX TREES

TREE BOX SIZE	DISTANCE FROM TREE	NUMBER OF HEADS	TORO NOZZLE	FLOW (GPM)	TOTAL FLOW (GPM)
15 GALLON	18"	2	FB25PC	0.25	0.5
24"	18"	2	FB25PC	0.25	0.5
36"	18"	2	FB25PC	0.25	0.5
48"	30"	3	FB25PC	0.25	0.75
60"	30"	3	FB25PC	0.25	0.75
72"	36"	4	FB25PC	0.25	1.00
84"	42"	4	FB25PC	0.25	1.00
96"	48"	4	FB25PC	0.25	1.00

NOTE: 60" BOX TREES AND SMALLER SHALL BE VALVED SEPARATELY FROM 72" BOX TREES AND LARGER

0.0 TREE IRRIGATION - FLAT

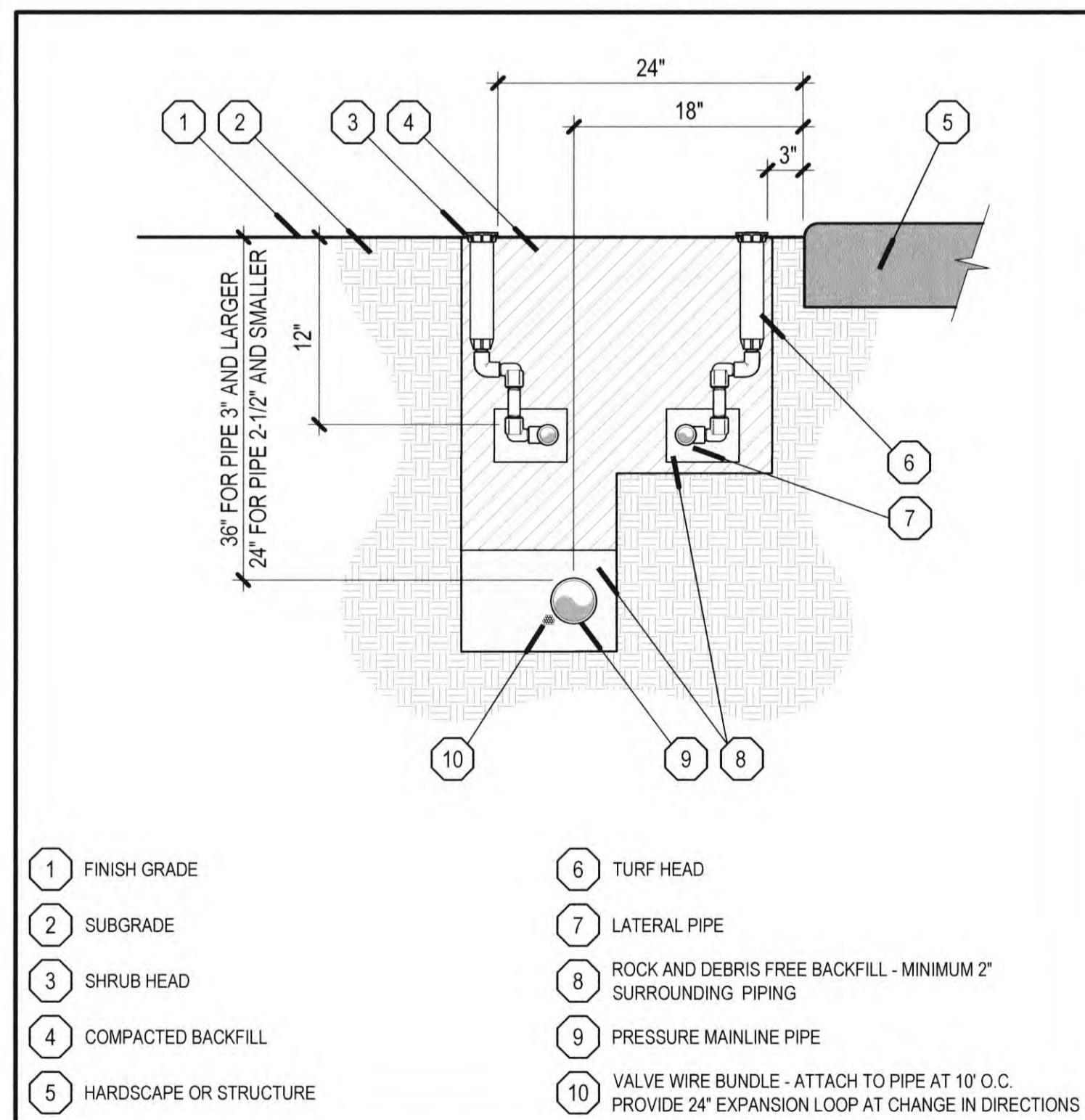
NO SCALE ARROYO IRRIGATION CONSULTING



- 1 HARDSCAPE OR VEHICULAR PAVING
 - 2 SUBGRADE
 - 3 COMPACTED BACKFILL
 - 4 LATERAL PIPE IN SLEEVE
 - 5 ROCK AND DEBRIS FREE BACKFILL - MINIMUM 2" SURROUNDING PIPING / SLEEVE
 - 6 PRESSURE MAINLINE PIPE IN SLEEVE
 - 7 CONTROL VALVE WIRE BUNDLE IN SLEEVE - MINIMUM 2"
- NOTES:
1. ALL SLEEVES TO BE TWICE THE DIAMETER OF PIPE / CONDUIT
2. ALL SLEEVES SHALL EXTEND MINIMUM 12" BEYOND EDGE OF HARDSCAPE / PAVING
3. NON-DOMESTIC WATER PIPE SLEEVES SHALL BE IDENTIFIED PER WATER DISTRICT STANDARDS

0.0 PIPE UNDER PAVING

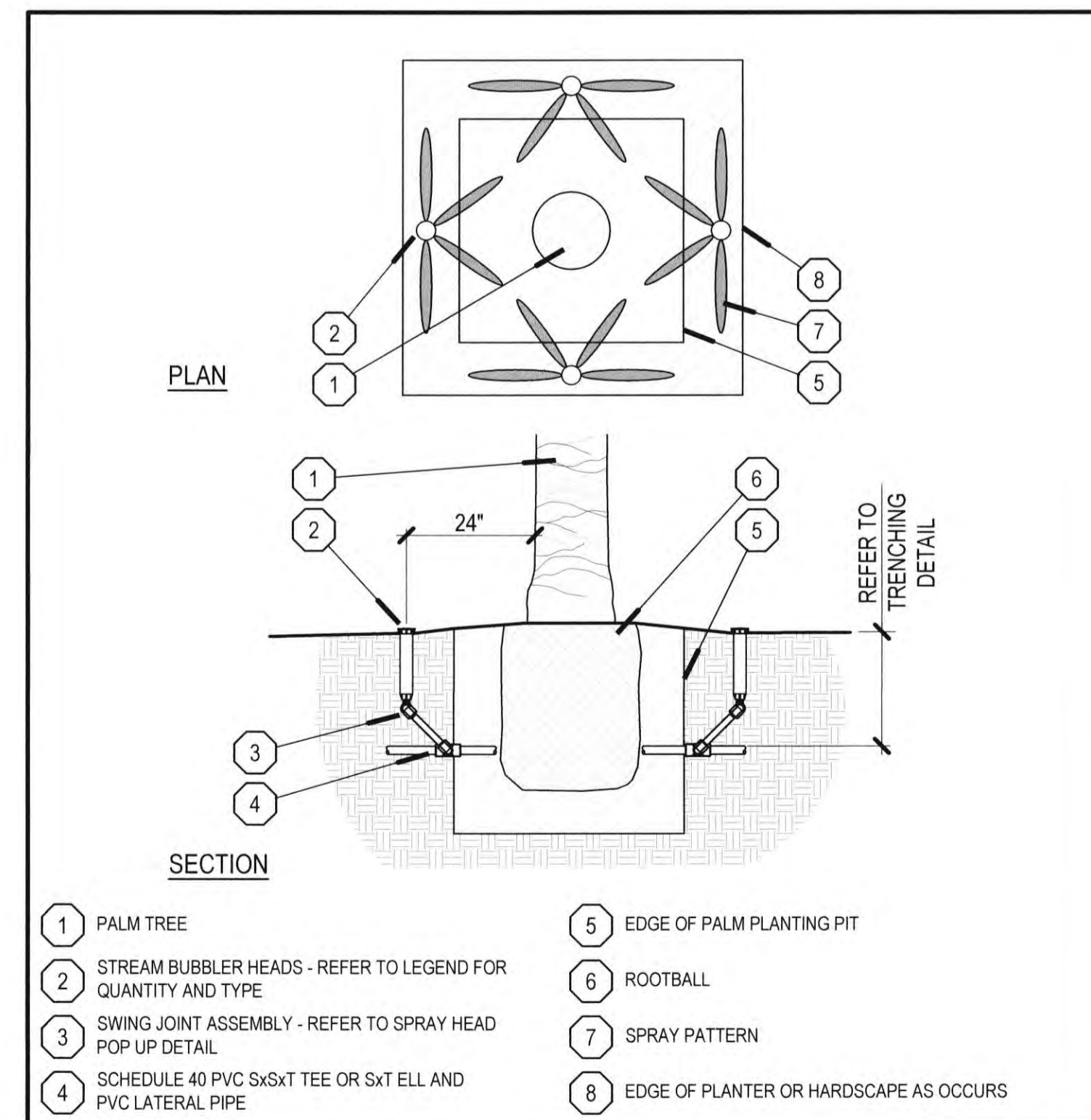
NO SCALE ARROYO IRRIGATION CONSULTING



- 1 FINISH GRADE
- 2 SUBGRADE
- 3 SHRUB HEAD
- 4 COMPACTED BACKFILL
- 5 HARDSCAPE OR STRUCTURE
- 6 TURF HEAD
- 7 LATERAL PIPE
- 8 ROCK AND DEBRIS FREE BACKFILL - MINIMUM 2" SURROUNDING PIPING
- 9 PRESSURE MAINLINE PIPE
- 10 VALVE WIRE BUNDLE - ATTACH TO PIPE AT 10' O.C. PROVIDE 24" EXPANSION LOOP AT CHANGE IN DIRECTIONS

0.0 PIPE TRENCHING

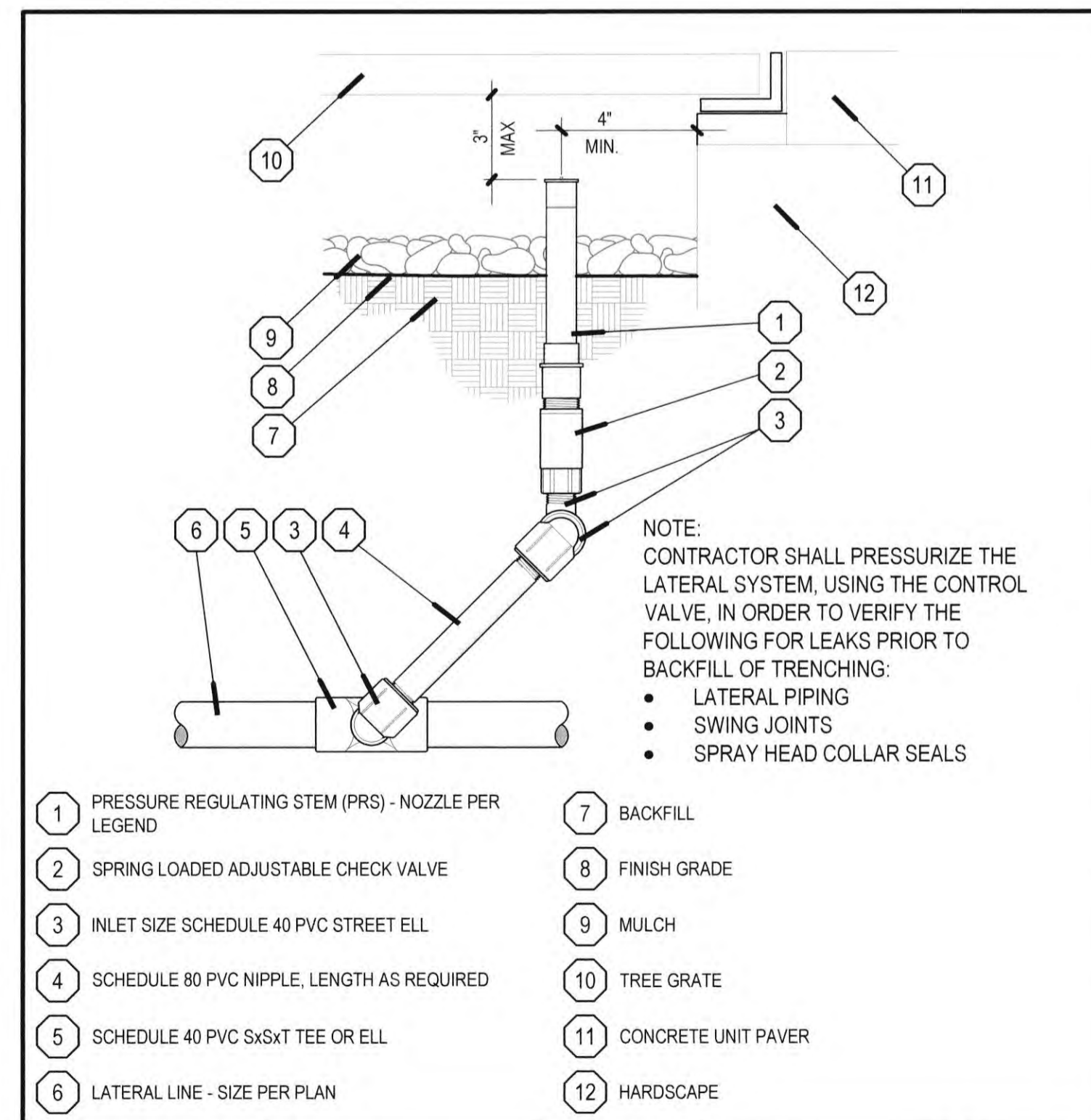
NO SCALE ARROYO IRRIGATION CONSULTING



- 1 PALM TREE
- 2 STREAM BUBBLER HEADS - REFER TO LEGEND FOR QUANTITY AND TYPE
- 3 SWING JOINT ASSEMBLY - REFER TO SPRAY HEAD POP UP DETAIL
- 4 SCHEDULE 40 PVC SxSxT TEE OR SxT ELL AND PVC LATERAL PIPE
- 5 EDGE OF PALM PLANTING PIT
- 6 ROOTBALL
- 7 SPRAY PATTERN
- 8 EDGE OF PLANTER OR HARDSCAPE AS OCCURS

0.0 PALM TREE IRRIGATION

NO SCALE ARROYO IRRIGATION CONSULTING



- 1 PRESSURE REGULATING STEM (PRS) - NOZZLE PER LEGEND
 - 2 SPRING LOADED ADJUSTABLE CHECK VALVE
 - 3 INLET SIZE SCHEDULE 40 PVC STREET ELL
 - 4 SCHEDULE 80 PVC NIPPLE, LENGTH AS REQUIRED
 - 5 SCHEDULE 40 PVC SxSxT TEE OR ELL
 - 6 LATERAL LINE - SIZE PER PLAN
 - 7 BACKFILL
 - 8 FINISH GRADE
 - 9 MULCH
 - 10 TREE GRATE
 - 11 CONCRETE UNIT PAVER
 - 12 HARDSCAPE
- NOTE: CONTRACTOR SHALL PRESSURIZE THE LATERAL SYSTEM USING THE CONTROL VALVE. IN ORDER TO VERIFY THE FOLLOWING FOR LEAKS PRIOR TO BACKFILL OF TRENCHING:
• LATERAL PIPING
• SWING JOINTS
• SPRAY HEAD COLLAR SEALS

0.0 SPRAY FOR TREE WITH GRATE

NO SCALE ARROYO IRRIGATION CONSULTING

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REVISIONS DATE

1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE: IRRIGATION DETAILS

SHEET: L2.52

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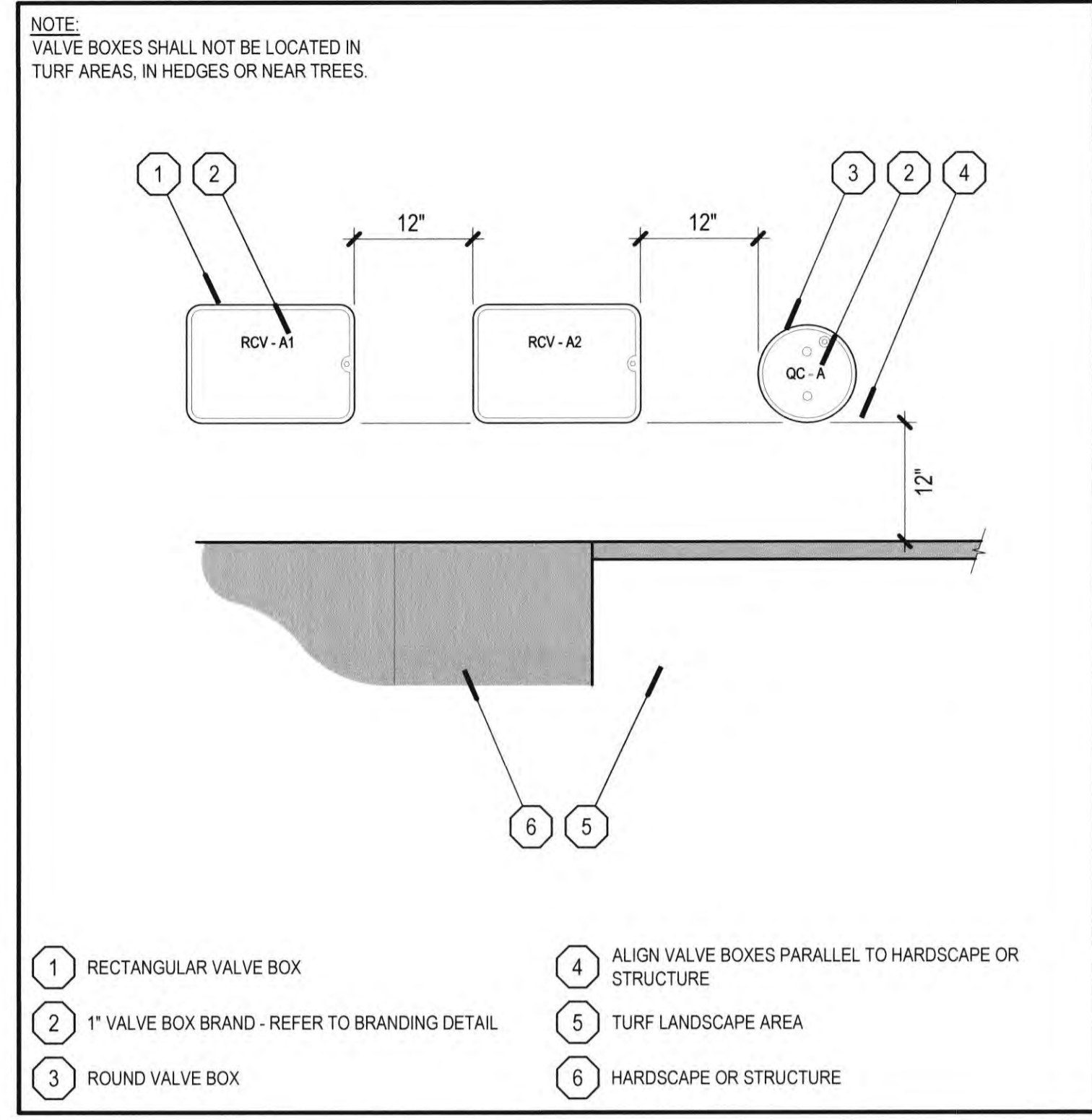


JOB NO.: 2019.01
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 DATE: 11/01/2022

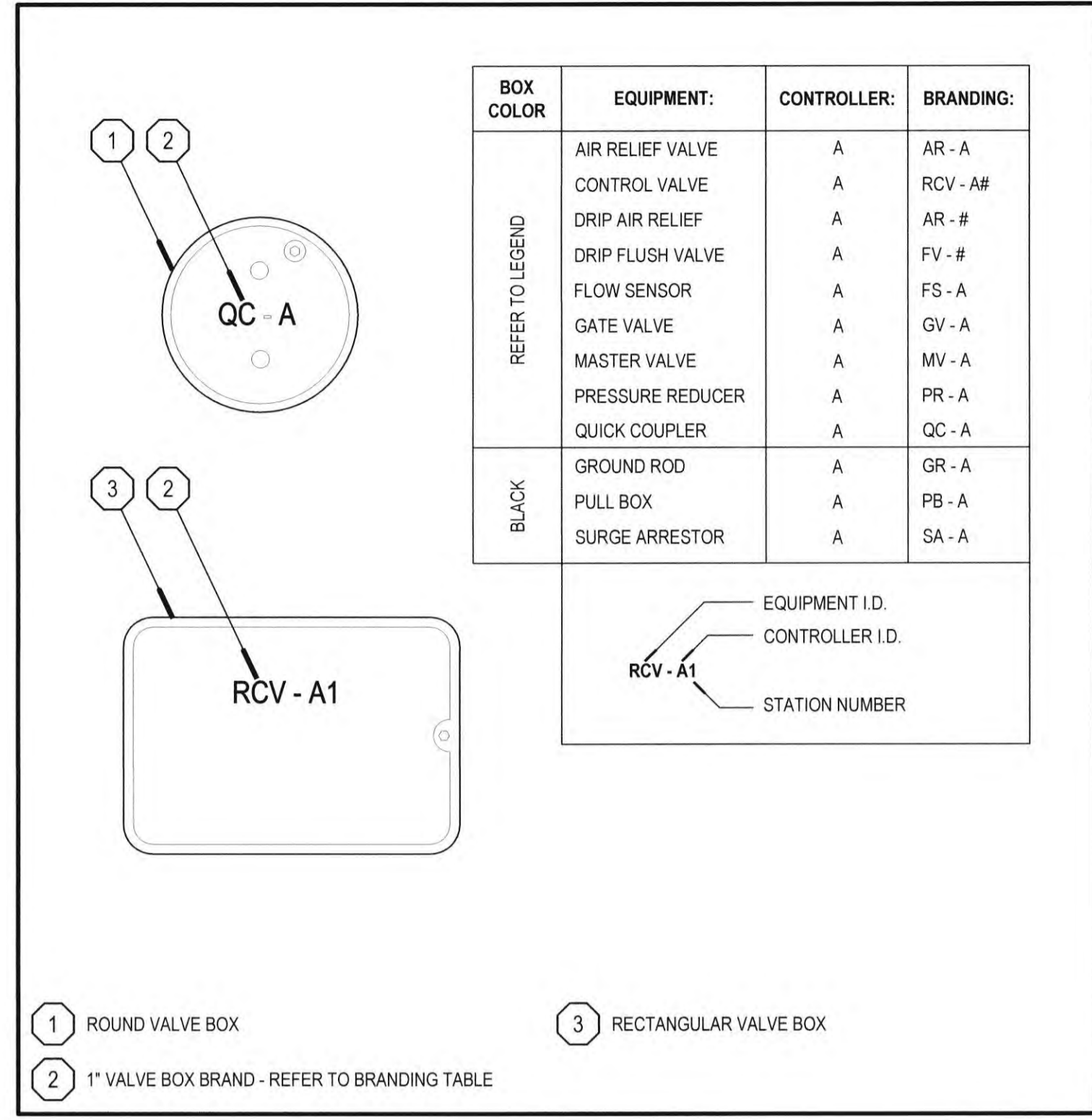
TITLE: IRRIGATION DETAILS

SHEET:

L2.53



0.0 VALVE BOX LAYOUT NO SCALE ARROYO IRRIGATION CONSULTANTS



0.0 VALVE BOX BRANDING NO SCALE ARROYO IRRIGATION CONSULTANTS

GENERAL PLANTING NOTES:

- FOR ADDITIONAL PLANTING INFORMATION NOT MENTIONED IN THESE GENERAL PLANTING NOTES, REFER TO SPECIFICATIONS.
- BE RESPONSIBLE TO CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES, AND DRAWINGS FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES, PIPES AND STRUCTURES. TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES IF PROPER VERIFICATION BY CONTRACTOR WAS NOT PERFORMED.
- DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN THE DURING DESIGN PROCESS. BRING SUCH CONDITIONS IMMEDIATELY TO ATTENTION OF OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
- BE RESPONSIBLE FOR COORDINATING OTHER CONTRACTORS WORK RELATED TO PROPER EXECUTION OF CONTRACTOR'S WORK.
- OBTAIN A LETTER OF FINAL GRADE CERTIFICATION FROM OWNER PRIOR TO BEGINNING PLANTING OPERATIONS CERTIFYING THAT ROUGH GRADES ARE WITHIN 1/10TH OF AN INCH FROM SPECIFIED FINISH GRADES. ENSURE THAT FINISH GRADE ELEVATIONS OF PLANTING AREAS ARE SET AT PROPER ELEVATIONS RELATIVE TO PAVING FINISH SURFACE ELEVATIONS, UTILITY COVERS, AND CURBS.
- EXISTING SITE SOIL MAY BE USED FOR PLANTING AREAS AND BERMS, HOWEVER, IT WILL NEED TO BE AMENDED AS INDICATED IN SPECIFICATIONS. SHOULD IMPORT SOIL BE NECESSARY TO BRING SITE TO SPECIFIED FINISH GRADES, INDICATE SOURCE LOCATION. ENSURE THAT IMPORT SOIL IS OF A SANDY LOAM NATURE, CONTAINING NO TOXIC CHEMICALS OR ELEMENTS THAT MIGHT INHIBIT OR RETARD NORMAL PLANT GROWTH. SUBMIT SOIL TEST RESULTS OF IMPORT SOIL TO OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERING SOIL TO SITE.
- TREES MAY BE INITIALLY TAGGED BY OWNER'S AUTHORIZED REPRESENTATIVE AT A NURSERY SELECTED BY OWNER'S AUTHORIZED REPRESENTATIVE, OR IF DEEMED ACCEPTABLE BY OWNER'S AUTHORIZED REPRESENTATIVE, CONTRACTOR'S CHOICE. IF TREES ARE TO BE TAGGED BY CONTRACTOR IN-LEU OF OWNER'S AUTHORIZED REPRESENTATIVE, ENSURE THAT TREES OF A SIMILAR SPECIES AND VARIETY HAVE MATCHING FORM UNLESS INDICATED OTHERWISE ON DRAWINGS.
- ALL PLANT MATERIAL, I.E. TREES, SHRUBS, VINES AND GROUNDCOVERS, MUST BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PLANT MATERIAL INSTALLED WITHOUT OWNER'S AUTHORIZED REPRESENTATIVE'S APPROVAL MAY BE SUBJECT TO REMOVAL AND REPLACEMENT WITH RELATED COSTS INCURRED BY CONTRACTOR.
- FINAL LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO APPROVAL OF OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PERFORM THE FOLLOWING PROCEDURES BEFORE BEGINNING PLANTING PIT EXCAVATION:
 - SHRUBS - PLACE ACTUAL PLANT CONTAINERS ON-SITE IN PRELIMINARY LOCATIONS.
 - TREES - CHALK OR STAKE LOCATIONS BEFORE DIGGING HOLES.
 - CONTAINER POTS - PLANT OUT ONE PROTOTYPICAL CONTAINER POT.
- NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IN SUFFICIENT TIME TO PERFORM A SPECIFIED SITE OBSERVATION TASK. REFER TO PLANTING SECTIONS FOR SITE VISIT NOTIFICATION TASKS AND LEAD TIMES. INSUFFICIENT NOTIFICATION TIME GIVEN OWNER'S AUTHORIZED REPRESENTATIVE MAY REQUIRE SITE VISIT TO BE CANCELED, OR POSSIBLY, MAKE CONTRACTOR RESPONSIBLE TO COMPENSATE OWNER'S AUTHORIZED REPRESENTATIVE FOR OVERTIME.
- BE RESPONSIBLE TO FURNISH PLANT MATERIAL FREE OF PESTS, POOR CONDITION, OR DISEASE, INCLUDING PRE-SELECTED OR PRE-TAGGED PLANT MATERIAL PROVIDED BY OWNER'S AUTHORIZED REPRESENTATIVE.
- AFTER FINISH GRADES HAVE BEEN SET FOR PLANTING AREAS, TAKE HORTICULTURAL SOIL SAMPLES AT LOCATIONS INDICATED ON DRAWINGS. SOIL SAMPLES ARE TO BE TESTED FOR BY A QUALIFIED SOIL TESTING LABORATORY FOR SOIL FERTILITY, BACKFILL RECOMMENDATIONS, AND SOIL PREPARATION RECOMMENDATIONS. COMPLETE SOIL TESTING PROCEDURES ARE OUTLINED IN SPECIFICATION SECTIONS. SOIL PREPARATION AND BACKFILL MIX REQUIREMENTS MAY ULTIMATELY NEED TO CONFORM TO RECOMMENDATIONS OF THE HORTICULTURAL SOIL REPORT, HOWEVER, ONLY UPON RECEIPT OF WRITTEN CHANGE ORDER FROM OWNER.
- IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF PLANTING AREAS ON-SITE THOSE INDICATED ON DRAWINGS, CONTACT OWNER'S AUTHORIZED REPRESENTATIVE FOR

- RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO OWNER'S AUTHORIZED REPRESENTATIVE IN A TIMELY FASHION MAY RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE PLANT MATERIALS OR AT WORST CASE, BECOME UNABLE TO CHARGE OWNER FOR PLANT MATERIAL ALREADY PLANTED.
- ENSURE THAT TURF AREAS ARE SEPARATED FROM GROUNDCOVER AND SHRUB AREAS WITH SPECIFIED EDGING - REFER TO DRAWINGS.
 - TRIANGULARLY SPACE GROUNDCOVERS AND SHRUBS, UNLESS INDICATED OTHERWISE ON DRAWINGS. MAINTAIN HALF ON-CENTER SPACING WHEN ADJACENT PAVED AREAS, WALLS, OR OTHER FIXED EDGES.
 - PROVIDE A TREE STAKE AND TREE GUY MOCK-UP ON-SITE FOR OWNER'S AUTHORIZED REPRESENTATIVE REVIEW PRIOR TO PERFORMING TREE STAKING AND GUYING. LOCATE STAKES INTO THE PREVAILING WIND IF NOT INDICATED ON DRAWINGS.
 - EXCAVATE PLANT PITS TO DIMENSIONS NOTED ON DRAWING DETAILS.
 - MULCH SHRUB AND GROUNDCOVER AREAS (EXCLUDING TURF AND ANNUAL COLOR BEDS) WITH A 2-INCH DEEP LAYER OF WOOD MULCH AS SPECIFIED IN SPECIFICATION SECTIONS.
 - ENSURE THAT TREES AND SHRUBS ARE NOT PLANTED TOO DEEP RELATIVE TO FINISH GRADE - REFER TO SPECIFICATION SECTION. PLANTING FOR PROPER GRADE ELEVATIONS.
 - INSTALL PLANT MATERIAL WITH ITS BEST SIDE FACING THE PREDOMINATE VIEW OF HOSPITAL.
 - REFER TO DRAWING DETAILS FOR REQUIRED PLANTING, STAKING, AND GUYING METHODS.
 - TREES REQUIRE EITHER STAKING, GUYING, OR NEITHER - REFER TO PLANTING LEGEND ON DRAWINGS FOR STAKING AND GUYING REQUIREMENTS.
 - REPLACE OR REPAIR EXISTING MATERIALS THAT ARE DAMAGED BY CONTRACTOR DURING PLANTING OPERATIONS WITH NEW MATERIAL AT MIN. 5 GALLON SIZE.
 - VERIFY PROPERTY LINES PRIOR TO COMMENCING PLANTING OPERATIONS.
 - PROVIDE LINEAR ROOT BARRIERS FOR CANOPY TREES LOCATED WITHIN 5' OF PAVING, CURBS, OR WALLS. REFER TO SHEET L-3.51 AND SPECIFICATIONS.
 - QUANTITIES SHOWN ON PLANS FOR OWNER'S INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL QUANTITIES SHOWN FOR ALL MATERIALS SPECIFIED.

SHRUB LIST

SYM.	Name	Size	Spacing	WUCOLS*
S1	Ceanothus 'Concha' California Mountain Lilac	5 Gal	48" O.C. As Shown	L
S2	Rhamnus californica 'Little Sur' Little Sur Coffeeberry	5 Gal	36" O.C. Δ SPACING	L
S3	Nandina domestica 'Lemon Lime' Lemon lime Nandina	5 Gal	18" O.C. Δ SPACING	L
S4	Dioses x 'Nola Alba' Katrina® African Iris	5 Gal	24" O.C. Δ SPACING	L
S5	Bambusa textilis 'Gracilis' Slender Weaver's Bamboo	7 Gal	36" O.C. Δ SPACING	M
S6	Callistemon citrinus 'Better John' Better John Dwarf Bottlebrush	5 Gal	24" O.C. Δ SPACING	L
S7	Metrosideros collina 'Springfire' Springfire Ohi'a Lehua	5 Gal	48" O.C. AS SHOWN	M
S8	Mahonia 'Soft Caress' Soft Caress Mahonia	5 Gal	24" O.C. Δ SPACING	L
S9	Acacia cagnata 'Cousin Itt' Little River Wattle	5 Gal	30" O.C. Δ SPACING	M
S10	Rhaphiolepis umbellata 'Minor' Dwarf Yeddo Hawthorn	5 Gal	24" O.C. Δ SPACING	L
S11	Carex divulsa Berkeley Sedge	1 Gal	15" O.C. Δ SPACING	L
S12	Dianella caerulea 'Cassa Blue' Cassa Blue Dianella	1 Gal	18" O.C. Δ SPACING	M
S13	Muhlenbergia capillaris 'Irvine' Plumetastic® Pink Muhly Grass	1 Gal	18" O.C. Δ SPACING	M
S14	NOT USED			
S15	NOT USED			
S16	Lomandra longifolia 'Platinum Beauty' Platinum Beauty Lomandra	1 Gal	24" O.C. Δ SPACING	L
S17	Festuca mairei Atlas Fescue	1 Gal	18" O.C. Δ SPACING	L
S18	Agave attenuate Fox Tail Agave	5 Gal	36" O.C. Δ SPACING	L
S19	Agave attenuata 'Ray of Light' Ray of Light Fox Tail Agave	5 Gal	36" O.C. Δ SPACING	L
S20	Podocarpus elongatus 'Monmal' Icee Blue® Yellow-Wood	15 Gal	48" O.C. As shown	L
S21	Agave desmetiana 'Variegata' Variegated Smooth Agave	5 Gal	24" O.C. Δ SPACING	L
S22	Aloe barbadensis Medicinal Aloe	5 Gal	24" O.C. Δ SPACING	L

*WUCOLS Note: Per 'A Guide to Estimating Irrigation Water needs of Landscape Plantings in California' by California Department of Water Resources. WUCOLS, Water Use Classifications of Landscape Species, is a University of California Cooperative Extension Publication and is a guide to the water needs of landscape plants. Local nurseries such as San Marcos Growers and Monrovia's recommendations are used for plants that are not on WUCOLS.

TREE LIST

Symbol	Name	Size	Comments	WUCOLS*
	Platanus mexicana Mexican sycamore	36" Box	Standard	M
	Platanus acerifolia London Plane Tree	36" Box	Standard	M
	Cercis canadensis 'Forest Pansy' Forest Pansy Redbud	24" Box	Standard Matching	M
	Lophostemon confertus Brisbane Box	36" Box	Standard	M
	Bambusa spp. Bamboo	25 Gal	Clumping	M
	Phoenix dactylifera Medjool Date Palm	25' BTH	Standard Skinned per spec	L
	Arbutus 'Marina' Marina Strawberry Tree	60" Box	Multi	L
	Existing Trees to be Protected in Place			
	Existing Trees to Remain (Shown as Reference Only. Not-In-Contract)			

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➤ Preliminary Soil Testing Locations Shown Total (4) Locations Per Plan- Final Location by Soil Consultant.

VINE LIST

Symbol	Name	Size	Comments	WUCOLS*
	Grewia occidentalis Lavender Star Flower	15 Gal	Espalier	M
	Existing Vines To be protected in place			

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1ST BUILDING DEPT. SUBMITTAL	06/08/2022
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JOB NO.: 2019.01
DRAWN BY: RCA+A
DATE: 11/01/2022

TITLE: PLANTING NOTES & LEGENDS

SHEET: L3.00



TREE LIST

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	Bambusa spp. Bamboo	25 Gal	Clumping	M
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◆ Preliminary Soil Testing Locations Shown Total (4) Locations Per Plan- Final Location by Soil Consultant.

VINE LIST

Symbol	Name	Size	Comments	WUCOLS*
	Grewia occidentalis Lavender Star Flower	15 Gal	Espalier	M
	Existing Vines To be protected in place			

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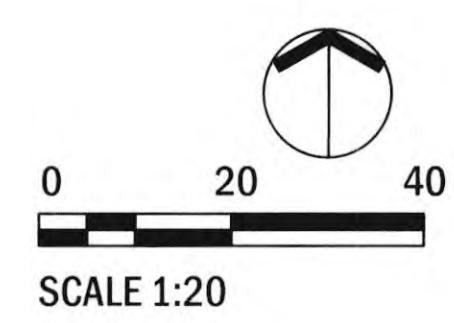
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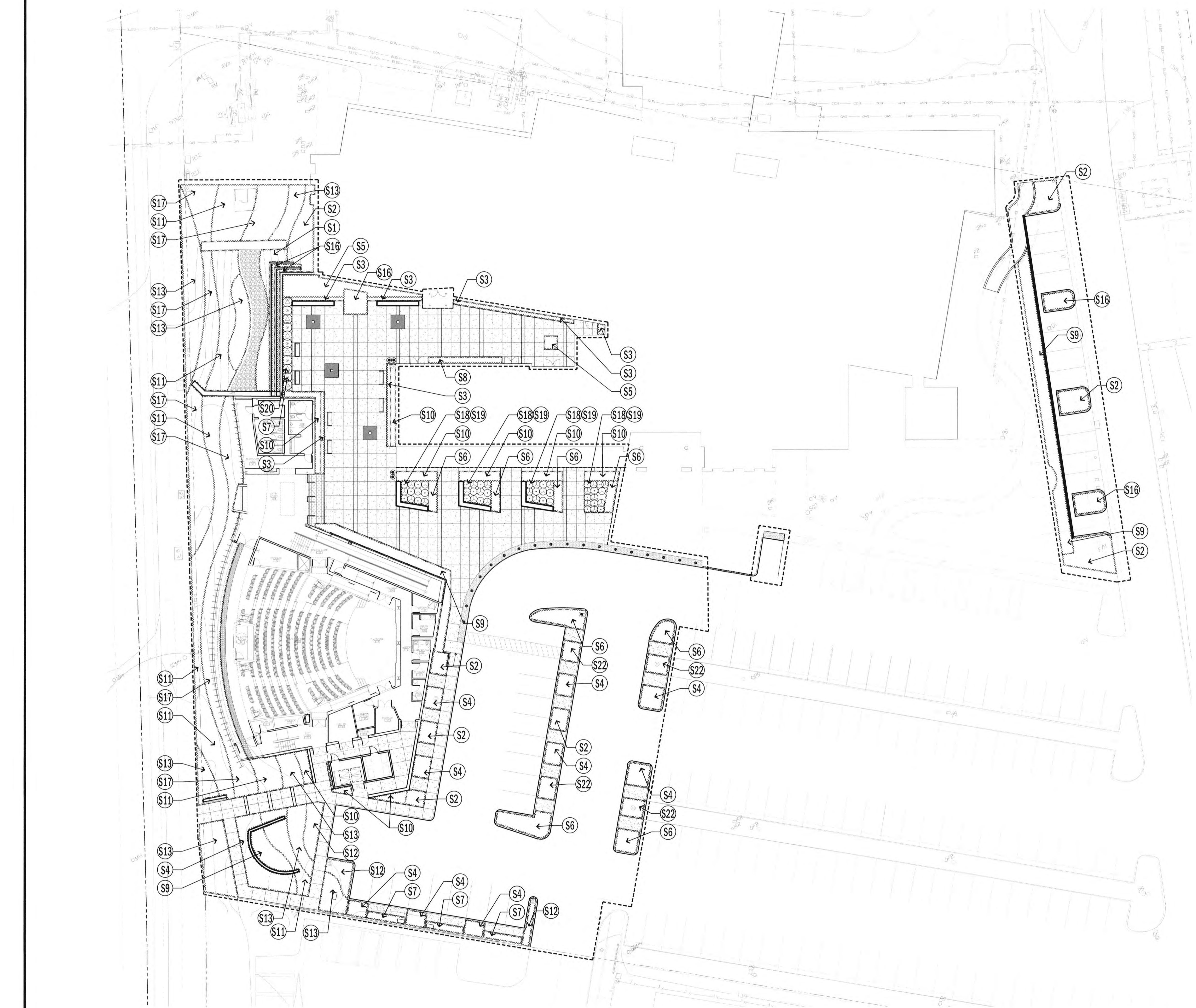
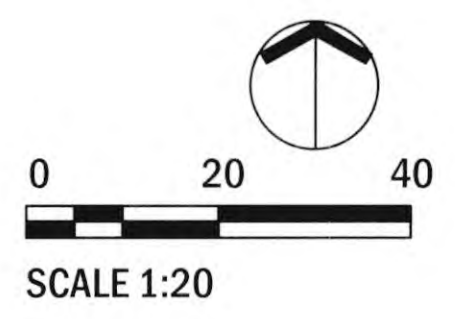
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2ND BUILDING DEPT. SUBMITTAL	11/01/2022
3RD BUILDING DEPT. SUBMITTAL	12/19/2022



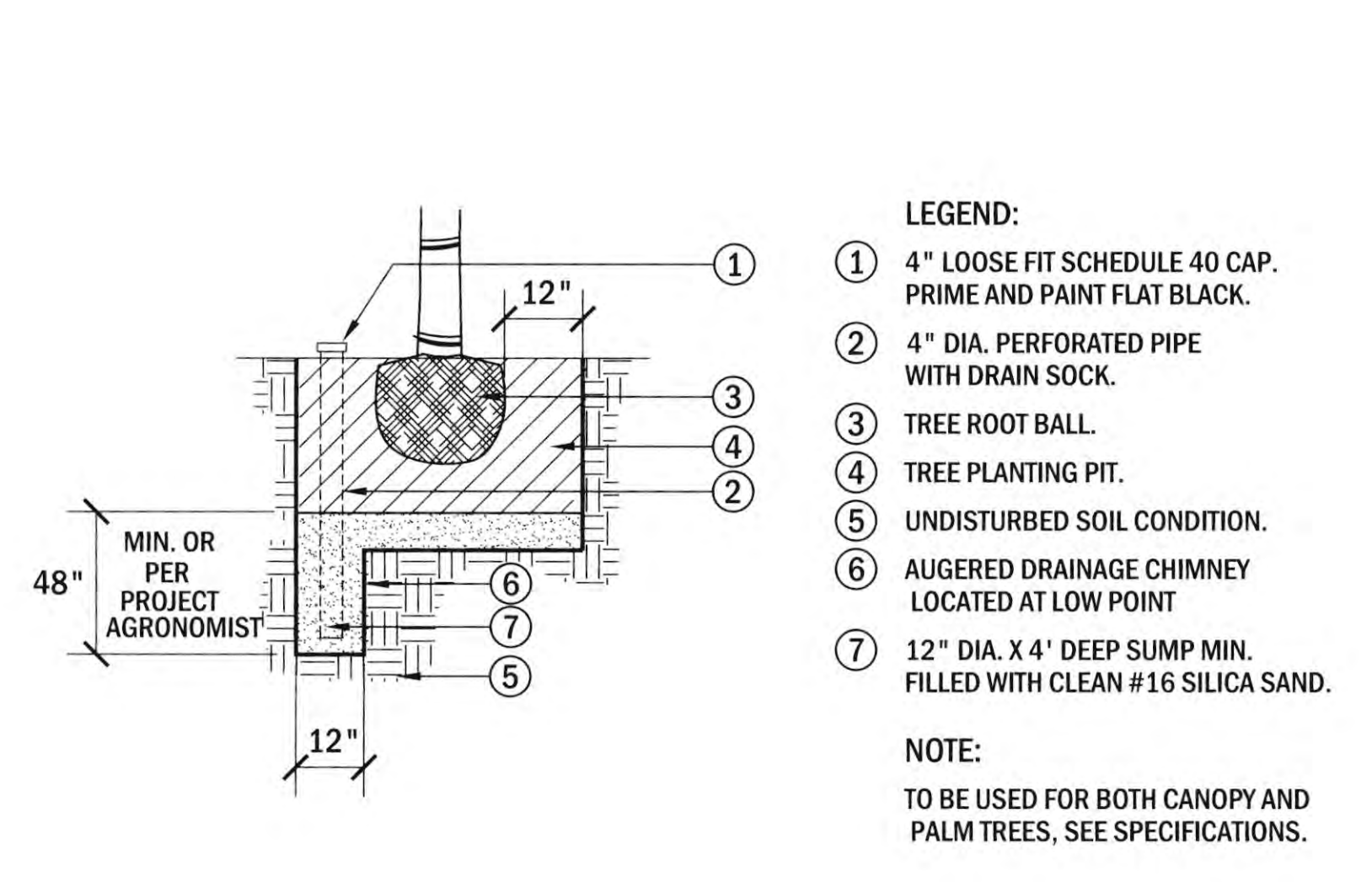
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 DATE: 12/19/2022

TITLE: SHRUB PLAN

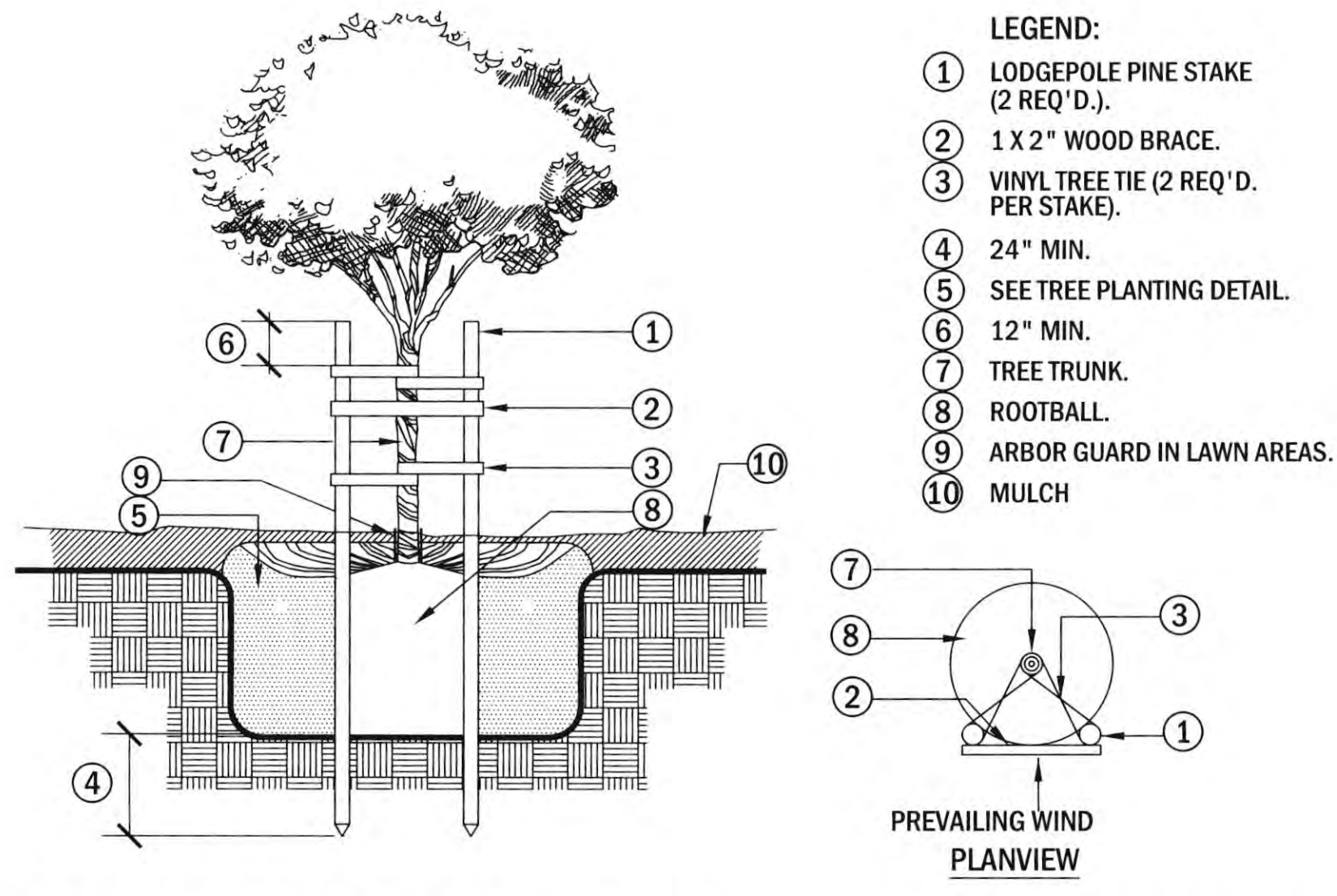
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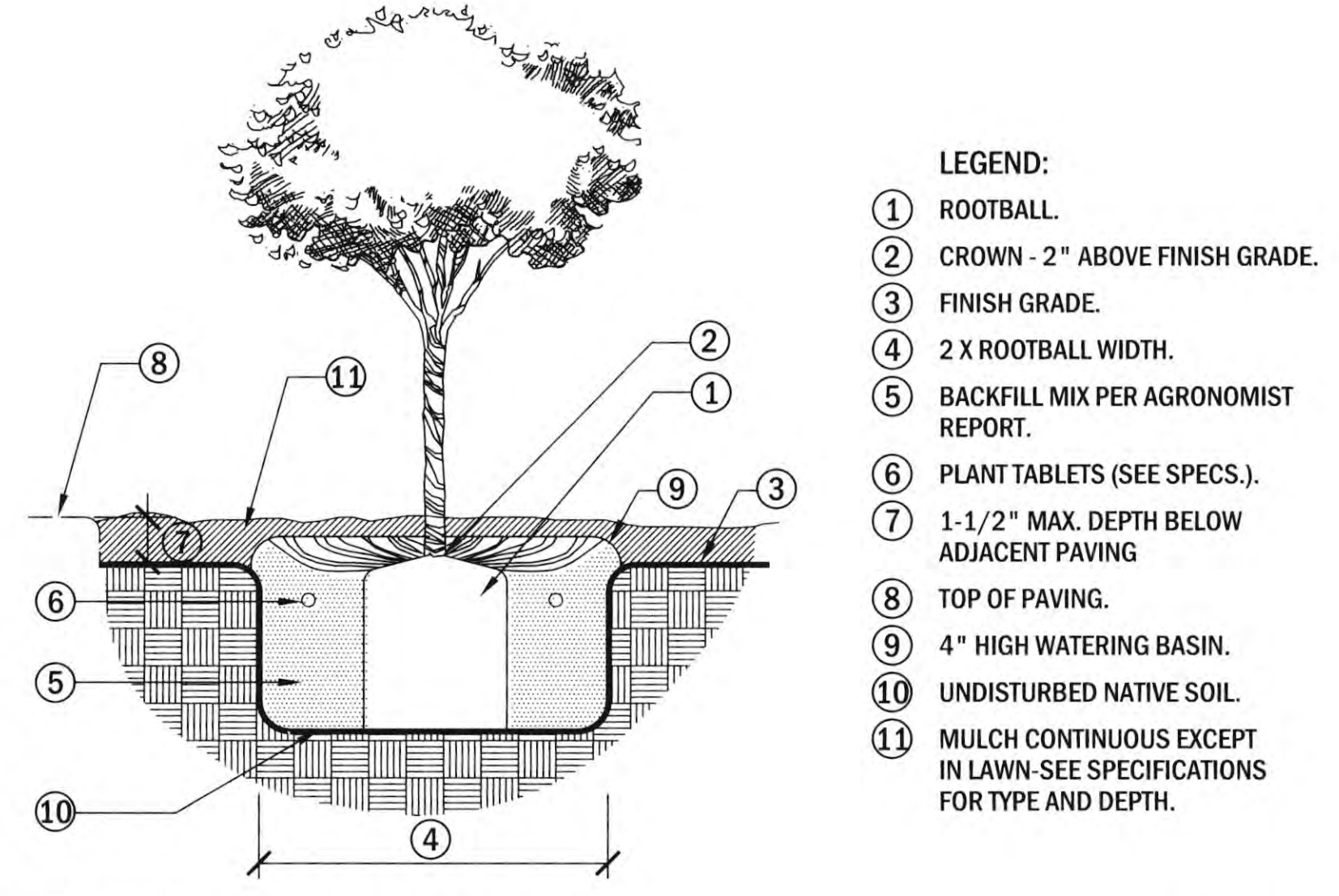
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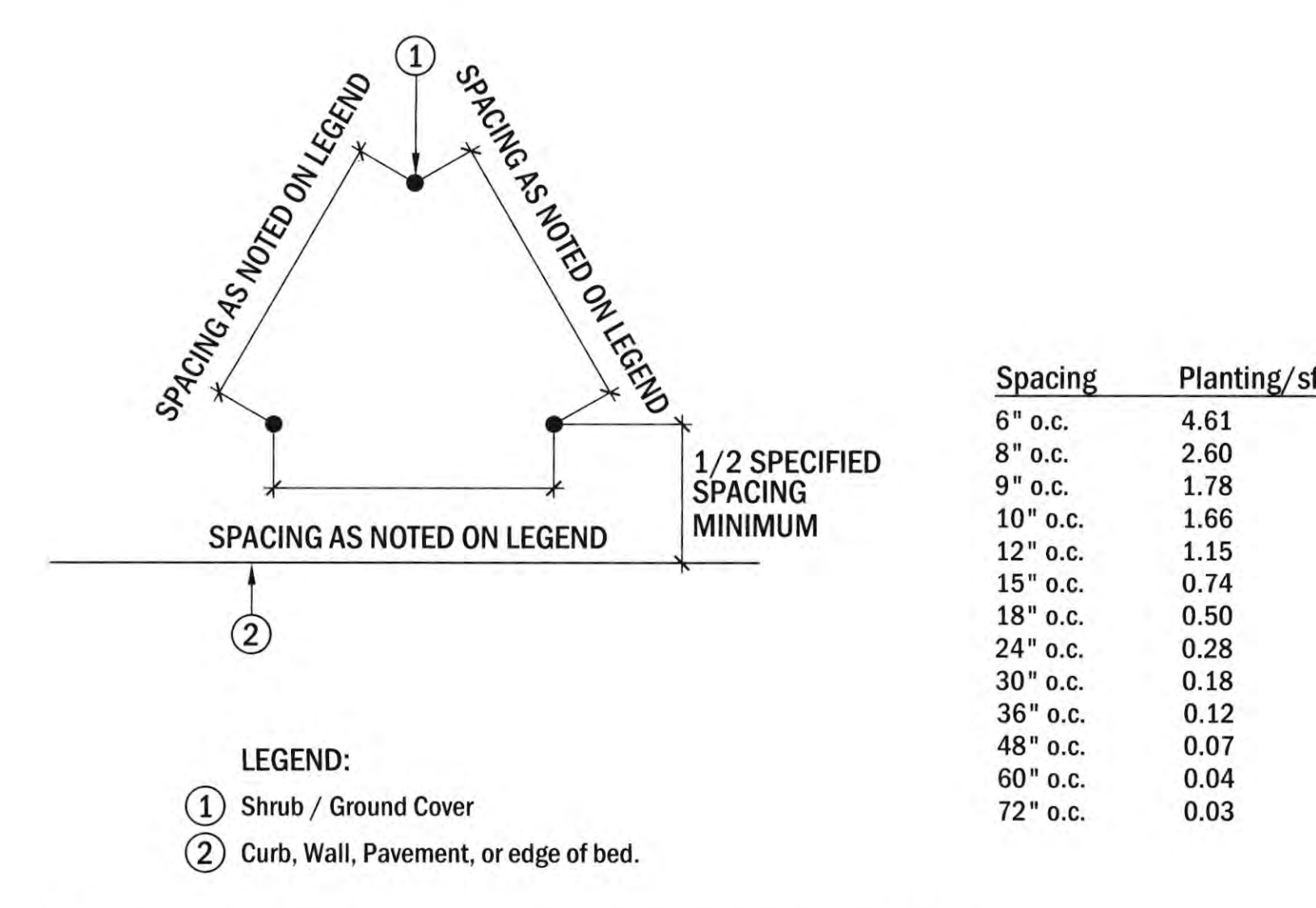
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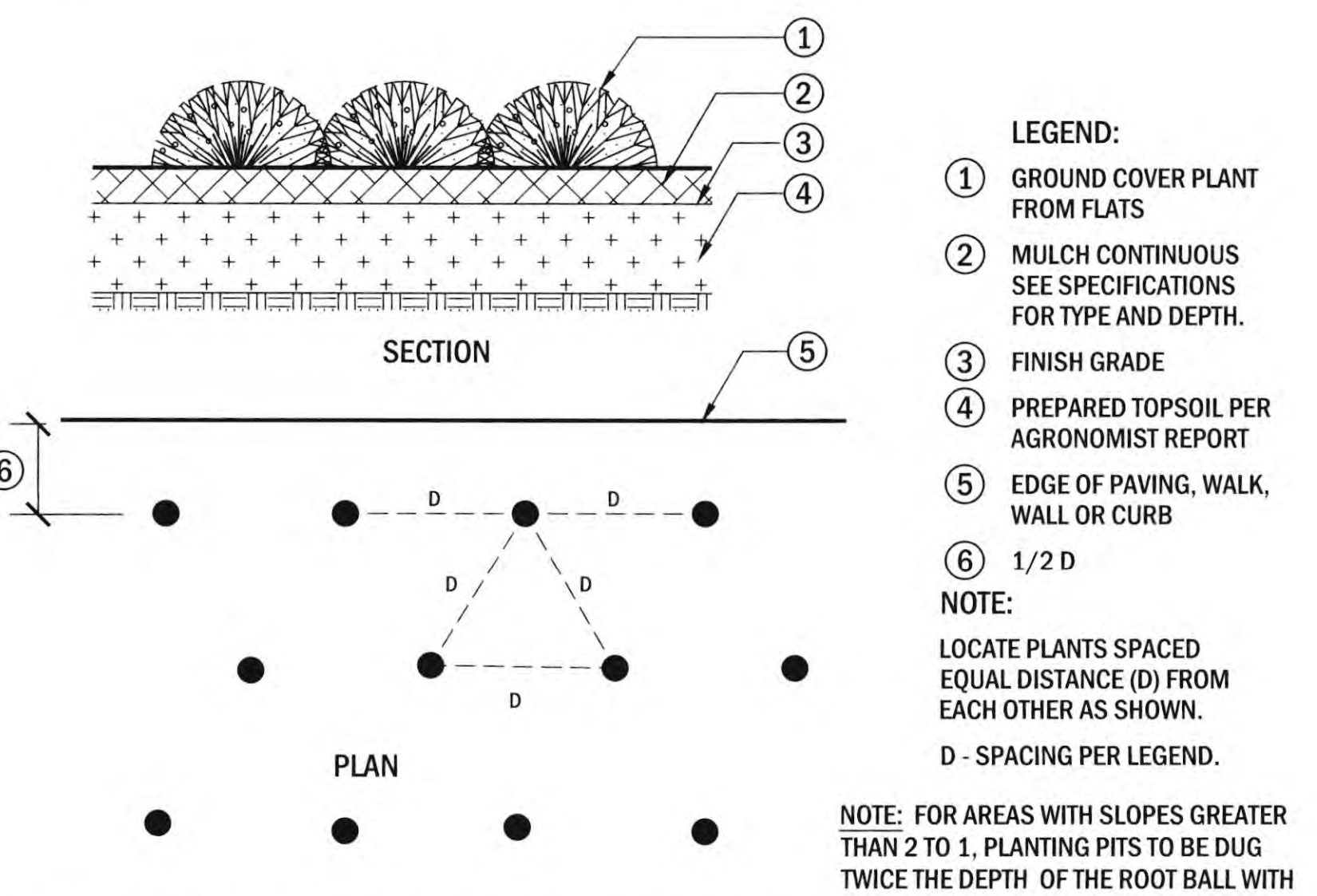
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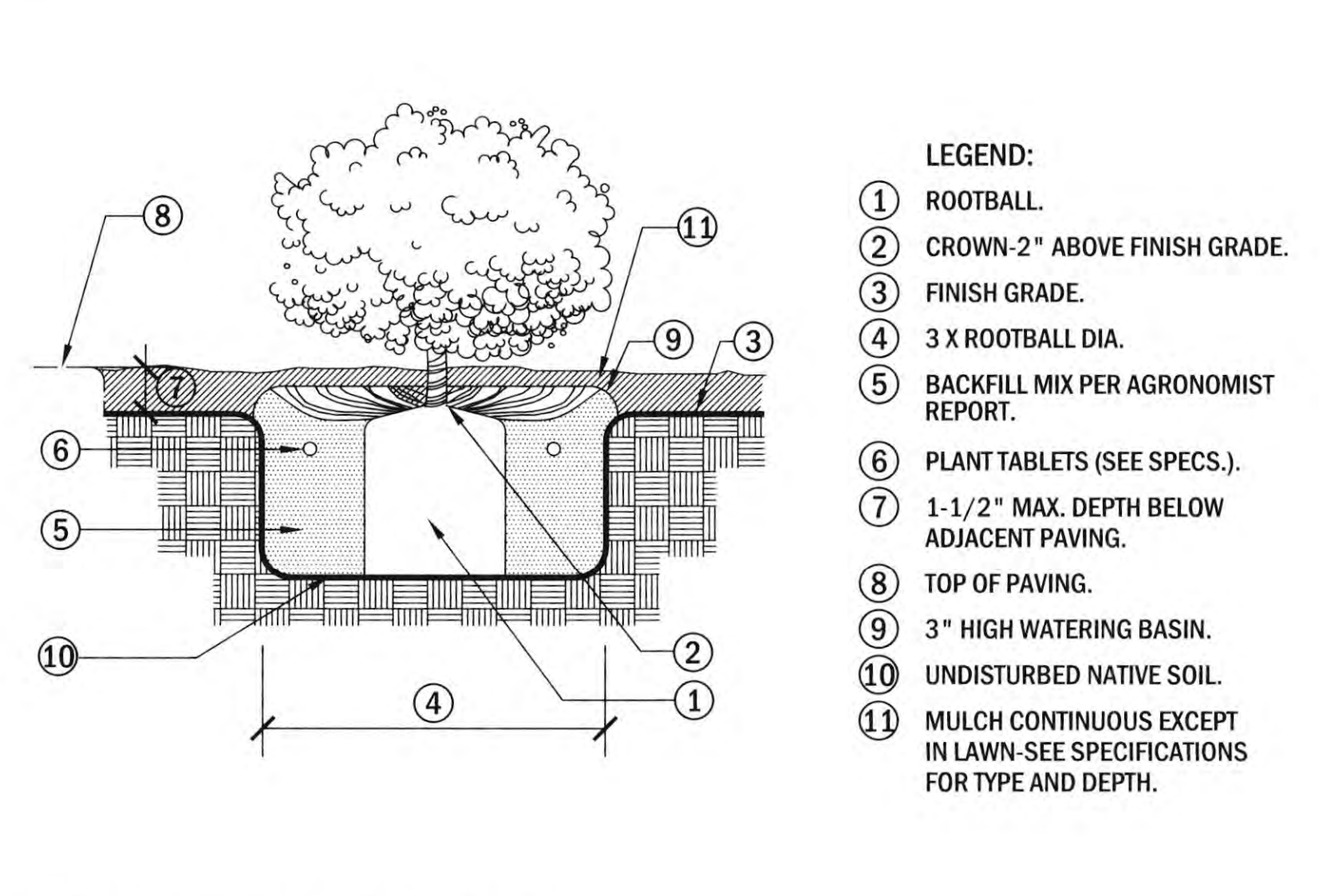
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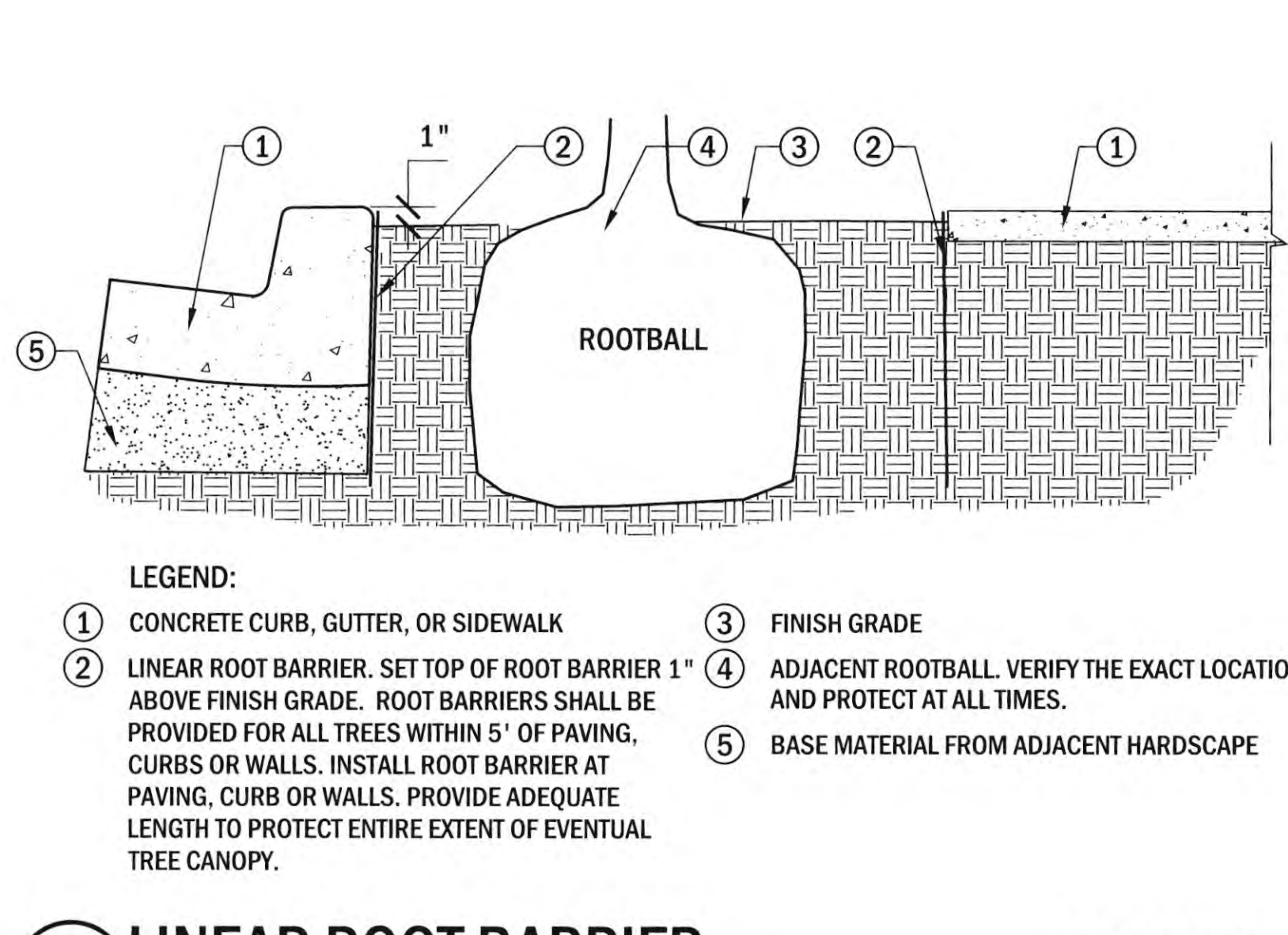
8 TRIANGULAR SPACING DIAGRAM NOT TO SCALE DTSP-012



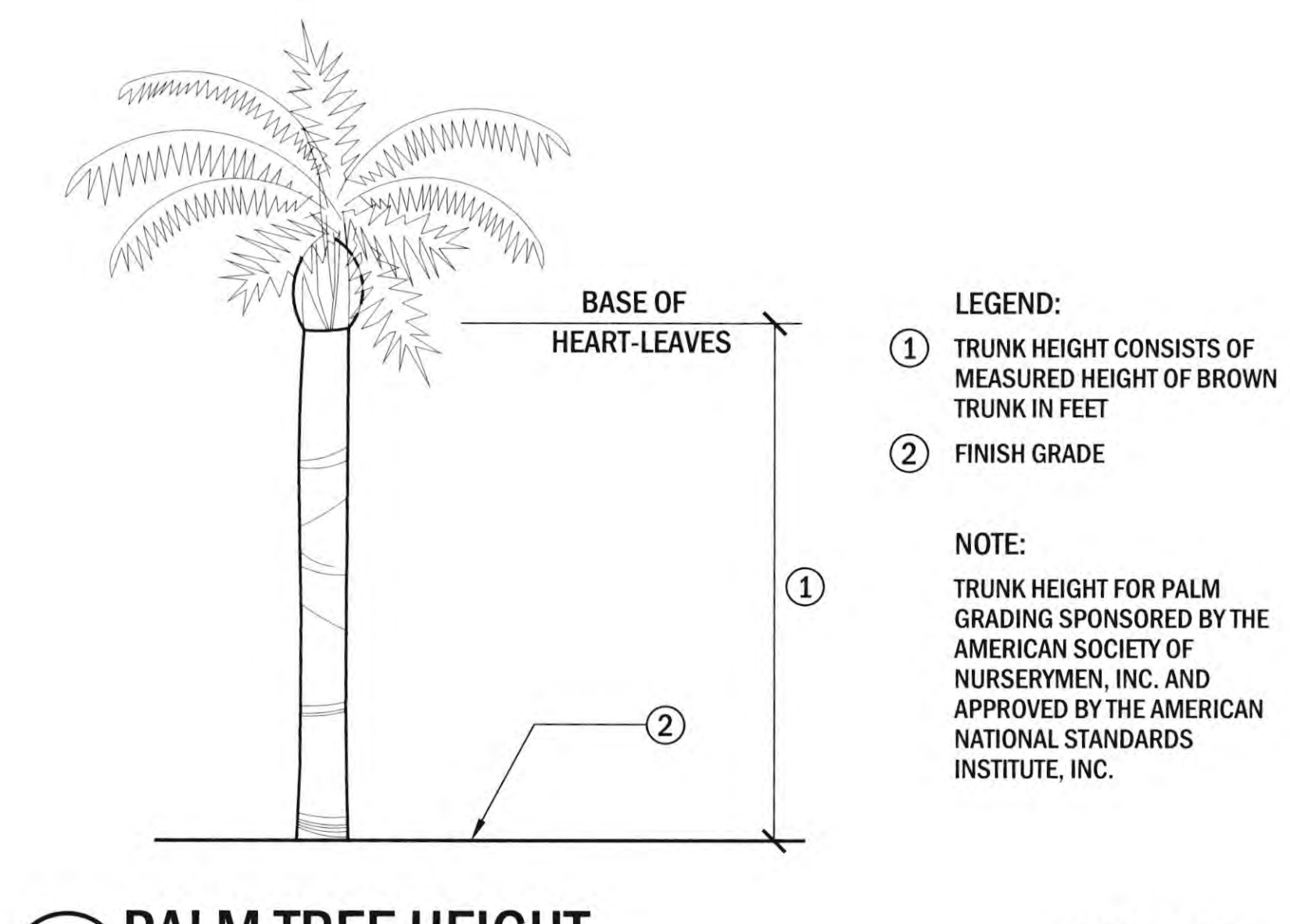
5 GROUND COVER PLANTING NOT TO SCALE DTSP-003



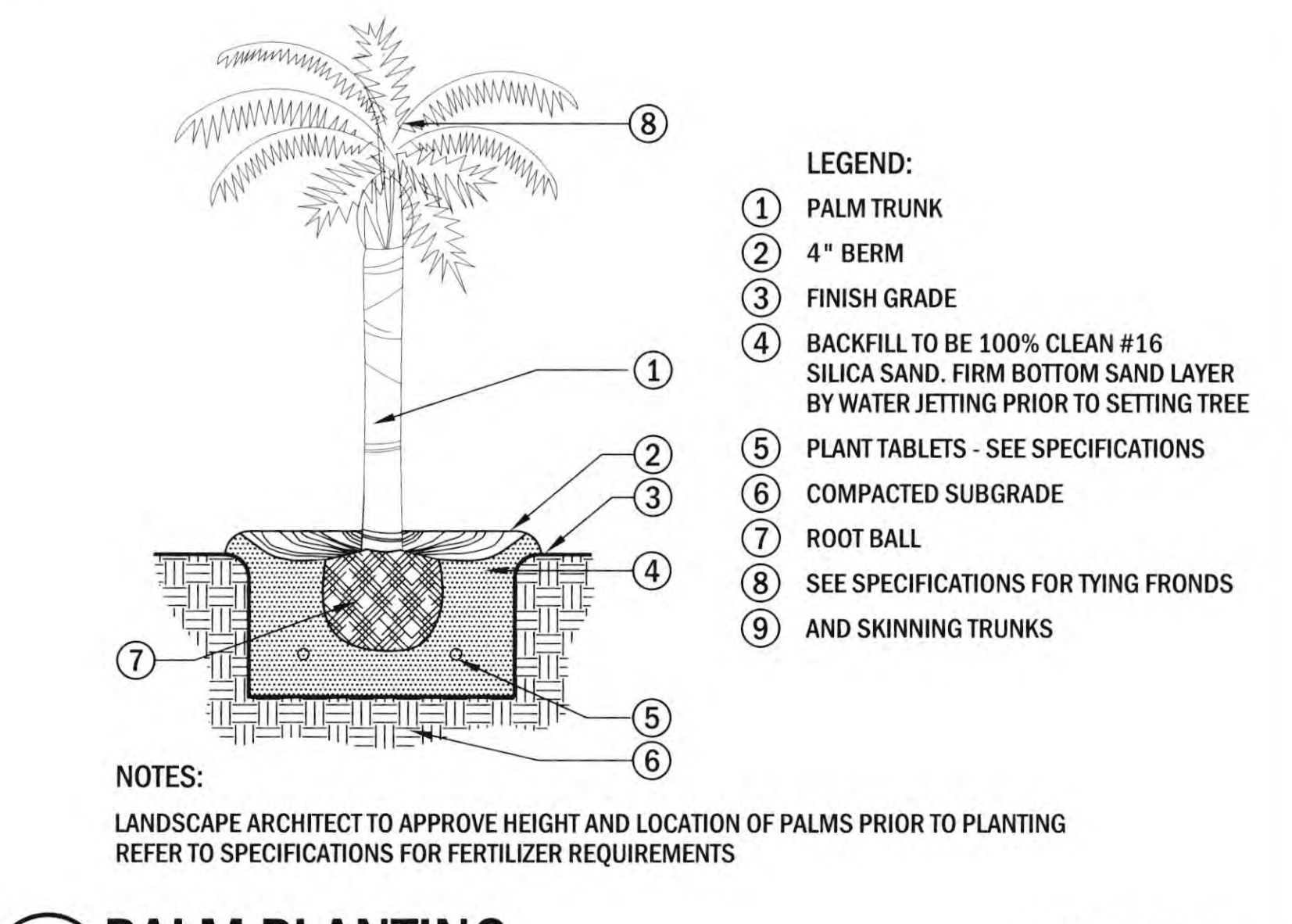
2 SHRUB PLANTING NOT TO SCALE DTSP-002



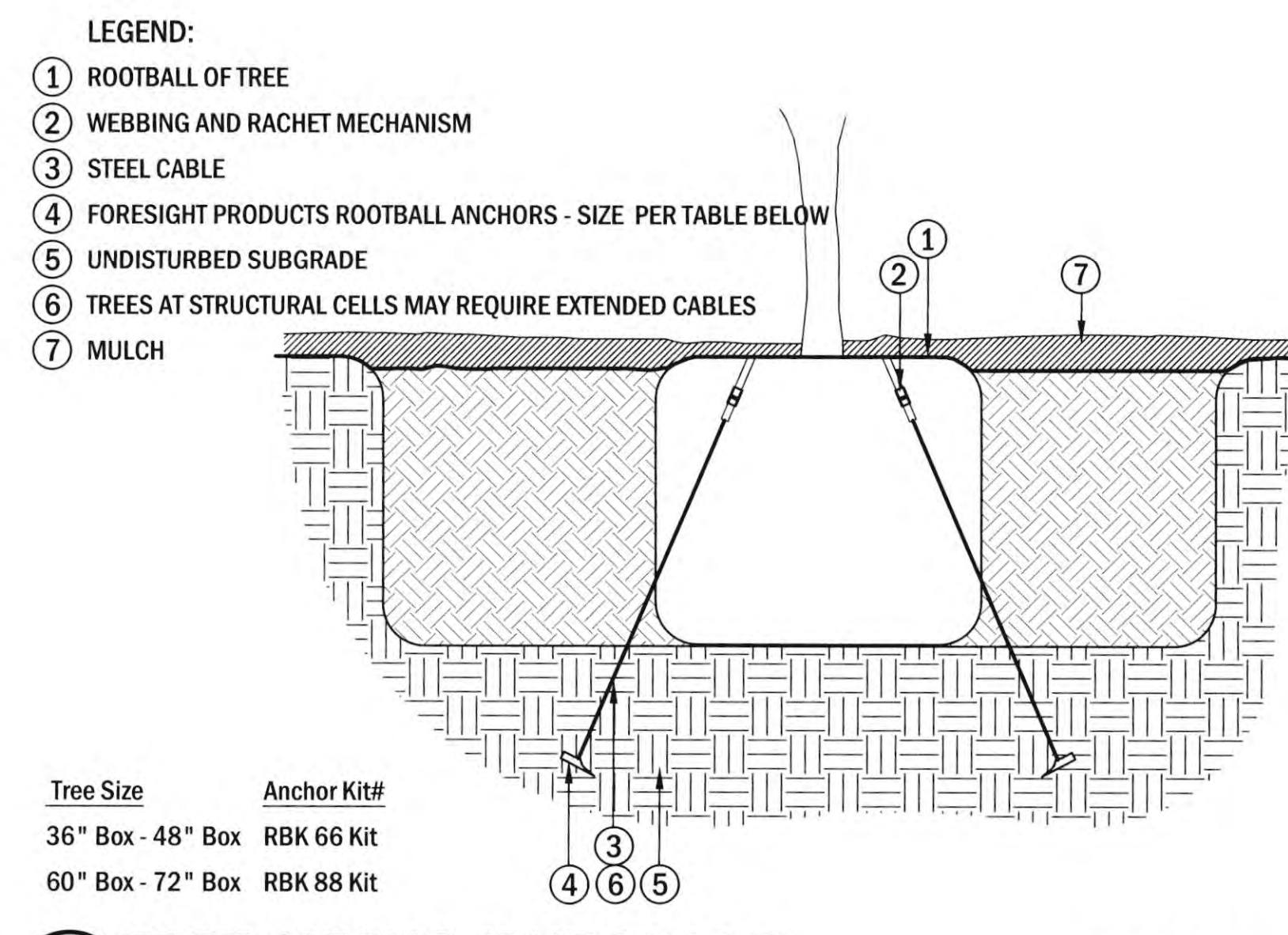
9 LINEAR ROOT BARRIER NOT TO SCALE DTSP-013



6 PALM TREE HEIGHT NOT TO SCALE DTSP-007



3 PALM PLANTING NOT TO SCALE DTSP-004



10 TREE GUYING (SUBGRADE) NOT TO SCALE DTP-Tree Anchor
FOR TREES WITH TREE GRATES ONLY

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

JOB NO.:	2019.01
DRAWN BY:	RCA:A
DATE:	11/01/2022
TITLE:	PLANTING DETAILS
SHEET:	L3.51



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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022
3RD BUILDING DEPT. SUBMITTAL	12/19/2022

LEGEND	PROPERTY LINE	B.O.W.	BACK OF WALK
---	WORK LIMITS	BLDG.	BUILDING
---	EXISTING CONTOUR	C.B.	CATCH BASIN
---	EXISTING SPOT ELEVATION	C.L.F.	CHAIN LINK FENCE
---	PROPOSED CONTOUR	C&G	CURB & GUTTER
---	PROPOSED SLOPE	C.L.	CENTERLINE
---	EXISTING UTILITY LINE (TYPE AND SIZE AS NOTED)	C.O.	CLEANOUT
---	GRADE BREAK LINE	CONC.	CONCRETE
---	FLOWLINE	D.G.	DECOMPOSED GRANITE
---	FLOWLINE	D.W.V.	DRIVENWAY
---	FINISHED SURFACE	D.F.	DRINKING FOUNTAIN
---	GRADE BREAK	ELEC.	ELECTRIC
---	FLOW DIRECTION	E.P.	EDGE OF PAVEMENT
---	STORM DRAIN & GRATE	F.F.	FINISHED FLOOR
---	STORM DRAIN AND CLEANOUT	F.G.	FINISHED GROUND
---	STREET LIGHT	F.H.	FIRE HYDRANT
---	VALVE	F.L.	FLOWLINE
---	FIRE HYDRANT	F.S.	FINISHED SURFACE
---		G.B.	GRADE BREAK
---		H.C.	HANDICAP
---		H.P.	HIGH POINT
---		IRR. OR IRRIG.	IRRIGATION
---		L.P.	LOW POINT
---		M.H.	MANHOLE
---		P.A.	PLANTER AREA
---		P.P.	POWER POLE
---		P.O.C.	POINT OF CONNECTION
---		R.D.	RIGHT OF WAY
---		R.O.W.	RIGHT OF WAY
---		SD	STORM DRAIN
---		ST.	STREET
---		T.C.	TOP OF CURB
---		T.D.	TOP OF DECK
---		TEL	TELEPHONE
---		T.G.	TOP OF GATE
---		T.H.W.	TOP OF HEADWALL
---		T.F.	TOP OF FOOTING
---		T.O.S.	TOP OF SUBGRADE
---		T.W.	TOP OF WALL
---		S	SANITARY SEWER
---		W.M.F.	WREIGHTH IRON FENCE
---		W.M.	WATER METER
---		W.V.	WATER VALVE



JOB NO.:	115.03
DRAWN BY:	STAFF
DATE:	12/19/2022
CITY PROJECT NO.:	
TITLE:	TITLE SHEET
SHEET:	

PRECISE GRADING PLANS

FOR

NEWPORT BEACH LIBRARY LECTURE HALL

CITY OF NEWPORT BEACH

998 AVOCADO AVE.
 NEWPORT BEACH, CA
 COUNTY OF ORANGE
 STATE OF CALIFORNIA

CONSTRUCTION NOTES/ESTIMATE OF QUANTITIES

NO.	DESCRIPTION	QUANTITY
GENERAL CONSTRUCTION NOTES		
①	CONSTRUCT 4' A.C./4' A.B. PAVEMENT FOR PARKING STALLS - CONFIRM SECTION WITH SOILS ENGINEER	4,215 SF
②	CONSTRUCT 4' A.C./4' A.B. PAVEMENT FOR DRIVE AISLES - CONFIRM SECTION WITH SOILS ENGINEER	11,415 SF
③	CONSTRUCT TYPE A CURB & GUTTER PER CITY OF NEWPORT BEACH STD. DWG. NO. 182 - C.F. PER PLAN	325 LF
④	CONSTRUCT TYPE B CURB PER CITY OF NEWPORT BEACH STD. DWG. NO. 182 - C.F. PER PLAN	830 LF
⑤	CONSTRUCT WALK/SURFACE PER LANDSCAPE ARCHITECT'S PLANS	-
⑥	CONSTRUCT 0' TO 6" OR 4" TO 6" CURB FACE TRANSITION PER DETAIL 1, SHEET C-0.02	55 LF
⑦	CONSTRUCT FULL-DEPTH A.C. PAVING PER DETAIL 2, SHEET C-0.02	195 LF
⑧	ADJUST MANHOLE/UTILITY BOX/VAULT TO GRADE	1 EA
⑨	CONSTRUCT 3-FOOT V-GUTTER PER DETAIL 3, SHEET C-0.02	135 LF
⑩	PROTECT IN PLACE	-
⑪	CONSTRUCT U-GUTTER PER DETAIL 4, SHEET C-0.02	30 LF
⑫	INSTALL TRUNCATED DOMES PER LANDSCAPE ARCHITECT'S PLANS	-
⑬	CONSTRUCT CURB ACCESS RAMP PER CITY OF NEWPORT BEACH STD. DWG. NO. 181 - CASE 'C' - TRUNC. DOMES PER PLAN	2 EA
STORM DRAIN CONSTRUCTION NOTES		
⑭	CONSTRUCT ATRIUM DRAIN PER DETAIL 5, SHEET C-0.02	19 EA
⑮	CONSTRUCT CATCH BASIN & GRATE DRAIN PER DETAIL 7, SHEET C-0.02	12 EA
⑯	CONSTRUCT BRASS DECK DRAIN PER DETAIL 9, SHEET C-0.02	6 EA
⑰	CONSTRUCT 4" PVC, SCH 40, STORM DRAIN PIPE, BEDDING PER DETAIL 10, SHEET C-0.02	590 LF
⑱	CONSTRUCT 6" PVC, SCH 40, STORM DRAIN PIPE, BEDDING PER DETAIL 10, SHEET C-0.02	310 LF
⑲	CONSTRUCT 12" PVC, SCH 40, STORM DRAIN PIPE, BEDDING PER DETAIL 10, SHEET C-0.02	730 LF
⑳	CONSTRUCT 18" HDPE STORM DRAIN PIPE, BEDDING PER MANUFACTURERS RECOMMENDATIONS	60 LF
㉑	CONSTRUCT STORM DRAIN CLEANOUT PER DETAIL 6, SHEET C-0.02	8 EA
㉒	CONSTRUCT SUBDRAIN PER DETAIL 8, SHEET C-0.02	790 LF
㉓	CONNECT SUBDRAIN TO PVC STORM DRAIN LINE	5 EA
㉔	CONSTRUCT BIORETENTION AREA WITH UNDERDRAIN PER DETAIL 1, SHEET C-0.03	2,250 SF
㉕	CONSTRUCT HEADWALL WITH TRASH RACK PER DETAIL 2, SHEET C-0.03	1 EA
㉖	CONSTRUCT MMS BIOFILTRATION SYSTEM PER DETAIL 3, SHEET C-0.03	1 EA
㉗	CONNECT TO EXIST. STORM DRAIN	6 EA
㉘	CONSTRUCT CURB INLET TYPE OL-A PER CITY OF NEWPORT BEACH STD. DWG. NO. 300, L=3'-6", H PER PLAN	5 EA
㉙	CONSTRUCT LOCAL DEPRESSION PER CITY OF NEWPORT BEACH STD. DWG. NO. 306	5 EA
㉚	CONSTRUCT GRATING CATCH BASIN - ALLEY, PER SPWW STD. PLAN 304-4, W=2.95', V PER PLAN	1 EA
㉛	RECONNECT TO EXIST. STORM DRAIN - NOTE EXISTING STORM DRAIN ALIGNMENT/SIZE IS NOT KNOWN - CONTRACTOR TO VERIFY DESIGN AS A FIRST ITEM OF WORK AND NOTIFY CITY AND ENGINEER OF ANY DISCREPANCY	1 EA
㉜	CONNECT TO ROOF DRAIN PER ARCHITECT PLANS	5 EA
㉝	CONSTRUCT BLANKET PROTECTION FOR PIPES PER S.P.P.W.C. STD. PLAN 225-3	1 EA
㉞	CONSTRUCT CONCRETE COLLAR PER CITY OF NEWPORT BEACH STD. DWG. NO. 324	1 EA
㉟	CONSTRUCT CONCRETE JUNCTION STRUCTURE NO. 5 PER CITY OF NEWPORT BEACH STD. DWG. NO. 315, CASE 1	1 EA
SEE SHEET D-1.01 FOR DEMOLITION CONSTRUCTION NOTES - ALL DEMOLITION ITEMS ARE PER THE DEMOLITION PLAN AND ARE LUMP SUM		
SEE SHEET C-2.01 FOR WATER / SEWER CONSTRUCTION NOTES		
SEE SHEET C-3.01 FOR EROSION CONTROL CONSTRUCTION NOTES		
SEE SHEET C-4.01 FOR HORIZONTAL CONTROL/STRIPING CONSTRUCTION NOTES		
SEE SHEET WS-1.01 FOR PUBLIC WATER / SEWER CONSTRUCTION NOTES		
SEE SHEET SD-1.01 FOR PUBLIC STORM DRAIN CONSTRUCTION NOTES		

NOTICE TO THE CONTRACTOR

THE ESTIMATES OF IMPROVEMENT AND GRADING QUANTITIES AS SHOWN HEREON ARE PROVIDED FOR SATISFYING PLAN CHECK INFORMATION REQUIREMENTS ONLY. THE CONTRACTOR SHALL PERFORM AN INDEPENDENT ESTIMATE OF ALL IMPROVEMENT QUANTITIES INCLUDING GRADING QUANTITIES, AND SHALL USE SAME AS A BASIS FOR HIS BID(S) AND CONTRACT(S).

DOCUMENTATION

- THE CONTRACTOR SHALL KEEP A "REDLINE" DRAWING RECORD OF FIELD CHANGES TO THE APPROVED PLAN AND PROVIDE SAID RECORD TO THE CIVIL ENGINEER. THIS RECORD WILL BE USED BY THE CIVIL ENGINEER TO PREPARE AN AS-BUILT GRADING PLAN INCLUDING ORIGINAL GROUND SURFACE ELEVATIONS, AS GRADED GROUND SURFACE ELEVATIONS, LOT DRAINAGE PATTERNS AND LOCATIONS, AND ELEVATIONS OF ALL SURFACE AND SUBSURFACE DRAINAGE FACILITIES. HE/SHE SHALL PROVIDE WRITTEN APPROVAL THAT THE WORK WAS DONE IN ACCORDANCE WITH THE FINAL APPROVED GRADING PLAN AND STATE THE NUMBER OF YARDS OF CUT AND/OR FILL MOVED DURING THE OPERATION.
- THE CONTRACTOR OR CITY (AS AGREED TO PRIOR TO CONSTRUCTION) SHALL MAKE ALLOWANCES FOR A SOILS GRADING REPORT PREPARED BY THE SOILS ENGINEER, INCLUDING LOCATIONS AND ELEVATION OF FIELD DENSITY TESTS, SUMMARIES OF FIELD AND LABORATORY RESULTS AND OTHER SUBSTANTIATED DATA AND COMMENTS ON ANY CHANGES MADE DURING GRADING AND THEIR EFFECT ON THE RECOMMENDATIONS MADE IN THE SOILS ENGINEERING INVESTIGATION REPORT. HE SHALL PROVIDE WRITTEN APPROVAL AS TO THE ADEQUACY OF THE SITE FOR THE INTENDED USE AND COMPLETION OF WORK IN ACCORDANCE WITH THE JOB SPECIFICATIONS.
- THE CONTRACTOR OR CITY (AS AGREED TO PRIOR TO CONSTRUCTION) SHALL MAKE ALLOWANCES FOR A GEOLOGIC GRADING REPORT PREPARED BY THE ENGINEERING GEOLOGIST, INCLUDING A FINAL DESCRIPTION OF THE GEOLOGY OF THE SITE, INCLUDING ANY NEW INFORMATION DISCLOSED DURING THE GRADING AND THE EFFECT OF SAME ON RECOMMENDATIONS INCORPORATED IN THE APPROVED GRADING PLAN. HE/SHE SHALL PROVIDE WRITTEN APPROVAL AS TO THE ADEQUACY OF THE SITE FOR THE INTENDED USE AS AFFECTED BY GEOLOGIC FACTORS.

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", 2015 EDITION AND SUPPLEMENTS TO DATE, EXCEPT AS OTHERWISE STATED IN THE CITY'S STANDARD SPECIAL PROVISIONS, OR IN THIS CONTRACT'S SPECIAL PROVISIONS.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN AS PER AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
- ALL EXPOSED CONCRETE SURFACES SHALL CONFORM IN GRADE, COLOR, DIMENSION, AND FINISH TO ADJOINING IMPROVEMENTS, UNLESS NOTED OTHERWISE.
- P.C.C. SHALL BE CLASS 560-C-3250 UNLESS NOTED OTHERWISE IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL ADJUST CITY UTILITIES (e.g. WATER VAULTS, WATER VALVES, SCO, SURVEY MONUMENTS, SEWER AND STORM DRAIN MANHOLES) FRAMES AND COVERS TO FINISHED GRADE PER CITY STANDARDS. ALL OTHER UTILITIES SHALL BE ADJUSTED TO GRADE BY OTHERS.
- THE ELEVATION OF THE PROPOSED PAVEMENT AND CURB & GUTTER SHALL JOIN AND MATCH THE EXISTING ELEVATION OF THE EXISTING IMPROVEMENTS UNLESS NOTED OTHERWISE.
- ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER. FAILURE TO DO SO WILL PLACE RESPONSIBILITY OF THE CONTRACTOR FOR CORRECTION.
- ANY WORK NOT INDICATED ON THE DRAWINGS BUT CALLED FOR IN THE SPECIFICATIONS, OR VICE-VERSA, SHALL BE FURNISHED AND PERFORMED AS THOUGH SPECIFICALLY INDICATED AND CALLED FOR IN BOTH. ANY WORK NOT INSTALLED ACCORDING TO DRAWINGS AND SPECIFICATIONS OR ORDINANCES AND LAWS SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.

NOTICE TO CONTRACTOR

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING, AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY FACILITIES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ANY NECESSARY ADJUSTMENTS TO ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PREVENT DAMAGE TO ANY UTILITY FACILITIES SHOWN AND ANY OTHER FACILITIES NOT SHOWN ON THESE PLANS.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON THESE PLANS AGREE THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THEY WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THIS INCLUDES PROVIDING FOR THE SAFETY OF ALL PERSONS AND PROPERTY AND SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTORS AND SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND DESIGN PROFESSIONAL FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE DESIGN PROFESSIONAL.

EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND PIPES OR CONDUITS SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS. LOCATE ALL UTILITIES BEFORE CONSTRUCTION.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF AVOCADO AVENUE BEING N 29° 59' 24" E AS SHOWN ON PARCEL MAP NO. 90-361 FILED IN BOOK 270 PAGES 15, 16, 17 & 18 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

BENCHMARK

ORANGE COUNTY SURVEYOR BENCHMARK DESIGNATION: 3K-55-99
 DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3K-55-99". SET IN THE NORTHWESTERLY CORNER OF A 4.0 FT. BY 8.0 CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY PORTION OF THE INTERSECTION OF MACARTHUR BOULEVARD AND HARBOR VIEW DRIVE, 48 FT. EASTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD AND 75 FT. NORTHERLY OF THE CENTERLINE OF HARBOR VIEW DRIVE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
 ELEVATION = 145.204' [NAVDB8, 2011 LEVELED]

EMERGENCY TELEPHONE NUMBERS

	DAY	NIGHT
SOUTHERN CALIFORNIA GAS COMPANY	(800) 624-8153	
SOUTHERN CALIFORNIA EDISON COMPANY	(800) 611-1911	
A1&T TELEPHONE COMPANY	(800) 332-1321	
CITY OF NEWPORT BEACH UTILITIES DIVISION	(949) 644-3011	(949) 644-3717
ORANGE COUNTY SANITATION DISTRICT	(714) 962-2411	
THE WARNER CABLE	(714) 542-6222	
COX COMMUNICATIONS	-	

GRADING NOTES

GENERAL

- ALL WORK SHALL CONFORM TO CHAPTER 15 OF THE NEWPORT BEACH MUNICIPAL CODE (NBMC). THE PROJECT SOILS REPORT AND SPECIAL REQUIREMENTS OF THE PERMIT.
- DUST SHALL BE CONTROLLED BY WATERING AND/OR DUST PALLIATIVE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING THE CONSTRUCTION PERIOD.
- WORK HOURS ARE LIMITED FROM 7:00 AM TO 4:30 PM MONDAY THROUGH FRIDAY; 8:00 AM TO 6:00 PM SATURDAYS; AND NO WORK ON SUNDAYS AND HOLIDAYS PER SECTION 10-28 OF THE NBMC.
- NOISE, EXCAVATION, DELIVERY AND REMOVAL SHALL BE CONTROLLED PER SECTION 10-28 OF THE NBMC.
- THE STAMPED SET OF APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
- PERMITTEE AND CONTRACTOR ARE RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES.
- APPROVED SHORING, DRAINAGE PROVISIONS AND PROTECTIVE MEASURES MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING OPERATION.
- CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE AND APPROVED BY THE BUILDING OFFICIAL.
- HAUL ROUTES FOR IMPORT OR EXPORT OF MATERIALS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER AND PROCEDURES SHALL CONFORM WITH CHAPTER 15 OF THE NBMC.
- POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL BUILDING AND SLOPE AREAS.
- FAILURE TO REQUEST INSPECTIONS AND/OR HAVE REMOVABLE EROSION CONTROL DEVICES ON-SITE AT THE APPROPRIATE TIMES SHALL RESULT IN A "STOP WORK" ORDER.
- ALL PLASTIC DRAINAGE PIPES SHALL CONSIST OF PVC OR ABS PLASTIC SCHEDULE 40 OR SDR 35 OR ADS 3000 WITH GLUED JOINTS.
- NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER STREETS, CURBS, GUTTERS OR STORM DRAINS. ALL MATERIAL AND WASTE SHALL BE REMOVED FROM THE SITE.

EROSION CONTROL

- TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM OCTOBER 15 TO MAY 15.
- EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND MAY 15.
- BETWEEN OCTOBER 15 AND MAY 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 30 PERCENT. DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT.
- TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL RETAIN A QUALIFIED SWPPP DEVELOPER (QSD) TO PREPARE A SWPPP FOR THE PROJECT. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE REQUIREMENTS OF THE SWPPP, INCLUDING ALL REQUIRED BMPs DURING ALL PHASES OF THE WORK. THE IMPLEMENTATION OF THE SWPPP SHALL BE PERFORMED BY A QUALIFIED SWPPP PRACTITIONER (QSP) TO BE RETAINED BY THE CONTRACTOR. SWPPP IMPLEMENTATION SHALL BE SUBJECT TO INSPECTION BY THE CITY AND ANY IDENTIFIED DEFICIENCIES SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

REQUIRED INSPECTIONS

- A PRE-GRADING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY PUBLIC WORKS INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.
- A PRE-PAVING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF THE SUB-GRADE PREPARATION FOR THE PAVING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, PAVING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, CITY PUBLIC WORKS INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.

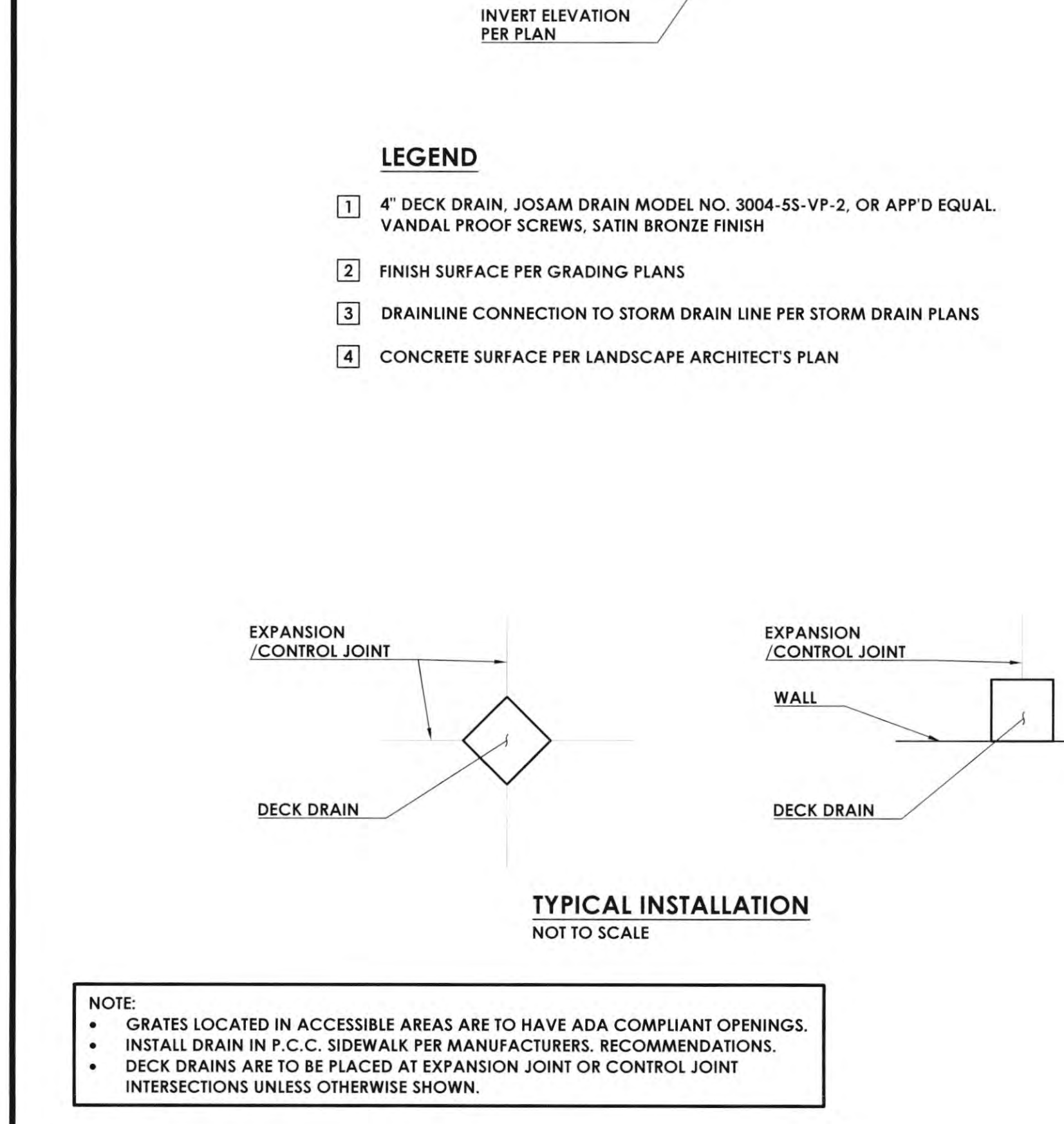
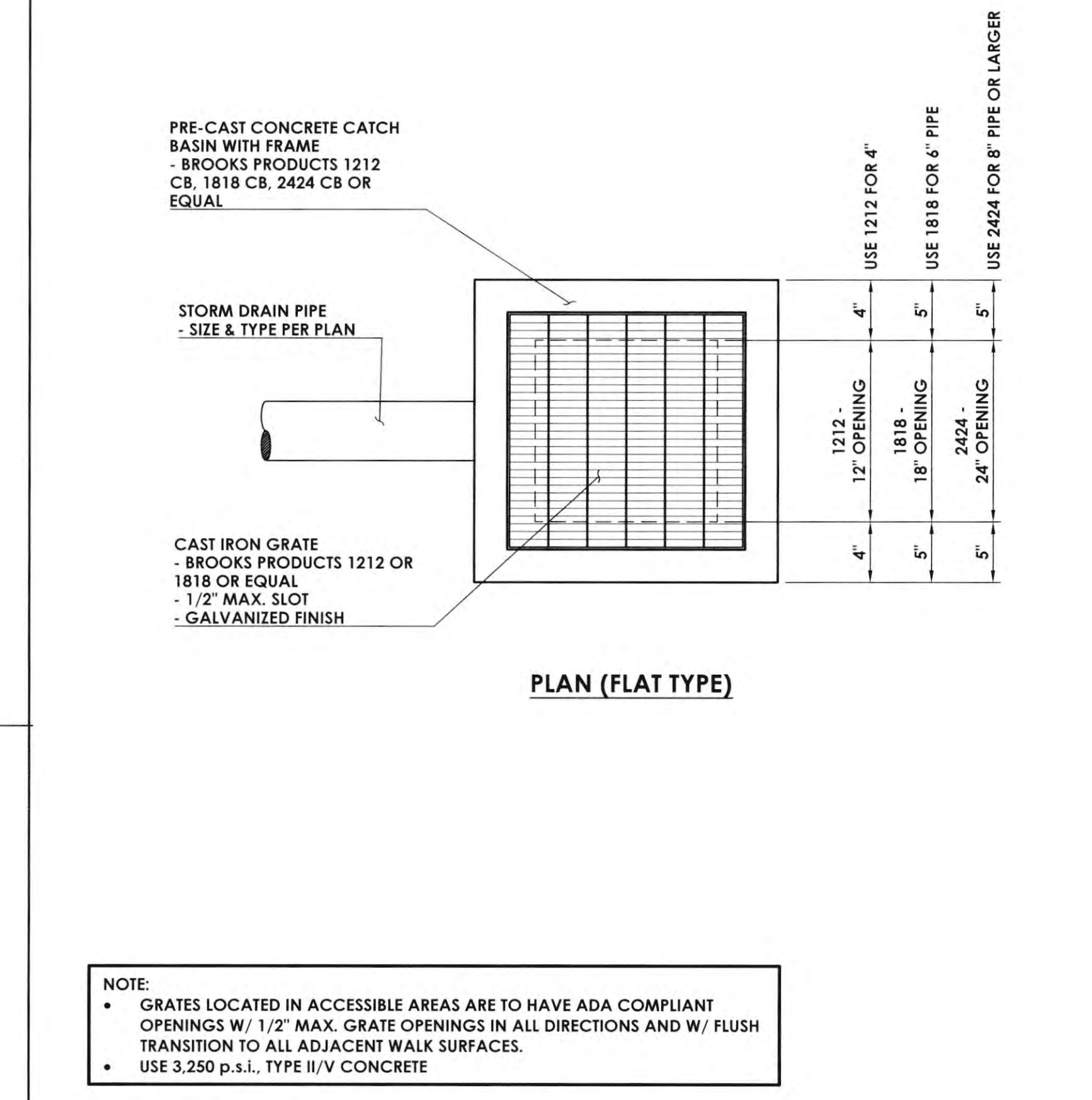
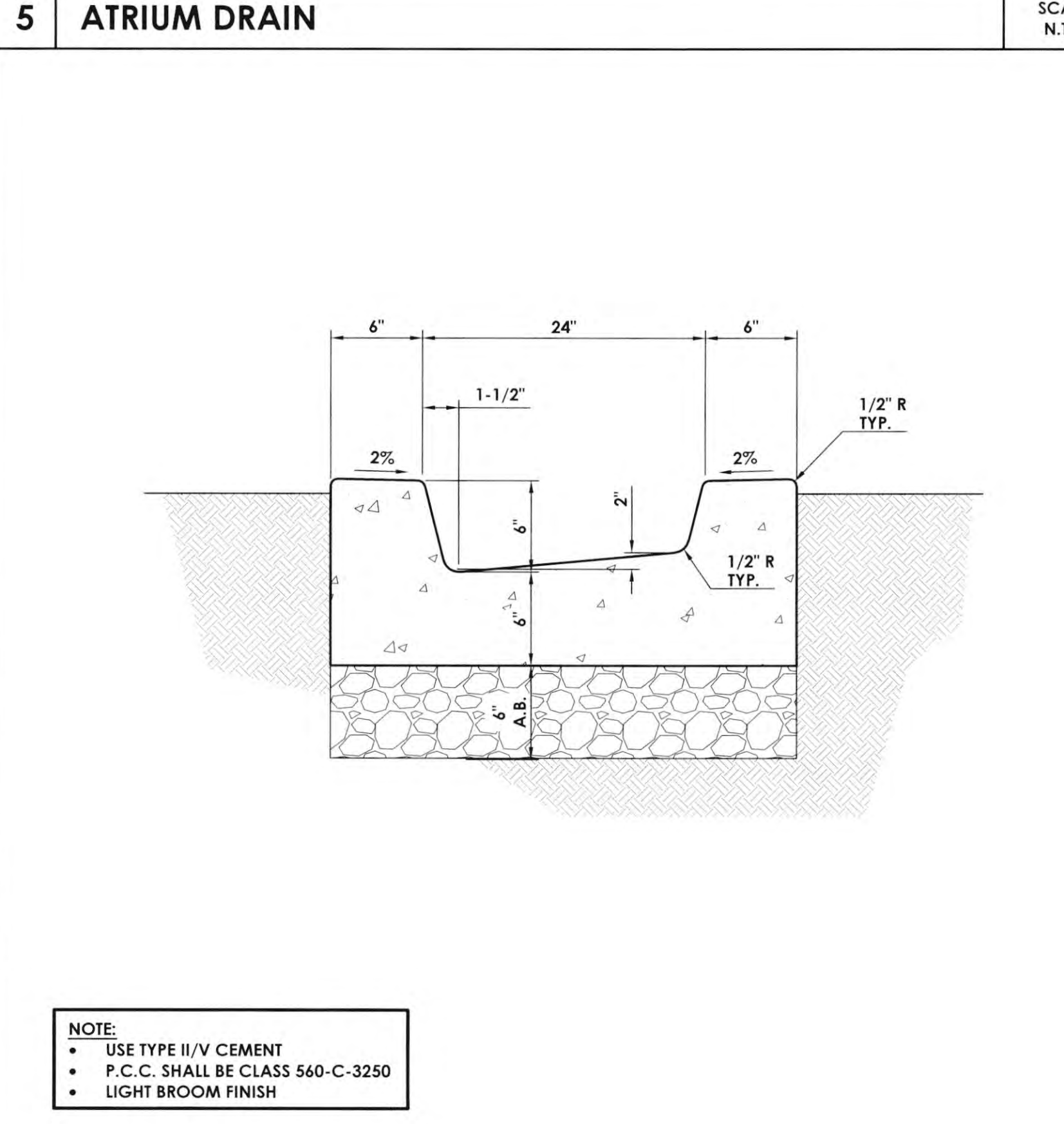
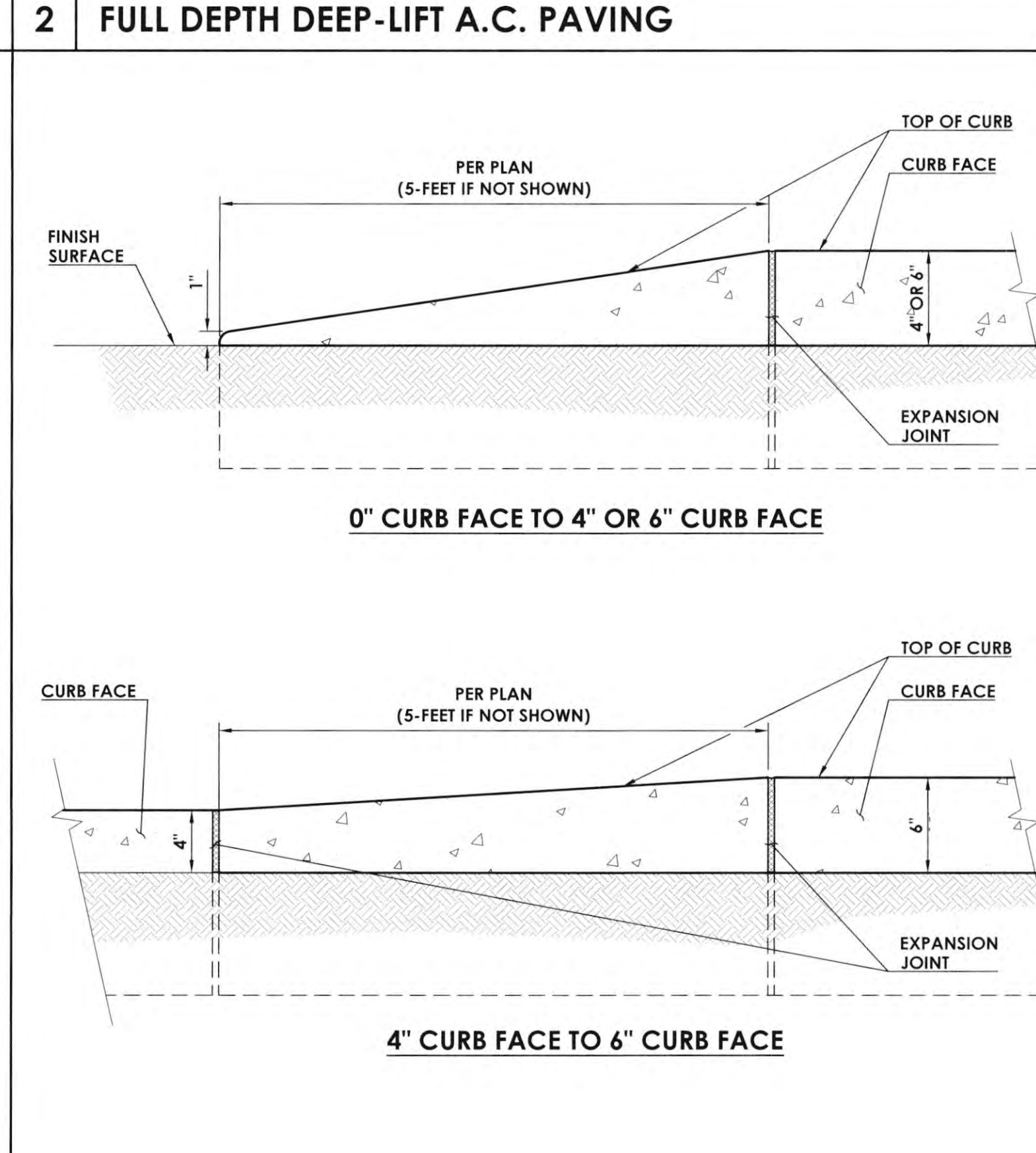
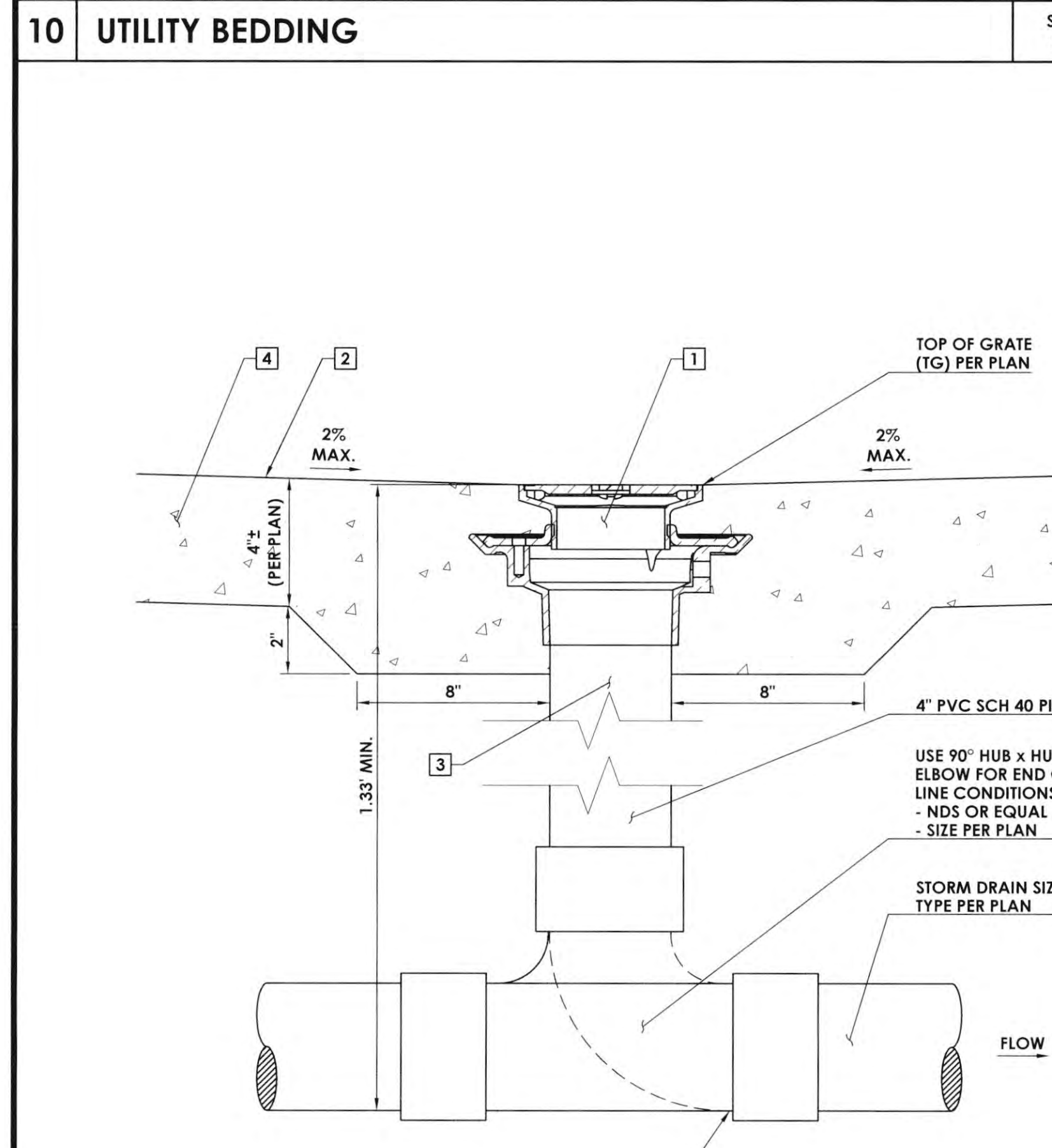
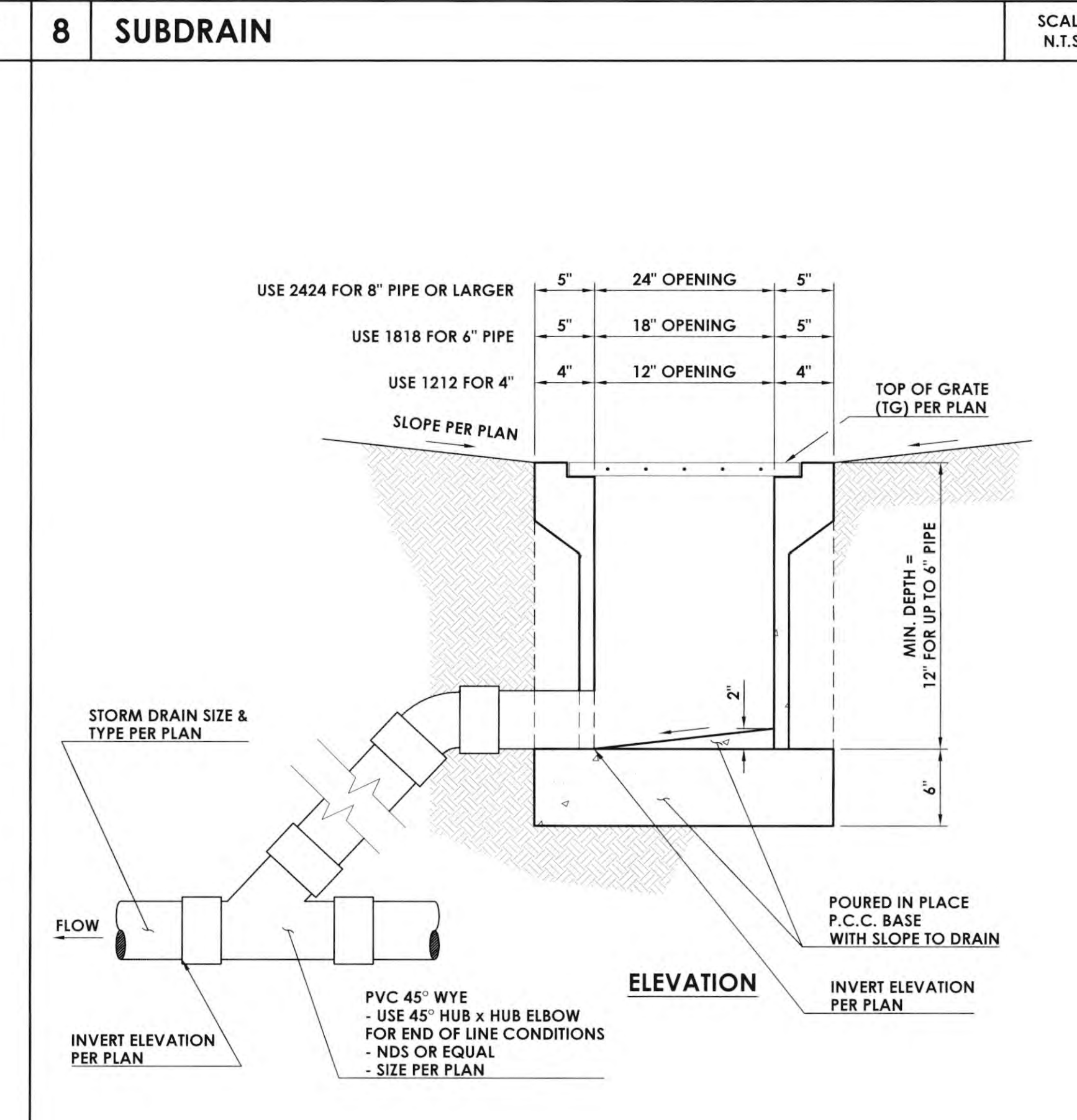
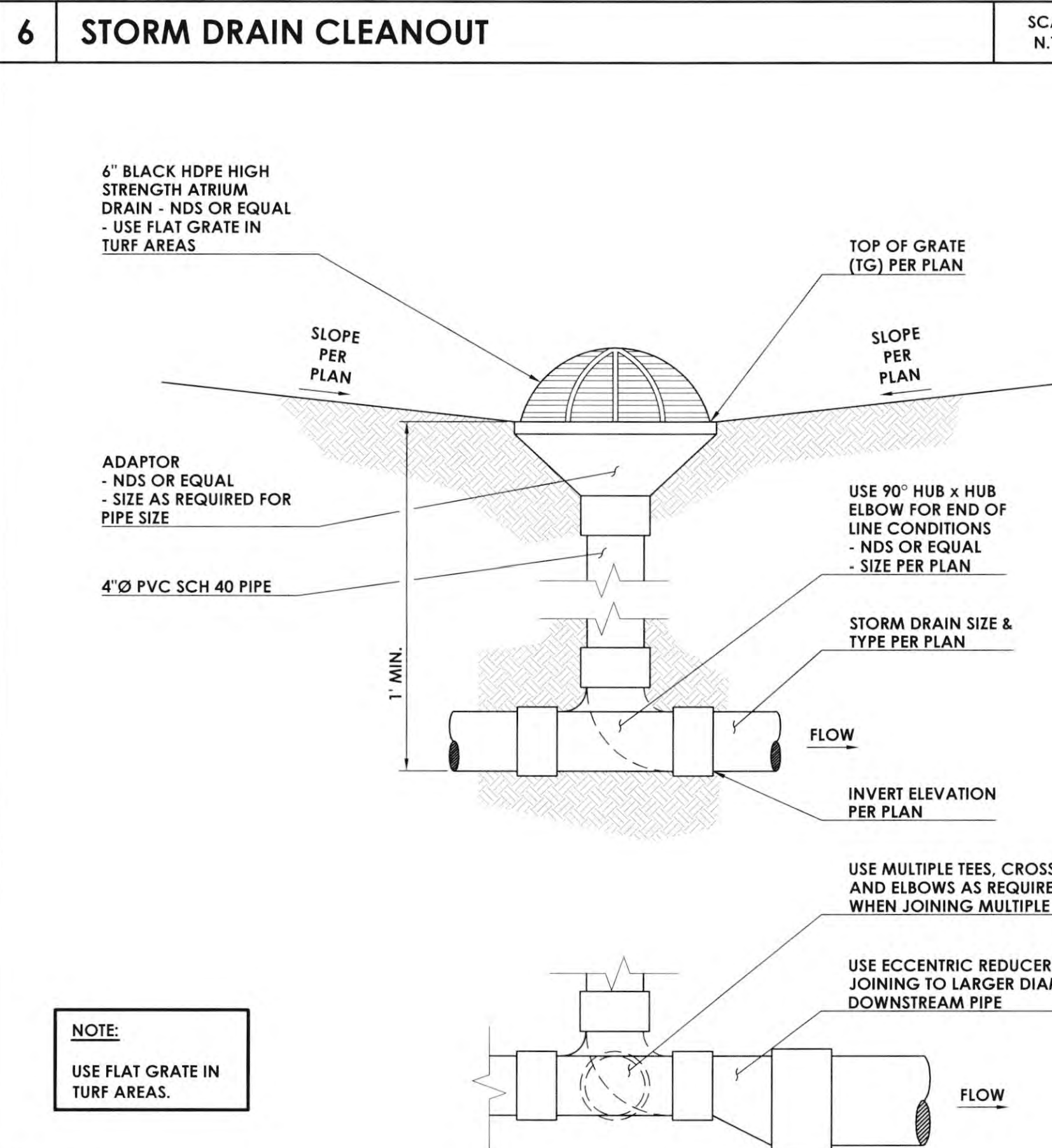
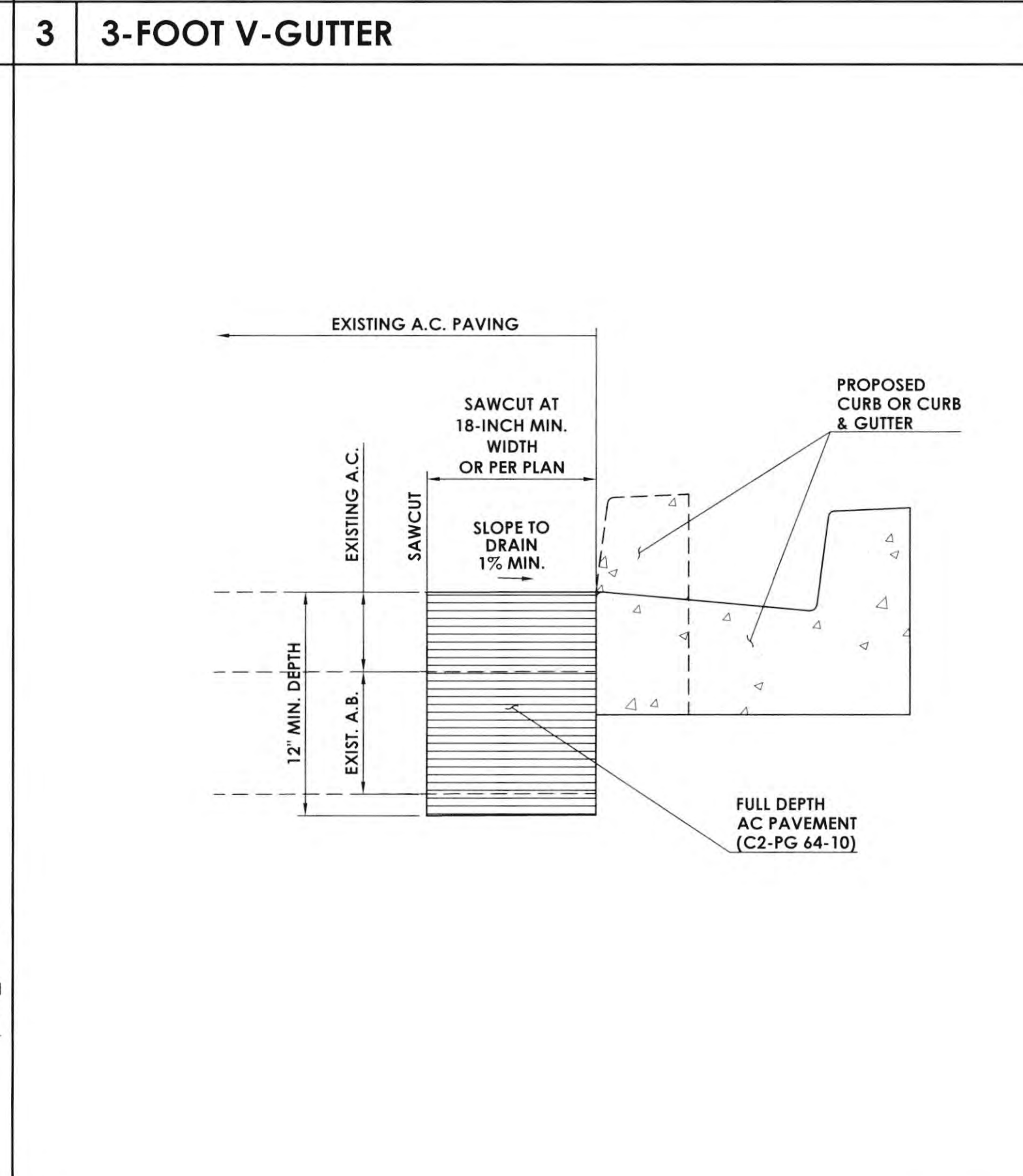
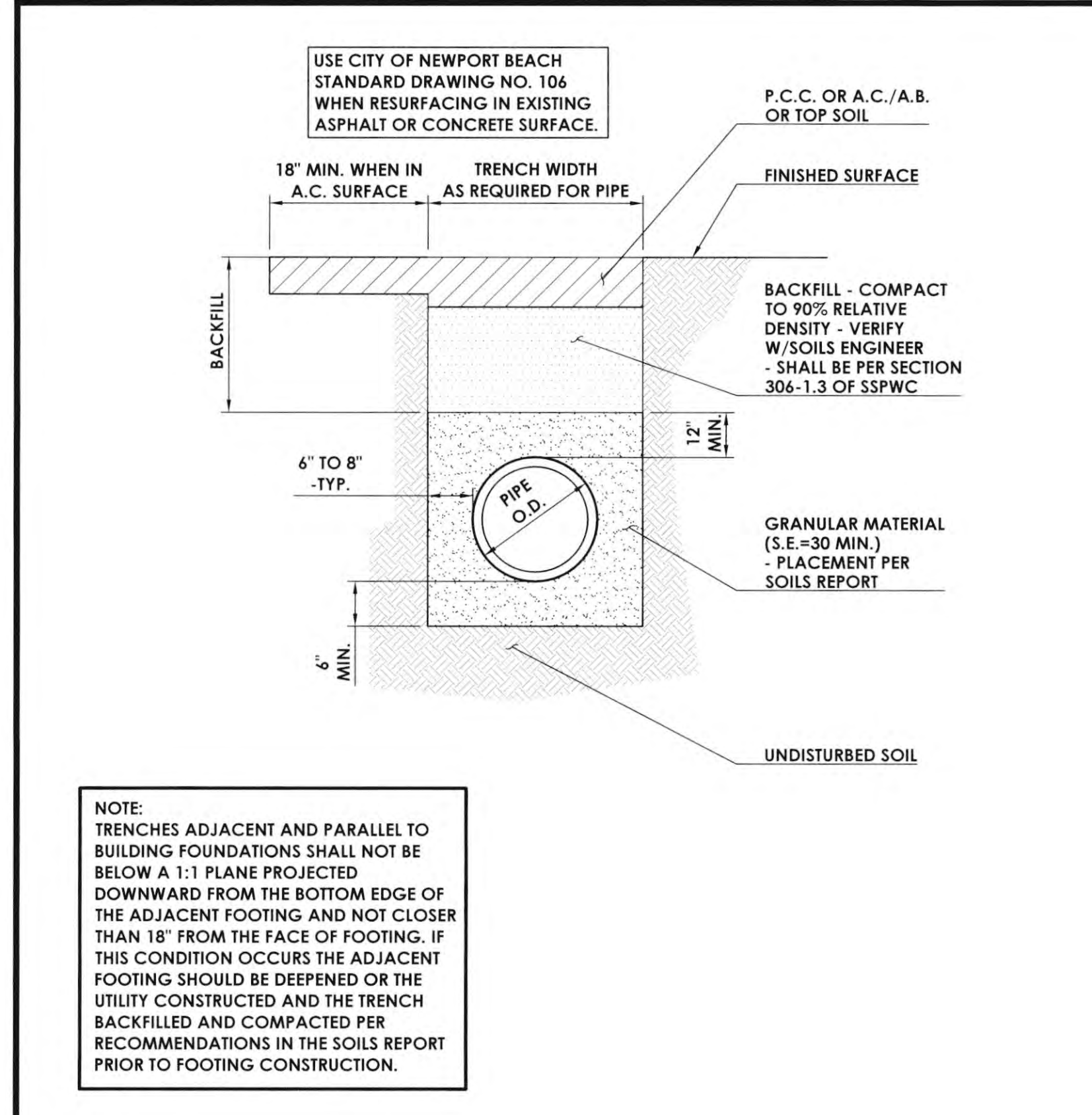
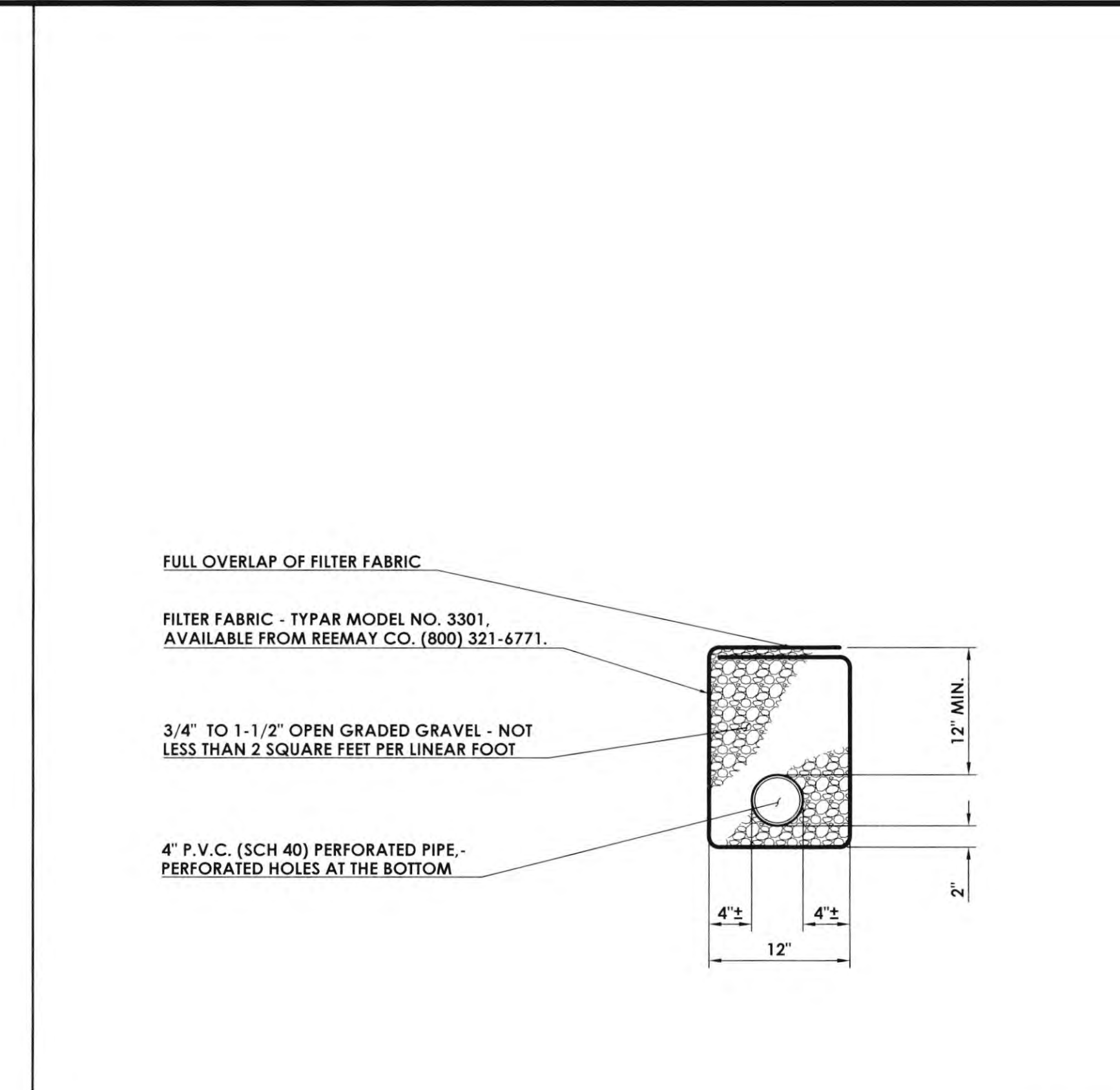
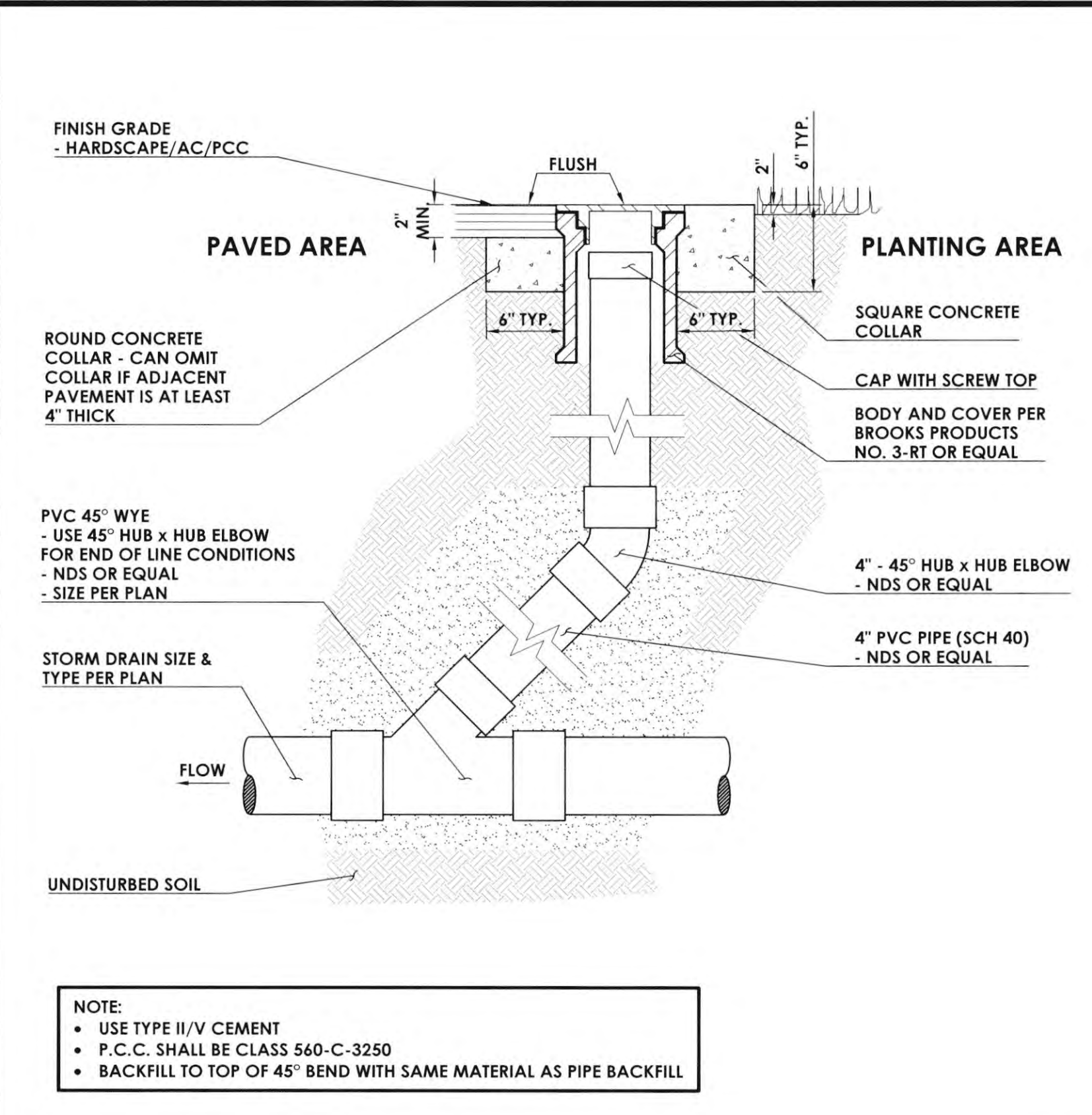
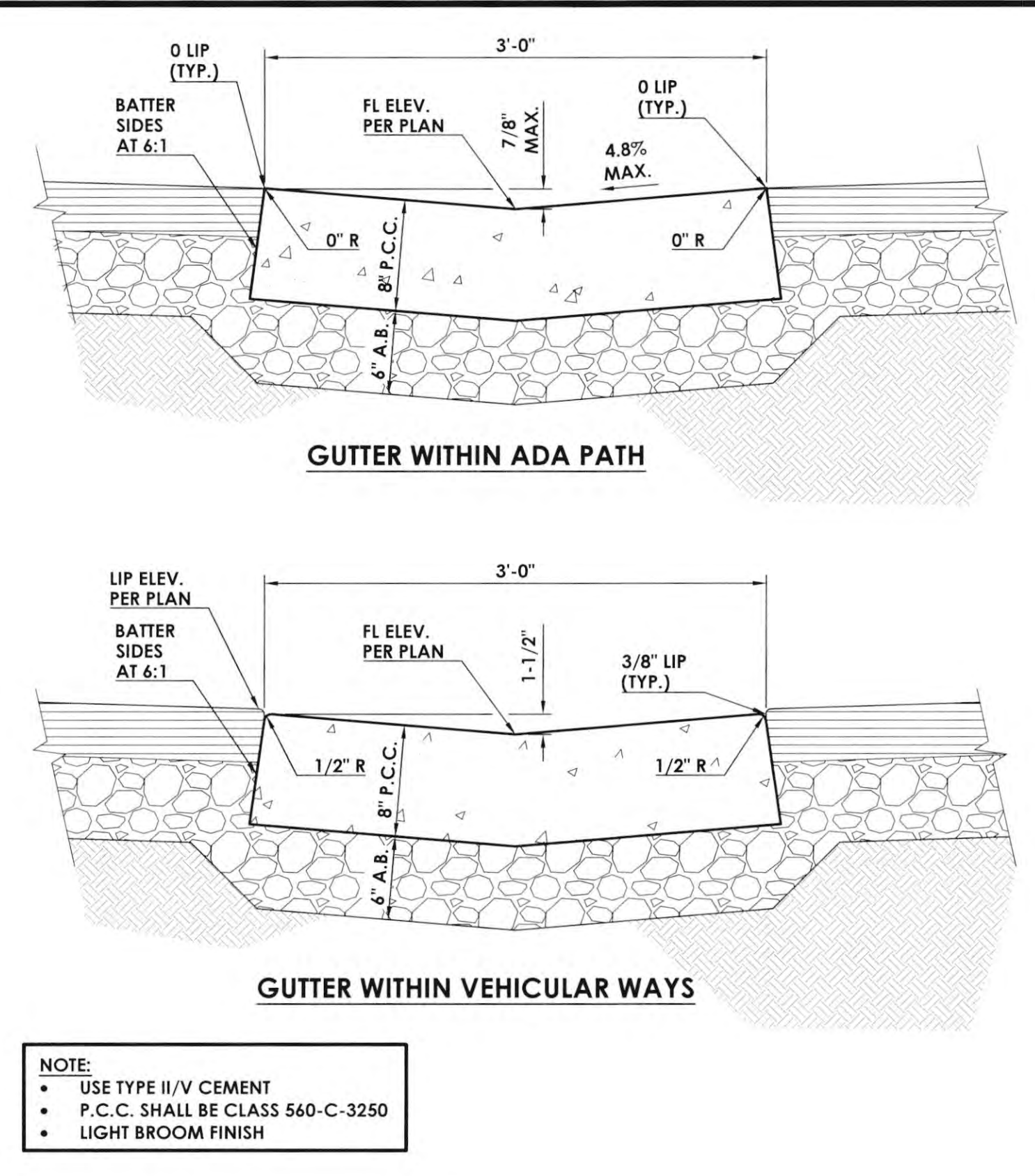
GRADING FILLS/CUTS

- GRADED SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
- FILL SLOPES SHALL BE COMPACTED TO NO LESS THAN 90 PERCENT RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
- ALL FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD 1557, AND APPROVED BY THE SOILS ENGINEER. COMPACTION TESTS SHALL BE PERFORMED APPROXIMATELY EVERY TWO FEET IN VERTICAL HEIGHT AND OF SUFFICIENT QUANTITY TO ATTEST TO THE OVERALL COMPACTION EFFORT APPLIED TO THE FILL AREAS.
- AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING OF THE FILL.
- FILLS SHALL BE KEPT OR BENCHED INTO COMPACT MATERIAL.
- ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
- ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED AND APPROVED BY THE SOILS ENGINEER.
- NOT USED.
- THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
- ALL TRENCH BACKFILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION, AND APPROVED BY THE SOILS ENGINEER. THE PUBLIC WORKS DEPARTMENT MAY REQUIRE REMOVAL AND REPLACEMENT OF CONCRETE FLAT WORK PLACED OVER UNTESTED BACKFILLS TO FACILITATE TESTING.
- THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE CITY INSPECTOR.
- LANDSCAPING OF ALL SLOPES AND PADS SHALL BE IN ACCORDANCE WITH CHAPTER 15 OF THE NBMC.
- ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND AND SUBMIT NECESSARY TREATMENT TO THE CITY INSPECTOR FOR APPROVAL.
- WHERE SUPPORT OR BUTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL OBTAIN APPROVAL OF DESIGN, LOCATION AND CALCULATIONS FROM THE CITY INSPECTOR PRIOR TO CONSTRUCTION.
- THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND TEST THE CONSTRUCTION OF ALL BUTRESS FILLS AND ATTEST TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- WHEN CUT PADS ARE BROUGHT TO NEAR GRADE THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
- THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS DURING GRADING.
- NOTIFICATION OF NONCOMPLIANCE: IF, IN THE COURSE OF FULFILLING THEIR RESPONSIBILITY, THE CIVIL ENGINEER, THE SOILS ENGINEER, THE ENGINEERING GEOLOGIST OR THE TESTING AGENCY FINDS THAT THE WORK IS NOT BEING DONE IN CONFORMANCE WITH THE APPROVED GRADING PLANS, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE PERSON IN CHARGE OF THE GRADING WORK AND TO THE CITY INSPECTOR. RECOMMENDATIONS FOR CORRECTIVE MEASURES, IF NECESSARY, SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR APPROVAL.

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

JOB NO.:	115.03
DRAWN BY:	STAFF
DATE:	10/31/2022
CITY PROJECT NO.:	
TITLE:	DETAIL SHEET
SHEET:	C-0.02



9 DECK DRAIN SCALE: N.T.S.

7 CATCH BASIN & GRATE SCALE: N.T.S.

4 24" U-GUTTER SCALE: N.T.S.

1 C.F. TRANSITION SCALE: N.T.S.

3 3-FOOT V-GUTTER SCALE: N.T.S.

10 UTILITY BEDDING SCALE: N.T.S.

8 SUBDRAIN SCALE: N.T.S.

6 STORM DRAIN CLEANOUT SCALE: N.T.S.

3 3-FOOT V-GUTTER SCALE: N.T.S.

NOTE: TRENCHES ADJACENT AND PARALLEL TO BUILDING FOUNDATIONS SHALL NOT BE BELOW A 1:1 PLANE PROJECTED DOWNWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING AND NOT CLOSER THAN 18" FROM THE FACE OF FOOTING. IF THIS CONDITION OCCURS THE ADJACENT FOOTING SHOULD BE DEEPENED OR THE UTILITY CONSTRUCTED AND THE TRENCH BACKFILLED AND COMPACTED PER RECOMMENDATIONS IN THE SOILS REPORT PRIOR TO FOOTING CONSTRUCTION.

LEGEND

- 4" DECK DRAIN - JOSAM DRAIN MODEL NO. 3004-SS-VP-2, OR AP'D EQUAL, VANDAL PROOF SCREWS, SATIN BRONZE FINISH
- FINISH SURFACE PER GRADING PLANS
- DRAINLINE CONNECTION TO STORM DRAIN LINE PER STORM DRAIN PLANS
- CONCRETE SURFACE PER LANDSCAPE ARCHITECT'S PLAN

TYPICAL INSTALLATION
NOT TO SCALE

NOTE:

- GRATES LOCATED IN ACCESSIBLE AREAS ARE TO HAVE ADA COMPLIANT OPENINGS.
- INSTALL DRAIN IN P.C.C. SIDEWALK PER MANUFACTURERS' RECOMMENDATIONS.
- DECK DRAINS ARE TO BE PLACED AT EXPANSION JOINT OR CONTROL JOINT INTERSECTIONS UNLESS OTHERWISE SHOWN.

NOTE:

- USE TYPE II/V CEMENT
- P.C.C. SHALL BE CLASS 560-C-3250
- BACKFILL TO TOP OF 45° BEND WITH SAME MATERIAL AS PIPE BACKFILL

NOTE:

- USE TYPE II/V CEMENT
- P.C.C. SHALL BE CLASS 560-C-3250
- LIGHT BROOM FINISH

NOTE:

- USE TYPE II/V CEMENT
- P.C.C. SHALL BE CLASS 560-C-3250
- LIGHT BROOM FINISH

NOTE:

- GRATES LOCATED IN ACCESSIBLE AREAS ARE TO HAVE ADA COMPLIANT OPENINGS W/ 1/2" MAX. GRATE OPENINGS IN ALL DIRECTIONS AND W/ FLUSH TRANSITION TO ALL ADJACENT WALK SURFACES.
- USE 3,250 p.s.i., TYPE II/V CONCRETE

NOTE:

- USE TYPE II/V CEMENT
- P.C.C. SHALL BE CLASS 560-C-3250
- LIGHT BROOM FINISH

NOTE:

- USE TYPE II/V CEMENT
- P.C.C. SHALL BE CLASS 560-C-3250
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NOTE:

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NOTE:

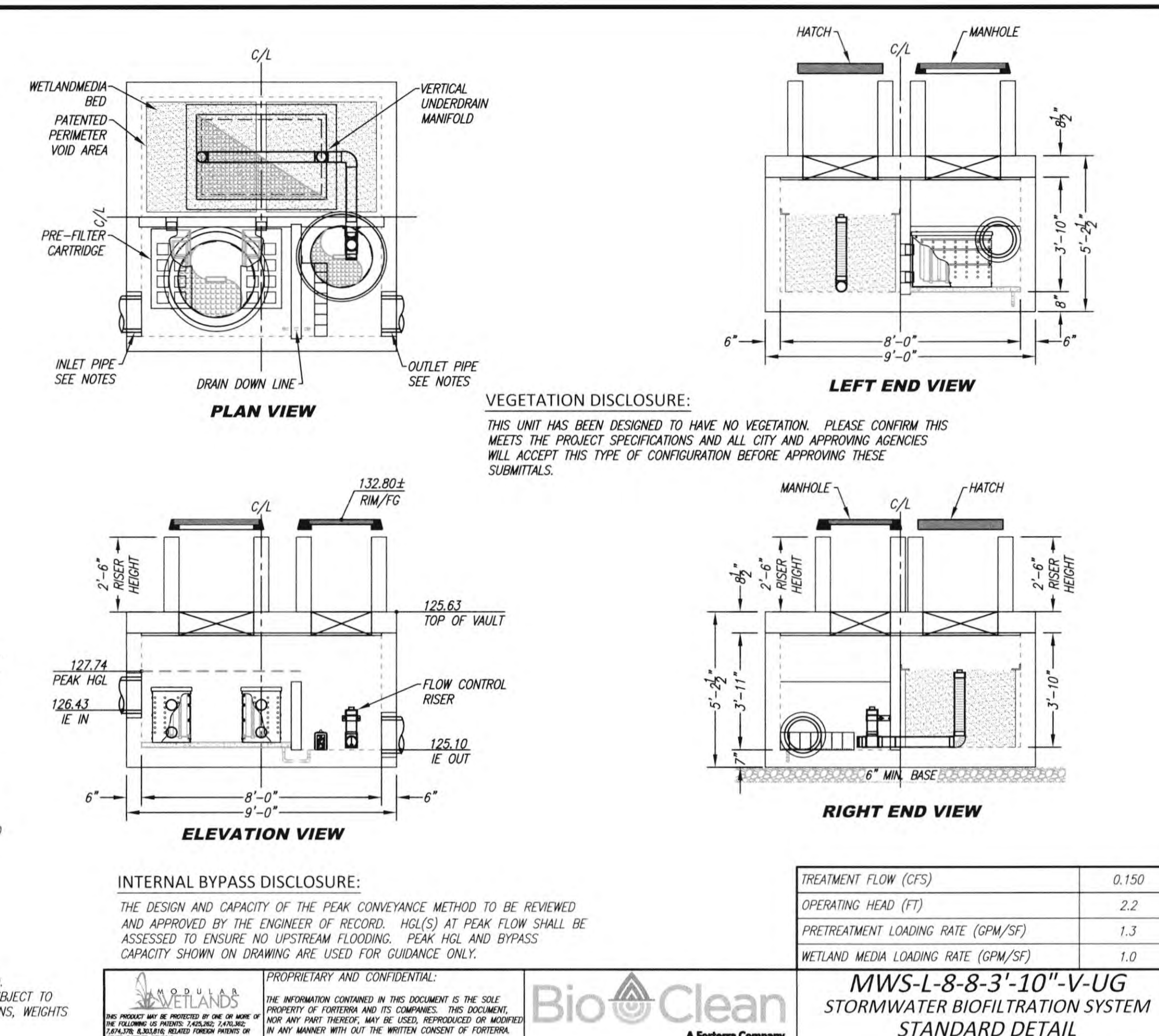
- USE TYPE II/V CEMENT
- P.C.C. SHALL BE CLASS 560-C-3250
- LIGHT BROOM FINISH

**NEWPORT BEACH LIBRARY
LECTURE HALL**
998 AVOCADO AVENUE
NEWPORT BEACH, CA 92660

SITE SPECIFIC DATA			
PROJECT NUMBER	11069		
PROJECT NAME	NEWPORT BEACH LIBRARY LECTURE HALL		
PROJECT LOCATION	NEWPORT BEACH, CA		
STRUCTURE ID	N/A		
TREATMENT REQUIRED			
VOLUME BASED (CF)	FLOW BASED (CFS)		
N/A	0.150		
TREATMENT HGL AVAILABLE (FT)	2.2		
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	2.52		
PIPE DATA			
I.E.	MATERIAL	DIAMETER	
INLET PIPE 1	PVC	12"	
OUTLET PIPE	PVC	12"	
PRETREATMENT			
RIM ELEVATION	132.80	132.80	132.80
SURFACE LOAD	HS20	HS20	HS20
FRAME & COVER	#30"	30" X 48"	#24"
WETLAND MEDIA VOLUME (CY)	2.58		
ORIFICE SIZE (DIA. INCHES)	#1.95"		

- INSTALLATION NOTES**
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND ACCESSORIES REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
 - UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
 - CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. PIPES CANNOT INTRUDE BEYOND FLUSH. INLET OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER-TIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
 - CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL PIPES, RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO USE GROUT AND/OR BRICKS TO MATCH COVERS WITH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
 - VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
 - CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.

- GENERAL NOTES**
- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.



INTERNAL BYPASS DISCLOSURE:
THE DESIGN AND CAPACITY OF THE PEAK CONVEYANCE METHOD TO BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD. HGL'S AT PEAK FLOW SHALL BE ASSESSED TO ENSURE NO UPSTREAM FLOODING. PEAK HGL AND BYPASS CAPACITY SHOWN ON DRAWING ARE USED FOR GUIDANCE ONLY.

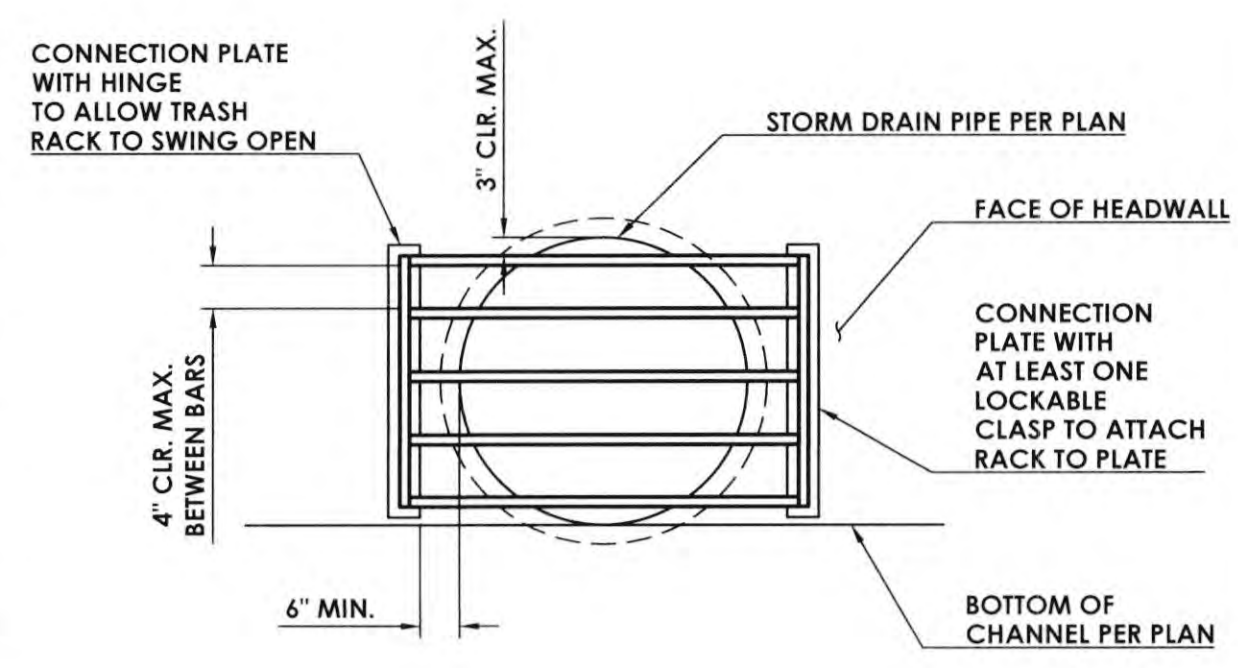
PROPRIETARY AND CONFIDENTIAL:
THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE SOLE PROPERTY OF BIO CLEAN AND IS CONFIDENTIAL. THIS DOCUMENT AND ANY PART THEREOF MAY BE COPIED, REPRODUCED OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF BIO CLEAN.

Bio Clean
A Forterra Company
MWS-L-8-8-3'-10"-V-UG
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

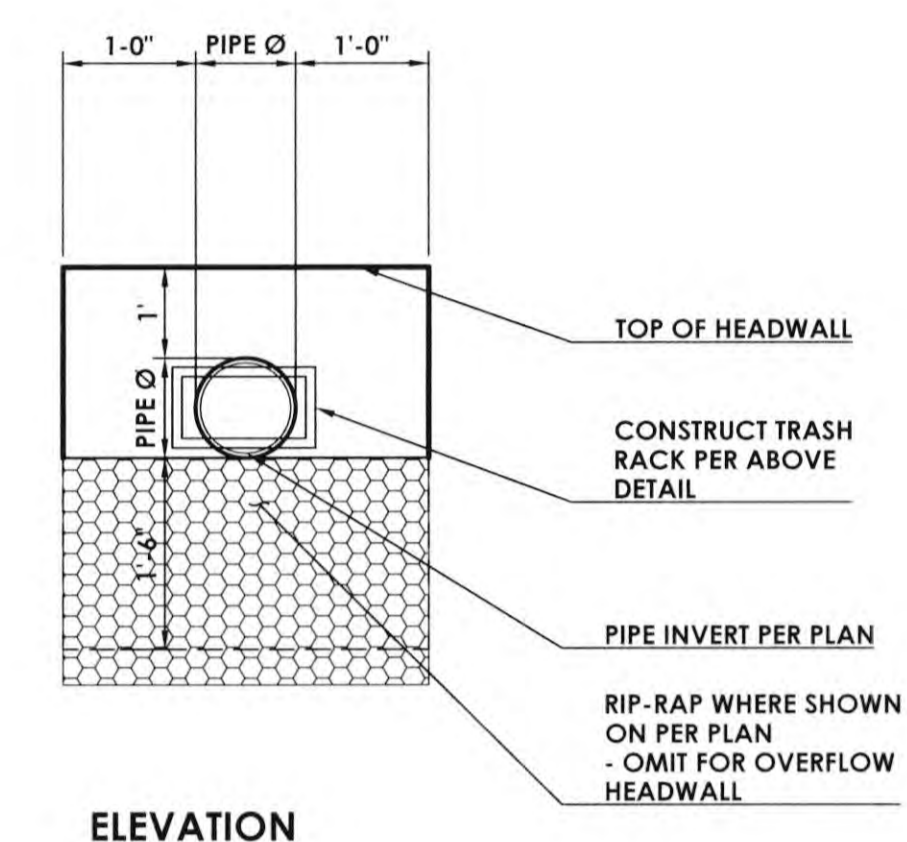


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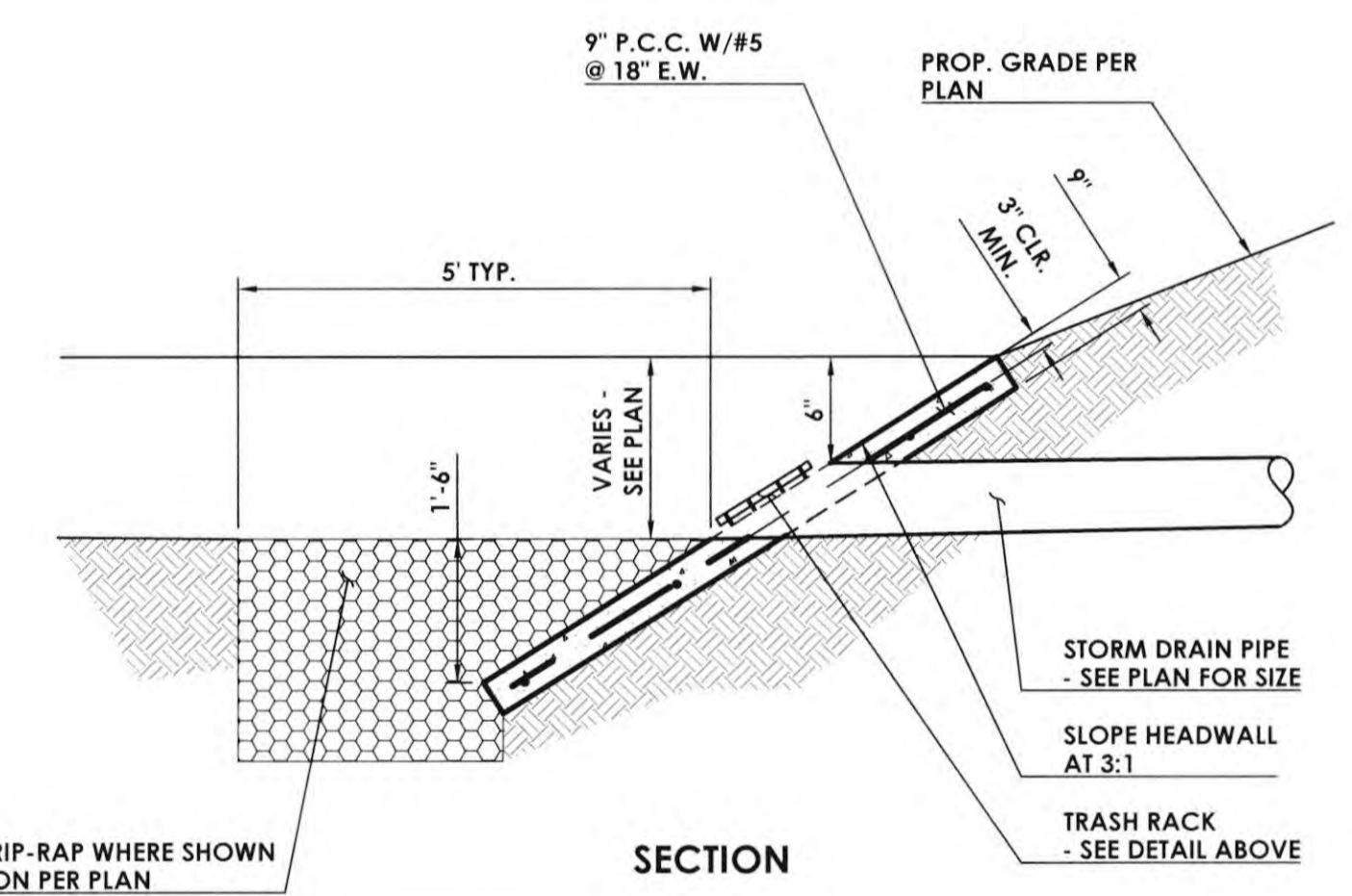
- TRASH RACKS SHALL BE CONSTRUCTED WITH RECTANGULAR SMOOTH STEEL TUBE WITH A MIN. 1-INCH BY 0.5-INCH BY 1/4 GA CROSS SECTION. THE TUBE STEEL SHALL MEET THE ASTM A513 REQUIREMENTS. THE HEADWALL CONNECTION PLATES SHALL BE 1/2-INCH X 6-INCH PLATE AND SHALL BE A36 STEEL. THE HEADWALL CONNECTION BOLTS SHALL BE 1/2-INCH RED HEAD WEDGE ANCHOR BOLTS (ICC-ES ACT'FS) AND SHALL BE DRIVEN TO A MIN. DEPTH OF 4-INCHES INTO CONCRETE.
- ALL TRASH RACK COMPONENTS SHALL HAVE A CORROSION PROTECTIVE FINISH (HOT-DIPPED GALVANIZED).
- ALL WELDS SHALL BE 1/2-INCH WELDS.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS TO THE CITY FOR APPROVAL PRIOR TO CONSTRUCTION.



TRASH RACK



ELEVATION



SECTION

NOTE TO CONTRACTOR:
ALL CONC. FLATWORK AND VISIBLE DRAINAGE STRUCTURES TO BE FINISHED AND COLORED CONSISTENTLY PER SPECIFICATIONS. HEADWALL TO BE FINISHED WITH NATURA STAIN. VERIFY COLOR AND FINISH WITH LANDSCAPE ARCHITECT AND SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.

SPECIFICATIONS:

- CONCRETE: $F_c = 3,250$ p.s.i., TYPE V
- STEEL: ASTM A615, G60
- POUR FOOTING AGAINST UNDISTURBED OR COMPACTED SOIL

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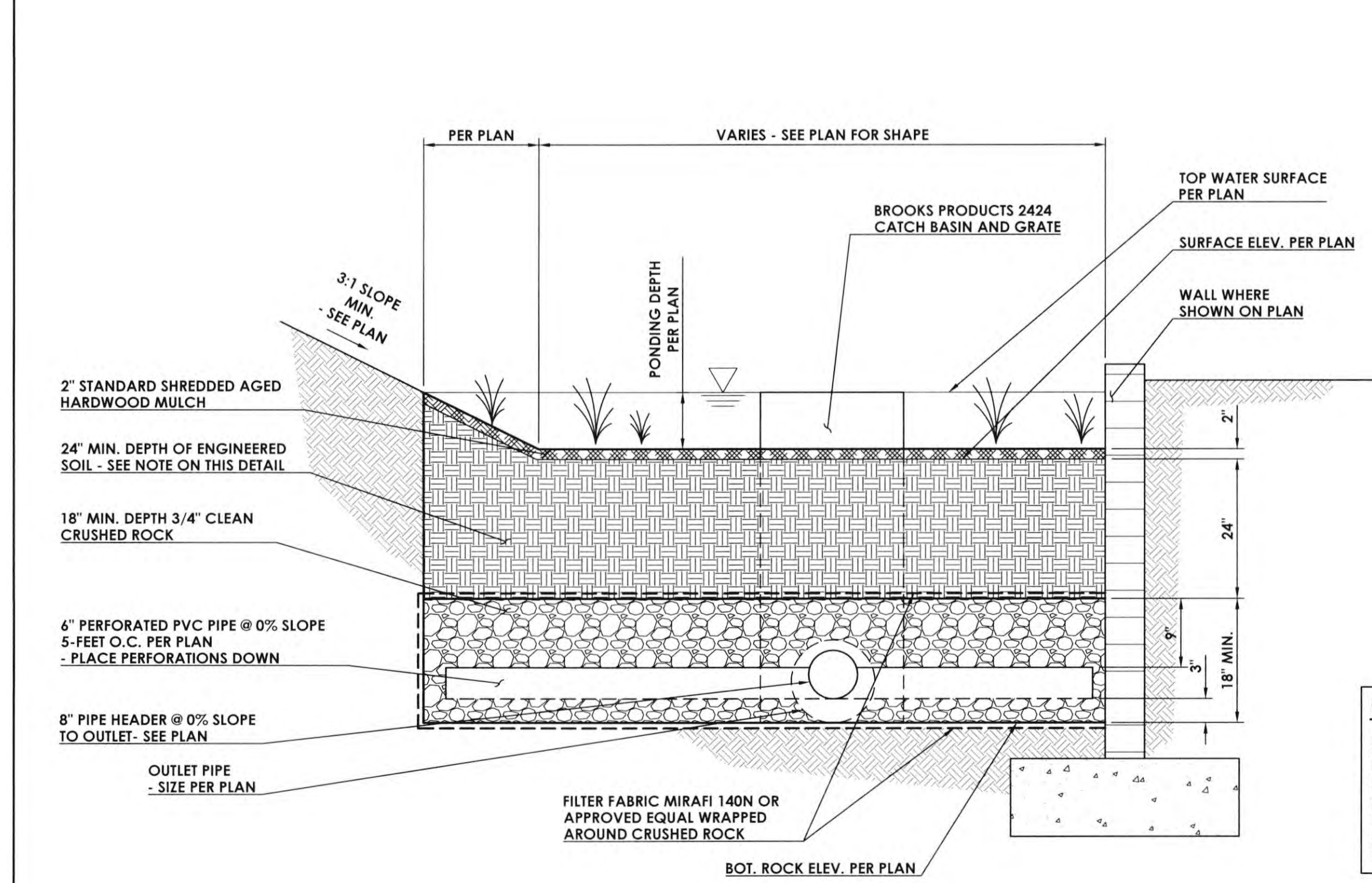
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3 MWS BIOFILTRATION SYSTEM

2 CONCRETE HEADWALL W/TRASH RACK

SCALE: N.T.S.

SCALE: N.T.S.



ENGINEERED SOIL MEDIA REQUIREMENTS

THE ENGINEERED SOIL MEDIA SHALL BE COMPRISED OF 85% MINERAL COMPONENT AND 15% ORGANIC COMPONENT, BY VOLUME. DRUM MIXED PRIOR TO PLACEMENT. THE MINERAL COMPONENT SHALL BE A CLASS A SANDY LOAM TOPSOIL THAT MEETS THE RANGE SPECIFIED IN THE TABLE BELOW. THE ORGANIC COMPONENT (NO COMPOST) SHALL BE NITROGEN STABILIZED, SUCH THAT NITROGEN DOES INTO LEACH FROM THE MEDIA.

THE TRIP TICKET, OR CERTIFICATE OF COMPLIANCE, SHALL BE MADE AVAILABLE TO THE INSPECTOR TO PROVE THE ENGINEERED MIX MEETS THIS SPECIFICATION.

MINERAL COMPONENT RANGE REQUIREMENTS		
PERCENT	RANGE	COMPONENT
70-80		SAND
15-20		SILT
5-10		CLAY

NOTE TO CONTRACTOR:
DURING BASIN CONSTRUCTION, PRECAUTIONS MUST BE TAKEN TO PREVENT ENGINEERED SOIL BED COMPACTION BY CONSTRUCTION EQUIPMENT AND SEDIMENT CONTAMINATION BY RUNOFF. BASIN EXCAVATION AND ENGINEERED SOIL PLACEMENT SHOULD BE PERFORMED WITH EQUIPMENT PLACED OUTSIDE THE BASIN BOTTOM WHENEVER POSSIBLE. LIGHT EARTH MOVING EQUIPMENT WITH OVERSTATED TIRES OR TRACKS SHOULD BE UTILIZED WHEN THE BASIN MUST BE ENTERED.

REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022



JOB NO.: 115.03
DRAWN BY: STAFF
DATE: 10/31/2022
CITY PROJECT NO.:
TITLE: DETAIL SHEET
SHEET: C-0.03

1 BIORETENTION AREA WITH UNDERDRAIN

SCALE: N.T.S.

DEMOLITION GENERAL NOTES:

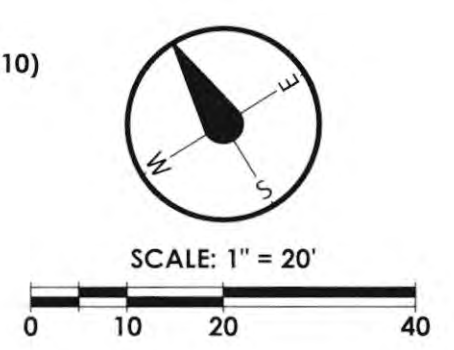
1. A SURVEY OF EXISTING CONDITIONS SHALL BE PERFORMED AND CORRELATED WITH REQUIREMENTS INDICATED TO DETERMINE AND VERIFY THE EXTENT OF DEMOLITION REQUIRED.
2. CONTRACTOR SHALL RECORD EXISTING CONDITIONS BY USE OF PRE-CONSTRUCTION PHOTOGRAPHS, PRE-CONSTRUCTION VIDEOS/APES, AND DRAWINGS AS APPROPRIATE.
3. A SURVEY SHALL BE PERFORMED AS WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM DEMOLITION ACTIVITIES.
4. CONTRACTOR SHALL KEEP INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND REINSTALLED AND ITEMS TO BE REMOVED AND SALVAGED.
5. CONTRACTOR SHALL COORDINATE WITH THE OWNER THE STORAGE AND DELIVERY OF ITEMS TO BE REINSTALLED AND ITEMS TO BE REMOVED AND SALVAGED.
6. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AS THE FIRST ITEM OF WORK AND PROTECT THEM FROM DAMAGE. NOTIFY OWNER IMMEDIATELY IF DAMAGE OCCURS AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS.
7. WHEN UNANTICIPATED ELECTRICAL, STRUCTURAL OR OTHER ELEMENTS INCLUDING STORM DRAIN, WATER AND SEWER LINES THAT CONFLICT WITH INTENDED DESIGN ARE ENCOUNTERED, CONTRACTOR SHALL INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF CONFLICT AND CONTRACTOR SHALL PROMPTLY SUBMIT A WRITTEN REPORT TO THE ENGINEER.
8. CONTRACTOR SHALL LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED AND:
 - SHALL ARRANGE TO SHUT OFF INDICATED UTILITIES WITH UTILITY COMPANIES.
 - IF SERVICES/SYSTEMS ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, BEFORE PROCEEDING WITH DEMOLITION CONTRACTOR SHALL PROVIDE TEMPORARY SERVICES/SYSTEMS THAT BYPASS AREA OF DEMOLITION AND THAT MAINTAIN CONTINUITY OF UTILITIES/SYSTEMS TO OTHER PARTS OF BUILDING AND SITE.
 - SHALL CUT OFF PIPE OR CONDUIT IN WALLS TO BE REMOVED. CAP, VALVE, OR PLUG AND SEAL REMAINING PORTION OF PIPE OR CONDUIT AFTER BYPASSING, WHERE ENTIRE WALL IS TO BE REMOVED. EXISTING SERVICES/SYSTEMS MAY BE REMOVED WITH REMOVAL OF THE WALL. CONTRACTOR SHALL CUT OFF PIPE OR CONDUIT SO IT WILL NOT BE VISIBLE IN FINISHED CONSTRUCTION.
9. CONTRACTOR SHALL PROTECT EXISTING SERVICES/SYSTEMS INDICATED AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
10. INACTIVE OR ABANDONED UTILITIES SHALL BE DISCONNECTED, REMOVED, AND PLUGGED OR CAPPED SUBJECT TO THE LOCAL GOVERNING AGENCIES.
11. ACTIVE UTILITIES SHALL BE PROTECTED BY AND AT THE EXPENSE OF THE CONTRACTOR. KEEP ANY REQUIRED UTILITY IN OPERATING CONDITION DURING THE ENTIRE PERIOD OF WORK, INCLUDING EXISTING IRRIGATION SYSTEMS FOR LANDSCAPE MAINTENANCE.
12. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT KNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN BY THE CONTRACTOR. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. ASSUME RESPONSIBILITY FOR ALL NECESSARY REVISION DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
13. CONTRACTOR SHALL CONDUCT DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
14. CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTIVE MEASURES TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN AND:
 - SHALL PROVIDE TEMPORARY WEATHER PROTECTION, DURING THE INTERVAL BETWEEN DEMOLITION OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND NEW CONSTRUCTION, TO PREVENT WATER LEAKAGE AND DAMAGE TO STRUCTURE AND INTERIOR AREAS.
 - SHALL PROTECT WORK THAT IS TO REMAIN OR THAT IS EXPOSED DURING DEMOLITION OPERATIONS.
 - SHALL COVER AND PROTECT EQUIPMENT THAT HAS NOT BEEN REMOVED.
 - CONTRACTOR SHALL PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES THAT REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED. CONTRACTOR SHALL STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF DEMOLITION.
15. DEMOLITION AND REMOVAL WORK SHALL BE CAREFULLY PERFORMED TO AVOID DAMAGE TO EXISTING TREES NOTED ON THE PLANS TO REMAIN.
16. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ADOPTED EDITIONS OF THE UNIFORM BUILDING CODE, THE AMERICANS WITH DISABILITIES ACT, AND ALL OTHER APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
17. CONTRACTOR SHALL USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN THE LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:
 - SHALL NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED, USING CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERS AND CHIPPING, TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES. TEMPORARILY COVER OPENINGS TO REMAIN.
 - SHALL CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
 - SHALL NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. AT CONCEALED SPACES, SUCH AS DUCT AND PIPE INTERIORS, VERIFY CONDITION AND CONTENTS OF HIDDEN SPACE BEFORE STARTING FLAME-CUTTING OPERATIONS. MAINTAIN FIRE WATCH AND PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
 - SHALL MAINTAIN ADEQUATE VENTILATION WHEN USING CUTTING TORCHES.
 - SHALL REMOVE DECADED, TERMITES-INFESTED, VERMIN-INFESTED, OR OTHERWISE DANGEROUS OR UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.
 - SHALL LOCATE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON STRUCTURES TO REMAIN.
18. CLEAR THE SITE OF GRASS, WEED GROWTH, RUBBISH, DEBRIS, PAVEMENT, CONCRETE, INACTIVE OR ABANDONED FACILITIES (VERIFIED BY THE AGENCY), THAT ARE TO BE REMOVED FOR CONSTRUCTION OF THE SITE IMPROVEMENTS TO THE LIMITS AND DEPTHS SHOWN ON THE PLANS.
19. ABANDONED UNDERGROUND FACILITIES (VERIFIED BY THE AGENCY), ROOTS THREE INCHES IN DIAMETER AND LARGER, AND ROCKS AND BROKEN MASONRY LARGER THAN 4 INCHES IN ANY DIMENSION SHALL BE REMOVED TO A MINIMUM DEPTH OF 12" BELOW FINISH GRADE.
20. ALL DELETERIOUS MATERIALS WITHIN THE LIMITS OF THE WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, WHO SHALL MAKE ALL NECESSARY ARRANGEMENTS AND PAY ALL RELATED COSTS.
21. CONTRACTOR SHALL REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM AT THE CONTRACTOR'S EXPENSE IN AN EPA-APPROVED LANDFILL AND:
 - SHALL NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
 - SHALL REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
22. CONTRACTOR SHALL NOT BURN DEMOLISHED MATERIALS.
23. CONTRACTOR SHALL CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS AND RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE DEMOLITION OPERATIONS BEGAN.

DEMOLITION NOTES

- 1 REMOVE EXISTING TREE AND ROOT BALL (COMPLETE) AND DISPOSE
- 2 PROTECT EXISTING TREE IN PLACE
- 3 SAWCUT AND REMOVE EXISTING A.C. PAVING AND A.B. (COMPLETE) AND DISPOSE
- 4 SAWCUT AND REMOVE EXISTING CONCRETE SIDEWALK OR PAD (COMPLETE) AND DISPOSE
- 5 PROTECT IN PLACE
- 6 REMOVE EXISTING PAVERS (COMPLETE) AND DISPOSE - VERIFY
- 7 REMOVE EXISTING LANDSCAPE IRRIGATION AND CAP AT LIMITS OF DEMOLITION (COMPLETE) AND DISPOSE - VERIFY EXTENT AND RECONNECTION WITH IRRIG. PLANS - CONTRACTOR TO COORDINATE WITH CITY LANDSCAPE DEPT.
- 8 REMOVE EXIST. FIRE HYDRANT (COMPLETE) AND DISPOSE
- 9 SAWCUT AND REMOVE EXISTING CURB RAMP (COMPLETE) AND DISPOSE
- 10 REMOVE EXISTING CURB AND/OR CURB & GUTTER (COMPLETE) AND DISPOSE
- 11 EXISTING ELECTRICAL/CATV/PHONE VAULT/LINE - SEE ELECTRICAL PLANS FOR CONDUIT RE-ROUTING/CAPPING
- 12 REMOVE LIGHT POLE, BASE, FOOTING, PULL BOX, CONDUIT AND CONDUCTORS, ETC. (COMPLETE) - SEE ELECTRICAL PLANS FOR CONDUIT RE-ROUTING/CAPPING
- 13 REMOVE EXIST. WALL W/FOOTING, SUBDRAIN, ETC. (COMPLETE) AND DISPOSE
- 14 REMOVE EXIST. CATCH BASIN (COMPLETE) AND DISPOSE
- 15 REMOVE EXIST. STORM DRAIN LINE (COMPLETE) AND DISPOSE
- 16 CAP EXIST. STORM DRAIN LINE - SEE SHEETS C-1.01 TO C-1.03 AND SD-1.01 FOR NEW CONNECTIONS
- 17 REMOVE EXIST. MISC. ITEM AS NOTED - COORD. SALVAGE OR DISPOSAL WITH CITY
- 18 SEE IRRIGATION PLANS FOR DISPOSITION
- 19 REMOVE EXIST. WATER LINE (COMPLETE) AND DISPOSE
- 20 REMOVE EXIST. SEWER LINE (COMPLETE) AND DISPOSE
- 21 PLUG EXIST. WATER OR SEWER LINE FOR NEW CONNECTION - SEE SHEET C-2.01
- 22 REMOVE EXISTING TRELLIS AND COLUMNS UP TO EXISTING LIBRARY (COMPLETE) AND DISPOSE - SEE ____ FOR REFINISH OF EXISTING LIBRARY WALL
- 23 REMOVE EXIST. 'BRIDGE' AND WALL STRUCTURE W/FOOTING, SUBDRAIN, ETC. (COMPLETE) AND DISPOSE
- 24 REMOVE EXIST. WATER QUALITY BASIN INCLUDING SAND, GRAVEL, SUBDRAINAGE, DRAIN LINES (COMPLETE) AND DISPOSE
- 25 SAWCUT AND REMOVE EXISTING WALK AND MOW CURB (COMPLETE) AND DISPOSE
- 26 REMOVE EXISTING COURTYARD WALL WITH FOOTING AT THE LOCATION NOTED. SAVE THE EXISTING COURTYARD DEDICATION PLAQUE LOCATED AT THE EXISTING WALL FACING THE COURTYARD. SEE DETAIL 1.5 SHEET A.1.5 FOR REFINISHING OF EXISTING LIBRARY WALL
- 27 REMOVE EXISTING TRUNCATED DOMES AND PAVEMENT (COMPLETE) AND DISPOSE
- 28 SAWCUT AND REMOVE EXISTING PAVERS AND PAVEMENT (COMPLETE) AND DISPOSE

EROSION CONSTRUCTION NOTES:

- 90 INSTALL GRAVEL BAGS (SE-8)
 - 91 INSTALL GRAVEL BAGS AROUND AND FILTER FABRIC OVER CATCH BASIN (SE-10)
 - 92 INSTALL STABILIZED CONSTRUCTION ENTRANCE (TC-1)
 - 93 PROVIDE WIND EROSION (DUST) CONTROL (WE-1)
- LEGEND**
- GRAVEL BAGS (SE-8)
 - FILTER FABRIC OVER C.B. (SE-10)



NOTE TO CONTRACTOR:
REFER ALSO TO SHEET C-3.01 - EROSION CONTROL PLAN FOR NOTES AND DETAILS.

NOTE TO CONTRACTOR:
CONTRACTOR TO SCHEDULE A SITE WALK WITH THE CITY PRIOR TO START OF DEMOLITION TO VERIFY ALL ITEMS TO BE SALVAGED, DEDICATION PLAQUES TO BE SAVED, AND TREES TO BE REMOVED, PROTECTED, AND RELOCATED.

***** NOTE TO CONTRACTOR:**
CONTRACTOR TO PROVIDE CITY A PLAN FOR CONTINUED WATER AND SEWER SERVICE TO LIBRARY AND A SCHEDULE FOR DEMOLITION AND RECONNECTION OF EXISTING SEWER AND WATER LINES THAT SERVE THE EXISTING LIBRARY FOR APPROVAL PRIOR TO START OF DEMOLITION WORK.

NOTE TO CONTRACTOR:

- LOCATION OF EXISTING FACILITIES SHOWN HEREON ARE BASED ON THE EXISTING TOPOGRAPHIC SURVEY PERFORMED BY STARLIGHT SURVEYING, INC., DATED FEB. 2020, FIELD OBSERVATION AND A SEARCH OF AVAILABLE RECORDS AND MAY NOT REPRESENT ACTUAL CONDITIONS.
- CONTRACTOR MUST FIELD LOCATE ALL UTILITIES (LOCATION AND DEPTH) WITHIN WORK AREA AS A FIRST ITEM OF WORK AND VERIFY PROPOSED DESIGN IS VALID.
- CONTRACTOR SHALL PROTECT IN PLACE THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITY LINES.
- CONTRACTOR TO VERIFY AND INFORM THE CITY OF ANY FACILITIES ENCOUNTERED IN THE FIELD WHICH IS NOT SHOWN ON THIS PLAN, OR DIFFERS IN LOCATION OR SIZE, PRIOR TO REMOVAL.
- THE CITY WILL IDENTIFY AND REMOVE ANY ITEMS THEY WISH TO RETAIN PRIOR TO THE CONTRACTOR MOVE IN.

NOTE TO CONTRACTOR:
CONTRACTOR TO PROTECT ALL PLANTING/IRRIGATION NOT A PART OF SCOPE DURING CONSTRUCTION. EXISTING TREES, SHRUBS, AND TURF TO REMAIN NEED TO BE IRRIGATED DURING CONSTRUCTION. CONTRACTOR TO RECONNECT WITH CITY PRIOR TO CONSTRUCTION.

PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS BY THE CITY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF ANY UTILITY AND/OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OF RECORD OR NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
2. RELOCATION OR REMOVAL OF ANY EXISTING UTILITIES, UNLESS PERFORMED BY THE CITY OR THE RESPECTIVE UTILITY OWNERS, SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS AND THE CITY.

CONTRACTOR'S RESPONSIBILITY

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUS AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTORS AND SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND DESIGN PROFESSIONAL FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE DESIGN PROFESSIONAL.

LEGEND

- LIMITS OF DEMOLITION
- PROTECT LINE IN PLACE WITHIN DEMOLITION LIMITS
- ===== REMOVE EXIST. UTILITY LINE WITHIN DEMOLITION LIMITS
- ===== REMOVE EXIST. CURB/CURB & GUTTER WITHIN DEMOLITION LIMITS
- 6-FOOT TALL CONSTRUCTION FENCE - LOCATION MAY BE REVISED WITH CITY APPROVAL

NOTE TO CONTRACTOR:
ALL UTILITIES SHOULD BE SHUT OFF AND CAPPED PER UTILITY COMPANY REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY PRIOR TO COMMENCEMENT OF WORK.

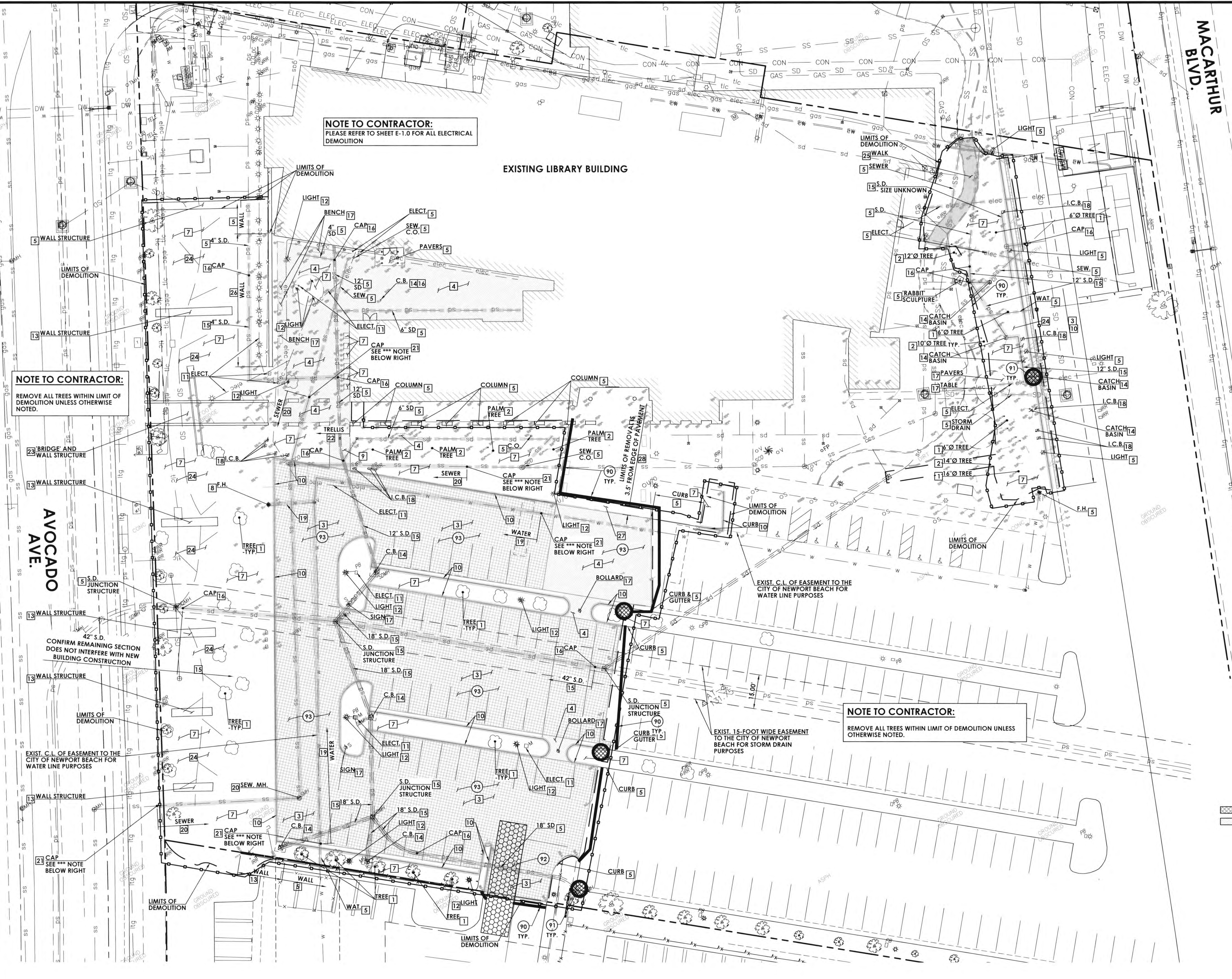
NOTE TO CONTRACTOR:
INSTALL 4-FOOT CHAIN LINK FENCE WITH WINDSCREEN AND GATES, WHERE NECESSARY, AROUND THE PERIMETER OF THE SITE AS NEEDED. CONTRACTOR SHALL SUBMIT CONSTRUCTION FENCING PLAN FOR CITY'S REVIEW AND APPROVAL PRIOR TO START OF WORK AND PROTECT THESE FENCES AND KEEP AREA FULLY SECURE DURING DEMOLITION.

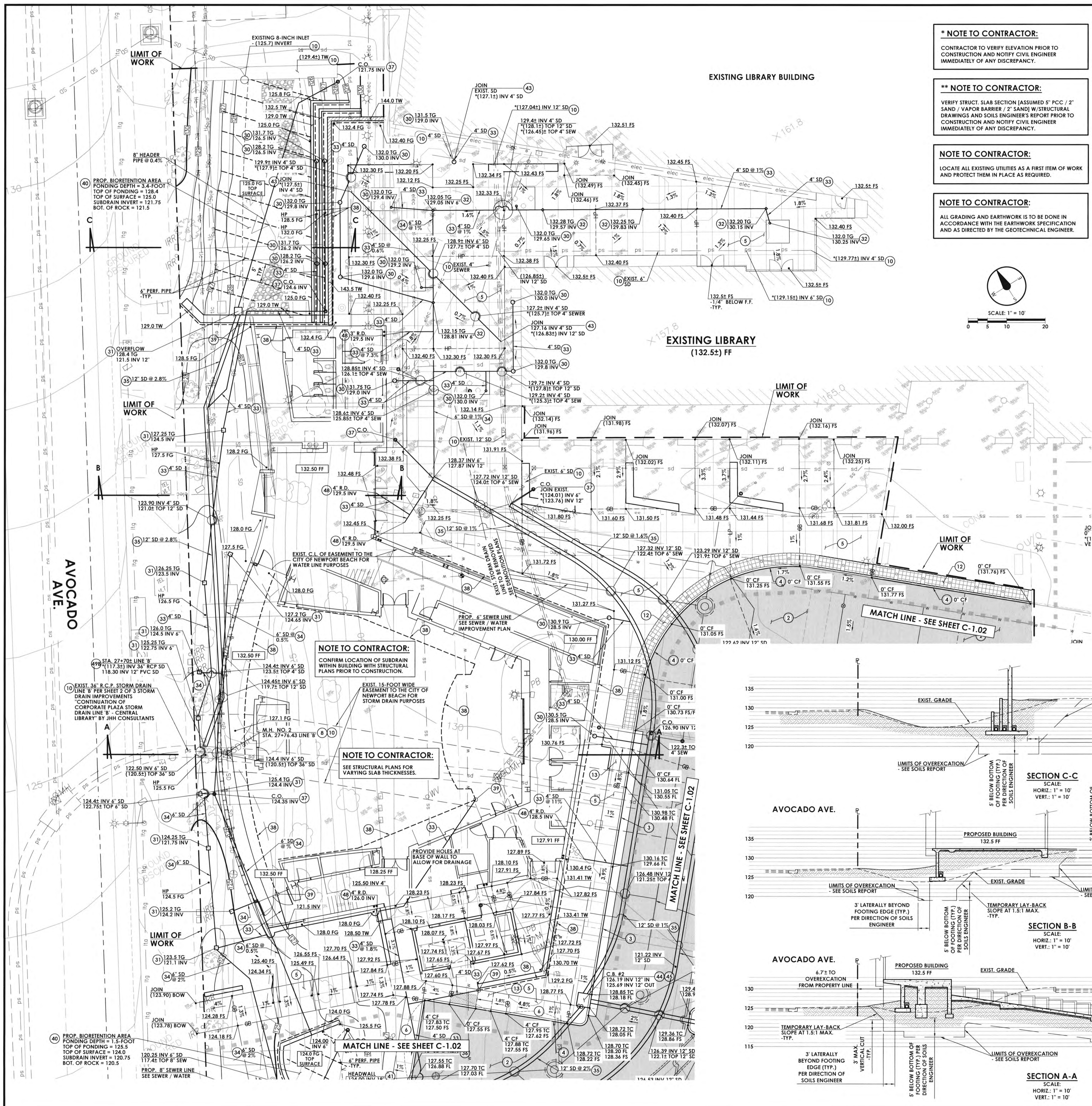
NOTE TO CONTRACTOR:
CONTRACTOR SHALL COMPLY WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND SHALL MAINTAIN A COPY ON SITE AT ALL TIMES.

NOTE TO CONTRACTOR:
PLEASE REFER TO SHEET E-1.0 FOR ALL ELECTRICAL DEMOLITION

NOTE TO CONTRACTOR:
REMOVE ALL TREES WITHIN LIMIT OF DEMOLITION UNLESS OTHERWISE NOTED.

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REMOVE ALL TREES WITHIN LIMIT OF DEMOLITION UNLESS OTHERWISE NOTED.



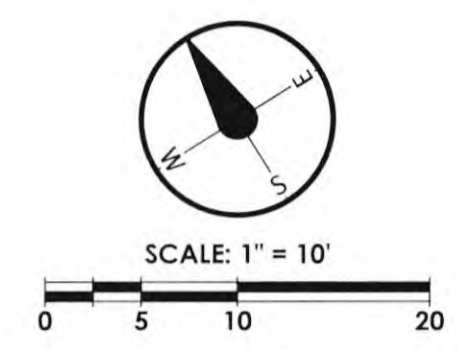


*** NOTE TO CONTRACTOR:**
 CONTRACTOR TO VERIFY ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCY.

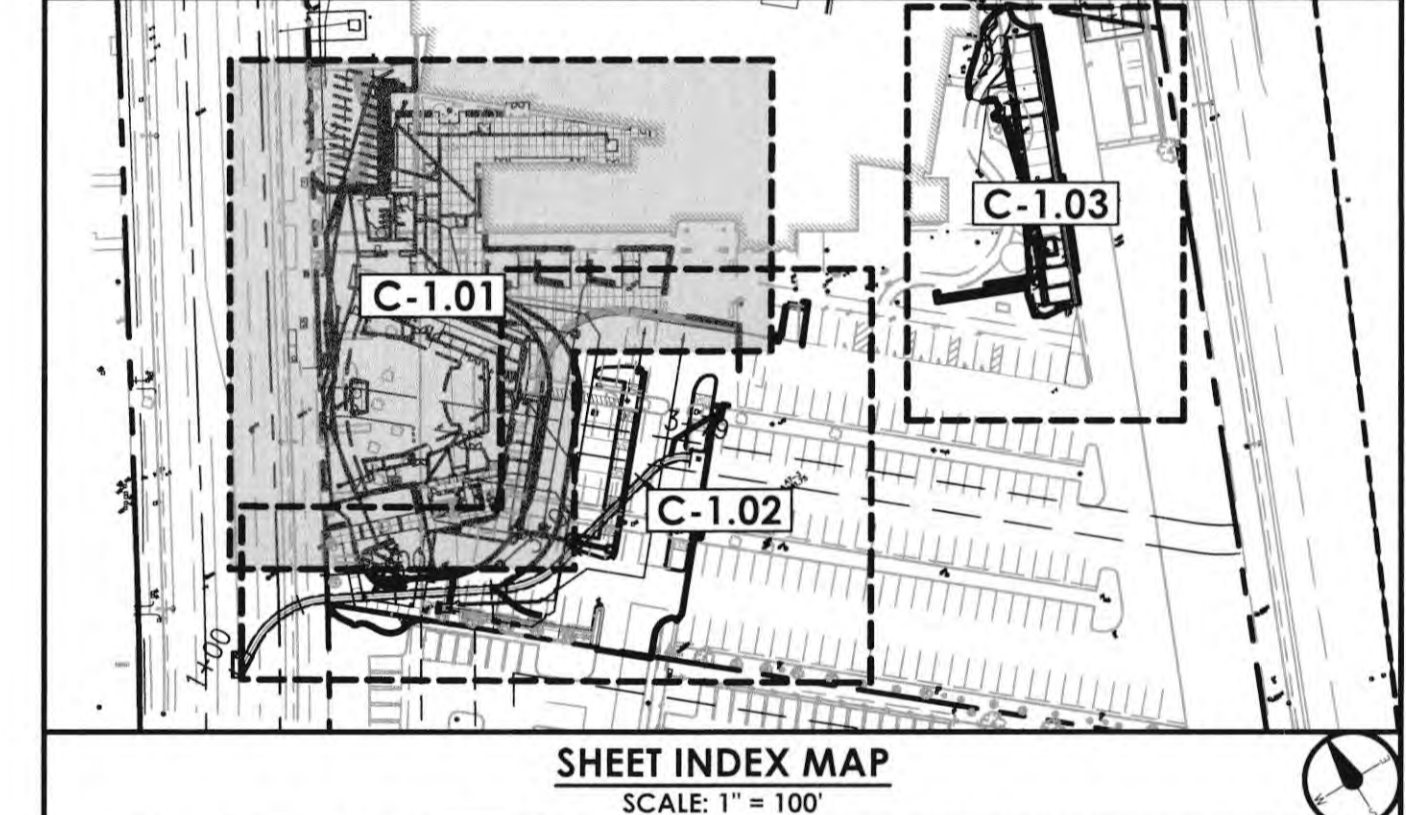
**** NOTE TO CONTRACTOR:**
 VERIFY STRUCT. SLAB SECTION (ASSUMED 5" PCC / 2" SAND / VAPOR BARRIER / 2" SAND) W/STRUCTURAL DRAWINGS AND SOILS ENGINEER'S REPORT PRIOR TO CONSTRUCTION AND NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCY.

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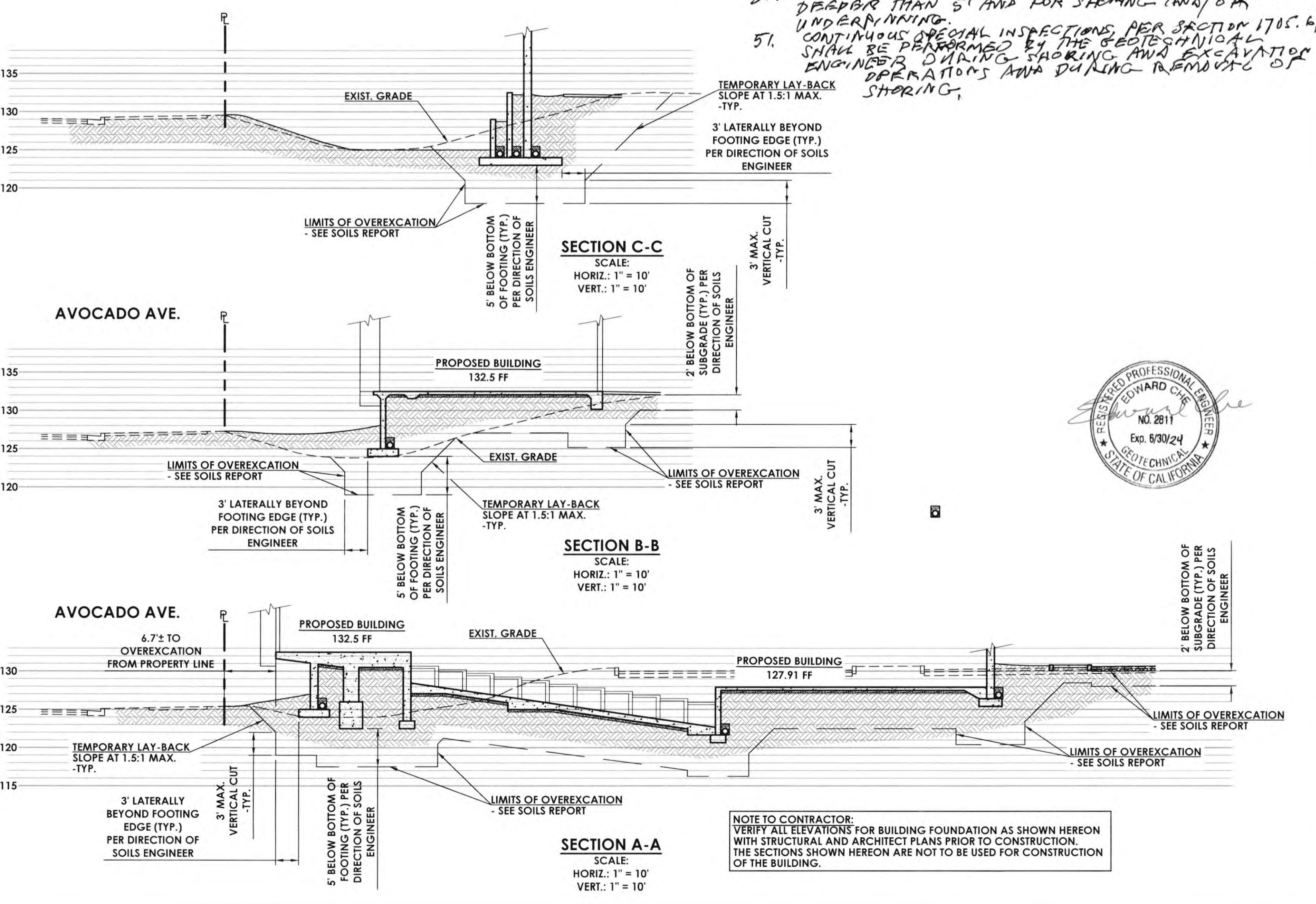
NOTE TO CONTRACTOR:
 ALL GRADING AND EARTHWORK IS TO BE DONE IN ACCORDANCE WITH THE EARTHWORK SPECIFICATION AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.



- CONSTRUCTION NOTES**
- GENERAL CONSTRUCTION NOTES**
- CONSTRUCT 4" A.C./4" A.B. PAVEMENT FOR PARKING STALLS - CONFIRM SECTION WITH SOILS ENGINEER
 - CONSTRUCT 4" A.C./4" A.B. PAVEMENT FOR DRIVE AISLES - CONFIRM SECTION WITH SOILS ENGINEER
 - CONSTRUCT TYPE A CURB & GUTTER PER CITY OF NEWPORT BEACH STD. DWG. NO. 182 - C.F. PER PLAN
 - CONSTRUCT TYPE B CURB PER CITY OF NEWPORT BEACH STD. DWG. NO. 182 - C.F. PER PLAN
 - CONSTRUCT WALK/SURFACE PER LANDSCAPE ARCHITECT'S PLANS
 - CONSTRUCT 0" TO 4" OR 4" TO 6" CURB FACE TRANSITION PER DETAIL 1, SHEET C-0.02
 - CONSTRUCT FULL-DEPTH A.C. PAVING PER DETAIL 2, SHEET C-0.02
 - ADJUST MANHOLE/UTILITY BOX/VAULT TO GRADE
 - CONSTRUCT 3-FOOT V-GUTTER PER DETAIL 3, SHEET C-0.02
 - PROTECT IN PLACE
 - CONSTRUCT U-GUTTER PER DETAIL 4, SHEET C-0.02
 - INSTALL TRUNCATED DOMES PER LANDSCAPE ARCHITECT'S PLANS
 - CONSTRUCT CURB ACCESS RAMP PER CITY OF NEWPORT BEACH STD. DWG. NO. 181 - CASE 'C' - TRUNC. DOMES PER PLAN
- STORM DRAIN CONSTRUCTION NOTES**
- CONSTRUCT ATRIUM DRAIN PER DETAIL 5, SHEET C-0.02
 - CONSTRUCT CATCH BASIN & GRATE DRAIN PER DETAIL 7, SHEET C-0.02
 - CONSTRUCT BRASS DECK DRAIN PER DETAIL 9, SHEET C-0.02
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 - CONSTRUCT 12" PVC SCH 40, STORM DRAIN PIPE, BEDDING PER DETAIL 10, SHEET C-0.02
 - CONSTRUCT 18" HDPE STORM DRAIN PIPE, BEDDING PER MANUFACTURER'S RECOMMENDATIONS
 - CONSTRUCT STORM DRAIN CLEANOUT PER DETAIL 6, SHEET C-0.02
 - CONSTRUCT SUBDRAIN PER DETAIL 8, SHEET C-0.02
 - CONNECT SUBDRAIN TO PVC STORM DRAIN LINE
 - CONSTRUCT BIORETENTION AREA WITH UNDERDRAIN PER DETAIL 1, SHEET C-0.03
 - CONSTRUCT HEADWALL WITH TRASH RACK PER DETAIL 2, SHEET C-0.03
 - CONSTRUCT MWS BIOHTRATION SYSTEM PER DETAIL 3, SHEET C-0.03
 - CONNECT TO EXIST. STORM DRAIN
 - CONSTRUCT CURB INLET TYPE DL-A PER CITY OF NEWPORT BEACH STD. DWG. NO. 300, L3'-6", H PER PLAN
 - CONSTRUCT LOCAL DEPRESSION PER CITY OF NEWPORT BEACH STD. DWG. NO. 306
 - CONSTRUCT GRATING CATCH BASIN - ALLEY PER SPPWC STD. PLAN 304-4, W=2'9", V PER PLAN
 - RECONNECT TO EXIST. STORM DRAIN - NOTE EXISTING STORM DRAIN ALIGNMENT/SIZE IS NOT KNOWN - CONTRACTOR TO VERIFY DESIGN AS A FIRST ITEM OF WORK AND NOTIFY CITY AND ENGINEER OF ANY DISCREPANCY
 - CONNECT TO ROOF DRAIN PER ARCHITECT PLANS
 - CONSTRUCT BLANKET PROTECTION FOR PIPES PER S.P.P.W.C. STD. PLAN 225-3
 - CONSTRUCT CONCRETE COLLAR PER CITY OF NEWPORT BEACH STD. DWG. NO. 324
 - CONSTRUCT JUNCTION STRUCTURE NO. 5 PER CITY OF NEWPORT BEACH STD. DWG. NO. 315, CASE 1



50. CALIFORNIA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING (N/A) OR UNDERPINNING.
 51. CONTINUOUS SPECIAL INSPECTIONS PER SECTION 1705.6 SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER DURING SHORING AND EXCAVATION OPERATIONS AND DURING REMOVAL OF SHORING.



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 NEWPORT BEACH, CA 92660

Project documents describe the design of work and are not a representation of the actual existing conditions. RCA+A and CIVITEC are not responsible for any discrepancies between project documents and the existing conditions.

REVISIONS

NO.	DESCRIPTION	DATE
1ST	BUILDING DEPT. SUBMITTAL	06/08/2022
2ND	BUILDING DEPT. SUBMITTAL	11/01/2022
3RD	BUILDING DEPT. SUBMITTAL	12/19/2022

REGISTERED PROFESSIONAL ENGINEER
 THOMAS E. CARCELL
 No. 2811
 Exp. 5/30/24
 CIVIL ENGINEER
 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
 THOMAS E. CARCELL
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 CIVIL ENGINEER
 STATE OF CALIFORNIA

JOB NO.: 115.03
 DRAWN BY: STAFF
 DATE: 12/19/2022
 CITY PROJECT NO.:
 TITLE: **PRECISE GRADING PLAN**
 SHEET: **C-1.01**

*** NOTE TO CONTRACTOR:**
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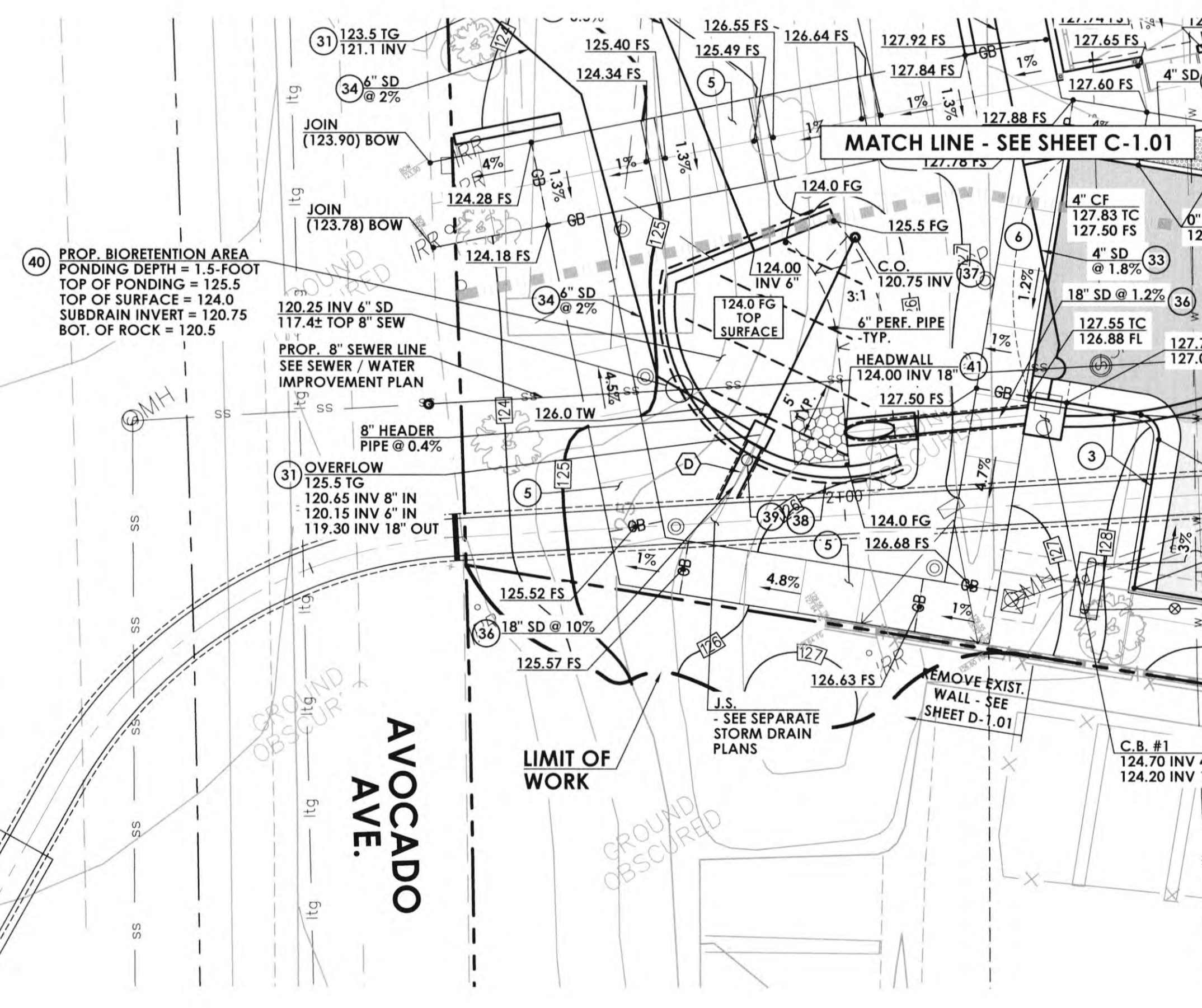
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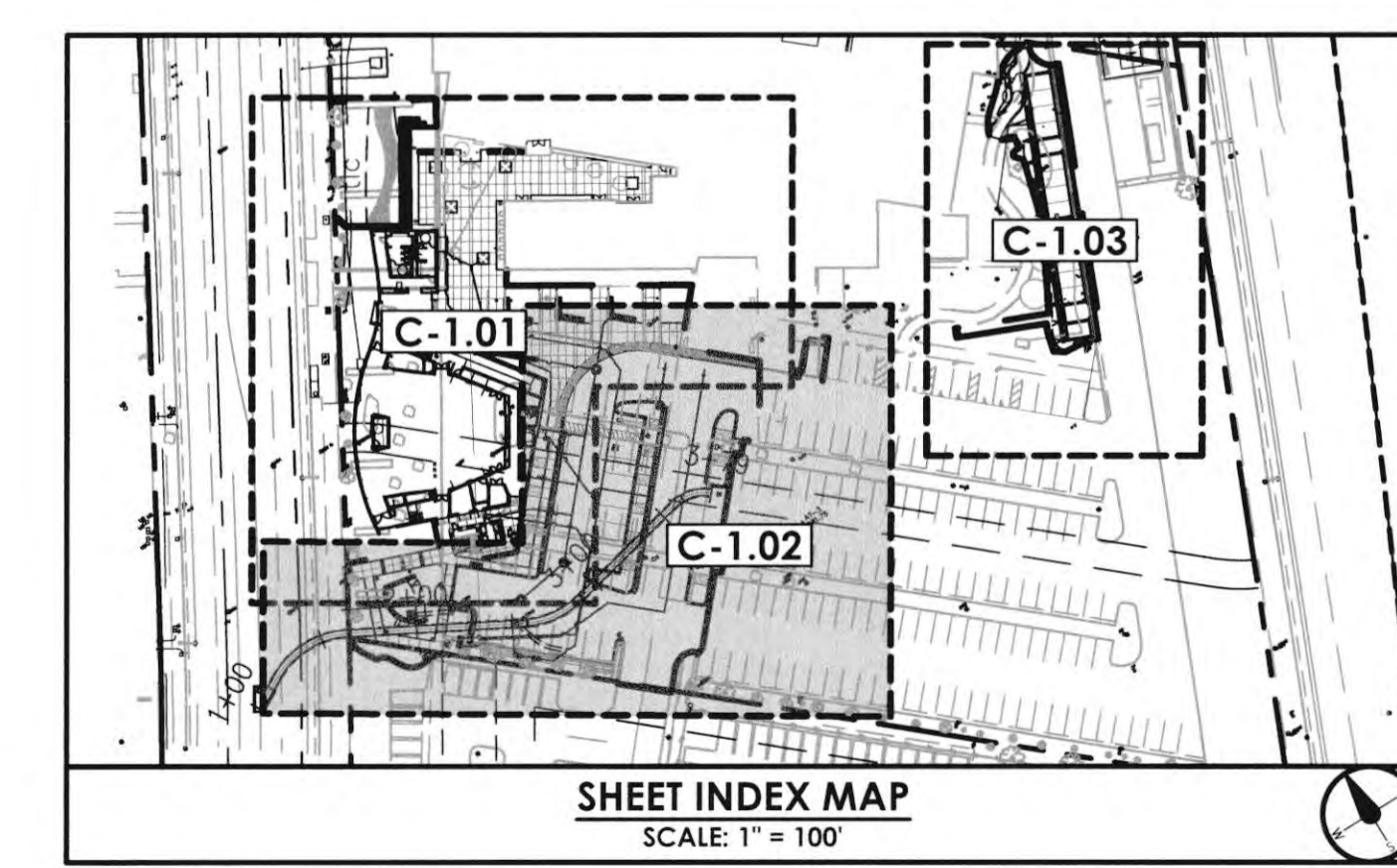
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 - CONSTRUCT LOCAL DEPRESSION PER CITY OF NEWPORT BEACH STD. DWG. NO. 304
 - CONSTRUCT GRATING CATCH BASIN - ALLEY, PER SPPWC STD. PLAN 304-4, W=2.95', V PER PLAN
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STORM DRAIN LINE/CURVE DATA			
NO.	BEARING/DELTA	RADIUS	LENGTH
(A)	N 14°14'45" W	-	11.10'
(B)	31°57'00"	22.50'	12.55'
(C)	N 48°13'45" W	-	3.76'
(D)	N 58°43'15" E	-	8.15'



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949.769.9381 F
robert@robertcoffee.com

CVTEC
CIVIL ENGINEERING CONSULTING
999 CORPORATE DR.
SUITE 100
LADERA RANCH, CA 92694
P: 949.463.8822
E: tecciv@cvtec.net
THOMAS R. CARCELLI, R.C.E. #87640

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LECTURE HALL**
998 AVOCADO AVENUE
NEWPORT BEACH, CA 92660

REVISIONS DATE
1ST BUILDING DEPT. SUBMITTAL 06/08/2022
2ND BUILDING DEPT. SUBMITTAL 11/01/2022
3RD BUILDING DEPT. SUBMITTAL 12/19/2022

JOB NO.: 115.03
DRAWN BY: STAFF
DATE: 12/19/2022
CITY PROJECT NO.:
TITLE: PRECISE GRADING PLAN
SHEET: C-1.02

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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

JOB NO.: 115.03
DRAWN BY: STAFF
DATE: 10/31/2022
CITY PROJECT NO.:
TITLE: PRECISE GRADING PLAN
SHEET:

C-1.03

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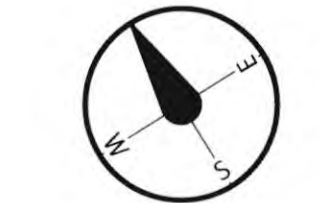
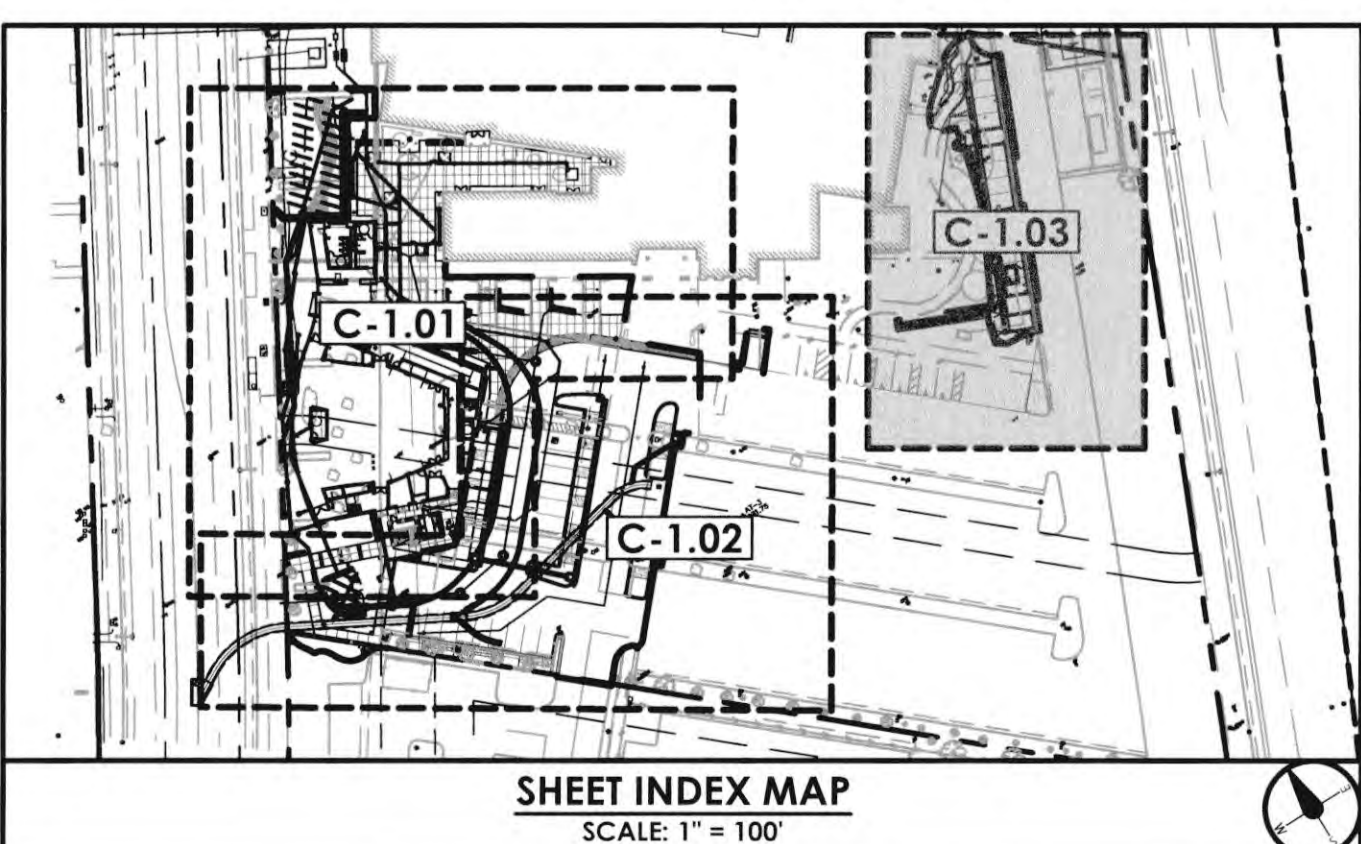
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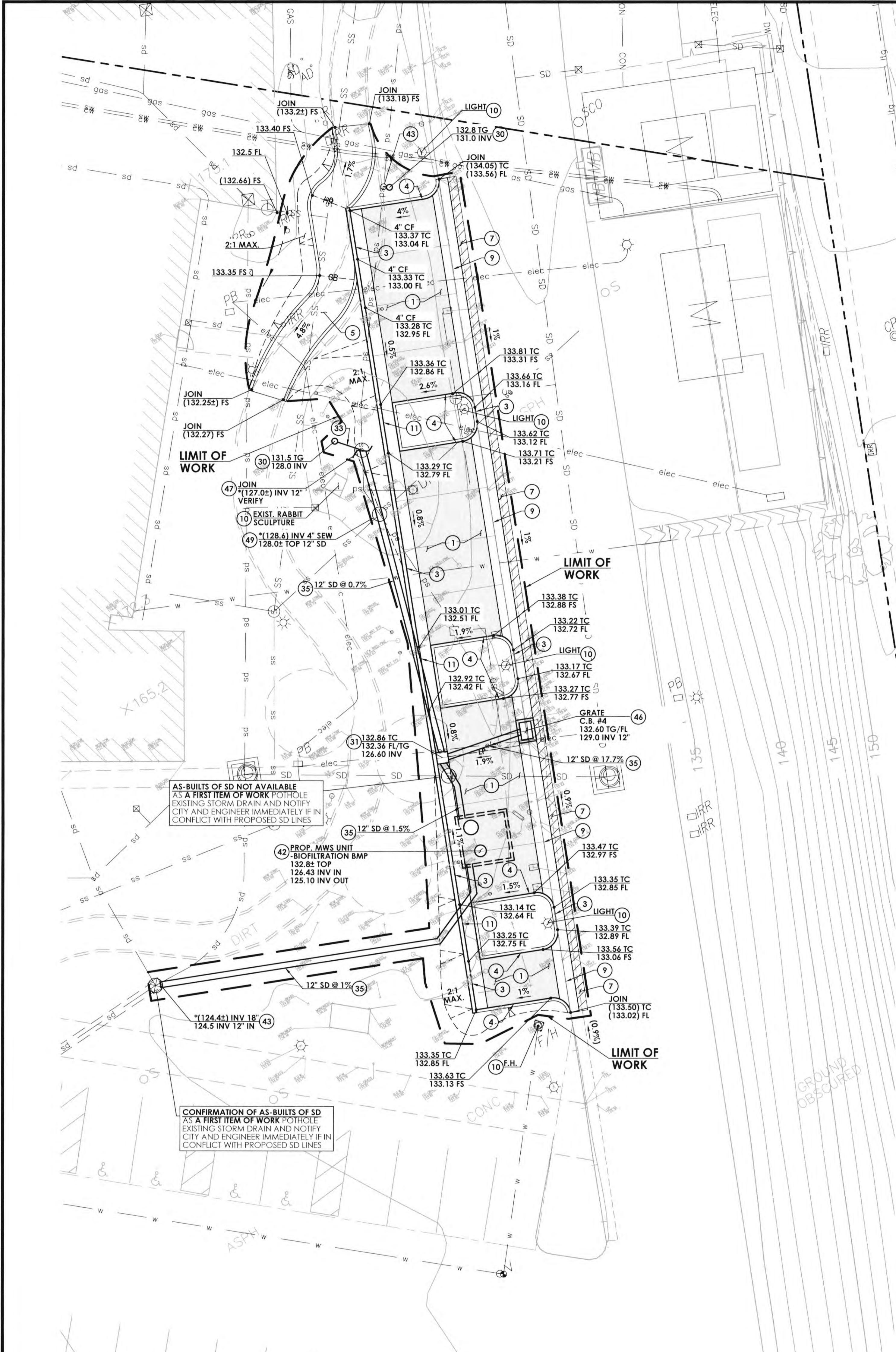
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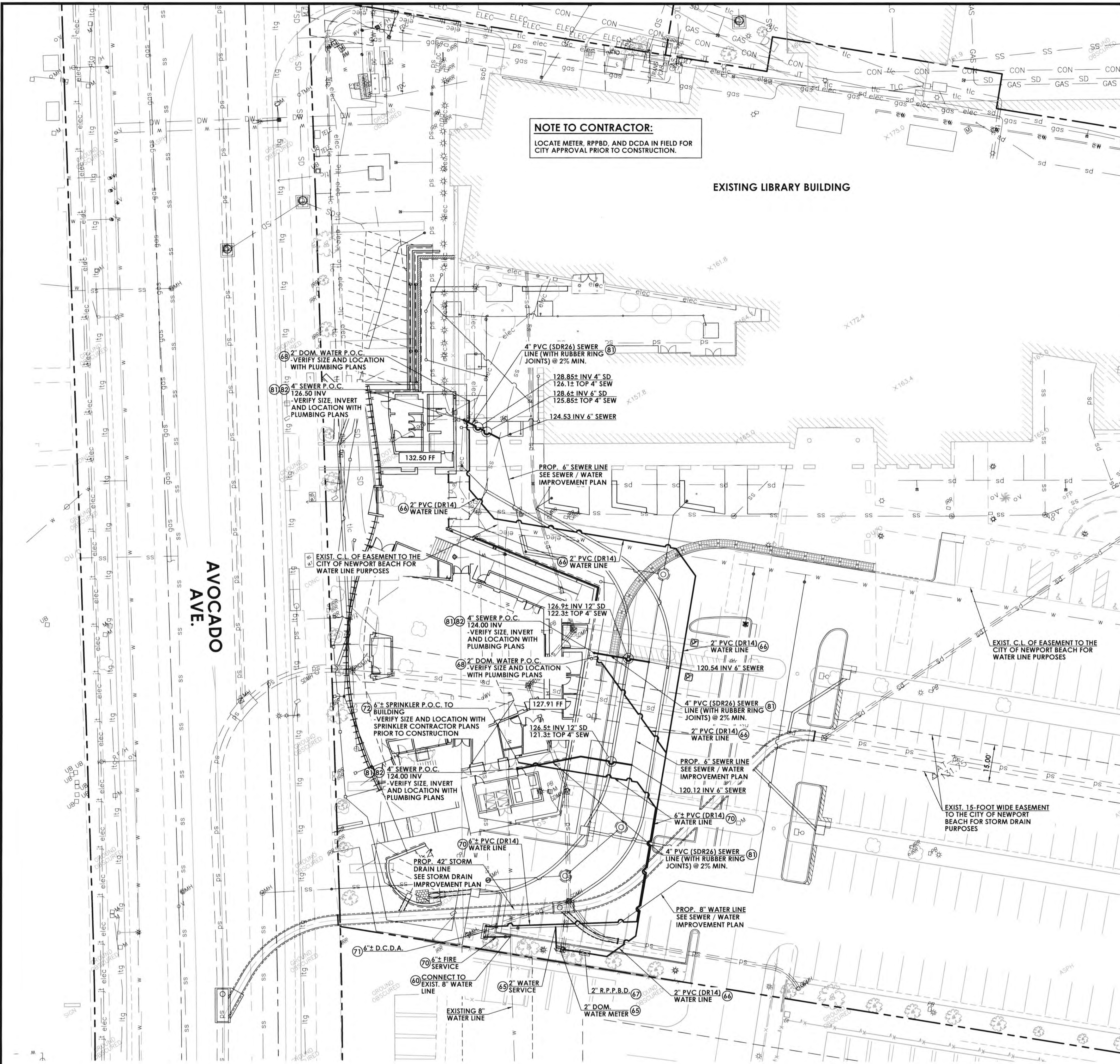
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 - 12 INSTALL TRUNCATED DOMES PER LANDSCAPE ARCHITECTS PLANS
 - 13 CONSTRUCT CURB ACCESS RAMP PER CITY OF NEWPORT BEACH STD. DWG. NO. 181 - CASE 'C' - TRUNC. DOMES PER PLAN
- STORM DRAIN CONSTRUCTION NOTES**
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SCALE: 1" = 10'
0 5 10 20





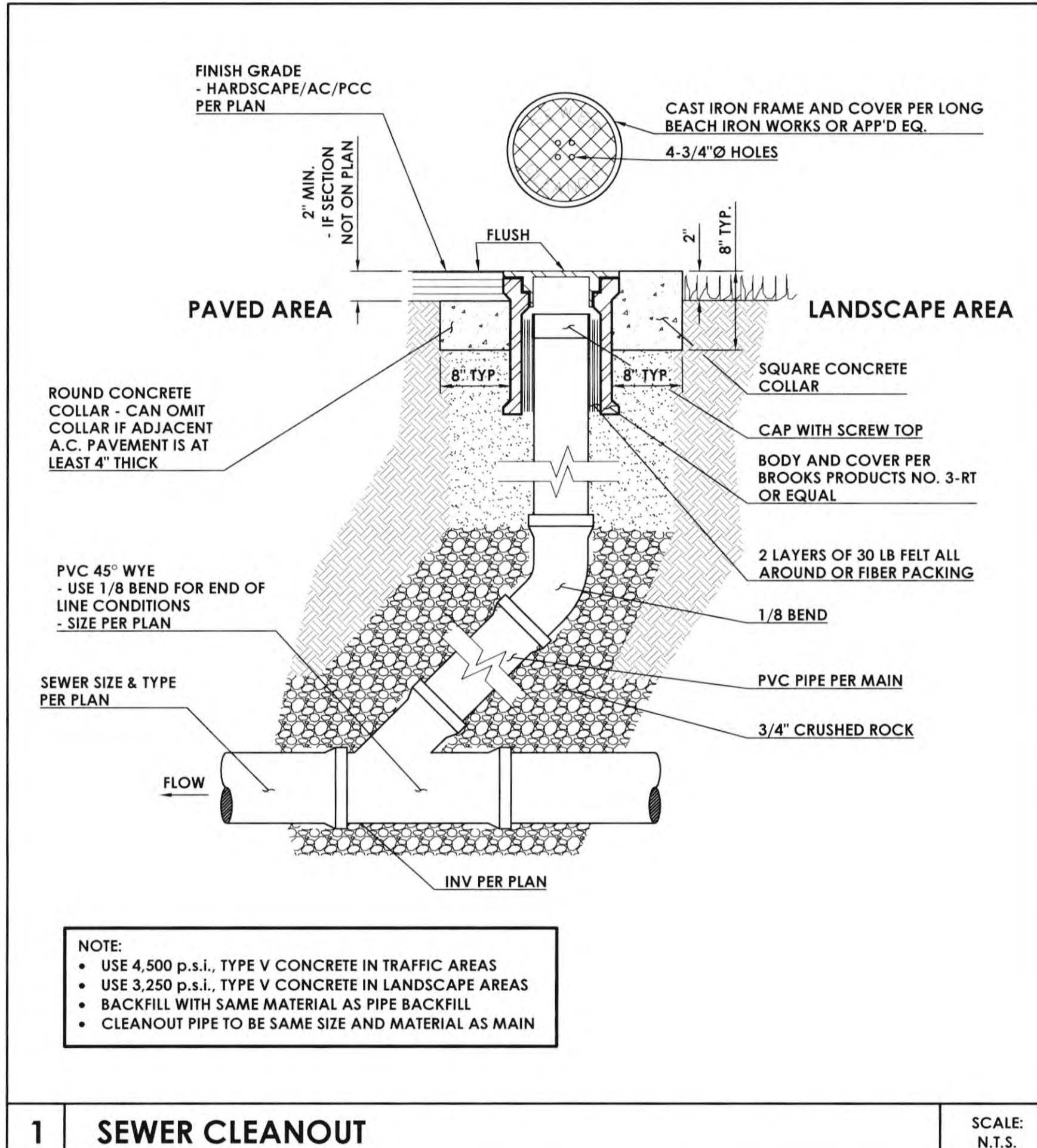
NOTE TO CONTRACTOR:
 LOCATE METER, RPPBD, AND DCDA IN FIELD FOR CITY APPROVAL PRIOR TO CONSTRUCTION.

EXISTING LIBRARY BUILDING

*** NOTE TO CONTRACTOR:**
 CONTRACTOR TO VERIFY ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY CITY AND CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCY.

NOTE TO CONTRACTOR:
 VERIFY EXACT SIZE, LOCATION AND INVERT OF BUILDING SEWER P.O.C. AND SIZE AND LOCATION OF BUILDING WATER P.O.C. WITH PLUMBING DRAWINGS PRIOR TO CONSTRUCTION AND COORDINATE INSTALLATION.

NOTE TO CONTRACTOR:
 LOCATE ALL EXISTING UTILITIES AS A FIRST ITEM OF WORK AND PROTECT THEM IN PLACE AS REQUIRED.



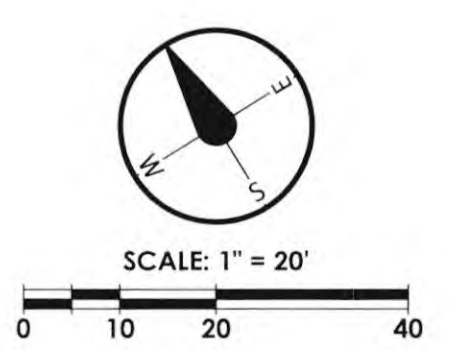
NOTE:
 • USE 4,500 p.s.i., TYPE V CONCRETE IN TRAFFIC AREAS
 • USE 3,250 p.s.i., TYPE V CONCRETE IN LANDSCAPE AREAS
 • BACKFILL WITH SAME MATERIAL AS PIPE BACKFILL
 • CLEANOUT PIPE TO BE SAME SIZE AND MATERIAL AS MAIN

1 SEWER CLEANOUT SCALE: N.T.S.

CONSTRUCTION NOTES/ESTIMATE OF QUANTITIES

NO.	DESCRIPTION	QUANTITY
GENERAL CONSTRUCTION		
60	PROTECT IN PLACE	
PUBLIC WATER CONSTRUCTION		
60	CONNECT TO EXISTING 8" WATER LINE PER CITY OF NEWPORT BEACH STD. 511	1 EA
PRIVATE WATER CONSTRUCTION		
65	CONSTRUCT 2" WATER SERVICE PER CITY OF NEWPORT BEACH STD. 503 WITH 2" WATER LINE	1 EA
66	CONSTRUCT 2" PVC (DR 14) WATER LINE, BEDDING PER DETAIL 10, SHEET C-0.02	370 LF
67	CONSTRUCT 2" REDUCED PRESSURE PRINCIPLE BACKFLOW DEVICE PER CITY OF NEWPORT BEACH STD. 519-A	1 EA
68	CONNECT PRIVATE WATER LINE TO BLDG. - SEE PLUMBING PLANS	1 EA
PRIVATE FIRE WATER CONSTRUCTION		
70	* CONSTRUCT 6" PVC (DR 14) WATER LINE, BEDDING PER DETAIL 10, SHEET C-0.02	175 LF
71	* CONSTRUCT 6" DOUBLE CHECK DETECTOR BACKFLOW PREVENTION ASSEMBLY PER CITY OF NEWPORT BEACH STD. 518	1 EA
72	* CONNECT PRIVATE FIRE SUPPLY LINE TO BLDG. - SEE BUILDING FIRE SPRINKLER PLANS (DEFERRED SUBMITTAL)	1 EA
* NOTE: -VERIFY SIZE AND LOCATION WITH SPRINKLER CONTRACTOR PLANS PRIOR TO CONSTRUCTION		
PRIVATE SEWER CONSTRUCTION		
80	CONSTRUCT PRIVATE 4" PVC SEWER LATERAL (SDR 26 WITH RUBBER RING JOINTS), BEDDING PER DETAIL 10, SHEET C-0.02	85 LF
81	CONSTRUCT PRIVATE SEWER CLEAN OUT PER DETAIL 1, SHEET C-2.01	3 EA
82	CONNECT PRIVATE SEWER LINE TO BLDG. - SEE PLUMBING PLANS	3 EA

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REVISIONS

NO.	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022
3RD BUILDING DEPT. SUBMITTAL	12/19/2022

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JOB NO.: 115.03
 DRAWN BY: STAFF
 DATE: 12/19/2022
 CITY PROJECT NO.:
 TITLE: WATER / SEWER PLAN
 SHEET: C-2.01

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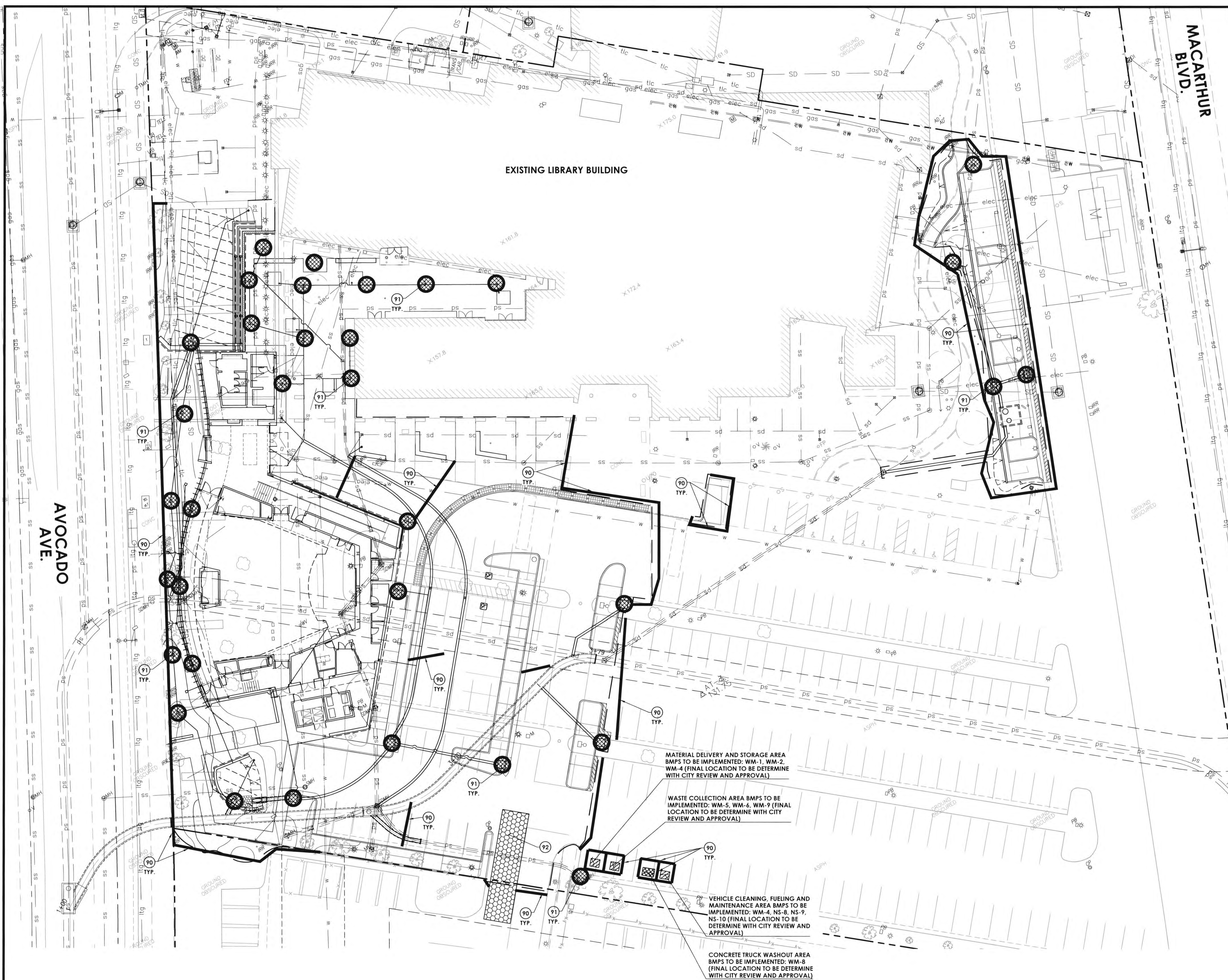
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2ND BUILDING DEPT. SUBMITTAL	11/01/2022
3RD BUILDING DEPT. SUBMITTAL	12/19/2022



JOB NO.: 115.03
DRAWN BY: STAFF
DATE: 12/19/2022
CITY PROJECT NO.:
TITLE: EROSION CONTROL PLAN
SHEET: C-3.01



GRAVEL BAGS:

- GENERAL:** GRAVEL BAG SHALL INCLUDE PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT TO FABRICATE AND INSTALL GRAVEL BAGS AS REQUIRED TO FACILITATE THE CONTROL OF EROSION.
- LOCATION:** GRAVEL BAGS SHALL BE PLACED PER PLAN, AND IN LOCATIONS SPECIFIED BY THE CITY, AND IN LOCATIONS DEEMED NECESSARY BY THE CONTRACTOR.
- FABRICATION:** GRAVEL BAGS SHALL BE FABRICATED USING FACTORY SEWN OR SEALED BAGS OF WOVEN POLYPROPYLENE, TREATED TO RESIST DEGRADATION BY ULTRAVIOLET LIGHT AND HAVING SUFFICIENT RESISTANCE TO TEARING TO ALLOW RELOCATION OF BAGS WITHIN SIX MONTHS OF INITIAL PLACEMENT WITH A LOSS OF NOT MORE THAN FIVE PERCENT OF THE BAGS.

THE BAGS SHALL BE FILLED WITH SUBROUNDED TO ROUNDED GRAVEL LESS THAN 3/4-INCH IN DIAMETER, WITH LESS THAN FIVE PERCENT OF MATERIAL PASSING A NO. 30 SIEVE. THE FILLED BAGS SHALL HAVE THE OPEN ENDS SECURELY FASTENED PRIOR TO DELIVERY TO THE SITE.
- INSTALLATION:** GRAVEL BAGS SHALL BE INSTALLED IN A SIDE BY SIDE MANNER TO ENTRAP SILT AND MUD, AND TO DIVERT THE FLOW OF WATER. NOTWITHSTANDING THE OTHER REQUIREMENTS OF THIS SPECIFICATION, FAILURE OF THE BAGS TO PERFORM THIS FUNCTION SHALL BE REASON TO REJECT THEIR INSTALLATION.

GRAVEL BAGS SHALL BE INSTALLED WITH THE WIDEST FACE AGAINST THE GROUND SURFACE OR THE UNDERLYING COURSE OF BAGS, AND PRESSED IN PLACE TO CONFORM TO THE UNDERLYING SURFACE. THE BAGS SHALL BE PLACED WITH THE TIED ENDS IN THE "UPHILL" OR "UPSTREAM" DIRECTION, BEGINNING AT THE LOWEST OR MOST DOWNSTREAM BAG. TIED ENDS WILL BE TUCKED UNDER BAG. SUBSEQUENT BAGS WITHIN ONE COURSE OF BAGS SHALL BE PLACED SO AS TO REST UPON THE TIED END OF THE PREVIOUSLY PLACED BAG, WITH NOT LESS THAN 10 PERCENT OF THE BAG IN CONTACT WITH THE PREVIOUS BAG, AND NOT MORE THAN 20 PERCENT IN CONTACT.

SUBSEQUENT COURSES OF BAGS SHALL BE PLACED AS DESCRIBED PREVIOUSLY, WITH THE MID-POINT OF THE BAGS STRADDLING THE JOINTS OF BAGS IN THE UNDERLYING ROW.

CONSTRUCTION OF A GRAVEL BAG BERM PERPENDICULAR TO THE DIRECTION OF FLOW SHALL INCORPORATE BAGS PLACED IN A "PYRAMID" CONFIGURATION, WITH ALL INDIVIDUAL BAGS ORIENTED PERPENDICULAR TO THE DIRECTION OF FLOW. THE BERM SHALL BE CONSTRUCTED WITH A SPECIFIED NUMBER OF ROWS AT THE BOTTOM (IN CONTACT WITH THE GROUND), WITH SUCCESSIVELY FEWER ROWS IN EACH OVERLYING COURSE. THE UPSTREAM AND DOWNSTREAM FACES OF THE BERM SHALL BE NO STEEPER THAN 1-1/2 FEET HORIZONTAL TO 1 VERTICAL.

DAMAGE WHICH COULD FORESEEABLY BE PREVENTED BY PROPER GRAVELBAG INSTALLATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

EROSION AND SEDIMENT CONTROL GENERAL NOTES

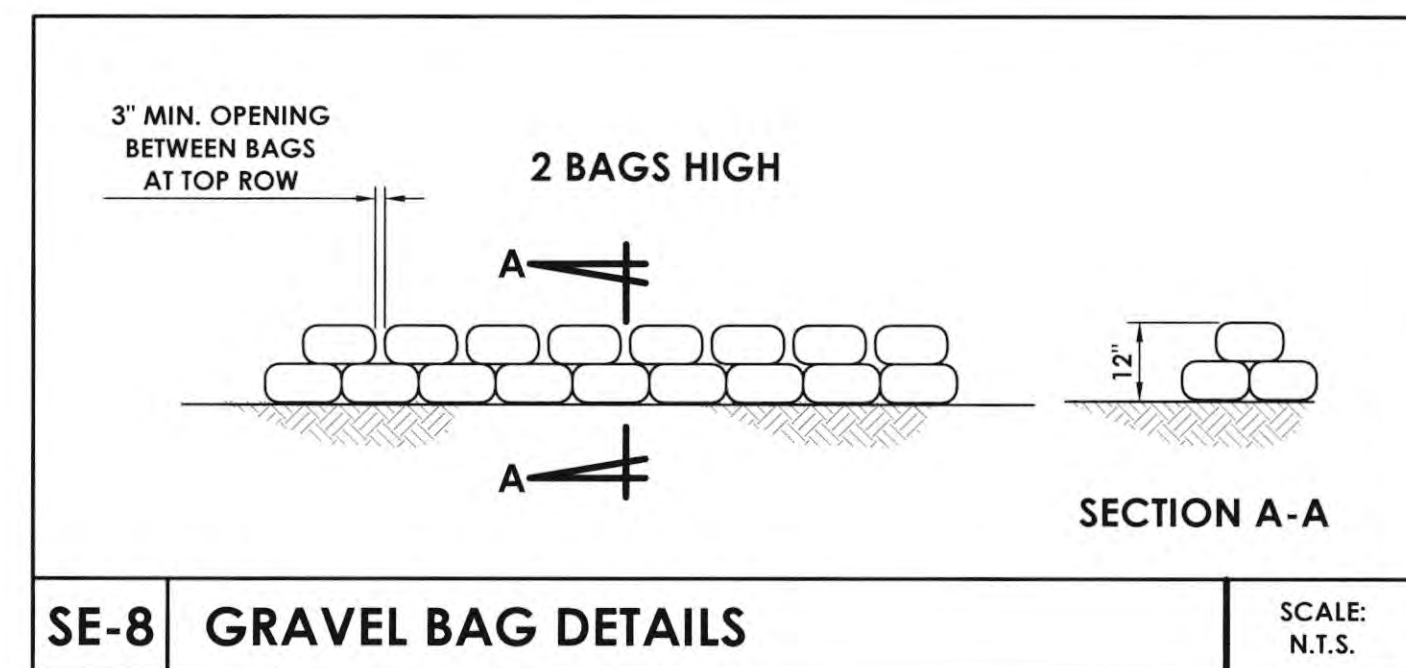
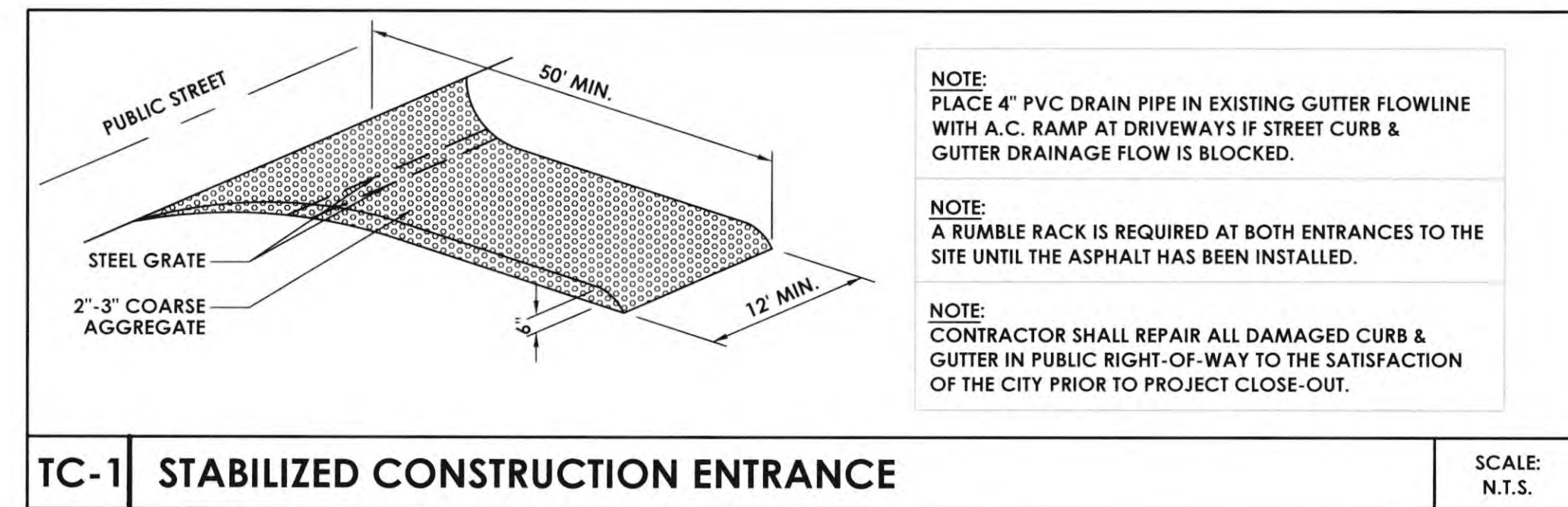
- ALL WORK SHALL BE IN ACCORDANCE WITH THE EROSION CONTROL PLANS, THE PROJECT'S STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND THE RECOMMENDATIONS OF SOILS REPORT.
- EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 40%.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY EROSION CONTROL DEVICES AT ALL TIME.
- CONTROLS SHALL BE SET UP AND MAINTAINED AS CONSTRUCTION PROCEEDS. ADJUSTMENTS TO THE EROSION CONTROL PLANS ARE ALLOWABLE AS REQUIRED AND APPROVED BY CITY.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL IMPLEMENT STRUCTURAL AND NONSTRUCTURAL BEST MANAGEMENT PRACTICES (BMP) IN CONFORMANCE WITH THE GUIDELINES OF THE CALIFORNIA STORM WATER BMP HANDBOOKS.
- AFTER A RAINSTORM, ALL SEDIMENT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS AND DESILTING BASINS. ANY GRADED SLOPE SURFACE PROTECTION MEASURES DAMAGED DURING A RAINSTORM SHALL BE IMMEDIATELY REPAIRED. INSPECT CATCH BASINS FOR GRAVEL BAGS THAT MAY HAVE FALLEN IN AND BLOCKED DRAINAGE.
- THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATED A HAZARDOUS CONDITION.
- AFTER CONSTRUCTION, INSPECT CATCH BASINS TO INSURE BMP'S HAVE NOT FALLEN IN AND CLEAN OUT ANY CONSTRUCTION-RELATED DEBRIS.

CONSTRUCTION STORMWATER MITIGATION MEASURES (BMPs)

THE FOLLOWING BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 2015, OR THE LATEST REVISED EDITION, APPLY DURING THE CONSTRUCTION OF THIS PROJECT. (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS)

NS-1 WATER CONSERVATION PRACTICES *	WE-1 WIND EROSION CONTROL
NS-2 DEWATERING OPERATIONS *	TC-1 STABILIZED CONSTRUCTION ENTRANCE *
NS-3 PAVING OPERATIONS *	TC-3 ENTRANCE OUTLET TIRE WASH *
NS-7 POTABLE WATER/IRRIGATION *	SE-1 SILT FENCE
WM-1 MATERIAL DELIVERY AND STORAGE *	SE-4 CHECK DAMS
WM-2 MATERIAL USE *	SE-5 FIBER ROLLS
WM-3 STOCKPILE MANAGEMENT *	SE-6 GRAVEL BAG BERM
WM-4 SPILL PREVENTION AND CONTROL *	SE-7 STREET SWEEPING AND VACUUMING
WM-5 SOLID WASTE MANAGEMENT *	SE-9 STRAW BALE BARRIERS
WM-6 HAZARDOUS WASTE MANAGEMENT *	SE-10 STORM DRAIN INLET PROTECTION
WM-7 CONTAMINATED SOIL MANAGEMENT *	EC-1 SCHEDULING
WM-8 CONCRETE WASTE MANAGEMENT *	EC-2 PRESERVATION OF EXISTING VEGETATION
WM-9 SANITARY-SEPTIC WASTE MANAGEMENT *	EC-5 SOIL BINDERS
NS-8 VEHICLE AND EQUIPMENT CLEANING *	
NS-9 VEHICLE AND EQUIPMENT FUELING *	
NS-10 VEHICLE AND EQUIPMENT MAINTENANCE *	
NS-12 CONCRETE CURING	
NS-13 CONCRETE FINISHING	

NOTE:
* LOCATIONS TO BE DETERMINED BY CONTRACTOR AND APPROVED BY CITY INSPECTOR

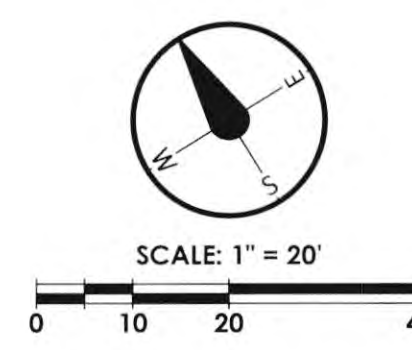


EROSION CONSTRUCTION NOTES:

- 90 INSTALL GRAVEL BAGS (SE-8)
- 91 INSTALL GRAVEL BAGS AROUND AND FILTER FABRIC OVER CATCH BASIN (SE-10)
- 92 INSTALL STABILIZED CONSTRUCTION ENTRANCE (TC-1)

LEGEND

- GRAVEL BAGS (SE-8)
- FILTER FABRIC OVER C.B. (SE-10)



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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022
3RD BUILDING DEPT. SUBMITTAL	12/19/2022



JOB NO.: 115.03
DRAWN BY: STAFF
DATE: 12/19/2022
CITY PROJECT NO.:
TITLE:
HORIZONTAL CONTROL PLAN
SHEET:

NOTE TO CONTRACTOR:

A. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING COMPLETE, TIMELY AND ACCURATE FIELD LAYOUT OF THE PROPOSED SITE IMPROVEMENTS INCLUDING, BUT NOT NECESSARILY LIMITED TO, HORIZONTAL AND VERTICAL CONTROL AND DIMENSIONAL COORDINATION AS NECESSARY TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THIS SURVEY WORK SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR AND SHALL PROVIDE FOR THE SURVEY AND STAGING OF ALL CONSTRUCTION ELEMENTS INCLUDING BUT NOT LIMITED TO BUILDING LOCATIONS, PAVING, EDGES/ALIGNMENT FENCING, WALLS, LIGHT FIXTURES, SIGNS, MOW CURBS, SEATING, SHADE STRUCTURES, PLAY FIELDS AND APPURTENANCES, CURB AND GUTTER ALIGNMENTS, CATCH BASINS, DRAINS, ETC.

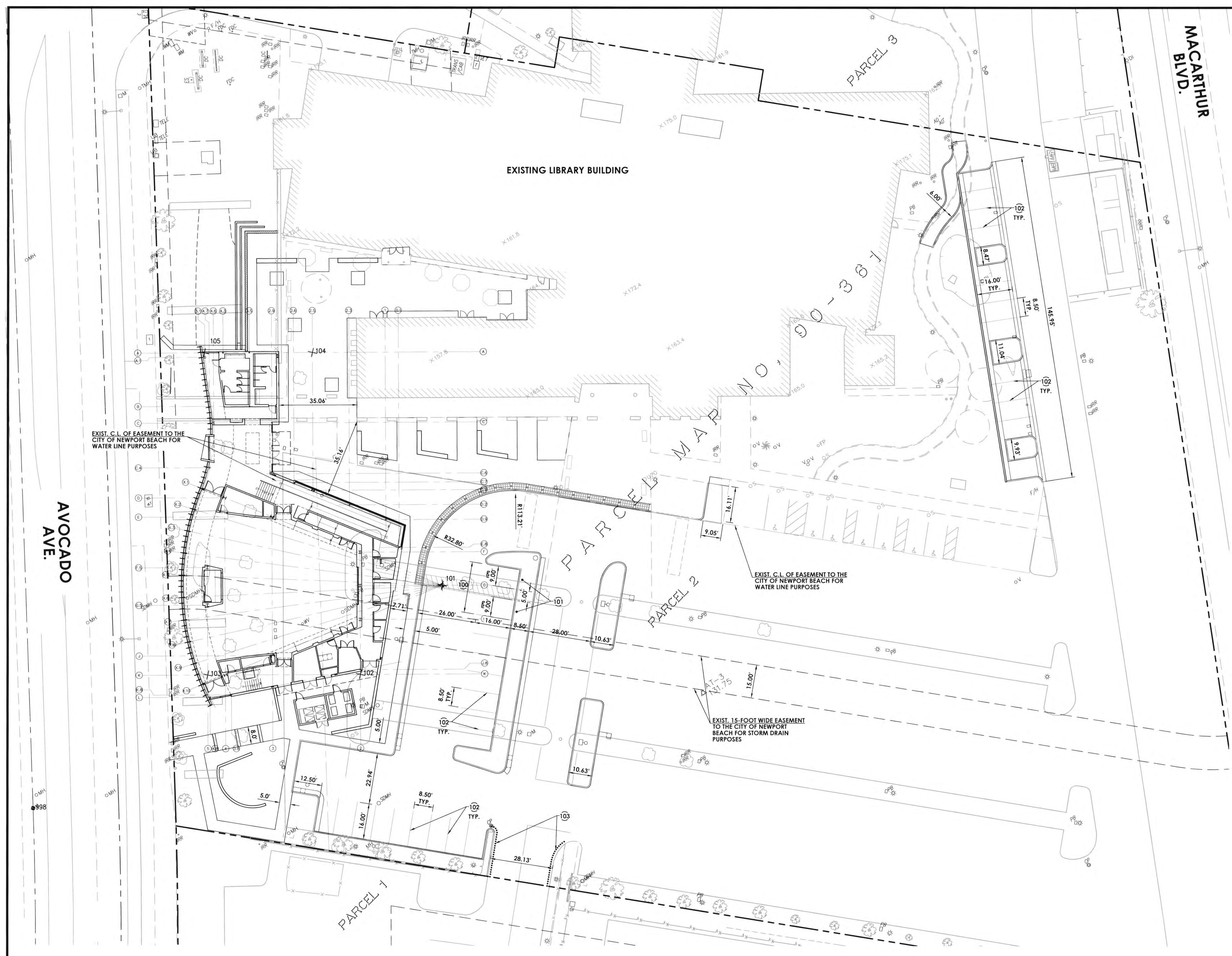
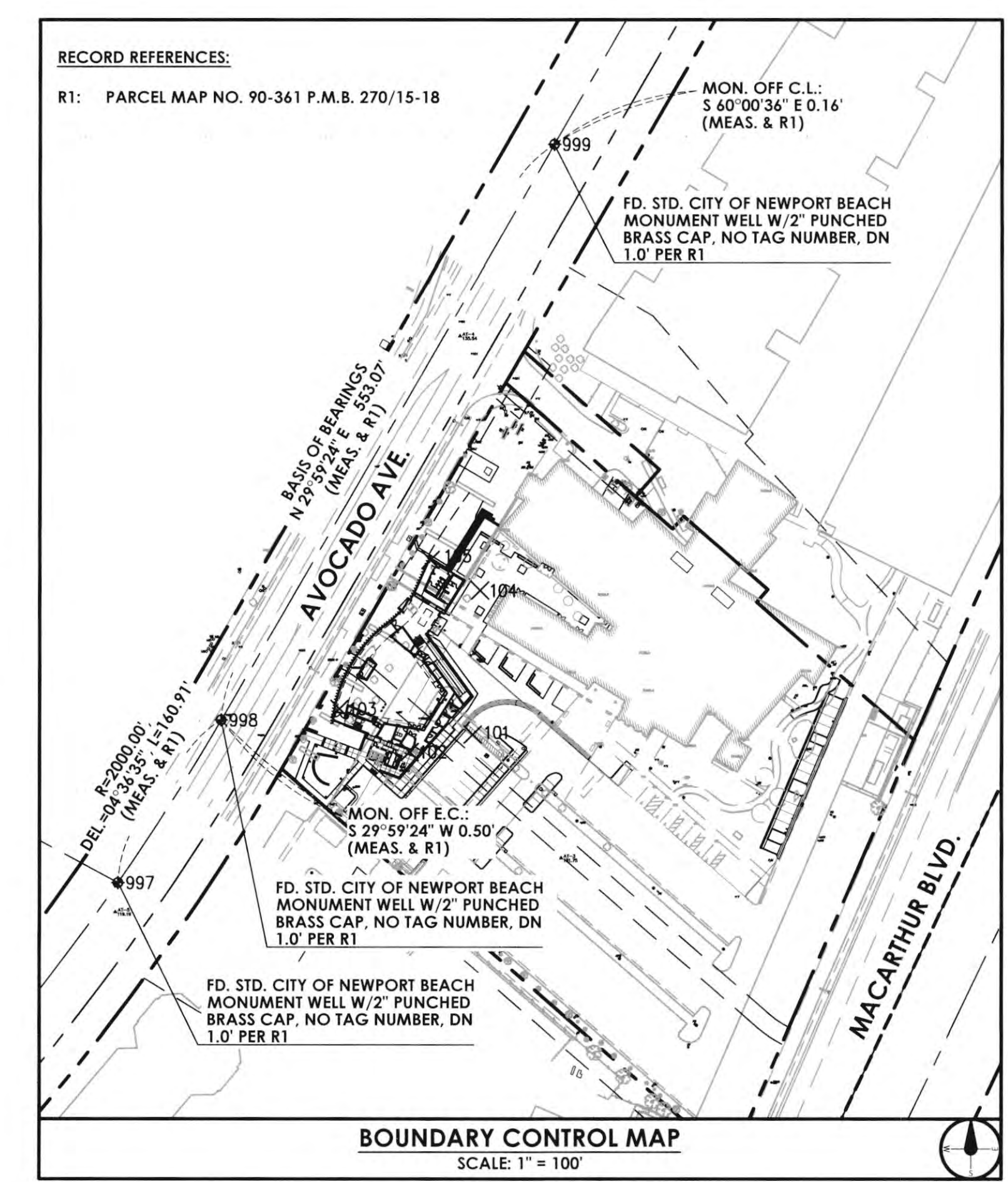
B. AN AUTOCAD-COMPATIBLE .DWG FILE OF THE PROPOSED IMPROVEMENTS SHALL BE PROVIDED TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION FOR HIS USE IN PREPARING THE NECESSARY FIELD SURVEYING / LAYOUT OF PROPOSED IMPROVEMENTS. THE USE OF THIS DIGITAL FILE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND IS INTENDED TO ASSIST THE SURVEYOR IN THE LAYOUT OF THE PROPOSED IMPROVEMENTS.

THESE ELECTRONIC FILES ARE NOT CONSTRUCTION DOCUMENTS. DIFFERENCES MAY EXIST BETWEEN THESE ELECTRONIC FILES AND CORRESPONDING HARD COPY CONSTRUCTION DOCUMENTS ISSUED FOR PUBLIC BID. IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE SIGNED OR SEALED HARD COPY CONSTRUCTION DOCUMENTS AND THE ELECTRONIC FILES, THE SIGNED OR SEALED HARD COPY CONSTRUCTION DOCUMENTS SHALL GOVERN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF ANY CONFLICT EXISTS AND SHALL BRING ANY DISCREPANCIES TO THE PROJECT LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO ANY FIELD LAYOUT. BY THE CONTRACTOR'S USE OF THESE ELECTRONIC FILES, THEY ARE NOT RELIEVED OF THEIR DUTY TO FULLY COMPLY WITH THE CONTRACT DOCUMENTS, INCLUDING, AND WITHOUT LIMITATION, THE NEED TO CHECK, CONFIRM, AND COORDINATE ALL DIMENSIONS AND DETAILS, TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS, AND COORDINATE THE WORK WITH THAT OF OTHER CONTRACTORS FOR THE PROJECT.

THE DIGITAL INFORMATION PROVIDED BY CVTEC SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN FOR THE PROJECT DESCRIBED ABOVE AND SHALL NOT BE RELEASED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF CVTEC. THE INFORMATION CONTAINED ON THE ELECTRONIC MEDIA IS AN INSTRUMENT OF PROFESSIONAL SERVICES AND SHALL REMAIN THE PROPERTY OF CVTEC.

NOTES TO CONTRACTOR:

- CONTRACTOR SHALL REFERENCE ARCHITECTURAL AND/OR LANDSCAPE PLANS FOR ADDITIONAL HARDSCAPE REQUIREMENTS AND DETAILS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING LANDSCAPE AND HARDSCAPE IMPROVEMENTS AS NECESSARY TO CONSTRUCT IMPROVEMENTS SHOWN HEREON.
- ALL SIDEWALKS, CURB RETURNS, AND ACCESS POINTS SHALL MEET TITLE 24 AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.



BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF AVOCADO AVENUE BEING N 2° 59' 24" E AS SHOWN ON PARCEL MAP NO. 90-361 FILED IN BOOK 270 PAGES 15, 16, 17 & 18 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

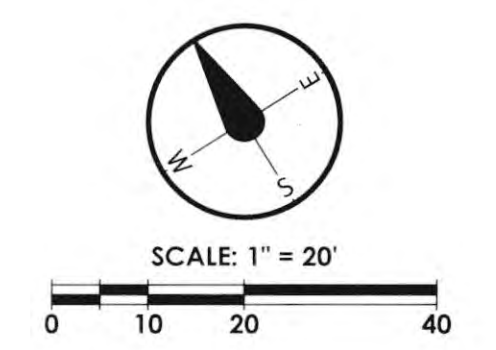
BENCHMARK
ORANGE COUNTY SURVEYOR BENCHMARK DESIGNATION: 3K-55-99
DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3K-55-99", SET IN THE NORTHWESTLY CORNER OF A 4.0 FT. BY 8.0 CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTLY PORTION OF THE INTERSECTION OF MACARTHUR BOULEVARD AND HARBOR VIEW DRIVE, 48 FT. EASTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD AND 75 FT. NORTHERLY OF THE CENTERLINE OF HARBOR VIEW DRIVE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
ELEVATION = 145.204' (NAVD88, 2011 LEVELED)

POINT TABLE		
POINT #	NORTHING	EASTING
BUILDING		
101	6340.50	10122.49
102	6325.98	10070.06
103	6362.02	10011.67
104	6460.48	10128.47
105	6485.98	10087.16
CONTROL		
997	6217.01	9827.63
998	6352.56	9913.32
999	6831.93	10190.16

SIGNING/STRIPING CONSTRUCTION NOTES & ESTIMATED QUANTITIES

NO.	DESCRIPTION
STRIPING CONSTRUCTION NOTES	
100	CONSTRUCT ADA PARKING STRIPING & WHEEL STOPS PER ARCHITECT'S PLANS
101	INSTALL ADA SIGNAGE PER DETAIL ARCHITECT'S PLANS
102	PAINT PARKING STRIPING PER ARCHITECT'S PLANS
103	PAINT CURB OSHA SAFETY RED FOR FIRE LANE

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REVISIONS **DATE**

1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022

JOB NO.:	115.03
DRAWN BY:	STAFF
DATE:	10/31/2022
CITY PROJECT NO.:	
TITLE:	SOILS REPORT RECOMMENDATIONS
SHEET:	C-5.01



of earth material placement and compaction. Project plans and specifications should incorporate recommendations contained in the text of this report.

Variations in site soil subsurface conditions will be encountered during construction. To confirm correlation between soil data obtained during our field and laboratory testing and actual subsurface conditions encountered during construction, and to observe conformance with approved plans and specifications, it is essential that we are retained to perform continuous or intermittent review during earthwork, excavation and foundation construction phases. Therefore, conclusions and recommendations presented in this report are contingent upon us performing construction observation services.

4.2.2 Surface Drainage

Water should not be allowed to pond or accumulate anywhere except in detention basins set back at least 25 feet from structures. Pad drainage should be designed to collect and direct surface water away from structures to approved drainage facilities. Hardscape drains should be installed and drain to storm water disposal systems. Drainage patterns and drainpipes approved at the time of fine grading should be maintained throughout the life of proposed structures.

4.2.3 Site Preparation and Overexcavation

Prior to grading, all areas to receive structural fill, engineered structures, and pavements should be cleared of surface and subsurface obstructions, including any existing debris, over-sized material greater than 8 inches in maximum dimension, loose, compressible, or unsuitable soils, and stripped of vegetation. Removed vegetation and debris should be properly disposed off-site. All bottom/removal areas intended for fill placement and/or other surface improvements, should be scarified to a minimum depth of 8 inches, brought to an optimum or above-optimum moisture condition, and recompact to at least 90 percent relative compaction based on ASTM Test Method D1557.

All undocumented fill soil should be completely removed within future building areas and below proposed retaining or freestanding wall footings. We encountered approximately 5 feet of undocumented fill soil in the upper surface of the site. Deeper undocumented fill should be expected in the

undocumented fill below the engineered fill layer is removed. Alternately, to form the engineered fill, the floor slab may be a structural slab deriving no support by the subgrade soil.

Recommendations for preparation of the subgrade soil for shallow foundations, concrete slab-on-grades, and pavements are presented in the following sections of this report including recommendations for CIDH pile capacity.

4.2 Earthwork

Earthwork is generally expected to include site grading and subgrade preparation for proposed shallow spread footings and slabs-on-grade. We recommend that earthwork on the site be performed in accordance with the following recommendations and the General Earthwork and Grading Specifications for Rough Grading included in Appendix D. In case of conflict, the following recommendations supersede those in Appendix D.

Our soil borings at the site were excavated using a truck-mounted drill rig. Grading and excavations into onsite soil deposits and sandstone/siltstone are likely to be accomplished using conventional heavy-duty earthwork equipment. Zones of concrete within the sandstone/siltstone are expected to require heavy ripping and will generate oversize material.

Groundwater or seepage may be encountered in deep utility excavations or during subgrade excavation and some dewatering may be required to safely install future utilities or accommodate grading. Should perched groundwater be encountered during grading requiring dewatering, discharge permits (NPDES) may be required to discharge water to local storm drains.

4.2.1 Earthwork Observation and Testing

Leighton Consulting, Inc. should observe and test all grading and earthwork, to check that the site is properly prepared, the selected fill materials are satisfactory, and that placement and compaction of fills has been performed in accordance with our recommendations and the project specifications. Sufficient notification to us prior to earthwork is essential. A bulk sample of any imported soil or aggregate material should be submitted to the Leighton Consulting, Inc. geotechnical laboratory at least two working days in advance

expansive. Onsite soils free of organics, debris and oversized material (greater than 8-inches in largest dimension) are suitable for use as engineered fill. However, any soil to be placed as fill, whether onsite or imported material, should be first viewed by Leighton Consulting, Inc., and then tested if and as necessary, prior to approval for use as engineered fill. All engineered fill should be free of hazardous materials.

All fill soil should be placed in thin, loose lifts not exceeding approximately 6 inches, moisture-conditioned, as necessary, to 2 percent above optimum moisture content, and compacted to a minimum 90% relative compaction as determined by ASTM D 1557 standard test method (modified Proctor compaction curve).

The upper 12 inches of engineered fill below structural support sections for asphalt concrete (AC) or Portland Cement Concrete (PCC) pavement should be compacted to a minimum of 95% relative compaction. Aggregate base should be compacted to a minimum of 95% relative compaction.

4.2.5 Pipeline Backfilling

Utility trenches should be backfilled with compacted fill in accordance with Sections 306-1.2 and 306-1.3 of the *Standard Specifications for Public Works Construction*, (SSPWC, "Greenbook"), 2018 Edition. Utility trenches can be backfilled with onsite material free of rubble, debris, organic and oversized material up to 3 inches in largest dimension. Prior to backfilling trenches, pipes should be bedded in and covered with either:

- (1) **Granular Bedding:** a) ½-inch open grade aggregate; or b) a uniform sand material with a Sand Equivalent (SE) greater-than-or-equal-to (≥) 30, passing the No. 4 U.S. Standard Sieve (or as specified by the pipe manufacturer).
- (2) **CLSM:** Controlled Low Strength Material (CLSM) conforming to Section 201-6 of the SSPWC. CLSM bedding should be placed to 1-foot (0.3 m) over the top of the conduit, and vibrated. CLSM should **not** be jetted.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

Based upon our geotechnical exploration and evaluation, the design and construction of the proposed Lecture Hall and associated improvements are considered feasible from a geotechnical engineering perspective, provided that the recommendations are incorporated during design and implemented during construction.

This site **is not** located within a currently designated Alquist-Priolo Earthquake Fault Zone for surface fault rupture. However, as is the case for most of Southern California, strong ground shaking has and will occur at this site. In addition, this site **is not** located within a state-designated liquefaction hazard zone (CGS, 1997).

Our exploration encountered undocumented fill and terrace deposits consisting of loose to medium dense soil overlying sandstone/siltstone of the Monterey Formation. The undocumented fill and the upper several feet of the terrace deposits are considered unsuitable for support of proposed structural improvements in its current condition without being removed, reworked and replaced as engineered fill. Sandstone/siltstone was encountered at depths from 5 to 15 feet bgs within the proposed footprint of the Lecture Hall building creating a transition zone between different earth materials; from soil to sandstone/siltstone. Based on the anticipated lowest finished floor elevation of the proposed Lecture Hall building (+125 ft. ms) and assuming shallow foundations are used to support the building, the building grading should be supported on materials with dissimilar settlement characteristics. Due to this expected transition, 5-feet of engineered fill should be established below proposed foundations of the Lecture Hall building and other structural improvements to provide uniform support of the building and mitigate the potential for adverse differential settlement. Zones of concrete within the sandstone/siltstone may require heavy ripping and should be expected during excavation. Existing underground utility lines below the proposed Lecture Hall footprint should be relocated to avoid conflicts during overexcavation.

As an alternative to conventional foundations, Cast-in-drilled-hole (CIDH) piles bearing at least 3 feet into competent bedrock may be utilized to support the Lecture Hall building. Overexcavation and engineered backfill should be placed below any proposed concrete floor slabs that will be supported on grade. The layer of engineered fill below slabs-on-grade should be at least 3 feet thick provided all

areas of existing underground utility backfill. The subgrade soil for proposed structure footings should be over excavated at least 5 feet below the bottom of the footings and extend at least 3 feet laterally beyond the outside edge of perimeter footings where applicable.

Footings for freestanding walls and retaining walls should be overexcavated at least 3 feet below proposed bottom of footings provided all undocumented fill below are removed. The overexcavation should extend at least 3 feet laterally beyond the edges of the footings where applicable.

The overexcavation bottom for building and wall footings should expose competent soil of the terrace deposits or competent sandstone/siltstone. The overexcavation bottom should be observed and evaluated by the geotechnical engineer prior to processing of the bottom. If any unsuitable soil or sandstone/siltstone is uncovered, additional excavation should be performed to remove the unsuitable earth materials, or, if necessary, additional mitigation recommendations will be provided by the geotechnical engineer.

Areas of proposed traffic pavements and proposed concrete hardscape (i.e., curbs, sidewalk, gutters, etc.) should be overexcavated at least 2 feet below the pavement subgrade or below the bottom of the concrete hardscape or aggregate base layer, whichever is deeper. The overexcavation bottom should be observed and evaluated by the geotechnical engineer prior to processing of the bottom. If any unsuitable soil is uncovered, additional excavation should be performed to remove the unsuitable earth materials, or, if necessary, additional mitigation recommendations will be provided by the geotechnical engineer.

All overexcavation bottoms should be processed by scarification to a minimum depth of 8 inches, moisture conditioned to an optimum or above-optimum moisture condition, and recompact to at least 90 percent relative compaction based on ASTM Test Method D1557.

4.2.4 Engineered Fill

We anticipate the majority on-site soils classified as Silty Sand (SM) or Clayey Sand (SC) will be suitable for use as engineered fill with the exception of earth materials derived from siltstone, which could be more

**GEOTECHNICAL EXPLORATION REPORT
 NEWPORT BEACH LIBRARY LECTURE HALL
 1000 AVOCADO AVENUE
 NEWPORT BEACH, CALIFORNIA**

Prepared for:
Robert R. Coffee Architect + Associates
 20361 Irvine Avenue, Studio B-2
 Newport Beach, California 92660

Project No. 12711.001
 November 13, 2020

Leighton Consulting, Inc.
 A LEIGHTON GROUP COMPANY

NOTE TO CONTRACTOR:
 ALL GRADING AND EARTHWORK IS TO BE DONE IN ACCORDANCE WITH THE EARTHWORK SPECIFICATION, APPROVED SOILS REPORT, ALL SUBSEQUENT ADDENDUMS, AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.



- 15 -

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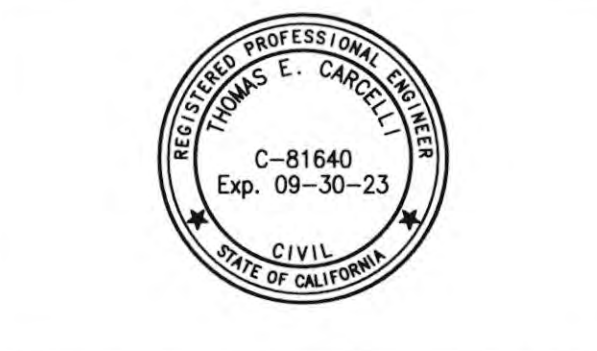
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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022
3RD BUILDING DEPT. SUBMITTAL	12/19/2022

JOB NO.:	115.03
DRAWN BY:	STAFF
DATE:	12/19/2022
CITY PROJECT NO.:	
TITLE:	PUBLIC WATER / SEWER PLAN
SHEET:	WS-1.01

115.03
STAFF
12/19/2022
PUBLIC WATER / SEWER PLAN
WS-1.01



*** NOTE TO CONTRACTOR:**
CONTRACTOR TO VERIFY ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY CITY AND CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCY.

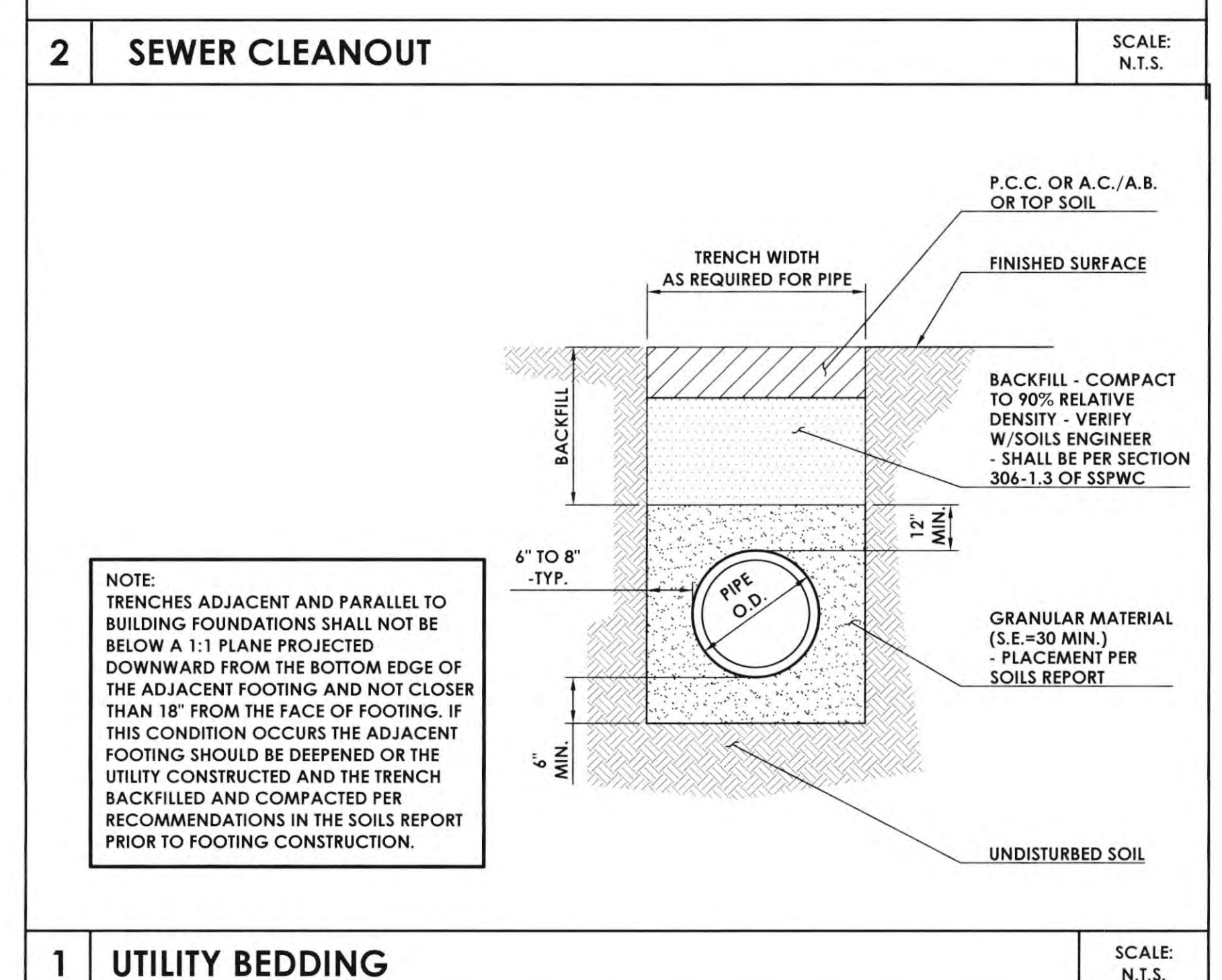
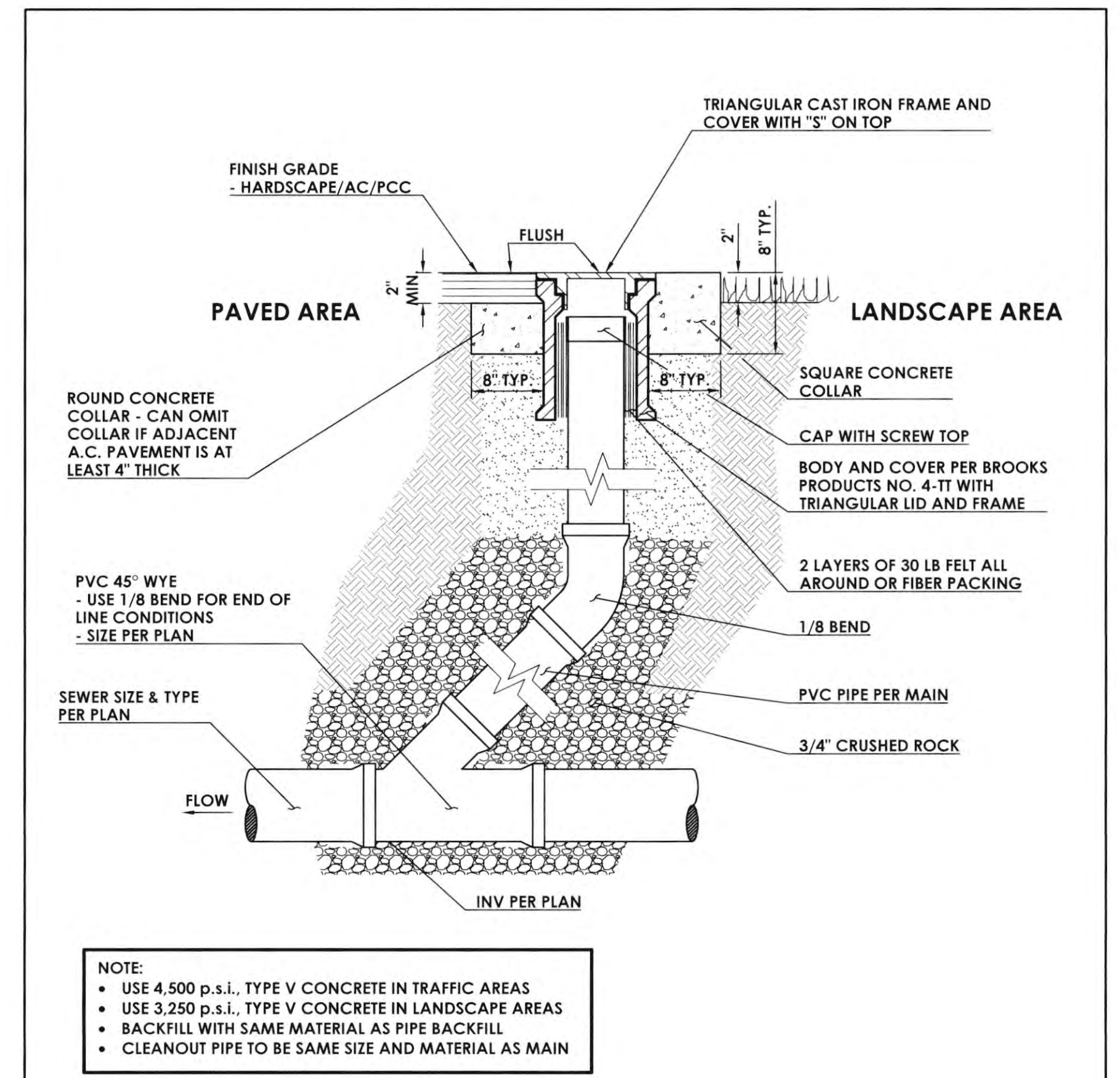
NOTE TO CONTRACTOR:
VERIFY EXACT SIZE, LOCATION AND INVERT OF BUILDING SEWER P.O.C. AND SIZE AND LOCATION OF BUILDING WATER P.O.C. WITH PLUMBING DRAWINGS PRIOR TO CONSTRUCTION AND COORDINATE INSTALLATION.

NOTE TO CONTRACTOR:
LOCATE ALL EXISTING UTILITIES AS A FIRST ITEM OF WORK AND PROTECT THEM IN PLACE AS REQUIRED.

CONSTRUCTION NOTES/ESTIMATE OF QUANTITIES

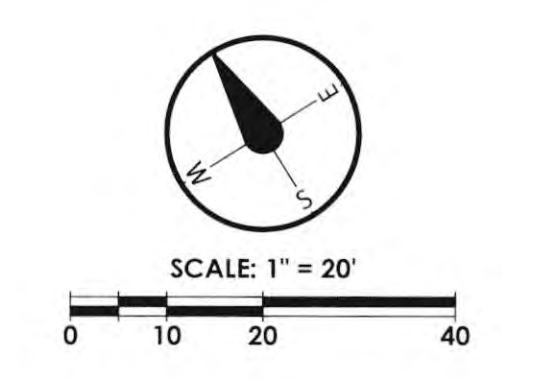
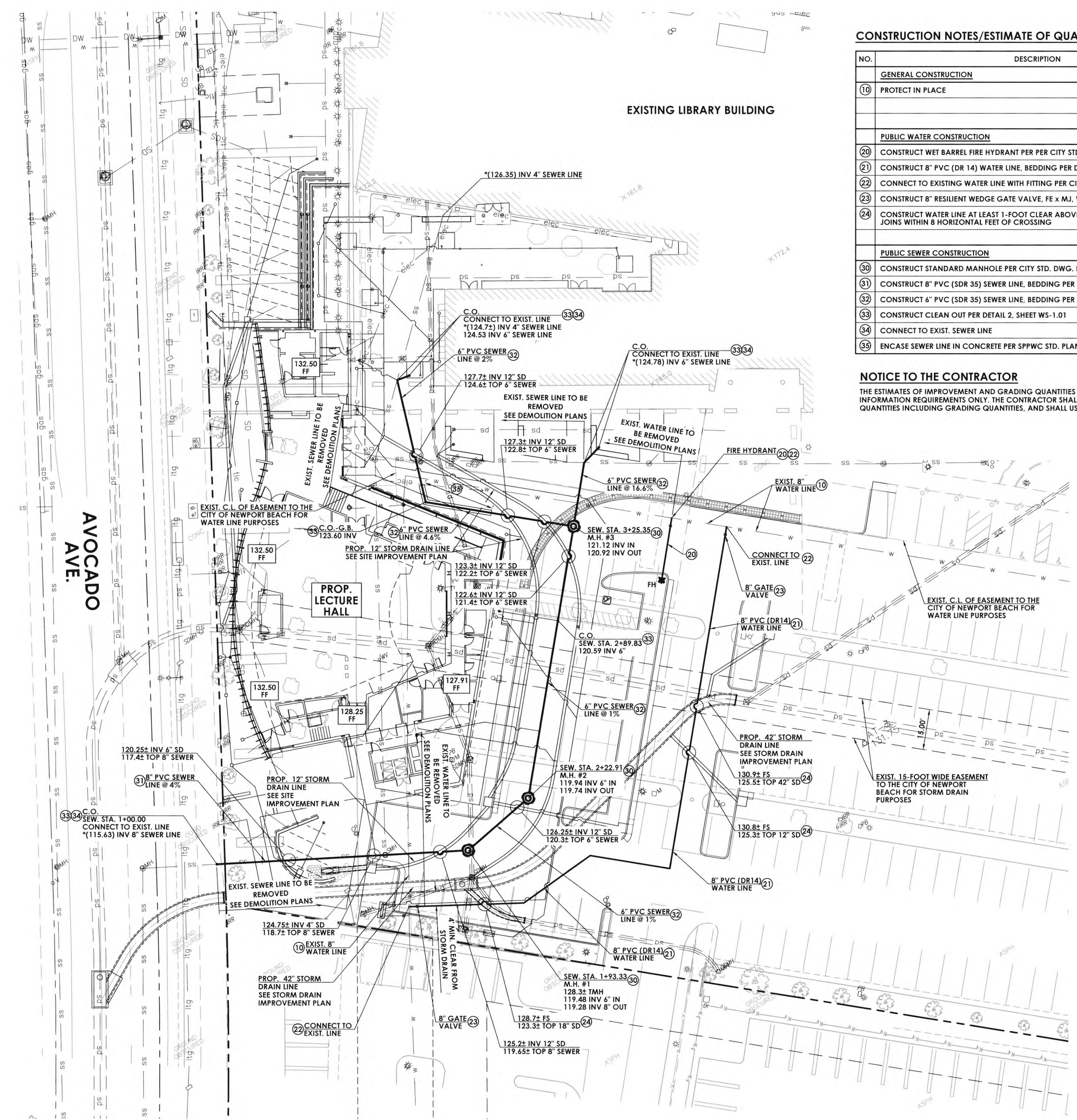
NO.	DESCRIPTION	QUANTITY
GENERAL CONSTRUCTION		
16	PROTECT IN PLACE	
PUBLIC WATER CONSTRUCTION		
20	CONSTRUCT WET BARREL FIRE HYDRANT PER CITY STD. DWG. NO. 501	1 EA
21	CONSTRUCT 8" PVC (DR 14) WATER LINE, BEDDING PER DETAIL 1, SHEET WS-1.01	230 LF
22	CONNECT TO EXISTING WATER LINE WITH FITTING PER CITY STD. DWG. NO. 515	3 EA
23	CONSTRUCT 8" RESILIENT WEDGE GATE VALVE, FE x MJ, WITH COVER AND RISER PER CITY STD. DWG. NO. 513	2 EA
24	CONSTRUCT WATER LINE AT LEAST 1-FOOT CLEAR ABOVE STORM DRAIN LINE WITH NO CONNECTION JOINS WITHIN 8 HORIZONTAL FEET OF CROSSING	3 EA
PUBLIC SEWER CONSTRUCTION		
30	CONSTRUCT STANDARD MANHOLE PER CITY STD. DWG. NO. 400	3 EA
31	CONSTRUCT 8" PVC (SDR 35) SEWER LINE, BEDDING PER DETAIL 1, SHEET WS-1.01	80 LF
32	CONSTRUCT 6" PVC (SDR 35) SEWER LINE, BEDDING PER DETAIL 1, SHEET WS-1.01	265 LF
33	CONSTRUCT CLEAN OUT PER DETAIL 2, SHEET WS-1.01	5 EA
34	CONNECT TO EXIST. SEWER LINE	3 EA
35	ENCASE SEWER LINE IN CONCRETE PER SPPWC STD. PLAN 225-3	30 LF

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GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", 2015 EDITION AND SUPPLEMENTS TO DATE, EXCEPT AS OTHERWISE STATED IN THE CITY'S STANDARD SPECIAL PROVISIONS, OR IN THIS CONTRACT'S SPECIAL PROVISIONS.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN AS PER AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
- ALL EXPOSED CONCRETE SURFACES SHALL CONFORM IN GRADE, COLOR, DIMENSION, AND FINISH TO ADJOINING IMPROVEMENTS, UNLESS NOTED OTHERWISE.
- P.C.C. SHALL BE CLASS 560-C-3250
- CONTRACTOR SHALL ADJUST CITY UTILITIES (E.G. WATER VAULTS, WATER VALVES, SCO, SURVEY MONUMENTS, SEWER AND STORM DRAIN MANHOLES) FRAMES AND COVERS TO FINISHED GRADE PER CITY STANDARDS. ALL OTHER UTILITIES SHALL BE ADJUSTED TO GRADE BY OTHERS.
- PROPOSED PAVEMENT AND CURB AND GUTTER SHALL JOIN AND MATCH LINE AND GRADE OF EXISTING IMPROVEMENTS UNLESS NOTED OTHERWISE.
- ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER. FAILURE TO DO SO WILL PLACE RESPONSIBILITY OF THE CONTRACTOR FOR CORRECTION.
- ANY WORK NOT INDICATED ON THE DRAWINGS BUT CALLED FOR IN THE SPECIFICATIONS, OR VICE-VERSA, SHALL BE FURNISHED AND PERFORMED AS THOUGH SPECIFICALLY INDICATED AND CALLED FOR IN BOTH. ANY WORK NOT INSTALLED ACCORDING TO DRAWINGS AND SPECIFICATIONS OR ORDINANCES AND LAWS SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.



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REVISIONS	DATE
1ST BUILDING DEPT. SUBMITTAL	06/08/2022
2ND BUILDING DEPT. SUBMITTAL	11/01/2022
3RD BUILDING DEPT. SUBMITTAL	12/19/2022

NO.	BEARING/Delta	RADIUS	LENGTH
(A)	N 61°17'02" E	-	18.70'
(B)	S 7°26'13" W	45.00'	45.11'
(C)	N 61°16'45" W	-	92.37'
(D)	42°00'25"	45.00'	32.99'
(E)	N 76°42'50" E	-	68.67'
(F)	S 5°08'33" W	22.50'	21.65'



JOB NO.: 115.03
 DRAWN BY: STAFF
 DATE: 12/19/2022
 CITY PROJECT NO.:
 TITLE: PUBLIC STORM DRAIN PLAN / PROFILE SHEET
 SHEET:

*** NOTE TO CONTRACTOR:**
 CONTRACTOR TO VERIFY ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY CITY AND CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCY.

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- P.C.C. SHALL BE CLASS 560-C-3250
- CONTRACTOR SHALL ADJUST CITY UTILITIES (E.G. WATER VAULTS, WATER VALVES, SCO, SURVEY MONUMENTS, SEWER AND STORM DRAIN MANHOLES) FRAMES AND COVERS TO FINISHED GRADE PER CITY STANDARDS. ALL OTHER UTILITIES SHALL BE ADJUSTED TO GRADE BY OTHERS.
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CONSTRUCTION NOTES/ESTIMATE OF QUANTITIES

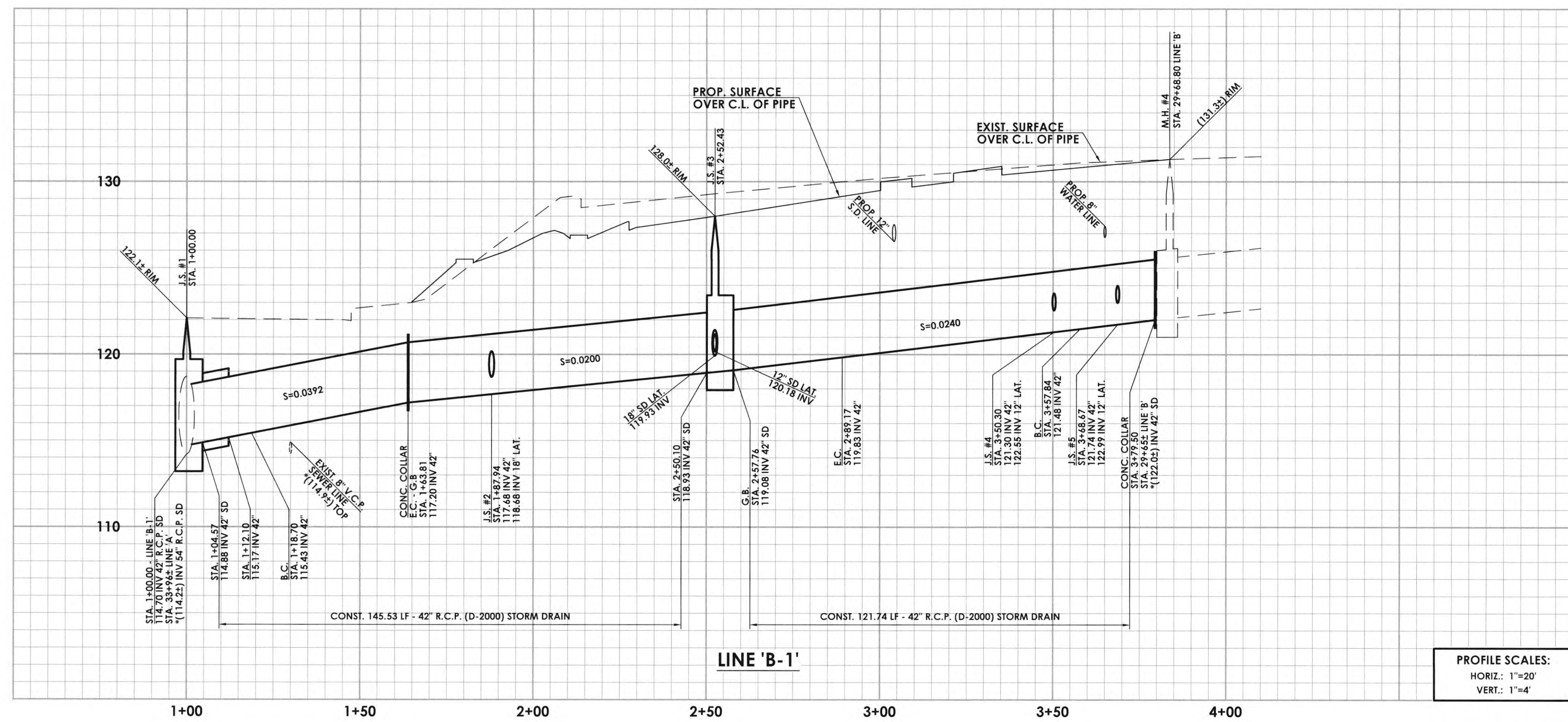
NO.	DESCRIPTION	QUANTITY
GENERAL CONSTRUCTION NOTES		
10	PROTECT IN PLACE	-
STORM DRAIN CONSTRUCTION NOTES		
30	CONSTRUCT 42" R.C.P. (D-2000) STORM DRAIN PIPE, BEDDING PER CITY STD. DWG. NO. 323	268 LF
31	CONSTRUCT JUNCTION STRUCTURE NO. 2 PER CITY STD. DWG. NO. 312	1 EA
32	CONSTRUCT JUNCTION STRUCTURE NO. 3 PER CITY STD. DWG. NO. 313	1 EA
33	CONSTRUCT JUNCTION STRUCTURE NO. 5, CASE 1, PER CITY STD. DWG. NO. 315	3 EA
34	CONSTRUCT CONCRETE PIPE COLLAR PER CITY STD. DWG. NO. 324	2 EA
35	REMOVE INTERFERING PORTION OF EXIST. R.C.P. PIPE AS REQUIRED	1S
36	CONSTRUCT ASPHALT TRENCH RESURFACING PER CITY STD. DWG. NO. 106-A	600 SF
37	CONSTRUCT BLANKET PROTECTION FOR PIPES PER S.F.P.W.C. STD. PLAN 225-3	1 EA

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STORM DRAIN LINE/CURVE DATA

NO.	BEARING/Delta	RADIUS	LENGTH
(A)	N 61°17'02" E	-	18.70'
(B)	S 7°26'13" W	45.00'	45.11'
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(F)	S 5°08'33" W	22.50'	21.65'



PROFILE SCALES:
 HORIZ.: 1"=20'
 VERT.: 1"=4'

