



VICINITY MAP / SITE ADDRESS

1. THE ARCHITECT OR ENGINEER MAY FIND DEFECTS IN THE WORK AND IF THEY DO, THEY WILL NOTIFY THE CONTRACTOR SO THE ERROR MAY BE CORRECTED. UNDER NO CIRCUMSTANCES IS IT EVER THE INTENT FOR THE ARCHITECT OR ENGINEER TO BECOME A GUARANTOR OF THE CONTRACTOR'S PERFORMANCE BY THESE ACTIVITIES. THE FACT THAT A CONTRACTOR'S ERROR GOES UNDETECTED DURING THE VISIT TO THE SITE DOES NOT MAKE THE ARCHITECT OR ENGINEER NEGLIGENT: THE CONTRACTOR IS NEVER RELIEVED OF THE RESPONSIBILITY FOR THE DISCOVERY OF HIS OWN ERRORS AND THE CORRECTION OF THEM, NOR OF THE RESPONSIBILITY OF PROPERLY PERFORMING THE WORK.
2. THE ARCHITECT OR ENGINEER WILL MAKE VISITS TO THE JOB SITE TO OBSERVE THE PROGRESS OF THE WORK AND TO OBSERVE WHETHER OR NOT IT IS, IN GENERAL, BEING PERFORMED IN ACCORDANCE WITH THEIR PLANS AND SPECIFICATIONS. THIS DOES NOT IN ANY WAY MEAN THAT THE ARCHITECT OR ENGINEER IS A GUARANTOR OF THE CONTRACTOR'S WORK; HAS RESPONSIBILITY FOR SAFETY IN, ON OR ABOUT THE JOB SITE; IS IN CONTROL OF THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENT, SCAFFOLDING, FORMS, OR OTHER WORK AIDS; OR SUPERINTENDING THE WORK.
3. DO NOT SCALE DRAWINGS. WORK TO THE DIMENSIONS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL VERIFY THE DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOR PROMPT CLARIFICATION.
4. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES INDICATED OR NOT ON THE DRAWING ARE OBTAINED BY SEARCH OF AVAILABLE RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXACT LOCATIONS OF THE UTILITIES WITH SCHOOL DISTRICT MAINTENANCE AND OPERATION PERSONNEL. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES AND OTHER STRUCTURES. ANY DAMAGE SHALL BE PROMPTLY RESTORED TO THE SCHOOL DISTRICT'S SATISFACTION, AT NO ADDITIONAL COST.
5. PROVIDE CONSTRUCTION BARRICADES AS REQUIRED TO PROTECT PUBLIC'S HEALTH AND SAFETY INCLUDING WORK UNDER CONSTRUCTION TO THE REQUIREMENTS OF THE SCHOOL DISTRICT. COVER OPEN TRENCHES WITH SOLID MATERIAL.
6. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY AND STRUCTURES. ANY DAMAGE SHALL BE PROMPTLY RESTORED TO THE SATISFACTION OF THE OWNER/ARCHITECT, AT CONTRACTOR'S EXPENSE.
7. BIDDERS ARE REQUIRED TO SUBMIT THEIR BIDS BASED ON ALL DRAWINGS AND SPECS, NOT JUST THOSE SHEETS OR SECTIONS RESPECTIVE OF THEIR TRADE.
8. CHANGES TO THE STATE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY ADDENDA DURING THE BID PERIOD OR BY A CONSTRUCTION CHANGE DOCUMENTS (CCD).
9. UNLESS SPECIFIED ON STRUCTURAL OR ARCHITECTURAL DRAWINGS, ANY ALTERATIONS OR MODIFICATIONS TO A STRUCTURAL ELEMENT BY CUTTING, DRILLING, BORING, BRACING, WELDING, ETC. SHALL HAVE WRITTEN APPROVAL BY STRUCTURAL ENGINEER OF RECORD PRIOR TO START OF WORK.
10. ALL DETAILS CONTAINED IN THESE CONSTRUCTION DOCUMENTS ARE PART OF THE CONSTRUCTION SCOPE REGARDLESS OF THEM BEING REFERENCED IN THE SET.
11. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS, AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
12. SAFETY DURING CONSTRUCTION SHALL COMPLY WITH CFC CHAPTER 33
13. DURING CONSTRUCTION, TITLE 24, PART 1-5 OF CBC 2016 MUST BE KEPT ON SITE.
14. ALL WORK SHALL CONFORM TO 2019 TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR).
15. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR 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 CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT BEFORE PROCEEDING WITH THE WORK. (REFERENCE: SECTION 4-317 (c), CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR)).
16. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.
17. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SIZES, HEIGHTS AND DIMENSIONS OF ALL EXISTING CONSTRUCTION THAT IS AFFECTED BY THE SCOPE OF THE WORK AS SHOWN IN THE CONTRACT DOCUMENTS

GENERAL NOTES

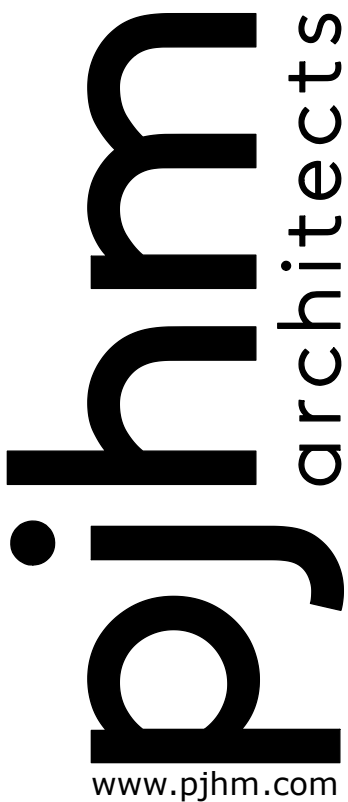
1. WATER-PROTECTIVE COATING TREATMENT OF ALL EXPOSED EXTERIOR CONCRETE SURFACES OF THE EXISTING GYMNASIUM, INCLUDING REMOVAL OF EXISTNG PAINTS, COATINGS, SEALANTS, ETC.
2. POWER-WASHING OF ALL EXISTING EXPOSED CONCRETE MASONRY EXTERIOR SURFACES.
3. RE-PAINTING OF EXISTING NON-CONCRETE AND NON-MASONRY EXTERIOR SURFACES AND CONSTRUCTION
4. APPLICATION OF NEW GRAFFITI-RESISTANT COATING ON ALL EXPOSED EXTERIOR CONCRETE MASONRY SURFACES (ADDITIVE ALTERNATE)

NOTE: THE SCOPE OF WORK DOES NOT INCLUDE ANY WORK AT THE INTERIOR OF THE EXISTING GYMNASIUM BUILDING.

SCOPE OF WORK SUMMARY

EL CAMINO HIGH SCHOOL
GYMNASIUM WATER PROTECTION PROJECT

OCEANSIDE UNIFIED SCHOOL DISTRICT



PROJECT NAME

OCEANSIDE UNIFIED SCHOOL DISTRICT

2111 Mission Avenue,
OCEANSIDE, CA 92058
(T) 760.966.4000

OWNER

400 Rancho Del Oro Dr,
Oceanside, CA 92057

PROJECT ADDRESS

JULIE A. VITALE, PH. D.

SUPERINTENDENT

MIKE BLESSING

STACY BEGIN

ERIC JOYCE

RAQUEL ALVAREZ

ELEANOR JUANITA EVANS

BOARD OF EDUCATION

2019	California Administrative Code (CAC), Part 1, Title 24 CCR*
2019	California Building Code (CBC), Part 2, Title 24 CCR (2018 International Building Code, Vol. 1 & 2, and 2019 California amendments)
2019	California Electrical Code (CEC), Part 3, Title 24 CCR (2018 National Electrical Code and 2019 California Amendments)
2019	California Mechanical Code (CMC), Part 4, Title 24 CCR (2018 IAPMO Uniform Mechanical Code and 2019 California amendments)
2019	California Plumbing Code (CPC), Part 5, Title 24 CCR (2018 IAPMO Uniform Plumbing Code and 2019 California amendments)
2019	California Energy Code (CEC), Part 6, Title 24 CCR
2019	California Fire Code (CFC), Part 9, Title 24 CCR (2018 International Fire Code and 2019 California Amendments)
2019	California Existing Building Code (CEBC), Part 10, Title 24 CCR (2018 International Existing Building Code and 2019 California Amendments)
2019	California Green Building Standards Code (CALGreen), Part 11, Title 24 CCR
2019	California Referenced Standards Code, Part 12, Title 24 CCR Title 19 CCR, Public Safety, State Fire Marshal Regulations

APPLICABLE CODES

PJHM ARCHITECTS, INC.

IN SAN DIEGO COUNTY

804 PIER VIEW WAY #103
OCEANSIDE, CA 92054
(T) 760.730.5527
(F) 760.730.562

IN ORANGE COUNTY

24461 RIDGE ROUTE DRIVE #100
LAGUNA HILLS, CA 92653
(T) 949.496.6191
(F) 949.496.0269

IN LOS ANGELES COUNTY

837 TRACTION AVE #410
LOS ANGELES, CA 90013
(T) 213.278.0172
(F) 213.525.7648

ARCHITECT

CCM/MAAS
2111 MISSION AVENUE
OCEANSIDE, CA 92058

CONSTRUCTION MANAGER

NFPA 13	Standard for the Installation of Sprinkler Systems	2016 Edition
NFPA 14	Standard for the installation of Standpipe and Hose Systems	2013 Edition
NFPA 17	Standard for Dry Chemical Extinguishing Systems	2013 Edition
NFPA 17A	Standard for Wet Chemical Extinguishing Systems	2013 Edition
NFPA 20	Standard for the installation of stationary Pumps for Fire Protection	2016 Edition
NFPA 22	Standard for Water Tanks for Private Fire Protection	2013 Edition
NFPA 24	Mains and Their Appurtenances	2016 Edition
NFPA 72	National Fire Alarm and Signaling Code (CA amended);	2016 Edition
NFPA 80	Standard for Fire Doors and Other Opening Protectives	2016 Edition
NFPA 2001	Standard on Clean Agent Fire Extinguishing Systems, Including Accessories	2015 Edition
UL 300	Standard for Fire Testing of Fire Extinguishing Systems for Protection of Commercial Cooking Equipment	2005 (R2010)
UL 464	Audible Signaling Devices for Fire Alarm and Signaling Systems, Including Accessories	2003 Edition
UL 521	Standard for Heat Detectors for Fire Protective Signaling Systems	1999 Edition
UL 1971	Standard for Signaling Devices for the Hearing Impaired	2002 Edition
ICC 300	Standard for Bleachers, Folding and Telescopic Seating, and Grandstands	2012 Edition
For a complete list of applicable NFPA standards refer to 2016 CBC (SFM) Chapter 35 and California Fire Code Chapter 80.		
See California Building Code, Chapter 35, for State of California amendments to the NFPA Standards.		
*All parts of the 2016 California Building Code become effective January 1, 2017 except the effective date for the use of the 2016 Building Energy Efficiency Standards (Title 24, Part 1, Chapter 10) is February 25, 2016 and the effective date for the use of the California Administrative Code (Title 24, Part 1, Chapter 4) is January 8, 2019.		

COVER

CS COVER SHEET

ARCHITECTURAL

- A-1.0 SITE PLAN
- A-2.0 GYMNASIUM FLOOR PLAN
- A-5.1 GYMNASIUM ROOF PLAN
- A-6.0 EXTERIOR ELEVATIONS
- A-6.1 EXTERIOR ELEVATIONS
- A-6.2 EXTERIOR ELEVATIONS
- A-6.3 EXTERIOR ELEVATIONS
- A-6.4 EXTERIOR ELEVATIONS
- A-15.0 DETAILS

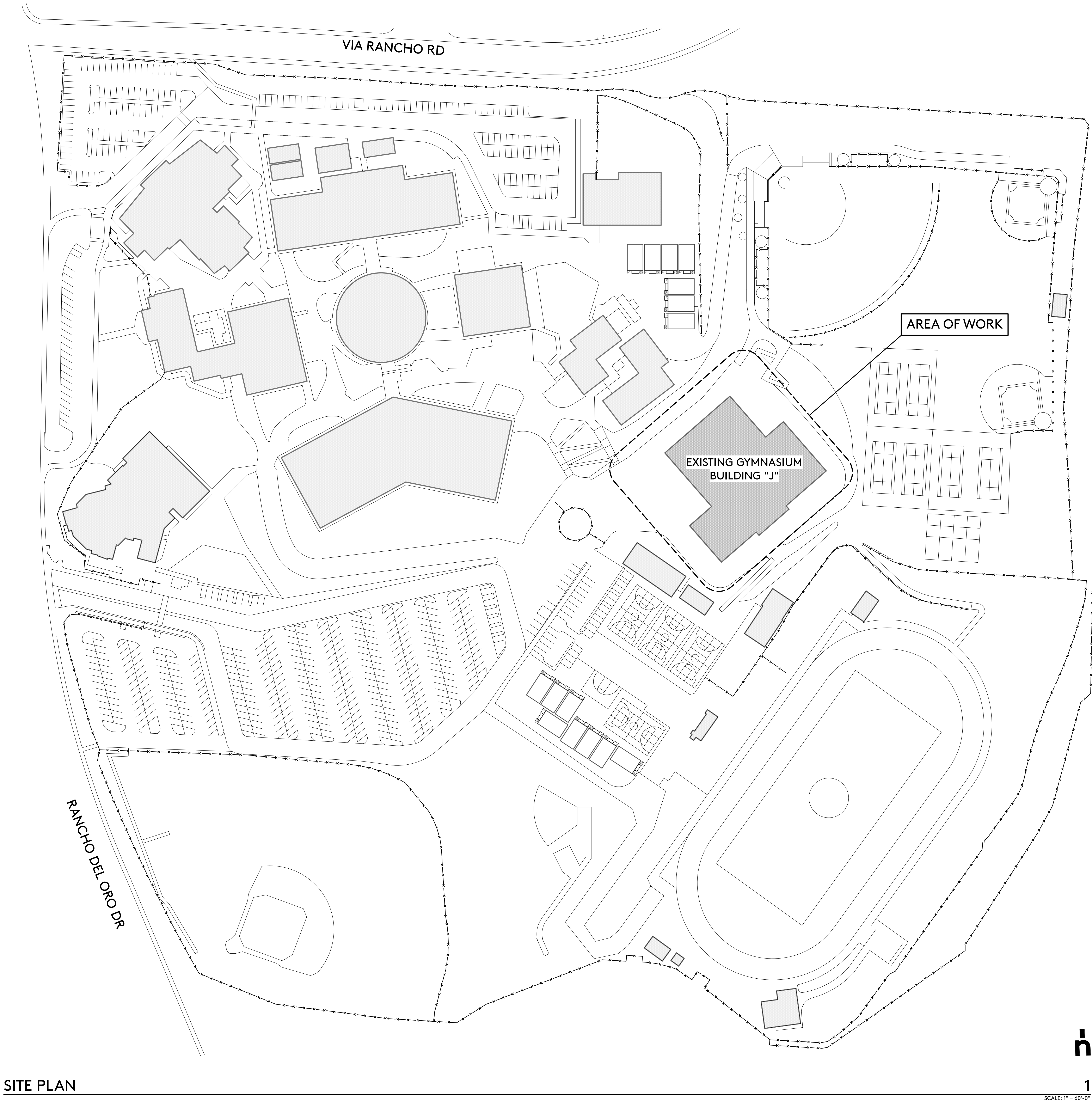
EL CAMINO HIGH SCHOOL
GYMNASIUM WATER PROTECTION

OCEANSIDE UNIFIED SCHOOL DISTRICT

COVER SHEET

100% Construction Documents. Date: 1/29/20

CS



1. CONTRACTORS BIDDING OR PERFORMING WORK SHALL VERIFY THE CONDITIONS OF THE SITE, INCLUDING ACCESS BEFORE SUBMITTING BID OR COMMENCING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOR PROMPT DIRECTION.
2. GENERAL CONTRACTOR TO COORDINATE ALL PHASING AND UTILITY INTERRUPTIONS OF THIS PROJECT WITH THE OWNER AND ARCHITECT AS TO DO THE LEAST POSSIBLE INTERRUPTIONS. (AS REQ'D)
3. PROVIDE CONSTRUCTION BARRICADES AS REQUIRED TO PROTECT THE PUBLIC'S HEALTH AND SAFETY INCLUDING WORK UNDER CONSTRUCTION TO THE REQUIREMENTS OF THE OWNER. COVER OPEN TRENCHES WITH ADEQUATE SOLID MATERIAL.
4. ALL N.I.C. ITEMS INDICATED ON PLAN ARE NOT A PART OF THIS APPROVAL.

SITE PLAN GENERAL NOTES

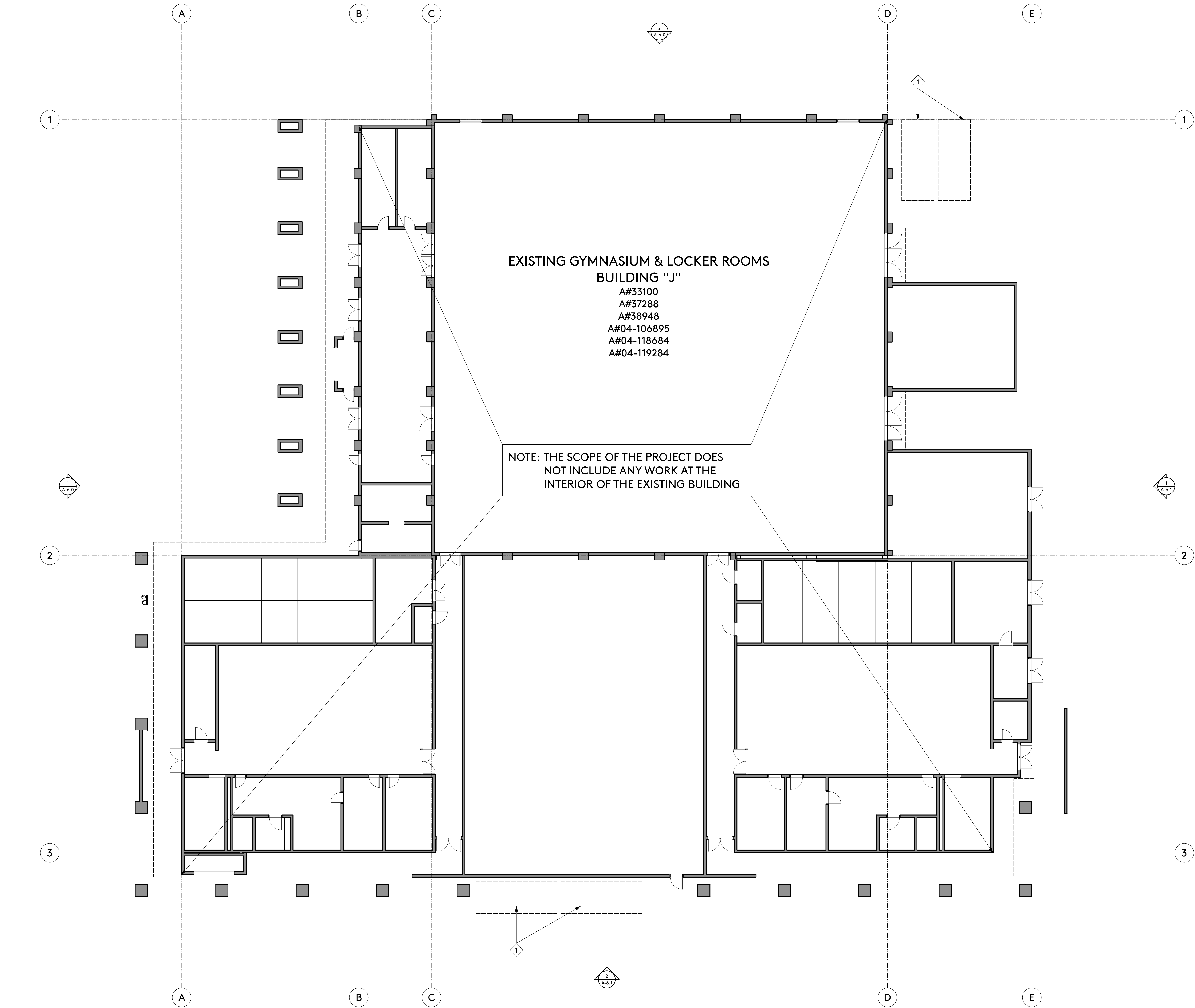
SITE PLAN KEYNOTES

- EXISTING BUILDING OUTLINE (N.I.C.)
- EXISTING BUILDING OUTLINE (IN SCOPE OF WORK)
- PLAN KEYNOTES
- DETAIL NUMBER
SHEET NUMBER

SITE PLAN SYMBOLS

SITE PLAN

1



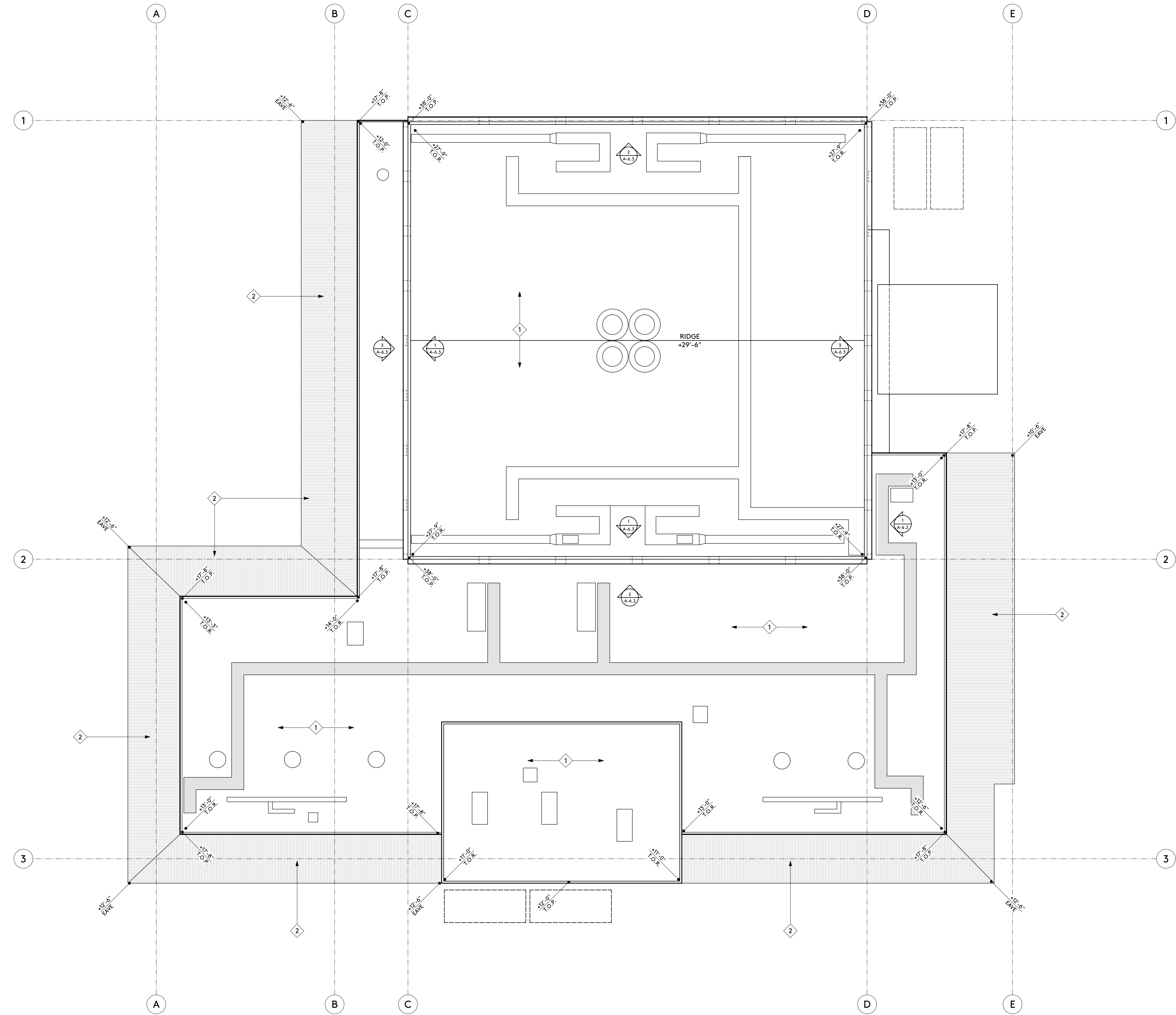
1. EXISTING METAL STORAGE CONTAINER, RELOCATE AS REQUIRED TO ACCESS THE BUILDING EXTERIOR IN ORDER TO PERFORM THE SCOPE OF THE WORK. COORDINATE WITH THE OWNER FOR NEW LOCATION AND SCHEDULE OF RELOCATION. IF RELOCATED, MOVE BACK TO ORIGINAL LOCATION AT THE CONCLUSION OF THE PROJECT, UNLESS DIRECTED OTHERWISE BY THE OWNER.

KEYNOTES

- EXISTING WALL
- PLAN KEYNOTES
- ELEVATION DETAIL REFERENCE NUMBER
SHEET REFERENCE NUMBER
- DETAIL REFERENCE NUMBER
SHEET REFERENCE NUMBER
- GRID LINE

1
true plan

SCALE: 1" = 10'-0"



1. EXISTING MEMBRANE ROOFING MATERIAL TO REMAIN, U.N.O. PROTECT ROOFING IN-PLACE, REPAIR ANY AND ALL DAMAGE TO THE ROOFING AS A RESULT OF THE WORK OF THIS PROJECT, TO THE OWNER'S AND ROOFING MANUFACTURER'S SATISFACTION.
2. EXISTING "S" TILE ROOFING TO REMAIN, U.N.O. PROTECT ROOFING TILES IN-PLACE, REPAIR ANY AND ALL DAMAGE TO THE ROOFING TILES AS A RESULT OF THE WORK OF THIS PROJECT, TO THE OWNER'S AND ROOFING TILE MANUFACTURER'S SATISFACTION.

KEYNOTES



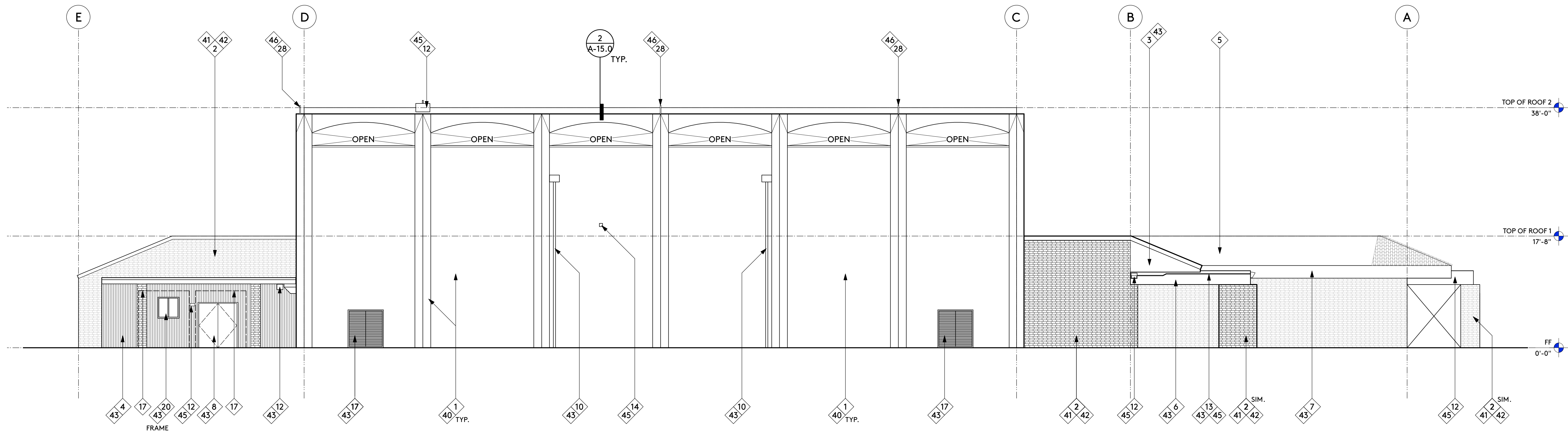
- EXISTING WALL / PARAPET
- PLAN KEYNOTES
- ELEVATION DETAIL REFERENCE NUMBER
SHEET REFERENCE NUMBER
- DETAIL REFERENCE NUMBER
SHEET REFERENCE NUMBER
- HEIGHT OF ROOF ELEMENT ABOVE
FINISH FLOOR
ROOF ELEMENT: T.O.P. = TOP OF PARAPET
T.O.R. = TOP OF ROOF
- GRID LINE

true plan

1
SCALE: 1" = 10'-0"

SYMBOLS

GYMNASIUM ROOF PLAN



GYMNASIUM EXTERIOR ELEVATION - NORTH

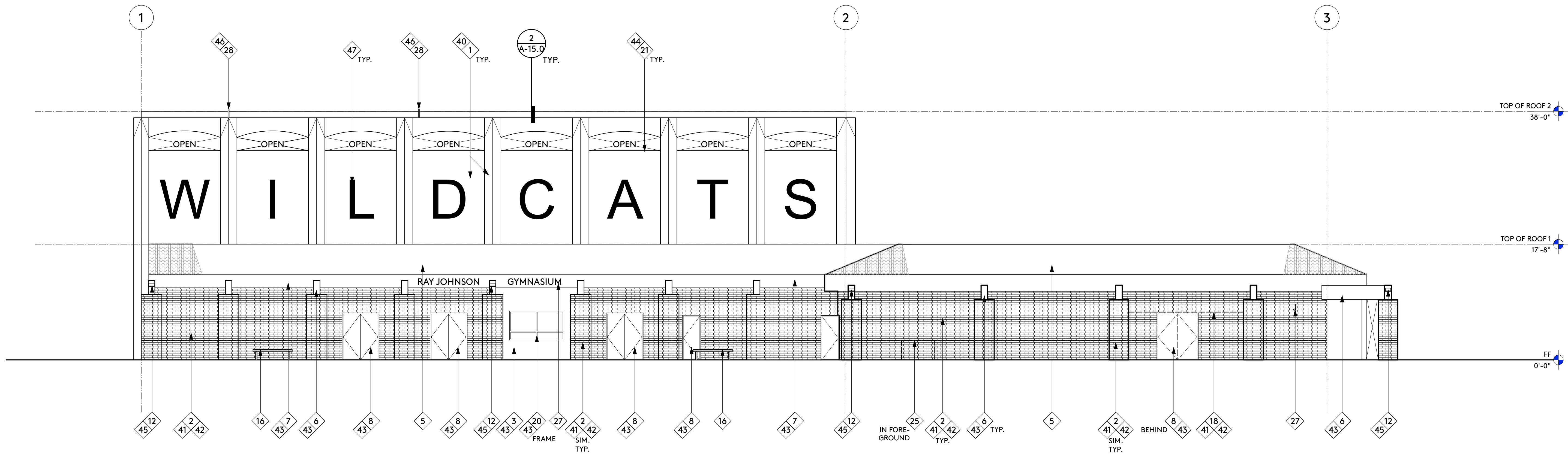
2

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

- EXISTING CONCRETE EXTERIOR WALL
- EXISTING CONCRETE MASONRY UNIT EXTERIOR WALL
- EXISTING EXTERIOR PLASTER WALL FINISH
- EXISTING WOOD SIDING
- EXISTING "S" TILE ROOFING TILE
- EXISTING EXPOSED BEAM
- EXISTING PLASTER FASCIA
- EXISTING EXTERIOR DOOR
- EXISTING METAL ROLL-UP DOOR
- EXISTING METAL SCUPPER AND DOWNSPOUT
- EXISTING EXTERIOR METAL LOUVER
- EXISTING SURFACE MOUNTED LIGHT FIXTURE
- EXISTING EXPOSED ELECTRICAL CONDUIT
- EXISTING EXPOSED ELECTRICAL DEVICE, FIELD VERIFY FUNCTION
- EXISTING WATER/GAS/PLUMBING PIPING TO REMAIN
- EXISTING SITE BENCH TO REMAIN, PROTECT IN-PLACE
- EXISTING METAL STORAGE CONTAINER, RELOCATE AS REQUIRED TO PERFORM NEW WORK, ALSO REFER TO SITE PLAN.
- EXISTING PARTIAL HEIGHT MASONRY WALL IN FRONT OF BUILDING EXTERIOR WALL
- EXISTING BUILDING OVERHANG
- EXISTING EXTERIOR WINDOW AND FRAME TO REMAIN, PROTECT IN PLACE
- EXISTING METAL COPING CAP
- EXISTING METAL FLASHING OVER ROOFING TERMINATION
- EXISTING ROOFING TERMINATION AT WALL
- EXISTING VERTICAL ROOFING MEMBRANE
- EXISTING EXTERIOR DRINKING FOUNTAIN PEDESTAL
- EXISTING ROOF LADDER
- EXISTING METAL LETTERING TO REMAIN, PROTECT IN PLACE
- EXISTING ABANDONED LIGHTING STANCHION
- 29 -
- NOT USED
- ALL EXPOSED CONCRETE SURFACES TO RECEIVE NEW PROTECTIVE COATING SYSTEM, REFER TO DETAIL 1/A-15.0
- EXISTING EXPOSED CONCRETE MASONRY SURFACES TO BE POWER WASHE
- EXISTING EXPOSED CONCRETE MASONRY SURFACES TO RECEIVE NEW ANTI-GRAFFITI COATING PER SPECIFICATIONS (ADDITIVE ALTERNATE #1)
- PROVIDE NEW PAINT FINISH PER SPECIFICATIONS
- REMOVE AND REINSTALL OVER NEW LIQUID SADDLE FLASHING, REFER TO DETAIL 3/A-15.0
- REPLACE MISSING AND/OR DETERIORATED ELECTRICAL J-BOX COVERS WITH NEW WEATHER-TIGHT COVER PLATES
- CHIP AND REMOVE ALL DETERIORATED EXISTING SEALANT LAYERS & PATCHING MATERIALS, RE-SEAL WITH URETHANE SEALANT PER SPECIFICATIONS
- RE-Paint EXISTING LETTERING / GRAPHICS, VERIFY LETTERING, FONT, SIZE AND GRAPHICS WITH OWNER.

NOTE: ALL EXISTING ROOM AND DOOR SIGNAGE TO BE REMOVED INTACT, STORED AND REINSTALLED AT EXISTING LOCATIONS AFTER THE COMPLETION OF WORK TO WALLS / SUBSTRATES BEHIND SIGNAGE

KEYNOTES



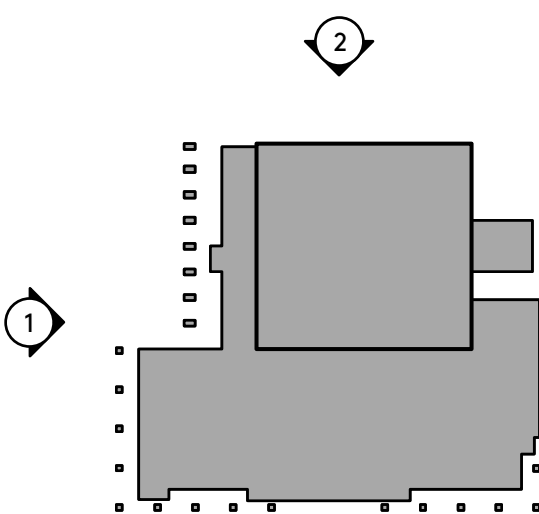
GYMNASIUM EXTERIOR ELEVATION - WEST

1

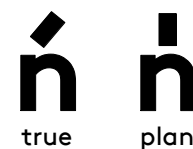
SCALE: 1/8" = 1'-0"

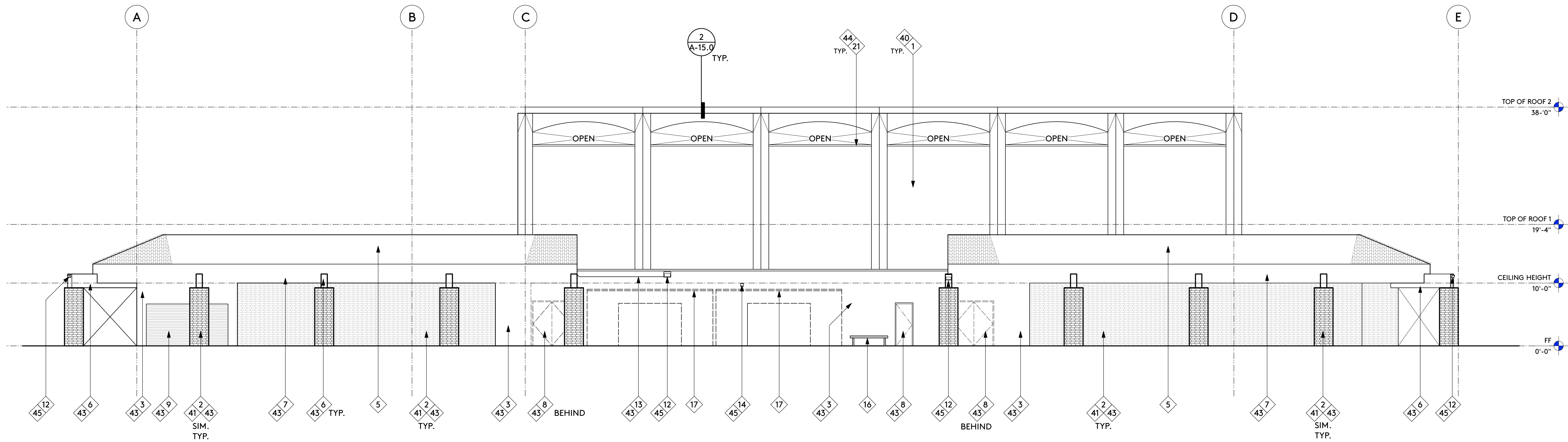
- PLAN KEYNOTES
- DETAIL REFERENCE NUMBER
SHEET REFERENCE NUMBER
- GRID LINE

SYMBOLS



KEYPLAN





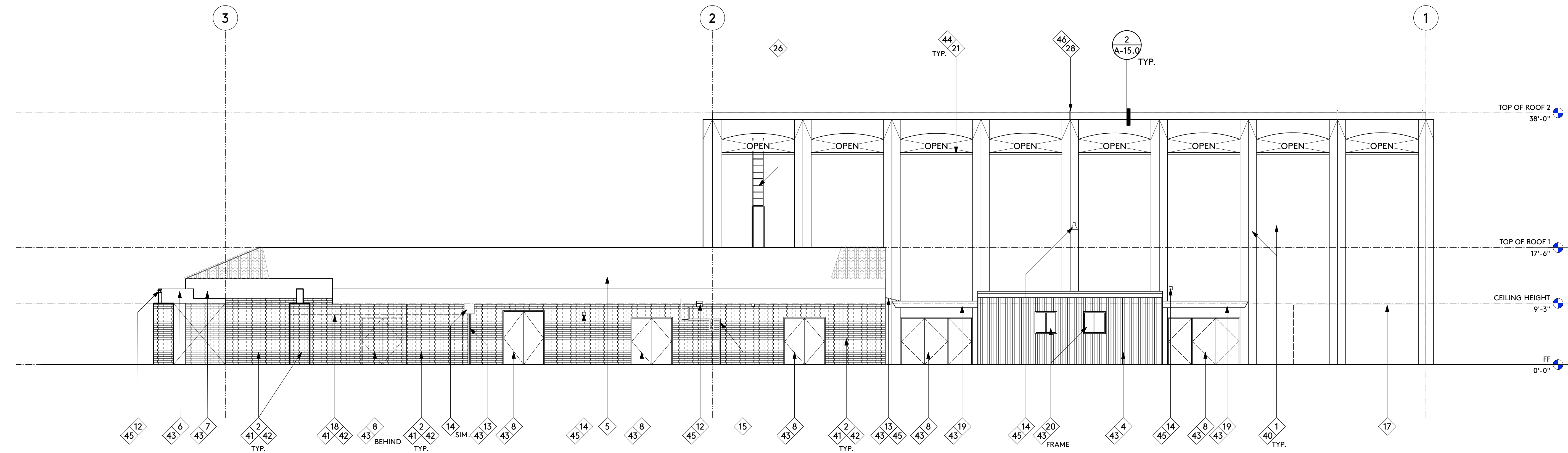
GYMNASIUM EXTERIOR ELEVATION - SOUTH

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

1. EXISTING CONCRETE EXTERIOR WALL
2. EXISTING CONCRETE MASONRY UNIT EXTERIOR WALL
3. EXISTING EXTERIOR PLASTER WALL FINISH
4. EXISTING WOOD SIDING
5. EXISTING "S" TILE ROOFING TILE
6. EXISTING EXPOSED BEAM
7. EXISTING PLASTER FASCIA
8. EXISTING EXTERIOR DOOR
9. EXISTING METAL ROLL-UP DOOR
10. EXISTING METAL SCUPPER AND DOWNSPOUT
11. EXISTING EXTERIOR METAL LOUVER
12. EXISTING SURFACE MOUNTED LIGHT FIXTURE
13. EXISTING EXPOSED ELECTRICAL CONDUIT
14. EXISTING EXPOSED ELECTRICAL DEVICE, FIELD VERIFY FUNCTION
15. EXISTING WATER/GAS/PLUMBING PIPING TO REMAIN
16. EXISTING SITE BENCH TO REMAIN, PROTECT IN-PLACE
17. EXISTING METAL STORAGE CONTAINER, RELOCATE AS REQUIRED TO PERFORM NEW WORK, ALSO REFER TO SITE PLAN.
18. EXISTING PARTIAL HEIGHT MASONRY WALL IN FRONT OF BUILDING EXTERIOR WALL
19. EXISTING BUILDING OVERHANG
20. EXISTING EXTERIOR WINDOW AND FRAME TO REMAIN, PROTECT IN PLACE
21. EXISTING METAL COPING CAP
22. EXISTING METAL FLASHING OVER ROOFING TERMINATION
23. EXISTING ROOFING TERMINATION AT WALL
24. EXISTING VERTICAL ROOFING MEMBRANE
25. EXISTING EXTERIOR DRINKING FOUNTAIN PEDESTAL
26. EXISTING ROOF LADDER
27. EXISTING METAL LETTERING TO REMAIN, PROTECT IN PLACE
28. EXISTING ABANDONED LIGHTING STANCHION
29. - 39. NOT USED
40. ALL EXPOSED CONCRETE SURFACES TO RECEIVE NEW PROTECTIVE COATING SYSTEM, REFER TO DETAIL 1/A-15.0
41. EXISTING EXPOSED CONCRETE MASONRY SURFACES TO BE POWER WASHED
42. EXISTING EXPOSED CONCRETE MASONRY SURFACES TO RECEIVE NEW ANTI-GRAFFITI COATING PER SPECIFICATIONS (ADDITIVE ALTERNATE #1)
43. PROVIDE NEW PAINT FINISH PER SPECIFICATIONS
44. REMOVE AND REINSTALL OVER NEW LIQUID SADDLE FLASHING, REFER TO DETAIL 3/A-15.0
45. REPLACE MISSING AND/OR DETERIORATED ELECTRICAL J-BOX COVERS WITH NEW WEATHER-TIGHT COVER PLATES
46. CHIP AND REMOVE ALL DETERIORATED EXISTING SEALANT LAYERS & PATCHING MATERIALS, RE-SEAL WITH URETHANE SEALANT PER SPECIFICATIONS
47. RE-Paint EXISTING LETTERING / GRAPHICS, VERIFY LETTERING, FONT, SIZE AND GRAPHICS WITH OWNER.

NOTE: ALL EXISTING ROOM AND DOOR SIGNAGE TO BE REMOVED INTACT, STORED AND REINSTALLED AT EXISTING LOCATIONS AFTER THE COMPLETION OF WORK TO WALLS / SUBSTRATES BEHIND SIGNAGE

KEYNOTES

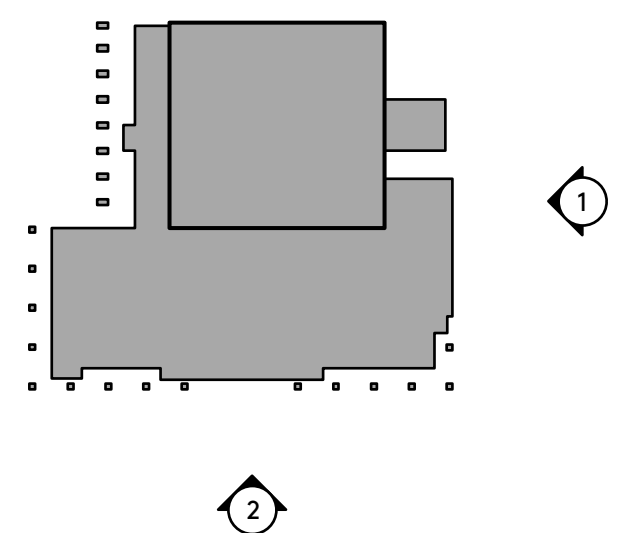


GYMNASIUM EXTERIOR ELEVATION - EAST

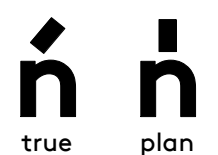
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SCALE: 1/8" = 1'-0"

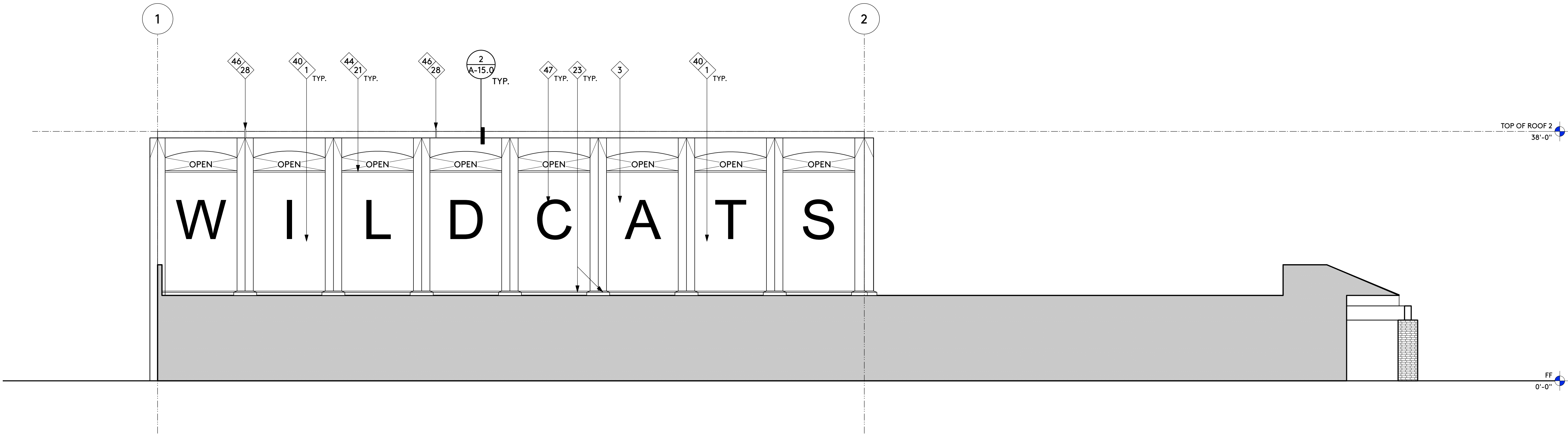
- ← 1 PLAN KEYNOTES
- 1
A-8.0
DETAIL REFERENCE NUMBER
SHEET REFERENCE NUMBER
- 1 GRID LINE

SYMBOLS



KEYPLAN

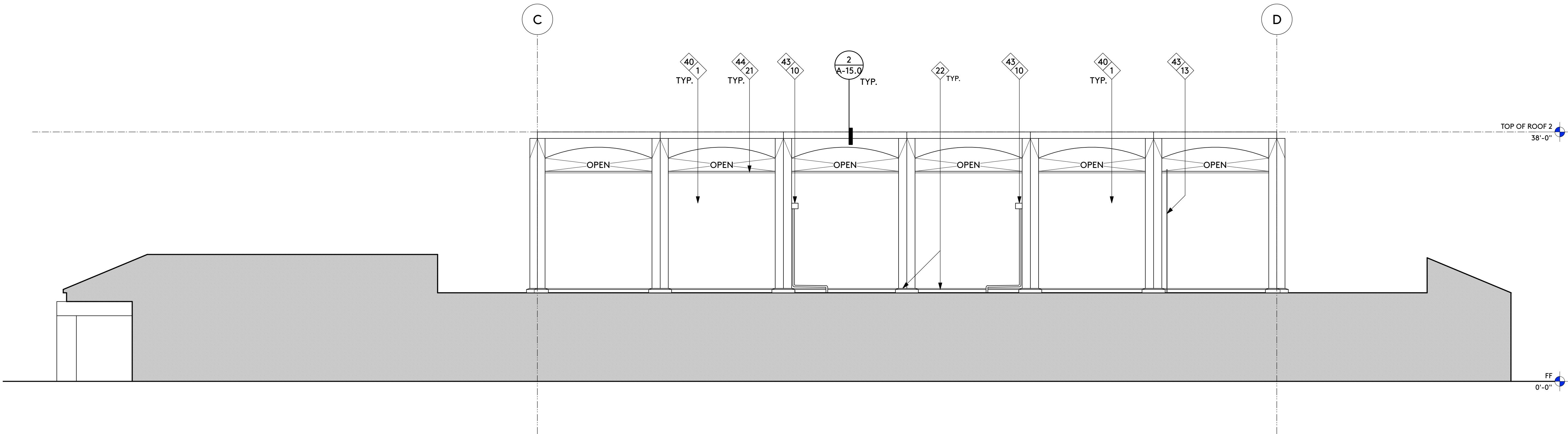




PARTIAL EXTERIOR ELEVATION - WEST

3

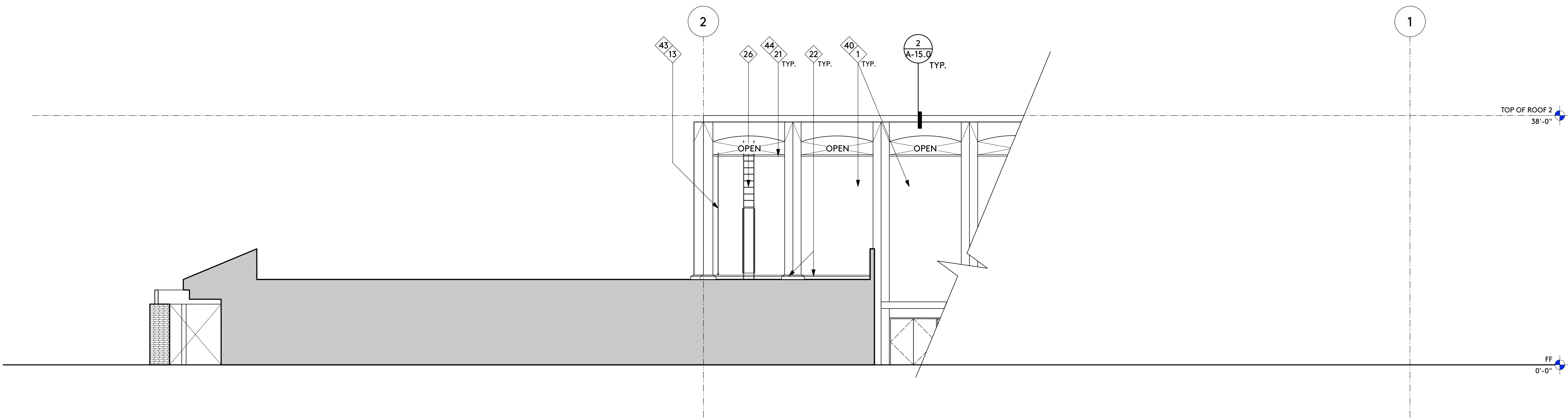
SCALE: 1/8" = 1'-0"



PARTIAL EXTERIOR ELEVATION - SOUTH

2

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



PARTIAL EXTERIOR ELEVATION - EAST

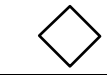
1

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8. EXISTING EXTERIOR DOOR
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13. EXISTING EXPOSED ELECTRICAL CONDUIT
14. EXISTING EXPOSED ELECTRICAL DEVICE, FIELD VERIFY FUNCTION
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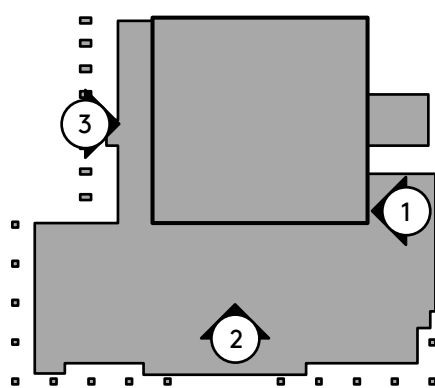
NOTE: ALL EXISTING ROOM AND DOOR SIGNAGE TO BE REMOVED INTACT, STORED AND REINSTALLED AT EXISTING LOCATIONS AFTER THE COMPLETION OF WORK TO WALLS / SUBSTRATES BEHIND SIGNAGE

KEYNOTES

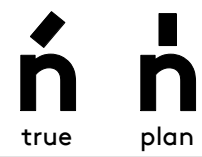


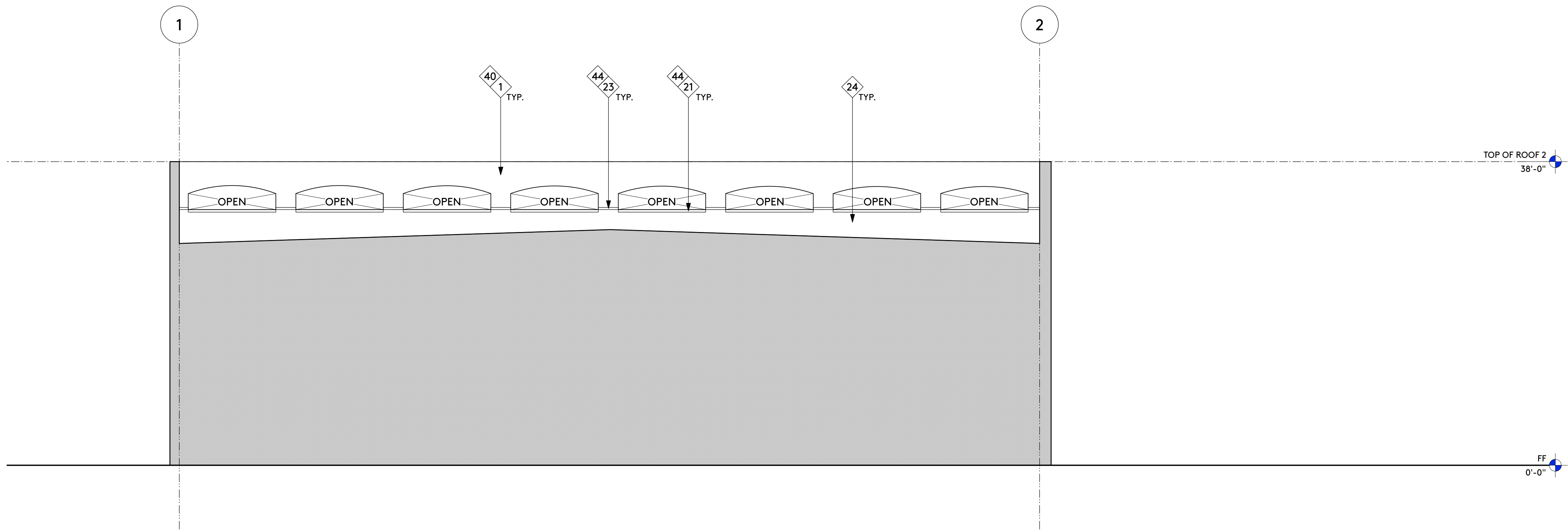
- PLAN KEYNOTES
- DETAIL REFERENCE NUMBER
- SHEET REFERENCE NUMBER
- GRID LINE

SYMBOLS



KEYPLAN

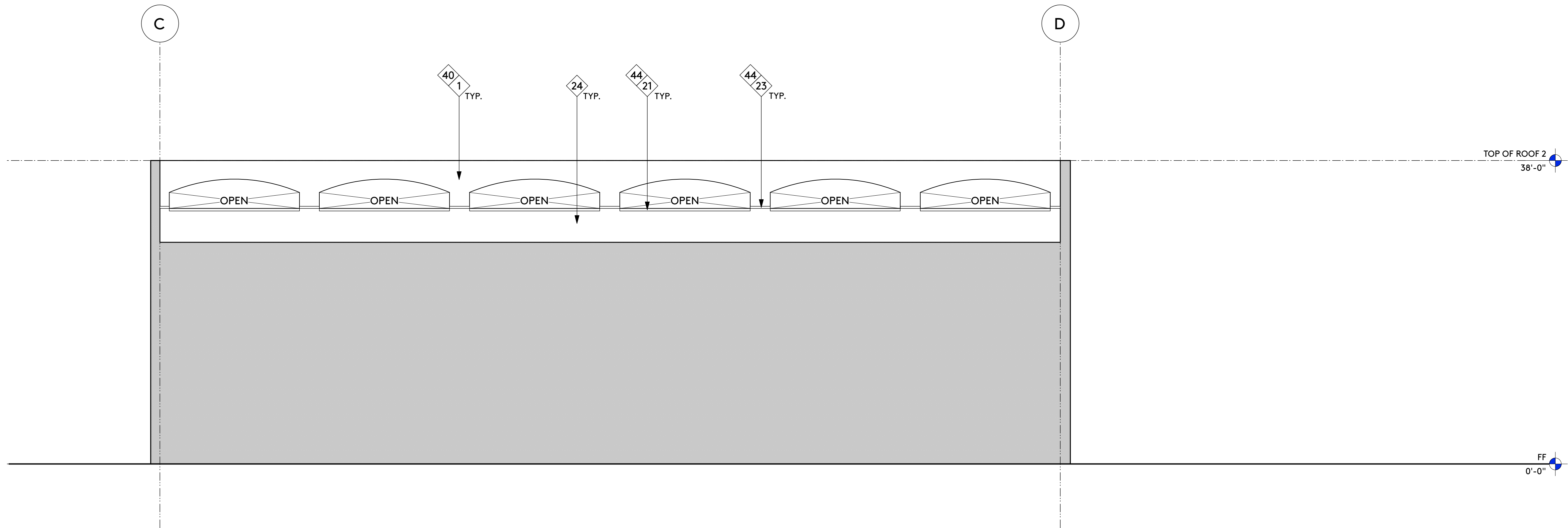




PARTIAL EXTERIOR ELEVATION - EAST

3

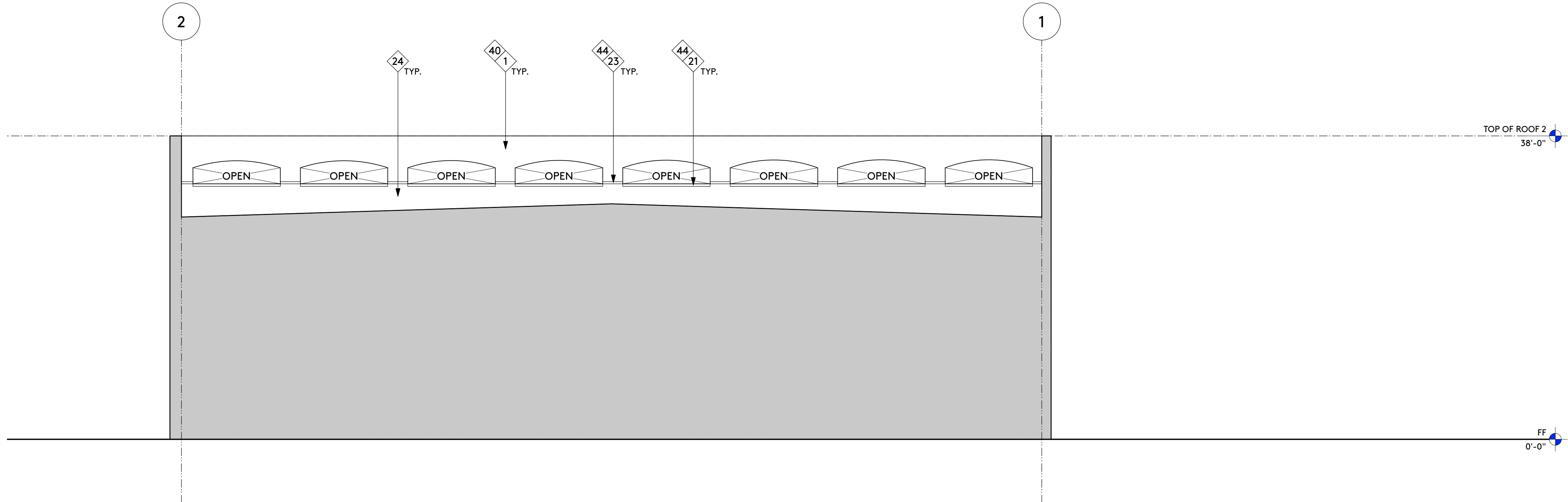
SCALE: 1/8" = 1'-0"



PARTIAL EXTERIOR ELEVATION - SOUTH

2

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



PARTIAL EXTERIOR ELEVATION - WEST

1

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

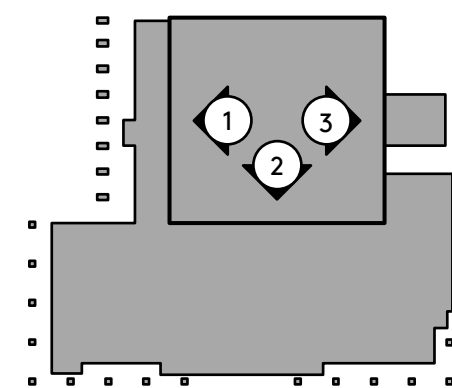
- EXISTING CONCRETE EXTERIOR WALL
- EXISTING CONCRETE MASONRY UNIT EXTERIOR WALL
- EXISTING EXTERIOR PLASTER WALL FINISH
- EXISTING WOOD SIDING
- EXISTING "S" TILE ROOFING TILE
- EXISTING EXPOSED BEAM
- EXISTING PLASTER FASCIA
- EXISTING EXTERIOR DOOR
- EXISTING METAL ROLL-UP DOOR
- EXISTING METAL SCUPPER AND DOWNSPOUT
- EXISTING EXTERIOR METAL LOUVER
- EXISTING SURFACE MOUNTED LIGHT FIXTURE
- EXISTING EXPOSED ELECTRICAL CONDUIT
- EXISTING EXPOSED ELECTRICAL DEVICE, FIELD VERIFY FUNCTION
- EXISTING WATER/GAS/PLUMBING PIPING TO REMAIN
- EXISTING SITE BENCH TO REMAIN, PROTECT IN-PLACE
- EXISTING METAL STORAGE CONTAINER, RELOCATE AS REQUIRED TO PERFORM NEW WORK, ALSO REFER TO SITE PLAN.
- EXISTING PARTIAL HEIGHT MASONRY WALL IN FRONT OF BUILDING EXTERIOR WALL
- EXISTING BUILDING OVERHANG
- EXISTING EXTERIOR WINDOW AND FRAME TO REMAIN, PROTECT IN PLACE
- EXISTING METAL COPING CAP
- EXISTING METAL FLASHING OVER ROOFING TERMINATION
- EXISTING ROOFING TERMINATION AT WALL
- EXISTING VERTICAL ROOFING MEMBRANE
- EXISTING EXTERIOR DRINKING FOUNTAIN PEDESTAL
- EXISTING ROOF LADDER
- EXISTING METAL LETTERING TO REMAIN, PROTECT IN PLACE
- EXISTING ABANDONED LIGHTING STANCHION
- 39 - NOT USED
- ALL EXPOSED CONCRETE SURFACES TO RECEIVE NEW PROTECTIVE COATING SYSTEM, REFER TO DETAIL 1/A-15.0
- EXISTING EXPOSED CONCRETE MASONRY SURFACES TO BE POWER WASHE
- EXISTING EXPOSED CONCRETE MASONRY SURFACES TO RECEIVE NEW ANTI-GRAFFITI COATING PER SPECIFICATIONS (ADDITIVE ALTERNATE #1)
- PROVIDE NEW PAINT FINISH PER SPECIFICATIONS
- REMOVE AND REINSTALL OVER NEW LIQUID SADDLE FLASHING, REFER TO DETAIL 3/A-15.0
- REPLACE MISSING AND/OR DETERIORATED ELECTRICAL J-BOX COVERS WITH NEW WEATHER-TIGHT COVER PLATES
- CHIP AND REMOVE ALL DETERIORATED EXISTING SEALANT LAYERS & PATCHING MATERIALS, RE-SEAL WITH URETHANE SEALANT PER SPECIFICATIONS
- RE-Paint EXISTING LETTERING / GRAPHICS, VERIFY LETTERING, FONT, SIZE AND GRAPHICS WITH OWNER.

KEYNOTES

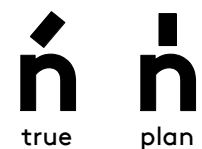


- ← 1 PLAN KEYNOTES
- 1
A-8.0
DETAIL REFERENCE NUMBER
SHEET REFERENCE NUMBER
- 1 GRID LINE

SYMBOLS



KEYPLAN



1.

EXISTING CONCRETE EXTERIOR WALL
2.

EXISTING CONCRETE MASONRY UNIT EXTERIOR WALL
3.

EXISTING EXTERIOR PLASTER WALL FINISH
4.

EXISTING WOOD SIDING
5.

EXISTING "S" TILE ROOFING TILE
6.

EXISTING EXPOSED BEAM
7.

EXISTING PLASTER FASCIA
8.

EXISTING EXTERIOR DOOR
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EXISTING METAL ROLL-UP DOOR
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EXISTING METAL SCUPPER AND DOWNSPOUT
11.

EXISTING EXTERIOR METAL LOUVER
12.

EXISTING SURFACE MOUNTED LIGHT FIXTURE
13.

EXISTING EXPOSED ELECTRICAL CONDUIT
14.

EXISTING EXPOSED ELECTRICAL DEVICE, FIELD VERIFY FUNCTION
15.

EXISTING WATER/GAS/PLUMBING PIPING TO REMAIN
16.

EXISTING SITE BENCH TO REMAIN, PROTECT IN-PLACE
17.

EXISTING METAL STORAGE CONTAINER, RELOCATE AS REQUIRED TO PERFORM NEW WORK, ALSO REFER TO SITE PLAN.
18.

EXISTING PARTIAL HEIGHT MASONRY WALL IN FRONT OF BUILDING EXTERIOR WALL
19.

EXISTING BUILDING OVERHANG
20.

EXISTING EXTERIOR WINDOW AND FRAME TO REMAIN, PROTECT IN PLACE
21.

EXISTING METAL COPING CAP
22.

EXISTING METAL FLASHING OVER ROOFING TERMINATION
23.

EXISTING ROOFING TERMINATION AT WALL
24.

EXISTING VERTICAL ROOFING MEMBRANE
25.

EXISTING EXTERIOR DRINKING FOUNTAIN PEDESTAL
26.

EXISTING ROOF LADDER
27.

EXISTING METAL LETTERING TO REMAIN, PROTECT IN PLACE
28.

EXISTING ABANDONED LIGHTING STANCHION
29. - 39.

NOT USED
40.

ALL EXPOSED CONCRETE SURFACES TO RECEIVE NEW PROTECTIVE COATING SYSTEM, REFER TO DETAIL 3/A-15.0
41.

EXISTING EXPOSED CONCRETE MASONRY SURFACES TO BE POWER WASHED
42.

EXISTING EXPOSED CONCRETE MASONRY SURFACES TO RECEIVE NEW ANTI-GRAFFITI COATING PER SPECIFICATIONS (ADDITIVE ALTERNATE #1)
43.

PROVIDE NEW PAINT FINISH PER SPECIFICATIONS
44.

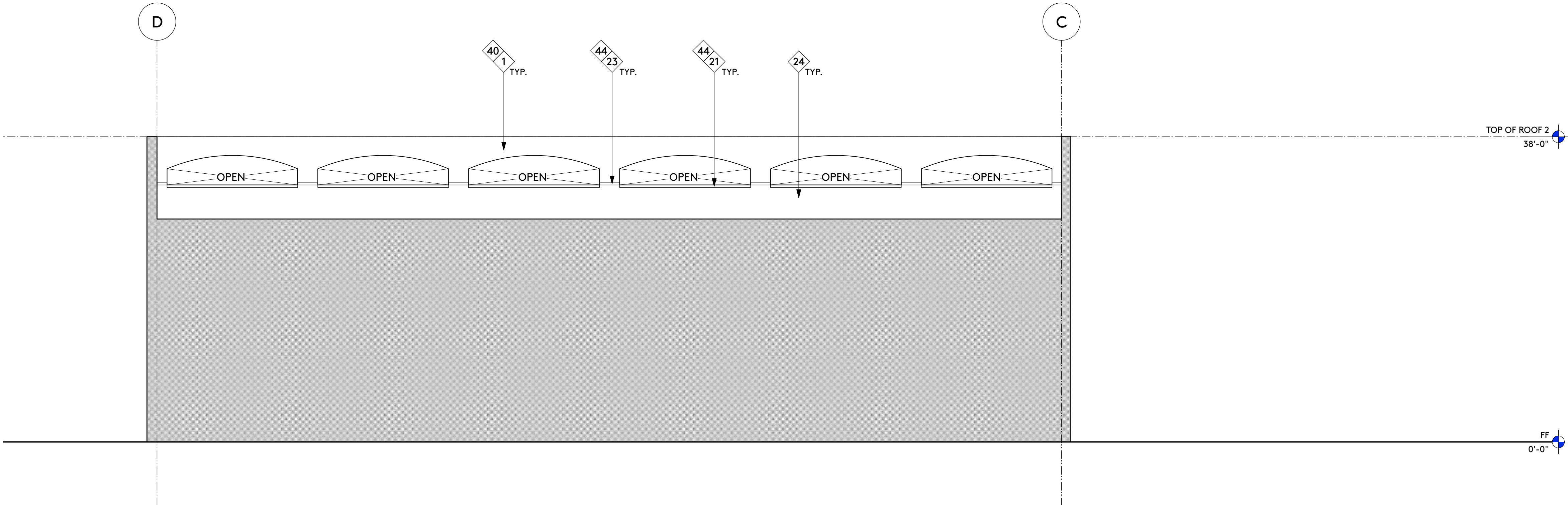
REMOVE AND REINSTALL OVER NEW LIQUID SADDLE FLASHING, REFER TO DETAIL 3/A-15.0
45.

REPLACE MISSING AND/OR DETERIORATED ELECTRICAL J-BOX COVERS WITH NEW WEATHER-TIGHT COVER PLATES
46.

CHIP AND REMOVE ALL DETERIORATED EXISTING SEALANT LAYERS & PATCHING MATERIALS, RE-SEAL WITH URETHANE SEALANT PER SPECIFICATIONS
47.

RE-PAINT EXISTING LETTERING / GRAPHICS, VERIFY LETTERING, FONT, SIZE AND GRAPHICS WITH OWNER.

KEYNOTES



- 1

PLAN KEYNOTES
- 1

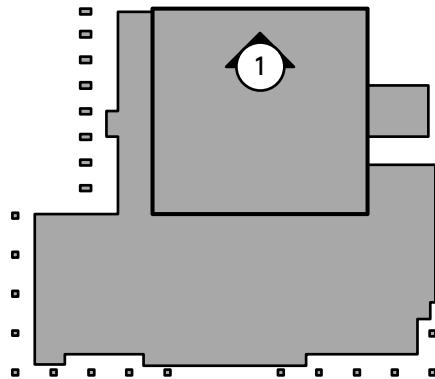
DETAIL REFERENCE NUMBER

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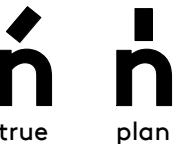
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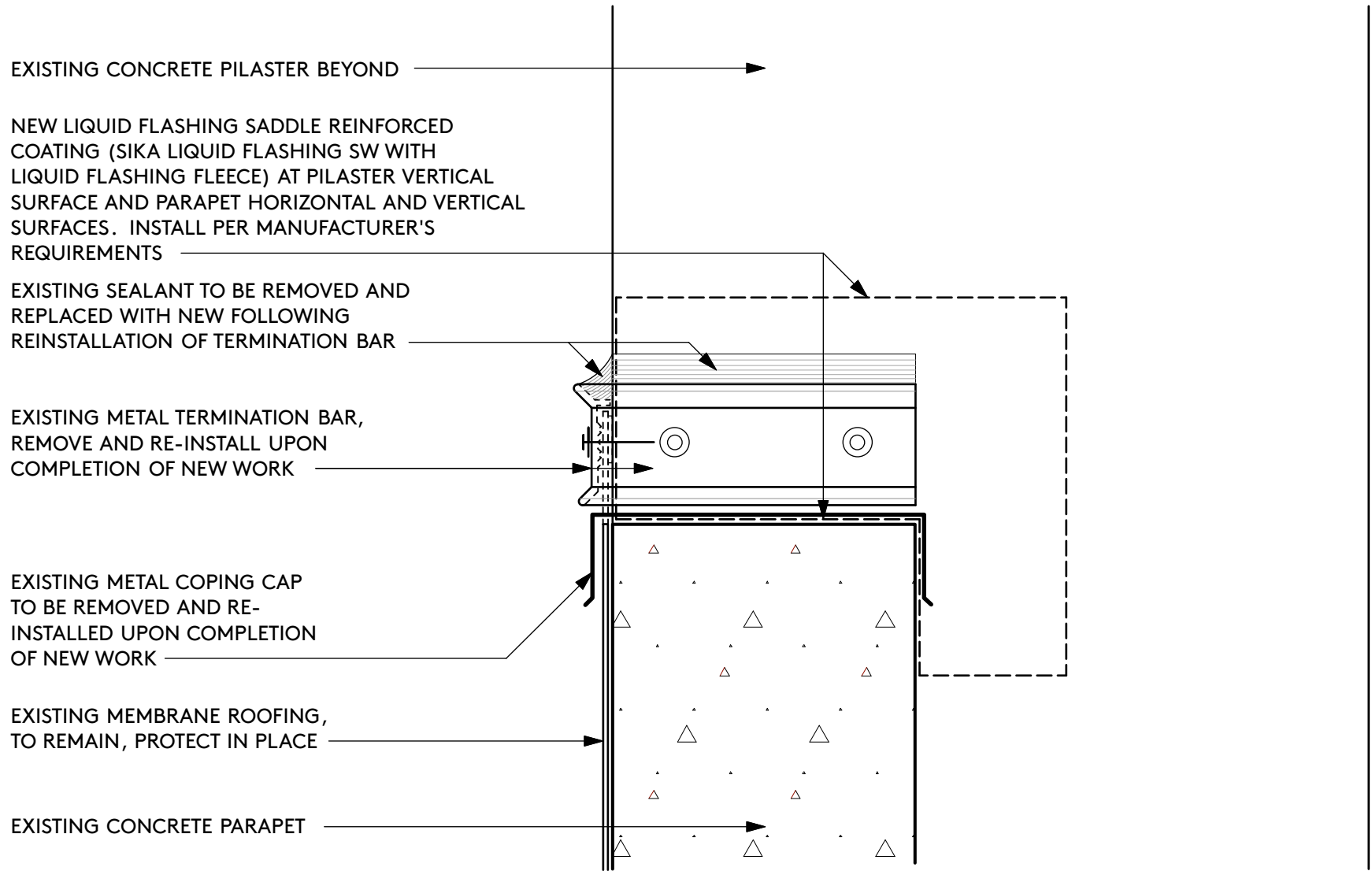
GRID LINE

SYMBOLS

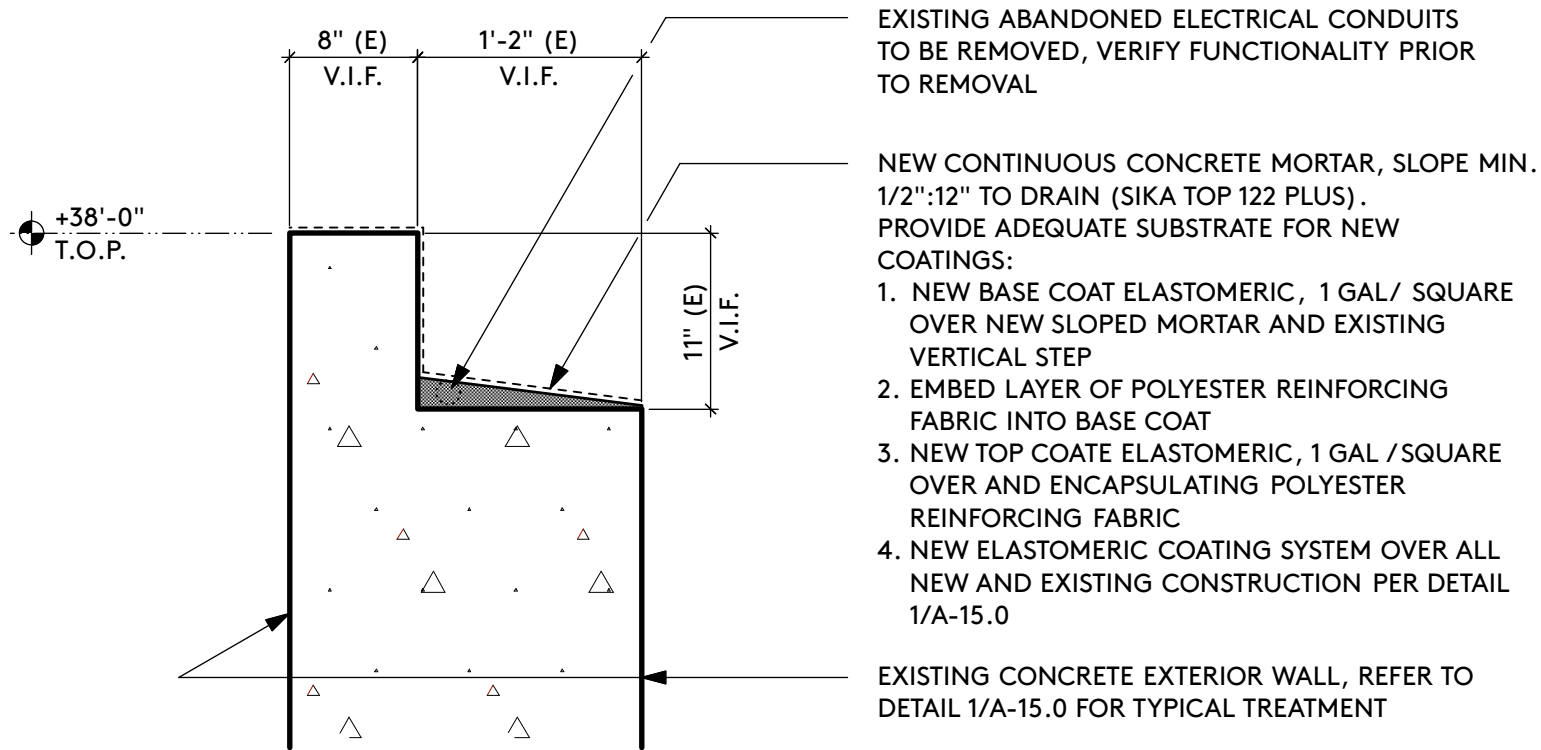


KEYPLAN

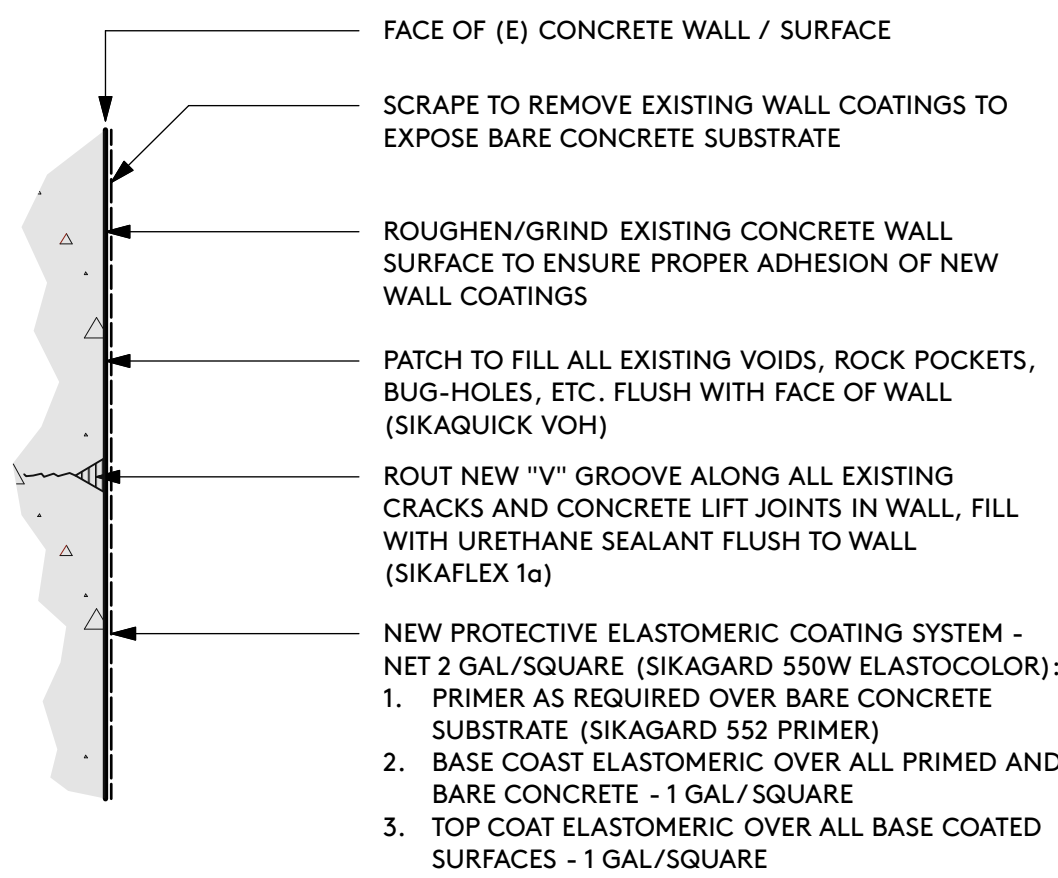




PARAPET FLASHINGS 3
SCALE: 2" = 1'-0"



TYPICAL STEPPED CONCRETE PARAPET 2
SCALE: 1" = 1'-0"



NOTE: SEQUENCE OF WORK IS SHOWN FROM TOP TO BOTTOM IN THIS DETAIL

TYPICAL CONCRETE EXTERIOR WALL TREATMENT 1
SCALE: 3" = 1'-0"