OCDE ESPLANADE BUILDING 4
ELEVATOR ADDITION
(BARRIER REMOVAL PROJECT)
3001 REDHILL AVENUE, COSTA MESA, CA 92626
ORANGE COUNTY DEPARTMENT OF EDUCATION

RENOV/DEMO GENERAL NOTES

1. COORDINATE ALL DEMOLITION WORK WITH REPAIR WORK. COORDINATE ARCHITECTURAL FOR LOCATIONS, EXTENT OF WORK AND SIZES.
2. COORDINATE NEW OPENINGS IN EXISTING ROOF FOR PIPES AND CONDUITS WITH MECHANICAL AND ELECTRICAL CONSTRUCTION.
3. THE CONTRACTOR SHALL DISPOSE OF ALL REMOVED AND/OR DEMOLISHED MATERIAL, WASTE AND DEBRIS CAUSED BY THE NEW WORK. THIS MATERIAL SHALL BE REMOVED FROM THE PROPERTY AND TAKEN TO A LEGALLY OPERATED DISPOSAL SITE.
4. REMOVAL OF ALL DEBRIS SHALL BE DONE CAREFULLY AND NOT ALLOWED TO FALL AND TO IMPACT EXISTING STRUCTURE, WORK AND/OR FINISHES. REPAIR ANY DAMAGE AFTER REPORTING AND RECEIVING INSTRUCTIONS FOR REMEDIAL WORK.
5. BEFORE PROCEEDING WITH DEMOLITION, THE CONTRACTOR SHALL VERIFY THAT THE REMOVAL OF EXISTING BUILDING COMPONENTS DOES NOT REQUIRE SHORING AND/OR BRACING. WHERE DEMOLITION WORK NECESSITATES THE PROVISION OF SHORING AND/OR BRACING, THE CONTRACTOR SHALL PROVIDE SUCH UNLESS SPECIFICALLY SHOWN OTHERWISE.
6. MATERIALS, EQUIPMENT OR CONSTRUCTIONS NOT NOTED IN THE CONSTRUCTION DOCUMENTS, ARE A PART OF THE WORK, AND IF DISCOVERED DURING THE COURSE OF THE WORK, SHALL BE REPORTED FOR INSTRUCTIONS PRIOR TO REMOVAL OR ABANDON IN PLACE.
7. IN ADDITION TO DEMOLITION SHOWN, CUT, MOVE, DISMANTLE OR SALVAGE ITEMS NECESSARY TO PROVIDE ACCESS TO ALLOW REPAIR WORK TO PROCEED. INCLUDE SUCH ITEMS SUCH AS :
   A. REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITARY CONDITIONS.
   B. REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE SUCH AS ALL ABANDONED PIPING, CONDUIT AND WIRING.
   C. REMOVAL OF UNSUITABLE OR EXTRANEOUS MATERIALS NOT INDICATED FOR SALVAGE, SUCH AS ABANDONED FURNISHINGS AND EQUIPMENT, AND DEBRIS SUCH AS ROTTED WOOD, RUSTED METALS AND DETERIORATED CONCRETE.
   D. CLEANING OF ALL SURFACES AND REMOVAL OF SURFACE FINISHES AS NEEDED TO INSTALL NEW WORK AND FINISHES.
8. PATCH, REPAIR AND REFINISH EXISTING ITEMS TO REMAIN TO THE SPECIFIED CONDITION FOR EACH MATERIAL, WITH A CRAFTSMAN LIKE TRANSITION TO ADJACENT NEW ITEMS AND CONSTRUCTION.PATCH AND EXTEND REPAIR WORK TO MEET AND MATCH EXISTING WORK USING SKILLED MECHANICS WHO ARE CAPABLE OF MATCHING EXISTING QUALITY OF WORKMANSHIP. QUALITY OF PATCHED OR EXTENDED WORK SHALL NOT BE LESS THAN THAT SPECIFIED FOR THE NEW WORK.
9. PRODUCTS FOR PATCHING, EXTENDING AND MATCHING: PROVIDE SAME PRODUCT OF TYPES OF CONSTRUCTION AS THAT IN EXISTING STRUCTURE, AS NEEDED TO PATCH, EXTEND OR MATCH EXISTING WORK. GENERALLY CONTRACT DOCUMENTS WILL NOT DEFINE PRODUCTS OF STANDARDS OR WORKMANSHIP PRESENT IN EXISTING CONSTRUCTION. CONTRACTOR SHALL DETERMINE PRODUCTS BY INSPECTION AND TESTING. WORKMANSHIP SHALL MATCH IN ALL RESPECTS THE EXISTING AS A SAMPLE OF COMPARISON.
10. THE PRESENCE OF A PRODUCT, FINISH, OR TYPE OF CONSTRUCTION REQUIRES THAT PATCHING, EXTENDING OR MATCHING SHALL BE PERFORMED AS NECESSARY TO MAKE WORK COMPLETE AND CONSISTENT TO IDENTICAL STANDARDS OF QUALITY.
11. PATCH OR REPLACE ANY PORTION AN EXISTING FINISHED SURFACE WHICH IS FOUND TO BE DAMAGED, LIFTED, DISCOLORED OR SHOWS OTHER IMPERFECTIONS WITH MATCHING MATERIAL.
   A. PROVIDE ADEQUATE SUPPORT OF SUBSTRATE PRIOR TO PATCHING THE FINISH.
   B. REFINISH PATCHED PORTIONS OF PAINTED OR COATED SURFACES IN A MANNER TO PRODUCE UNIFORM COLOR AND TEXTURE OVER THE ENTIRE SURFACE.
   C. WHEN EXISTING SURFACE FINISH CANNOT BE MATCHED, REFINISH ENTIRE SURFACE TO NEAREST INTERSECTIONS.
12. WHEN NEW WORK ABUTTS OR FINISHES FLUSH WITH EXISTING WORK, MAKE A SMOOTH AND CRAFTMAN LIKE TRANSITION. PATCHED WORK SHALL MATCH EXISTING AND ADJACENT WORK IN THE MATERIAL, FINISH, TEXTURE AND APPEARANCE SO THE PATCH AND TRANSITION IS INVISIBLE AT A DISTANCE OF SIX FEET WHEN VIEWED FROM ALL ANGLES BETWEEN 90 AND 45 DEGREES TO THE PLANE OF THE HATCH.
13. ALL ADJACENT WORK AND CONSTRUCTIONS DAMAGED DUE TO DEMOLITION SHALL BE REPAIRED AS PART OF THIS CONTRACT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXPOSED EXISTING STRUCTURES AT THE WORK AREA FROM WEATHER AND OTHER INCLEMENT CONDITIONS AND FROM THE INSTALLATION OF OTHER WORK. ANY DAMAGE INCURRED DUE TO FAILURE BY THE CONTRACTOR TO PROPERLY PROTECT SUCH WORK, SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
15. CONTRACTOR SHALL INCLUDE THE REMOWAL OF ALL ITEMS WITHIN THE PARAPET OR PORTIONS OF PARAPET BEING REMOVED IN HIS SCOPE OF WORK. ABANDONED CONDUIT AND PIPING EXTENDING FROM THE CONCRETE ROOF SHALL BE REMOVED AND CAPPED PROPERLY.

GENERAL NOTES

1. VERIFY ALL DIMENSIONS, LOCATIONS OF EXISTING UTILITIES, AND CONDITIONS ON THE JOB SITE PRIOR TO THE START OF WORK OR PORTIONS OF THE WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS. EXISTING CONDITIONS ARE INDICATED AS A RESULT OF FIELD OBSERVATIONS, INFORMATION SHOWN ON AVAILABLE DOCUMENTS AND FIELD CONDITIONS AT THE TIME OF PREPARATION.
2. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL GOVERNING CODES, ORDINANCES, REGULATIONS AND LAWS.
3. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS AND SCAFFOLDING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. WHERE ANY CONFLICT OCCURS BETWEEN THE REQUIREMENTS OF LAWS, CODES, ORDINANCES, RULES AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN.
5. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE DRAWINGS.
6. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY NOTED OTHERWISE.
7. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION.
8. ENACT ALL MEASURES TO PROTECT AND SAFEGUARD ALL EXISTING ELEMENTS TO REMAIN FROM BEING DAMAGED. REPLACE OR REPAIR EXISTING ELEMENTS DAMAGED BY THE EXECUTION OF THIS CONTRACT TO EQUAL OR BETTER CONDITION.
9. WHERE NEW CONSTRUCTION ABUTS EXISTING FINISHED SURFACES, CONTRACTOR SHALL ALIGN NEW CONSTRUCTION SO THAT NEW FINISHES ARE FLUSH WITH EXISTING. MATCH EXISTING TEXTURES AND COLORS.
10. CONTRACTOR SHALL COORDINATE BETWEEN THE REQUIREMENTS OF ALL DISCIPLINES HEREIN AND BETWEEN DRAWING AND SPECIFICATION REQUIREMENTS IN ORDER THAT ALL ITEMS RELATE TO ONE ANOTHER. NOTIFY ARCHITECT IMMEDIATELY REGARDING ANY ITEMS NOT COORDINATED.
11. KEYNOTES DO NOT DESCRIBE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. NO TRADE JURISDICTIONAL ALLOCATION OF THIS WORK IS INTENDED BY THE SUBDIVISION OF THE KEYNOTES. IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO SUBDIVIDE THE WORK IN THE MANNER HE DEEMS NECESSARY.
12. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF CONSTRUCTION, ALTERATION, REHABILITATION OR RECONSTRUCTION SHALL CONFORM TO TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR). SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE OFFICE BEFORE PROCEEDING WITH THE WORK.
13. CONTRACTOR SHALL STOP WORK AND NOTIFY ARCHITECT IMMEDIATELY IF ANY ASBESTOS CONTAINING MATERIAL (ACM) OR SUSPECTED ACM IS FOUND DAMAGED OR DISTURBED.
14. CONTRACTOR SHALL EXCERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID EXISTING DUCTS, PIPING, CONDUIT, ETC. AND TO PREVENT HAZARD TO PERSONNEL AND/OR TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES. THE DESIGN PROFESSIONALS ARE NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, WHETHER OR NOT SHOWN ON AND INSTALLED BY THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DISTRICT SHOULD SUCH UNDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
15. A PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTIONS 4-342 PART I, TITLE 24 CCR.
16. FOOD HANDLING FACILITIES SHALL COMPLY WITH ALL LOCAL HEALTH REQUIREMENTS AND CALIFORNIA UNIFORM RETAIL FOOD FACILITIES LAW.
17. UNLESS SPECIFICALLY SHOWN ON THESE PLANS NO STRUCTURAL MEMBER SHALL BE CUT, NEITHER DRILLED NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE ARCHITECT AND DSA.
18. ALL WORK SHALL CONFORM TO 2016 TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR).
19. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CONSTRUCTION CHANGED (CCD) APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR.
20. A DSA CERTIFIED PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR.
21. A DSA ACCEPTED TESTING LABORATORY DIRECT EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.

SHEET INDEX

TOTAL SHEETS: 31

APPLICABLE CODES

PARTIAL LIST OF APPLICABLE CODES AS OF JANUARY 1, 2023

2022 California Building Code (CBC), Part 2, Title 24 C.C.R.
(2018 International Building Code Volumes 1 & 2 2019 California Amendments)
2022 California Electrical Code (CEC), Part 3, Title 24 C.C.R.
(2017 National Electrical Code and 2019 California Amendments)
2022 California Mechanical Code (CMC), Part 4, Title 24 C.C.R.
(2018 IAPMO Uniform Mechanical Code and 2019 California Amendments)
2022 California Plumbing Code (CPC), Part 5, Title 24 C.C.R.
(2018 IAPMO Uniform Plumbing Code and 2019 California Amendments)
2022 California Energy Code (CEC), Part 6, Title 24 C.C.R.
2022 California Fire Code (CFC), Part 9, Title 24 C.C.R.
(2018 International Fire Code and 2019 California Amendments)
2022 California Green Building Standards Code (Cal-Green), Title 24, Part 11

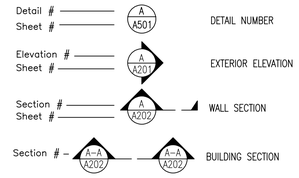
NOTE: Cal/OSHA Elevator Unit enforces CCR Title 8 and uses the 2019 ASME A17.1 by adoption

NOTE: The above codes as amended by the city municipal code shall constitute the Building Regulations of the City of Costa Mesa,

PARTIAL LIST OF APPLICABLE STANDARDS

ASCE/SEI 7	Minimum Design Loads and Associated Criteria for Buildings and Other Structures	2016 Edition
ASME A17.1	Safety Code for Elevators and Escalators	2019 Edition
UL 464	Audible Signaling Devices for Fire Alarm and Signaling Systems Including Accessories	2008 Edition
UL 521	Standard for Heat Detectors for Fire Protective Signaling Systems	1999 Edition
UL 1971	Standard for Signaling Devices for the Hearing Impaired	2002(R2010)

SYMBOLS



BUILDING DATA

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	B
STORIES:	2
HEIGHT:	20-FT.
BUILDING 4 AREA:	30,096 SF
(W/2 4-HOUR FIRE SEPARATION WALLS FOR 3 AREAS)	
FIRE SPRINKLERS:	NONE

ABBREVIATIONS

&	AND	JAN.	JANITOR	ELEC.	ELECTRIC	REG.	REGISTER	U.N.O.	UNLESS NOTED OTHERWISE
∠	ANGLE	JT.	JOINT	ELEV.	ELEVATION	REINF.	REINFORCEMENT	U.O.F.	UNDERSIDE OF FRAME
@	AT	KIT.	KITCHEN	ENT.	ENTRANCE	REQ'D.	REQUIRED	UR.	URINAL
℄	CENTERLINE			EMER.	EMERGENCY	RESIL.	RESILIENT		
ø	DIAMETER OR ROUND	LAB.	LABORATORY	ENCL.	ENCLOSURE	REV.	REVERSE	V.	VENT
A.B.	ANCHOR BOLT	LAM. PLAS.	LAMINATED PLASTIC	EQ.	EQUAL	RM.	ROOM	VAR.	VARIES
A.F.F.	ABOVE FINISH FLOOR	LAV.	LAVATORY	EQUIP.	EQUIPMENT	R.O.	ROUGH OPENING	V.C.T.	VINYL COMPOSITION TILE
A.C.	ASPHALTIC CONCRETE	LVR.	LOUVER	EXIST.	EXISTING	RO.	ROUGH	VERT.	VERTICAL
ADJ.	ADJACENT			E.G.	EXISTING GRADE			VEST.	VESTIBULE
		MAR.	MARBLE	EXPO.	EXPOSED	S.	SOUTH	V.F.W.C.	VINYL FABRIC WALL COVERING
ALUM.	ALUMINUM	MATL.	MATERIAL	EXP.	EXPANSION	S.B.	SPLASH BLOCK	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
APPROX.	APPROXIMATELY	MAX.	MAXIMUM	S.D.	STORM DRAIN				
ARCH.	ARCHITECT	M.C.	MEDICINE CABINET	EXT.	EXTERIOR	S.C.	SOLID CORE	W.	WEST
		M.C.B.	METAL CORNER BEAD			SCHED.	SCHEDULE	W/	WITH
BD.	BOARD	MECH.	MECHANICAL	F.D.	FLOOR DRAIN	SECT.	SECTION	W.C.	WATER CLOSET
BET.	BETWEEN	MET.	METAL	F.E.	FIRE EXTINGUISHER	SHT.	SHEET	WD.	WOOD
BLDG.	BUILDING	MFR.	MANUFACTURER	F.E.C.	FIRE EXTINGUISHER & CABINET	SIM.	SIMILAR	W. GL.	WIRE GLASS
BLK.	BLOCK	MIN.	MINIMUM	F.F.	FINISH FLOOR	S.J.		W.I.	WROUGHT IRON
BLKG.	BLOCKING	MISC.	MISCELLANEOUS	F.G.	FINISH GRADE	SLD'G.	SLIDING	W.M.P.	WIRE MESH PARTITION
BM.	BEAM	M.O.	MASONRY OPENING	F.H.W.S.	FLATHEAD WOOD SCREWS	SM. F.	SMOOTH FACE	WP.	WATERPROOF
		MTD.	MOUNTED	FIN.	FINISH	S.M.S.	SHEET-METAL SCREW		
CAB.	CABINET	MUL.	MULLION	F.L.	FLOW LINE	SPEC.	SPECIFICATIONS		
C.B.	CATCH BASIN	N.	NORTH	FLASH.	FLASHING	SP. F.	SPLIT FACE		
C.F.	CURB FACE	NAT.	NATURAL	F.L.F.D.	FUSIBLE LINK FIRE DAMPER	SQ.	SQUARE		
C.I.	CAST IRON	N.G.	NATURAL GRADE	FLUOR.	FLUORESCENT	S.S.	SERVICE SINK		
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT	F.O.C.	FACE OF CONCRETE	SST.	STAINLESS STEEL		
CLG.	CEILING	NO./ #	NUMBER	F.O.F.	FACE OF FINISH	STAT.	STATIONARY		
C.O.	CONCRETE OPENING	NOM.	NOMINAL	F.O.M.	FACE OF MASONRY	STD.	STANDARD		
COL.	COLUMN	N.T.S.	NOT TO SCALE	F.O.S.	FACE OF STUD	STL.	STEEL		
COMPO.	COMPOSITION			F.O.V.	FACE OF VENEER	STRUCT.	STRUCTURAL		
CONC.	CONCRETE	O.A.	OVERALL	F.R.A.	FIRE RATED ASSEMBLY	SUSP.	SUSPENDED		
C.M.U.	CONCRETE MASONRY UNITS	OBS.	OBSCURE			S.W.W.	STEEL WINDOW WALL		
CONT.	CONTINUOUS	O.C.	ON CENTER	F.S.	FLOOR SINK	SYM.	SYMMETRICAL		
CONTR.	CONTRACTOR	O.D.	OUTSIDE DIAMETER	FT.	FOOT OR FEET				
CORR.	CORRIDOR	O.H.	OPPOSITE HAND	FURR.	FURRING	T.	TREAD		
		OPG.	OPENING	GA.	GAUGE	T.B.	TACKBOARD		
DET.	DETAIL	OSA.	OUTSIDE AIR	GALV.	GALVANIZE	T. & B.	TOP & BOTTOM		
D.F.	DRINKING FOUNTAIN	PART.	PARTITION	G.I.	GALVANIZED IRON	T.C.	TOP OF CURB		
D.G.	DECOMPOSED GRANITE	P.C.C.	PORTLAND CEMENT CONCRETE	GL.	GLASS	T.D.	TOWEL DISPENSER		
DIA.	DIAMETER	P.H.	PANIC HARDWARE	GLU. LAM.	GLUE LAMINATED	T.G.	TOP OF GRATE		
DIM.	DIMENSION	PL.	PLATE	GND.	GROUND	T. & G.	TONGUE & GROOVE		
DIS.	DISPENSER	P.L.	PROPERTY LINE	GR.	GRADE	T.O.M.	TOP OF MASONRY		
DIV.	DIVISION	PLAS.	PLASTER	GYP.	GYPSUM	T.O.P.	TOP OF PLATE AT PARAPET		
DN.	DOWN	PLYWD.	PLYWOOD			T.O.R.	TOP OF ROOFING		
DBL.	DOUBLE	PR.	PAIR	H.B.	HOSE BIBB	T.O.S.	TOP OF SHEATING		
DFTN.	DRINKING FOUNTAIN	P.J.	PLASTIC CONTROL JOINT	H.M.	HOLLOW METAL	T.P.	TOP OF PAVING		
DRY S.	DRY STANDPIPE	R.	RISER	HORIZ.	HORIZONTAL	T.W.	TOP OF WALL		
D.S.	DOWNSPOUT	R.B.	RUBBER BASE	HR.	HOUR	TEL.	TELEPHONE		
DWG.	DRAWING	RAD.	RADIUS	HT.	HEIGHT	TEMP.	TEMPERATURE		
		REDWD.	REDWOOD	HTG.	HEATING	TERR.	TERRAZZO		
(E)	EXISTING	REF.	REFERENCE	HDWD.	HARDWOOD	TR.	TRANSOM		
EA.	EACH	REFR.	REFRIGERATOR			TRANSF.	TRANSFORMER		
E.J.	EXPANSION JOINT			I.D.	INSIDE DIAMETER	TYP.	TYPICAL		
				INSUL.	INSULATION				
				INT.	INTERIOR				
				INV.	INVERT				

DIRECTORY

OWNER

ADMINISTRATIVE SERVICES DIVISION
ORANGE COUNTY DEPARTMENT OF EDUCATION
200 KALMUS DRIVE
COSTA MESA, CA 92626
TEL: 714.966.4454
FACILITIES, MAINTENANCE & OPERATIONS MANAGER
CONTACT: JASON BURLEY

ARCHITECT

GHATAODE BANNON ARCHITECTS
760 W. 16TH STREET, UNIT B
COSTA MESA, CA 92627
TEL: 714.665.8030
FAX: 714.665.8029
CONTACT: SUSHILA GHATAODE. AIA

ELECTRICAL ENGINEER

AG DESIGN INC.
2100 W. ORANGEWOOD AVE.
SUITE 165
ORANGE, CA 92868
TEL: 714.769.9900
CONTACT: GARY MCFARLAND, PRINCIPAL

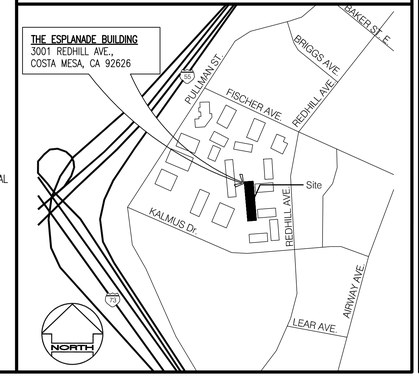
STRUCTURAL ENGINEER

RTM ENGINEERING CONSULTANTS
1 ADA
SUITE 100
IRVINE, CA 92618
TEL: 949.462.3200
CONTACT: JOSH RANDALL, S.E.

PROJECT DESCRIPTION

ADDITION OF INTERIOR TRACTION ELEVATOR AND ALTERATION OF ADJACENT STAIRS IN TWO-STORY OFFICE BUILDING 4.

VICINITY MAP



GBA GHATAODE BANNON ARCHITECTS
Architecture • Planning • Interior Design
760 W. 16TH STREET, UNIT B
COSTA MESA, CA 92627
tel: 714.665.8030
fax: 714.665.8029

Architect Seal

Consultant Seal

OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

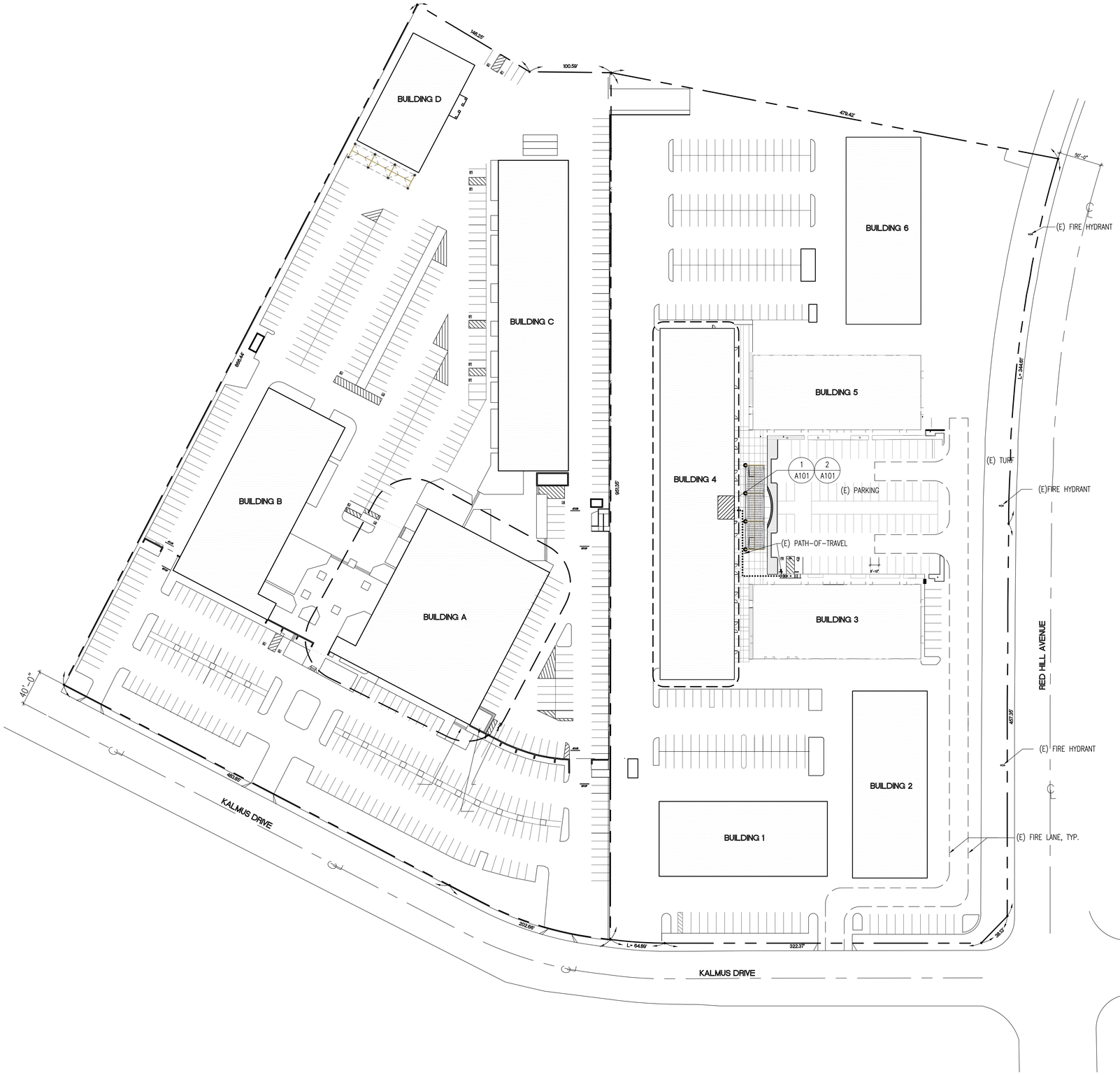
TITLE SHEET

REVISIONS:
1
2
3
4
5
6
7
8

Date: 6/XX/2024
Job: 2411
Scale: N.T.S.
Drawn:

G001

SHEET OF -
XREF:



OVERALL SITE PLAN 1
1"=50'-0"

KEYNOTES GENERALLY CORRESPOND TO SPECIFICATION SECTIONS BY MEANS OF THE SIX-DIGIT NUMBER IDENTIFYING THE SPECIFICATION SECTION FOR REFERENCE AND CONVENIENCE. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL WORK INDICATED HEREIN PURSUANT TO THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT, REGARDLESS OF WHETHER OR NOT THE KEYNOTE(S) SPECIFICALLY CORRESPOND TO ANY SPECIFICATION DIVISION PROVIDED IN THE TECHNICAL SPECIFICATIONS.

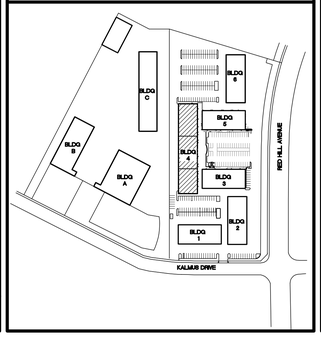
ACCESSIBLE ROUTE NOTES

1. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. [CBC 11B-403.3].
2. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM. [CBC 11B-403.5.1].
3. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT. [CBC 11B-302.1].
4. CHANGES IN LEVEL OF 1/4 INCH HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MINIMUM AND 1/2 INCH HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. [CBC 11B-302.2-3].
5. OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND NOT MORE THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. [CBC 11B-307.2].
6. VERTICAL CLEARANCE SHALL BE 80 INCHES HIGH MINIMUM. [CBC 11B-307.4].

SITE NOTES

1. FOR TYPICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET G001.
2. PROTECT AND SAFEGUARD FROM DAMAGES ALL EXISTING CONSTRUCTION AND FINISHES TO REMAIN.
3. PROVIDE TEMPORARY 6' HIGH CHAIN LINK FENCE ENCLOSURES WITH LOCKABLE GATES AS REQUIRED FOR CONSTRUCTION ACCESS AT CONTRACTOR'S STAGING AREA AND AROUND ALL CONSTRUCTION SITES.
4. WHERE REMOVAL OF CONCRETE WALKS, MOWSTRIPS, CURBS AND GUTTERS IS REQUIRED BY THE EXECUTION OF THIS CONTRACT, REMOVE THE CONCRETE WORK TO THE NEAREST EXISTING EXPANSION OR CONTROL JOINT (SAWCUT IF REQUIRED). CURBS AND GUTTERS MAY BE REMOVED IN MINIMUM LENGTHS OF 6' IF THE DISTANCE BETWEEN EXISTING JOINTS IS 12' OR MORE. REPLACE REMOVED WORK WITH REINFORCED CONCRETE TO MATCH ADJACENT EXISTING WORK IN PROFILE, JOINT LAYOUT AND FINISH.
5. WHERE ASPHALT PAVING IS DAMAGED BY THE EXECUTION OF THIS CONTRACT, PATCH & REPAIR TO ORIGINAL OR BETTER CONDITION. WHERE (E) LAWNS ARE DAMAGED BY THE EXECUTION OF THIS CONTRACT, FILL, COMPACT, AND REPLANT AREA TO MATCH EXISTING TURF AREA.

KEY MAP



GBA CHATAROOE BANNON ARCHITECTS
Architecture · Planning · Interior Design
2531 N. HIGUERA STREET, UNIT B
COSTA MESA, CA 92627
tel: 714.885.8930
fax: 714.885.8939

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ORANGE COUNTY DEPARTMENT OF EDCATION

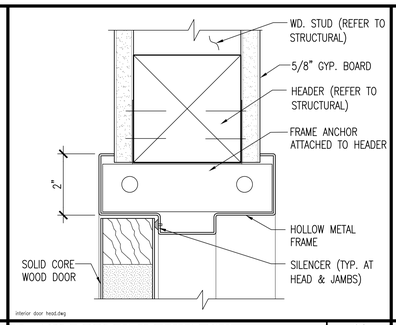
OVERALL SITE PLAN

REVISIONS:
1
2
3
4
5
6
7
8
12

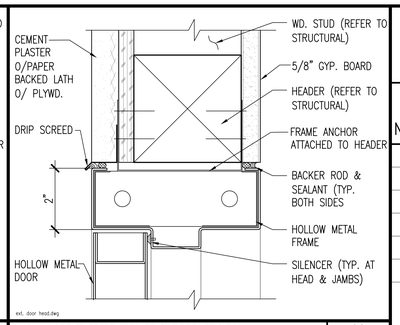
Date: 6/XX/2024
Job: 2411
Scale:
Drawn:

A001

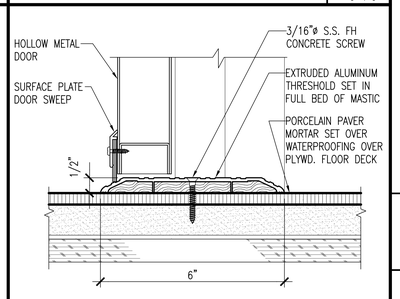
SHEET – OF XXX
XREF:



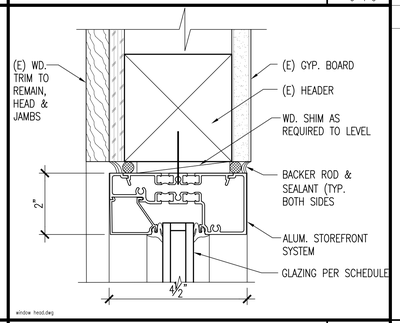
26	INTERIOR DOOR HEAD (JAMB SIM.)	21
	6"=1'-0"	



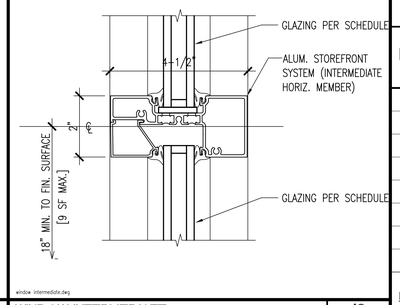
EXTERIOR DOOR HEAD (JAMB SIM.)	16
6"=1'-0"	



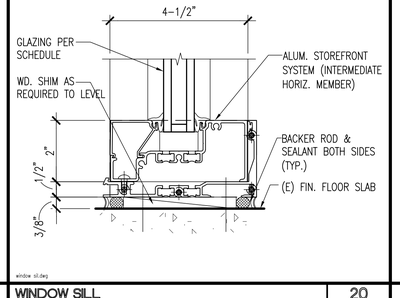
27		22	EXTERIOR DOOR THRESHOLD (2ND FLR.)	17
			6"=1'-0"	



28		23	WINDOW HEAD	18
			6"=1'-0"	



29		24	WINDOW INTERMEDIATE	19
			6"=1'-0"	

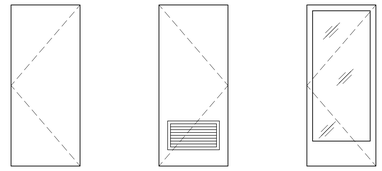


30		25	WINDOW SILL	20		15		10
			6"=1'-0"					

DOOR SCHEDULE

DOOR NUMBER	DOOR SIZE WIDTH X HEIGHT	DOOR TYPE	DOOR MAT/FIN	LABEL	HARDWARE NO.	FRAME TYPE	FRAME MAT/FIN	DETAILS A010 HEAD	DETAILS A010 JAMB	DETAILS A010 THRESH	DETAILS A011 SIGNAGE	REMARKS
001A	(E) 3'-0" X 7'-0"	C	ALUM/GL	–	–	–	–	–	–	–	5, 7	–
101A	(E) 3'-0" X 7'-0"	A	SCW/PT	–	–	–	–	–	–	–	7	1
101B	3'-0" X 7'-0"	B	SCW/PT	–	1	HM	HM/PT	21	21	–	7	24" X 12" D/L
201A	3'-0" X 7'-0"	B	HM/PT	–	2	HM	HM/PT	16	16	17	7	24" X 12" D/L
202A	(E) 3'-0" X 7'-0"	C	ALUM/GL	–	–	–	–	–	–	–	10, 7	–
202B	(E) 3'-0" X 7'-0"	C	ALUM/GL	–	–	–	–	–	–	–	10, 7	–

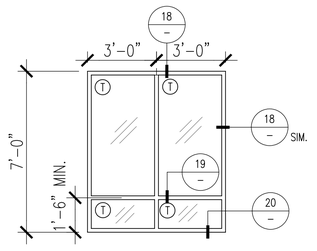
1 – EXISTING DOOR HARDWARE TO REMAIN. RELOCATE ACCESS CONTROL READER TO ADJACENT WALL.



TYPE A | TYPE B | TYPE C (EXISTING)

WINDOW SCHEDULE

NUMBER	WIDTH X HEIGHT	TYPE	MATERIAL/FINISH	GLAZING	REMARKS
1	6'-0" X 7'-0"	A	ANOD. ALUMINUM/*	1" I.G.U. CLEAR FLOAT	* MATCH (E) BUILDING STANDARD



TYPE A (T) = TEMPERED

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CLG. TYPE	CLG. HT.	REMARKS
100	FOYER AREA	F4	NONE	W3 | W5	–	W5	W3 | W5	C4	BOT. OF JOISTS	–
101	ELECTRICAL ROOM	F4	B1	W2	W2	W4	W2	C5	8'-0"	–
201	CONTROL ROOM	F2	B1	W2	W2	W4	W2	C2	BOT. OF JOISTS	–
202	LOUNGE AREA	F2	NONE	W5	–	W5	W6	C2	BOT. OF JOISTS	–
–	–	–	–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–	–	–	–

ELEVATOR CAB FLOOR: PROVIDE & INSTALL 12" X 12" X 1/8" VINYL COMPOSITION FLOOR TILE IN ELEVATOR (ALLOW 35 S.F.) ARMSTRONG STANDARD EXCELON IMPERIAL TEXTURE OR EQUAL.

KEYNOTES GENERALLY CORRESPOND TO SPECIFICATION SECTIONS BY MEANS OF THE SIX-DIGIT NUMBER IDENTIFYING THE SPECIFICATION SECTION FOR REFERENCE AND CONVENIENCE. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL WORK INDICATED HEREIN PURSUANT TO THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT, REGARDLESS OF WHETHER OR NOT THE KEYNOTE(S) SPECIFICALLY CORRESPOND TO ANY SPECIFICATION DIVISION PROVIDED IN THE TECHNICAL SPECIFICATIONS.

DOOR LEGEND & NOTES

1. DOORS SHALL BE 1 3/4" THICK U.N.O. OR SPECIFIED.
2. ALL DOORS SHALL HAVE ACCESS HARDWARE.
3. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT ANY USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR FORCE.
4. CONTRACTOR IS TO FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.

ABBREVIATIONS

ALUM	ALUMINUM
D/L	DOOR LOUVER
(E)	EXISTING
HM	HOLLOW METAL
OH	OPPOSITE HAND
PH	DOORS W/ PANIC/PUSH TYPE HARDWARE
PT	PAINT (SEMI-GLOSS)
SCW	SOLID CORE WOOD

FINISH SCHEDULE

FLOORS

F1	CARPET
F2	PORCELAIN PAVERS
F3	EXISTING TO REMAIN
F4	CONCRETE-SEALED
F5	REPAIR/RE-SEAL (E) CONCRETE
F6	REPAIR/REPLACE (E) W/MATCHING

BASE

B1	RESILIENT BASE
B2	EXISTING TO REMAIN

WALLS

W1	EGGSHELL PAINT O/ (E) GYPSUM BOARD OR (E) PLASTER
W2	EGGSHELL PAINT O/ (N) GYPSUM BOARD
W3	FLAT PAINT OVER CEMENT PLASTER
W4	SEMI-GLOSS PAINT O/ CMU
W5	SEMI-GLOSS PAINT O/(E) WOOD SIDING
W6	(E) BRICK VENEER

CEILING

C1	CEMENT-FIBER BOARD, PRE-FINISHED
C2	EGGSHELL PAINT O/ (N) GYPSUM BOARD OR (E) GYPSUM BOARD
C3	PAINT WOOD BEAMS & TRIM
C4	FLAT PAINT O/CEMENT PLASTER
C5	2'x4' SUSPENDED CEILING

GHATAODE BANNON ARCHITECTS
Architecture · Planning · Interior Design
3161 Airway Avenue, Suite B
COSTA MESA, CA 92626
tel: 714.665.8020
fax: 714.665.8029

Architect Seal

Consultant Seal

OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

SCHEDULES + DOOR DETAILS

REVISIONS:
1
2
3
4
5
6
7
8

Date: 6/XX/2024
Job: 2411
Scale:
Drawn:

A010

SHEET – OF XXX
XREF:

26	21	16
27	22	17
28	23	18
29	24	19
30	25	20

11B-703 REQUIREMENTS FOR RAISED CHARACTERS, BRAILLE AND VISUAL CHARACTERS

RAISED CHARACTERS SHALL COMPLY WITH CBC SECTION 11B-703.2:

* CHARACTER SHALL BE RAISED 1/32 INCH (0.8mm) MINIMUM ABOVE THEIR BACKGROUND, SHALL BE SANS SERIF UPPERCASE LTTERS, AND SHALL BE DUPLICATED IN BRAILLE.
* CHARACTER HEIGHT SHALL BE 5/8 INCH (15.9 mm) MINIMUM AND 2 INCHES (51 mm) MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I". CBC SECTION 11B-703.2.5
* CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTER SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. CBC SECTION 11B-703.5.1
* PROPORTIONS FOR RAISED CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I". STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15% MAXIMUM OF THE HEIGHT OF THE CHARACTER. CBC SECTION 11B-703.2.4 AND 11B-703.2.6.
* CHARACTER SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL COMPLY WITH CBC SECTION11B-703.2.7 AND 11B-703.2.8.
* TEXT SHALL BE IN A HORIZONTAL FORMAT. CBC SECTION 11B-703.2.9.
* BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH CBC SECTIONS 11B-703.3 AND 11B-703.4. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH CBC TABLE AND FIGURE 11B-703.3.1.
* TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MINIMUM TO THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAXIMUM TO THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS ABOVE THE FINISH FLOOR OR GROUND SURFACE. CBC SECTION AND FIGURE 11B-703.4.1
* TACTILE SIGNS SHALL BE LOCATED PER CBC SECTION AND FIGURE 11B-703.4.2 AS FOLLOWS:
  - ALONGSIDE A SINGLE DOOR AT THE LATCH SIDE.
  - ON THE INACTIVE LEAF AT DOUBLE DOORS WITH ON ACTIVE LEAFS.
  - TO THE RIGHT HAND DOOR AT DOUBLE DOORS WITH TWO ACTIVE LEAFS.
  - ON THE NEAREST ADJACENT WALL WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS WITH TWO ACTIVE LEAFS.
  - SO THAT A CLEAR FLOOR SPACE OF 18"X18" MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.
* VISUAL CHARACTERS SHALL COMPLY WITH CBC SECTION 11B-703.5 AND SHALL BE 40" MINIMUM ABOVE FINISH FLOOR OR GROUND. CHARACTERS HEIGHT SHALL BE DETERMINED BASED UPON HEIGHT ABOVE GROUND AND HORIZONTAL VIEWING DISTANCE PER CBC TABLE 11B-703.5.5
* PROPORTIONS OF VISUAL CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I". STROKE THICKNESS SHALL BE 10% MINIMUM AND 20% MAXIMUM OF THE HEIGHT OF THE CHARACTER. CBC SECTION 11B-703.5.4 AND 11B-703.5.7.
* PICTOGRAMS SHALL COMPLY WITH CBC SECTION 11B-703.6.
* SYMBOLS OF ACCESSIBILITY SHALL COMPLY WITH CBC SECTION 11B-703.7.
* VARIABLE MESSAGE SIGNS SHALL COMPLY WITH CBC SECTION 11B-703.8.

11B-703.7.2.6.4 EDGES AND VERTICES ON GEOMETRIC SYMBOLS. EDGES SHALL BE EASED OR ROUNDED AT 1/16 INCH (1.56MM) MINIMUM, OR CHAMFERED AT 1/8 INCH (3.3MM) MAXIMUM. VERTICAL SHALL BE RADIUSED BETWEEN 1/8 INCH (3.2MM) MINIMUM AND 1/4 INCH (6.4MM) MAXIMUM.

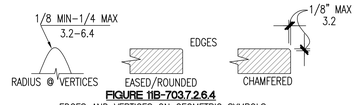


FIGURE 11B-703.7.2.6.4
EDGES AND VERTICES ON GEOMETRIC SYMBOLS

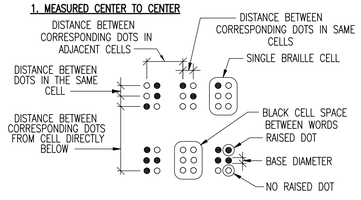
BRAILLE:
11B-703.3. BRAILLE. BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTIONS 11B-703.3 AND 11B-703.4.
11B-703.3.1. DIMENSIONS AND CAPITALIZATION. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 11B-703.3.1. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES. PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS, AND ACRONYMS.

TABLE 11B-703.3.1 BRAILLE DIMENSIONS

	MINIMUM IN INCHES MAXIMUM IN INCHES
MEASUREMENT RANGE	
DOT BASE DIAMETER	0.059 (1.5 mm) TO 0.063 (1.6 mm)
DISTANCE BETWEEN TWO DOTS IN THE SAME CELL *	0.100 (2.5 mm)
DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS	0.300 (7.6 mm)
DOT HEIGHT	0.025 (0.6 mm) TO 0.037 (0.9 mm)
DISTANCE BETWEEN CORRESPONDING * DOTS FROM ONE CELL DIRECTLY BELOW	0.395 (10 mm) TO 0.400 (10.2 mm)

* MEASURED CENTER TO CENTER

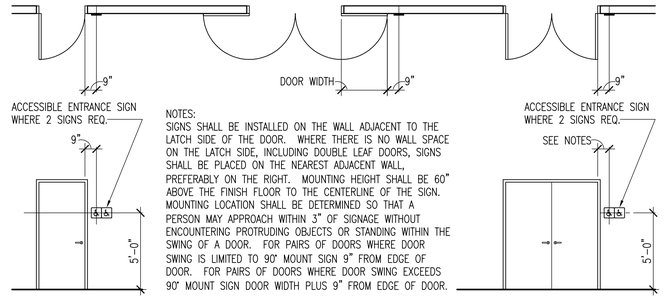
1. MEASURED CENTER TO CENTER



11B-703.3.2. POSITION. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT. FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH (9.5MM) MINIMUM AND 1/2 INCH (12.7MM) MAXIMUM FROMANY OTHER TACTILE CHARACTERS AND 3/8 INCH (9.5MM) MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS.

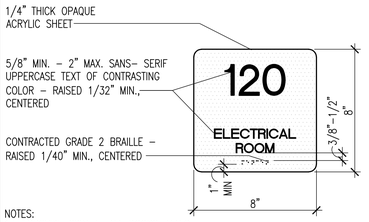
Scale: 3"=1'-0" DWG

TEXT AND BRAILLE SYMBOL NOTES — 15 — N.T.S



10440-01.DWG

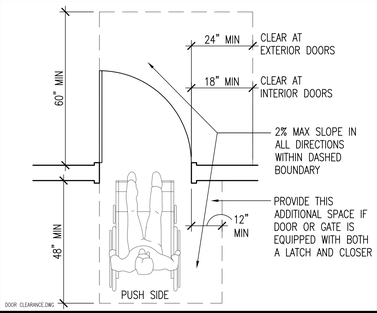
WALL MOUNTED SIGNAGE LOCATION — 1 — 1/4" = 1'-0"



NOTES:
1. PROVIDE SIGN AT ALL DOORS, U.N.O.
2. LOCATE PER DETAIL 1/–
3. REFER TO SPEC. SECTION 10 44 00 FOR ADDITIONAL INFORMATION.
4. FOR ADDITIONAL TEXT & BRAILLE NOTES SEE DETAIL 15/–
5. SEE 4/– FOR SIGN COLORS & FINISH NOTES

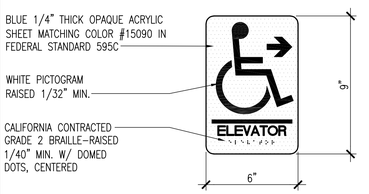
10440-06.DWG

ROOM IDENTIFICATION SIGNAGE — 7 — 3"=1'-0"



DOOR CLEARANCE.DWG

DOOR/GATE MANEUVERING CLEARANCE — 2 — 1/2"=1'-0"



NOTES:
1. LOCATE VERTICALLY PER DETAIL 1/–.
2. PROVIDE SIGN WHERE SHOWN ON PLAN.
3. FOR ADDITIONAL TEXT & BRAILLE NOTES SEE DETAIL 15/–.
4. SEE 4/– FOR SIGN COLORS & FINISH NOTES.

10440-051.DWG

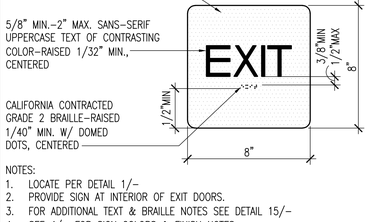
ELEVATOR DIRECTIONAL — 8 — 3"=1'-0"

FINISH:
CHARACTERS, SYMBOLS, PICTOGRAMS AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH, SUCH AS MATTE, SATIN OR EGGSHELL.

CONTRAST:
CHARACTERS, SYMBOLS AND PICTOGRAMS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS, SYMBOLS AND PICTOGRAMS ON A DARK BACKGROUND OR DARK CHARACTERS, SYMBOLS AND PICTOGRAMS ON A LIGHT BACKGROUND. A CONTRAST BETWEEN THE COLOR OF THE BACKGROUND AND THE COLOR OF THE CHARACTERS, SYMBOLS AND PICTOGRAMS OF AT LEAST 70% BASED ON THE LIGHT REFLECTANCE VALUE IS RECOMMENDED.

10440-04.DWG

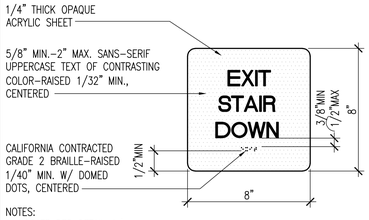
SIGN COLORS & FINISH NOTES — 4 — N.T.S.



NOTES:
1. LOCATE PER DETAIL 1/–
2. PROVIDE SIGN AT INTERIOR OF EXIT DOORS.
3. FOR ADDITIONAL TEXT & BRAILLE NOTES SEE DETAIL 15/–
4. SEE 4/– FOR SIGN COLORS & FINISH NOTES

10400-08.DWG

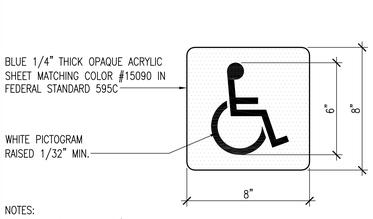
TACTILE EXIT SIGNAGE — 9 — 3"=1'-0"



NOTES:
1. LOCATE PER DETAIL 1/–
2. PROVIDE SIGN AT INTERIOR OF EXIT DOORS.
3. REFER TO SPEC. SECTION 10 44 00 FOR ADDITIONAL INFORMATION
4. FOR ADDITIONAL TEXT & BRAILLE NOTES SEE DETAIL 15/–
5. SEE 4/– FOR SIGN COLORS & FINISH NOTES

10440-091.DWG

TACTILE EXIT STAIR SIGNAGE — 10 — 3"=1'-0"



NOTES:
1. LOCATE PER DETAIL 1/–
2. REFER TO SPEC. SECTION 10 44 00 FOR ADDITIONAL INFORMATION PROVIDE SIGN AT ALL ACCESSIBLE ENTRANCE DOORS, U.N.O.
3. SEE 4/– FOR SIGN COLORS & FINISH NOTES

10440-05.DWG

PICTOGRAM STANDARD — 5 — 3"=1'-0"

GGBA CHATAROE BANNON ARCHITECTS
Architecture • Planning • Interior Design
2552 BERNARDO CENTER DRIVE, SUITE B
SAN DIEGO, CA 92128
COSTA MESA, CA 92627
tel: 714.665.8000
fax: 714.665.8029

LICENSED ARCHITECT — CHRISTOPHER CHATAROE — C-28803 — EXP. 08-31-2025 — STATE OF CALIFORNIA

Architect Seal

Consultant Seal

OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

SIGNAGE DETAILS

REVISIONS:
1
2
3
4
5
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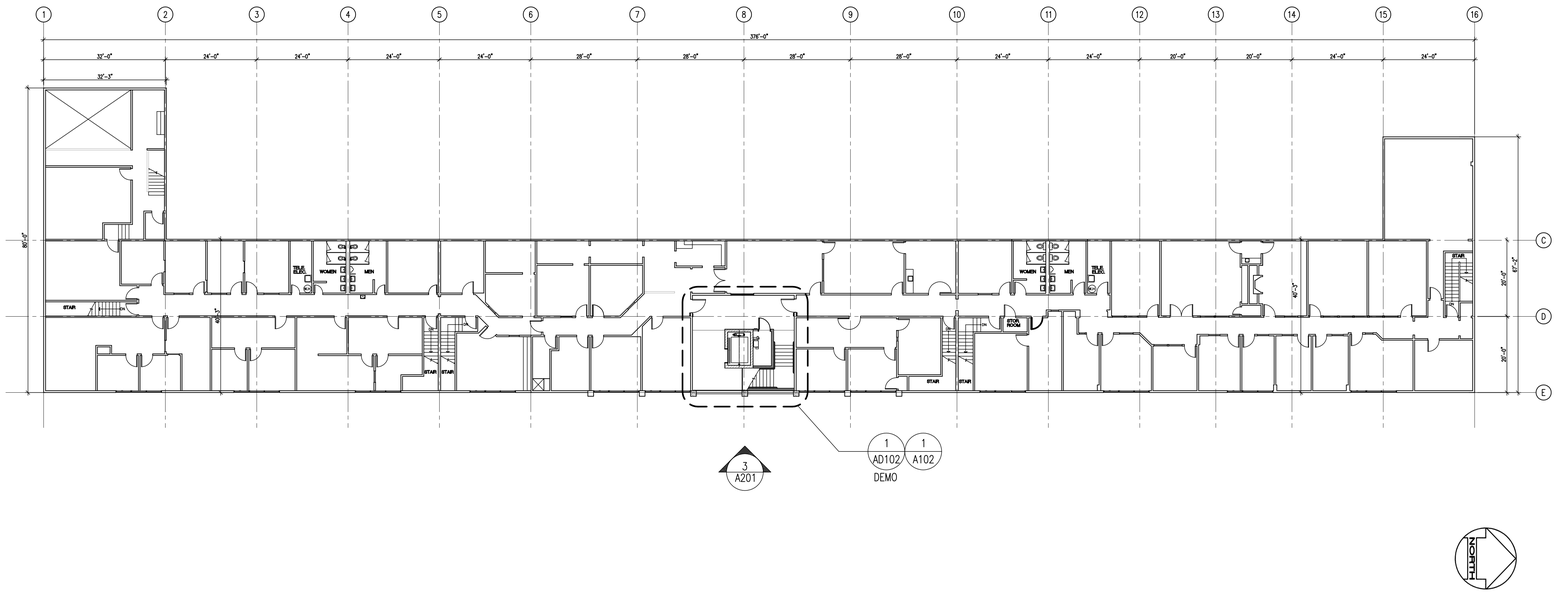
7
8

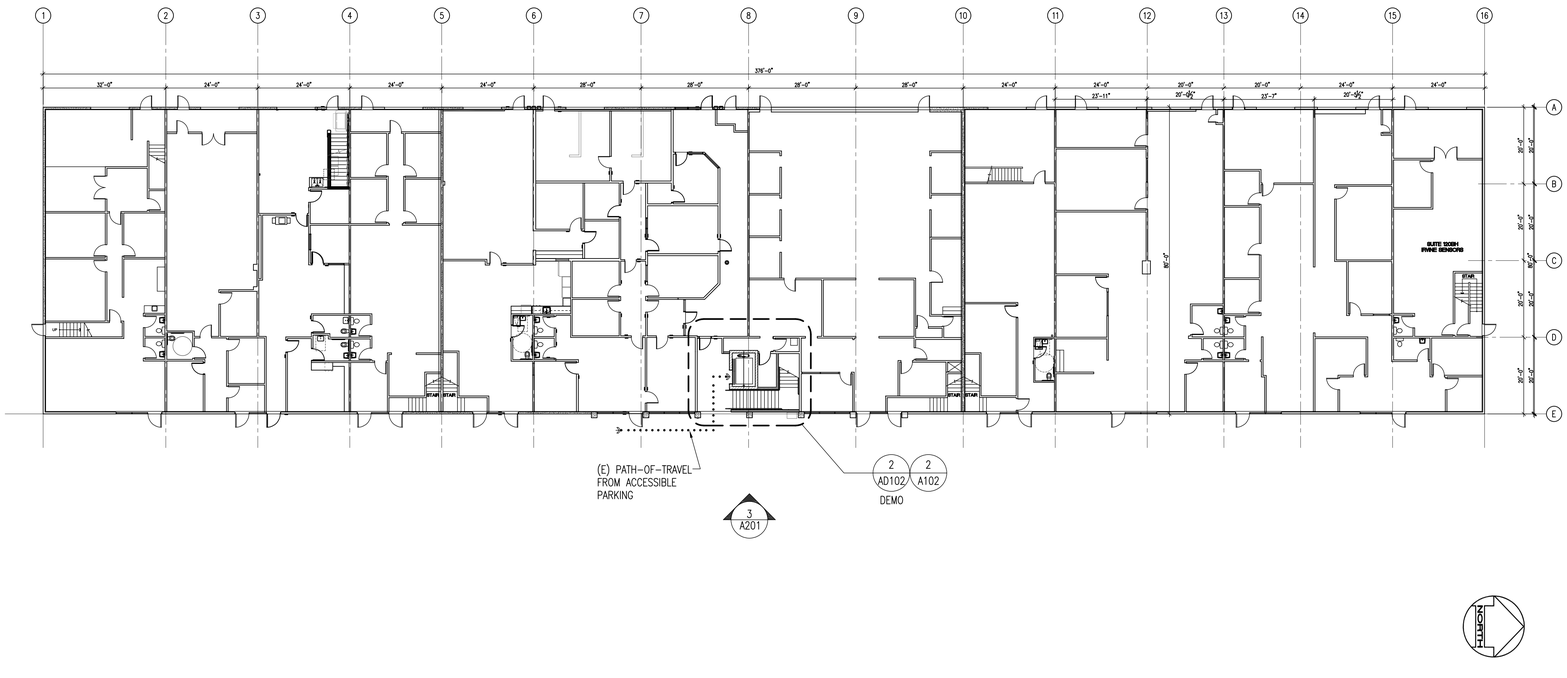
Date: 6/XX/2024
Job: 2411
Scale:
Drawn:

A011

SHEET – OF –
XREF:



BUILDING 4 - SECOND FLOOR PLAN | 2 | 1/16"=1'-0"



BUILDING 4 - FIRST FLOOR PLAN | 1 | 1/16"=1'-0"

KEYNOTES GENERALLY CORRESPOND TO SPECIFICATION SECTIONS BY MEANS OF THE SIX-DIGIT NUMBER IDENTIFYING THE SPECIFICATION SECTION FOR REFERENCE AND CONVENIENCE. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL WORK INDICATED HEREIN PURSUANT TO THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT, REGARDLESS OF WHETHER OR NOT THE KEYNOTE(S) SPECIFICALLY CORRESPOND TO ANY SPECIFICATION DIVISION PROVIDED IN THE TECHNICAL SPECIFICATIONS.

CONSTRUCTION NOTES

ALL DIMENSIONS TO (E) CONSTRUCTION ARE TO BE FIELD VERIFIED. CONTRACTOR SHALL INFORM ARCHITECT OF ANY SUBSTANTIAL DISCREPANCY BETWEEN FIELD DIMENSIONS AND DRAWINGS.

1. FOR TYP. SYMBOLS & ABBREVIATIONS, SEE SHEET G001
2. PATCH, RE-SURFACE, AND PAINT (E) WALLS DAMAGED BY CONSTRUCTION TO MATCH ADJACENT SURFACES.

FLOOR PLAN LEGEND

NOTE: ANY WALL NOT LABELLED EXISTING IS A NEW WALL

- EXISTING PARTITION TO REMAIN.
- INTERIOR PARTITION: 2x6 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EA. SIDE (TYP. U.N.O.). ATTACH TO STRUCTURE WHERE NOTED.
- CMU WALL: 8" WIDE CONCRETE BLOCK. REFER TO STRUCTURAL.
- 1 — WINDOW TAG: SEE DETAILS SHEET A010.
- # — WALL TAG: SEE DETAILS SHEET A501 FOR WALL TYPES.
- NEW SIGN, REFER SIGNAGE DETAILS A011

KEY MAP

BUILDING 4

AREA OF ALTERATION

GBB GHATAODE BANNON ARCHITECTS
Architecture · Planning · Interior Design
3151 AIRWAY AVENUE, SUITE B
COSTA MESA, CA 92626
tel: 714.665.8000
fax: 714.665.8029

LICENSED ARCHITECT — REGISTERED PROFESSIONAL — No. C-28923 — STATE OF CALIFORNIA

Architect Seal

Consultant Seal

OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

BUILDING 4
OVERALL FIRST AND SECOND FLOOR PLAN

REVISIONS:
1
2
3
4
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8

Date: 6/XX/2024
Job: 2411
Scale:
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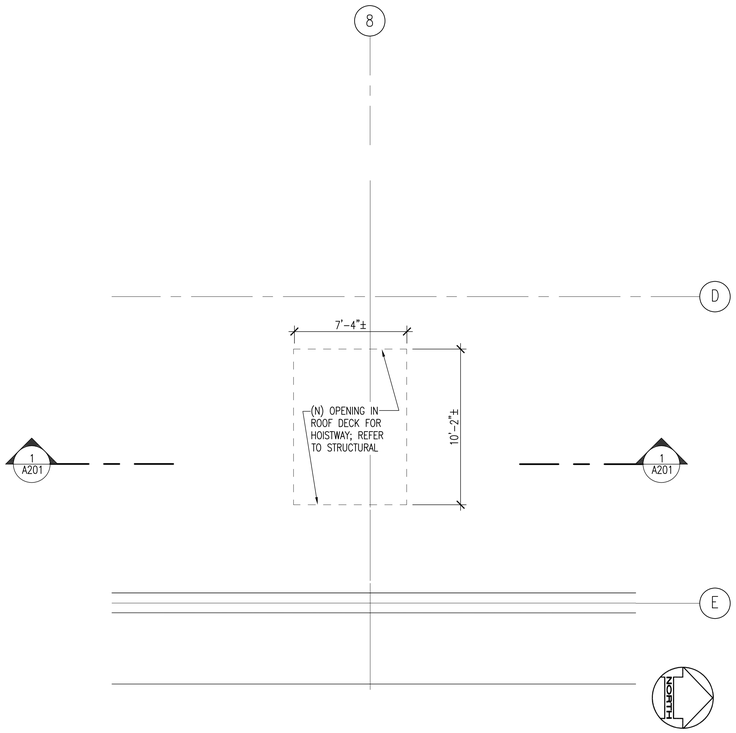
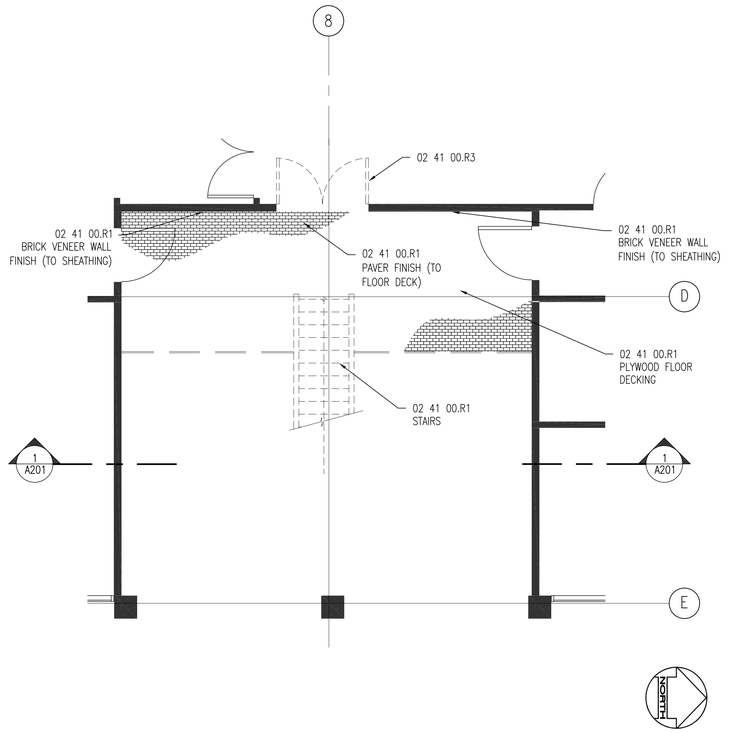
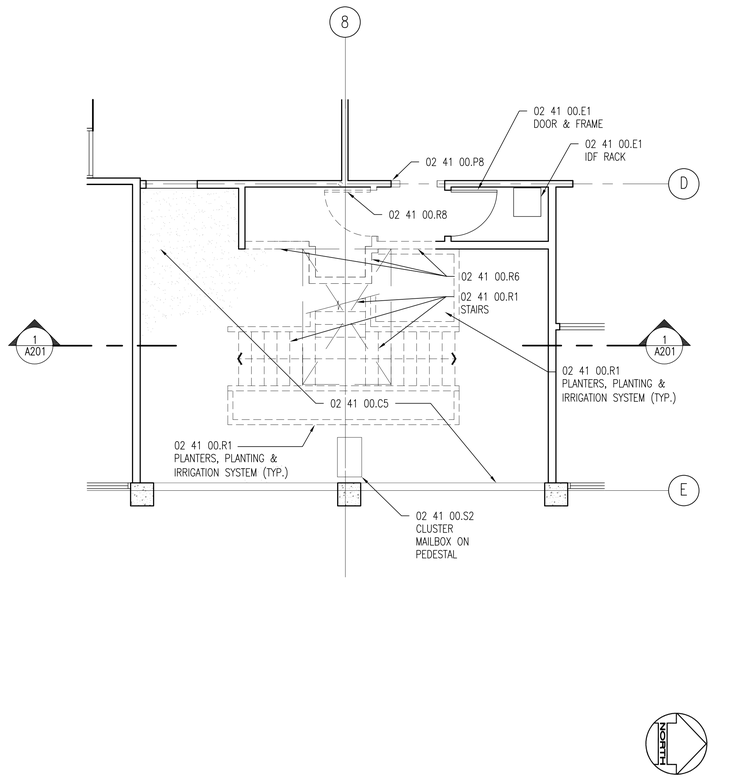


ENLARGED ROOF DEMOLITION PLAN | 3 | 1/4"=1'-0"



ENLARGED 2ND FLOOR DEMOLITION PLAN | 1 | 1/4"=1'-0"



ENLARGED 1ST FLOOR DEMOLITION PLAN | 2 | 1/4"=1'-0"

REFERENCE KEYNOTES

DIVISION 02 - EXISTING CONDITIONS

02 41 00 - SELECTIVE DEMOLITION

02 41 00.C5	–	SAWCUT & REMOVE EXISTING CONCRETE PAVING
02 41 00.P8	–	REMOVE PORTION OF EXISTING WALL
02 41 00.R1	–	REMOVE EXISTING ITEM
02 41 00.R3	–	REMOVE EXISTING DOOR & FRAME
02 41 00.R6	–	REMOVE EXISTING WALLS
02 41 00.R8	–	REMOVE DOOR, FRAME & PORTION OF (E) WALL

KEYNOTES GENERALLY CORRESPOND TO SPECIFICATION SECTIONS BY MEANS OF THE SIX-DIGIT NUMBER IDENTIFYING THE SPECIFICATION SECTION FOR REFERENCE AND CONVENIENCE. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL WORK INDICATED HEREIN PURSUANT TO THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT, REGARDLESS OF WHETHER OR NOT THE KEYNOTE(S) SPECIFICALLY CORRESPOND TO ANY SPECIFICATION DIVISION PROVIDED IN THE TECHNICAL SPECIFICATIONS.

DEMOLITION GENERAL NOTES

1. KEYNOTED ITEMS ARE INTENDED TO SHOW THE GENERAL EXTENT OF DEMOLITION. REMOVE ALL ITEMS, WHETHER SHOWN OR NOT, AS NECESSARY TO ACCOMMODATE THE INSTALLATION OF THE NEW WORK. THESE INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE, EXCAVATION OF EARTH, FRAMING MEMBERS, BLOCKING, ELECTRICAL, MECHANICAL AND PLUMBING FIXTURES, CONDUITS, PIPING, MISCELLANEOUS CONNECTORS, FINISHES, EQUIPMENT, ETC.
2. UNLESS SPECIFICALLY SHOWN ON THESE PLANS NO STRUCTURAL MEMBERS SHALL BE CUT, DRILLED, NOTCHED OR REMOVED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER.
3. COORDINATE WITH ALL STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS. PROVIDE ALL DEMOLITION NECESSARY TO INSTALL THE NEW WORK.
4. FLOORS: REMOVE (E) FLOORING AND (E) WALL BASE, U.N.O. PREPARE TO RECEIVE NEW FINISH.
5. CEILINGS: REMOVE (E) CEILINGS, LIGHTS, GRILLES, SUBSTRATE AND SUPPORT SYSTEM, U.N.O. REFER TO REFLECTED CEILING PLANS A401 FOR THE NEW WORK.
6. RESTROOMS: PROTECT-IN-PLACE, U.N.O.

DEMOLITION LEGEND

- ITEMS SHOWN DASHED TO BE REMOVED U.N.O.
- CONCRETE STRUCTURAL SLAB TO BE REMOVED, U.N.O.
- DOOR, HARDWARE & FRAME TO BE REMOVED, U.N.O.
- EXISTING NON-BEARING, NON-SHEAR WALL TO BE REMOVED. CURB TO BE REMOVED WHERE OCCURS
- EXISTING PARTITION WALL TO REMAIN

KEY MAP

BULDING 4

GHATAODE BANNON ARCHITECTS
Architecture · Planning · Interior Design
2 Venture Plaza, Suite 410
Irvine, CA 92618-3317
949.453.8000
fax: 714.665.8029

LICENSED ARCHITECT STATE OF CALIFORNIA RENEWAL 08/31/2025 No. C-28923

Architect Seal

Consultant Seal

OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

BUILDING 4
ENLARGED DEMO PLAN

REVISIONS:
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Date: 6/XX/2024
Job: 2411
Scale:
Drawn:

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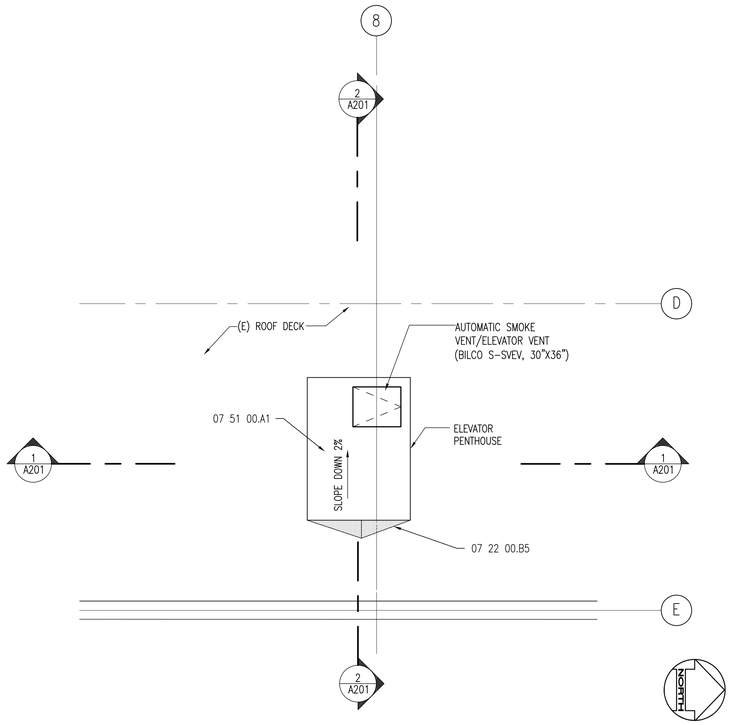
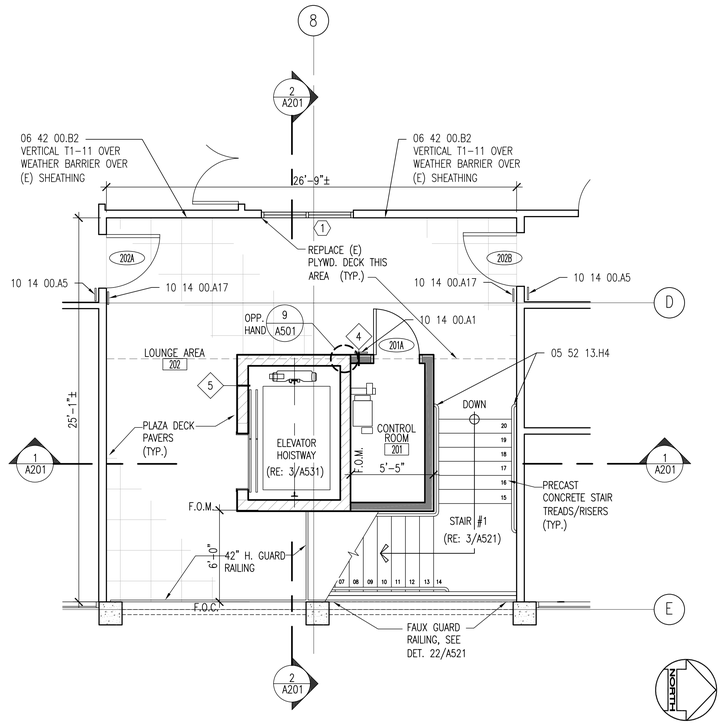
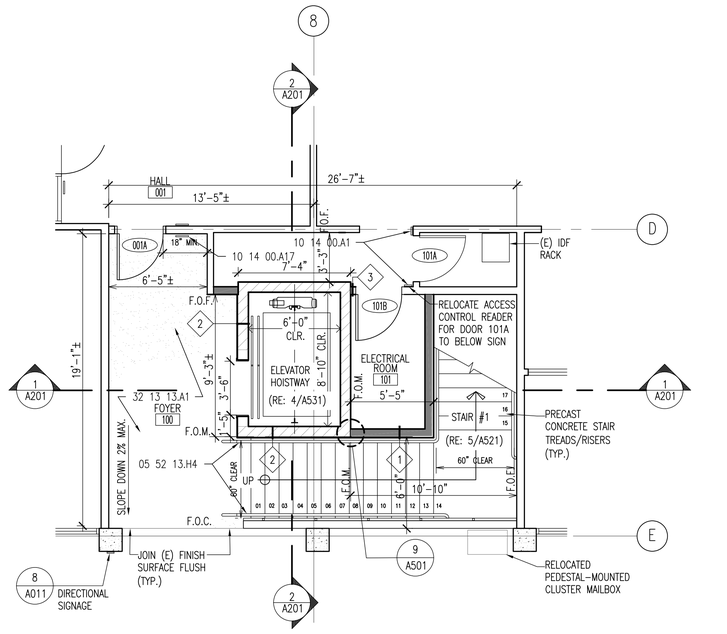


ENLARGED ROOF PLAN | 3 | 1/4"=1'-0"



ENLARGED 2ND FLOOR PLAN | 1 | 1/4"=1'-0"



ENLARGED 1ST FLOOR PLAN | 2 | 1/4"=1'-0"

REFERENCE KEYNOTES

DIVISION 05 - METALS

05 52 13 - PIPE AND TUBE RAILINGS

05 52 13.H4 – HANDRAIL – 1 1/2" O.D. XS PIPE WITH BRACKETS, PAINT

DIVISION 06 - WOOD PLASTICS AND COMPOSITES

06 42 00 - WOOD PANELING

06 42 00.B2 – WOOD PLANK PANELING VENEER

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

07 22 00 - ROOF AND DECK INSULATION -

07 22 00.B5 – RIGID INSULATION CRICKET

07 51 00 - ROOF RESTORATION

07 51 00.A1 – COLD PROCESS MONOLITHIC BUILT-UP ROOFING

DIVISION 10 - SPECIALTIES

10 14 00 - SIGNAGE

10 14 00.A1 – TACTILE ROOM ID/NUMBER

10 14 00.A17 – ACCESSIBLE ENTRANCE SIGN (ISA)

10 14 00.A5 – TACTILE EXIT STAIR DOWN SIGN

DIVISION 32 - EXTERIOR IMPROVEMENTS

32 13 13 - CEMENT CONCRETE PAVEMENT

32 13 13.A1 – 4" P.C.C. PAVING W/ #3 REBAR @ 18" O.C.E.W.

ELEVATOR REGULATORY REQUIREMENTS

1. THE ELEVATOR SHALL HAVE STANDBY POWER IN ACCORDANCE WITH CHAPTER 27 AND SECTION 3003. [CBC 1009.4.1]
2. A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS 1009.8.1 AND 1009.8.2 SHALL BE PROVIDED AT THE LANDING SERVING EACH ELEVATOR ON EACH ACCESSIBLE FLOOR. [CBC 1009.8]
3. TWO-WAY EMERGENCY COMMUNICATION SYSTEM SHALL BE PROVIDED FOR THE DEAF, HARD OF HEARING AND SPEECH IMPAIRED. THE SYSTEM SHALL PROVIDE VISIBLE TEXT AND AUDIBLE MODES THAT MEET ALL OF THE FOLLOWING REQUIREMENTS: [CBC 3001.2]
   - WHEN OPERATING IN EACH MODE, INCLUDE A LIVE INTERACTIVE SYSTEM THAT ALLOWS BACK AND FORTH CONVERSATION BETWEEN THE ELEVATOR OCCUPANTS AND EMERGENCY PERSONNEL.
   - IS OPERATIONAL WHEN THE ELEVATOR IS OPERATIONAL.
   - ALLOWS ELEVATOR OCCUPANTS TO SELECT THE TEXT-BASED OR AUDIBLE MODE DEPENDING ON THEIR COMMUNICATION NEEDS TO INTERACT WITH EMERGENCY PERSONNEL.
4. REQUIRED EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED AS PART OF THE FIRE ALARM SYSTEM AND TWO-WAY COMMUNICATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 AS AMENDED IN CHAPTER 35. [CBC 1009.12]
5. ELEVATORS SHALL NOT BE IN A COMMON SHAFT ENCLOSURE WITH A STAIRWAY. [CBC 3002.7]
6. ELEVATOR MACHINE ROOMS, MACHINERY SPACES THAT CONTAIN THE DRIVING MACHINE, AND CONTROL ROOMS SHALL BE PROVIDED WITH AN INDEPENDENT VENTILATION OR AIR-CONDITIONING SYSTEM TO PROTECT AGAINST THE OVERHEATING OF THE ELECTRICAL EQUIPMENT. THE SYSTEM SHALL MAINTAIN THE TEMPERATURE AND HUMIDITY WITHIN THE RANGE ESTABLISHED BY THE MANUFACTURER OF THE ELEVATOR EQUIPMENT. [CBC 3005.2]
7. THE ELEVATOR MACHINE ROOM OR CONTROL ROOM WITH OPENINGS INTO A PRESSURIZED ELEVATOR HOISTWAY SHALL BE PRESSURIZED UPON ACTIVATION OF A HEAT OR SMOKE DETECTOR. [CBC 3005.3]
8. EXISTING BUILDINGS THAT HAVE BEEN REMODELED TO PROVIDE SPECIFIC ELEVATORS FOR PUBLIC USE SHALL HAVE THE LOCATION OF AND THE DIRECTIONS TO THESE ELEVATORS POSTED IN THE BUILDING LOBBY ON A SIGN COMPLYING WITH SECTION 11B-703.5, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1. [CBC 11B-216.7, 11B-407]
9. EMERGENCY TWO-WAY COMMUNICATION RAISED SYMBOLS OR CHARACTERS SHALL BE WHITE ON A BLACK BACKGROUND AND BRAILLE SHALL BE PROVIDED ADJACENT TO THE DEVICE AND SHALL COMPLY WITH SECTIONS 11B-703.2 AND 11B-703.3. EMERGENCY TWO-WAY COMMUNICATION SYSTEMS BETWEEN THE ELEVATOR AND A POINT OUTSIDE THE HOISTWAY SHALL COMPLY WITH ASME A17.1. [CBC 11B-407.4.9]

KEYNOTES GENERALLY CORRESPOND TO SPECIFICATION SECTIONS BY MEANS OF THE SIX-DIGIT NUMBER IDENTIFYING THE SPECIFICATION SECTION FOR REFERENCE AND CONVENIENCE. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL WORK INDICATED HEREIN PURSUANT TO THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT, REGARDLESS OF WHETHER OR NOT THE KEYNOTE(S) SPECIFICALLY CORRESPOND TO ANY SPECIFICATION DIVISION PROVIDED IN THE TECHNICAL SPECIFICATIONS.

CONSTRUCTION NOTES

ALL DIMENSIONS TO (E) CONSTRUCTION ARE TO BE FIELD VERIFIED. CONTRACTOR SHALL INFORM ARCHITECT OF ANY SUBSTANTIAL DISCREPANCY BETWEEN FIELD DIMENSIONS AND DRAWINGS.

1. FOR TYP. SYMBOLS & ABBREVIATIONS, SEE SHEET G001
2. PATCH, RE-SURFACE, AND PAINT (E) WALLS DAMAGED BY CONSTRUCTION TO MATCH ADJACENT SURFACES.

FLOOR PLAN LEGEND

NOTE: ANY WALL NOT LABELLED EXISTING IS A NEW WALL

- EXISTING PARTITION TO REMAIN.
- INTERIOR PARTITION: 2x6 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EA. SIDE (TYP. U.N.O.). ATTACH TO STRUCTURE WHERE NOTED.
- CMU WALL: 8" WIDE CONCRETE BLOCK. REFER TO STRUCTURAL.
- (1) WINDOW TAG: SEE DETAILS SHEET A010.
- (#) WALL TAG: SEE DETAILS SHEET A501 FOR WALL TYPES.
- NEW SIGN, REFER SIGNAGE DETAILS A011

KEY MAP

BUILDING 4

GGBA GHATAODE BANNON ARCHITECTS
Architecture · Planning · Interior Design
17782 Sky Park Circle, Suite B
Irvine, CA 92614
COSTA MESA, CA 92627
tel: 714.665.8000
fax: 714.665.8029

LICENSED ARCHITECT
RENEWAL 08/31/2025
No. C-28923
STATE OF CALIFORNIA

Architect Seal

Consultant Seal

OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

BUILDING 4
ENLARGED FLOOR PLANS

REVISIONS:
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Job: 2411
Scale:
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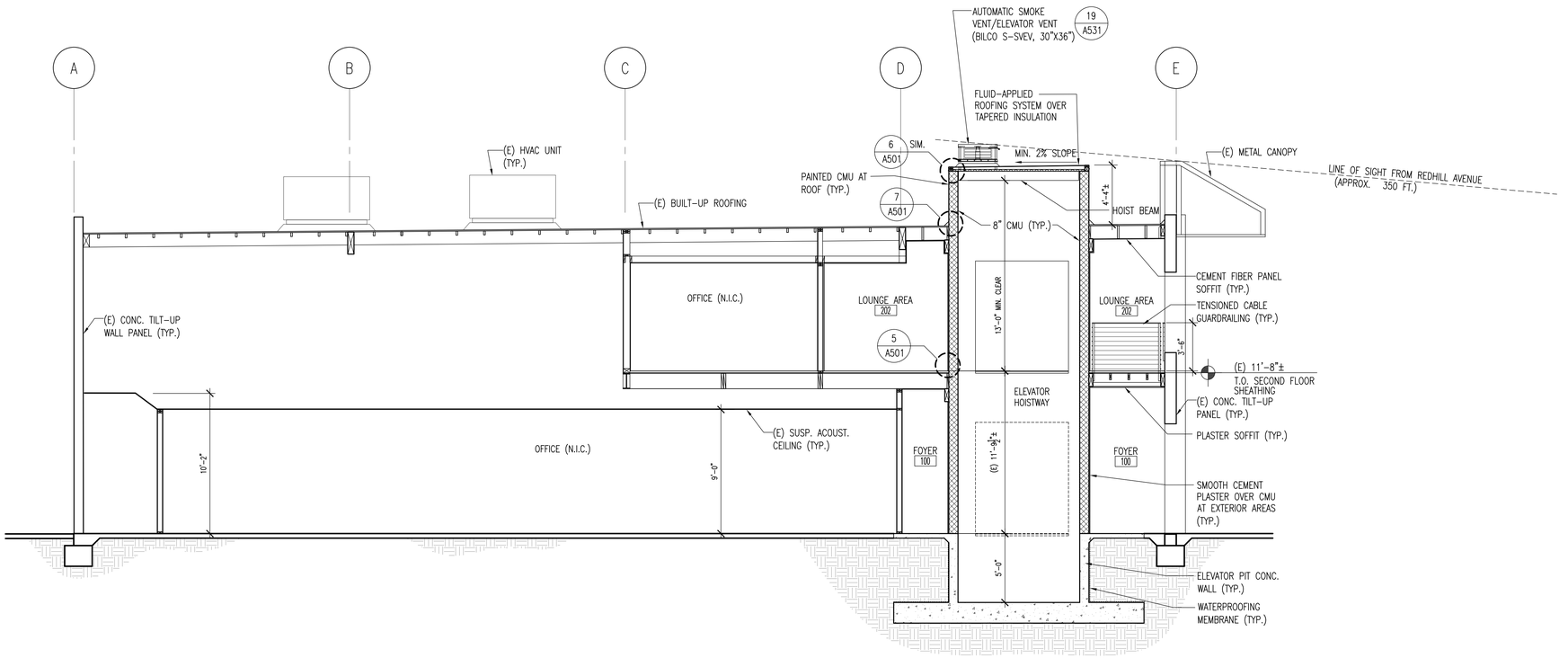
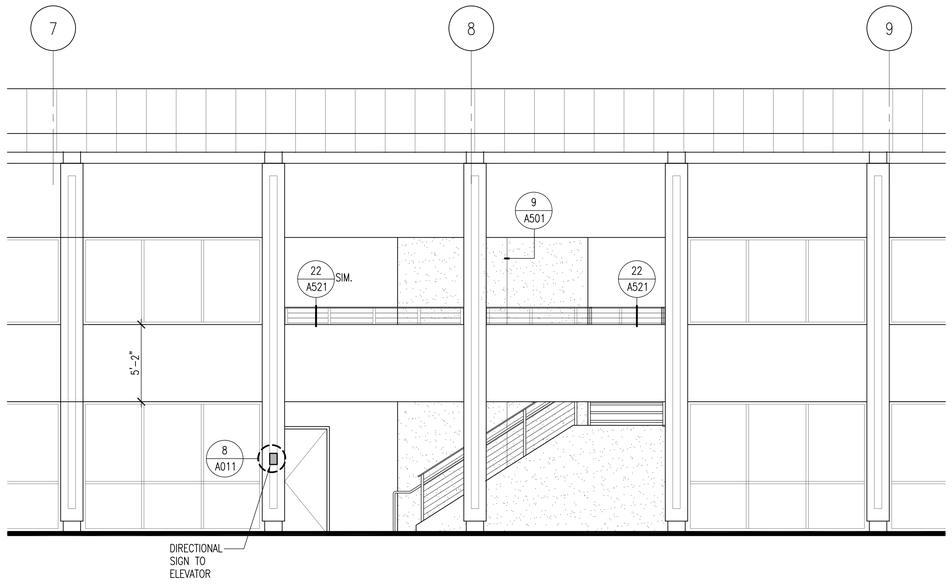
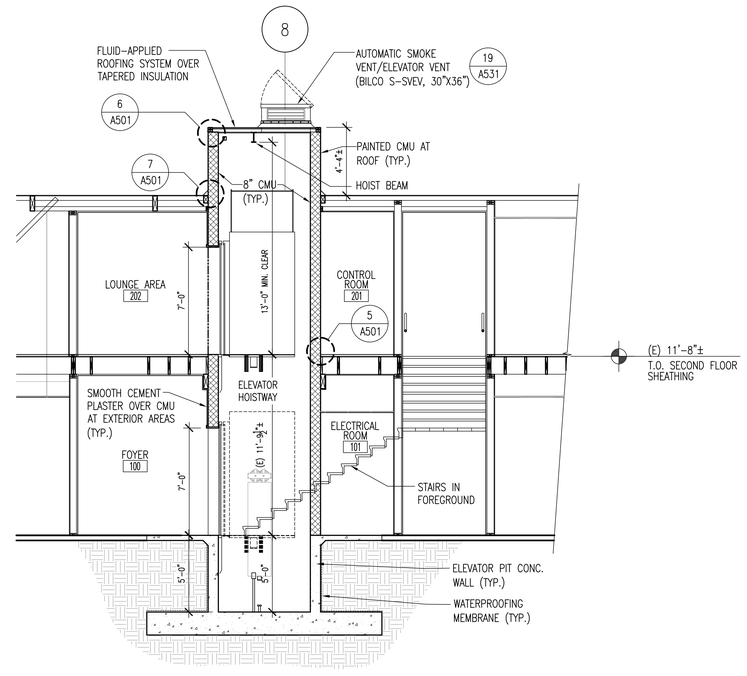


TRANSVERSE BUILDING SECTION | 2 | 1/4"=1'-0"



PARTIAL EAST ELEVATION | 3 | 1/4"=1'-0"



PARTIAL LONGITUDINAL BUILDING SECTION | 1 | 1/4"=1'-0"

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KEY MAP

BUILDING 4

AREA OF ALTERATION

GGBA GHATAODE BANNON ARCHITECTS
Architecture • Planning • Interior Design
2 PARK PLAZA, SUITE 1000
IRVINE, CA 92614
tel: 714.665.9500
fax: 714.665.9529
3001 REDHILL AVENUE, UNIT B
COSTA MESA, CA 92627

Architect Seal

Consultant Seal

OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

BUILDING 4
EXTERIOR ELEVATION & BUILDING SECTIONS

REVISIONS:
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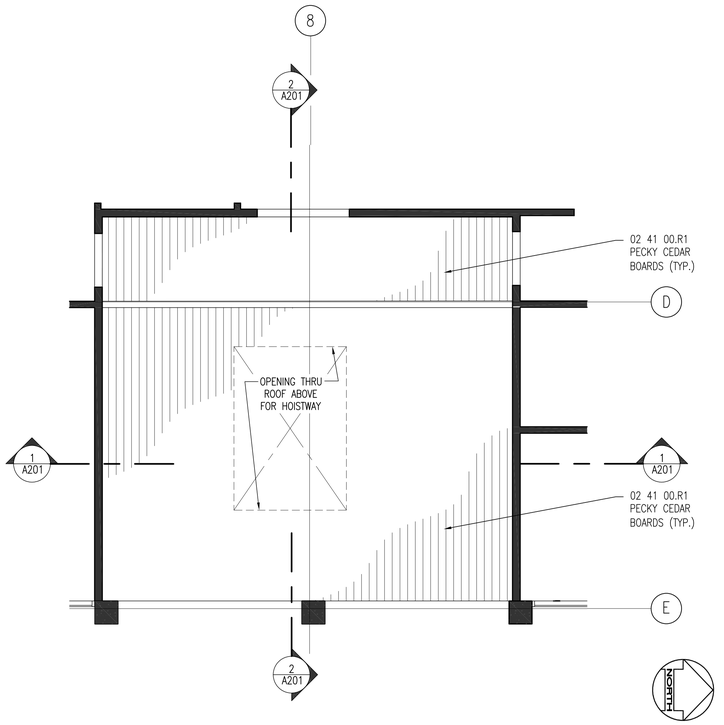
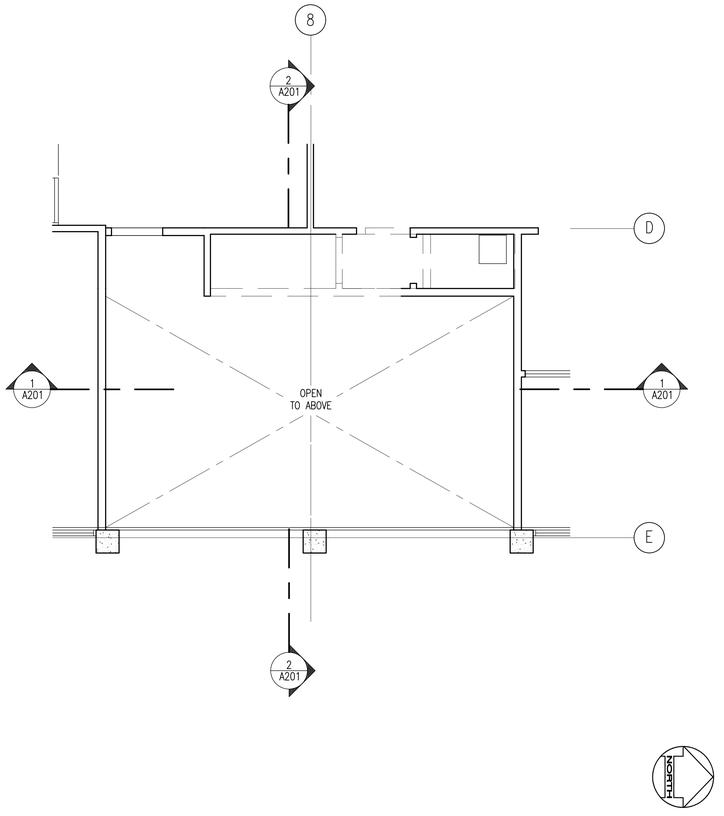
PRE-STAMPED CITY-APPROVED PLANS 4/02/2025



ENLARGED REFLECTED CEILING DEMO PLAN - 2ND FLOOR | 1 | 1/4"=1'-0"



ENLARGED REFLECTED CEILING DEMO PLAN - 1ST FLOOR | 2 | 1/4"=1'-0"

REFERENCE KEYNOTES

DIVISION 09 - FINISHES

09 24 00 - CEMENT PLASTERING

09 24 00.S1 – PORTLAND CEMENT PLASTER FINISH O/ LATH

09 29 00 - GYPSUM BOARD ASSEMBLIES

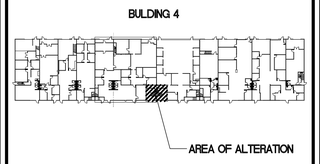
09 29 00.A1 – 5/8" TYPE X GYPSUM BOARD

09 51 13 - ACOUSTICAL PANEL CEILING PANEL

09 51 13.C1 – SUSPENDED ACOUSTICAL CEILING PANEL

KEYNOTES GENERALLY CORRESPOND TO SPECIFICATION SECTIONS BY MEANS OF THE SIX-DIGIT NUMBER IDENTIFYING THE SPECIFICATION SECTION FOR REFERENCE AND CONVENIENCE. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL WORK INDICATED HEREIN PURSUANT TO THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT, REGARDLESS OF WHETHER OR NOT THE KEYNOTE(S) SPECIFICALLY CORRESPOND TO ANY SPECIFICATION DIVISION PROVIDED IN THE TECHNICAL SPECIFICATIONS.

KEY MAP



GGB GHATAODE BANNON ARCHITECTS
Architecture · Planning · Interior Design
2 MACARTHUR PLACE, Unit B
COSTA MESA, CA 92626
tel: 714.665.8020
fax: 714.665.8029

Architect Seal

Consultant Seal

OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

BUILDING 4
ENLARGED REFLECTED CEILING DEMO PLANS

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Job: 2411
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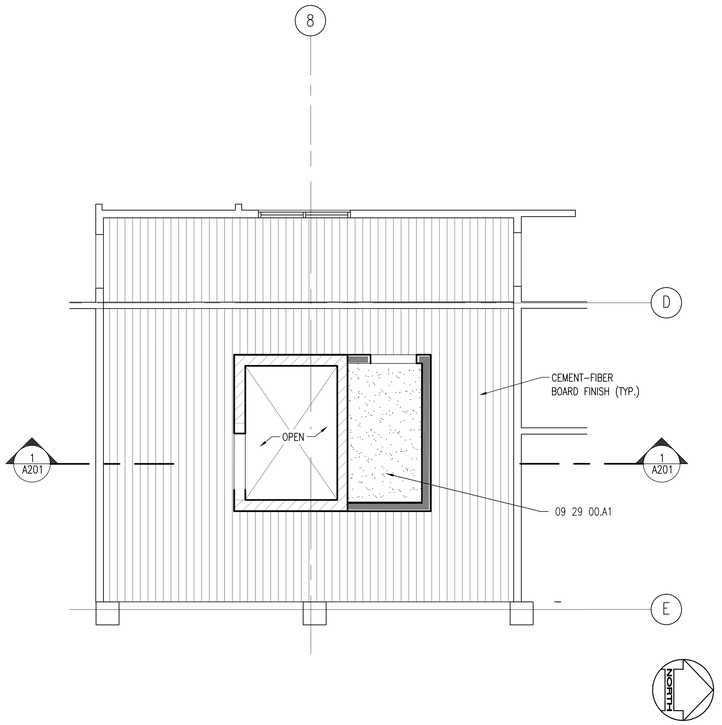
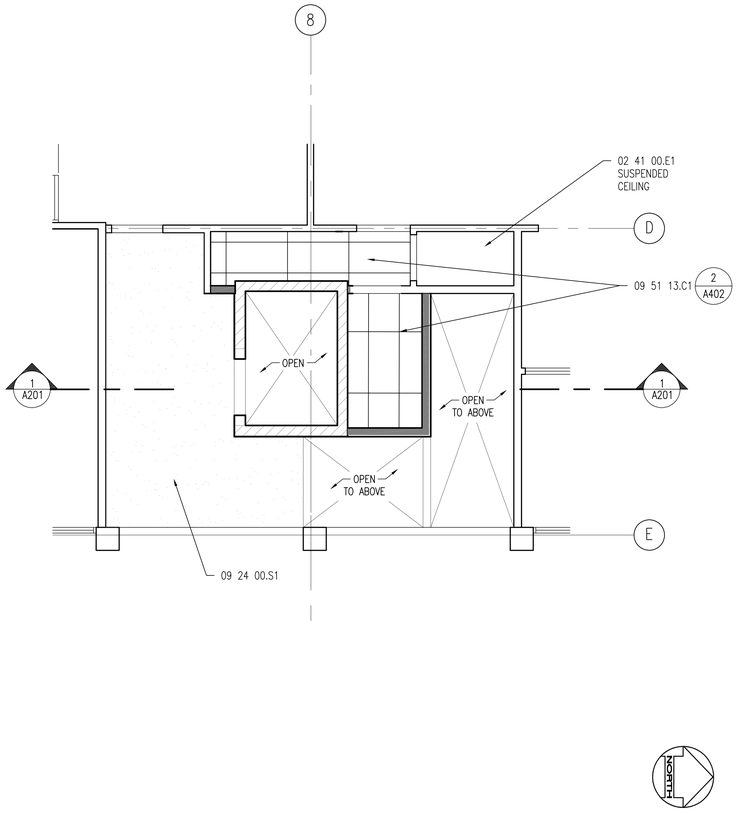


ENLARGED REFLECTED CEILING PLAN - 2ND FLOOR | 1 | 1/4"=1'-0"



ENLARGED REFLECTED CEILING PLAN - 1ST FLOOR | 2 | 1/4"=1'-0"

REFERENCE KEYNOTES

KEYNOTES GENERALLY CORRESPOND TO SPECIFICATION SECTIONS BY MEANS OF THE SIX-DIGIT NUMBER IDENTIFYING THE SPECIFICATION SECTION FOR REFERENCE AND CONVENIENCE. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL WORK INDICATED HEREIN PURSUANT TO THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT, REGARDLESS OF WHETHER OR NOT THE KEYNOTE(S) SPECIFICALLY CORRESPOND TO ANY SPECIFICATION DIVISION PROVIDED IN THE TECHNICAL SPECIFICATIONS.

DIVISION 02 - EXISTING CONDITIONS

02 41 00 - SELECTIVE DEMOLITION

02 41 00.E1 – EXISTING ITEM TO REMAIN

DIVISION 09 - FINISHES

09 24 00 - CEMENT PLASTERING

09 24 00.S1 – PORTLAND CEMENT PLASTER FINISH O/ LATH

09 29 00 - GYPSUM BOARD ASSEMBLIES

09 29 00.A1 – 5/8" TYPE X GYPSUM BOARD

09 51 13 - ACOUSTICAL PANEL CEILING PANEL

09 51 13.C1 – SUSPENDED ACOUSTICAL CEILING PANEL

KEY MAP

BULDING 4

AREA OF ALTERATION

GBB GHATAODE BANNON ARCHITECTS
Architecture · Planning · Interior Design
3161 MICHELSON DRIVE, SUITE B
COSTA MESA, CA 92627
714.665.8000
fax: 714.665.8029

LICENSED ARCHITECT STATE OF CALIFORNIA No. C-28923 EXP. 08/31/2025

Architect Seal

Consultant Seal

OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

BUILDING 4
ENLARGED REFLECTED CEILING PLANS

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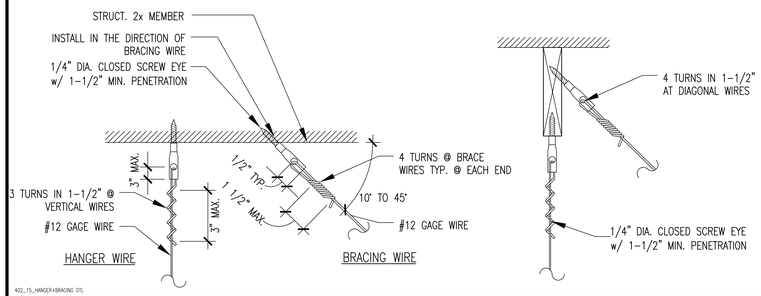
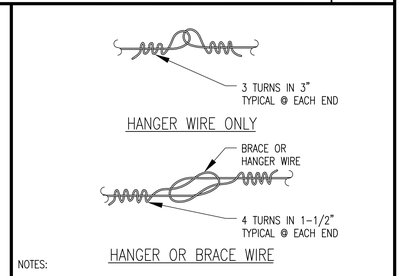


26		21	HANGER & BRACING WIRE DETAIL	11
				N.T.S.

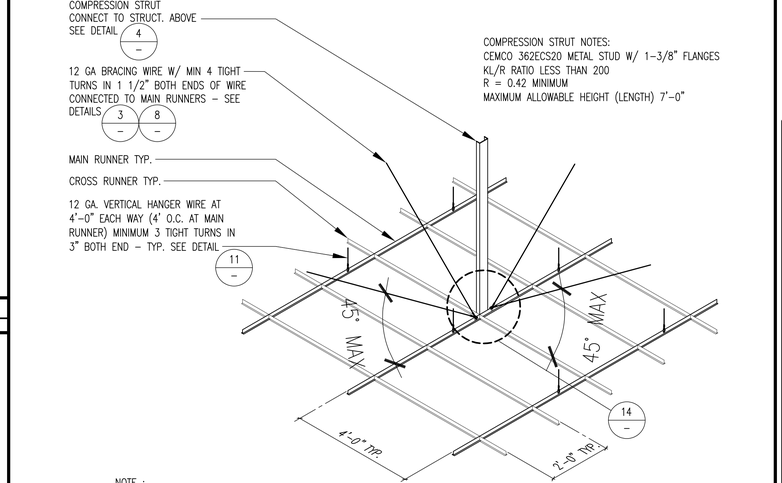


NOTES:

WIRE SPLICES ARE SHOWN LOOSELY TIED FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL BE DRAWN TIGHT TO COMPLETE INSTALLATION WHEN CONSTRUCTED.

09512-25

27		22		17	CEILING WIRE SPLICES	12
						N.T.S.

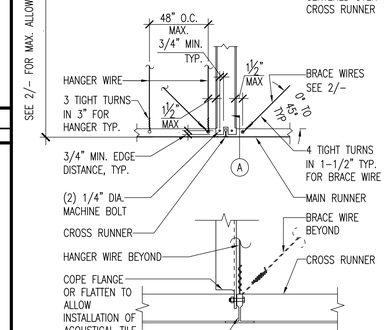


NOTE :

1. CEILING SYSTEM COMPONENTS SHALL COMPLY W/ ASTM C635–07 AND SECTION 5.1 OF ASTM E580–10a. PROVIDE HEAVY DUTY RATED CEILING SYSTEM AS DEFINED BY ASTM C635–08.
2. PROVIDE SETS OF FOUR SPLAYED BRACING WIRES, ORIENTED 90 DEGREES FROM EACH OTHER, AND COMPRESSION STRUT AT A SPACING NOT MORE THAN 12'–0" X 12'–0" ON CENTER. PROVIDE 12 GUAGE MINIMUM SPLAYED BRACING WIRES FASTENED WITH NOT LESS THAN FOUR TIGHT TURNS IN 1–1/2 INCHES AT BOTH ENDS OF WIRE. SLOPE OF SPLAYED BRACING WIRES SHOULD NOT EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING.
3. PROVIDE HANGER WIRES AT A SPACING NOT MORE THAN 4'–0" X 4'–0" ON CENTER. PROVIDE 12 GAUGE MINIMUM HANGER WIRES FASTENED WITH NOT LESS THAN THREE TIGHT TURNS IN 3 INCHES AT BOTH ENDS OF WIRE.
4. STRUTS SHALL NOT REPLACE HANGER WIRES.

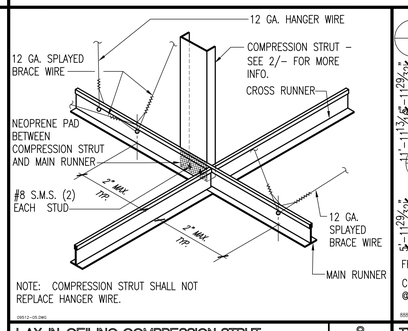
402–12.dwg

22		17	2' X 4' SUSPENDED LAY-IN CEILING GRID	2
				N.T.S.



09512–24

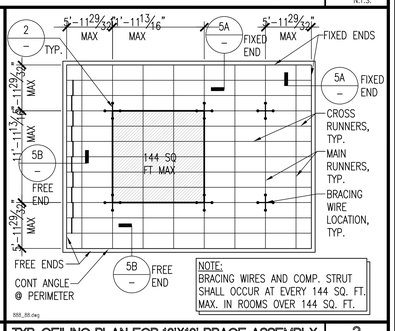
17	SUSPENDED ACOUSTICAL CEILING STRUT	14
		1"=1'–0"



NOTE: COMPRESSION STRUT SHALL NOT REPLACE HANGER WIRE.

09512–25.dwg

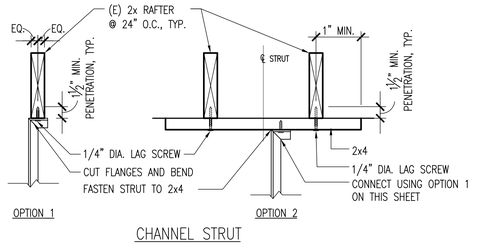
17	LAY-IN-CEILING COMPRESSION STRUT	8
		1"=1'–0"



888_88.dwg

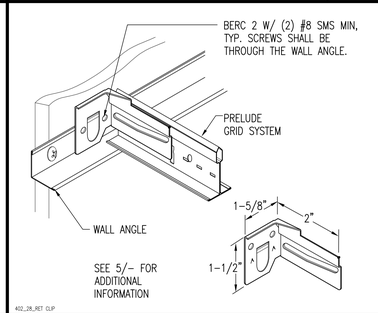
17	TYP. CEILING PLAN FOR 12'X12' BRACE ASSEMBLY	3
		1/8"=1'–0"

23		18		



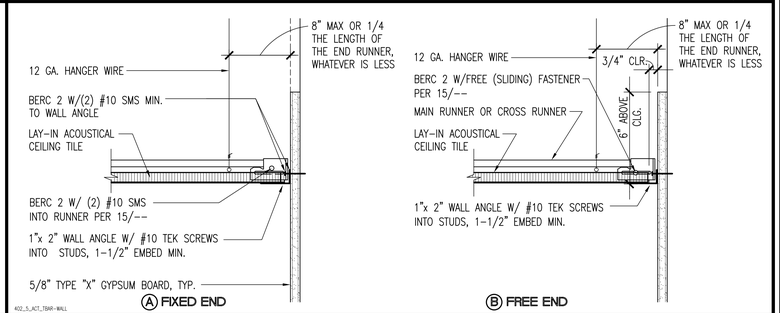
09512–21.dwg

19	STRUT CONNECTION TO WOOD JOIST	4
		1 1/2"=1'–0"



402_28_RET CLIP

20	BEAM END RETAINING CLIP	15
		3"=1'–0"



402_5_ACT_TBAR–WALL

25	SUSPENDED LAY-IN CEILING • WALL	5
	REFER TO I.R. 25–2.13	3"=1'–0"

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COSTA MESA, CA 92627
ph: 714.668.8000
fax: 714.668.8009

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Consultant Seal

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ORANGE COUNTY DEPARTMENT OF EDCATION

CEILING DETAILS

REVISIONS:
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Date: 6/XX/2024
Job: 2411
Scale:
Drawn:

A402

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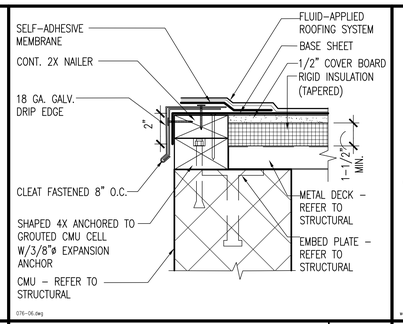
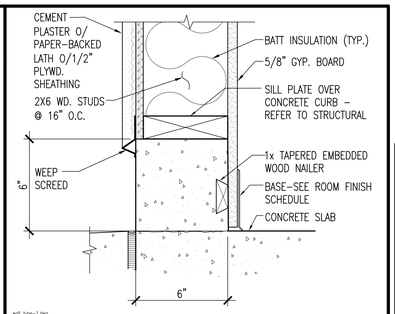
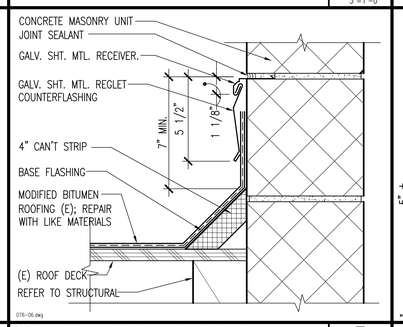
XREF:



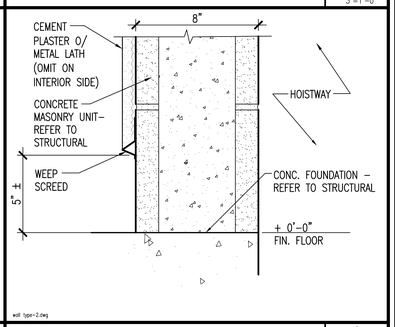
26	21	16	11	ROOF AT CMU WALL	6
				3"=1'-0"	



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

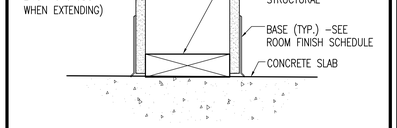


27	22	17	12	(E) ROOF TO CMU WALL BASE FLSH'G	7
				3"=1'-0"	



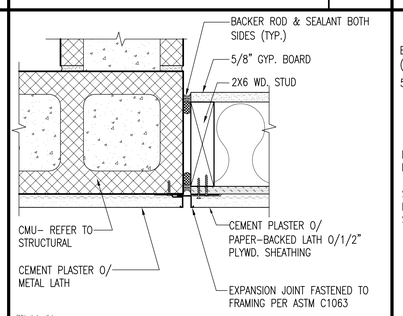
WALL TYPE 2	2
3"=1'-0"	

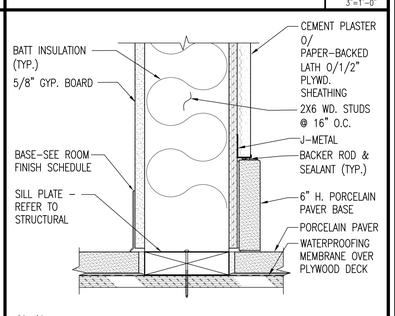
28	23	18	13	8



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

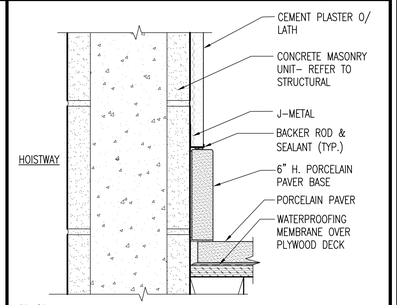
29	24	19	14	CMU AT STUD WALL	9
				3"=1'-0"	





WALL TYPE 4	4
3"=1'-0"	

30	25	20	15	10



WALL TYPE 5	5
3"=1'-0"	

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COSTA MESA, CA 92627
ph: 714.668.8000
fax: 714.668.8009

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WALL AND MISC. DETAILS

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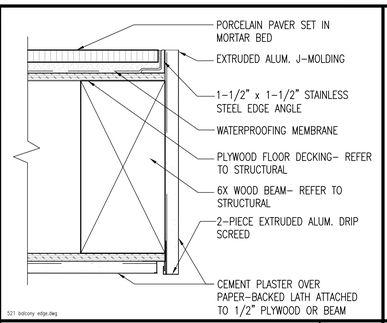
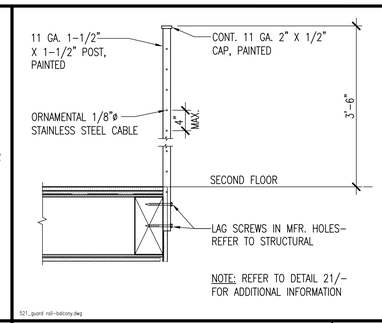
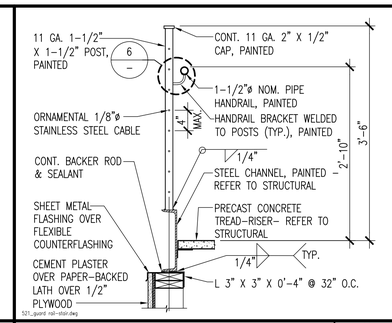


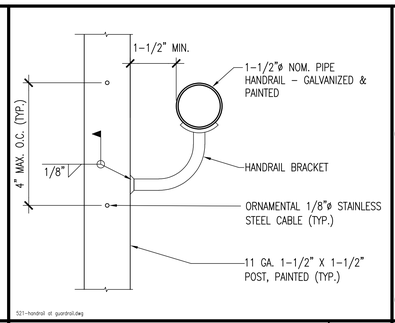
26	BALCONY EDGE	21
		3"=1'-0"



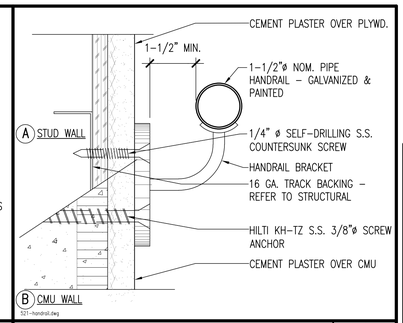
GUARD RAIL • BALCONY	16
	1"=1'-0"



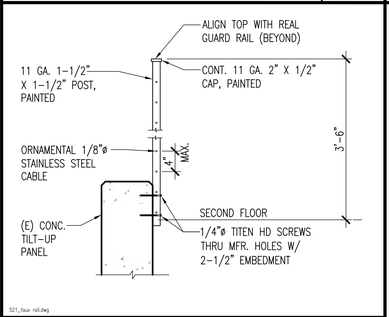
GUARD RAIL • STAIR	11
	1"=1'-0"



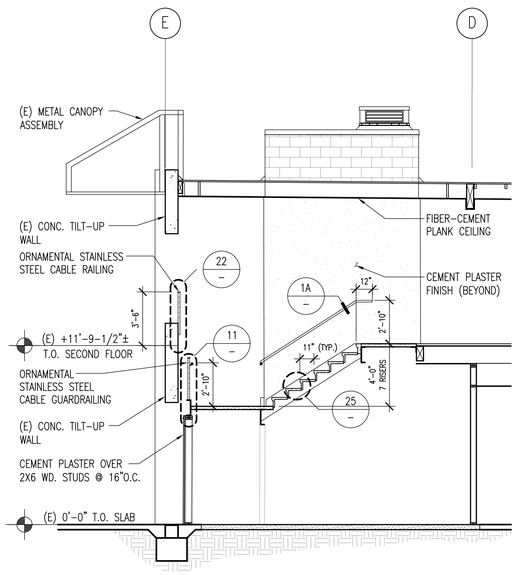
HANDRAIL AT GUARDRAILING	6
	6"=1'-0"



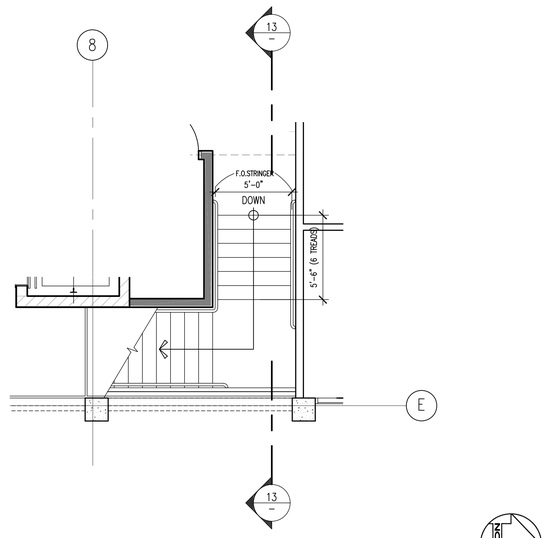
HANDRAIL DETAIL	1
	6"=1'-0"



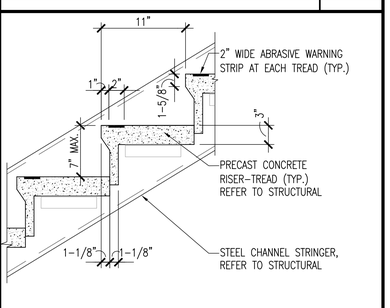
27	FAUX GUARD RAIL	22
		1"=1'-0"



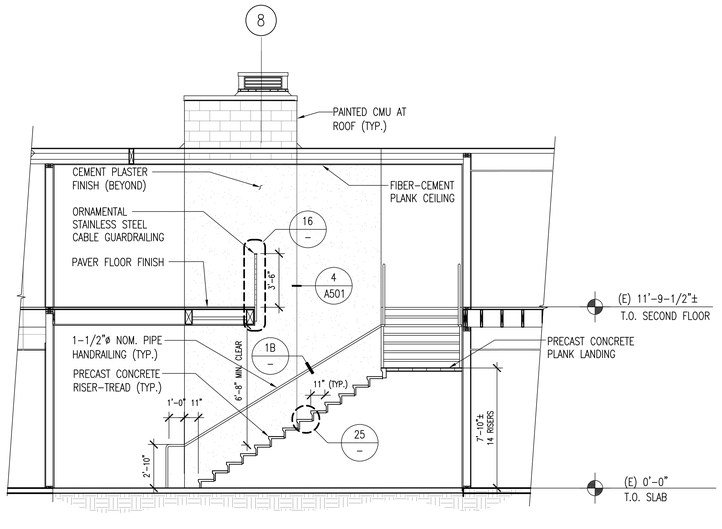
STAIR #1 SECTION- UPPER STAIR RUN	13
	1/4"=1'-0"



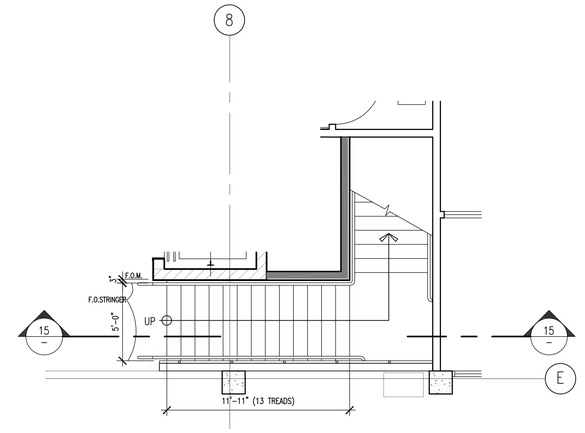
STAIR #1 - 2ND FLOOR	3
	1/4"=1'-0"



30	STAIR RISER-TREAD DETAIL	25
		1 1/2"=1'-0"



STAIR #1 SECTION- LOWER STAIR RUN	15
	1/4"=1'-0"



STAIR #1 - 1ST FLOOR	5
	1/4"=1'-0"

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3161 Bristol Street, Suite B
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Fax: 714.668.8009

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Consultant Seal

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ORANGE COUNTY DEPARTMENT OF EDCATION

ENLARGED STAIR PLANS, SECTIONS + DETAILS

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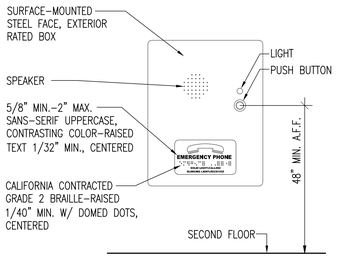
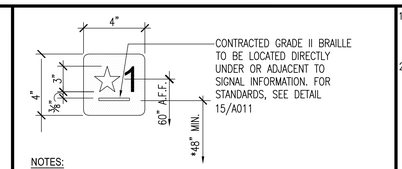


Emergency Call Box.dwg

EMERGENCY CALL BOX — 26 — 3"=1'-0"

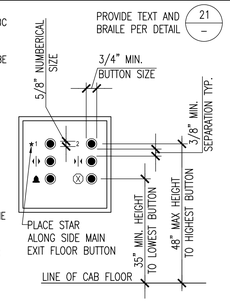


NOTES:
1. SIGN MATERIAL SHALL BE 1/8" THK. ACRYLIC PLASTIC W/ 1/32" RAISED BORDER, GRAPHIC AND LETTERS. PROVIDE MECHANICAL MOUNTING W/ VANDAL RESISTANT FASTENERS. COMPLY W/ ARTICLE 4.30 & A4.30 OF ADAAG.
2. SEE FLOOR PLANS FOR LOCATIONS
3. MUST HAVE RAISED 5-POINT STAR LOCATED TO THE LEFT OF THE EXIT DISCHARGE LEVELS (SAME HEIGHT AS RAISED CHARACTER)
4. *48" MIN. TO BOTTOM OF LOWEST BASELINE OF BRAILLE TEXT
5. THE SYMBOL SIZE SHALL NOT BE LESS THAN 3" IN SIZE PER CBC 3004.4.6a

ELEVATOR SIGNAGE.DWG

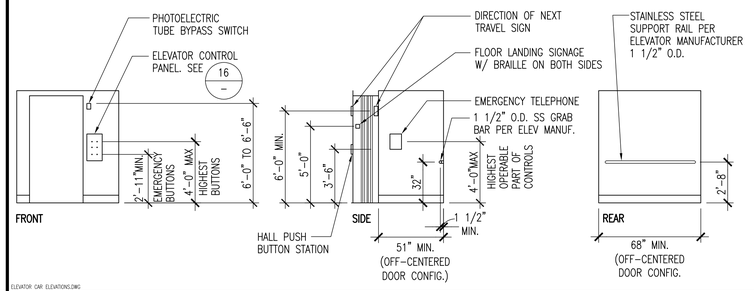
ELEVATOR SIGNAGE — 21 — 3"=1'-0"

1. CAR CONTROL BUTTONS SHALL BE ILLUMINATED. [CBC 11B-407.4.6.2.3]
2. CONTROL BUTTONS SHALL BE IDENTIFIED BY RAISED CHARACTERS OR SYMBOLS, WHITE ON A BLACK BACKGROUND, COMPLYING WITH SECTION 11B-703.2 AND BRAILLE COMPLYING WITH SECTION 11B-703.3. [CBC 11B-407.4.7.1.1]
3. RAISED CHARACTERS OR SYMBOLS AND BRAILLE DESIGNATIONS SHALL BE PLACED IMMEDIATELY TO THE LEFT OF THE CONTROL BUTTON TO WHICH THE DESIGNATIONS APPLY. [CBC 11B-407.4.7.1.2]



ELEVATOR CONTROL PANEL.DWG

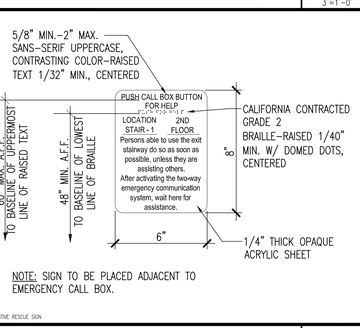
ELEVATOR CONTROL PANEL — 16 — 1 1/2"=1'-0"



ELEVATOR CAR ELEVATIONS.DWG

1. INSIDE DIMENSIONS OF ELEVATOR CARS AND CLEAR WIDTH OF ELEVATOR DOORS SHALL COMPLY WITH TABLE 11B-407.4.1. [CBC 11B-407.4.1].
2. THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF ANY HOISTWAY LANDING SHALL BE 1-1/4 INCH MAXIMUM. [CBC 11B-407.4.3]
3. EACH CAR SHALL BE EQUIPPED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING AND MAINTAIN THE CAR AT FLOOR LANDINGS WITHIN A TOLERANCE OF ½ INCH UNDER RATED LOADING TO ZERO LOADING CONDITIONS. [CBC 11B-407.4.4]
4. THE LEVEL OF ILLUMINATION AT THE CAR CONTROLS, PLATFORM, CAR THRESHOLD AND CAR LANDING SILL SHALL BE 5 FOOT CANDLES MINIMUM. [CBC 11B-407.4.5]
5. SUPPORT RAILS SHALL BE PROVIDED ON AT LEAST ONE WALL OF THE CAR. CLEARANCE BETWEEN SUPPORT RAILS AND ADJACENT SURFACES SHALL BE 1-1/2 INCHES MINIMUM. TOP OF SUPPORT RAILS SHALL BE 31 INCHES MINIMUM TO 33 INCHES MAXIMUM ABOVE THE FLOOR OF THE CAR. THE ENDS OF THE SUPPORT RAIL SHALL BE 6 INCHES MAXIMUM FROM ADJACENT WALLS. [CBC 11B-407.4.10.1]
6. SUPPORT RAILS SHALL BE SMOOTH AND ANY SURFACE ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. [CBC 11B-407.4.10.2]
7. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SUPPORT RAIL, FASTENER, MOUNTING DEVICE OR SUPPORTING STRUCTURE. [CBC 11B-407.4.10.2]

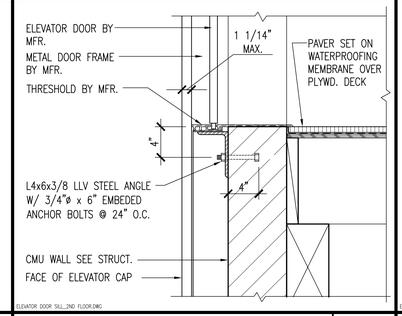
ELEVATOR CAR INTERIOR ELEVATIONS — 1 — 1/4"=1'-0"



NOTE: SIGN TO BE PLACED ADJACENT TO EMERGENCY CALL BOX.

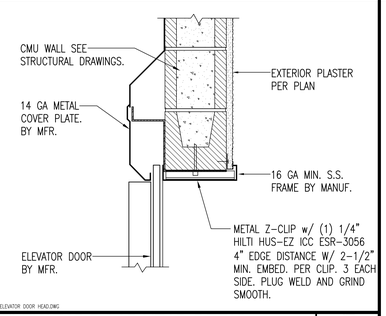
ASSISTIVE RESCUE SIGN

ASSISTIVE RESCUE INSTRUCTION SIGN — 27 — 3"=1'-0"



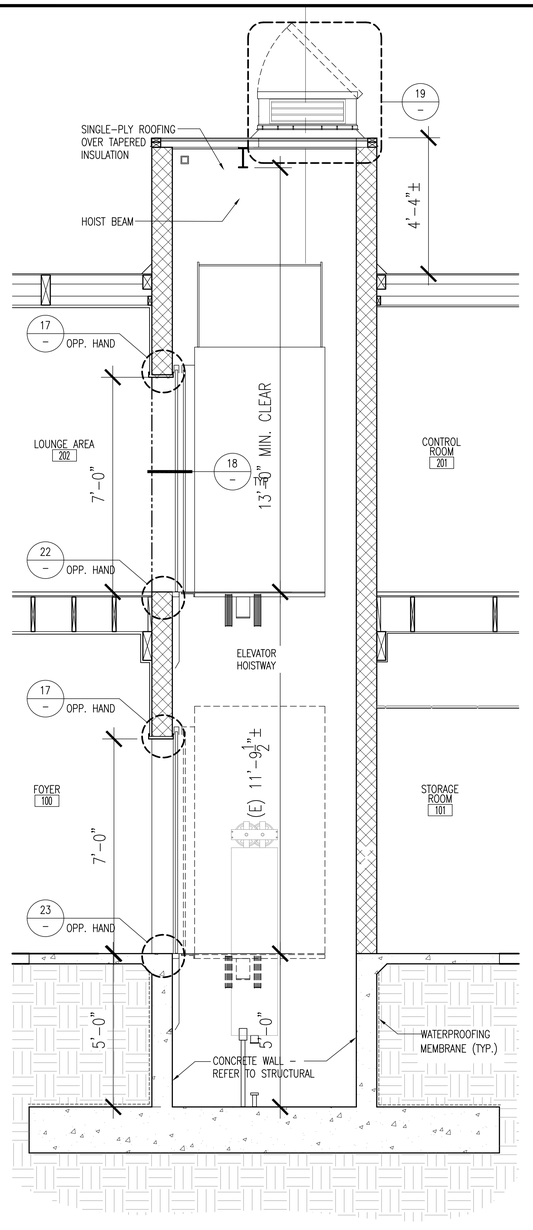
ELEVATOR DOOR SILL_2ND FLOOR.DWG

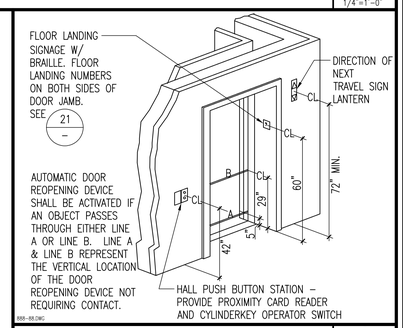
ELEVATOR DOOR SILL • 2ND FLOOR — 22 — 1 1/2"=1'-0"



ELEVATOR DOOR HEAD.DWG

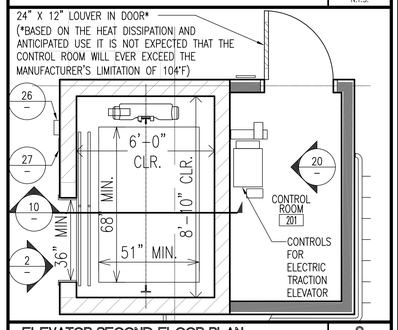
ELEVATOR DOOR HEAD DETAIL — 17 — 1 1/2"=1'-0"



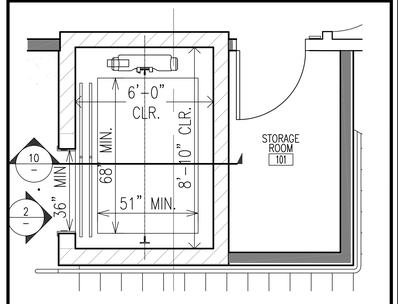


B58-88.DWG

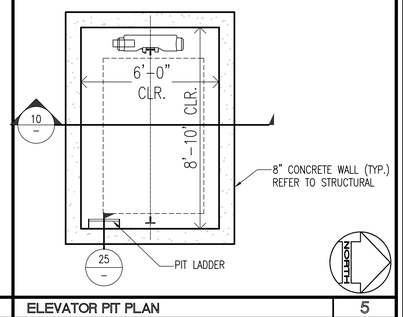
HOISTWAY ELEVATOR ENTRANCE — 2 — N.T.S.



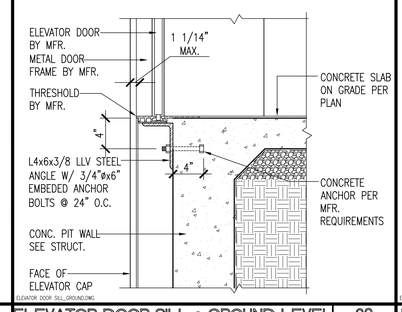
ELEVATOR SECOND FLOOR PLAN — 3 — 3/8" = 1'-0"



ELEVATOR GROUND FLOOR PLAN — 4 — 3/8" = 1'-0"

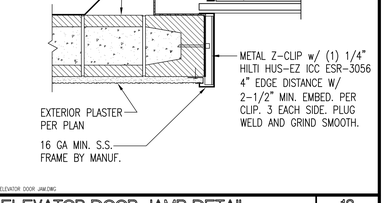


ELEVATOR PIT PLAN — 5 — 3/8" = 1'-0"



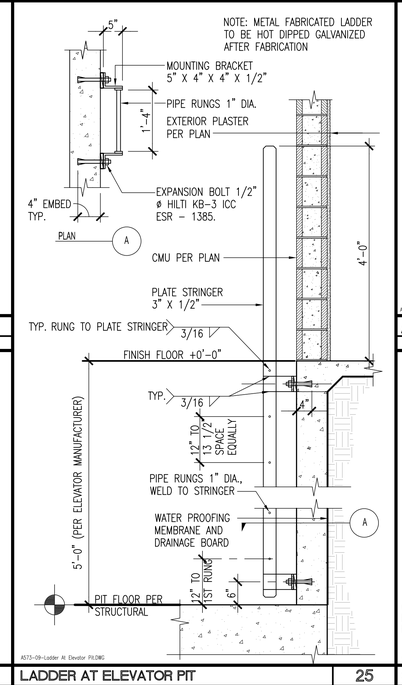
A573-09-Ladder At Elevator Pit.DWG

ELEVATOR DOOR SILL • GROUND LEVEL — 23 — 1 1/2"=1'-0"

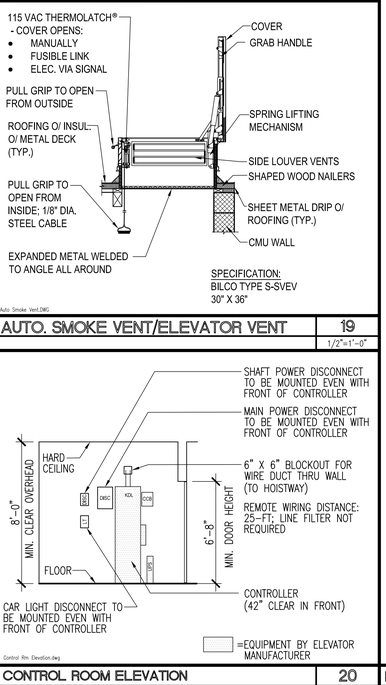


ELEVATOR DOOR JAMB.DWG

ELEVATOR DOOR JAMB DETAIL — 18 — 1 1/2"=1'-0"



LADDER AT ELEVATOR PIT — 25 — 3/4"=1'-0"



Auto. Smoke Vent.DWG

AUTO. SMOKE VENT/ELEVATOR VENT — 19 — 1/2"=1'-0"

Control Rm Elevation.dwg

CONTROL ROOM ELEVATION — 20 — 1/4"=1'-0"

ELECTRIC TRACTION ELEVATOR HOISTWAY SECTION — 10 — 3/8" = 1'-0"

GGB CHATAROOE BANNON ARCHITECTS
Architecture • Planning • Interior Design
3161 Bristol Street, Suite B
COSTA MESA, CA 92626
ph: 714.668.8000
fax: 714.668.8009

Architect Seal

Consultant Seal

OCDE ESPLANADE
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SECTION 14 21 00 - ELECTRIC TRACTION ELEVATORS

PART 1 - GENERAL

1.1 SUMMARY

A. SECTION INCLUDES: ELECTRIC TRACTION ELEVATORS.

B. PRODUCTS SUPPLIED BUT NOT INSTALLED UNDER THIS SECTION:
1. HOIST BEAM
2. PIT LADDER
3. INSERTS MOUNTED IN BLOCK WALLS FOR RAIL ATTACHMENTS

C. WORK SUPPLIED UNDER OTHER SECTIONS:
1. TEMPORARY LIGHTING, INCLUDING TEMPORARY LIGHTING IN HOISTWAY FOR MACHINE SPACE WITH SWITCH LOCATED IN HOISTWAY ON THE STRIKE JAMB SIDE OF TOP LANDING DOOR.
2. MAIN LINE DISCONNECTS FOR EACH ELEVATOR.
3. ONE FUSED THREE PHASE PERMANENT POWER IN BUILDING ELECTRICAL DISTRIBUTION ROOM
4. HOISTWAY VENTILATION SHALL BE IN ACCORDANCE WITH LOCAL AND NATIONAL BUILDING CODE REQUIREMENTS.
5. GUIDE RAIL SUPPORT SHALL BE STRUCTURALLY ADEQUATE TO EXTEND FROM PIT FLOOR TO TOP OF HOISTWAY, WITH SPANS IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITY HAVING JURISDICTION AND FINAL LAYOUTS.
6. REMOVABLE BARRICADES AT ALL HOISTWAY OPENINGS, IN COMPLIANCE WITH OSHA 29 CFR 1926.502 IN ADDITION TO ANY LOCAL CODE REQUIREMENTS.
7. LIFELINE ATTACHMENTS CAPABLE OF WITHSTANDING 5000 LB. LOAD IN ACCORDANCE WITH OSHA 29 CFR 1926.502. PROVIDE A MINIMUM OF 2 AT THE TOP, IN FRONT OF EACH HOISTWAY.
8. PIT LIGHTING: FIXTURE WITH SWITCH AND GUARDS. PROVIDE ILLUMINATION LEVEL EQUAL TO OR GREATER THAN THAT REQUIRED BY ASME A17.1/CSA B44 2000, OR APPLICABLE VERSION.
9. CONTROL SPACE LIGHTING WITH SWITCH. COORDINATE SWITCH WITH LIGHTING FOR MACHINE SPACE AS ALLOWABLE BY CODE.

D. RELATED SECTIONS:
1. SECTION 03 30 00 - CAST-IN-PLACE CONCRETE
2. SECTION 04 20 00 - CONCRETE MASONRY UNIT
3. SECTION 05 50 00 - METAL FABRICATIONS
4. SECTION 07 13 26 - SELF-ADHERING SHEET WATERPROOFING
5. SECTION 26 01 00 - GENERAL ELECTRICAL REQUIREMENTS
6. SECTION 31 22 00 - GRADING

E. INDUSTRY AND GOVERNMENT STANDARDS:
1. ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2. ADAAG - ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES
3. ANSI/NFPA 70, NATIONAL ELECTRICAL CODE
4. ANSI/NFPA 80, STANDARD FOR FIRE DOORS AND FIRE WINDOWS
5. ASME/ANSI A17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS.
6. CBC, CALIFORNIA BUILDING CODE.
7. CEC, CALIFORNIA ELECTRICAL CODE.
8. CFC, CALIFORNIA FIRE CODE.

1.2 DESCRIPTION OF ELEVATOR

A. BASIS OF DESIGN: KONE, INC. (WWW.KONE.COM).

B. ELEVATOR EQUIPMENT: MONOSPACE® 300 GEARLESS TRACTION ELEVATOR

C. EQUIPMENT CONTROL: KCM831

D. DRIVE: NON REGENERATIVE

E. QUANTITY OF ELEVATORS: 1 ELEVATOR

F. LANDINGS: 2

G. OPENINGS: 2 FRONT OPENINGS, 0 BACK OPENINGS

H. MAIN POWER SUPPLY: 208 V VOLTS + 5%, THREE-PHASE

I. OPERATION: SIMPLEX

J. MACHINE LOCATION: INSIDE THE HOISTWAY MOUNTED ON CAR GUIDE RAIL

K. CONTROL SPACE LOCATION: INTEGRATED CONTROL

L. ELEVATOR EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS OF SEISMIC ZONE: SEISMIC

M. EMERGENCY POWER PROVISION: EMERGENCY BATTERY DRIVE

N. MAINTENANCE SERVICE PERIOD: 12 MONTHS

1.3 PERFORMANCE REQUIREMENTS

A. CAR PERFORMANCE
1. CAR SPEED ± 5% OF CONTRACT SPEED UNDER ANY LOADING CONDITION OR DIRECTION OF TRAVEL.
2. CAR CAPACITY: SAFELY LOWER, STOP AND HOLD (PER CODE) UP TO 125% OF RATED LOAD.

B. SYSTEM PERFORMANCE
1. VERTICAL VIBRATION (MAXIMUM): ISO 18738/ISO 8041 SYSTEM PK-PK 15 MG
2. HORIZONTAL VIBRATION (MAXIMUM): ISO 18738/ISO 8041 SYSTEM PK-PK 12 MG
3. JERK RATE (MAXIMUM): 1 M/S³
4. ACCELERATION (MAXIMUM): 0.4 M/S²
5. IN CAR NOISE: 55 DB(A) MAXIMUM
6. LEVELING ACCURACY: ±0.2 INCHES
7. STARTS PER HOUR (MAXIMUM): 180

1.4 SUBMITTALS

A. COMPLY WITH SECTION 01 30 00 - SUBMITTALS.

B. PRODUCT DATA: SUBMIT MANUFACTURER'S PRODUCT LITERATURE FOR EACH PROPOSED SYSTEM.
1. CAB DESIGN, DIMENSIONS AND LAYOUT.
2. LAYOUT, FINISHES, AND ACCESSORIES AND AVAILABLE OPTIONS.
3. CONTROLS, SIGNALS AND OPERATING SYSTEM.
4. COLOR SELECTION CHARTS FOR CAB AND ENTRANCES.

C. SHOP DRAWINGS:
1. CLEARANCES AND TRAVEL OF CAR.
2. CLEAR INSIDE HOISTWAY AND PIT DIMENSIONS.
3. LOCATION AND LAYOUT OF EQUIPMENT AND SIGNALS.
4. CAR, GUIDE RAILS, BUFFERS AND OTHER COMPONENTS IN HOISTWAY.
5. MAXIMUM RAIL BRACKET SPACING.
6. MAXIMUM LOADS IMPOSED ON BUILDING STRUCTURE.
7. HOIST BEAM REQUIREMENTS.
8. LOCATION AND SIZES OF ACCESS DOORS.
9. LOCATION AND DETAILS OF HOISTWAY DOOR AND FRAMES.
10. ELECTRICAL CHARACTERISTICS AND CONNECTION REQUIREMENTS.

D. OPERATION AND MAINTENANCE DATA:
1. PROVIDE MANUFACTURER'S STANDARD MAINTENANCE AND OPERATION MANUAL.

E. DIAGNOSTIC TOOLS
1. PRIOR TO SEEKING FINAL ACCEPTANCE OF THE COMPLETED PROJECT AS SPECIFIED BY THE CONTRACT DOCUMENTS, THE ELEVATOR CONTRACTOR SHALL DELIVER TO THE OWNER ANY SPECIALIZED TOOL(S) THAT MAY BE REQUIRED TO PERFORM DIAGNOSTIC EVALUATIONS, ADJUSTMENTS, AND/OR PARAMETRIC SOFTWARE CHANGES AND/OR TEST AND INSPECTIONS ON ANY PIECE OF CONTROL OR MONITORING EQUIPMENT INSTALLED.
2. THIS SHALL INCLUDE ANY SPECIALIZED TOOL(S) REQUIRED FOR MONITORING, INSPECTION AND/OR MAINTENANCE WHERE THE MEANS OF SUSPENSION OTHER THAN CONVENTIONAL WIRE ROPES ARE FURNISHED AND INSTALLED BY THE ELEVATOR CONTRACTOR. ANY AND ALL SUCH TOOL(S) SHALL BECOME PROPERTY OF THE OWNER. ANY DIAGNOSTIC TOOL PROVIDED TO THE OWNER BY THE ELEVATOR CONTRACTOR SHALL BE CONFIGURED TO PERFORM ALL LEVELS OF DIAGNOSTICS, SYSTEMS ADJUSTMENT AND PARAMETRIC SOFTWARE CHANGES WHICH ARE AVAILABLE TO THE ELEVATOR CONTRACTOR.
3. IN THOSE CASES WHERE DIAGNOSTIC TOOLS PROVIDED TO THE OWNER REQUIRE PERIODIC RECALIBRATION/OR RE-INITIATION, THE ELEVATOR CONTRACTOR SHALL PERFORM SUCH TASKS AT NO ADDITIONAL COST TO THE OWNER FOR A PERIOD EQUAL TO THE TERM OF THE MAINTENANCE AGREEMENT FROM THE DATE OF FINAL ACCEPTANCE OF THE COMPETED PROJECT DURING THOSE INTERVALS IN WHICH THE OWNER MIGHT FIND IT NECESSARY TO SURRENDER A DIAGNOSTIC TOOL FOR RE-CALIBRATION, RE-INITIATION, OR REPAIR, THE ELEVATOR CONTRACTOR SHALL PROVIDE A TEMPORARY REPLACEMENT FOR THE TOOL AT NO ADDITIONAL COST TO THE OWNER.
4. THE ELEVATOR CONTRACTOR SHALL DELIVER PRINTED INSTRUCTIONS TO THE OWNER FOR THE PROPER USE OF ANY TOOL THAT MAY BE NECESSARY TO PERFORM DIAGNOSTIC EVALUATIONS, SYSTEM ADJUSTMENT, AND/OR PARAMETRIC SOFTWARE CHANGES ON ANY UNIT OF MICROPROCESSOR-BASED ELEVATOR CONTROL EQUIPMENT AND MEANS OF SUSPENSION OTHER THAN STANDARD ELEVATOR STEEL CABLES FURNISHED AND INSTALL BY THE ELEVATOR CONTRACTOR.
5. ACCOMPANYING THE PRINTED INSTRUCTIONS SHALL BE ANY AND ALL ACCESS CODES, PASSWORD, OR OTHER PROPRIETARY INFORMATION THAT IS NECESSARY TO INTERFACE WITH THE MICROPROCESSOR-CONTROL EQUIPMENT.

1.5 QUALITY ASSURANCE

A. MANUFACTURER: MINIMUM OF FIFTEEN YEARS' EXPERIENCE IN THE FABRICATION, INSTALLATION AND SERVICE OF ELEVATORS OF THE TYPE AND PERFORMANCE OF THE SPECIFIED. THE MANUFACTURER SHALL HAVE A DOCUMENTED QUALITY ASSURANCE PROGRAM.

B. INSTALLER: THE EQUIPMENT MANUFACTURER SHALL INSTALL THE ELEVATOR.

C. INSPECTION AND TESTING: IN ACCORDANCE WITH REQUIREMENTS OF LOCAL JURISDICTION. OBTAIN REQUIRED PERMITS, INSPECTIONS AND TESTS.

1.6 DELIVERY, STORAGE AND HANDLING

A. IF THE CONSTRUCTION SITE IS NOT PREPARED TO RECEIVE THE ELEVATOR EQUIPMENT AT THE AGREED SHIP DATE, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF STORAGE AT AN APPROVED FACILITY. ADDITIONAL LABOR COSTS FOR DOUBLE HANDLING WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

B. DELIVERED ELEVATOR MATERIALS SHALL BE STORED IN A PROTECTED ENVIRONMENT IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. A MINIMUM STORAGE AREA OF 10 FEET BY 20 FEET IS REQUIRED ADJACENT TO THE HOISTWAY.

1.7 WARRANTY

A. PROVIDE MANUFACTURER WARRANTY FOR A PERIOD OF ONE YEAR. THE WARRANTY PERIOD IS TO BEGIN UPON FINAL ACCEPTANCE OF THE CONTRACT. WARRANTY COVERS DEFECTS IN MATERIALS AND WORKMANSHIP. DAMAGE DUE TO ORDINARY USE, VANDALISM, IMPROPER OR INSUFFICIENT MAINTENANCE, MISUSE, OR NEGLECT DO NOT CONSTITUTE DEFECTIVE MATERIAL OR WORKMANSHIP.

1.8 MAINTENANCE SERVICE

A. THE ELEVATOR MANUFACTURER SHALL PROVIDE MAINTENANCE SERVICE CONSISTING OF REGULAR EXAMINATIONS AND ADJUSTMENTS OF THE ELEVATOR EQUIPMENT FOR A PERIOD OF 12 MONTHS AFTER DATE OF FINAL ACCEPTANCE.
1. PREDICTIVE MAINTENANCE SHALL BE INCLUDED FOR THE FULL MAINTENANCE PERIOD. THIS SERVICE MUST BE CAPABLE OF USING AI-BASED ANALYTICS TO IDENTIFY POTENTIAL EQUIPMENT ISSUES AND NOTIFYING THE ELEVATOR PROVIDER VIA AN INTERNET CONNECTION.
2. REPLACEMENT PARTS SHALL BE PRODUCED BY THE ORIGINAL EQUIPMENT MANUFACTURER.

B. MAINTENANCE SERVICE TO BE PERFORMED DURING REGULAR WORKING HOURS OF REGULAR WORKING DAYS AND SHALL INCLUDE EMERGENCY CALL BACK SERVICE DURING REGULAR WORKING HOURS.

C. MAINTENANCE SERVICE SHALL NOT INCLUDE ADJUSTMENTS, REPAIRS OR REPLACEMENT OF PARTS DUE TO NEGLIGENCE, MISUSE, ABUSE OR ACCIDENTS.

PART 2 - PRODUCTS

2.1 MANUFACTURER

A. PROVIDE AC GEARLESS MACHINE ROOM-LESS ELEVATOR SYSTEMS SUBJECT TO COMPLIANCE WITH THE DESIGN AND PERFORMANCE REQUIREMENTS OF THIS SPECIFICATION. ELEVATOR MANUFACTURERS MAY INCLUDE BUT ARE NOT LIMITED TO ONE OF THE FOLLOWING:
1. BASIS OF DESIGN: MONOSPACE® 300 TRACTION ELEVATORS BY KONE, INC. (WWW.KONE.COM).
2. OTHER ACCEPTABLE MACHINE ROOM-LESS PRODUCTS: MANUFACTURER WITH MINIMUM 15 YEARS' EXPERIENCE IN MANUFACTURING, INSTALLING, AND SERVICING ELEVATORS OF THE TYPE REQUIRED FOR THE PROJECT.

2.2 EQUIPMENT: CONTROL COMPONENTS AND CONTROL SPACE

A. CONTROLLER: PROVIDE MICROCOMPUTER-BASED CONTROL SYSTEM TO PERFORM ALL FUNCTIONS.
1. ALL HIGH VOLTAGE (110V OR ABOVE) CONTACT POINTS INSIDE THE CONTROLLER CABINET SHALL BE PROTECTED FROM ACCIDENTAL CONTACT IN A SITUATION WHERE THE CONTROLLER DOORS ARE OPEN.
2. CONTROLLER SHALL BE SEPARATED INTO TWO DISTINCT HALVES; MOTOR DRIVE SIDE AND CONTROL SIDE. HIGH VOLTAGE MOTOR POWER CONDUCTORS SHALL BE ROUTED AND PHYSICALLY SEGREGATED FROM THE REST OF THE CONTROLLER.
3. PROVIDE A SERIAL CARDRACK AND MAIN CPU BOARD CONTAINING A NON-ERASABLE EPROM AND OPERATING SYSTEM FIRMWARE.
4. VARIABLE FIELD PARAMETERS AND ADJUSTMENTS SHALL BE CONTAINED IN A NON-VOLATILE MEMORY MODULE.

B. DRIVE: PROVIDE VARIABLE VOLTAGE VARIABLE FREQUENCY AC DRIVE SYSTEM TO DEVELOP HIGH STARTING TORQUE WITH LOW STARTING CURRENT.

C. CONTROLLER LOCATION: LOCATE CONTROLLER(S) IN THE FRONT WALL INTEGRATED WITH THE TOP LANDING ENTRANCE FRAME. MACHINE SIDE OF THE ELEVATOR. ONE NON-FUSED THREE PHASE PERMANENT POWER IN HOIST WAY AT TOP LANDING. A SEPARATE CONTROL SPACE SHOULD NOT BE REQUIRED.

2.3 EQUIPMENT: HOISTWAY COMPONENTS

A. MACHINE: AC GEARLESS MACHINE, WITH PERMANENT MAGNET SYNCHRONOUS MOTOR, DIRECT CURRENT ELECTRO-MECHANICAL DISC BRAKES AND INTEGRAL TRACTION DRIVE SHEAVE, MOUNTED TO THE CAR GUIDE RAIL AT THE TOP OF THE HOISTWAY

B. GOVERNOR: FRICTION TYPE OVER-SPEED GOVERNOR RATED FOR THE DUTY OF THE ELEVATOR SPECIFIED.

C. BUFFERS, CAR AND COUNTERWEIGHT: POLYURETHANE BUFFER.

D. HOISTWAY OPERATING DEVICES:
1. EMERGENCY STOP SWITCH IN THE PIT
2. TERMINAL STOPPING SWITCHES.
3. EMERGENCY STOP SWITCH ON THE MACHINE

E. POSITIONING SYSTEM: SYSTEM CONSISTING OF MAGNETS AND PROXIMITY SWITCHES.

F. GUIDE RAILS AND ATTACHMENTS: STEEL RAILS WITH BRACKETS AND FASTENERS.

2.4 EQUIPMENT: HOISTWAY ENTRANCES

A. HOISTWAY ENTRANCES
1. SILLS: EXTRUDED ALUMINUM.
2. DOORS: HOLLOW METAL CONSTRUCTION WITH VERTICAL INTERNAL CHANNEL REINFORCEMENTS.
3. FIRE RATING: ENTRANCE AND DOORS SHALL BE UL FIRE-RATED FOR 1-1/2 HOUR.
4. ENTRANCE FINISH: BRUSHED STAINLESS STEEL.
5. ENTRANCE MARKINGS JAMB PLATES: PROVIDE STANDARD ENTRANCE JAMB TACTILE MARKINGS ON BOTH JAMBS, AT ALL FLOORS. PLATE MOUNTING: REFER TO MANUFACTURER DRAWINGS.

2.5 EQUIPMENT: CAR COMPONENTS

1. CAR FRAME: PROVIDE CAR FRAME WITH ADEQUATE BRACING TO SUPPORT THE PLATFORM AND CAR ENCLOSURE.
2. CAR SAFETIES: DEVICE WILL BE PROVIDED AND MOUNTED UNDER THE CAR PLATFORM, SECURELY BOLTED TO THE CAR FRAME. THE SAFETY WILL BE ACTUATED BY A CENTRIFUGAL GOVERNOR MOUNTED AT THE TOP OF THE HOISTWAY. THE SAFETY IS DESIGNED TO OPERATE IN CASE THE CAR ATTAINS EXCESSIVELY DESCENDING SPEED.
3. PLATFORM: PLATFORM SHALL BE ALL STEEL CONSTRUCTION.
4. CAR GUIDES: PROVIDE GUIDE-SHOES MOUNTED TO TOP AND BOTTOM OF BOTH CAR AND COUNTERWEIGHT FRAME. EACH GUIDE-SHOE ASSEMBLY SHALL BE ARRANGED TO MAINTAIN CONSTANT CONTACT ON THE RAIL SURFACES. PROVIDE RETAINERS IN AREAS WITH SEISMIC DESIGN REQUIREMENTS.
5. CAR WALL FINISH:
   a. SIDE WALLS: 304 BRUSHED STAINLESS STEEL (4SS)
   b. REAR WALL: 441 BRUSHED STAINLESS STEEL (4SS)
   c. CAR FRONT, DOOR AND SKIRTING: BRUSHED STAINLESS STEEL
   d. CEILING: ROUND, LED SPOTLIGHTS
   e. HANDRAILS: BRUSHED STAINLESS STEEL
   f. RAILS TO BE LOCATED ON OF CAR ENCLOSURE.
6. SILLS: ALUMINUM EXTRUDED.

B. FLOORING: BY OTHERS. (NOT TO EXCEED 3LB/S.F.. AND 1/2" FINISHED DEPTH.)

C. EMERGENCY CAR SIGNALS
1. EMERGENCY SIREN: SIREN MOUNTED ON TOP OF CAB THAT IS ACTIVATED WHEN THE ALARM BUTTON IN THE CAR OPERATING PANEL IS ENGAGED. SIREN SHALL HAVE RATED SOUND PRESSURE LEVEL OF 80 DB(A) AT A DISTANCE OF THREE FEET FROM DEVICE. SIREN SHALL RESPOND WITH A DELAY OF NOT MORE THAN ONE SECOND AFTER ACTIVATION OF ALARM BUTTON.
2. EMERGENCY CAR LIGHTING: PROVIDE EMERGENCY POWER UNIT EMPLOYING A 12-VOLT SEALED RECHARGEABLE BATTERY AND TOTALLY STATIC CIRCUITS SHALL ILLUMINATE THE ELEVATOR CAR AND PROVIDE CURRENT TO THE ALARM BELL IN THE EVENT OF BUILDING POWER FAILURE.
3. EMERGENCY EXIT CONTACT: AN ELECTRICAL CONTACT SHALL BE PROVIDED ON THE CAR-TOP EXIT.

D. VENTILATION: MANUFACTURER'S STANDARD CAB FAN.

2.6 EQUIPMENT: SIGNAL DEVICES AND FIXTURES

A. CAR OPERATING PANEL: PROVIDE CAR OPERATING PANEL WITH ALL PUSH BUTTONS, KEY SWITCHES, AND MESSAGE INDICATORS FOR ELEVATOR OPERATION. FIXTURE FINISH TO BE BRUSHED STAINLESS STEEL.
1. MAIN FLUSH MOUNTED CAR OPERATING PANEL SHALL CONTAIN A BANK OF ROUND, MECHANICAL, ILLUMINATED BUTTONS MARKED TO CORRESPOND TO LANDINGS SERVED, EMERGENCY CALL BUTTON, DOOR OPEN BUTTON, DOOR CLOSE BUTTON, AND KEY SWITCHES FOR LIGHTS, INSPECTION, AND EXHAUST FAN. BUTTONS HAVE AMBER DOT MATRIX ILLUMINATION (HALO). ALL BUTTONS TO HAVE RAISED TEXT AND BRAILLE MARKING ON LEFT HAND SIDE. THE CAR OPERATING DISPLAY PANEL SHALL BE AMBER DOT MATRIX. ALL TEXTS, WHEN ILLUMINATED, SHALL BE AMBER DOT MATRIX. THE CAR OPERATING PANEL SHALL HAVE A BRUSHED STAINLESS STEEL FINISH.
2. ADDITIONAL FEATURES OF CAR OPERATING PANEL SHALL INCLUDE:
   a. CAR POSITION INDICATOR WITHIN OPERATING PANEL BRUSHED STAINLESS STEEL
   b. ELEVATOR DATA PLATE MARKED WITH ELEVATOR CAPACITY AND CAR NUMBER ON CAR TOP.
   c. HELP BUTTONS WITH RAISED MARKINGS.
   d. IN CAR STOP SWITCH PER LOCAL CODE.
   e. CALL CANCEL BUTTON.

B. HALL FIXTURES: HALL FIXTURES SHALL BE PROVIDED WITH NECESSARY PUSH BUTTONS AND KEY SWITCHES FOR ELEVATOR OPERATION. HALL FIXTURES SHALL HAVE A BRUSHED STAINLESS STEEL FINISH.
   a. HALL FIXTURES SHALL FEATURE ROUND, MECHANICAL, BUTTONS IN APPLIED MOUNT FACE FRAME. HALL FIXTURES SHALL CORRESPOND TO OPTIONS AVAILABLE FROM THAT LANDING. BUTTONS SHALL BE IN A VERTICALLY MOUNTED FIXTURE.

C. CAR LANTERN AND CHIME: A DIRECTIONAL LANTERN VISIBLE FROM THE CORRIDOR SHALL BE PROVIDED IN THE CAR ENTRANCE. WHEN THE CAR STOPS AND THE DOORS ARE OPENING, THE LANTERN SHALL INDICATE THE DIRECTION IN WHICH THE CAR IS TO TRAVEL, AND A CHIME WILL SOUND. THE CHIME WILL SOUND ONCE FOR UP AND TWICE FOR DOWN. THE CAR RIDING LANTERN FACE PLATE SHALL HAVE A BRUSHED STAINLESS STEEL FINISH.

2.7 EQUIPMENT: ELEVATOR OPERATION AND CONTROLLER

A. ELEVATOR OPERATION
1. SIMPLEX COLLECTIVE OPERATION: USING A MICROPROCESSOR-BASED CONTROLLER, OPERATION SHALL BE AUTOMATIC BY MEANS OF THE CAR AND HALL BUTTONS. IF ALL CALLS IN THE SYSTEM HAVE BEEN ANSWERED, THE CAR SHALL PARK AT THE LAST LANDING SERVED.
2. ZONED CAR PARKING.
3. RELATIVE SYSTEM RESPONSE DISPATCHING.

B. STANDARD OPERATING FEATURES TO INCLUDE:
1. FULL COLLECTIVE OPERATION
2. FAN AND LIGHT CONTROL.
3. LOAD WEIGHING BYPASS.
4. ASCENDING CAR UNCONTROLLED MOVEMENT PROTECTION
5. TOP OF CAR INSPECTION STATION.

C. ADDITIONAL OPERATING FEATURES TO INCLUDE:

D. ELEVATOR CONTROL SYSTEM FOR INSPECTIONS AND EMERGENCY
1. PROVIDE DEVICES WITHIN CONTROLLER TO RUN THE ELEVATOR IN INSPECTION OPERATION.
2. PROVIDE DEVICES ON CAR TOP TO RUN THE ELEVATOR IN INSPECTION OPERATION.
3. PROVIDE WITHIN CONTROLLER AN EMERGENCY STOP SWITCH TO DISCONNECT POWER FROM THE BRAKE AND PREVENTS MOTOR FROM RUNNING.
4. PROVIDE THE MEANS FROM THE CONTROLLER TO MECHANICALLY LIFT AND CONTROL THE ELEVATOR BRAKE TO SAFELY BRING CAR TO NEAREST AVAILABLE LANDING WHEN POWER IS INTERRUPTED.
5. PROVIDE THE MEANS FROM THE CONTROLLER TO RESET THE GOVERNOR OVER SPEED SWITCH AND ALSO TRIP THE GOVERNOR.
6. PROVIDE THE MEANS FROM THE CONTROLLER TO RESET THE EMERGENCY BRAKE WHEN SET BECAUSE OF AN UNINTENDED CAR MOVEMENT OR ASCENDING CAR OVER SPEED.
7. PROVIDE THE MEANS FOR THE CONTROL TO RESET ELEVATOR EARTHQUAKE OPERATION.

2.8 EQUIPMENT: DOOR OPERATOR AND CONTROL

A. DOOR OPERATOR: A CLOSED LOOP PERMANENT MAGNET VVVF HIGH-PERFORMANCE DOOR OPERATOR SHALL BE PROVIDED TO OPEN AND CLOSE THE CAR AND HOISTWAY DOORS SIMULTANEOUSLY. DOOR MOVEMENT SHALL BE CUSHIONED AT BOTH LIMITS OF TRAVEL. ELECTRO-MECHANICAL INTERLOCK SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE TO PREVENT OPERATION OF THE ELEVATOR UNLESS ALL DOORS ARE CLOSED AND LOCKED. AN ELECTRIC CONTACT SHALL BE PROVIDED ON THE CAR AT EACH CAR ENTRANCE TO PREVENT THE OPERATION OF THE ELEVATOR UNLESS THE CAR DOOR IS CLOSED.

B. THE DOOR OPERATOR SHALL BE ARRANGED SO THAT, IN CASE OF INTERRUPTION OR FAILURE OF ELECTRIC POWER, THE DOORS CAN BE READILY OPENED BY HAND FROM WITHIN THE CAR, IN ACCORDANCE WITH APPLICABLE CODE. EMERGENCY DEVICES AND KEYS FOR OPENING DOORS FROM THE LANDING SHALL BE PROVIDED AS REQUIRED BY LOCAL CODE.

C. DOORS SHALL OPEN AUTOMATICALLY WHEN THE CAR HAS ARRIVED AT OR IS LEVELING AT THE RESPECTIVE LANDINGS. DOORS SHALL CLOSE AFTER A PREDETERMINED TIME INTERVAL OR IMMEDIATELY UPON PRESSING OF A CAR BUTTON. A DOOR OPEN BUTTON SHALL BE PROVIDED IN THE CAR. MOMENTARY PRESSING OF THIS BUTTON SHALL REOPEN THE DOORS AND RESET THE TIME INTERVAL.

D. DOOR HANGERS AND TRACKS SHALL BE PROVIDED FOR EACH CAR AND HOISTWAY DOOR. TRACKS SHALL BE CONTOURED TO MATCH THE HANGER SHEAVES. THE HANGERS SHALL BE DESIGNED FOR POWER OPERATION WITH PROVISIONS FOR VERTICAL AND LATERAL ADJUSTMENT. HANGER SHEAVES SHALL HAVE POLYURETHANE TIRES AND PRE-LUBRICATED SEALED-FOR-LIFE BEARINGS.

E. ELECTRONIC DOOR SAFETY DEVICE. THE ELEVATOR CAR SHALL BE EQUIPPED WITH AN ELECTRONIC PROTECTIVE DEVICE EXTENDING THE FULL HEIGHT OF THE CAR. WHEN ACTIVATED, THIS SENSOR SHALL PREVENT THE DOORS FROM CLOSING OR CAUSE THEM TO STOP AND REOPEN IF THEY ARE IN THE PROCESS OF CLOSING. THE DOORS SHALL REMAIN OPEN AS LONG AS THE FLOW OF TRAFFIC CONTINUES AND SHALL CLOSE SHORTLY AFTER THE LAST PERSON PASSES THROUGH THE DOOR OPENING.

PART 3 - EXECUTION

3.1 EXAMINATION

F. FIELD MEASURE AND EXAMINE SUBSTRATES, SUPPORTS, AND OTHER CONDITIONS UNDER WHICH ELEVATOR WORK IS TO BE PERFORMED.

G. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

H. PRIOR TO START OF WORK, VERIFY HOISTWAY IS IN ACCORDANCE WITH SHOP DRAWINGS. DIMENSIONAL TOLERANCE OF HOISTWAY FROM SHOP DRAWINGS: -0 INCHES +2 INCHES, DO NOT BEGIN WORK OF THIS SECTION UNTIL DIMENSIONS ARE WITHIN TOLERANCES.

I. PRIOR TO START OF WORK, VERIFY PROJECTIONS GREATER THAN TWO INCHES (FOUR INCHES IF ASME A17.1/CSA B44 2000 APPLIES) MUST BE BEVELED NOT LESS THAN 75 DEGREES FROM HORIZONTAL.

J. PRIOR TO START OF WORK, VERIFY LANDINGS HAVE BEEN PREPARED FOR ENTRANCE SILL INSTALLATION. TRADITIONAL SILL ANGLE OR CONCRETE SILL SUPPORT SHALL NOT BE REQUIRED.

K. PRIOR TO START OF WORK, VERIFY ELEVATOR PIT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS, IS DRY AND REINFORCED TO SUSTAIN VERTICAL FORCES, AS INDICATED IN APPROVED SUBMITTAL. VERIFY THAT SUMPS OR SUMP PUMPS LOCATED WITHIN PIT WILL NOT INTERFERE WITH INSTALLED ELEVATOR EQUIPMENT.

L. PRIOR TO START OF WORK, VERIFY CONTROL SPACE HAS BEEN CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS, WITH ACCESS COORDINATED WITH ELEVATOR SHOP DRAWINGS, INCLUDING SLEEVES AND PENETRATIONS.

M. VERIFY INSTALLATION OF GFCI PROTECTED 20-AMP IN PIT AND ADJACENT TO EACH SIGNAL CONTROL CABINET IN CONTROL SPACE.

3.2 PREPARATION

A. COORDINATE INSTALLATION OF ANCHORS, BEARING PLATES, BRACKETS AND OTHER RELATED ACCESSORIES.

3.3 INSTALLATION

A. INSTALL EQUIPMENT, GUIDES, CONTROLS, CAR AND ACCESSORIES IN ACCORDANCE WITH MANUFACTURER INSTALLATION METHODS AND RECOMMENDED PRACTICES.

B. PROPERLY LOCATE GUIDE RAILS AND RELATED SUPPORTS AT LOCATIONS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPROVED SHOP DRAWINGS. ANCHOR TO BUILDING STRUCTURE USING ISOLATION SYSTEM TO MINIMIZE TRANSMISSION OF VIBRATION TO STRUCTURE.

C. ALL HOISTWAY FRAMES SHALL BE SECURELY FASTENED TO FIXING ANGLES MOUNTED IN THE HOISTWAY. COORDINATE INSTALLATION OF SILLS AND FRAMES WITH OTHER TRADES.

D. LUBRICATE OPERATING SYSTEM COMPONENTS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

E. PERFORM FINAL ADJUSTMENTS, AND NECESSARY SERVICE PRIOR TO FINAL ACCEPTANCE.

3.4 CONSTRUCTION

A. INTERFACE WITH OTHER WORK:
1. GUIDE RAIL BRACKETS ATTACHED TO STEEL SHALL BE INSTALLED PRIOR TO APPLICATION OF FIREPROOFING.
2. COORDINATE CONSTRUCTION OF ENTRANCE WALLS WITH INSTALLATION OF DOOR FRAMES AND SILLS. MAINTAIN FRONT WALL OPENING UNTIL ELEVATOR EQUIPMENT HAS BEEN INSTALLED.
3. ENSURE ADEQUATE SUPPORT FOR ENTRANCE ATTACHMENT POINTS AT ALL LANDINGS.
4. COORDINATE WALL OPENINGS FOR HALL PUSH BUTTONS, SIGNAL FIXTURES AND SLEEVES. EACH ELEVATOR REQUIRES SLEEVES WITHIN THE HOISTWAY WALL.
5. COORDINATE EMERGENCY POWER TRANSFER SWITCH AND POWER CHANGE PENDING SIGNALS AS REQUIRED FOR TERMINATION AT THE PRIMARY ELEVATOR SIGNAL CONTROL CABINET IN EACH GROUP.
6. COORDINATE INTERFACE OF ELEVATORS AND FIRE ALARM SYSTEM.
7. COORDINATE INTERFACE OF DEDICATED TELEPHONE LINE.

3.5 TESTING AND INSPECTIONS

A. PERFORM RECOMMENDED AND REQUIRED TESTING IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION.

B. OBTAIN REQUIRED PERMITS AND PROVIDE ORIGINALS TO OWNER'S REPRESENTATIVE.

3.6 DEMONSTRATION

A. PRIOR TO FINAL ACCEPTANCE, INSTRUCT OWNER'S REPRESENTATIVE ON THE PROPER FUNCTION AND REQUIRED DAILY MAINTENANCE OF ELEVATORS. INSTRUCT PERSONNEL ON EMERGENCY PROCEDURES.

END OF SECTION 14 21 00

GBBA GHATAODE BANNON ARCHITECTS
Architecture · Planning · Interior Design
3001 Redhill Avenue, Suite #100
Costa Mesa, CA 92626
ph: 714.668.8008
fax: 714.668.8009

LICENSED ARCHITECT C-28823 STATE OF CALIFORNIA

Architect Seal

Consultant Seal

OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

ELEVATOR SPECIFICATIONS

REVISIONS:
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Date: 6/XX/2024
Job: 2411
Scale:
Drawn:

A531.1

SHEET – OF –
XREF:

LIST OF ABBREVIATIONS

ADD'L.	ADDITIONAL
ALT.	ALTERNATE
ACI	AMERICAN CONCRETE INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
A.B.	ANCHOR BOLT(S)
APPROX.	APPROXIMATELY
ARCH.	ARCHITECT / ARCHITECTURAL
@	AT
B, PL.	BASE PLATE
BM.	BEAM
BRG.	BEARING
BTWN.	BETWEEN
BLK.	BLOCK
BLKG.	BLOCKING
B.E.	BOTH ENDS
BOT. OR BOTT.	BOTTOM
B.N.	BOUNDARY NAILS
BLDG.	BUILDING
C	CAMBER
CBC	CALIFORNIA BUILDING CODE
CIP	CAST IN PLACE
CLG.	CEILING
CJ	CEILING JOIST OR CONSTRUCTION JOINT OR CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION WELD
℄	CENTER LINE
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CMU	CONCRETE MASONRY UNIT
COND.	CONDITION
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT'D	CONTINUED
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CSK.	COUNTERSINK
DL	DEAD LOAD
DP.	DEEP
DEMO.	DEMOLISH
DTL. OR DET.	DETAIL
DIAG.	DIAGONAL
DIA. OR ø	DIAMETER
DIM.	DIMENSION
DO	DITTO
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DWL.	DOWEL
DN.	DOWN
DWG.	DRAWING
EA.	EACH
E.F.	EACH FACE
E.S.	EACH SIDE
E.W.	EACH WAY
E.N.	EDGE NAIL(S)
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMBED.	EMBEDMENT
ENG.	ENGINEER
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXCAV.	EXCAVATION
(E)	EXISTING
EXP.	EXPANSION
EJ	EXPANSION JOINT
ES	EVALUATION SERVICE
ESR	EVALUATION SERVICE REPORT
EXT.	EXTERIOR
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD OR FACE OF SLAB
F.S.	FAR SIDE
FIN.	FINISH
F.F.	FINISHED FLOOR
FHWS	FLAT HEAD WOOD SCREW
FLR.	FLOOR
FD	FLOOR DRAIN
FTG.	FOOTING
FNDN.	FOUNDATION
FRMG.	FRAMING
GALV.	GALVANIZE
GA.	GAUGE
GLU–LAM	GLUED LAMINATED
GLB	GLUED LAMINATED BEAM
GR.	GRADE
HGR.	HANGER
HR	HARDROCK
HDR.	HEADER
HT.	HEIGHT
HD	HOLD DOWN
HSS	HOLLOW STRUCTURAL SECTION
HORIZ.	HORIZONTAL
INFO.	INFORMATION
I.D.	INSIDE DIAMETER
INT.	INTERIOR
IBC	INTERNATIONAL BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL
INV.	INVERT
JST.	JOIST
KP	KING POST
KSI	KIPS PER SQUARE INCH
LAM.	LAMINATED
LDGR.	LEDGER
LT. WT. OR LW	LIGHT WEIGHT
LL	LIVE LOAD
LG.	LONG OR LENGTH
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LO–HY	LOW HYDROGEN
M.B.	MACHINE BOLT(S)
MFR.	MANUFACTURER
MAS.	MASONRY
M.O.	MASONRY OPENING
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MU	MECHANICAL UNIT
N.F.	NEAR FACE
N.S.	NEAR SIDE
NSA	NELSON STUD ANCHOR
(N)	NEW
NIC.	NOT IN CONTRACT
NTS.	NOT TO SCALE
NO. OR #	NUMBER
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
O.H.	OPPOSITE HAND
O.D.	OUTSIDE DIAMETER
PHWS	PAN HEAD WOOD SCREW
P.J.	PANEL JOINT
d	PENNY
PIL.	PILASTER
PL. OR ℙ	PLATE (STEEL OR WOOD)
PLY.	PLYWOOD
PWJ	PLYWOOD WEB JOIST
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTDF	PRESSURE TREATED DOUGLAS FIR
PL	PROPERTY LINE
RAD.	RADIUS
RFTR.	RAFTER
REF.	REFERENCE
REINF.	REINFORCING
REQ'D	REQUIRED
REQMT.	REQUIREMENT
RF.	ROOF
R.D.	ROOF DRAIN

LIST OF ABBREVIATIONS (CONT'D)

RO.	ROUGH
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
SEC.	SECTION
SEL.	SELECT
SEP.	SEPARATION
SFRS.	SEISMIC FORCE–RESISTING SYSTEM
SHTG.	SHEATHING
SHT.	SHEET
S.M.	SHEET METAL
SMS	SHEET METAL SCREWS
SIM.	SIMILAR
SIMP.	SIMPSON
SPCG.	SPACING
SPECS.	SPECIFICATION
SQ.	SQUARE
STGR.	STAGGER
S.S.	STAINLESS STEEL
SPC	STANDARD PIPE COLUMN
STD.	STANDARD
STL.	STEEL
STIFF.	STIFFENER
STIRR.	STIRRUP
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
TSG	TAPERED STEEL GIRDER
THK.	THICK
K OR KIP	1,000 POUNDS
THRU	THROUGH
TN	TOE NAIL
T&G	TONGUE AND GROOVE
T&B	TOP AND BOTTOM
T.O.F.	TOP OF FOOTING
T.O.L.	TOP OF LEDGER
T.O.S.	TOP OF STEEL OR TOP OF SHEATHING
T.O.W.	TOP OF WALL
TL	TOTAL LOAD
TS	TUBE STEEL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
VERT.	VERTICAL
WT.	WEIGHT
WWF	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
WD.	WOOD
WJ	WOOD–I–JOIST
WP	WORK POINT
W.S.	WOOD SCREW

GENERAL

1. THESE STRUCTURAL DRAWINGS AND SPECIFICATIONS, INCLUDING ANY ADDENDA (COLLECTIVELY "THE PLANS") INCORPORATE ALL LEGAL AND INDUSTRY REQUIREMENTS AND STANDARDS INCLUDING WITHOUT LIMITATION THE FOLLOWING:
   - CALIFORNIA BUILDING CODE, 2022 EDITION.
   - CALIFORNIA EXISTING BUILDING CODE, 2022 EDITION.
   - OTHER REGULATING AGENCIES WHICH MAY HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.
   - THE FUNCTIONALITY STANDARDS SET FORTH IN TITLE 7 OF THE CALIFORNIA CIVIL CODE (THE "RIGHT TO REPAIR ACT").
   - THE MANUFACTURER'S REQUIREMENTS OR RECOMMENDATIONS FOR ANY INCORPORATED PRODUCTS.
2. THE PLANS REPRESENT ONLY THE FINISHED STRUCTURE, AND THEY ARE NOT INTENDED TO INDICATE OR REQUIRE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. IN PARTICULAR AND WITHOUT LIMITATION, THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL EXCAVATION, DEMOLITION, SHORING AND ERECTION PROCEDURES AND FOR ANY AND ALL SAFETY PROGRAMS AND PRECAUTIONS.
3. IN USING THE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, THE CONTRACTOR IS REQUIRED TO REVIEW ALL OF THE PROJECT'S CONSTRUCTION DOCUMENTS AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT ITS PORTION OF THE STRUCTURAL WORK, EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE CONTRACTOR SHALL EITHER OBTAIN DIRECTION FROM AN APPROPRIATE OWNER REPRESENTATIVE OR OTHERWISE APPLY THE MORE STRINGENT REQUIREMENT.
4. IN INTERPRETATING THE PLANS, THE FOLLOWING GENERAL RULES APPLY:
   - WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
   - SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
   - WORK NOT PARTICULARLY SHOWN OR SPECIFIED SHALL BE THE SAME AS SIMILAR PARTS THAT ARE SHOWN OR SPECIFIED.
   - SCALED DIMENSIONS AND GRAPHICALLY SHOWN LOCATIONS ARE TO BE CONSIDERED ONLY APPROXIMATE.
5. IN IMPLEMENTING THE PLANS, THE FOLLOWING GENERAL RULES APPLY:
   - BECAUSE THE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY–STANDARD LEVEL OF QUALITY AND DETAIL, AND THEREFORE ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION, ERRORS AND OMISSIONS ARE TO BE EXPECTED AND ANTICIPATED; AND THE CONTRACTOR IS REQUIRED TO CAREFULLY REVIEW THE PLANS FOR ERRORS AND OMISSIONS AND TO BRING THESE ERRORS AND OMISSIONS TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER AND ASSUMES THE RISK OF THE CONSEQUENCES OF FAILING TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING.
   - THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION, AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
6. SUBMITTALS WILL BE REVIEWED BY THE STRUCTURAL ENGINEER, IF AT ALL, ONLY PURSUANT TO THE INDUSTRY–STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201, AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL.
7. IN NO EVENT WILL ANY SITE VISITS BY THE STRUCTURAL ENGINEER CONCERN CONSTRUCTION MEANS AND METHODS OR CONSTRUCTION SAFETY, AND ALL SUCH MATTERS SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. COPIES OF THE PLANS PROVIDED IN ANY ELECTRONIC FORM ARE SUBJECT TO THE SAME PROVISIONS AS THE OTHER INSTRUMENTS OF SERVICE PREPARED BY OR ON BEHALF OF STRUCTURAL ENGINEER FOR THE PROJECT, INCLUDING WITHOUT LIMITATION THE ENGINEER'S COMMON LAW, STATUTORY OR OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. A RECIPIENT IS GRANTED AT MOST A TRANSFERABLE NONEXCLUSIVE LICENSE TO REUSE THE PLANS SOLELY FOR PROJECT PURPOSES; AND NO RECIPIENT IS AUTHORIZED TO USE OR TO ALLOW THE USE OF ALL OR ANY PORTION OF THESE PLANS FOR ANY OTHER PURPOSE, AND ANY USE FOR ANY OTHER PURPOSE WOULD CONSTITUTE ACTIONABLE PLAGIARISM. STRUCTURAL ENGINEER PROVIDES DOCUMENTS IN AN ELECTRONIC FORM ONLY IN ITS STANDARD FORMATS AND CONVENTIONS AND WITH NO GUARANTEE OF COMPATIBILITY WITH ANY RECIPIENT'S SOFTWARE OR HARDWARE, AND ANY USE WITH OR CONVERSION TO OTHER FORMATS OR CONVENTIONS, OR THE USE WITH ANY PARTICULAR SOFTWARE OR HARDWARE, IS AT THE RECIPIENT'S SOLE RISK.

PROJECT DESIGN CRITERIA

1. BASIC DESIGN LIVE LOADS:

   ROOF: 20 PSF (REDUCIBLE)

2. WIND LOADS

   RISK CATEGORY: II
   EXPOSURE CATEGORY: C
   BASIC DESIGN WIND SPEED (3–SECOND GUST), V = 92 MPH
   VELOCITY PRESSURE EXPOSURE COEFFICIENT, K_z = 0.85 (0–15 FT)
   TOPOGRAPHIC FACTOR, K_{zt} = 1.0
   WIND DIRECTIONALITY FACTOR, K_d = 0.85
   GROUND ELEVATION FACTOR, Ke = 1.00
   GUST EFFECT FACTOR, G = 0.85

   A. MWFRS – DIRECTIONAL PROCEDURE (ASCE 7–16, CH. 27 PART 1)

   $q_z = 0.00256\ K_z\ K_{zt}\ K_d\ Ke\ V^2 = 16.7$ PSF

   $P = qGC_p - q(GC_{pi})$

   EXTERNAL PRESSURE COEFFICIENT, C_p = [FIG. 27.4–1 THRU 27.4–3]
   INTERNAL PRESSURE COEFFICIENT, (GC_{pi}) = TABLE 26.13–1

   B. COMPONENTS & CLADDING (ASCE 7–16, CH. 30)

   $q_h = 0.00256\ K_z\ K_{zt}\ K_d\ V_{ULT}^2 = 16.7$ PSF

   $P = q_h\ [(GC_p) - (GC_{pi})]$

   EXTERNAL PRESSURE COEFFICIENT, (G_{Cp}) = [FIG. 30.3–1 THRU 30.3–7]
   INTERNAL PRESSURE COEFFICIENT, (GC_{pi}) = TABLE 26.13–1

3. EARTHQUAKE LOADS

   SEISMIC DESIGN CRITERIA

   S_S = 1.299
   S_1 = 0.465
   SITE CLASS: D (DEFAULT)
   F_A = 1.2
   F_V = 1.84
   S_{DS} = 1.039
   S_{D1} = 0.853(1)
   RISK CATEGORY: II
   SEISMIC DESIGN CATEGORY: D
   ALLOWABLE DRIFT LIMIT = 1%

   (1) S_{D1} INCREASED PER ASCE 7 11.4.8 EXCEPTION

   SEISMIC DESIGN REQUIREMENTS

DESIGN BASE SHEAR	$V = C_SW$
WHERE	$C_S = S_{DS}/(R/I_e)$
BUT SHALL NOT BE LESS THAN	$C_S = 0.044 S_{DS} I_e > 0.01$
BUT NEED NOT EXCEED	$C_S = S_{D1}/[T(R/I_e)]$

DIMENSIONS

1. DIMENSIONS SHALL BE DEFINED TO INCLUDE BOTH HORIZONTAL DIMENSIONS AND VERTICAL DIMENSIONS (ELEVATIONS).
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
3. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT NOTED ON STRUCTURAL DRAWINGS.
4. SEE ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR FINISH FLOOR ELEVATIONS.
5. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND/OR ROOF ELEVATIONS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.

SUBMITTALS

1. SUBMITTALS, INCLUDING SHOP DRAWINGS AND CONCRETE MIX DESIGNS, REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THE ITEMS.
2. A SCHEDULE FOR SUBMITTAL OF SHOP DRAWINGS SHALL BE PREPARED BY THE GENERAL CONTRACTOR AND REVIEWED BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO THE START OF FABRICATION. THE SCHEDULE SHALL PROPORTION THE QUANTITY OF SHOP DRAWINGS TO BE REVIEWED IN EACH SUBMITTAL TO ALLOW SUFFICIENT TIME, AS DEEMED REASONABLE IN THE PROFESSIONAL JUDGEMENT OF THE ARCHITECT AND STRUCTURAL ENGINEER, TO PERMIT ADEQUATE REVIEW.
3. SHOP DRAWINGS SHALL INDICATE THE DATE OR REVISION OF DRAWING(S) FROM WHICH THE DRAWINGS WERE PREPARED. SUBMITTALS THAT DO NOT IDENTIFY THE LATEST DATE OR REVISION OF DRAWING(S) WILL BE RETURNED WITHOUT REVIEW. ONLY SHOP DRAWINGS THAT ARE COMPLETE WILL BE ACCEPTED FOR REVIEW.
4. IF, AFTER REVIEW, THE SHOP DRAWINGS MUST BE REVISED AND RESUBMITTED, THE SHOP DRAWINGS SHALL IDENTIFY EACH REVISION AND/OR ADDITION BY CLOUDING OR OTHER MEANS TO ASSURE PROPER REVIEW.
5. SUBMITTALS WILL NOT BE ACCEPTED DIRECTLY FROM SUBCONTRACTORS. SUBMITTALS WILL BE ACCEPTED FROM THE GENERAL CONTRACTOR ONLY AFTER BEING REVIEWED AND SIGNED BY THE GENERAL CONTRACTOR, INDICATING COMPLIANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. SUBMITTALS NOT COMPLYING WITH THE REQUIREMENTS NOTED ABOVE OR IN THE SPECIFICATIONS WILL BE RETURNED WITHOUT REVIEW.

EXISTING CONDITIONS

1. ALL INFORMATION SHOWN ON THE PLANS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE FROM PLANS SUPPLIED BY THE OWNER, BUT WITHOUT GUARANTEE OF ACCURACY.
2. WHERE ACTUAL CONDITIONS ARE NOT IN ACCORDANCE WITH THE INFORMATION PRESENTED, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. NO MODIFICATIONS OF THE PLANS FOR NEW CONSTRUCTION SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

EXISTING UNDERGROUND UTILITIES

1. THE ARCHITECT AND ENGINEERS ARE NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS, IF ANY, IS APPROXIMATE. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THE SITE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT SHOULD ANY SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.

DEMOLITION

1. ALL DEMOLITION SHALL BE CARRIED ON IN SUCH A WAY AS NOT TO DAMAGE EXISTING ELEMENTS, WHICH ARE TO REMAIN IN THE FINISHED STRUCTURE.
2. ALL ELEMENTS OF THE STRUCTURE, WHICH ARE TO REMAIN, AND WHICH ARE DAMAGED DURING DEMOLITION WORK SHALL BE REPLACED AT NO ADDITIONAL COST. EXISTING ELEMENTS SHALL BE PROTECTED TO THE FULLEST EXTENT POSSIBLE, IN ORDER TO MITIGATE DAMAGE.
3. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL EXISTING ELEMENTS THAT ARE NECESSARY FOR THE INSTALLATION OF ALL NEW WORK.
4. DO NOT CORE OR CUT NEW OPENINGS IN EXISTING CONCRETE OR MASONRY WITHOUT SPECIFIC APPROVAL OF THE STRUCUTRAL ENGINEER. SUBMIT DIMENSIONED LAYOUT OF ALL PROPOSED NEW OPENINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CORING OR CUTTING OPENINGS. CONTRACTOR, AT HIS OWN EXPENSE, SHALL USE NON–DESTRUCTIVE METHODS TO LOCATE EXISTING REINFORCING. EXISTING REINFORCING SHALL NOT BE CUT WITHOUT SPECIFIC APPROVAL OF THE STRUCTURAL ENGINEER.

FOUNDATION

1. ALL PORTIONS OF WORK PERTAINING TO EXCAVATIONS, FOUNDATIONS AND RETAINING WALLS SHALL CONFORM TO TITLE 24, PART 2, CHAPTER 18.
2. THE FOUNDATION DESIGN IS BASED ON THE PRESUMPTIVE LOAD BEARING VALUES IN TABLE 1806.2 OF THE CBC.
3. AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF WAS USED FOR DESIGN. BOTTOM OF FOOTINGS SHALL BE 12 INCHES MINIMUM BELOW LOWEST ADJACENT FINAL GRADE AND BEAR ON APPROVED NATURAL GRADE OR COMPACTED FILL.
4. SEE SPECIFICATIONS FOR EARTHWORK OPERATIONS.
5. THE CONTRACTOR SHALL PROVIDE FOR DE–WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE.
6. THE CONTRACTOR SHALL PROVIDE FOR THE DESIGN, APPROVALS, PERMITS, INSTALLATION AND MONITORING OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED TO SAFELY RETAIN TEMPORARY EXCAVATIONS.
7. EXCAVATIONS FOR FOOTINGS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE AND REINFORCING. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER WHEN EXCAVATIONS ARE READY FOR INSPECTION. THE GEOTECHNICAL ENGINEER SHALL SUBMIT A LETTER OF COMPLIANCE TO THE OWNER.
8. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE HAS ATTAINED FULL DESIGN STRENGTH. THE CONTRACTOR SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL DESIGN STRENGTH. THE CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION AND REMOVAL OF SUCH BRACING.
9. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS, TO THE APPROVAL OF THE GEOTECHNICAL ENGINEER. FLOODING WILL NOT BE PERMITTED.
10. ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION, SHALL BE REMOVED.
11. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT SHOULD ANY BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., BE FOUND.

CONCRETE

1. ALL PORTIONS OF WORK PERTAINING TO CONCRETE CONSTRUCTION SHALL CONFORM TO TITLE 24, PART 2, CHAPTER 19.
2. CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY. MIX DESIGNS SHALL CONFORM TO ACI 318, SEC. 26.4, CBC SEC.1903 AND 1904A. MIX DESIGNS SHALL INCORPORATE THE FOLLOWING CRITERIA:
   - MINIMUM OF 5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE. MAXIMUM OF 7 SACKS OF CEMENT PER YARD OF CONCRETE.
   - MAXIMUM WATER/CEMENT RATIO (BY WEIGHT) OF CONCRETE IN CONTACT WITH SOIL SHALL BE 0.45.
   - MAXIMUM SLUMP SHALL NOT EXCEED 3" ± 1" FOR FOOTINGS, SLABS ON GRADE, AND MASS CONCRETE; AND 4" ± 1" FOR OTHER CONCRETE. SLUMP LIMITATIONS NOTED SHALL APPLY TO CONCRETE MIX PRIOR TO THE ADDITION OF ANY WATER–REDUCING ADMIXTURES OR SUPER–PLASTICIZERS. MAXIMUM SLUMP MAY BE INCREASED TO 5 +/– 1" FOR MIX INCLUDING WATER–REDUCING ADMIXTURES OR SUPER–PLASTICIZERS.
   - CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CHLORIDE(S) SHALL NOT BE USED.
3. SCHEDULE OF STRUCTURAL CONCRETE 28 DAY MINIMUM STRENGTHS AND TYPES:
   - FOOTINGS, CAISSONS, GRADE BEAMS — 145 PCF, f'c = 4000 PSI
   - SLABS ON GRADE — 145 PCF, f'c = 4000 PSI
   - ELSEWHERE UNLESS NOTED — 145 PCF, f'c = 4000 PSI
4. PORTLAND CEMENT SHALL CONFORM TO ASTM C–150, TYPE II. CEMENT USED FOR CONCRETE IN CONTACT WITH SOIL SHALL CONFORM TO ASTM C–150, TYPE V.
5. AGGREGATE FOR NORMALWEIGHT CONCRETE SHALL CONFORM TO ASTM C–33. COMBINED AGGREGATE GRADATION OF ⅜" MAXIMUM (PEA GRAVEL) SHALL NOT BE USED.
6. AGGREGATE FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C–330. THE COURSE AGGREGATE SIZE SHALL NOT EXCEED ¾" AND THE ABSOLUTE VOLUME OF COARSE AGGREGATE SHALL NOT EXCEED 9.0 CUBIC FEET PER CUBIC YARD OF CONCRETE.
7. READY MIXED CONCRETE SHALL CONFORM TO ASTM C–94.
8. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI 304. CLEAN AND ROUGHEN TO ¼" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH CONCRETE IS TO BE PLACED.
9. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING CONCRETE.
10. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN. NOTIFY THE STRUCTURAL ENGINEER, IN ADVANCE, OF CONDITIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
11. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

    CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ..... 3"

    CONCRETE EXPOSED TO EARTH OR WEATHER:
    #6 THROUGH #18 BARS ..... 2"
    #5 BARS, W31 OR D31 WIRE, AND SMALLER ..... 1½"

    CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
    SLABS, WALLS, JOISTS:
    #14 AND #18 BARS ..... 1½"
    #11 BAR AND SMALLER ..... ¾"
    BEAMS, COLUMNS:
    PRIMARY REINFORCEMENT STIRRUPS, TIES, SPIRALS ..... 1½"
12. CONDUITS OR PIPES SHALL NOT BE EMBEDDED WITHIN A SLAB, WALL, BEAM, OR COLUMN, UNLESS SPECIFICALLY DETAILED.
13. CONDUITS OR PIPES SHALL NOT BE EMBEDDED WITHIN CONCRETE FILL OVER METAL DECK.
14. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL MOLDS, GROOVES, REVEALS, ORNAMENTS AND GROUNDS TO BE CAST IN CONCRETE.
15. DRYPACK WHERE NOTED ON DRAWINGS SHALL CONSIST OF 1 PART PORTLAND CEMENT AND 2½ PARTS OF FINE AGGREGATE CONFORMING TO ASTM C–33 WITH ENOUGH WATER TO FORM A BALL WHEN SQUEEZED IN THE HAND. THE SPACE BETWEEN TWO SURFACES REQUIRING DRYPACK SHALL BE PACKED WITH THE DRYPACK MATERIAL BY TAMPING OR RAMMING WITH A BAR OR ROD UNTIL THE VOIDS ARE COMPLETELY FILLED.
16. NON–SHRINK GROUT WHERE NOTED ON DRAWINGS SHALL BE A PRE–MIXED COMPOUND CONSISTING OF NON–METALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 8,000 PSI AT 28 DAYS. WHERE APPLICATION THICKNESS EXCEEDS MANUFACTURER'S LIMITATIONS, EXTEND WITH ⅜" (GRAVEL) AGGREGATE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

REINFORCING STEEL

1. ALL PORTIONS OF WORK PERTAINING TO FABRICATION AND PLACEMENT OF REINFORCING STEEL SHALL CONFORM TO TITLE 24, PART 2, CHAPTER 19.
2. REINFORCING BARS SHALL CONFORM TO ASTM A–615 GRADE 60, EXCEPT #3 BARS MAY BE GRADE 40. REINFORCING BARS THAT ARE TO BE WELDED SHALL CONFORM TO ASTM A–706, GRADE 60.
3. WELDING OF REINFORCEMENT SHALL BE WITH LOW HYDROGEN ELECTRODES AND SHALL CONFORM TO STRUCTURAL WELDING CODE – REINFORCING STEEL, AWS D1.4, BY THE AMERICAN WELDING SOCIETY AND CBC SEC. 1903A.8. WELDING RODS USED FOR THE WELDING OF REINFORCING SHALL BE E80XX. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.
4. ALL REINFORCING BAR BENDS SHALL BE MADE COLD. ALL #5 OR LARGER REINFORCING BARS SHALL NOT BE RE–BENT.
5. FUSION WELDED REINFORCING STEEL ASSEMBLIES SHALL CONFORM TO SEC. 1903.8. TIES/STIRRUP BARS IN FUSION WELDED ASSEMBLIES SHALL CONFORM TO ASTM A–706, AND LONGITUDINAL HOLDING WIRES SHALL CONFORM TO ASTM–1064. CONTRACTOR AT HIS OPTION MAY USE FUSION WELDED REINFORCING STEEL ASSEMBLIES AT LOCATIONS APPROVED BY DSA. CONTRACTOR SHALL PROVIDE DRAWINGS SUITABLE FOR SUBMITTAL AND APPROVAL BY DSA SHOWING PROPOSED LOCATIONS AND DETAILS NOT ALREADY DETAILED ON DSA APPROVED DRAWINGS. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY AND ALL DELAYS RELATED TO APPROVAL AND USE OF FUSION WELDED REINFORCING STEEL ASSEMBLIES.
6. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A–1064, AND SHALL BE LAPPED 1½ SPACES AND 12" MINIMUM.
7. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE, SPACING AND NUMBER AS THE VERTICAL REINFORCEMENT, RESPECTIVELY.
8. REINFORCING SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS.
9. ALL VERTICAL REINFORCING SHALL BE CONTINUOUS BETWEEN TWO DIAPHRAGM LEVELS, UNLESS NOTED OTHERWISE.

WOOD

1. ALL PORTIONS OF WORK PERTAINING TO WOOD CONSTRUCTION SHALL CONFORM TO TITLE 24, PART 2, CHAPTER 23, INCLUDING ADDITIONAL REQUIREMENTS AND EXCEPTIONS, AS APPLICABLE.
2. LUMBER SHALL BE GRADED IN ACCORDANCE WITH THE STANDARD GRADING RULES NO. 17 OF THE WEST COAST LUMBER INSPECTION BUREAU, OR THE STANDARD GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION.
3. DIMENSION LUMBER SHALL BE DOUGLAS FIR–LARCH, NO. 1 AND BETTER GRADE, UNLESS NOTED OTHERWISE. TIMBERS SHALL BE DOUGLAS FIR LARCH, NO. 1 GRADE, UNLESS NOTED OTHERWISE. MOISTURE CONTENT AT TIME OF INSTALLATION SHALL BE 19% OR LESS.
4. DESIGN VALUES FOR DOUGLAS FIR–LARCH, NO. 1 AND BETTER PER NDS SUPPLEMENT TABLE 4A:

Fb = 1200 PSI	Ft = 800 PSI	Fv = 180 PSI	$F_{c\perp}$ = 625 PSI
Fc = 1550 PSI	E = 1800

CONCRETE BLOCK MASONRY (f'm = 2,000 PSI)

1. ALL PORTIONS OF WORK PERTAINING TO CONCRETE BLOCK MASONRY CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, CHAPTER 21.
2. THE STRENGTH OF CONCRETE BLOCK MASONRY CONSTRUCTION SHALL BE DETERMINED BY THE UNIT STRENGTH METHOD IN ACCORDANCE WITH ARTICLES 1.4B.2b, 1.5B.1 & 1.5B.2.
3. THE STRENGTH OF CONCRETE BLOCK MASONRY CONSTRUCTION SHALL BE DETERMINED BY PRISM TESTING IN ACCORDANCE WITH TMS 602 ARTICLES 1.4B.2b, 1.5B.1 & 1.5B.2.
4. CONCRETE BLOCKS SHALL BE HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C-90, MEDIUM WEIGHT UNITS, NET COMPRESSIVE STRENGTH OF 2,000 PSI. USE OPEN END UNITS AT VERTICAL REINFORCING.
5. CEMENT SHALL BE AS SPECIFIED FOR CONCRETE.
6. MORTAR SHALL CONFORM TO ASTM C-270 FOR TYPE S MORTAR. MORTAR SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
7. GROUT SHALL CONFORM TO ARTICLE 2.2 OF TMS 602/ACI 5301/ASCE 6, FOR COARSE GROUT. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL CELLS WITHOUT SEGREGATION. SIKA GROUT AID ADMIXTURE, OR APPROVED EQUAL, SHALL BE USED. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
8. PROVIDE A MINIMUM ONE BAR DIAMETER OF GROUT BETWEEN MAIN REINFORCING AND MASONRY UNITS. PROVIDE A MINIMUM OF 1" OF GROUT AROUND ALL BOLTS EMBEDDED IN MASONRY.
9. CELLS SHALL BE IN VERTICAL ALIGNMENT. DOWELS IN FOOTINGS SHALL BE SET TO ALIGN WITH CORES CONTAINING VERTICAL REINFORCING.
10. ALL REINFORCING BARS, ANCHOR BOLTS, STEEL PLATES, AND OTHER CMU INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING GROUT, TO PREVENT MOVEMENT DURING GROUT PLACEMENT AND CONSOLIDATION WITH MECHANICAL VIBRATOR DIRECTLY ADJACENT.
11. ALL CELLS IN CONCRETE BLOCKS SHALL BE SOLIDLY FILLED WITH GROUT.
12. LOW-LIFT GROUTED CONSTRUCTION SHALL CONFORM TO TMS 602 ARTICLE 3.5D. MAXIMUM GROUT POUR HEIGHT FOR LOW-LIFT CONSTRUCTION SHALL BE 4 FEET.
13. HIGH-LIFT GROUTED CONSTRUCTION SHALL CONFORM TO TMS 602 ARTICLE 3.5D. MAXIMUM GROUT POUR HEIGHT SHALL NOT EXCEED 12 FEET. PROVIDE CLEANOUT OPENINGS AND ADEQUATE PROVISIONS TO PREVENT FACE SHELL DAMAGE (BLOW-OUT) AT THE BOTTOM OF EACH POUR OF GROUT.
14. GROUT POURS SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION AND RECONSOLIDATED AFTER EXCESS MOISTURE HAS BEEN ABSORBED, BUT BEFORE WORKABILITY IS LOST.
15. HORIZONTAL REINFORCING SHALL BE PLACED IN BOND BEAM UNITS.
16. REFER TO ARCHITECTURAL DRAWINGS FOR SURFACE TEXTURE, HEIGHT OF MASONRY UNITS, LAYING PATTERN AND JOINT TYPE. USE RUNNING BOND PATTERN, UNLESS NOTED OTHERWISE.
17. NO PIPES OR DUCTS SHALL BE PLACED IN MASONRY CONSTRUCTION UNLESS SPECIFICALLY NOTED OR DETAILED.
18. ELECTRICAL CONDUIT MAY BE ROUTED IN MASONRY WALLS AS FOLLOWS:
    A. MAXIMUM SIZE AND QUANTITY OF CONDUIT PER CELL (EXCEPT AT JUNCTION BOXES) SHALL BE AS FOLLOWS: FOR 8" BLOCK, ONE-1" DIAMETER OR TWO-¾" DIAMETER; FOR 12" BLOCK, TWO - 1" DIAMETER OR FOUR-¾" DIAMETER. MULTIPLE CONDUITS SHALL BE BUNDLED TOGETHER.
    B. CONDUIT SHALL NOT BE PLACED IN A MASONRY CELL CONTAINING REINFORCING.
    C. CONDUIT SHALL NOT BE PLACED IN A PILASTER.
    D. CONDUIT SHALL BE PLACED AT THE CENTERLINE OF THE WALL.
16. ALL STRUCTURAL MASONRY WORK SHALL BE CONTINUOUSLY INSPECTED DURING LAYING AND GROUTING BY A SPECIAL INSPECTOR SPECIFICALLY APPROVED BY THE ENFORCEMENT AGENCY FOR THAT PURPOSE.

STEEL DECKING

1. SEE STRUCTURAL STEEL AND MISCELLANEOUS METAL NOTES FOR ADDITIONAL INFORMATION.
2. STEEL DECKING SHALL BE OF THE TYPE AND GAUGE AS NOTED ON THE DRAWINGS. DECKING AND ALL ACCESSORIES SHALL BE GALVANIZED AND SHALL CONFORM TO ASTM A-653 SS, GRADE 50 MINIMUM, GALVANIZING SHALL CONFORM TO COATING DESIGNATION G90, UNLESS NOTED OTHERWISE.
3. STEEL DECKING TO RECEIVE CONCRETE FILL SHALL BE COMPOSITE TYPE, DEFORMED TO PROVIDE MECHANICAL BOND WITH THE CONCRETE, UNLESS NOTED OTHERWISE.
4. STEEL DECKING TO RECEIVE CONCRETE FILL SHALL HAVE BUILT-IN VENTS. UNITS SHALL HAVE SLOTTED AND VENTED WEBS WITH A MINIMUM 1.5% UNIFORMLY DISTRIBUTED OPEN AREA.
5. DECK UNITS SHALL BE CONTINUOUS OVER TWO OR MORE SPANS. PROVIDE SHORING AS REQUIRED BY MANUFACTURER'S CURRENT EVALUATION REPORT FOR NUMBER AND LENGTHS OF SPANS, AND AS REQUIRED BY MANUFACTURER TO SUIT JOB CONDITIONS.
6. MINIMUM BEARING OF DECKING ON SUPPORTS SHALL BE 2 INCHES. SHEETS SHALL BE ATTACHED TO ALL SUPPORTING STEEL MEMBERS (INCLUDING MEMBERS PARALLEL TO DECK UNDER UP-FLUTES) BY WELDING AS INDICATED ON DRAWINGS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ADD METAL PLATE TO MATCH DECK THICKNESS, AS REQUIRED TO FACILITATE WELDING WHERE DECK DOWN FLUTES DO NOT LAND ON PARALLEL SUPPORTING MEMBERS. UPON COMPLETION OF ERECTION, ALL WELDS SHALL BE TOUCHED UP, DE-SLAGED, CLEANED AND PRIMED WITH A ZINC RICH PRIMER.
7. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL DRAWINGS, ETC., FOR SIZE AND LOCATION OF REQUIRED OPENINGS.
8. PROVIDE CLOSURE PLATES AT ALL DECK EDGES, INCLUDING CLOSURES AT COLUMNS, AND SHAFT OPENINGS OR DUCT PENETRATIONS. STEEL DECKING SUBCONTRACTOR SHALL SUPPLY ALL CLOSURES AND ALL SUPPORT FRAMING WHERE NECESSARY FOR SUCH OPENINGS.
9. STEEL DECKING SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INDICATE LOCATION, GAUGE AND SIZE OF EACH PIECE OF DECKING. SHOP DRAWINGS SHALL ALSO SHOW ALL CLOSURE CONDITIONS, WELDS TO SUPPORTS AND SIDE LAP DETAILS.
10. STEEL DECKING SHOP DRAWINGS SHALL INDICATE SHEAR STUD CONNECTOR DETAILS AND STUD LAYOUT FOR EACH BEAM.
11. SHEAR STUDS SHALL BE WELDED THROUGH ONLY ONE THICKNESS OF DECK USING APPROVED WELDING METHODS. DECK SHALL BE PREPUNCHED WHERE MORE THAN ONE LAYER OF DECKING OCCURS AT A STUD LOCATION.
12. WELDING OF STEEL DECKING SHALL BE IN ACCORDANCE WITH THE STRUCTURAL WELDING CODE - SHEET STEEL, AWS D1.3 BY THE AMERICAN WELDING SOCIETY.

STRUCTURAL STEEL AND MISCELLANEOUS METAL

1. ALL PORTIONS OF WORK PERTAINING TO STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, CHAPTER 22.
2. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A-992, UNLESS NOTED OTHERWISE.
3. ROUND HOLLOW STRUCTURAL SECTION (HSS) SHALL CONFORM TO ASTM A-500, GRADE C (Fy=46 KSI).
4. SQUARE AND RECTANGULAR HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO ASTM A-500, GRADE C (Fy=50 KSI).
5. PIPE SECTIONS SHALL CONFORM TO ASTM A53 GRADE B (Fy=35 KSI).
6. CHANNELS, ANGLES AND PLATES SHALL CONFORM TO ASTM A-36, UNLESS NOTED OTHERWISE.
7. ALL BOLTS SHALL CONFORM TO THE FOLLOWING, UNLESS NOTED OTHERWISE:
    - ANCHOR BOLTS IN MASONRY: ASTM A-307
    - ANCHOR RODS IN CONCRETE: ASTM F1554, GRADE 36
    - TYPICAL STEEL CONNECTIONS: ASTM A325N OR ASTM A490 (NON-SLIP-CRITICAL)
    - MOMENT AND DRAG CONNECTIONS: ASTM A325SC, ASTM A490SC, ASTM F1852 OR ASTM F2280 (SLIP-CRITICAL)
    - MISCELLANEOUS CONNECTIONS NOT NOTED OTHERWISE: ASTM A-307
8. HIGH STRENGTH BOLTS SHALL CONFORM TO THE FOLLOWING, UNLESS OTHERWISE:
    - JOINT ASSEMBLIES USING HIGH-STRENGTH BOLTS SHALL BE IN ACCORDANCE WITH SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS, BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS.
    - NUTS SHALL CONFORM TO ASTM A-563, AND WASHERS SHALL CONFORM TO ASTM F-436.
    - PAINT SHALL NOT BE PERMITTED ON CONTACT SURFACES UNLESS NOTED OTHERWISE. CONTACT SURFACES OF BOLTED PARTS SHALL BE DESCALED AND FREE OF DIRT, OIL, BURRS, PITS, AND OTHER DEFECTS WHICH PREVENT SOLID SEATING OF PARTS.
    - SLIP-CRITICAL JOINT ASSEMBLIES SHALL BE FULLY PRE-TENSIONED BY TURN-OF-NUT TIGHTENING, CALIBRATED WRENCH TIGHTENING OR BY DIRECT TENSION INDICATOR TIGHTENING (ASTM F959).
9. STRUCTURAL STEEL IN SFRS LINES SHALL BE CONNECTED IN SLIP-CRITICAL JOINTS COMPLYING WITH AISC 341-16, SECTION D.2.2, CLASS A FAYING SURFACE.
10. ANCHOR BOLTS SHALL BE HEX HEADED. BENT BAR ANCHORS SHALL NOT BE USED.
11. BOLT HOLES SHALL BE 1/16" LARGER IN DIAMETER THAN NOMINAL SIZE OF BOLT USED, UNLESS NOTED OTHERWISE. BOLT HOLES AT COLUMN BASEPLATES MAY BE 5/16" MAXIMUM LARGER IN DIAMETER THAN NOMINAL SIZE OF ANCHOR BOLT USED, UNLESS NOTED OTHERWISE.
12. STRUCTURAL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
13. ALL WELDING SHALL CONFORM TO THE STRUCTURAL WELDING CODE - STEEL, AWS D1.1 AND STRUCTURAL WELDING CODE SEISMIC SUPPLEMENT AWS D1.8, BY THE AMERICAN WELDING SOCIETY. WELDING RODS SHALL BE E70XX.
14. ALL WELDING IN SFRS LINES SHALL COMPLY WITH AWS D1.8 AND AISC 341-16 SECTION A3.4A.
15. THE FILLER METAL FOR ALL WELDING SHALL HAVE A NOTCH TOUGHNESS OF NOT LESS THAN 20 FT-LBS AT 0 DEGREES F, AS MEASURED BY A STANDARD CHARPY V-NOTCH TEST, ASTM E23, IN ACCORDANCE WITH THE APPLICABLE FILLER METAL SPECIFICATION REFERENCED IN AWS D1.1 AND SEISMIC SUPPLEMENT AWS D1.8.
16. ALL DEMAND CRITICAL WELDS SHALL HAVE A NOTCH TOUGHNESS OF NOT LESS THAN 40 FT-LBS AT 70 DEGREES F, AS MEASURED BY STANDARD CHARPY V-NOTCH TEST, ASTM E23, IN ACCORDANCE WITH THE APPLICABLE FILLER METAL SPECIFICATION REFERENCED IN AWS D1.1 AND SEISMIC SUPPLEMENT AWS D1.8.
17. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.
18. ALL WELDS NOT SPECIFIED SHALL BE CONTINUOUS FILLET WELDS. SIZE OF WELDS SHALL BE BASED ON AWS D1.1 AND AISC 360-16 SECTION J2.2b FOR THICKER PART JOINED.
19. WRITTEN WELDING PROCEDURE SPECIFICATIONS (WPS) PER THE RECOMMENDATIONS OF THE AMERICAN WELDING SOCIETY (AWS) SHALL BE DEVELOPED BY THE FABRICATOR/ERECTOR AND SUBMITTED FOR REVIEW TO THE ENGINEER PRIOR TO ANY WELDING OF THE STRUCTURAL STEEL. THE WELDING PROCEDURES SHALL INCLUDE ALL THE WELDED JOINTS AND CONFIGURATIONS TO BE USED ON THE PROJECT-ONLY WPS WHICH ARE RELEVANT TO THIS PROJECT SHALL BE SUBMITTED. ALL WELDED JOINTS SHALL BE PREQUALIFIED PER AWS OR BE QUALIFIED BY TEST PER AWS. A PROCEDURE QUALIFICATION RECORD (PQR) SHALL BE INCLUDED WITH THE WPS IF THE WELDING PROCDURE OR JOINT IS QUALIFIED BY TESTING. THE ELECTRODE MANUFACTURER AND THE PROJECT/TRADE NAME SHALL BE INDENTIFIED IN THE WPS IN ADDITION TO THE AWS ELECTRODE CLASSIFICATION NAME. A COPY OF THE ELECTRODE MANUFACTURER'S TECHNICAL DATA SHEETS WITH THE RECOMMENDED WELDING PARAMETERS SHALL BE SUBMITTED WITH THE WPS.
20. DO NOT PAINT STRUCTURAL STEEL SURFACES THAT ARE TO RECEIVE SPRAY-APPLIED FIREPROOFING OR TO BE ENCASED IN CONCRETE OR MASONRY.
21. ALL STRUCTURAL STEEL AND MISCELLANEOUS METAL ITEMS, INCLUDING CONNECTORS, EXPOSED TO THE WEATHER SHALL BE HOT-DIPPED GALVANIZED, AFTER FABRICATION. PROTECT FIELD WELDS EXPOSED TO WEATHER VIA PRIME AND PAINT OR BRUSH/COLD GALVANIZING.
22. FOR ALL STRUCTURAL STEEL THAT IS TO REMAIN EXPOSED AND VISIBLE PER THE ARCHITECTURAL DRAWINGS, CONTRACTOR SHALL GRIND SMOOTH ALL EXPOSED WELDS AND SHALL COMPLY WITH THE SPECIFICATIONS FOR (AESS) ARCHITECTURALLY EXPOSED STRUCTURAL STEEL FOUND ON THE AISC CODE OF STANDARD PRACTICE.
23. STRUCTURAL STEEL SHALL BE DELIVERED TO THE JOB SITE FREE OF EXCESSIVE RUST, MILL SCALE, GREASE, ETC.
24. OPENINGS SHALL NOT BE PLACED IN STEEL MEMBERS UNLESS SPECIFICALLY DETAILED.
25. THE CONTRACTOR SHALL IDENTIFY ALL PROTECTED ZONE SURFACES USING SUITABLE NON-DESTRUCTIVE MEANS (SUCH AS YELLOW PAINT). TEMPORARY METHODS SUCH AS DUCT TAPE IS NOT ALLOWED.
    - ONCE THE STEEL DECKING IS IN PLACE, THE CONTRACTOR SHALL USE SUITABLE NON-DESTRUCTIVE AND PERMANENT MEANS TO IDENTIFY THE PROTECTED ZONES PRIOR TO THE INSTALLATION OF SHEAR STUDS AND DECK ATTACHMENTS.
    - AFTER SPRAYED ON FIRE-RESISTIVE MATERIAL HAS BEEN APPLIED, THE CONTRACTOR SHALL USE SUITABLE NON-DESTRUCTIVE AND PERMANENT MEANS TO IDENTIFY THE PROTECTED ZONES FOR OTHER DISCIPLINES TO PRECLUDE UNAUTHORIZED ATTACHMENTS.

STRUCTURAL TESTS AND INSPECTIONS

1. IN ADDITION TO THE REQUIRED INSPECTIONS, THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS WHO SHALL PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED BELOW.
2. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
3. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.
4. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE STRUCTURAL ENGINEER, AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE STRUCTURAL ENGINEER AND TO THE ENFORCEMENT AGENCY.
5. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION, WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.
6. SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHEN THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED BY THE ENFORCEMENT AGENCY TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.
7. THE FOLLOWING TYPES OF WORK SHALL BE INSPECTED BY A SPECIAL INSPECTOR:

STEEL CONSTRUCTION
(SEE SECTION 1705.2 FOR ADDITIONAL INFORMATION)

MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS:
IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN APPROVED CONSTRUCTION DOCUMENTS
MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED

INSPECTION OF HIGH-STRENGTH BOLTING

INSPECTION OF WELDING
STRUCTURAL STEEL
REINFORCING STEEL

VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A-706
BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS
SHEAR REINFORCEMENT
OTHER REINFORCING STEEL

INSPECTION OF STEEL FRAME JOINTS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS

CONCRETE CONSTRUCTION
(SEE SECTION 1705.3 AND TABLE 1705.3 FOR ADDITIONAL INFORMATION)

INSPECTION OF REINFORCING STEEL PLACEMENT

INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED

VERIFYING USE OF REQUIRED MIX DESIGN

AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF CONCRETE

INSPECT CONCRETE PLACEMENT FOR PROPER TECHNIQUES

INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES

INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED

MASONRY CONSTRUCTION - LEVEL A (OCCUPANCY CATEGORIES I, II & III)
(SEE SECTION 1705.4 FOR ADDITIONAL INFORMATION)

AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:
PROPORTIONS OF SITE-PREPARED MORTAR
CONSTRUCTION OF MORTAR JOINTS
LOCATION OF REINFORCEMENT AND CONNECTORS

THE INSPECTION PROGRAM SHALL VERIFY:
SIZE AND LOCATION OF STRUCTURAL ELEMENTS
TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION
SPECIFIED SIZE, GRAND AND TYPE OF REINFORCING
WELDING OF REINFORCING BARS
PROTECTION OF MASONRY DURING COLD WEATHER OR HOT WEATHER

PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:
GROUT SPACE IS CLEAN
PLACEMENT OF REINFORCEMENT AND CONNECTORS
CONSTRUCTION OF MORTAR JOINTS

GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS

PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED

COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED

SOILS
(SEE SECTION 1705.6 AND TABLE 1705.6 FOR ADDITIONAL INFORMATION)

VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY

VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL

PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS

VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL

PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY

POST-INSTALLED ANCHORS

1. ACCEPTABLE EQUIVALENT MANUFACTURERS OF POST-INSTALLED EXPANSION ANCHORS AND SCREW ANCHORS SHALL BE HILTI INC., SIMPSON STRONG-TIE COMPANY INC., OR DEWALT, UNO.
2. TESTS FOR POST-INSTALLED ANCHORS IN HARDENED CONCRETE SHALL CONFORM TO TITLE 24, PART 2, CHAPTER 19, SECTION 1910.5.
3. POST-INSTALLED ANCHOR INSTALLATION SHALL BE INSPECTED BY A SPECIAL INSPECTOR SPECIFICALLY APPROVED BY THE ENFORCEMENT AGENCY FOR THAT PURPOSE.
4. POST-INSTALLED ANCHOR TESTING SHALL BE DONE IN THE PRESENCE OF THE PROJECT INSPECTOR.
5. TEST QUANTITY OF POST-INSTALLED ANCHORS AS NOTED BELOW:

APPLICATION	QUANTITY
SILL PLATES	10% OF BOLTS
STRUCTURAL	100% OF BOLTS
NON-STRUCTURAL (EQUIP. ANCHORAGE, ETC.)	50% OF BOLTS

6. IF ANY ANCHOR FAILS TESTING, TEST ALL ANCHORS OF THE SAME CATEGORY NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE ANCHORS PASS, THEN RESUME INITIAL TESTING FREQUENCY.
7. TORQUE TESTING SHALL BE APPLIED BY CALIBRATED WRENCH. TENSION TESTING (WHERE INDICATED) SHALL BE APPLIED BY HYDRAULIC JACK OR CALIBRATED SPRING LOADING DEVICE.
8. THE FOLLOWING CRITERIA SHALL APPLY FOR THE ACCEPTANCE OF INSTALLED POST-INSTALLED ANCHORS:
    A. TORQUE WRENCH METHOD: THE APPLICABLE TEST TORQUE MUST BE ATTAINED WITHIN ONE-HALF (½) TURN OF THE NUT. SLEEVE ANCHORS ⅜ INCH DIAMETER OR LESS MUST ATTAIN THE SPECIFIED TEST TORQUE WITHIN ONE-QUARTER (¼) TURN OF THE NUT, AND THREADED ANCHORS MUST ATTAIN THE SPECIFIED TEST TORQUE WITHIN ONE-QUARTER (¼) TURN OF THE SCREW AFTER INITIAL SEATING OF THE SCREW HEAD.
    B. HYDRAULIC RAM METHOD: (FOR TENSION TESTING WHERE INDICATED) ANCHORS SHALL MAINTAIN THE TENSION TEST LOAD FOR A MINIMUM OF 15 SECONDS AND SHALL EXHIBIT NO DISCERNABLE MOVEMENT DURING THE TENSION TEST. (AN EXAMPLE OF DISCERNABLE MOVEMENT WOULD BE LOOSENING OF THE WASHER UNDER THE NUT).
9. TEST LOADS (1)(2)(3)

TORQUE TEST VALUES - EXPANSION ANCHORS
NORMAL WEIGHT CONCRETE

ANCHOR DIAMETER (INCH)	ANCHOR DEPTH (INCHES)	REQ'D. ANCHOR DEPTH (INCHES NOMINAL)	TORQUE (FT-LBF)
⅜	2	2½	30
½	2	2½	50
	3¼	3¼	50
⅝	3¼	3¼	40
	4	4½	40
¾	3¾	4½	110
	4¾	5½	110

(1) TEST VALUES ARE BASED ON KWIK BOLT TZ2 (KB-TZ2) EXPANSION ANCHORS BY HILTI, INC. (ICC EVALUATION REPORT NUMBER ESR-4266).

(2) TEST VALUES ARE BASED ON CARBON STEEL ANCHORS.

(3) VERIFY TORQUE VALUES WITH MANUFACTURER FOR SIMPSON STRONG-BOLT 2 (ICC ESR-3037) OR DEWALT POWER-STUD+SD2 (ICC ESR-2502)

TORQUE TEST VALUES - EXPANSION ANCHORS
GROUT FILLED CMU

ANCHOR DIAMETER (INCH)	ANCHOR DEPTH (INCHES)	REQ'D. ANCHOR DEPTH (INCHES NOMINAL)	TORQUE (FT-LBF)
⅜	2½	3	15
½	2	2½	25
	3¼	3¾	25
⅝	2¾	3¼	35
	4	4½	35
¾	3¼	4	50
	4¾	5½	50

(1) TEST VALUES ARE BASED ON KWIK BOLT TZ2 (KB-TZ2) EXPANSION ANCHORS BY HILTI, INC. (ICC EVALUATION REPORT NUMBER ESR-4561).

(2) TEST VALUES ARE BASED ON CARBON STEEL ANCHORS.

(3) ACCETABLE EQUIVALENT ANCHORS SHALL HAVE ICC OR IAPMO APPROVAL FOR 2021 IBC IN CRACKED GROUT FILLED CMU.

TORQUE TEST VALUES - SCREW ANCHORS
NORMAL WEIGHT CONCRETE

ANCHOR DIAMETER (INCH)	ANCHOR DEPTH (INCHES NOMINAL)	TORQUE (FT-LBF)
¼	1 ⅝"	24
	2 ½"	24
⅜	2¼	50
	3½	50
½	3¾	65
	4½	65
⅝	4½	100
	6	100
¾	6	150
	6¾	150

(1) TEST VALUES ARE BASED ON TITEN HD SCREW ANCHORS BY SIMPSON STRONG-TIE, (ICC EVALUATION REPORT NUMBER ESR-2713).

(2) VERIFY TORQUE VALUES WITH MANUFACTURER FOR HILTI KWIK HUS-EZ SCREW ANCHORS (ICC ESR-3027) OR DEWALT SCREW-BOLT+SCREW ANCHOR (ICC ESR-3889)

GGB CHATAODE BANNON ARCHITECTS
Architecture • Planning • Interior Design
760 W. 16TH STREET, UNIT B
COSTA MESA, CA 92627
ph: 714.665.8050
fax: 714.665.8029

Architect Seal

tfm engineering consultants
1 Mada, Suite 100 | Irvine, CA 92618
949.474.1960 | 949.474.1961 (fax)
RTM JOB NO. 24302(16.3960.055.07))

Constraint Seal

OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

GENERAL NOTES

REVISIONS:
1 BLDG. DEPT. 02/04/2025

09/03/24
2411

S2

SHEET -
XREF:

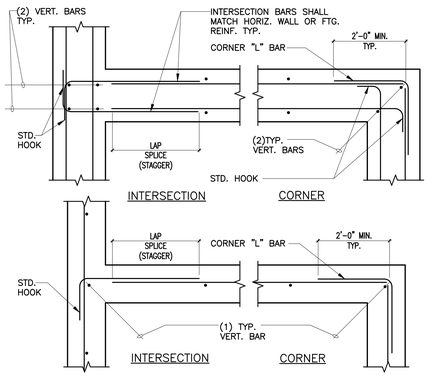
CONC. WALL MIN. REINF. SCHEDULE | 17

CONCRETE WALL REINFORCING SCHEDULE			
WALL THICKNESS	BAR SIZE AND SPACING EACH MAT fy=60 KSI		REMARKS
	HORIZONTAL	VERTICAL	
4"	#4 @ 12" O.C.	#4 @ 12" O.C.	SINGLE MAT
4½" TO 6"	#4 @ 13½" O.C.	#4 @ 13½" O.C.	SINGLE MAT
6½" TO 8"	#4 @ 12" O.C.	#4 @ 18" O.C.	SINGLE MAT
8½" TO 10"	#4 @ 18" O.C.	#4 @ 18" O.C.	DOUBLE MAT
10½" TO 12"	#4 @ 16" O.C.	#4 @ 18" O.C.	DOUBLE MAT
12½" TO 14"	#4 @ 14" O.C.	#4 @ 18" O.C.	DOUBLE MAT
14½" TO 16"	#5 @ 15" O.C.	#5 @ 18" O.C.	DOUBLE MAT

NOTES:
1. THE ABOVE SHALL BE MINIMUM REINFORCING FOR ALL WALLS, SLAB OF PITS AND TRENCHES.
2. SINGLE MAT REINFORCING SHALL BE IN THE CENTER OF WALL UNLESS OTHERWISE DETAILED.

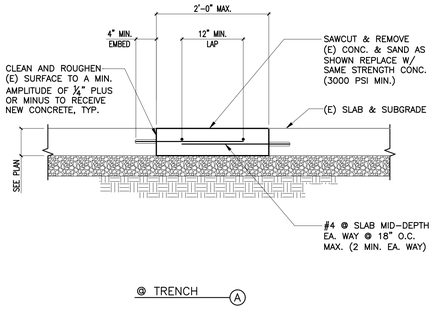
C302-0 SCALE: NO SCALE

REINF. AT FTG. OR WALL INTERSECTION | 13

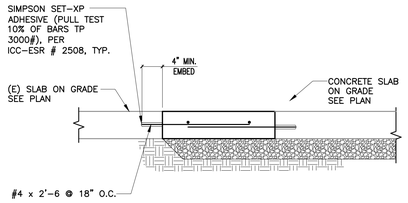


C303-0 SCALE: NO SCALE

TYPICAL SLAB PATCH DETAIL | 5



@ TRENCH (A)

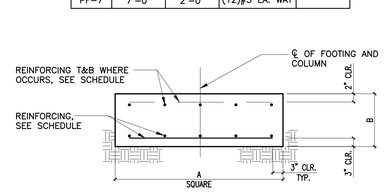


@ SLAB (B)

C210-0 SCALE: NO SCALE

PAD FOOTING SCHEDULE | 1

PAD FOOTING SCHEDULE				
	A	B	REINF.	REMARKS
PF-2	2'-0"	2'-0"	(5)#5 EA. WAY	
PF-3	3'-0"	2'-0"	(5)#5 EA. WAY	
PF-4	4'-0"	2'-0"	(7)#5 EA. WAY	
PF-5	5'-0"	2'-0"	(9)#5 EA. WAY	
PF-6	6'-0"	2'-0"	(10)#5 EA. WAY	
PF-7	7'-0"	2'-0"	(12)#5 EA. WAY	



C107-0 SCALE: NO SCALE

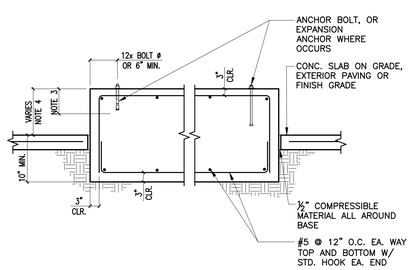
REINFORCING DEVELOPMENT & SPLICE LENGTHS | 14

REINFORCING DEVELOPMENT & SPLICE LENGTHS (INCHES) (GRADE 60)																													
TYPE	BAR LOCATION	CONCRETE		BAR SIZE																									
		TYPE	STRENGTH	#3			#4			#5			#6			#7			#8			#9			#10			#11		
				ℓ_d	ℓ_s	ℓ_{dh}	ℓ_d	ℓ_s	ℓ_{dh}	ℓ_d	ℓ_s	ℓ_{dh}	ℓ_d	ℓ_s	ℓ_{dh}	ℓ_d	ℓ_s	ℓ_{dh}	ℓ_d	ℓ_s	ℓ_{dh}	ℓ_d	ℓ_s	ℓ_{dh}	ℓ_d	ℓ_s	ℓ_{dh}	ℓ_d	ℓ_s	ℓ_{dh}
1	VERT. REINF. IN CONC WALL	NWC	fc'≥4ksi	14	18	6	19	25	7	24	31	9	28	37	10	42	54	12	47	62	14	54	70	15	61	79	17	67	87	19
2	HORIZ. REINF. IN CONC. WALL, FTGS., BEAMS, MISC. (SEE NOTE 5)	NWC	fc'≥4ksi	18	24	6	25	32	7	31	40	9	37	48	10	54	70	12	62	80	14	70	91	15	79	102	17	87	113	19
3	SLAB ON GRADE (SEE NOTE 6)	NWC	fc'≥4ksi	14	18	6	19	25	7	24	31	9	28	37	10	42	54	12	47	62	14	54	70	15	61	79	17	67	87	19
4	CONC. ROOF OR FLOOR DIAPHRAGMS	LWC	fc'≥3ksi	23	30	8	30	39	12	37	48	12	44	57	13	65	84	16	74	96	19	83	108	20	93	121	23	104	135	25

NOTES:
1. ℓ_d = DEVELOPMENT
   ℓ_s = LAP SPLICE LENGTH
   ℓ_{dh} = HOOK DEVELOPMENT LENGTH
2. THE ABOVE DEVELOPMENT & SPLICE LENGTHS ARE CLASS B & APPLY TO ALL REINF. U.N.O. ON DWGS.
3. FOR NONCONTACT LAP SPLICES AND ALL SPLICES IN SHOTCRETE WALLS, ADD 6" TO THE LENGTHS IN THE TABLE ABOVE.
4. WHEN SPLICING BARS OF DIFFERENT SIZE, USE THE LAP SPLICE LENGTH OF LARGER BAR.
5. TYPE 2 VALUES NOTED HAVE ALREADY BEEN INCREASED BY 1.3, ASSUMING A "TOP BAR" CONDITION.
6. FOR SLABS OR CURBS THICKER THAN 12", THE REBAR LAPS SHALL BE INCREASED TO COMPLY WITH TYPE 2 VALUES.

C415-0 SCALE: NO SCALE

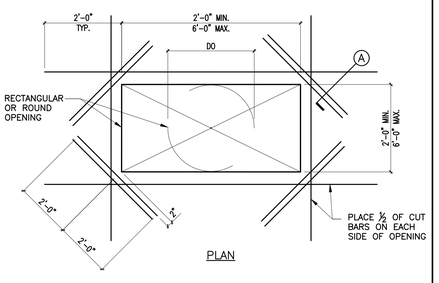
CONCRETE BASE FOR EQUIPMENT | 10



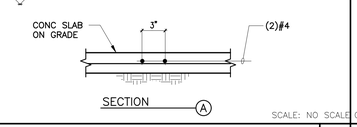
NOTES:
SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
1. LOCATION AND DIMENSIONS OF BASES.
2. LOCATION, NUMBER, SIZE AND TYPE OF BOLTS.
3. EMBEDMENT OF EXPANSION ANCHORS WHERE OCCURS.
4. CURB HEIGHT, 4" MIN.

C209-0 SCALE: NO SCALE

OPENING IN SLAB ON GRADE | 6



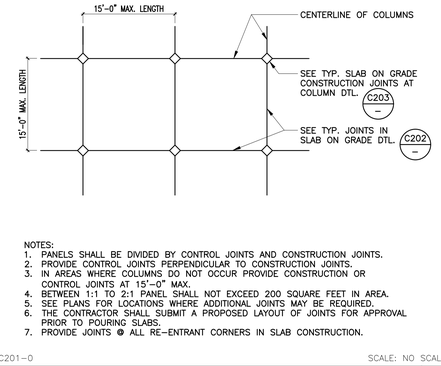
PLAN



SECTION (A)

C205-0 SCALE: NO SCALE

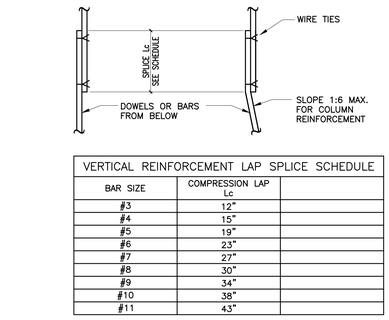
METHOD OF POURING S.O.G. | 2



NOTES:
1. PANELS SHALL BE DIVIDED BY CONTROL JOINTS AND CONSTRUCTION JOINTS.
2. PROVIDE CONTROL JOINTS PERPENDICULAR TO CONSTRUCTION JOINTS.
3. IN AREAS WHERE COLUMNS DO NOT OCCUR PROVIDE CONSTRUCTION OR CONTROL JOINTS AT 15'-0" MAX.
4. BETWEEN 1:1 TO 2:1 PANEL SHALL NOT EXCEED 200 SQUARE FEET IN AREA.
5. SEE PLANS FOR LOCATIONS WHERE ADDITIONAL JOINTS MAY BE REQUIRED.
6. THE CONTRACTOR SHALL SUBMIT A PROPOSED LAYOUT OF JOINTS FOR APPROVAL PRIOR TO POURING SLABS.
7. PROVIDE JOINTS @ ALL RE-ENTRANT CORNERS IN SLAB CONSTRUCTION.

C201-0 SCALE: NO SCALE

COMPRESSION LAP SPLICE | 19

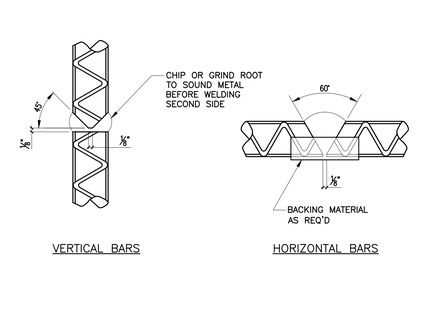


VERTICAL REINFORCEMENT LAP SPLICE SCHEDULE		
BAR SIZE	COMPRESSION LAP Lc	
#3	12"	
#4	15"	
#5	19"	
#6	23"	
#7	27"	
#8	30"	
#9	34"	
#10	38"	
#11	43"	

NOTES:
1. WHEN BARS OF DIFFERENT SIZES ARE LAP SPLICED IN COMPRESSION, THE SPLICE LENGTH IS THE LARGER OF (1) THE DEVELOPMENT LENGTH OF THE LARGER BAR, OR (2) THE SPLICE LENGTH OF THE SMALLER BAR.
2. FOR ADDITIONAL NOTES SEE "REINFORCING LAP SPLICE NOTES" THIS SHEET.

C401-0 SCALE: NO SCALE

BUTT WELDED REINFORCING BARS | 15

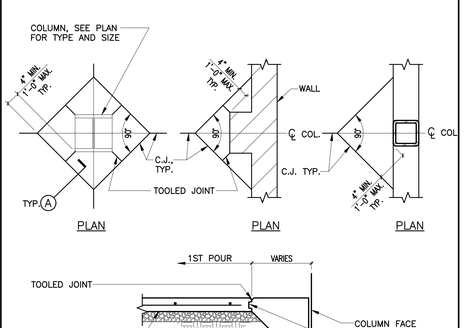


VERTICAL BARS HORIZONTAL BARS

NOTES:
1. A PRE-QUALIFICATION TEST SHALL BE MADE BY AN APPROVED TESTING LABORATORY ON SAMPLES OF EACH SIZE BAR BEING WELDED.
2. WELDING SHALL BE WITH E80XX LOW HYDROGEN ELECTRODES AND SHALL CONFORM TO A.W.S. - D1.4.

C412-0 SCALE: NO SCALE

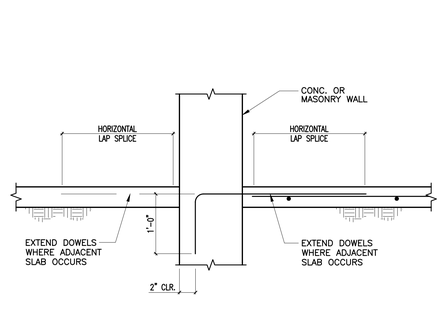
S.O.G. CONST. JOINTS AT COL. | 11



SECTION (A)

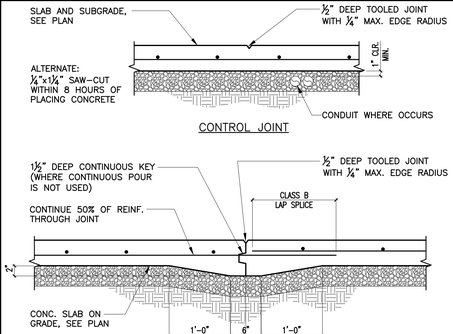
C203-0 SCALE: 1"=1'-0"

DOWELS FOR SLAB ON GRADE | 7



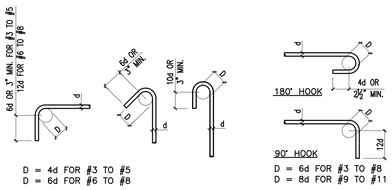
C206-0 SCALE: NO SCALE

JOINT IN SLAB ON GRADE | 3



C202-0 SCALE: NO SCALE

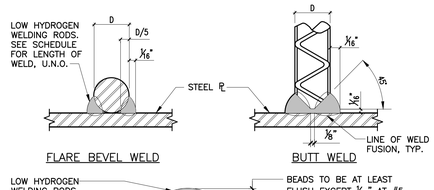
BAR BENDS | 20



NOTES:
1. ALL BAR BENDS SHALL BE MADE COLD.
2. ALL REINFORCING BARS #5 & LARGER SHALL NOT BE RE-BENT.

C409-0 SCALE: NO SCALE

REBAR WELDING | 16

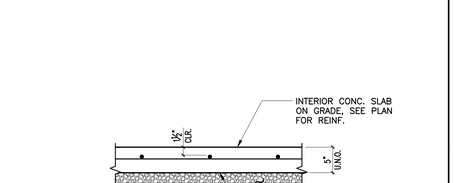


MINIMUM WELD REQUIREMENTS FOR LAP WELDING	
BAR SIZE	WELD LENGTH (EA. SIDE)
#3	2"
#4	2½"
#5	3"
#6	3½"
#7	4"

NOTES:
1. USE (E80XX) LOW HYDROGEN RODS FOR ALL REBAR WELDING.
2. ALL WELDING SHALL BE SUBJECT TO CONTINUOUS INSPECTION.

C413-0 SCALE: NO SCALE

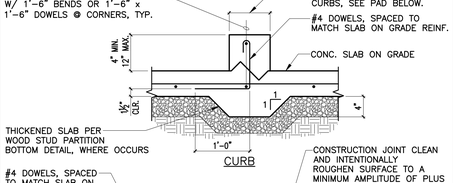
SLAB ON GRADE | 12



FOR SLAB JOINTS SEE DETAIL 2 / —

C212-0 SCALE: NO SCALE

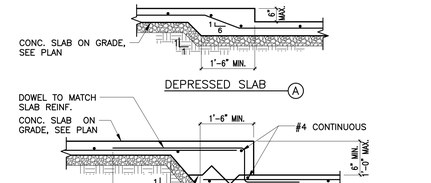
CONCRETE CURB AND PADS | 8



NOTES:
1. SEE ARCH. FOR SIZE, HEIGHT AND LOCATION OF CURBS AND PADS.
2. PROVIDE INSERTS AS REQ'D BY ARCH & MECH. DRAWINGS.

C208-0 SCALE: NO SCALE

DEPRESSED S.O.G. AND SLAB EDGE | 4



C204-0 SCALE: NO SCALE

PRE-STAMPED CITY-APPROVED PLANS 4/02/2025

GBA GHATAODE BANNON ARCHITECTS
Architecture • Planning • Interior Design
760 W. 16TH STREET, UNIT B
COSTA MESA, CA 92627
ph: 714.665.8030
fax: 714.665.8029

Architect Seal

ttm engineering consultants
1 Mada, Suite 100 | Irvine, CA 92618
T: 949.753.8383 | F: 949.753.8388

Constraint Seal

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ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

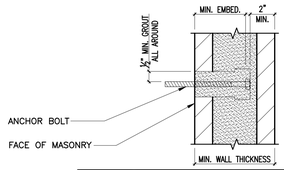
TYPICAL CONCRETE DETAILS

REVISIONS:
1 BLDG. DEPT. 02/04/2025

09/03/24
2411

S10

SHEET –
XREF:

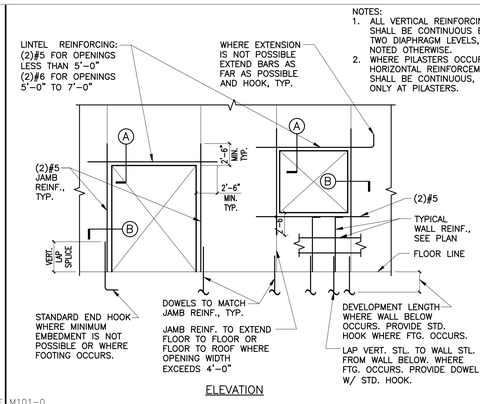


BOLT SIZE	MINIMUM EMBEDMENT	MINIMUM WALL THICKNESS
½"	4"	8"
⅝"	5"	8"
¾"	6"	12"
⅞"	7"	12"
1"	8"	16"
1⅛"	9"	16"
1¼"	10"	16"

NOTES:
1. MINIMUM BOLT SPACING SHALL BE 16 BOLT DIAMETERS WITH A MINIMUM EDGE DISTANCE OF 12 DIAMETERS, UNLESS NOTED OTHERWISE.
2. PROVIDE AN ADDITIONAL 2" OF EMBEDMENT FOR ANCHOR BOLTS LOCATED IN THE TOP OF COLUMNS, WALLS & PILASTERS.
3. ANCHOR BOLTS SHALL BE HEX HEADED WITH THE DIMENSIONS OF THE HEX CONFORMING TO ANSI/ASME B18.2.1 BENT BAR ANCHORS SHALL NOT BE USED.

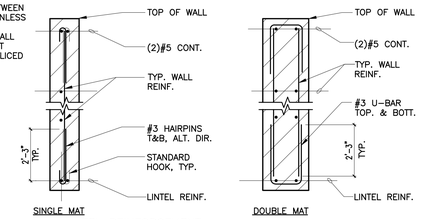
M114–0 SCALE: NO SCALE

17 | 13 | MASONRY ANCHOR BOLT SCHEDULE | 9

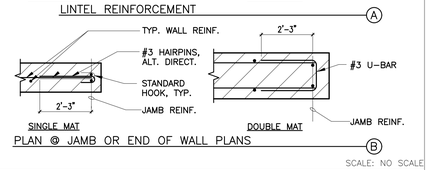


ELEVATION

NOTES:
1. ALL VERTICAL REINFORCING SHALL BE CONTINUOUS BETWEEN TWO DIAPHRAGM LEVELS, UNLESS NOTED OTHERWISE.
2. WHERE PILASTERS OCCUR, ALL HORIZONTAL REINFORCEMENT SHALL BE CONTINUOUS, SPLICED ONLY AT PILASTERS.



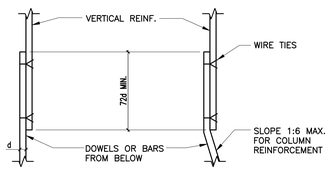
LINTEL REINFORCEMENT



PLAN @ JAMB OR END OF WALL PLANS

M101–0 SCALE: NO SCALE

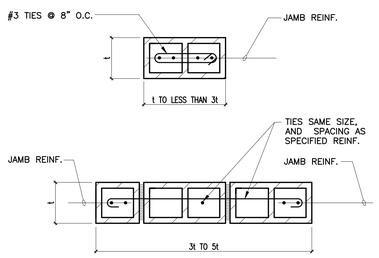
13 | MINIMUM REINFORCING AT CONCRETE MASONRY WALL OPENINGS | 1



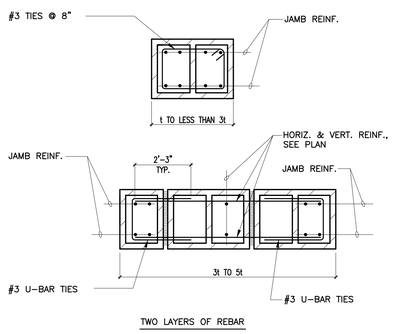
NOTES:
1. ALL VERTICAL REINFORCING FOR COLUMN, PIERS AND WALLS SHALL BE DOWELED AS SHOWN, UNLESS NOTED OTHERWISE.
2. DOWELS SHALL BE THE SAME GRADE, SIZE, QUANTITY AND/OR SPACING AS VERTICAL REINFORCING.
3. WHERE VERT. BARS OF DIFFERENT SIZE ARE BEING LAPPED, LAP LENGTH SHALL BE BASED UPON SMALLER BAR DIAMETER.

M102–0 SCALE: NO SCALE

18 | 14 | 10 | 6 | VERT. REINF. LAP SPLICE-MASONRY | 2



ONE LAYER OF REBAR

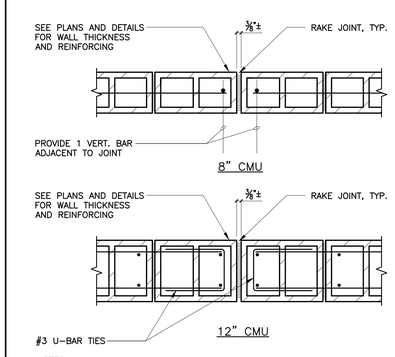


TWO LAYERS OF REBAR

NOTE:
TIES MAY BE TURNED UP AS NECESSARY TO FIT INSIDE WALL. BREAK WEBS AND/OR INTERIOR FACE SHELL AS REQUIRED.

M111–0 SCALE: NO SCALE

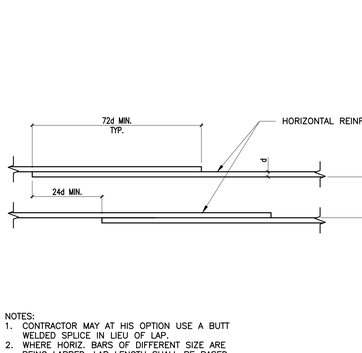
19 | 15 | CONCRETE MASONRY WALL PIERS | 12



NOTES:
1. MAXIMUM SPACING OF JOINTS SHALL BE 24'–0" O.C.
2. COORDINATE LOCATION OF JOINTS WITH ARCHITECTURAL DRAWINGS.

M109–0 SCALE: NO SCALE

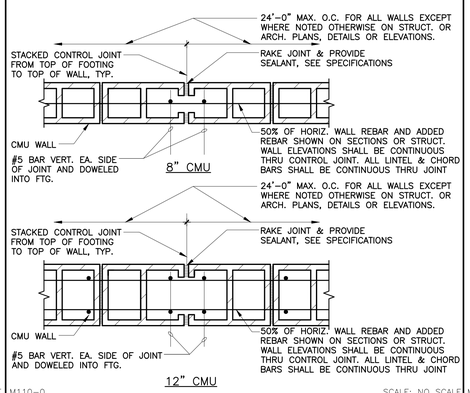
TYP. CONTROL JOINT IN FREESTANDING CMU WALL | 7



NOTES:
1. CONTRACTOR MAY AT HIS OPTION USE A BUTT WELDED SPLICE IN LIEU OF LAP.
2. WHERE HORIZ. BARS OF DIFFERENT SIZE ARE BEING LAPPED, LAP LENGTH SHALL BE BASED UPON SMALLER BAR DIAMETER.

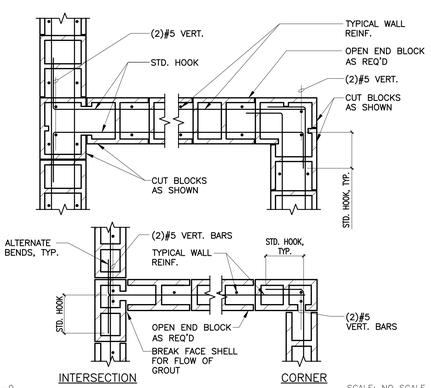
M103–0 SCALE: NO SCALE

HORIZ. REINF. LAP SPLICE - MASONRY | 3



M110–0 SCALE: NO SCALE

TYPICAL CONTROL JOINT | 8



M104–0 SCALE: NO SCALE

20 | 16 | TYPICAL CONTROL JOINT | 12

NOTES:
1. MAXIMUM SPACING OF JOINTS SHALL BE 24'–0" O.C.
2. COORDINATE LOCATION OF JOINTS WITH ARCHITECTURAL DRAWINGS.

M109–0 SCALE: NO SCALE

TYP. CONTROL JOINT IN FREESTANDING CMU WALL | 7

NOTES:
1. CONTRACTOR MAY AT HIS OPTION USE A BUTT WELDED SPLICE IN LIEU OF LAP.
2. WHERE HORIZ. BARS OF DIFFERENT SIZE ARE BEING LAPPED, LAP LENGTH SHALL BE BASED UPON SMALLER BAR DIAMETER.

M103–0 SCALE: NO SCALE

HORIZ. REINF. LAP SPLICE - MASONRY | 3

M110–0 SCALE: NO SCALE

TYPICAL CONTROL JOINT | 8

M104–0 SCALE: NO SCALE

20 | 16 | CONC. MAS. WALL INTERSECTIONS | 4

PRE-STAMPED CITY-APPROVED PLANS 4/02/2025

GGBA GHATAODE BANNON ARCHITECTS
Architecture · Planning · Interior Design
760 W. 16TH STREET, UNIT B
COSTA MESA, CA 92627
ph: 714.665.8030
fax: 714.665.8029

Architect Seal

rtm engineering consultants
1 Mada, Suite 100 | Irvine, CA 92618
949.753.8383 | FAX 949.753.8388
RTM JOB NO. 24302146 (949.955.073)

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ORANGE COUNTY DEPARTMENT OF EDCATION

TYPICAL MASONRY DETAILS

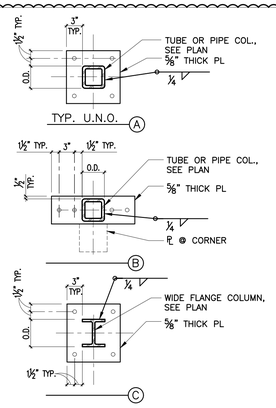
REVISIONS:
1 BLDG. DEPT. 02/04/2025

09/03/24
2411

S20

SHEET –
XREF:

17 | 13 | 9



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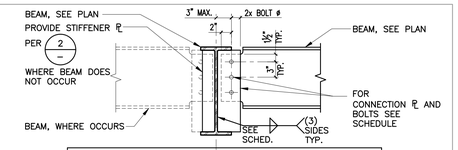


BEAM TO BEAM CONNECTION SCHEDULE

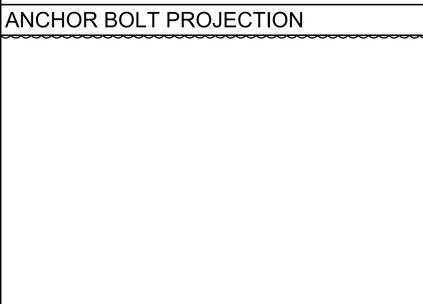
BEAM DEPTH	CONN. ℄ THICKNESS	NO. AND ø OF ¾ HS BOLTS (A325N)	WELD ' SIZE	REMARKS
W8	¼"	(2)¾"	5/16"	
W10	¼"	(2)⅞"	5/16"	
W12 – W14	¼"	(3)⅞"	¼"	
W16	3/8"	(4)⅞"	¼"	
W18 – W21	3/8"	(5)⅞"	5/16"	
W24	3/8"	(6)⅞"	5/16"	
W27	½"	(7)⅞"	5/16"	
W30	½"	(8)⅞"	5/16"	
W33	½"	(9)⅞"	3/8"	
W36	½"	(10)⅞"	3/8"	

NOTES:
1. FILLET WELD SHALL BE AS SHOWN, UNLESS A GREATER SIZE IS REQUIRED BY THE MANUAL OF STEEL CONSTRUCTION, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, CHAPTER J, SEC. J2, TABLE J2.4.
2. HORIZONTAL SHORT SLOTTED HOLES OPTIONAL, EXCEPT NOT ALLOWED AT A325SC DESIGNATED CONNECTIONS ON PLAN
3. PROVIDE A325SC GRADE BOLTS WHERE INDICATED BY ROOF FRAMING PLAN & LEGEND.

S101–0 SCALE: NO SCALE

BEAM TO BEAM CONNECTION | 1

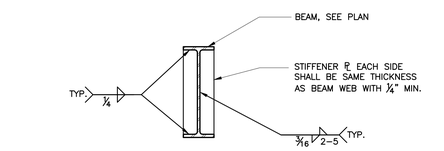
16 | 12 | 8



NOTES:
1. FOR SLAB BLOCKOUT INFORMATION SEE 11 / S10

S111–0 SCALE: NO SCALE

COLUMN BASE PLATES | 6

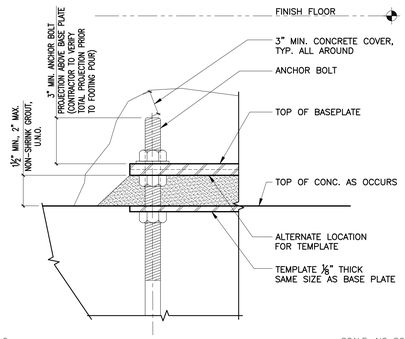


NOTE:
FILLET WELD SIZES SHALL BE AS SHOWN, UNLESS NOTED OTHERWISE.

S105–0 SCALE: NO SCALE

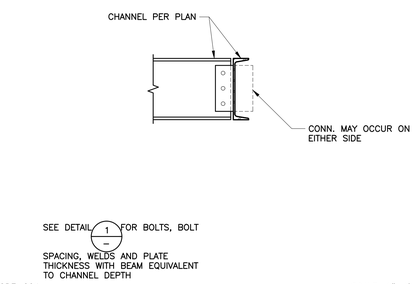
BEAM STIFFENER PLATES | 2

15 | 11 | 7



S114–0 SCALE: NO SCALE

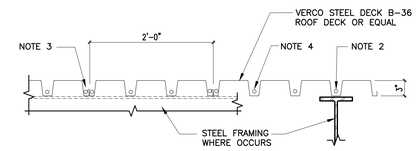
ANCHOR BOLT PROJECTION | 7



OCDE–001 SCALE: 1"=1'–0"

CHANNEL CONNECTION DETAIL | 3

14 | 10 | 6



NOTES:
1. ○ INDICATES PUDDLE WELDS.
2. WHERE DECK RIBS ARE PARALLEL TO SUPPORTS USE ½"ø EFFECTIVE PUDDLE WELDS @ 12" O.C.
3. SEAM ATTACHMENT TO BE VSC2 @ 12" O.C.
4. DECK IS TO BE WELDED TO SUPPORTS BY ½"ø EFFECTIVE PUDDLE WELDS AS SHOWN.

MINIMUM DECK PROPERTIES	
GAUGE	18
I in^4	0.302
S+ (in^3)	0.314
S– (in^3)	0.331

S414–0 SCALE: NO SCALE

ROOF DECK WELDING & SEC. PROP. | 4

13 | 9 | 5

20 | 16 | 12 | 8

19 | 15 | 11 | 7

18 | 14 | 10 | 6

GGB GHATAODE BANNON ARCHITECTS
Architecture • Planning • Interior Design
760 W. 16TH STREET, UNIT B
COSTA MESA, CA 92627
ph: 714.665.8030
fax: 714.665.8029

Architect Seal

tfm engineering consultants
1 Mada, Suite 100 | Irvine, CA 92618
(949) 453-1818 | (949) 453-1819
RTM JOB NO. 24302146 (666.055.07)

Constraint Seal

OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

TYPICAL STEEL DETAILS

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S30

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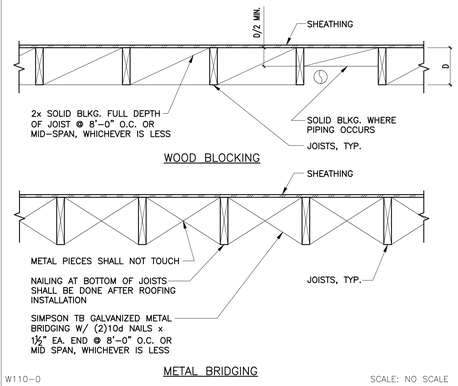
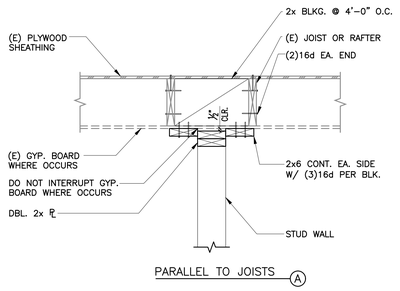
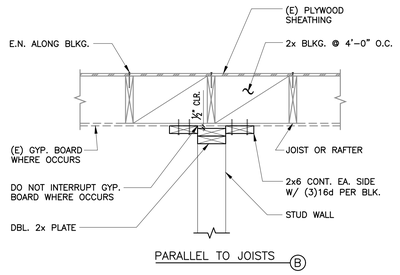


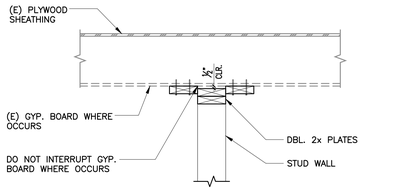
W110-0 SCALE: NO SCALE

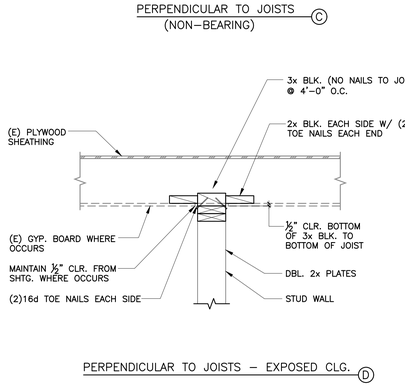
WOOD JOIST BRIDGING 17

18





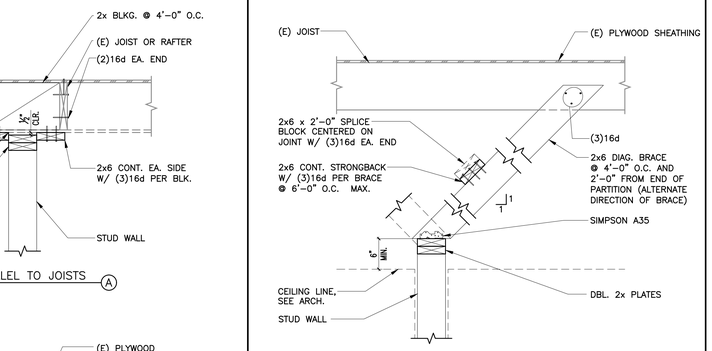


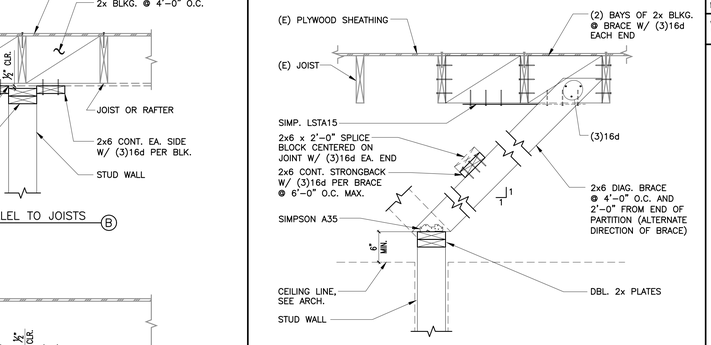


MW117-0 SCALE: NO SCALE

19

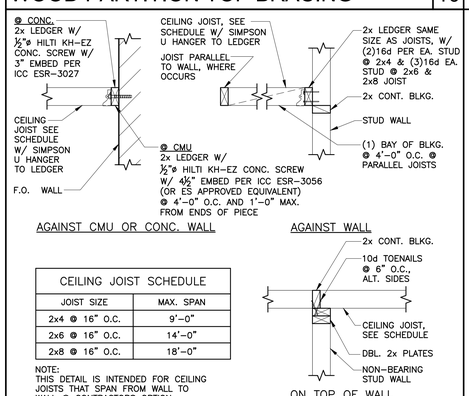
WOOD PARTITION TOP SUPPORT 15





MW-114 SCALE: NO SCALE

WOOD PARTITION TOP BRACING 10

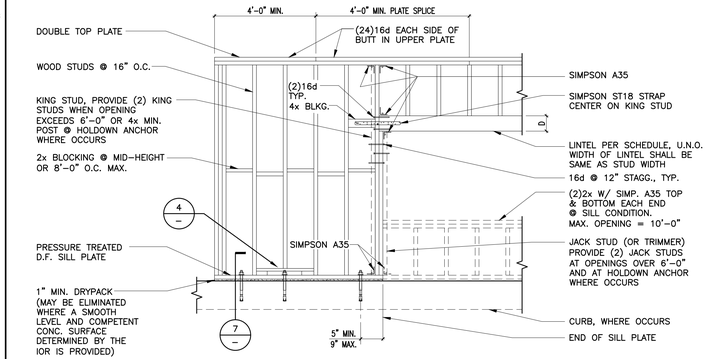


CEILING JOIST SCHEDULE	
JOIST SIZE	MAX. SPAN
2x4 @ 16" O.C.	9'-0"
2x6 @ 16" O.C.	14'-0"
2x8 @ 16" O.C.	18'-0"

NOTE:
THIS DETAIL IS INTENDED FOR CEILING JOISTS THAT SPAN FROM WALL TO WALL @ CONTRACTORS OPTION.

MW-115 SCALE: NO SCALE

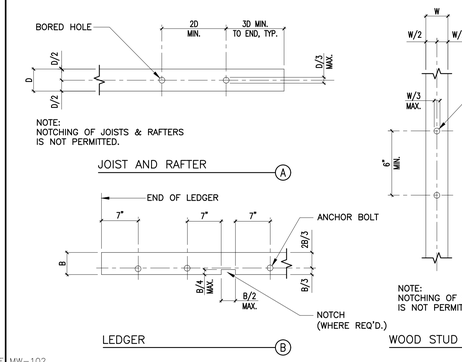
CEILING JOIST SCHEDULE & DETAILS 11

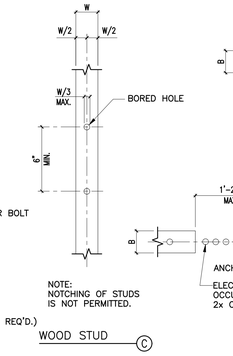


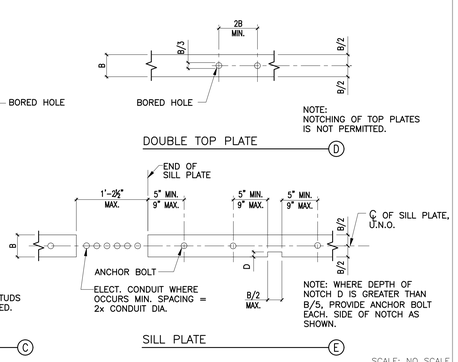
LINTEL SCHEDULE	
SPAN	D
UP TO 6'-0"	5½"
6'-1" TO 8'-0"	7¼"
8'-1" TO 10'-0"	9¼"

MW-101 SCALE: NO SCALE

WOOD STUD WALL FRAMING 1

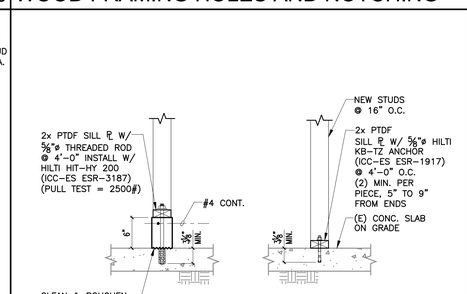






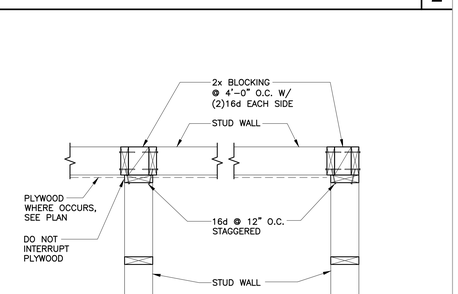
MW-102 SCALE: NO SCALE

WOOD FRAMING HOLES AND NOTCHING 2



MW-112 SCALE: NO SCALE

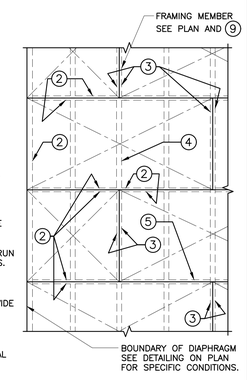
NEW WOOD STUD BOTTOM 7



MW-103 SCALE: NO SCALE

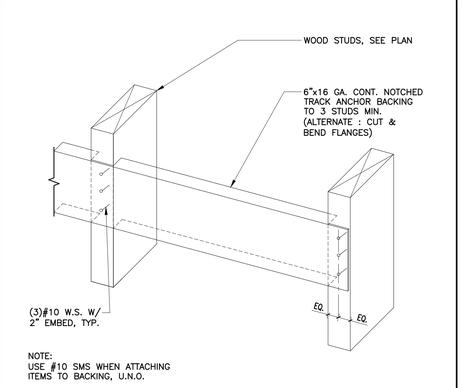
WOOD STUD WALL INTERSECTIONS 3

20



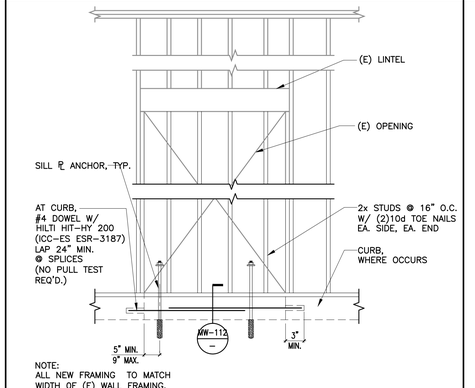
W202-0 SCALE: NO SCALE

HORIZONTAL PLYWOOD SHEATHING 16



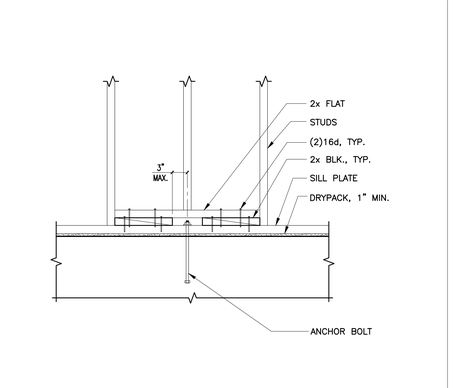
W216-0 SCALE: NO SCALE

BACKING AT WOOD STUDS 12



MW-110 SCALE: NO SCALE

INFILL (E) DOOR OPENING 8



MW-104 SCALE: NO SCALE

ANCHOR BOLT AT WOOD STUD 4

GGBA GHATAODE BANNON ARCHITECTS
Architecture • Planning • Interior Design
760 W. 16TH STREET, UNIT B
COSTA MESA, CA 92627
ph: 714.665.8030
fax: 714.665.8029

Architect Seal

rtm engineering consultants
1 Mada, Suite 100 | Irvine, CA 92618
T (949) 753-8383 | F (949) 753-8388
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OCDE ESPLANADE
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TYPICAL WOOD DETAILS

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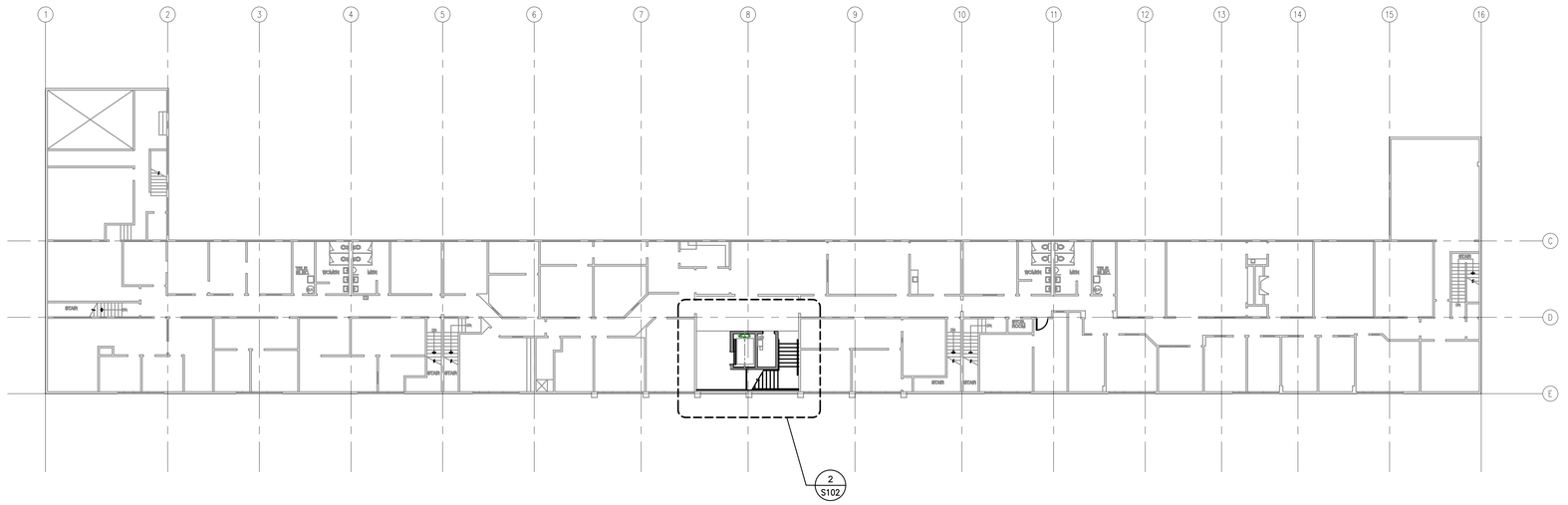
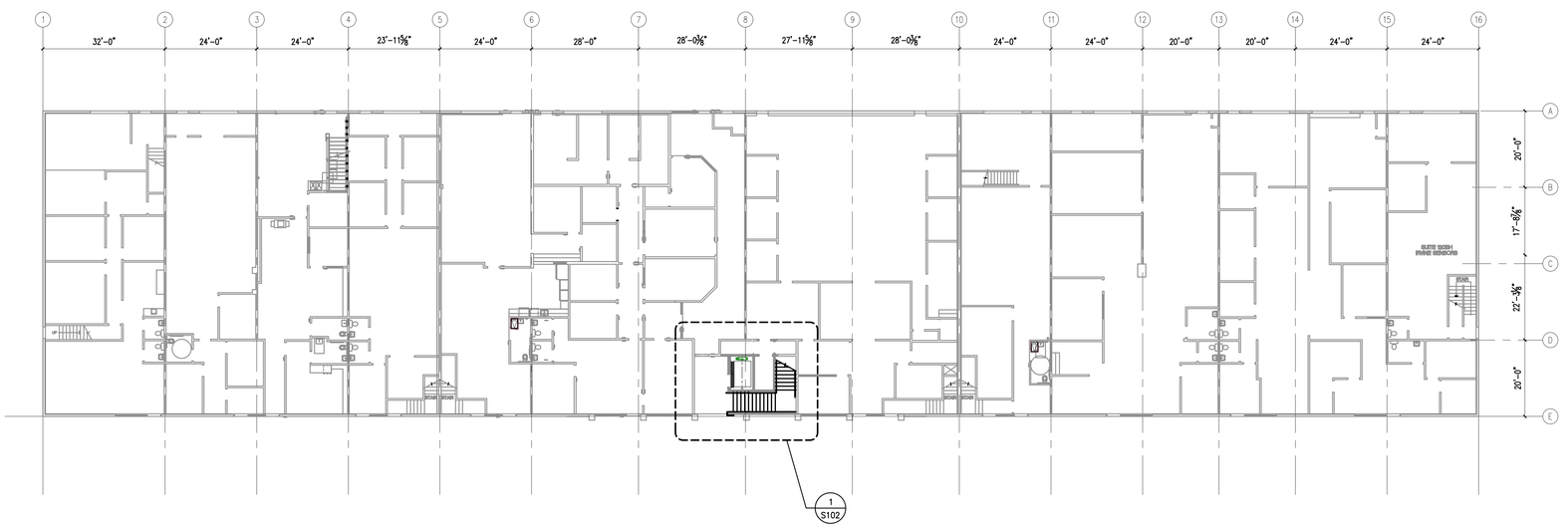
S40

SHEET -
XREF:



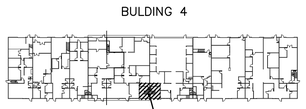
BUILDING 4 2ND FLOOR PLAN | 2
1/16"=1'-0"



BUILDING 4 FIRST FLOOR PLAN | 1
1/16"=1'-0"

KEY MAP

BULDING 4



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Architecture • Planning • Interior Design
760 W. 16TH STREET, UNIT B
COSTA MESA, CA 92627
ph: 714.665.8030
fax: 714.665.8029

Architect Seal

rtm
engineering consultants
1 Mada, Suite 1100 | Irvine, CA 92618
T: (949) 753-8383 | F: (949) 753-8388
RTM JOB NO.: 24-002146 (949.955.071)

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BUILDING 4
OVERALL FOUNDATION AND SECOND FLOOR PLANS

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S101

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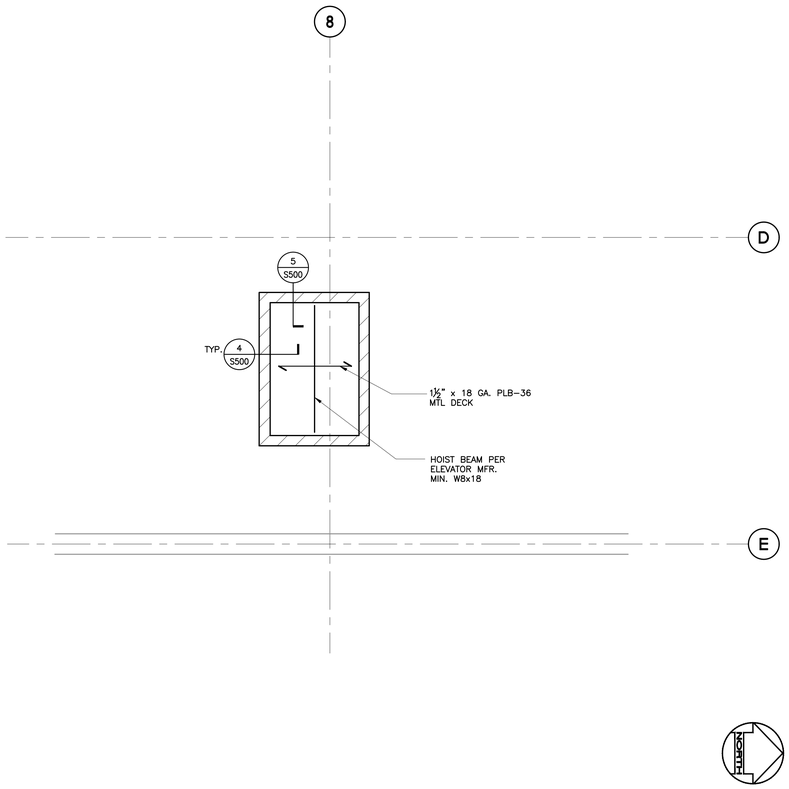
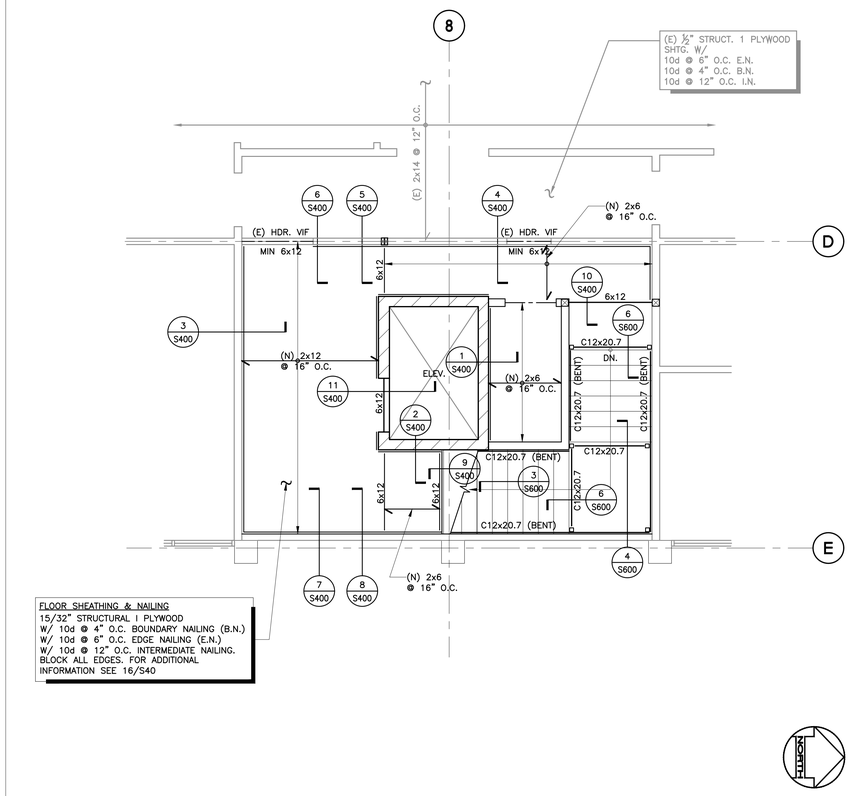
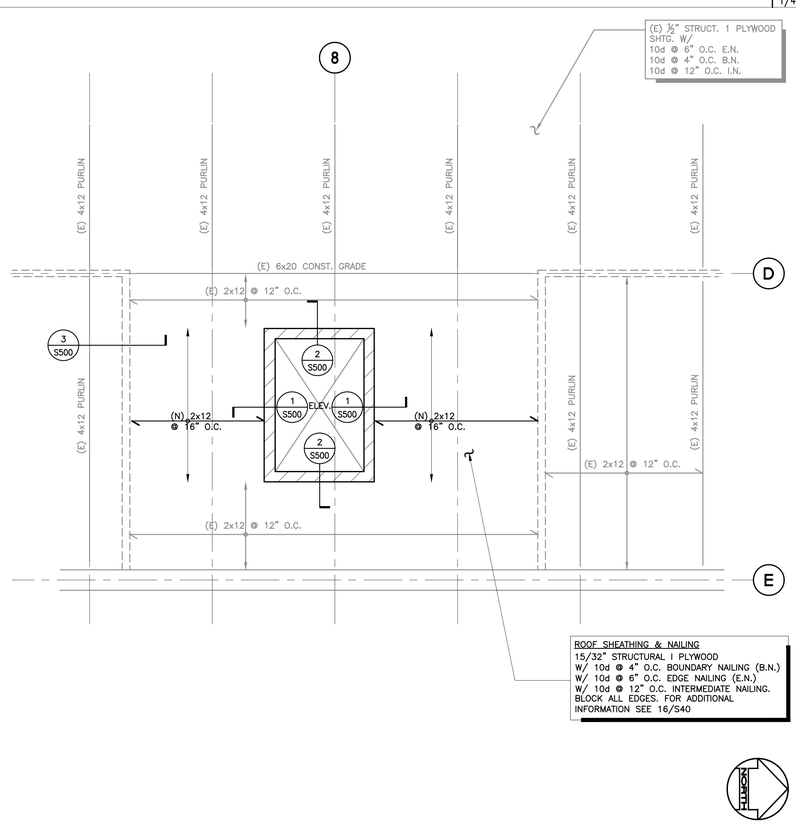


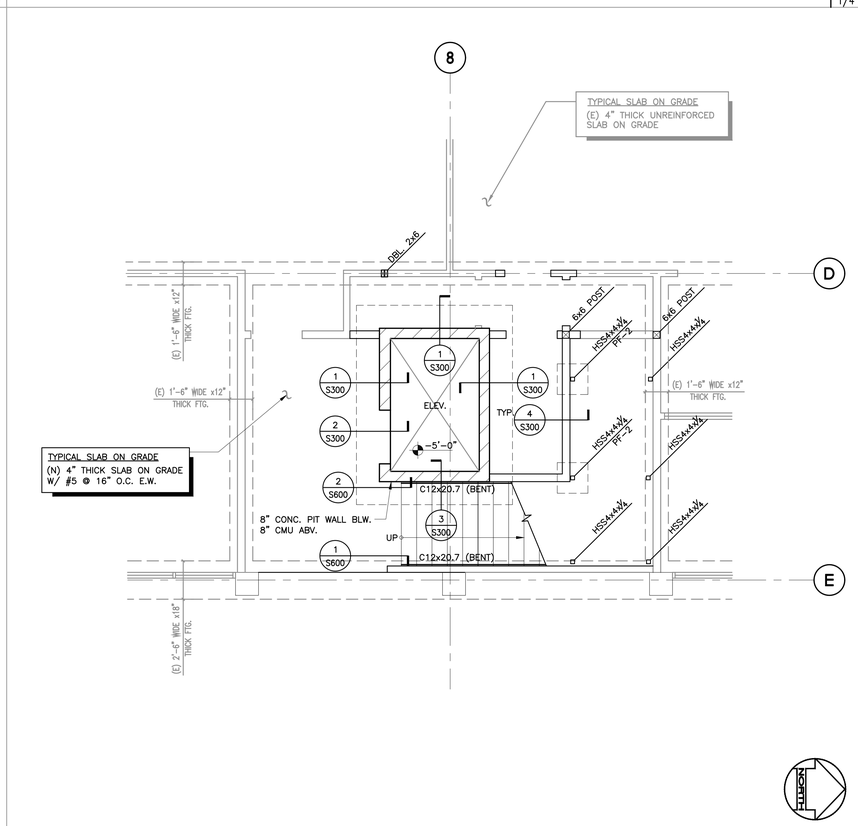
ENLARGED PENTHOUSE ROOF FRAMING PLAN | 4
1/4"=1'-0"



ENLARGED 2ND FLOOR FRAMING PLAN | 2
1/4"=1'-0"



ENLARGED ROOF FRAMING PLAN | 3
1/4"=1'-0"



ENLARGED FOUNDATION PLAN | 1
1/4"=1'-0"

ROOF AND FLOOR FRAMING NOTES

1. SEE SHEETS S1 THROUGH S40 FOR GENERAL NOTES AND TYPICAL DETAILS.
2. PROVIDE 2" BY FULL DEPTH SOLID BLOCKING AT 8'-0" MAXIMUM FOR ROOF JOISTS OR RAFTERS MORE THAN 8" IN DEPTH. FOR ADDITIONAL INFORMATION SEE DETAIL 17/S40.
3. ALL LINES AND/OR MEMBERS INDICATED AS "STRUT" SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (B.N.), STAGGERED.
4. SAWN LUMBER HANGERS SHALL BE SIMPSON HU HANGERS, UNLESS NOTED OTHERWISE.

FOUNDATION NOTES

1. SEE SHEETS S1 THROUGH S40 FOR GENERAL NOTES AND TYPICAL DETAILS.
2. SEE SPECIFICATIONS FOR ALL SITE AND SUBGRADE PREPARATIONS.
3. SEE ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR FINISH FLOOR ELEVATIONS.
4. SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, SITE WALLS, ETC.
5. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
6. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
7. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, CENTER LINE OF COLUMN, OR CENTER LINE OF WALL, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALL, UNLESS NOTED OTHERWISE.
8. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS.
9. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS. INTERIOR NON-BEARING PARTITION WALLS THAT DO NOT REQUIRE CONCRETE CURBS ARE NOT SHOWN ON STRUCTURAL DRAWINGS.
10. SEE ARCHITECTURAL, PLUMBING, MECHANICAL, ELECTRICAL, AND DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
11. FOR TYPICAL SLAB JOINTS, SEE DETAIL 3/S10.

LEGEND

: INDICATES WOOD HEADER OVER OPENING BELOW. SEE DETAIL 1/S40 FOR SIZE & FRAMING UNLESS NOTED OTHERWISE ON PLAN.

: INDICATES SPAN OF JOISTS.

: INDICATES EXTENT OF JOISTS.

1 HSS3x3x¼ PF-2

: INDICATES STEEL COLUMN SIZE. SEE DETAIL 1/S010 FOR STEEL COLUMN BASE PLATE, U.N.O.

: INDICATES CONCRETE FOOTING PER 1/S010.

KEY MAP

BULDING 4

AREA OF ALTERATION

GGB GHATAODE BANNON ARCHITECTS
Architecture • Planning • Interior Design
760 W. 16TH STREET, UNIT B
COSTA MESA, CA 92627
ph: 714.665.8030
fax: 714.665.8029

Architect Seal

rtm engineering consultants
1 Mark, Suite 1100 | Irvine, CA 92618
T 949.727.9336 | F 949.727.9344
RTM JOB NO. 24302146 (949.955.073)

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BUILDING 4
ENLARGED FLOOR PLANS

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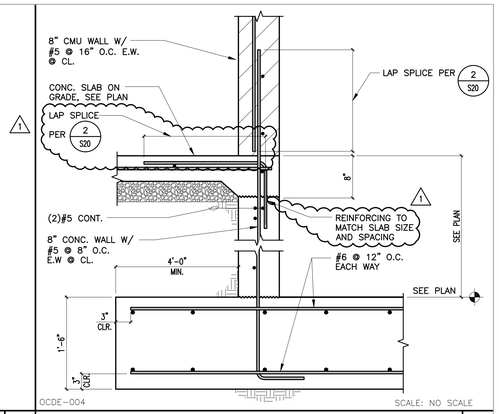
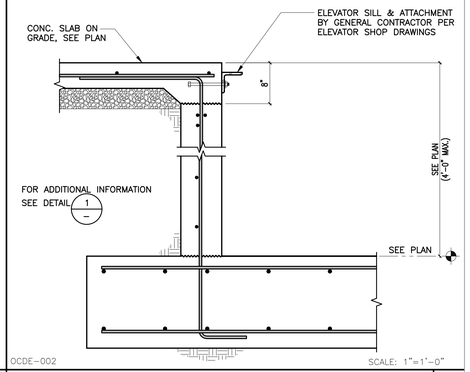
S102

SHEET –
XREF:



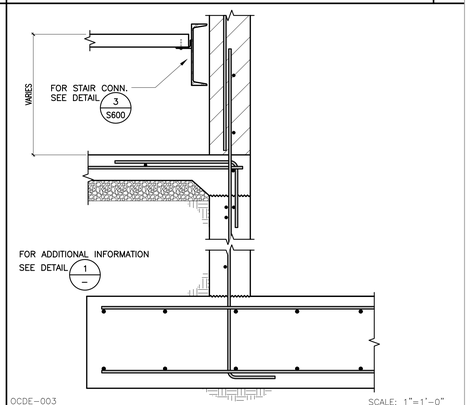
OCDE-004 SCALE: NO SCALE

DETAIL 1



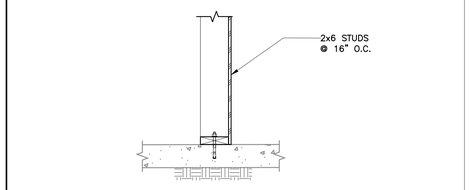
OCDE-002 SCALE: 1"=1'-0"

DETAIL 2



OCDE-003 SCALE: 1"=1'-0"

DETAIL 3



OCDE-011 SCALE: 1"=1'-0"

DETAIL 4

DETAIL 5

DETAIL 6

DETAIL 7

DETAIL 8

DETAIL 9

DETAIL 10

DETAIL 11

DETAIL 12

DETAIL 13

DETAIL 14

DETAIL 15

DETAIL 16

DETAIL 17

DETAIL 18

DETAIL 19

DETAIL 20

GHATAODE BANNON ARCHITECTS
Architecture • Planning • Interior Design
760 W. 16TH STREET, UNIT B
COSTA MESA, CA 92627
ph: 714.665.8030
fax: 714.665.8029

Architect Seal

rtm engineering consultants
1 Mada, Suite 100 | Irvine, CA 92618
tel: 949.474.1900 | fax: 949.474.1919
RTM JOB NO. 24302146 (666.073)

Constraint Seal

OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

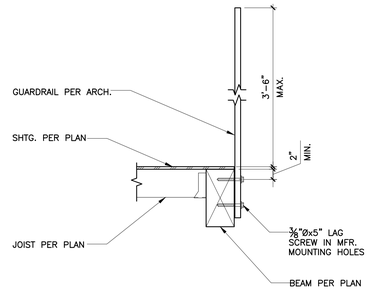
FOUNDATION DETAILS

REVISIONS:
1 BLDG. DEPT. 02/04/2025

09/03/24
2411

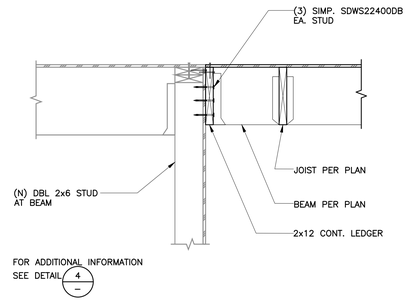
S300

SHEET –
XREF:



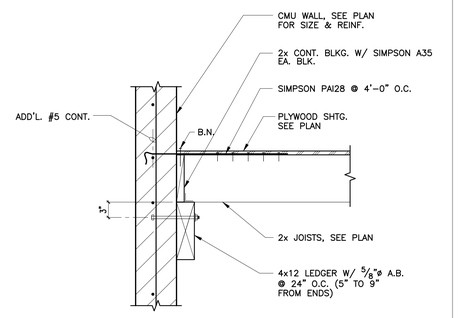
OCDE-018 SCALE: 1"=1'-0"

17 | 13 | DETAIL 9



OCDE-014 SCALE: 1"=1'-0"

DETAIL 5

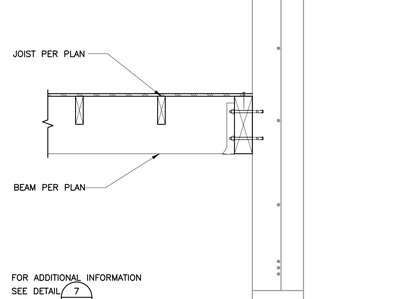


1B5-001 SCALE: 1"=1'-0"

DETAIL 1

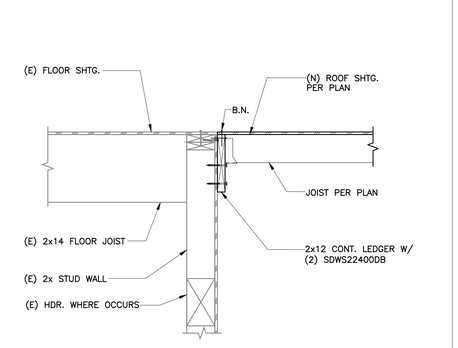
18 | 14 | DETAIL 10

OCDE-019 SCALE: 1"=1'-0"



OCDE-015 SCALE: 1"=1'-0"

DETAIL 6



1B5-002 SCALE: 1"=1'-0"

DETAIL 2

19 | 15 | DETAIL 11

OCDE-020 SCALE: 1"=1'-0"

OCDE-016 SCALE: 1"=1'-0"

DETAIL 7

OCDE-012 SCALE: 1"=1'-0"

DETAIL 3

20 | 16 | DETAIL 12

OCDE-017 SCALE: 1"=1'-0"

OCDE-013 SCALE: 1"=1'-0"

DETAIL 8

DETAIL 4

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Architecture • Planning • Interior Design
760 W. 16TH STREET, UNIT B
COSTA MESA, CA 92627
ph: 714.665.8030
fax: 714.665.8029

Architect Seal

ttm engineering consultants
1 A Mile, Suite 100 | Irvine, CA 92618
(949) 474-1900 | (949) 474-1902
RTM JOB NO. 24302146 (666.055.073)

Constraint Seal

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ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
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FLOOR FRAMING DETAILS

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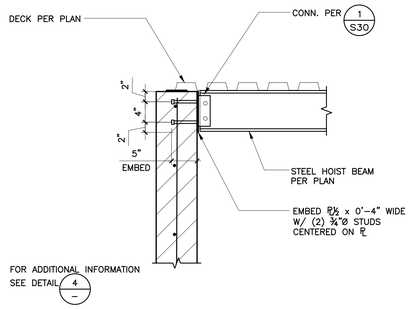
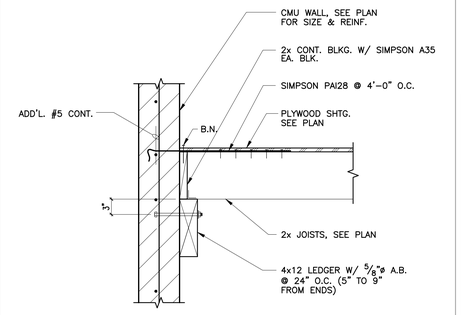


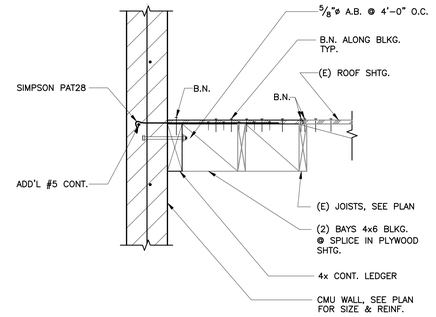
0CDE-023 SCALE: 1"=1'-0"

DETAIL 5



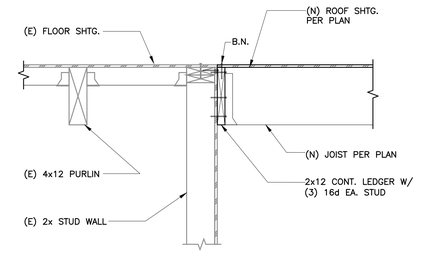
1B5-001 SCALE: 1"=1'-0"

DETAIL 1



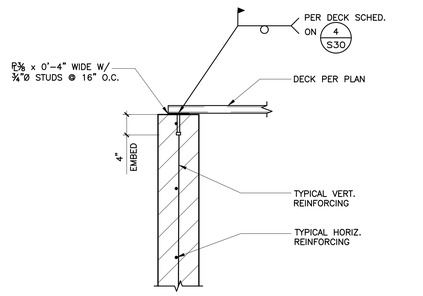
1B5-002 SCALE: 1"=1'-0"

DETAIL 2



OCDE-022 SCALE: 1"=1'-0"

DETAIL 3



OCDE-022 SCALE: 1"=1'-0"

DETAIL 4

GGBA GHATAODE BANNON ARCHITECTS
Architecture • Planning • Interior Design
760 W. 16TH STREET, UNIT B
COSTA MESA, CA 92627
ph: 714.665.8030
fax: 714.665.8029

Architect Seal

rtm engineering consultants
1 Mada, Suite 100 | Irvine, CA 92618
T: 949.727.9336 | F: 949.727.9344
RTM JOB NO.: 24302146 (949.855.07?)

Constraint Seal

OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

ROOF FRAMING DETAILS

REVISIONS:
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2411

S500

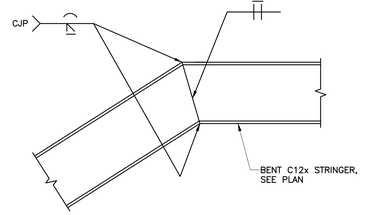
SHEET –
XREF:

17

13

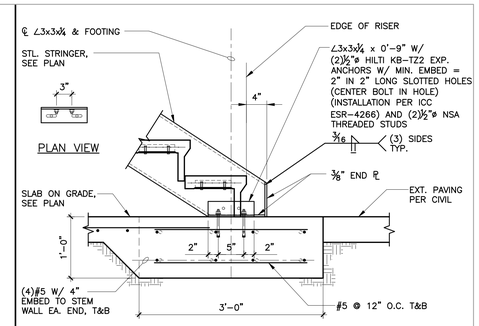
9

DETAIL 5



OCDE-005 SCALE: 1"=1'-0"

DETAIL 1



OCDE-009 SCALE: 1"=1'-0"

18

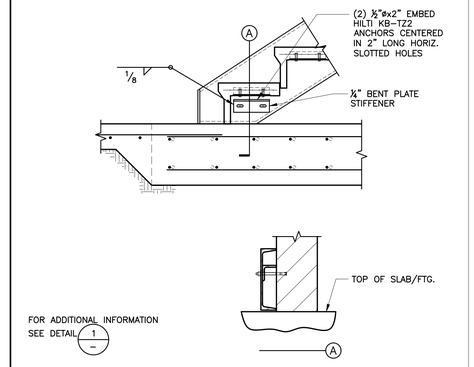
14

10

DETAIL 6

OCDE-007 SCALE: 1"=1'-0"

DETAIL 2



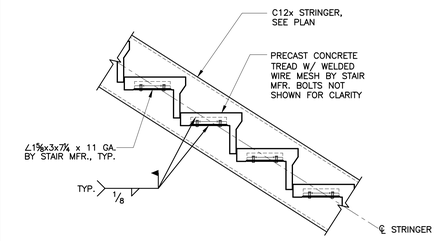
OCDE-010 SCALE: 1"=1'-0"

19

15

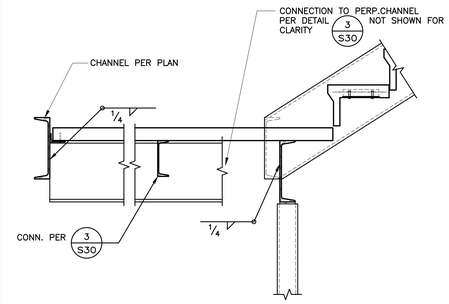
11

DETAIL 7



OCDE-006 SCALE: 1"=1'-0"

DETAIL 3



OCDE-008 SCALE: 1"=1'-0"

20

16

12

DETAIL 8

DETAIL 4

PRE-STAMPED CITY-APPROVED PLANS 4/02/2025

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Architecture • Planning • Interior Design
760 W. 16TH STREET, UNIT B
COSTA MESA, CA 92627
ph: 714.665.8030
fax: 714.665.8029

Architect Seal

rtm engineering consultants
1 Mada, Suite 100 | Irvine, CA 92618
(949) 753-8383 | (949) 753-8388
RTM JOB NO. 24302146 (666.07)

Constraint Seal

OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

STAIR DETAILS

REVISIONS:
1 BLDG. DEPT. 02/04/2025

09/03/24
2411

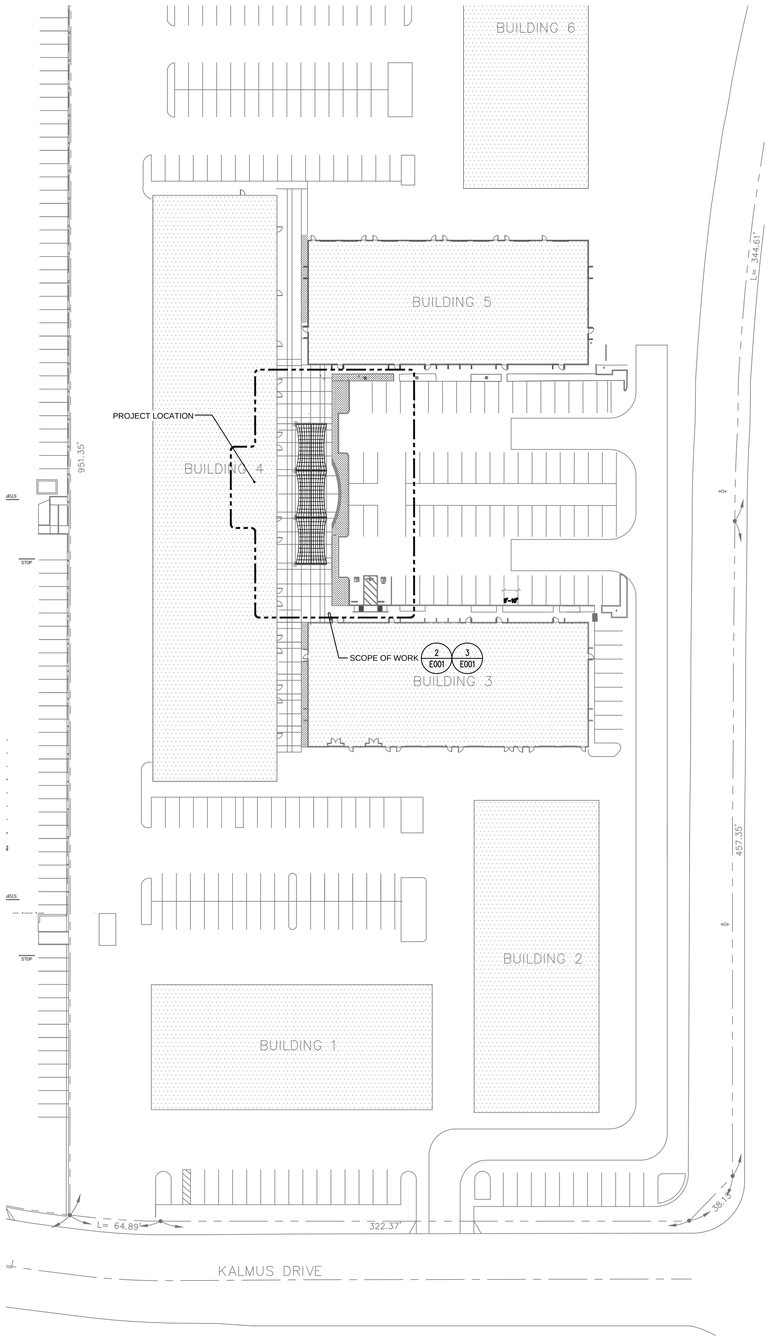
S600

SHEET –
XREF:

ORANGE COUNTY DEPARTMENT OF EDUCATION
ELEVATOR ADDITION

3001 REDHILL AVENUE, COSTA MESA, CA 92626

VICINITY MAP



NOTES

CODE REQUIREMENTS

APPLICABLE CODES AND REGULATIONS:

ALL WORK PERTAINING TO AND ALL MATERIALS SUPPLIED FOR EXECUTING AND COMPLETING THIS CONTRACT SHALL COMPLY WITH PROVISIONS SPECIFIED IN THE CONTRACT DOCUMENTS AND WITH APPLICABLE LAWS. REGULATIONS, AND ORDINANCES GOVERNING WORK INCLUDING, BUT NOT NECESSARILY LIMITED TO THOSE OF THE FOLLOWING:

TITLE 19, CALIFORNIA STATE FIRE MARSHAL REGULATIONS

TITLE 24, CALIFORNIA CODE OF REGULATIONS:

PART 1-2019	CALIFORNIA ADMINISTRATIVE CODE TITLE 24, PART 1, CCR
PART 2-2019	CALIFORNIA BUILDING CODE TITLE 24, PART 2 VOLUMES 1 AND 2, CCR (BASED ON THE 2009 IBC)
PART 3-2019	CALIFORNIA ELECTRICAL CODE TITLE 24, PART 3, CCR (BASED ON THE 2008 NEC)
PART 6-2019	CALIFORNIA ENERGY CODE TITLE 24, PART 6, CCR
PART 9-2019	CALIFORNIA FIRE CODE TITLE 24, PART 9, CCR (BASED ON THE 2009 IFC)
PART 12-2019	CALIFORNIA REFERENCE STANDARDS CODE
LIFE SAFETY CODE:	NFPA 30, NFPA 110, AND NFPA-101 2019 EDITION
ACCESSIBILITY:	CALIFORNIA BUILDING CODE CHAPTER 11B

CONSTRUCTION GENERAL NOTES

1. WHENEVER CUTTING, PATCHING, ETC. IS REQUIRED; ALL ADJACENT SURFACES SHALL BE FINISHED TO ACHIEVE A MATCHING SURFACE CONDITION.
2. IT IS HEREBY UNDERSTOOD THAT THE ARMC MUST MAINTAIN IT'S REGULAR SERVICE DURING THE TIME WORK IS IN PROGRESS. ADVANCE SCHEDULING WITH THE COUNTY OFFICE SHALL BE ARRANGED BY THE CONTRACTOR TO ENSURE NO DISRUPTION TO FACILITY SERVICES.
3. UPON COMPLETION OF EACH PHASE OF THE WORK AND AT SUCH TIMES AS DIRECTED BY THE OWNER, REMOVE ALL SURPLUS MATERIAL, TOOLS AND DEBRIS AND LEAVE THE SITE IN A CLEAN AND NEAT CONDITION. PROVIDE PROTECTION FROM DUST, DIRT AND MOISTURE FOR THE PROTECTION OF THE WORKMEN, STAFF, VISITORS AND EXISTING COMPUTER EQUIPMENT AS REQUIRED BY ALL PERTINENT CODES AND REGULATIONS.
4. EXERCISE EXTREME CARE TO PREVENT DAMAGE TO EXISTING EQUIPMENT, STRUCTURES AND SERVICES. DAMAGE AS A RESULT OF THIS WORK SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER. VERIFY THE PRECISE LOCATIONS OF ALL EQUIPMENT WITH THE OWNER PRIOR TO THE INSTALLATION OF THAT EQUIPMENT OR THE SERVICES THAT SUPPORT IT.
5. DEMOLITION PLAN AND NOTES ARE INCLUDED FOR GENERAL INFORMATION ONLY AND ARE NOT INTENDED TO REPRESENT ALL CONDITIONS PRESENT AT THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE SITE FOR CONSTRUCTION AS DESCRIBED AND DETAILED IN THE CONTRACT.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPLETE AND LEGIBLE AS-BUILT DRAWINGS DOCUMENTS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS ARE THE FINAL SET OF DRAWINGS PRODUCED AT THE COMPLETE OF A CONSTRUCTION PROJECT. THEY INCLUDE ALL THE CHANGES THAT HAVE BEEN MADE TO THE ORIGINAL CONSTRUCTION DRAWINGS INCLUSIVE OF NOTES, MODIFICATIONS, REVISIONS AND ANY OTHER INFORMATION THAT HAS BEEN MODIFIED OR OTHERWISE CHANGED. AS-BUILD DRAWINGS SHOULD NOT CHANGE OR ALTER THE DESIGN INTENT BUT SHOULD DEPICT THE ACTUAL AS-BUILT CONDITIONS OF THE COMPLETED PROJECT.

SHEET INDEX

PROJECT DESCRIPTION

ELEVATOR ADDITION

PROJECT ADDRESS

ORANGE COUNTY DEPARTMENT OF EDUCATION
3001 REDHILL AVENUE. COSTA MESA, CA 92626

PROJECT TEAM

ELECTRICAL ENGINEER

AG DESIGN

2100 W ORANGEWOOD AVE, SUITE 165
ORANGE, CALIFORNIA 92868

PHONE | 714.769.9900

GGBA GHATAODE BANNON ARCHITECTS
Architecture • Planning • Interior Design
3001 REDHILL AVENUE, BUILDING B
COSTA MESA, CA 92626
TEL: 714.668.8000
FAX: 714.668.8029

Architect Seal

Consultant Seal

AG Design Inc.
Consulting Electrical Engineers
714.769.9900
www.AGDesignEng.com
2100 W Orangewood Ave Suite 165 | Orange, CA 92868

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ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

ELECTRICAL COVER SHEET

REVISIONS:

Date: 6/XX/2024
Job: 2411
Scale:
Drawn:

E000

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XREF:

PRE-STAMPED CITY-APPROVED PLANS 4/02/2025

PANEL A

(E) SWITCHGEAR 5
NOT TO SCALE

MOUNTING: SURFACE — PANEL EL — MAIN 100A
208 / 120 VOLTS — 3 PHASE — 4 WIRE — A.I.C. RATING : 10,000 — BUS 100A

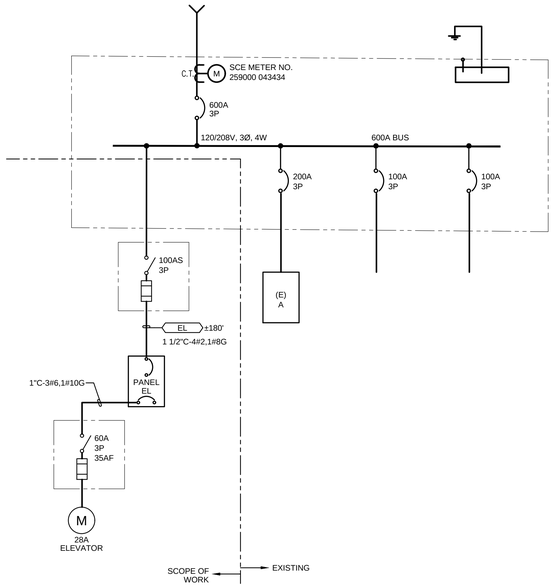
DESCRIPTION	VOLT AMPS Ø A	Ø B	Ø C	LTG	REC	MISC	BRK	CIRC		CIRC	BRK	MISC	REC	LTG	VOLT AMPS Ø A	Ø B	Ø C	DESCRIPTION
ELEVATOR (28A)	3360					1	50/3	1		2	20/1	1			800			FACP
-		3360					-	3		4	20/1		3			540		RECEPTACLE
-			3360				-	5		6	20/1	1					400	LIGHT
CONTROLLER	500					1	20/1	7		8	20/1	1			200			STAIR LIGHTS
RECEPTACLE		500			1		20/1	9		10	20/1			1		100		EQUIP. ROOM LIGHT
CAR LIGHT			500			1	20/1	11		12	20/1						240	2ND FLOOR LIGHTING
2-WAY COMMUNICATION	200						20/1	13		14								SPACE
SPARE							20/1	15		16								SPACE
SPARE							20/1	17		18								SPACE

Ø A = 5060 VA — Ø B = 4500 VA — Ø C = 4500 VA — LCL = 100 VA — LARGEST MOTOR (LM) = (N/A)

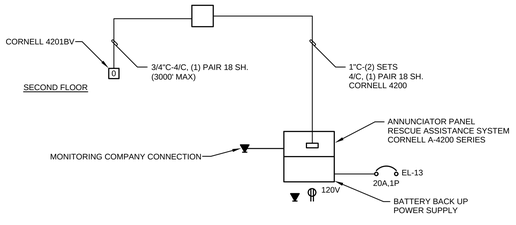
TOTAL (Ø A + Ø B + Ø C) = 14060 VA + 25% LCL + 25% LARGEST MOTOR = 14085 VA OR 39.1 AMPS

HIGH PHASE = 5060 VA + 25% LCL + 25% LARGEST MOTOR = 5060 VA OR 42.1 AMPS

✱ PROVIDE LOCK-ON DEVICE
TC - PROVIDE 24-HOUR 7-DAY TIMECLOCK



SINGLE-LINE DIAGRAM - BUILDING 4 3
NOT TO SCALE

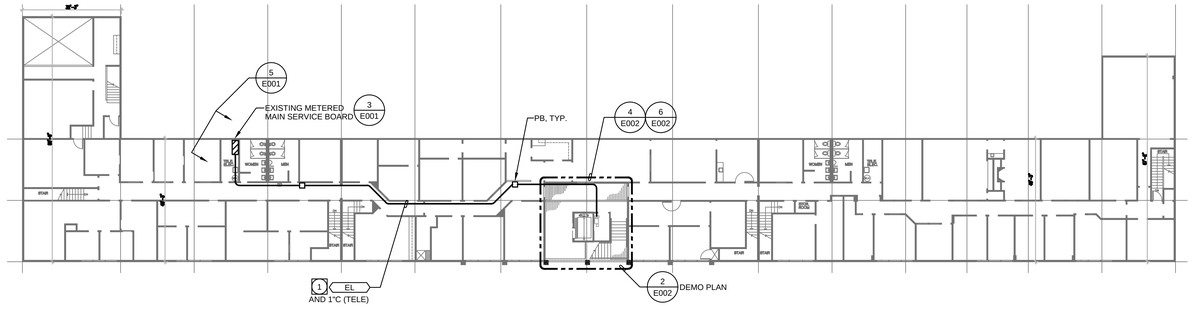


TWO-WAY COMMUNICATION SYSTEM REQUIREMENTS:

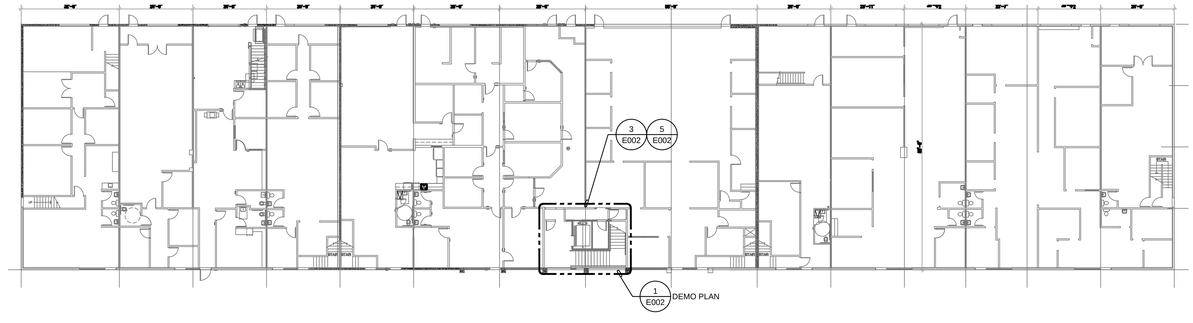
PROVIDE A TWO-WAY COMMUNICATION SYSTEM WITH BOTH AUDIBLE AND VISIBLE SIGNAL AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE PER CBC SECTION 1009.8.

PROVIDE POSTED LOCATIONS OF THE WRITTEN DIRECTIONS FOR THE USE OF THE TWO-WAY COMMUNICATION SYSTEM AND THE INSTRUCTIONS FOR SUMMONING ASSISTANCE VIA SUCH SYSTEM AND WRITTEN IDENTIFICATION OF THE SPECIFIC STORY, FLOOR LOCATION AND BUILDING ADDRESS OR OTHER BUILDING IDENTIFIER PER CBC SECTION 1009.2.

BLOCK DIAGRAM - 2-WAY COMMUNICATION 4
NOT TO SCALE



BLDG. 4 SECOND FLOOR PLAN 2
1" = 20'-0"



BLDG. 4 FIRST FLOOR PLAN 1
1" = 20'-0"

KEYNOTES GENERALLY CORRESPOND TO SPECIFICATION SECTIONS BY MEANS OF THE SIX-DIGIT NUMBER IDENTIFYING THE SPECIFICATION SECTION FOR REFERENCE AND CONVENIENCE. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL WORK INDICATED HEREIN PURSUANT TO THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT, REGARDLESS OF WHETHER OR NOT THE KEYNOTE(S) SPECIFICALLY CORRESPOND TO ANY SPECIFICATION DIVISION PROVIDED IN THE TECHNICAL SPECIFICATIONS.

PLAN NOTE:

1 MOUNT ABOVE CEILING.

GBA GHATAODE BANNON ARCHITECTS
Architecture • Planning • Interior Design
1600 Dove Street, Suite 100
Newport Beach, CA 92660
Tel: 714.665.8929

Architect Seal

Consultant Seal

AG Design Inc.
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714.769.9900
www.AGDesignEng.com
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OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

SINGLE-LINE DIAGRAM AND PANEL SCHEDULE

REVISIONS:

Date: 6/XX/2024
Job: 2411
Scale:
Drawn:

E001

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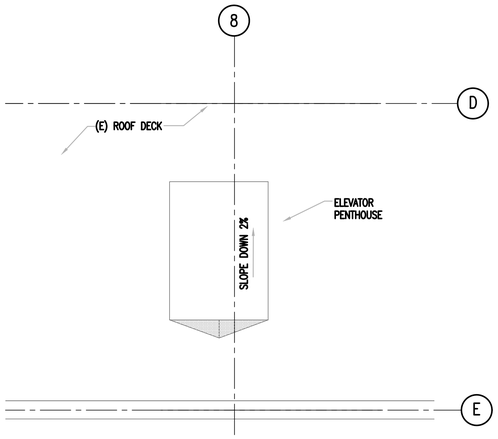
PLAN NOTES:

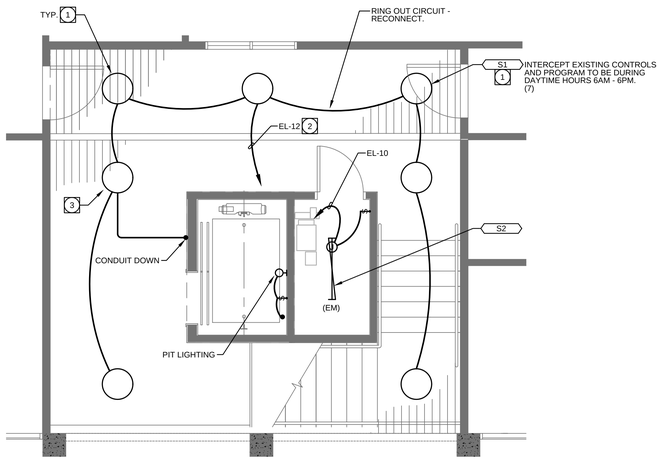
1. EXISTING LIGHT FIXTURE TO BE REMOVED AND REPLACED WITH NEW.
2. INTERCEPT EXISTING DEVICE, PLACE J-BOX AND EXTEND WIRING TO RELOCATED LOCATION.
3. INTERCEPT EXISTING CIRCUIT & EXTEND.



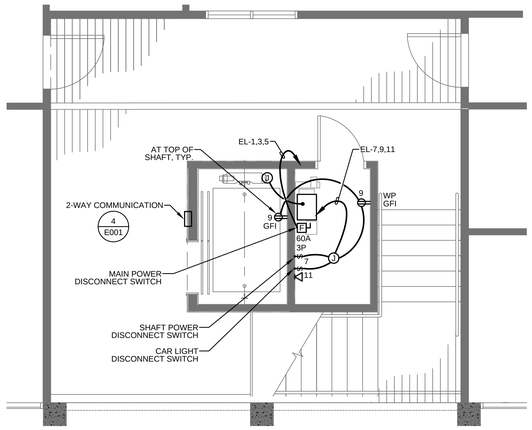
BUILD 4 ROOF PLAN 7
1/4" = 1'-0"

INTERIOR LIGHTING FIXTURE SCHEDULE

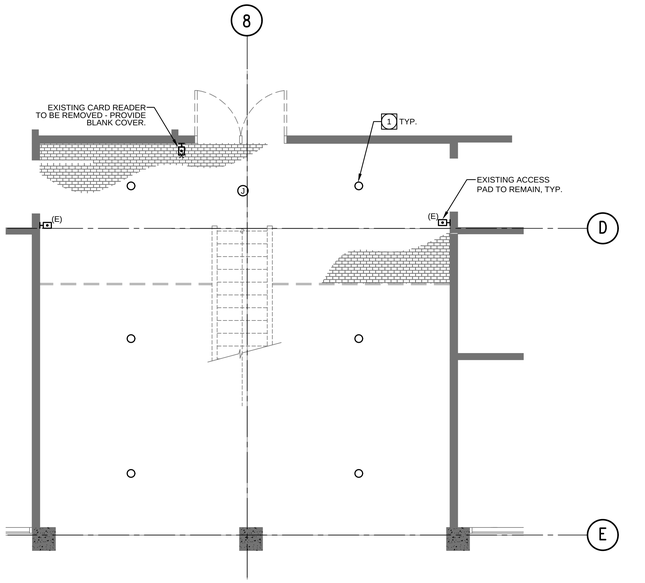
SYMBOL	TYPE	MANUFACTURER & CATALOG #	LAMP	FIXT. WATTAGE	FIXT. FINISH	VOLTS	DESCRIPTION
○	S1	AFX #EGRF 1625 LA JDI WH	LED 30K	25W	BY ARCHITECT	120V	SURFACE MOUNTED 24" DIA. LED DISC LIGHT FIXTURE WHITE ACRYLIC LENS
(EM)	S2	LITHONIA #ZLID L48 SMR 3000LM FST E10W (EM) - PROVIDE EMERGENCY BATTERY UNIT	LED 40K	30W	WHITE	120V	SURFACE MOUNTED 4' LED STRIP LIGHT FIXTURE WITH DROP LENS
	W1	KENALL #MR13FLPP10L35K	LED 35K	10W	BY ARCHITECT	120V	SURFACE MOUNTED CEILING OR WALL 13" DIA. LOW PROFILE HOUSING
	W2	TARGETTI #ZEDGE MINI-RP-FW-DMLE301242UD	LED 30K	4W	BY ARCHITECT	120V DRIVER 24V FIXTURE	MINIATURE LED STEPLIGHT FLOOR WASHER 2.5"W x 2.5"H x 2" DEEP FLUSH WALL MOUNTED
(EM)	R1	LITHONIA #EPANL 2x4 80 CRI 3000LM 3500K (EM) - PROVIDE EMERGENCY BATTERY UNIT	LED 35K	23W	WHITE		2X4 RECESSED LED EDGE-LIT FLAT PANEL



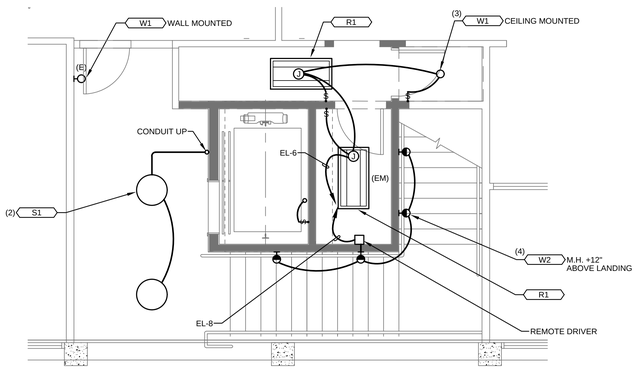
BUILD 4 SECOND FLOOR LIGHTING PLAN 6
1/4" = 1'-0"



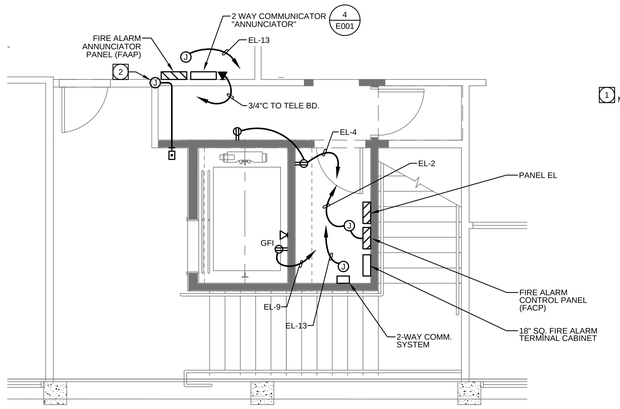
BUILD 4 ENLARGED SECOND FLOOR POWER PLAN 4
1/4" = 1'-0"



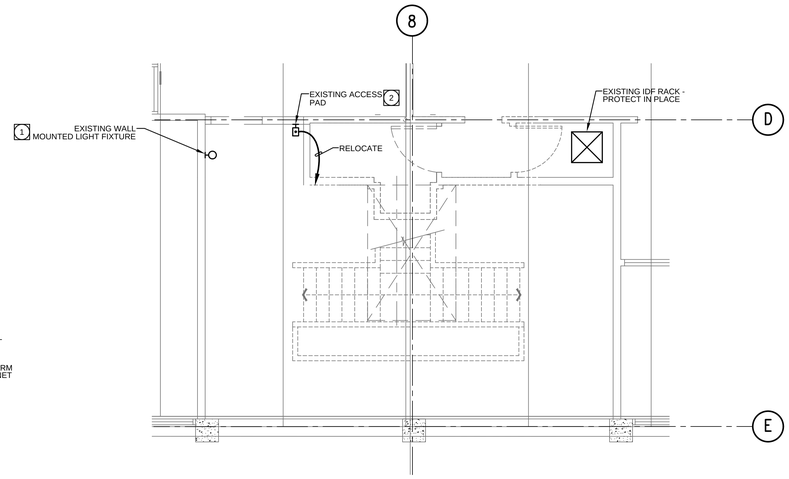
BUILD 4 ENLARGED DEMO SECOND FLOOR PLAN 2
1/4" = 1'-0"



BUILD 4 FIRST FLOOR LIGHTING PLAN 5
1/4" = 1'-0"



BUILD 4 ENLARGED FIRST FLOOR POWER PLAN 3
1/4" = 1'-0"



BUILD 4 ENLARGED DEMO FIRST FLOOR PLAN 1
1/4" = 1'-0"

GHATAODE BANNON ARCHITECTS
Architecture • Planning • Interior Design
3001 W. Coast Hwy, Suite 108B
Newport Beach, CA 92663
Tel: 714.655.8029

Architect Seal

Consultant Seal

AG Design Inc.
Consulting Electrical Engineers
714.769.9900
www.AGDesignEng.com
2100 W Orangewood Ave Suite 165 | Orange, CA 92868

OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDCATION

ENLARGED POWER AND REFLECTED CEILING PLANS

REVISIONS:

Date: 6/XX/2024
Job: 2411
Scale:
Drawn:

E002

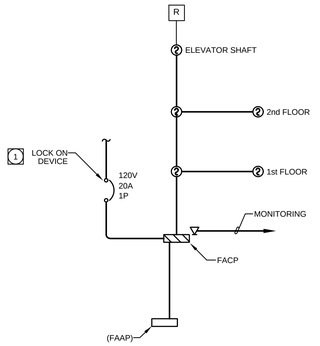
SHEET OF XXX
XREF:

SYMBOL LEGEND WITH CSFM LISTING NUMBERS

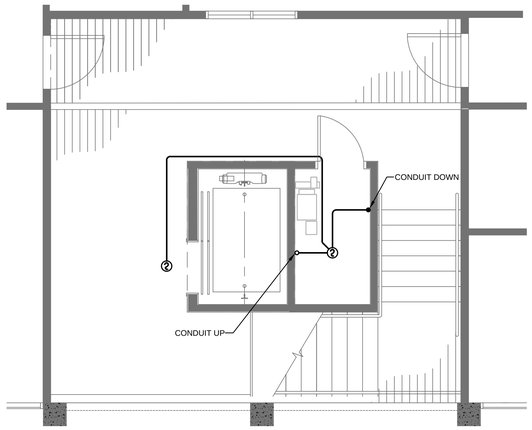
QTY.	SYMBOL	DESCRIPTION	PART #	BACKBOX	MANUFACTURER	CSFM LISTING
-	FACP	FIRE ALARM CONTROL PANEL	6808	PROVIDED	SILENT KNIGHT -	7165-0559:0502 -
-	FAA	FIRE ALARM LCD ANNUNCIATOR	5860	PROVIDED	SILENT KNIGHT	7165-0559:0502
-	FAC	CELLULAR COMMUNICATOR	TG-7FS	PROVIDED	TELGUARD	7300-1402:0109
-	②	PHOTO SMOKE DETECTOR STANDARD DETECTOR BASE	SK-PHOTO B300-6 BASE	4 "S" DEEP W/ 3"O" RING	SILENT KNIGHT SILENT KNIGHT	7272-0559:0149 7300-1653:0109
-	R	FIRE ALARM RELAY	SK-RELAY	4 "S" DEEP W/ 3"O" RING	SILENT KNIGHT	7272-0559:0149

PLAN NOTES:

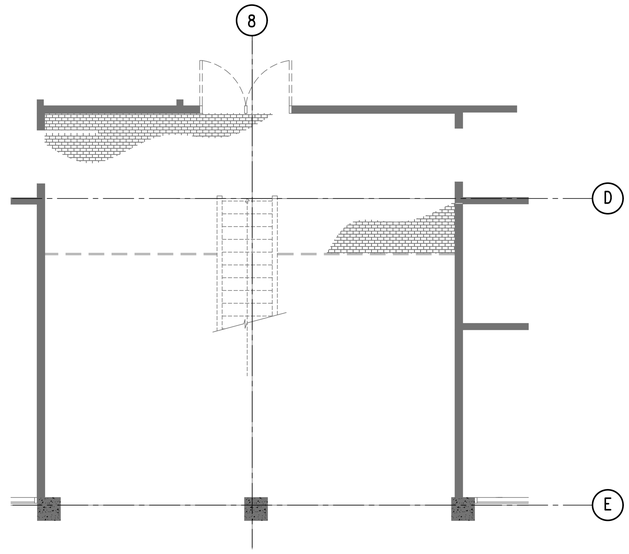
1. PROVIDE (1)20A/1P CIRCUIT BREAKER WITH RED INDICATOR HANDLE AND LOCK ON DEVICE CIRCUIT BREAKER SHALL MATCH ALL BUILDING PANEL CHARACTERISTICS.



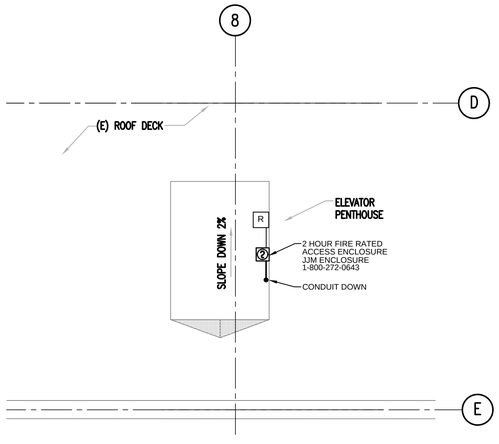
FIRE ALARM BLOCK DIAGRAM 6
1/4" = 1'-0"



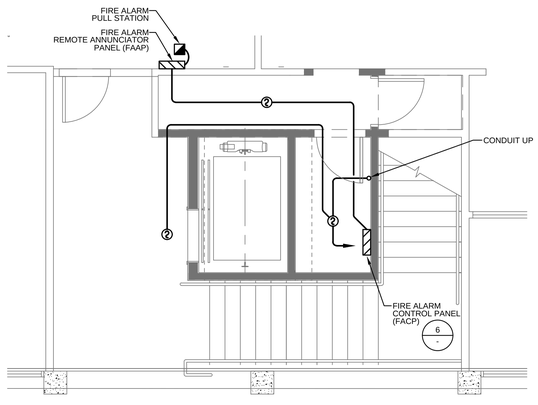
BUILD 4 ENLARGED SECOND FLOOR PLAN 4
1/4" = 1'-0"



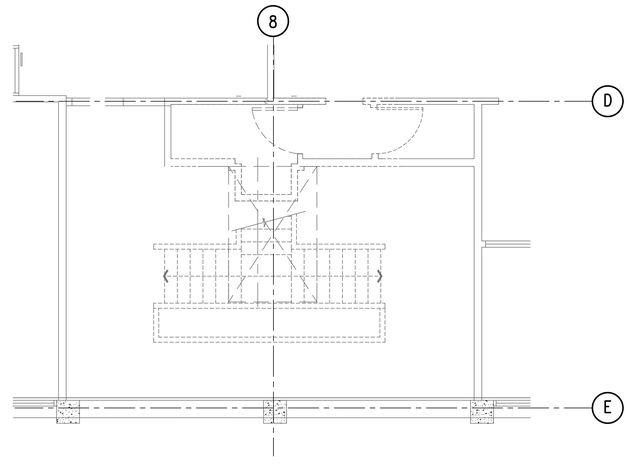
BUILD 4 ENLARGED DEMO SECOND FLOOR PLAN 2
1/4" = 1'-0"



BUILD 4 ROOF PLAN 5
1/4" = 1'-0"



BUILD 4 ENLARGED FIRST FLOOR PLAN 3
1/4" = 1'-0"



BUILD 4 ENLARGED DEMO FIRST FLOOR PLAN 1
1/4" = 1'-0"

PRE-STAMPED CITY-APPROVED PLANS 4/02/2025

GGBA GHATAODE BANNON ARCHITECTS
Architecture • Planning • Interior Design
7916 STAFFORD AVENUE, SUITE B
HUNTINGTON BEACH, CA 92647
714.893.8529
fax: 714.893.8529

Architect Seal

Consultant Seal

AG Design Inc.
Consulting Electrical Engineers
714.769.9900
www.AGDesignEng.com
2100 W Orangewood Ave Suite 165 | Orange, CA 92868

OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
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ORANGE COUNTY DEPARTMENT OF EDCATION

ENLARGED FIRE ALARM PLANS AND DETAILS

REVISIONS:

Date:	6/XX/2024
Job:	2411
Scale:	
Drawn:	

E003

SHEET	OF XXX
XREF:	