

REHABILITATION

AT:

JEFFERSON MIDDLE SCHOOL

FOR:

OCEANSIDE UNIFIED SCHOOL DISTRICT OCEANSIDE, CALIFORNIA

NOTES

THE PROJECT MANUAL, INCLUSIVE OF DETAILS, IS A PART OF THE CONSTRUCTION DOCUMENT SET.

GENERAL NOTES

- ALL WORK SHALL CONFORM TO TITLE 24, CCR (CALIFORNIA CODE OF REGULATIONS).
- CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDA OR BY A CHANGE ORDER APPROVED BY THE OFFICE OF THE STATE ARCHITECT AS REQUIRED BY SECTION 4-339, PART 1, TITLE 24 C.C.R.
- AN INSPECTOR OF RECORD, (IOR) EMPLOYED BY THE SCHOOL DISTRICT (OWNER) AND APPROVED BY THE DEPARTMENT OF STATE ARCHITECT SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-432, PART 1, TITLE 24 C.C.R. SUCH INSPECTOR SHALL CONFORM TO THE CLASSIFICATION CRITERIA AS PROVIDED IN THE INTERPRETATION OF REGULATIONS (IR) A-7, DATED DEC. 1999. SUCH INSPECTOR SHALL BE, FOR THIS A MINIMUM CLASSIFICATION OF CLASS III.
- A HARDCOPY OF THE FOLLOWING CODE EDITIONS OF TITLE 24, CALIFORNIA CODE OF REGULATIONS, SHALL BE PROVIDED BY THE CONTRACTOR AND BE MADE AVAILABLE ON THE JOB(SITE) AT ALL TIMES.
2001 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2001 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24 C.C.R.
2001 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24 C.C.R.
2001 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
2001 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24 C.C.R.
2001 CALIFORNIA ENERGY CODE (CEC) PART 6, TITLE 24 C.C.R.
2001 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24 C.C.R.
2001 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
- LOCAL FIRE DEPARTMENT ACCESS, EGRESS, AND GATE ENTRANCES SHALL CONFORM TO TITLE 19, CCR, PUBLIC SAFETY SECTIONS 3.05 AND 3.16
- FIRE FLOW AND FIRE HYDRANTS SHALL COMPLY WITH THE 2001 EDITION OF TITLE 24, PART 9, CALIFORNIA FIRE CODE, APPENDICES III-AA AND III-BB.
- PUBLIC SCHOOL SHALL CONFORM TO SECTION 12061 OF THE EDUCATION CODE.
- AS REQUIRED BY SECTION 4-317 (C) PART 1 TITLE 24 THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS, SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS HEREON THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24 CALIFORNIA CODE REGULATIONS, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE DSA BEFORE PROCEEDING WITH THE WORK.

APPLICABLE CODES

WORK SHALL BE PERFORMED PER THE FOLLOWING CODES:
2001 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2001 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24 C.C.R.
2001 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24 C.C.R.
2001 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
2001 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24 C.C.R.
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2001 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24 C.C.R.
2001 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
1990 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

APPLICABLE STANDARDS

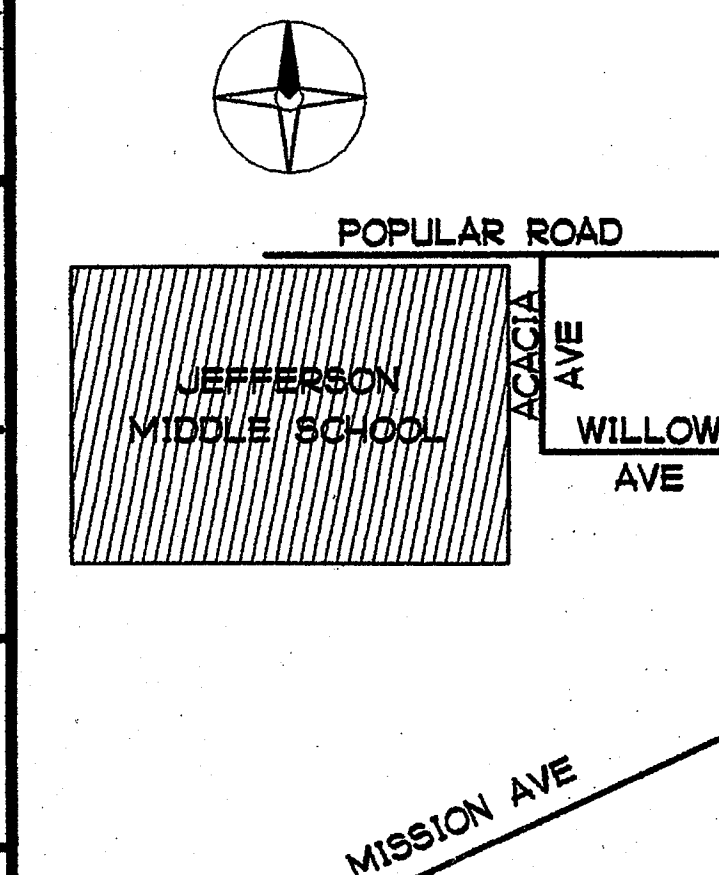
STANDARD EDITION TITLE
NFPA 13 1999 AUTOMATIC SPRINKLER SYSTEMS
NFPA 14 2000 STANDPIPE SYSTEMS
NFPA 17 1998 DRY CHEMICAL EXTINGUISHING SYSTEMS
NFPA 17A 1998 WET CHEMICAL EXTINGUISHING SYSTEMS
NFPA 20 1999 STATIONARY PUMPS
NFPA 24 1999 PRIVATE FIRE MAINS (INCLUDED IN NFPA 13)
NFPA 72 1999 NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED)
(NOTE SEE UL STANDARD 1971 FOR VISUAL DEVICES)
NFPA 2001 2000 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS
NFPA 2001 2000 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS
REFERENCE CODE SECTION FOR NFPA STANDARDS - 2001 CFC (5FM) 3504.1

BARRIER FREE PATH OF TRAVEL

BARRIER FREE PATH OF TRAVEL AS INDICATED IS A BARRIER-FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" IN HEIGHT AT A MAXIMUM SLOPE OF 1:2, EXCEPT THAT ABRUPT CHANGES MAY NOT EXCEED 1/4" IN VERTICAL HEIGHT. CONTRACTOR SHALL VERIFY THAT ALL BARRIERS IN THE DESIGNATED PATH OF TRAVEL HAVE BEEN REMOVED.

VINCINITY MAP

JEFFERSON MIDDLE SCHOOL
823 ACACIA AVE OCEANSIDE CA 92057



SHEET INDEX

NUMBER	SHEET TITLE	NUMBER	SHEET TITLE
T1-0	TITLE SHEET, SHEET INDEX, & VICINITY MAP	AM7-0	INTERIOR ELEVATIONS
LANDSCAPE		AMB-0	DOOR TYPES, FRAME ELEVATIONS, WINDOW TYPES
L-1	LANDSCAPE PLANTING PLAN	AMB-1	ROOM FINISH SCHEDULE
L-2	LANDSCAPE IRRIGATION PLAN	AMB-0	CASEWORK DETAILS
L-3	LANDSCAPE PLANTING IRRIGATION DETAILS	AMB-1	WINDOW & DOOR DETAILS
L-4	LANDSCAPE SPECIFICATIONS	STRUCTURAL	
ARCHITECTURAL		S1-0	CONCRETE
AO-1	EXISTING SITE SURFACE CONDITIONS & NOTES	S1-1	WOOD
AO-2	EXISTING GAS & ELECTRIC SITE UTILITY PLAN	S1-2	LIGHT GAUGE STEEL
AO-3	EXISTING FUEL OIL & HEAT PIPING SITE UTILITY PLAN	S1-3	TYPICAL SUSPENDED CEILING DETAILS
AO-4	EXISTING UNDERGROUND WATER, SEWER & STORM DRAIN SITE UTILITY PLAN	MECHANICAL BUILDING L	
AO-5	EXISTING SIGNAL SYSTEM	ML-1-1	BUILDING L MECHANICAL NOTES, LEGEND & SCHEDULE
AO-6	EXISTING ROOF TOP MOUNTED GAS & ELECTRIC	ML-1-2	BUILDING L MECHANICAL SCHEDULES
A1-0	NEW ARCHITECTURAL SITE PLAN	ML-2-1	BUILDING L MECHANICAL PLAN
A1-1	BUILDING L & M PARTIAL SITE PLAN	ML-3-1	BUILDING L MECHANICAL DETAILS
A1-2	RAMP PLAN & RAMP NOTES	MECHANICAL BUILDING M	
A1-3	RAMP SECTIONS	MM-1-1	BUILDING M MECHANICAL NOTES, LEGEND & SCHEDULE
A1-4	RAMP SECTIONS	MM-2-1	BUILDING M MECHANICAL PLAN
A1-5	EXTERIOR STAIR / RAMP DETAILS	MM-3-1	BUILDING M MECHANICAL DETAILS
A1-6	MASONRY SCREEN WALL	PLUMBING	
A1-7	EXISTING SITE DEMOLITION PLAN	PI-0	WATER AND GAS SITE REVISIONS
BUILDING L		PLUMBING BUILDING L	
AL2-0	BUILDING L DEMOLITION PLAN	PL-1-1	PLUMBING SCHEDULES, NOTES AND LEGEND
AL2-1	SLAB DEMOLITION PLAN & DETAILS	PL2-1	BUILDING L FLOOR PLAN PLUMBING
AL2-2	BUILDING L DEMOLITION CROSS SECTIONS	PL3-1	PLUMBING DETAILS
AL2-3	BUILDING L DEMOLITION CROSS SECTIONS	PLUMBING BUILDING M	
AL2-4	BUILDING L DEMOLITION CROSS SECTIONS	PM-1-1	PLUMBING SCHEDULES, NOTES AND LEGEND
AL3-0	BUILDING L FLOOR PLAN	PM2-1	BUILDING M FLOOR PLAN PLUMBING
AL3-1	NEW SLAB PLAN & DETAILS	ELECTRICAL	
AL4-0	BUILDING L CROSS SECTIONS	E1-0	ELECTRICAL SYMBOLS, ABBREVIATIONS, SHEET NOTS & SHEET INDEX
AL4-1	BUILDING L CROSS SECTIONS	E2-0	SITE POWER AND SIGNAL PLAN
AL4-2	BUILDING L CROSS SECTIONS	E3-0	SINGLE LINE DIAGRAM ELECTRICAL PANELS
AL4-3	BUILDING L FRAMING ELEVATION	E4-0	ELECTRICAL SINGLE-LINE DIAGRAM, VOICE & DATA RISER DIAGRAM
AL5-0	BUILDING L EXTERIOR ELEVATIONS	E5-0	LUMINAIRE SCHEDULE ELECTRICAL DETAILS
AL5-1	BUILDING L ROOF PLAN	ELECTRICAL BUILDING L	
AL6-0	BUILDING L CEILING PLAN	EAL-1	BUILDING L ELECTRICAL POWER AND SIGNAL PLAN
AL7-0	BUILDING L INTERIOR ELEVATIONS	EAL-2	BUILDING L LIGHTING PLAN
AL7-1	BUILDING L INTERIOR ELEVATIONS	ELECTRICAL BUILDING M	
AL7-2	BUILDING L INTERIOR ELEVATIONS	EAM-1	BUILDING M ELECTRICAL POWER AND SIGNAL PLAN
AL7-3	BUILDING L INTERIOR ELEVATIONS	EAM-2	BUILDING M LIGHTING PLAN
AL8-0	DOOR TYPES, FRAME ELEVATIONS, WINDOW TYPES	FIRE ALARM	
AL8-1	ROOM FINISH SCHEDULE	FA1	SITE PLAN FIRE ALARM SYSTEM
AL9-0	CASEWORK DETAILS	FA2	BUILDING L LOCATION LAYOUT FIRE ALARM SYSTEM
AL9-1	WINDOW & DOOR DETAILS	FA3	BUILDING M LOCATION LAYOUT FIRE ALARM SYSTEM
AL9-2	DETAILS	FA4	RISER DIAGRAM AND CALCULATIONS FIRE ALARM SYSTEM
BUILDING M		FA5	POINT TO POINT FIRE ALARM SYSTEM
AM2-0	BUILDING M DEMOLITION FLOOR PLAN		
AM2-1	BUILDING M DEMOLITION CROSS SECTIONS		
AM2-2	BUILDING M DEMOLITION CROSS SECTIONS		
AM3-0	BUILDING M FLOOR PLAN		
AM4-0	BUILDING M CROSS SECTIONS		
AM4-1	BUILDING M CROSS SECTIONS		
AM5-0	BUILDING M EXTERIOR ELEVATIONS		
AM5-1	BUILDING M ROOF PLAN		
AM6-0	BUILDING M CEILING PLAN		

51 TOTAL SHEETS

**"AS BUILT"
PLANS DO
NOT
REMOVE
FROM THE
TRAILER!**

ARCHITECT



GROTH ARCHITECTS, INC.

3355 MISSION AVE. SUITE 211 OCEANSIDE, CA 92054 PHONE 760/754-8191 FAX 760/754-8291

MECHANICAL / PLUMBING ENGINEER

T-SQUARED PROFESSIONAL ENGINEERS, INC

1165 LINDA VISTA DR. SUITE 111 SAN MARCOS, CA 92069 PHONE: 760/744-6718 FAX 760/744-6738

ELECTRICAL ENGINEER

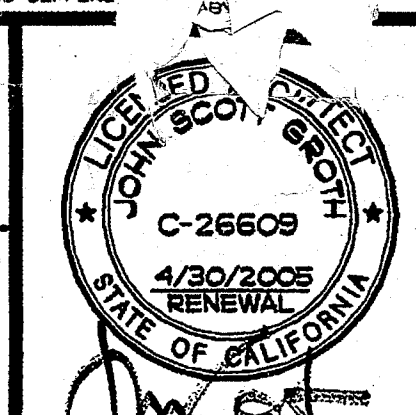
SYSKA HENNESSY GROUP

9665 GRANITE RIDGE DRIVE SAN DIEGO, CA 92123 PHONE: 858/224-0360 FAX 858/244-0361

LANDSCAPE ARCHITECT

Earth Sculpture Design

1756 KINGS ROAD VISTA, CA 92084 PHONE: 760/941-7800 FAX 760/724-8993



REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

CLUSD NO.
858-709

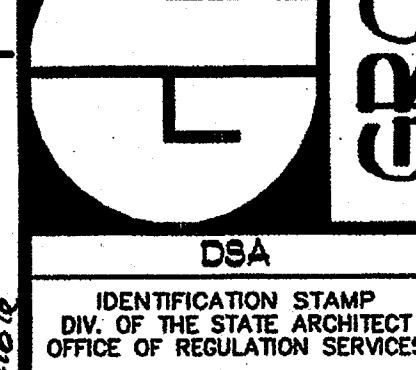
P.T.N.
73569-12

SA NO.
066

DATE
4-26-03

REVISIONS

PLOTTED 4/24/2003



SHEET TITLE
TITLE SHEET
SHEET INDEX

T1-0

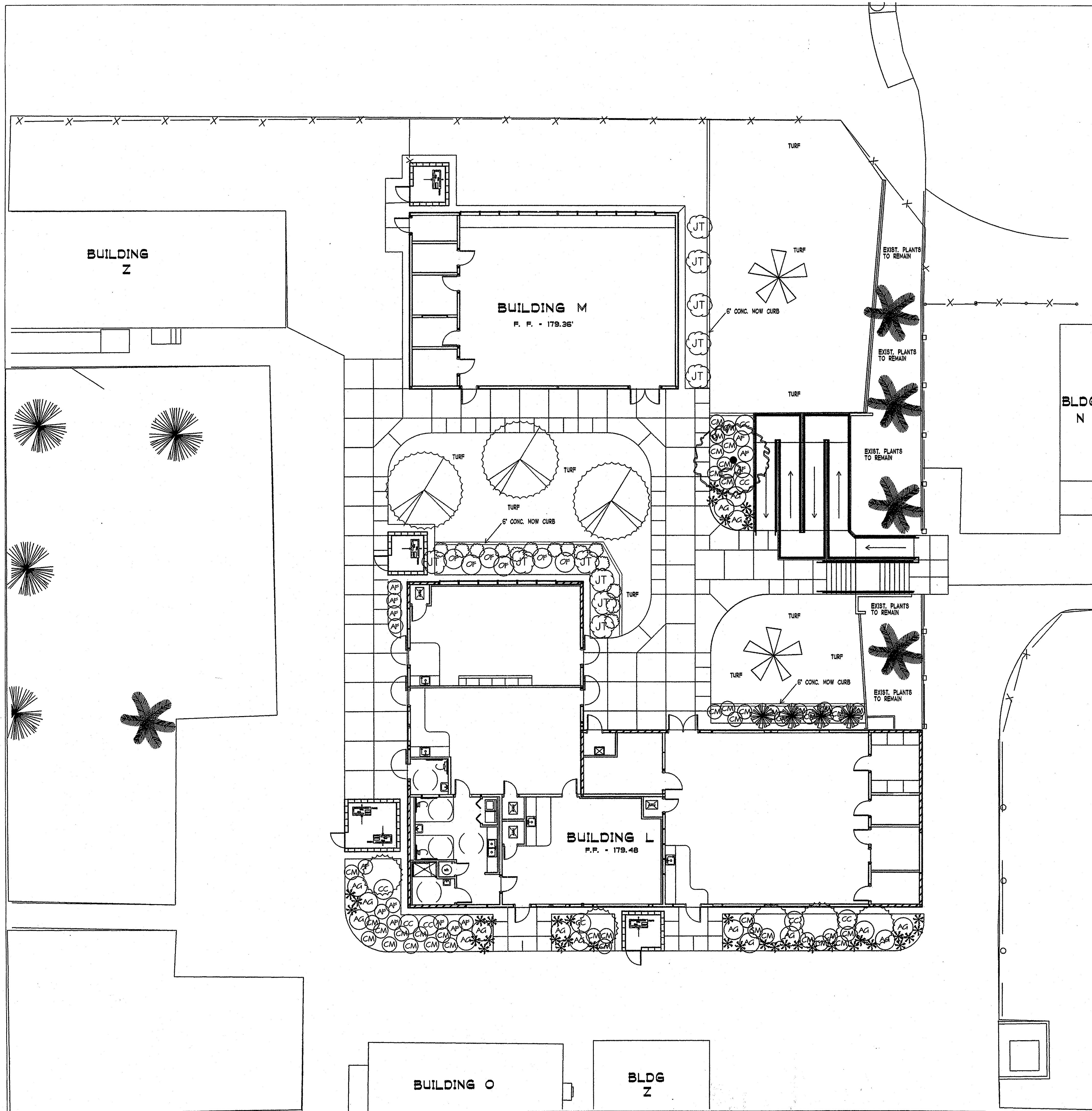
CMD

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SUITE 211
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OCEANSIDE, CALIFORNIA 92054

GROTH ARCHITECTS, INC.



PLANT LEGEND

REFER TO SHEETS L-4 & L-3 FOR DETAILS & SPECIFICATIONS

- Existing trees to remain
Cocos plumosa
Queen Palm
- Existing trees to remain
Phoenix canariensis
Canary Date Palm
- 36" Box
Cassia leptophylla
Gold Medallion Tree
- 24" Box
Aqalis flexuosa
Peppermint Tree
- 5 gallon
Lavatera maritima
Tree Mallow
- Existing to remain
Phoenix roebelenii
Pugm Date Palm
- Existing to remain
Juniperus torulosa
Twisted Juniper
- 5 Gallon
Aniqaanthus 'Bush Dawn' or 'Yellow Gem'
Kangaroo Paw
- 5 Gallon
Rhapiolepis indica 'Ballerina'
Ballerina Indian Hawthorne
- 5 Gallon
Osmanthus fragrans
Sweet Olive
- 5 Gallon
Agave attenuata
Foxtail Agave
- 5 Gallon
Pittosporum tobira Cream de Mint
Cream de Mint Dwarf Pittosporum
from Marrovia Nursery 1-800-999-9921
- 5 Gallon
Convulvulus cneorum
Bush Morning Glory
- 1 gallon or 6" pot
Kalanchoe thyrsiflora 'Solar Eclipse'
Flapjacks or Paddle Plant

Groundcover: in all planting areas.
12" o.c. from flats
Lysimachia nummularia
Moneywort

INSTALL A MIN. 2" LAYER OF SHREDDED BARK MULCH IN ALL PLANTING AREAS.

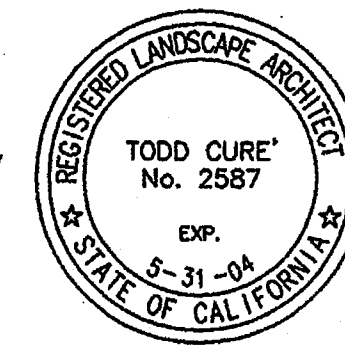
ROOT BARRIERS REQUIRED FOR ALL TREES WITHIN 5' OF PAVEMENT USE DEEPROOT BARRIER UB 24-2 PER MANUFAC. SPECS. FOR INFO CALL 1-800-766-8835

TURF AREAS: HYDROSEED
BALLFIELD MIX- 3A BY QUALITY TURF
MOW CURB: AS NOTED ON PLANS
INSTALL 6'X6' CONCRETE MOW CURB

LANDSCAPE PLANTING PLAN

1" = 10'

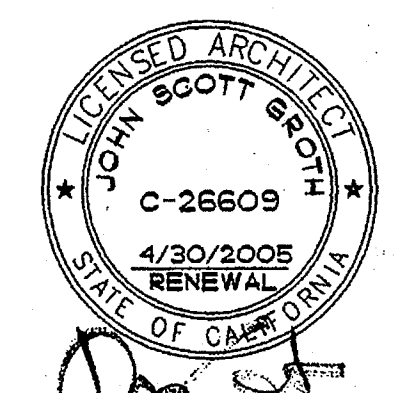
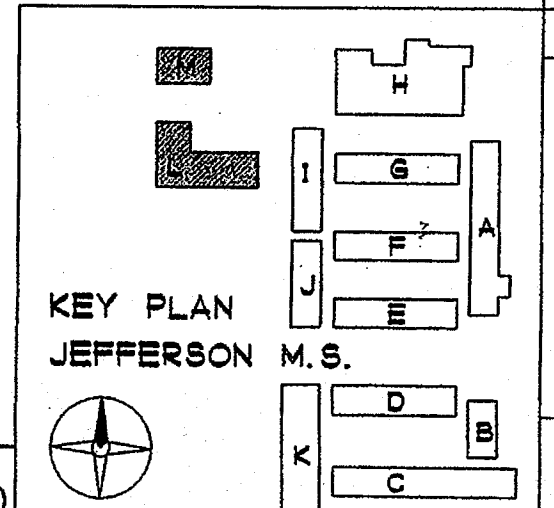
TODD CURE



4-21-03

Earth Sculpture Design
Landscape Architects Site Planning
Construction Management

1756 Kings Rd. Vista, CA 92084 (760) 941-7800



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REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

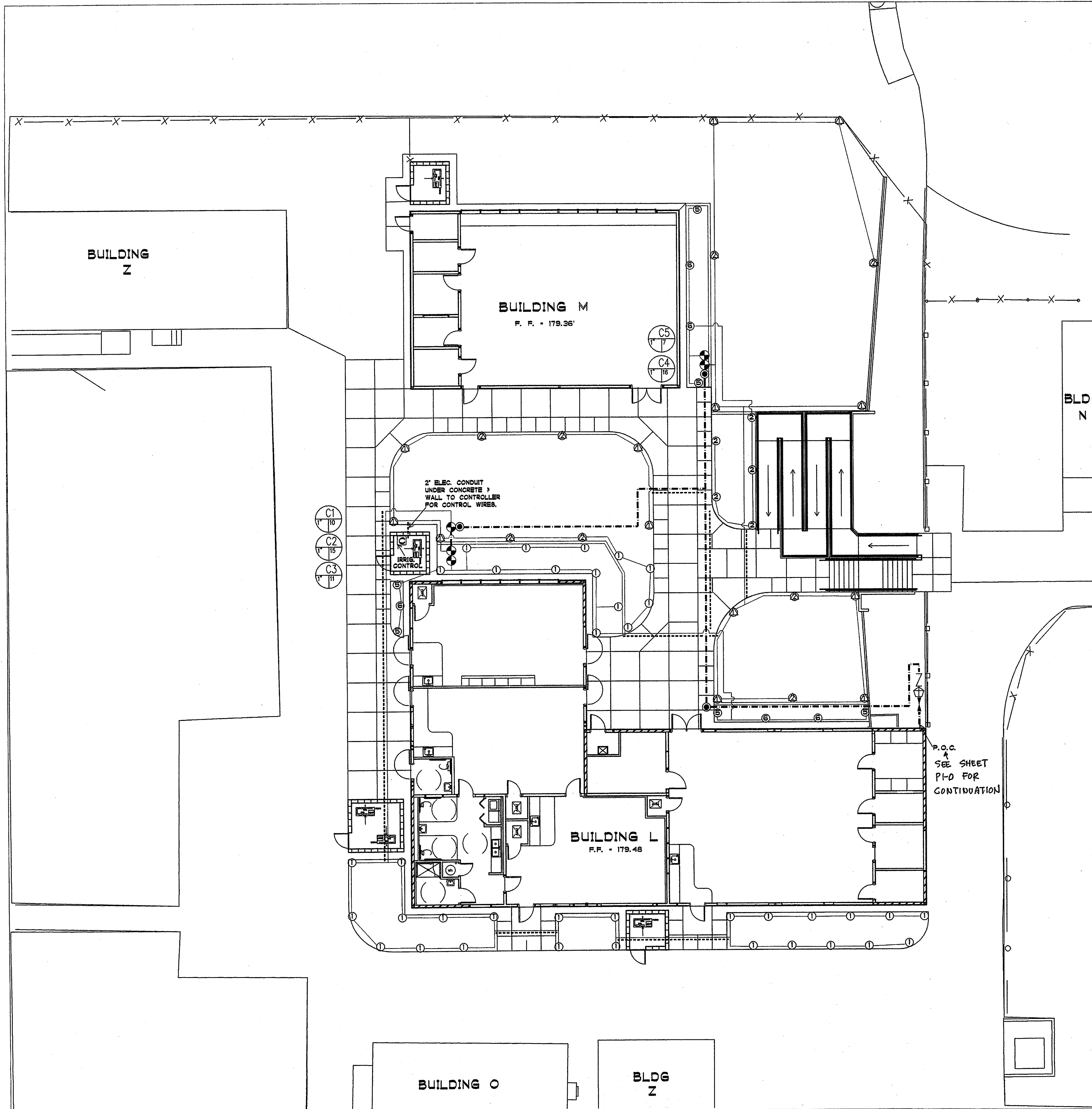
CLSD NO.	858-709
P.T.N.	73569-12
GA NO.	066
DATE	4-21-03
REVISIONS	
plotted	4-21-03



D&A
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DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
4-104885
AC FLS. SS. JSC
DATE APR 25 2003

SHEET TITLE
LANDSCAPE PLANTING PLAN
L-1

GROTH ARCHITECTS, INC. 3355 MISSION AVE. SUITE 211 OCEANSIDE, CALIFORNIA 92054
PHONE 760-754-8191 FAX 760-754-8291



IRRIGATION LEGEND

REFER TO SHEETS L-3 & L-4 FOR DETAILS & SPECIFICATIONS

IT IS THE RESPONSIBILITY OF THE OWNER & CONTRACTOR TO IDENTIFY THE LOCATIONS OF ALL UNDERGROUND CABLES, CONDUITS, WIRES ETC. (UTILITIES), STRUCTURES, & SERVICES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROTECT ALL MENTIONED UTILITIES, STRUCTURES, AND SERVICES DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.

THIS DESIGN IS DIAGRAMATIC. ALL EQUIP. SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS AS NECESSARY.

- PVC PIPE SCHD. 40 1-1/2" PRESSURE MAINLINE (BURY 18", BURY 30" UNDER PAVING)
- _____ PVC CLASS 200 NON-PRESSURE LATERAL LINE PIPING (BURY 12", BURY 24" UNDER PAVING)

PIPE SIZE CHART

3/4"	0-10 GPM
1"	11-16 GPM
1-1/2"	17-35 GPM
2"	36-55 GPM

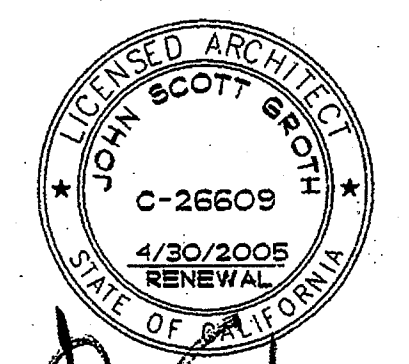
USE SCHD. 40 PVC PIPE FOR LATERALS UNDER PAVING INSIDE SLEEVES. ALL SLEEVES TO BE SCHD. 40 PVC AND TWO TIMES SIZE OF LATERAL OR MAINLINE. USE SEPARATE 2" DIAM. SLEEVES FOR WIRING.

P.O.C. POINT OF CONNECTION AT EXIST. WATER MAINLINE.

- ▼ MATCO-NORCA 755 SERIES BRASS BALL VALVE (MAINLINE SIZE).
- Z FERCO 1-1/2" 825Y-BV-8 REDUCED PRESS. BACKFLOW ASSEMBLY WITH Y-STRAINER AND BALL VALVES.
- ⊕ WILKINS 600 SERIES PRESS. REDUCING VALVE SAME SIZE AS BACKFLOW.
- RAINBIRD 8B SERIES ELEC. REMOTE-CONTROL VALVES INSTALL IN SUBTERRANEAN 12X18" VALVE BOX IN SHRUB AREAS.
- ⊙ CONTROLLER STATION NO. GPM (GALLONS PER MINUTE) VALVE SIZE
- RAINBIRD 33DR 3/4" QUICK COUPLER VALVE INSTALL IN 6" ROUND VALVE BOX IN SHRUB AREAS.
- ⊠ RAINBIRD ESP-MCB 8 STATION WALL MOUNT DIGITAL CONTROLLER WHICH CAN BE CONVERTED TO A SATELLITE CONTROLLER TO WORK WITH CENTRAL CONTROL SYSTEMS. WITH RAINBIRD RAIN CHECK AUTO. RAIN SHUTOFF. CONTRACTOR TO PROVIDE ELEC. TO CONTROLLER.
- ⊕ RAINBIRD 1612-SAM-PRS 12" POP-UP PRESS. REGULATING SEAL-A-MATIC POP-UP SPRAY HEAD SEE RAINBIRD SPRAY NOZZLE SCHEDULE BELOW.

RAINBIRD SPRAY NOZZLES

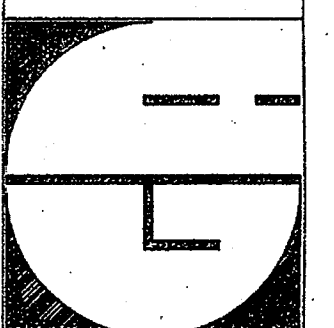
- 8' RADIUS ADJUSTABLE ARC RAINBIRD 8 VAN
 - 10' RADIUS ADJUSTABLE ARC RAINBIRD 10 VAN
 - 12' RADIUS ADJUSTABLE ARC RAINBIRD 12 VAN
 - 15' RADIUS ADJUSTABLE ARC RAINBIRD 15 VAN
 - END-STRIP RAINBIRD 15EST
 - SIDE STRIP 4 X 28 RAINBIRD 15SST
- ⊕ RAINBIRD T-BIRD T-4SAM-PC ROTOR 4" POP-UP USE THE FOLLOWING NOZZLES:
- T22-1.0 FOR 90 DEG. ARCS
 - T22-2.0 FOR 180 DEG. ARCS
 - T22-2.5 FOR 270 DEG. ARCS
 - T22-4.0 FOR 360 DEG. ARCS



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 OCEANSIDE UNIFIED S.D.

OSD NO. 858-709
 P.T.N. 73569-12
 GA NO. 066
 DATE 4-21-03
 REVISIONS
 plotted 4-21-03

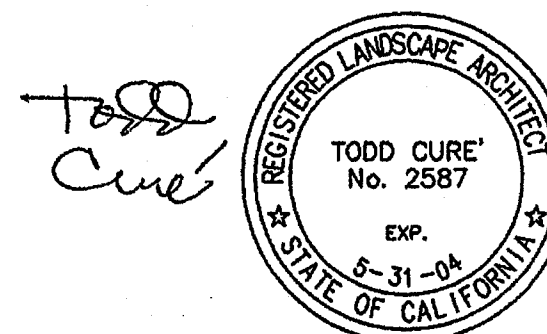


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 DIV. OF THE STATE ARCHITECT
 OFFICE OF REGULATION SERVICES
 4-104885
 AC _____ FL _____ SS _____
 DATE APR 25 2003

SHEET TITLE
LANDSCAPE IRRIGATION PLAN
 L-2

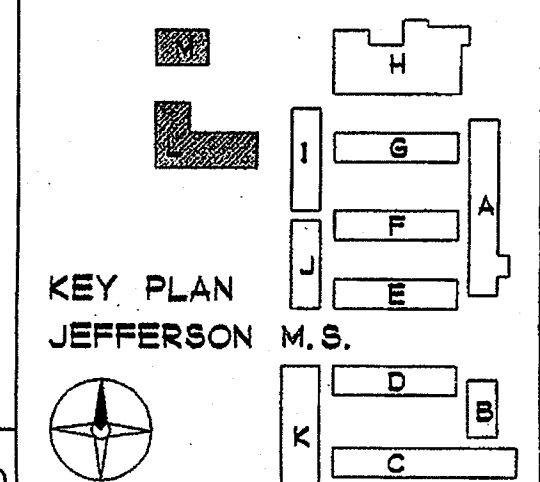
LANDSCAPE IRRIGATION PLAN

1" = 10'



Earth Sculpture Design
 Landscape Architects Site Planning
 Construction Management

1756 Kings Rd. Vista, CA 92084 (760) 941-7800

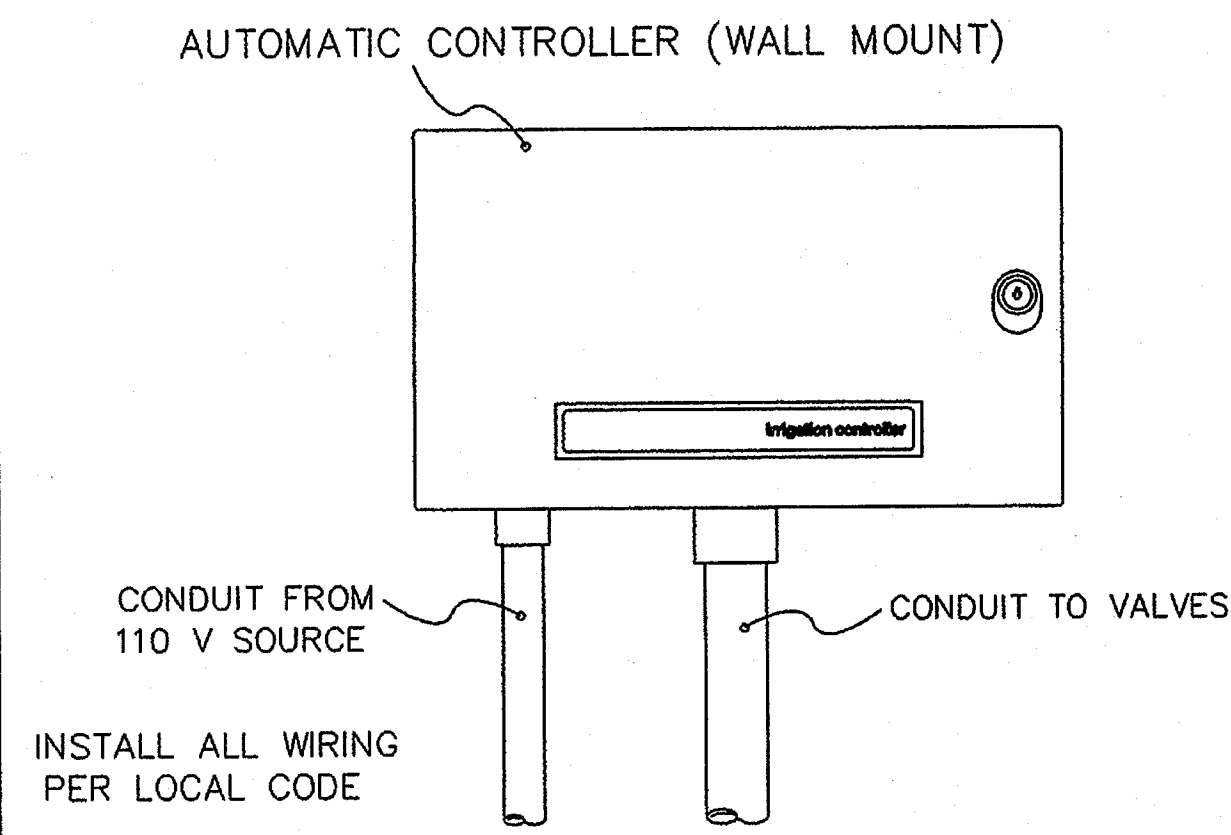


TMC
 PHONE 760-754-8191
 FAX 760-754-8291

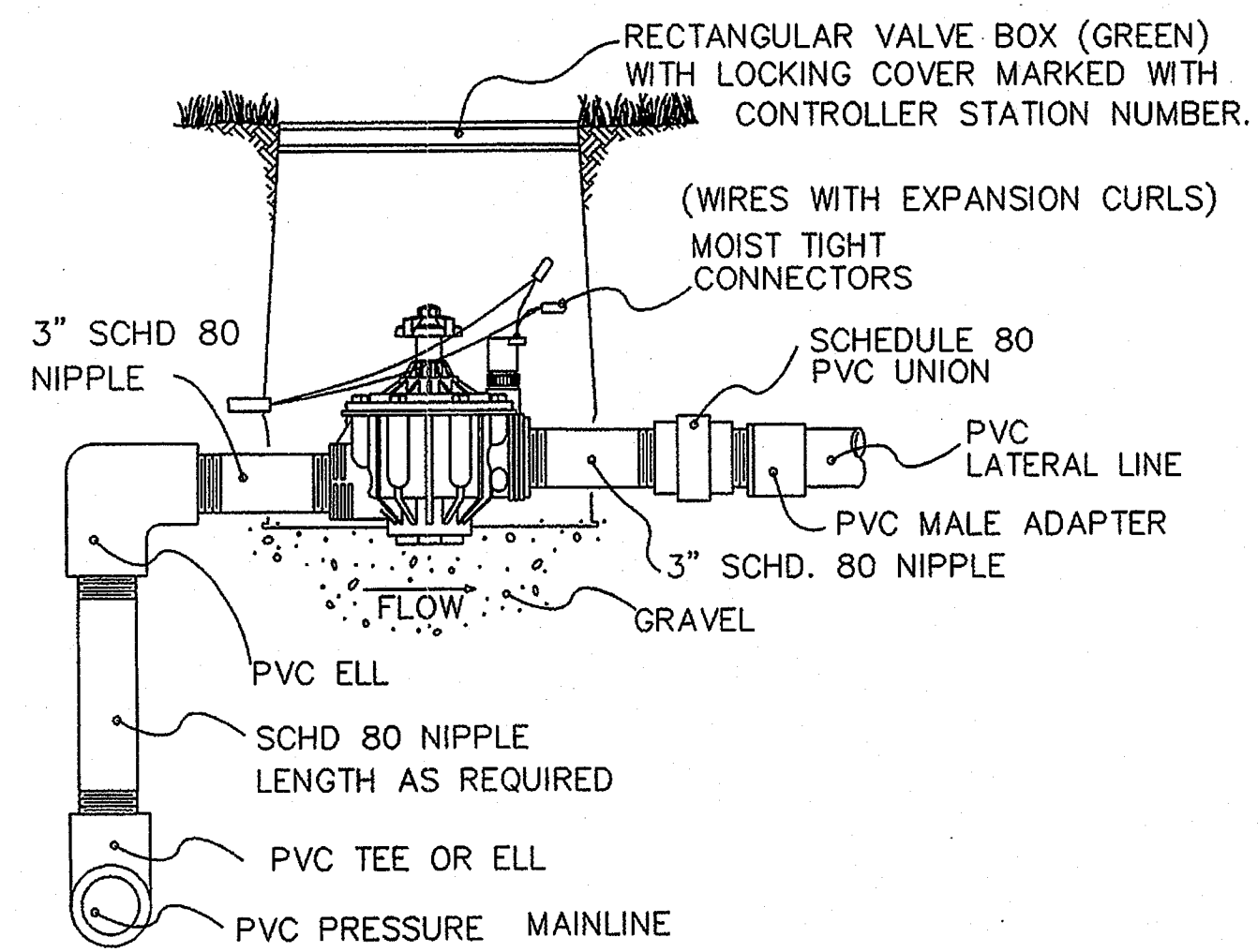
SUITE 211
 92054

3355 MISSION AVE.
 OCEANSIDE, CALIFORNIA

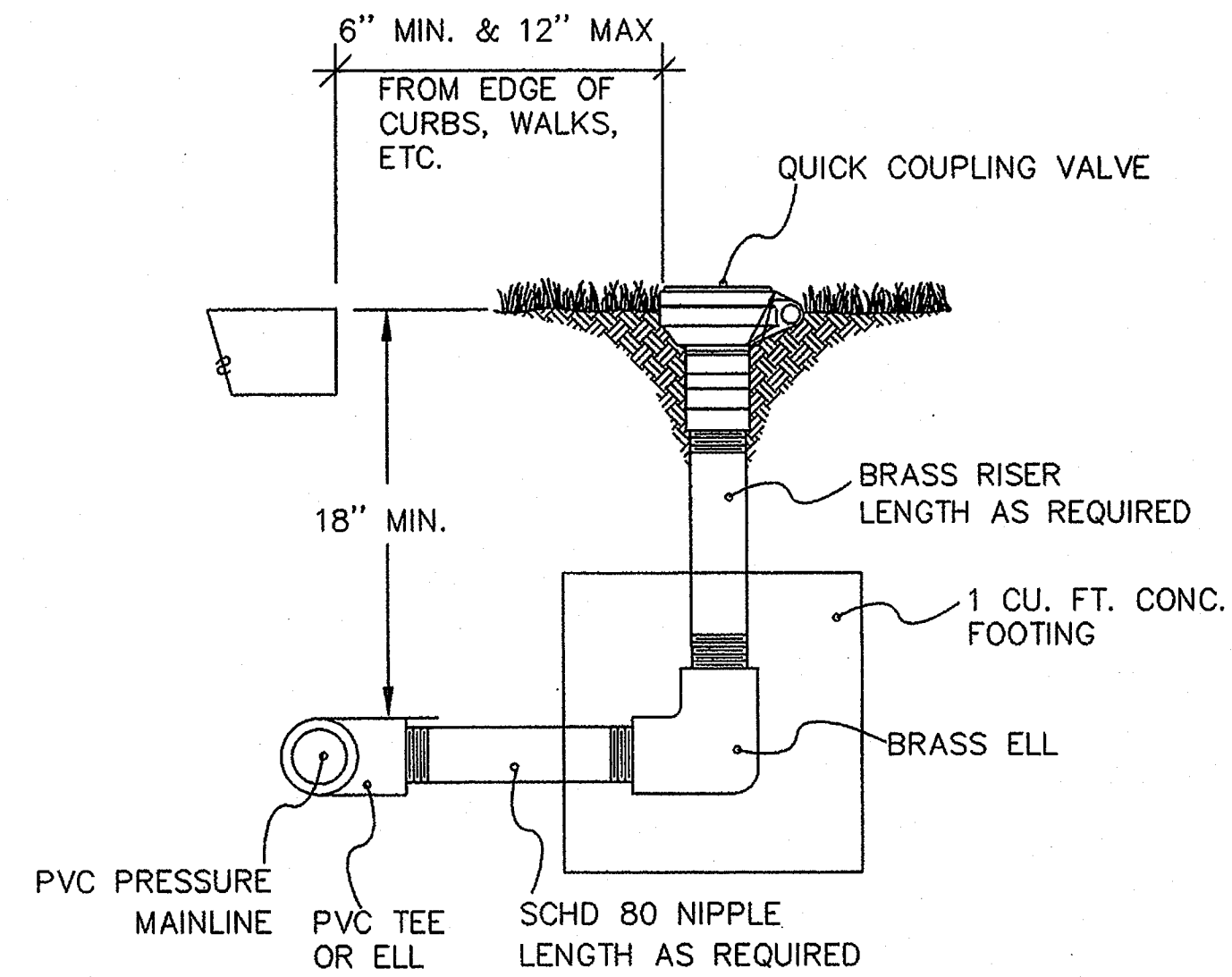
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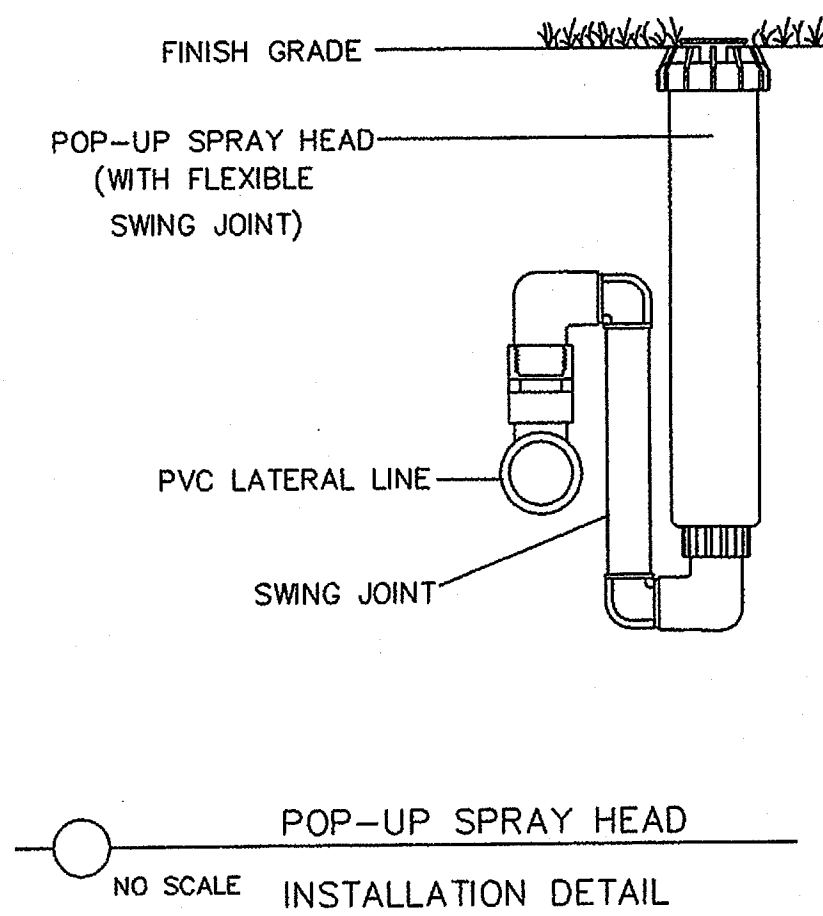
AUTOMATIC CONTROLLER



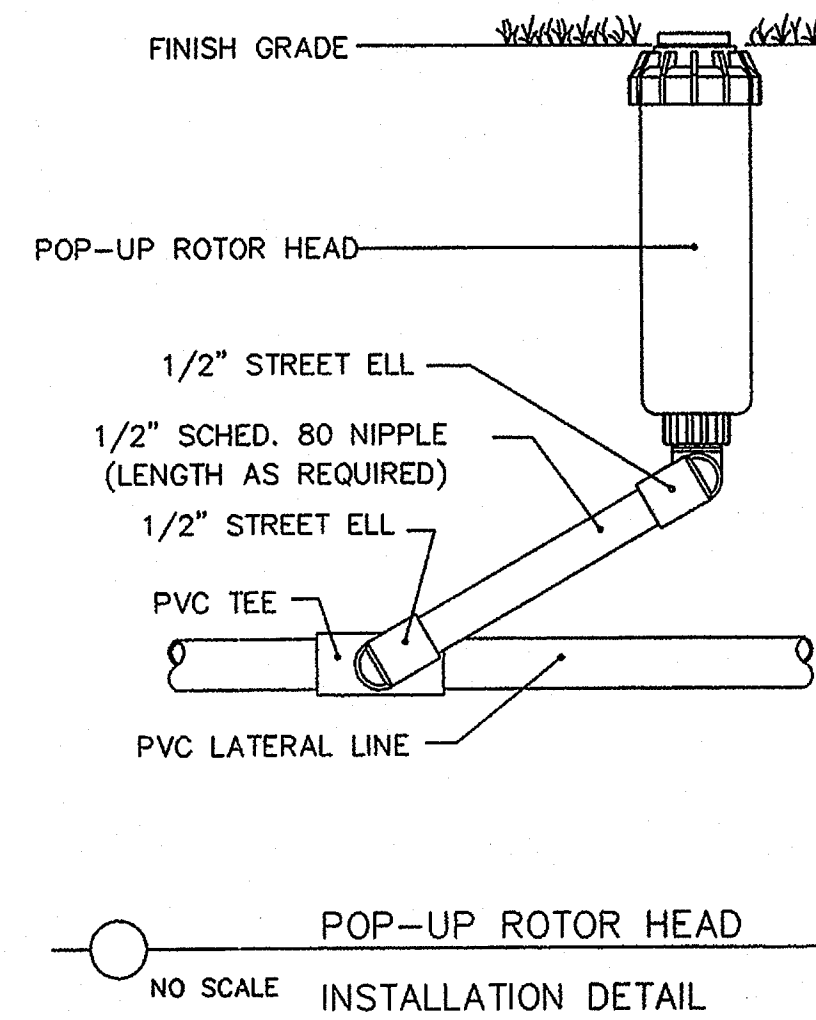
AUTOMATIC CONTROL VALVE



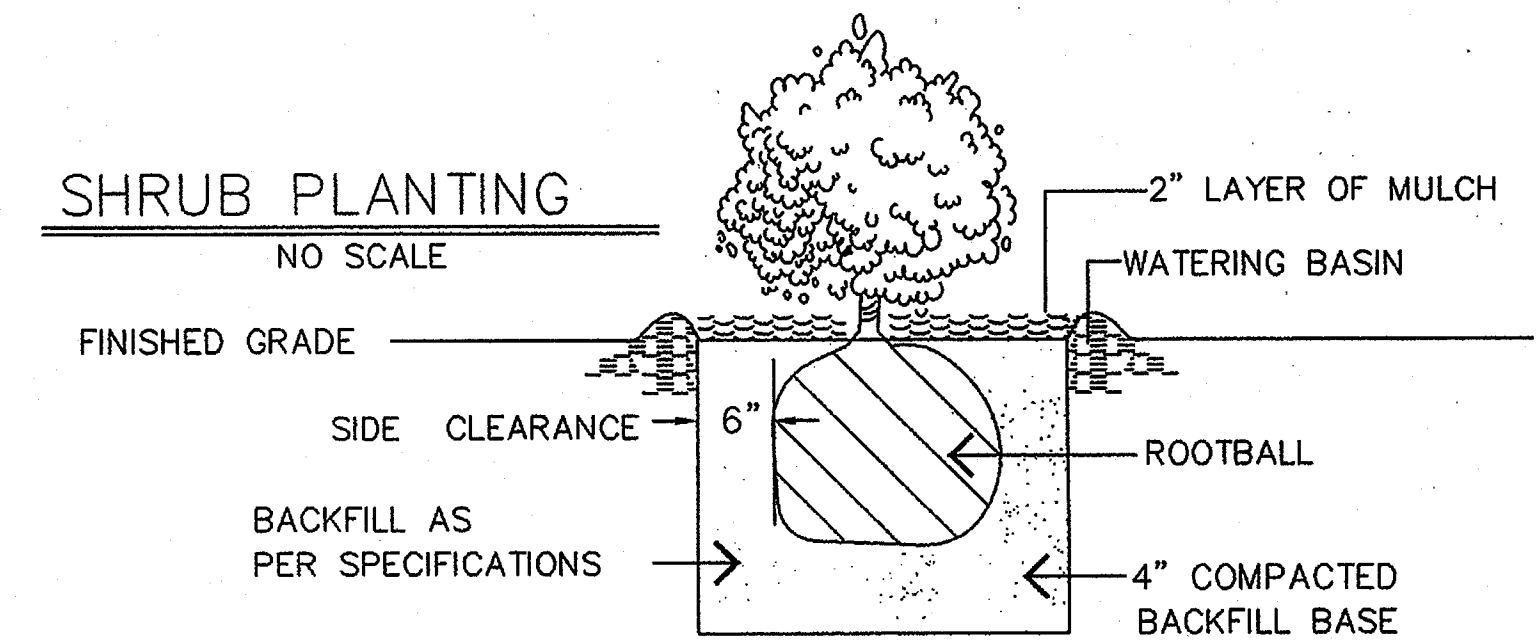
QUICK COUPLER



POP-UP SPRAY HEAD

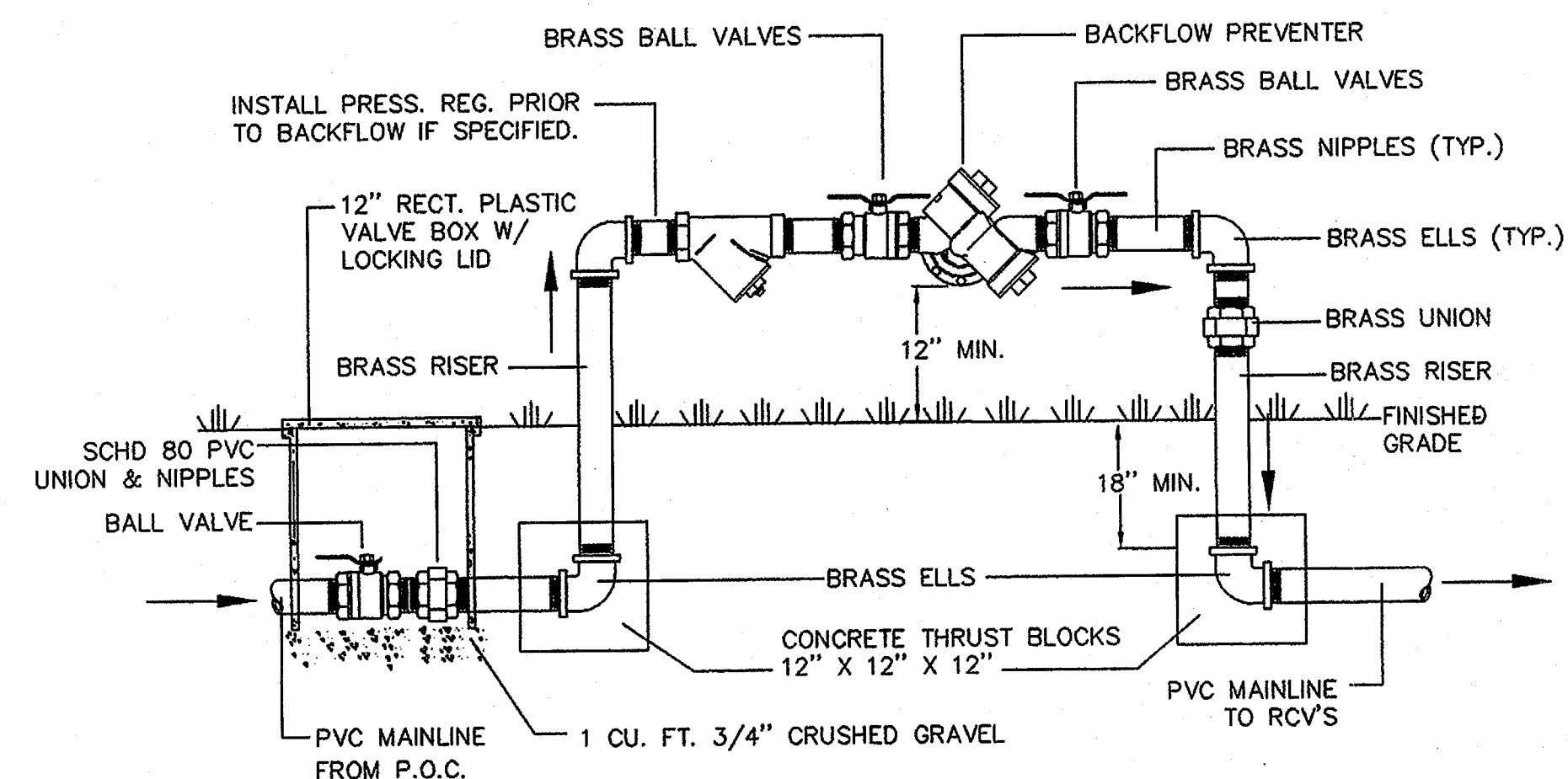
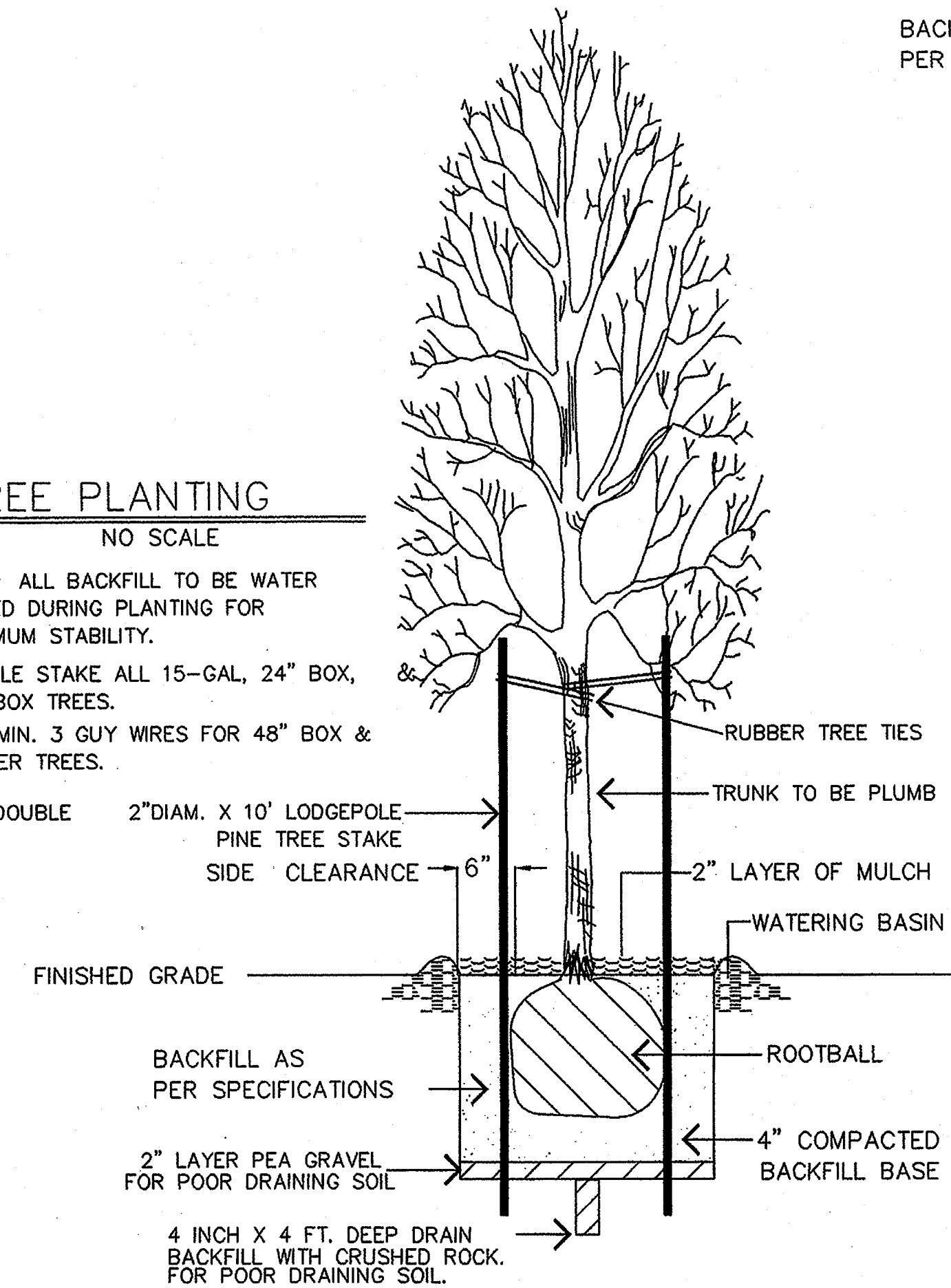


POP-UP ROTOR HEAD

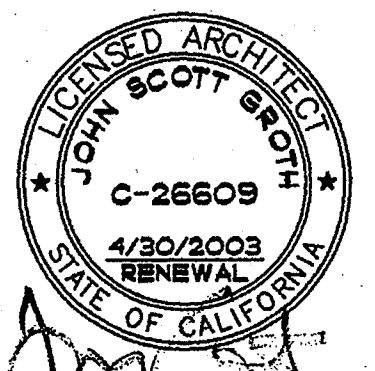


TREE PLANTING
NO SCALE

NOTE: ALL BACKFILL TO BE WATER JETTED DURING PLANTING FOR MAXIMUM STABILITY.
DOUBLE STAKE ALL 15-GAL, 24" BOX, 36" BOX TREES.
USE MIN. 3 GUY WIRES FOR 48" BOX & LARGER TREES.



BALL VALVE & BACKFLOW PREVENTER



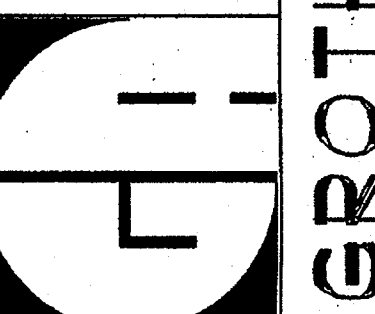
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TMC
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REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

OSBD NO.
858-709
P.T.N.
73569-12
GA NO.
066
DATE
4-21-03
REVISIONS

plotted 4-21-03



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OFFICE OF REGULATION SERVICES

4-104885

AC: _____ FL: _____ SS: *jea*

DATE APR 25 2003

SHEET TITLE

LANDSCAPE
PLANTING
IRRIGATION
DETAILS

Earth Sculpture Design
Landscape Architects Site Planning
Construction Management

1756 Kings Rd. Vista, CA 92084 (760) 941-7800

GENERAL NOTES

- All local, municipal and state laws, rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the contractor.
- It is the responsibility of the contractor to identify the location of all underground cables, conduits, wires etc. (utilities), structures & services before commencing work. The contractor shall protect all mentioned utilities, structures, and services during construction. Contractor shall repair at his own expense all damage resulting from his operations or negligence.
- The contractor shall obtain the pertinent engineering and/or architectural plans before beginning work.
- The contractor shall obtain all necessary permits required to perform the work indicated herein before beginning work. All work shall be in full compliance with all governing Codes and Regulations.
- Contractor shall arrange for payment of any permit fees and related expenses with the owner's authorized representative.
- Contractor shall protect all existing property from damage and shall return all portions of the site to their original or better condition if disturbed.
- All subgrades for hardscape and footings shall be compacted to 95% minimum.
- Landscape Architect shall approve all forming prior to pouring of concrete. All concrete to be a minimum 3 1/2" thick, having a minimum compressive strength at 28 days of 2000 PSI. All concrete to have a minimum 2" Class 3 D.G. compacted base over a poly vapor barrier and reinforced with 6x6" 10 gauge weld wire mesh, unless noted otherwise in plans. Cross pitch on all concrete surfaces shall be 1/8" per foot or as indicated on plans.
- Top of walls shall remain level, walls shall be installed prior to paving. All hardware (nails, bolts, nuts etc.) to be hot-dipped galvanized steel unless otherwise noted on plans.
- Coordinate all under-pavement drainage from isolated planters and other locations. Provide control joints & expansion joints as per plan or if not indicated on the plans, as per industry standards and as indicated herein.
- Provide expansion joints of 3/8 inch wide filled with felt or foam and topped with perfect seal joint sealant of a color closely matching the adjacent surfaces wherever slabs or pavements meet existing or proposed structures, pools, walls, etc., and provide expansion joints in walks, roads walls, and large slabs at about 30 foot intervals, maximum. Provide control joints uniformly, tooled 1/4 inch wide and to a depth of 1/3 the thickness of the slab.
- Set all footing elevations to anticipate adjacent concrete slabs and other finished material.

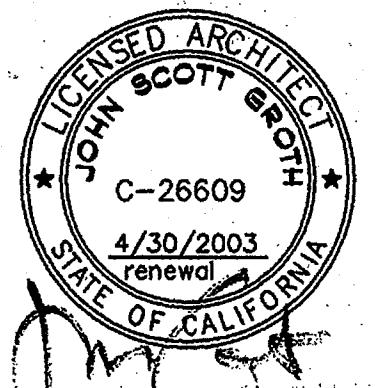
IRRIGATION NOTES

- Irrigation plan is diagrammatic. All irrigation equipment shall be located in planting areas and be installed behind the property line outside of the public right of way unless noted otherwise. Refer to the irrigation legend and details for equipment and installation. Verify water pressures, point of connection sizes etc. prior to starting work. Notify Landscape Architect of any discrepancy.
- Contractor shall keep the premises clean and free of excess equipment, materials, and rubbish incidental to work covered under this section.
- Risers and Fittings: All new risers shall be P.V.C. Schedule 80
All new pipe fittings shall be P.V.C. Schedule 40
- All direct burial control wire shall be AWG-UF #14-600 volt U.L. approved. Valve wires shall be black or colored and common wire shall be white. Install wire in same trench with main line. All splices and connections shall be made with pen-tite connectors or equal. Wire runs shall be continuous without splices. All wires shall be installed with two (2) feet of excess wire (coiled) at the end of each wire run for expansion. Control wires shall be bundled with electrical tape at maximum five (5) foot intervals.
- Install backflow preventors in obscure locations. Backflow preventors shall be tested and certified by a certified backflow tester upon completion of work.
- Check valves shall be used where indicated and where necessary to prevent water flow from lower elevation heads when system is turned off.
- Main pressure lines shall be eighteen (18) inches deep, and all laterals twelve (12) inches deep. All new pipe shall be of size and type noted in plans and irrigation legend. Trench backfill shall be free of rocks, sharp objects, and any other material that may damage irrigation pipe or equipment. In the event of backfill settlement, contractor shall perform required repairs at his own cost.
- Contractor shall take care when trenching to avoid cutting roots of existing trees two inches in diameter or greater. Pipe shall run underneath such roots. In the event that running pipe under such roots is impractical, pipe may be laid over roots provided a minimum depth of six (6) inches is maintained.
- All new automatic valves shall be of size and type noted in legend and shall be installed per detail with one valve installed per box. Manifold shall be separated by a T-type junction off the mainline. Valves shall be located within shrub planter beds and shall be set a minimum of twelve (12) inches away from any hardscape or structure. For drip irrigation valves install a 3/4" Y-type filter followed by an in-line low pressure regulator set at (15 PSI) prior to laterals.

- All mainline and lateral lines shall be sleeved with Schedule 40 P.V.C. sized at two times size of pipe under all paved areas. All sleeves under paving shall be twenty-four (24) inches deep. Use separate 2" diameter sleeves for wiring. Irrigation contractor shall coordinate with concrete contractor to ensure all sleeving is set prior to concrete pours. Use Sched. 40 P.V.C. pipe for all non-pressure lateral lines under paved areas.
- Automatic controllers shall be size and type as noted and installed where indicated on irrigation plan. Control wires shall be sleeved in electrical conduit from controller to landscape. The 120 volt service to controller shall be provided. The irrigation contractor shall coordinate the power hook-up with the provider of the power.
- Prior to backfilling irrigation trenches, the following procedures shall be implemented:
 - All new mainlines in the system shall be capped and pressure tested at 120 P.S.I. for a period of four (4) hours. Any leaks found shall be corrected.
 - All new laterals shall be pressure tested at design pressure for one (1) hour.
 - The contractor shall not allow nor cause any of his work to be covered until it has been inspected, tested & approved by the landscape architect.
- Install lawn, shrub, and hillside systems on separate valves. All heavy shade areas (i.e. North side of buildings) shall be placed on their own dedicated valve. All sprinkler heads in lawn areas and adjacent to pedestrian walkways, parking areas, etc. shall be pop-up sprinklers. All sprinkler heads to be 12" away from all building foundations and 2" away from all hardscape surfaces.
- Irrigation contractor shall adjust pressure regulator to provide correct design pressure to furthest head on circuit and shall adjust all heads to provide an even coverage to keep spray off buildings, walkways, walls, and drives.
- When the sprinkler system is completed, the contractor, in the presence of the landscape architect, shall perform a coverage test to ensure it is complete and adequate prior to planting.
- The contractor shall furnish to the owner a complete "As Built" drawing showing the exact locations of installed mainline, wire, and valves. Provide one controller chart for each automatic controller. Show the overall area covered by the controller and a different color shall be used to show the area covered by each individual station (valve) on a blackline print. Reduce and hermetically seal chart to fit inside controller cabinet door and affix using Velcro tape.
- Irrigation contractor shall maintain system for a period of ninety (90) days and shall water as often as required to establish new plantings.
- Irrigation contractor shall guarantee the entire irrigation system to be free of defects in workmanship and materials for a period of one (1) year from final acceptance by the owner. Should any repairs be necessary during the period, Contractor shall repair at his own expense.
- The contractor shall furnish the owner with the following materials upon completion of the work:
 - 2—Quick coupler keys with hose swivels & hose bib assemblies
 - 2—Irrigation controller housing keys per controller
 - 2—Additional sprinkler heads of each size and type required
 Provide owner with all equipment guarantees and manuals.

GRADING-DRAINAGE-PLANTING

- Finish grade to be rock-free and shall be 1 inch below adjacent finish paving surfaces in lawn areas and 2 inches in shrub areas. Hold finish grade a minimum 3" to a maximum 6" below top of soil retaining walls. Hold finish grade a minimum 6" below finish floor elevations. Grade all areas to drain and exercise care in construction of mounds or swales so ponding will not occur. Landscape Contractor will be responsible for final grades.
- Direct water away from pools, buildings, retaining walls, slopes, and outdoor surfaces and channel to inlets and catch basins, or as per Local Codes. Slope all lawn and planting areas a minimum of two percent gradient. All subsurface drain lines shall slope a minimum gradient of one percent and have six inch minimum cover. Tie all downspouts into proposed drainage systems. All drainage from improvements shall be constructed to return drainage to the front street unless otherwise noted. Sidewalks may not be broken to lay drain lines. Provide adequate drainage behind all retaining walls and behind all no-deck detail pool bond beams. All drain lines shall be rigid plastic line, 3" diameter, unless otherwise noted on plans. All fittings shall be glued. Landscape Contractor shall water test for positive drainage as required. Test to be performed for owner or Landscape Architect.
- Remove weeds by their roots and apply one application of 'Round-Up' at the appropriate time to eliminate invasive weed types from all proposed plant areas. Herbicides to be applied by licensed Pest Control Operator.
- Landscape Contractor shall submit a soils analysis report with recommendations from a licensed Laboratory to the Landscape Architect prior to beginning work for additional soil amendment recommendations.
- Approved on-site top soil shall be fertile, friable soil of loamy character having a normal amount of natural humus. It shall be reasonably free from sub-soil, refuse, roots, rocks, weeds, noxious seeds, brush, nematodes, or other deleterious matter. It shall be free from toxic amounts of either acid or alkaline elements and be capable of sustaining healthy plant life.
- The plan is diagrammatic. All plant material locations shown are approximate. Plant symbols and/or "on center" spacing take precedence over plant quantities specified. Plant quantities shown on these drawings are approximate and are only for the convenience of the contractor. Contractor must inform Landscape Architect immediately of any discrepancies between quantities and symbols shown.
- Substitution of plant material will not be permitted without the written approval of the Landscape Architect. Substitutions must be requested at least thirty days in advance of scheduled planting time if plant species are unavailable.
- Plants shall be sound, healthy, and vigorous with normally developed branch and root systems, free from plant disease and insect pest. The Landscape Architect reserves the right to reject any plant material found to be defective. Defective material shall be removed from site at contractor's expense. Contractor shall be responsible for damage to plant material due to negligence or irrigation system failure during construction or during the maintenance period.
- Coordinate placement of all trees and shrubs with sprinkler locations. Notify Landscape Architect 72 hours prior to installation of boulders and plant material; location and placement to be approved prior to installation. In the event this notification is not performed, the Contractor shall assume full responsibility for any revisions necessary.
- Imported top soil shall be loose, friable, and loamy containing ordinary amounts of natural humus, and without an unreasonable amount of weeds, weed seeds, animal life, or any plants considered noxious to the project. It shall not have a pH value higher than 7 or lower than 6. Top soil required only if grade is incorrectly low after using all on-site top soil.
- While precise recommendations for soil amendments will depend upon a Project Soils Report Analysis, the following tentative formula is suggested in amount per 1000 sq. ft.
 - 150 lbs. Gro-Power
 - 4 cu. yds. composted wood shavings
 - 100 lbs. Agricultural Gypsum
- All planting areas except slopes, after placing required amendments, shall be cultivated into a uniform depth of eight inches. Remove from site all rocks and debris larger than one inch.
- Backfill Planting Mix:
 - 3 parts rock-free on-site soil
 - 2 parts nitrilized Redwood Shavings
 - 20 lbs. Gro-Power per cu. yd. of mix
 - 5 lbs. Ag. Gypsum per cu. yd. of mix
 - 2 lbs. Iron Sulfate per cu. yd. of mix
- Azaleas, Camellia, Gardenia Backfill Planting Mix:
 - Dig hole twice as wide as container
 - 2 parts peat moss
 - 1 part rock-free on-site soil
 - 1/2 lb. Kellogg P.H. Acidall per gallon of container size
 - Plant 1" above finish grade
- Gro-Power Fertilizer Tablets per table below:
 - 12 - 21 gram tablets per 60" box
 - 8 - 21 gram tablets per 36"-42" box
 - 4 - 21 gram tablets per 24" box
 - 3 - 21 gram tablets per 15 gal.
 - 2 - 21 gram tablets per 5 gal.
 - 1 - 21 gram tablets per 1 gal.
 - 1 - 5 gram tablets per 4" pots & groundcover
- All paving to be swept of all soil amendments and planting mixes prior to any watering applications to prevent any possible staining.
- All vines to be removed from stakes, trained, and affixed to fences and/or walls unless otherwise noted.
- All lawn areas to be bordered between planting areas by 2 x 4" Redwood header board (staked at 5' O.C.) or 3/8" x 3" doubled Redwood bender board (staked at 5' O.C.) as required by design lay-out, unless noted otherwise.
- All 5 gallon trees shall be staked with single 2" diameter x 8' lodgepole stakes. All 15 gallon trees shall be staked with double 2" diameter x 10' lodgepole stakes. Secure all stakes and trees in 3 places with rubber cinch ties. All box trees to be guy-wired except when planted in lawn areas or when pavement interferes with guying, whereby they shall be double staked. Trees in lawn areas to have Arbor-Guard or equal trunk protection.
- Construct a berm of soil to form a flat bottomed watering basin around each container grown plant which is not in lawn areas. Plant ground cover plants in staggered rows evenly spaced at the intervals shown.
- Top dress all planting areas (except lawn areas) with a two inch layer of shredded bark mulch after fine grading and installation of shrubs & groundcover.
- Contractor shall guarantee plant material as follows:
 - Box and specimen stock one year
 - Container stock larger than 5 gal. six months
 - Container stock smaller than 5 gal. three months
 - Ground cover three months
 - Lawn three months
- All trees adjacent to water features shall be placed no closer to the water feature than is equal to the adjacent depth of the water feature. All trees planted within 5' of any concrete wall, foundation, patio or walkway require root control barriers by DeepRoot UB 24-2 Universal Barrier call 1-800-458-7668
- Contractor shall maintain site in a clean weed-free manner for 90 days after project completion date as accepted by Landscape Architect. All plant material that needs to be replaced must be re-planted within 10 days of notification. Replace with same size and plant variety only, unless otherwise indicated by Landscape Architect. Fertilize with 16-8-8 at correct rate for plant material type, as indicated by manufacturer, 10 days before final acceptance of project.



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REHABILITATION PROJECT
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OCEANSIDE UNIFIED S.D.

3355 MISSION AVE.
SUITE 211
OCEANSIDE, CALIFORNIA 92054

QUAD NO.
858-709
P.T.N.
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DATE
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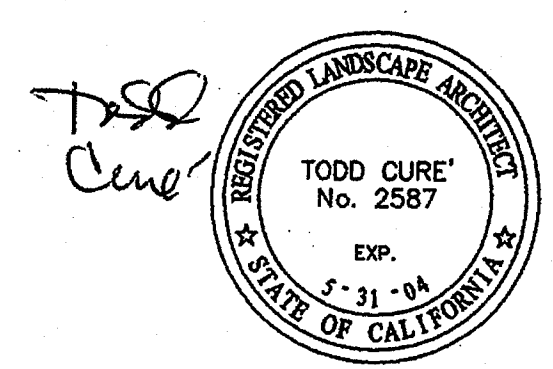
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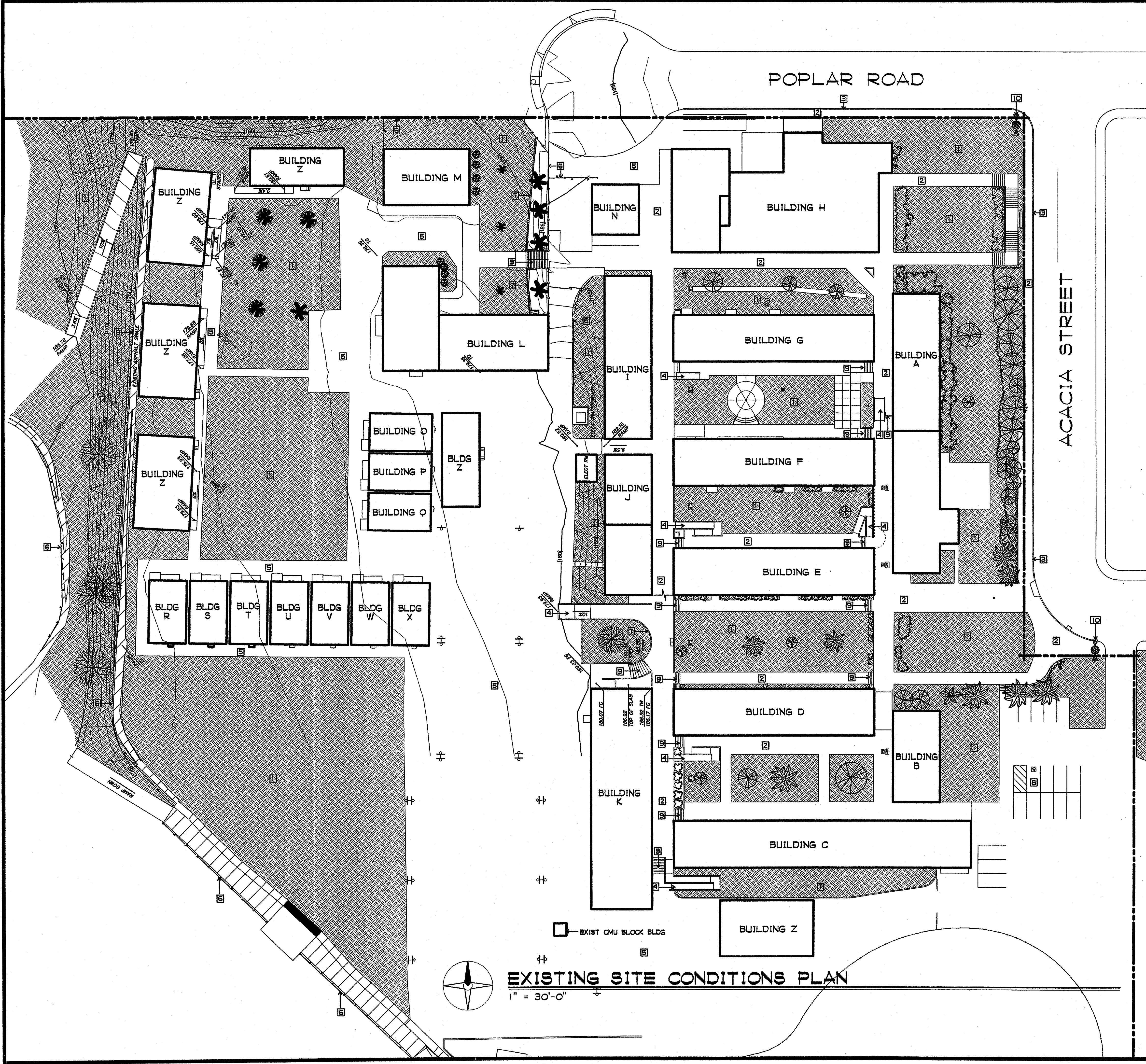
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DATE APR 25 2003

SHEET TITLE
LANDSCAPE SPECIFICATIONS
L-4

Earth Sculpture Design
Landscape Architects Site Planning
Construction Management

1756 Kings Rd. Vista, CA 92084 (760) 941-7800





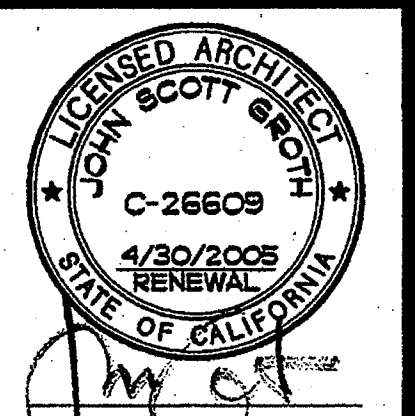
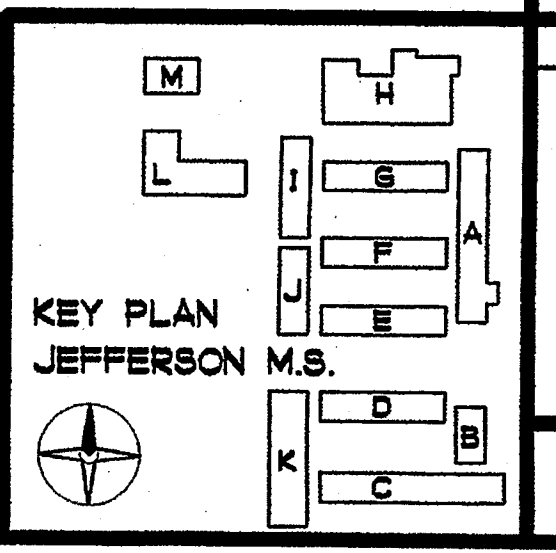
EXISTING SITE CONDITIONS PLAN
1" = 30'-0"

EXISTING BUILDING RESUME							
BLDG	A-#	YEAR	MODERNIZED	YEAR	OCC.	AREA	CONST TYPE
A1	A-11251	1953	A-61964	1999	B	2,994 SF	V - NR
A2	A-12377	1954	A-61964	1999	E-1	2,660 SF	V - NR
B	A-11251	1953	A-61964	1999	E-1	1,755 SF	V - NR
C	A-18745	1959	A-61964	1999	E-1	5,715 SF	V - NR
D	A-17926	1958	A-61964	1999	E-1	3,855 SF	V - NR
E	A-11251	1953	A-61964	1999	E-1	3,855 SF	V - NR
F	A-11251	1953			E-1	3,855 SF	V - NR
G	A-11251	1953	A-61964	1999	E-1	3,855 SF	V - NR
H1	A-11251	1953			A3	6,578 SF	V - NR
H2	A-12377	1954			E-1	2,333 SF	V - NR
I	A-13151	1955			E-1	3,150 SF	V - NR
J1	A-11251	1953			E-1	1,350 SF	V - NR
J2	A-13151	1955			E-1	1,346 SF	V - NR
K	A-11251	1953			E-1	5,499 SF	V - NR
L1	A-11251	1953			E-1	2,520 SF	V - NR
L2	A-13151	1955			E-1	2,412 SF	V - NR
M	A-13151	1955			E-1	1,980 SF	V - NR
N	A-51970	1989			E-1	960 SF	V - NR
O	4-102052	2000			E-1	960 SF	V - NR
P	4-102052	2000			E-1	960 SF	V - NR
Q	4-102052	2000			E-1	960 SF	V - NR
R	4-102052	2000			E-1	960 SF	V - NR
S	4-102052	2000			E-1	960 SF	V - NR
T	4-102052	2000			E-1	960 SF	V - NR
U	4-102052	2000			E-1	960 SF	V - NR
V	4-102052	2000			E-1	960 SF	V - NR
W	4-102052	2000			E-1	960 SF	V - NR
X	4-102052	2000			E-1	960 SF	V - NR
Z	NONE						TEMPORARY HCD CLASSROOM BUILDING

EXISTING CONDITIONS NOTES

- NO NEW WORK IS SHOWN ON THIS PLAN.
- THE INFORMATION SHOWN ON THIS DRAWING IS PROVIDED BY OTHERS. THE ARCHITECT IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- OTHER OVERHEAD UTILITIES AND FACILITIES MAY EXIST ON SITE. THE BIDDER SHALL BE AWARE THAT THIS IS NOT A COMPLETE SURVEY.
- VISIT SITE AND EXAMINE THE PREMISES. MAKE A THOROUGH SURVEY OF THE EXISTING CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
- VERIFY WITH THE OWNER(S) REGARDING ANY HISTORICAL DOCUMENTS OR DRAWINGS WHICH MAY SHOW EXISTING FACILITIES WHICH MAY AFFECT THE WORK. REVIEW THE DOCUMENTS AND DRAWINGS IN THE FIELD TO VERIFY THAT THE DRAWINGS ARE ACCURATE. MAKE NOTE OF ANY DISCREPANCIES BETWEEN THE HISTORICAL DOCUMENTS OR DRAWINGS OR ENCOUNTERED BECAUSE OF CONTRACTOR'S FAILURE TO REVIEW THE DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - 1 OCEANSIDE INTERMEDIATE SCHOOL 4A-11251 OCT. 18, 1953
OCEANSIDE - LIBBY UNION SCHOOL DISTRICT
 - 2A INTERMEDIATE SCHOOL ADDITIONS 4A-12377 SEP. 27, 1954
 - 2B INTERMEDIATE SCHOOL ADDITIONS 4A-13151 APRIL 27, 1955
 - 2C INTERMEDIATE SCHOOL ADDITIONS 4A-17926 OCT. 31, 1958
 - 2D INTERMEDIATE SCHOOL ADDITIONS 4A-18745 NOV. 25, 1959
OCEANSIDE - LIBBY UNION SCHOOL DISTRICT
 - 3 HEATING SYSTEMS REVISIONS JEFFERSON JR HIGH SCHOOL
APRIL 10, 1985
- SEE DRAWINGS A1-1 'EXISTING BUILDING RESUME' FOR ADDITIONAL EXISTING BUILDING INFORMATION.
- THE SUBMISSION OF BID SHALL BE TAKEN AS PRIMA FACIE EVIDENCE THAT THE CONTRACTOR HAS VISITED THE SITE, AND HAS REVIEWED THE AVAILABLE DOCUMENTS AND DRAWINGS, AND HAS AN AWARENESS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE SUBMISSION OF BID WILL CONSTITUTE CONTRACTOR'S WAIVER OF ANY CLAIMS AGAINST THE OWNER FOR CONDITIONS AND DIFFICULTIES WHICH COULD HAVE BEEN FORESEEN BY EXAMINING THE SITE AND THE EXISTING DOCUMENTS AND DRAWINGS.
- EXAMINE THE AREA, AND NOTE THE CONDITIONS UNDER WHICH WORK WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL THE UNSATISFACTORY CONDITIONS ARE CORRECTED.
- PROVIDE A LOCATING SERVICE. CONTRACTOR IS RESPONSIBLE FOR THE LOCATING OF ALL SUBSURFACE ELECTRICAL AND/OR COMMUNICATIONS UTILITIES OR BRANCH LINES; ACTIVE WATER, IRRIGATION, SEWER, STORM, GAS, FUEL, OR OTHER PIPING; FIBER DUCT, CORRUGATED STORM DRAIN, OR ANY OTHER FUNCTIONING UNDERGROUND NETWORK OR SYSTEM.
- IDENTIFY AND MARK UTILITIES BY TYPE WITHIN THE PROJECT AREA. MAINTAIN MARKINGS AS LONG AS THEY ARE REQUIRED FOR THE PERFORMANCE OF THE WORK. PROVIDE NEW MARKINGS IF THE ORIGINAL MARKINGS ARE DELETED.
- REMOVE MARKINGS AFTER COMPLETION OF THE WORK TO BE PERFORMED.
- EXISTING OVERHEAD UTILITIES WILL OCCUR IN THE FOLLOWING AREAS:
 - A. CONCEALED IN ARCADE (WALKWAY COVER) ATTIC
 - B. CONCEALED WITHIN BUILDING ATTIC
 - C. EXPOSED SUSPENDED FROM CEILINGS OR FROM WALLS
 - D. EXPOSED ON THE ARCADE AND BUILDING ROOFTOP
 - E. EXPOSED AS OVERHEAD SUSPENDED LINES
 - F. CONCEALED IN WALLS
- CONTRACTOR SHALL MAKE NO CLAIMS AGAINST THE OWNER FOR THE CONTRACTOR'S FAILURE TO LOCATE AND MARK EXISTING UTILITIES WHICH ARE SUBSEQUENTLY DAMAGED, BROKEN, OR SERVICE OTHERWISE IS INTERRUPTED DURING THE WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR REPAIRING/RESTORING THE UTILITY TO ITS ORIGINAL FUNCTION/CONDITION.
- IF EXISTING UTILITIES ARE FOUND TO INTERFERE WITH PERMANENT FACILITIES BEING CONSTRUCTED, IMMEDIATELY NOTIFY THE ARCHITECT AND SECURE HIS INSTRUCTIONS.

- SHEET NOTES**
- 1 EXISTING SOG / TURF / LANDSCAPE
 - 2 EXISTING CONCRETE PAVING
 - 3 EXISTING CONCRETE CURB
 - 4 EXISTING ACCESSIBLE CONCRETE RAMP
 - 5 EXISTING AC PAVING
 - 6 EXISTING CHAIN LINK FENCE
 - 7 EXISTING RETAINING WALL
 - 8 EXISTING ACCESSIBLE PARKING
 - 9 EXISTING CONCRETE STEPS
 - 10 EXISTING FIRE HYDRANT



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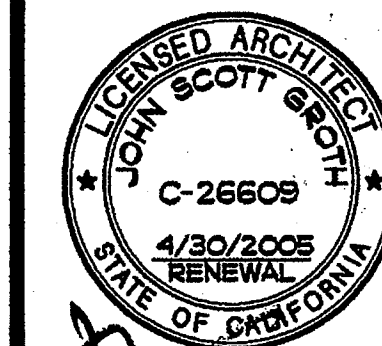
REHABILITATION PROJECT
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823 ACACIA, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

CUSD NO. 658-709
P.T.N. 73569-12
SA NO. 066
DATE 4-25-03
REVISIONS
PLOTTED 4/23/2003

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DATE APR 25 2003

SHEET TITLE
EXISTING SITE SURFACE CONDITIONS NOTES
AO-1



NOTES:
THIS PLAN IS PROVIDED TO ASSIST THE BIDDER IN MAKING HIS BID.
NO NEW WORK IS SHOWN ON THIS PLAN.
REVIEW EXISTING CONDITION NOTES ON SHEET AO-1.

- SHEET NOTES**
- 1] EXISTING MAIN SWITCHBOARD 2500A 120/208V 3Ø
 - 2] EXISTING ELECTRICAL PANEL / SUB-PANEL
 - 3] EXISTING HIGH VOLTAGE U/G UTILITY LINE FROM POWER POLE
 - 4] EXISTING ELECTRICAL LINE(S) ————
 - 5] EXISTING GAS METER
 - 6] EXISTING GAS PRESSURE REGULATOR
 - 7] EXISTING GAS LINE(S) - - - - -
 - 8] (S) EXISTING UTILITY U/G ELEC LINES FROM TRANSFORMER TO MAIN
- NOTE: GAS / ELEC LINES SHOWN IN BUILDING MAY BE ABOVE GROUND

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REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
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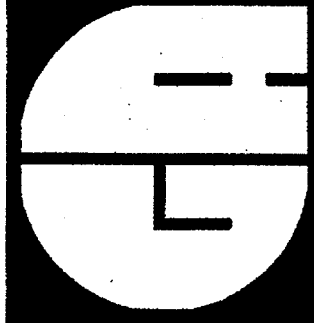
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73569-12

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DATE
4-25-03

REVISIONS

PLOTTED 4/28/2003



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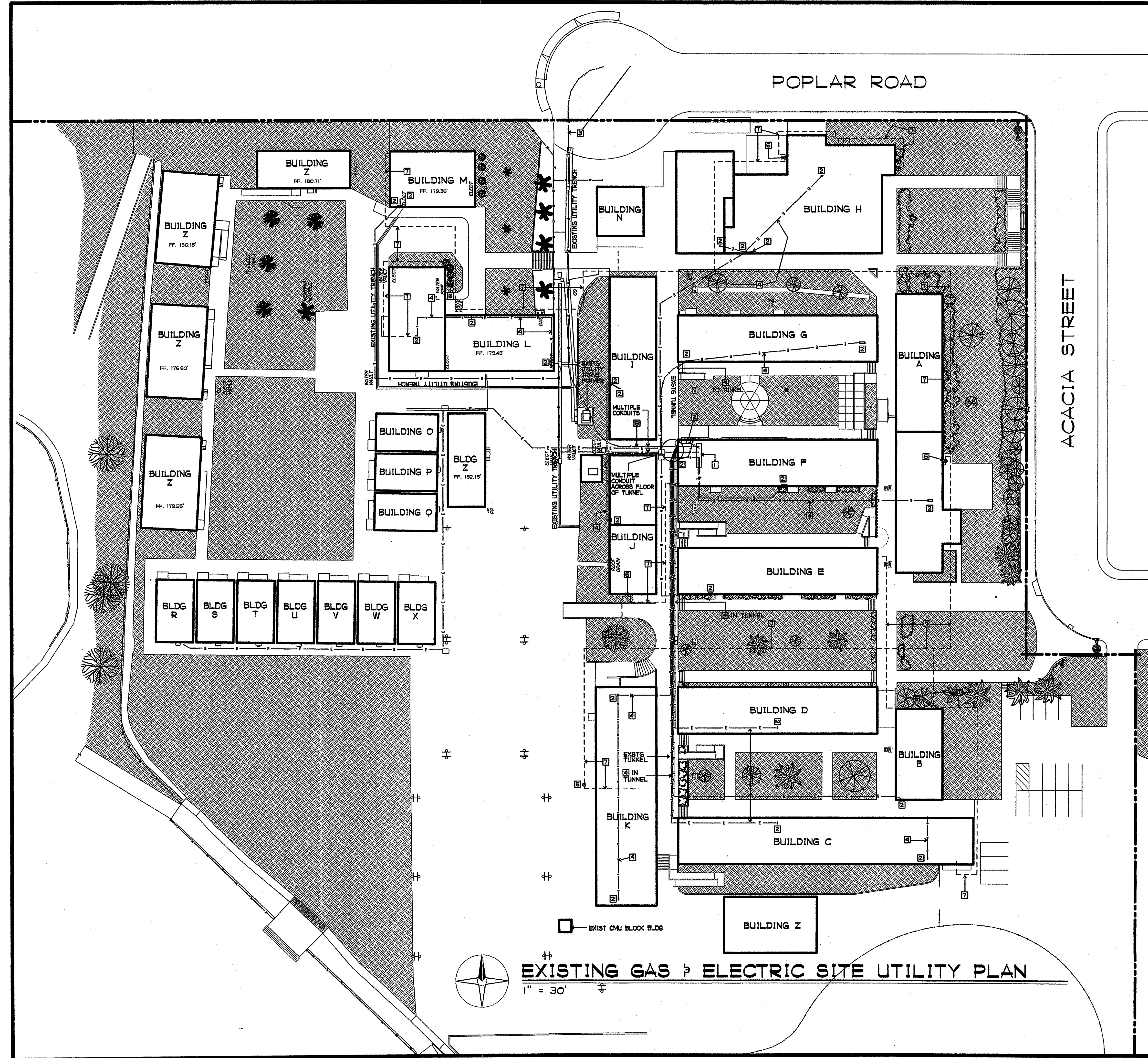
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DATE APR 25 2003

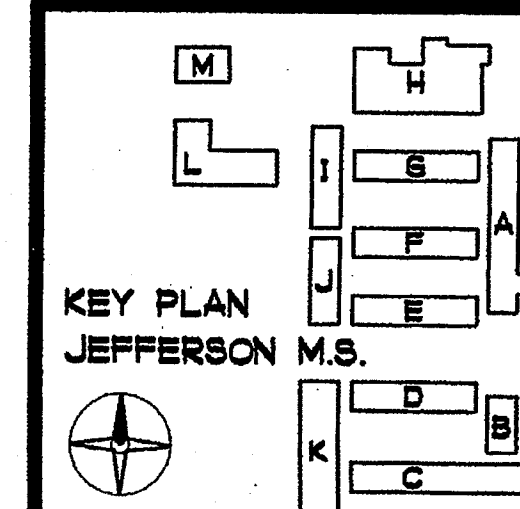
SHEET TITLE
EXISTING
GAS & ELECTRIC
SITE UTILITY
PLAN

AO-2

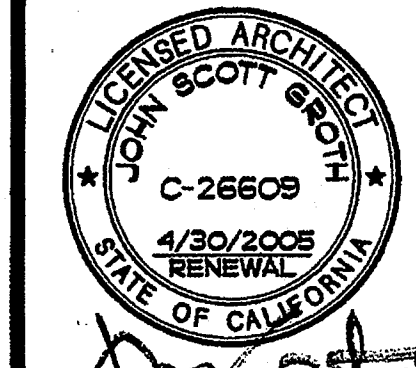


EXISTING GAS & ELECTRIC SITE UTILITY PLAN

1" = 30'



KEY PLAN
JEFFERSON M.S.



NOTE:
STEAM PIPING AND FUEL OIL SYSTEMS HAVE BEEN ABANDONED

NOTES:
THIS PLAN IS PROVIDED TO ASSIST THE BIDDER IN MAKING HIS BID.
NO NEW WORK IS SHOWN ON THIS PLAN
REVIEW EXISTING CONDITION NOTES SHEET AO-1

- SHEET NOTES**
- ☐ EXISTING U/G FUEL OIL TANK (ABANDONED)
 - ☐ EXISTING U/G FUEL OIL LINES (ABANDONED)
 - ☐ EXISTING U/G STEAM PIPING (ABANDONED)
 - ☐ EXISTING STEAM PIPING IN TUNNEL (ABANDONED)

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REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

OSBD NO.
858-709

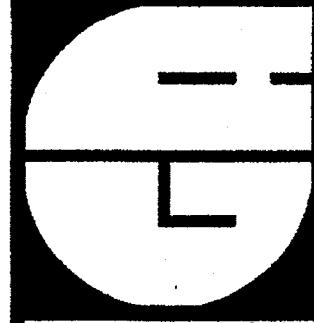
P.T.N.
73569-12

EA NO.
066

DATE
4-25-03

REVISIONS

PLOTTED 4/23/03



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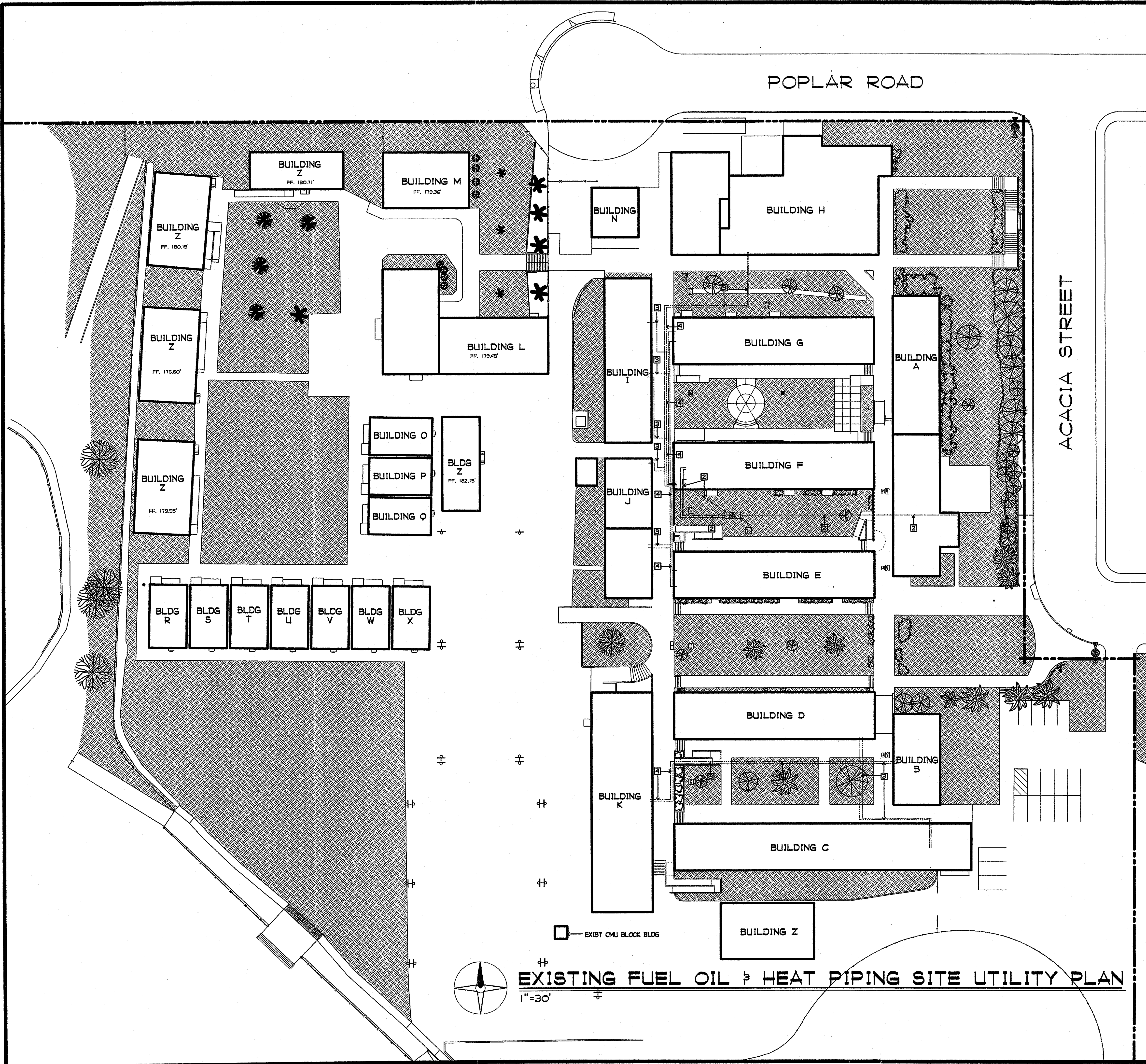
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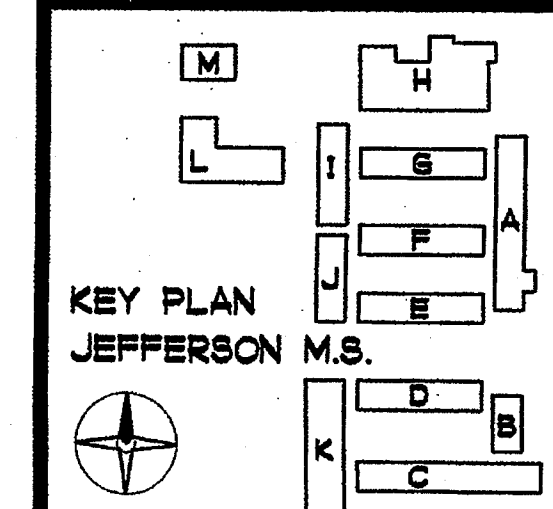
DATE APR 25 2003

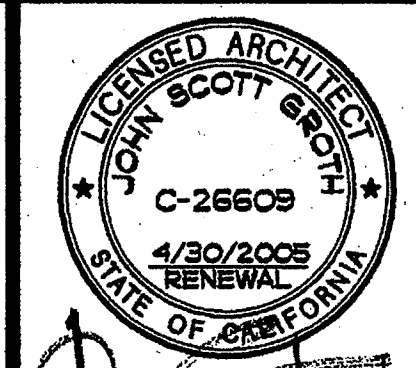
SHEET TITLE
EXISTING FUEL OIL & HEAT PIPING SITE UTILITY PLAN

AO-3



EXISTING FUEL OIL & HEAT PIPING SITE UTILITY PLAN

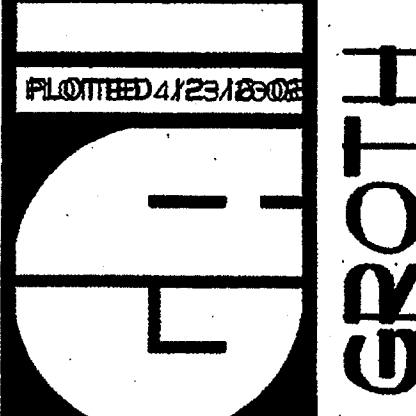




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DATE APR 25 2003

SHEET TITLE
EXISTING UNDERGROUND WATER, SEWER & STORM DRAIN SITE UTILITY PLAN

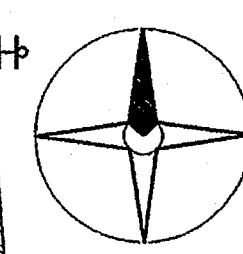
AO-4

CMD
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POPLAR ROAD

ACACIA STREET

EXISTING UNDERGROUND WATER, SEWER & STORM DRAIN UTILITY SITE PLAN

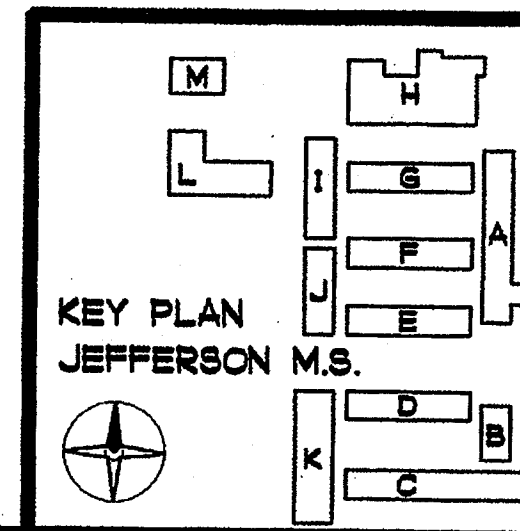
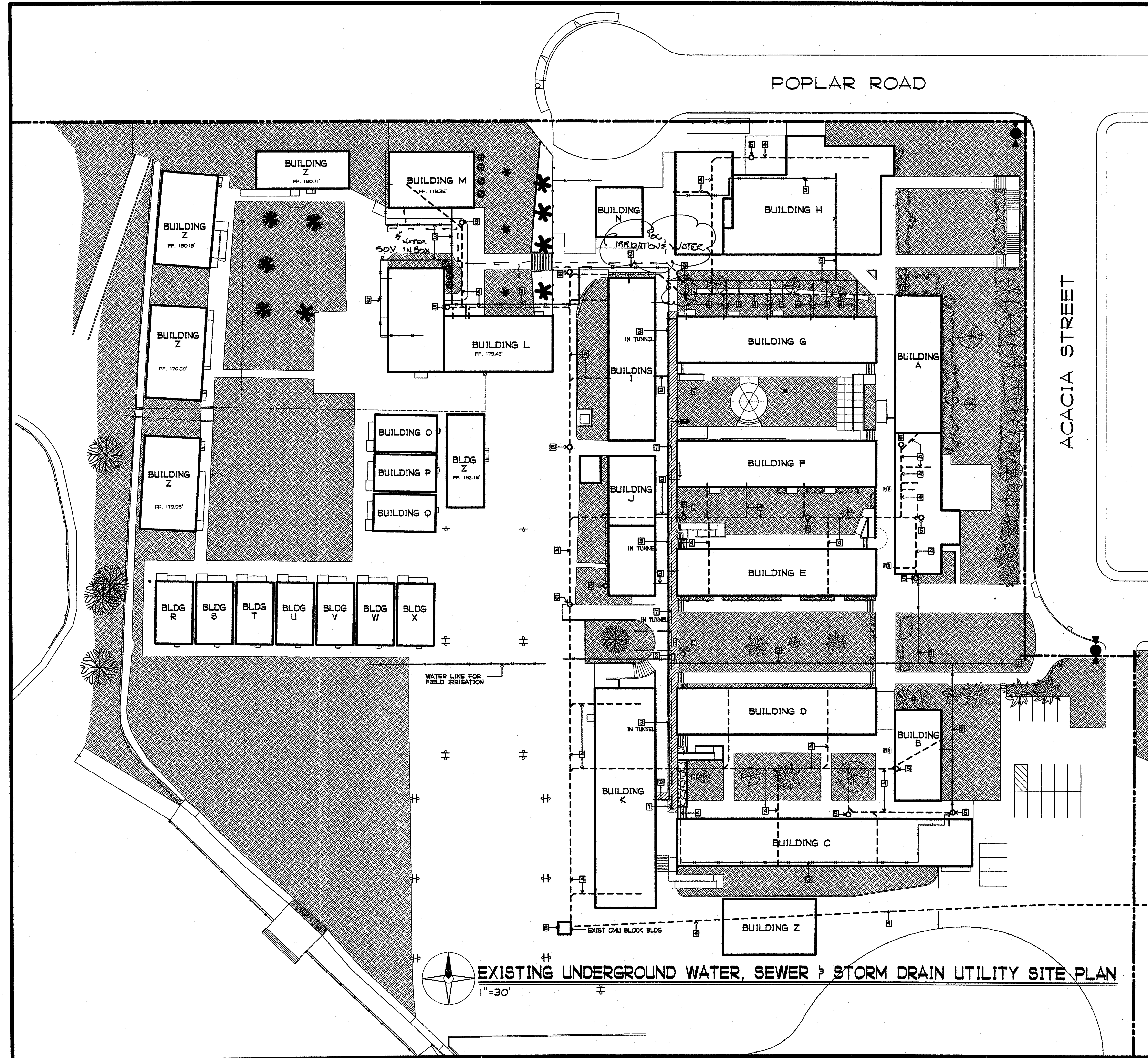


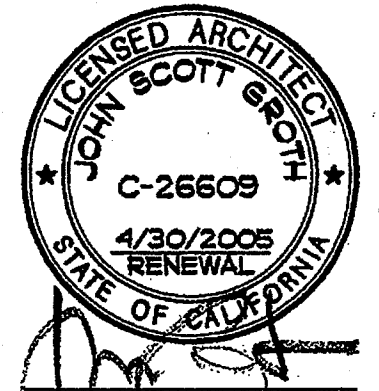
NOTE:
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NO NEW WORK IS SHOWN ON THIS PLAN
REVIEW EXISTING CONDITION NOTES ON SHEET AO-1

SHEET NOTES

- 1 EXISTING WATER METER
- 2 EXISTING PUMP (ABANDONED)
- 3 EXISTING U/G WATER LINE
- 4 EXISTING U/G SEWER LINE
- 5 EXISTING CLEANOUT
- 6 EXISTING LIFT STATION (PUMPHOUSE)
- 7 EXISTING IRRIGATION LINE

NOTE: WATER / SEWER LINES SHOWN IN BUILDING MAY BE ABOVE GROUND





NOTES:
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NO NEW WORK IS SHOWN ON THIS PLAN
REVIEW EXISTING CONDITION NOTES ON SHEET AO-1

- SHEET NOTES**
- 1 EXISTING SIGNAL CABINET IN U/G TUNNEL - NOT TO SCALE
 - 2 EXISTING SIGNAL CABINET IN WALL - NOT TO SCALE
 - 3 EXISTING U/G SIGNAL WIRING IN CONDUIT(S)
 - 4 EXISTING SIGNAL WIRING IN IN TUNNEL IN CONDUIT(S)
 - 5 EXISTING COMMUNICATION IN UNDERGROUND CONDUIT
 - 6 EXISTING FIRE ALARM IN UNDERGROUND CONDUIT

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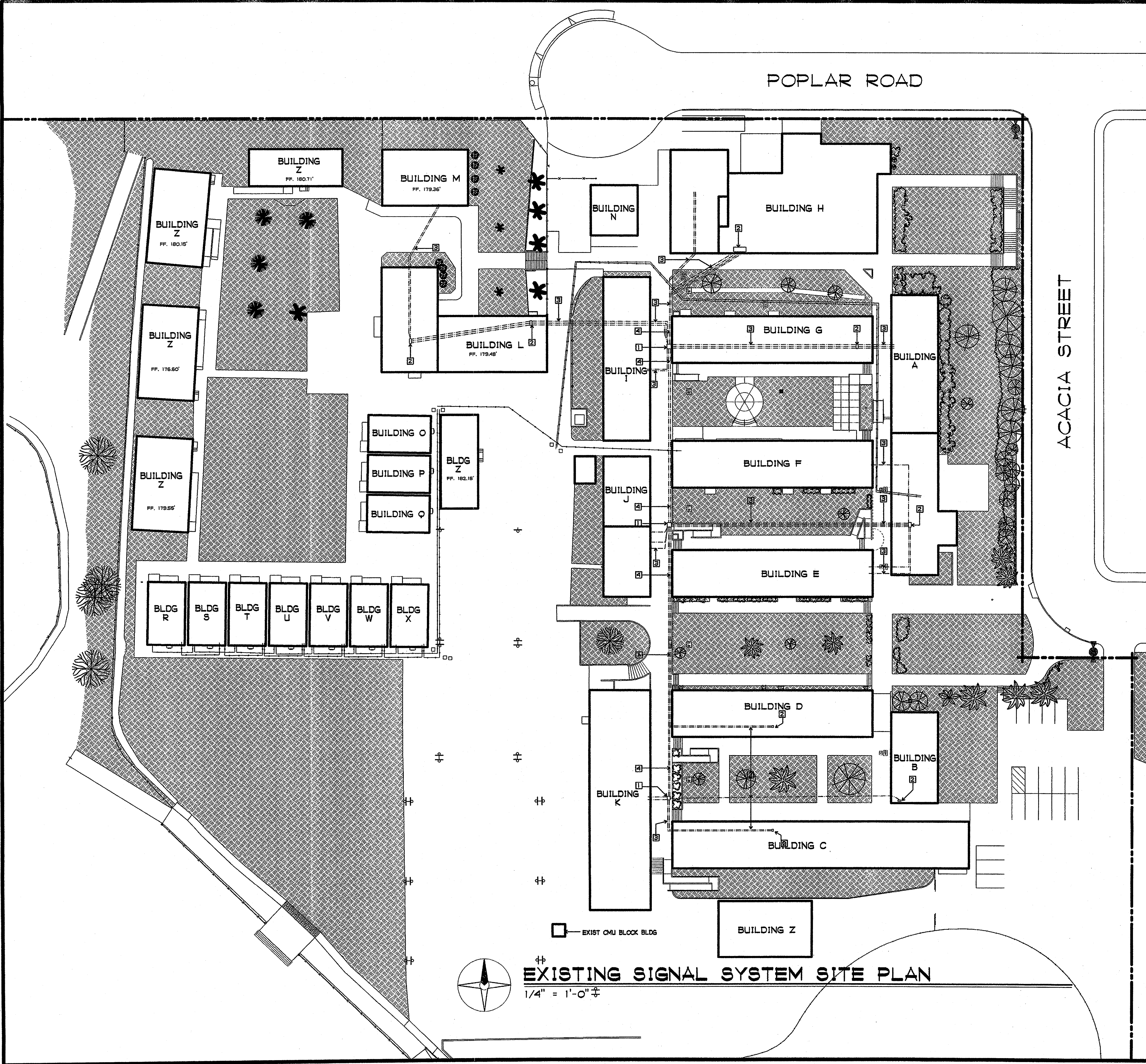
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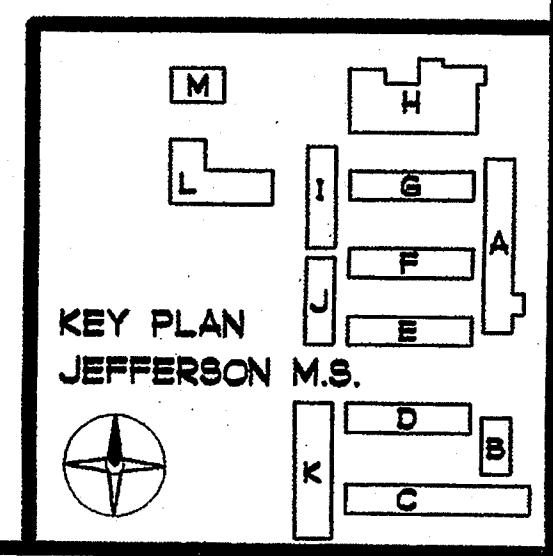
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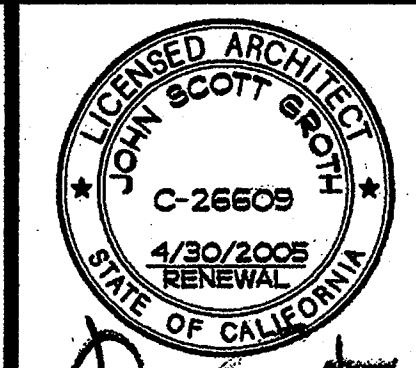
EXISTING SIGNAL SYSTEM

AO-5



EXISTING SIGNAL SYSTEM SITE PLAN





NOTES:
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NO NEW WORK IS SHOWN ON THIS PLAN
REVIEW EXISTING CONDITION NOTES ON SHEET AO-1

- SHEET NOTES**
- 1 EDGE OF EXISTING ROOF, TYP.
 - 2 EXISTING GAS LINE(S) - - - - -
 - 3 EXISTING ELECTRIC LINE(S) RUN UNDER SOFFIT - - - - -
 - 4 EXISTING GAS S.O.V., TYP. ▽
 - 5 EXISTING GAS PRESSURE REGULATOR, TYP. ⊗
 - 6 EXISTING GAS METER
- NOTE: GAS / ELEC LINES SHOWN IN BUILDING MAY BE BELOW ROOFTOP

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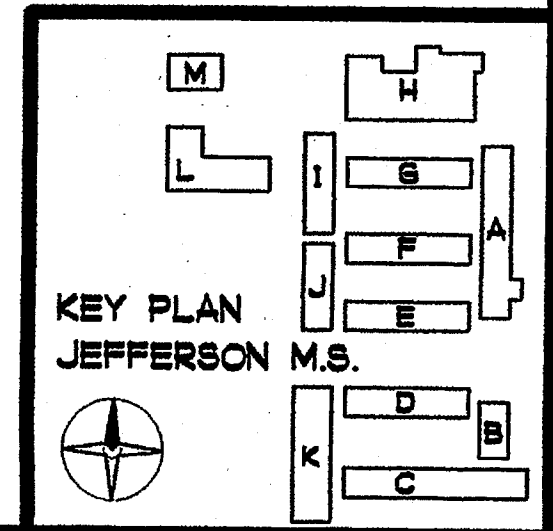
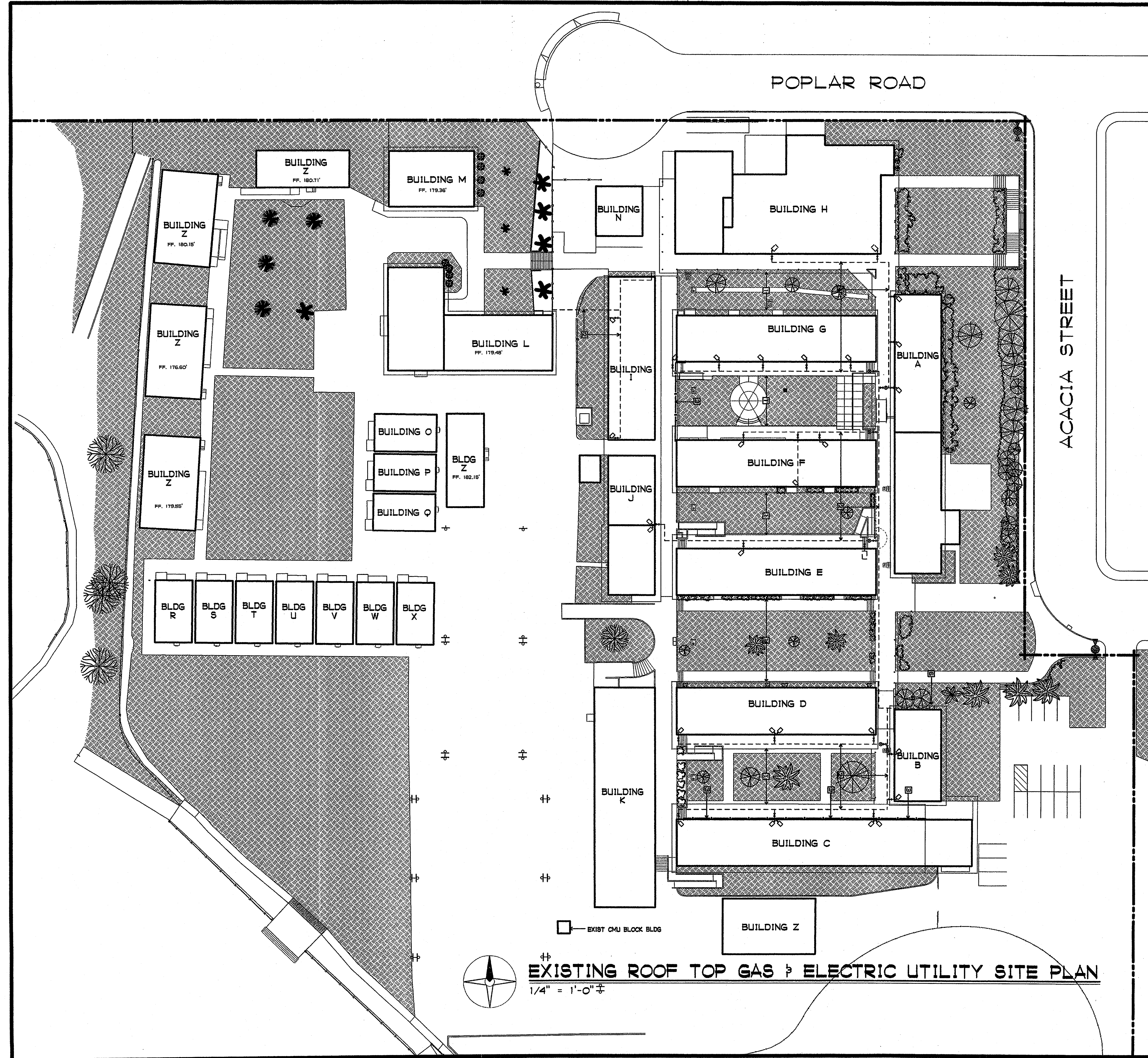
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SHEET TITLE
EXISTING ROOF TOP MOUNTED GAS & ELECTRIC

AO-6

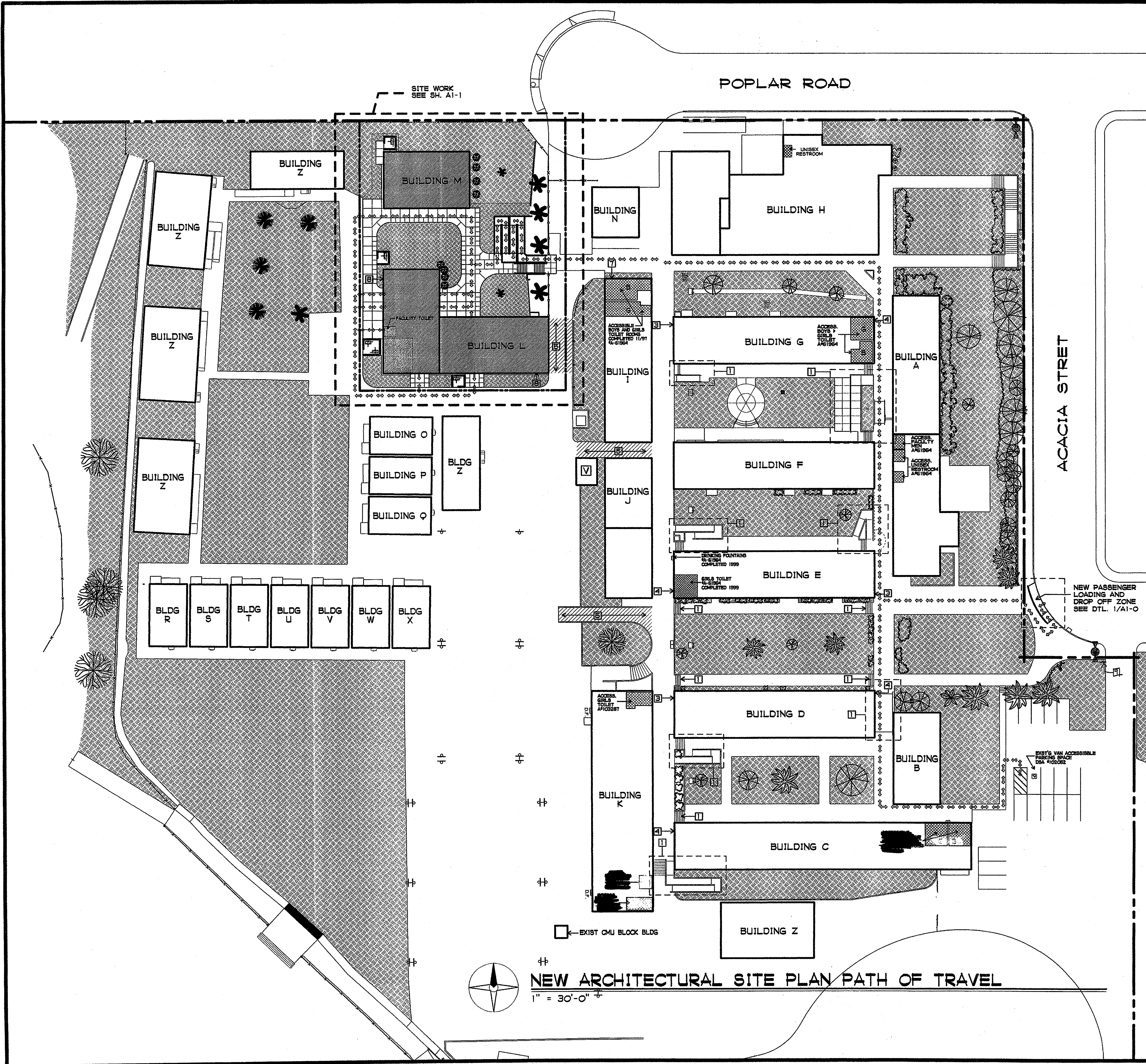


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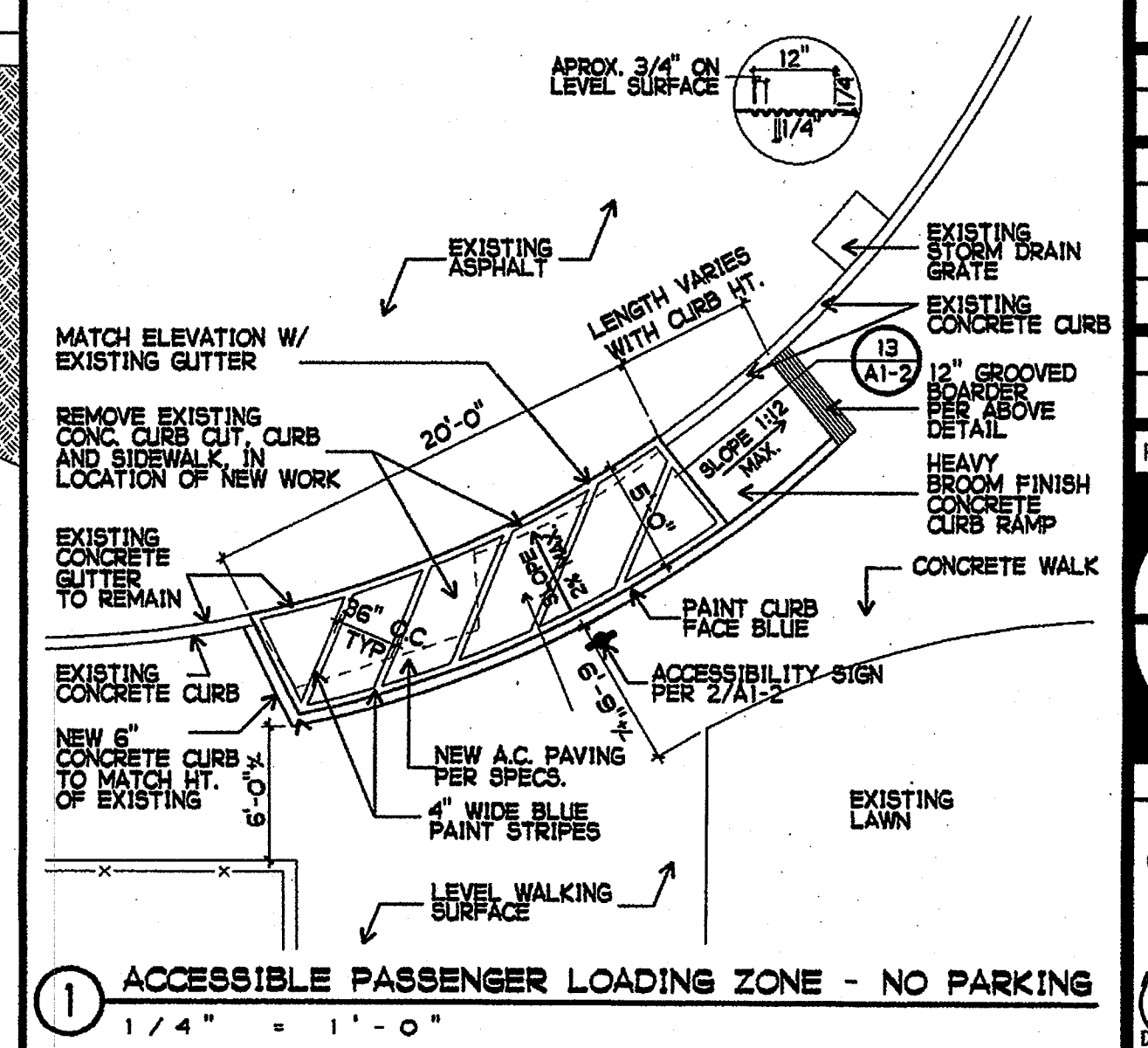


BARRIER FREE PATH OF TRAVEL

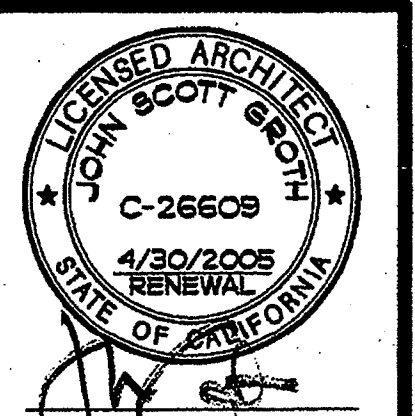
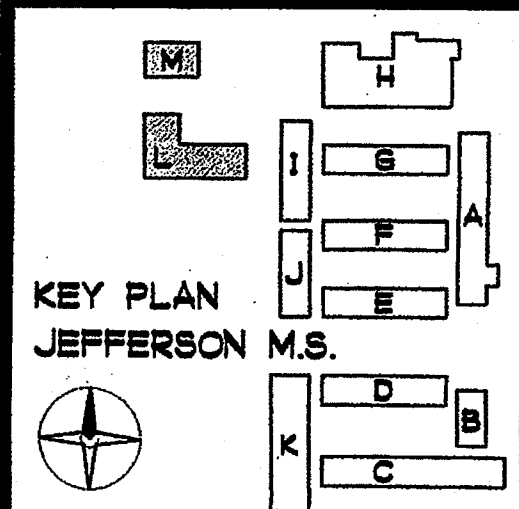
1. BARRIER FREE PATH OF TRAVEL AS INDICATED IS A BARRIER-FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" IN HEIGHT AT A MAXIMUM SLOPE OF 1 : 2, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" IN VERTICAL HEIGHT. MAXIMUM CROSS SLOPE 2%, TYPICAL. CONTRACTOR SHALL VERIFY THAT ALL BARRIERS ON THE INDICATED PATH OF TRAVEL HAVE BEEN MOVED.

SHEET NOTES

- 1 ACCESSIBLE RAMP/STAIRS CONSTRUCTED UNDER MODERNIZATION A#1864
- 2 NOT USED
- 3 DIRECTIONAL SIGNAGE (RIGHT) UNDER A#103287
- 4 DIRECTIONAL SIGNAGE (LEFT) UNDER A#103287
- 5 SHADED AREA SLOPE EXCEEDS 5%
- 6 ACCESSIBLE DUEL HEIGHT DRINKING FOUNTAINS
- 7 NEW DIRECTIONAL SIGNAGE (RIGHT) SEE SHEET AMB-0
- 8 NEW DIRECTIONAL SIGNAGE (LEFT) SEE SHEET AMB-0
- 9 EXISTING TON AWAY SIGN UNDER # 103287



1 ACCESSIBLE PASSENGER LOADING ZONE - NO PARKING
1/4" = 1'-0"



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JOHN SCOTT GROTH
C-26609
4/30/2003
RENEWAL
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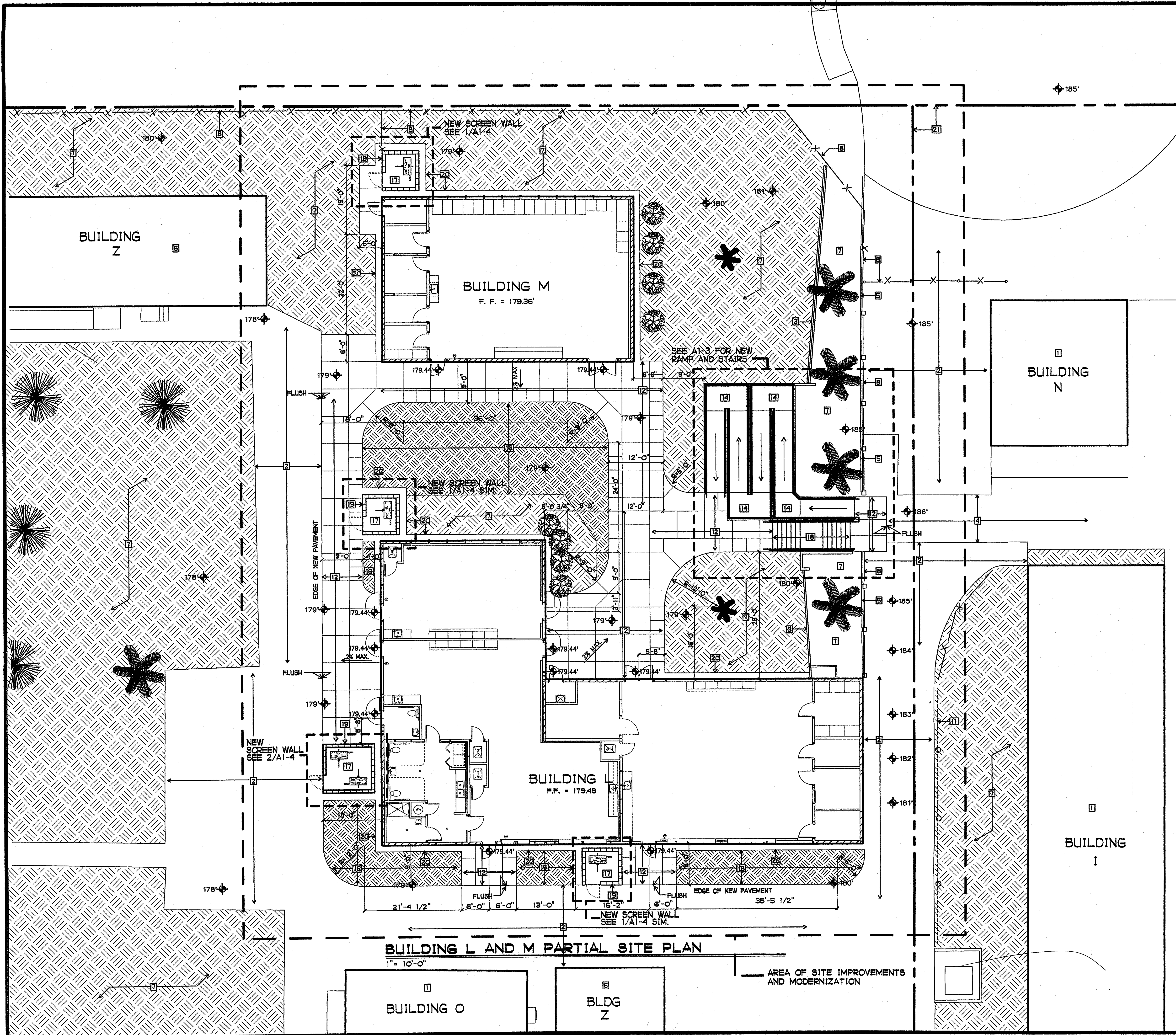
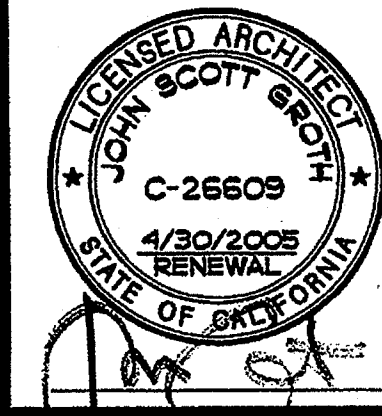
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SHEET TITLE
NEW ARCHITECTURAL SITE PLAN
A1-0

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SHEET NOTES

- 1 EXISTING BUILDING TO REMAIN
- 2 EXISTING AC PAVING TO REMAIN
- 3 EXISTING MASONRY WALL TO REMAIN
- 4 EXISTING CONCRETE PAVING TO REMAIN
- 5 EXISTING CONCRETE CURB TO REMAIN
- 6 EXISTING RELOCATABLE CLASSROOM TO REMAIN
- 7 EXISTING LANDSCAPING / TREES / SHRUBS / SOO TO REMAIN
- 8 EXISTING FENCE OR CHAIN LINK FENCE TO REMAIN
- 9 EXISTING PROPERTY LINE
- 10 NOT USED
- 11 NOT USED
- 12 NEW CONCRETE PAVING W/ MEDIUM BROOM FINISH (2% MAX CROSS SLOPE)
- 13 NEW ASPHALTIC CONCRETE PAVING
- 14 NEW ACCESSIBLE RAMP SEE ENLARGED DRAWING
- 15 NEW CHAIN LINK FENCE
- 16 NEW LANDSCAPE AREA - SEE LANDSCAPE DRAWING
- 17 NEW CONCRETE PAD FOR MECHANICAL EQUIPMENT - SEE ENLARGED PLAN
- 18 NEW CONCRETE STAIRS - SEE ENLARGED DRAWING
- 19 NEW MASONRY EQUIPMENT ENCLOSURE - SEE ENLARGED PLAN
- 20 NEW CONCRETE MOW STRIP SEE 8/A1-6
- 21 ASSUMED PROPERTY LINE

SITE PLAN LEGEND

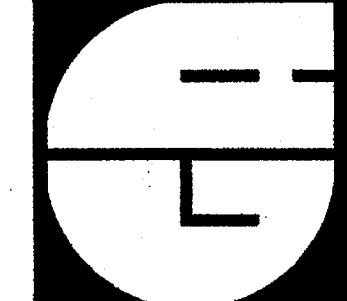
- EXISTING BUILDING
- EXISTING BUILDING TO BE MODERNIZED
- EXISTING LANDSCAPING
- NEW LANDSCAPING
- PROPERTY LINE
- EXISTING FENCE
- EXISTING TREE TO REMAIN

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SHEET TITLE

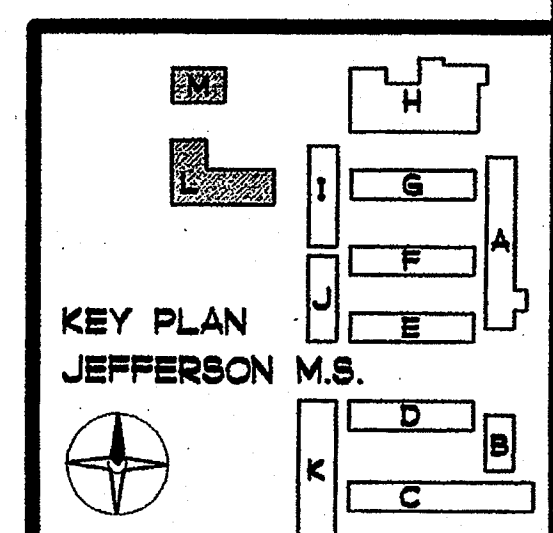
BUILDING L & M
PARTIAL
SITE PLAN

A1-1

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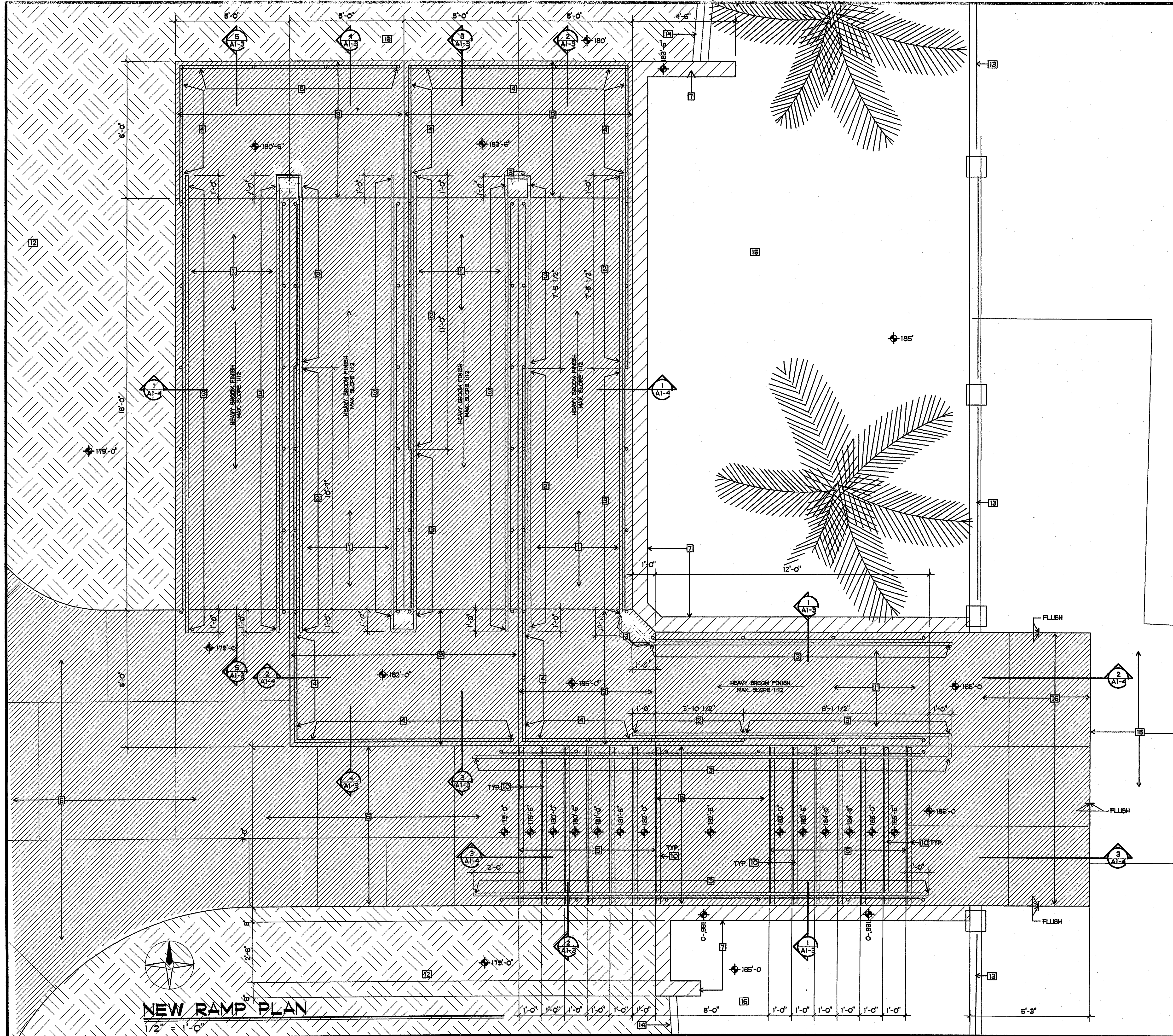
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BUILDING L AND M PARTIAL SITE PLAN
1" = 10'-0"

AREA OF SITE IMPROVEMENTS
AND MODERNIZATION



NEW RAMP PLAN

1/2" = 1'-0"

SHEET NOTES

- 1 NEW CONCRETE RAMP - SEE SECTIONS
- 2 NEW GUARDRAIL / HANDRAIL - MNT'D 42" ABOVE WALKING SURFACE SEE DTL. 11/A1-5
- 3 NEW HANDRAIL - MNT'D 34" ABOVE WALKING SURFACE SEE DTL. 13/A1-5
- 4 NEW GUARDRAIL - MNT'D 42" ABOVE WALKING SURFACE SEE DTL. 11/A1-5
- 5 NEW CONCRETE STEPS PER DTL. 3/A1-5
- 6 NEW CONCRETE PAVING
- 7 NEW CONCRETE RETAINING WALL PER DTL. 3/A1-5 SIM.
- 8 NEW RAIL - MNT'D 34" ABOVE WALKING SURFACE SEE DTL. 15/A1-5
- 9 NEW CONCRETE LANDING - 4'S AT 24" OC. EA. WAY
- 10 NEW CONTRASTING COLOR STRIP
- 11 NOT USED
- 12 EXISTING LANDSCAPE
- 13 EXISTING FENCE
- 14 EXISTING RETAINING WALL
- 15 EXISTING CONCRETE PAVING

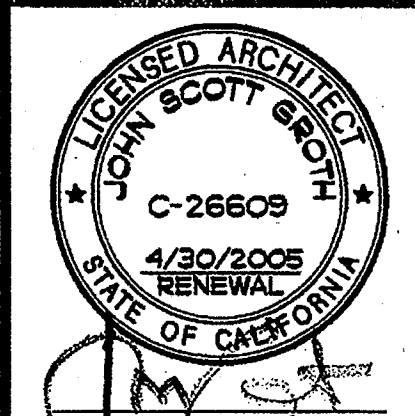
EXTERIOR HANDICAPPED RAMPS

1. RAMP SURFACE SHALL BE HEAVY BROOM FINISH CONCRETE. RAMP SLOPE SHALL NOT EXCEED 1 INCH PER 12 INCHES.
2. PROVIDE GUIDERAILS PER 8/A1-7
3. HANDRAILS SHALL BE PLACED ON EACH SIDE OF THE RAMP, AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP. TOP OF HANDRAILS SHALL BE MOUNTED AT 34 INCHES ABOVE THE SURFACE OF THE RAMP OR LANDING.
4. HANDRAILS SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP, AND THE ENDS SHALL BE RETURNED WHERE PROJECTION OF HANDRAIL EXTENSION WOULD CREATE A HAZARD. WRAP EXTENSIONS AROUND AS SHOWN ON PLANS. INNER RAILS SHALL BE CONTINUOUS FROM LANDING TO LANDING.
5. HANDRAILS PROJECTING FROM A WALL OR GUARDRAIL SHALL HAVE A MINIMUM 1/2 INCHES SPACE BETWEEN THE HANDRAIL AND THE WALL OR GUARDRAIL. BEND RAILS AROUND OBSTRUCTIONS TO MAINTAIN THIS CLEAR SPACE. BRACKETS SHALL BE ATTACHED TO THE LOWER SIDE OF HANDRAILS SO AS TO OFFER NO OBSTRUCTION TO THE TOP AND BOTH SIDES OF THE HANDRAIL.
6. THE HANDGRIP PORTION OF HANDRAILS SHALL BE 1-1/4 INCHES OUTSIDE DIAMETER STANDARD STEEL PIPE. HANDRAIL SURFACE SHALL BE SMOOTH WITH NO SHARP CORNERS.
7. RAMP SURFACES 30 INCHES OR MORE ABOVE AN ADJACENT GRADE SHALL BE PROTECTED BY A 42 INCH HIGH GUARDRAIL.

EXTERIOR STEPS AND STAIRS

1. HANDRAILS SHALL BE PLACED PER THE EXTERIOR HANDICAPPED RAMP NOTES, EXCEPT THAT THE HANDRAILS SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP NOSING AND 12 INCHES PLUS THE TREAD WIDTH BEYOND THE BOTTOM NOSING.
2. MARK THE UPPER APPROACH AND ALL TREADS OF EXISTING EXTERIOR STEPS WITH A 3 INCH WIDE SAFETY YELLOW PAINT STRIP PLACED PARALLEL TO AND 3/4 INCH FROM THE NOSE OF THE STEP OR LANDING. USE FLOOR ENAMEL OR TRAFFIC PAINT, WITH THE ADDITION OF ABRASIVE AGGREGATE SO THE PAINT STRIP IS AT LEAST AS SLIP-RESISTANT AS THE TREAD.
3. MARK THE UPPER APPROACH AND ALL TREADS OF NEW EXTERIOR CONCRETE STEPS WITH A 2-1/4 INCH WIDE SAFETY YELLOW EMBEDDED STRIP PLACED PARALLEL TO AND 3/4 INCH FROM THE NOSE OF THE STEP OR LANDING, PER 1/A1-7.

NOTE: CONSTRUCTION TOLERANCES DO NOT PERMIT THE VIOLATION OF DIMENSIONS OR GRADES AND SLOPES AND THEIR RELATIONSHIP REQUIRED BY CODE. ADJUST WORK AS REQUIRED TO COMPLY WITH SUCH REQUIREMENTS.



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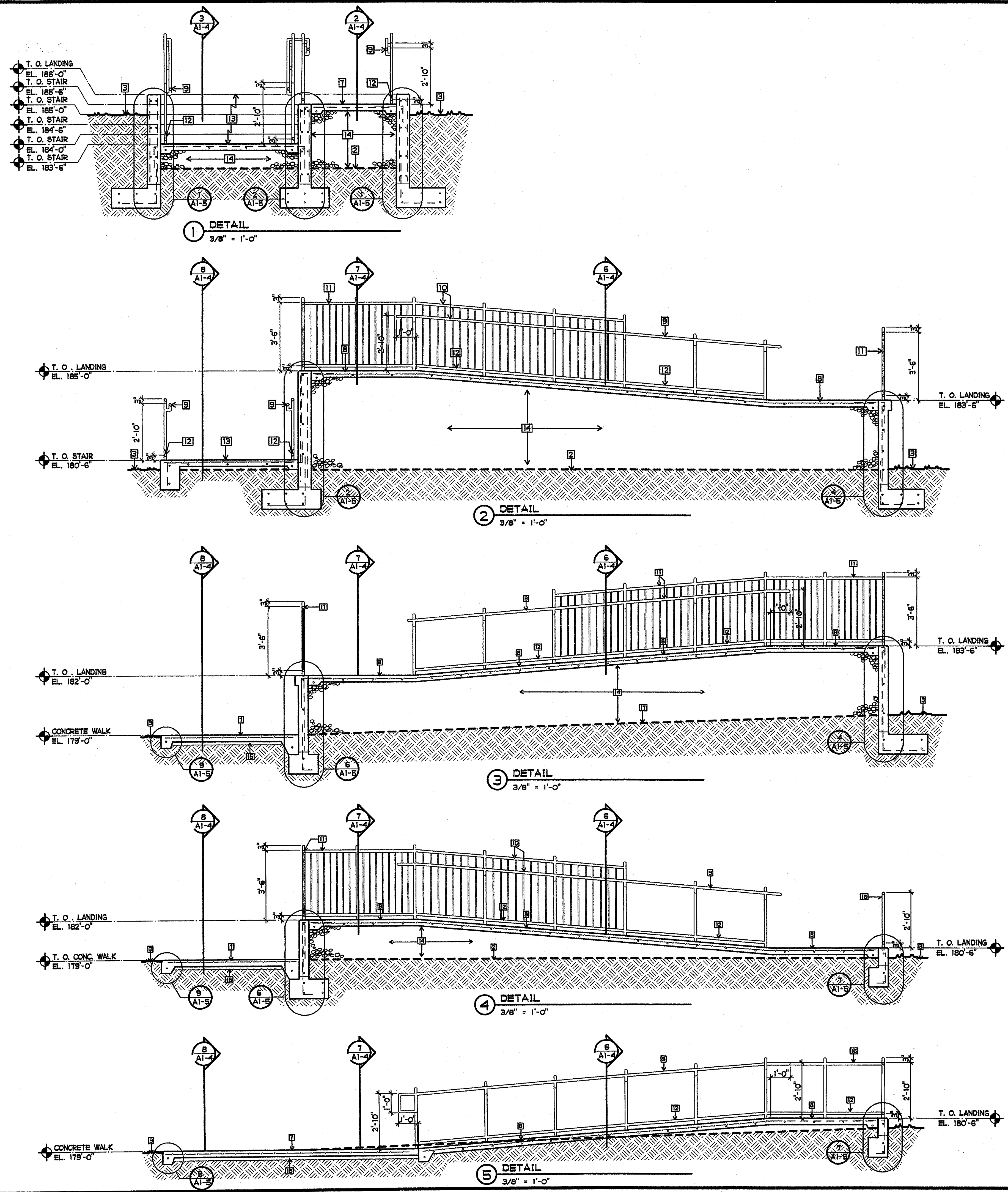
SHEET TITLE
 RAMP PLAN
 RAMP NOTES

A1-2

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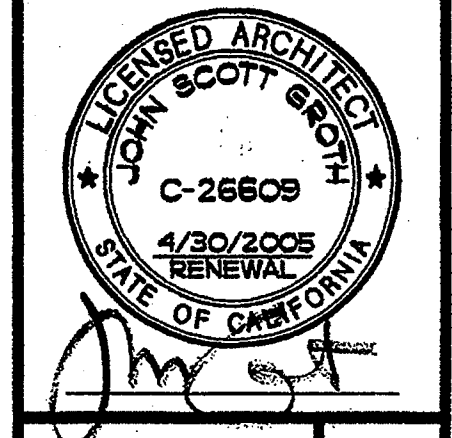
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SHEET NOTES

- 1 EXISTING CONCRETE SLAB
- 2 EXISTING GRADE
- 3 EXISTING LANDSCAPE AREA
- 4 NOT USED
- 5 NOT USED
- 6 NEW VERTICAL PIPE SUPPORTS NOT TO EXCEED 48" OC.
- 7 NEW 4" THICK CONCRETE SLAB - 4'S AT 24" OC. EACH WAY
- 8 NEW 4" THICK CONCRETE RAMP - 4'S AT 18" OC. EACH WAY
- 9 NEW HANDRAIL MNT'D 34" ABOVE WALKING SURFACE SEE DTL. 11/A1-5
- 10 NEW GUARDRAIL WITH HANDRAIL MNT'D 42" ABOVE WALKING SURFACE SEE DTL. 13/A1-5
- 11 NEW GUARDRAIL MNT'D 42" ABOVE WALKING SURFACE SEE DTL. 13/A1-5 SIM.
- 12 NEW GUARDRAIL
- 13 NEW CONCRETE STAIRS PER DTL. 8/A1-5
- 14 NEW CRUSHED ROCK
- 15 NEW 2" SAND
- 16 NEW RAIL MNT'D 34" ABOVE WALKING SURFACE SEE DTL. 15/A1-5



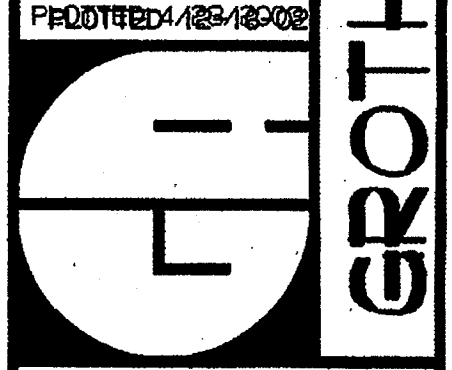
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 C-26609
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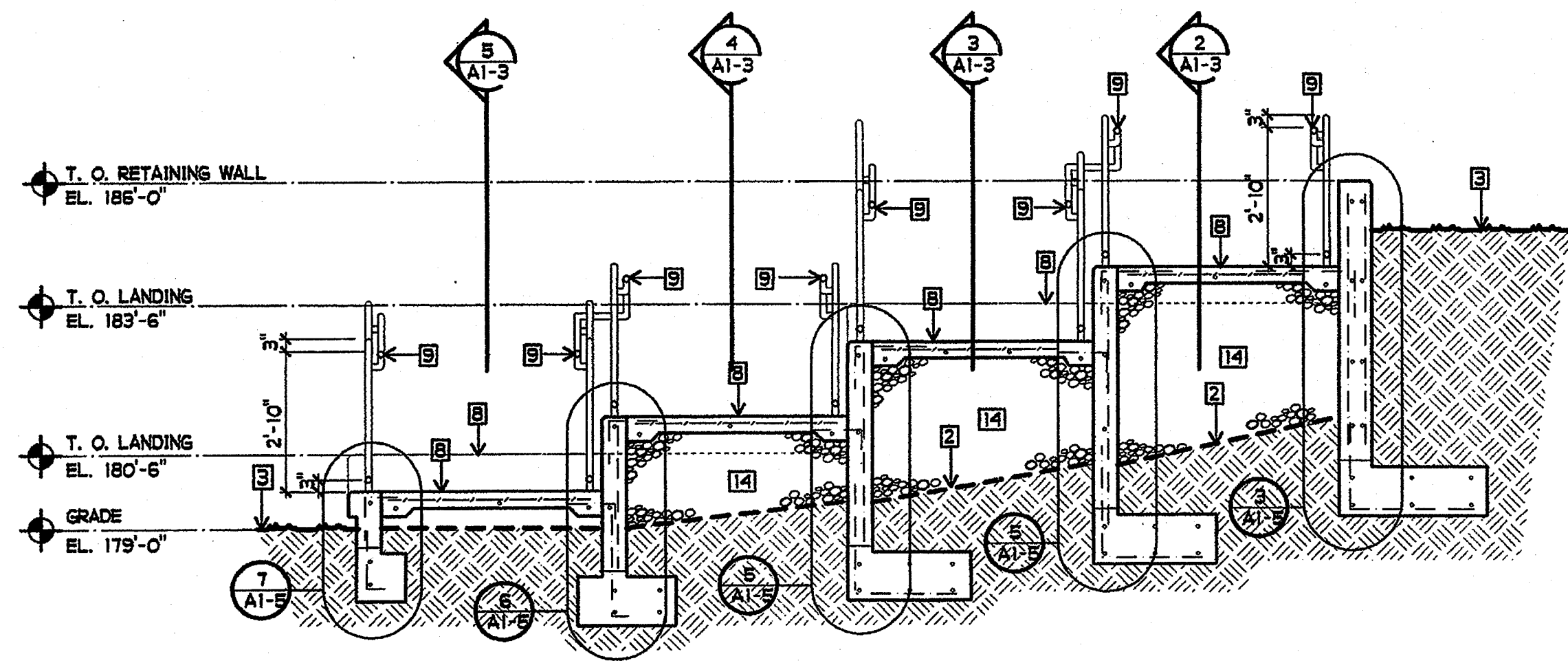
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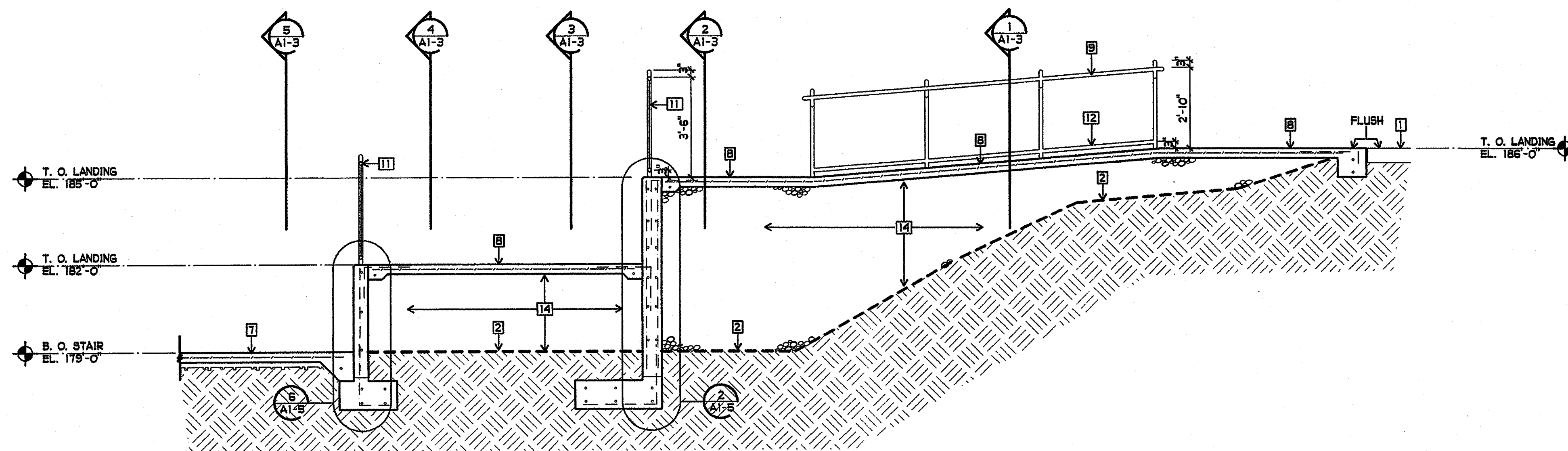
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SHEET TITLE
 RAMP SECTIONS

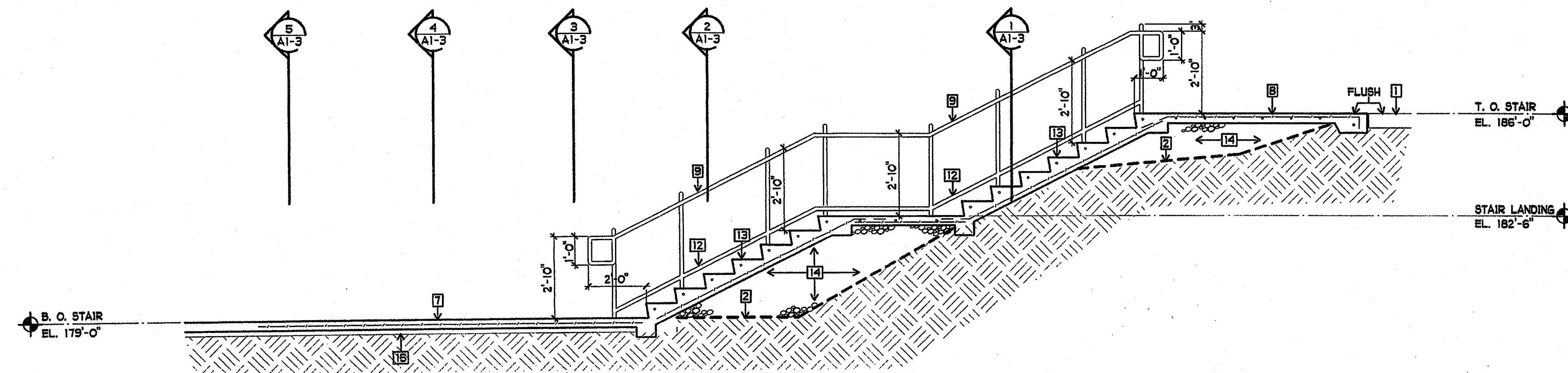
A1-3



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



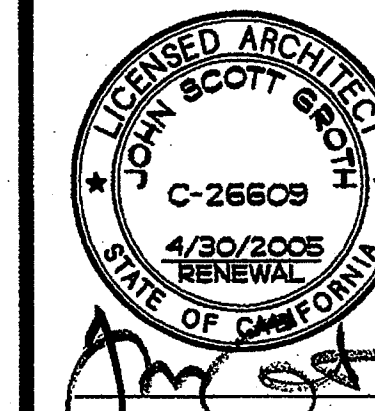
2 DETAIL
3/8" = 1'-0"



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

SHEET NOTES

- 1 EXISTING CONCRETE SLAB
- 2 EXISTING GRADE
- 3 EXISTING LANDSCAPE AREA
- 4 NOT USED
- 5 NOT USED
- 6 NEW VERTICAL PIPE SUPPORTS NOT TO EXCEED 48" OC.
- 7 NEW 4" THICK CONCRETE SLAB - 4'S AT 24" OC. EACH WAY
- 8 NEW 4" THICK CONCRETE RAMP - 4'S AT 18" OC. EACH WAY
- 9 NEW HANDRAIL MNT'D 34" ABOVE WALKING SURFACE SEE DTL. 11/A1-5
- 10 NEW GUARDRAIL WITH HANDRAIL MNT'D 42" ABOVE WALKING SURFACE SEE DTL. 13/A1-5
- 11 NEW GUARDRAIL MNT'D 42" ABOVE WALKING SURFACE SEE DTL. 13/A1-5 SIM.
- 12 NEW GUIDRAIL
- 13 NEW CONCRETE STAIRS PER DTL. 8/A1-5
- 14 NEW CRUSHED ROCK
- 15 NEW 2" SAND
- 16 NEW RAIL MNT'D 34" ABOVE WALKING SURFACE SEE DTL. 18/A1-5

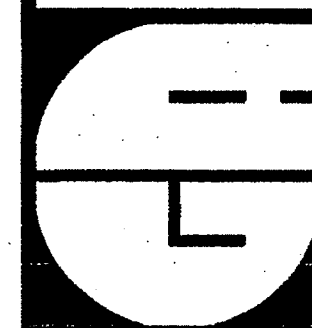


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JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

CUSD NO.	858-709
P.T.N.	73569-12
GA NO.	066
DATE	4-25-03
REVISIONS	

PLOTTED 4/23/2003

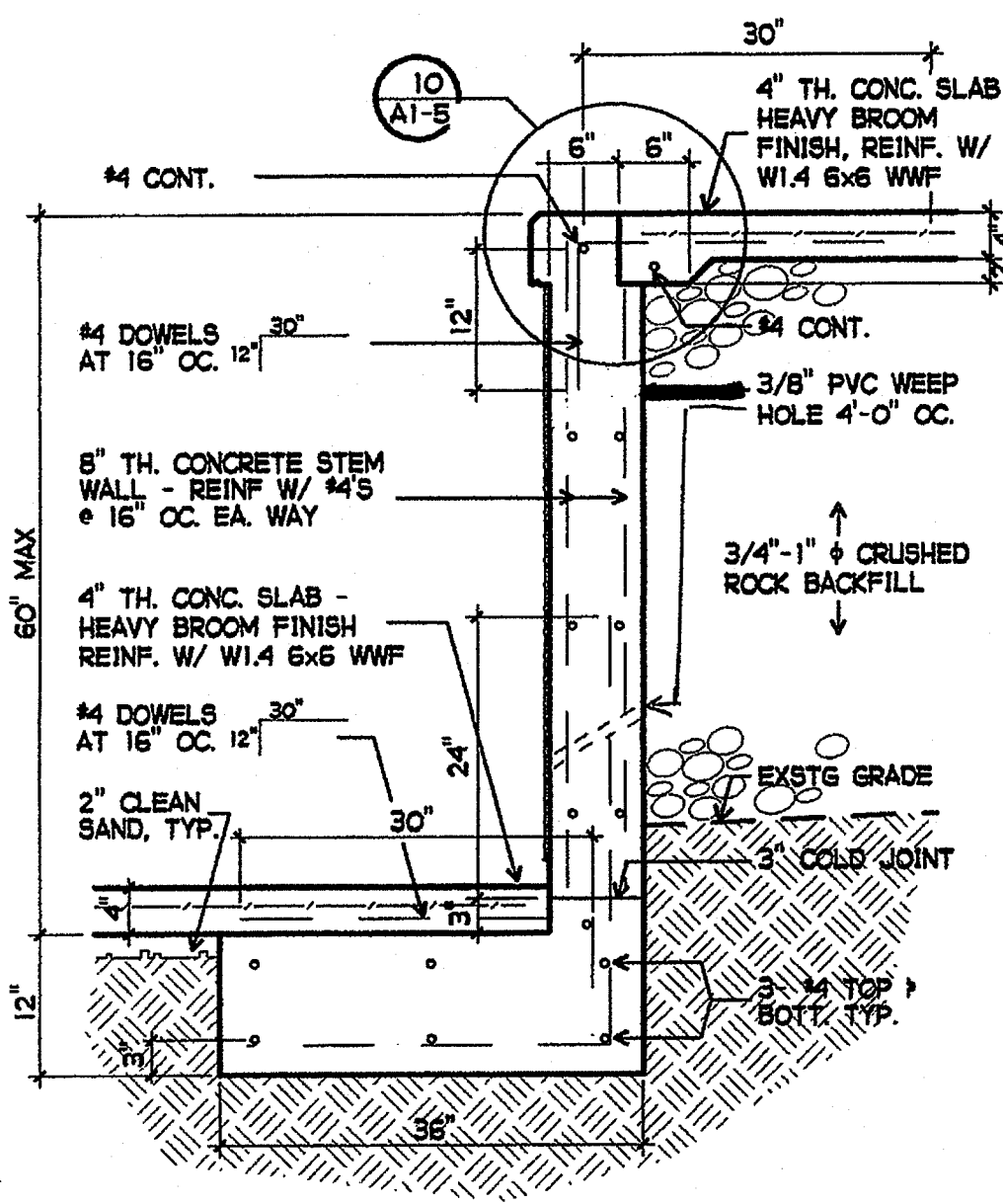


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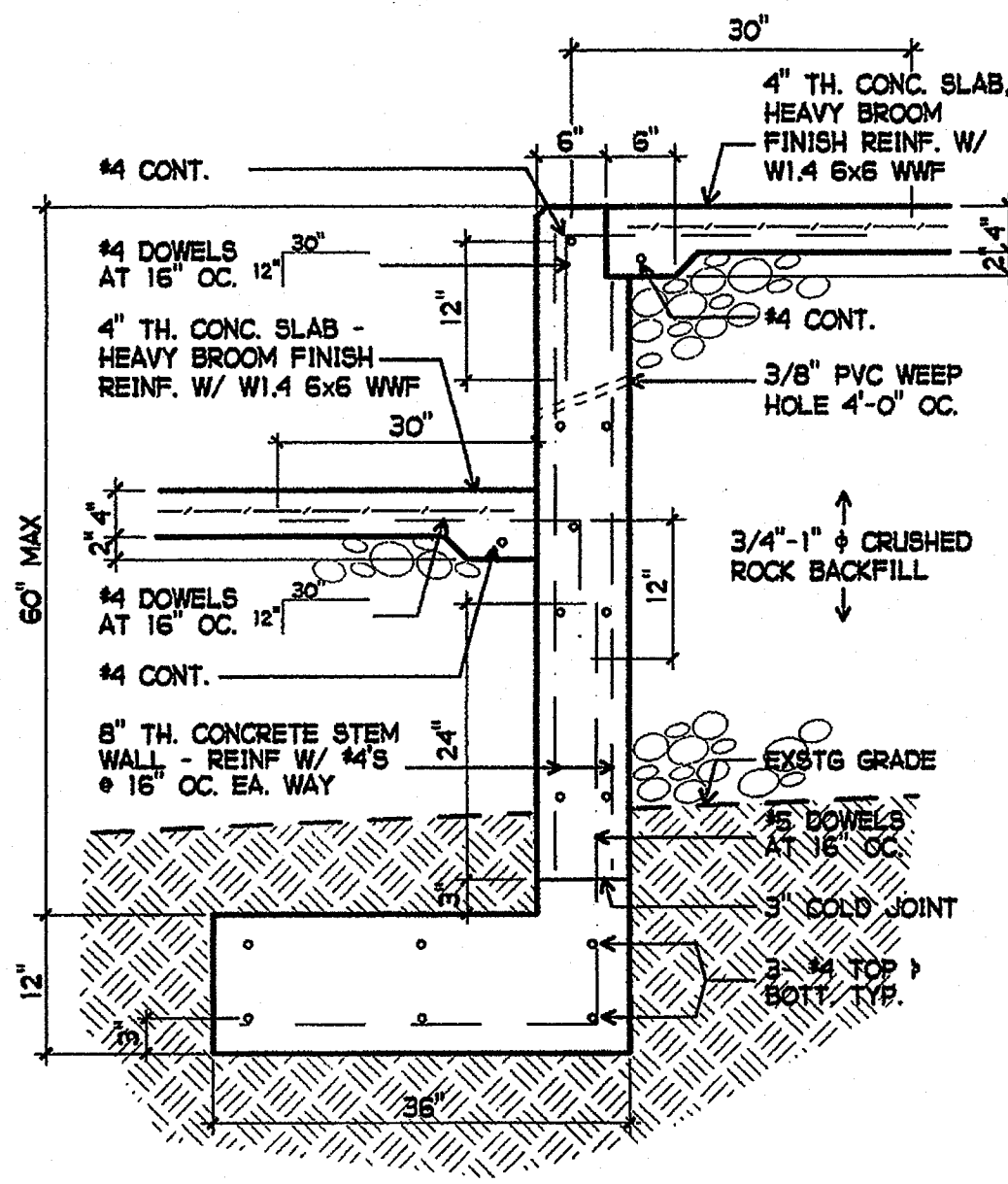
SHEET TITLE
RAMP DETAILS

A1-4

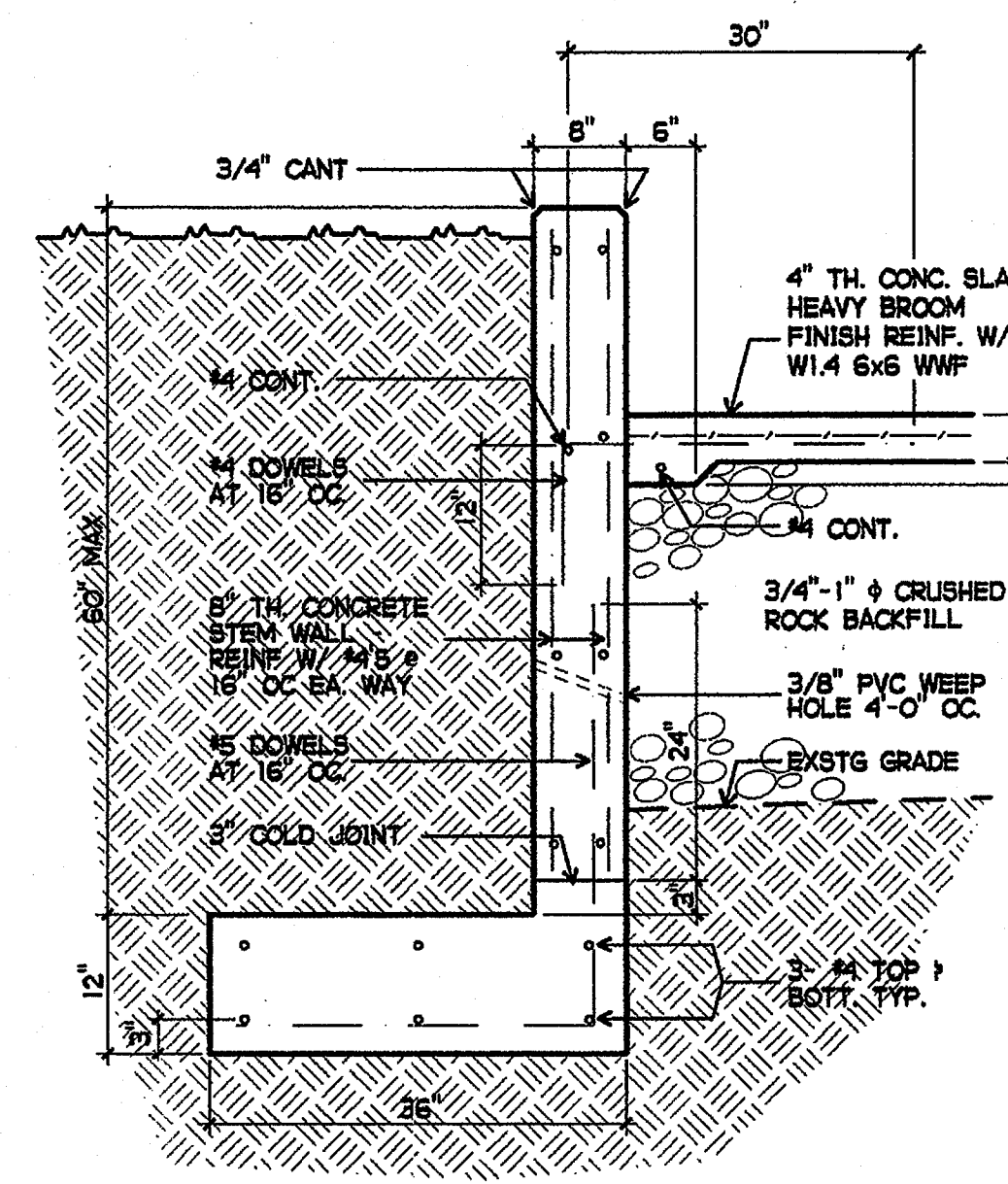
GROTH ARCHITECTS, INC. 3355 MISSION AVE. SUITE 211 PHONE 760-754-8191
JEFFERSON MIDDLE SCHOOL 823 ACACIA, OCEANSIDE, CA 92054 FAX 760-754-8291
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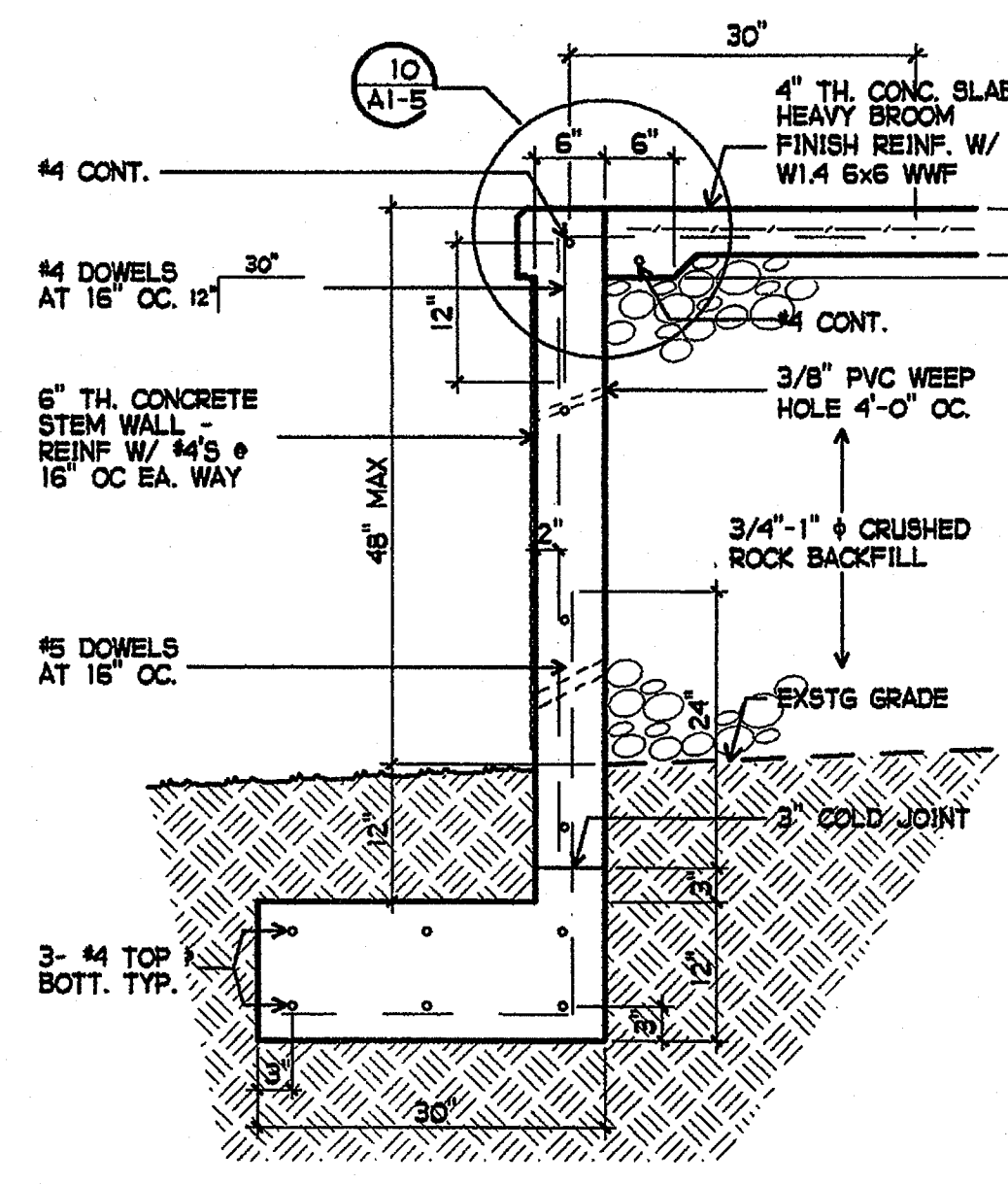
1 CONCRETE RAMP DETAIL
3/4" = 1'-0"



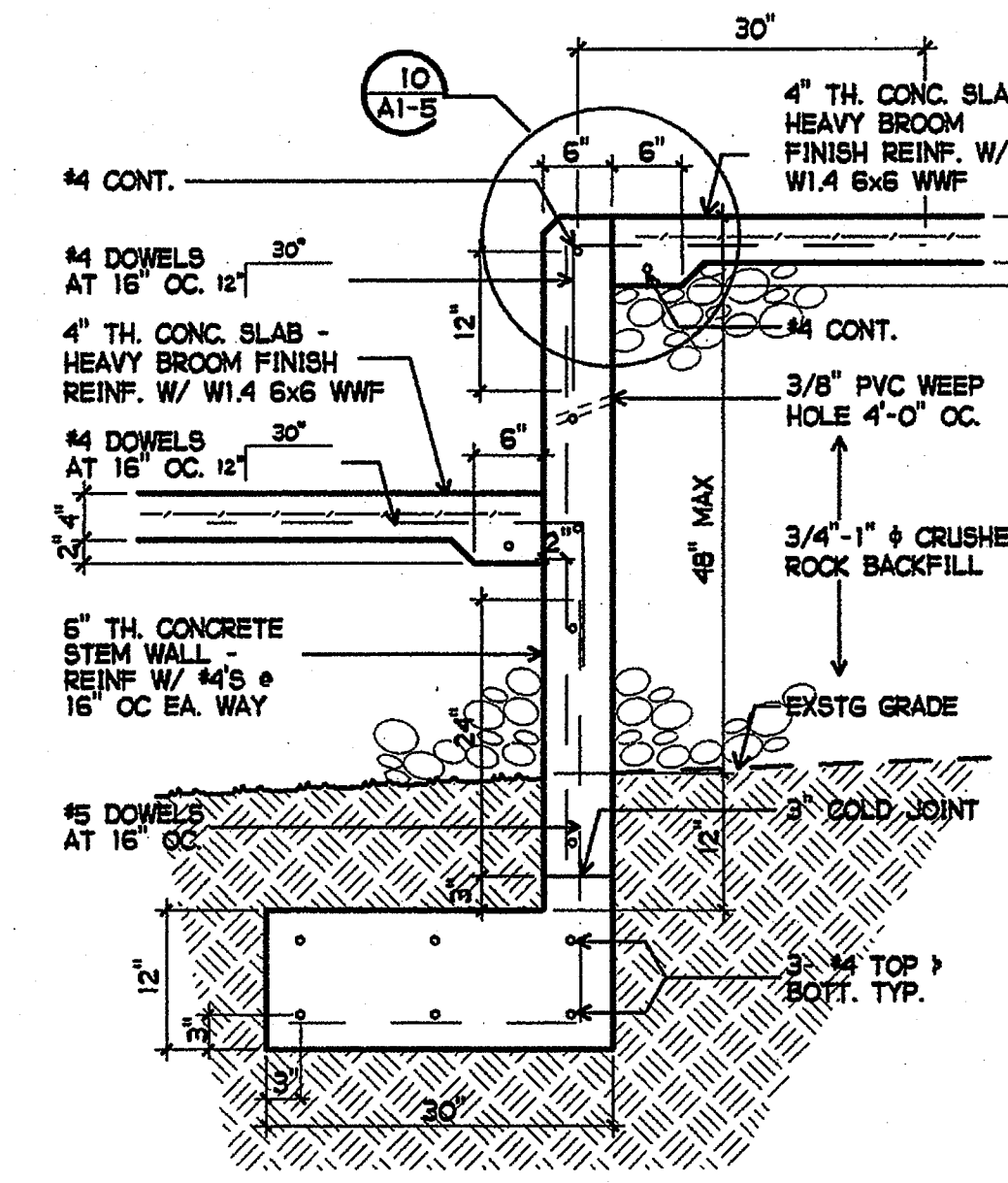
2 CONCRETE RAMP DETAIL
3/4" = 1'-0"



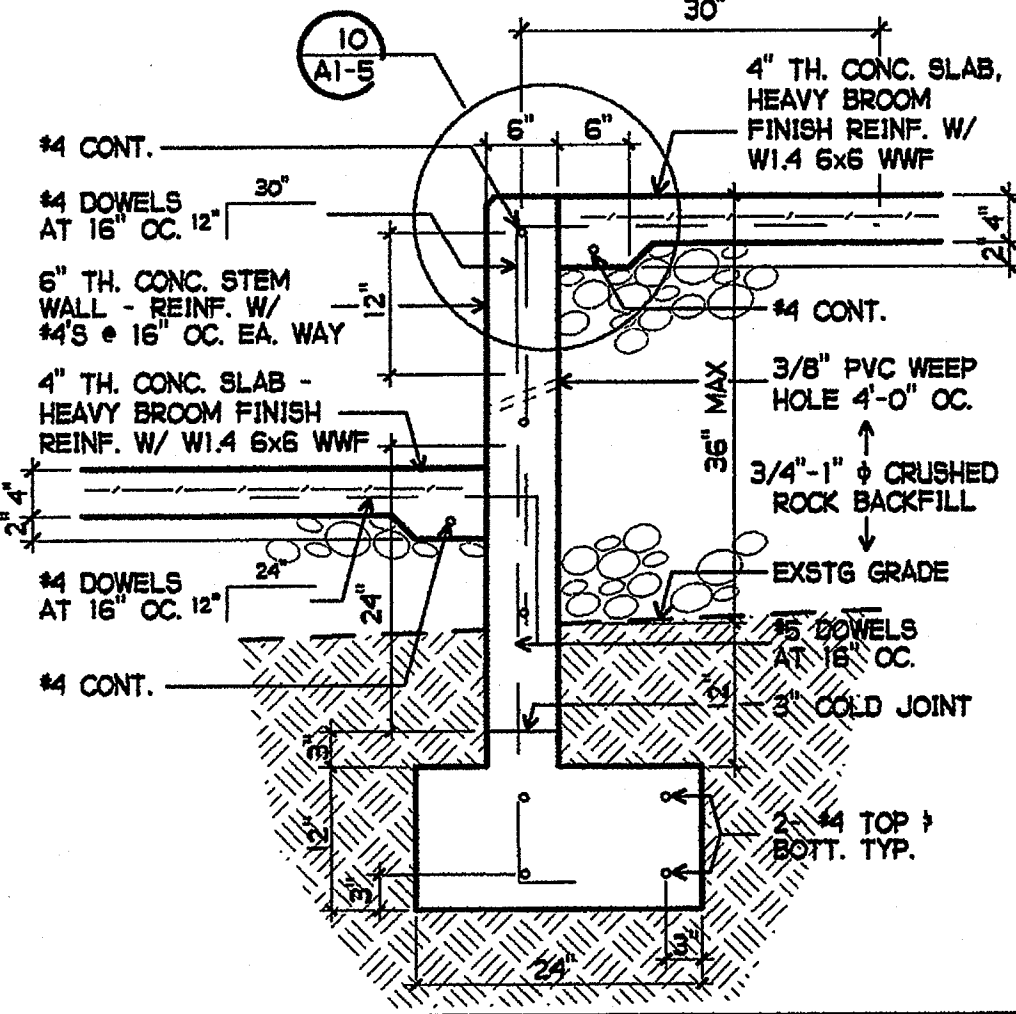
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3/4" = 1'-0"



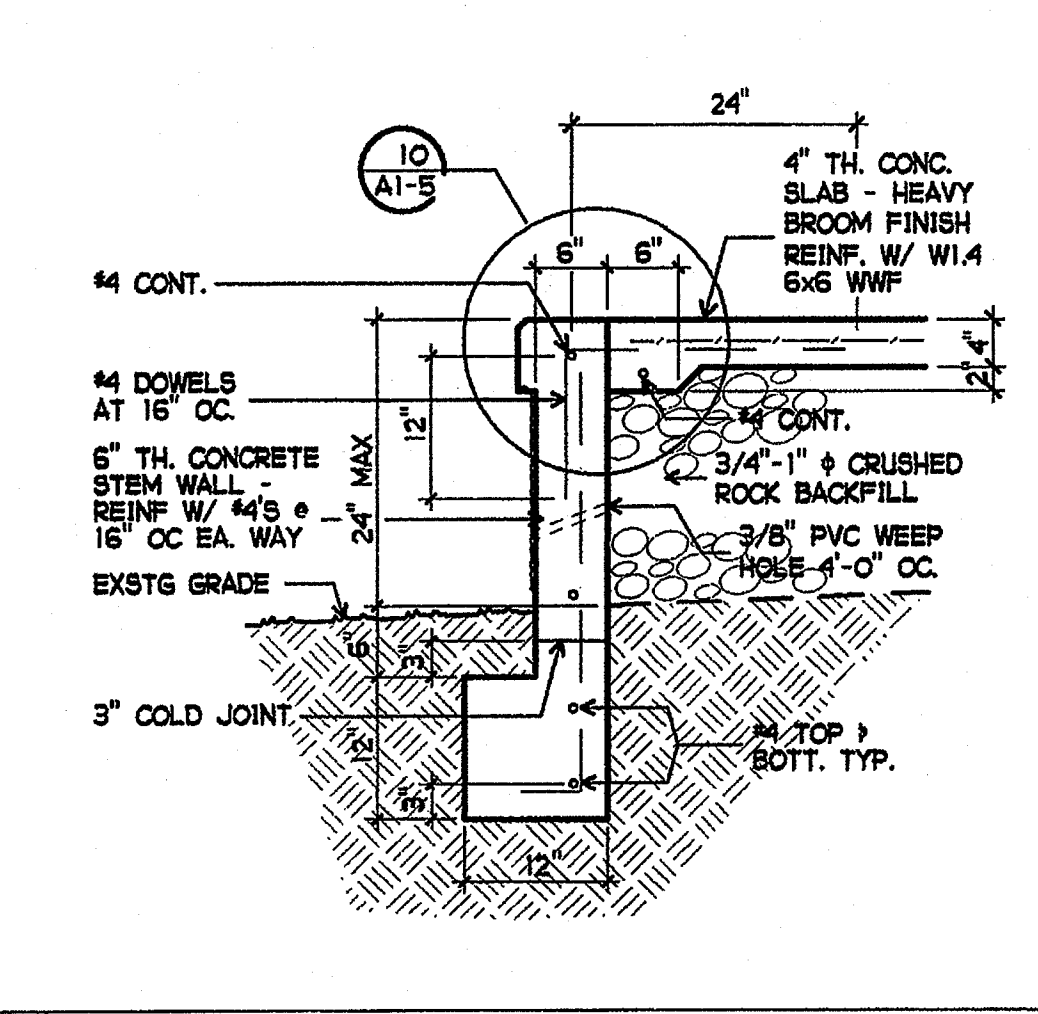
4 CONCRETE RAMP DETAIL
3/4" = 1'-0"



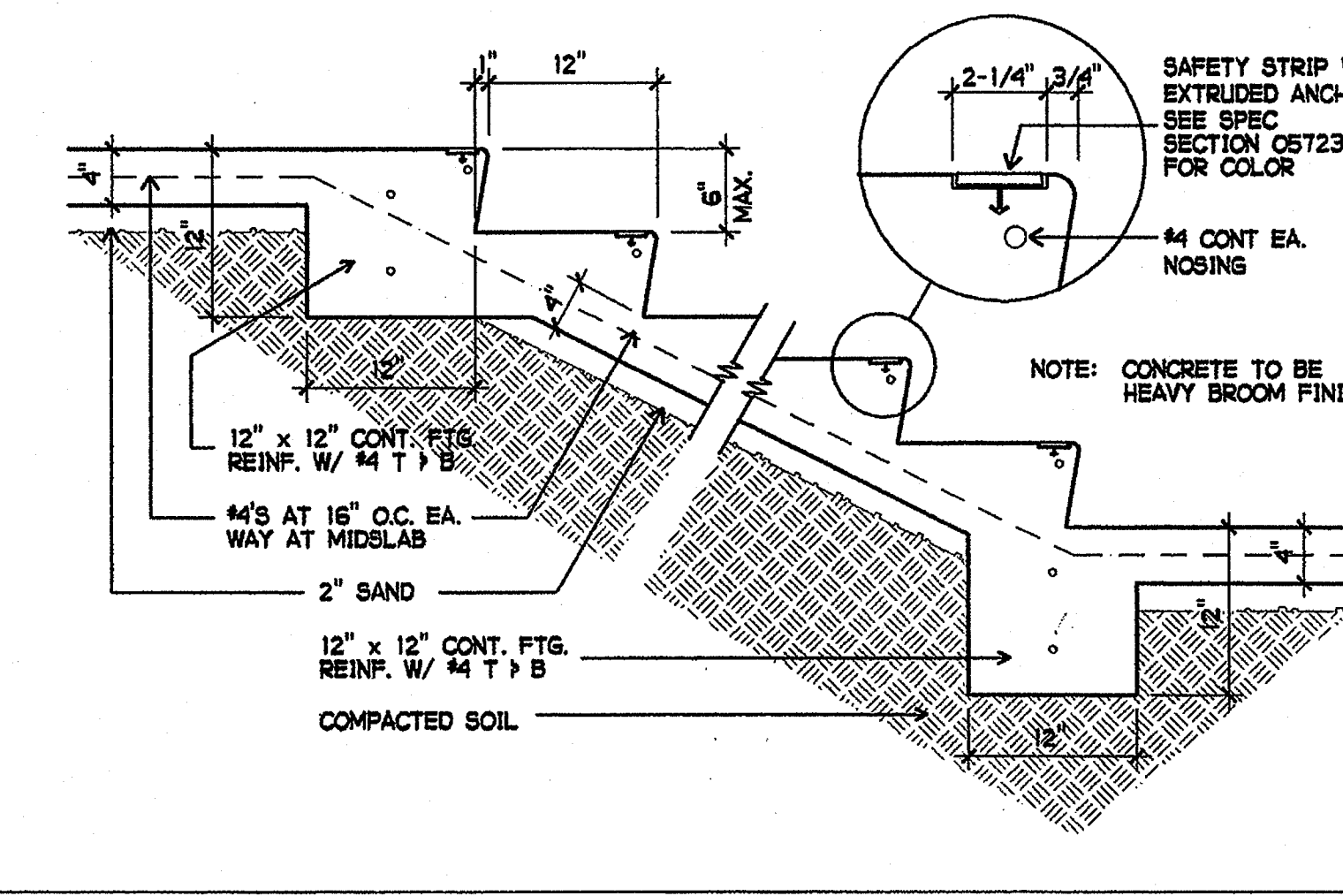
5 CONCRETE RAMP DETAIL
3/4" = 1'-0"



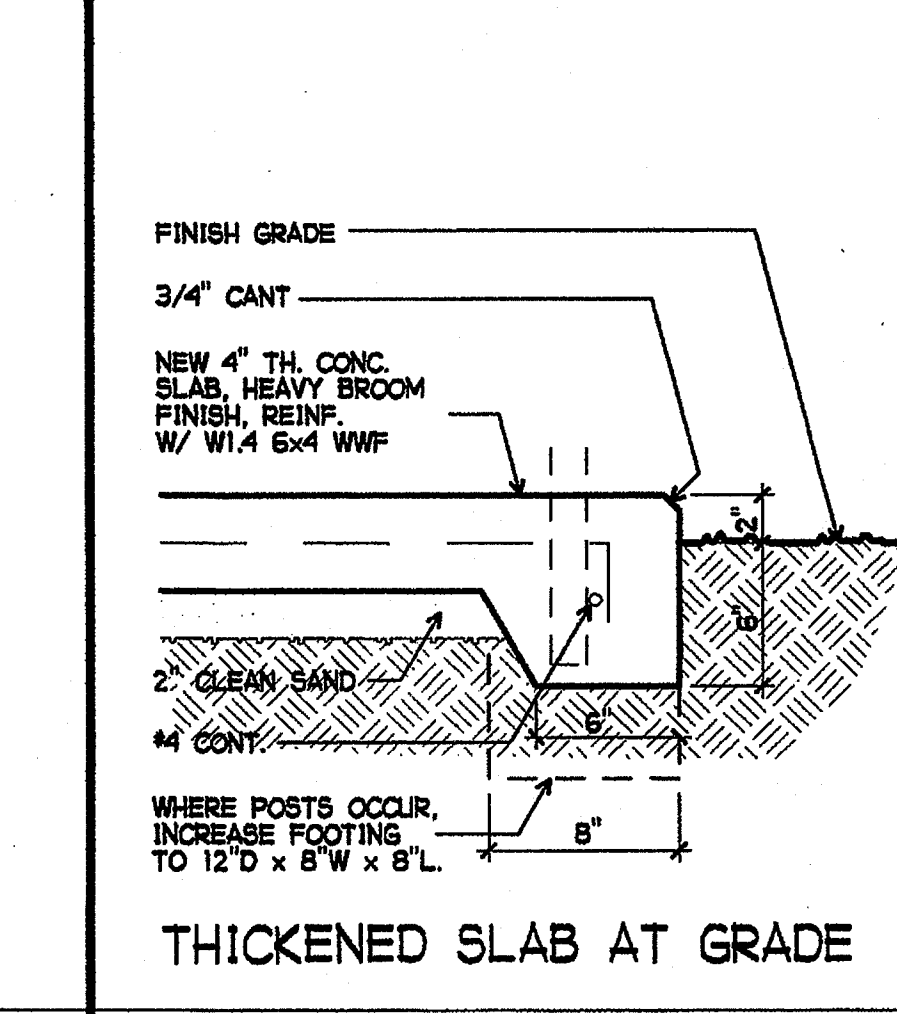
6 CONCRETE RAMP DETAIL
3/4" = 1'-0"



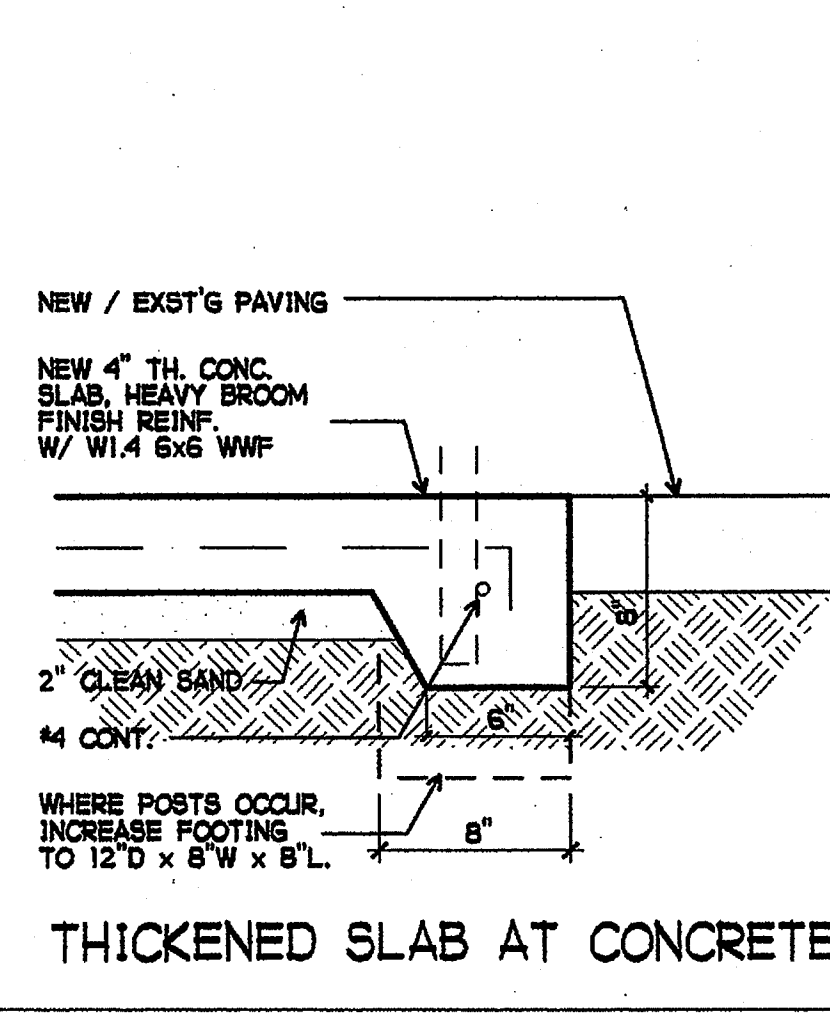
7 RETAINING WALL
3/4" = 1'-0"



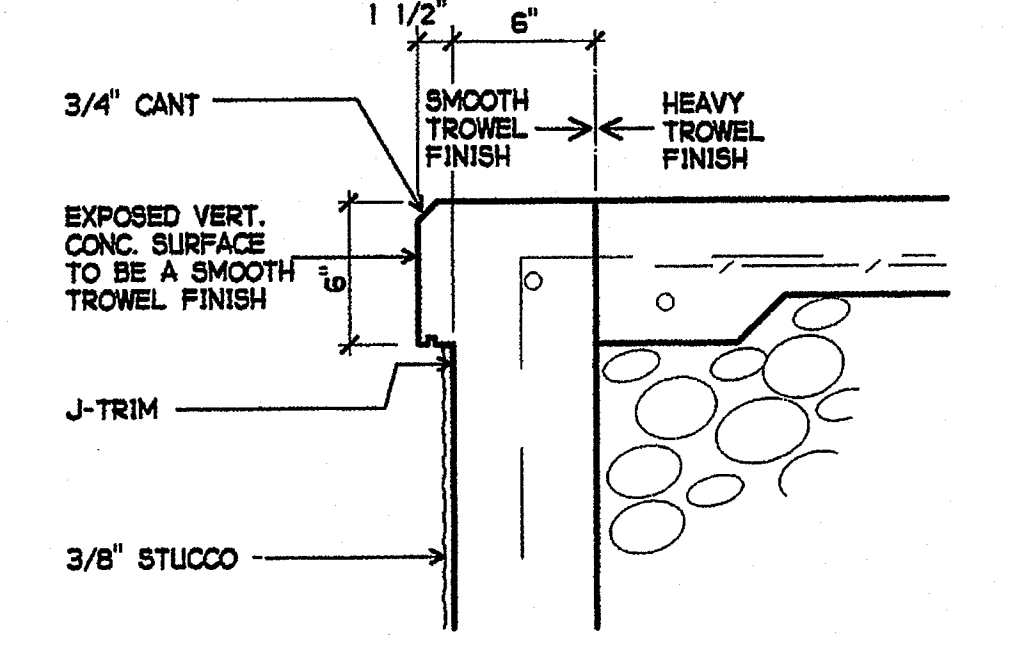
8 TYPICAL EXTERIOR STEPS
1" = 1'-0"



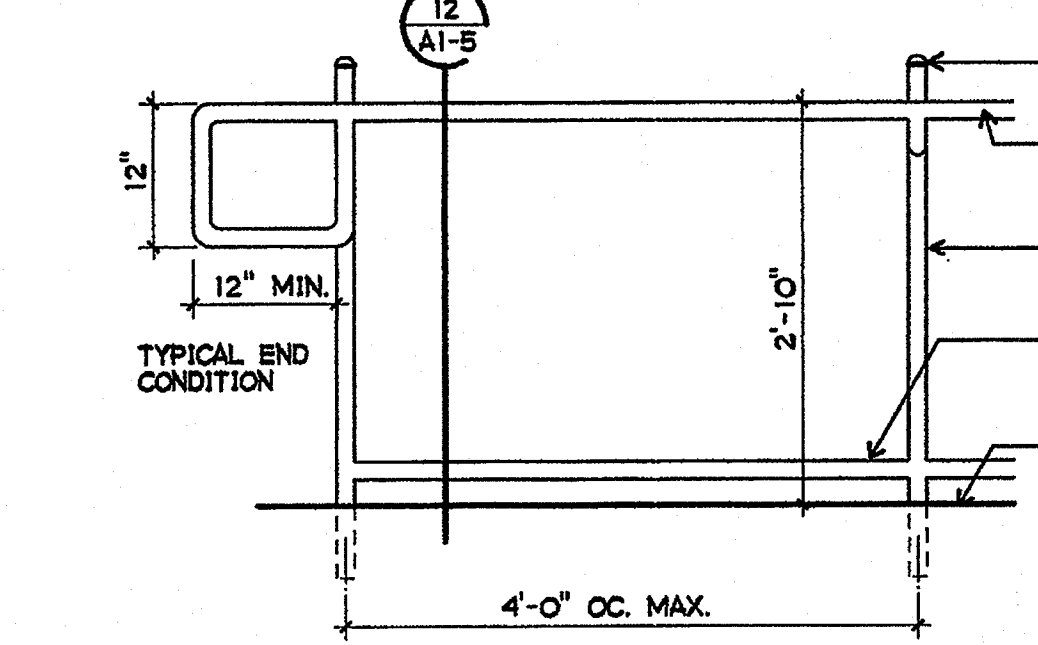
9 THICKENED SLAB
1 1/2" = 1'-0"



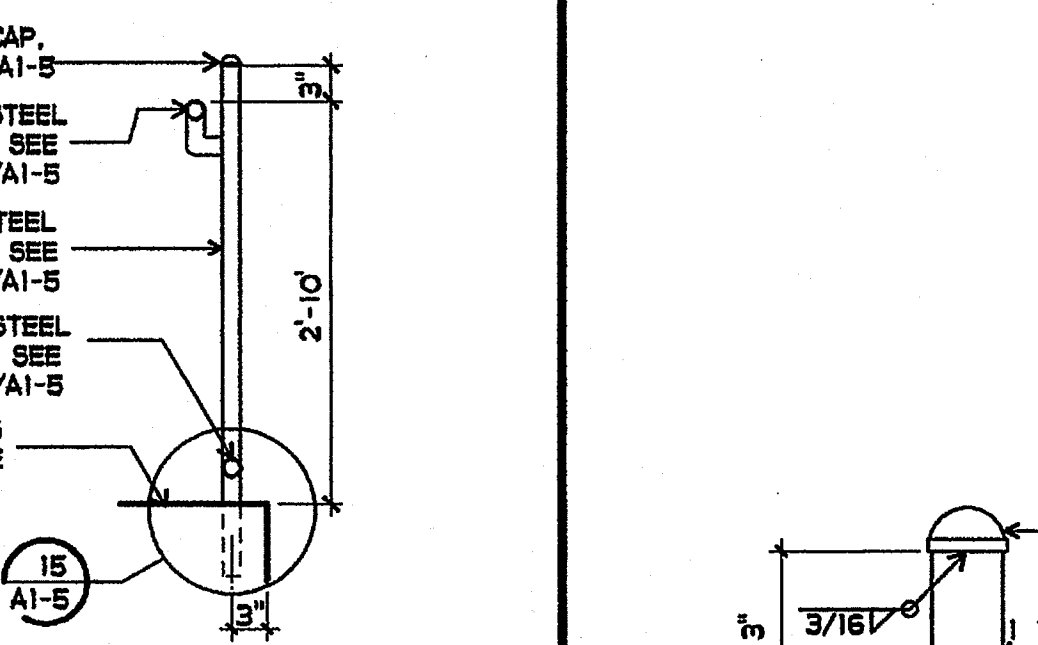
THICKENED SLAB AT CONCRETE



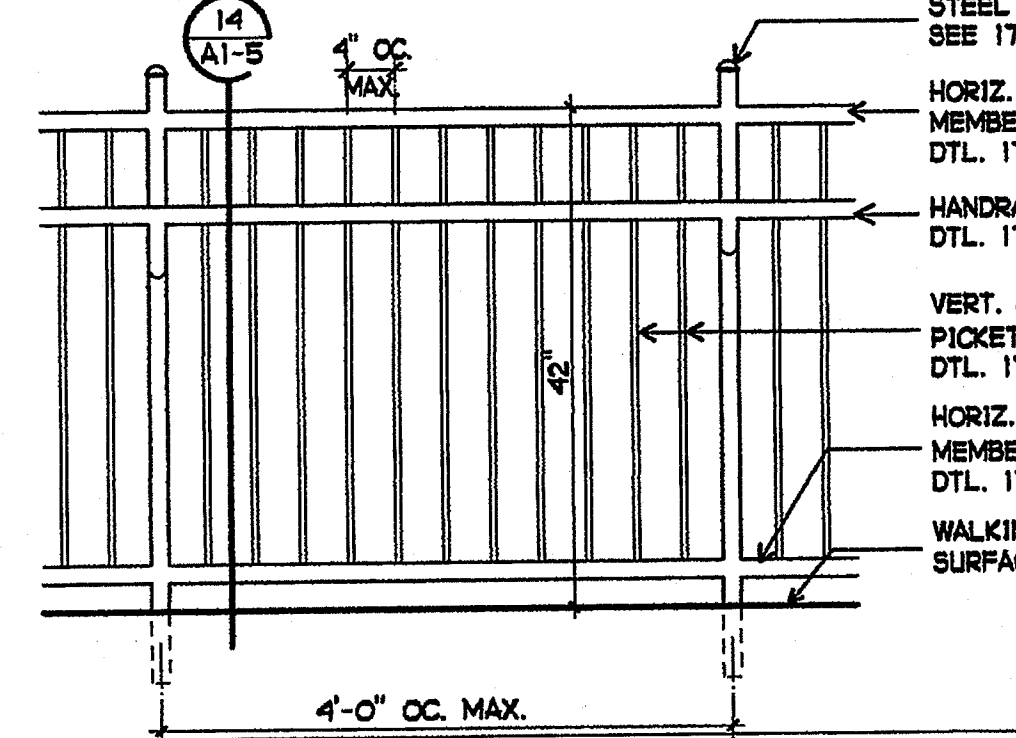
10 DETAIL
1 1/2" = 1'-0"



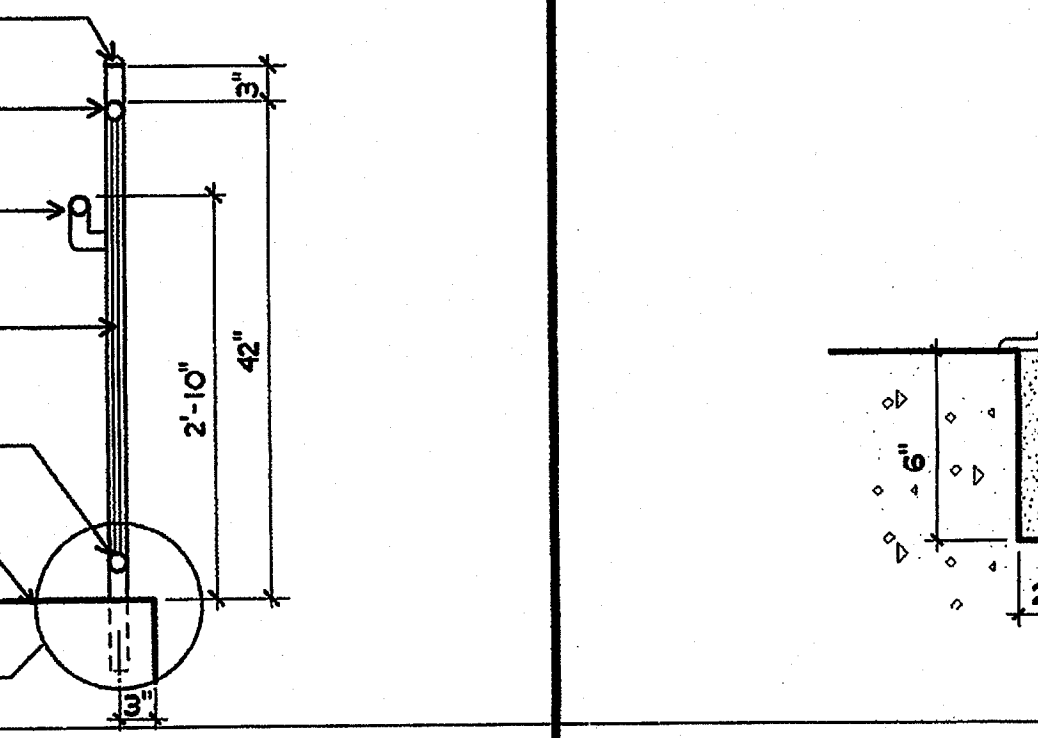
11 TYPICAL HANDRAIL
3/4" = 1'-0"



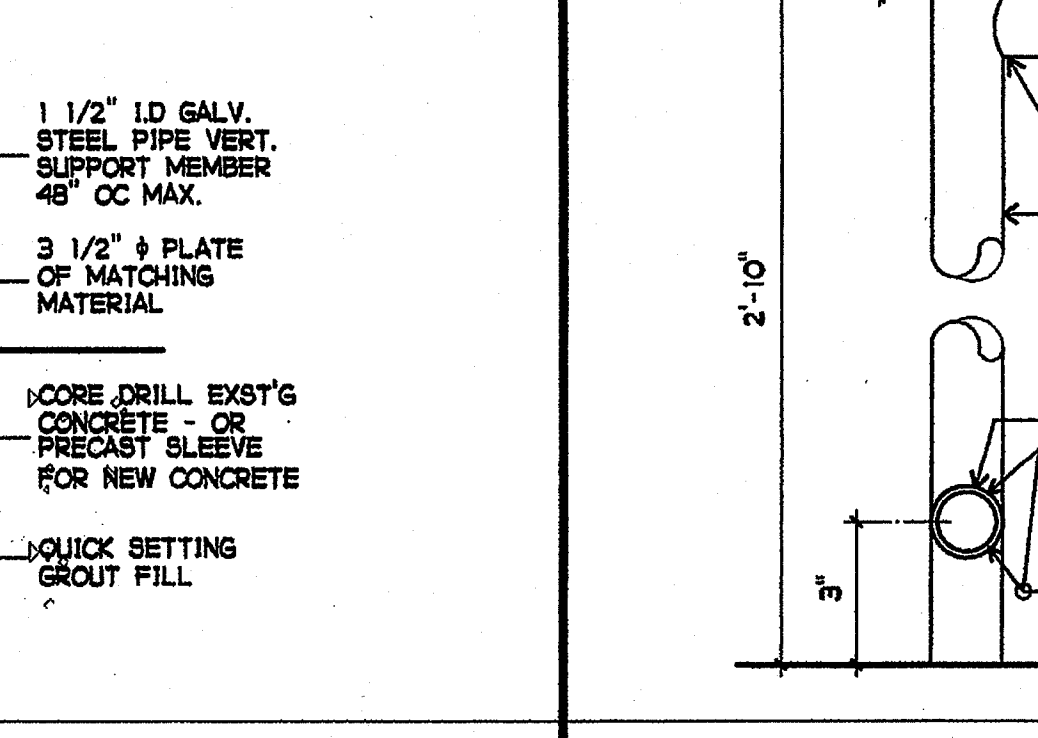
12 TYPICAL HANDRAIL
3/4" = 1'-0"



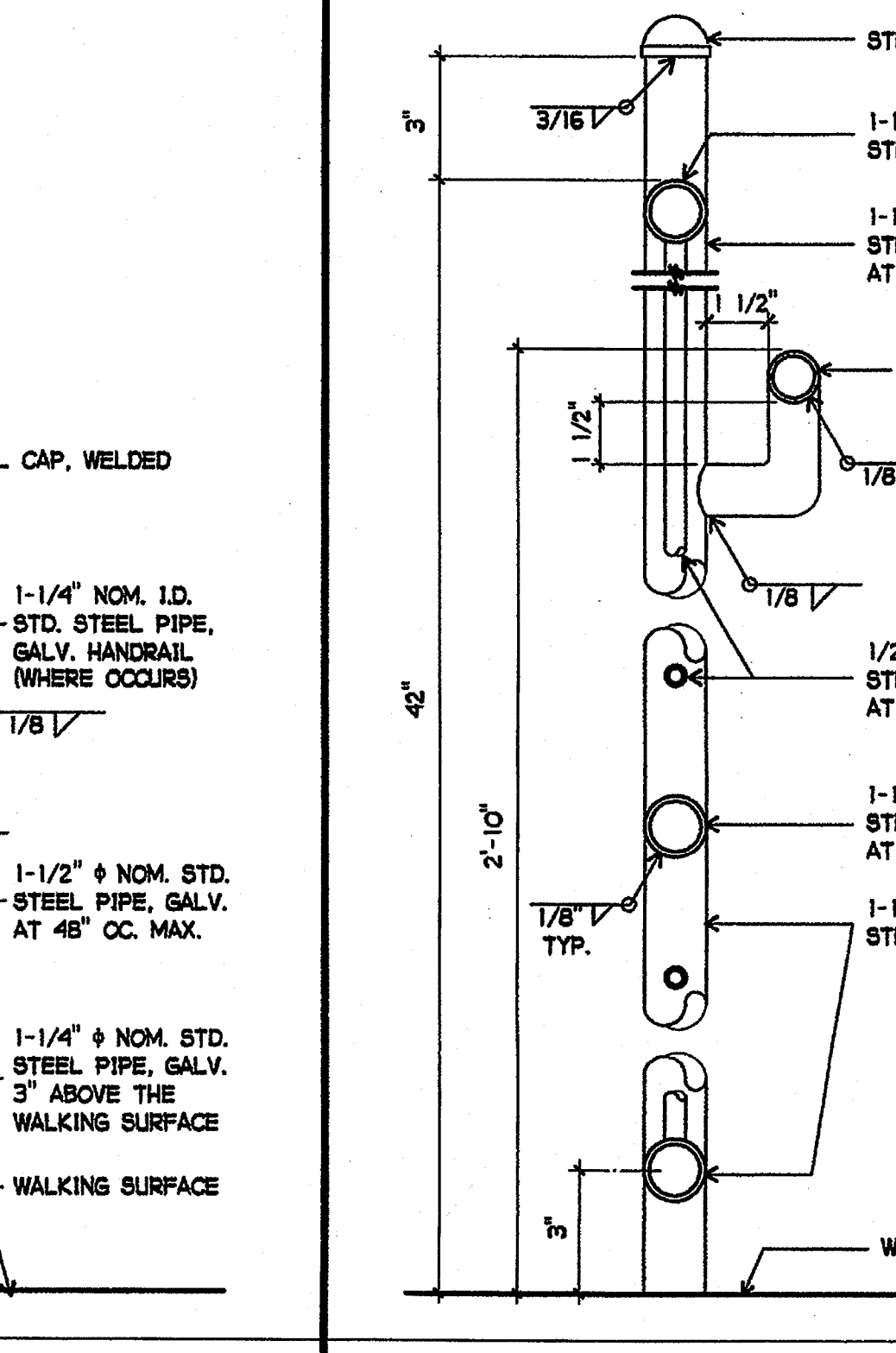
13 TYPICAL GUIDERAIL
3/4" = 1'-0"



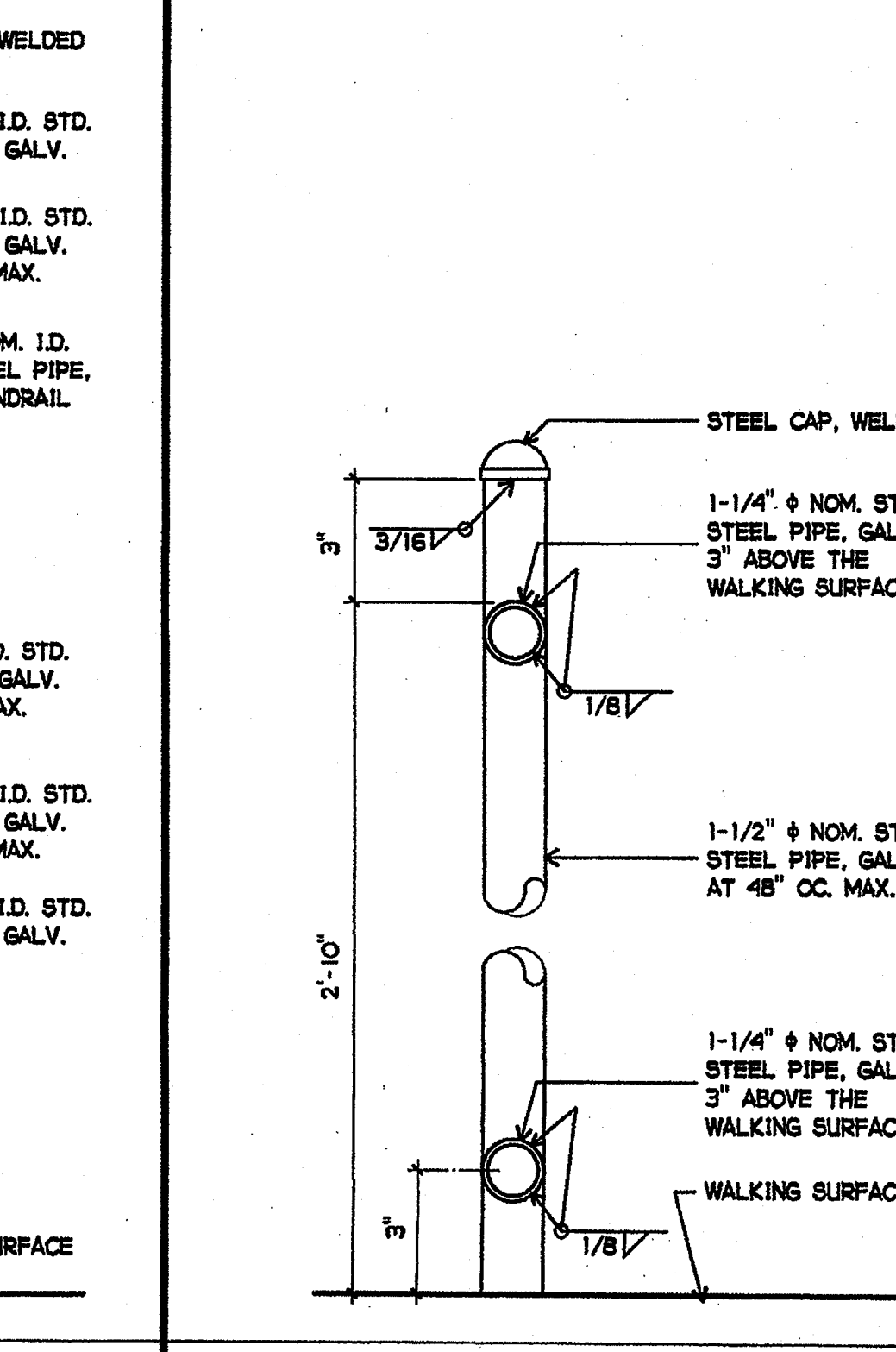
14 TYPICAL GUIDERAIL
3/4" = 1'-0"



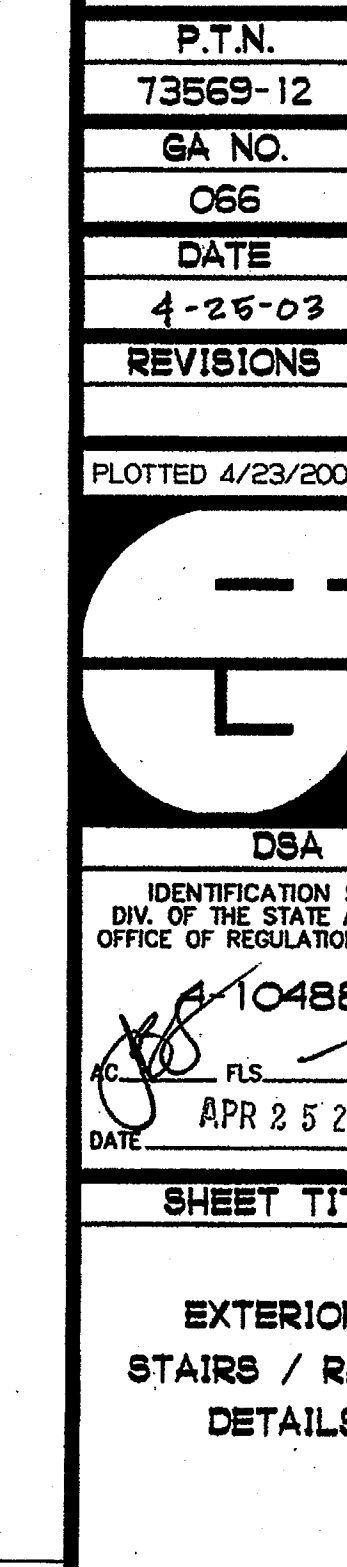
15 GROUTED POST
3" = 1'-0"



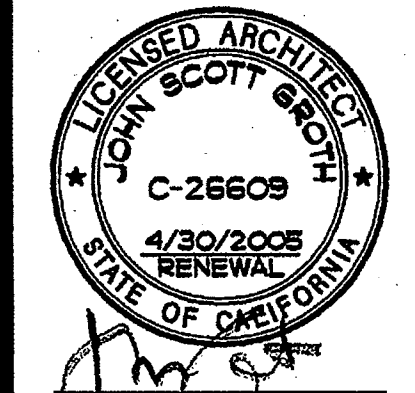
16 HANDRAIL AND GUIDERAIL
3" = 1'-0"



17 GUARDRAIL WITH HANDRAIL
3" = 1'-0"



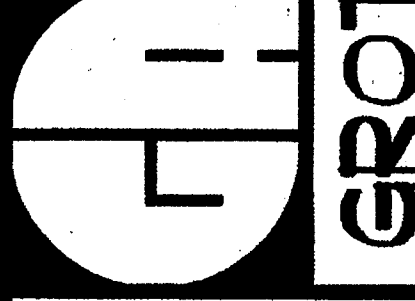
18 RAIL
3" = 1'-0"



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73569-12
GA NO.
066
DATE
4-25-03
REVISIONS
PLOTTED 4/23/2003



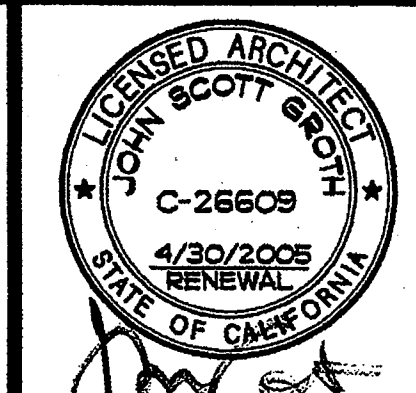
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OFFICE OF REGULATION SERVICES
104885
DATE APR 25 2003

SHEET TITLE
EXTERIOR
STAIRS / RAMPS
DETAILS

A1-5

PHONE 760-754-8191
FAX 760-754-8291

SUITE 211
3355 MISSION AVE.
OCEANSIDE, CALIFORNIA 92054

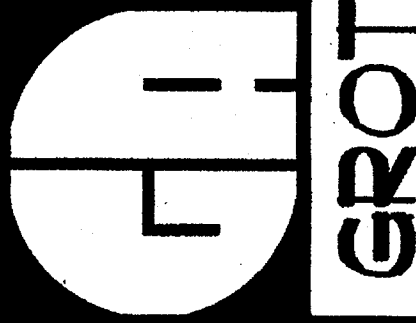


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 DATE 4-25-03
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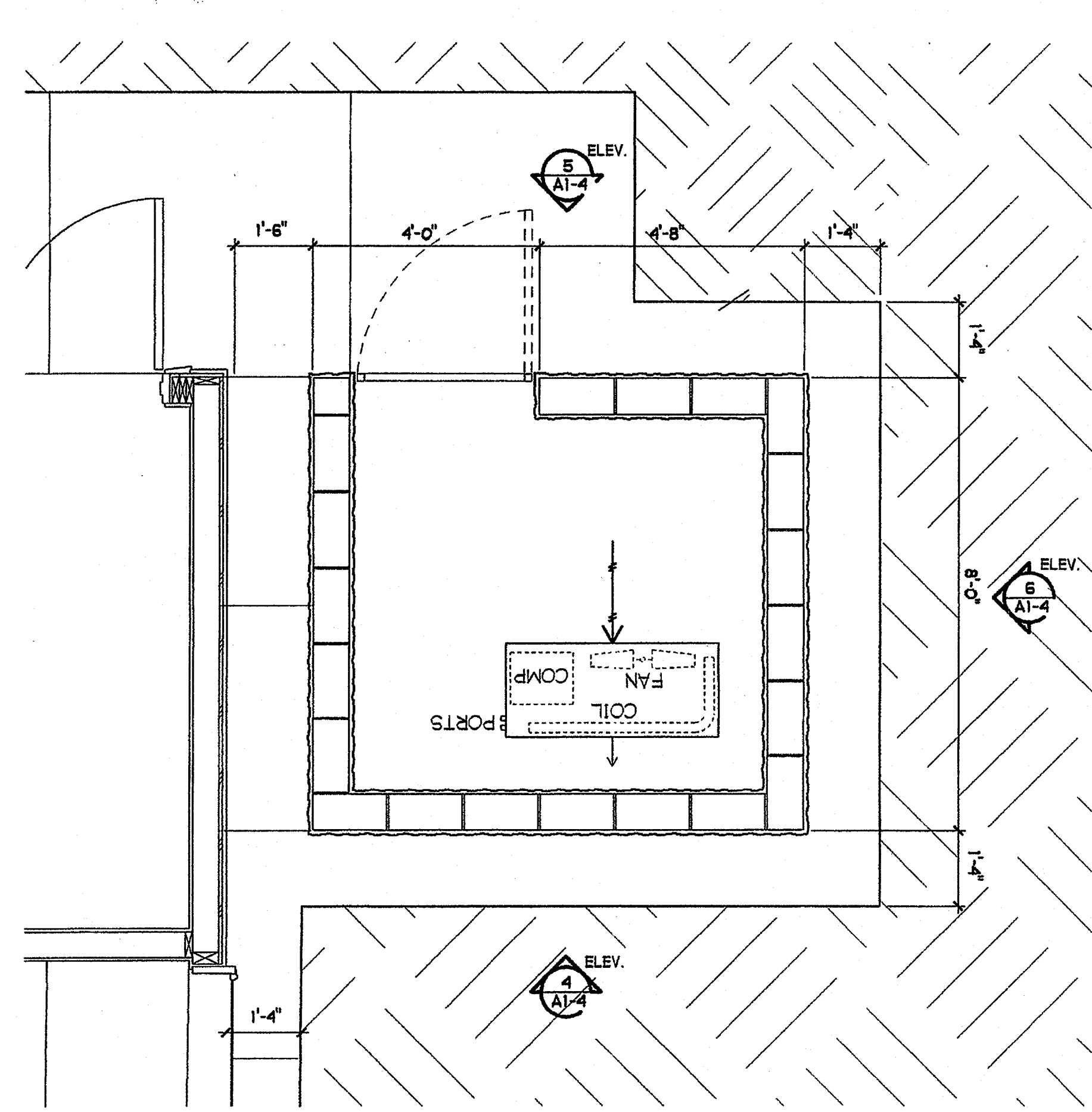
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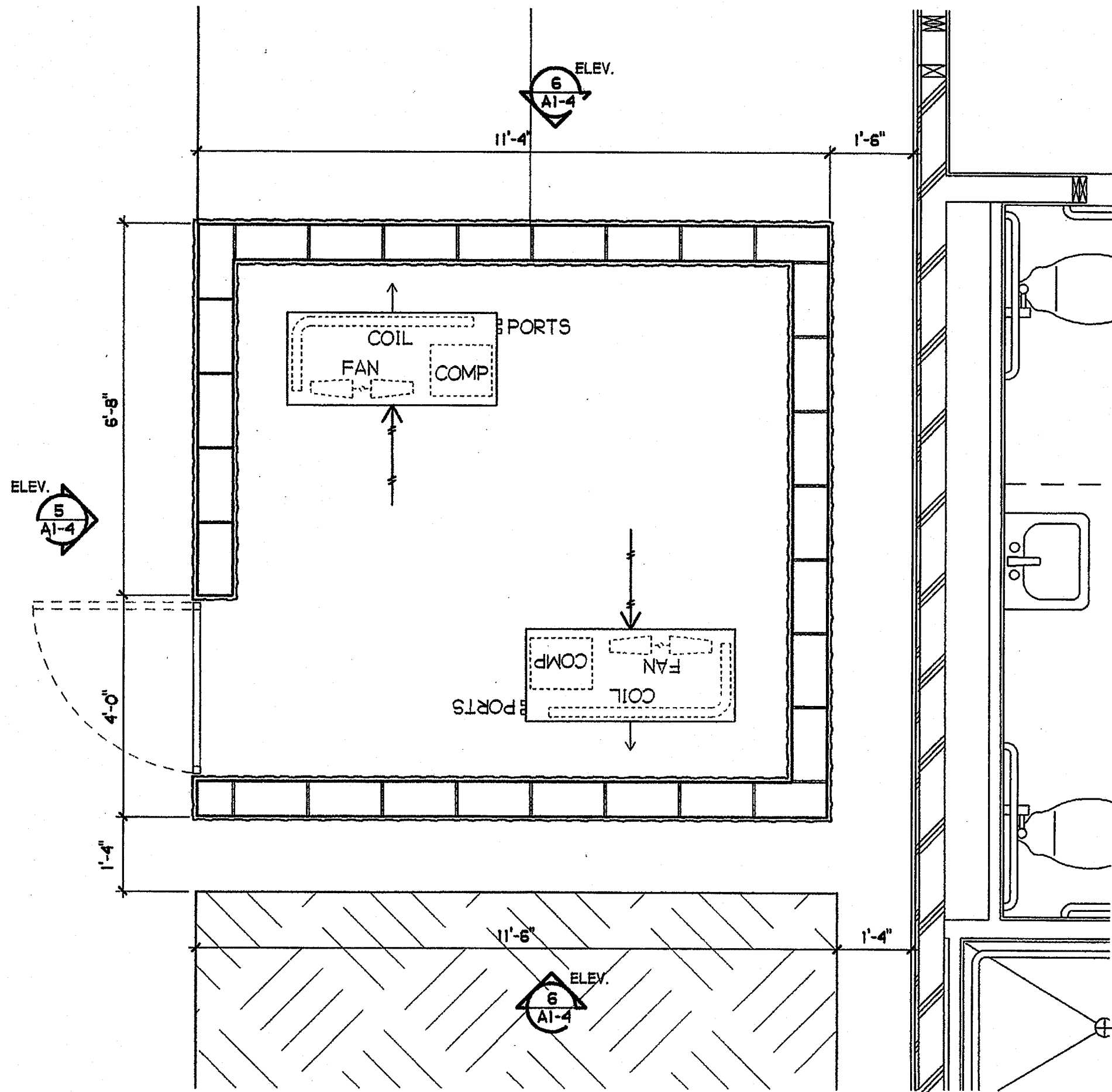
DSA IDENTIFICATION STAMP
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SHEET TITLE
 MASONRY SCREEN WALL

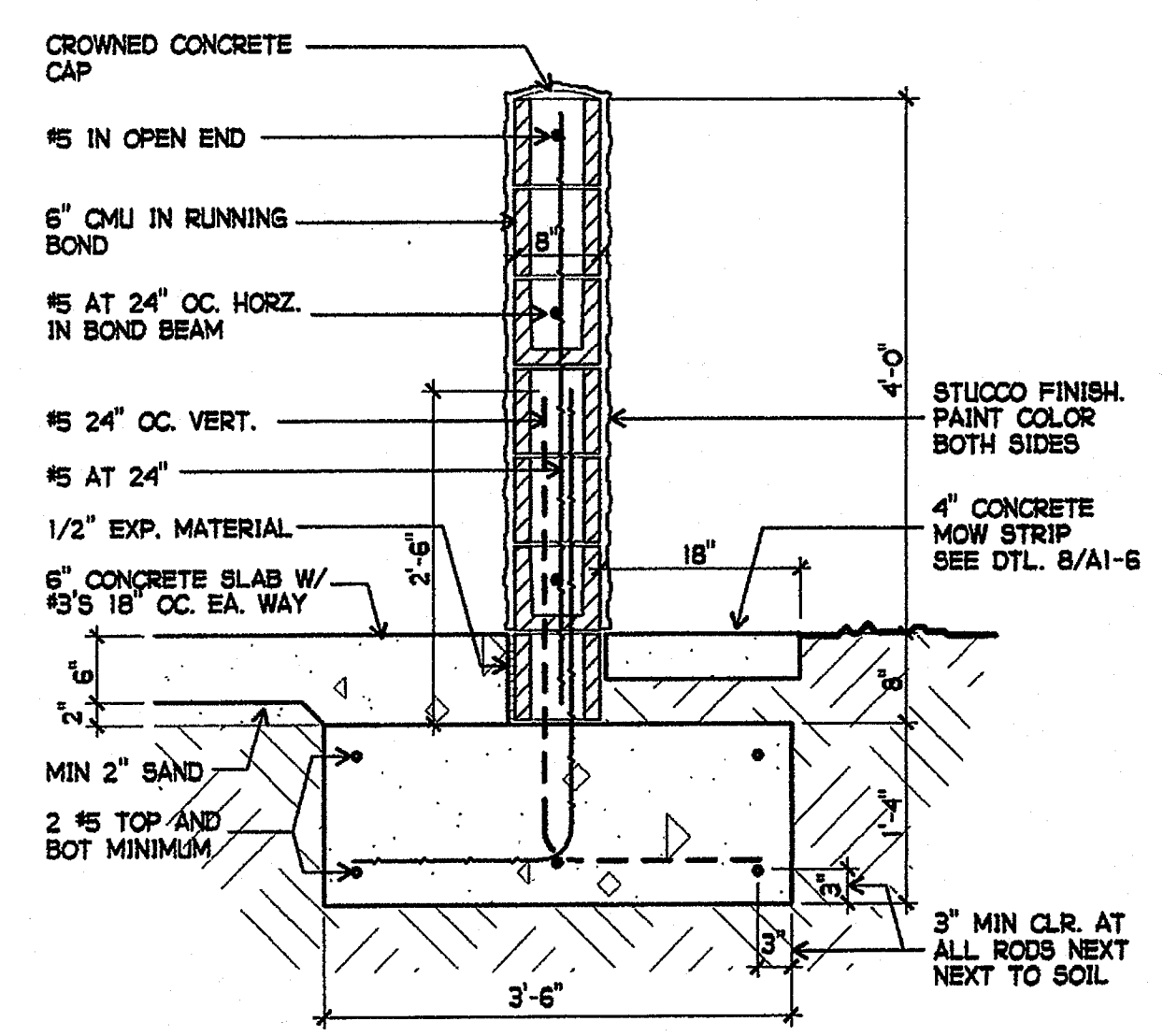
A1-6



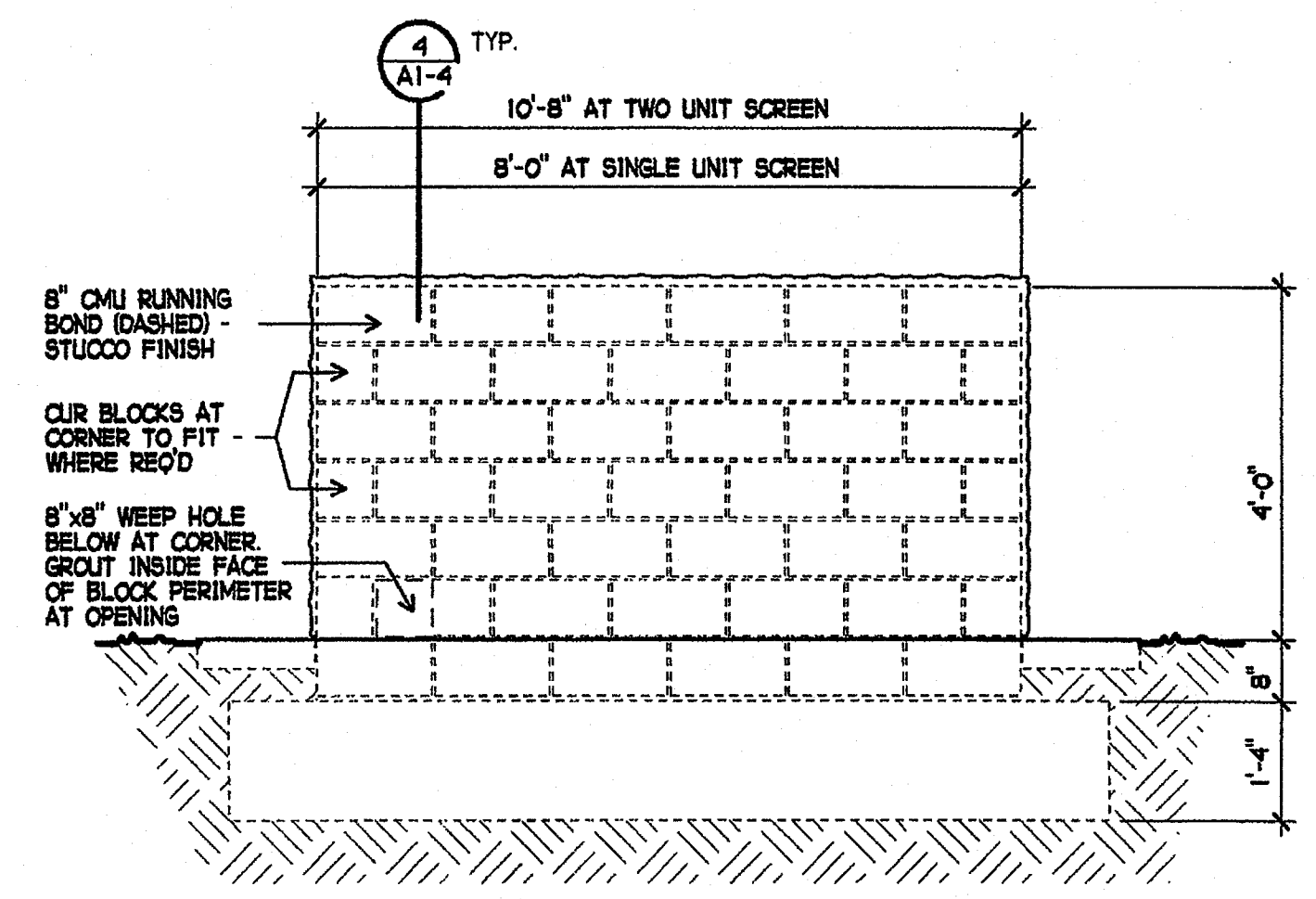
1 TYPICAL SINGLE UNIT MECHANICAL SCREEN PLAN
 1/2" = 1'-0"



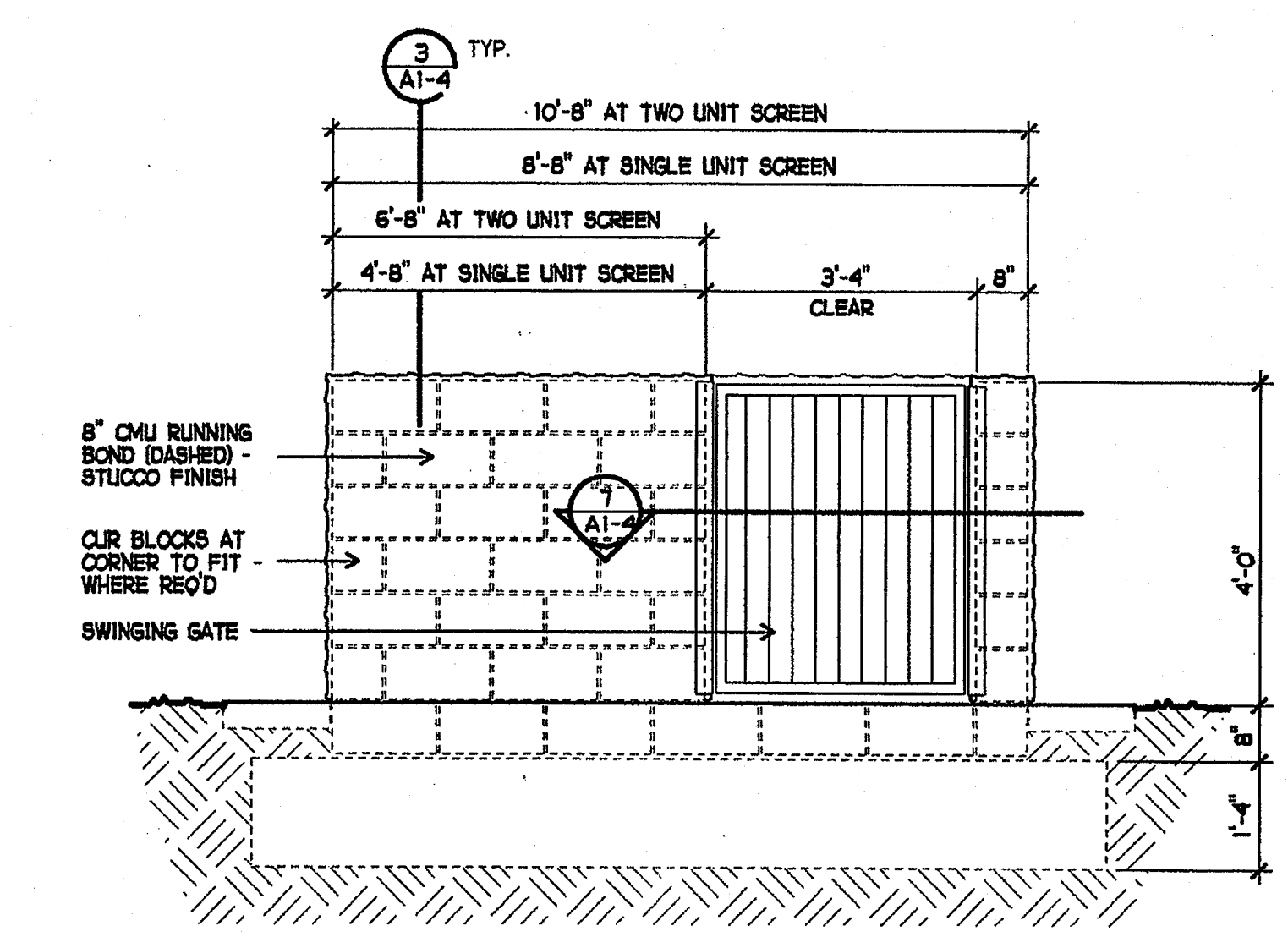
2 TYPICAL TWO UNIT MECHANICAL SCREEN PLAN
 1/2" = 1'-0"



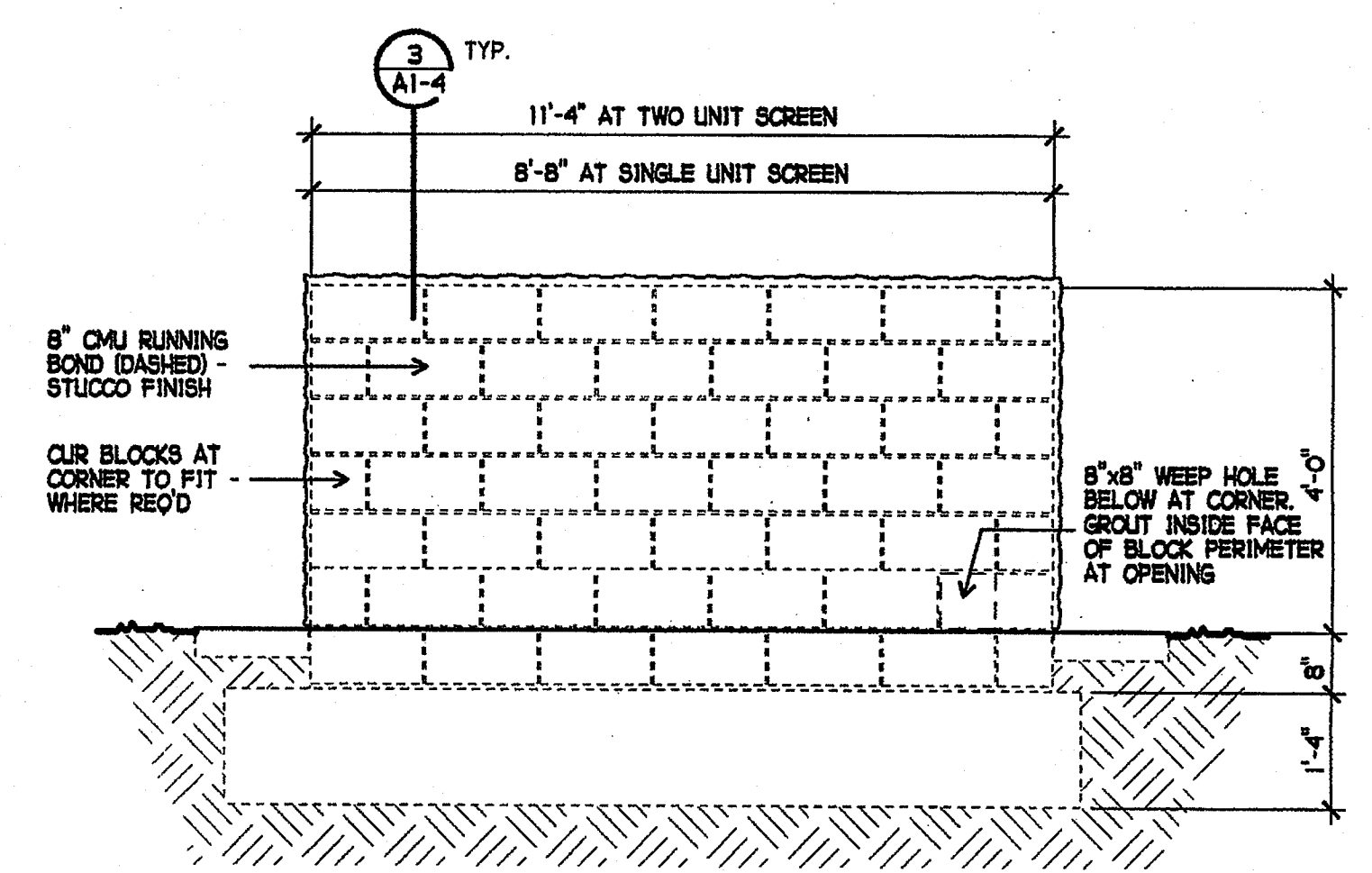
3 MASONRY WALL
 3/4" = 1'-0"



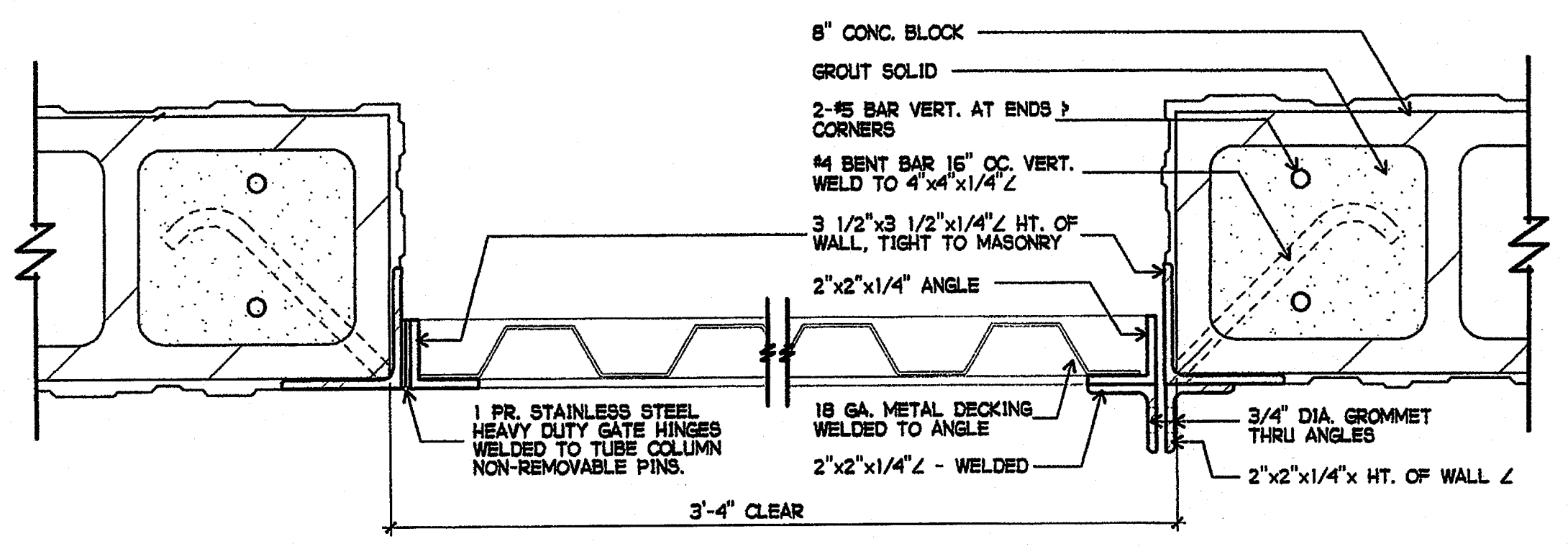
4 ELEVATION
 1/2" = 1'-0"



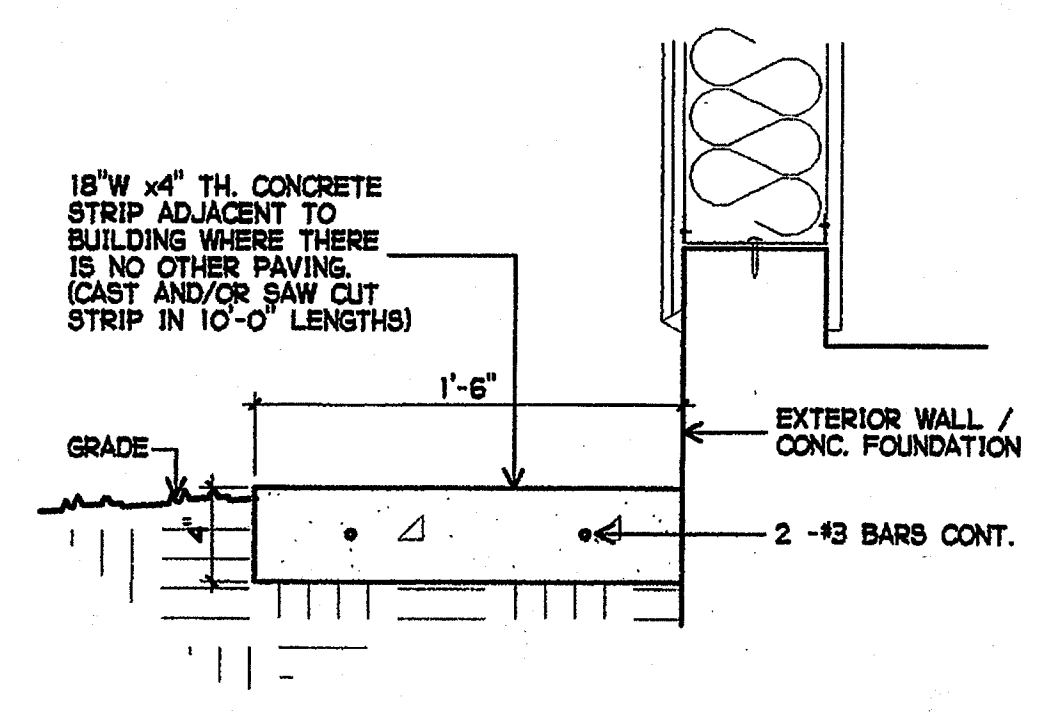
5 ELEVATION
 1/2" = 1'-0"



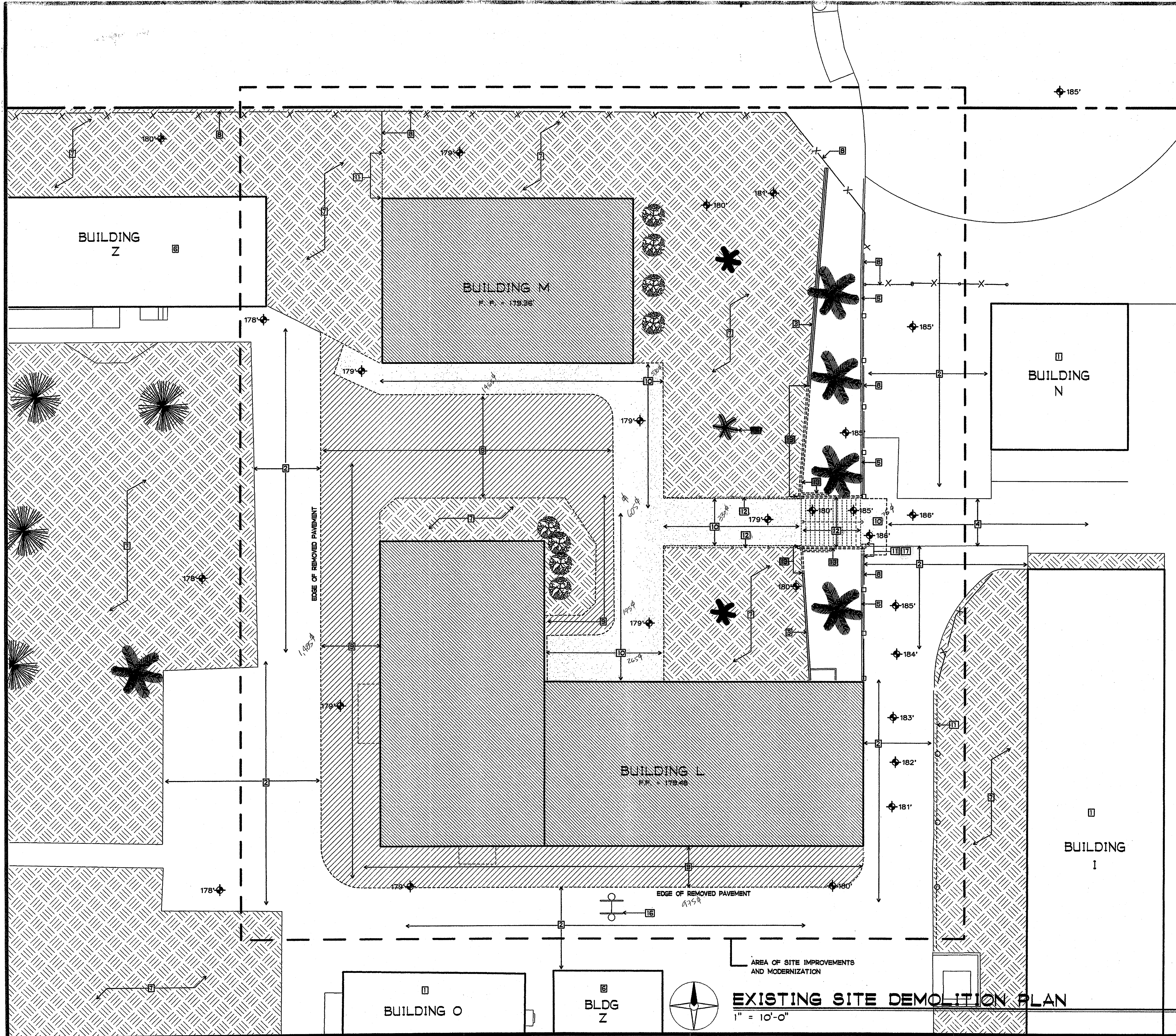
6 ELEVATION
 1/2" = 1'-0"



7 GATE SECTION
 3" = 1'-0"



8 MOW STRIP DETAIL
 1/2" = 1'-0"

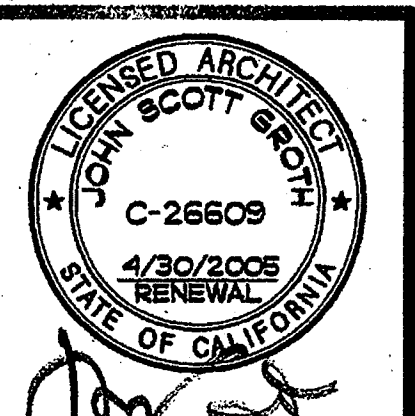


SHEET NOTES

- 1 EXISTING BUILDING TO REMAIN
- 2 EXISTING AC PAVING TO REMAIN
- 3 EXISTING MASONRY WALL TO REMAIN
- 4 EXISTING CONCRETE WALK TO REMAIN
- 5 EXISTING CONCRETE CURB TO REMAIN
- 6 EXISTING RELOCATABLE CLASSROOM TO REMAIN
- 7 EXISTING LANDSCAPING / TREES / SHRUBS / SOG TO REMAIN
- 8 EXISTING FENCE OR CHAIN LIKE FENCE AND GATE TO REMAIN
- 9 SAWCUT AND REMOVE EXISTING AC PAVING
- 10 SAWCUT AND REMOVE EXISTING CONCRETE WALK / PAVING
- 11 REMOVE EXISTING FENCE OR CHAIN LIKE FENCING AND GATES
- 12 REMOVE EXISTING CONCRETE STAIR AND STEEL PIPE HANDRAIL
- 13 REMOVE EXISTING MASONRY WALL AND FOOTING
- 14 REMOVE EXISTING TREE / SHRUBS / LAWN
- 15 REMOVE EXISTING LANDSCAPING AND IRRIGATION IN AREA OF NEW WORK
- 16 REMOVE EXISTING POLES / APPARATUS / PLAYFIELD EQUIPMENT
- 17 REMOVE EXISTING MASONRY / CONCRETE CURB / GUTTER
- 18 REMOVE EXISTING DINING STRUCTURE SAVE FOR REUSE IN NEW LOCATION
- 19 USE CAUTION TO PROTECT EXISTING UTILITIES AND CONTROL BOXES

SITE PLAN LEGEND

- EXISTING BUILDING
- EXISTING BUILDING TO BE MODERNIZED
- EXISTING ASPHALT PAVING TO BE REMOVED
- EXISTING CONCRETE PAVING TO BE REMOVED
- EXISTING LANDSCAPING
- PROPERTY LINE
- EXISTING FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

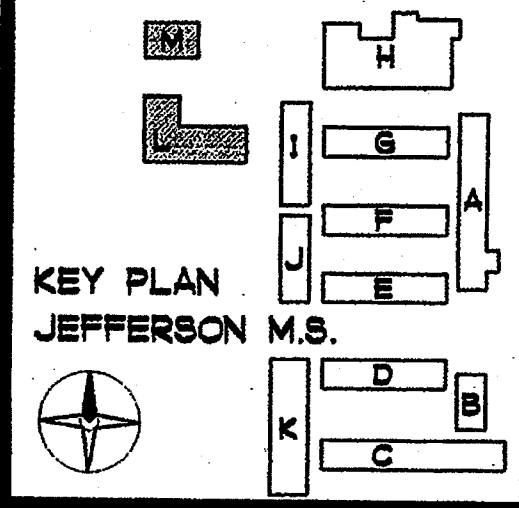


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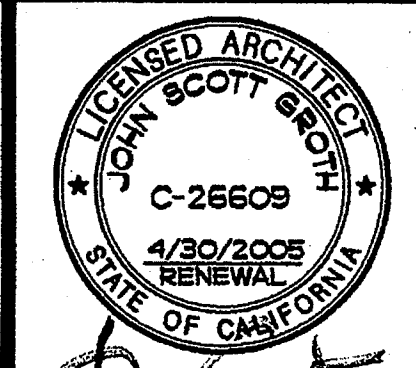
REHABILITATION PROJECT
 JEFFERSON MIDDLE SCHOOL
 823 ACACIA, OCEANSIDE, CA 92054
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CUSD NO.	858-709
P.T.N.	73569-12
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SHEET TITLE
 EXISTING SITE DEMOLITION PLAN
 A1-7



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GROTH ARCHITECTS, INC.
3355 MISSION AVE. SUITE 211
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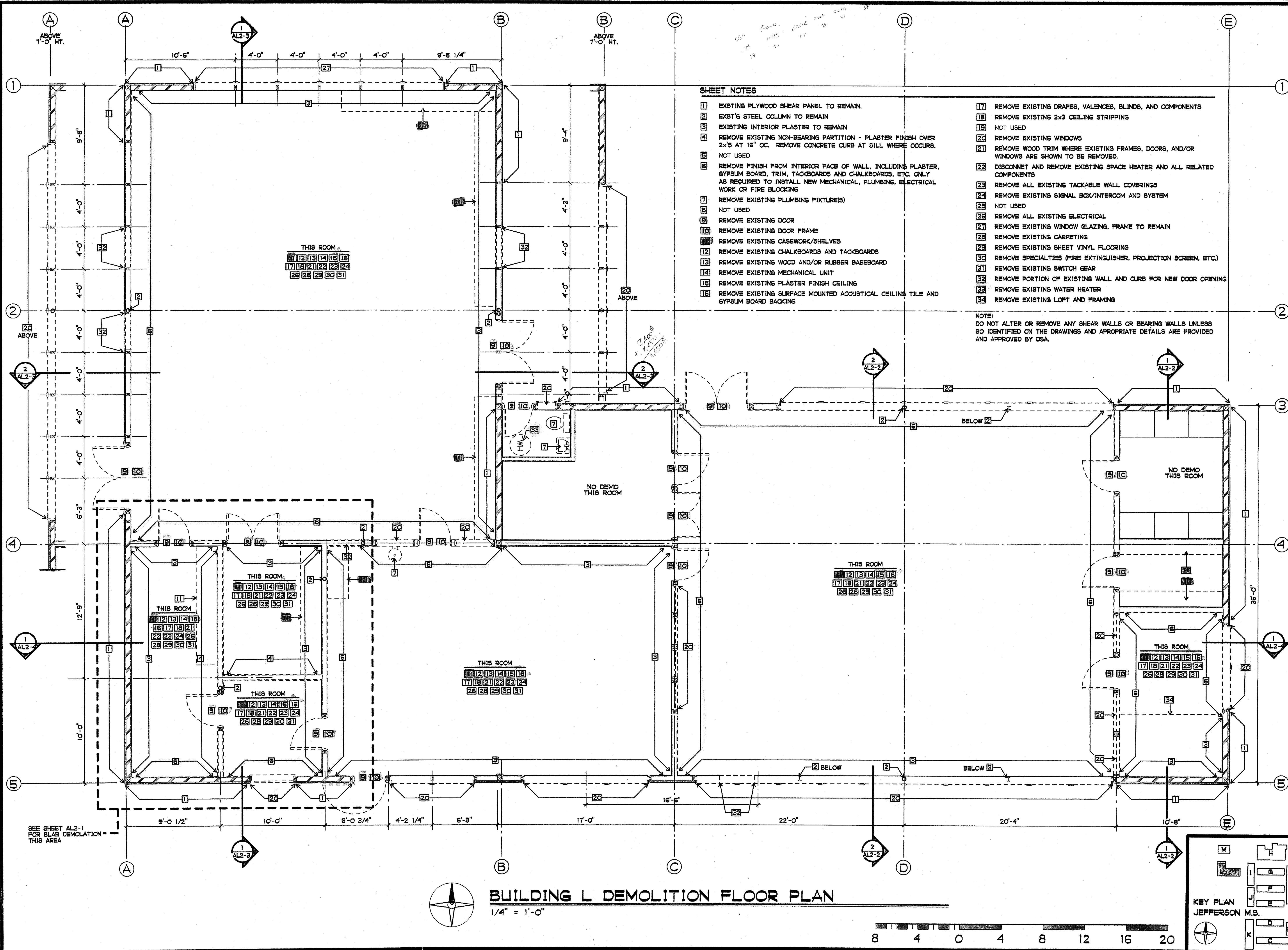
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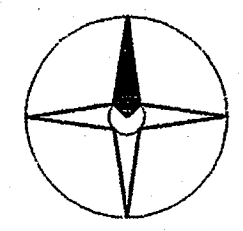
SHEET TITLE
BUILDING L
DEMOLITION
PLAN

AL2-0

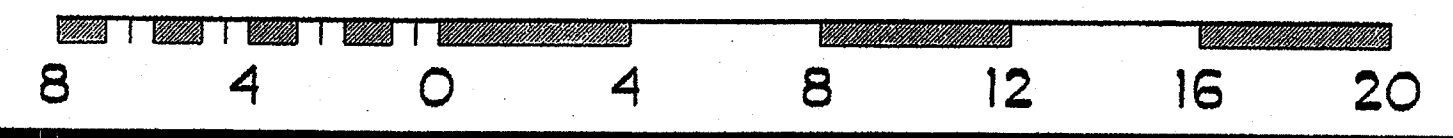


- SHEET NOTES**
- 1 EXIST'G PLYWOOD SHEAR PANEL TO REMAIN.
 - 2 EXST'G STEEL COLUMN TO REMAIN
 - 3 EXISTING INTERIOR PLASTER TO REMAIN
 - 4 REMOVE EXISTING NON-BEARING PARTITION - PLASTER FINISH OVER 2x5 AT 16" OC. REMOVE CONCRETE CURB AT SILL WHERE OCCURS.
 - 5 NOT USED
 - 6 REMOVE FINISH FROM INTERIOR FACE OF WALL, INCLUDING PLASTER, GYPSUM BOARD, TRIM, TACKBOARDS AND CHALKBOARDS, ETC. ONLY AS REQUIRED TO INSTALL NEW MECHANICAL, PLUMBING, ELECTRICAL WORK OR FIRE BLOCKING
 - 7 REMOVE EXISTING PLUMBING FIXTURE(S)
 - 8 NOT USED
 - 9 REMOVE EXISTING DOOR
 - 10 REMOVE EXISTING DOOR FRAME
 - 11 REMOVE EXISTING CASEWORK/SHELVES
 - 12 REMOVE EXISTING CHALKBOARDS AND TACKBOARDS
 - 13 REMOVE EXISTING WOOD AND/OR RUBBER BASEBOARD
 - 14 REMOVE EXISTING MECHANICAL UNIT
 - 15 REMOVE EXISTING PLASTER FINISH CEILING
 - 16 REMOVE EXISTING SURFACE MOUNTED ACOUSTICAL CEILING TILE AND GYPSUM BOARD BACKING
 - 17 REMOVE EXISTING DRAPES, VALENCES, BLINDS, AND COMPONENTS
 - 18 REMOVE EXISTING 2x3 CEILING STRIPPING
 - 19 NOT USED
 - 20 REMOVE EXISTING WINDOWS
 - 21 REMOVE WOOD TRIM WHERE EXISTING FRAMES, DOORS, AND/OR WINDOWS ARE SHOWN TO BE REMOVED.
 - 22 DISCONNECT AND REMOVE EXISTING SPACE HEATER AND ALL RELATED COMPONENTS
 - 23 REMOVE ALL EXISTING TACKABLE WALL COVERINGS
 - 24 REMOVE EXISTING SIGNAL BOX/INTERCOM AND SYSTEM
 - 25 NOT USED
 - 26 REMOVE ALL EXISTING ELECTRICAL
 - 27 REMOVE EXISTING WINDOW GLAZING, FRAME TO REMAIN
 - 28 REMOVE EXISTING CARPETING
 - 29 REMOVE EXISTING SHEET VINYL FLOORING
 - 30 REMOVE SPECIALTIES (FIRE EXTINGUISHER, PROJECTION SCREEN, ETC.)
 - 31 REMOVE EXISTING SWITCH GEAR
 - 32 REMOVE PORTION OF EXISTING WALL AND CURB FOR NEW DOOR OPENING
 - 33 REMOVE EXISTING WATER HEATER
 - 34 REMOVE EXISTING LOFT AND FRAMING

NOTE:
DO NOT ALTER OR REMOVE ANY SHEAR WALLS OR BEARING WALLS UNLESS SO IDENTIFIED ON THE DRAWINGS AND APPROPRIATE DETAILS ARE PROVIDED AND APPROVED BY DSA.



BUILDING L DEMOLITION FLOOR PLAN
1/4" = 1'-0"



SEE SHEET AL2-1 FOR SLAB DEMOLITION - THIS AREA

THIS ROOM
12 13 14 15 16
17 18 21 22 23 24
26 28 29 30 31

THIS ROOM
12 13 14 15 16
17 18 21 22 23 24
26 28 29 30 31

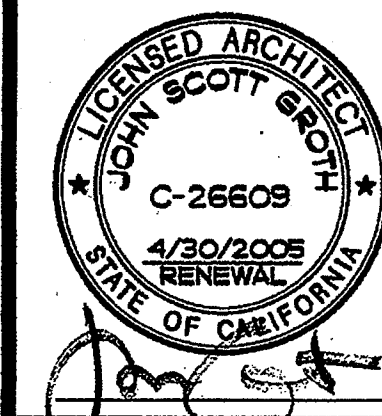
THIS ROOM
12 13 14 15
16 17 18 21
22 23 24 26
28 29 30 31

THIS ROOM
12 13 14 15 16
17 18 21 22 23 24
26 28 29 30 31

THIS ROOM
12 13 14 15 16
17 18 21 22 23 24
26 28 29 30 31

THIS ROOM
12 13 14 15 16
17 18 21 22 23 24
26 28 29 30 31

THIS ROOM
12 13 14 15 16
17 18 21 22 23 24
26 28 29 30 31



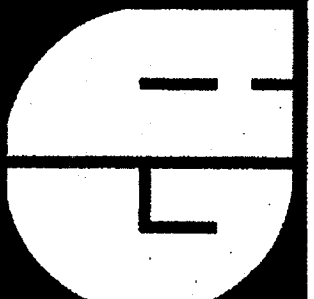
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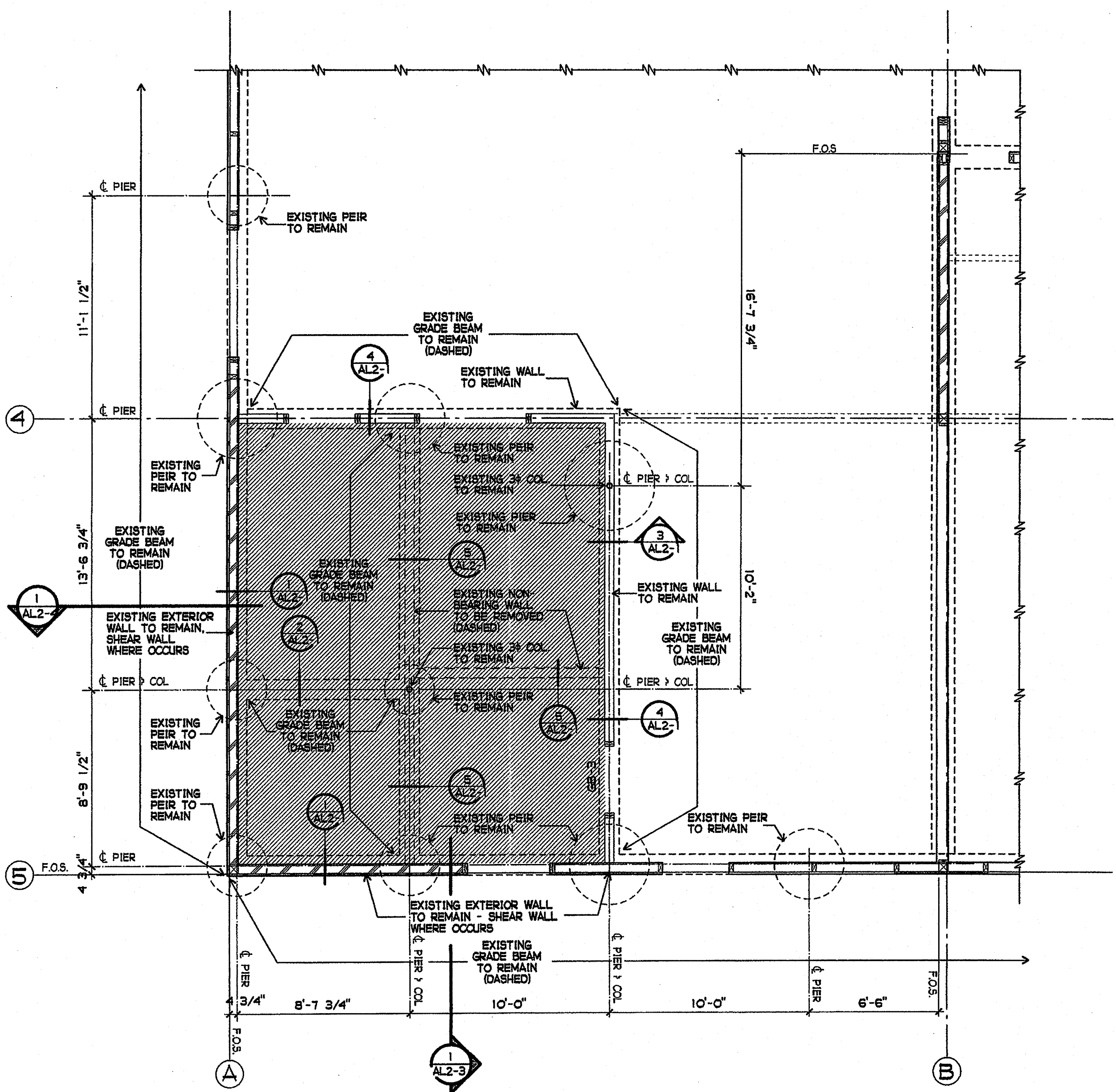
PLOTTED 4/15/2003



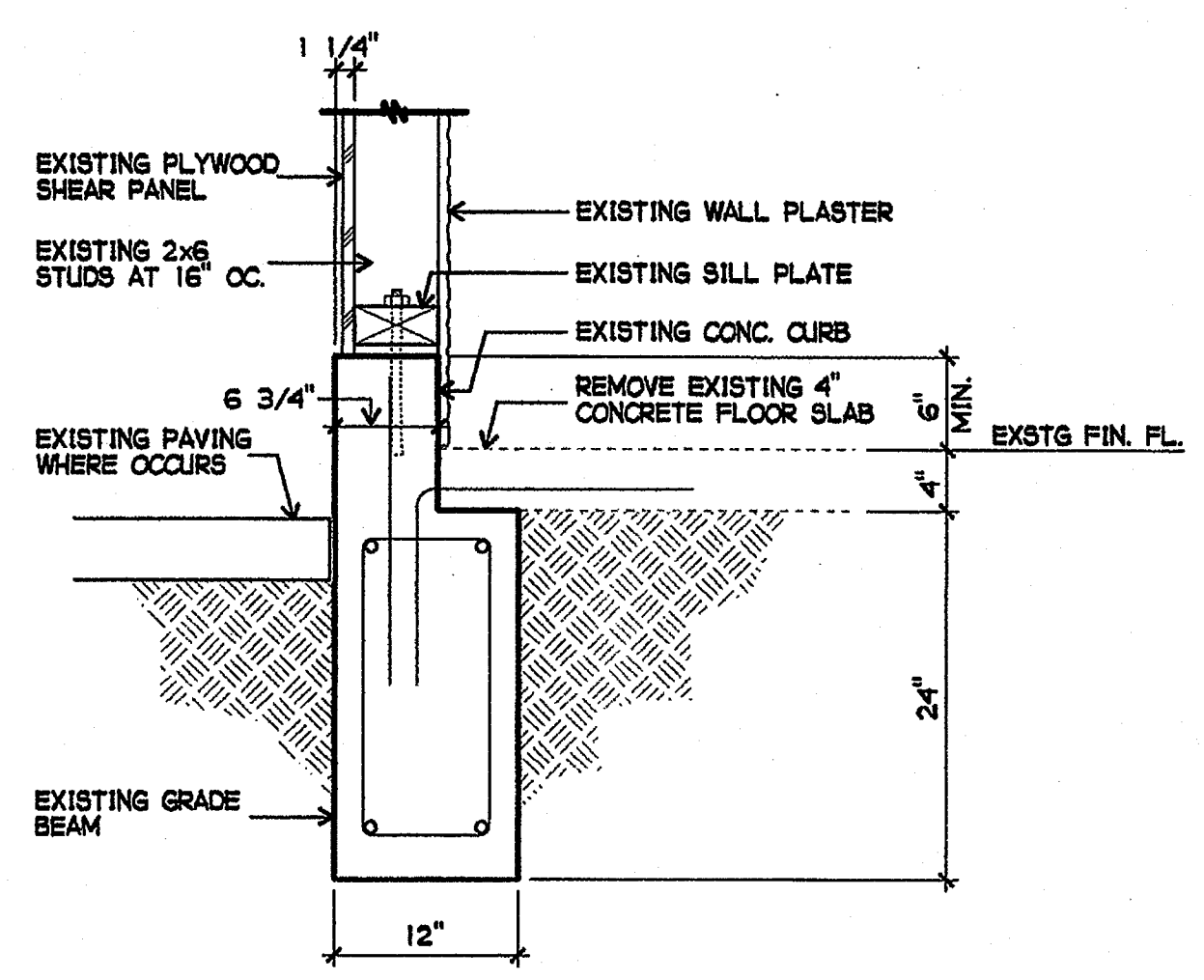
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SHEET TITLE
 SLAB DEMOLITION
 DETAILS

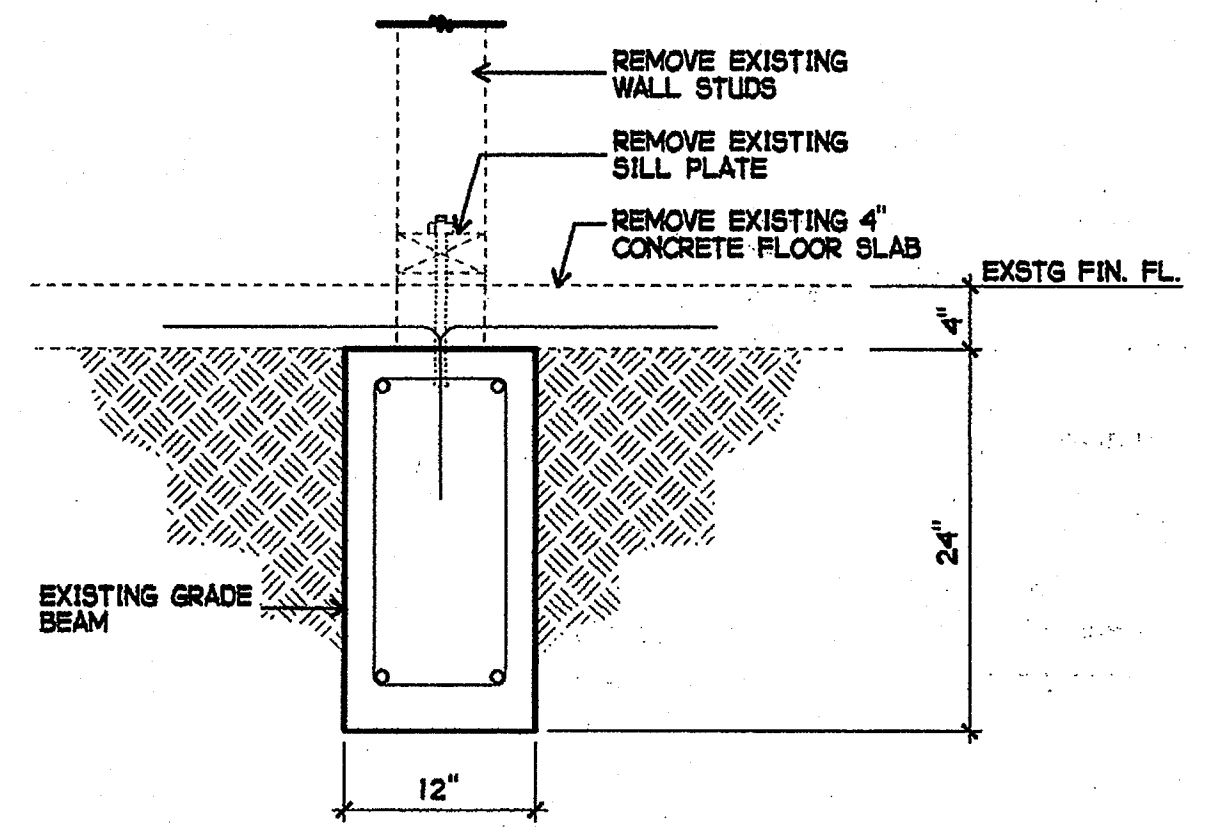
AL2-1



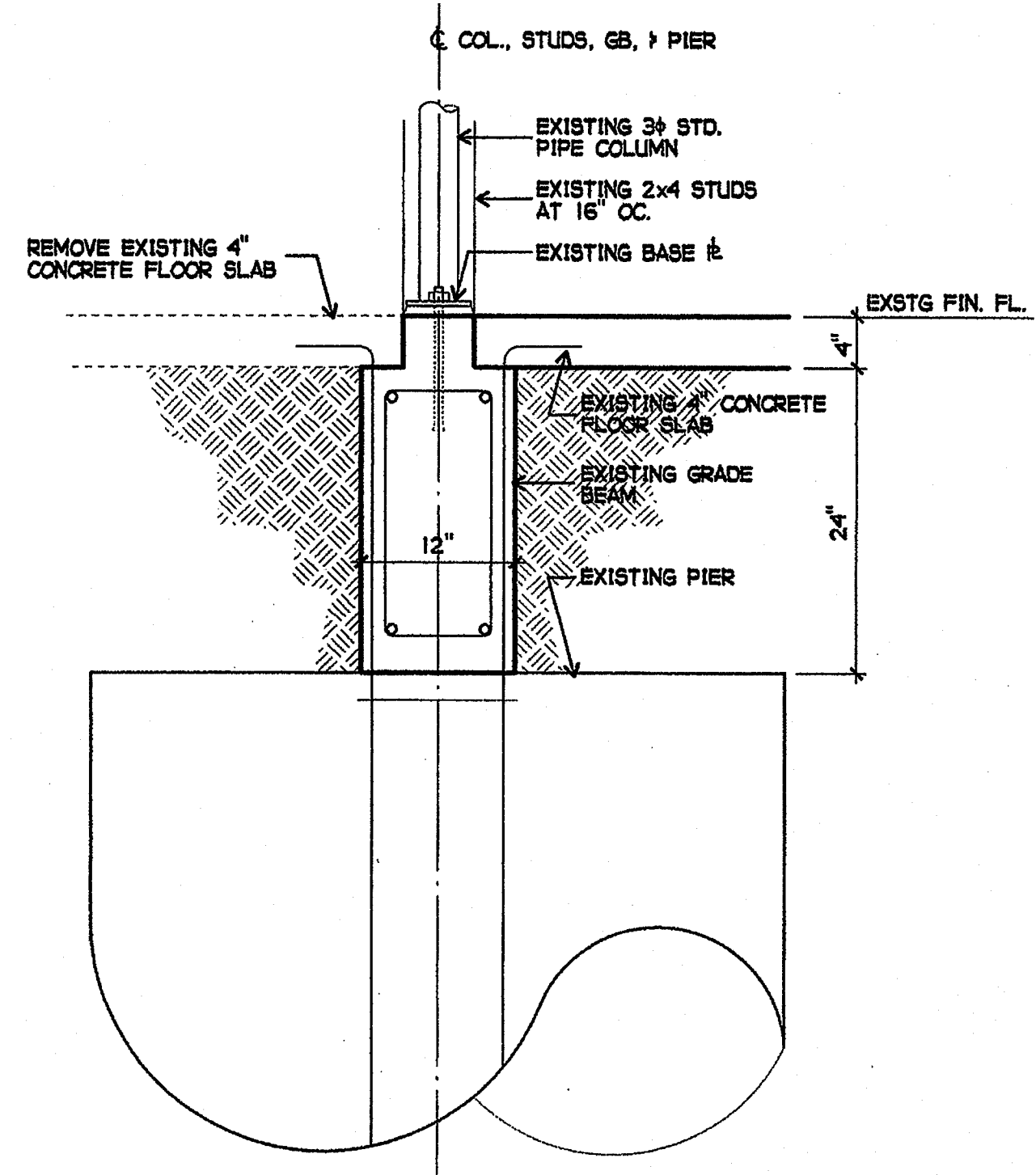
EXISTING PARTIAL FLOOR SLAB PLAN
 1/4" = 1'-0"



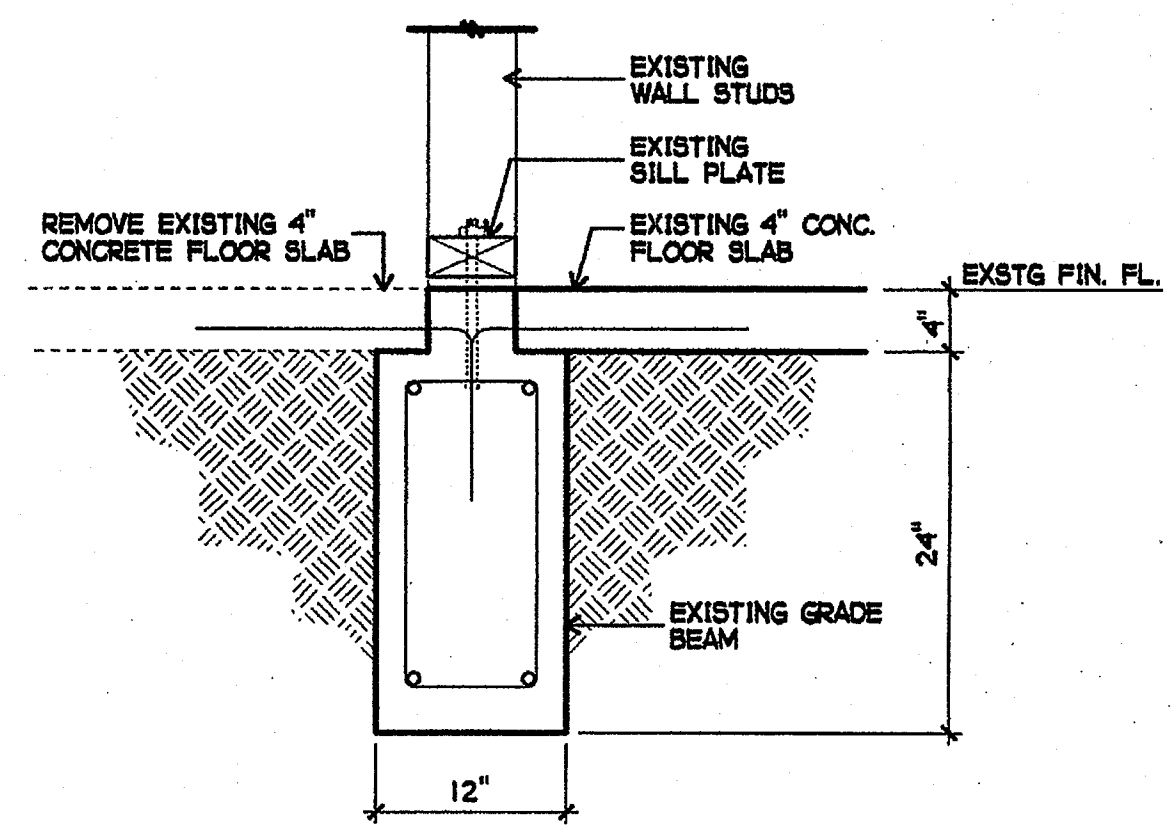
1 DETAIL
 1" = 1'-0"



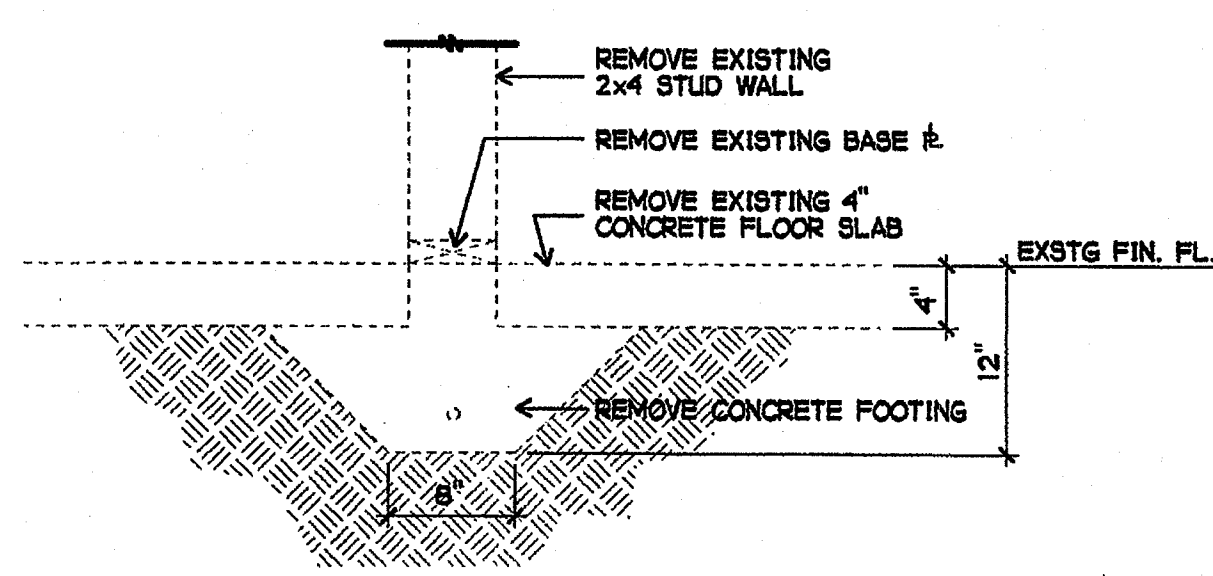
2 DETAIL
 1" = 1'-0"



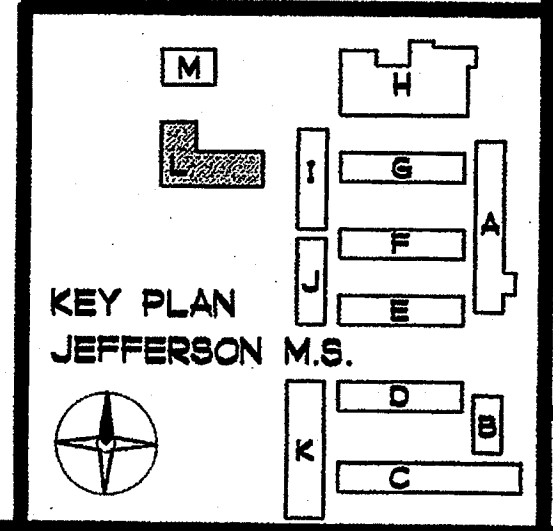
3 DETAIL
 1" = 1'-0"

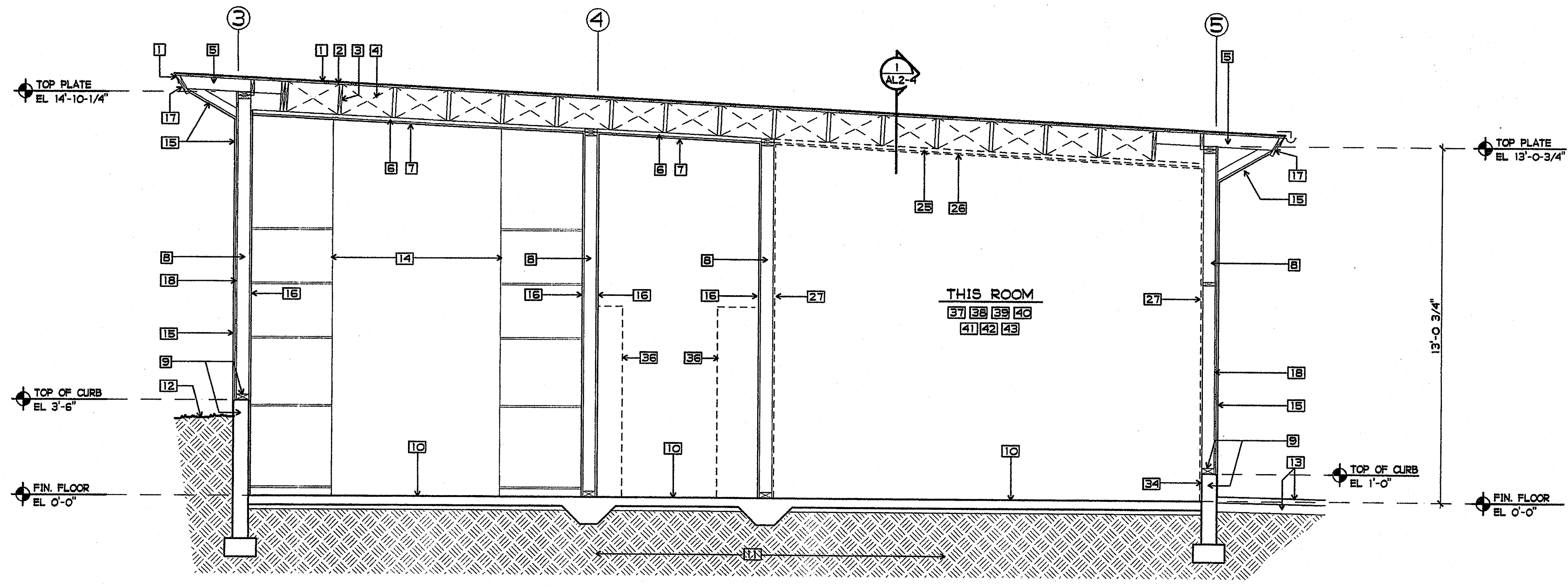


4 DETAIL
 1" = 1'-0"

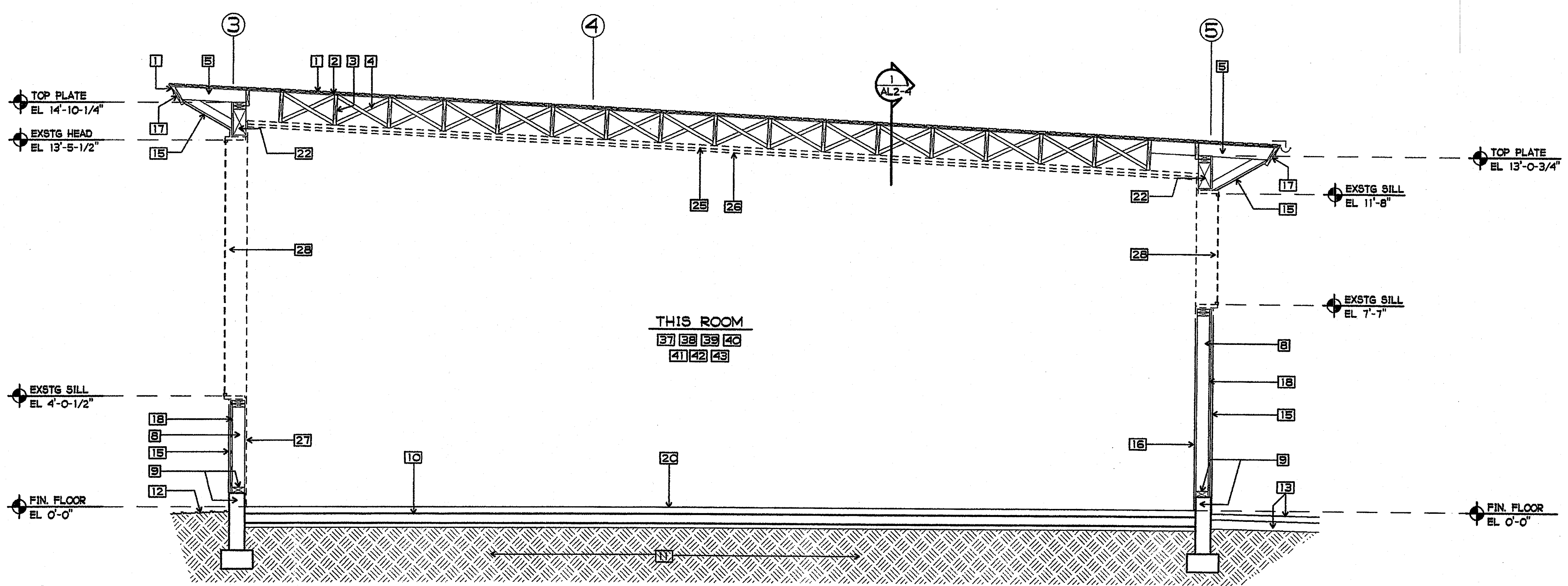


5 DETAIL
 1" = 1'-0"

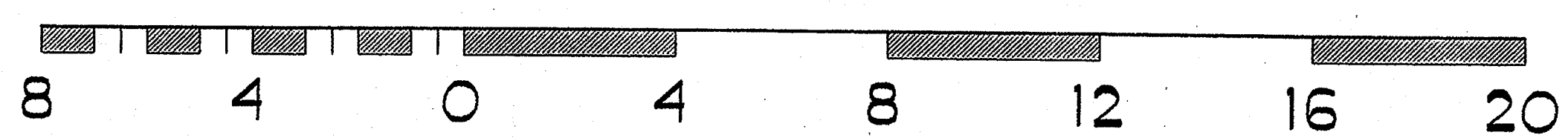




1 BUILDING L CROSS SECTION
3/8" = 1'-0"



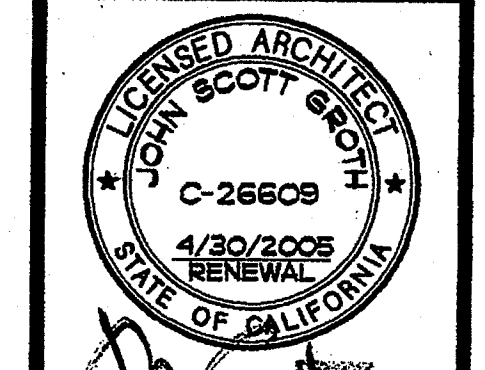
2 BUILDING L CROSS SECTION
3/8" = 1'-0"



SHEET NOTES

- 1 EXISTING ROOF COVERING /FLASHING TO REMAIN
- 2 EXISTING 1x DIAGONAL ROOF SHEATHING TO REMAIN
- 3 EXISTING 2x14 ROOF RAFTERS AT 24" OC TO REMAIN
- 4 EXISTING 2x3 CROSS BRIDGING TO REMAIN
- 5 EXISTING 2x6 OUTLOOKERS AT 24" OC TO REMAIN
- 6 EXISTING 2x3 CEILING STRIPPING TO REMAIN
- 7 EXISTING PLASTER CEILING TO REMAIN
- 8 EXISTING 2x6 WALL STUDS TO REMAIN U.N.O.
- 9 EXISTING 3x6 SILL PLATE AND CONCRETE CURB TO REMAIN
- 10 EXISTING 4" TH. CONCRETE FLOOR SLAB TO REMAIN U.N.O.
- 11 EXISTING EARTH
- 12 EXISTING FINISH GRADE
- 13 EXISTING AC PAVING AND BASE
- 14 EXISTING MUSICAL INSTRUMENT SHELVING TO REMAIN
- 15 EXISTING EXTERIOR PLASTER TO REMAIN U.N.O.
- 16 EXISTING INTERIOR PLASTER TO REMAIN
- 17 EXISTING WOOD FASCIA BOARD TO REMAIN
- 18 EXISTING EXTERIOR WOOD SHEATHING TO REMAIN
- 19 NOT USED
- 20 EXISTING WOOD FLOORING TO REMAIN
- 21 NOT USED
- 22 EXISTING 6x12 HEADER TO REMAIN
- 23 NOT USED
- 24 NOT USED
- 25 REMOVE 2x3 CEILING STRIPPING (DASHED)
- 26 REMOVE PLASTER CEILING (DASHED)
- 27 REMOVE INTERIOR WALL PLASTER/GYP BOARD (DASHED)
- 28 REMOVE EXISTING WINDOW(S)
- 29 NOT USED
- 30 NOT USED
- 31 NOT USED
- 32 NOT USED
- 33 NOT USED
- 34 BURNISH CONCRETE CURB FLUSH WITH FACE OF STUDS
- 35 NOT USED
- 36 REMOVE EXISTING CASEWORK/SHELVING
- 37 REMOVE EXISTING CHALKBOARDS/TACKBOARDS
- 38 REMOVE EXISTING WOOD AND/OR RUBBER BASE
- 39 REMOVE EXISTING DRAPES,VALENCES, BLINDS, AND COMPONENTS
- 40 REMOVE EXISTING WOOD TRIM WHERE EXISTING FRAMES, DOORS, AND/OR WINDOWS ARE SHOWN TO BE REMOVED
- 41 REMOVE EXISTING CARPETING
- 42 REMOVE EXISTING SHEET VINYL FLOORING
- 43 REMOVE EXISTING SPECIALTIES (FIRE EXTINGUISHERS, PROJECTION SCREEN, ETC.)

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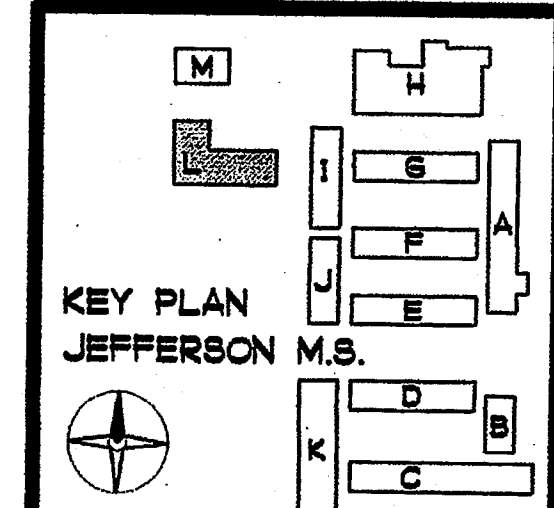
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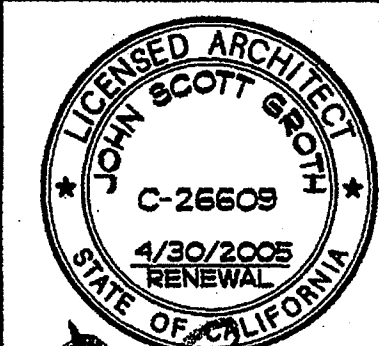
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PHONE 760-754-8191 FAX 760-754-8291

CLSD NO.	858-709
P.T.N.	73569-12
SA NO.	066
DATE	4-25-03
REVISIONS	
PLOTTED	4/23/2003

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DATE APR 25 2003	



SHEET TITLE
BUILDING L DEMOLITION SECTIONS
AL2-2



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REVISIONS	

PLOTTED 4/23/2003

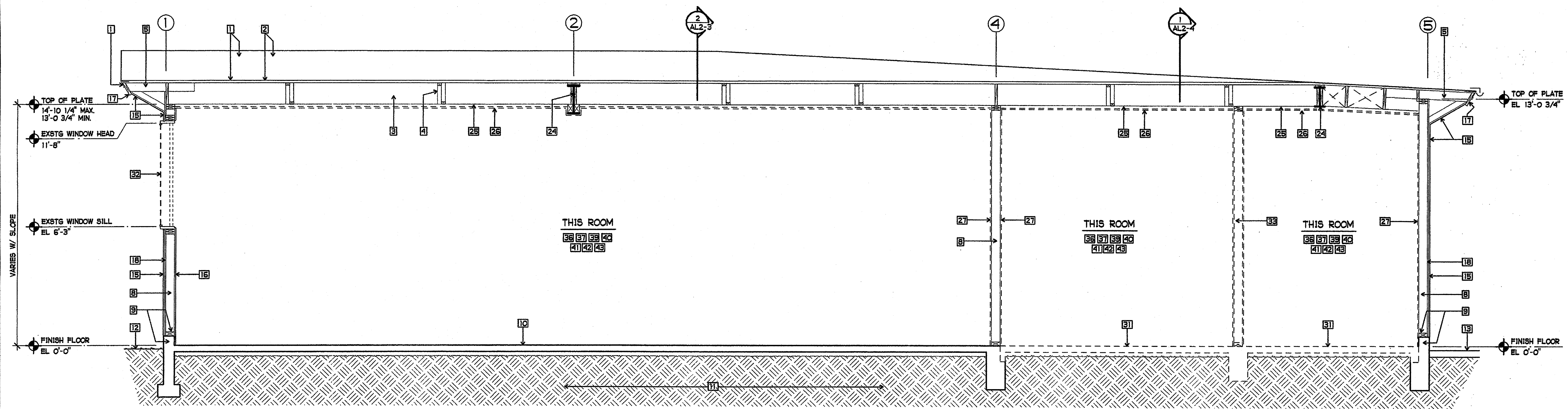


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OFFICE OF REGULATION SERVICES

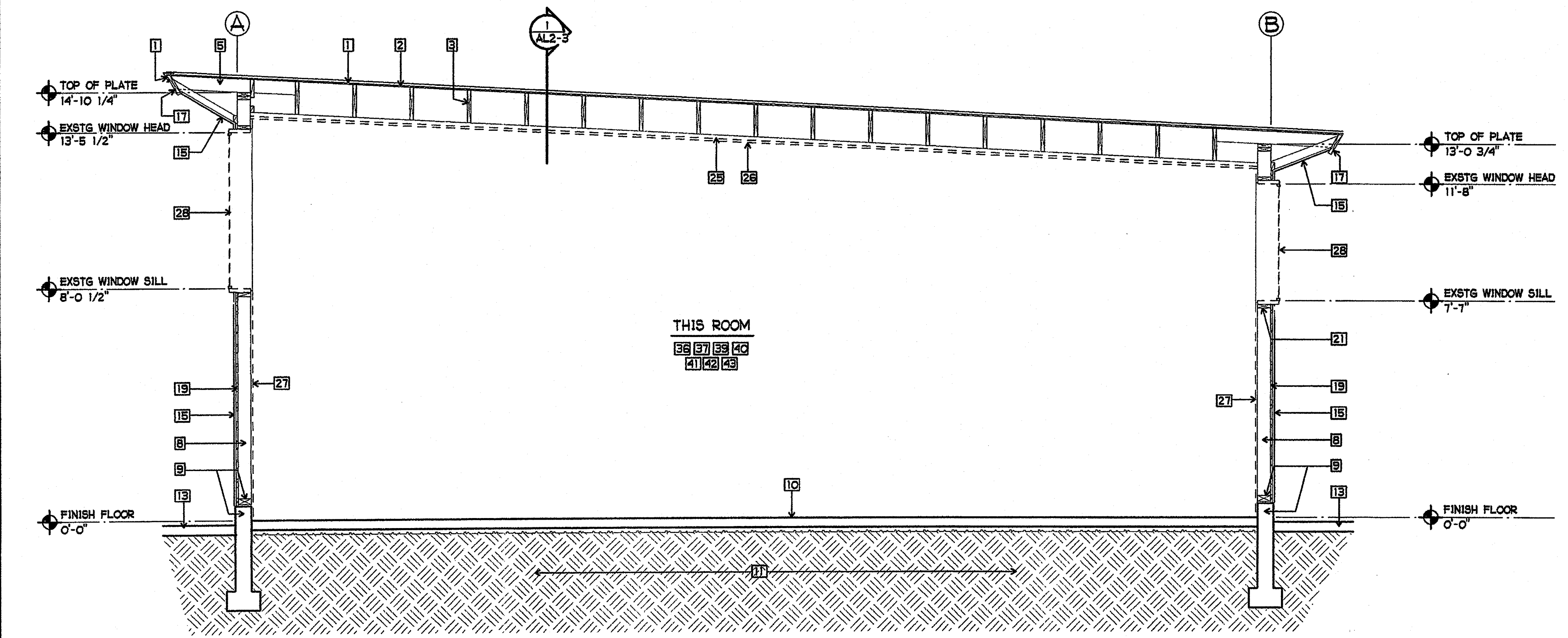
4-104885
AC. FL. SS. *[Signature]*
DATE APR 25 2003

SHEET TITLE
BUILDING L
DEMOLITION
CROSS SECTION

AL2-3



1 BUILDING L DEMOLITION CROSS SECTION
3/8" = 1'-0"

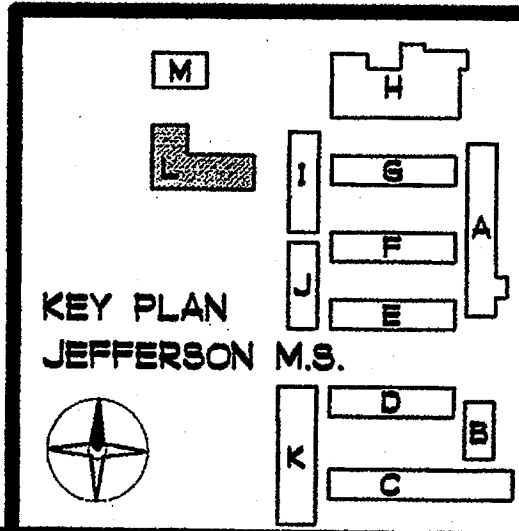
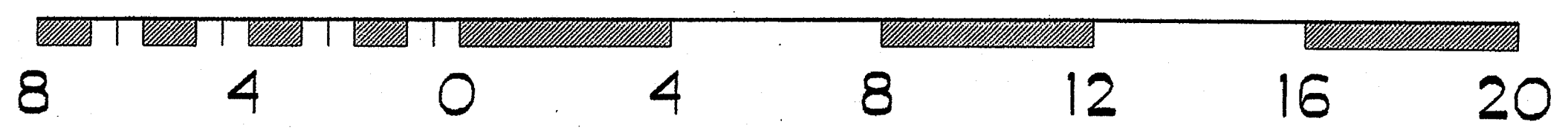


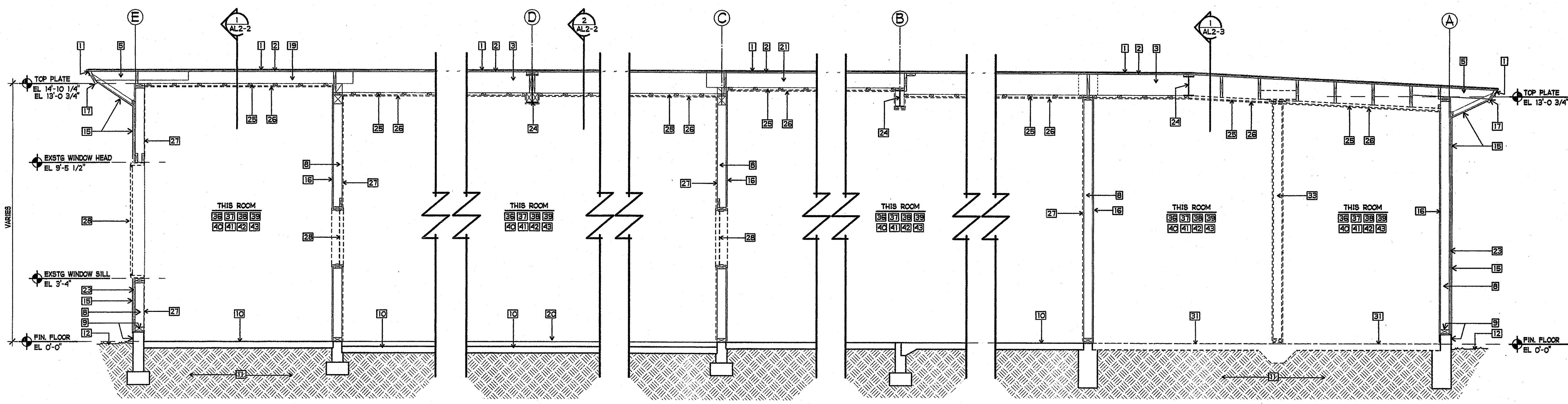
2 BUILDING L DEMOLITION CROSS SECTION
3/8" = 1'-0"

SHEET NOTES

- 1 EXISTING ROOF COVERING /FLASHING TO REMAIN
- 2 EXISTING 1x DIAGONAL ROOF SHEATHING TO REMAIN
- 3 EXISTING 2x14 ROOF RAFTERS AT 24" OC TO REMAIN
- 4 EXISTING 2x3 CROSS BRIDGING TO REMAIN
- 5 EXISTING 2x6 OUTLOOKERS AT 24" OC TO REMAIN
- 6 NOT USED
- 7 NOT USED
- 8 EXISTING 2x6 WALL STUDS TO REMAIN U.N.O.
- 9 EXISTING 3x6 SILL PLATE AND CONCRETE CURB TO REMAIN
- 10 EXISTING 4" TH. CONCRETE FLOOR SLAB TO REMAIN U.N.O.
- 11 EXISTING EARTH
- 12 EXISTING FINISH GRADE
- 13 EXISTING AC PAVING AND BASE
- 14 NOT USED
- 15 EXISTING EXTERIOR PLASTER TO REMAIN U.N.O.
- 16 EXISTING INTERIOR PLASTER TO REMAIN
- 17 EXISTING WOOD FASCIA BOARD TO REMAIN
- 18 EXISTING EXTERIOR WOOD SHEATHING TO REMAIN
- 19 EXISTING 1x4 STRIPPING TO REMAIN
- 20 NOT USED
- 21 NOT USED
- 22 NOT USED
- 23 NOT USED
- 24 EXISTING STEEL BEAM TO REMAIN
- 25 REMOVE 2x3 CEILING STRIPPING (DASHED)
- 26 REMOVE PLASTER CEILING (DASHED)
- 27 REMOVE INTERIOR WALL PLASTER/GYP BOARD (DASHED)
- 28 REMOVE EXISTING METAL WINDOWS (DASHED)
- 29 NOT USED
- 30 NOT USED
- 31 REMOVE EXISTING FLOOR SLAB
- 32 REMOVE EXISTING GLAZING, WINDOW FRAME TO REMAIN
- 33 REMOVE INTERIOR NON-BEARING WALL
- 34 NOT USED
- 35 NOT USED
- 36 REMOVE EXISTING CASEWORK/SHELVING
- 37 REMOVE EXISTING CHALKBOARDS/TACKBOARDS
- 38 REMOVE EXISTING WOOD AND/OR RUBBER BASE
- 39 REMOVE EXISTING DRAPES,VALENCES, BLINDS, AND COMPONENTS
- 40 REMOVE EXISTING WOOD TRIM WHERE EXISTING FRAMES, DOORS, AND/OR WINDOWS ARE SHOWN TO BE REMOVED
- 41 REMOVE EXISTING CARPETING
- 42 REMOVE EXISTING SHEET VINYL FLOORING
- 43 REMOVE EXISTING SPECIALTIES (FIRE EXTINGUISHERS, PROJECTION SCREEN, ETC.)

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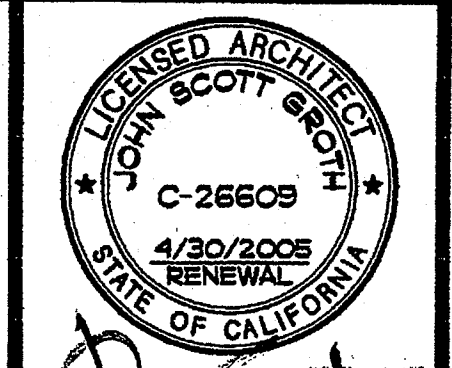
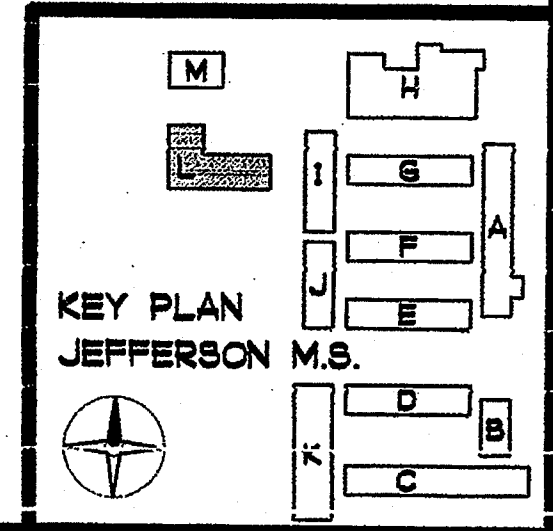
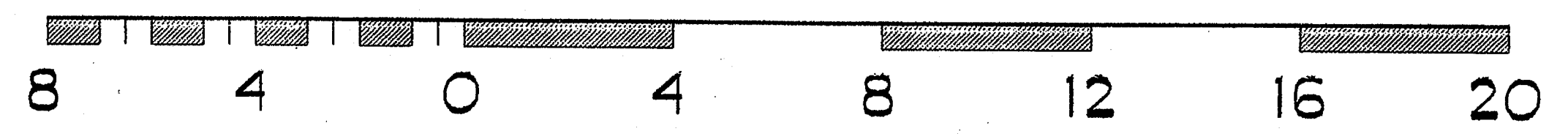


1 BUILDING L DEMOLITION CROSS SECTION
3/8" = 1'-0"

SHEET NOTES

- 11 EXISTING ROOF COVERING /FLASHING TO REMAIN
- 12 EXISTING 1x DIAGONAL ROOF SHEATHING TO REMAIN
- 13 EXISTING 2x14 ROOF RAFTERS AT 24" OC TO REMAIN
- 14 EXISTING 2x3 CROSS BRIDGING TO REMAIN
- 15 EXISTING 2x6 OUTLOOKERS AT 24" OC TO REMAIN
- 16 EXISTING 2x3 CEILING STRIPPING TO REMAIN
- 17 EXISTING PLASTER CEILING TO REMAIN
- 18 EXISTING 2x6 WALL STUDS TO REMAIN U.N.O.
- 19 EXISTING 3x6 SILL PLATE AND CONCRETE CURB TO REMAIN
- 20 EXISTING 4" TH. CONCRETE FLOOR SLAB TO REMAIN U.N.O.
- 21 EXISTING EARTH
- 22 EXISTING FINISH GRADE
- 23 EXISTING AC PAVING AND BASE
- 24 EXISTING MUSICAL INSTRUMENT SHELVING TO REMAIN
- 25 EXISTING EXTERIOR PLASTER TO REMAIN U.N.O.
- 26 EXISTING INTERIOR PLASTER TO REMAIN
- 27 EXISTING WOOD FASCIA BOARD TO REMAIN
- 28 EXISTING EXTERIOR WOOD SHEATHING TO REMAIN
- 29 EXISTING 2x8 ROOF RAFTERS AT 24" OC.
- 30 EXISTING WOOD FLOORING TO REMAIN
- 31 EXISTING 2x10 ROOF RAFTERS AT 24" OC.
- 32 EXISTING 6x12 HEADER TO REMAIN
- 33 EXISTING 1x4 STRIPPING TO REMAIN
- 34 EXISTING STEEL BEAM TO REMAIN
- 35 REMOVE 2x3 CEILING STRIPPING (DASHED)
- 36 REMOVE PLASTER CEILING (DASHED)
- 37 REMOVE INTERIOR WALL PLASTER/GYP BOARD (DASHED)
- 38 REMOVE EXISTING WINDOWS)
- 39 NOT USED
- 40 NOT USED
- 41 REMOVE EXISTING FLOOR SLAB
- 42 REMOVE EXISTING INTERIOR NON-BEARING WALL
- 43 NOT USED
- 44 BURNISH CONCRETE CURB FLUSH WITH FACE OF STUDS
- 45 NOT USED
- 46 REMOVE EXISTING CASEWORK/SHELVING
- 47 REMOVE EXISTING CHALKBOARDS/TACKBOARDS
- 48 REMOVE EXISTING WOOD AND/OR RUBBER BASE
- 49 REMOVE EXISTING DRAPES,VALENCES, BLINDS, AND COMPONETS
- 50 REMOVE EXISTING WOOD TRIM WHERE EXISTING FRAMES, DOORS, AND/OR WINDOWS ARE SHOWN TO BE REMOVED
- 51 REMOVE EXISTING CARPETING
- 52 REMOVE EXISTING SHEET VINYL FLOORING
- 53 REMOVE EXISTING SPECIALTIES (FIRE EXTINGUISHERS, PROJECTION SCREEN, ETC.)

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C-26609
4/30/2005 RENEWAL
STATE OF CALIFORNIA

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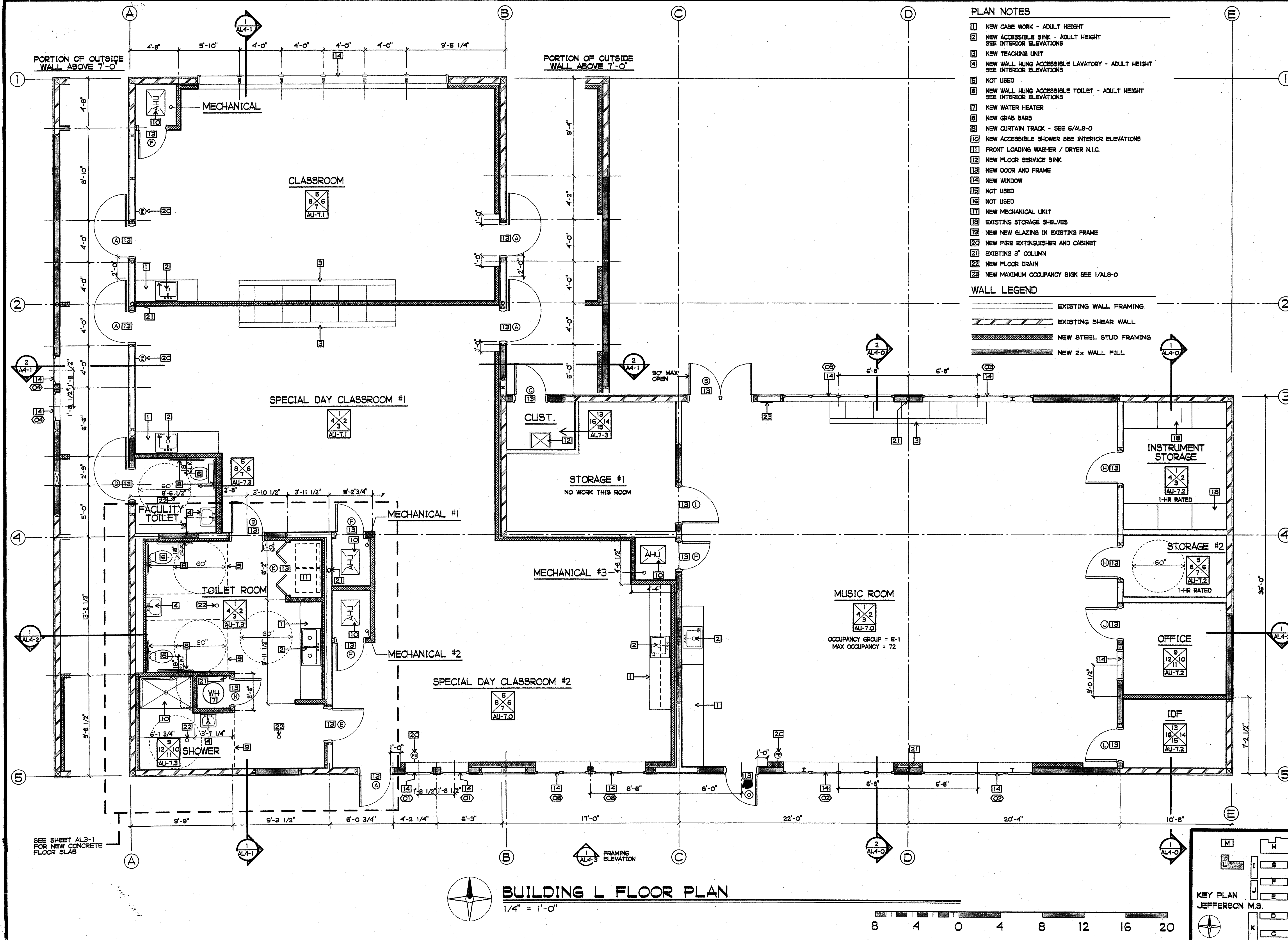
OSHD NO.	858-709
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GA NO.	066
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SHEET TITLE
BUILDING L CROSS SECTION
AL2-4

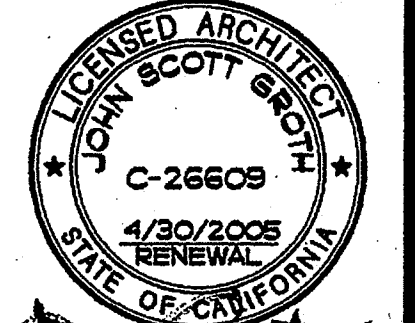


PLAN NOTES

- 1 NEW CASE WORK - ADULT HEIGHT
- 2 NEW ACCESSIBLE SINK - ADULT HEIGHT SEE INTERIOR ELEVATIONS
- 3 NEW TEACHING UNIT
- 4 NEW WALL HUNG ACCESSIBLE LAVATORY - ADULT HEIGHT SEE INTERIOR ELEVATIONS
- 5 NOT USED
- 6 NEW WALL HUNG ACCESSIBLE TOILET - ADULT HEIGHT SEE INTERIOR ELEVATIONS
- 7 NEW WATER HEATER
- 8 NEW GRAB BARS
- 9 NEW CURTAIN TRACK - SEE 6/AL9-0
- 10 NEW ACCESSIBLE SHOWER SEE INTERIOR ELEVATIONS
- 11 FRONT LOADING WASHER / DRYER N.I.C.
- 12 NEW FLOOR SERVICE SINK
- 13 NEW DOOR AND FRAME
- 14 NEW WINDOW
- 15 NOT USED
- 16 NOT USED
- 17 NEW MECHANICAL UNIT
- 18 EXISTING STORAGE SHELVES
- 19 NEW NEW GLAZING IN EXISTING FRAME
- 20 NEW FIRE EXTINGUISHER AND CABINET
- 21 EXISTING 3" COLUMN
- 22 NEW FLOOR DRAIN
- 23 NEW MAXIMUM OCCUPANCY SIGN SEE 1/AL8-0

WALL LEGEND

- EXISTING WALL FRAMING
- EXISTING SHEAR WALL
- NEW STEEL STUD FRAMING
- NEW 2x WALL FILL



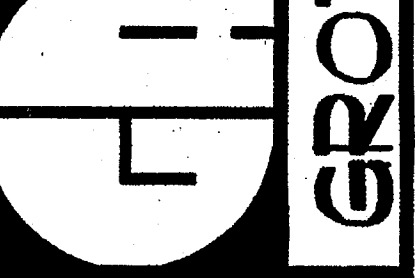
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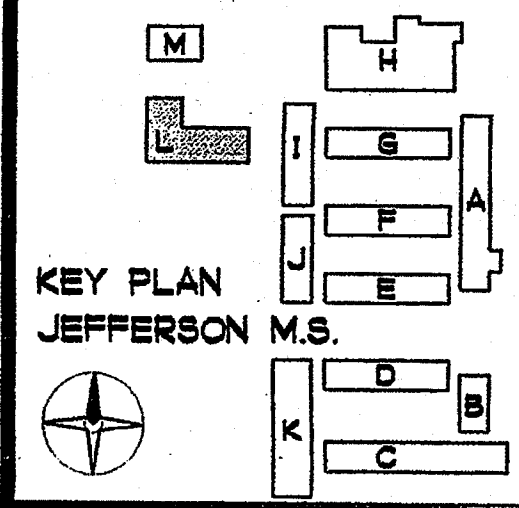
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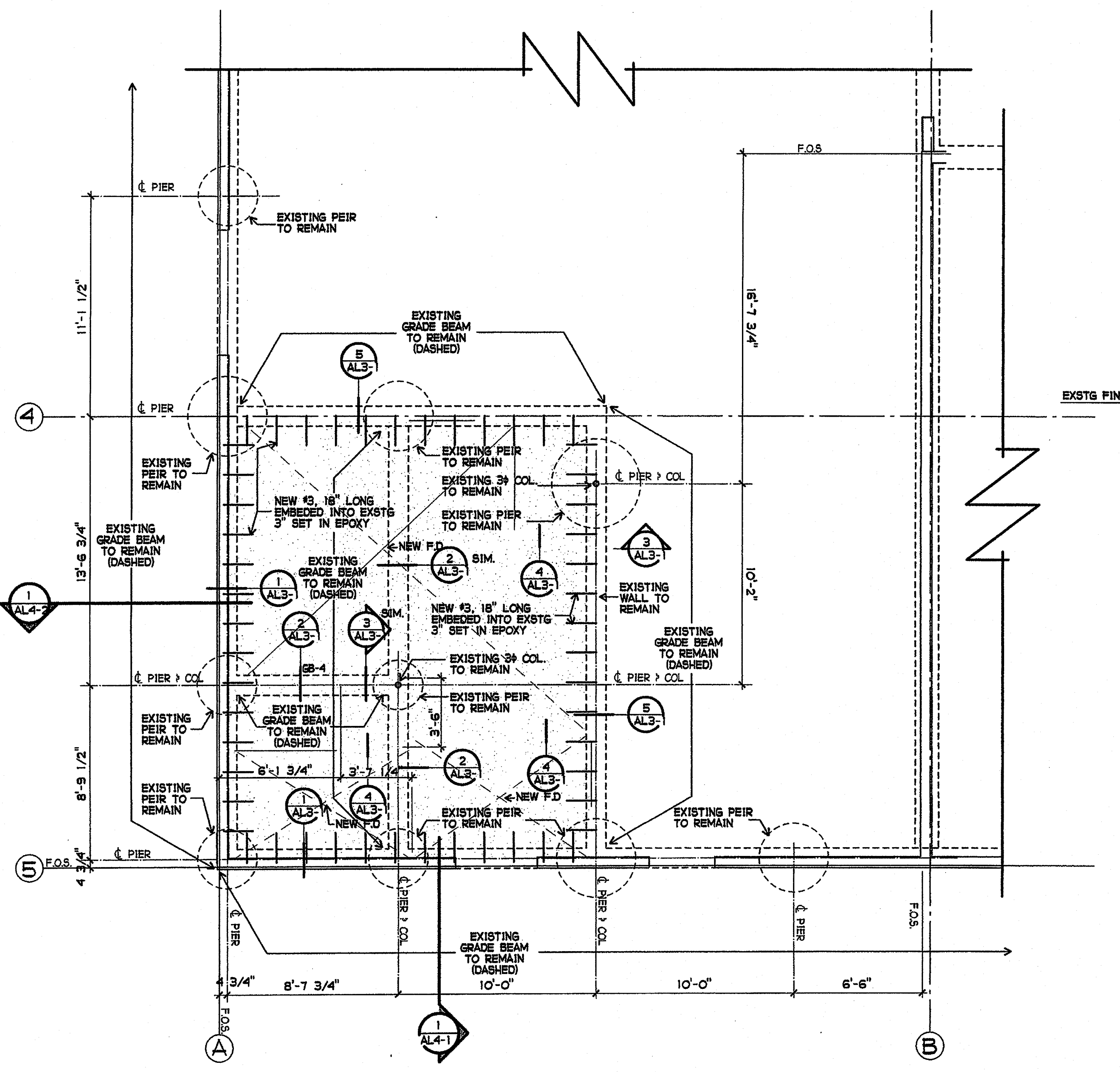


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SHEET TITLE
 BUILDING L
 FLOOR PLAN
AL3-0

BUILDING L FLOOR PLAN
 1/4" = 1'-0"

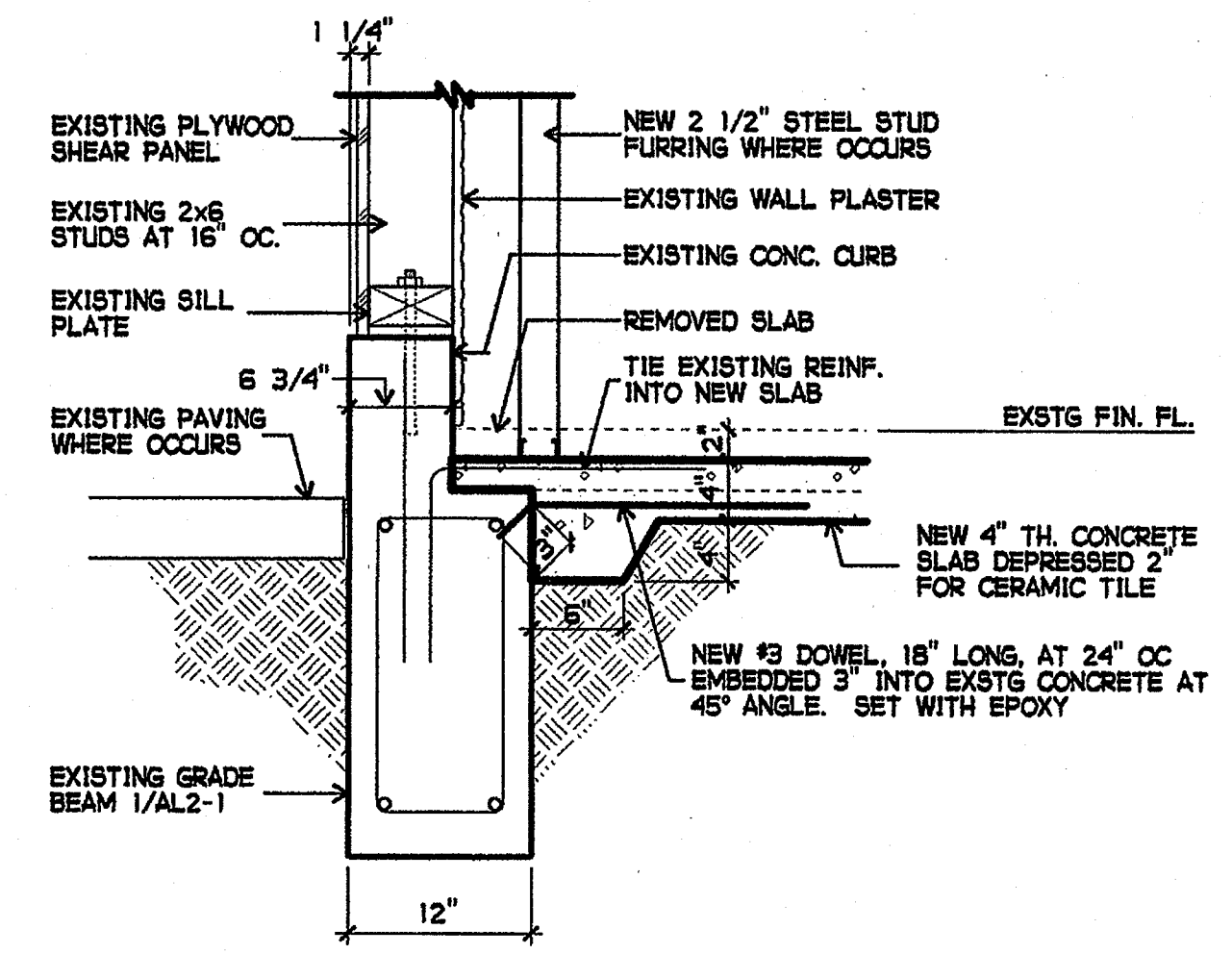
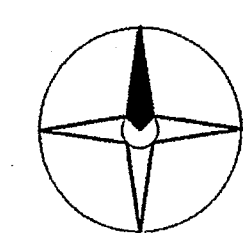




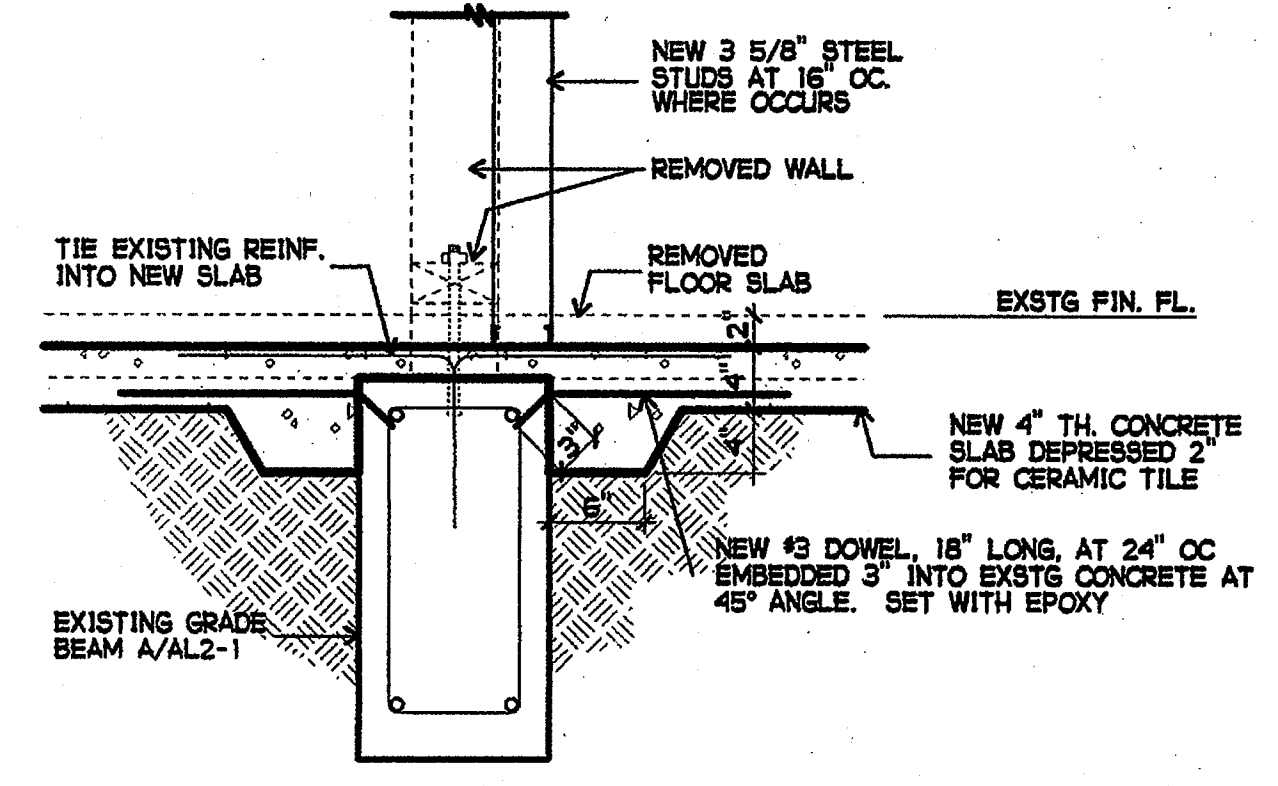
NEW CONCRETE SLAB: 4" THICK CONCRETE REINFORCED WITH #3'S AT 18" OC EACH WAY PLACED OVER 2" SAND BED OVER VAPOR BARRIER OVER 2" SAND BED. REBAR SHALL BE PLACED 2" CLEAR ABOVE TOP SAND BED.
SLOPE FLOOR 1/4" MAX TO FLOOR DRAINS.

EXISTING PARTIAL FLOOR SLAB PLAN

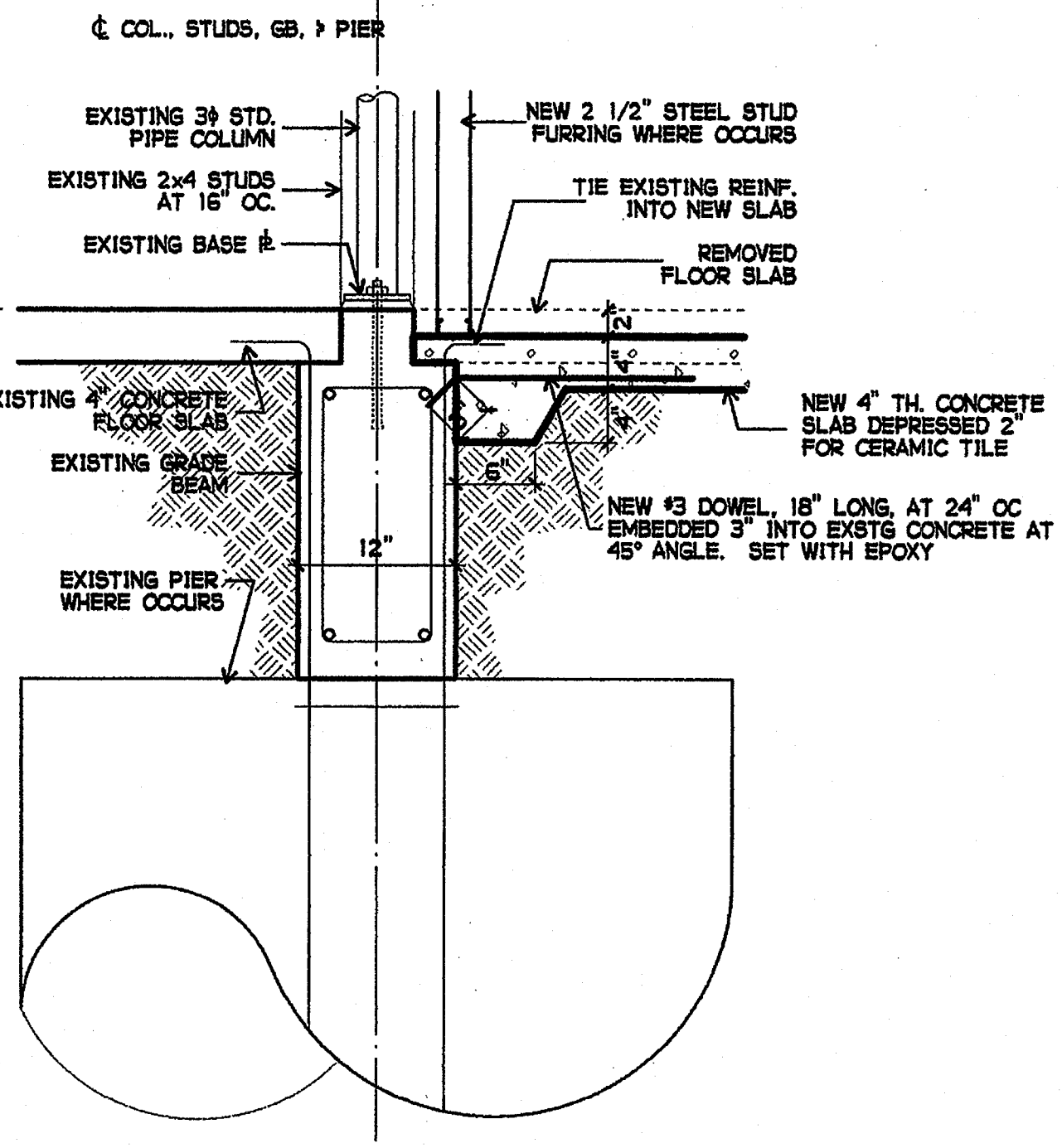
1/4" = 1'-0"



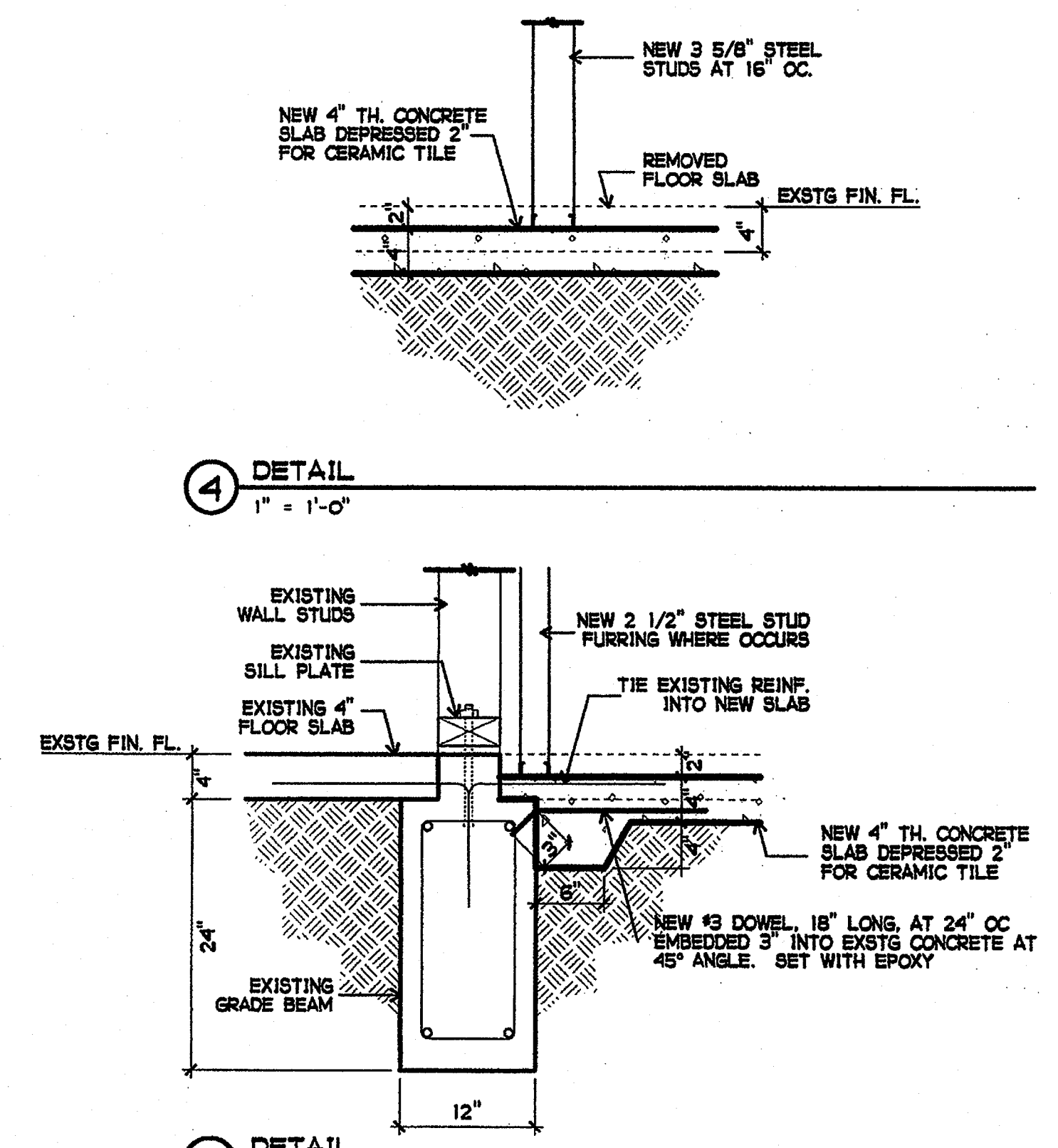
1 DETAIL
1" = 1'-0"



2 DETAIL
1" = 1'-0"

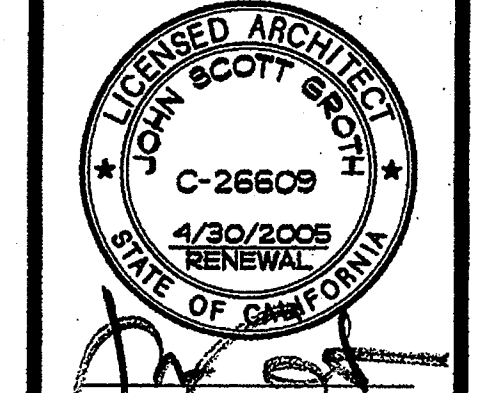


3 DETAIL
1" = 1'-0"



4 DETAIL
1" = 1'-0"

5 DETAIL
1" = 1'-0"



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GA NO.	066
DATE	4-26-03
REVISIONS	

PLOTTED 4/15/2003

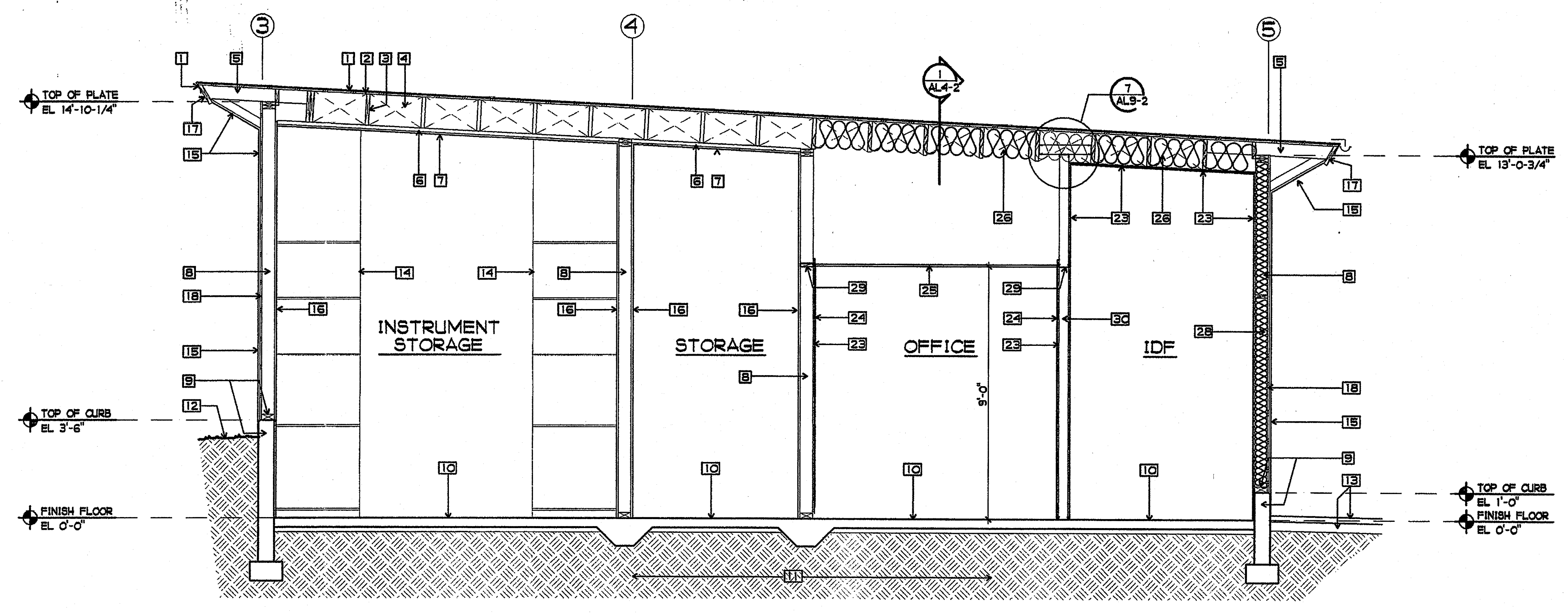


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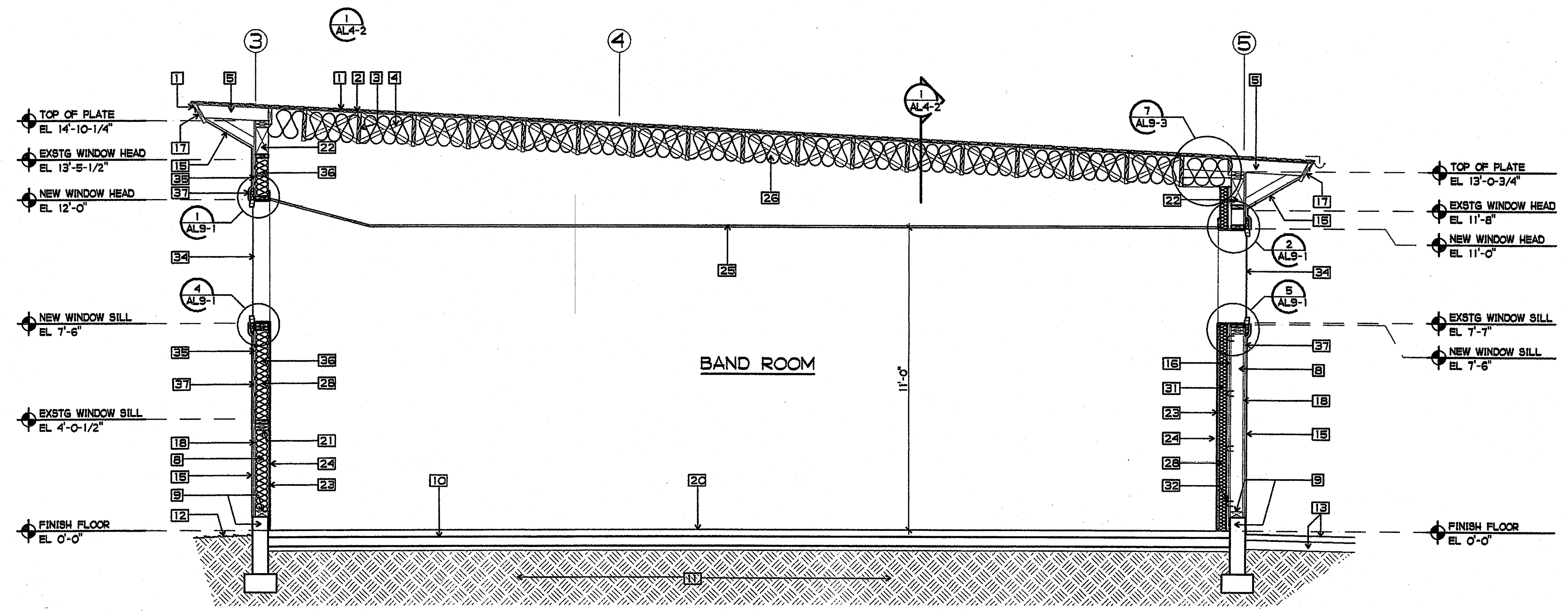
KEY PLAN
JEFFERSON M.S.

SHEET TITLE
NEW SLAB PLAN
DETAILS
AL3-1

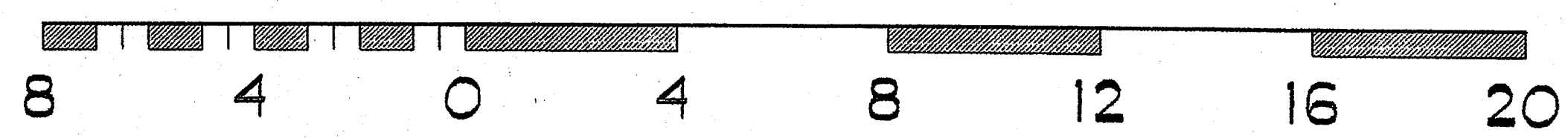
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1 BUILDING L CROSS SECTION
3/8" = 1'-0"

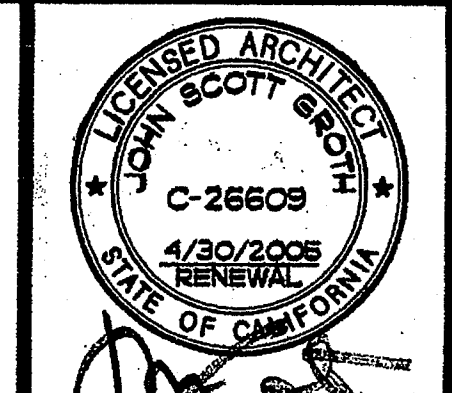


2 BUILDING L CROSS SECTION
3/8" = 1'-0"



SHEET NOTES

- 1 EXISTING ROOF COVERING /FLASHING TO REMAIN
- 2 EXISTING 1x DIAGONAL ROOF SHEATHING TO REMAIN
- 3 EXISTING 2x14 ROOF RAFTERS AT 24" OC TO REMAIN
- 4 EXISTING 2x3 CROSS BRIDGING TO REMAIN
- 5 EXISTING 2x6 OUTLOOKERS AT 24" OC TO REMAIN
- 6 EXISTING 2x3 CEILING STRIPPING TO REMAIN
- 7 EXISTING PLASTER CEILING TO REMAIN - PATCH AND REPAIR AS NEEDED
- 8 EXISTING 2x6 WALL STUDS TO REMAIN U.N.O.
- 9 EXISTING 3x6 SILL PLATE AND CONCRETE CURB TO REMAIN
- 10 EXISTING 4" TH. CONCRETE FLOOR SLAB TO REMAIN U.N.O.
- 11 EXISTING EARTH
- 12 EXISTING FINISH GRADE
- 13 EXISTING AC PAVING AND BASE
- 14 EXISTING SHELVING TO REMAIN
- 15 EXISTING EXTERIOR PLASTER TO REMAIN - PATCH AND REPAIR AS NEEDED
- 16 EXISTING INTERIOR PLASTER/GYP. BD. TO REMAIN - PATCH AND REPAIR AS NEEDED
- 17 EXISTING WOOD FASCIA BOARD TO REMAIN
- 18 EXISTING EXTERIOR WOOD SHEATHING TO REMAIN
- 19 NOT USED
- 20 EXISTING WOOD FLOORING TO REMAIN
- 21 NOT USED
- 22 EXISTING 6x12 HEADER TO REMAIN
- 23 NEW 5/8" 68X
- 24 NEW TACKABLE WALL PANELS - WHERE OCCURS
- 25 NEW ACoustICAL TILE CEILING
- 26 NEW R-30 BATT INSULATION
- 27 NOT USED
- 28 NEW R-13 BATT INSULATION
- 29 NEW FIRE BLOCKING AT CEILING LINE
- 30 NEW 4" STEEL STUD WALL FRAMING AT 16" OC.
- 31 NEW 4" x 20 GA. STEEL STUD WALL FURRING AT 16" OC.
- 32 NEW 7/8" x20 GA. HORIZONTAL FURRING CHANNEL AT 24" OC. ATTACH THROUGH PLASTER TO STUDS W/ (2) 3" x #14 TYPE W SCREWS
- 33 NOT USED
- 34 NEW WINDOW FRAME AND GLAZING
- 35 NEW PLYWOOD SHEATHING FLUSH WITH EXISTING 1x SOLID DIAGONAL SHEATHING - USE 3/4" CD STRUCT II PLYWOOD VERIFY EXISTING SHEATHING THICKNESS IN FIELD
- 36 NEW 2x6'S AT 16" OC FOR NEW WINDOW OPENING
- 37 NEW EXTERIOR PLASTER - MATCH EXISTING

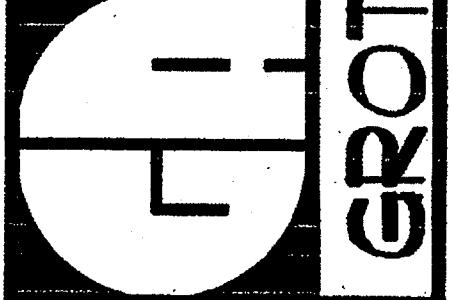


GROTH ARCHITECTS, INC.
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823 ACACIA, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

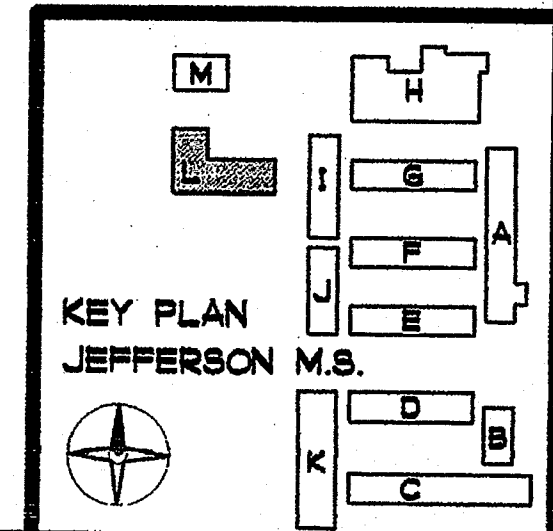
GROTH ARCHITECTS, INC.
3355 MISSION AVE. SUITE 211
OCEANSIDE, CALIFORNIA 92054
PHONE 760-754-8191
FAX 760-754-8291

CUSD NO.	858-709
P.T.N.	73569-12
GA NO.	066
DATE	4-25-03
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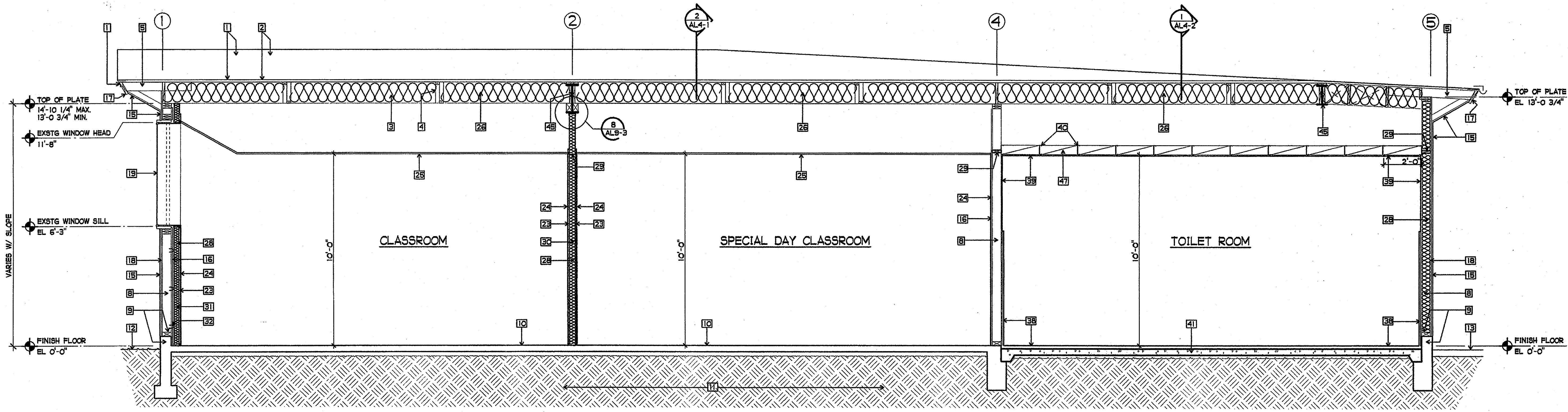
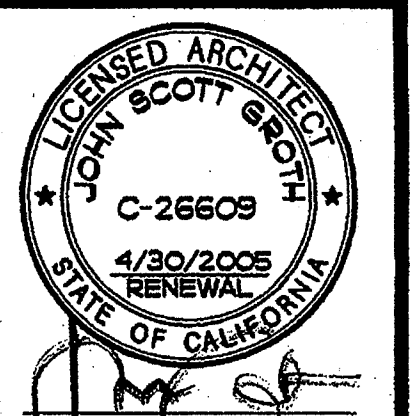
PLOTTED 4/2/2003



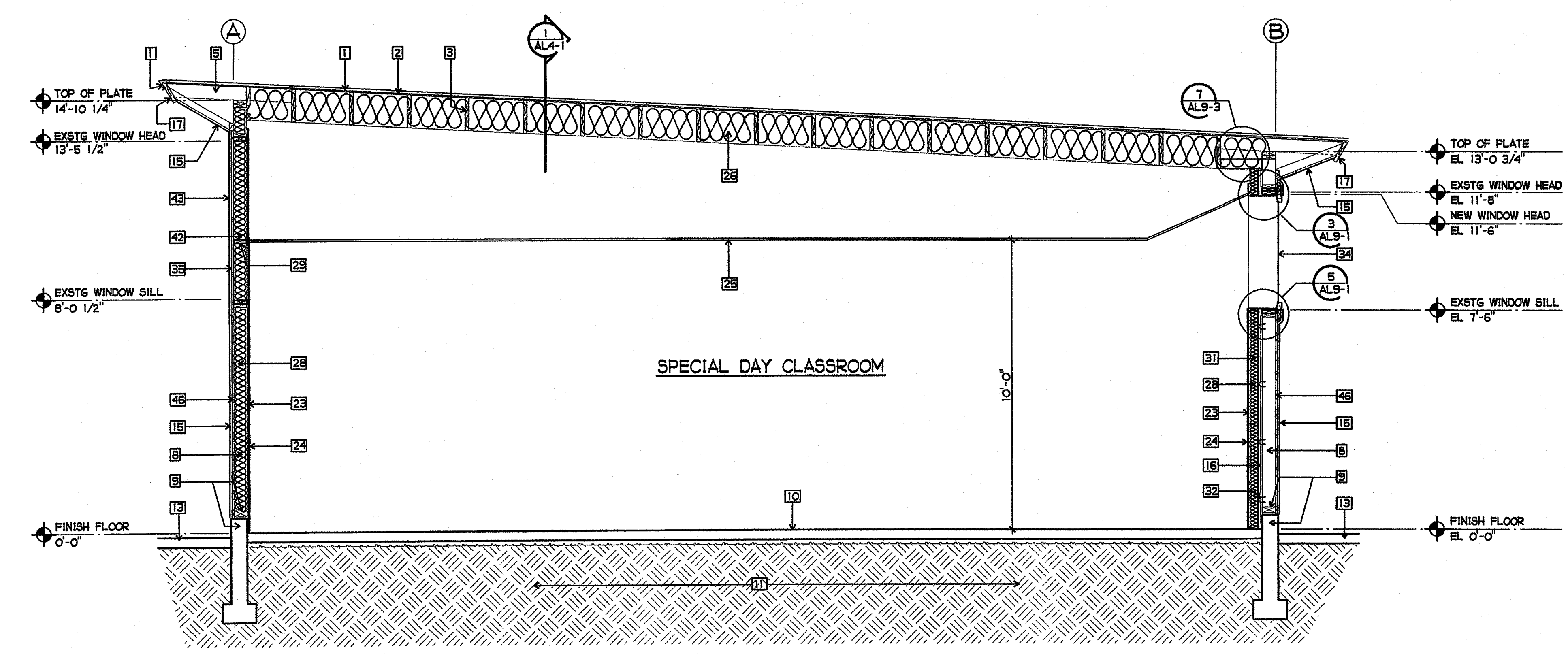
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AC. FL. SS. KA
DATE APR 25 2003



SHEET TITLE
BUILDING L
CROSS SECTIONS
AL4-0



1 BUILDING L CROSS SECTION
3/8" = 1'-0"



2 BUILDING L CROSS SECTION
3/8" = 1'-0"

SHEET NOTES

- 1 EXISTING ROOF COVERING /FLASHING TO REMAIN
- 2 EXISTING 1x DIAGONAL ROOF SHEATHING TO REMAIN
- 3 EXISTING 2x14 ROOF RAFTERS AT 24" OC TO REMAIN
- 4 EXISTING 2x3 CROSS BRIDGING TO REMAIN
- 5 EXISTING 2x6 OUTLOOKERS AT 24" OC TO REMAIN
- 6 NOT USED
- 7 NOT USED
- 8 EXISTING 2x6 WALL STUDS TO REMAIN U.N.O.
- 9 EXISTING 3x6 SILL PLATE AND CONCRETE CURB TO REMAIN
- 10 EXISTING 4" TH. CONCRETE FLOOR SLABS TO REMAIN U.N.O.
- 11 EXISTING EARTH
- 12 EXISTING FINISH GRADE
- 13 EXISTING AC PAVING AND BASE
- 14 NOT USED
- 15 EXISTING EXTERIOR PLASTER TO REMAIN U.N.O.
- 16 EXISTING INTERIOR PLASTER TO REMAIN (NEW GBX WHERE REQ'D)
- 17 EXISTING WOOD FASCIA BOARD TO REMAIN
- 18 EXISTING EXTERIOR WOOD SHEATHING TO REMAIN
- 19 EXISTING WINDOW FRAME, NEW GLAZING
- 20 NOT USED
- 21 NOT USED
- 22 NOT USED
- 23 NEW 5/8" GBX
- 24 NEW TACKABLE WALL PANELS - WHERE OCCURS
- 25 NEW ACOUSTICAL TILE CEILING
- 26 NEW R-30 BATT INSULATION
- 27 NOT USED
- 28 NEW R-13 BATT INSULATION
- 29 NEW FIRE BLOCKING AT CEILING LINE
- 30 NEW 4" STEEL STUD WALL FURRING AT 16" OC.
- 31 NEW 3 5/8" STEEL STUD WALL FURRING AT 16" OC.
- 32 NEW 7/8" x 20 GA. HORIZ. FURRING CHANNELS AT 24" OC. ATTACH THRU PLASTER TO STUDS W/ (2) 3"x #14 TYPE W SCREWS
- 33 NOT USED
- 34 NEW WINDOW FRAME AND GLAZING
- 35 NEW PLYWOOD SHEATHING TO MATCH EXISTING
- 36 NOT USED
- 37 NOT USED
- 38 NEW CERAMIC TILE FLOOR, CEILING AND WAINCOT
- 39 NEW 5/8" MR. GBX.
- 40 NEW 8" x 18 GA. STEEL STUD CEILING JOISTS AT 24" OC.
- 41 NEW 4" CONC. FLOOR SLAB DEPRESSIONED
- 42 NEW 2x6 AT 16" OC. AT REMOVED WINDOW/DOOR
- 43 NEW EXTERIOR PLASTER - MATCH EXISTING
- 44 NOT USED
- 45 EXISTING STEEL BEAM
- 46 EXISTING 1x4 STRIPPING TO REMAIN
- 47 8" x 20 GA. STEEL STUD BRIDGING AT 8'-0" OC MAX.

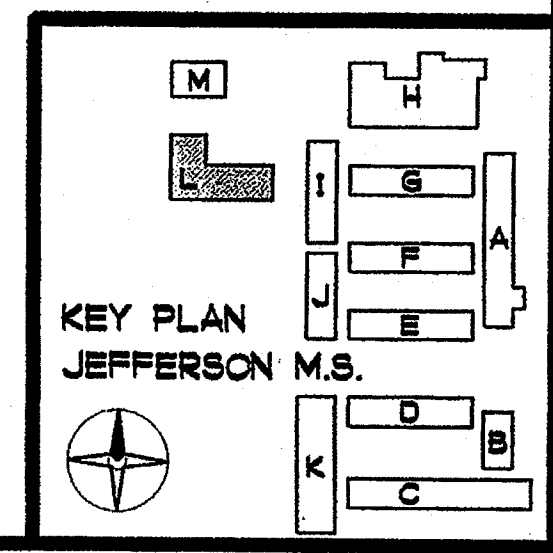
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OCEANSIDE UNIFIED S.D.

CUSD NO.	858-709
P.T.N.	73569-12
GA NO.	066
DATE	4-25-03
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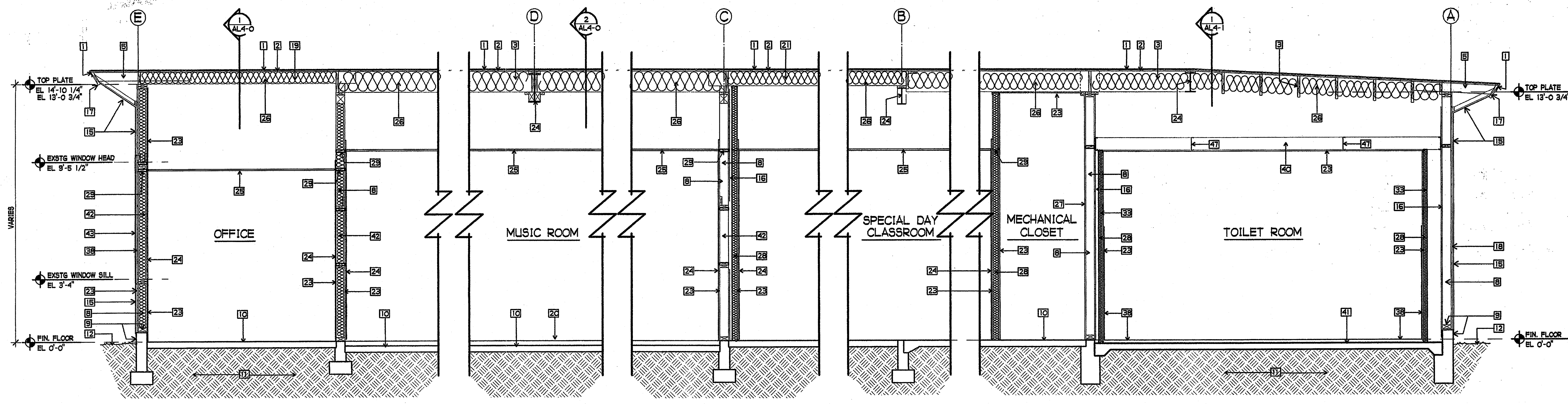
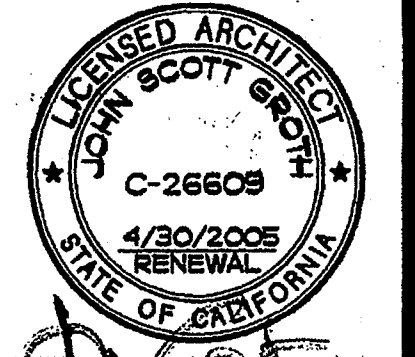


SHEET TITLE
BUILDING L
CROSS SECTION
AL4-1

PHONE 760-754-8191
FAX 760-754-8291

SUITE 211
3355 MISSION AVE.
OCEANSIDE, CALIFORNIA 92054

GROTH ARCHITECTS, INC.



1 BUILDING L CROSS SECTION
3/8" = 1'-0"

SHEET NOTES

- 1 EXISTING ROOF COVERING /FLASHING TO REMAIN
- 2 EXISTING 1x DIAGONAL ROOF SHEATHING TO REMAIN
- 3 EXISTING 2x14 ROOF RAFTERS AT 24" OC TO REMAIN
- 4 EXISTING 2x3 CROSS BRIDGING TO REMAIN
- 5 EXISTING 2x6 OUTLOOKERS AT 24" OC TO REMAIN
- 6 NOT USED
- 7 NOT USED
- 8 EXISTING 2x6 WALL STUDS TO REMAIN U.N.O.
- 9 EXISTING 3x6 SILL PLATE AND CONCRETE CURB TO REMAIN
- 10 EXISTING 4" TH. CONCRETE FLOOR SLAB TO REMAIN U.N.O.
- 11 EXISTING EARTH
- 12 EXISTING FINISH GRADE
- 13 EXISTING AC PAVING AND BASE
- 14 NOT USED
- 15 EXISTING EXTERIOR PLASTER TO REMAIN U.N.O.
- 16 EXISTING INTERIOR PLASTER TO REMAIN (NEW GBX WHERE REQ'D)
- 17 EXISTING WOOD FASCIA BOARD TO REMAIN
- 18 EXISTING EXTERIOR WOOD SHEATHING TO REMAIN
- 19 NOT USED
- 20 NOT USED
- 21 NOT USED
- 22 NOT USED
- 23 NEW 5/8" GBX
- 24 NEW TACKABLE WALL PANELS - WHERE OCCURS
- 25 NEW ACOUSTICAL TILE CEILING
- 26 NEW R-30 BATT INSULATION
- 27 NOT USED
- 28 NEW R-13 BATT INSULATION
- 29 NEW FIRE BLOCKING AT CEILING LINE
- 30 NEW 4" STEEL STUD WALL FURRING AT 16" OC.
- 31 NEW 3-5/8" STEEL STUD WALL FURRING AT 16" OC.
- 32 NEW 7/8" x 20 GA. HORIZONTAL FURRING CHANNELS AT 24" OC. - ATTACH THROUGH PLASTER TO STUDS W/ (2) 3" x #14 TYPE W SCREWS
- 33 NEW 2 1/2" STEEL STUD WALL FURRING AT 16" OC.
- 34 NEW WINDOW FRAME AND GLAZING
- 35 NEW PLYWOOD SHEATHING TO MATCH EXISTING
- 36 NOT USED
- 37 NOT USED
- 38 NEW CERAMIC TILE FLOOR, CEILING AND WAINSCOT
- 39 NEW 5/8" MR. GBX.
- 40 NEW 6" x 18 GAUGE STEEL STUD CEILING JOISTS AT 24" OC.
- 41 NEW 4" CONCRETE FLOOR SLAB DEPRESSED
- 42 NEW 2x6 AT 16" OC. AT REMOVED WINDOW/DOOR
- 43 NEW EXTERIOR PLASTER - MATCH EXISTING
- 44 NOT USED
- 45 EXISTING STEEL BEAM
- 46 EXISTING 1x4 STRIPPING TO REMAIN
- 47 8" x 20 GA. STEEL STUD BRIDGING

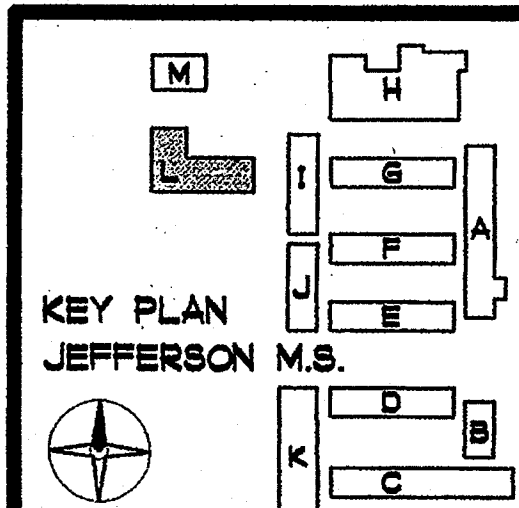
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P.T.N.	73569-12
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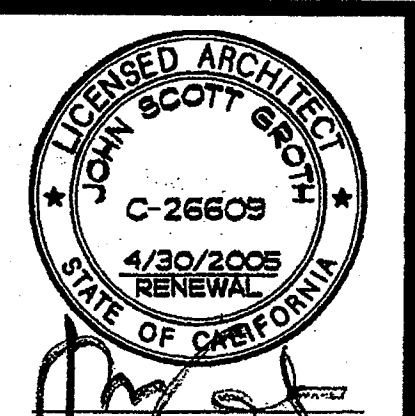
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SHEET TITLE
BUILDING L
CROSS SECTION

AL4-2

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 823 ACACIA, OCEANSIDE, CALIFORNIA 92054 FAX 760-754-8391



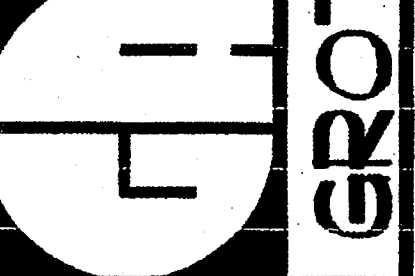
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OCEANSIDE UNIFIED S.D.

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PHONE 760-754-8191
FAX 760-754-8291

CURB NO.	858-709
P.T.N.	73569-12
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DATE	4-28-03
REVISIONS	

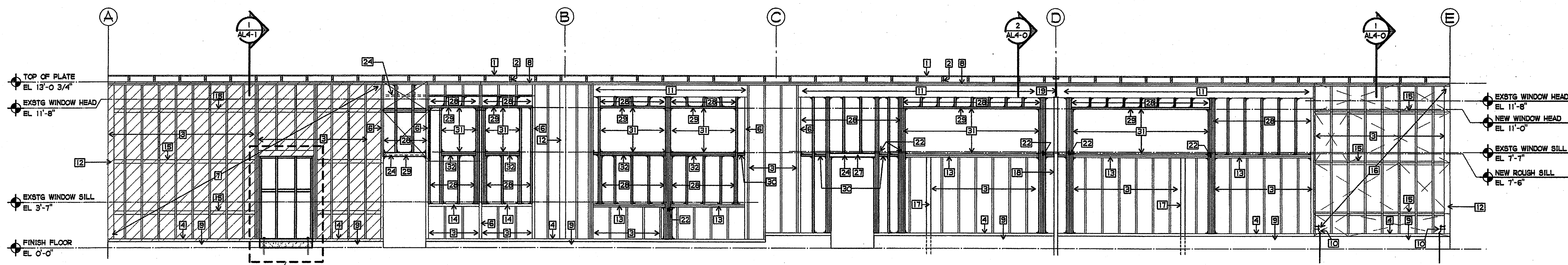
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DATE APR 25 2003

SHEET TITLE
BUILDING L
FRAMING
ELEVATION

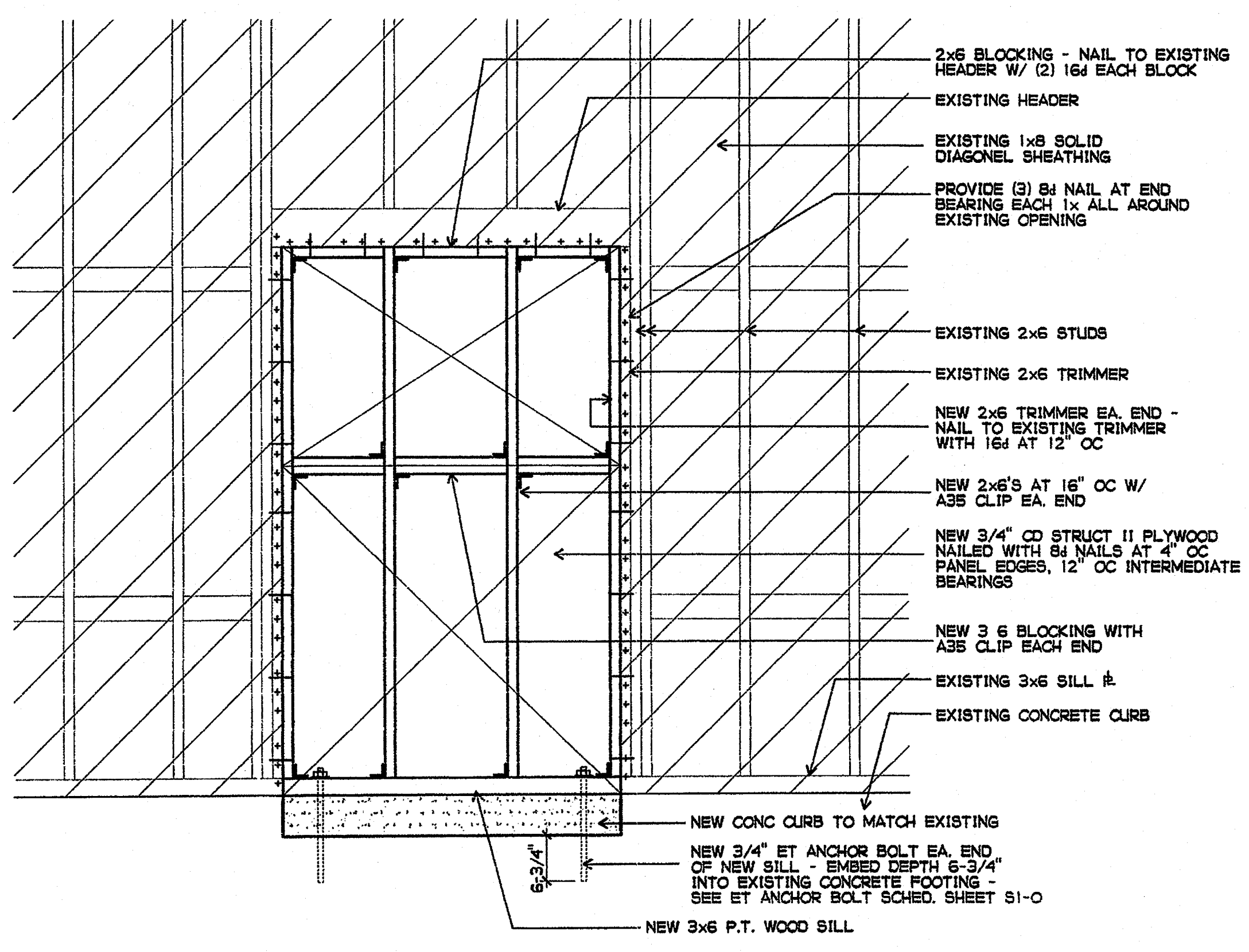
AL4-3



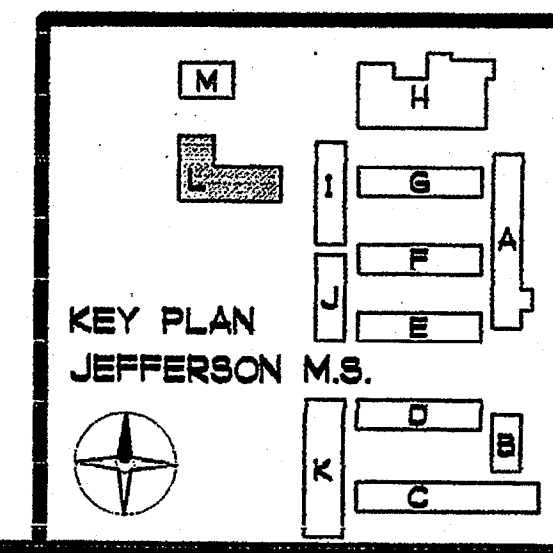
1 FRAMING ELEVATION
1/4" = 1'-0"

NOTES:

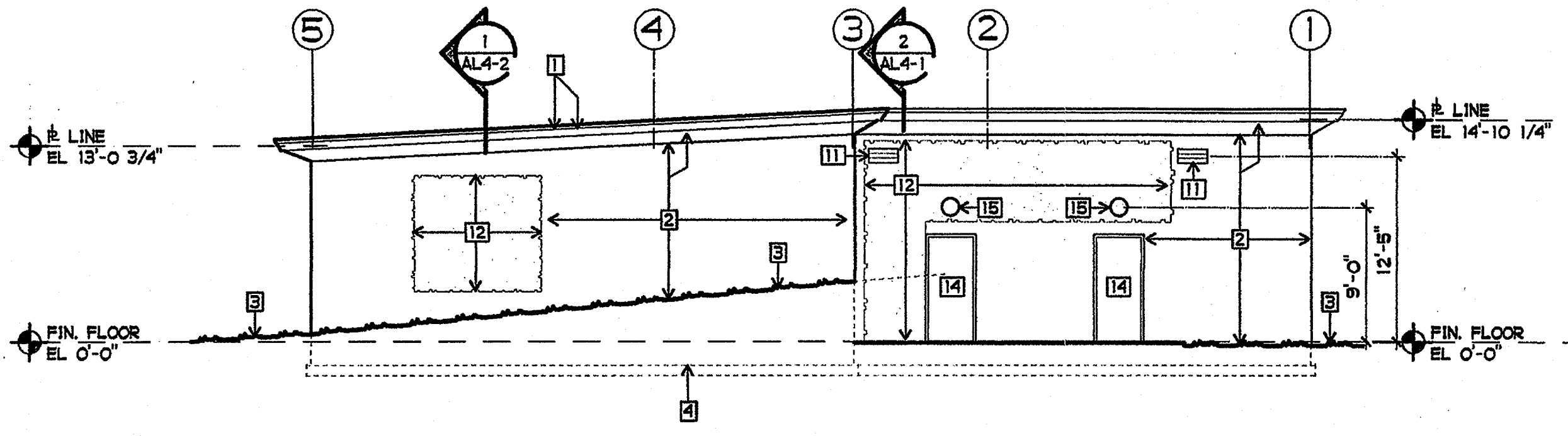
- 1 EXISTING ROOF SHEATHING
- 2 EXISTING 2x6 OUT LOOKERS AT 24" OC.
- 3 EXISTING 2x6 WALL STUDS AT 16"OC.
- 4 EXISTING 3x6 SILL PLATE
- 5 NOT USED
- 6 EXISTING 3x6
- 7 EXISTING SHEAR PANEL - 1" SOLID DIAGONAL SHEATHING
- 8 EXISTING DOUBLE TOP PLATE
- 9 EXISTING CONCRETE CURB
- 10 EXISTING HOLD DOWN - WHERE OCCURS
- 11 EXISTING 6x12 HEADER
- 12 EXISTING 6x6 COLUMN
- 13 EXISTING DOUBLE 2x6 WINDOW SILL PLATE
PROVIDE NEW A35 CLIP TOP & BOTTOM EACH END
- 14 EXISTING 3x6 WINDOW SILL PLATE
- 15 EXISTING BLOCKING - WHERE OCCURS
- 16 EXISTING SHEAR PANEL - 3/4" PLYWD W/ 8d AT 4" OC
- 17 EXISTING 4x4 WFx10 CANTILEVERED WALL SUPPORT
- 18 EXISTING 3-1/2" STEEL PIPE COLUMN
- 19 EXISTING 18WFSO BEAM
- 20 NOT USED
- 21 NOT USED
- 22 CUT AND REMOVE EXISTING PORTION OF DOUBLE SILL PLATE FOR NEW KING STUDS
- 23 NOT USED
- 24 REMOVE EXISTING DOOR HEAD
- 25 NOT USED
- 26 NOT USED
- 27 NEW 6x6 HEADER
- 28 NEW 2x6 AT 16" OC ATTACHED WITH A35 CLIPS OPPOSITE SIDES EACH END
- 29 NEW 2x6 HEAD ATTACHED WITH A35 EACH END EACH SIDE
- 30 NEW 2x6 BLOCKING W/35 EA. END
- 31 NEW ROUGH OPENING FOR WINDOW - SEE 8/31-1
- 32 NEW DOUBLE 2x6 SILL PLATE - ATTACH W/ NEW A35 CLIP TOP & BOTTOM EACH END



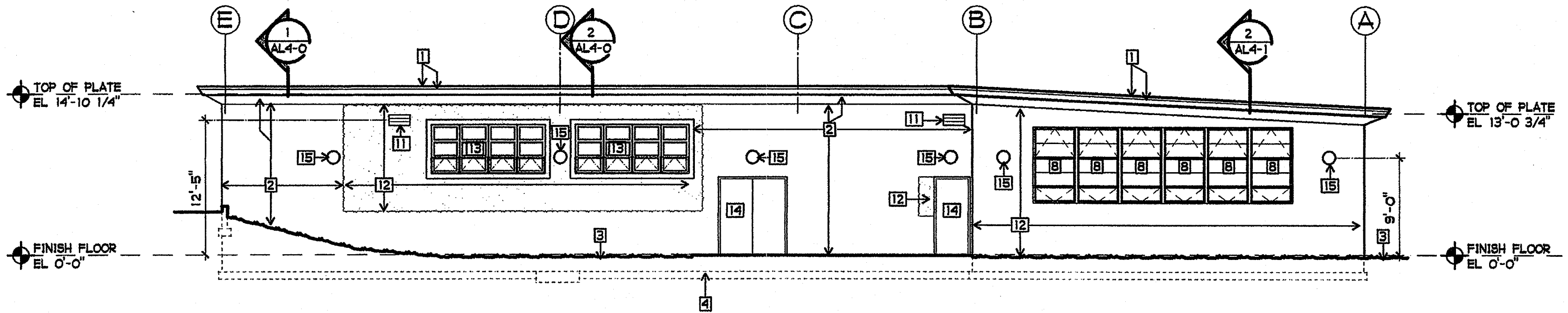
2 SHEAR PANEL INFILL
3/4" = 1'-0"



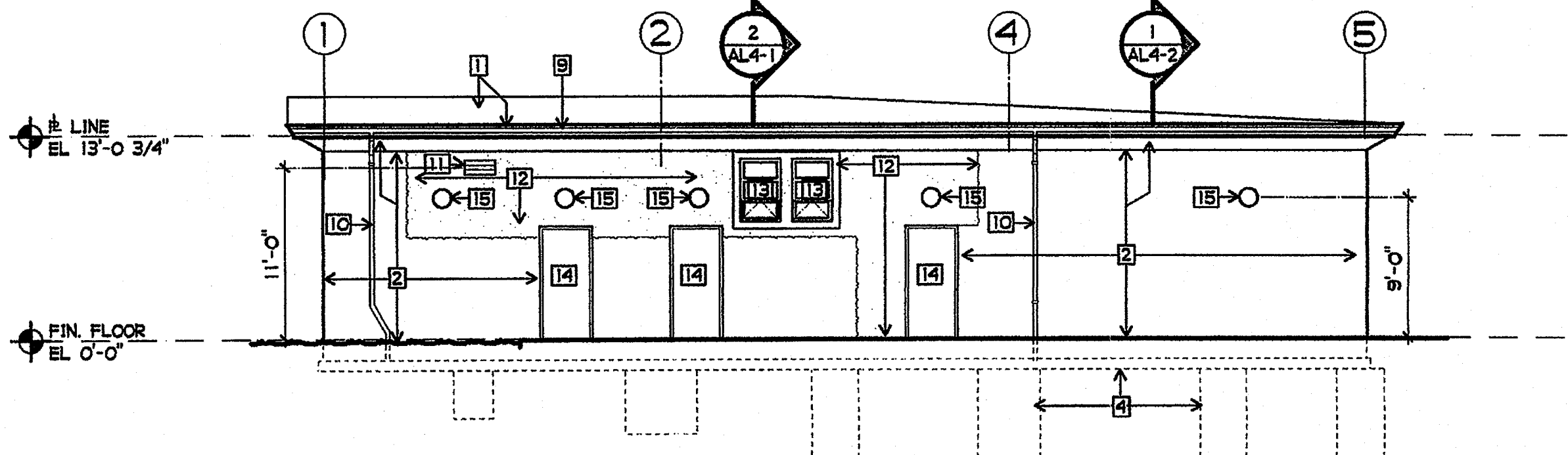
KEY PLAN
JEFFERSON M.S.



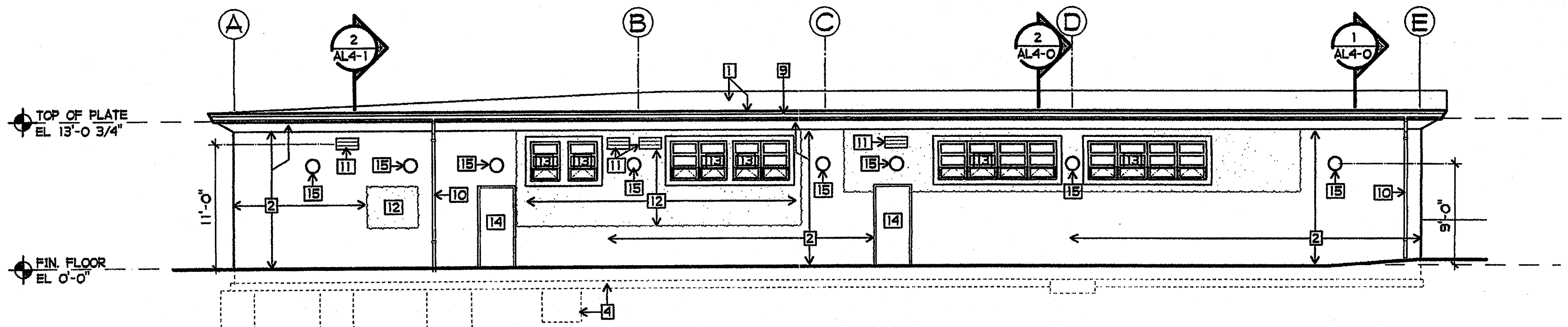
BUILDING "L" EAST
1/8" = 1'-0"



BUILDING "L" NORTH
1/8" = 1'-0"



BUILDING "L" WEST
1/8" = 1'-0"

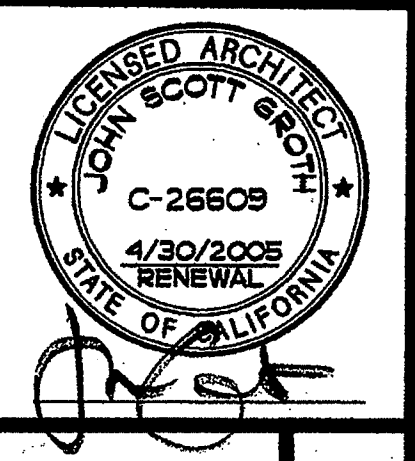


BUILDING "L" SOUTH
1/8" = 1'-0"

SHEET NOTES

- 1 EXISTING ROOF COVERING AND FLASHING
- 2 EXISTING STUCCO - PAINTED
- 3 EXISTING FINISH GRADE
- 4 EXISTING FOOTING UNDERGROUND - SHOWN DASHED
- 5 EXISTING WOOD FACIA - PAINTED
- 6 EXISTING DOWN SPOUT TO REMAIN - PAINTED
- 7 EXISTING 3\"/>
- 8 EXISTING WINDOW FRAME, NEW GLAZING
- 9 EXISTING GUTTER - PAINTED
- 10 NOT USED
- 11 NEW 12x24 GRILL
- 12 NEW STUCCO - (HATCHED) MATCH EXISTING
- 13 NEW WINDOW AND FRAME
- 14 NEW DOOR AND FRAME - PAINTED
- 15 NEW EXTERIOR LIGHT FIXTURE

NOTE:
PROVIDE PLASTER COLOR COAT OVER BOTH NEW AND EXISTING PLASTER FOR THE WHOLE ELEVATION SO THAT THE TEXTURE OF THE ENTIRE ELEVATION IS UNIFORM INCLUDE BOTH VERTICAL WALL SURFACES AND UNDERSIDE OF PLASTER SOFFITS.

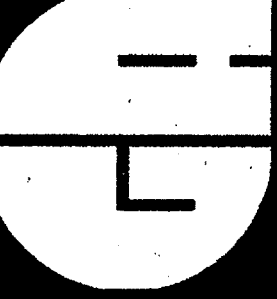


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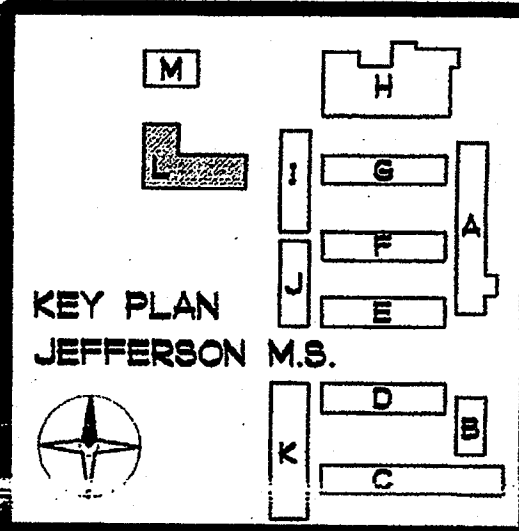
REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

CLSD NO.	858-709
P.T.N.	73569-12
GA NO.	066
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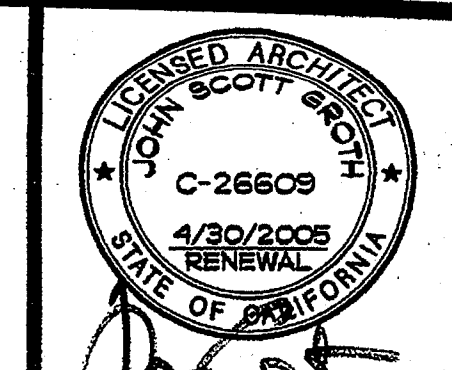


SHEET TITLE
BUILDING L
EXTERIOR
ELEVATIONS
AL5-0

PHONE 760-754-8191
FAX 760-754-8291

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GA NO.	066
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DATE APR 25 2003

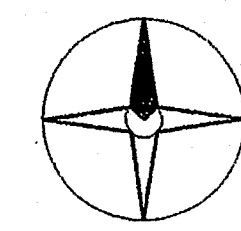
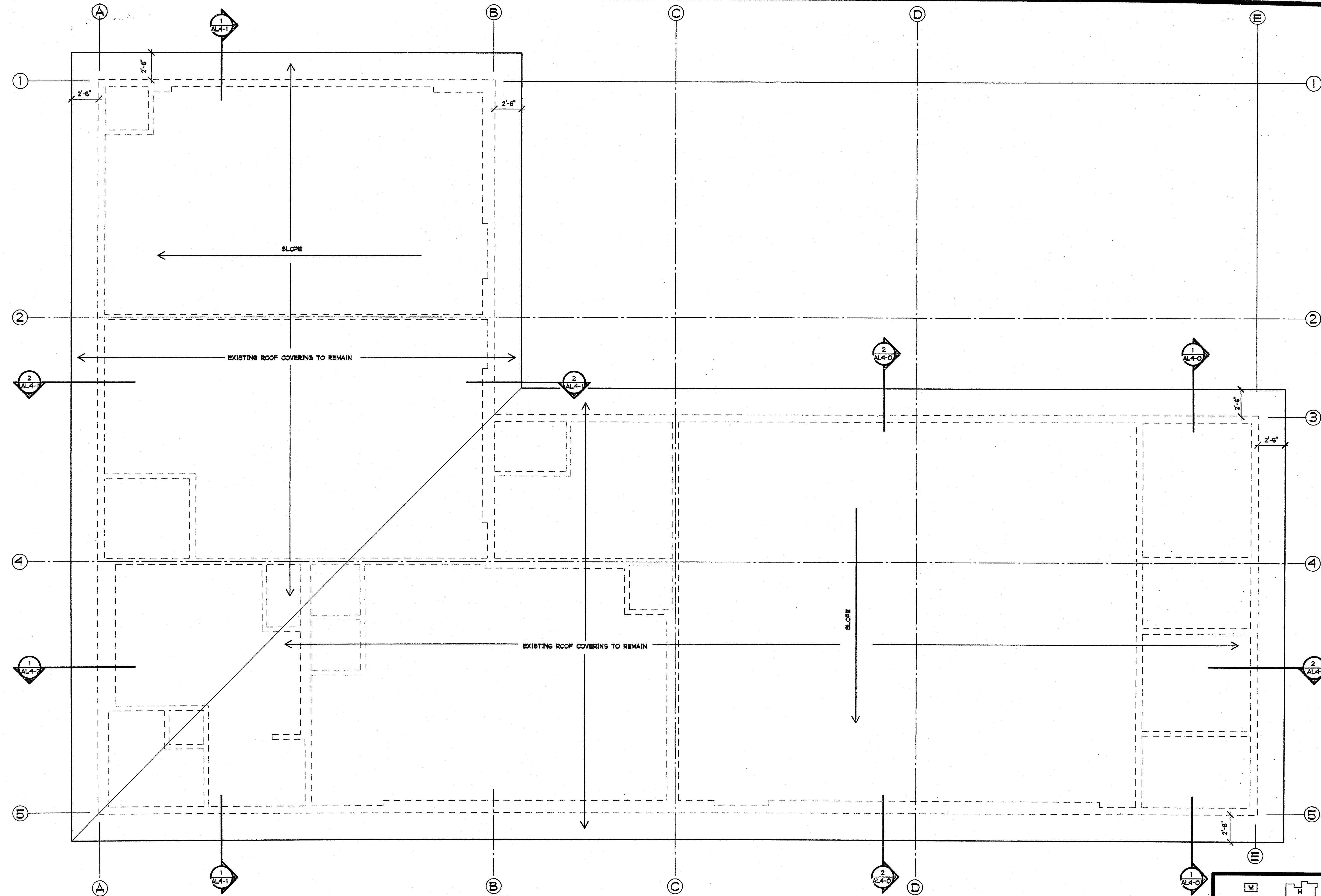
SHEET TITLE
BUILDING L
ROOF PLAN

AL5-1

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FAX 760-754-8291

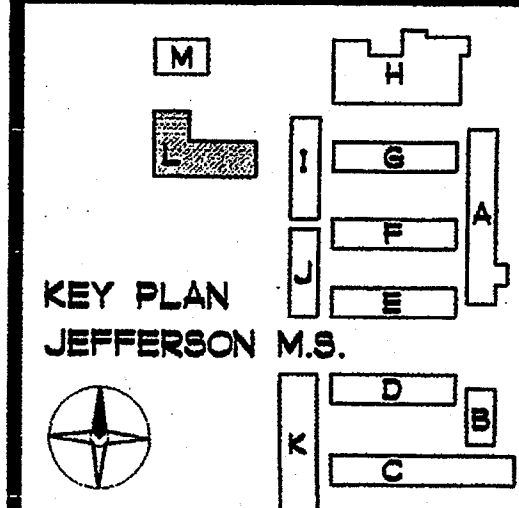
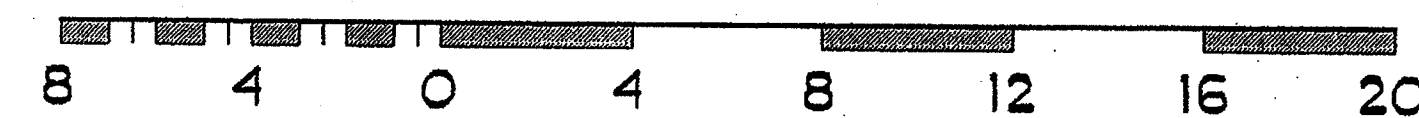
SUITE 211
3955 MISSION AVE.
OCEANSIDE, CALIFORNIA 92054

GROTH ARCHITECTS, INC.

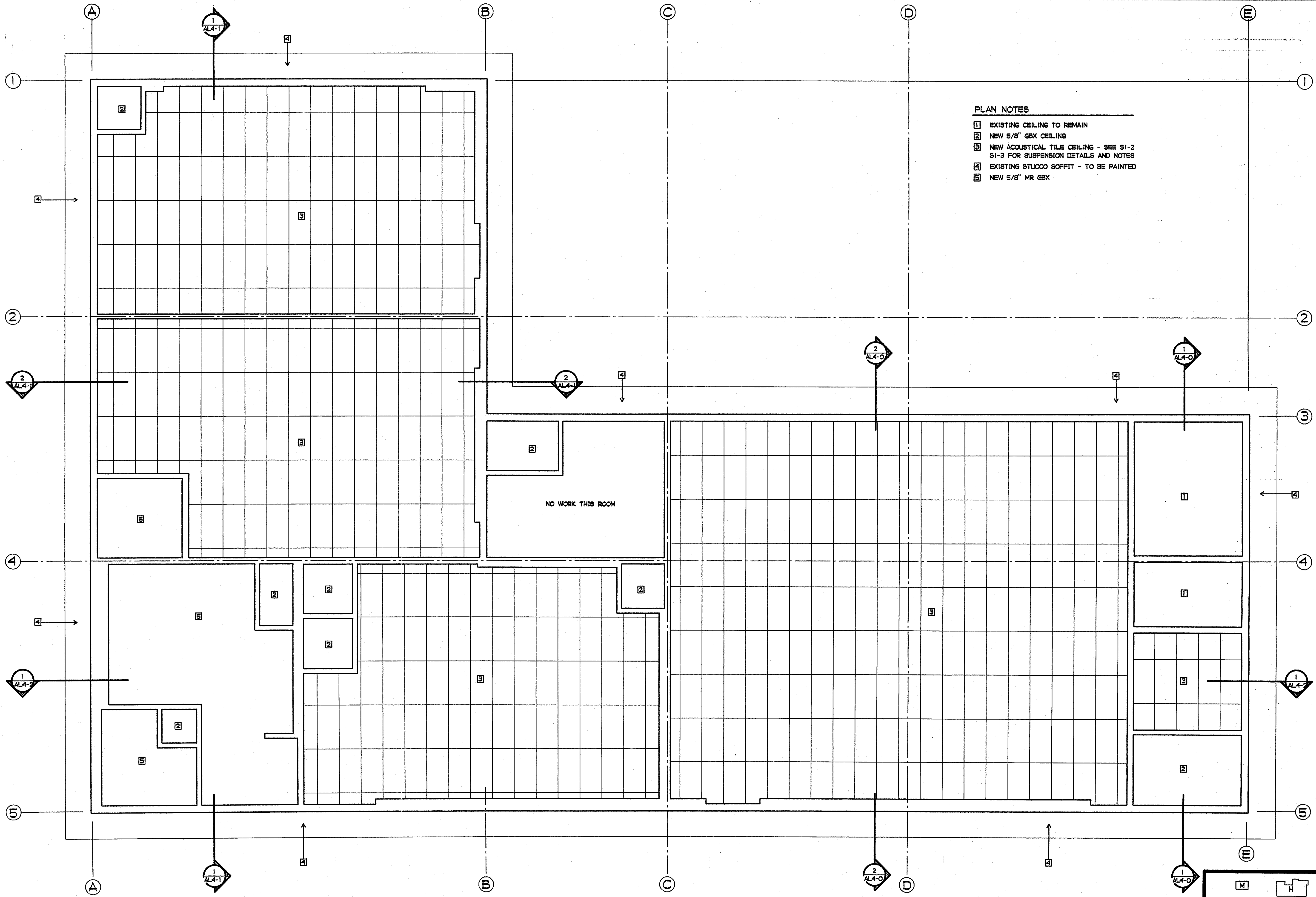


BUILDING L ROOF PLAN

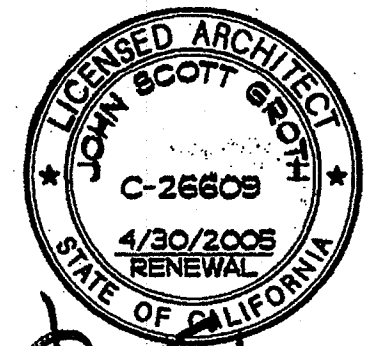
1/4" = 1'-0"



KEY PLAN
JEFFERSON M.S.



- PLAN NOTES**
- 1 EXISTING CEILING TO REMAIN
 - 2 NEW 5/8" GBX CEILING
 - 3 NEW ACOUSTICAL TILE CEILING - SEE S1-2 S1-3 FOR SUSPENSION DETAILS AND NOTES
 - 4 EXISTING STUCCO SOFFIT - TO BE PAINTED
 - 5 NEW 5/8" MR GBX



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 OCEANSIDE UNIFIED S.D.

GROTH ARCHITECTS, INC.
 3355 MISSION AVE. SUITE 211
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 PHONE 760-754-8191
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CLIENT NO.
858-709
 P.T.N.
73569-12
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4-25-03
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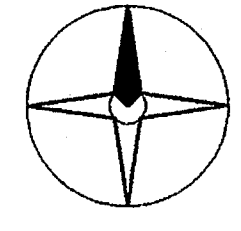
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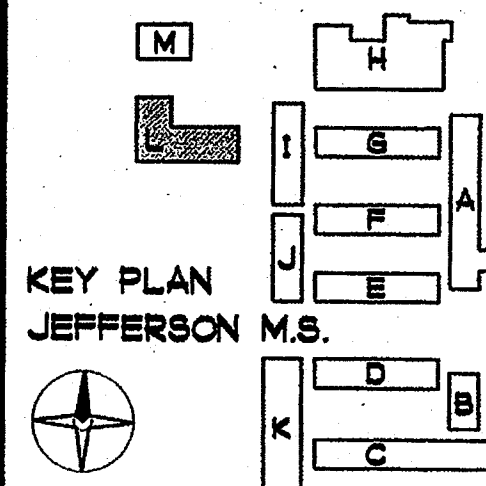
SHEET TITLE
 BUILDING L
 CEILING PLAN

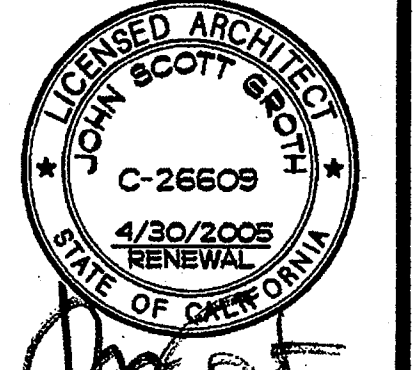
AL6-0



BUILDING L CEILING PLAN

1/4" = 1'-0"





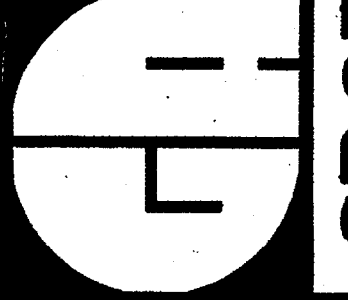
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REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

CLSD NO. 858-709
P.T.N. 73569-12
GA NO. 066
DATE 4-25-03
REVISIONS

PLOTTED 4/23/2003

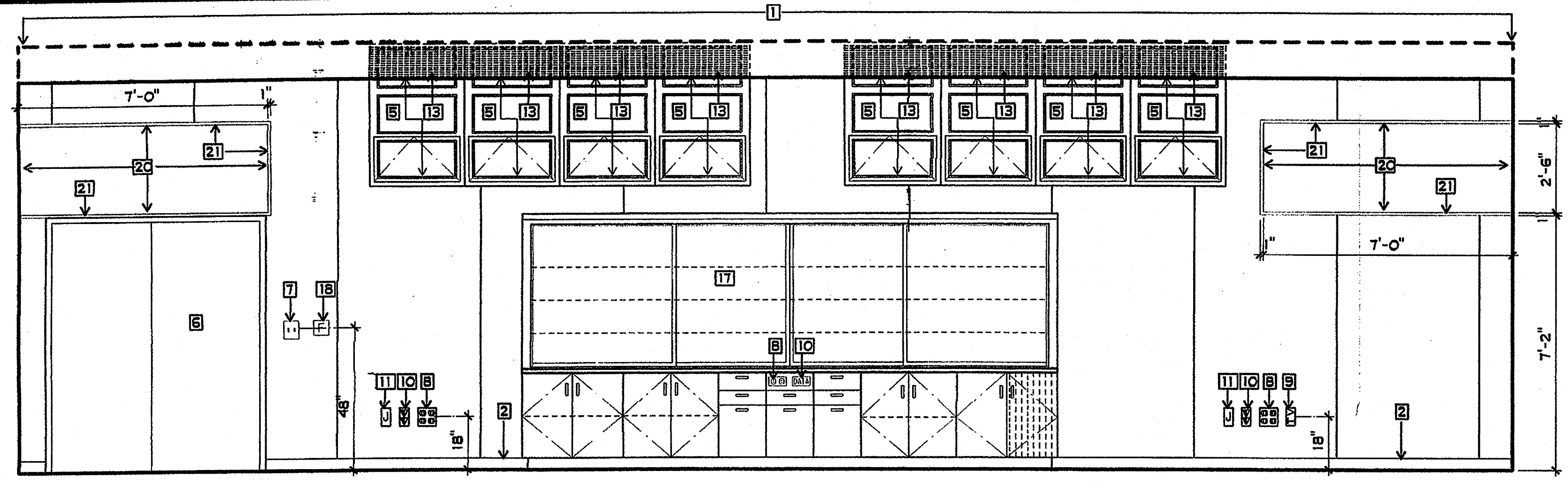


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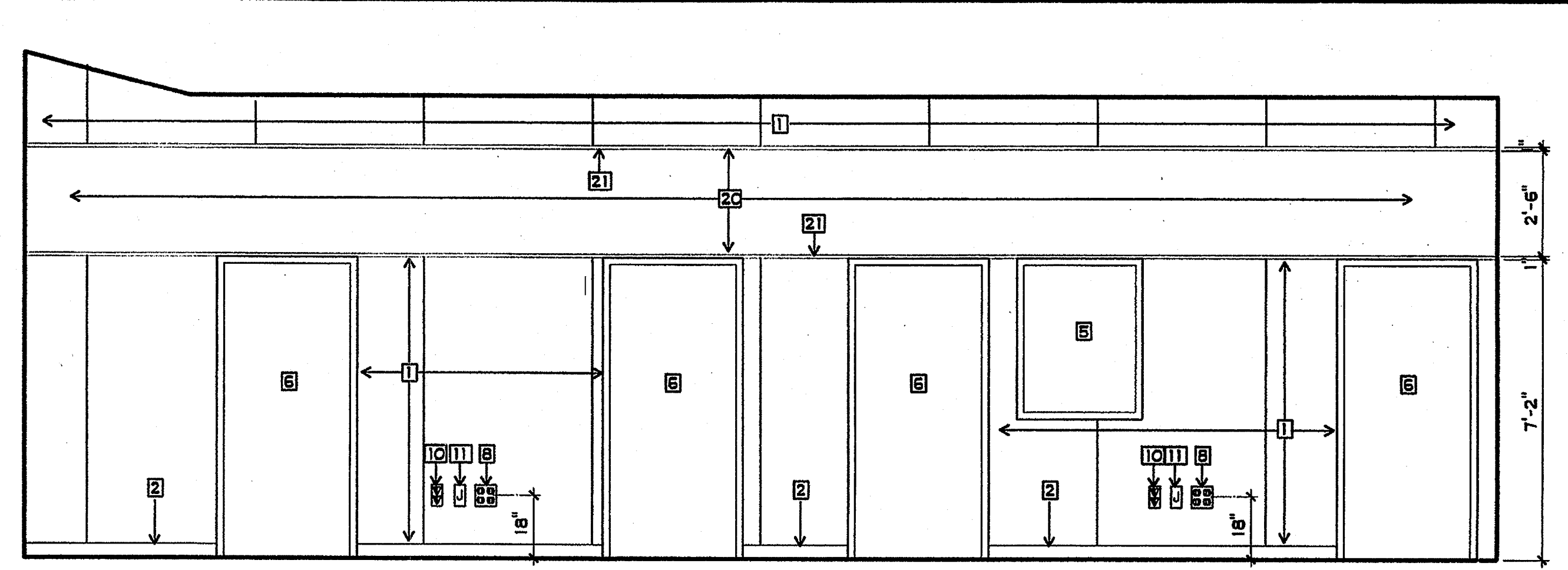
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SHEET TITLE
BUILDING L
INTERIOR
ELEVATIONS

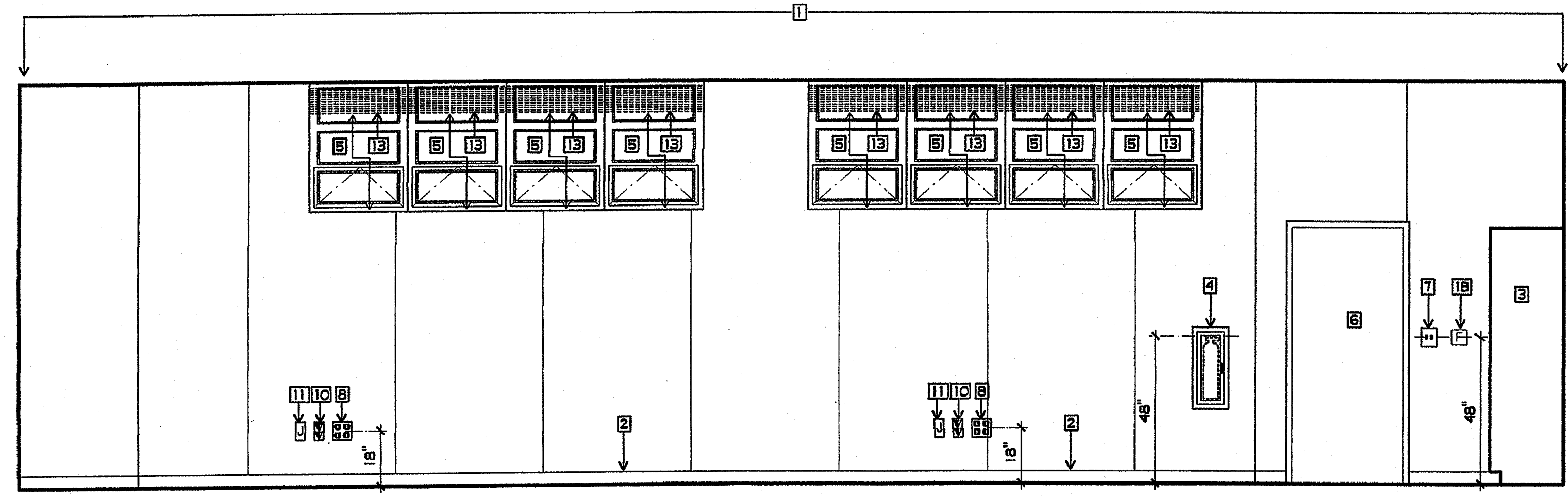
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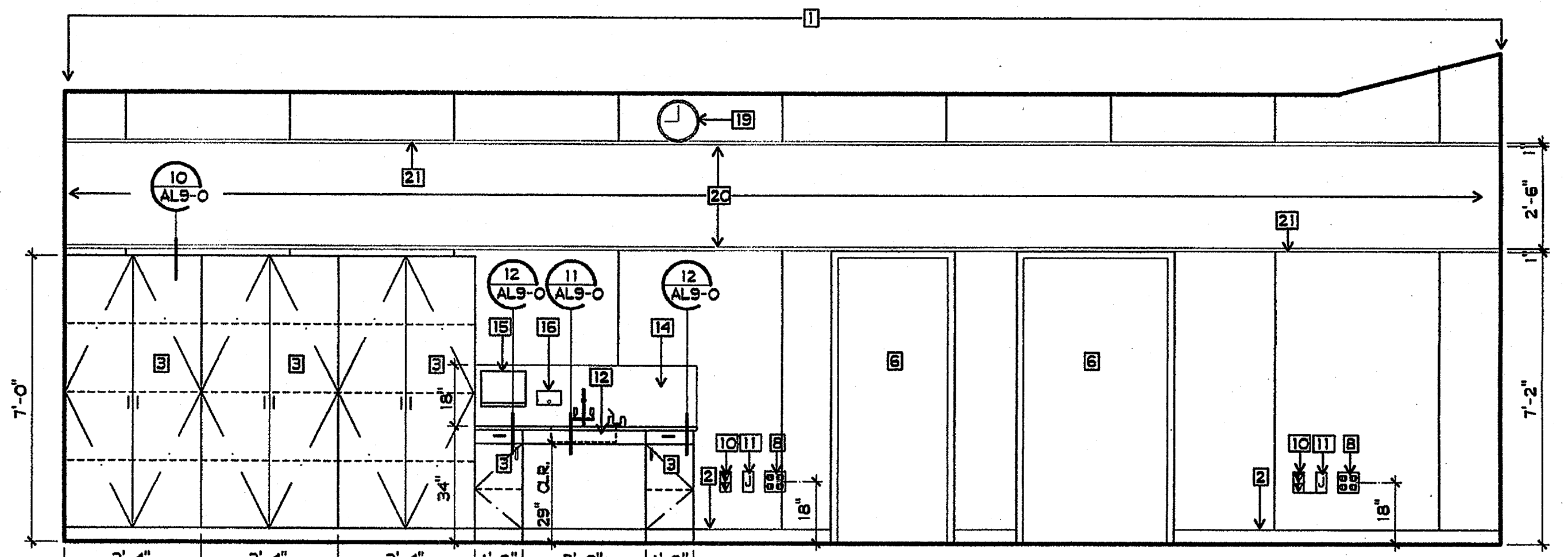
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3/8" = 1'-0"



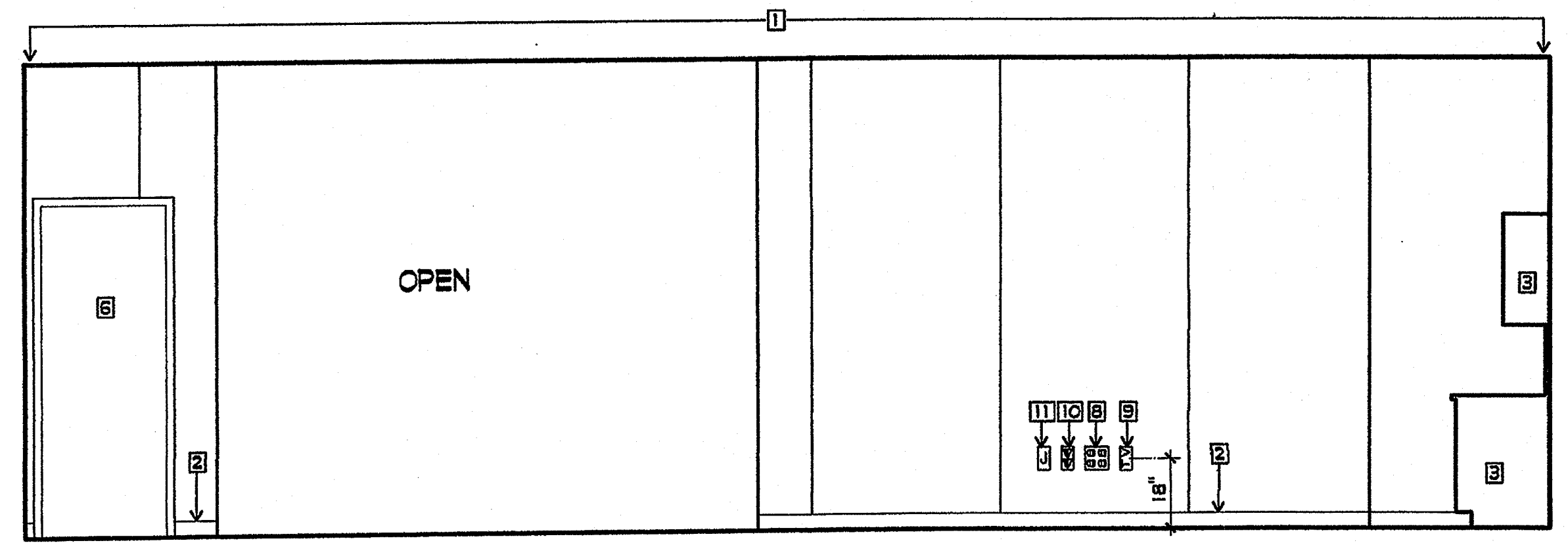
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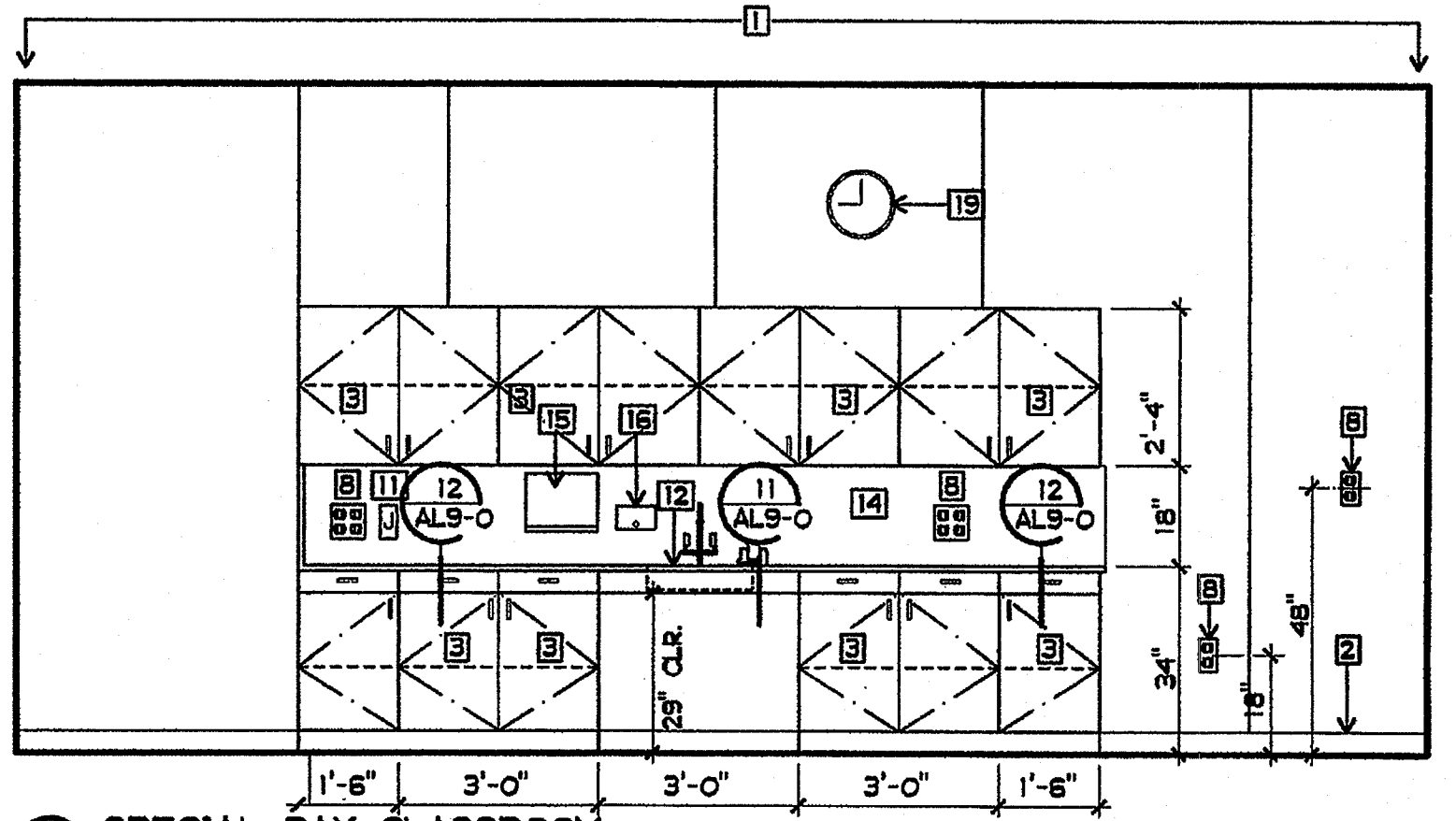
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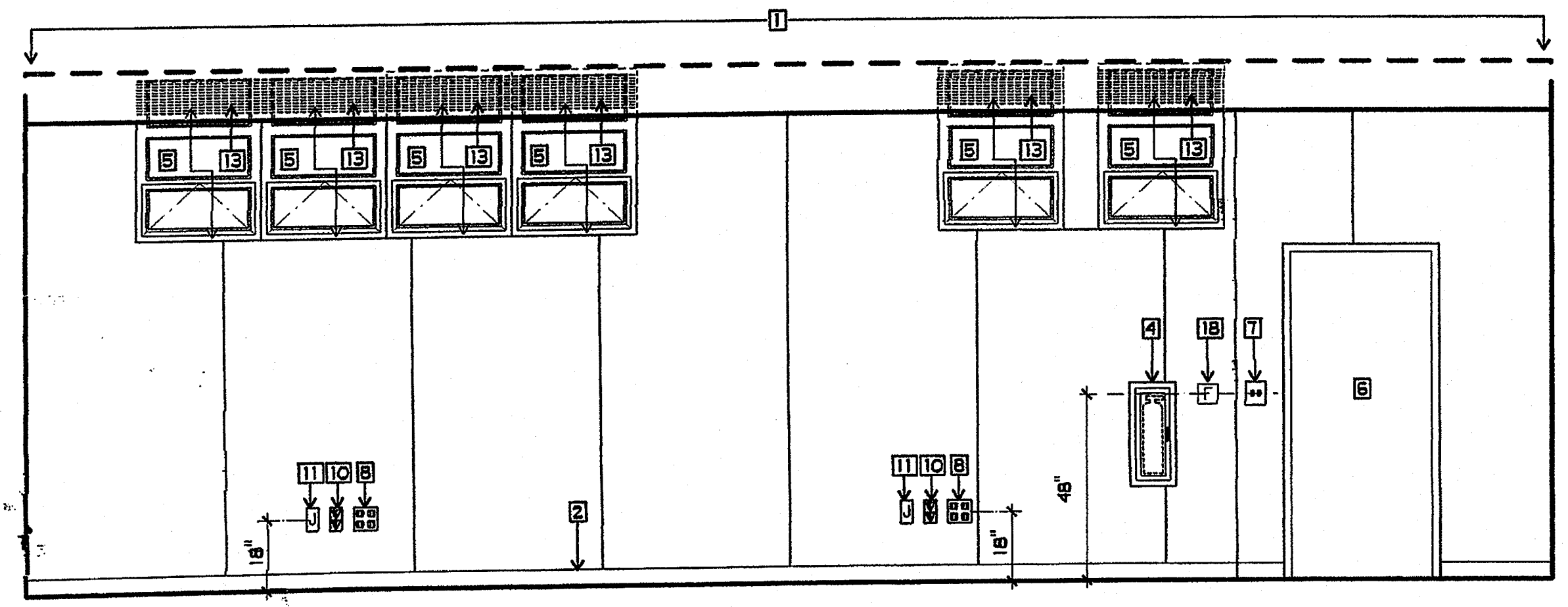
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3/8" = 1'-0"



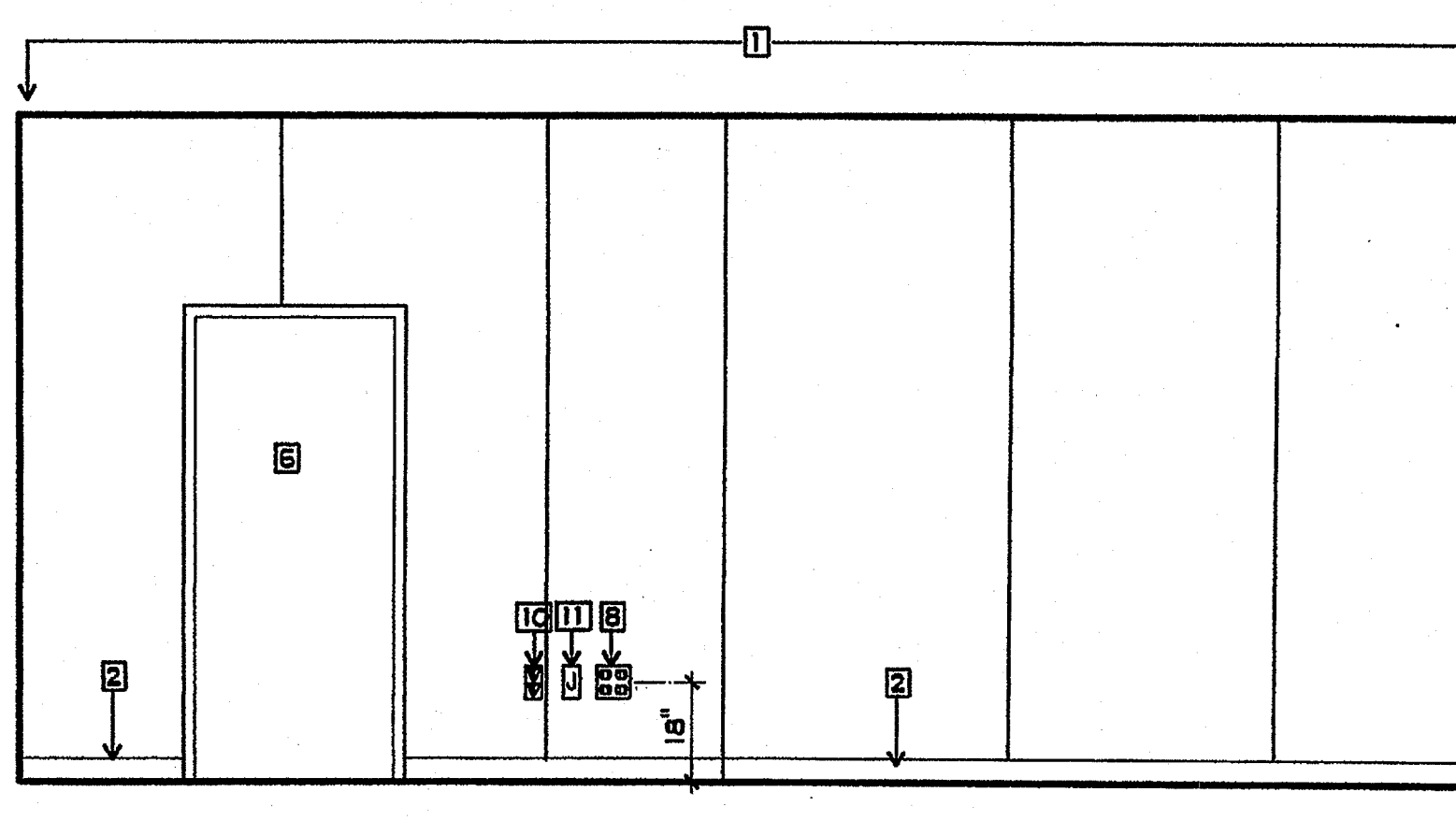
5 SPECIAL DAY CLASSROOM
3/8" = 1'-0"



6 SPECIAL DAY CLASSROOM
3/8" = 1'-0"

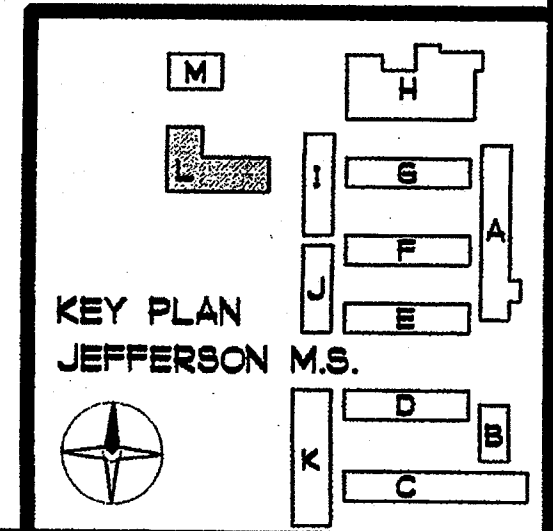


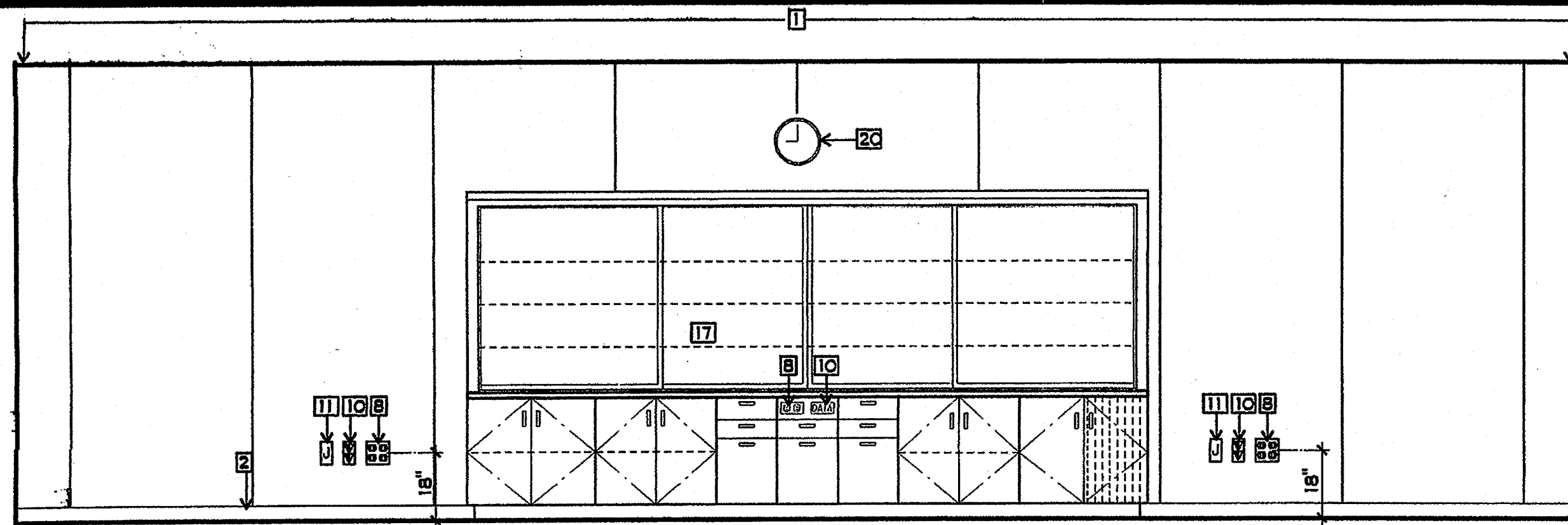
7 SPECIAL DAY CLASSROOM
3/8" = 1'-0"



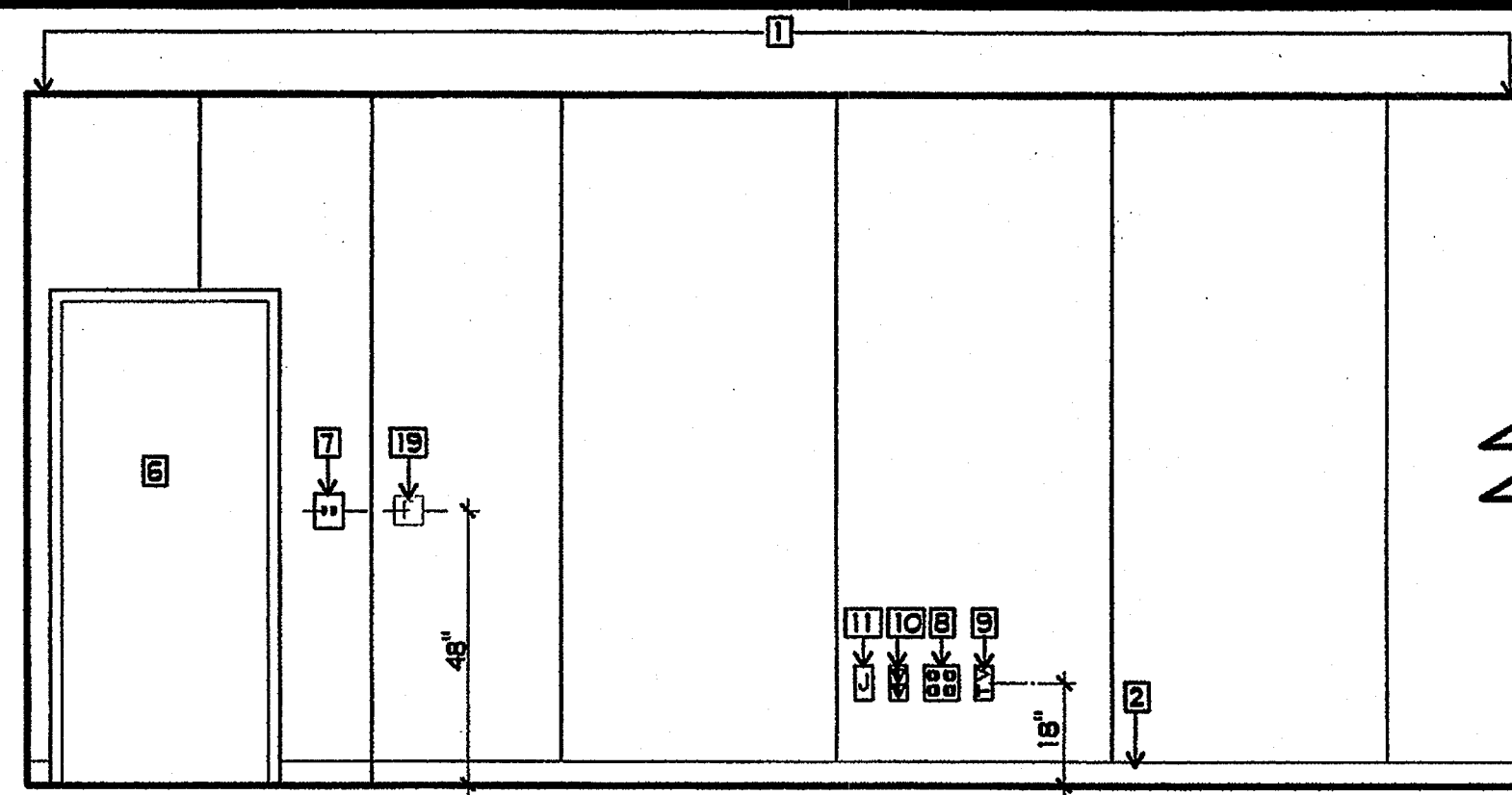
8 SPECIAL DAY CLASSROOM
3/8" = 1'-0"

- PLAN NOTES**
- 1 NEW TACKABLE WALL PANELS
 - 2 NEW RUBBER BASE
 - 3 NEW LAMINATED PLASTIC CASEWORK
 - 4 NEW FIRE EXTINGUISHER AND CABINET
 - 5 NEW WINDOW
 - 6 NEW DOOR AND FRAME
 - 7 NEW LIGHT CONTROLS
 - 8 NEW CONVIENCE OUTLET
 - 9 NEW TV OUTLET
 - 10 NEW VOICE AND DATA OUTLET
 - 11 NEW J-BOX WITH COVER
 - 12 NEW ADULT HT. ACCESSIBLE SINK
 - 13 NEW WINDOW BLINDS
 - 14 NEW LAMINATED PLASTIC BACKSPASH
 - 15 NEW PAPER TOWEL DISPENSER
 - 16 NEW SOAP DISPENSER
 - 17 NEW TEACHING UNIT - SEE 1/AL9-0
 - 18 NEW FIRE ALARM PULL STATION
 - 19 NEW CLOCK
 - 20 NEW ACOUSTICAL WALL PANELS
 - 21 NEW 1" REVEAL - SEE DTL. 5/AL9-2

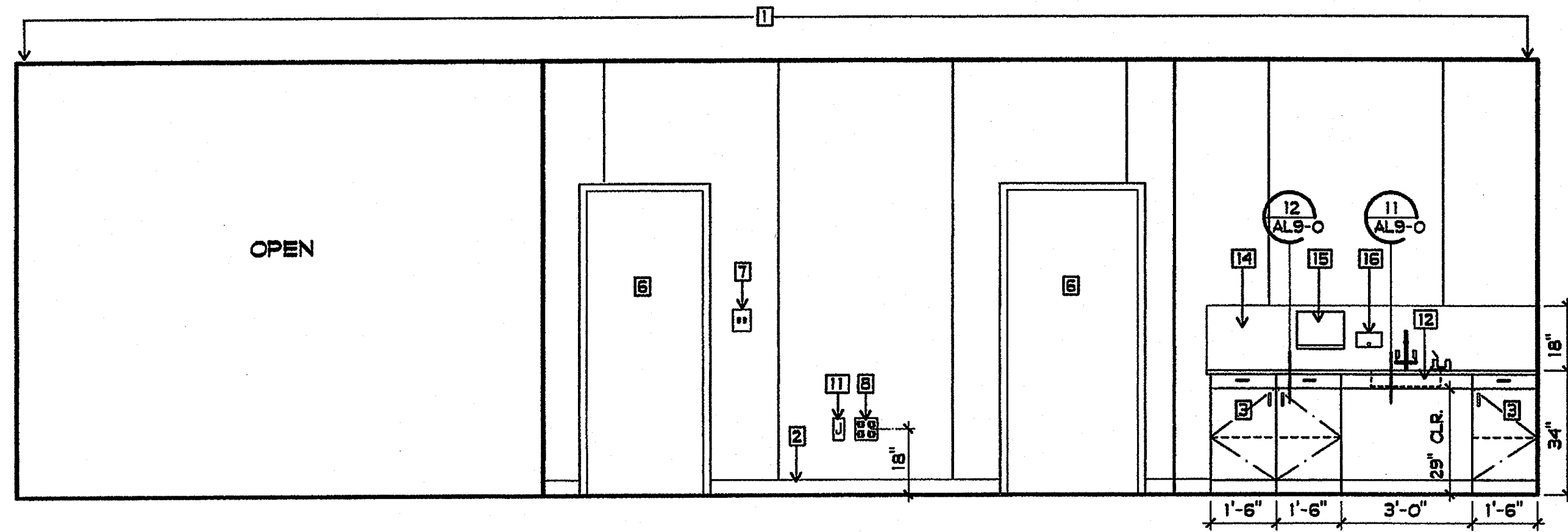




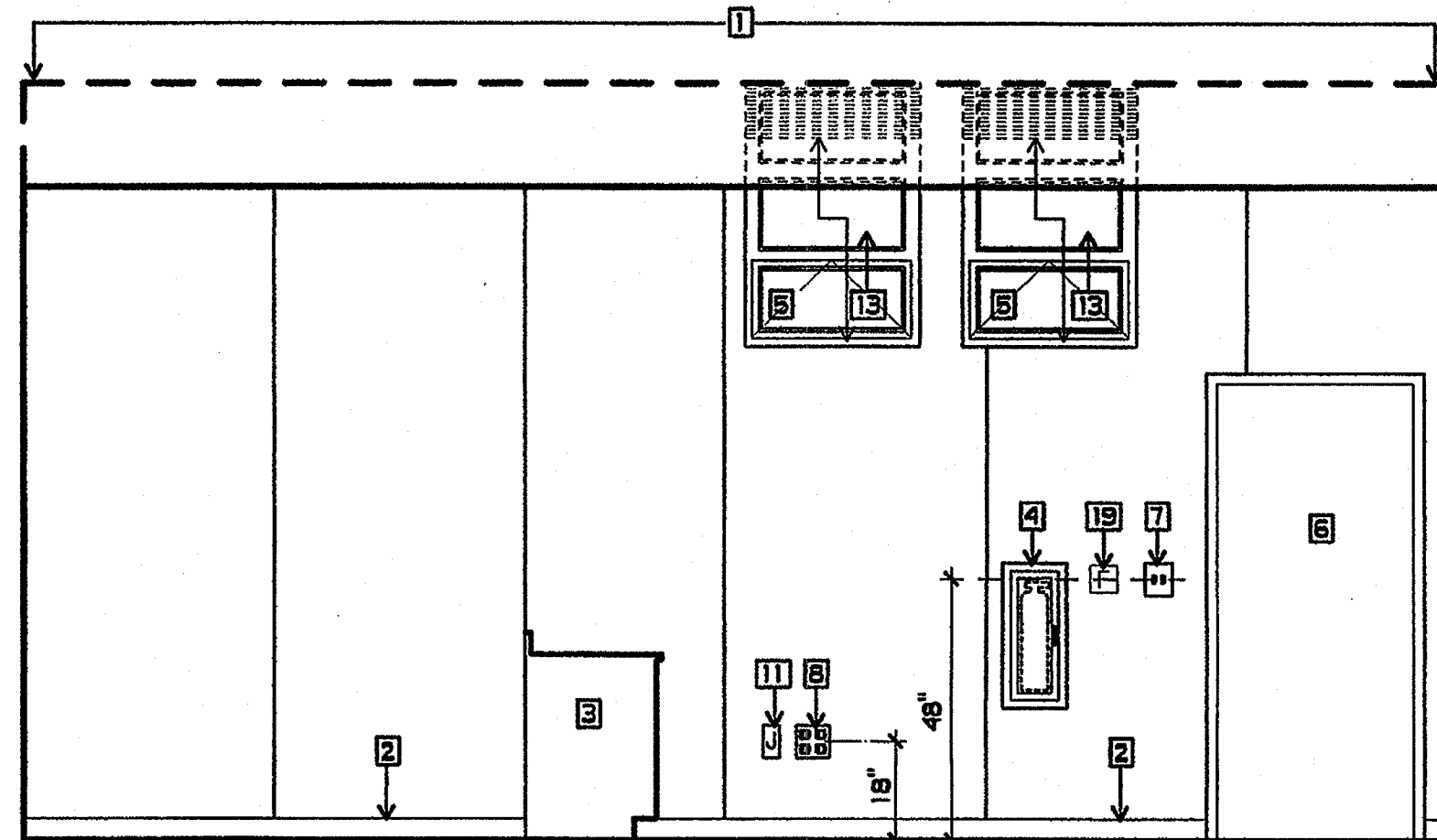
1 SPECIAL DAY CLASSROOM
3/8" = 1'-0"



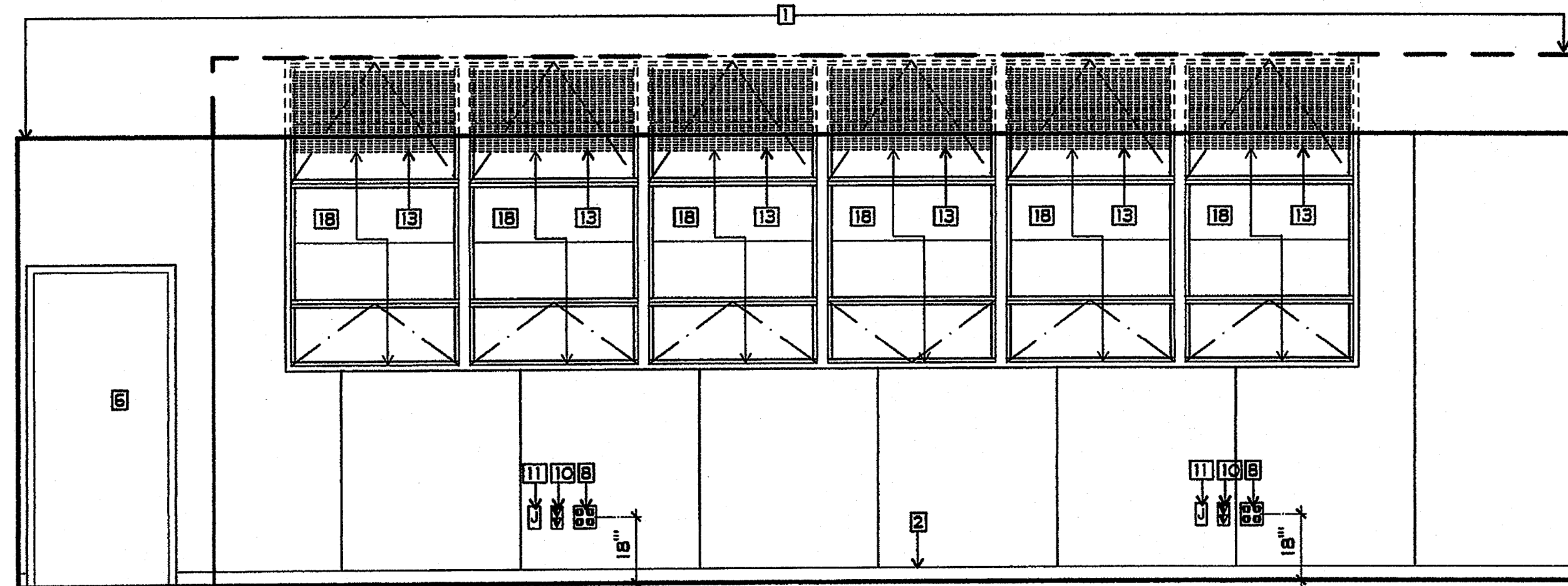
2 SPECIAL DAY CLASSROOM
3/8" = 1'-0"



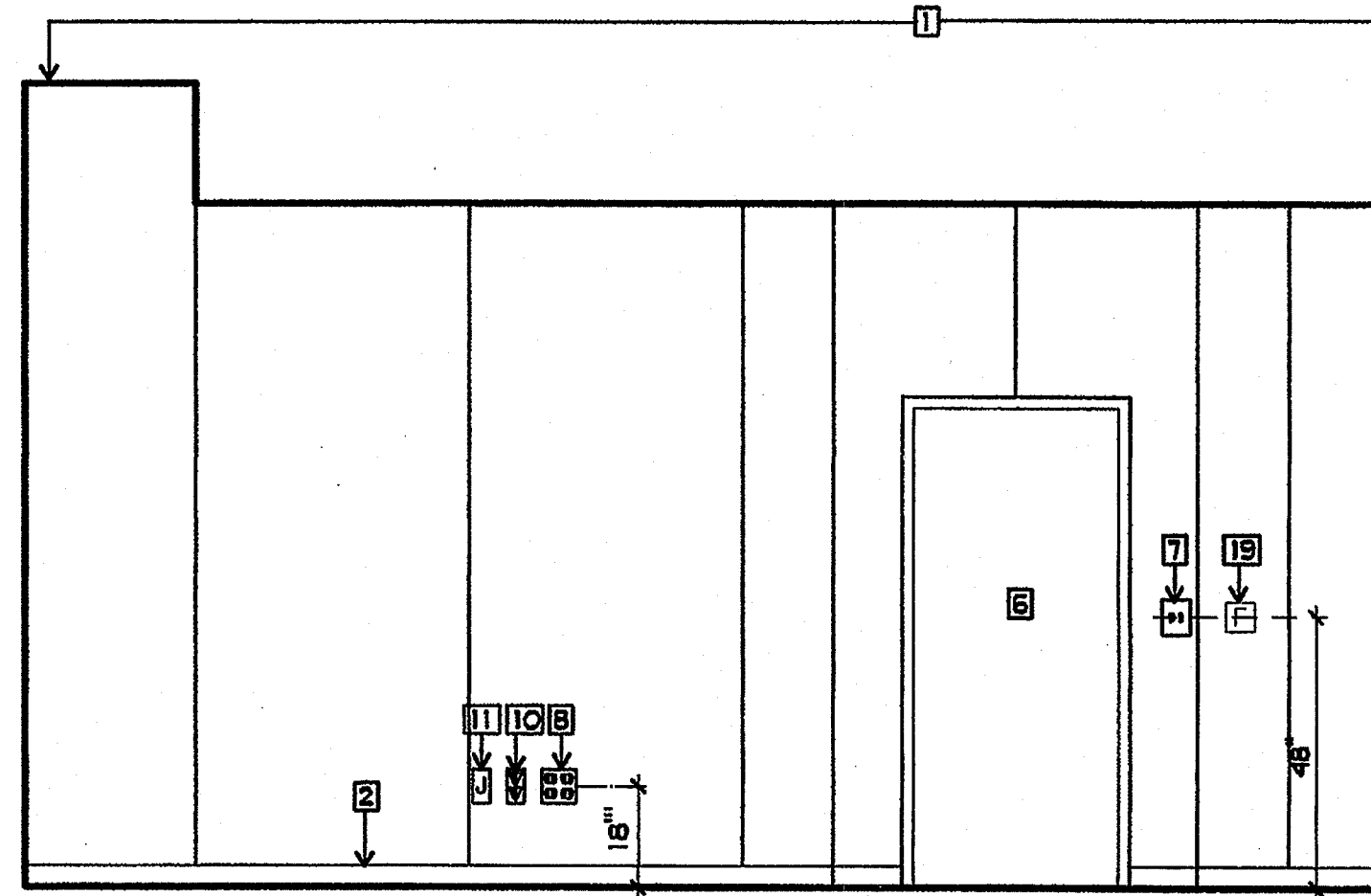
3 SPECIAL DAY CLASSROOM
3/8" = 1'-0"



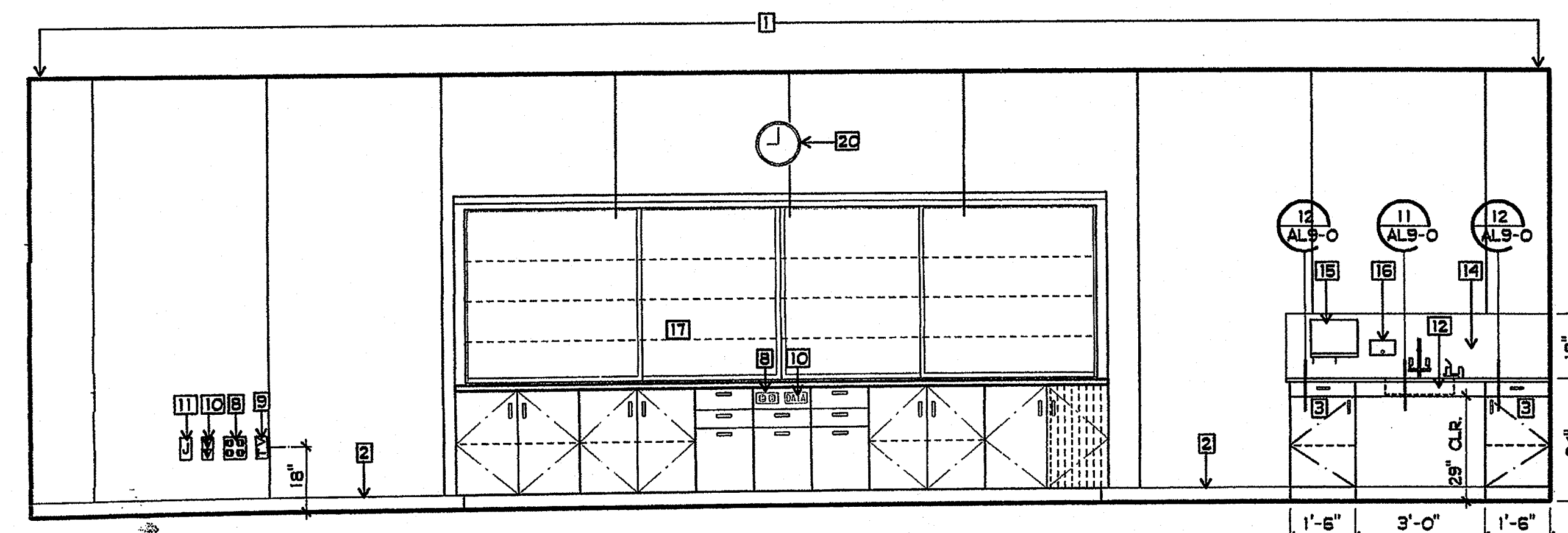
4 SPECIAL DAY CLASSROOM
3/8" = 1'-0"



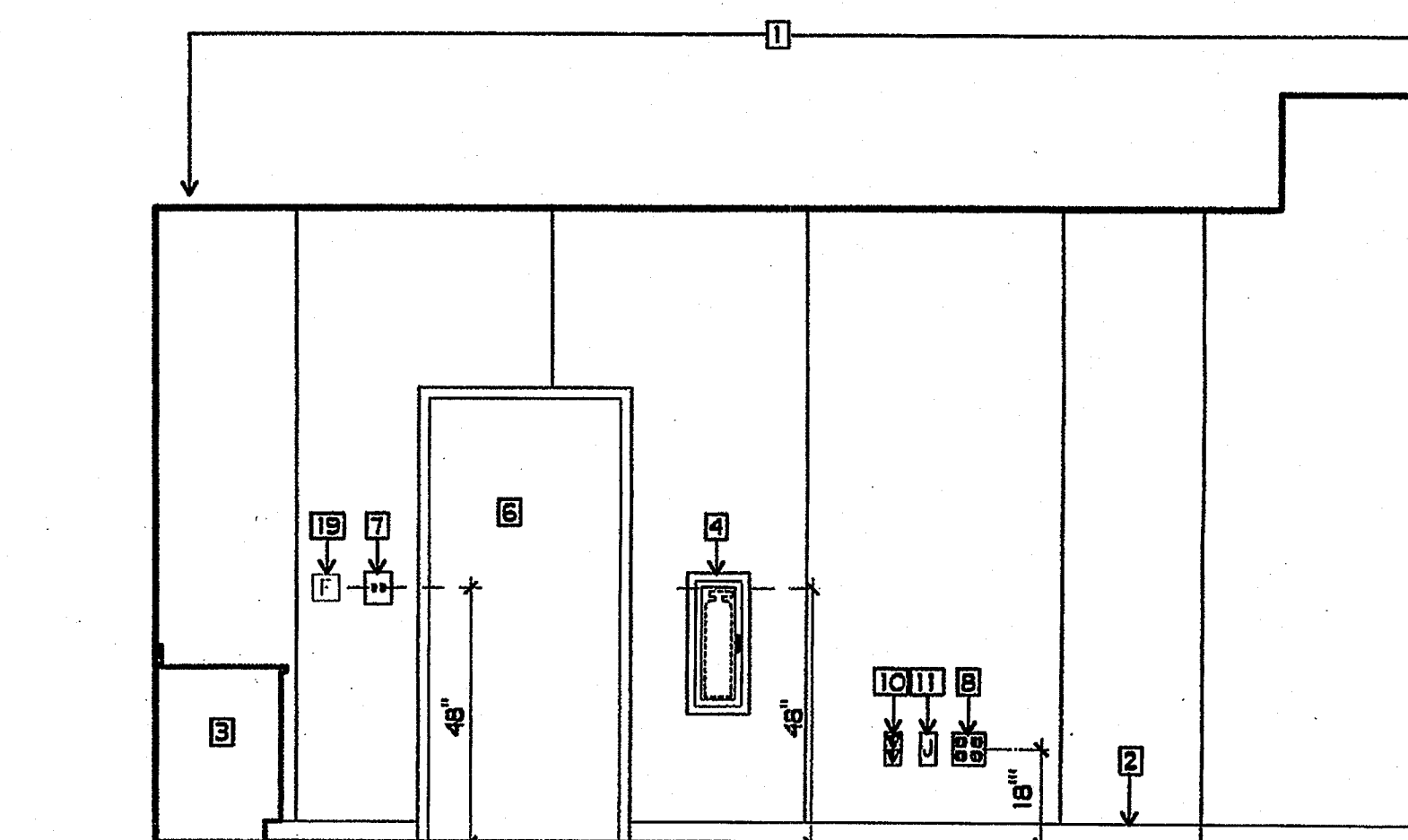
5 CLASSROOM
3/8" = 1'-0"



6 CLASSROOM
3/8" = 1'-0"



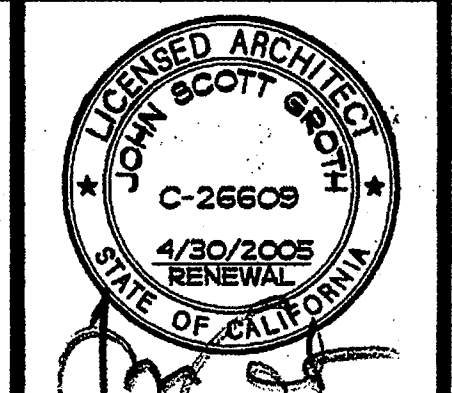
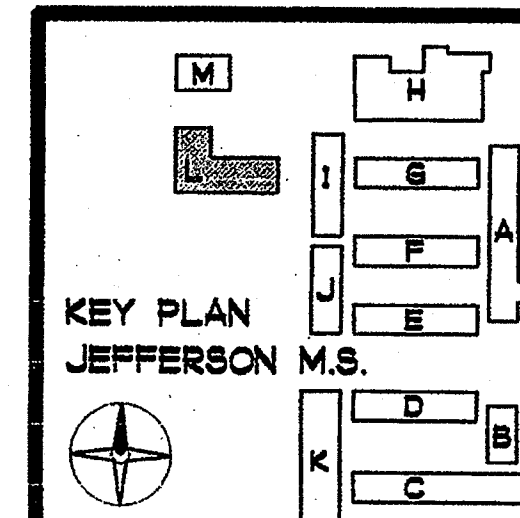
7 CLASSROOM
3/8" = 1'-0"



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

PLAN NOTES

- 1 NEW TACKABLE WALL PANELS
- 2 NEW RUBBER BASE
- 3 NEW LAMINATED PLASTIC CASEWORK
- 4 NEW FIRE EXTINGUISHER AND CABINET
- 5 NEW WINDOW
- 6 NEW DOOR AND FRAME
- 7 NEW LIGHT CONTROLS
- 8 NEW CONVENIENCE OUTLET
- 9 NEW TV OUTLET
- 10 NEW VOICE AND DATA OUTLET
- 11 NEW J-BOX WITH COVER
- 12 NEW ADULT HT. ACCESSIBLE SINK
- 13 NEW WINDOW BLINDS
- 14 NEW LAMINATED PLASTIC BACKSPASH
- 15 NEW PAPERTOWEL DISPENSER
- 16 NEW SOAP DISPENSER
- 17 NEW TEACHERING UNIT SEE 1/AL9-O
- 18 EXISTING WINDOW FRAME, NEW GLAZING
- 19 NEW FIRE ALARM PULL STATION
- 20 NEW CLOCK



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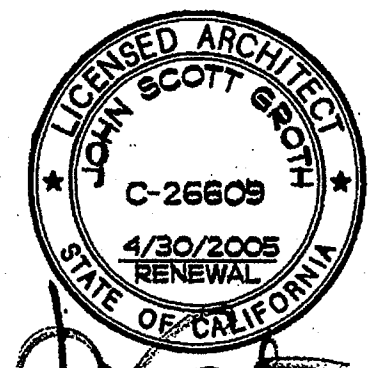
REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

CLSD NO.	858-709
P.T.N.	73569-12
GA NO.	066
DATE	4-25-03
REVISIONS	
PROJECT NO.	4/23/6068

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REHABILITATION PROJECT
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CLSD NO.
 858-709

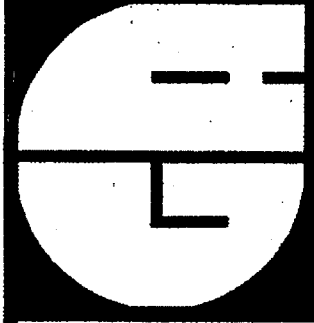
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GA NO.
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DATE
 4-25-03

REVISIONS

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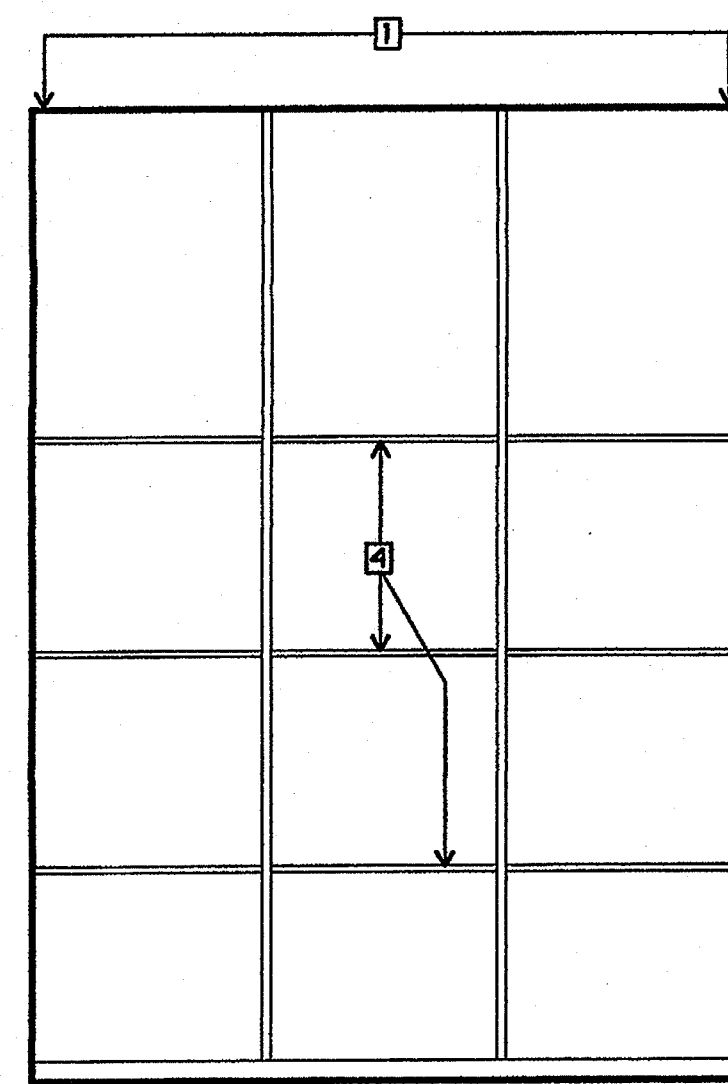
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APR 25 2003

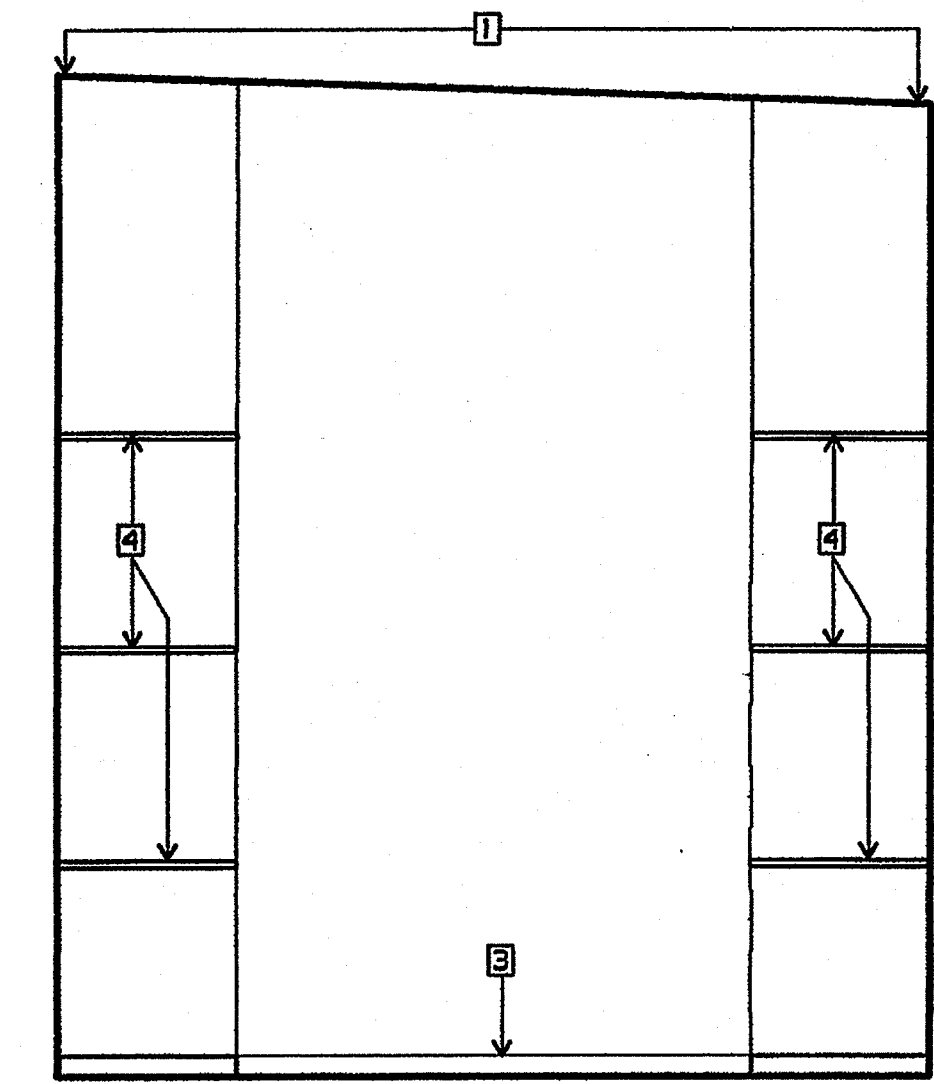
SHEET TITLE

BUILDING L
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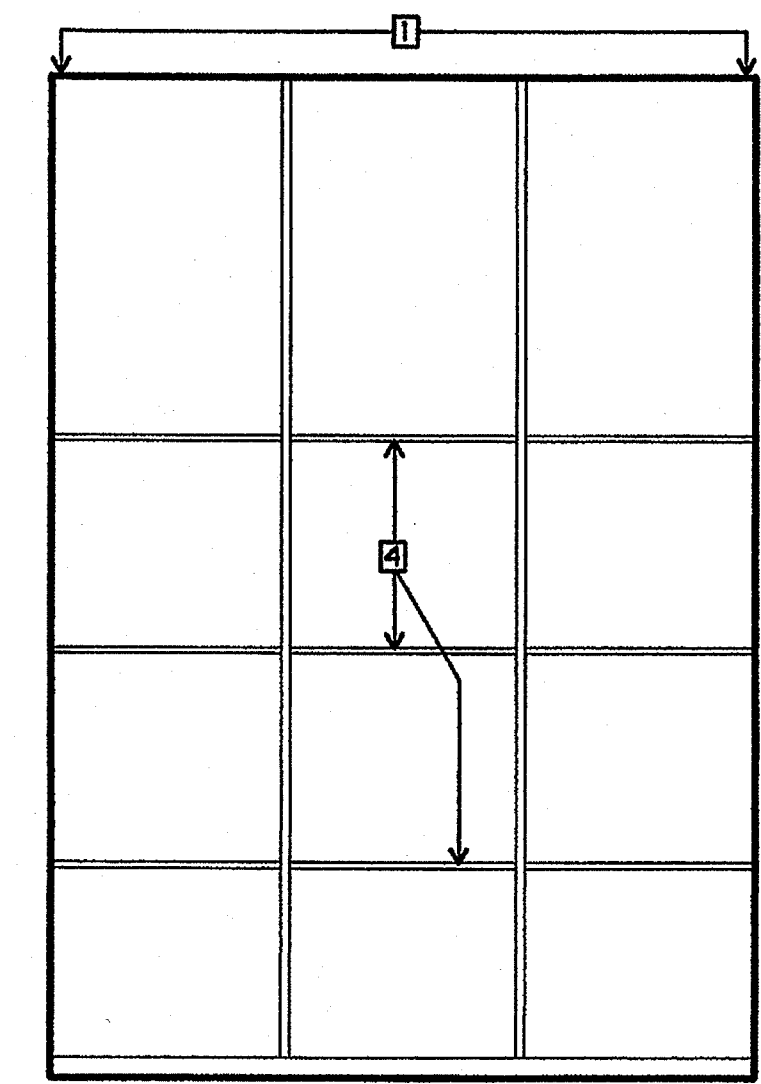
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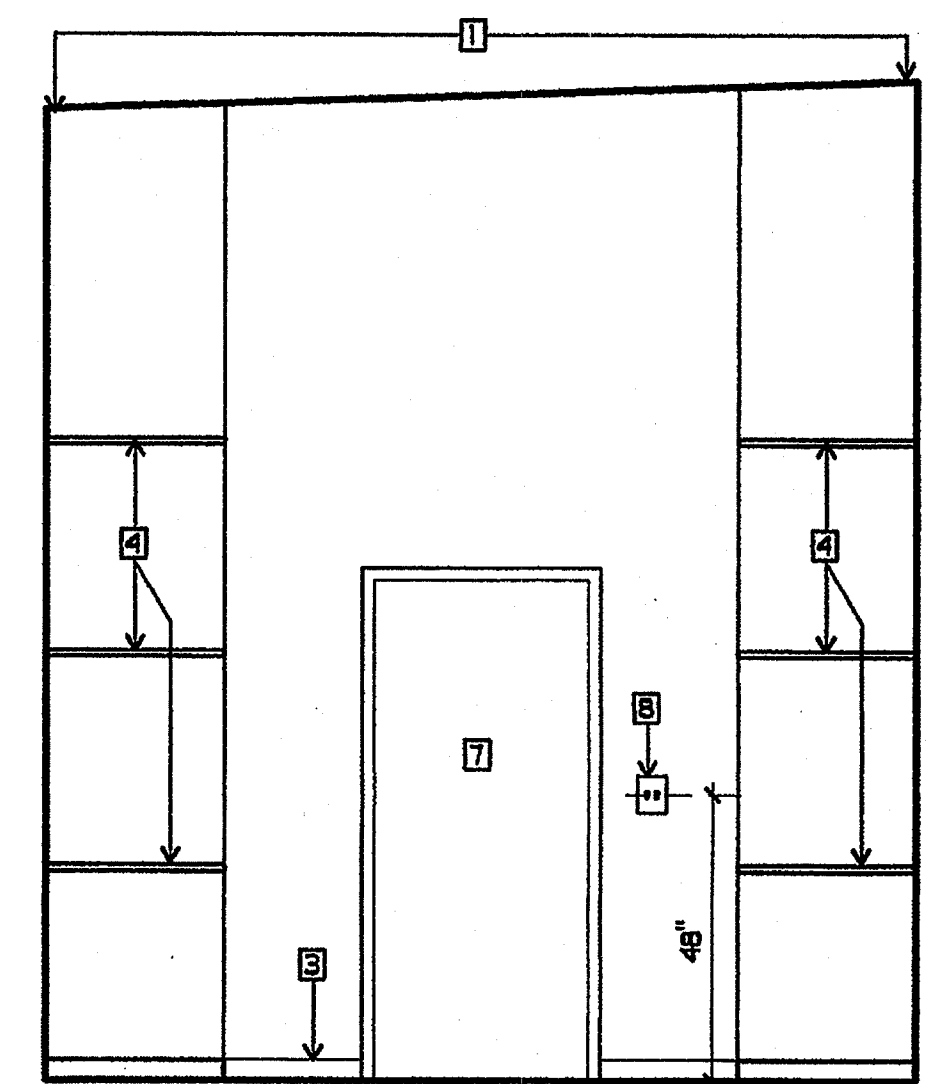
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 3/8" = 1'-0"



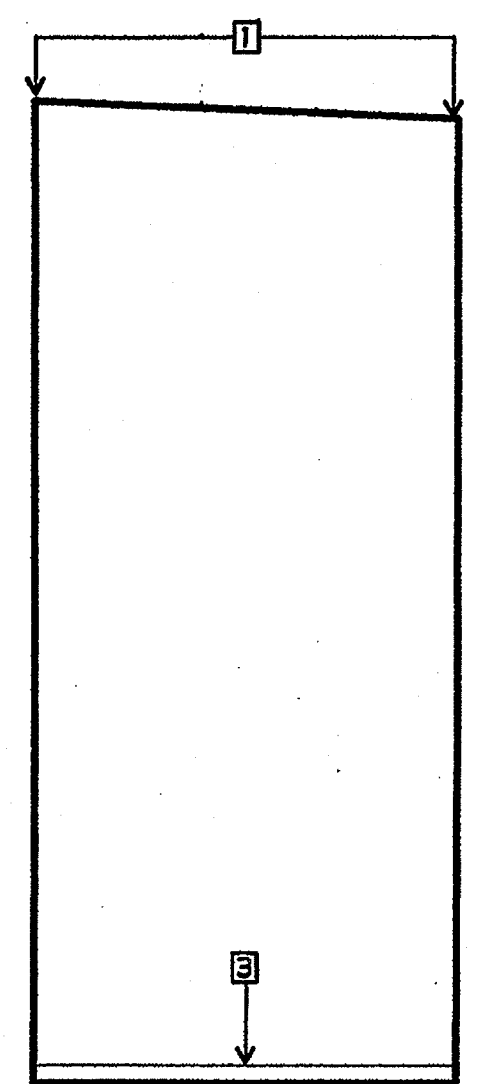
1 INSTRUMENT STORAGE
 3/8" = 1'-0"



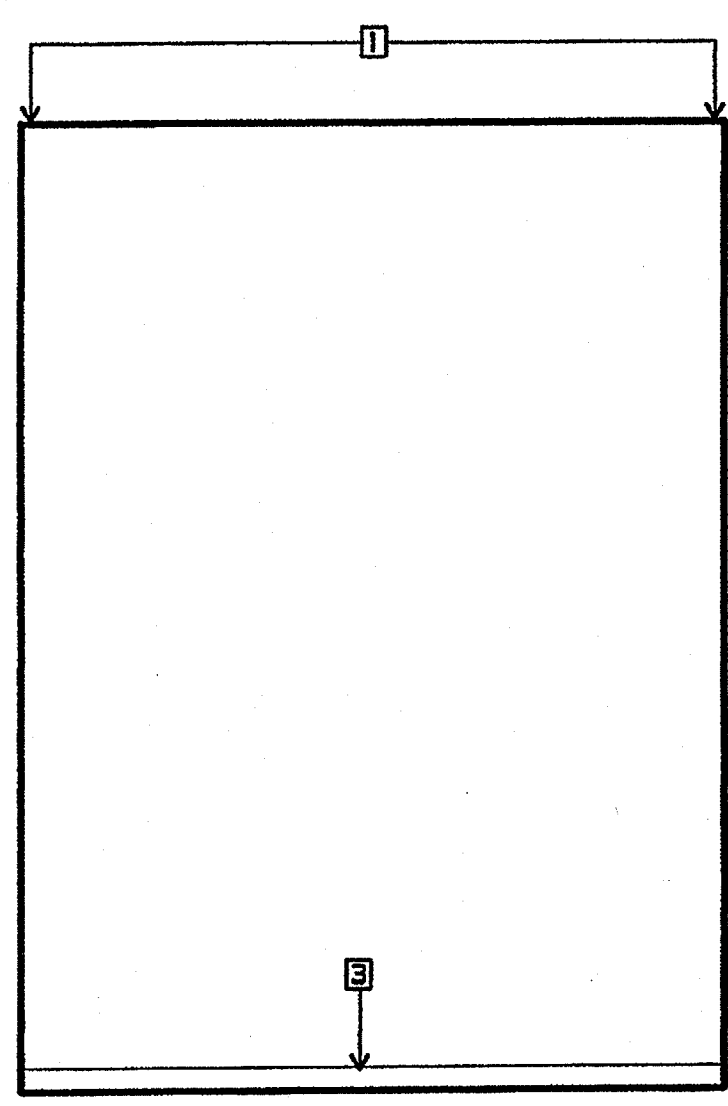
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 3/8" = 1'-0"



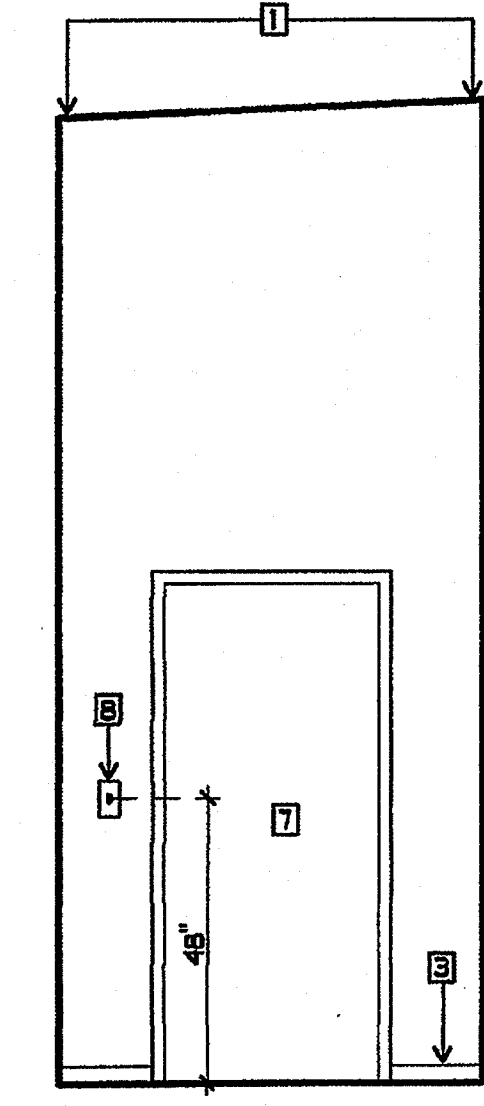
4 INSTRUMENT STORAGE
 3/8" = 1'-0"



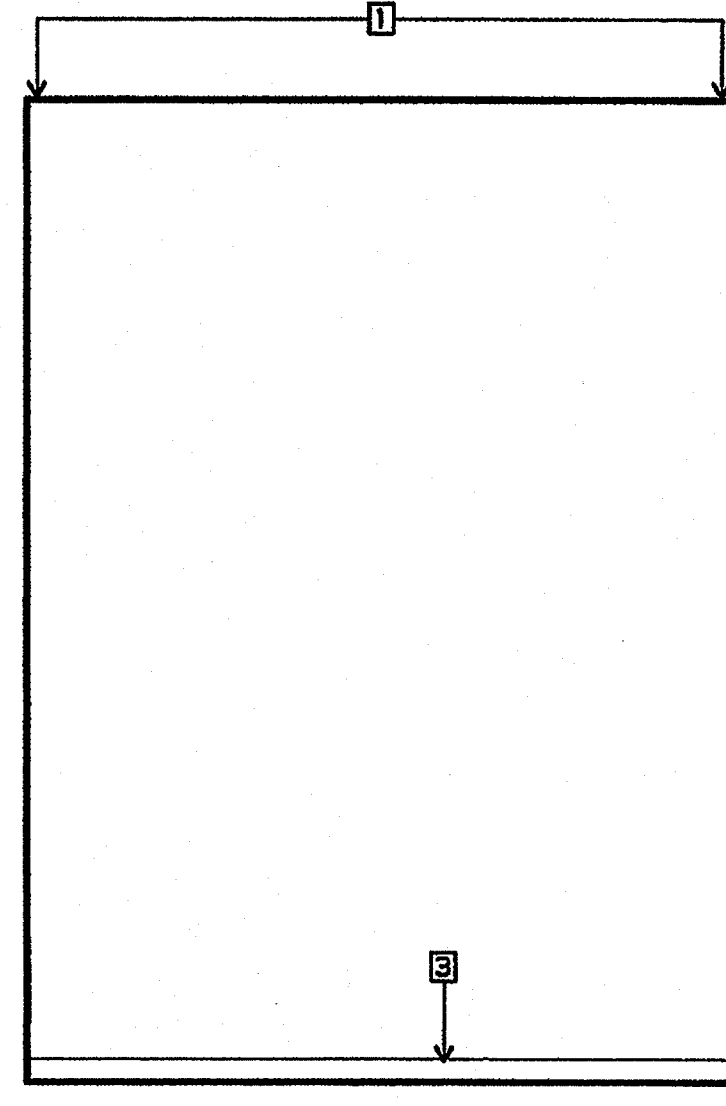
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 3/8" = 1'-0"



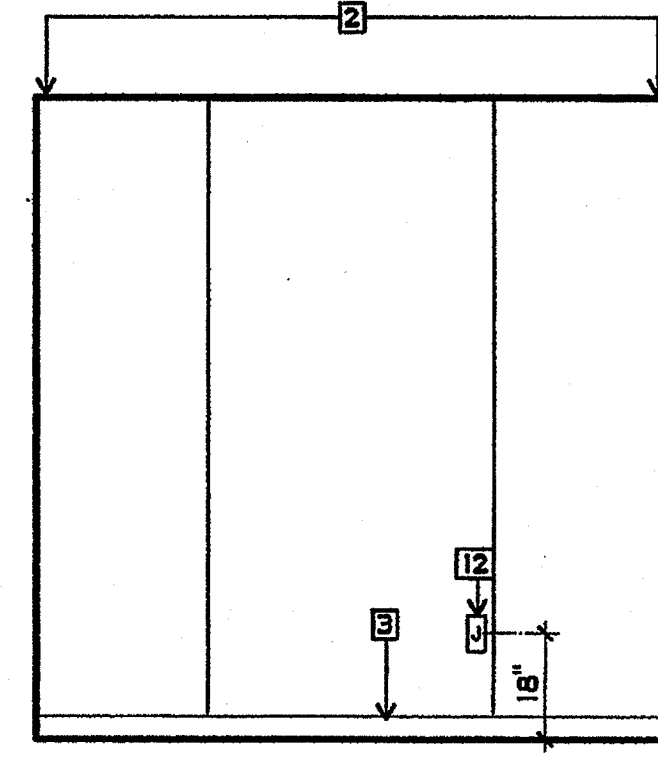
6 STORAGE #2
 3/8" = 1'-0"



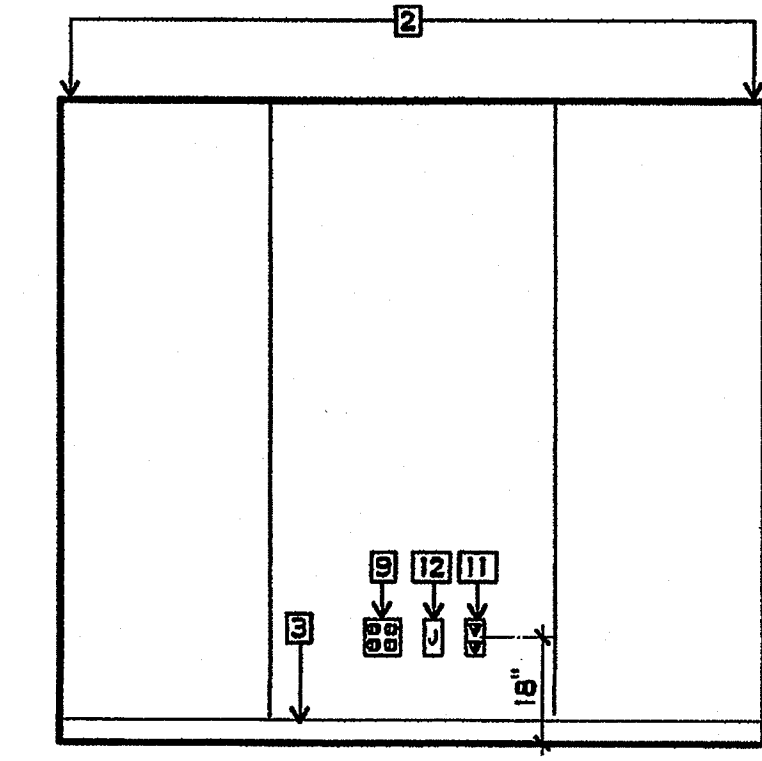
7 STORAGE #2
 3/8" = 1'-0"



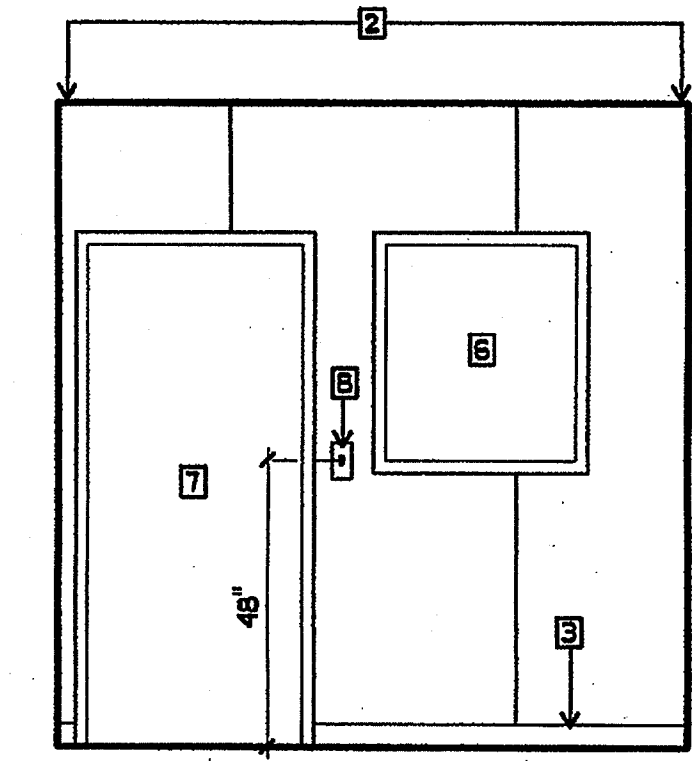
8 STORAGE #2
 3/8" = 1'-0"



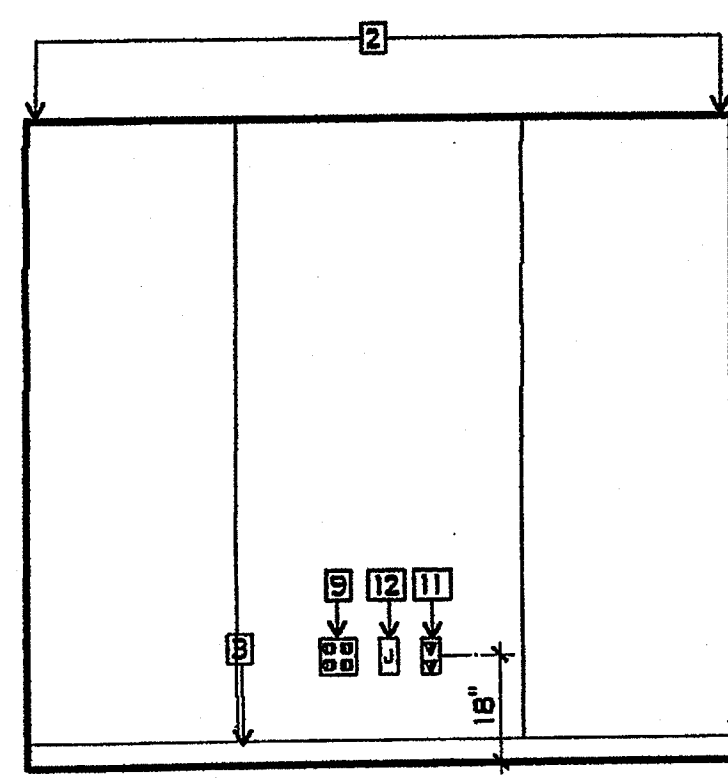
9 OFFICE
 3/8" = 1'-0"



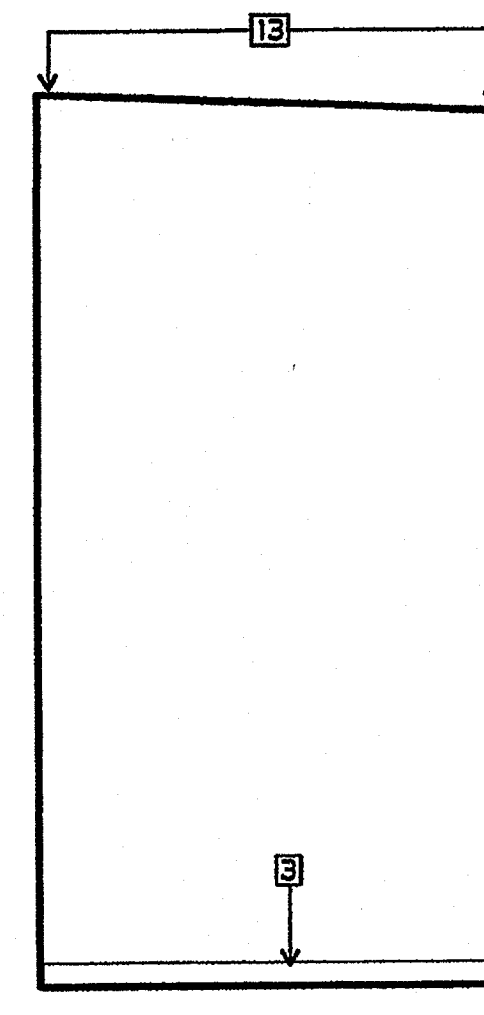
10 OFFICE
 3/8" = 1'-0"



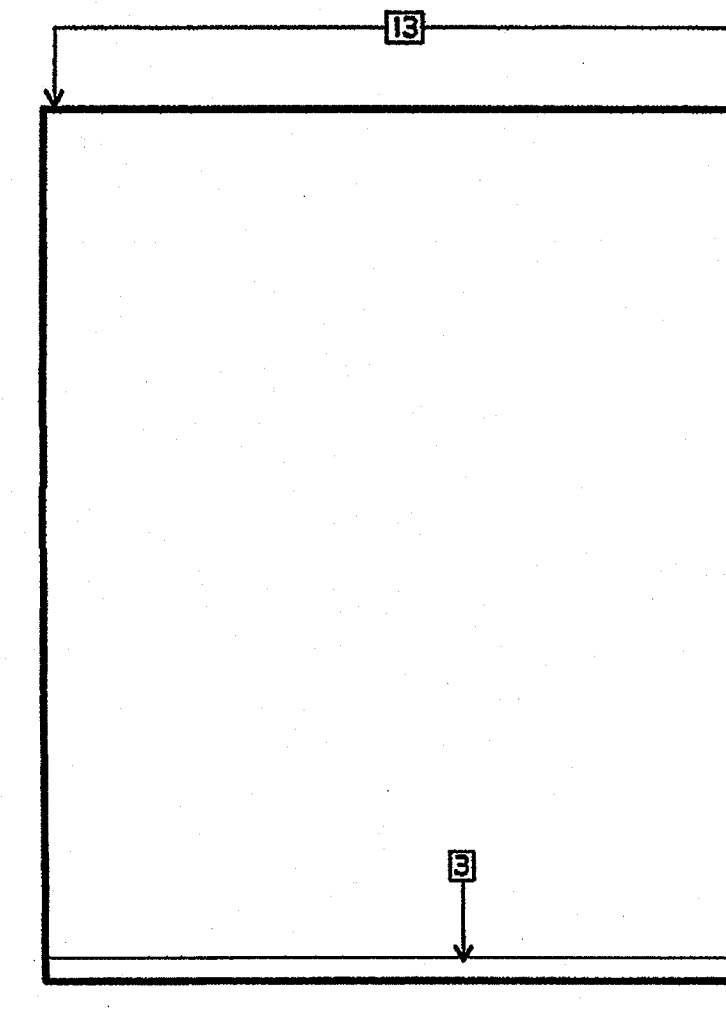
11 OFFICE
 3/8" = 1'-0"



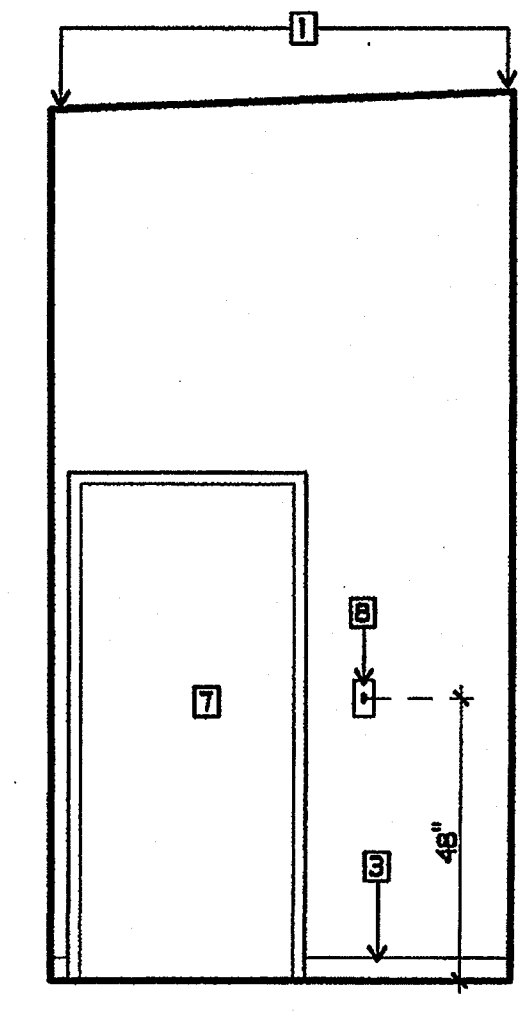
12 OFFICE
 3/8" = 1'-0"



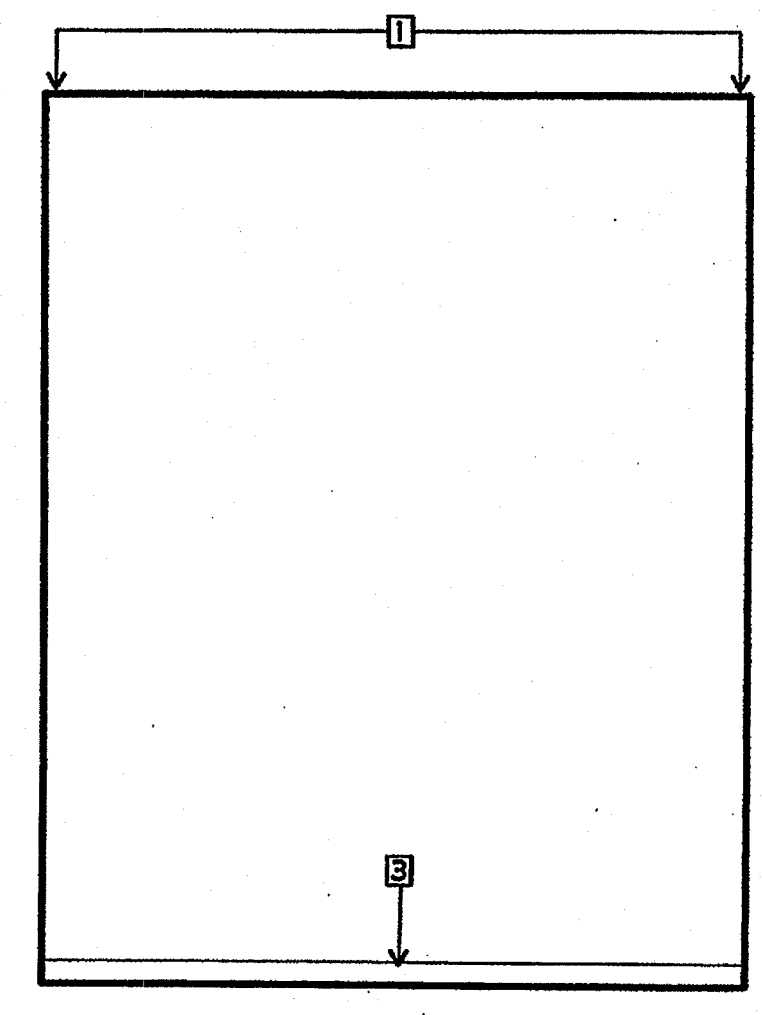
13 IDF
 3/8" = 1'-0"



14 IDF
 3/8" = 1'-0"



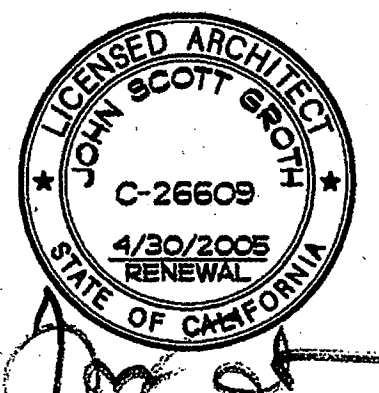
15 IDF
 3/8" = 1'-0"



16 IDF
 3/8" = 1'-0"

PLAN NOTES

- 1 EXISTING PLASTER/GYP. BD., PAINTED PATCH AND REPAIR AS NECESSARY
- 2 NEW TACKABLE WALL PANELS
- 3 NEW RUBBER BASE
- 4 EXISTING STORAGE SHELVES
- 5 NOT USED
- 6 NEW WINDOW
- 7 NEW DOOR AND FRAME
- 8 NEW LIGHT CONTROLS
- 9 NEW CONVIENCE OUTLET
- 10 NEW TV OUTLET
- 11 NEW VOICE AND DATA OUTLET
- 12 NEW J-BOX WITH COVER
- 13 NEW GBX - PAINTED



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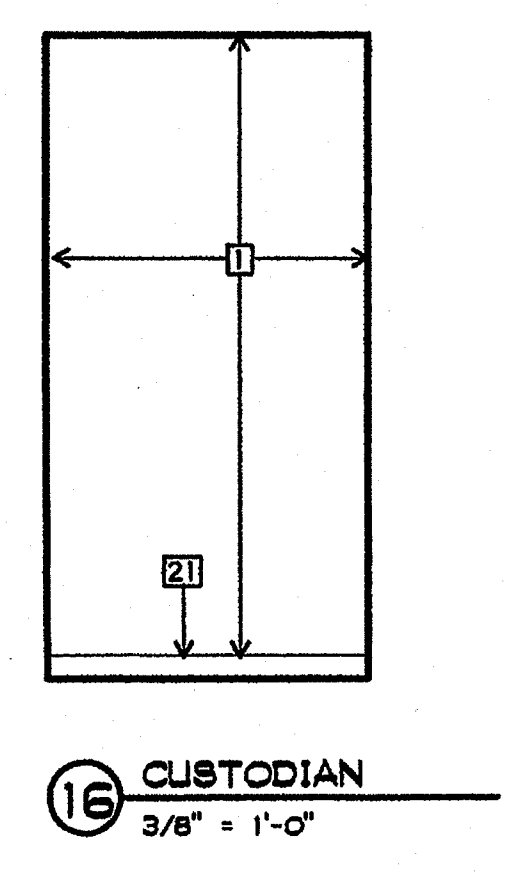
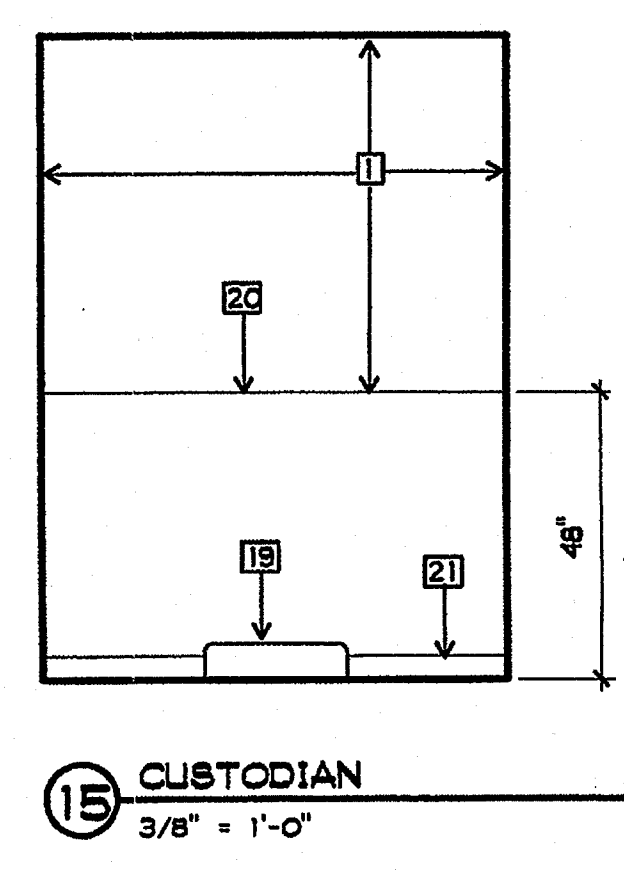
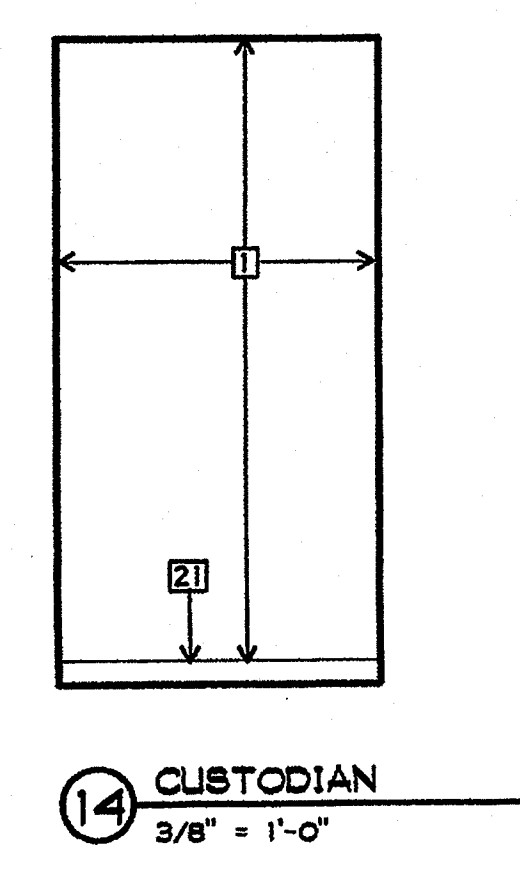
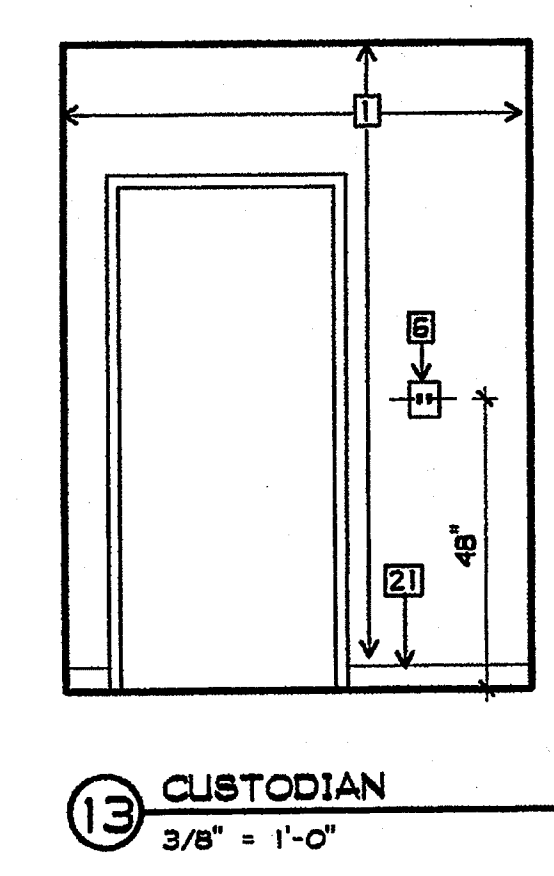
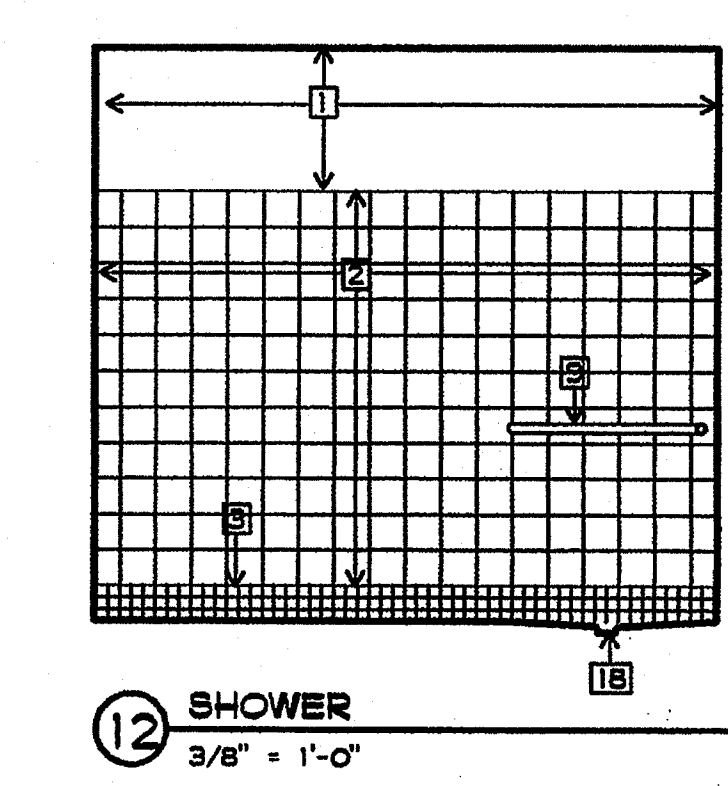
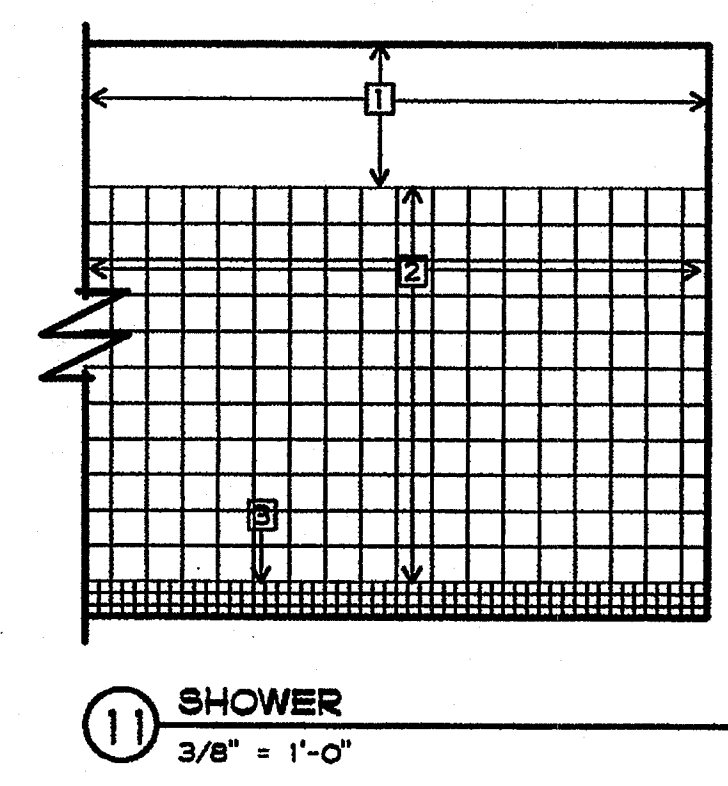
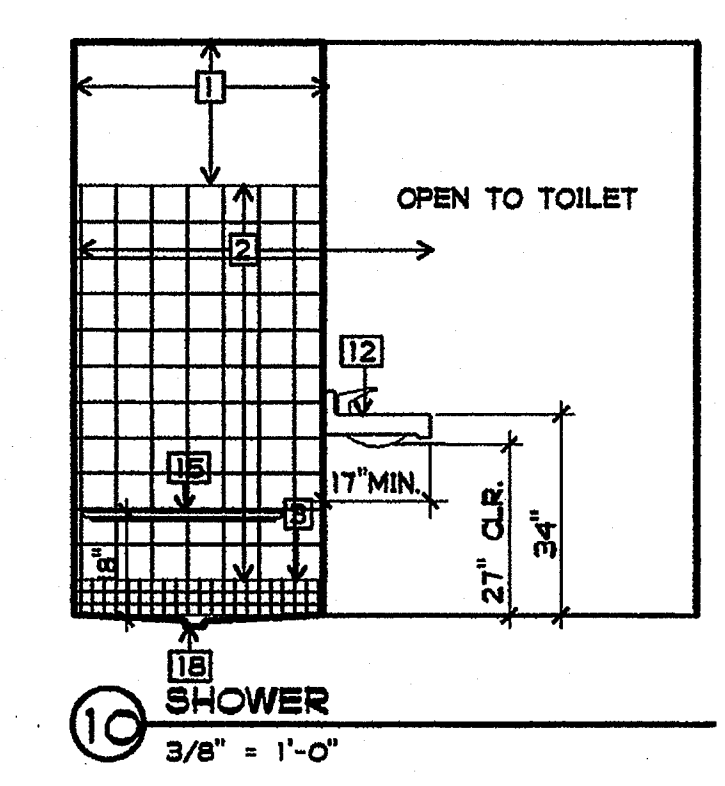
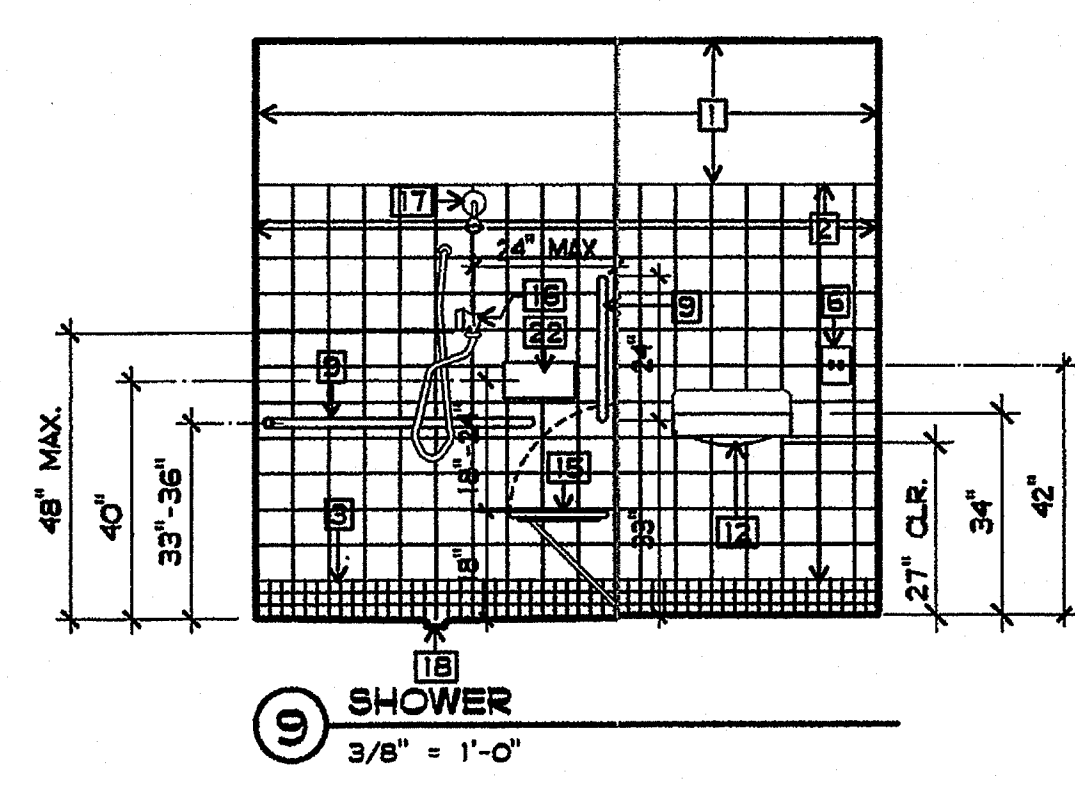
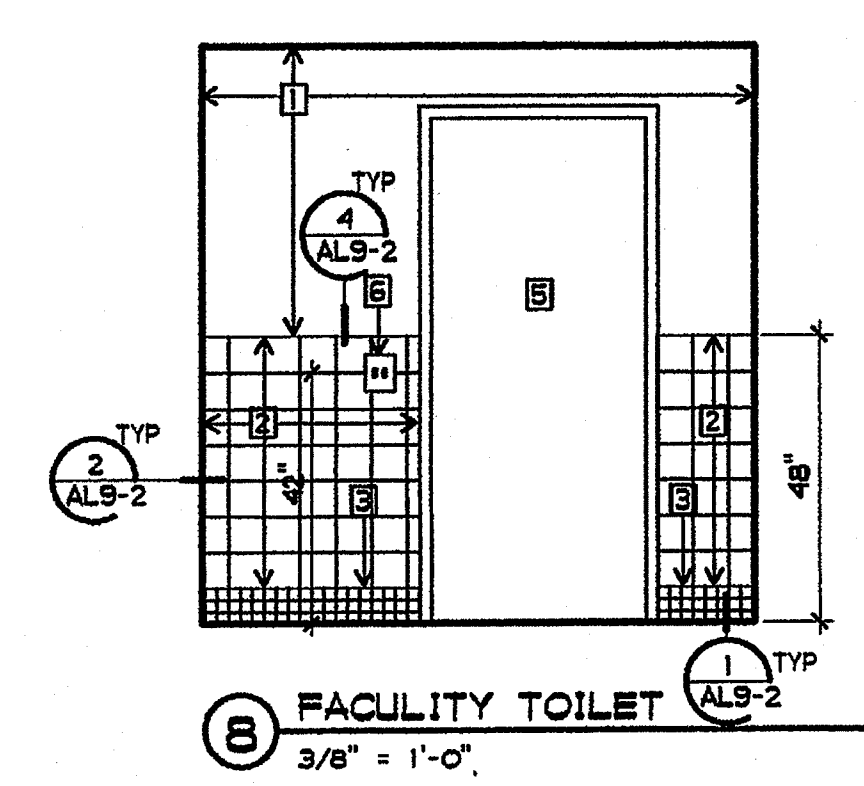
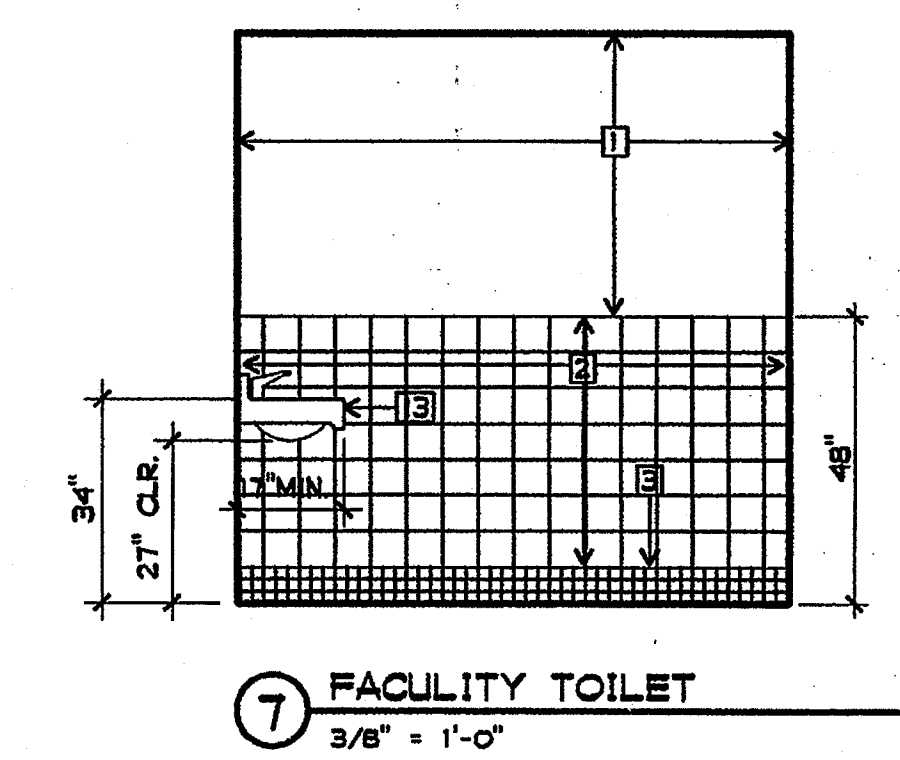
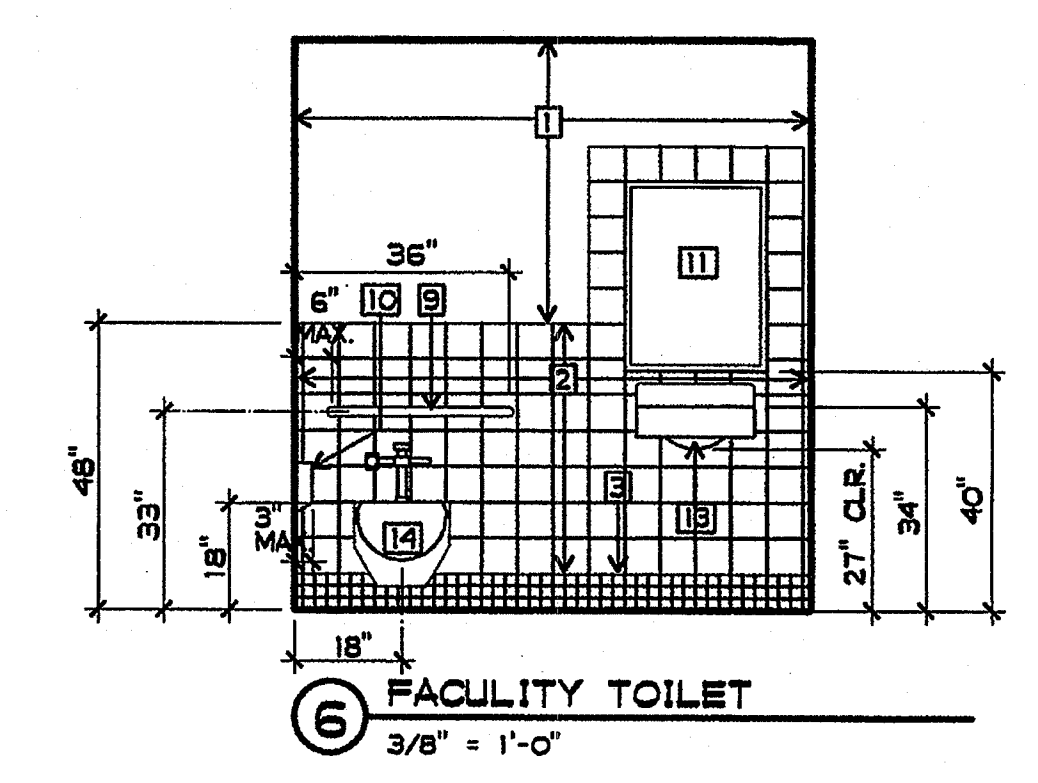
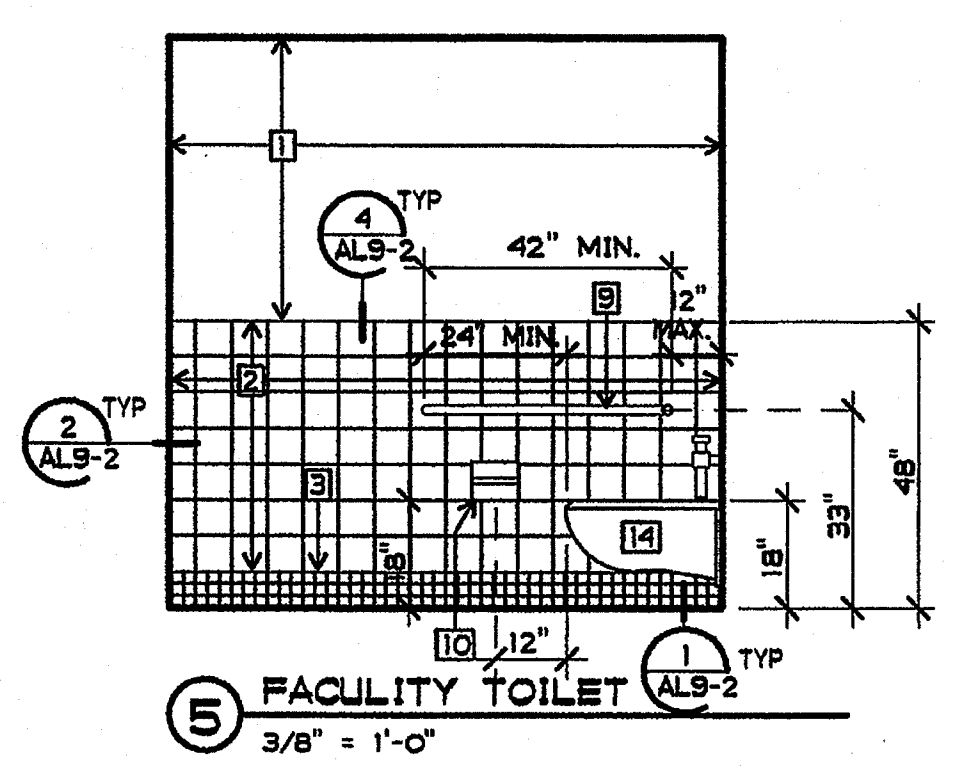
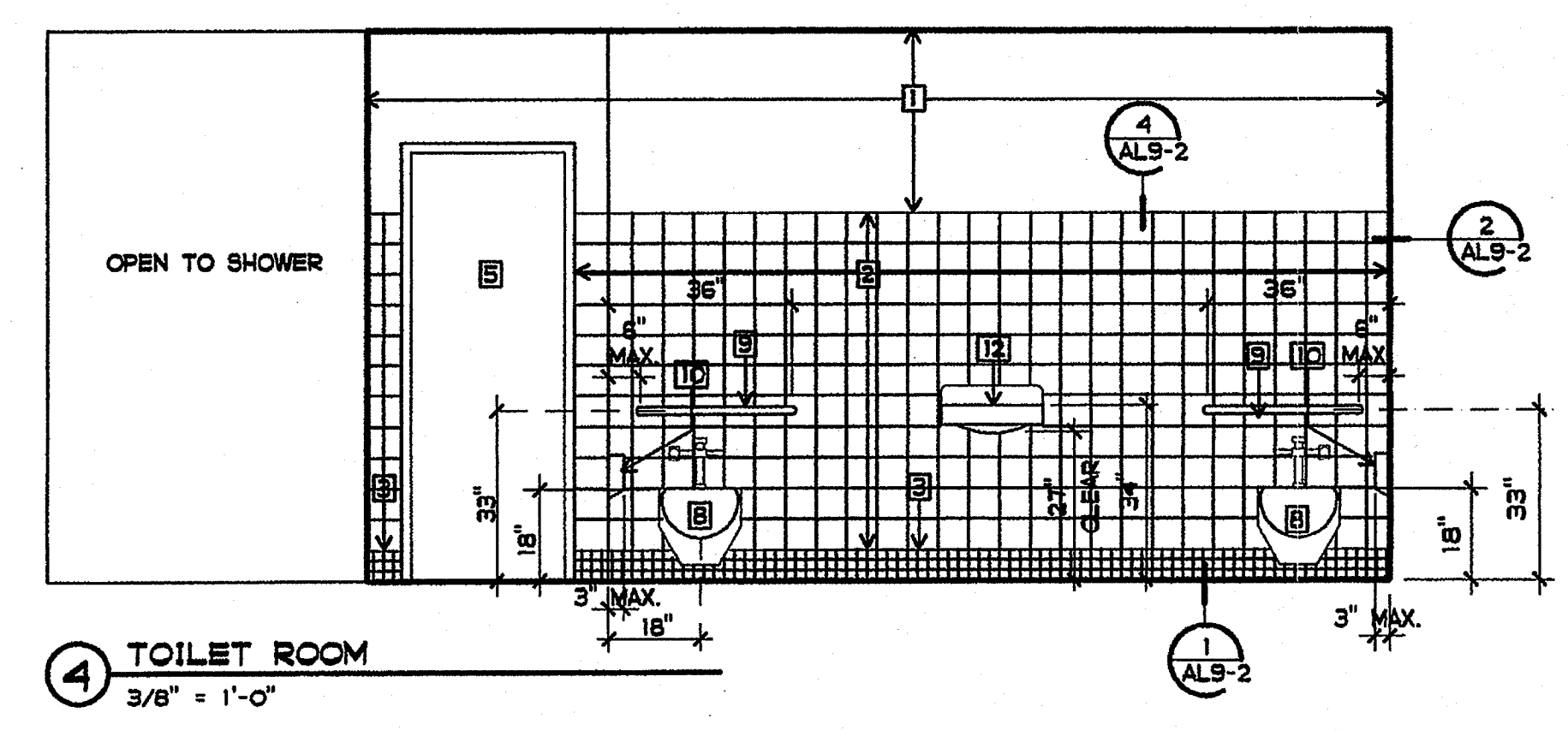
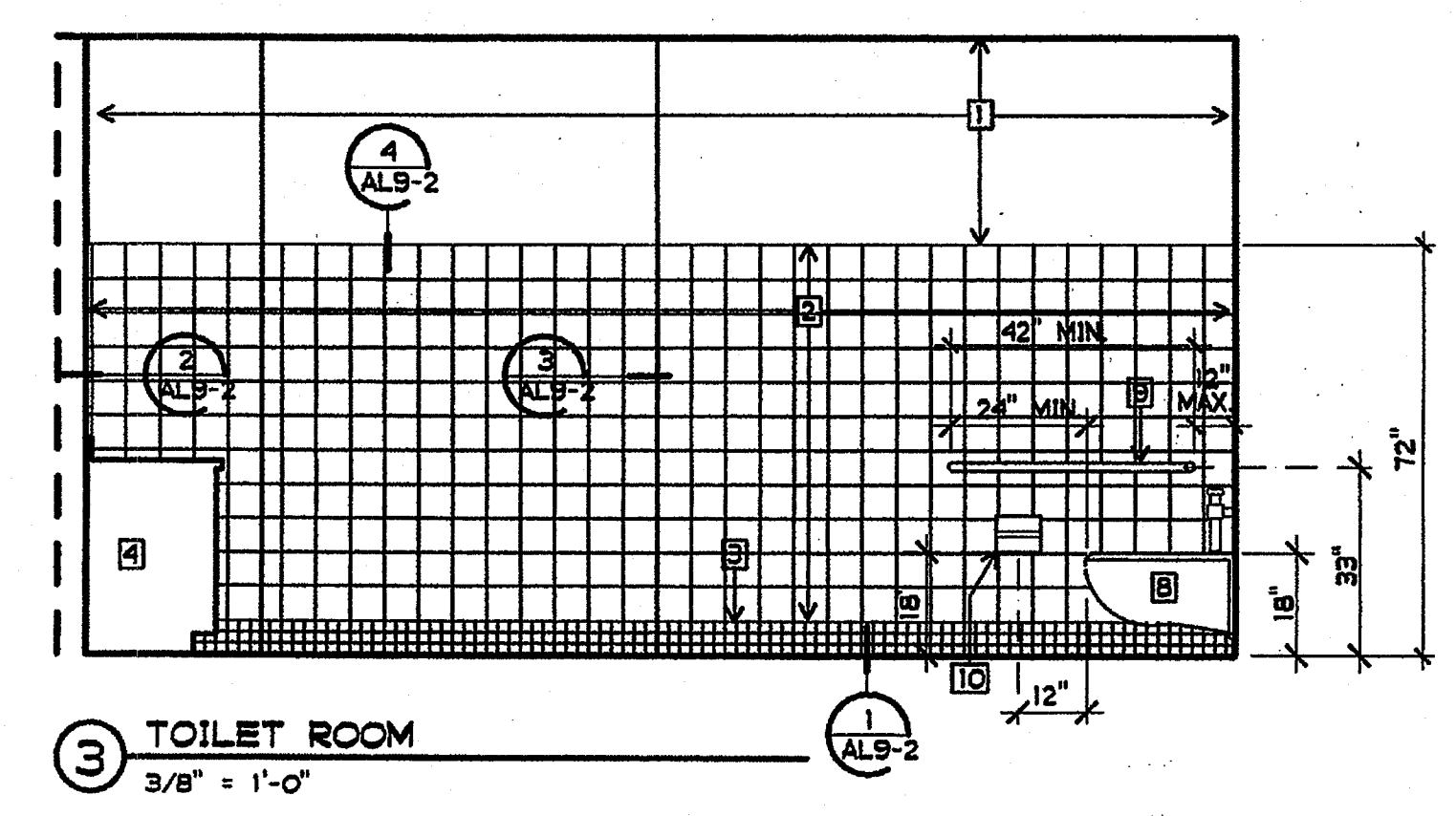
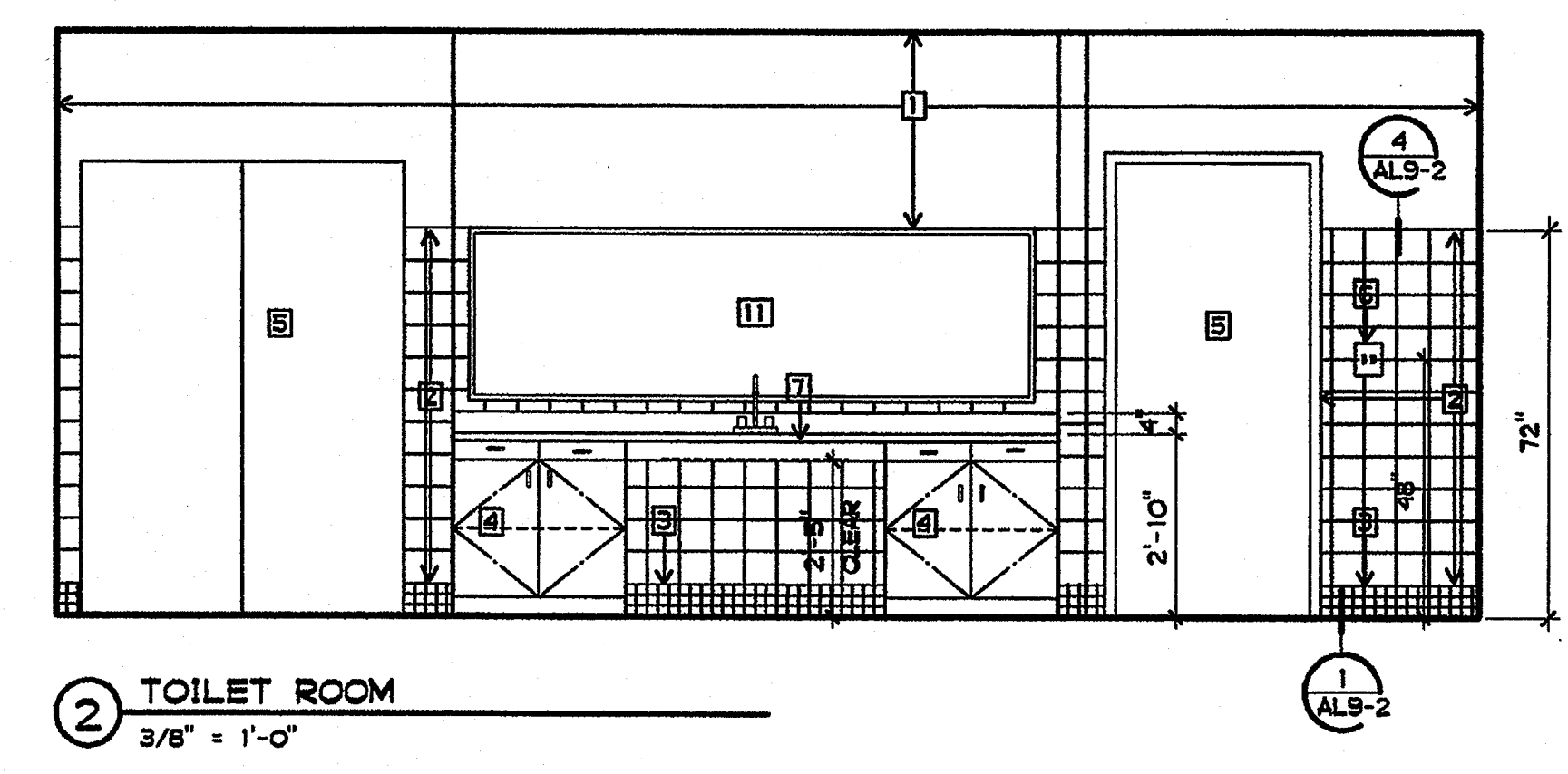
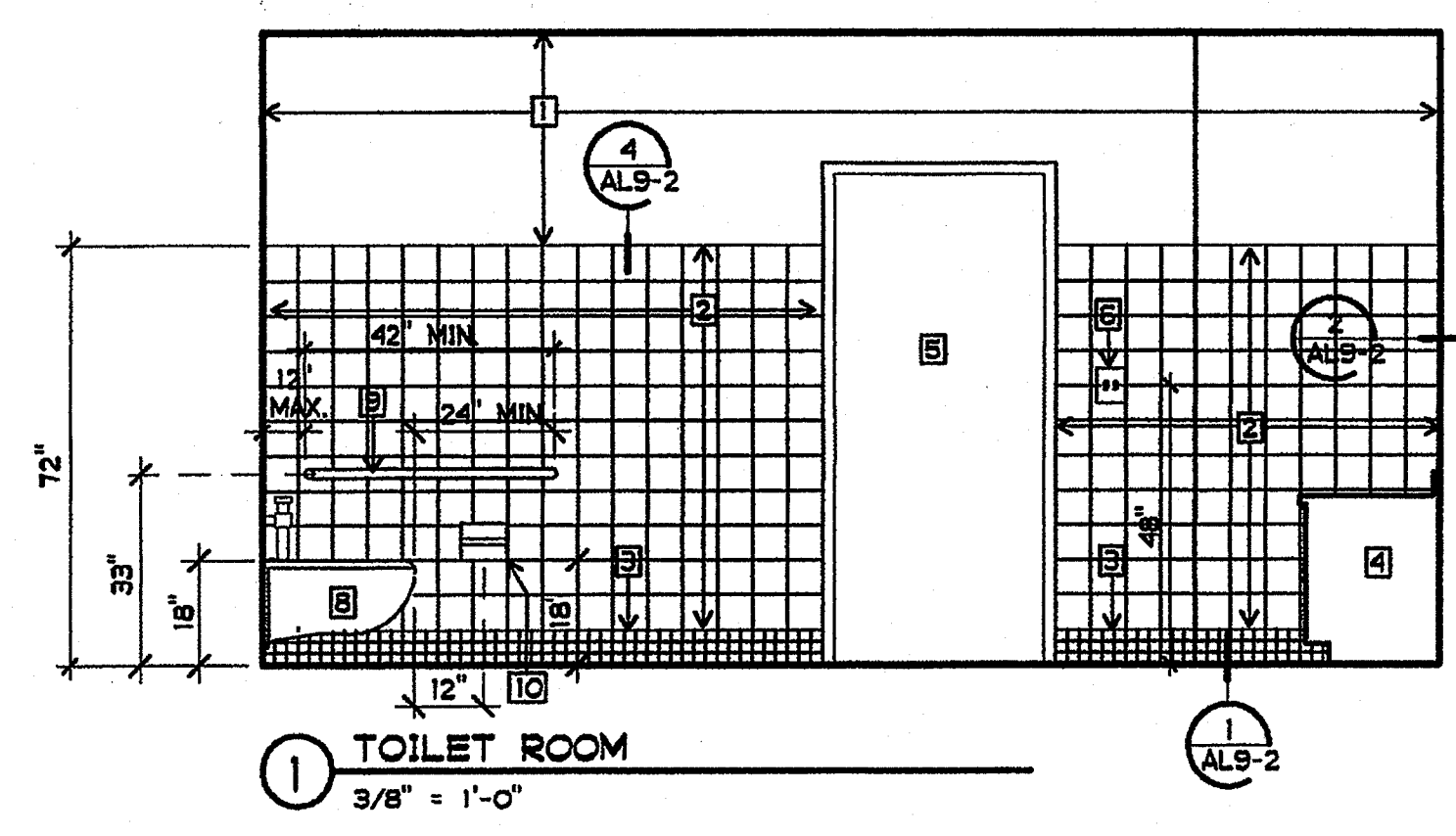


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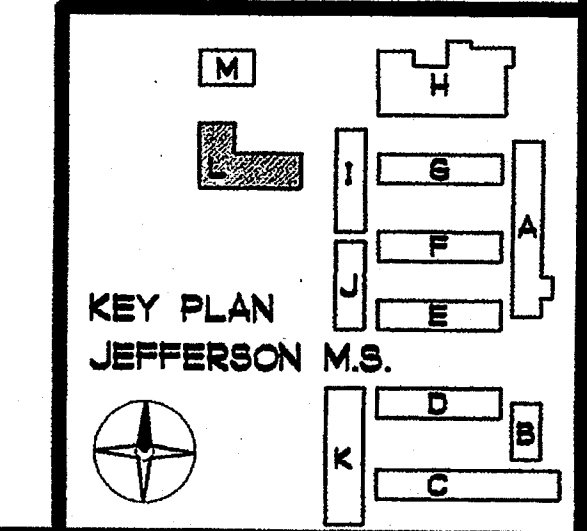
SHEET TITLE
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 ELEVATIONS

AL7-3

PHONE 760-754-8191
 FAX 760-754-8291

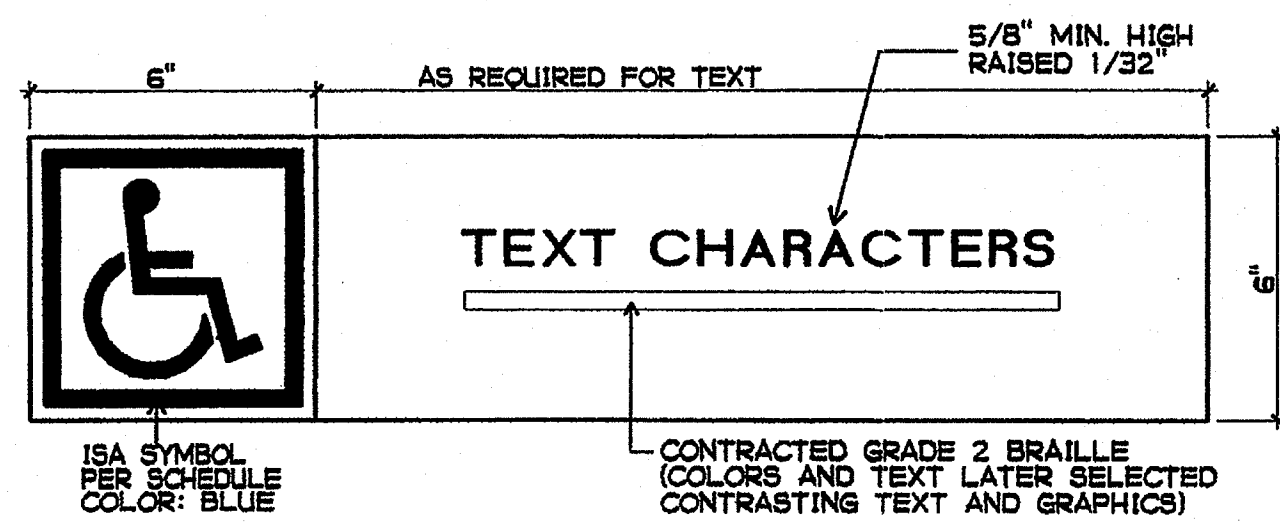


- PLAN NOTES**
- 1 NEW GYPSUM BOARD PAINTED
 - 2 NEW CERAMIC TILE
 - 3 NEW CERAMIC TILE BASE
 - 4 NEW LAMINATED PLASTICE CASEWORK
 - 5 NEW DOOR AND FRAME
 - 6 NEW LIGHT CONTROLS
 - 7 NEW ADULT HT. ACCESSIBLE SINK
 - 8 NEW ADULT HT. ACCESSIBLE TOILET
 - 9 NEW GRAB BARS
 - 10 NEW SEMI-RECESSED TOILET PAPER DISPENSER
 - 11 NEW MIRROR
 - 12 NEW ADULT HT. LAVATORY
 - 13 NEW ADULT HT. ACCESSIBLE LAVATORY
 - 14 NEW ADULT HT. ACCESSIBLE TOILET
 - 15 NEW ACCESSIBLE SHOWER SEAT
 - 16 NEW FLEXABLE SHOWER HOSE
 - 17 NEW STANDARD SHOWER HEAD
 - 18 NEW FLOOR DRAIN
 - 19 NEW FLOOR SINK
 - 20 NEW SANITARY WALL PANEL
 - 21 NEW RUBBER BASE
 - 22 NEW SINGLE LEVER WATER CONTROL



GENERAL NOTES FOR DOORS

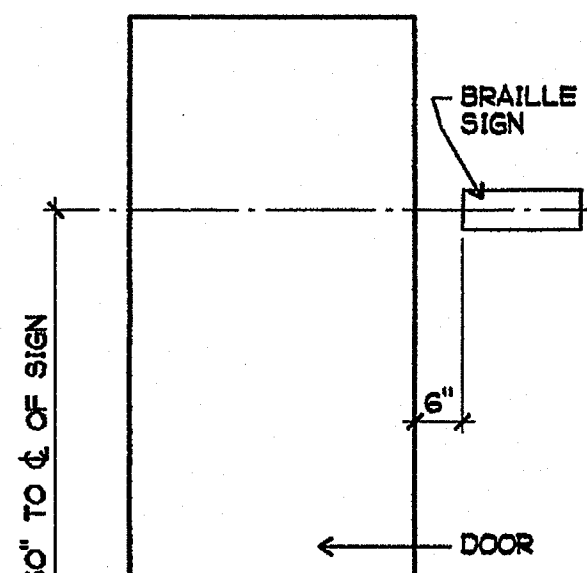
- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- DOOR SIGN COPY AS DETERMINED LATER.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS FOR EXTERIOR AND INTERIOR DOORS, SUCH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS.
- FIRE DOORS SHALL HAVE AN APPROVED LABEL OR LISTING MARK, INDICATING THE FIRE-PROTECTION RATINGS, WHICH IS PERMANENTLY AFFIXED AT THE FACTORY WHERE THE FABRICATION AND ASSEMBLY ARE DONE. PERIODIC INSPECTIONS SHALL BE MADE BY AN APPROVED INSPECTION AGENCY DURING FABRICATION AND ASSEMBLY.
- ONE-HOUR RATED DOORS SHALL BE PART OF A RATED FIRE ASSEMBLY, INCLUDING THE DOOR, FRAME, AND HARDWARE.
- THE ONE-HOUR RATED DOOR ASSEMBLY SHALL BE SELF-CLOSING IN ACCORDANCE WITH 2001 TITLE 24 C.C.P. PART 2, CHAPTER 7, SECTION 713.



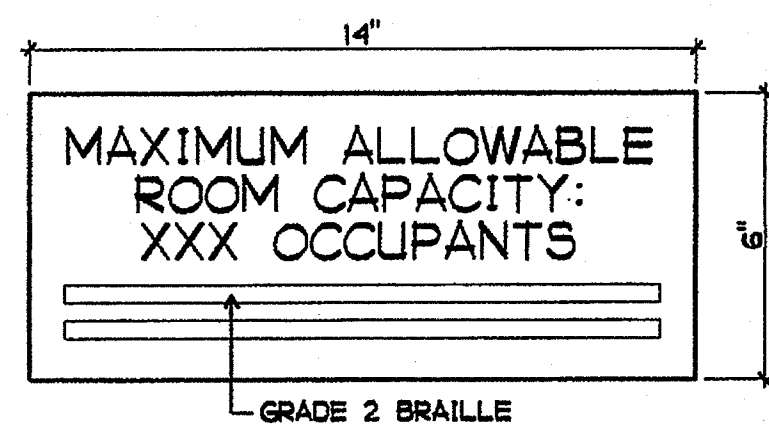
A BRAILLE SIGN
3" = 1'-0"



B INTERNATIONAL SYMBOL OF ACCESSIBILITY
NO SCALE



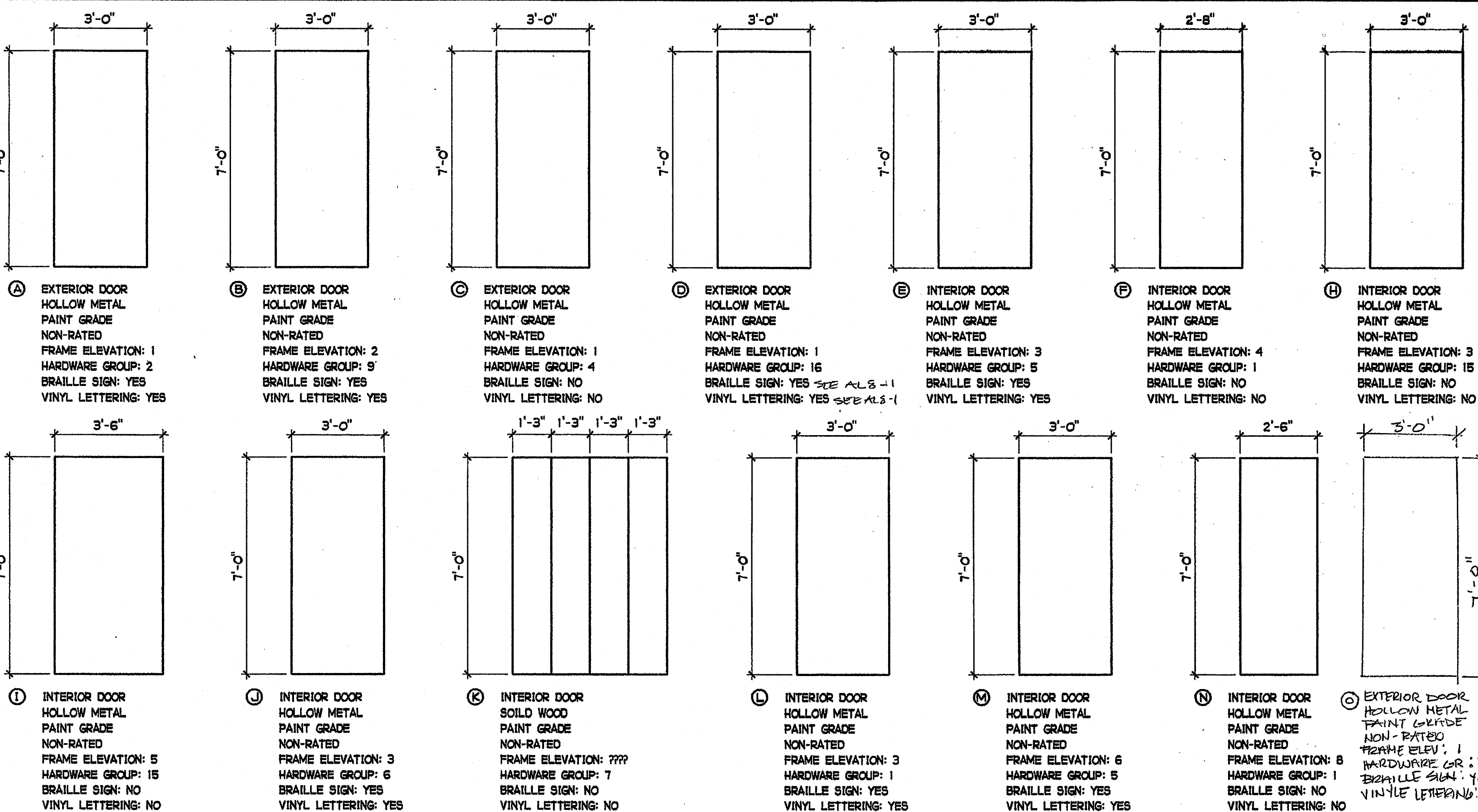
C SIGN LOCATIONS
1/2" = 1'-0"



- 3/4" HIGH HELVETICA
- OCCUPANT TOTAL (xxx) VARIES PER ROOM - SEE FLOOR PLAN (COMPLY WITH C.B.C. CHAPTER 10)
- PROVIDE UNDER SECTION 10426
- MOUNTING HEIGHT: CENTERED 60" ABOVE WALKING SURFACE
- CONTRASTING TEXT AND GRAPHICS - COLORS AS LATER SELECTED

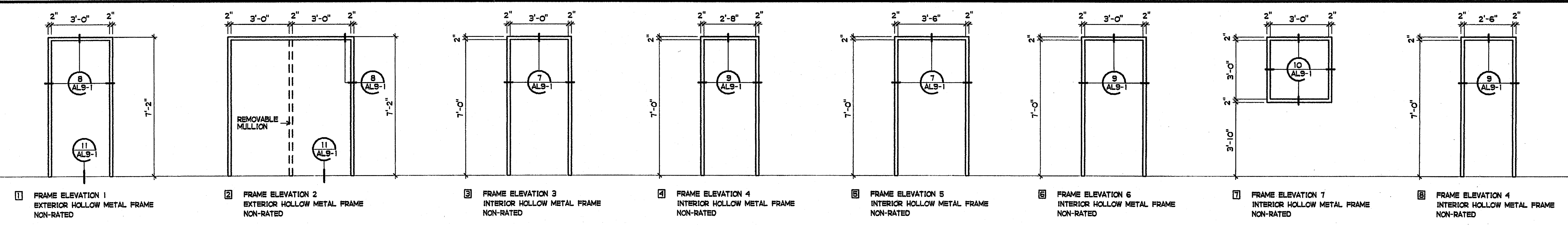
1 MAXIMUM ROOM CAPACITY SIGN
3" = 1'-0"

2 DOOR SIGNAGE FOR CBC COMPLIANCE
AS NOTED



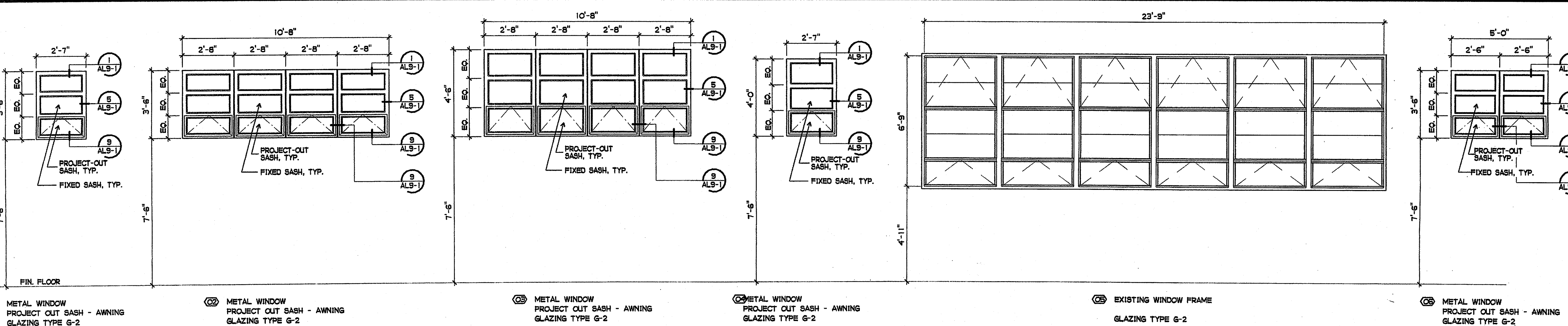
SCALE: 3/8" = 1'-0"

DOOR TYPES



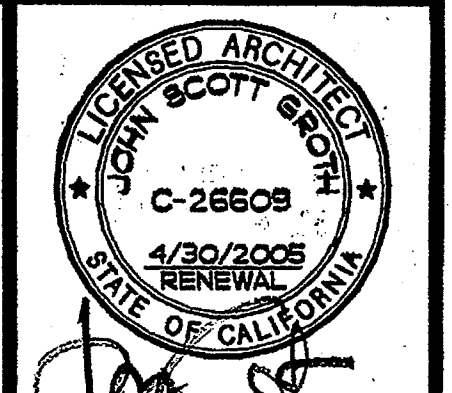
SCALE: 3/8" = 1'-0"

FRAME ELEVATIONS



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

WINDOW TYPES



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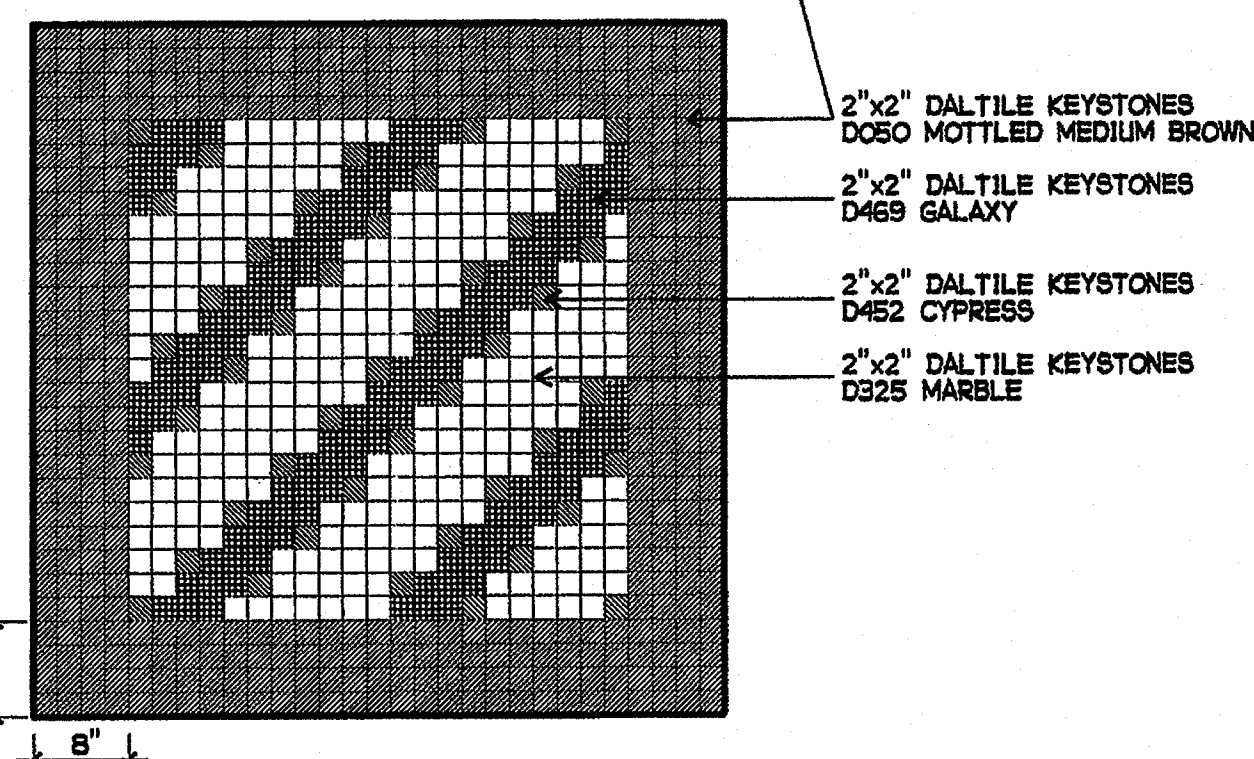
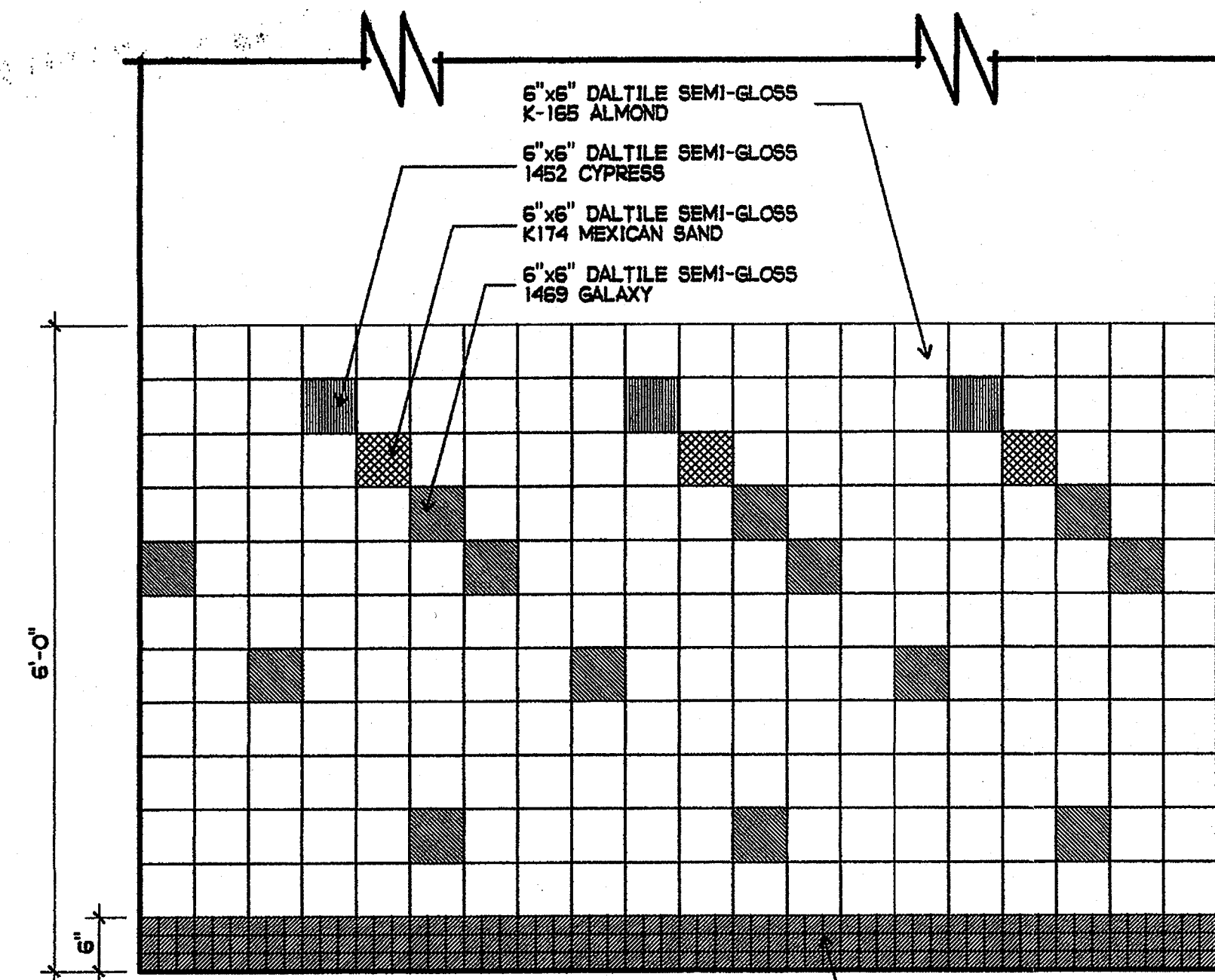
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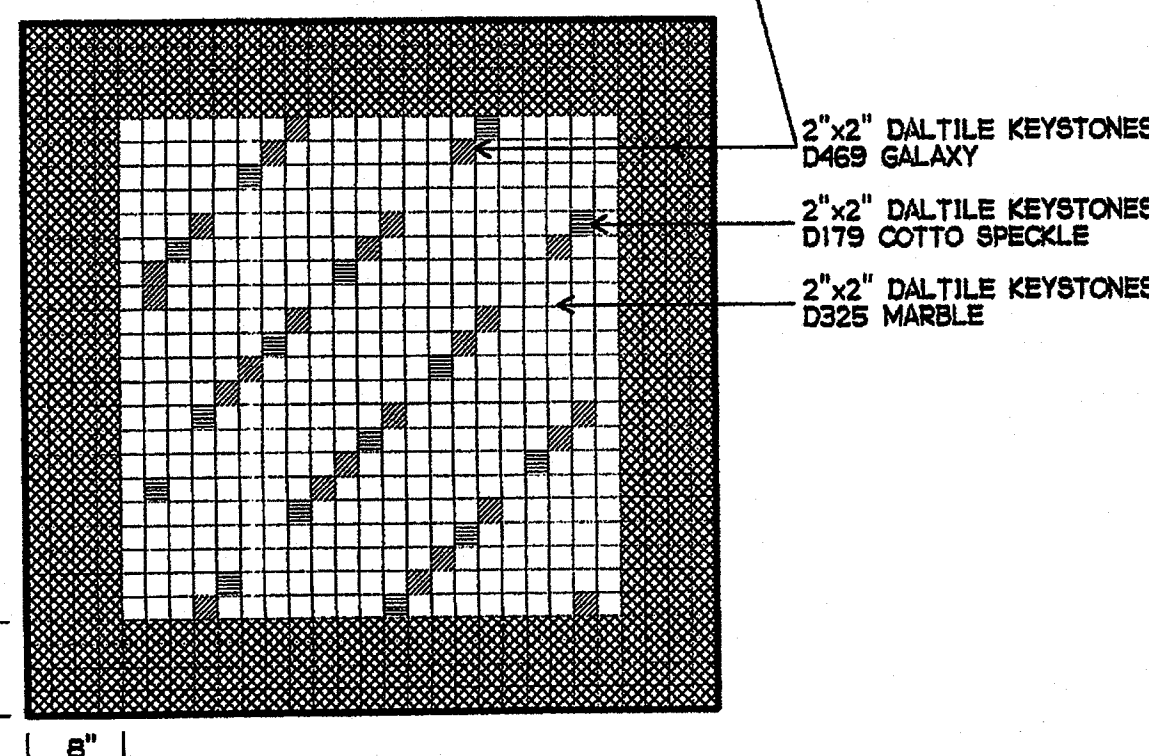
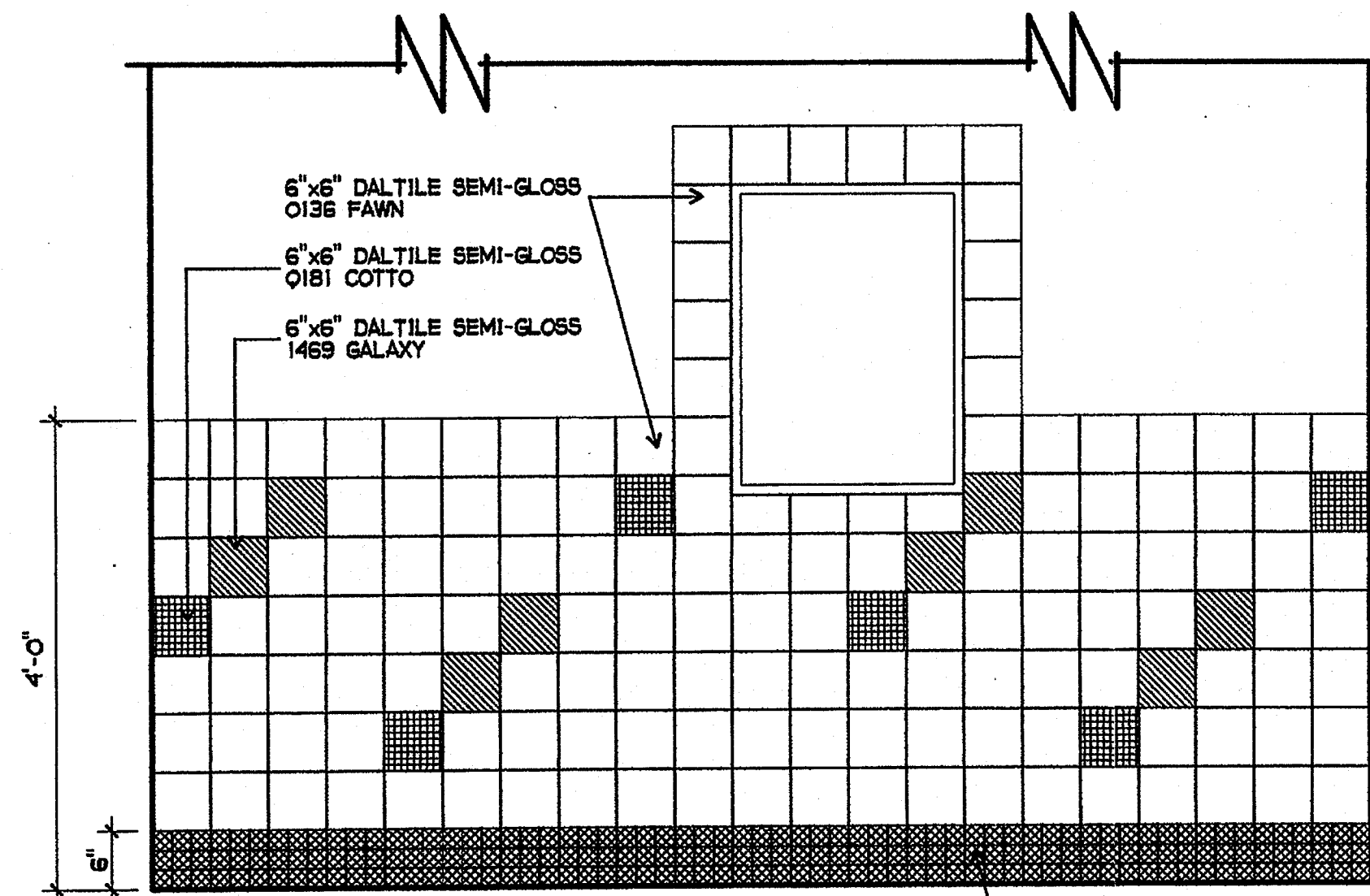
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APR 25 2003

SHEET TITLE
DOOR SIGNS
DOOR TYPES
FRAME ELEVATIONS
WINDOW TYPES

ALB-0



1 SPECIAL DAY TOILET ROOM TILE
3/4" = 1'-0"



2 STAFF TOILET ROOM TILE
3/4" = 1'-0"

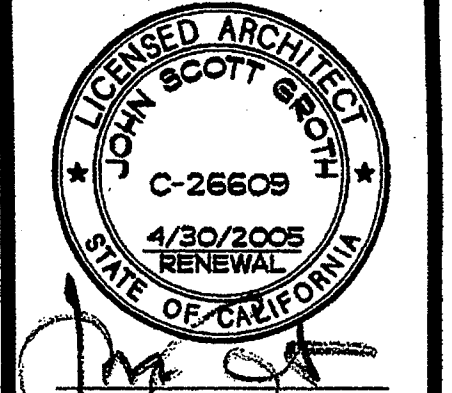
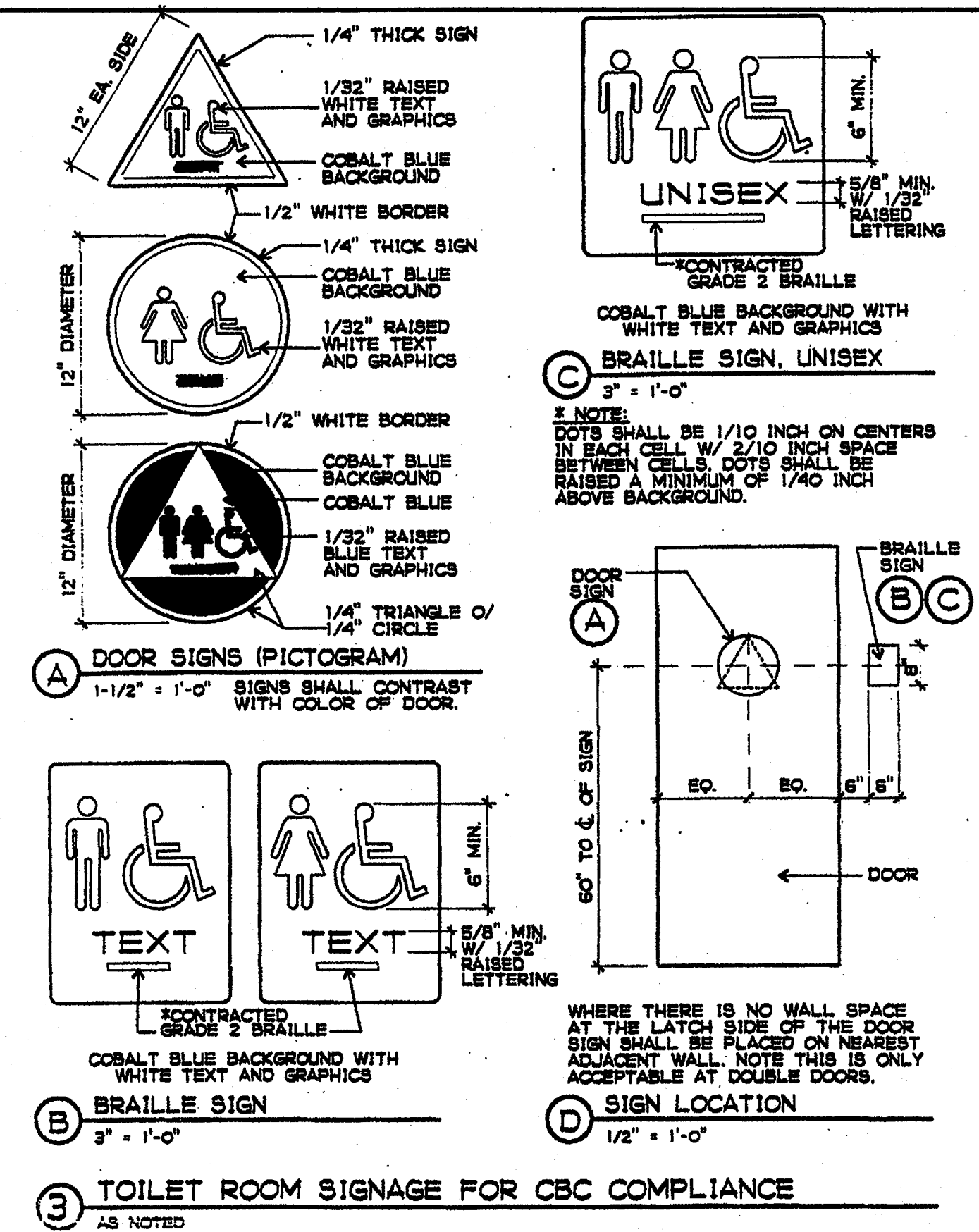
BUILDING 'L' ROOM FINISH SCHEDULE

BUILDING	ROOM NAME	FLOOR		BASE		WALLS				WAINSCOT			SOFFIT			CEILING			EXTERIOR DOOR	EXTERIOR FRAME	INTERIOR DOOR	INTERIOR FRAME	CABINETS	REMARKS
		MATERIAL	FINISH	MATERIAL	FINISH	DIRECTION				MATERIAL	FINISH	HEIGHT	MATERIAL	FINISH	HEIGHT	MATERIAL	FINISH	HEIGHT						
						NORTH	SOUTH	EAST	WEST															
L	CLASSROOM	3,4	5		4	2	7	2	7	2	7	2	7				8	10'-0"	C	C	C	C	9	R1
L	MECHANICAL	2	D			2											2	B						
L	SPECIAL DAY CLASSROOM #1	3,4	5		4	2	7	2	7	2	7	2	7				8	10'-0"	C	C	C	C	9	R1
L	FACILITY TOILET	12	12		6	13	C	13	C	13	C	13	C	11	48"		13	9'-0"	C	C				SEE 2/AL8-1 FOR TILE
L	TOILET ROOM	12	12		6	13	C	13	C	13	C	13	C	11	72"		13	9'-0"						SEE 1/AL8-1 FOR TILE
L	SHOWER	12	12		6	13	C	13	C	13	C	13	C	11	72"		13	9'-0"						
L	WASHER / DRYER	2	D	5		2	B	2	B	2	B	2	B				2	B	9'-0"					
L	WATER HEATER	2	D			2	B	2	B	2	B	2	B				2	B						
L	MECHANICAL #1	2	D			2											2	B						
L	MECHANICAL #2	2	D			2											2	B						
L	SPECIAL DAY CLASSROOM #2	3,4	5		4	2	7	2	7	2	7	2	7				8	10'-0"	C	C	C	C	9	R1
L	MECHANICAL #3	2	D			2											2	B						
L	CUSTODIAN	2	D	5		2,5	B	2	B	2	B	2	B				8	9'-0"	C	C				R2
L	STORAGE #1																							NO WORK THIS ROOM
L	BAND ROOM	14	E	5		2	7	2	7	2	7	2	7				8	10'-0"	C	C	C	C	9	R1
L	INSTRUMENT STORAGE	2	D	5		2	B	2	B	2	B	2	B				2	B						
L	STORAGE #2	2	D	5		2	B	2	B	2	B	2	B				2	B						
L	OFFICE	4	5			2	7	2	7	2	7	2	7				8	9'-0"						
L	IDF	2	D	5		2	B	2	B	2	B	2	B				2	B						

FINISH NOTES

MATERIAL		FINISH	
NO.	ITEM	NO.	FINISH
1	CONCRETE	A	FACTORY FINISH
2	NEW 5/8" TYPE X GB	B	PAINT - FLAT
3	LINOLEUM TILE	C	PAINT - SEMI-GLOSS
4	CARPETING	D	CONCRETE SEALER
5	RESILIENT BASE	E	REFINISH PER SPECIFICATION
6	SANITARY WALL PANEL	F	
7	TACKABLE WALL PANEL	G	
8	ACOUSTICAL CEILING		
9	PLASTIC LAMINATE		
10	NOT USED		
11	6" CERAMIC TILE	R1	SEE FLOOR PLAN FOR LOCATION OF RESILIENT FLOORING / CARPETING
12	2" CERAMIC TILE	R2	SEE INTERIOR ELEVATION 15/AL7-3 FOR LOCATION OF SANITARY WALL PANEL
13	5/8" MR TYPE X GB	R3	
14	EXISTING WOOD FLOORING	R4	
15			
16			
17			

NOTE: ALL FINISHES SHALL COMPLY WITH 2001 CBC, CMC, CFC AND 1990 TITLE 19.



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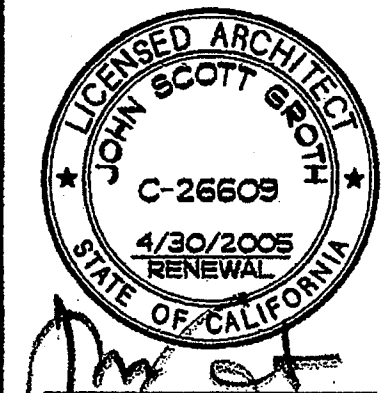
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SHEET TITLE
ROOM FINISH SCHEDULE

AL8-1



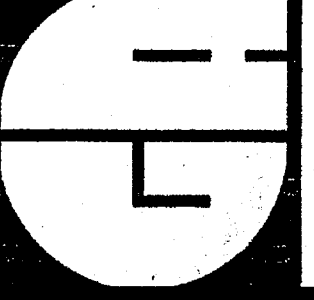
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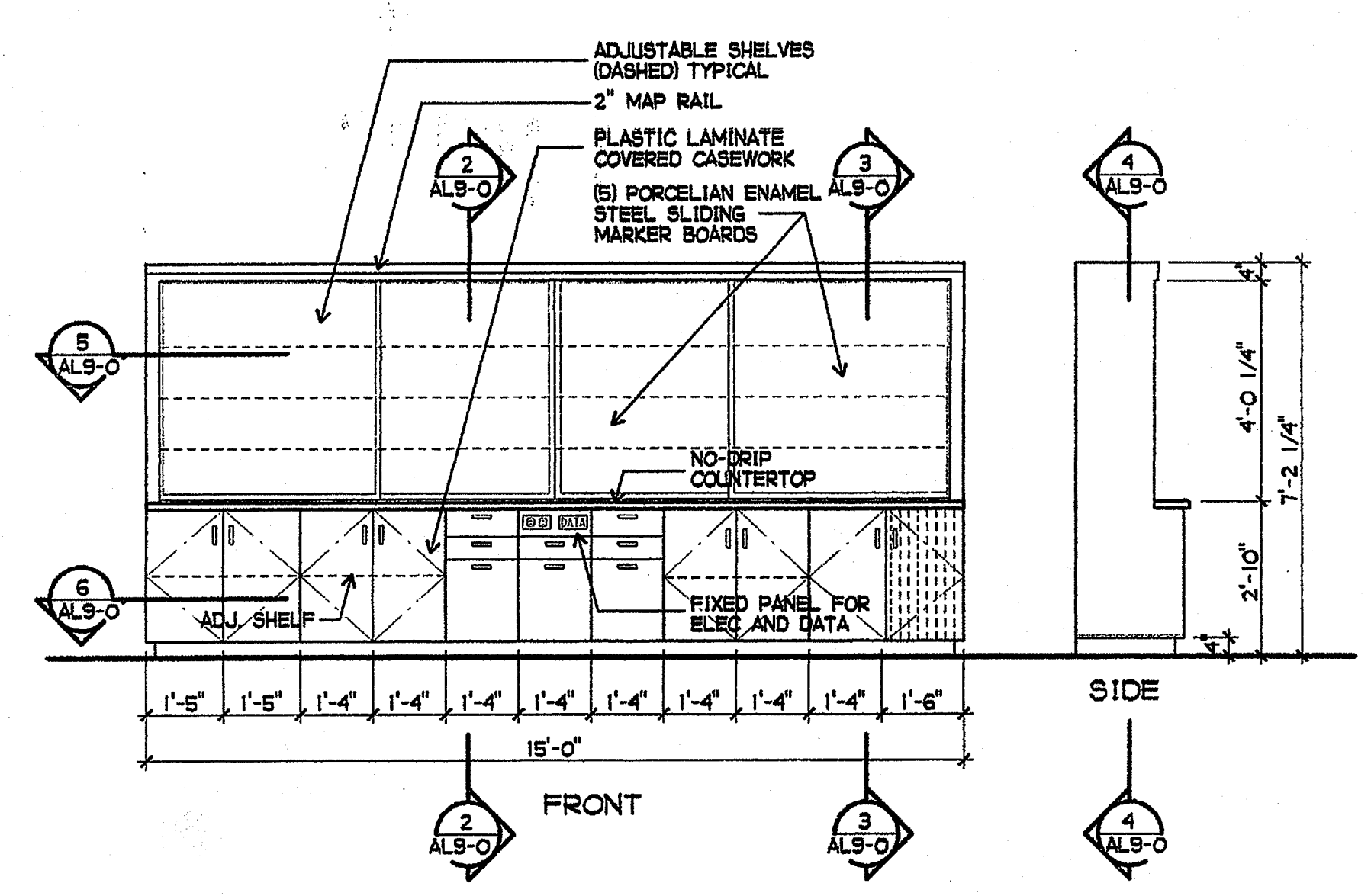
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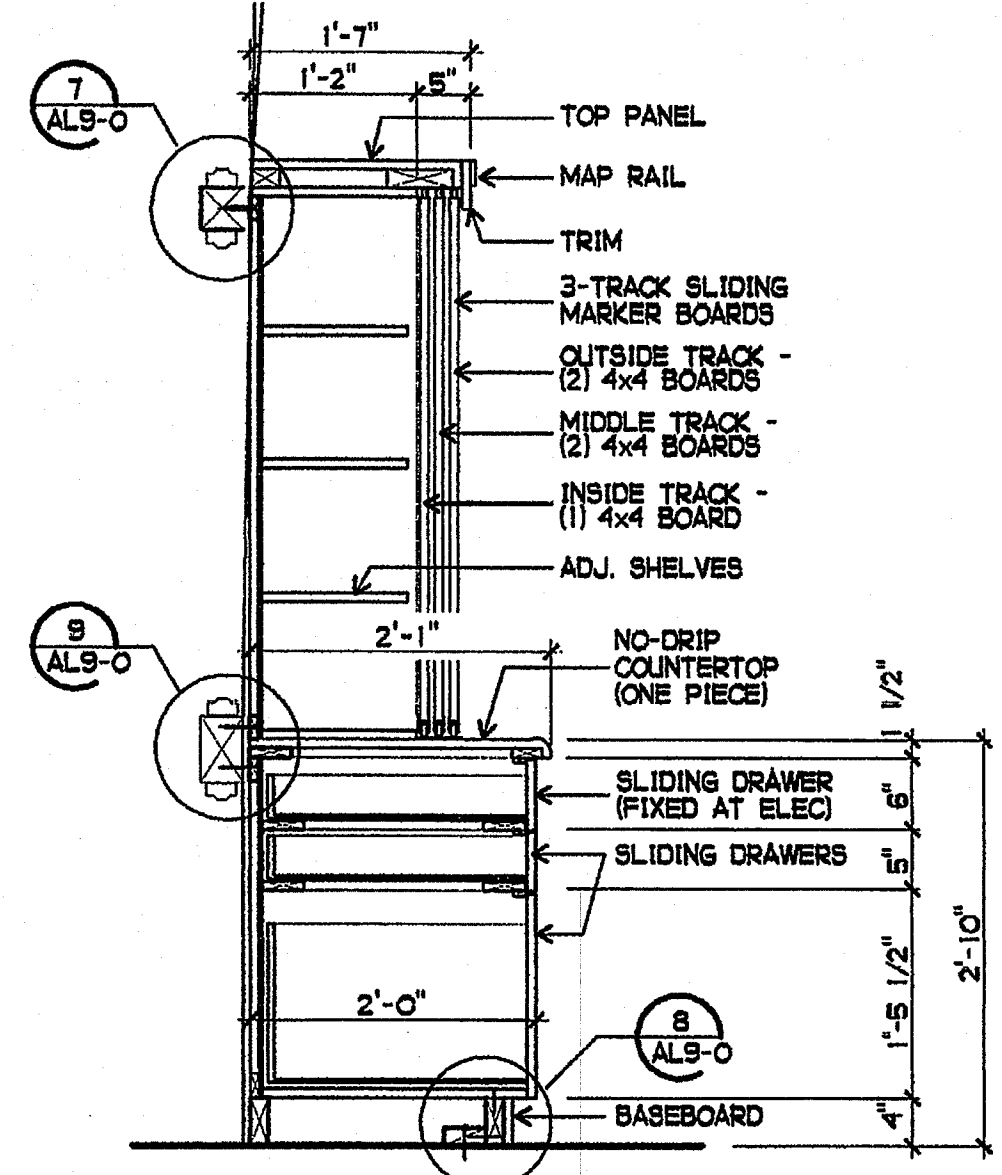


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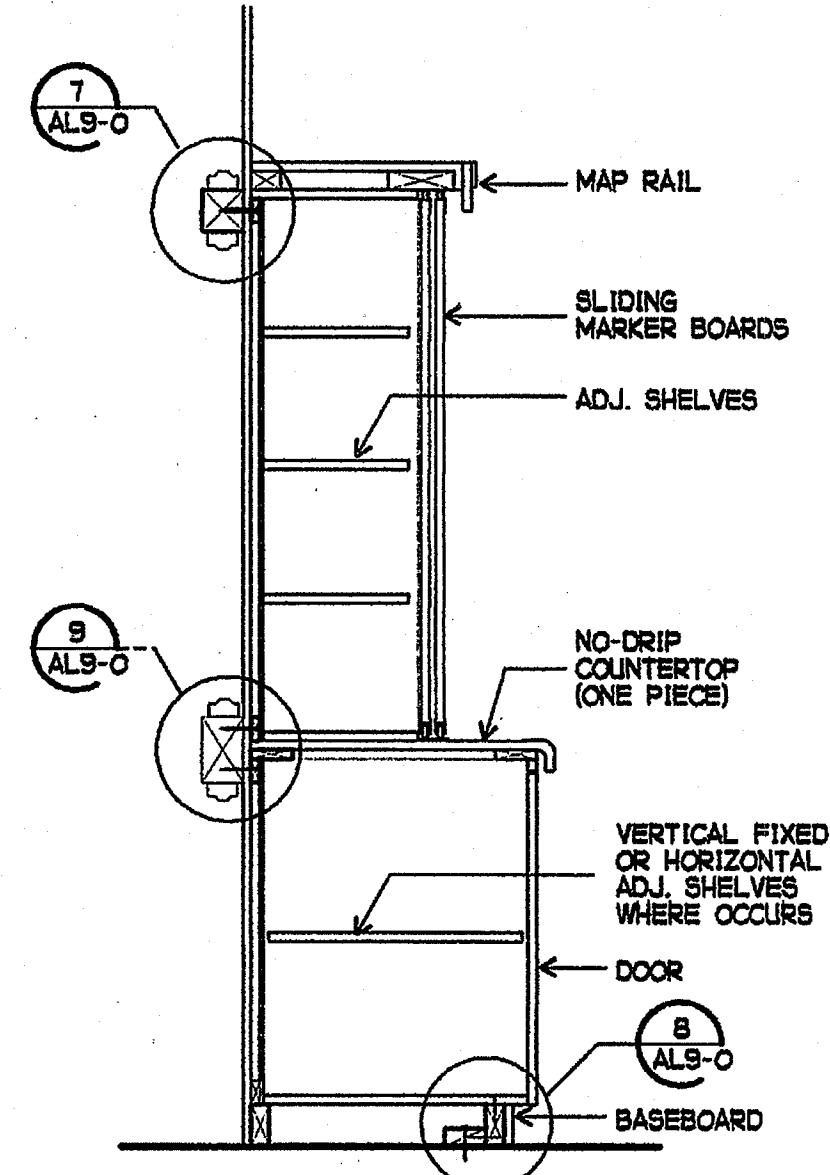
SHEET TITLE
CASWORK
DETAILS
AL9-0



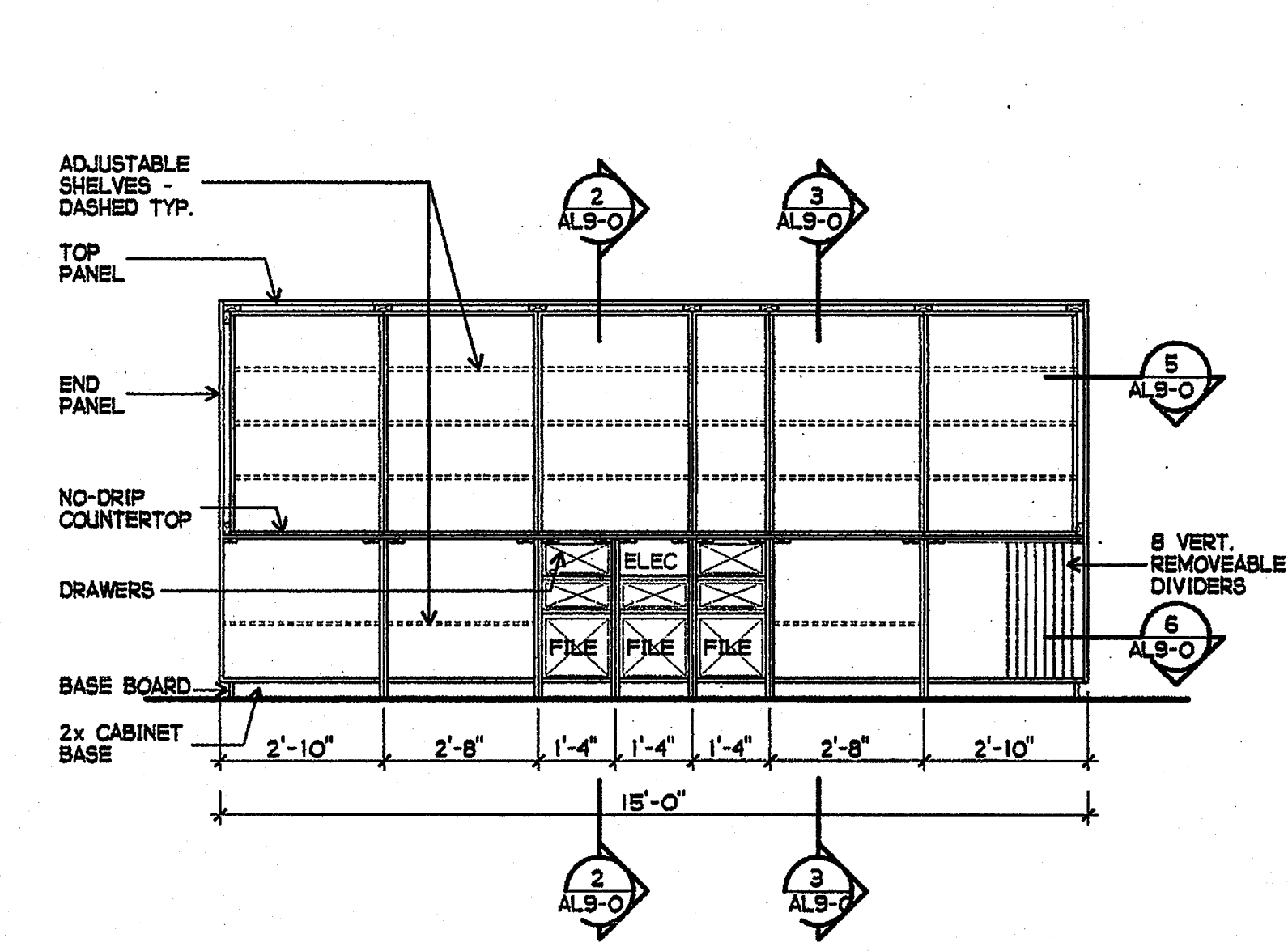
1 MODULAR TEACHING UNIT ELEVATION
3/8" = 1'-0"



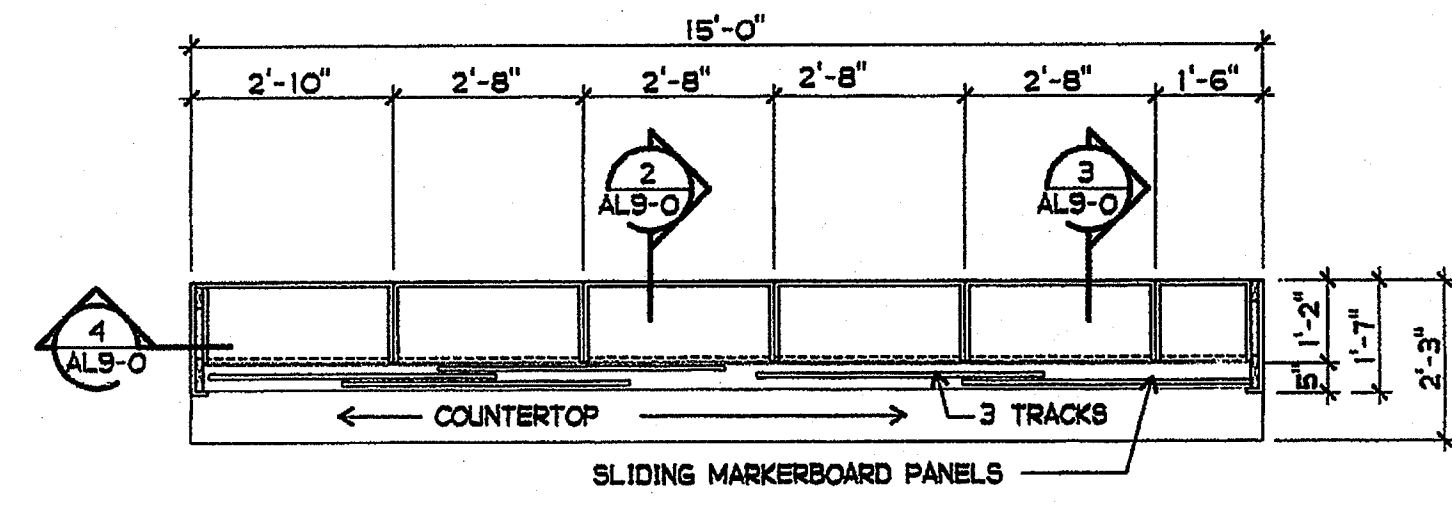
2 TEACHING UNIT SECTION
3/4" = 1'-0"



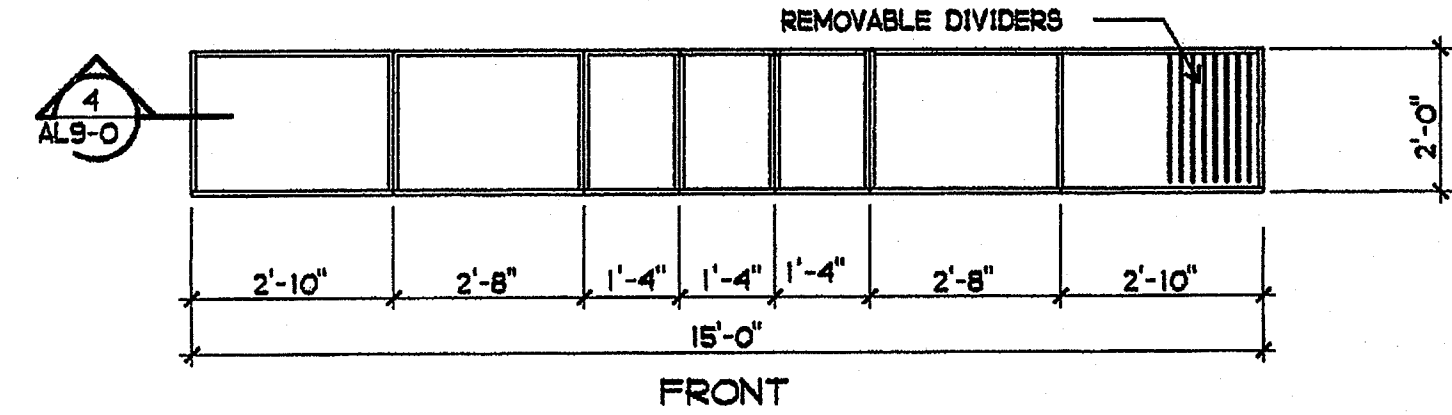
3 TEACHING UNIT SECTION
3/4" = 1'-0"



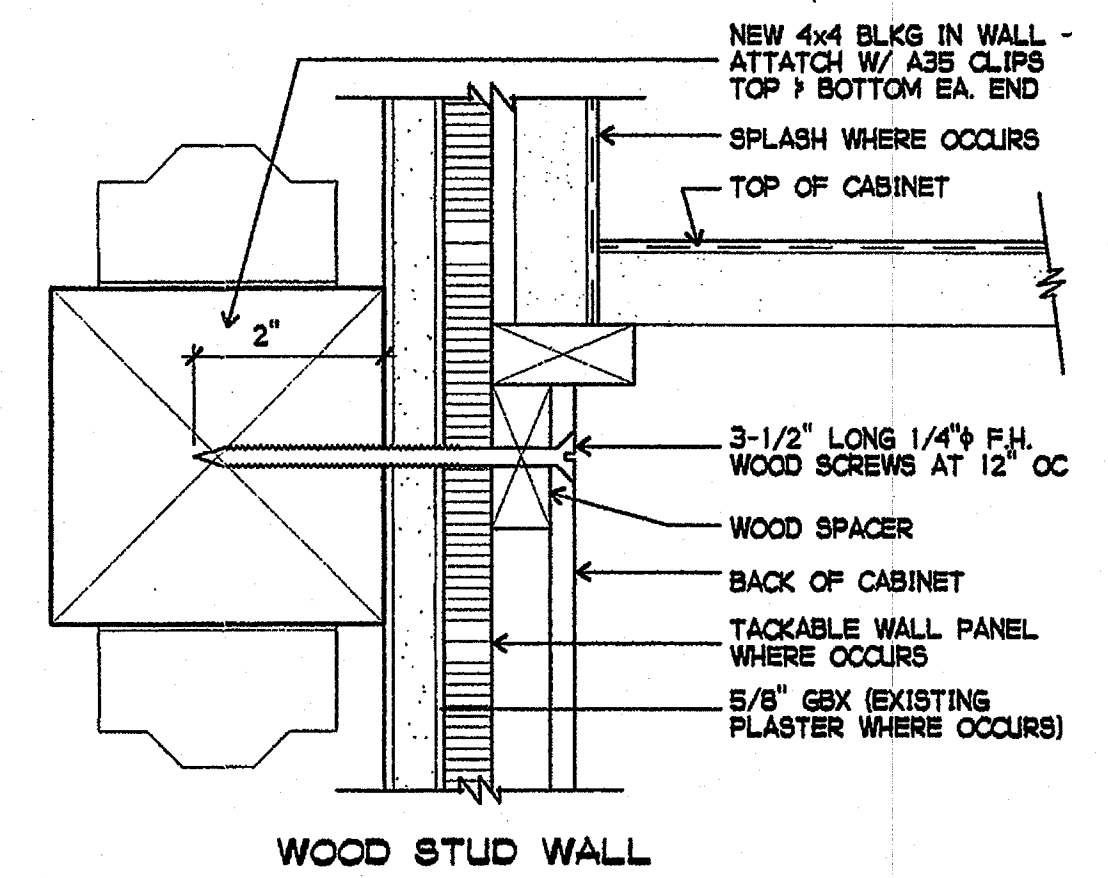
4 TEACHING UNIT SECTION
3/8" = 1'-0"



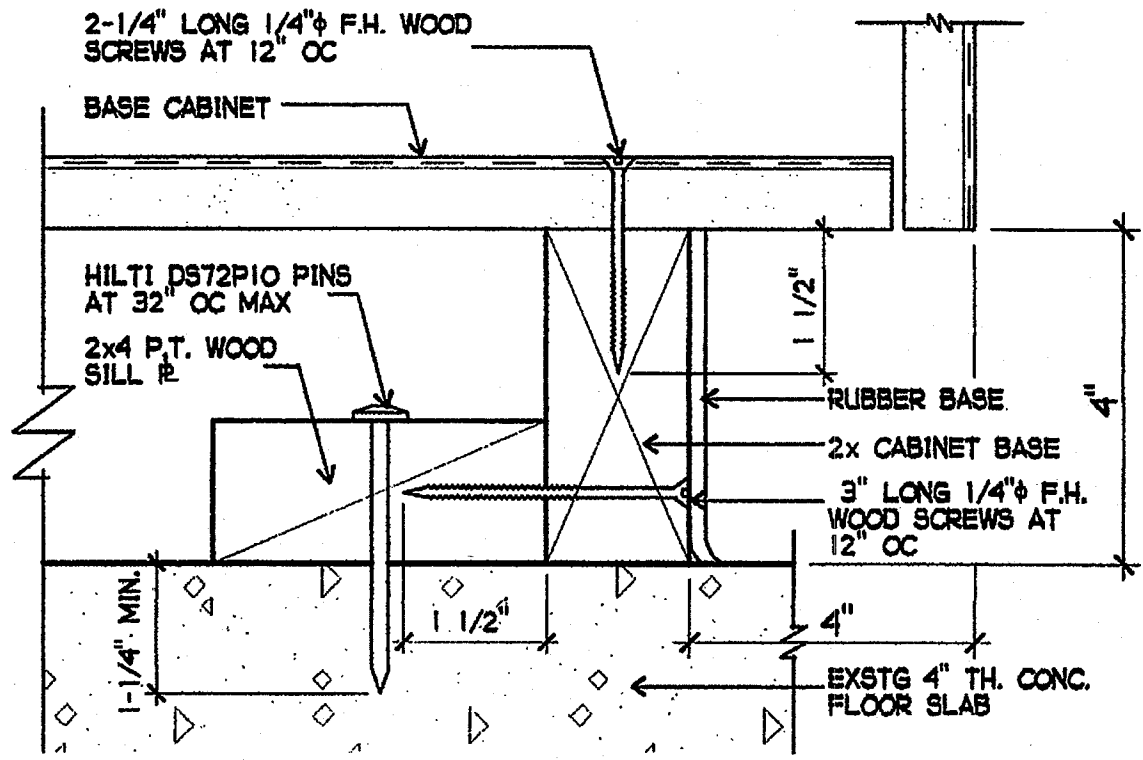
5 TEACHING UNIT SECTION
3/8" = 1'-0"



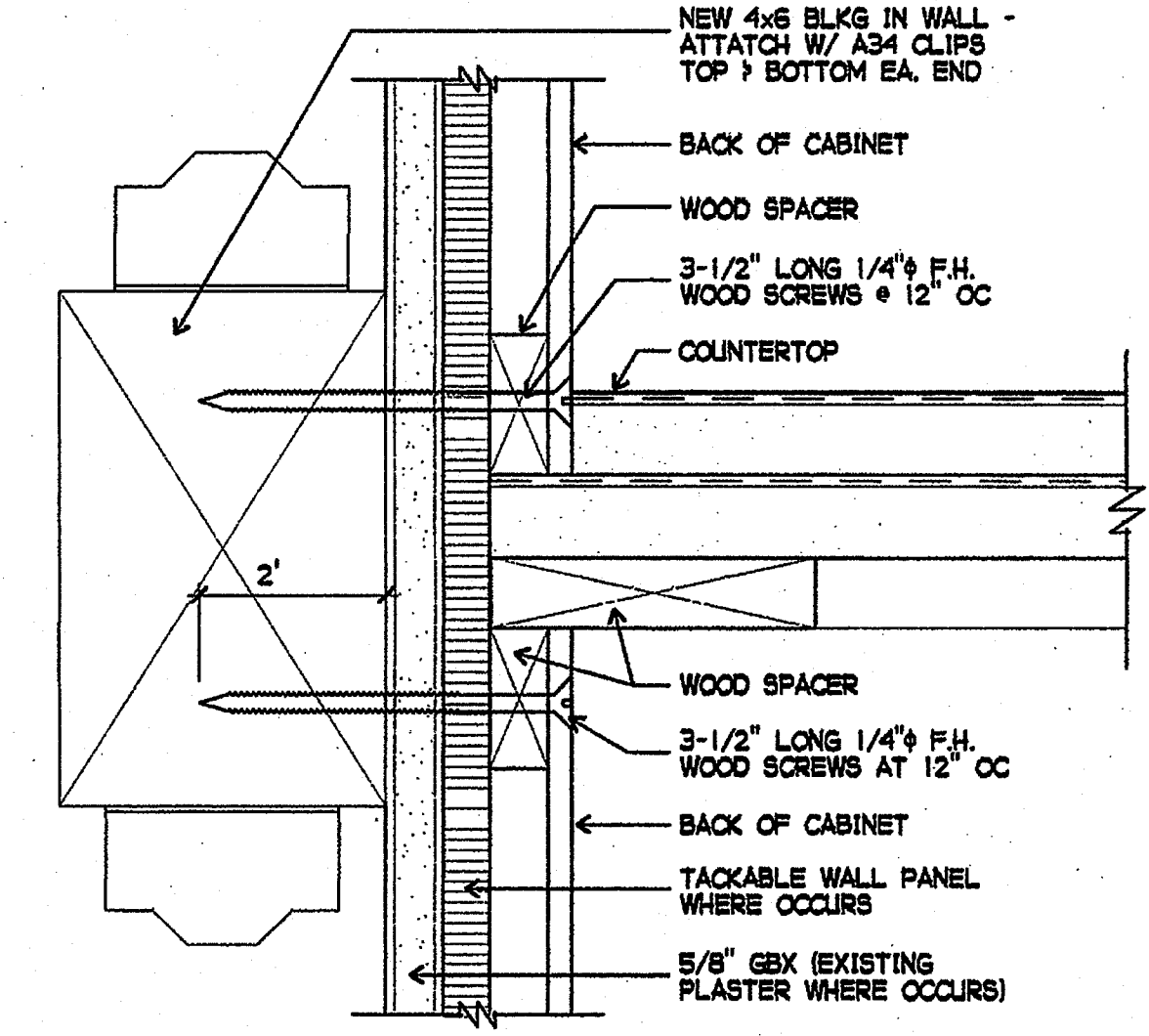
6 TEACHING UNIT SECTION
3/8" = 1'-0"



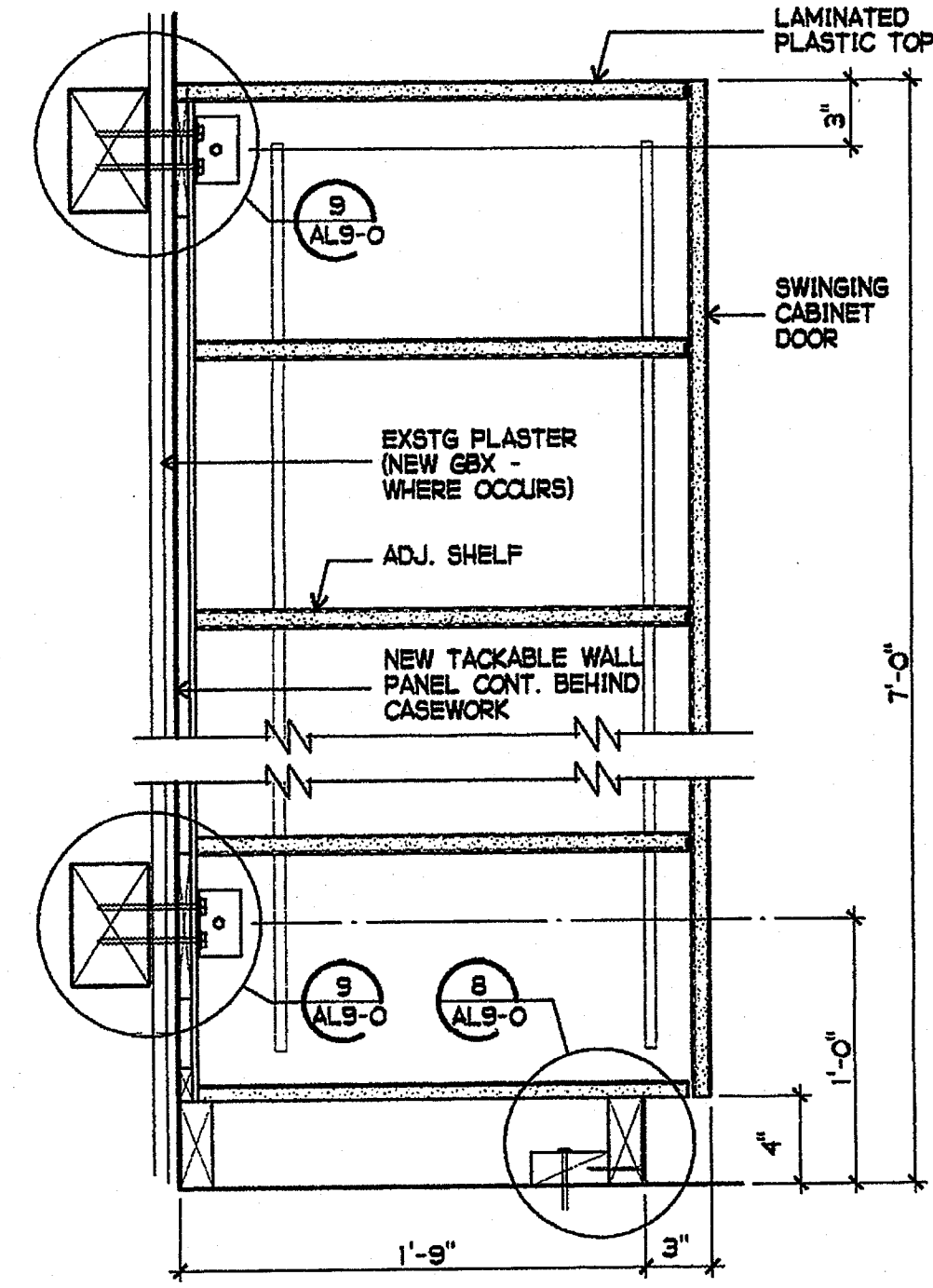
7 CABINET WALL ANCHOR DETAIL
NO SCALE



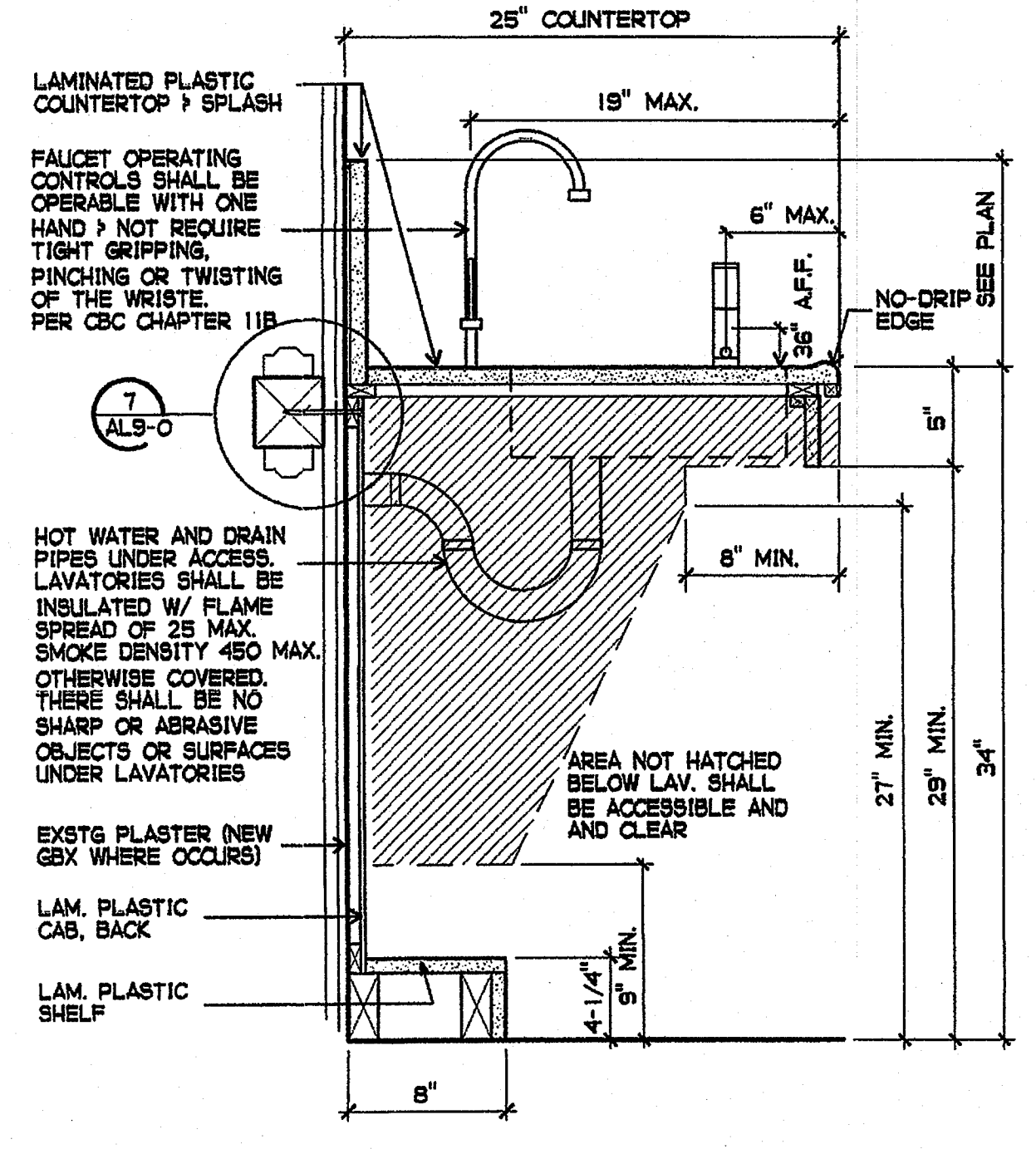
8 BASE CABINET FLOOR ANCHOR DETAIL
6" = 1'-0"



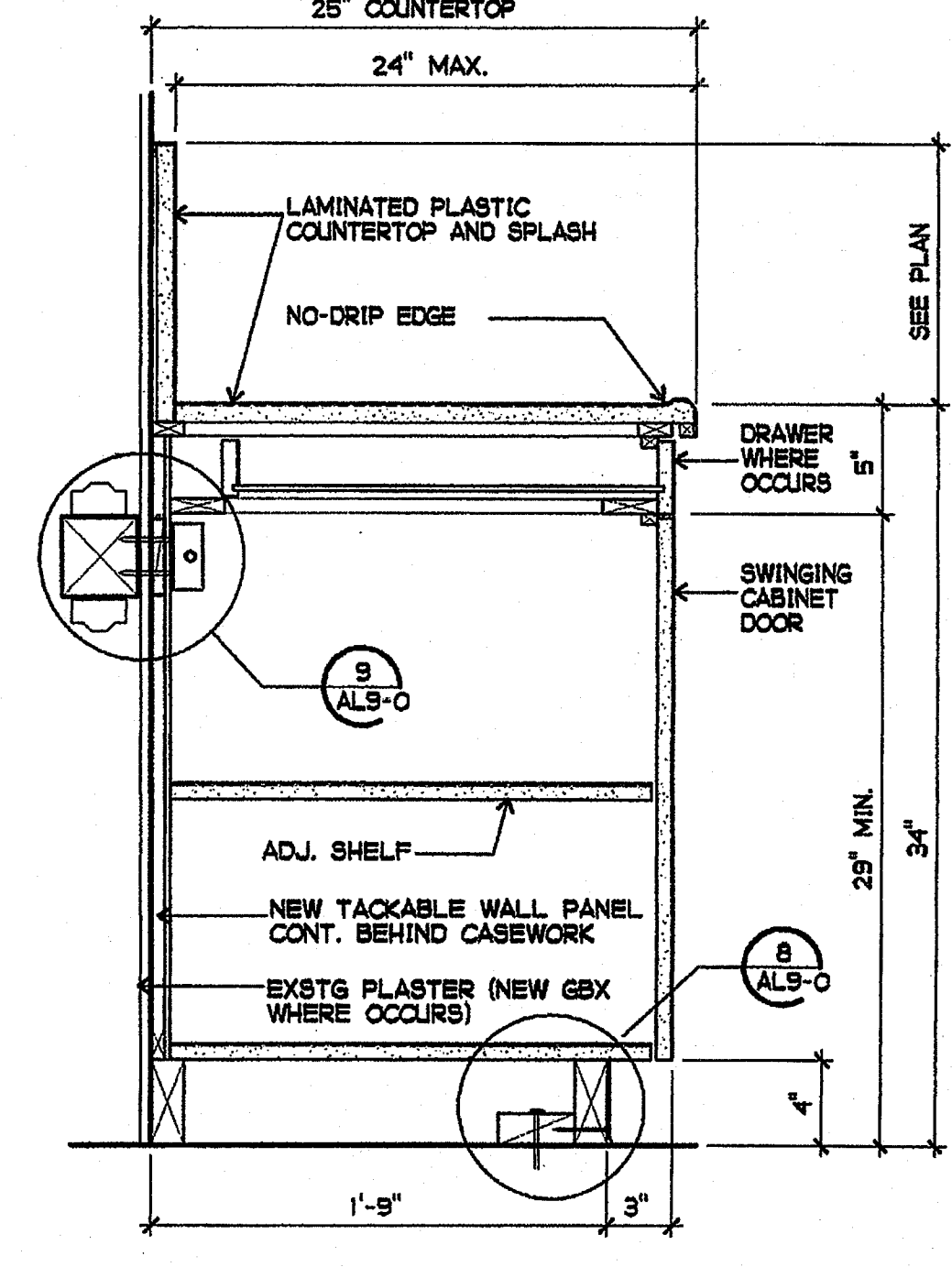
9 CABINET WALL ANCHOR DETAIL
3" = 1'-0"



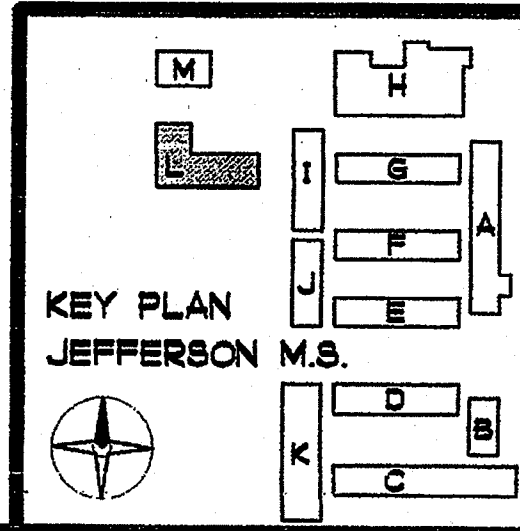
10 STORAGE CABINET
1-1/2" = 1'-0"



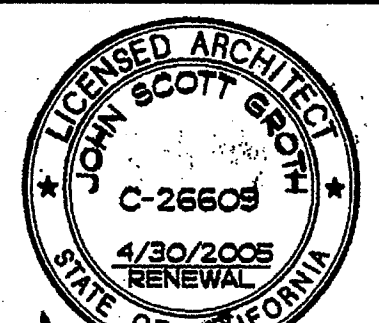
11 ADULT ACCESSIBLE SINK BASE
1-1/2" = 1'-0"



12 ADULT HEIGHT BASE CABINET
1-1/2" = 1'-0"



AL9-0



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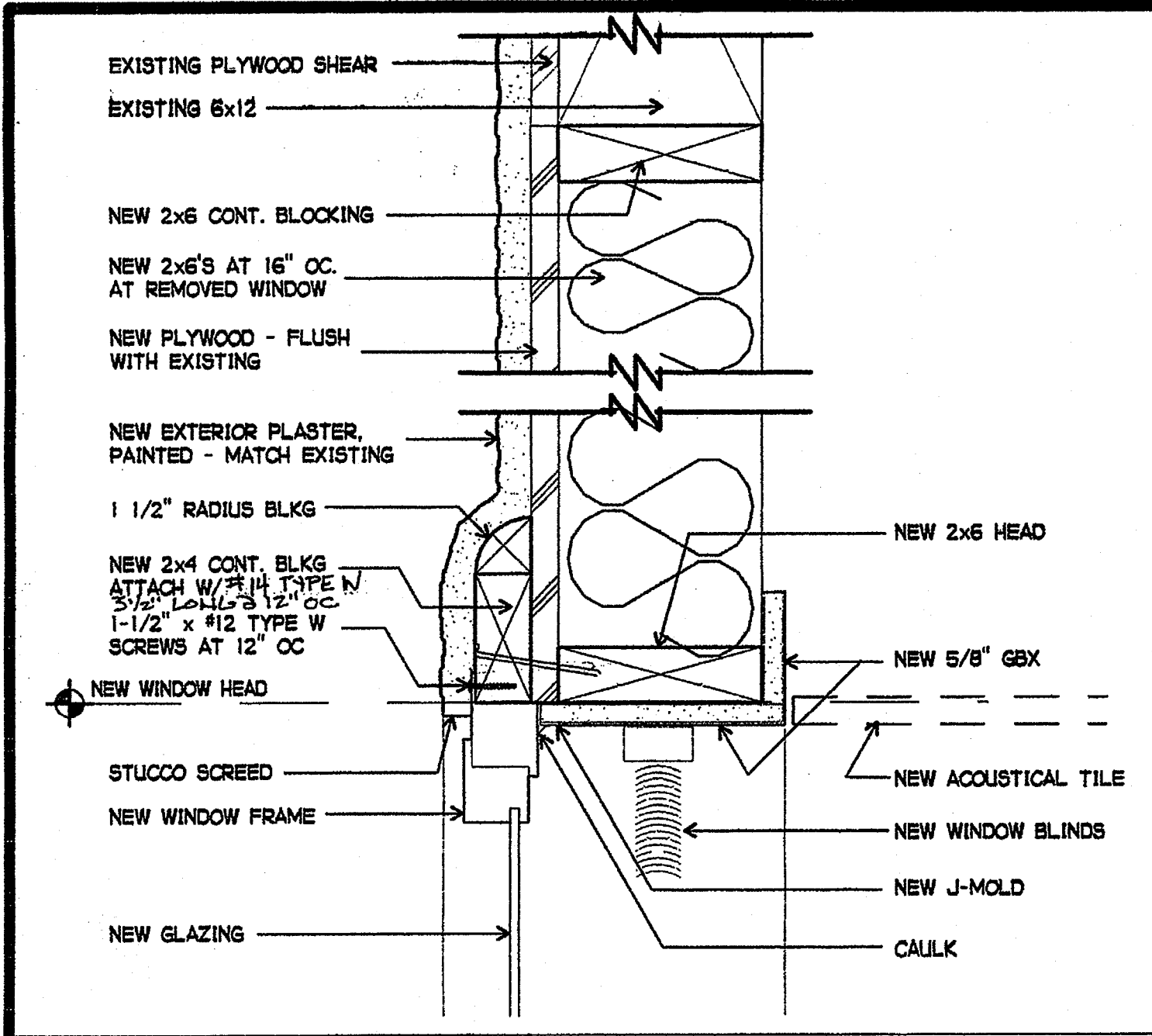
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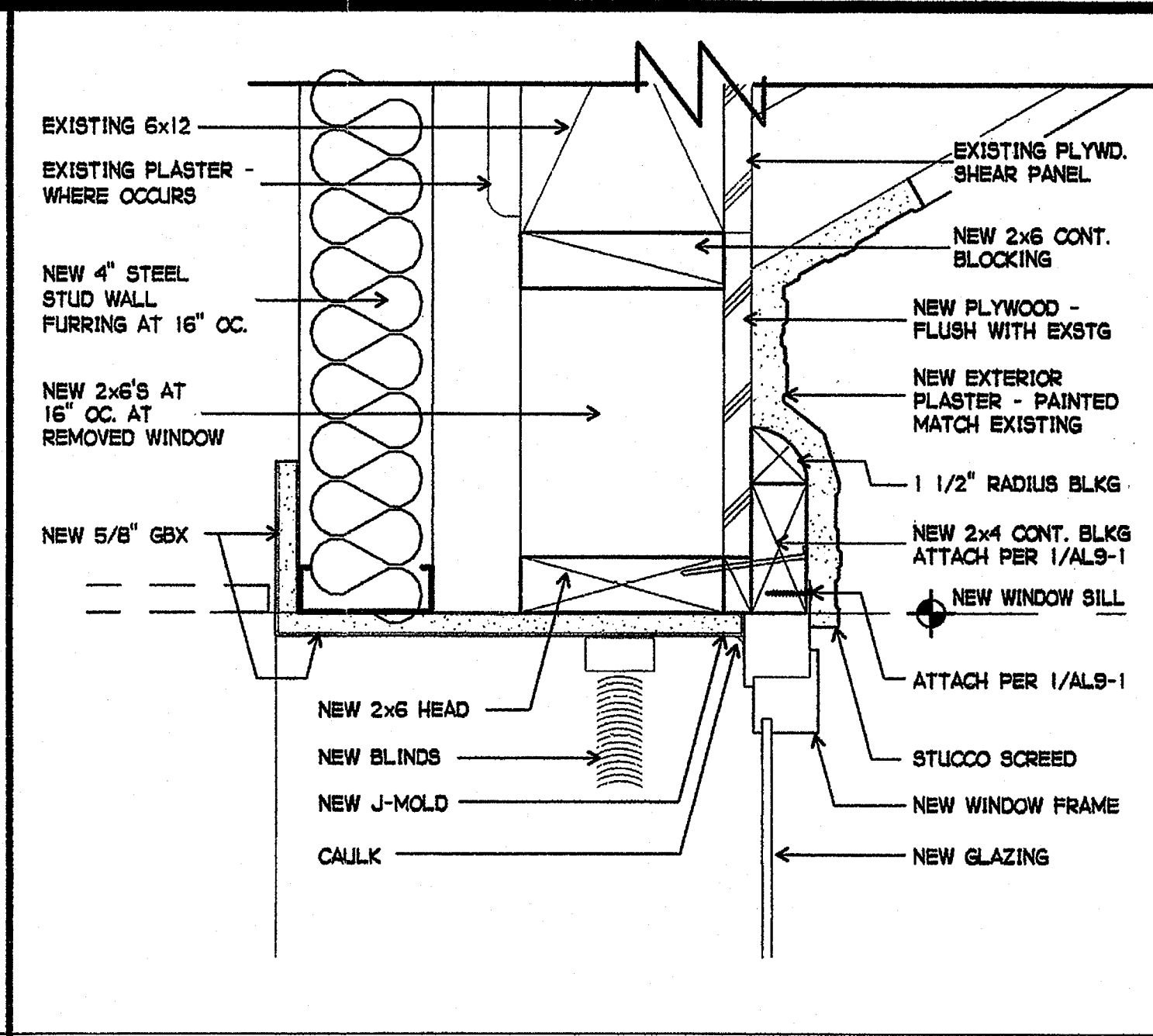
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WINDOW & DOOR DETAILS

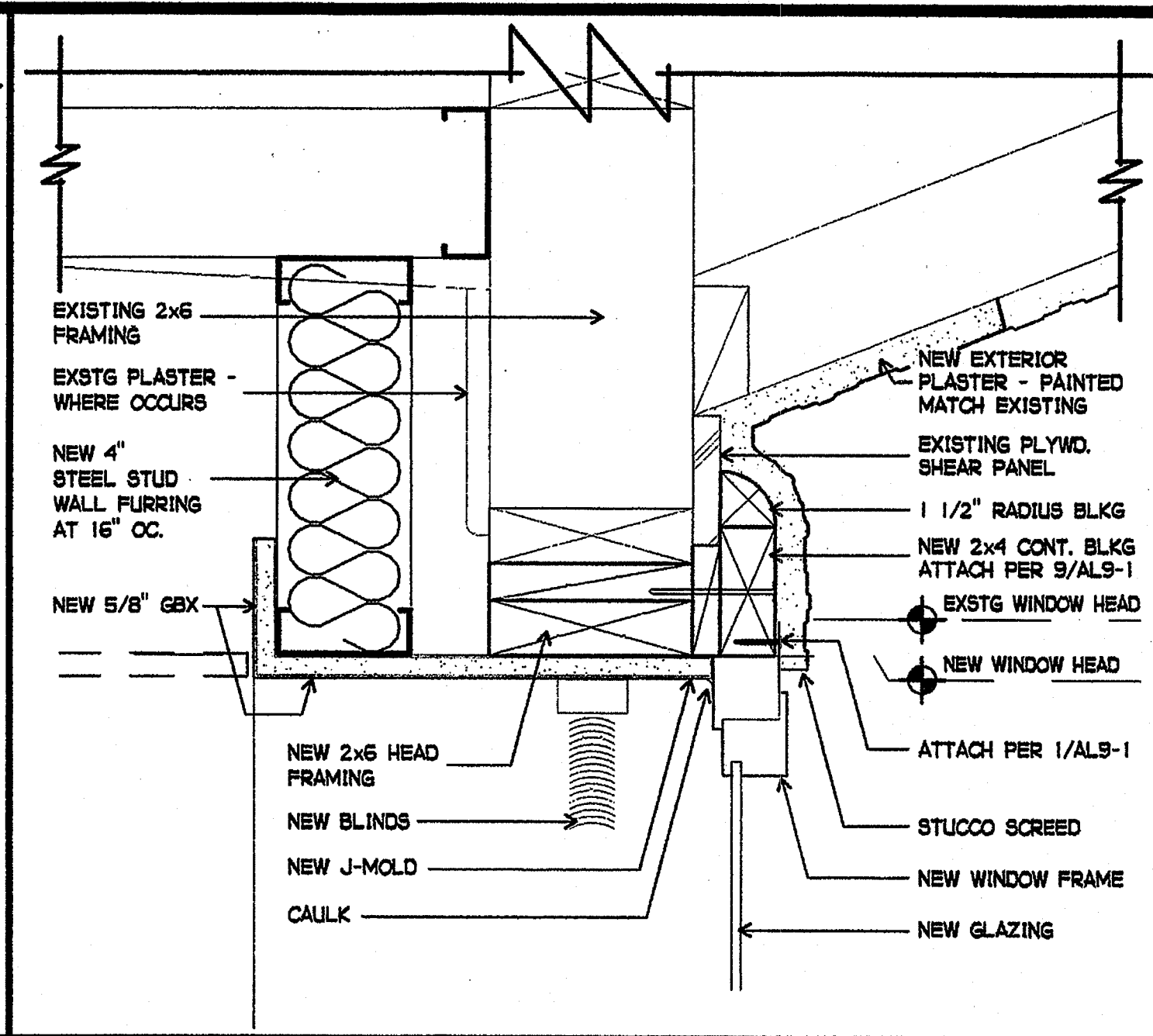
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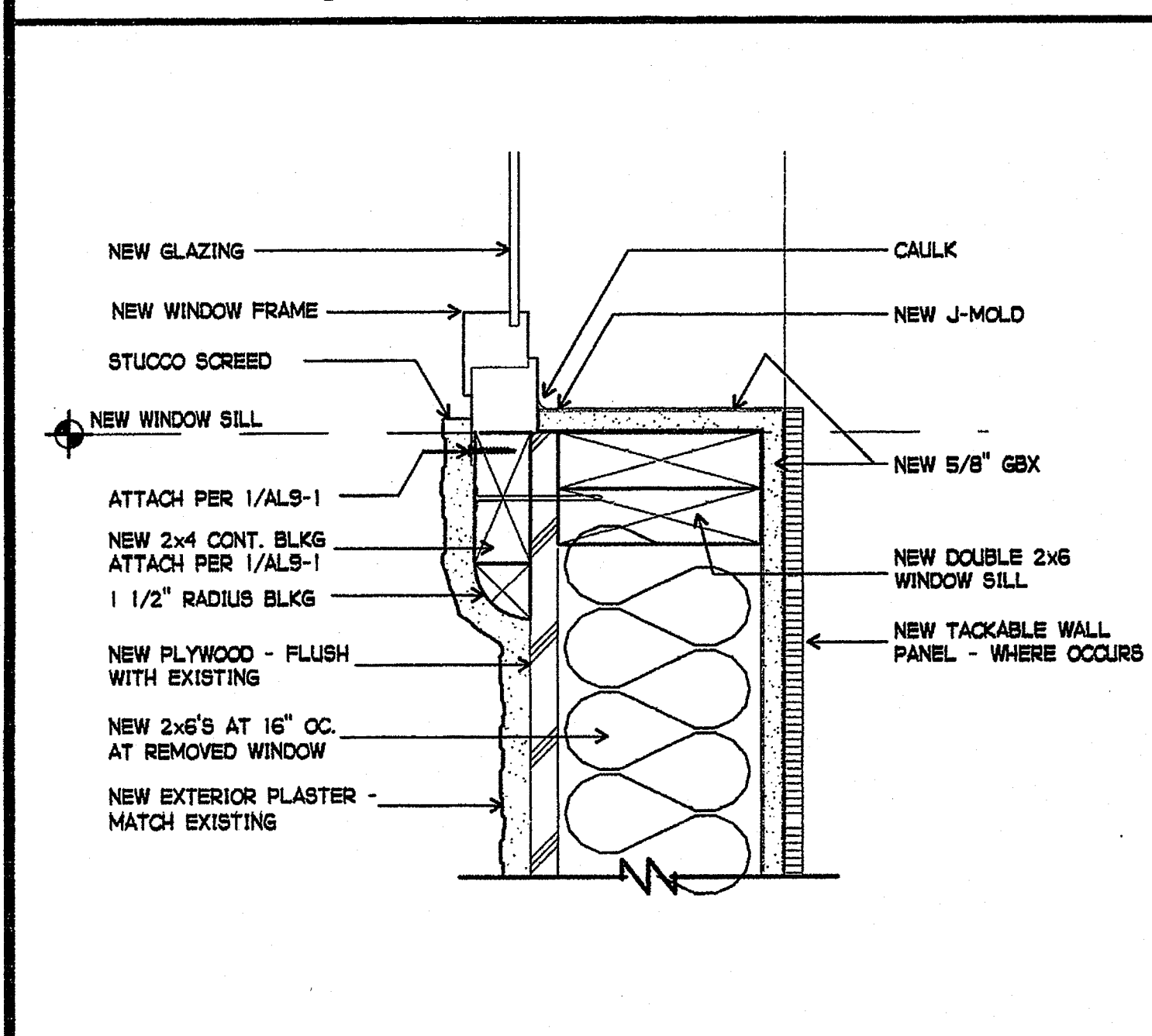
1 WINDOW HEAD
3" = 1'-0"



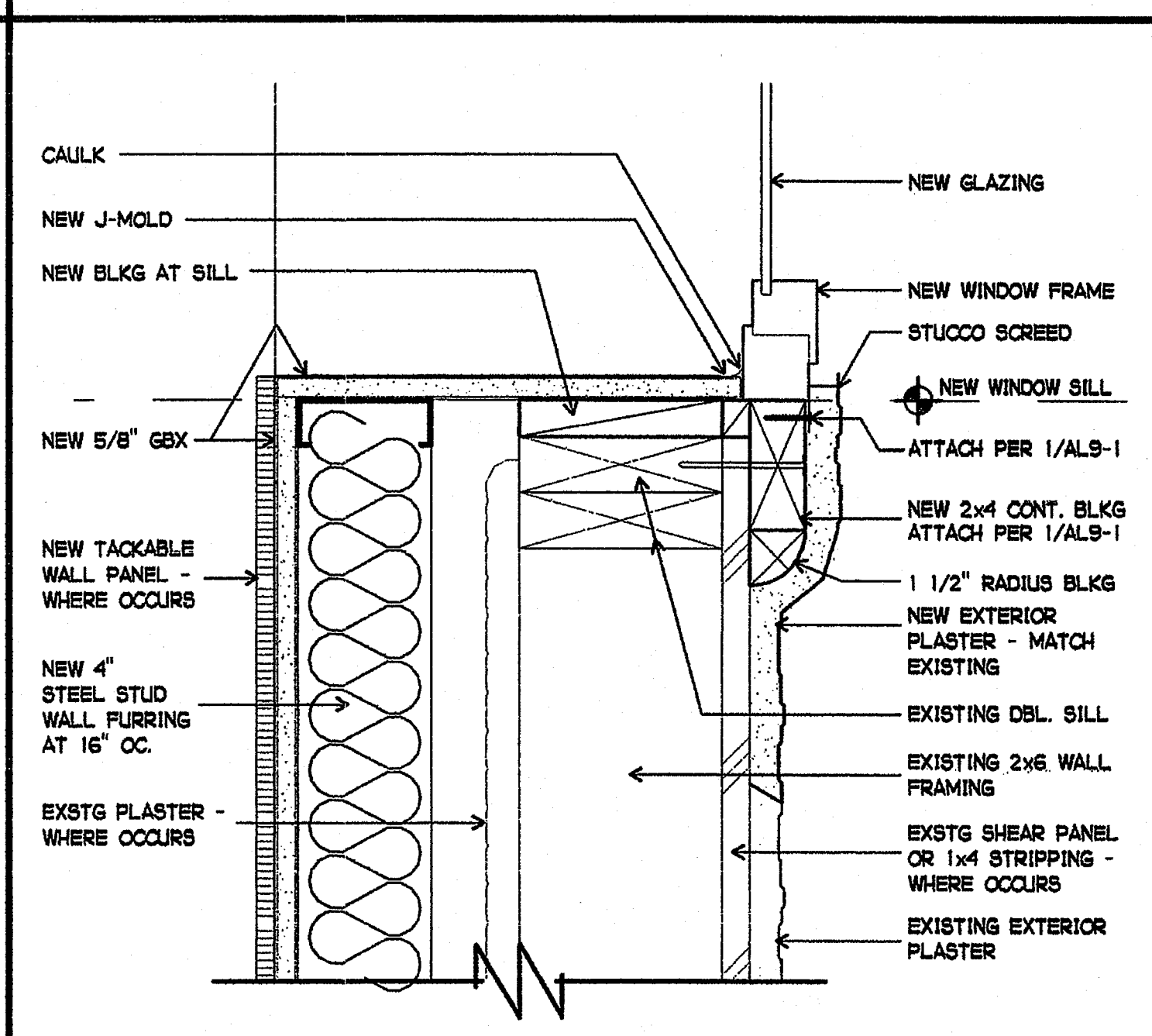
2 WINDOW HEAD
3" = 1'-0"



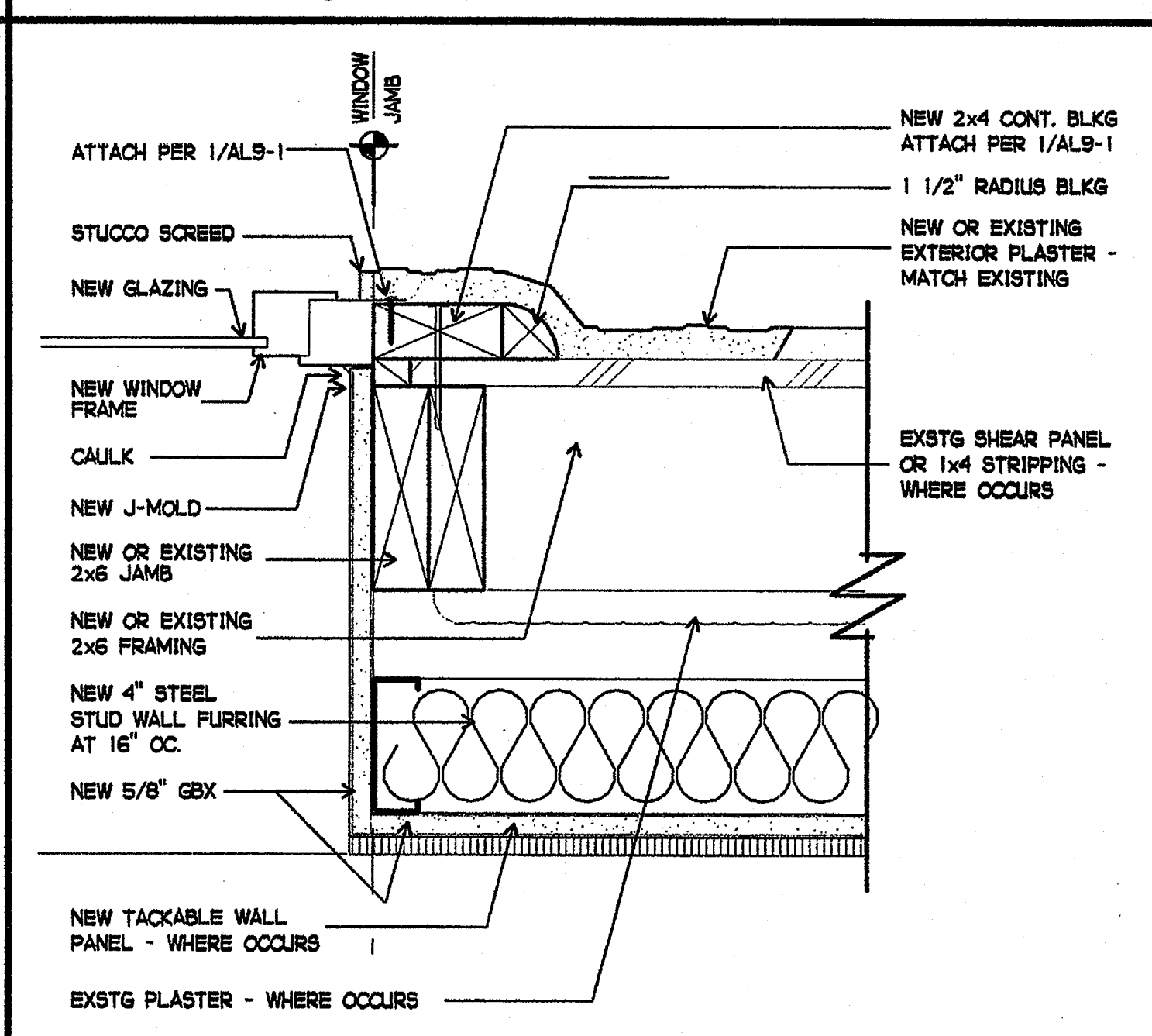
3 WINDOW HEAD
3" = 1'-0"



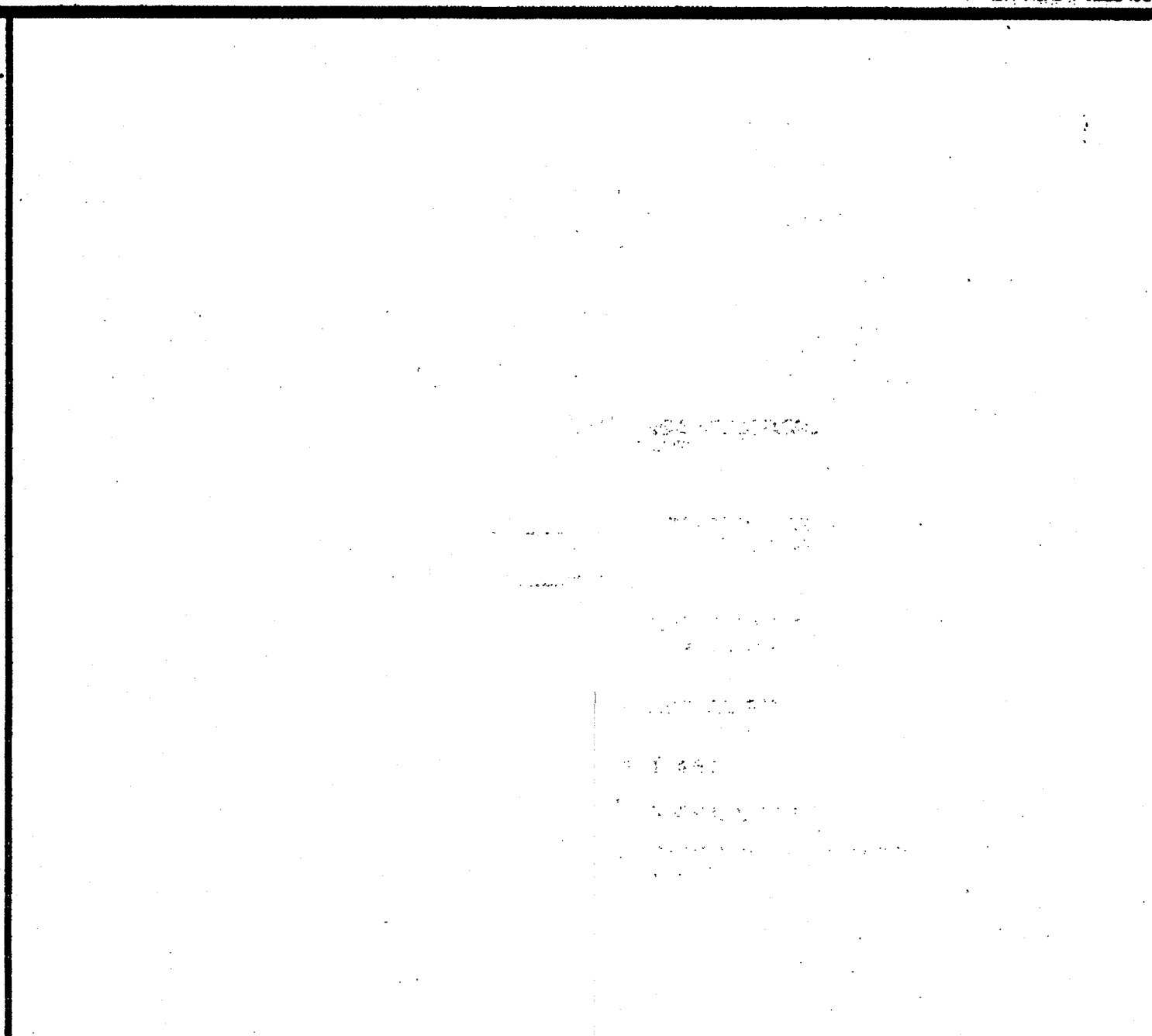
4 WINDOW SILL / JAMB SIM.
3" = 1'-0"



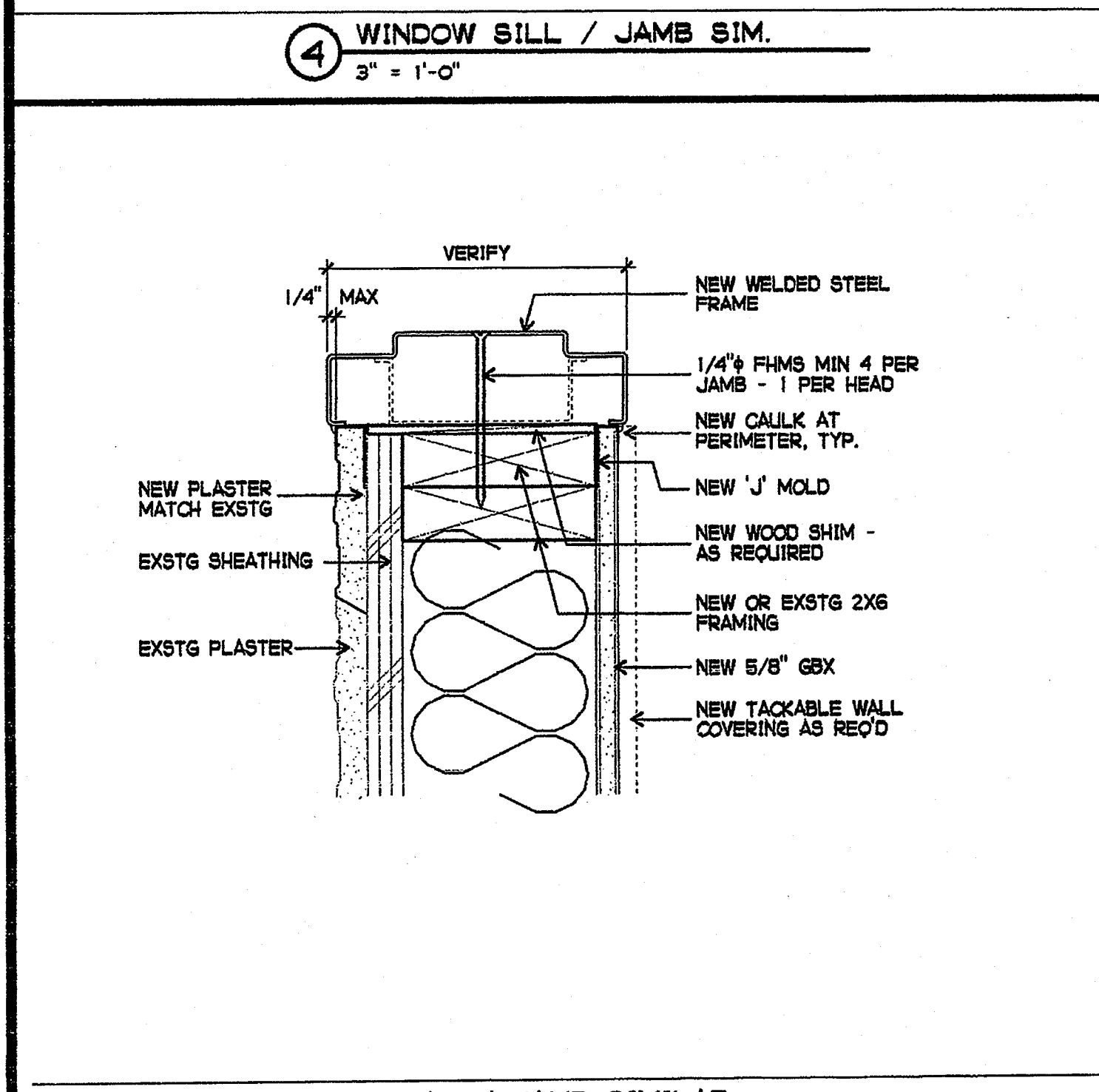
5 WINDOW HEAD
3" = 1'-0"



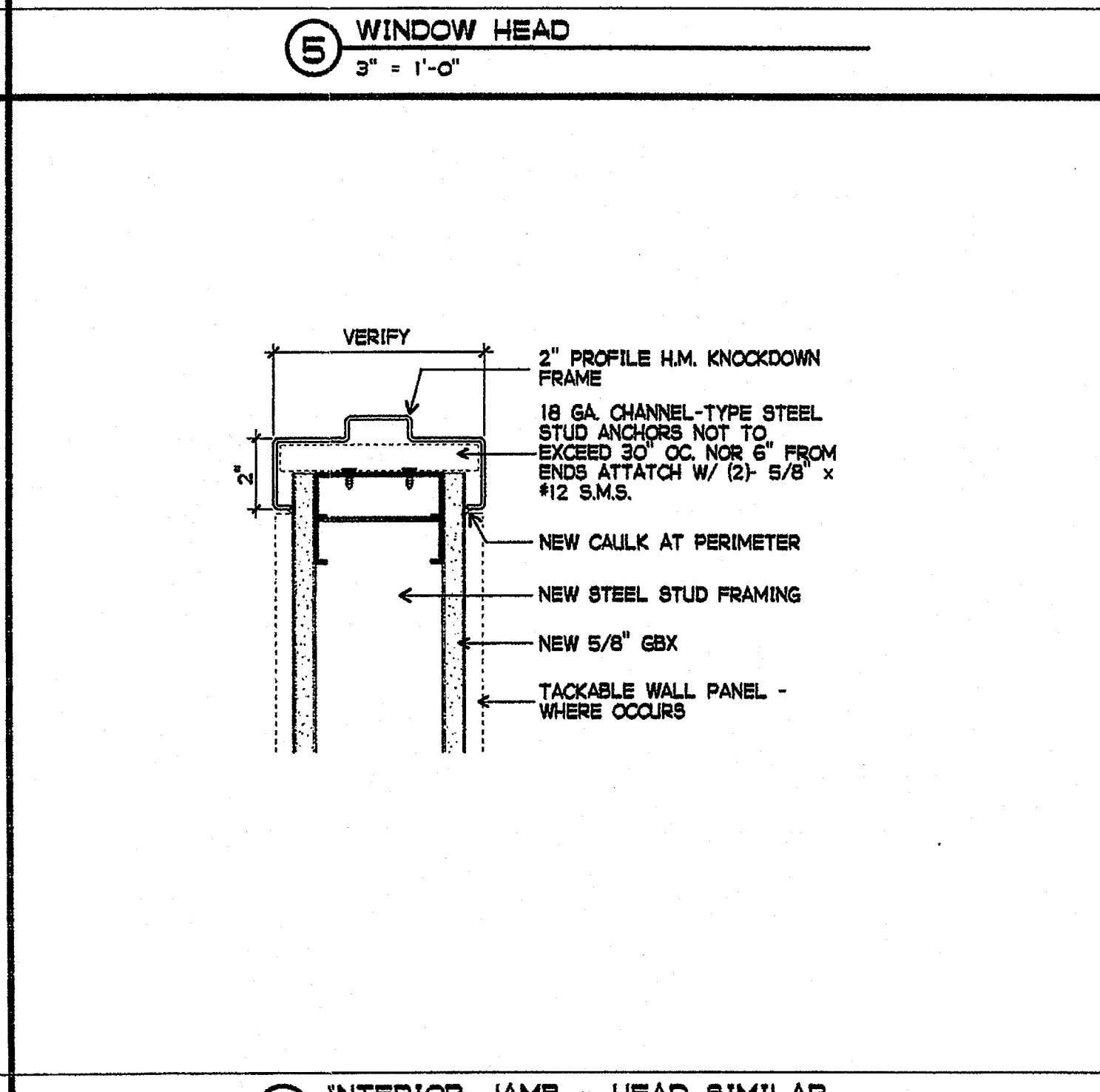
6 WINDOW JAMB
3" = 1'-0"



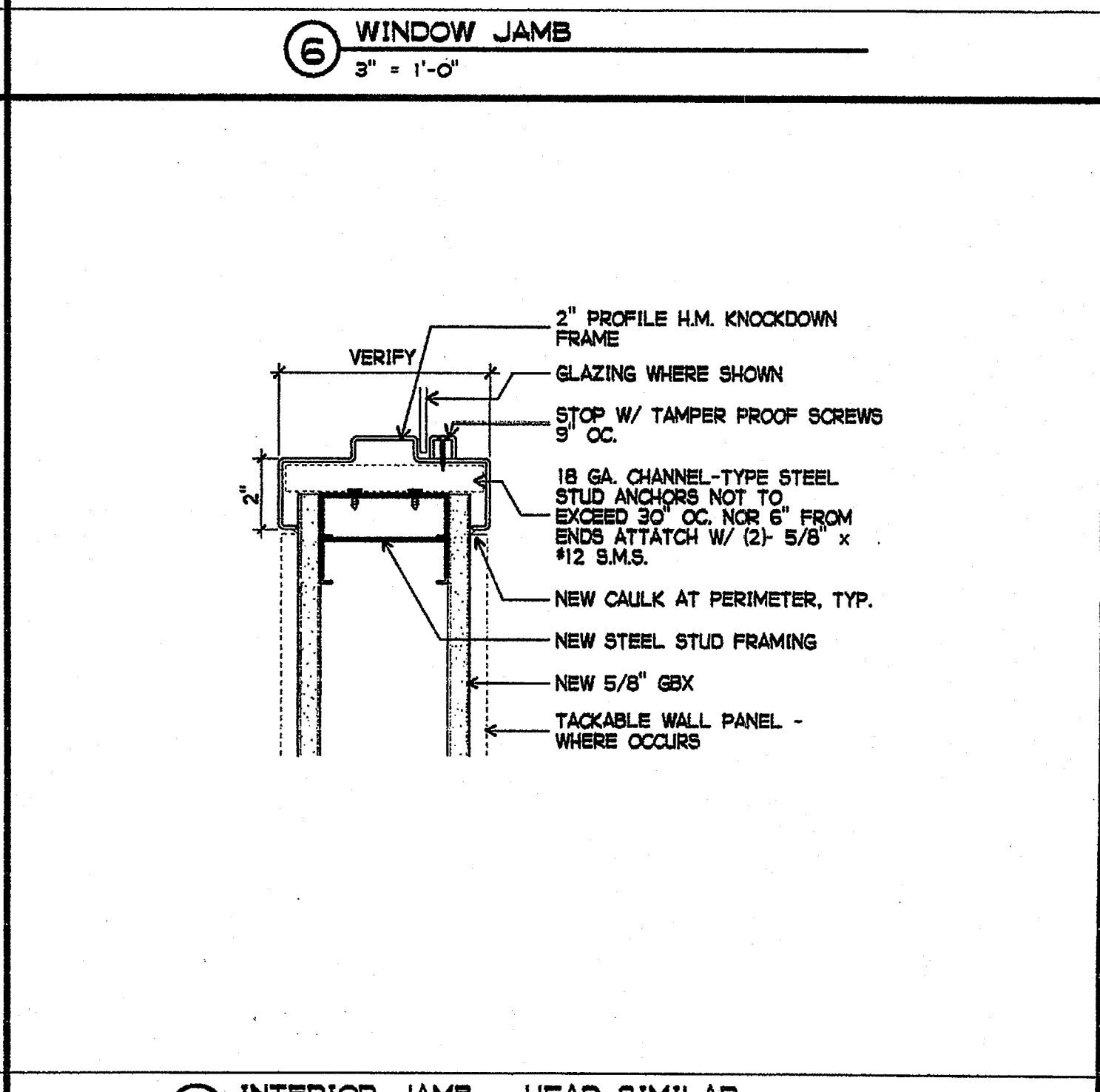
7 INTERIOR HEAD / JAMB SIMILAR
3" = 1'-0"



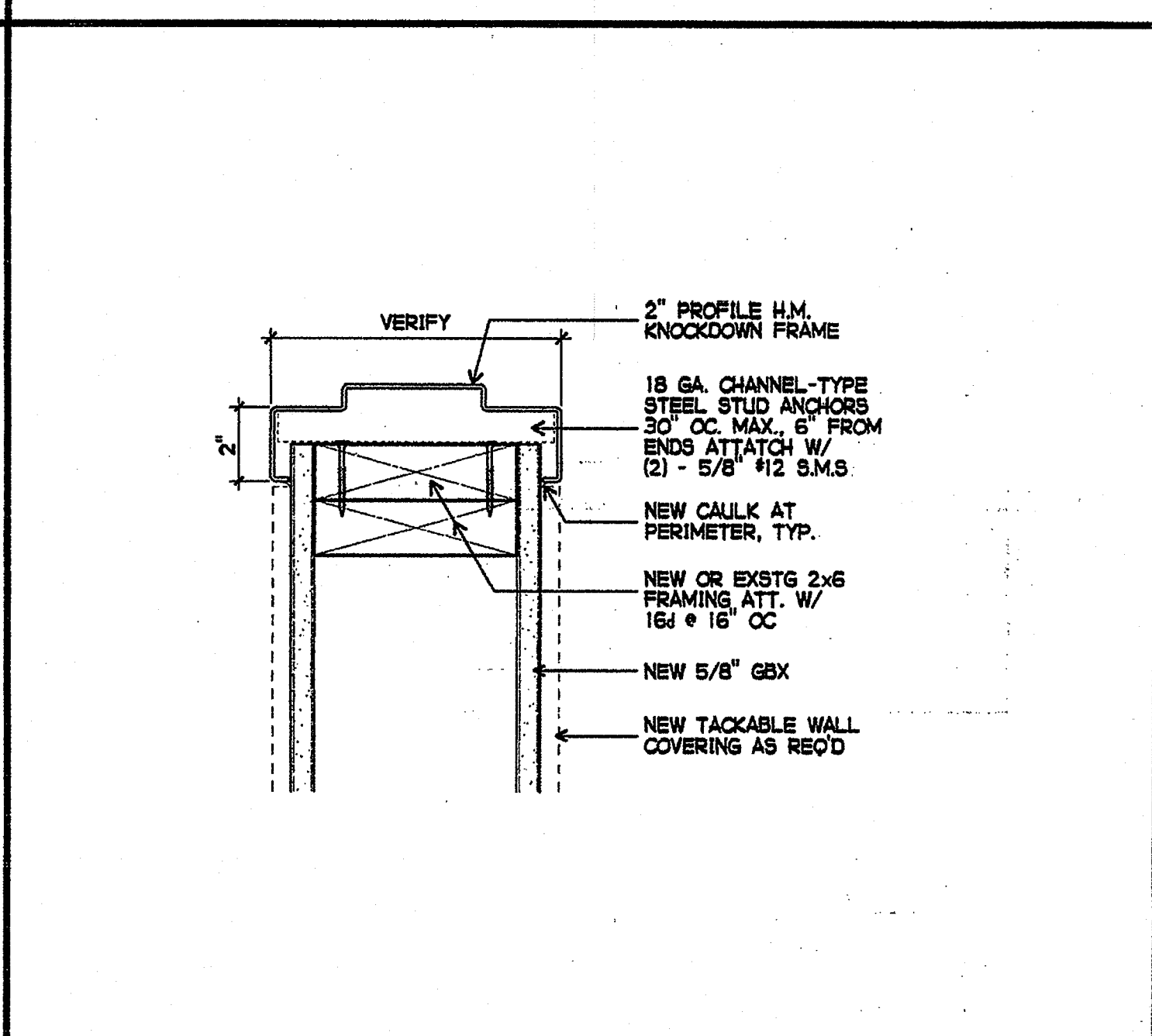
8 EXTERIOR HEAD / JAMB SIMILAR
3" = 1'-0"



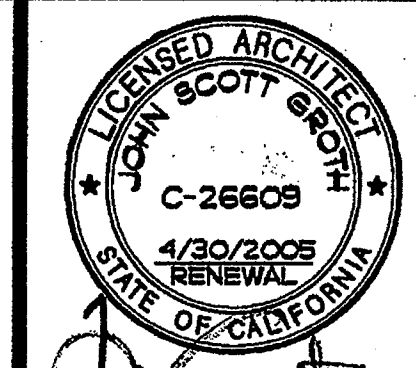
9 INTERIOR JAMB - HEAD SIMILAR
3" = 1'-0"



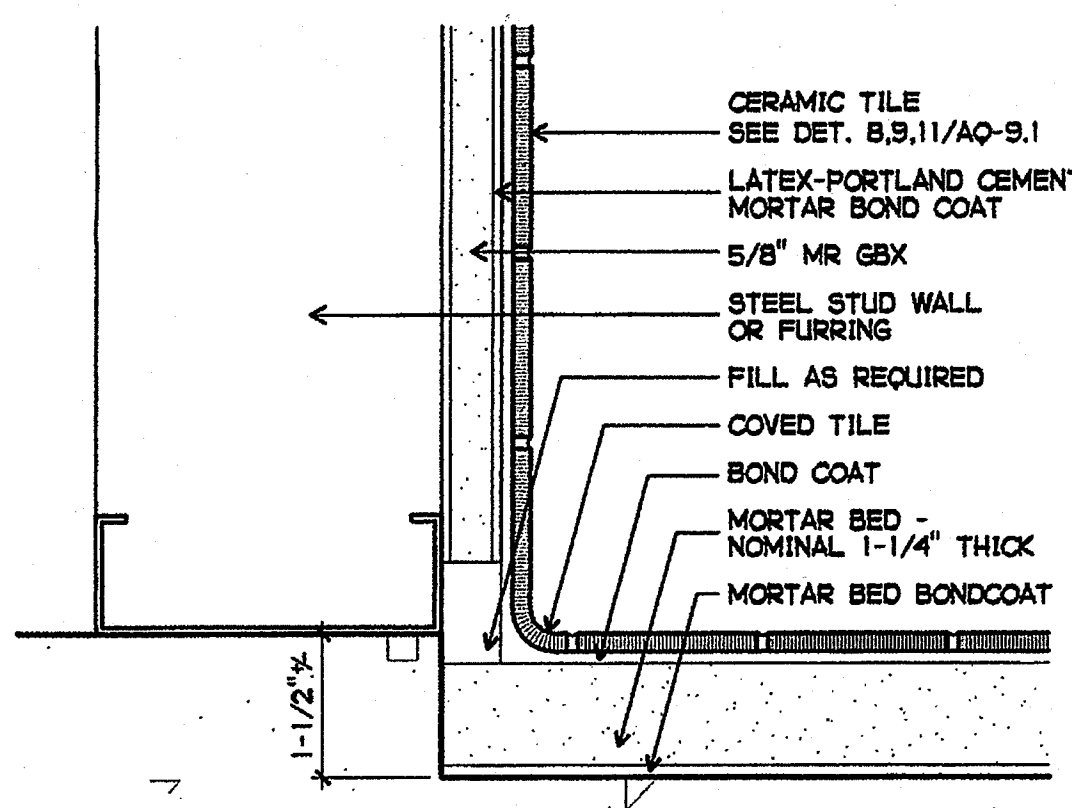
10 INTERIOR JAMB - HEAD SIMILAR
3" = 1'-0"



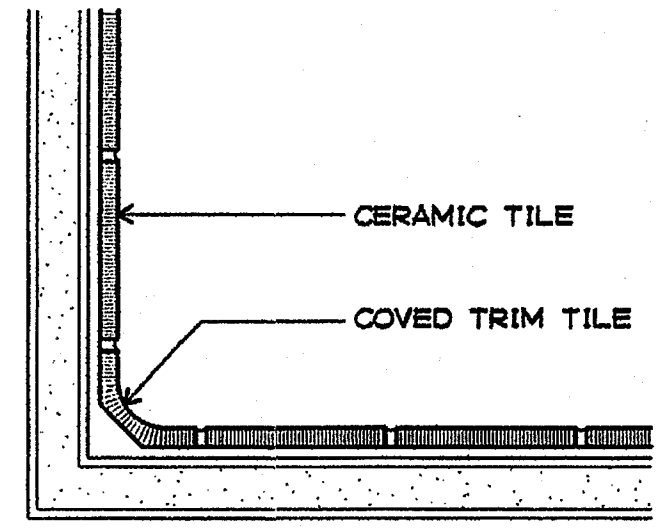
11 THRESHOLD DETAIL
6" = 1'-0"



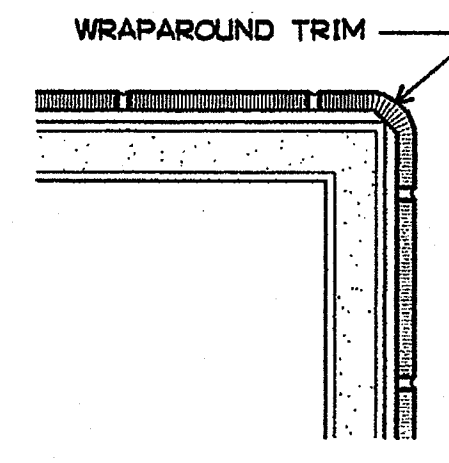
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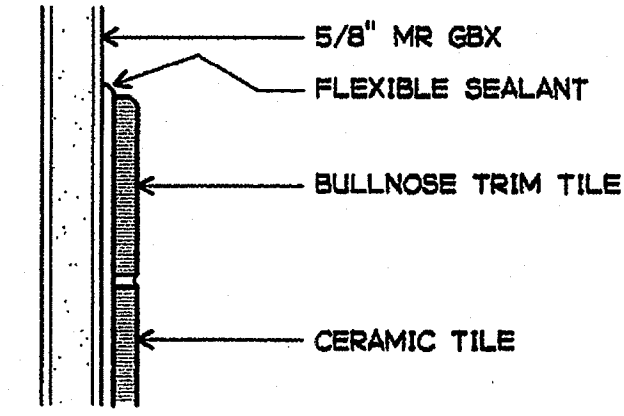
1 TILE BASE DETAIL - DEPRESSED CONC.
6" = 1'-0"



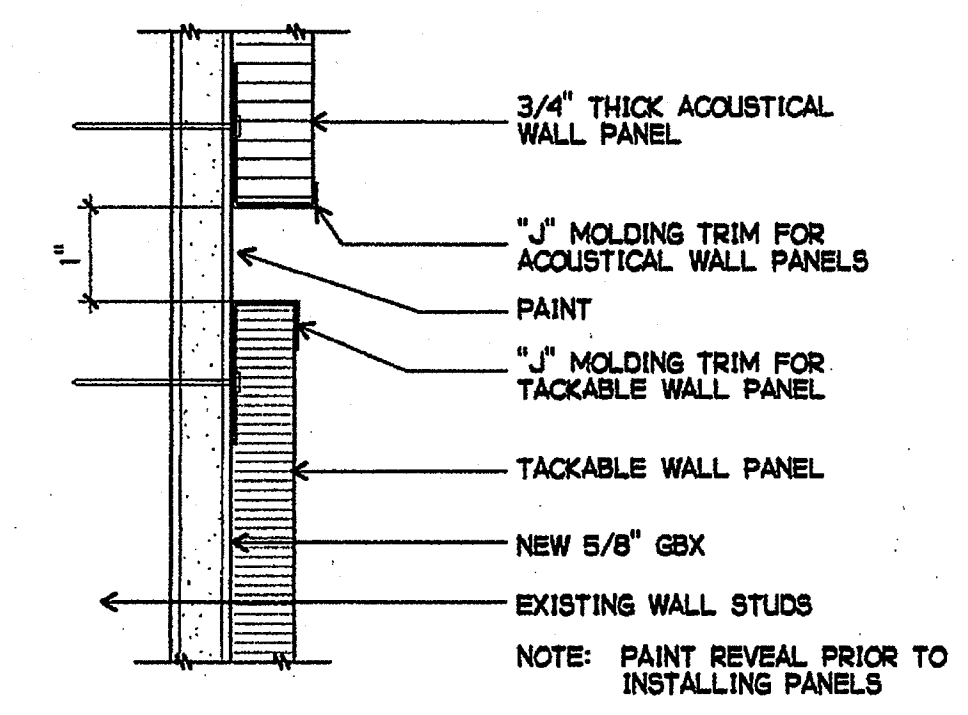
2 CERAMIC TILE INTERIOR CORNER
6" = 1'-0"



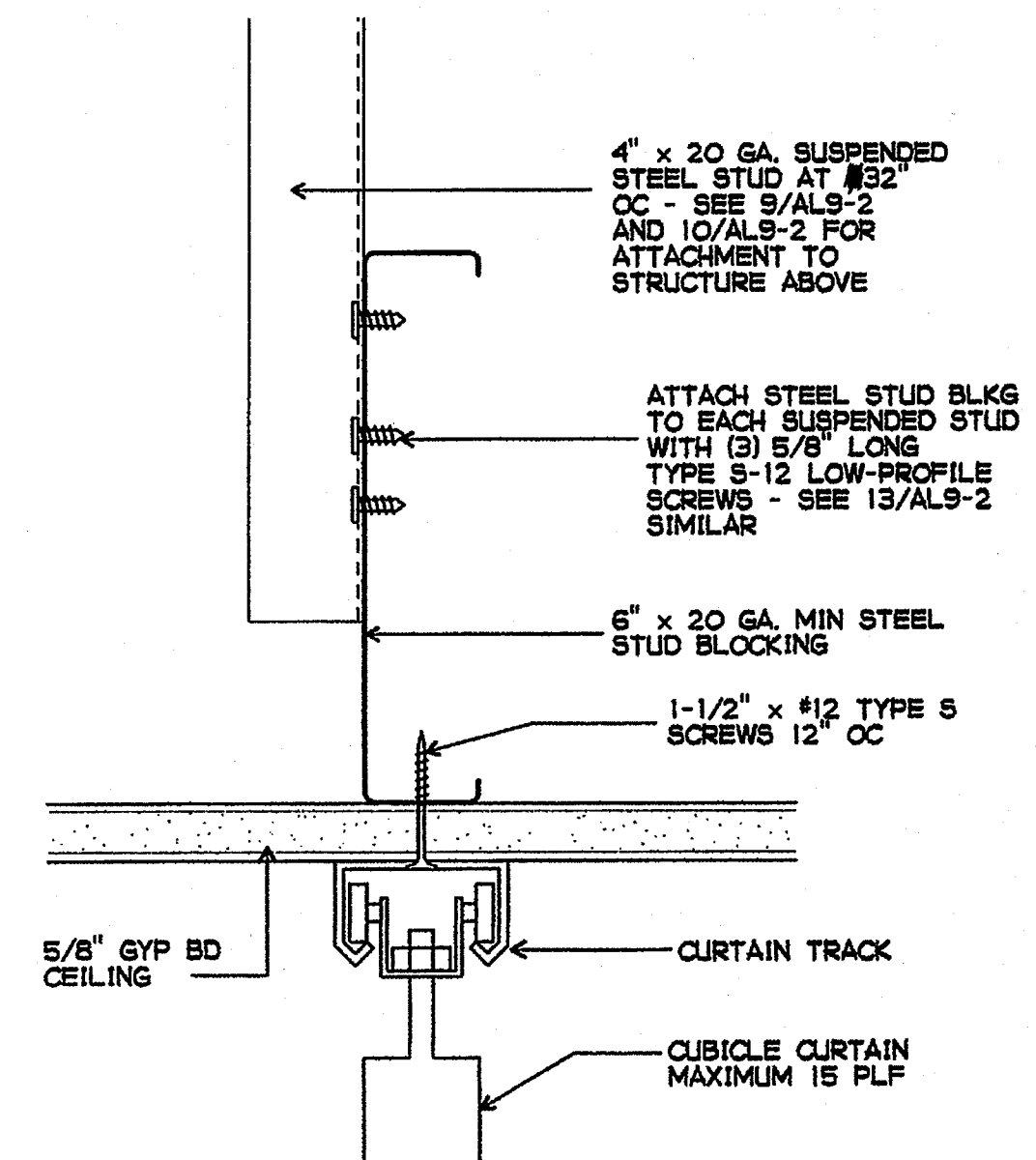
3 CERAMIC TILE EXTERIOR CORNER
6" = 1'-0"



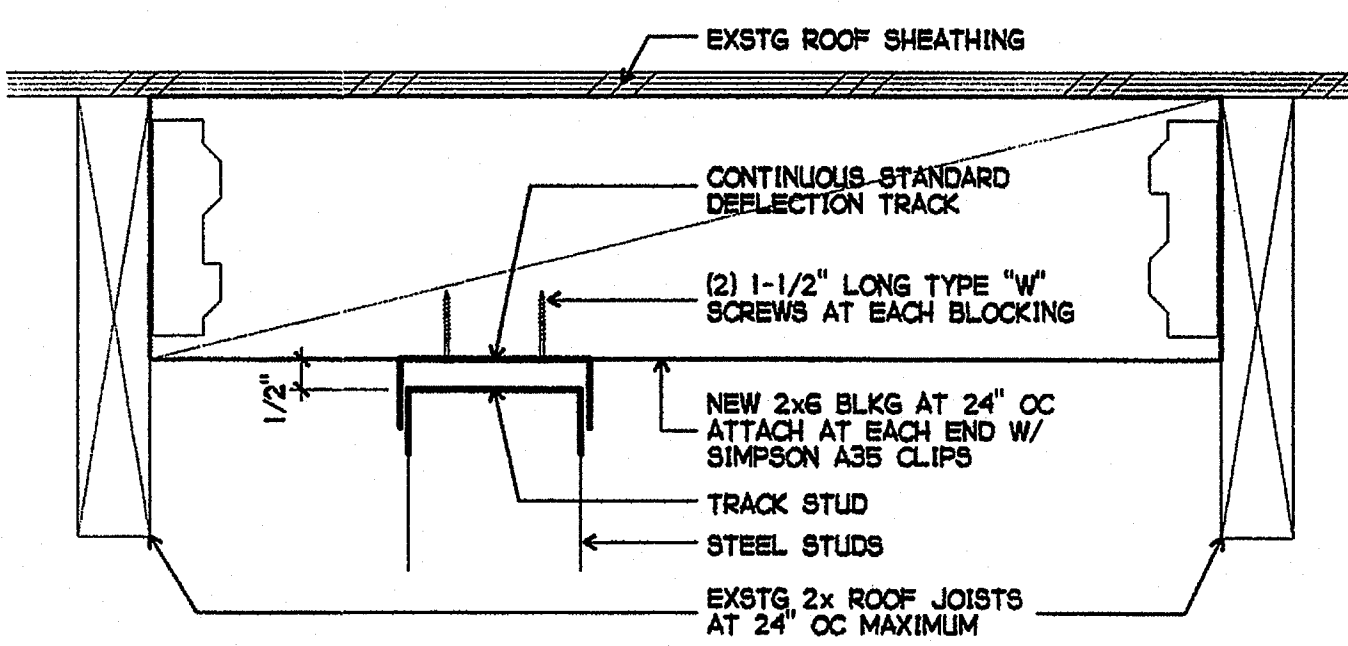
4 TOP OF CERAMIC TILE WAINGSOOT
6" = 1'-0"



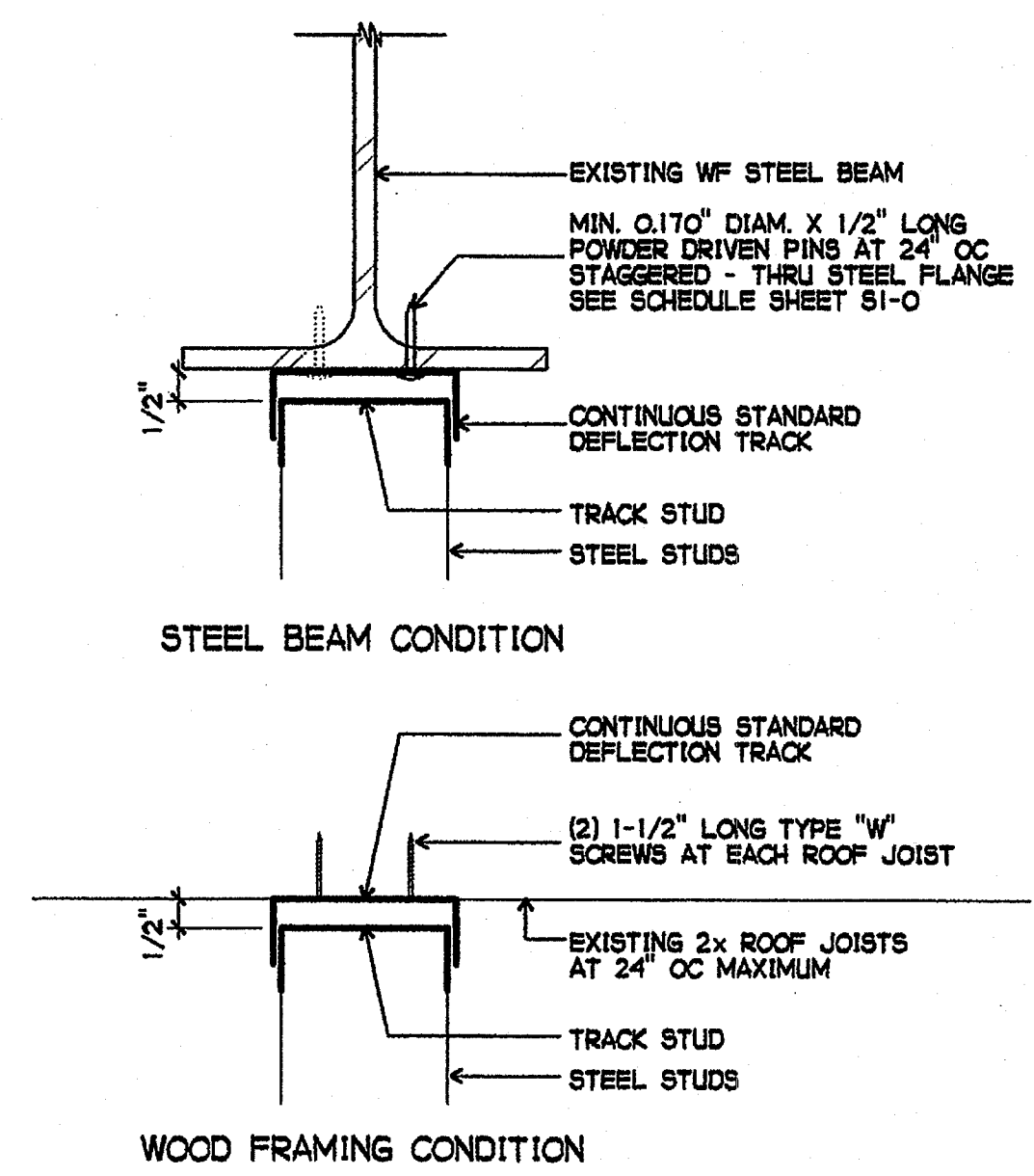
5 REVEAL
HALF SIZE



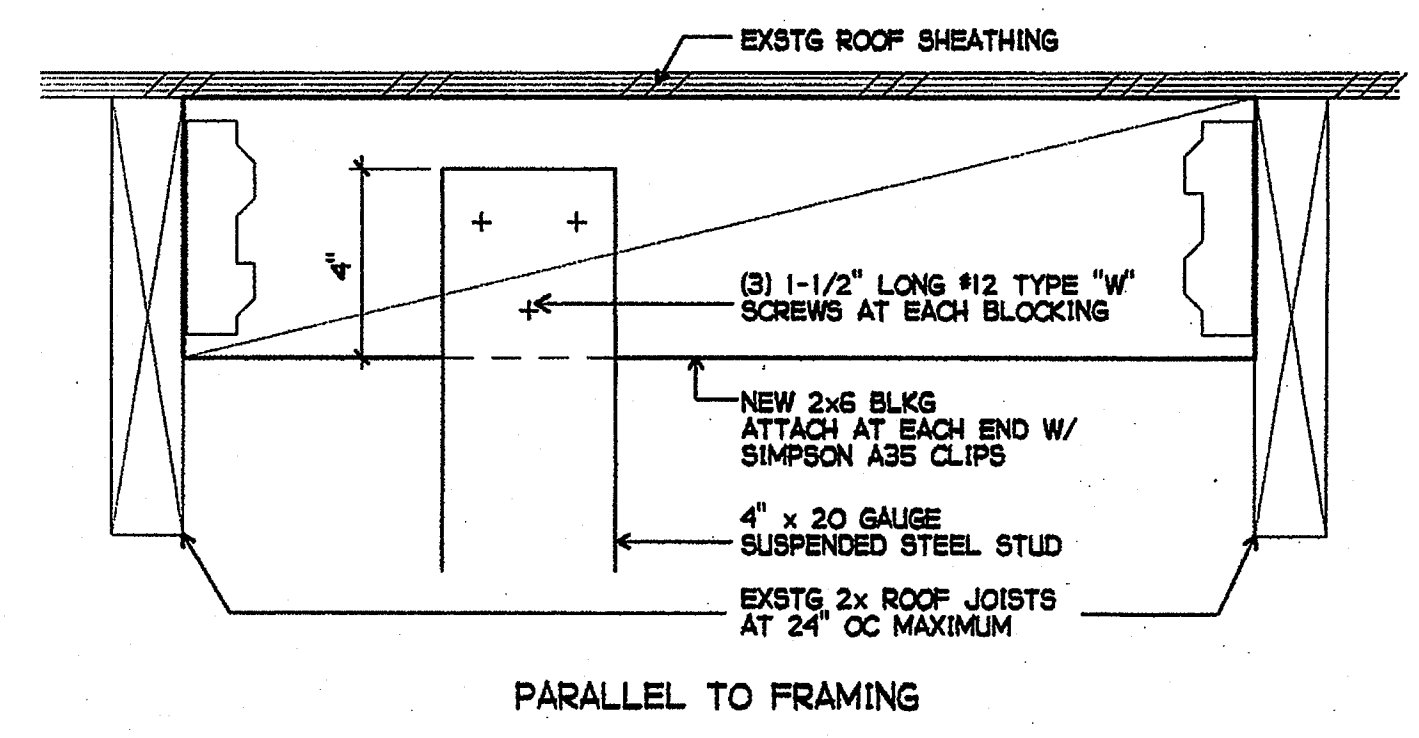
6 CURTAIN PARTITION TRACK
6" = 1'-0"



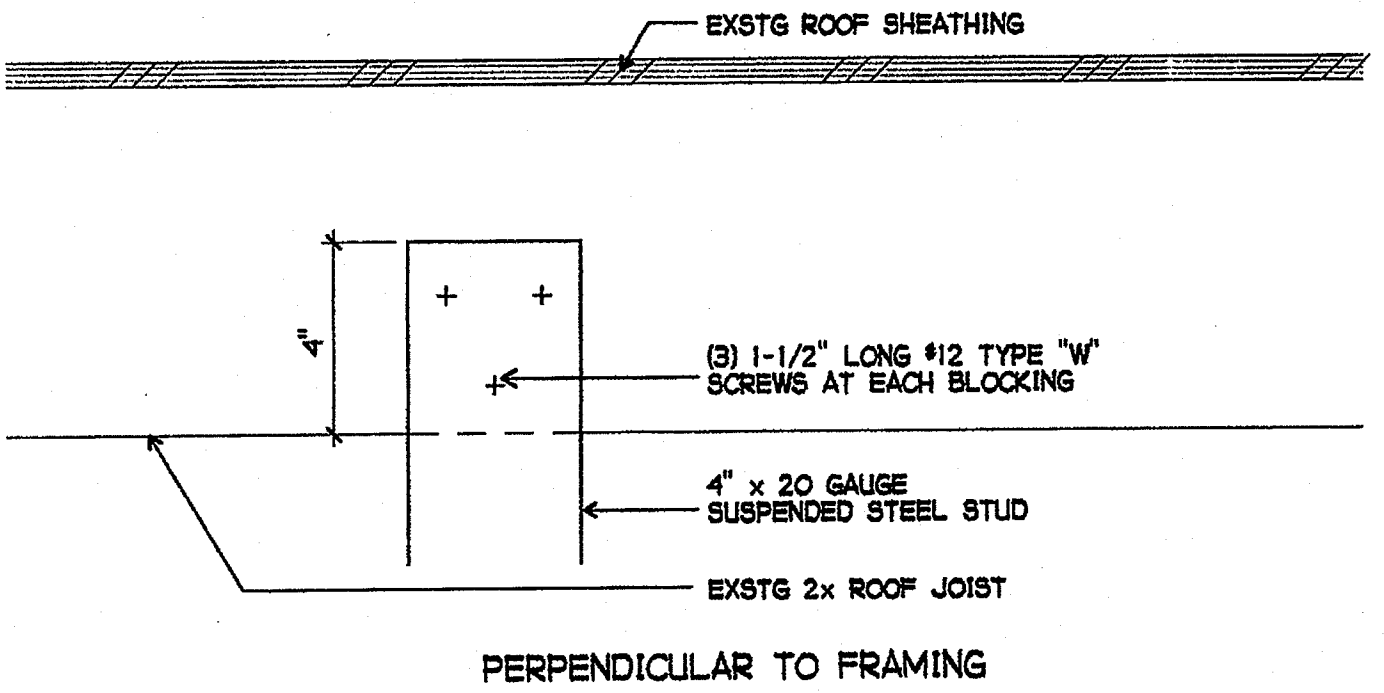
7 DEFLECTION DETAIL (PARALLEL PARTITION)
3" = 1'-0"



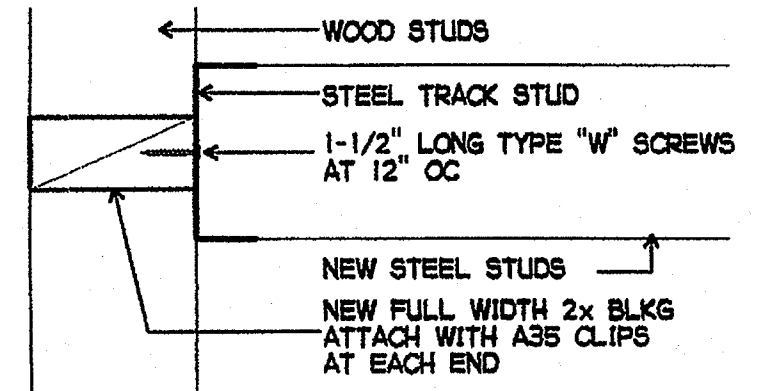
8 DEFLECTION DETAIL AT NON-BEARING PARTITION
3" = 1'-0"



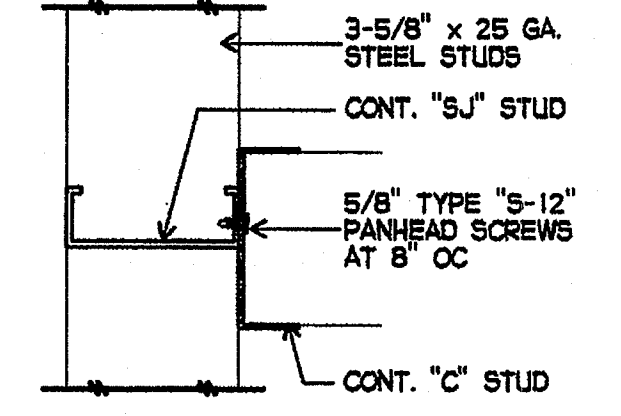
9 SUSPENDED STEEL STUD
3" = 1'-0"



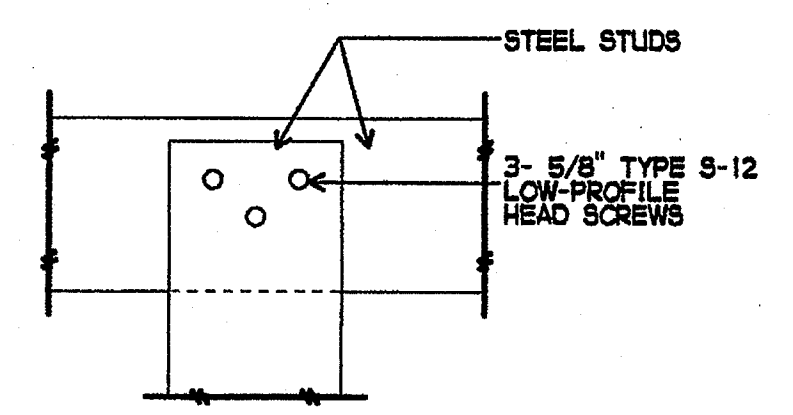
10 SUSPENDED SOFFIT (PERPENDICULAR)
3" = 1'-0"



11 STEEL STUDS TO EXSTG FRAMING
3" = 1'-0"



12 STEEL FRAMING DETAIL
3" = 1'-0"



13 STEEL FRAMING DETAIL
3" = 1'-0"

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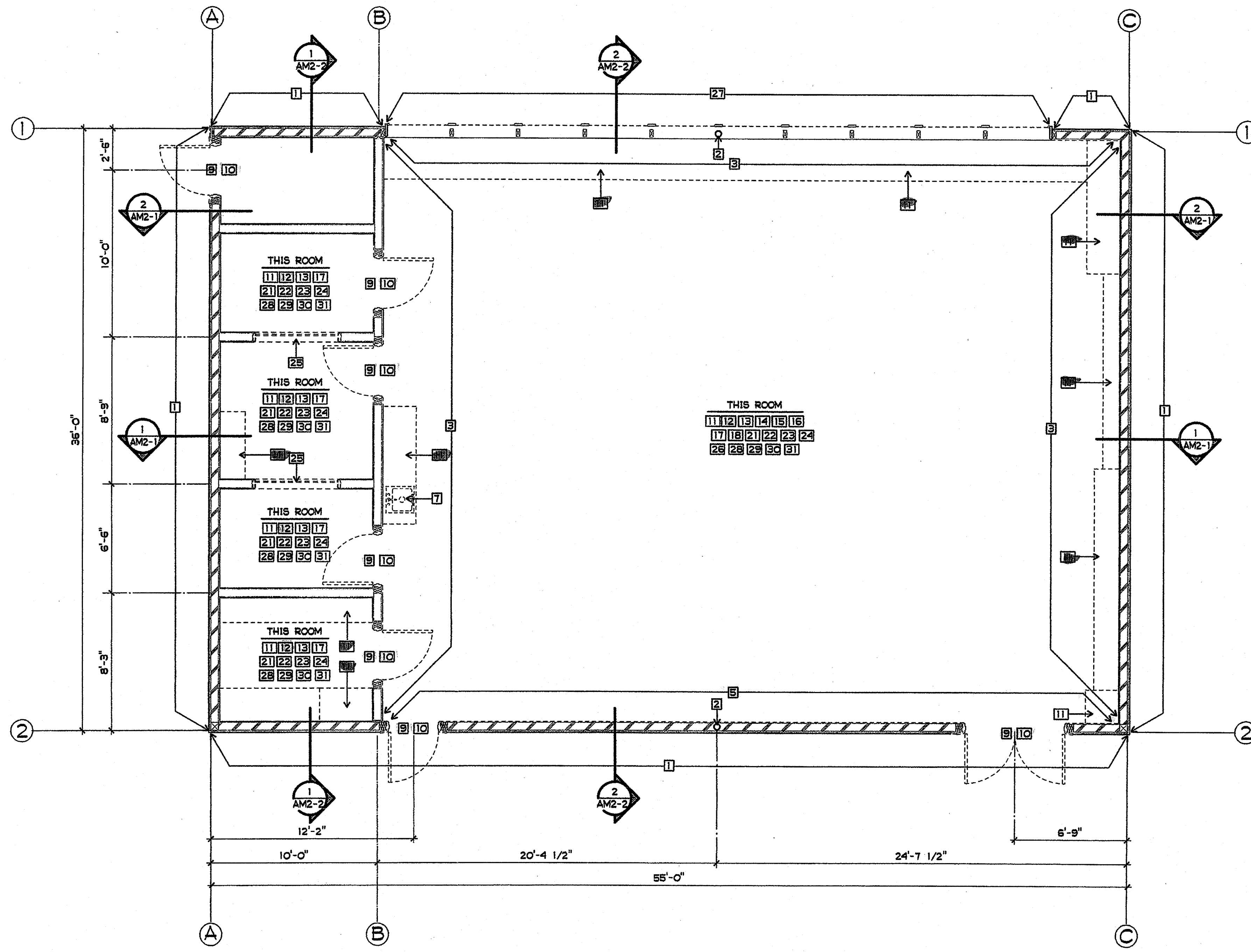
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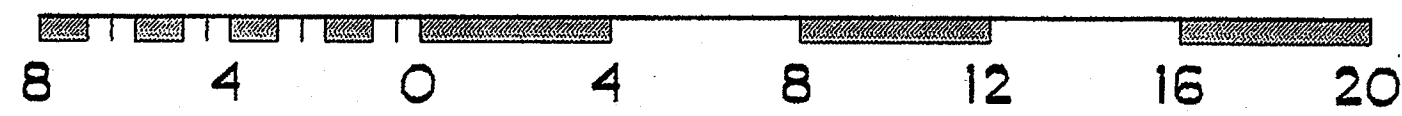
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DATE APR 25 2003

SHEET TITLE
DETAILS



BUILDING M DEMOLITION FLOOR PLAN

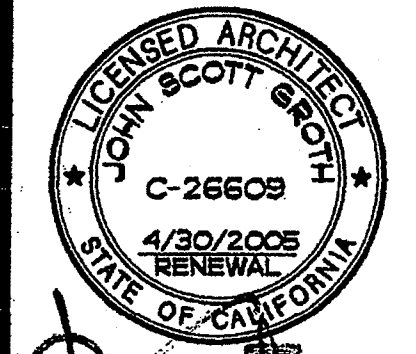
1/4" = 1'-0"



SHEET NOTES

- 1 EXISTING PLYWOOD SHEAR PANEL TO REMAIN.
- 2 EXISTING 3" COLUMN TO REMAIN
- 3 EXISTING INTERIOR PLASTER TO REMAIN
- 4 NOT USED
- 5 REMOVE FINISH FROM INTERIOR FACE OF WALL, INCLUDING PLASTER, GYPSUM BOARD, NON-STRUCTURAL PLYWOOD, TRIM, TACKBOARDS AND CHALKBOARDS, ETC. ONLY AS REQUIRED TO INSTALL NEW MECHANICAL, PLUMBING, ELECTRICAL WORK OR FIRE BLOCKING
- 6 NOT USED
- 7 REMOVE EXISTING PLUMBING FIXTURE(S)
- 8 NOT USED
- 9 REMOVE EXISTING DOOR
- 10 REMOVE EXISTING DOOR FRAME
- 11 REMOVE EXISTING CASEWORK/SHELVES
- 12 REMOVE EXISTING CHALKBOARDS AND TACKBOARDS
- 13 REMOVE EXISTING WOOD AND/OR RUBBER BASEBOARD
- 14 REMOVE EXISTING MECHANICAL UNIT
- 15 REMOVE EXISTING PLASTER FINISH CEILING
- 16 REMOVE EXISTING SURFACE MOUNTED ACOUSTICAL CEILING TILE AND GYPSUM BOARD BACKING
- 17 REMOVE EXISTING DRAPES, VALENCES, BLINDS, AND COMPONENTS
- 18 REMOVE EXISTING 2x3 CEILING STRIPPING
- 19 NOT USED
- 20 NOT USED
- 21 REMOVE WOOD TRIM WHERE EXISTING FRAMES, DOORS, AND/OR WINDOWS ARE SHOWN TO BE REMOVED.
- 22 DISCONNECT AND REMOVE EXISTING SPACE HEATER AND ALL RELATED COMPONENTS
- 23 REMOVE ALL EXISTING TACKABLE WALL COVERINGS
- 24 REMOVE EXISTING SIGNAL BOX/INTERCOM AND SYSTEM
- 25 REMOVE EXISTING WINDOW AND FRAME
- 26 REMOVE ALL EXISTING ELECTRICAL
- 27 REMOVE EXISTING WINDOW GLAZING, FRAME TO REMAIN
- 28 REMOVE EXISTING CARPETING
- 29 REMOVE EXISTING SHEET VINYL FLOORING
- 30 REMOVE SPECIALTIES (FIRE EXTINGUISHER, PROJECTION SCREEN, ETC.)
- 31 REMOVE EXISTING SWITCH GEAR

NOTE:
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CLSD NO.	858-709
P.T.N.	73569-12
GA NO.	066
DATE	4-25-03
REVISIONS	

PLOTTED 4/23/2003

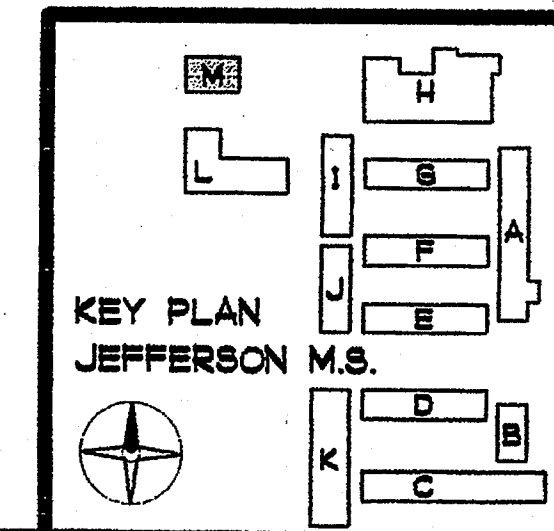


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4-104885
AC. PLS. *KS* SS
DATE APR 25 2003

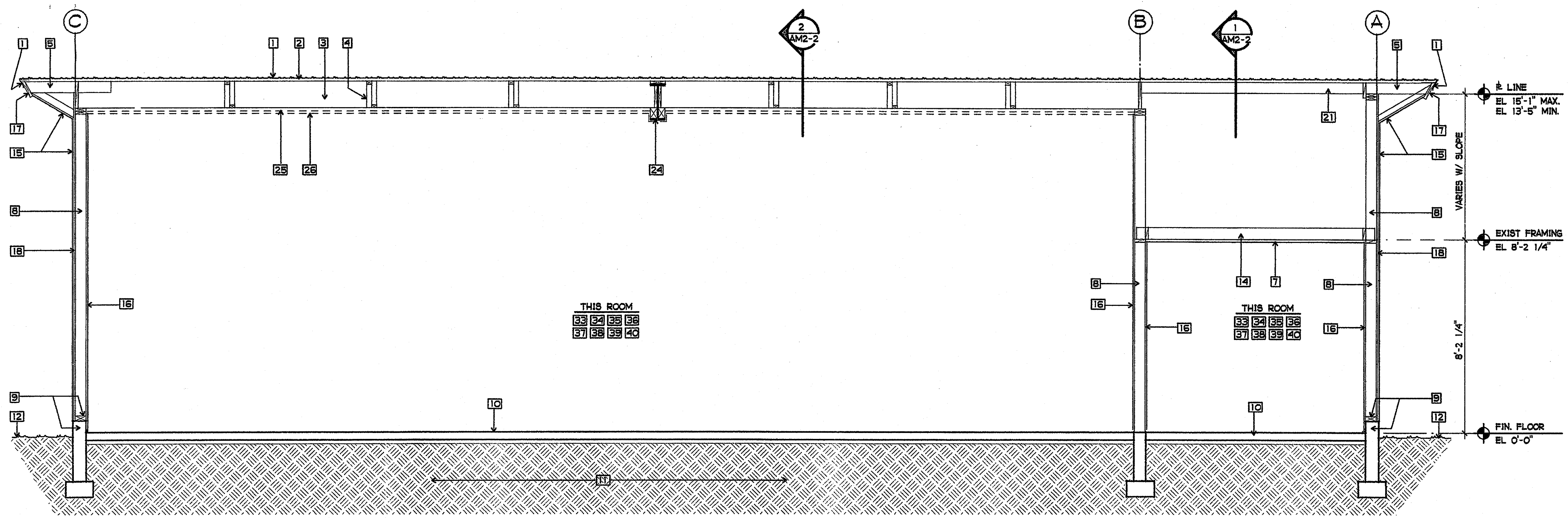
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BUILDING M DEMOLITION FLOOR PLAN

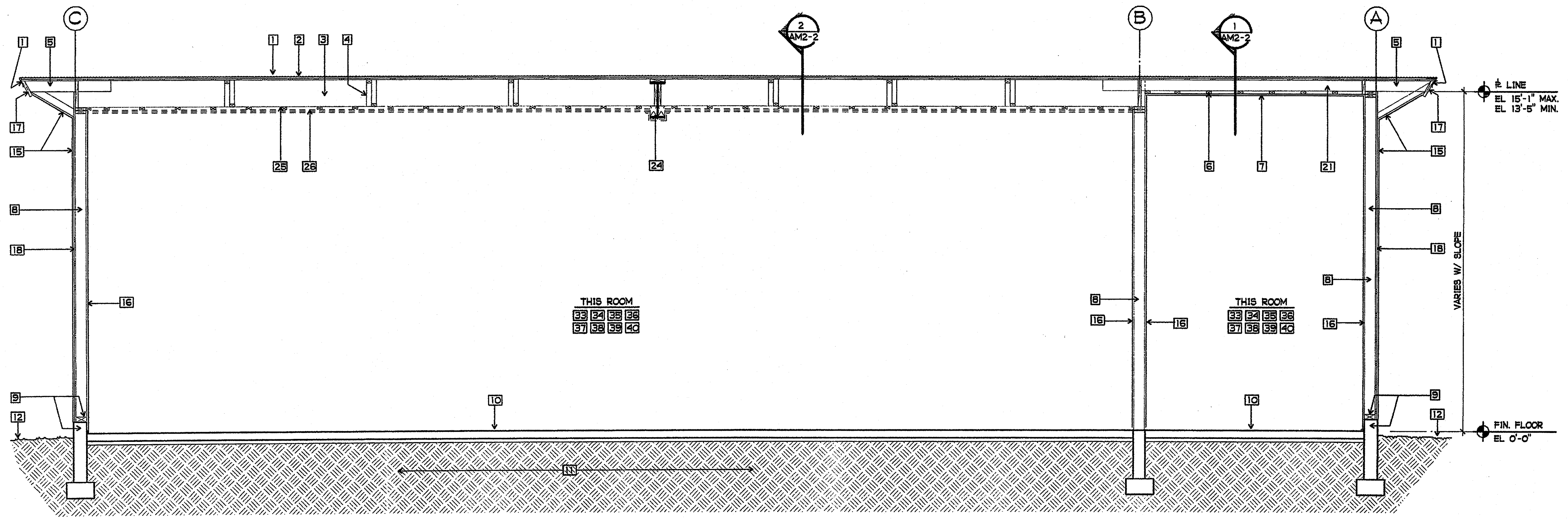
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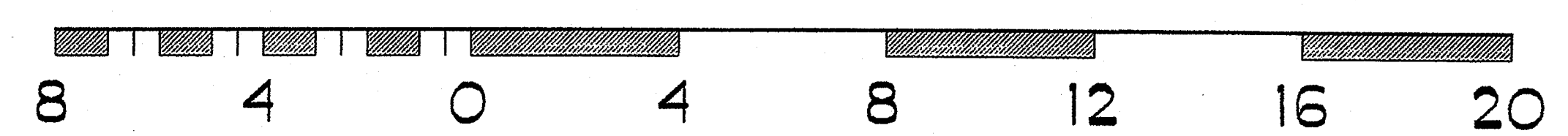
GROTH ARCHITECTS, INC. 3355 MISSION AVE. SUITE 211 OCEANSIDE, CALIFORNIA 92054 PHONE 760-754-8191 FAX 760-754-8291



1 BUILDING M DEMOLITION CROSS SECTION
3/8" = 1'-0"



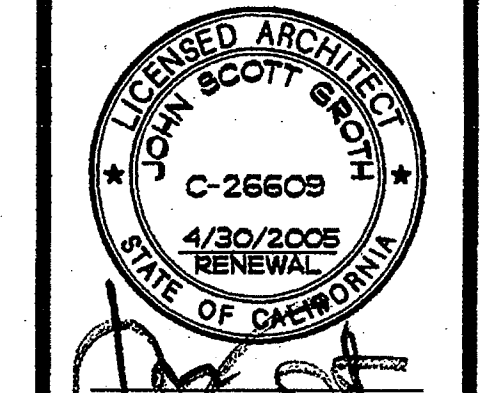
2 BUILDING M DEMOLITION CROSS SECTION
3/8" = 1'-0"



SHEET NOTES

- 1 EXISTING ROOF COVERING /FLASHING TO REMAIN
- 2 EXISTING 1x DIAGONAL ROOF SHEATHING TO REMAIN
- 3 EXISTING 2x14 ROOF RAFTERS AT 24" OC TO REMAIN
- 4 EXISTING 2x3 CROSS BRIDGING TO REMAIN
- 5 EXISTING 2x6 OUTLOOKERS AT 24" OC TO REMAIN
- 6 EXISTING 2x3 CEILING STRIPPING TO REMAIN
- 7 EXISTING CEILING PLASTER TO REMAIN
- 8 EXISTING 2x6 WALL STUDS TO REMAIN U.N.O.
- 9 EXISTING 3x6 SILL PLATE AND CONCRETE CURB TO REMAIN
- 10 EXISTING 4" TH. CONCRETE FLOOR SLAB TO REMAIN U.N.O.
- 11 EXISTING EARTH
- 12 EXISTING FINISH GRADE
- 13 EXISTING AC PAVING AND BASE
- 14 EXISTING 2x6 CEILING JOISTS TO REMAIN
- 15 EXISTING EXTERIOR PLASTER TO REMAIN U.N.O.
- 16 EXISTING INTERIOR PLASTER TO REMAIN
- 17 EXISTING WOOD FASCIA BOARD TO REMAIN
- 18 EXISTING EXTERIOR WOOD SHEATHING TO REMAIN
- 19 NOT USED
- 20 NOT USED
- 21 EXISTING 2x6 ROOF JOISTS TO REMAIN
- 22 NOT USED
- 23 NOT USED
- 24 EXISTING STEEL BEAM TO REMAIN
- 25 REMOVE 2x3 CEILING STRIPPING (DASHED)
- 26 REMOVE PLASTER CEILING (DASHED)
- 27 REMOVE INTERIOR WALL PLASTER/GYP BOARD (DASHED)
- 28 REMOVE EXISTING WINDOW
- 29 NOT USED
- 30 REMOVE ACOUSTICAL CEILING TILE AND BACKER BOARD
- 31 NOT USED
- 32 REMOVE EXISTING GLAZING, WINDOW FRAME TO REMAIN
- 33 REMOVE EXISTING CASEWORK/SHELVING
- 34 REMOVE EXISTING CHALKBOARDS/TACKBOARDS
- 35 REMOVE EXISTING WOOD AND/OR RUBBER BASE
- 36 REMOVE EXISTING DRAPES,VALENCES, BLINDS, AND COMPONENTS
- 37 REMOVE EXISTING WOOD TRIM WHERE EXISTING FRAMES, DOORS, AND/OR WINDOWS ARE SHOWN TO BE REMOVED
- 38 REMOVE EXISTING CARPETING
- 39 REMOVE EXISTING SHEET VINYL FLOORING
- 40 REMOVE EXISTING SPECIALTIES (FIRE EXTINGUISHERS, PROJECTION SCREEN, ETC.)

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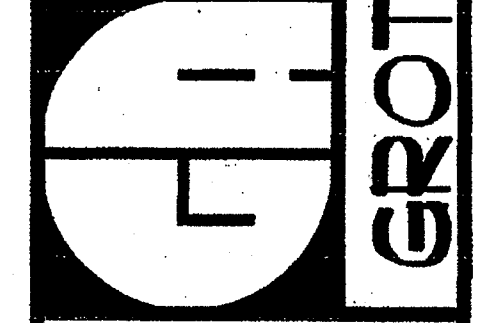
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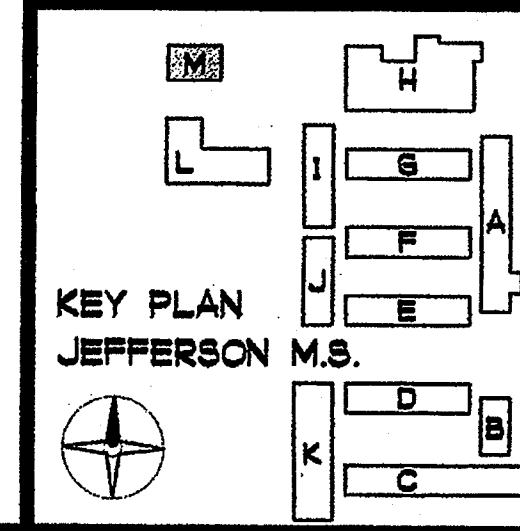
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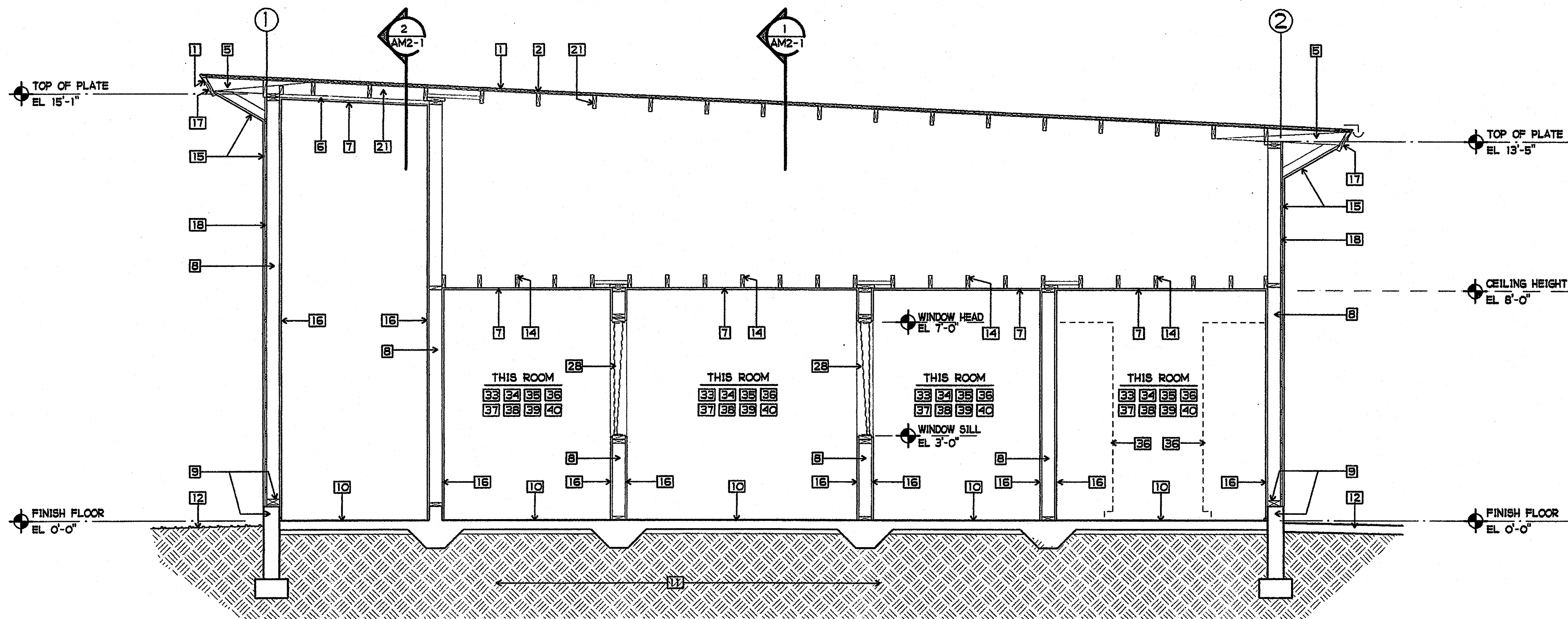
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GA NO.	066
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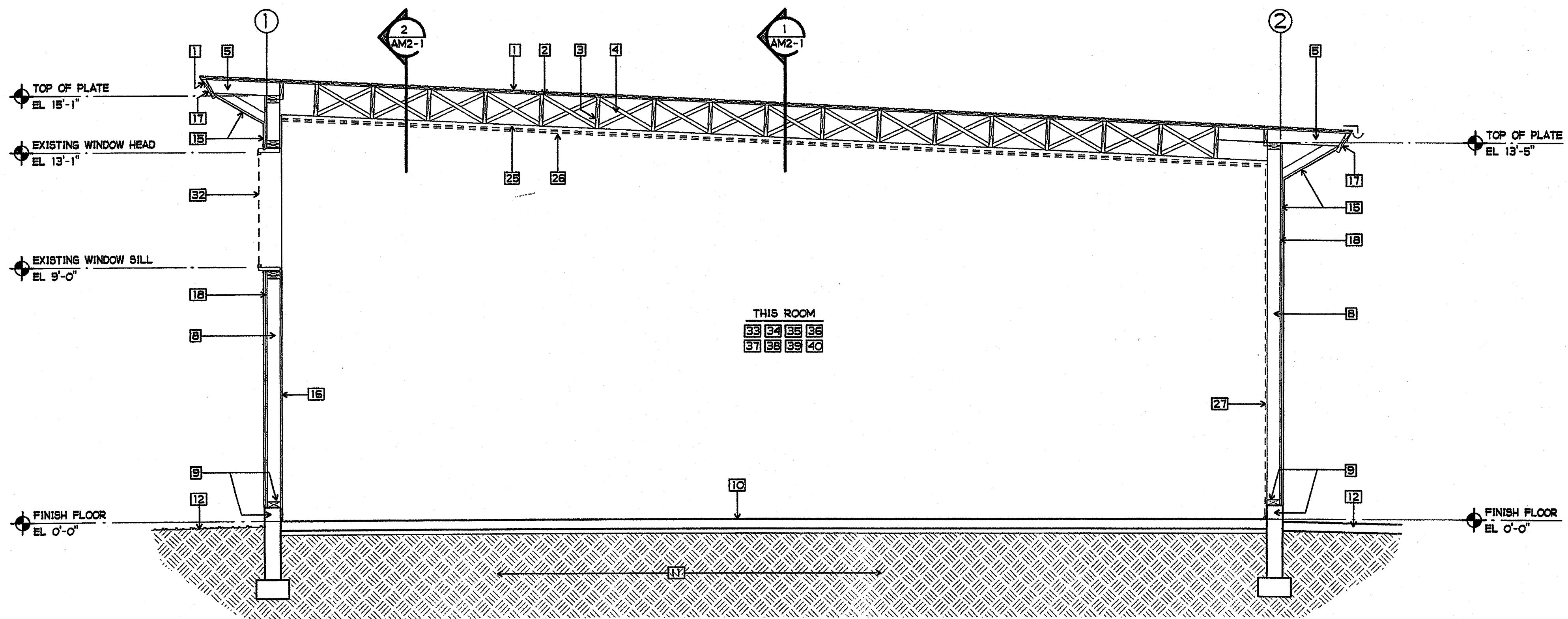
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SHEET TITLE
BUILDING M DEMOLITION CROSS SECTIONS
AM2-1

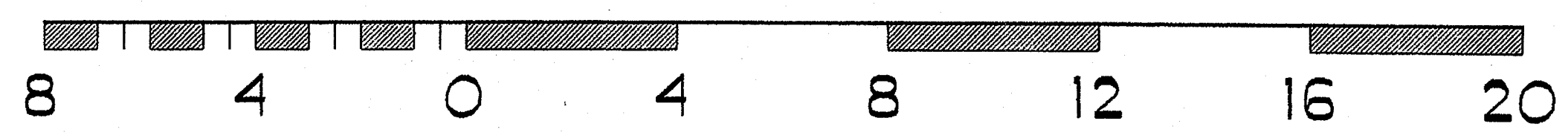




1 BUILDING M DEMOLITION CROSS SECTION
3/8" = 1'-0"



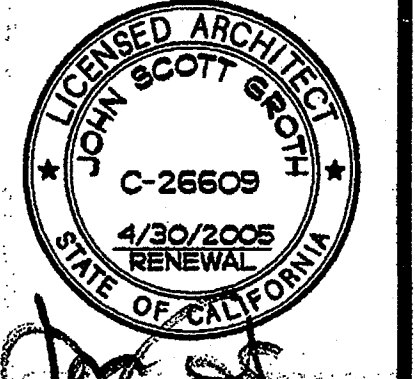
2 BUILDING M DEMOLITION CROSS SECTION
3/8" = 1'-0"



SHEET NOTES

- 1 EXISTING ROOF COVERING /FLASHING TO REMAIN
- 2 EXISTING 1x DIAGONAL ROOF SHEATHING TO REMAIN
- 3 EXISTING 2x14 ROOF RAFTERS AT 24" OC TO REMAIN
- 4 EXISTING 2x3 CROSS BRIDGING TO REMAIN
- 5 EXISTING 2x6 OUTLOOKERS AT 24" OC TO REMAIN
- 6 EXISTING 2x3 CEILING STRIPPING TO REMAIN
- 7 EXISTING CEILING PLASTER TO REMAIN
- 8 EXISTING 2x6 WALL STUDS TO REMAIN U.N.O.
- 9 EXISTING 3x6 SILL PLATE AND CONCRETE CURB TO REMAIN
- 10 EXISTING 4" TH. CONCRETE FLOOR SLAB TO REMAIN U.N.O.
- 11 EXISTING EARTH
- 12 EXISTING FINISH GRADE
- 13 NOT USED
- 14 EXISTING 2x6 CEILING JOISTS TO REMAIN
- 15 EXISTING EXTERIOR PLASTER TO REMAIN U.N.O.
- 16 EXISTING INTERIOR PLASTER TO REMAIN
- 17 EXISTING WOOD FASCIA BOARD TO REMAIN
- 18 EXISTING EXTERIOR WOOD SHEATHING TO REMAIN
- 19 NOT USED
- 20 NOT USED
- 21 EXISTING 2x6 ROOF JOISTS TO REMAIN
- 22 NOT USED
- 23 NOT USED
- 24 EXISTING STEEL BEAM TO REMAIN
- 25 REMOVE 2x3 CEILING STRIPPING (DASHED)
- 26 REMOVE PLASTER CEILING (DASHED)
- 27 REMOVE INTERIOR WALL, PLASTER/GYP BOARD (DASHED)
- 28 REMOVE EXISTING WINDOW AND FRAME
- 29 NOT USED
- 30 NOT USED
- 31 NOT USED
- 32 REMOVE EXISTING GLAZING, WINDOW FRAME TO REMAIN
- 33 REMOVE EXISTING CASEWORK/SHELVING
- 34 REMOVE EXISTING CHALKBOARDS/TACKBOARDS
- 35 REMOVE EXISTING WOOD AND/OR RUBBER BASE
- 36 REMOVE EXISTING DRAPES,VALENCES, BLINDS, AND COMPONENTS
- 37 REMOVE EXISTING WOOD TRIM WHERE EXISTING FRAMES, DOORS, AND/OR WINDOWS ARE SHOWN TO BE REMOVED
- 38 REMOVE EXISTING CARPETING
- 39 REMOVE EXISTING SHEET VINYL FLOORING
- 40 REMOVE EXISTING SPECIALTIES (FIRE EXTINGUISHERS, PROJECTION SCREEN, ETC.)

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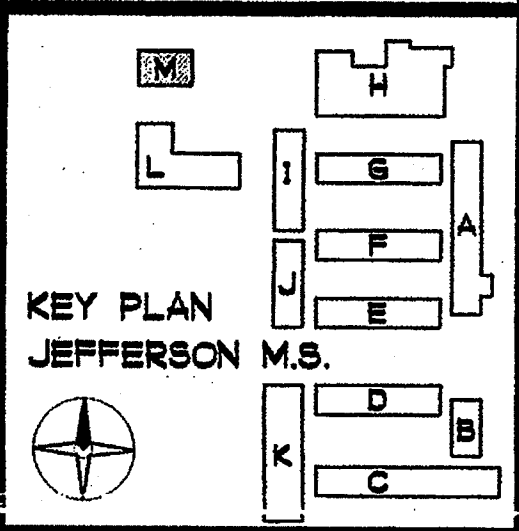
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GA NO. 066
DATE 4-25-03
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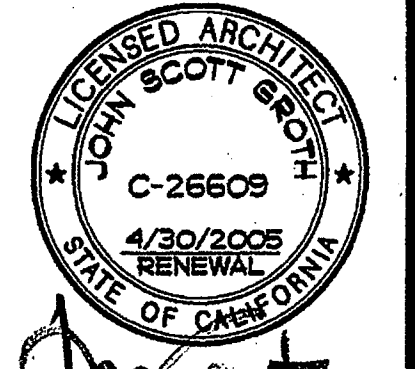
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SHEET TITLE
BUILDING M DEMOLITION CROSS SECTIONS
AM2-2



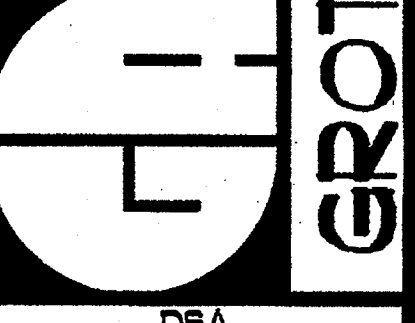


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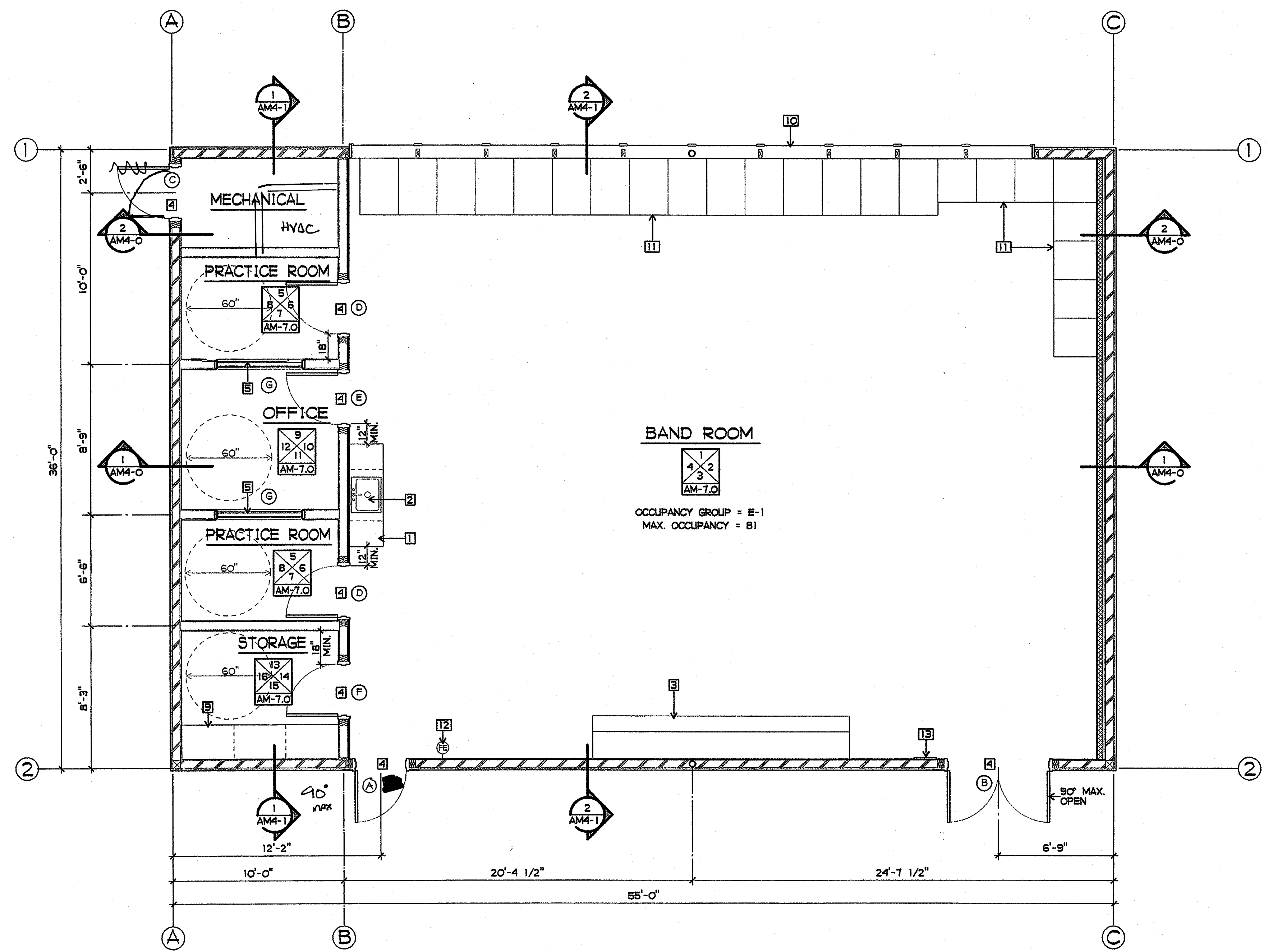
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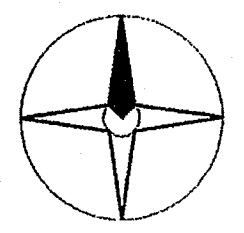
SHEET TITLE
 BUILDING M
 FLOOR PLAN
 AM3-0



- PLAN NOTES**
- 1 NEW CASE WORK - ADULT HEIGHT
 - 2 NEW ACCESSIBLE SINK - ADULT HEIGHT
 - 3 NEW TEACHING UNIT
 - 4 NEW DOOR AND FRAME
 - 5 NEW WINDOW AND FRAME
 - 6 NEW CARPET
 - 7 NEW VINYL FLOOR
 - 8 NEW MECHANICAL UNIT
 - 9 NEW STORAGE SHELVES
 - 10 NEW GLAZING IN EXISTING FRAME
 - 11 NEW MUSICAL INSTRUMENT STORAGE SHELVES
 - 12 NEW FIRE EXTINGUISHER AND CABINET
 - 13 NEW MAXIMUM OCCUPANCY SIGN SEE 1/AM3-0

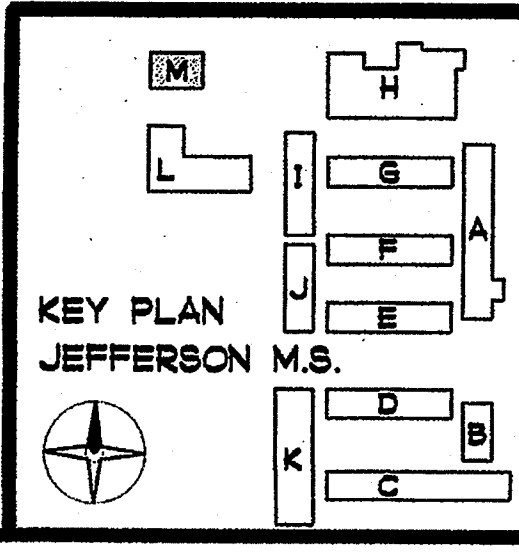
- WALL LEGEND:**
- EXISTING WALL FRAMING
 - EXISTING SHEAR WALL
 - NEW STEEL STUD FURRING

BAND ROOM
 OCCUPANCY GROUP = E-1
 MAX. OCCUPANCY = 81



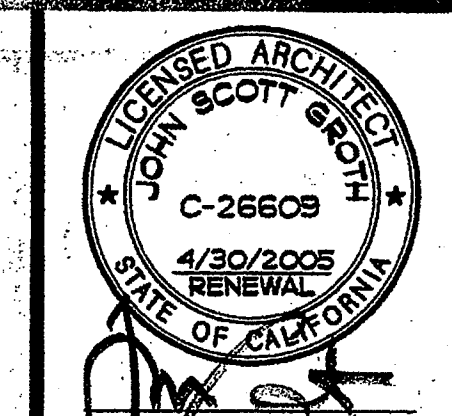
BUILDING M FLOOR PLAN

1/4" = 1'-0"



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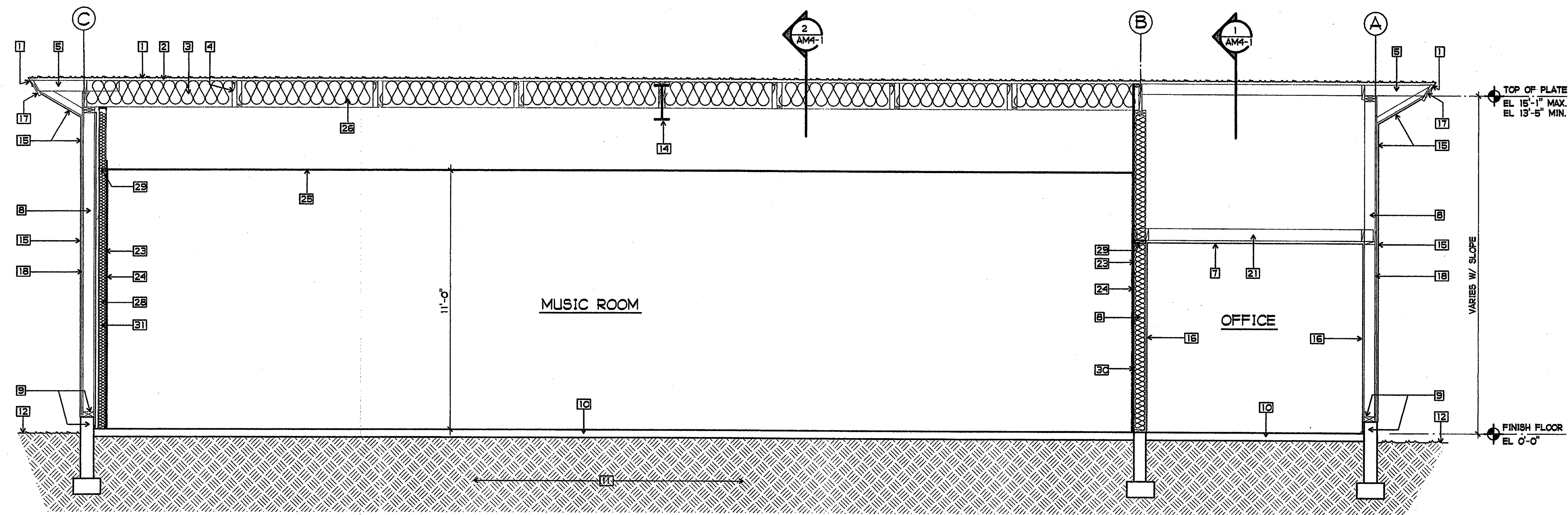
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BUILDING M CROSS SECTIONS

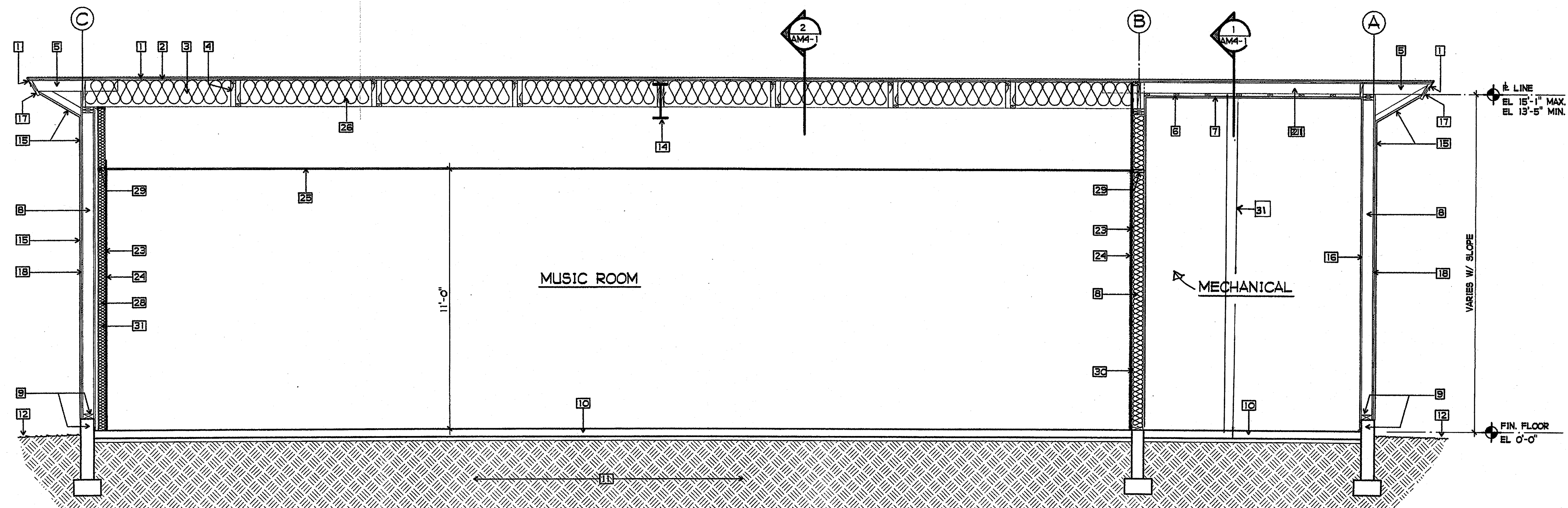
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SHEET NOTES

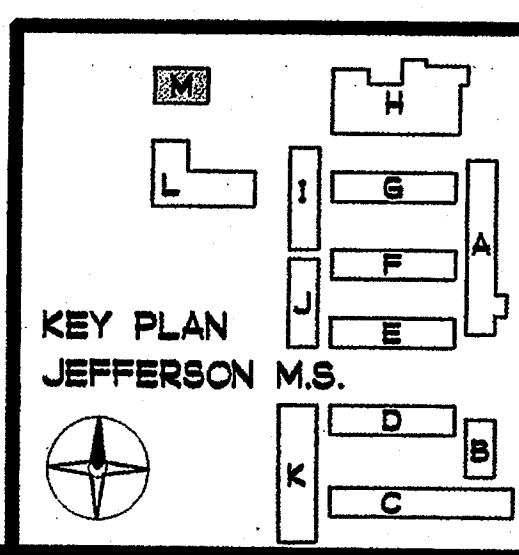
- 1 EXISTING ROOF COVERING /FLASHING TO REMAIN
- 2 EXISTING 1x DIAGONAL ROOF SHEATHING TO REMAIN
- 3 EXISTING 2x14 ROOF RAFTERS AT 24" OC TO REMAIN
- 4 EXISTING 2x3 CROSS BRIDGING TO REMAIN
- 5 EXISTING 2x6 OUTLOOKERS AT 24" OC TO REMAIN
- 6 EXISTING 2x3 CEILING STRIPPING TO REMAIN
- 7 EXISTING PLASTER CEILING STRIPPING TO REMAIN
- 8 EXISTING 2x6 WALL STUDS TO REMAIN U.N.O.
- 9 EXISTING 3x6 SILL PLATE AND CONCRETE CURB TO REMAIN
- 10 EXISTING 4" TH. CONCRETE FLOOR SLAB TO REMAIN U.N.O.
- 11 EXISTING EARTH
- 12 EXISTING FINISH GRADE
- 13 EXISTING AC PAVING AND BASE
- 14 EXISTING STEEL BEAM
- 15 EXISTING EXTERIOR PLASTER TO REMAIN U.N.O.
- 16 EXISTING INTERIOR PLASTER TO REMAIN (NEW GBX WHERE REQ'D)
- 17 EXISTING WOOD FASCIA BOARD TO REMAIN
- 18 EXISTING EXTERIOR WOOD SHEATHING TO REMAIN
- 19 NOT USED
- 20 NOT USED
- 21 EXISTING 2x6 CEILING JOISTS TO REMAIN
- 22 NOT USED
- 23 NEW 5/8" GBX
- 24 NEW TACKABLE WALL PANELS - WHERE OCCURS
- 25 NEW ACOUSTICAL TILE CEILING
- 26 NEW R-30 BATT INSULATION
- 27 NEW R-19 BATT INSULATION
- 28 NEW R-13 BATT INSULATION
- 29 NEW FIRE BLOCKING AT CEILING LINE
- 30 NEW 1/2" RESILIENT FURRING CHANNELS AT 24" OC
- 31 NEW 3 5/8" STEEL STUD WALL FURRING AT 16" OC

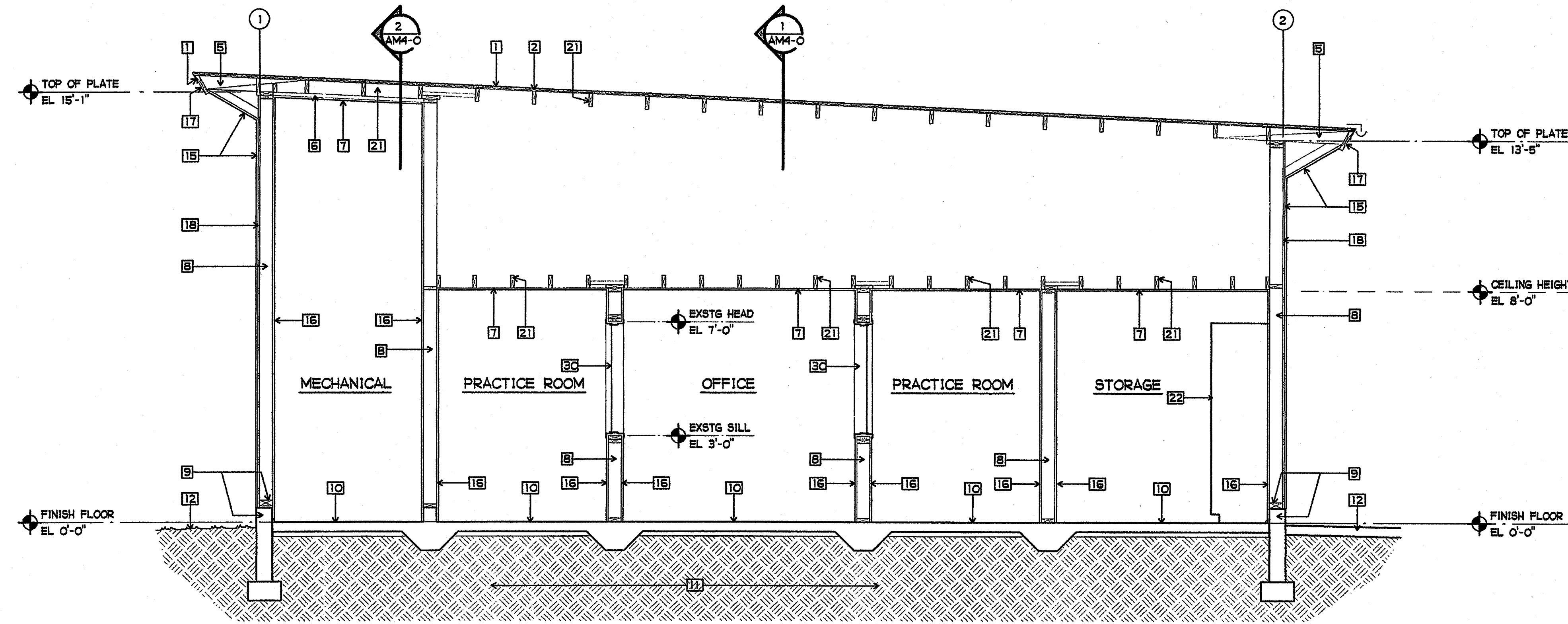


1 BUILDING M CROSS SECTION
 3/8" = 1'-0"

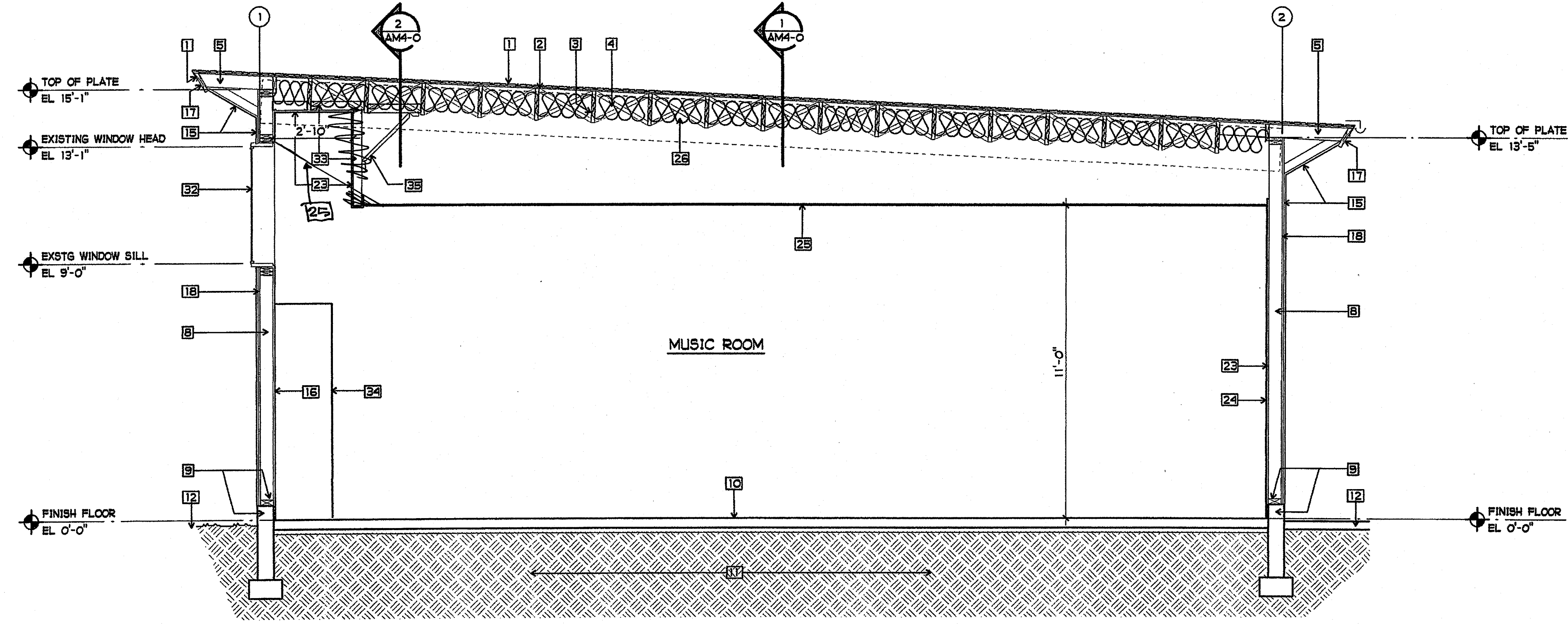


2 BUILDING M CROSS SECTION
 3/8" = 1'-0"

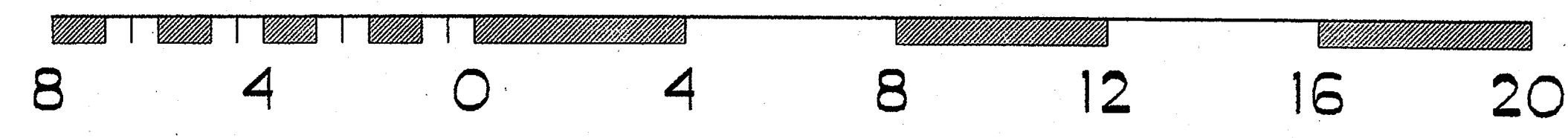




1 BUILDING M CROSS SECTION
3/8" = 1'-0"

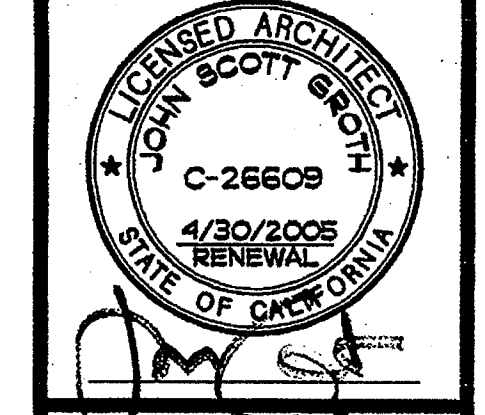


2 BUILDING M CROSS SECTION
3/8" = 1'-0"



SHEET NOTES

- 1 EXISTING ROOF COVERING /FLASHING TO REMAIN
- 2 EXISTING 1x DIAGONAL ROOF SHEATHING TO REMAIN
- 3 EXISTING 2x14 ROOF RAFTERS AT 24" OC TO REMAIN
- 4 EXISTING 2x3 CROSS BRIDGING TO REMAIN
- 5 EXISTING 2x6 OUTLOOKERS AT 24" OC TO REMAIN
- 6 EXISTING 2x3 CEILING STRIPPING TO REMAIN
- 7 EXISTING PLASTER CEILING STRIPPING TO REMAIN
- 8 EXISTING 2x6 WALL STUDS TO REMAIN U.N.O.
- 9 EXISTING 3x6 SILL PLATE AND CONCRETE CURB TO REMAIN
- 10 EXISTING 4" TH. CONCRETE FLOOR SLAB TO REMAIN U.N.O.
- 11 EXISTING EARTH
- 12 EXISTING FINISH GRADE
- 13 EXISTING AC PAVING AND BASE
- 14 EXISTING STEEL BEAM
- 15 EXISTING EXTERIOR PLASTER TO REMAIN U.N.O.
- 16 EXISTING INTERIOR PLASTER TO REMAIN (NEW GBX WHERE REQ'D)
- 17 EXISTING WOOD FASCIA BOARD TO REMAIN
- 18 EXISTING EXTERIOR WOOD SHEATHING TO REMAIN
- 19 NOT USED
- 20 NOT USED
- 21 EXISTING 2x6 CEILING JOISTS TO REMAIN
- 22 NEW LAMINATED PLASTIC CASEWORK
- 23 NEW 5/8" GBX
- 24 NEW TACKABLE WALL PANELS - WHERE OCCURS
- 25 NEW ACOUSTICAL TILE CEILING
- 26 NEW R-30 BATT INSULATION
- 27 NEW R-19 BATT INSULATION
- 28 NEW R-13 BATT INSULATION
- 29 NEW FIRE BLOCKING AT CEILING LINE
- 30 NEW WINDOW
- 31 NEW 3 5/8" STEEL STUD WALL FURRING AT 16" OC.
- 32 NEW GLAZING IN EXISTING FRAME
- 33 NEW 4" STEEL STUDS SOFFIT FRAMING
- 34 NEW INSTRUMENT STORAGE SHELVES
- 35 NEW 4" STEEL STUD BRACE AT 16" OC.

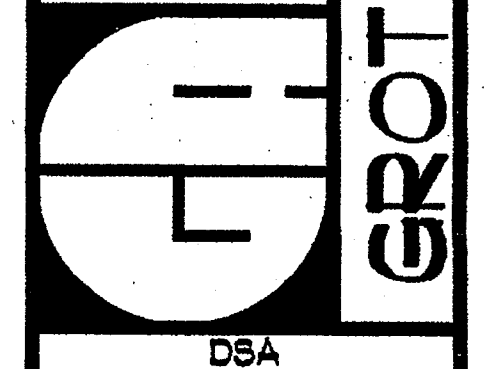


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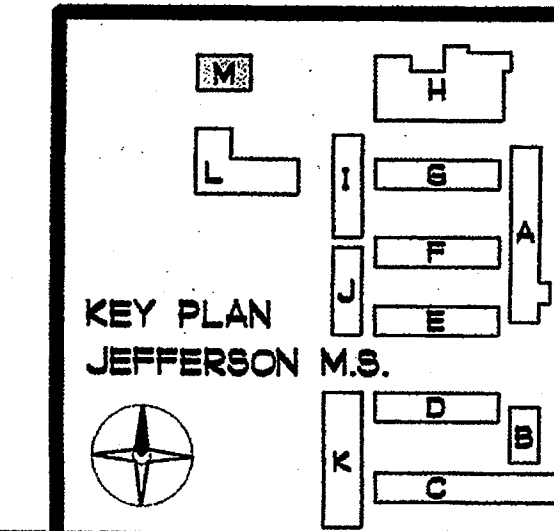
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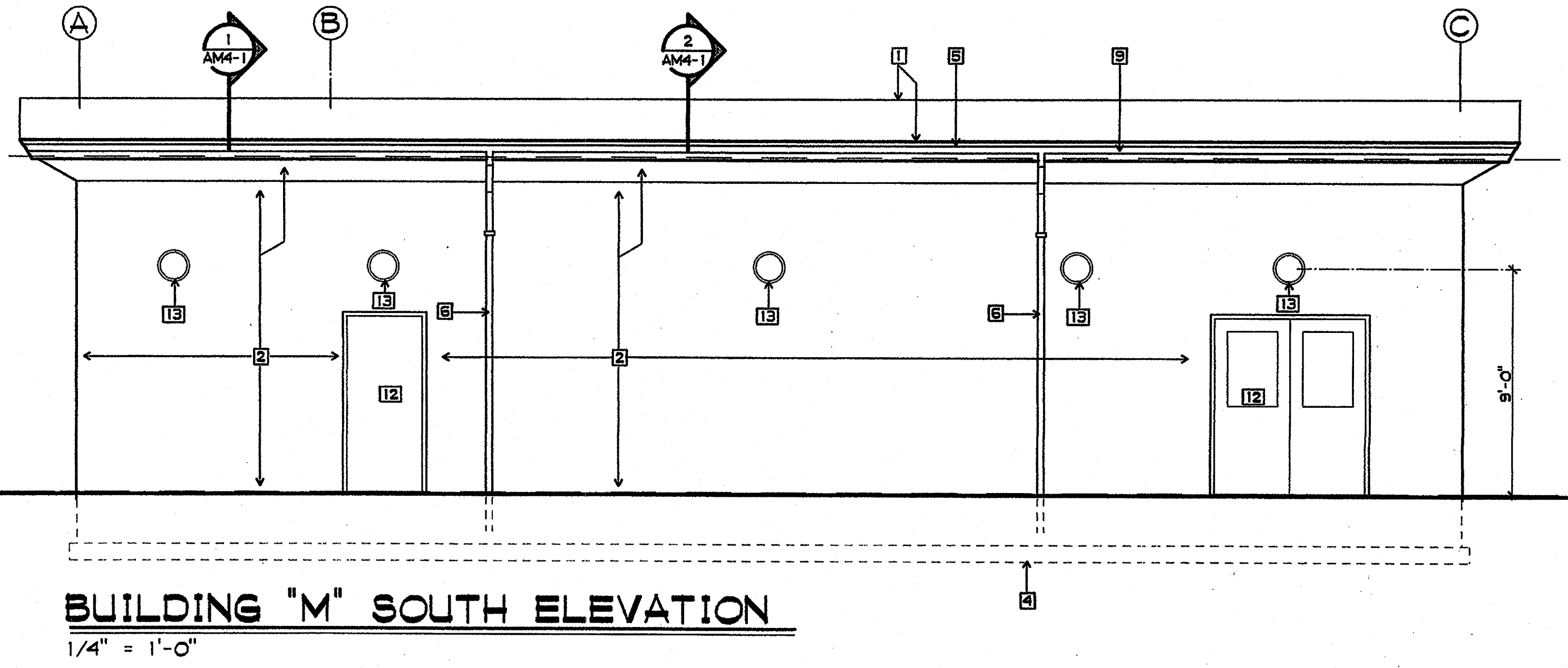
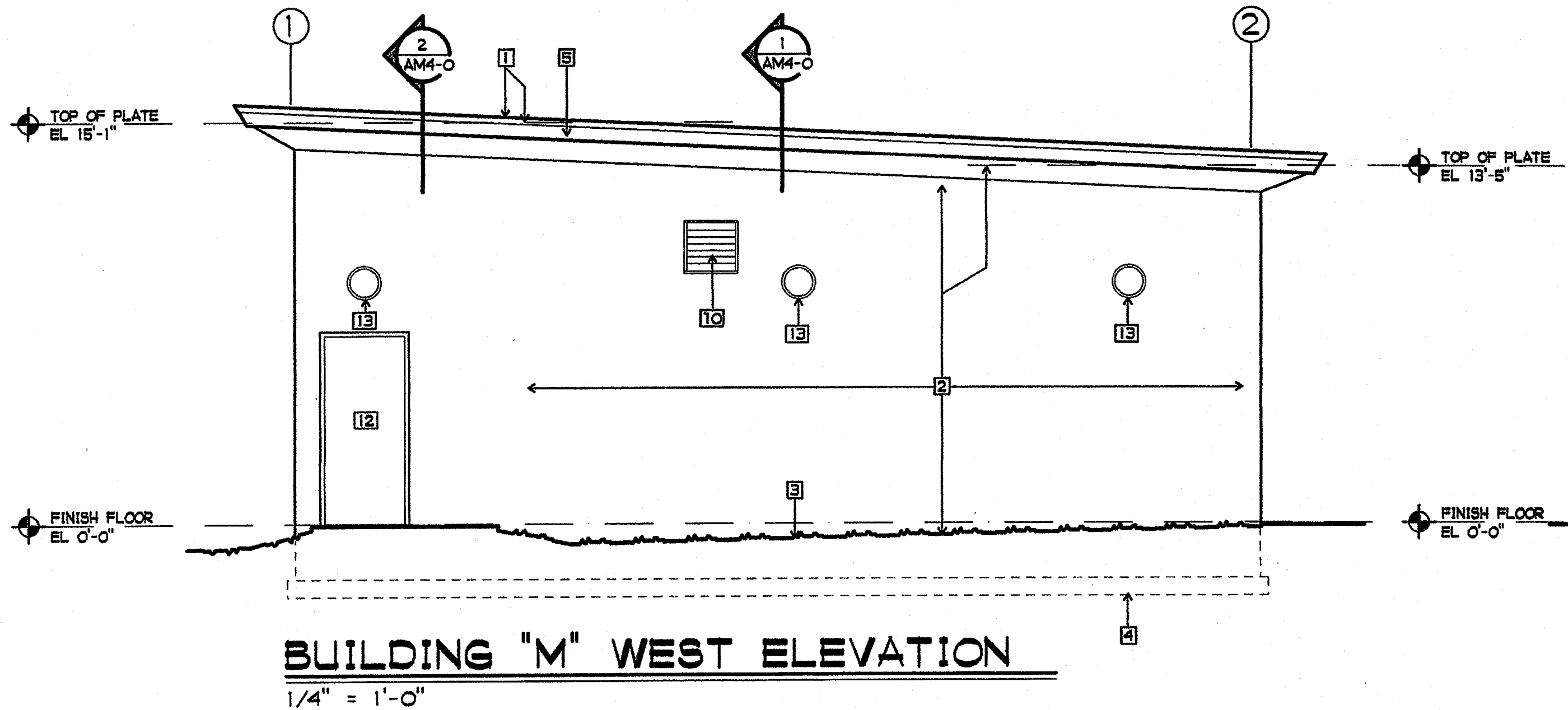
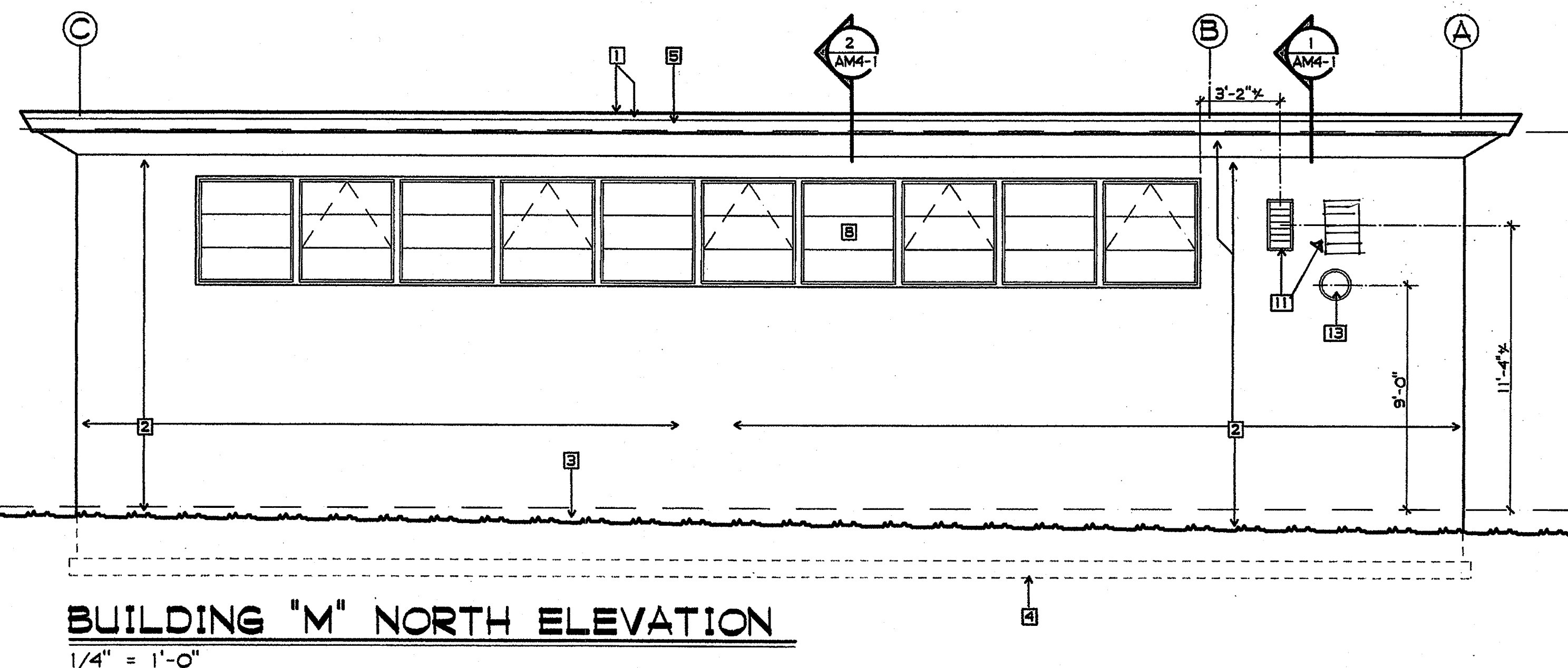
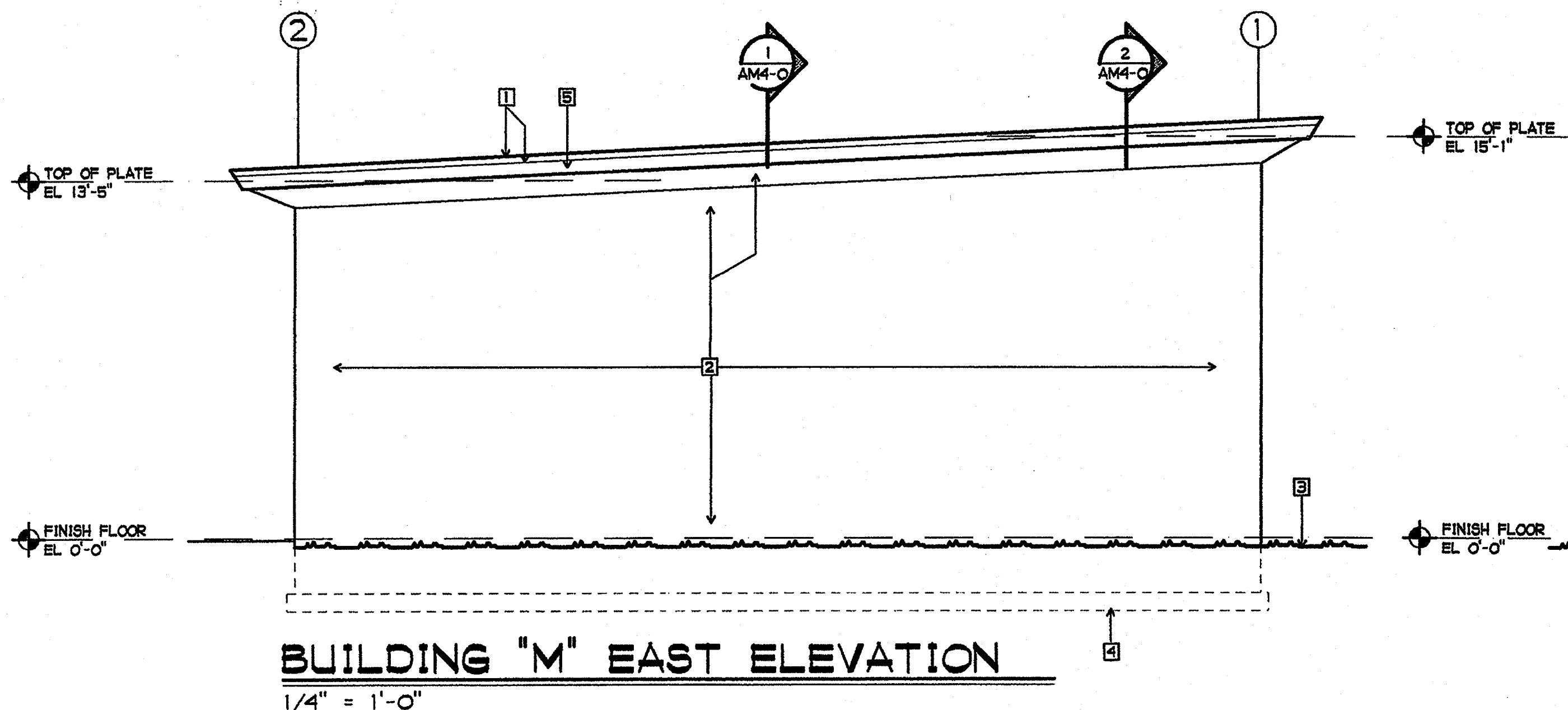
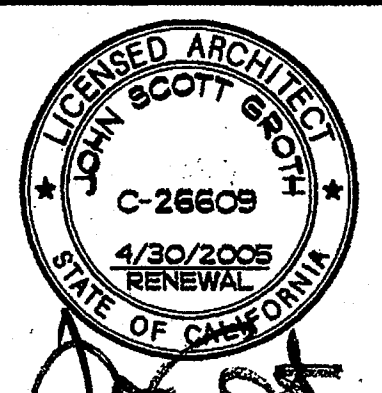
PLOTTED 4/24/2003



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 AC RLS SS
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SHEET TITLE
 BUILDING M CROSS SECTIONS
 AM4-1





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REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

OU5D NO.	858-709
P.T.N.	73569-12
GA NO.	066
DATE	4-26-03
REVISIONS	

PLOTTED 4/16/2003



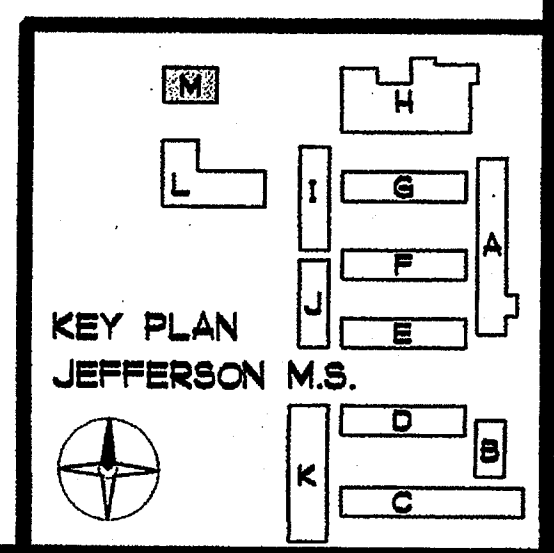
GROTH ARCHITECTS, INC. 3355 MISSION AVE. SUITE 211 OCEANSIDE, CALIFORNIA 92054
PHONE 760-754-8191 FAX 760-754-8291

SHEET NOTES

- 1 EXISTING ROOF COVERING AND FLASHING
- 2 EXISTING STUCCO - PAINTED
- 3 EXISTING FINISH GRADE
- 4 EXISTING FOOTING UNDERGROUND - SHOWN DASHED
- 5 EXISTING WOOD FACIA - PAINTED
- 6 EXISTING DOWN SPOUT TO REMAIN - PAINTED
- 7 EXISTING 3/4" PIPE COLUMNS - PAINTED
- 8 EXISTING WINDOW FRAME, NEW GLAZING
- 9 EXISTING GUTTER - PAINTED
- 10 EXISTING VENT - PAINTED
- 11 NEW 12" x 24" LOUVER - FOR NAILING AROUND OPENING OF EXISTING SHEAR PANEL SEE 7/AMS-1 - DEMO, PATCH, AND REPAIR PLASTER AS REQUIRED FOR ALL STRAPS AND NAILING
- 12 NEW DOOR AND FRAME - PAINTED
- 13 NEW EXTERIOR LIGHT FIXTURE

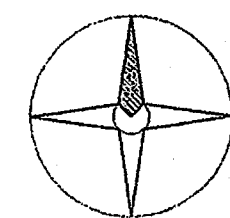
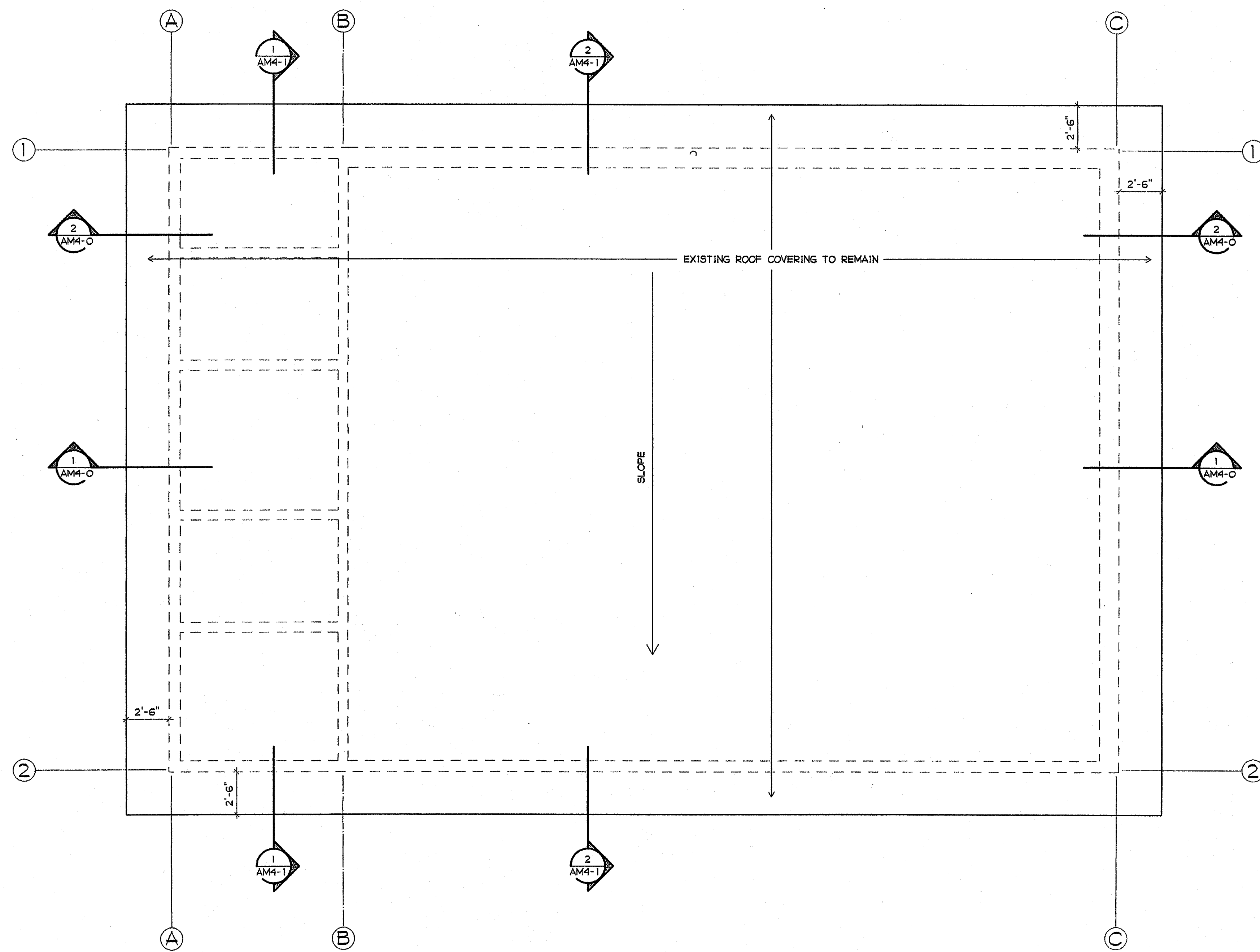
NOTE:
PROVIDE PLASTER COLOR COAT OVER BOTH NEW AND EXISTING PLASTER FOR THE WHOLE ELEVATION SO THAT THE TEXTURE OF THE ENTIRE ELEVATION IS UNIFORM INCLUDE BOTH VERTICAL WALL SURFACES AND UNDERSIDE OF PLASTER SOFFITS.

NO OTHER EXISTING



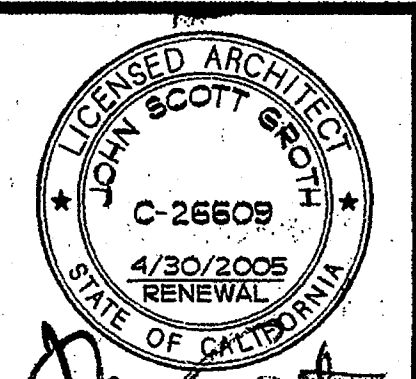
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EXTERIOR
ELEVATIONS
AM5-O



BUILDING M ROOF PLAN

1/4" = 1'-0"



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CLSD NO.	858-709
P.T.N.	73569-12
GA NO.	066
DATE	4-26-03
REVISIONS	

PLOTTED 4/24/2003

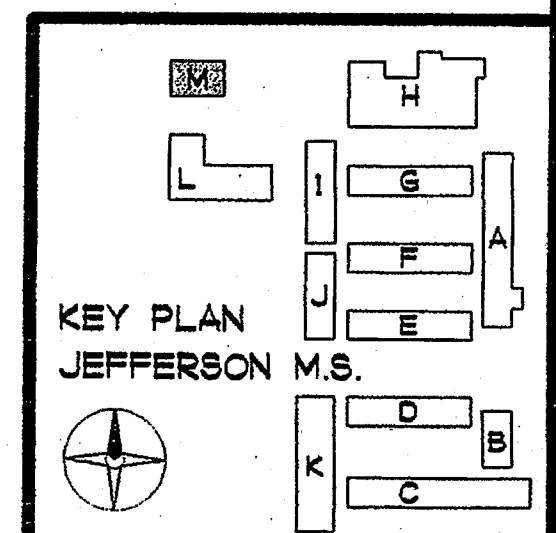


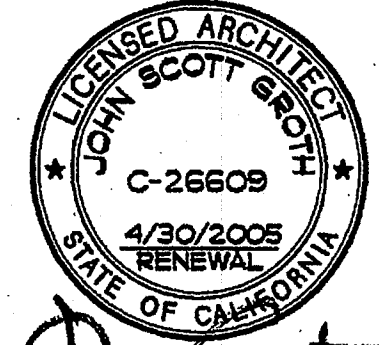
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 AC - FL. 1/4 SS
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SHEET TITLE
 BUILDING M
 ROOF PLAN

AM5-1

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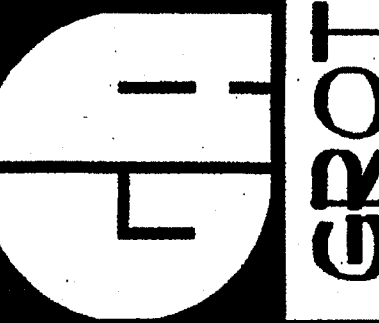
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CLSD NO.
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 73569-12
 GA NO.
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 4-29-03
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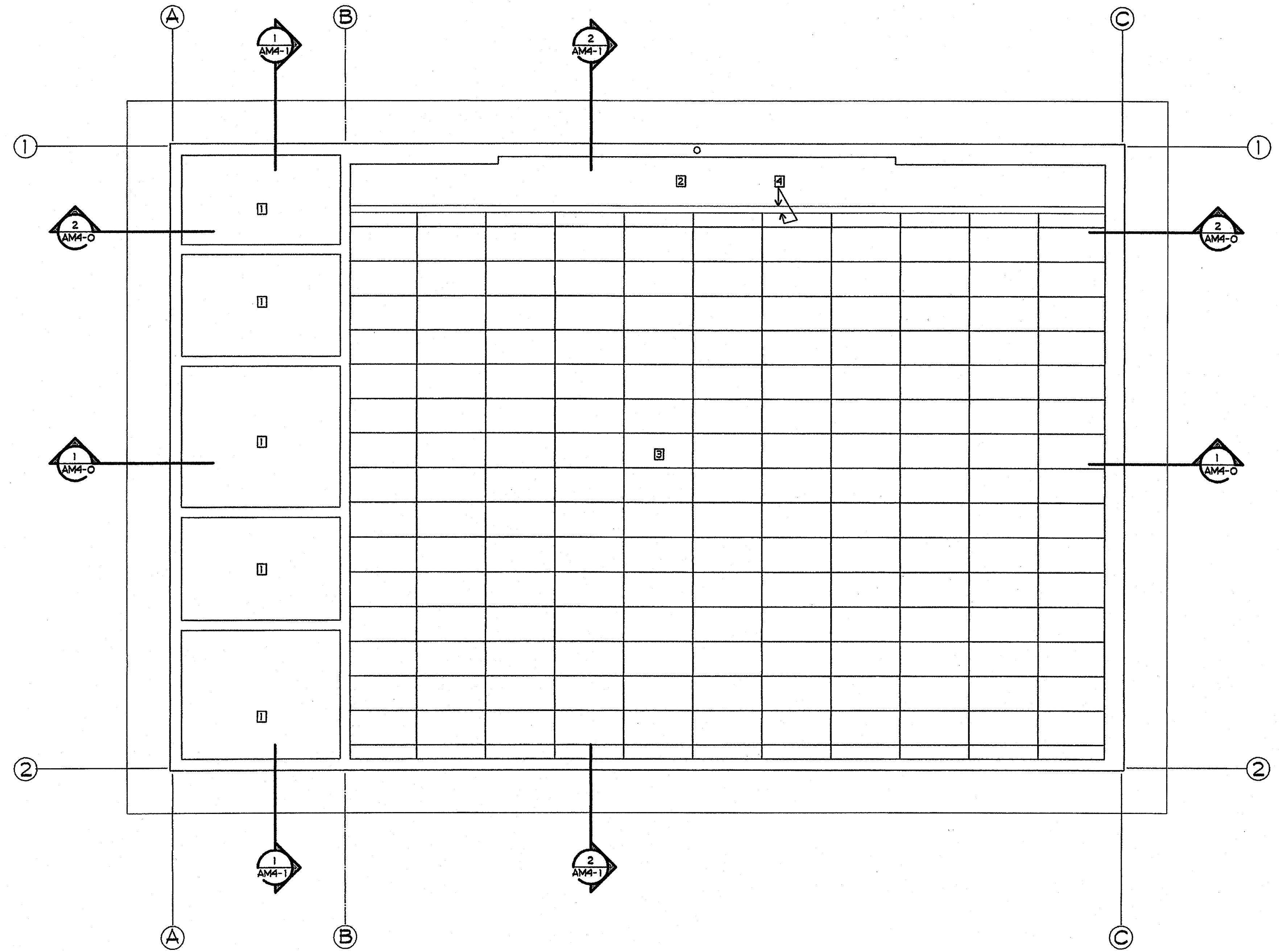
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SHEET TITLE
 BUILDING M
 CEILING PLAN
 AM6-0

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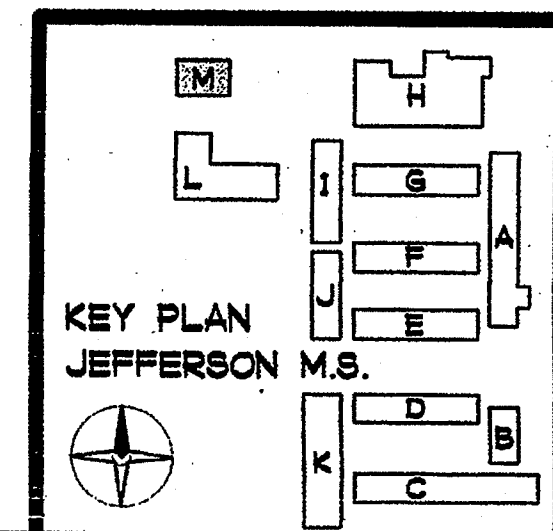
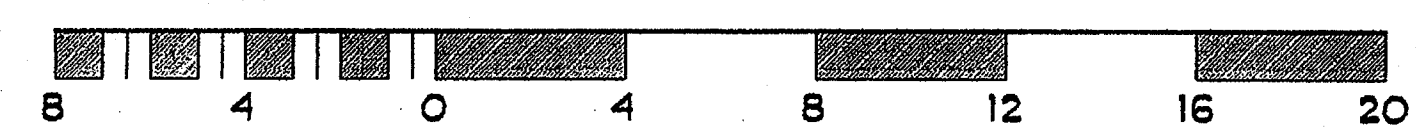


SHEET NOTES

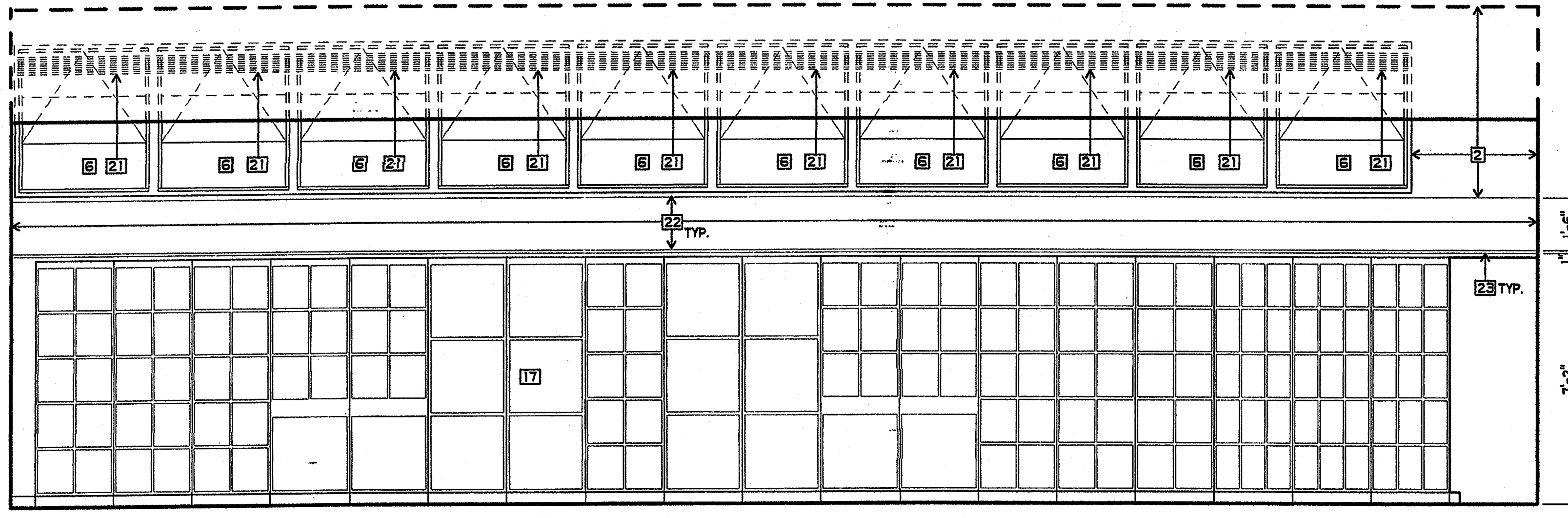
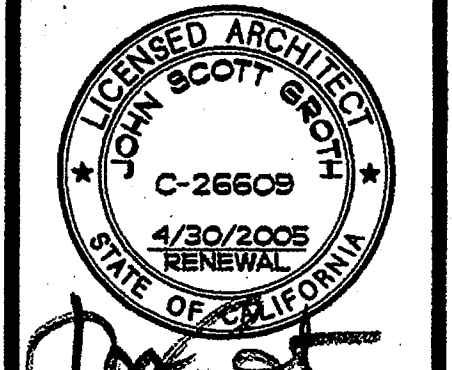
- EXISTING CEILING TO REMAIN
- ② NEW 5/8" GBX CEILING
- ③ NEW ACOUSTICAL TILE CEILING
- ④ NEW 5/8" GBX SOFFIT

BUILDING M CEILING PLAN

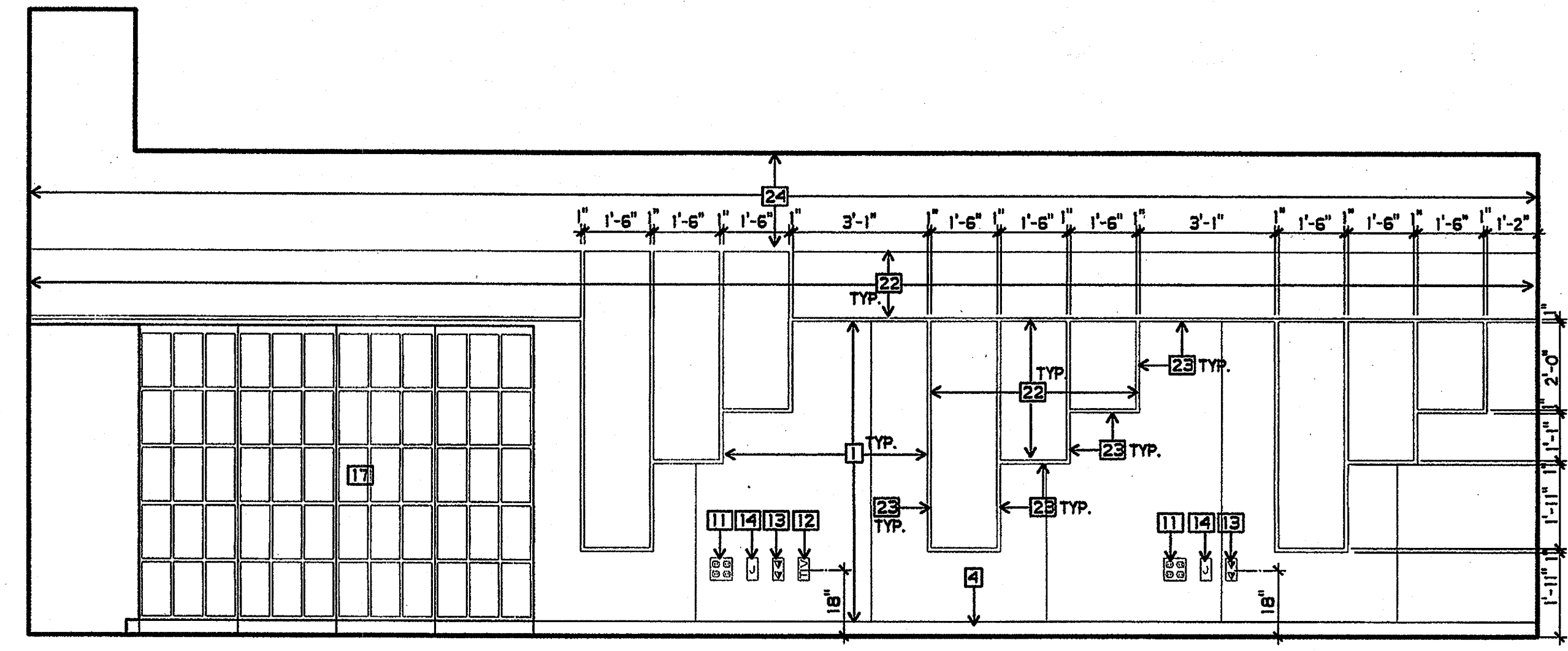
1/4" = 1'-0"



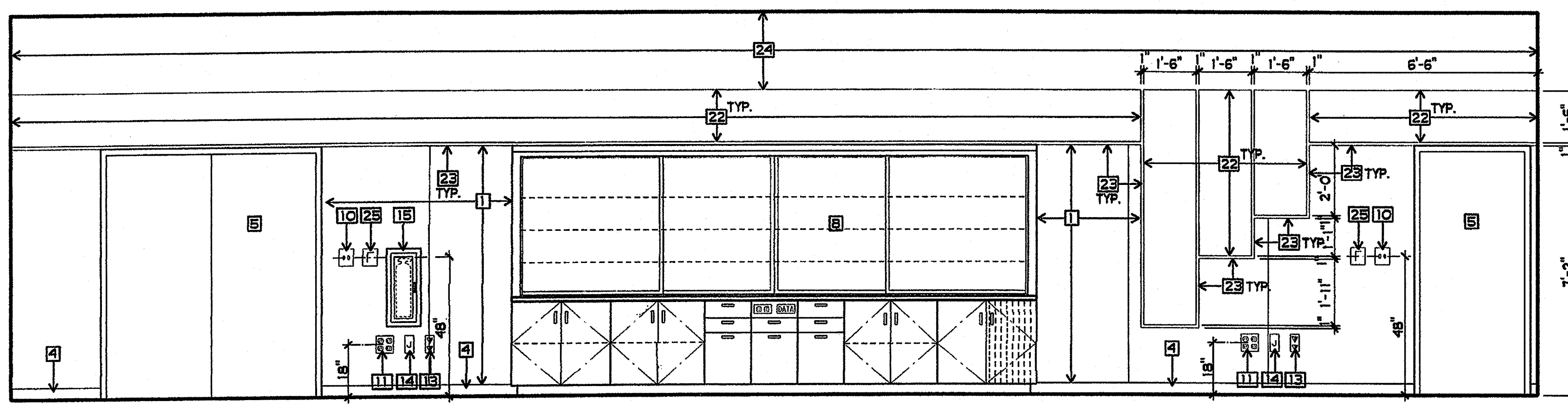
KEY PLAN
 JEFFERSON M.S.



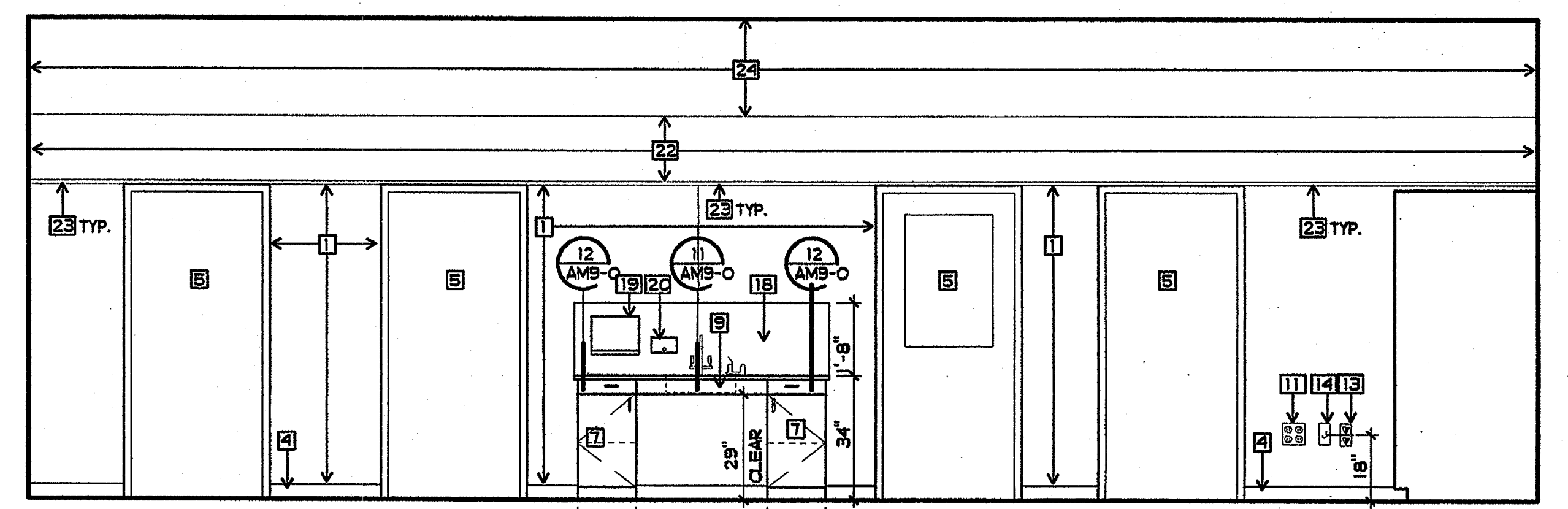
1 MUSIC ROOM
3/8" = 1'-0"



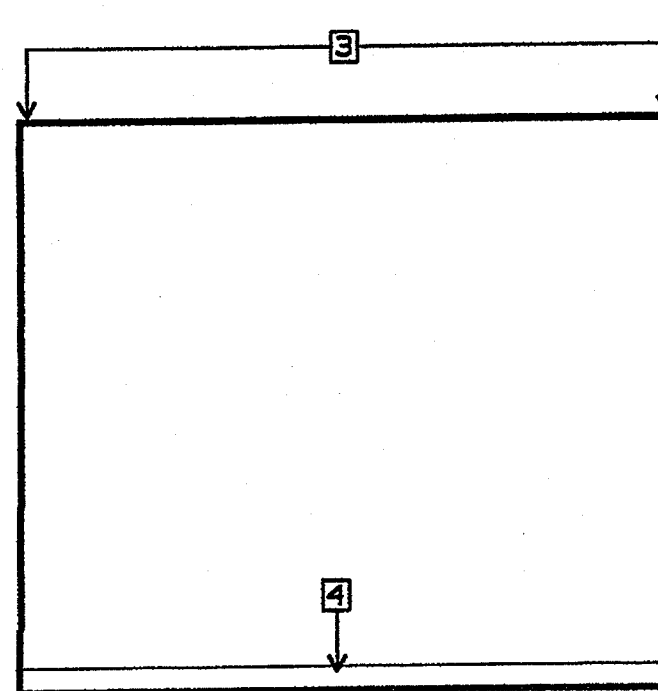
2 MUSIC ROOM
3/8" = 1'-0"



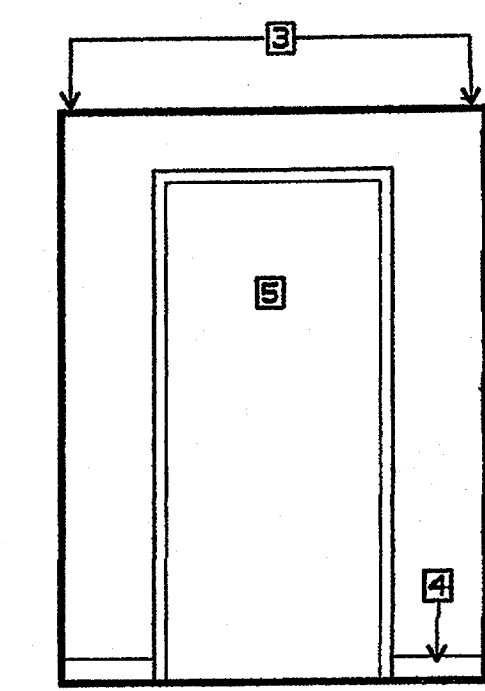
3 MUSIC ROOM
3/8" = 1'-0"



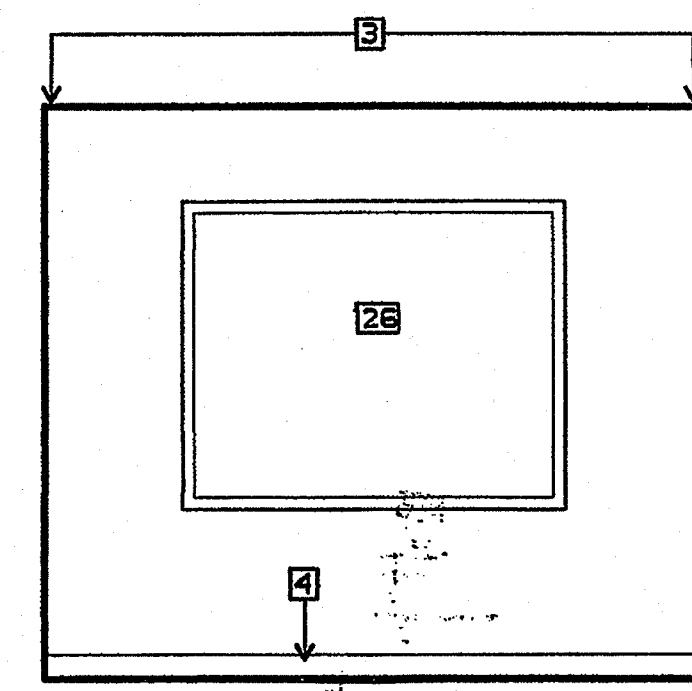
4 MUSIC ROOM
3/8" = 1'-0"



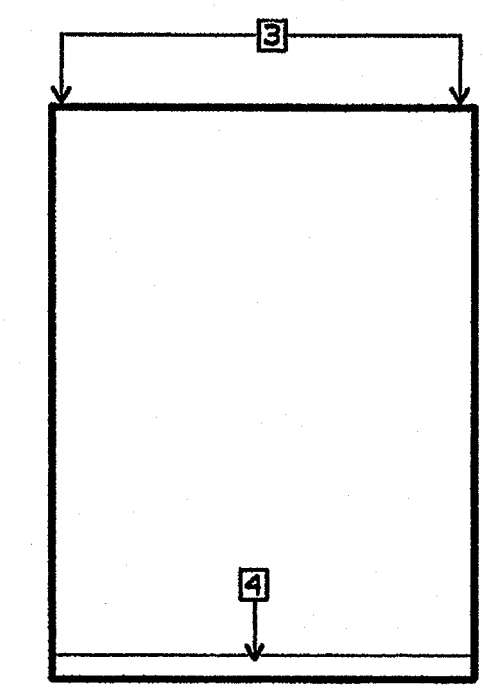
5 PRACTICE ROOM
3/8" = 1'-0"



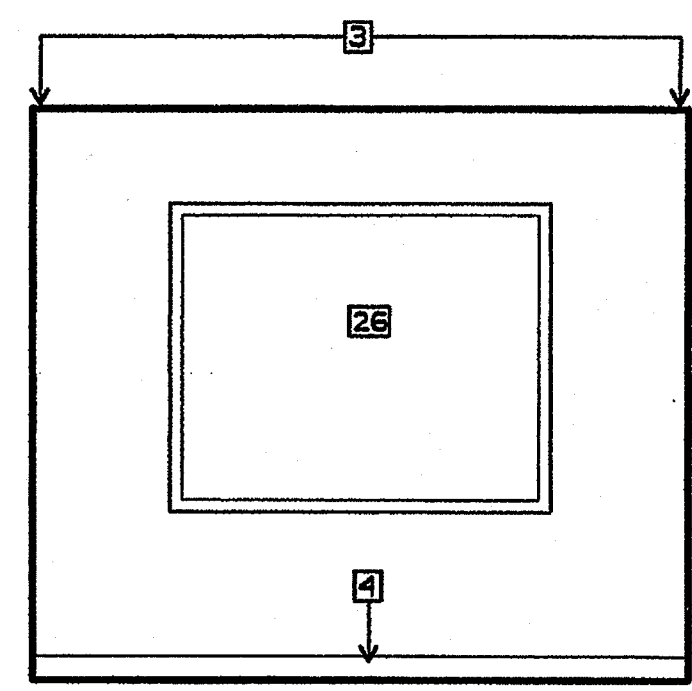
6 PRACTICE ROOM
3/8" = 1'-0"



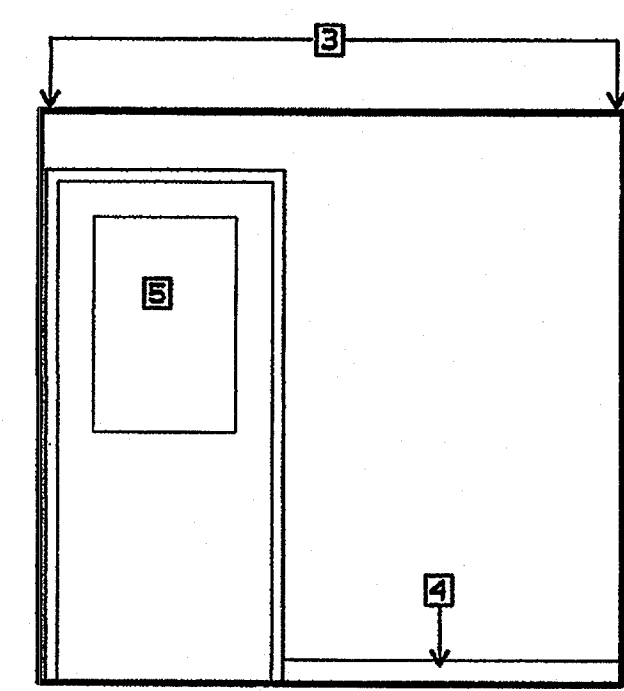
7 PRACTICE ROOM
3/8" = 1'-0"



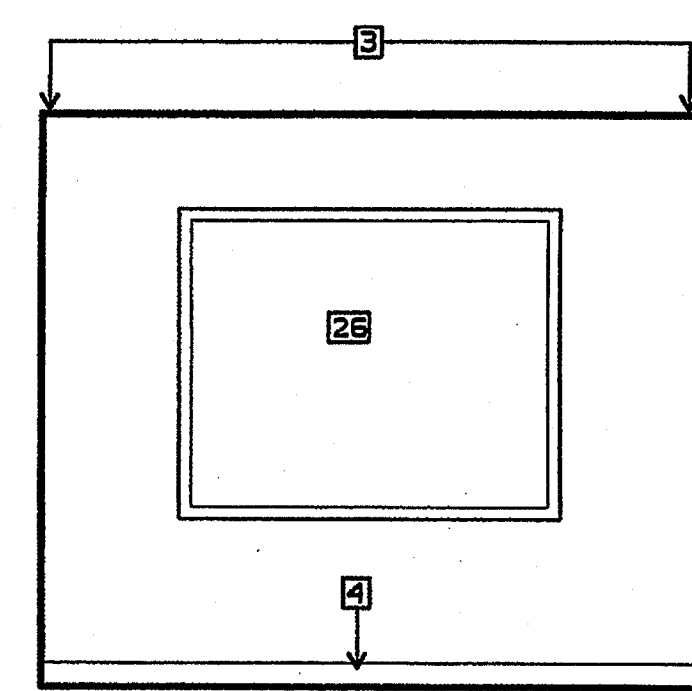
8 PRACTICE ROOM
3/8" = 1'-0"



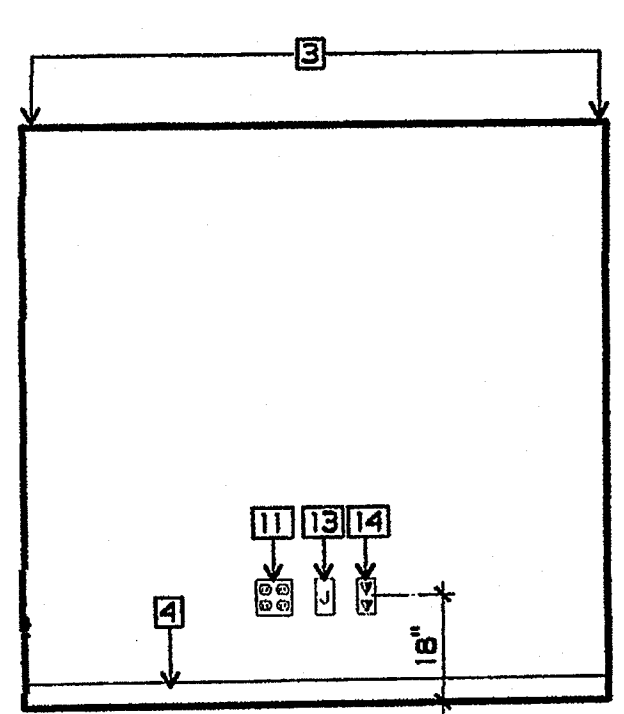
9 OFFICE
3/8" = 1'-0"



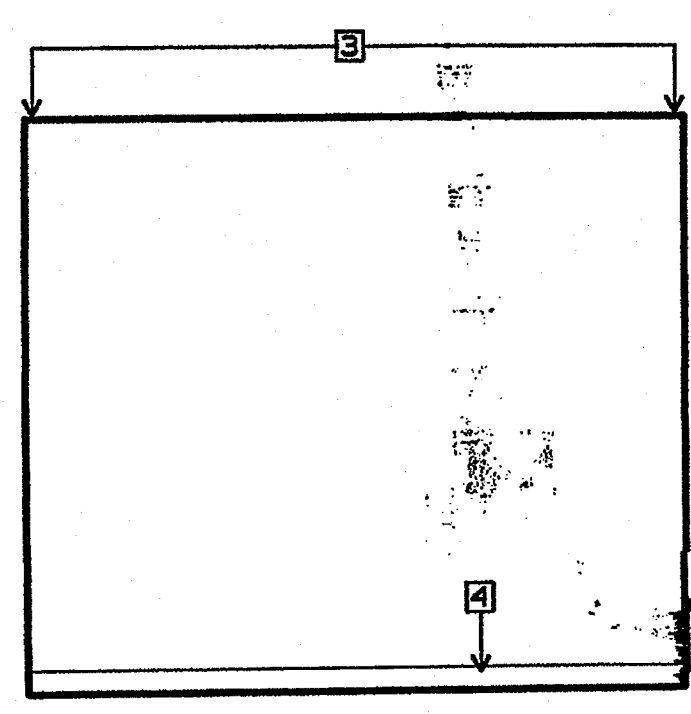
10 OFFICE
3/8" = 1'-0"



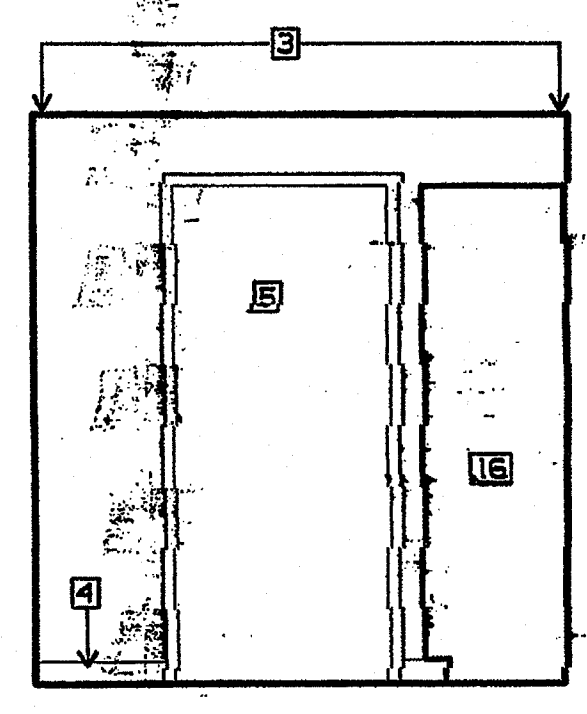
11 OFFICE
3/8" = 1'-0"



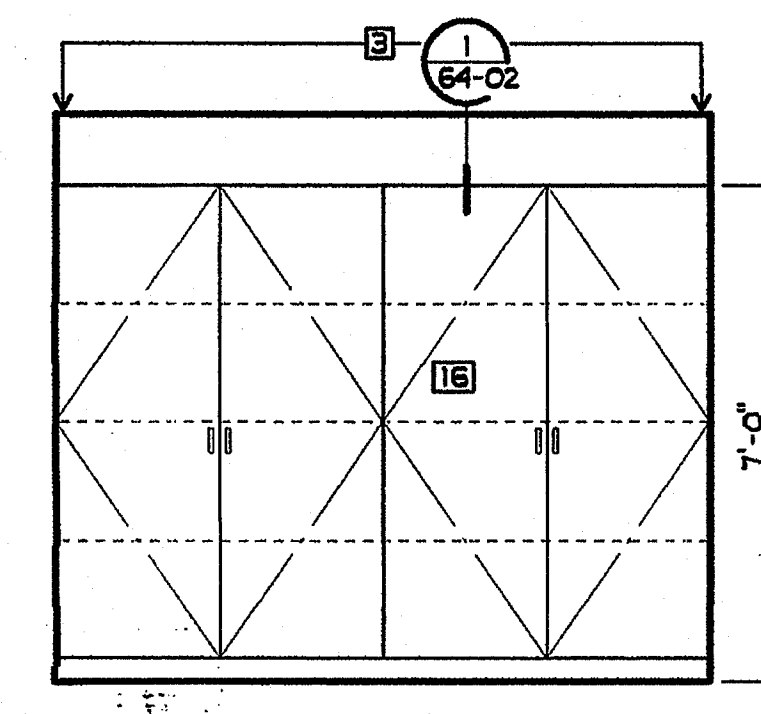
12 OFFICE
3/8" = 1'-0"



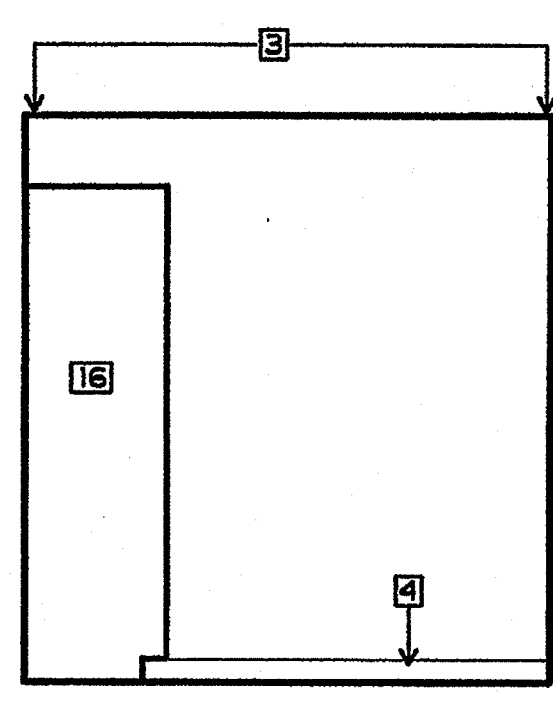
13 STORAGE
3/8" = 1'-0"



14 STORAGE
3/8" = 1'-0"



15 STORAGE
3/8" = 1'-0"



16 STORAGE
3/8" = 1'-0"

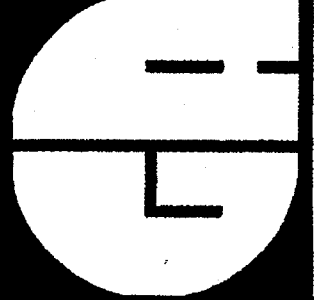
PLAN NOTES

- 1 NEW TACKABLE WALL PANELS
- 2 EXISTING GYPSUM BOARD - PAINTED
- 3 EXISTING PLASTER - PAINTED
- 4 NEW RUBBER BASE
- 5 NEW DOOR AND FRAME
- 6 NEW GLAZING IN EXISTING WINDOW FRAME
- 7 NEW LAMINATED PLASTIC CASEWORK
- 8 NEW TEACHING UNIT
- 9 NEW ADULT HT. ACCESSIBLE SINK
- 10 NEW LIGHT CONTROLS
- 11 NEW CONVENIENCE OUTLET
- 12 NEW TV OUTLET
- 13 NEW VOICE AND DATA OUTLET
- 14 NEW J-BOX WITH COVER
- 15 NEW FIRE EXTINGUISHER AND CABINET
- 16 NEW STORAGE SHELVES
- 17 NEW INSTRUMENT STORAGE
- 18 NEW LAMINATED PLASTIC BACKSPLASH
- 19 NEW PAPER TOWEL DISPENSER
- 20 NEW SOAP DISPENSER
- 21 NEW BLINDS
- 22 NEW ACOUSTICAL WALL PANEL
- 23 NEW 1" REVEAL - SEE DTL. 6/AM9-1
- 24 NEW 5/8" GBX - PAINTED
- 25 NEW FIRE ALARM PULL STATION
- 26 NEW WINDOW AND FRAME

REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

CUSD NO. 858-709
P.T.N. 73569-12
GA NO. 066
DATE 4-26-03
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4-104885
DATE APR 25 2003

SHEET TITLE

INTERIOR ELEVATIONS

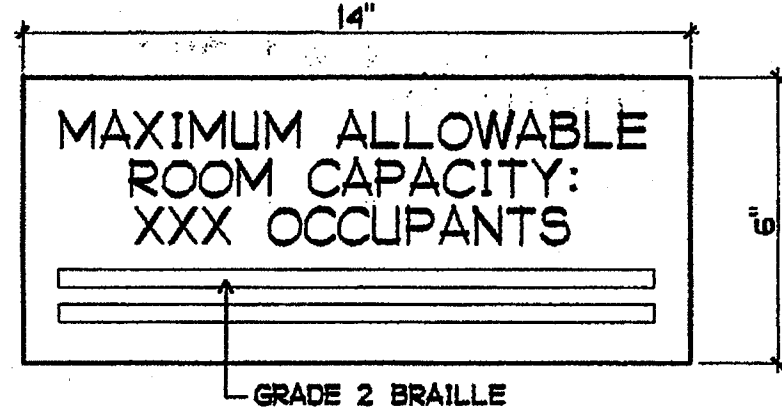
AM7-0

PHONE 760-754-8191
FAX 760-754-8291

SUITE 211
92054

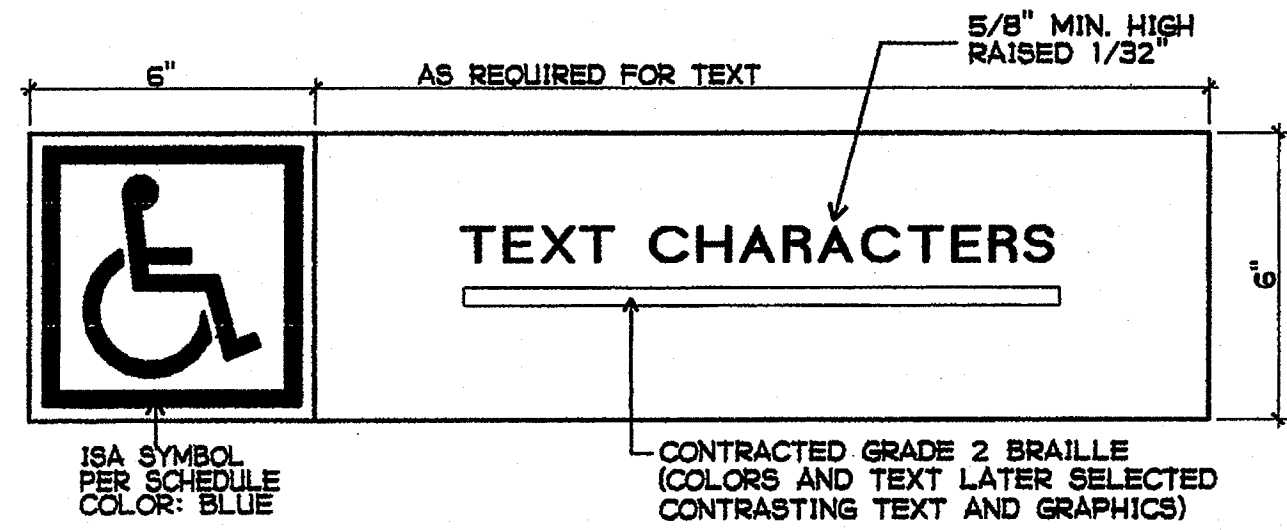
3355 MISSION AVE.
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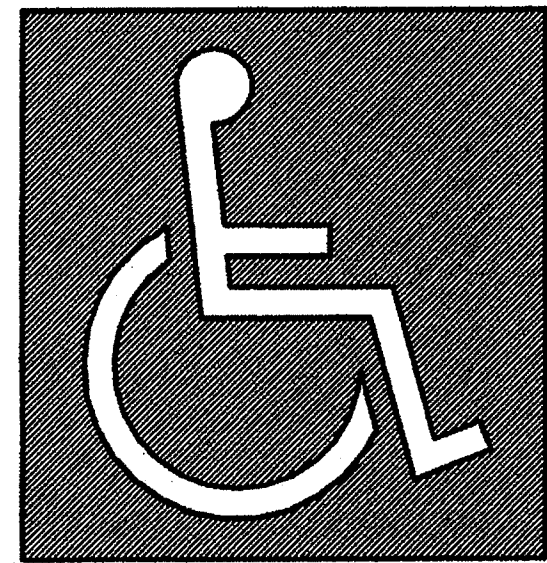


- 3/4" HIGH HELVETICA
- OCCUPANT TOTAL (xxx) VARIES PER ROOM - SEE FLOOR PLAN (COMPLY WITH C.B.C. CHAPTER 10)
- PROVIDE UNDER SECTION 10426
- MOUNTING HEIGHT: CENTERED 60" ABOVE WALKING SURFACE
- CONTRASTING TEXT AND GRAPHICS - COLORS AS LATER SELECTED

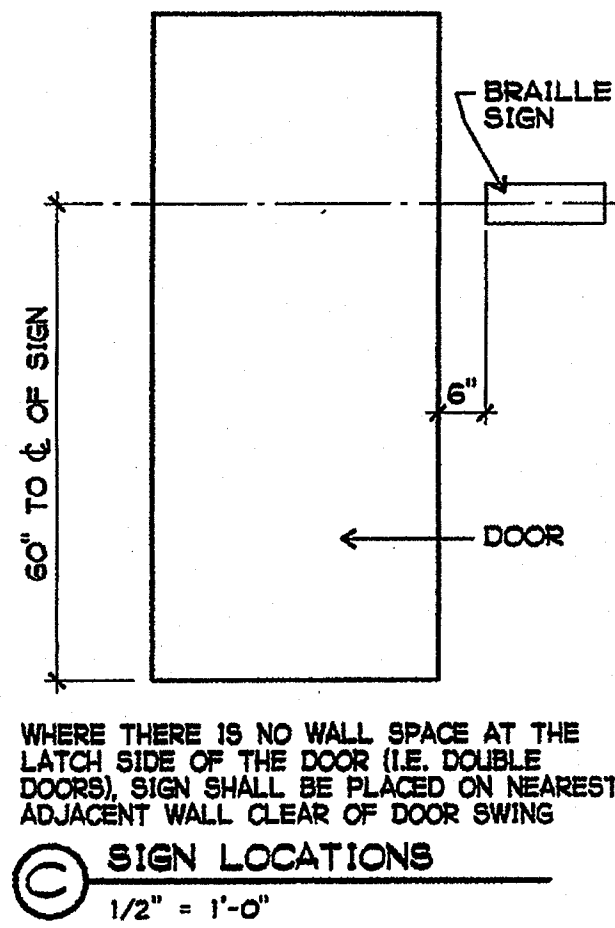
1 TYPICAL MAXIMUM ROOM CAPACITY SIGN
3" = 1'-0"



A BRAILLE SIGN
3" = 1'-0"



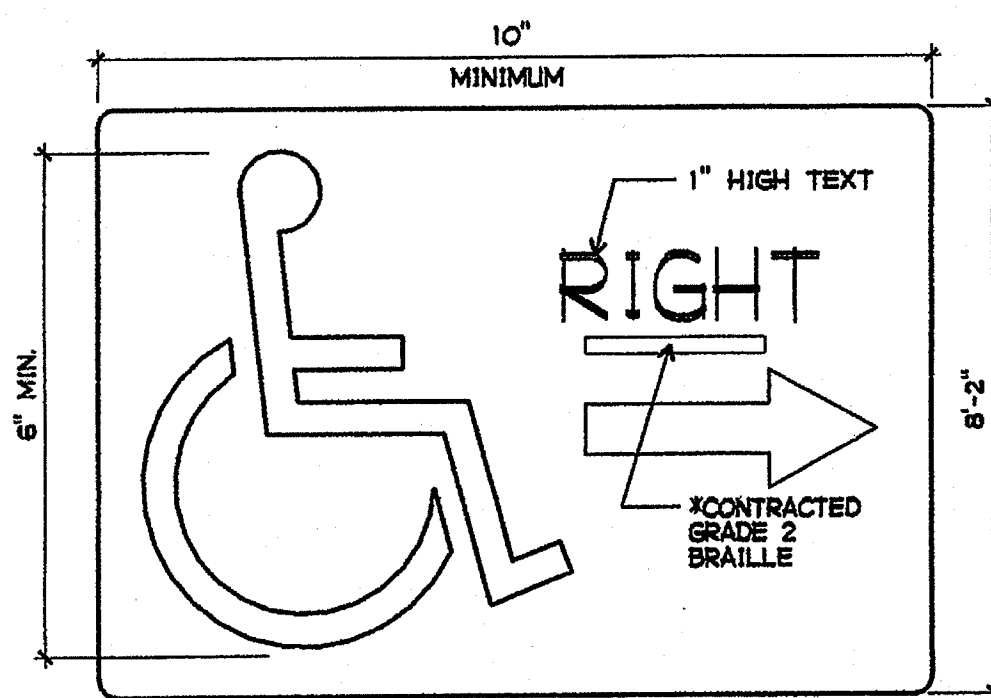
B INTERNATIONAL SYMBOL OF ACCESSIBILITY
NO SCALE



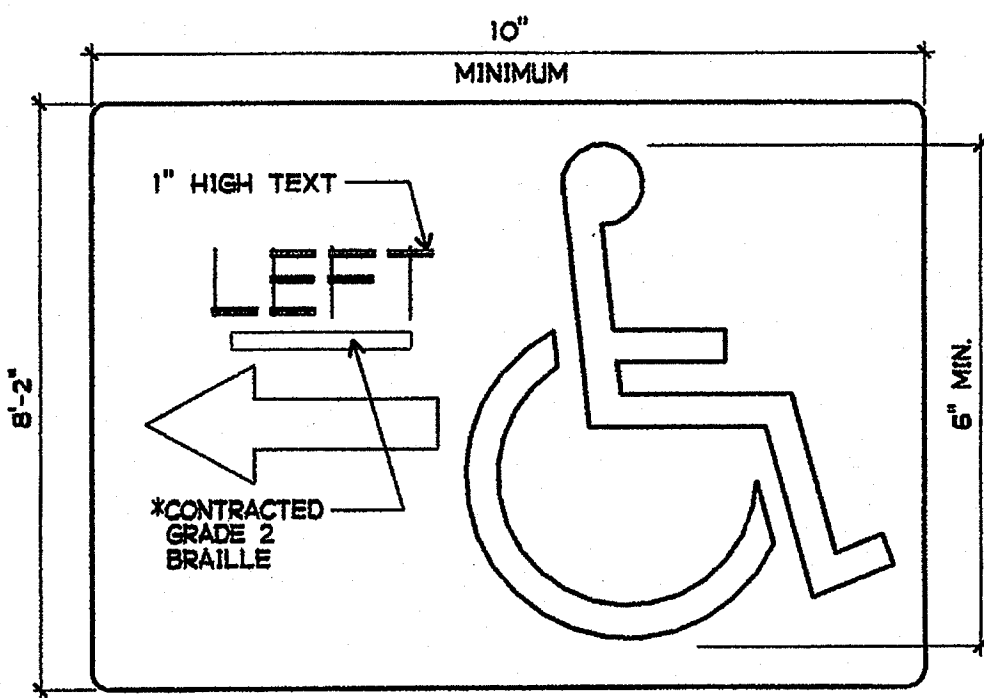
WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF THE DOOR (I.E. DOUBLE DOORS), SIGN SHALL BE PLACED ON NEAREST ADJACENT WALL CLEAR OF DOOR SWING

C SIGN LOCATIONS
1/2" = 1'-0"

2 DOOR SIGNAGE FOR CBC COMPLIANCE
AS NOTED



A DIRECTIONAL SIGN RIGHT
NO SCALE

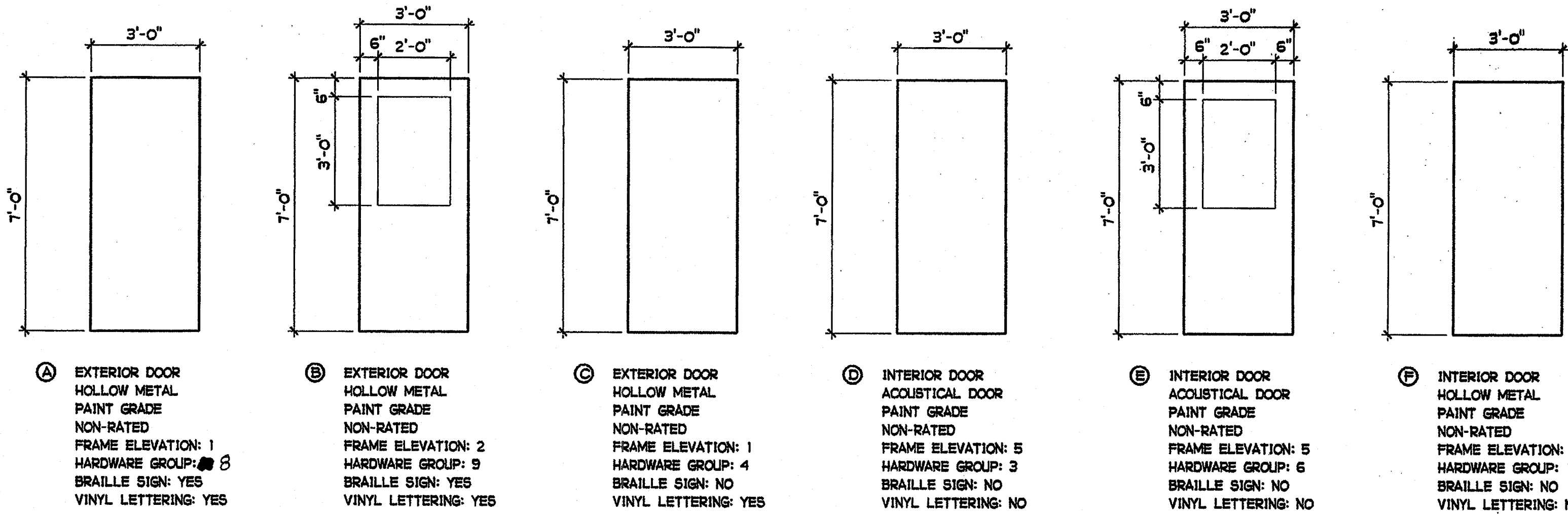


B DIRECTIONAL SIGN LEFT
NO SCALE

3 DIRECTIONAL SIGNAGE
AS NOTED

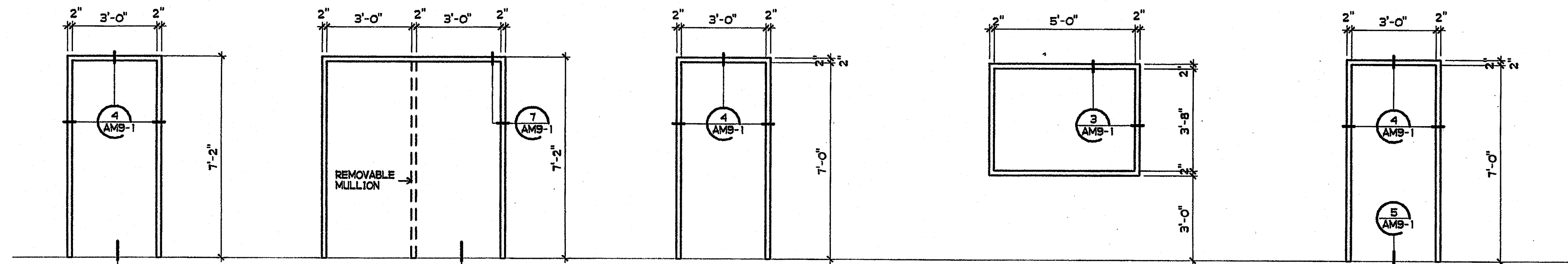
GENERAL NOTES FOR DOORS

- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- DOOR SIGN COPY AS DETERMINED LATER.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS, SUCH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS.
- FIRE DOORS SHALL HAVE AN APPROVED LABEL OR LISTING MARK, INDICATING THE FIRE-PROTECTION RATING, WHICH IS PERMANENTLY AFFIXED AT THE FACTORY WHERE THE FABRICATION AND ASSEMBLY ARE DONE. PERIODIC INSPECTIONS SHALL BE MADE BY AN APPROVED INSPECTION AGENCY DURING FABRICATION AND ASSEMBLY.
- ONE-HOUR RATED DOORS SHALL BE PART OF A RATED FIRE ASSEMBLY, INCLUDING THE DOOR, FRAME, AND HARDWARE.
- THE ONE-HOUR RATED DOOR ASSEMBLY SHALL BE SELF-CLOSING IN ACCORDANCE WITH 2001 TITLE 24 COR, PART 2, CHAPTER 7, SECTION 713.



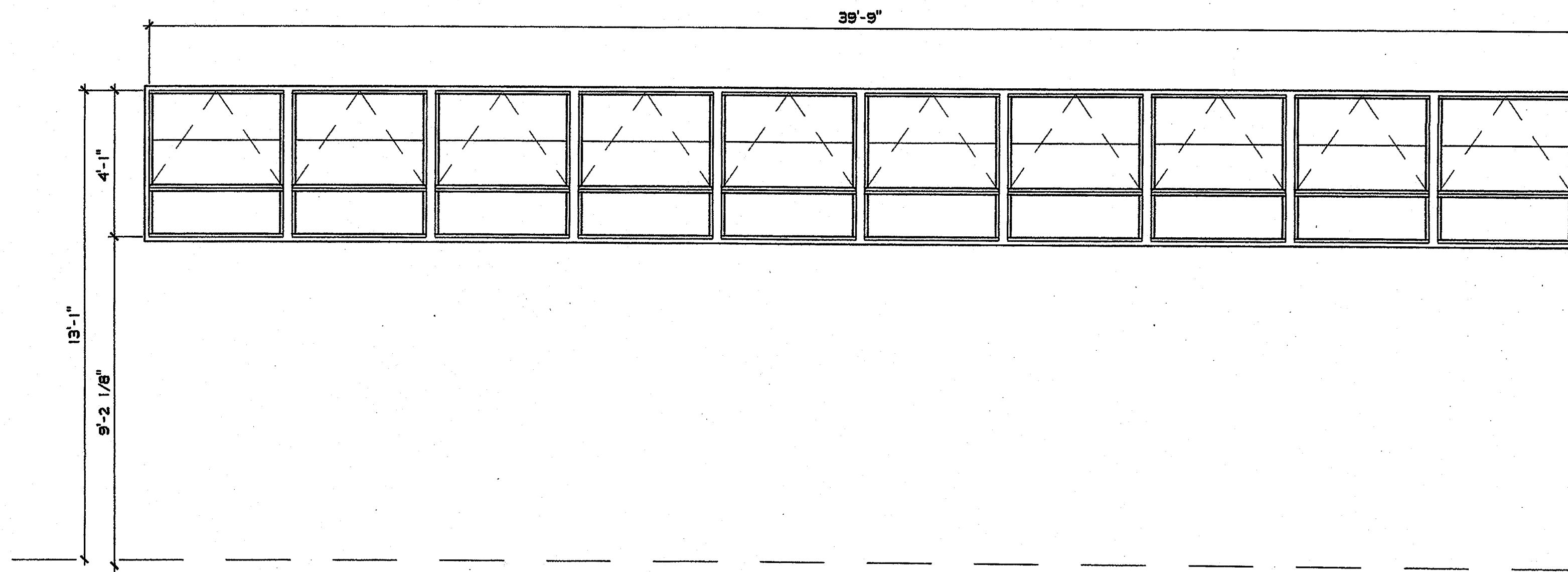
SCALE: 3/8" = 1'-0"

DOOR TYPES



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

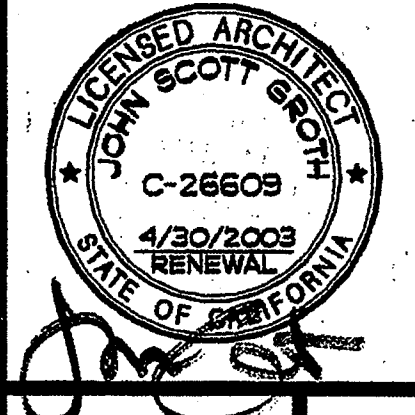
FRAME ELEVATIONS



C6 EXISTING WINDOW PROJECT CUT SASH - AWNING GLAZING TYPE G-2

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

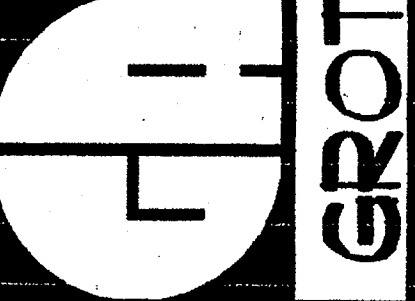
WINDOW TYPES



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NEW CONSTRUCTION
LAUREL ELEMENTARY SCHOOL
1410 LAUREL STREET, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

CLUSD NO.	703-000
P.T.N.	73569-11
GA NO.	044
DATE	4-25-03
REVISIONS	
PLOTTED	4-04-03



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APR 25 2003

SHEET TITLE
DOOR TYPES
FRAME ELEVATIONS
WINDOW TYPES

AM8-0

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SUITE 211
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OCEANSIDE, CALIFORNIA 92054

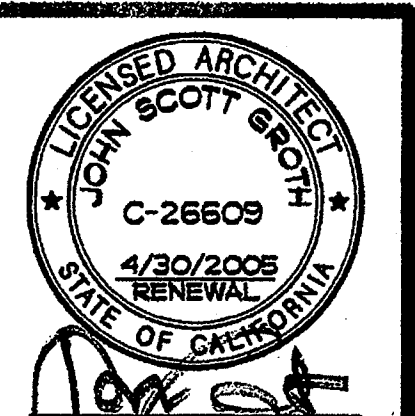
BUILDING 'M' ROOM FINISH SCHEDULE

BUILDING	ROOM NAME	FLOOR		BASE		WALLS				SOFFIT		CEILING		EXTERIOR DOOR	EXTERIOR FRAME	INTERIOR DOOR	INTERIOR FRAME	CABINETS	REMARKS		
		MATERIAL	FINISH	MATERIAL	HEIGHT	DIRECTION				MATERIAL	FINISH	MATERIAL	FINISH								
						NORTH	SOUTH	EAST	WEST												
M	MECHANICAL	1	D																	INTERIOR WALL FINISHES TO REMAIN	
M	PRACTICE ROOM #1	4		5	4"	11	B	11	B	11	B	11	B								
M	OFFICE	4		5	4"	11	B	11	B	11	B	11	B								
M	PRACTICE ROOM #2	4		5	4"	11	B	11	B	11	B	11	B								
M	STORAGE	1	D	5	4"	11	B	11	B	11	B	11	B								
M	BAND ROOM	12		5	4"	11	B	2	7	2	7	2	7	2	B	11'-0"	8				

FINISH NOTES

MATERIAL		FINISH	
NO.	ITEM	NO.	FINISH
1	EXISTING CONCRETE	A	FACTORY FINISH
2	NEW 5/8" TYPE X GB	B	PAINT - FLAT
3	NOT USED	C	PAINT - SEMI-GLOSS
4	NEW CARPETING	D	CONCRETE SEALER
5	NEW RESILIENT BASE	E	
6	NOT USED	F	
7	NEW TACKABLE WALL PANEL	G	
8	NEW ACOUSTICAL CEILING		
9	NEW PLASTIC LAMINATE		
10	NEW RESILANT FLOORING		
11	EXISTING PLASTER/GBX - PATCH AND REPAIR AS NECESSARY	R1	SEE FLOOR PLAN FOR LOCATION OF RESILIENT FLOORING / CARPETING
12		R2	
13		R3	
14		R4	
15			
16			
17			

NOTE: ALL FINISHES SHALL COMPLY WITH 2001 CBC, CMC, CFC AND 1990 TITLE 19.



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REHABILITATION PROJECT
 JEFFERSON MIDDLE SCHOOL
 823 ACACIA, OCEANSIDE, CA 92054
 OCEANSIDE UNIFIED S.D.

OUSD NO. 858-709
 P.T.N. 73569-12
 GA NO. 066
 DATE 4-28-03
 REVISIONS

PLOTTED 4/3/2003

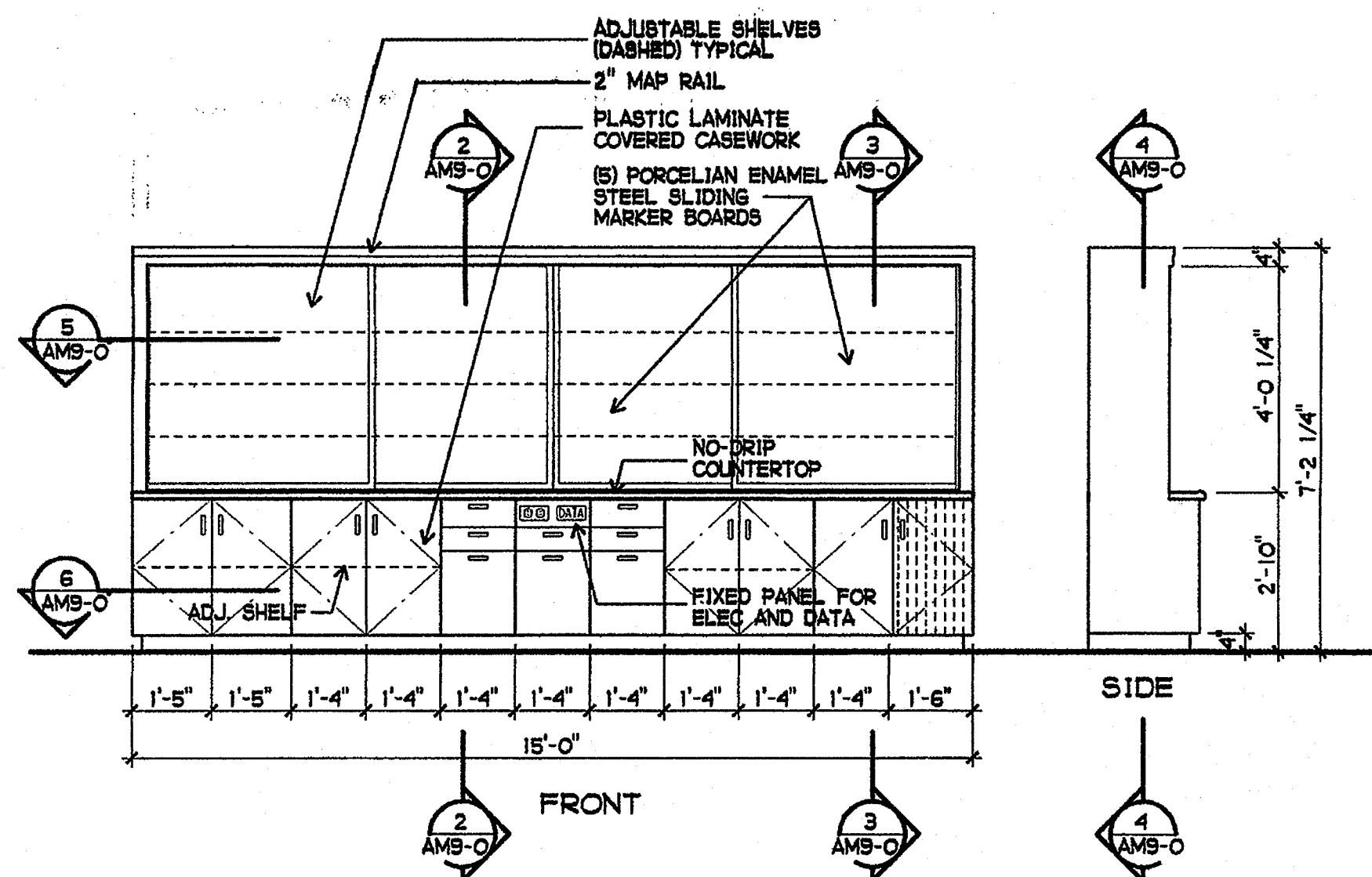


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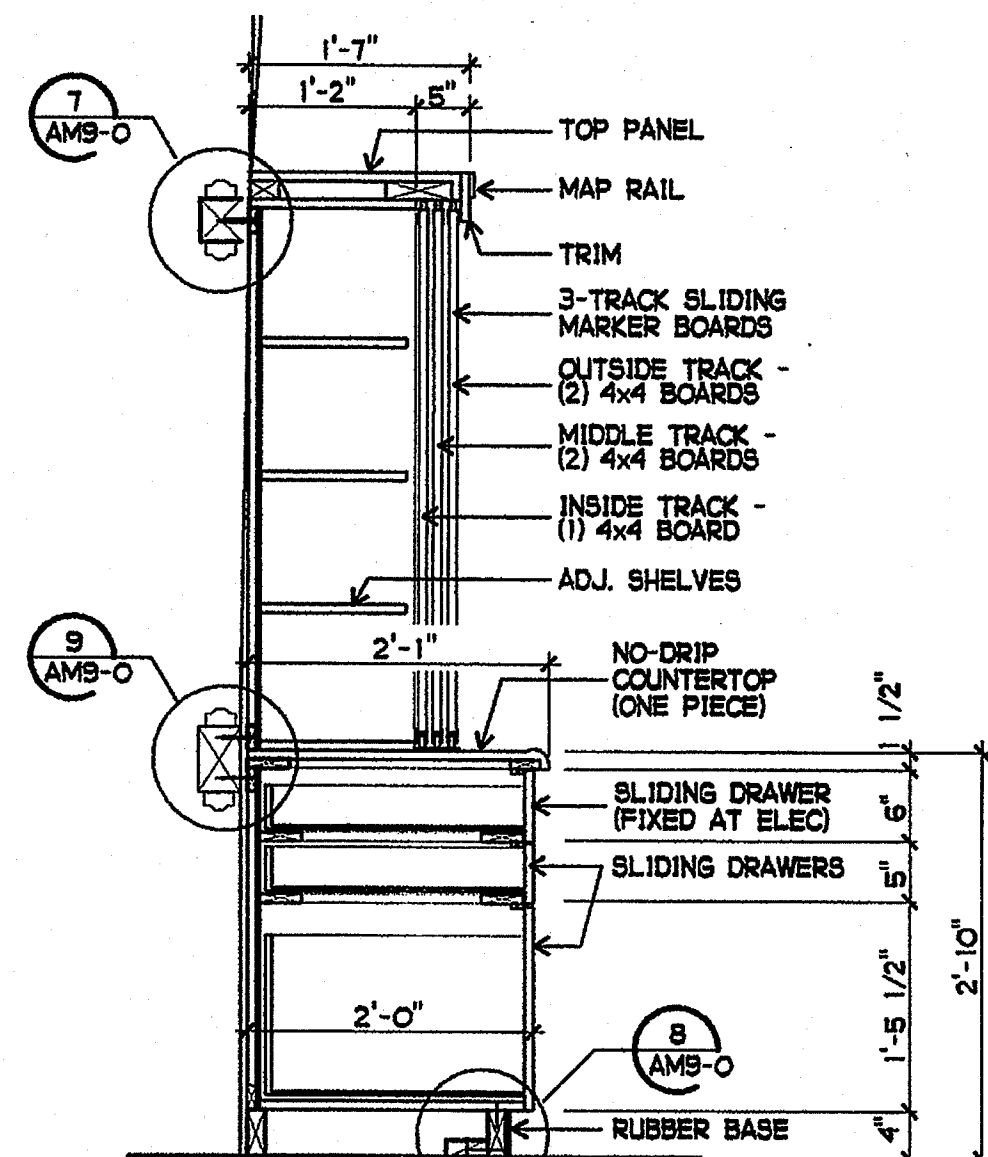
SHEET TITLE
 ROOM FINISH
 SCHEDULE

AM8-1

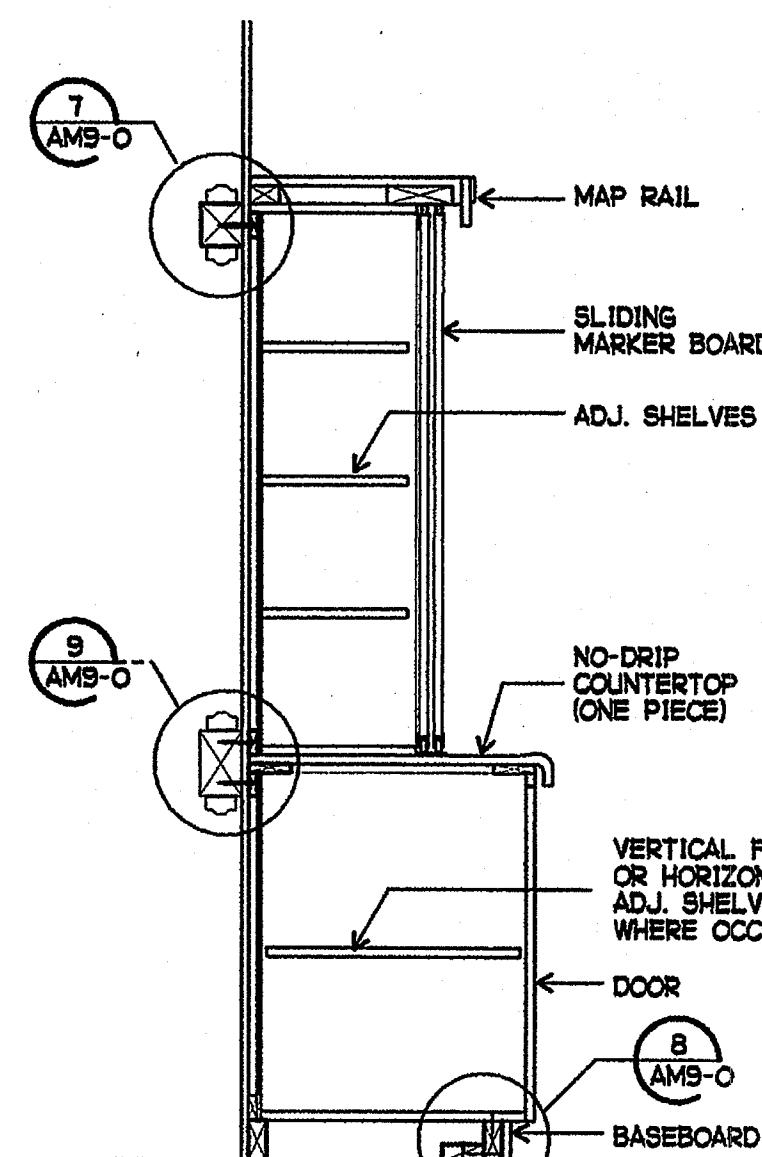
GROTH ARCHITECTS, INC. 3355 MISSION AVE. SUITE 211 PHONE 760-754-8191
 OCEANSIDE, CALIFORNIA 92054 FAX 760-754-8291



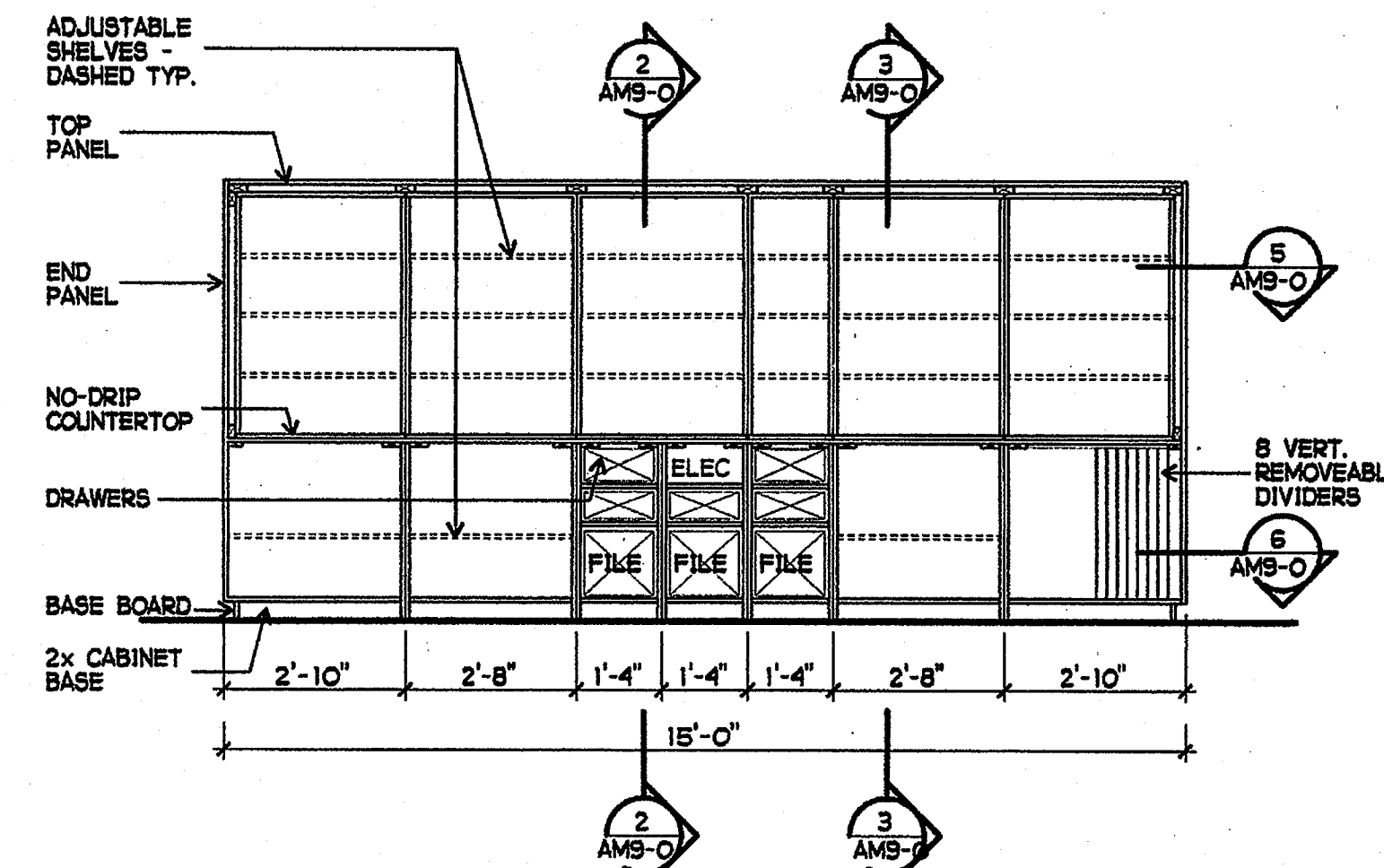
1 MODULAR TEACHING UNIT ELEVATION
3/8" = 1'-0"



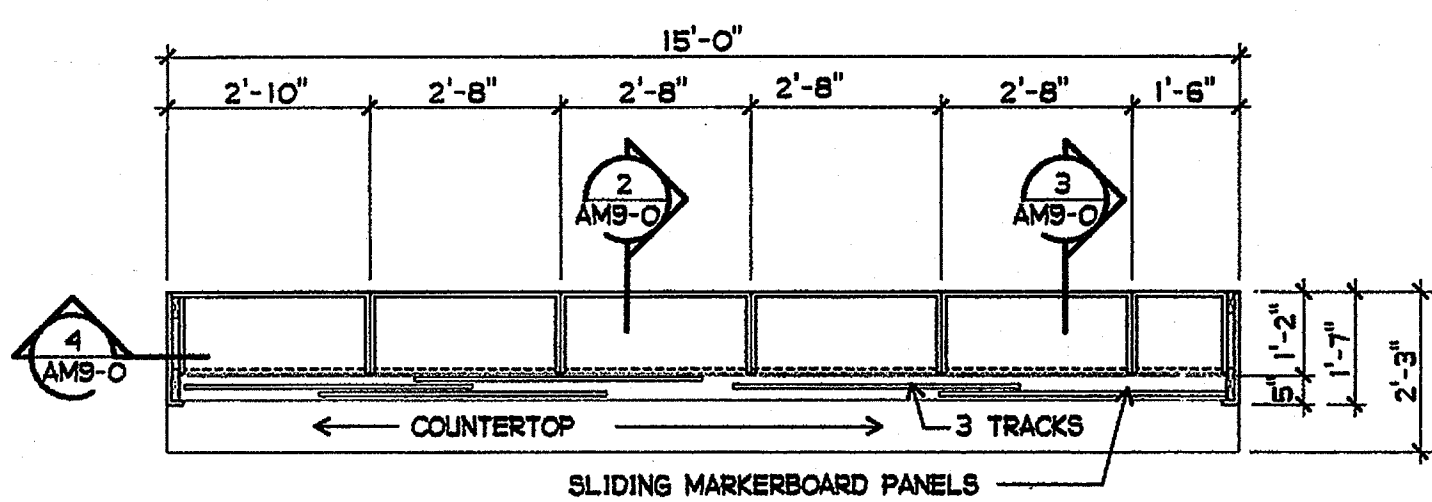
2 TEACHING UNIT SECTION
3/4" = 1'-0"



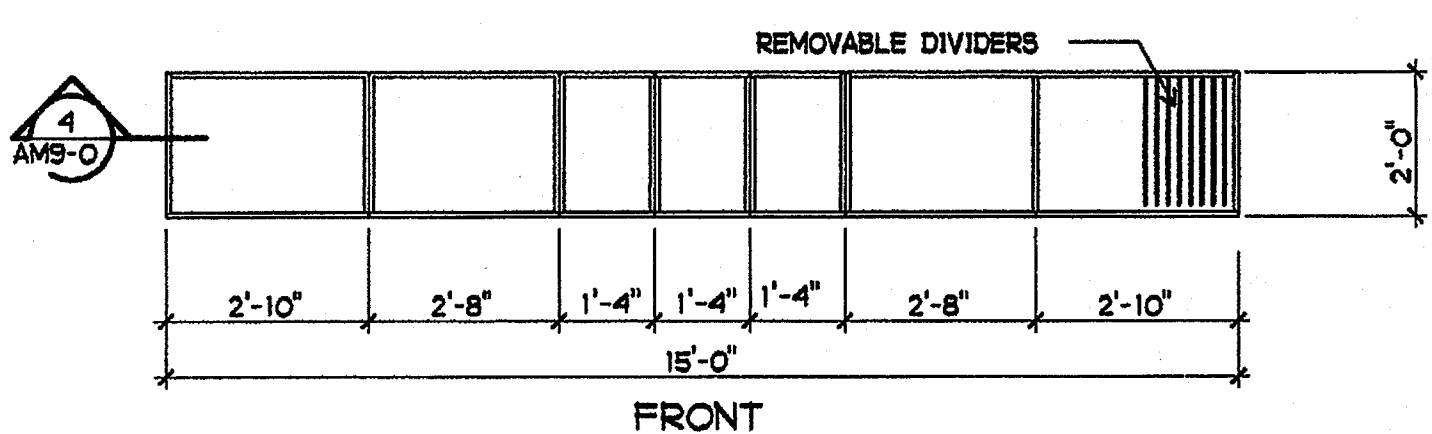
3 TEACHING UNIT SECTION
3/4" = 1'-0"



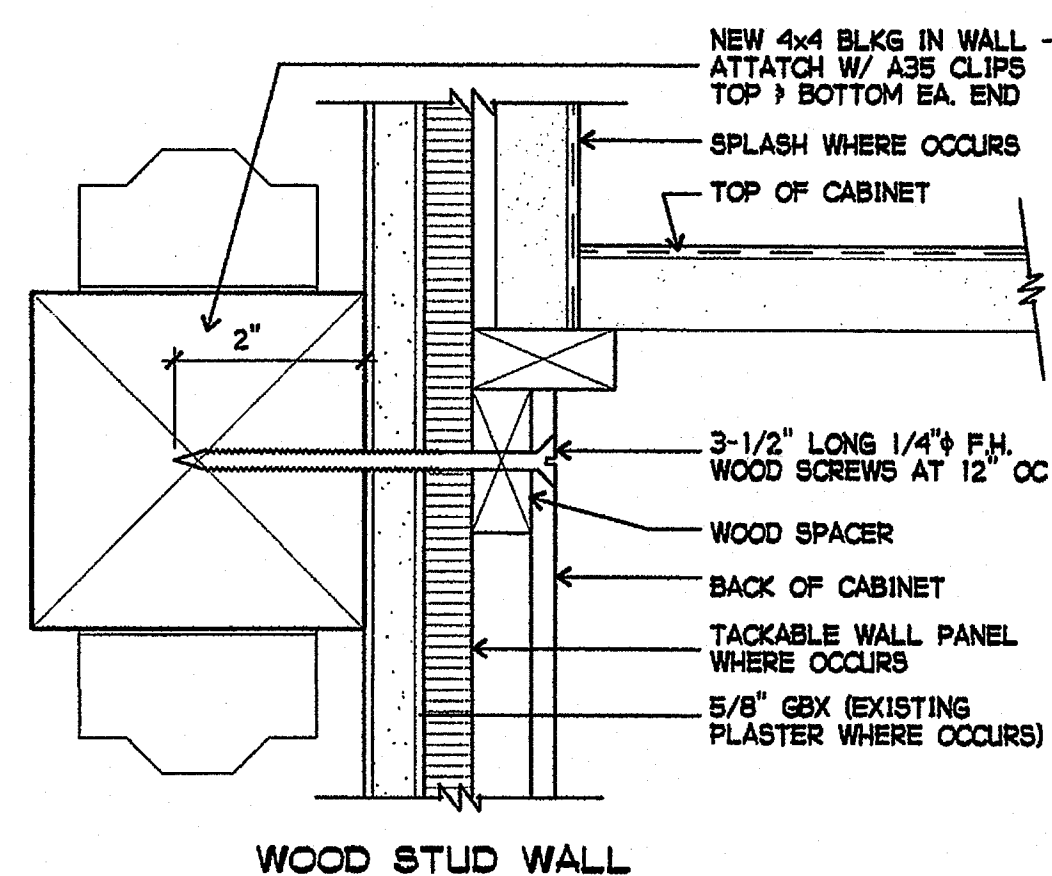
4 TEACHING UNIT SECTION
3/8" = 1'-0"



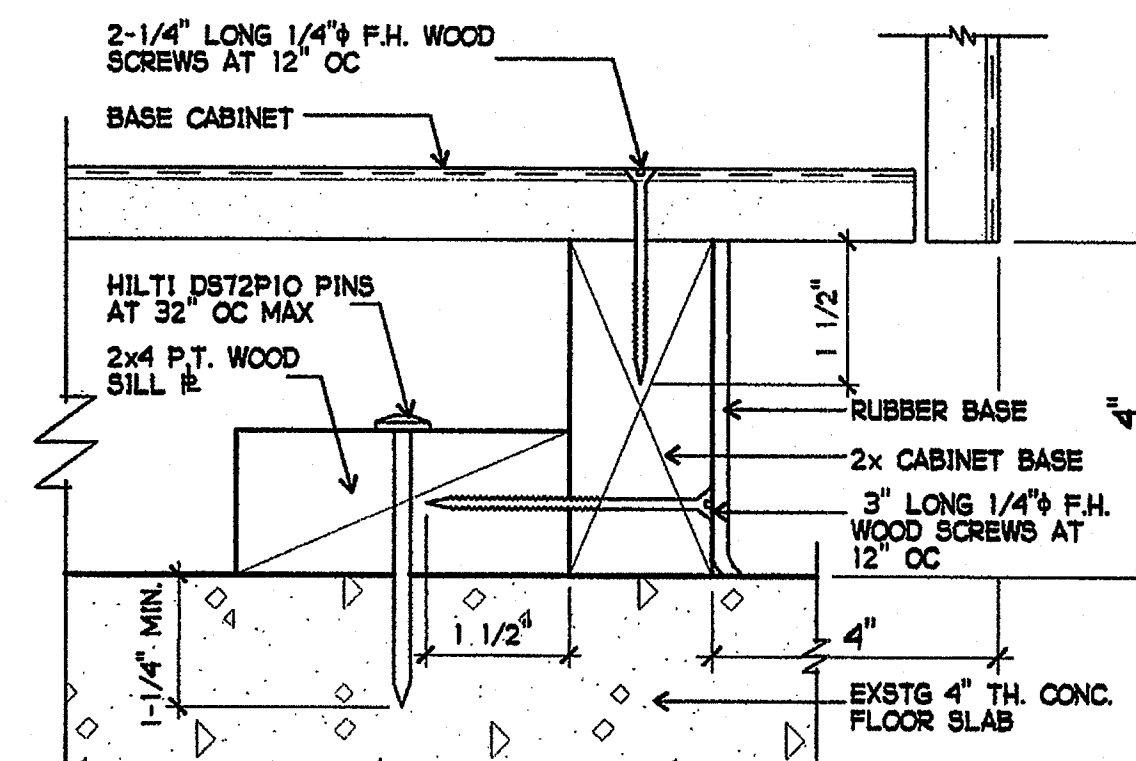
5 TEACHING UNIT SECTION
3/8" = 1'-0"



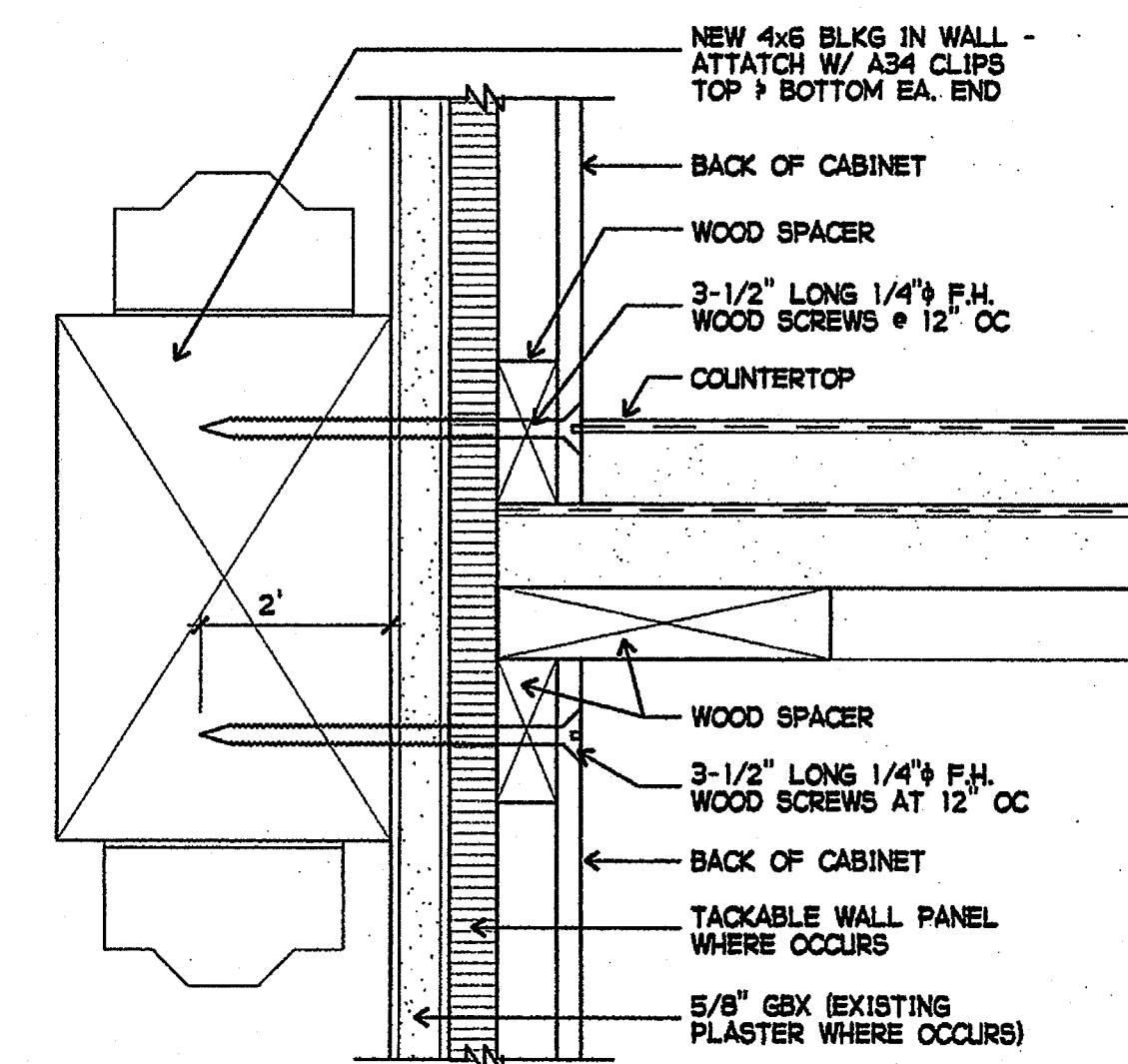
6 TEACHING UNIT SECTION
3/8" = 1'-0"



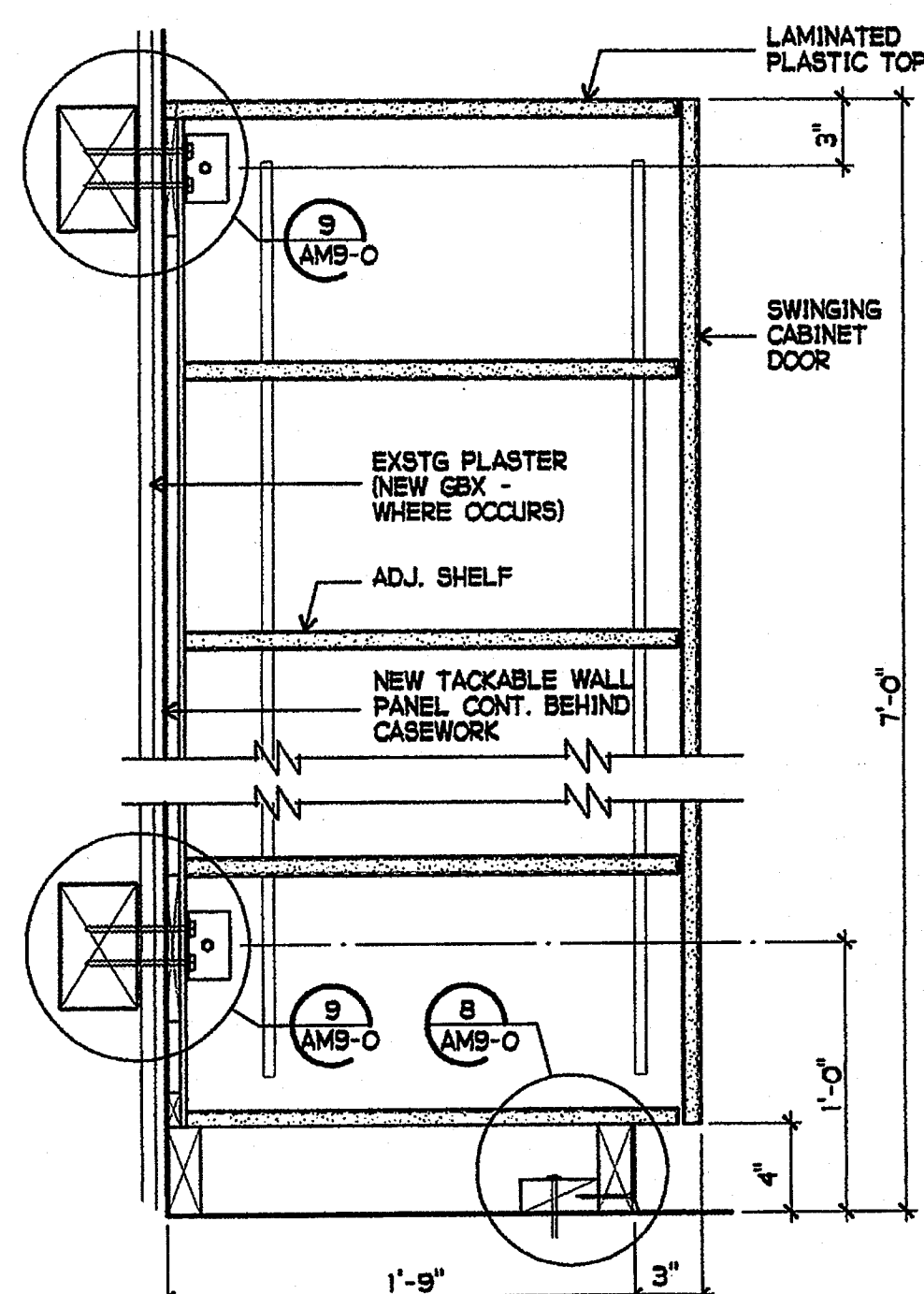
7 CABINET WALL ANCHOR DETAIL
NO SCALE



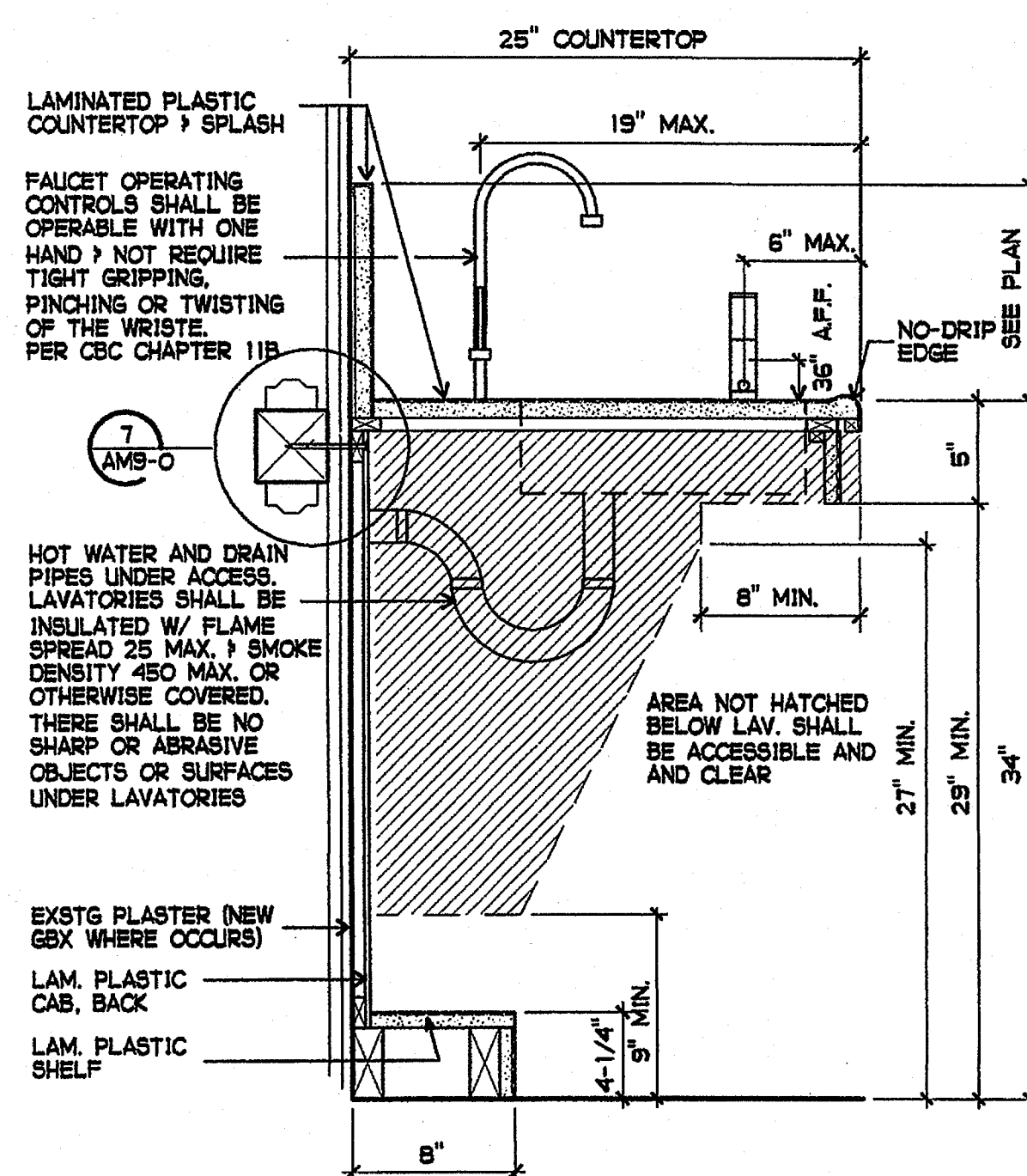
8 BASE CABINET FLOOR ANCHOR DETAIL
6" = 1'-0"



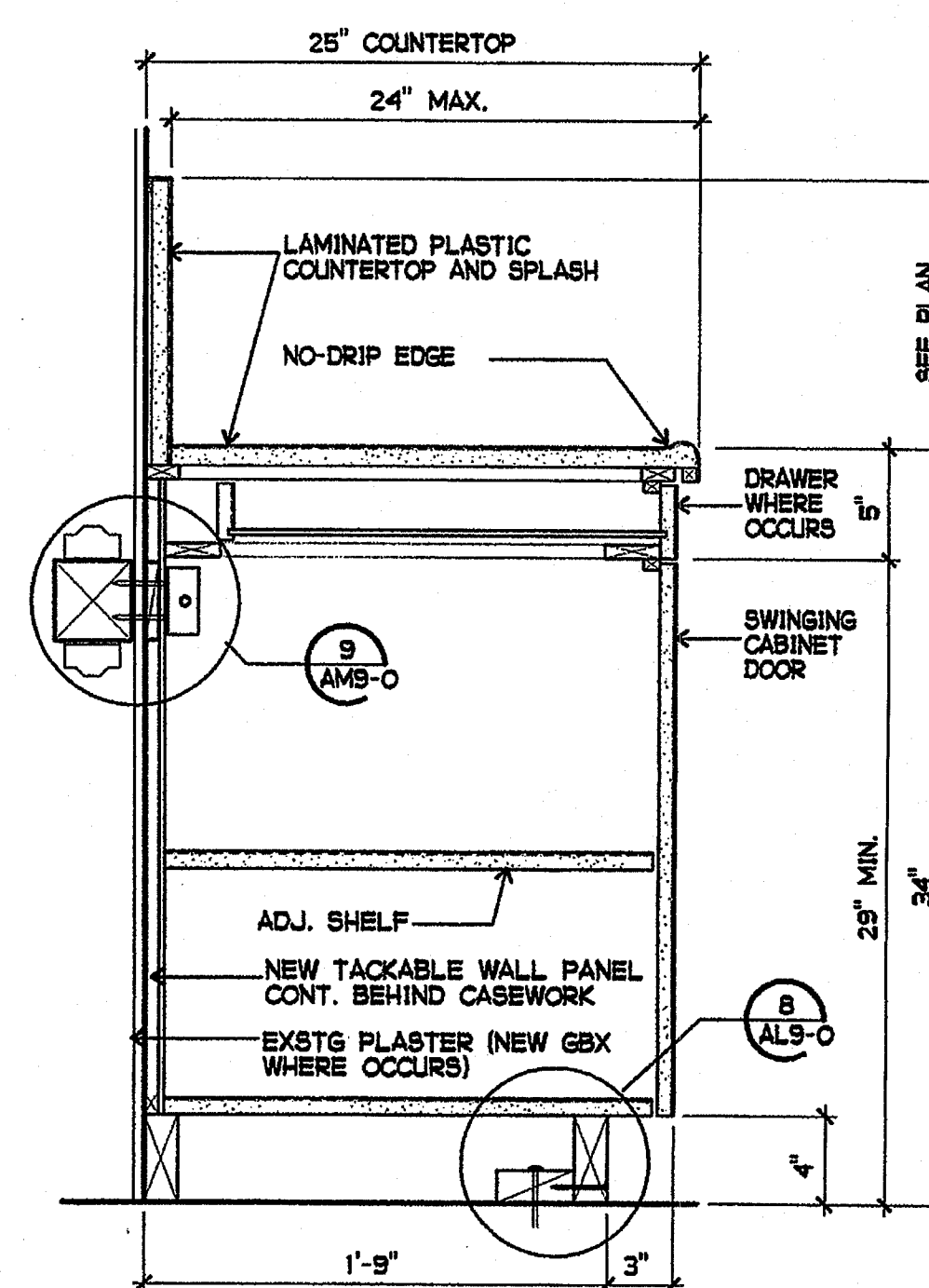
9 CABINET WALL ANCHOR DETAIL
3" = 1'-0"



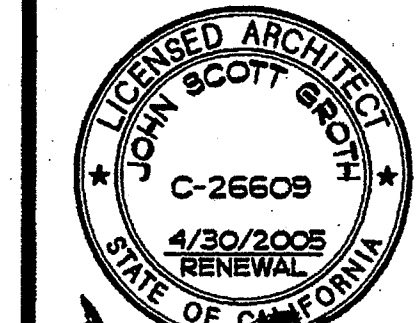
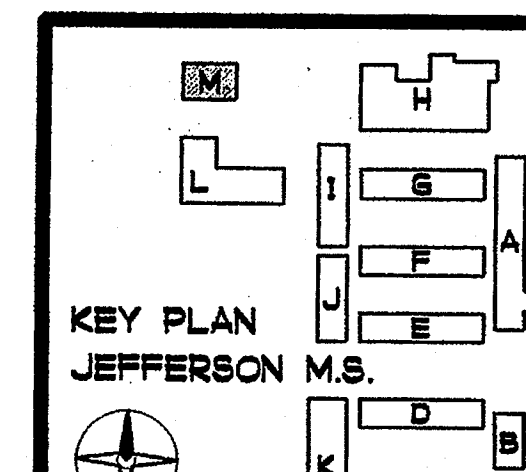
10 STORAGE CABINET
1-1/2" = 1'-0"



11 ADULT ACCESSIBLE SINK BASE
1-1/2" = 1'-0"



13 ADULT HEIGHT BASE CABINET
1-1/2" = 1'-0"



REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

PROJECT NO. 858-709
P.T.N. 73569-12
S.A. NO. 066
DATE 4-26-03
REVISIONS
PLOTTED 4/3/2003

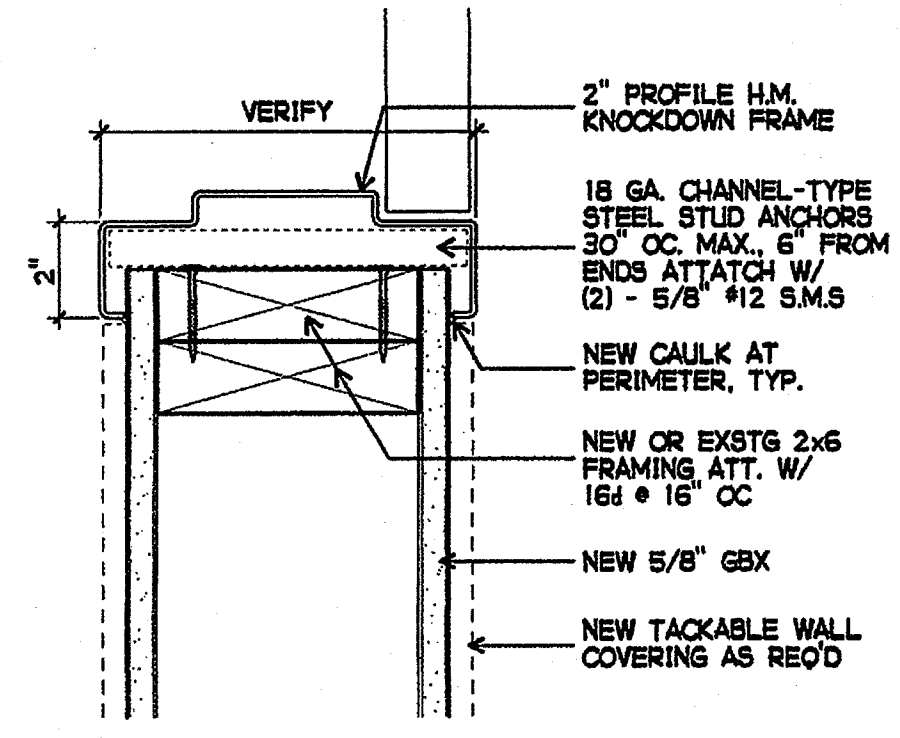
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4-104885
APR 25 2003

SHEET TITLE
CASEWORK
DETAILS

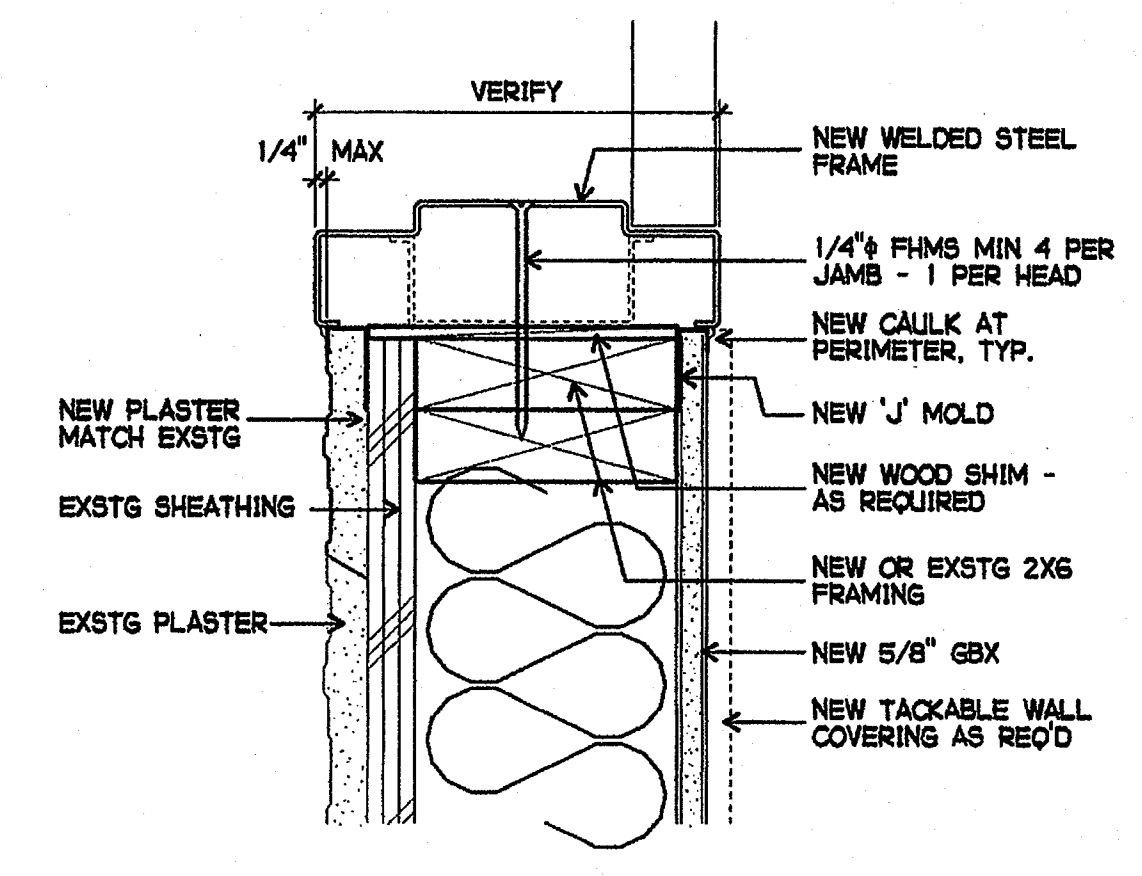
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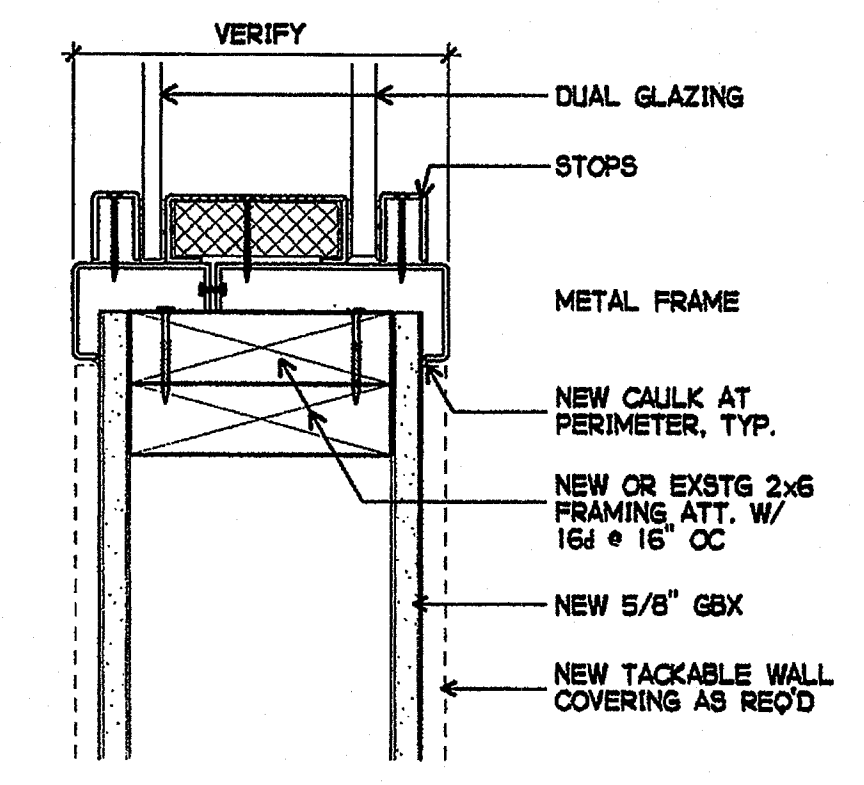
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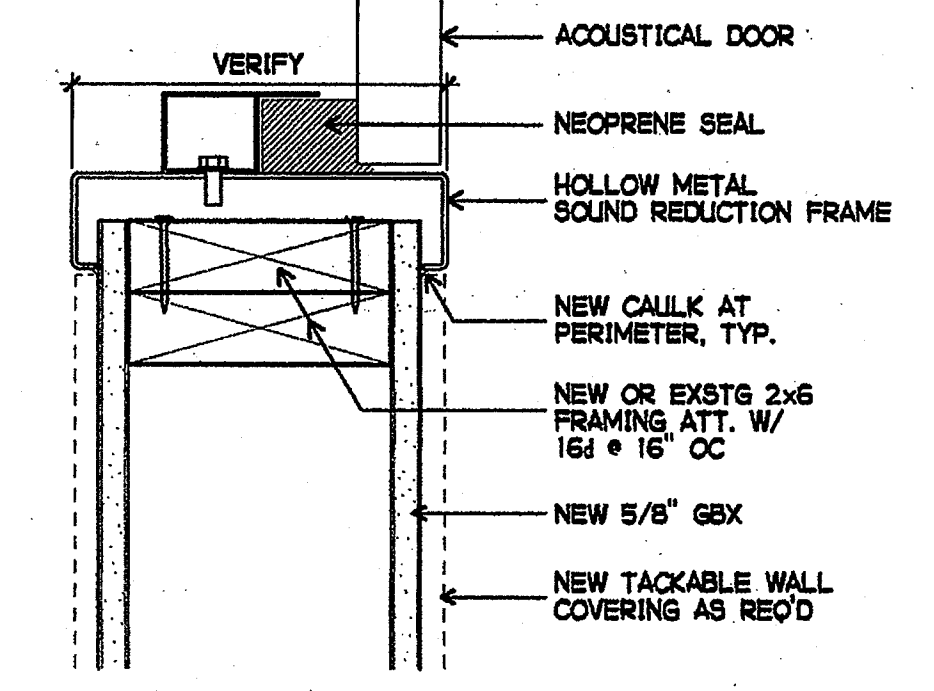
1 INTERIOR HEAD / JAMB SIMILAR
3" = 1'-0"



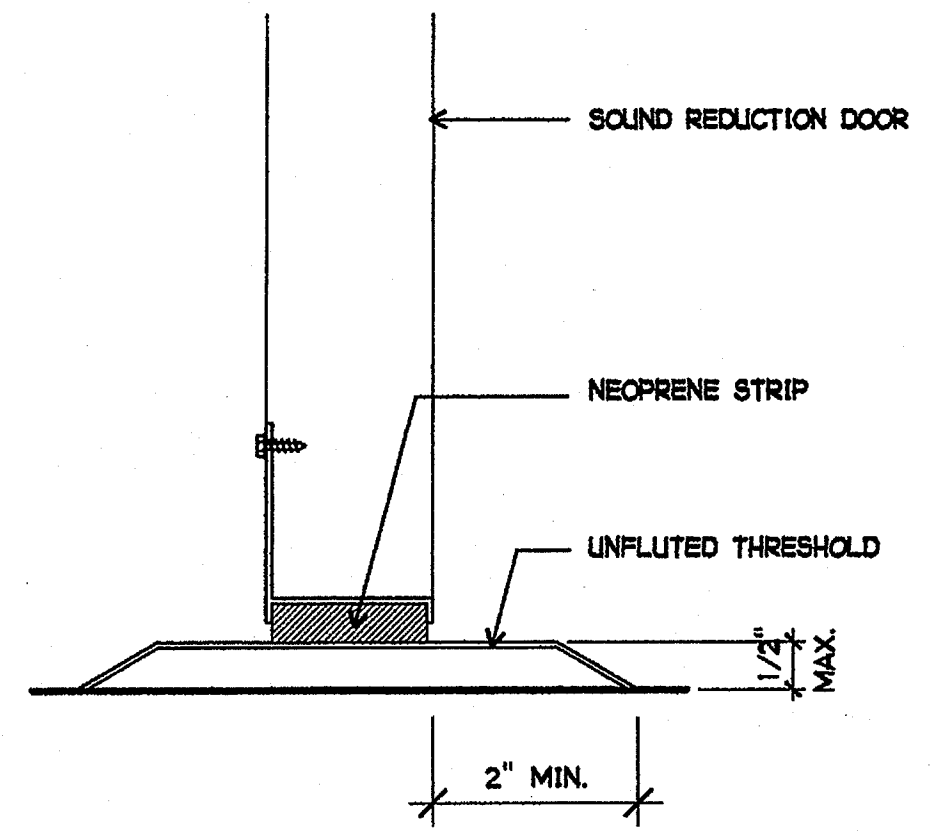
2 EXTERIOR HEAD / JAMB SIMILAR
3" = 1'-0"



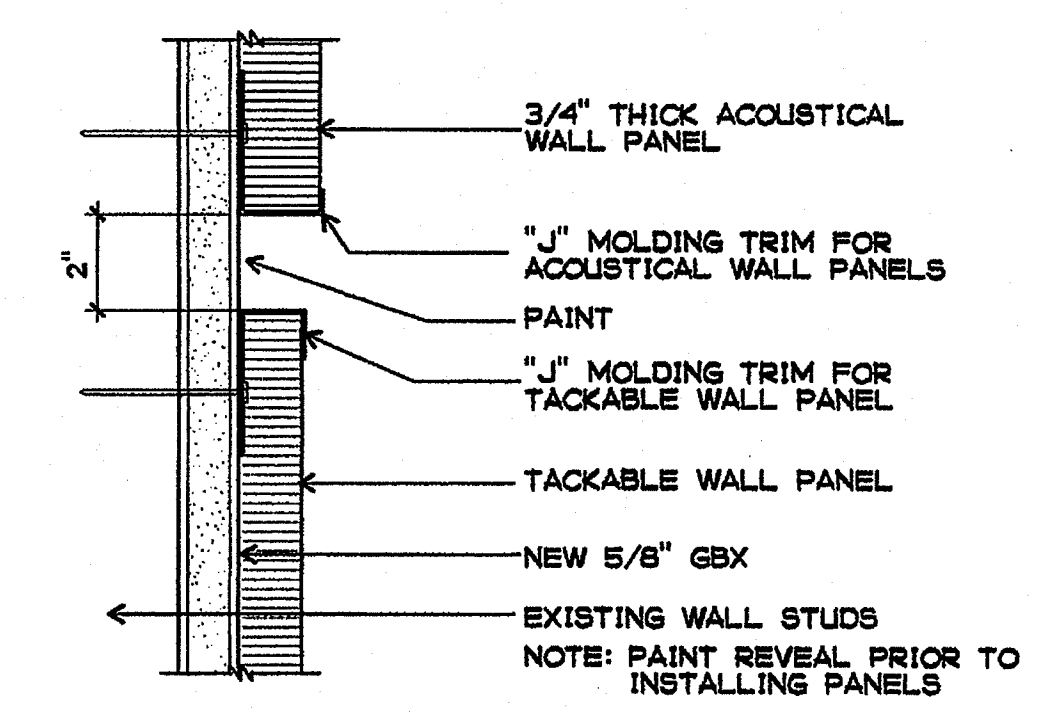
3 INTERIOR HEAD / JAMB SIMILAR
3" = 1'-0"



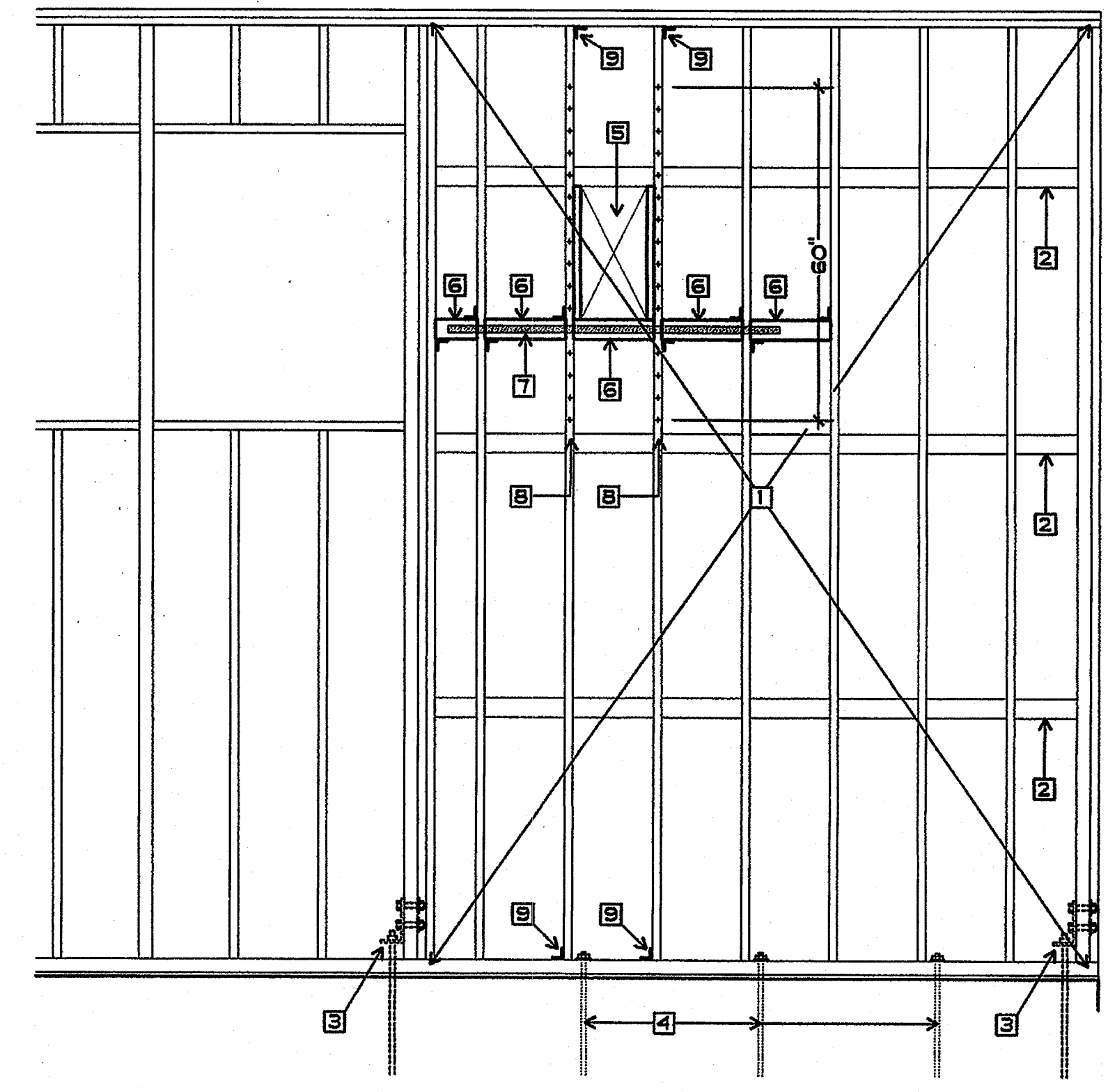
3 INTERIOR HEAD / JAMB SIMILAR
3" = 1'-0"



5 DOOR THRESHOLD
6" = 1'-0"

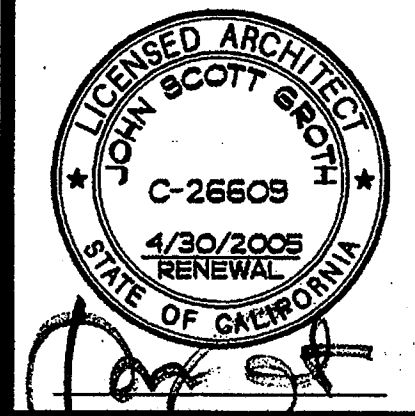


6 REVEAL DETAIL
HALF SIZE



A/A = 28F/1538F = 1.3% NEGLIGIBLE

7 NAILING AT NEW OPENING IN SHEAR WALL
1/2" = 1'-0"



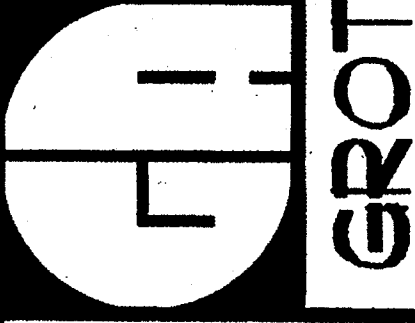
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GROTH ARCHITECTS
JOHN SCOTT, ARCHITECT
C-26609
4/30/2005 RENEWAL
STATE OF CALIFORNIA

REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

CUSD NO.	858-709
P.T.N.	73569-12
GA NO.	066
DATE	4-26-03
REVISIONS	

PLOTTED 4/15/2003



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4-104885
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SHEET TITLE
WINDOW & DOOR DETAILS

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PHONE 760-754-8191
FAX 760-754-8291

SUITE 211
92054

3355 MISSION AVE.
OCEANSIDE, CALIFORNIA

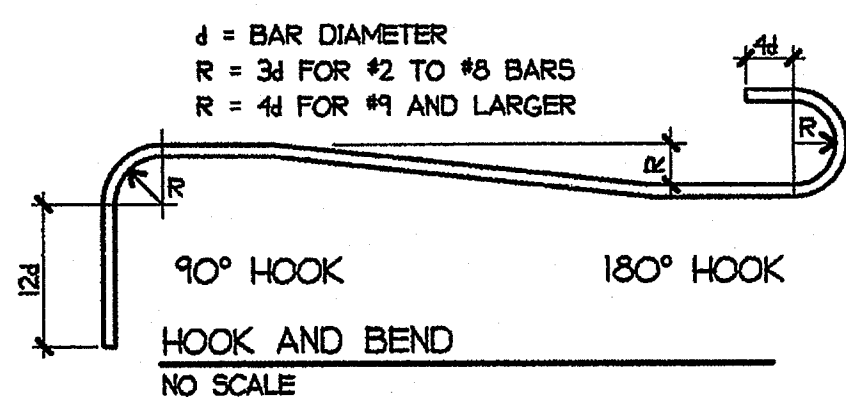
GROTH ARCHITECTS, INC.

CONCRETE NOTES

- 1. CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTHS:
FOOTINGS SEE SECTION 03300
SLABS ON GRADE SEE SECTION 03300
EQUIPMENT PADS SEE SECTION 03300
CONDUIT ENCASUREMENTS WHEN PLACED UNDER BUILDINGS SEE SECTION 03300
EXTERIOR SIDEWALKS SEE SECTION 02750
EXTERIOR RAMPS AND FOOTINGS SEE SECTION 02750
POST HOLE FOOTINGS SEE SECTION 02750
EXTERIOR CONDUIT DUCT BANKS SEE SECTION 02750
- 2. CONCRETE FOR CONDUIT DUCT BANKS SHALL BE TINTED RED WITH INTEGRAL COLORANT

REINFORCING STEEL

- 1. BAR REINFORCEMENT SHALL BE GRADE 40 FOR #4 BARS AND SMALLER, GRADE 60 FOR #5 BARS AND LARGER, PER ASTM A615.
- 2. REINFORCING STEEL SHALL BE SECURELY SUPPORTED IN POSITION IN ACCORDANCE WITH "THE RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS", PER CSI, LATEST EDITION.
- 3. LAP SPLICE REINFORCING BARS PER THE FOLLOWING SCHEDULE: (18d)
#3 BAR TOP BARR 28" BOT. BAR 22"
#4 BAR TOP BARR 31" BOT. BAR 29"
#5 BAR TOP BARR 47" BOT. BAR 31"
#6 BAR TOP BARR 50" BOT. BAR 43"
- 4. REINFORCING SHALL BE PROVIDED WITH THE FOLLOWING AMOUNTS OF COVER:
CONCRETE FORMED AGAINST EARTH 3"
CONCRETE EXPOSED TO EARTH OR WEATHER 2"
CMU AGAINST EARTH 1-1/2"
- 5. TIE WIRES SHALL COMPLY WITH FEDERAL SPECIFICATION QQ-W-461 ANNEALED STEEL, BLACK, 16 GAUGE MINIMUM, COMPLYING WITH ASTM A82.
- 6. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- 7. DEVICES USED FOR SUPPORTING REINFORCEMENT:
A. USE WIRE BAR TYPE SUPPORTS PER CRSI RECOMMENDATIONS.
B. FOR SLABS ON GRADE, USE CONCRETE CHAIRS 2" HIGH.
C. EXPOSED TO VIEW CONCRETE SURFACES WHERE LESS OF SUPPORTS ARE IN CONTACT WITH FORMS, PROVIDE NON-CORROSIVE, GALVANIZED, OR PLASTIC PROTECTED LEGS OR CHAIRS.
D. DO NOT USE WOOD, MASONRY, ALUMINUM, OR OTHER NON-COMPLYING MATERIAL.



POWDER DRIVEN PIN SCHEDULE

ANCHOR	DIAM.	EMBED.	2000 PSI CONC.		ICBO #	MIN. EDGE DIST.	MIN. SPACING
			TENSION	SHEAR			
HILTI DS HEAVY DUTY	.177"	1-7/16"	120#	200#	2388	3"	4"
RAMSET 3300X SERIES	.170"	1-1/2"	120#	200#	1639	3"	4"
1/4" A36 STEEL							
HILTI DS HEAVY DUTY	.177"	1/2"	248#	500#	2388	1/2"	1-1/2"
RAMSET 3300X SERIES	.170"	1/2"	144#	716#	1639	5/8"	1-1/8"

- NOTES: 1. SPECIAL INSPECTION REQUIRED
2. VALUES FOR SHEAR AND TENSION REPRESENT 80% OF ICBO VALUES

TESTING

- 1. TEST 50 PERCENT OF THE ANCHORS INSTALLED IN CONCRETE PER CCR PART 2, SECTION 1925A.3.5. THE TEST LOAD SHALL BE TWICE THE ESTABLISHED TENSION VALUE.
- 2. IF ANY ANCHOR SHOULD FAIL TESTING, TEST ALL OF THE ANCHORS OF THE SAME CATEGORY NOT PREVIOUSLY TESTED, UNTIL TWENTY (20) CONSECUTIVE PASS, THEN RESUME NORMAL TESTING FREQUENCY

PHD HOLDOWN SCHEDULE

NO.	ANCHOR BOLT			ICBO ER	MINIMUM STUD	REQUIRED NO. SIMPSON SDS-303 ³ WOOD SCREWS	DESIGN LOAD IN FOUNDS 1/3 TENSION
	ANCHOR ²	A.B. #	AB EDGE DISTANCE				
SIMPSON PHD2	SIMPSON ET W/ THREADED ROD	5/8"	1-3/4"	5328	DOUBLE 2x4	10	516#
SIMPSON PHD2	SIMPSON ET W/ THREADED ROD	5/8"	3-1/4"	5328	DOUBLE 2x4	10	2,888#
SIMPSON PHD5	SIMPSON ET W/ THREADED ROD	5/8"	7-1/2"	5328	DOUBLE 2x6	14	3,760#
SIMPSON PHD6	SIMPSON ET W/ THREADED ROD	7/8"	3"	5328	DOUBLE 2x6	18	4,688
SIMPSON PHD8	SIMPSON ET W/ THREADED ROD	7/8"	6"	5328	DOUBLE 2x6	24	5,384

- NOTES: 1. LOADS HAVE BEEN INCREASED BY 1/3 FOR WIND AND SEISMIC LOADING.
2. SIMPSON EPOXY TIE ANCHORS. SEE ET ANCHOR BOLT SCHEDULE
3. USE SIMPSON SDS-303³ 3/8" SERIES WOOD SCREWS RECOGNIZED BY ICBO ER-5268
4. SPECIAL INSPECTION REQUIRED
5. DESIGN LOADS 80% OF ALLOWABLE LOADS

ET ANCHOR BOLT SCHEDULE

THREADED ROD DIAM.	DRILL BIT DIAM.	MIN. EMBED. DEPTH	MIN. ANCHOR SPACING	MIN. EDGE DISTANCE	TENSION	SHEAR	NOTES
5/8"	3/4"	5"	9"	1-3/4"	2,288#	516#	1, 2, 3, 4, 5, 6, 7
				3"	2,785#	1,221#	1, 2, 3, 4, 5, 6, 7
				7-1/2"	4,575#	3,760#	1, 2, 3, 4, 6, 7
3/4"	7/8"	6-3/4"	12"	1-3/4"	3,546#	744#	1, 2, 3, 4, 5, 6, 7
				3"	4,083#	1,330#	1, 2, 3, 4, 5, 6, 7
				6"	5,373#	2,733#	1, 2, 3, 4, 5, 6, 7
				10"	7,082#	5,540#	1, 2, 3, 4, 6, 7
7/8"	1"	7-3/4"	14"	3"	4,890#	1,330#	1, 2, 3, 4, 5, 6, 7
				6"	6,168#	2,733#	1, 2, 3, 4, 5, 6, 7
				12"	8,720#	5,540#	1, 2, 3, 4, 6, 7

- NOTES: 1. THREADED ROD SHALL BE ASTM A193 GRADE B7
2. CONCRETE TO BE MINIMUM 2000 PSI COMPRESSIVE STRENGTH
3. DESIGN LOADS LISTED ARE 80% OF ALLOWABLE LOADS PER ICBO ER 4945
4. ADHESIVE TO BE EPOXY TIE "ET" PER ICBO ER 4945
5. VALUE DUE TO SPACING AND/OR EDGE DISTANCES HAS BEEN REDUCED USING LINEAR INTERPOLATION
6. LOADS HAVE BEEN INCREASED 1/3 FOR FOR SHORT TERM LOADING DUE TO WIND OR SEISMIC FORCES
7. SPECIAL INSPECTION

CONCRETE ANCHOR SCHEDULE

ANCHOR	ICBO ER	DIAM.	ANCHOR DEPTH	MIN. EDGE DIST.	MIN. SPACING	ALLOWABLE LOAD		NOTES
						TENSION	SHEAR	
HILTI KWIK-BOLT II EXPANSION ANCHOR	4627	1/4"	1-1/8"	3-3/8"	2-1/4"	135#	420#	1, 2, 3, 4, 5
		3/8"	1-5/8"	4-7/8"	3-1/4"	320#	660#	1, 2, 3, 4, 5
		1/2"	2-1/4"	6-3/4"	4-1/2"	640#	1,360#	1, 2, 3, 4, 5
		5/8"	4"	8-1/4"	6"	1,384#	2,500#	1, 2, 3, 4, 5
ITW RAMSET TRIBOLT WEDGE ANCHOR	1372	1/4"	1-1/8"	2"	3-15/16"	236#	280#	1, 2, 3, 4, 5
		3/8"	1-1/2"	2-5/8"	5-1/4"	336#	464#	1, 2, 3, 4, 5
		1/2"	2-1/4"	3-15/16"	7-7/8"	932#	952#	1, 2, 3, 4, 5
		5/8"	2-3/4"	4-13/16"	9-5/8"	1,316#	1,424#	1, 2, 3, 4, 5
SIMPSON SLEEVE-ALL EXP. SLEEVE ANCHOR	3631	1/4"	1-1/8"	2-1/2"	4-1/2"	176#	288#	1, 3, 4, 5, 6
		5/16"	1-7/16"	3-1/8"	5-3/4"	224#	432#	1, 3, 4, 5, 6
		3/8"	1-1/2"	3-3/4"	6"	320#	616#	1, 3, 4, 5, 6
		1/2"	2-1/4"	5"	9"	632#	1000#	1, 3, 4, 5, 6
		5/8"	2-3/4"	6-1/4"	11"	840#	1704#	1, 3, 4, 5, 6

1. SPECIAL INSPECTION REQUIRED
2. USE A181 304 AND 316 STAINLESS STEEL ANCHORS
3. ALLOWABLE LOAD VALUES HAVE BEEN REDUCED TO 80% OF ICBO ER ALLOWABLE.
4. VALUE BASED UPON 2000 PSI COMPRESSIVE STRENGTH CONCRETE
5. LOADS MAY BE INCREASED BY 1/3 FOR RESISTING WIND AND SEISMIC FORCES
6. 35K PSI MINIMUM YIELD, 49K PSI ULTIMATE TENSILE STRENGTH STEEL, ZINC PLATED PER ASTM B633

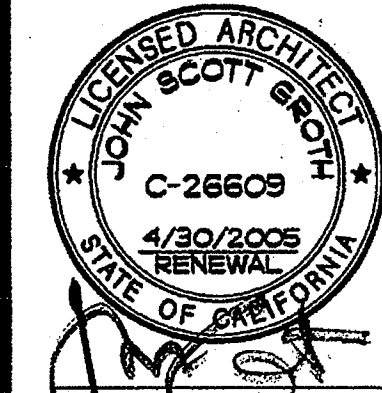
MASONRY ANCHOR SCHEDULE

ANCHOR	ICBO ER	DIAM.	ANCHOR DEPTH	MIN. EDGE DIST.	MIN. SPACING	ALLOWABLE LOAD		NOTES
						TENSION	SHEAR	
SIMPSON SLEEVE-ALL EXP. SLEEVE ANCHOR	3631	3/8"	1-1/2"	16"	24"	280#	459#	1, 2, 3, 4
		1/2"	2-1/4"	16"	24"	540#	907#	1, 2, 3, 4
		5/8"	2-3/4"	16"	24"	635#	1307#	1, 2, 3, 4

1. SPECIAL INSPECTION REQUIRED
2. 35K PSI MINIMUM YIELD, 49K PSI ULTIMATE TENSILE STRENGTH STEEL, ZINC PLATED PER ASTM B633
3. ALLOWABLE LOAD VALUES HAVE BEEN REDUCED TO 80% OF ICBO ER ALLOWABLE
4. INSTALLED IN FACE SHELL OF 6 OR 8 INCH THICK FULLY GROUTED CONCRETE 2000 PSI MASONRY

TESTING

- 1. TEST 50 PERCENT OF THE INSTALLED ANCHORS PER CCR PART 2, SECTION 1925A.3.5. THE TEST LOAD SHALL BE TWICE THE ESTABLISHED TENSION VALUE.
- 2. IF ANY ANCHOR SHOULD FAIL TESTING, TEST ALL OF THE ANCHORS OF THE SAME CATEGORY NOT PREVIOUSLY TESTED, UNTIL TWENTY (20) CONSECUTIVE PASS, THEN RESUME NORMAL TESTING FREQUENCY



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JSG

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REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
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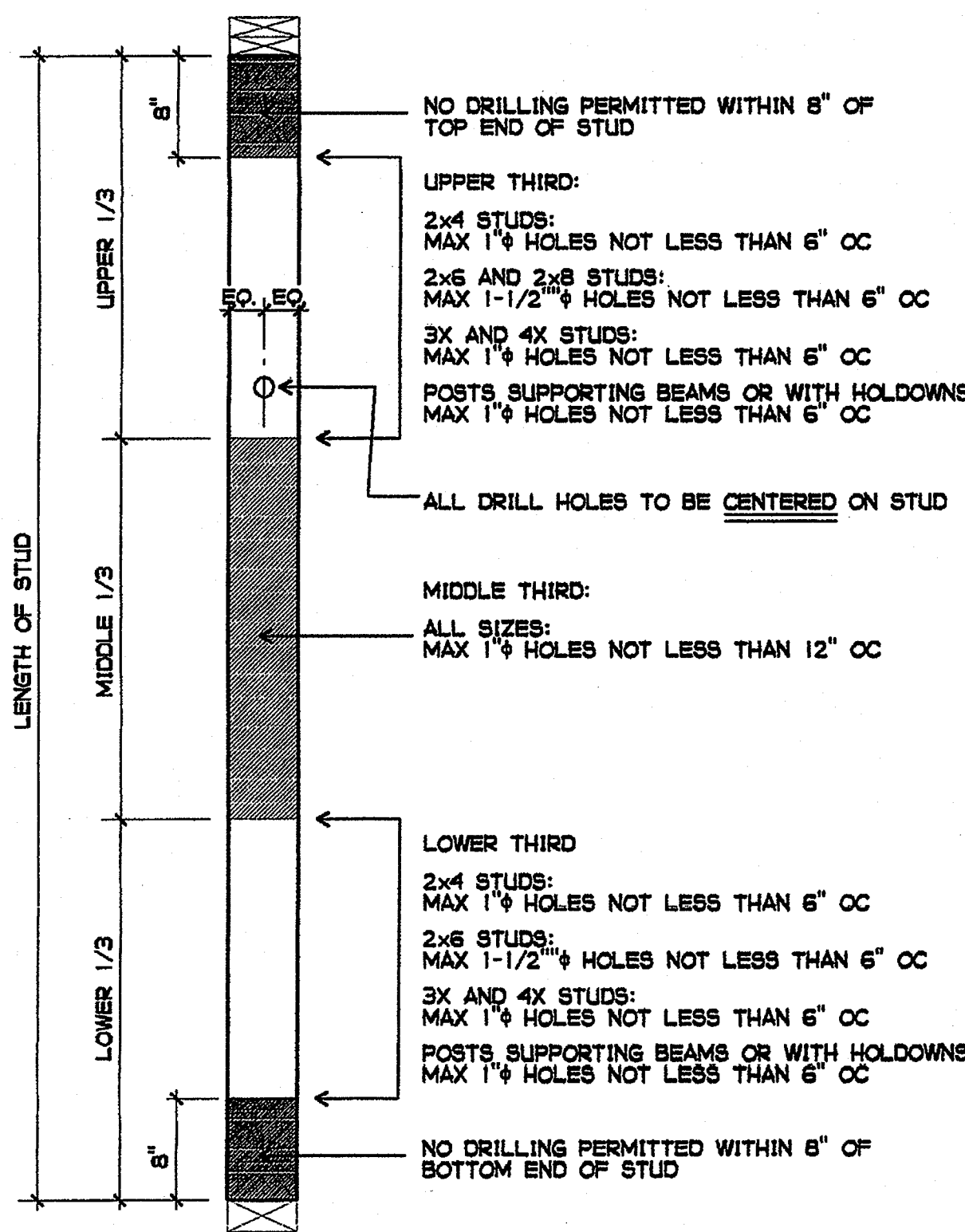


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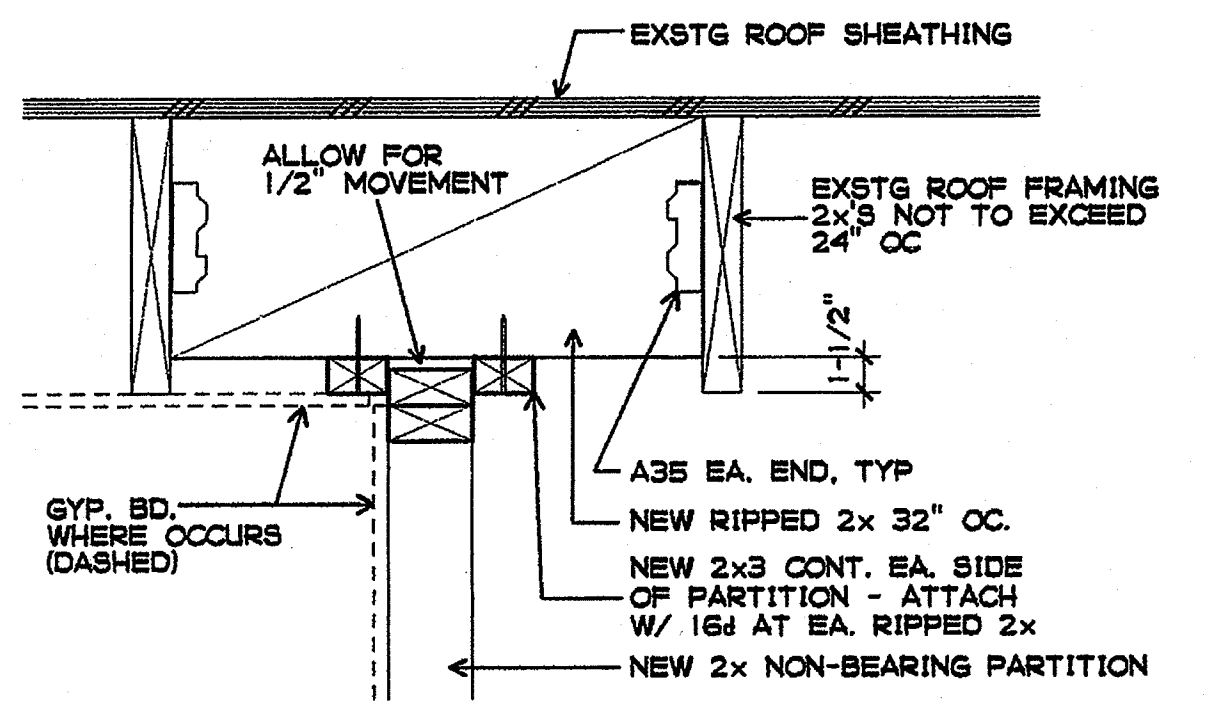
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AC. FL. SS.
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SHEET TITLE

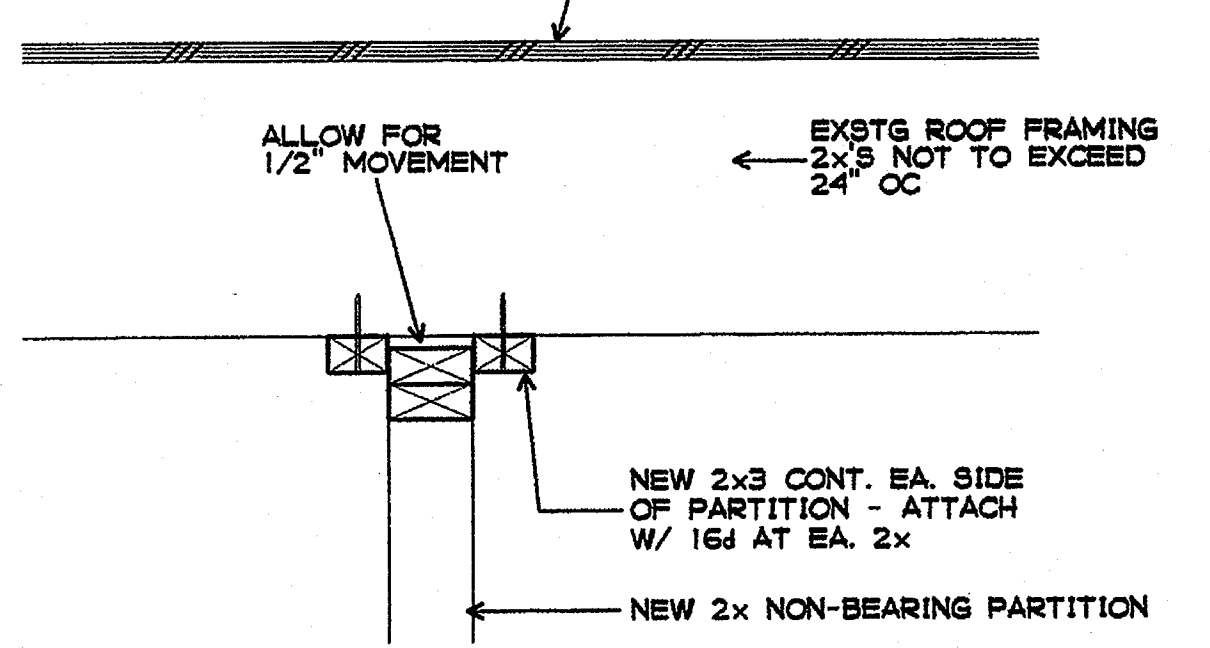
CONCRETE



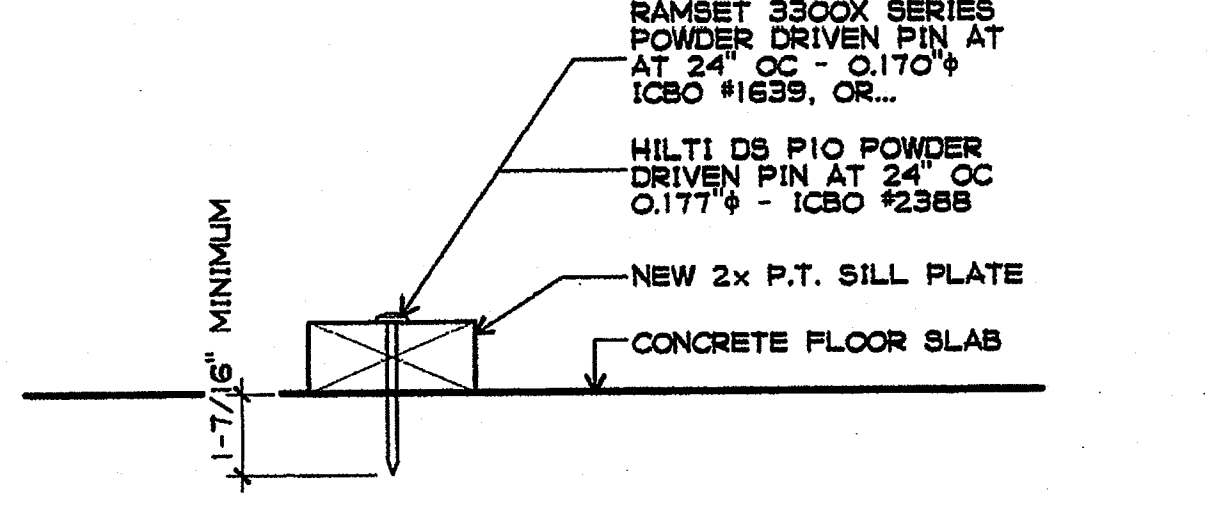
1. GUIDELINE FOR BORING/DRILLING OF VERTICAL SAWN LUMBER
1-1/2" = 1'-0"



2. NON-BEARING PARTITION PARALLEL TO FRAMING
1-1/2" = 1'-0"



3. NON-BEARING PARTITION PERPENDICULAR TO FRAMING
1-1/2" = 1'-0"



4. TYPICAL WOOD SILL PLATE TO CONCRETE
3" = 1'-0"

LUMBER

- MINIMUM LUMBER GRADES FOR SAWN LUMBER:
JOISTS AND RAFTERS SEE SECTION 0610
BEAMS AND STRINGERS SEE SECTION 0610
POSTS AND TIMBERS SEE SECTION 0610
HEADERS SEE SECTION 0610
BLOCKING, SLEEPERS, AND GROUND SEE SECTION 0610
STUDS SEE SECTION 0610
- ALL SILL PLATES RESTING ON CONCRETE OR MASONRY IN CONTACT WITH THE EARTH SHALL BE PRESSURE-TREATED WITH A PRESERVATIVE IN CONFORMANCE TO SECTION 0610.
- FIELD CUTS OF PRESSURE-PRESERVATIVE TREATED LUMBER SHALL BE FIELD TREATED IN ACCORDANCE WITH A.W.P.A. STANDARD M4. AVOID FIELD CUTTING WHENEVER POSSIBLE.

WOOD FRAMING NOTES

- ALL WOOD MEMBERS SHALL BE FRAMED, ANCHORED, BRACED, AND TIED SO AS TO DEVELOP THE STRENGTH AND RIGIDITY NECESSARY FOR THE PURPOSES FOR WHICH THEY ARE USED.
- GLUE AND ADHESIVES FOR EXTERIOR WOOD USE SHALL BE WATERPROOF. FOR INTERIOR WOOD USE SHALL BE WATER RESISTANT.
- NAILING SHALL COMPLY WITH TABLE 23A-II-B-1
- WOOD ANCHORS, STRAPS, CLIPS, HANGERS, AND OTHER METAL FRAMING CONNECTORS SHALL BE HOT-DIPPED GALVANIZED.
- ALL METAL ANCHORS, STRAPS, CLIPS, HANGERS, AND OTHER FRAMING DEVICES USED TO CONNECT WOOD MEMBERS SHALL BE ICBO APPROVED, AND SHALL BE INSTALLED ACCORDING TO THEIR LISTED EVALUATION REPORT.
- BORING OR DRILLING OF VERTICAL STUDS AND POSTS FOR THE PURPOSE OF INSTALLING CONDUITS AND WIRING SHALL CONFORM TO THE GUIDELINE DETAIL 1/SI-1
- FASTENERS USED IN WOOD FRAMING CONSTRUCTION SHALL COMPLY WITH SECTIONS 0610 AND 0610.
- LATERALLY SUPPORT THE TOPS OF ALL WOOD-FRAMED NON-BEARING PARTITIONS PER DETAILS 2 AND 3/SI-1. ALLOW FOR 1/2" OF DEFLECTION OF THE ROOF STRUCTURE.

CCR TITLE 24 PART 2
TABLE NO. 25A-G - SINGLE PLY GYPSUM WALLBOARD APPLIED PARALLEL (H) OR PERPENDICULAR (L) TO FRAMING MEMBERS

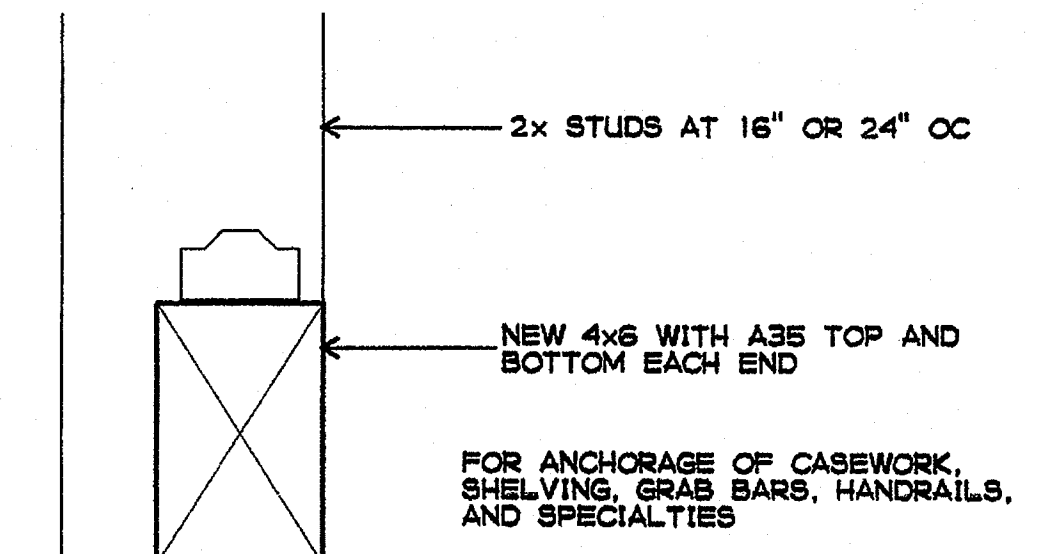
THICKNESS OF GYPSUM WALLBOARD	PLANE OF FRAMING SURFACE	MAXIMUM SPACING OF FRAMING MEMBER ¹	LONG DIMENSION OF GYP. BD. SHEETS IN RELATION TO DIRECTION OF FRAMING MEMBERS		MAXIMUM SPACING OF FASTENERS ¹		NOTES
			PARALLEL	PERPENDICULAR	NAILS ²	SCREWS ³	
1/2"	HORIZ.	16"	P	P	7"	12"	NO. 13 GA., 1-3/8" LONG, 19/64" HEAD; 0.098" DIAM.; 1-1/4" LONG, ANNULAR RINGED; 5d, COOLER OR WALLBD NAIL (0.086" DIAM., 1-5/8" LONG, 15/64" HEAD).
	VERT.	24"	NP	P	8"	16"	
5/8"	HORIZ.	16"	P	P	7"	12"	NO. 13 GA., 1-5/8" LONG, 19/64" HEAD; 0.098" DIAM.; 1-3/8" LONG, ANNULAR RINGED; 6d, COOLER OR WALLBD NAIL (0.086" DIAM., 1-7/8" LONG, 1/4" HEAD).
	VERT.	24"	P	P	8"	16"	
NAIL OR SCREW FASTENING WITH ADHESIVES							
1/2" OR 5/8"	HORI.	16"	P	P	EDGES 16"	END 16"	AS REQUIRED FOR 1/2" AND 5/8" GYPSUM WALLBOARD SEE ABOVE.
	VERT.	24"	NP	P	16"	24"	
FIELD 16" 24" NR							

P = PERMITTED NP = NOT PERMITTED NR = NOT REQUIRED
 1. FOR FIRE RESISTIVE CONSTRUCTION, SEE FLOOR PLAN FOR SPECIFIC DETAILS.
 2. WHERE THE METAL FRAMING HAS A CLINCHED DESIGN FORMED TO RECEIVE THE NAILS BY TWO EDGES OF METAL, THE NAILS SHALL BE NOT LESS THAN WALLBOARD THICKNESS PLUS 3/64", AND SHALL HAVE RINGED SHANKS. WHERE THE METAL FRAMING HAS A NAILING GROOVE FORMED TO RECEIVE THE NAILS, THE NAILS SHALL HAVE BARBED SHANKS OR BE 50, NO. 13-1/2 GAUGE, 15/64-INCH HEAD FOR 1/2" GYPSUM WALLBOARD; 6d, NO. 13 GAUGE, 1-7/8 INCH LONG, 15/64 INCH HEAD FOR 5/8" GYPSUM WALLBOARD.
 3. TWO NAILS SPACED 2 TO 2-1/2 INCHES APART MAY BE USED WHERE THE PAIRS ARE SPACED 12 INCHES ON CENTER EXCEPT AROUND THE PERIMETER OF THE SHEETS.
 4. SHALL BE LONG ENOUGH TO PENETRATE INTO WOOD FRAMING NOT LESS THAN 5/8" AND THROUGH METAL FRAMING NOT LESS THAN 1/4".
 5. FOR PROPERTIES OF COOLER AND WALLBOARD NAILS, SEE SECTION 2340.1.2.

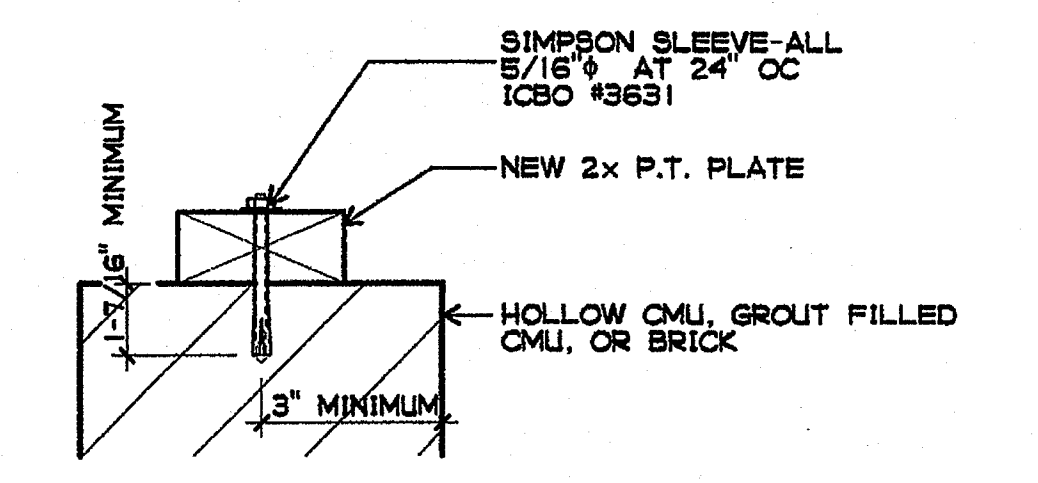
LAG SCREW WITHDRAWAL VALUES

SHANK DIAMETER	DRY SERVICE			WET SERVICE			NOTES	
	1"	1-1/2"	2"	1"	1-1/2"	2"		
1/4"	225#	337#	450#	187#	236#	315#	1, 2, 3, 4,	
5/16"	266#	399#	532#	186#	279#	372#	1, 2, 3, 4,	
3/8"	305#	457#	610#	213#	320#	427#	640#	1, 2, 3, 4,
1/2"		756#	1134#		529#	794#		1, 2, 3, 4,
5/8"		894#	1341#		626#	939#		1, 2, 3, 4,

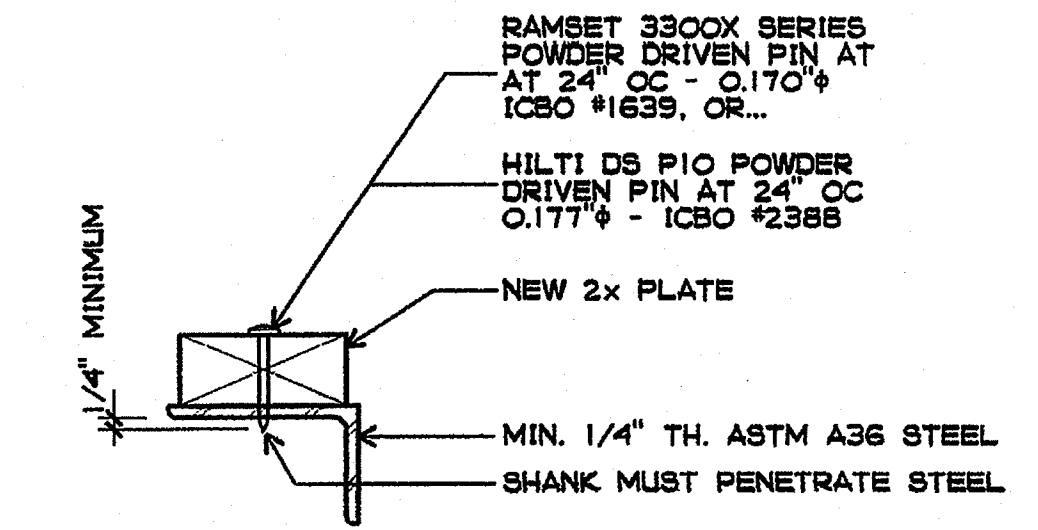
NOTES:
 1. NORMAL LOAD DURATION, NORMAL TEMPERATURE
 2. VALUES FOR DOUGLAS FIR, SIDE GRAIN PENETRATION
 3. WET SERVICE WITHDRAWAL FACTOR = 0.7
 4. GROUP ACTION FACTOR = 1.0



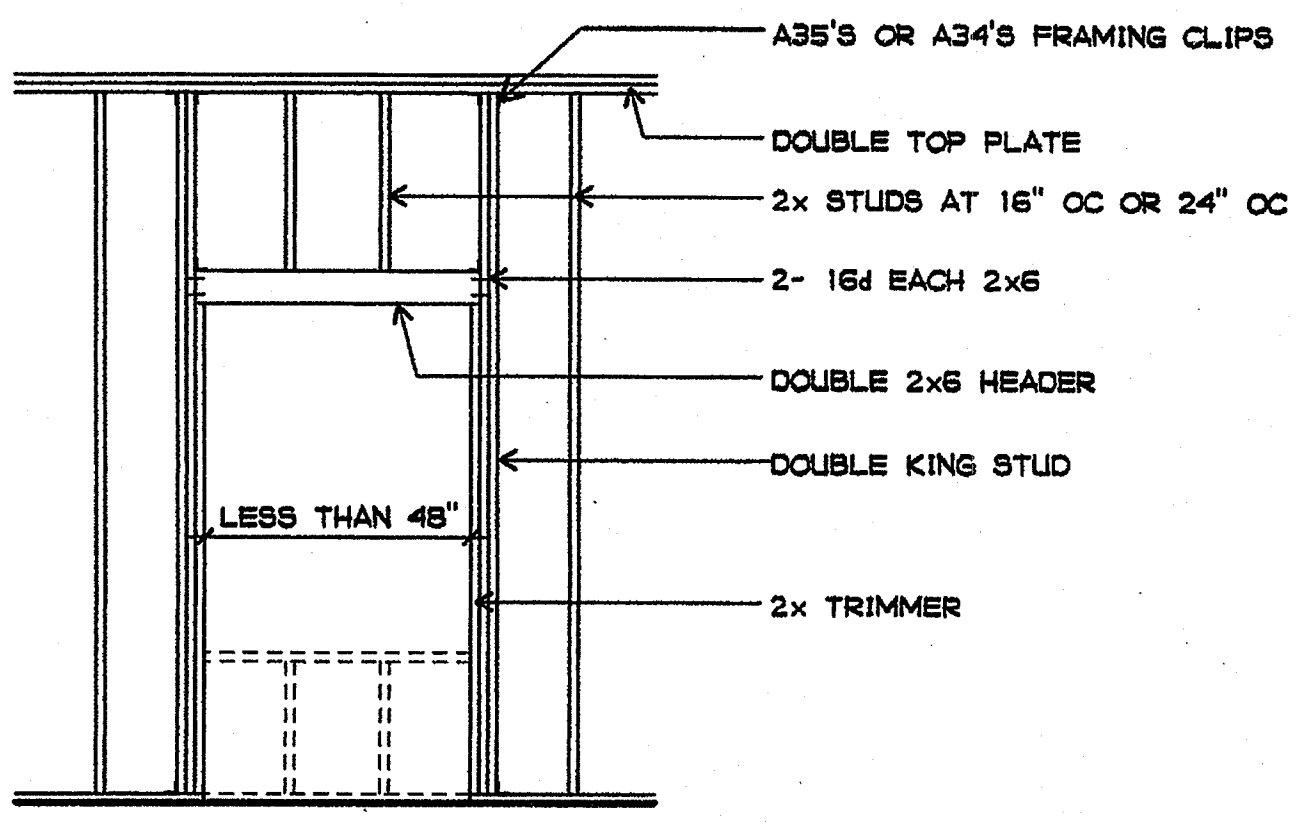
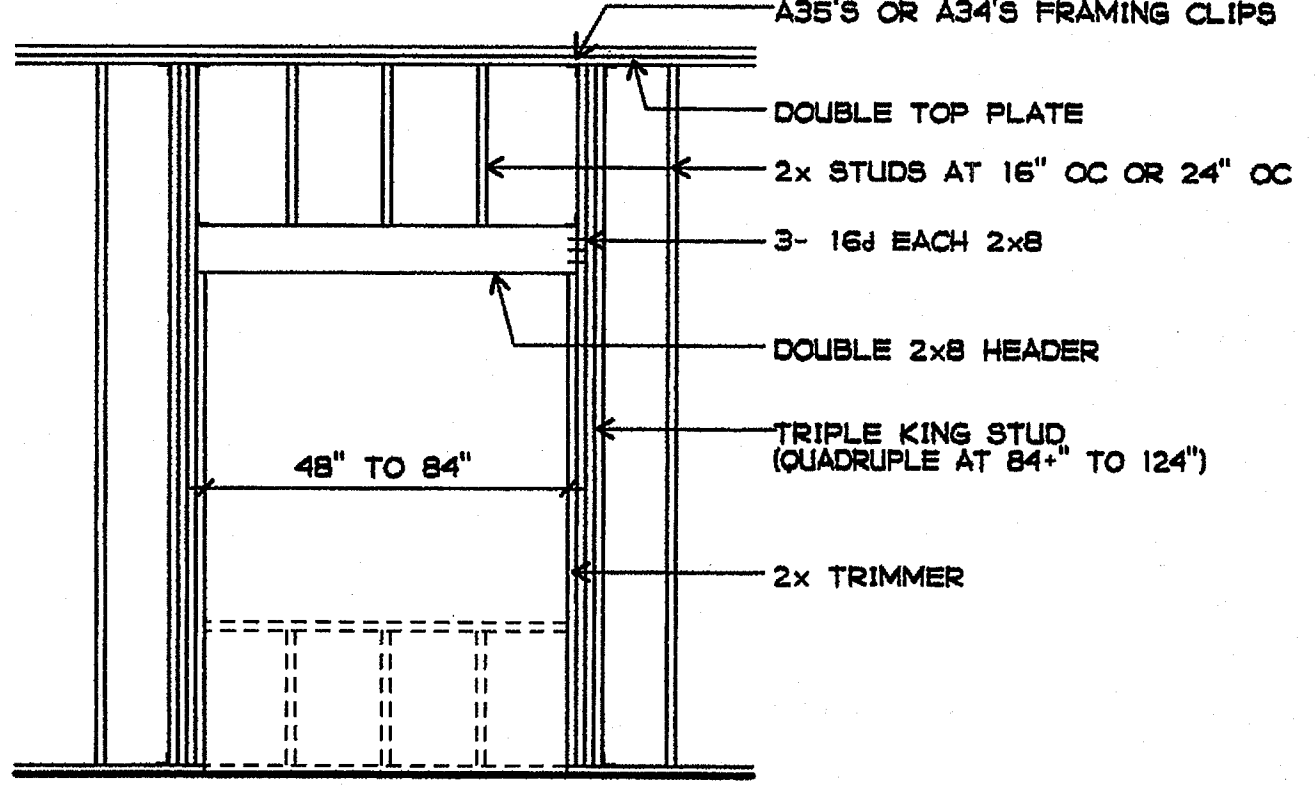
5. TYPICAL BLOCKING
3" = 1'-0"



6. TYPICAL WOOD SILL PLATE TO MASONRY
3" = 1'-0"



7. TYPICAL WOOD SILL PLATE TO STEEL
3" = 1'-0"

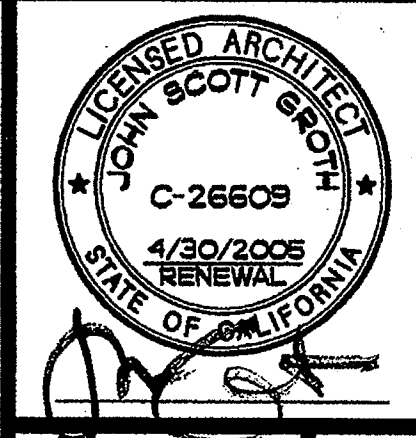


8. TYPICAL OPENING - NON-BEARING PARTITION
3/8" = 1'-0"

CCR TITLE 24 PART 2
TABLE NO. 23A-II-B-1 - NAILING SCHEDULE

CONNECTION	NAILING	FOOTNOTE
1. Joist or rafters to sides of studs 8 inch joist or less for each additional 4 inches in depth of joist	3-16d 1-16d	1
2. Bridging to joist, toenail each end a. blocking between joists or rafters - to joist or rafters - toenail each side b. blocking between studs - each end	2-8d 2-10d toenails or 2-16d	12
3. 1" x 6" subfloor or less to each joist, face nail	2-8d	
4. Wider than 1" x 6" subfloor to each joist, face nail	3-8d	
5. 2" subfloor to joist or girder, blind and face nail	2-16d	
6. Sole plate to joist or blocking, typical face nail Sole plate to joist or blocking, at braced wall panels	16d at 16" oc 3-16d per 16"	
7. Top plate to stud, end nail	2-16d	
8. Stud to sole plate	4-8d, toenail or 2-16d, end nail	
9. Double studs, face nail	16d at 24" oc	
10. Doubled top plates, typical face nail Doubled top plates, top splice	16d at 16" oc 8-16d	
11. Blocking between joists or rafters to top plate, toenail	3-8d	
12. Rim joist to top plate, toenail	8d at 6" oc	
13. Top plates, laps and intersections, face nail	2-16d	
14. Continuous header, two pieces	16d at 16" oc along ea. edge	
15. Ceiling joists to plate, toenail	3-8d	
16. Continuous header to stud, toenail	4-8d	
17. Ceiling joists, laps over partitions, face nail	3-16d	
18. Ceiling joists to parallel rafters, face nail	3-16d	
19. Joists or rafters to al bearings - toenails each side	2-10d	
20. 1" brace to each stud and plate, face nail	2-8d	
21. 1" x 8" sheathing or less to each bearing, face nail	2-8d	
22. Wider than 1" x 8" sheathing to each bearing, face nail	3-8d	
23. Built-up corner studs	16d at 24" oc	
24. Built-up girder and beams	20d at 24" oc at top and bottom and staggered 2-20d at ends and at each splice	
25. 2" planks	2-16d at each bearing	
26. Plywood and particleboard: Subfloor, roof and wall sheathing (to framing): 1/2" and less 19/32" - 3/4" 7/8" - 1" 1-1/8" - 1-1/4"	6d 3 8d 4 8d 3 10d 4	2
Combination Subfloor-underlayment (to framing): 3/4" and less 7/8" - 1" 1-1/8" - 1-1/4"	6d 5 8d 5 10d 4	
27. Panel Siding (to framing): 1/2" and less 5/8"	6d 6 8d 6	2
28. Fiberboard Sheathing: 1/2" 5/8" no. 11 ga. 6d 4 no. 16 ga. 8d 4 25/32" no. 11 ga. 8d 4 no. 16 ga. 9d 4		8
29. Interior paneling 1/4" 3/8"	4d 10 6d 11	

1. Common or box nails may be used except where otherwise stated
 2. Nails spaced at 6" on center at edges, 12" at intermediate supports except 6 inches at all supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2315A.3.3 and 2315A.4. Nails for wall sheathing may be common, box, or casing.
 3. Common or deformed shank
 4. Common
 5. Deformed shank
 6. Corrosion resistant siding or casing nails conforming to the requirements of Section 2304.A.3
 7. Fasteners spaced 3" on center at exterior edges and 6" on center at intermediate supports
 8. Corrosion resistant roofing nails with 7/16" diameter head and 1-1/2" length for 1/2 inch sheathing and 1-3/4" length for 25/32" sheathing conforming to the requirements of Section 2340.A.3.
 9. Corrosion resistant staples with 7/16" crown and 1-1/8" length for 1/2" sheathing and 1-1/2" length for 25/32" sheathing conforming to the requirements of Section 2340.A.3.
 10. Panel supports at 16" [20" if strength axis in the long direction of the panel, unless otherwise marked]. Casing or finish nails spaced 6 inches on panel edges, 12" on intermediate supports.
 11. Panel supports at 24". Casing or finish nails spaced 6" oc on panel edges, 12" on intermediate supports.
 12. When possible, nails driven perpendicular to the grain shall be used instead of toenails.



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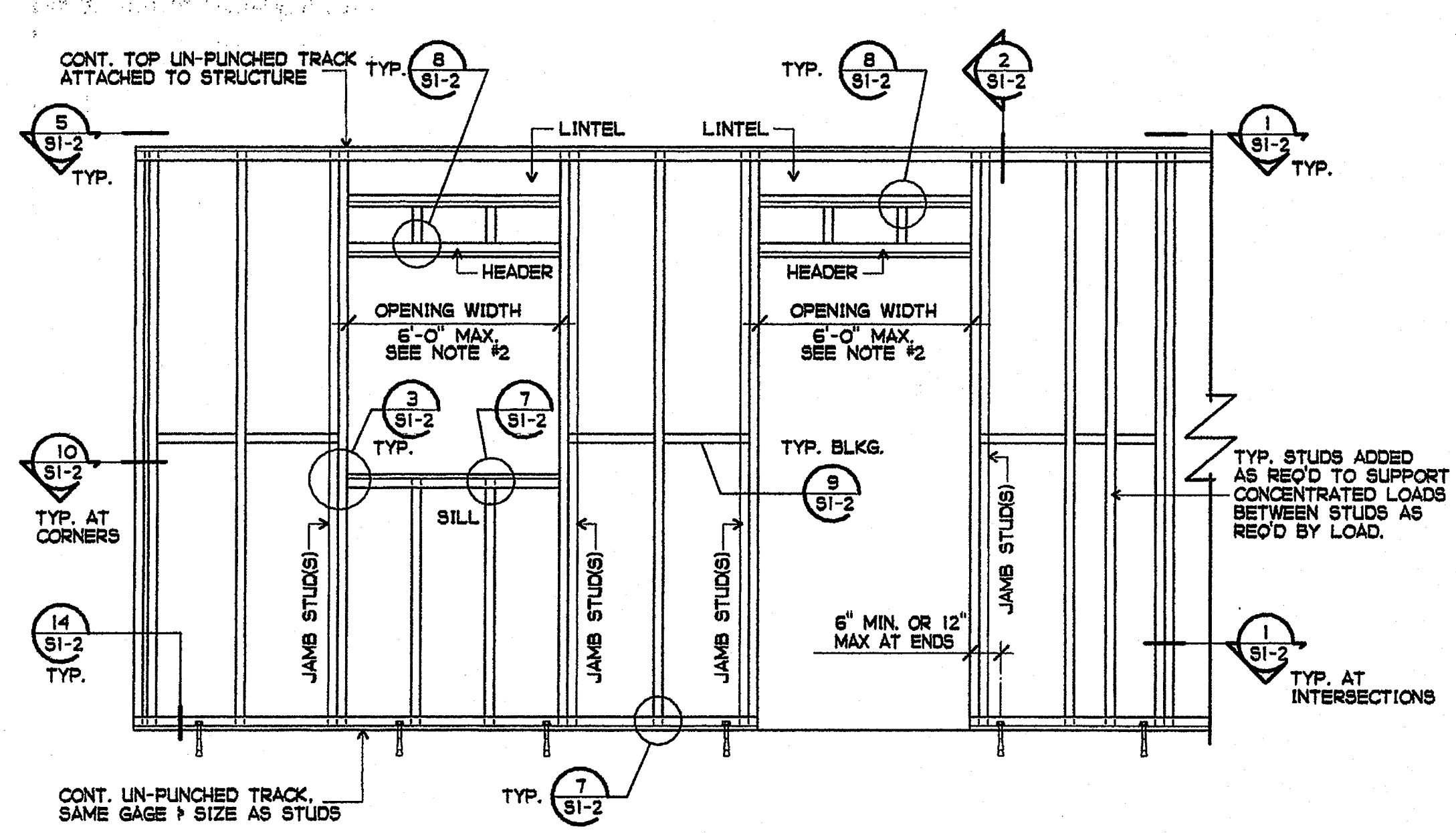
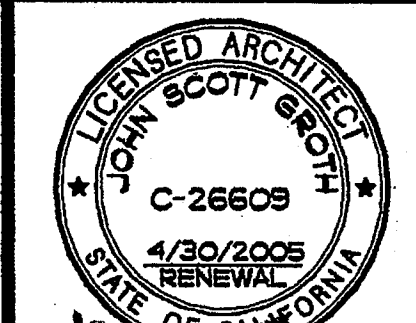
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 GA NO. 066
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SHEET TITLE
 WOOD

SI-1



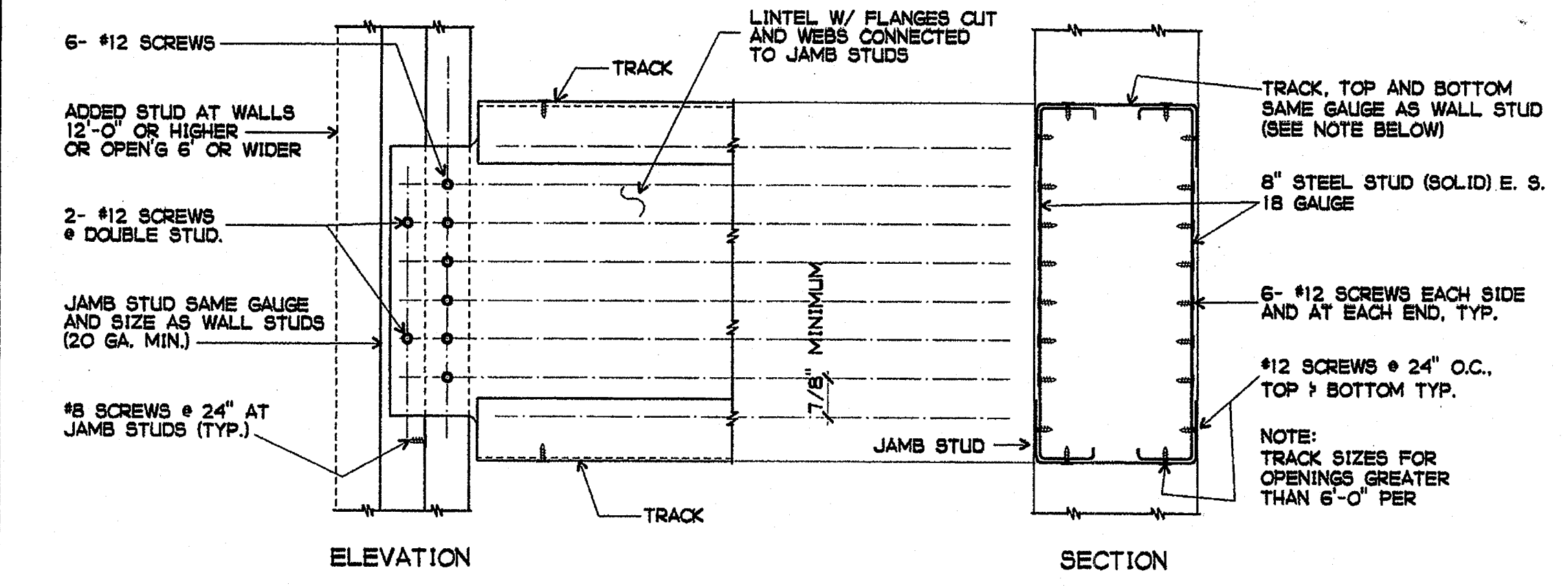
NOTES:

1. HEADER & SILL SAME WIDTH AS STUDS
2. FOR OPENINGS GREATER THAN 6'-0" HEADER TRACK SHALL BE REPLACED BY LINTEL PER DTL.
3. ALL LIGHT GAGE FRAMING IN THIS PROJECT SHALL BE 20 GA. MIN. TYP. (U.N.O.)
4. ALL WEDGE TYPE ANCHORS SHALL BE ITW RAMSET/ REDHEAD PER LATEST ICBO #R-1372
5. POWER DRIVEN PINS SHALL BE ITW RAMSET/ REDHEAD PER LATEST ICBO #1639

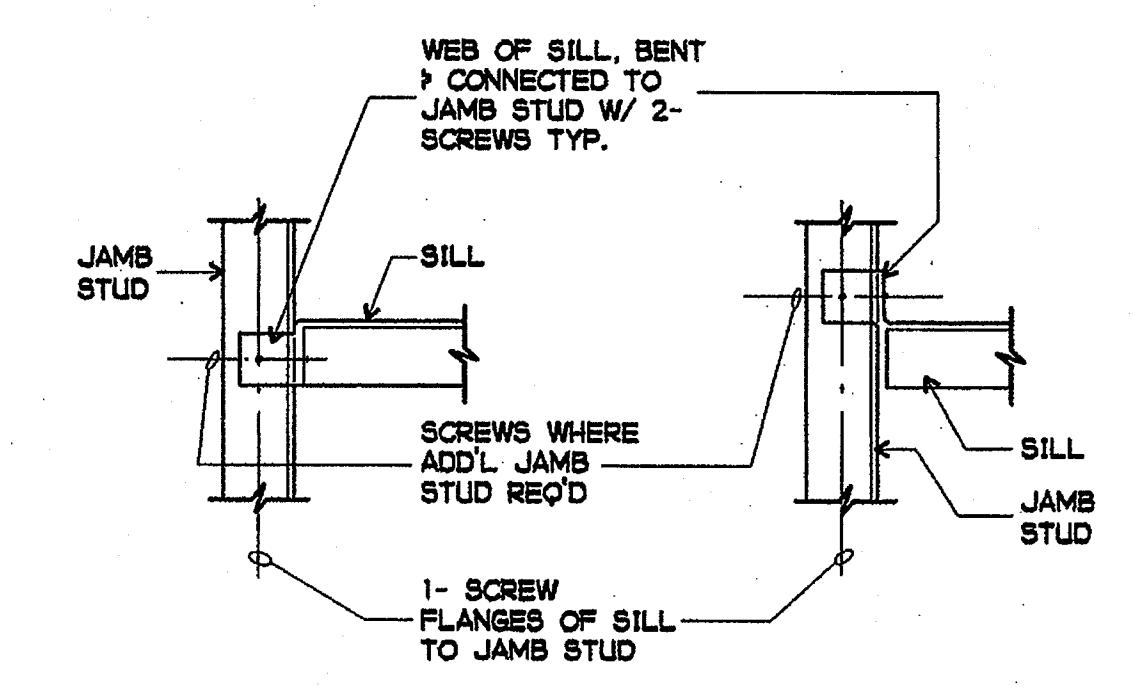
TYPICAL STEEL STUD SCREW SIZES (U.N.O.)

- 1 #8 SHEET METAL SCREWS FOR 20 GA. & 18 GA. COMPONENTS.
 - 2 #12 SHEET METAL SCREWS FOR 16 GA. COMPONENTS.
- SCREW SIZE BASED ON THINNEST GAGE STEEL TO BE CONNECTED.

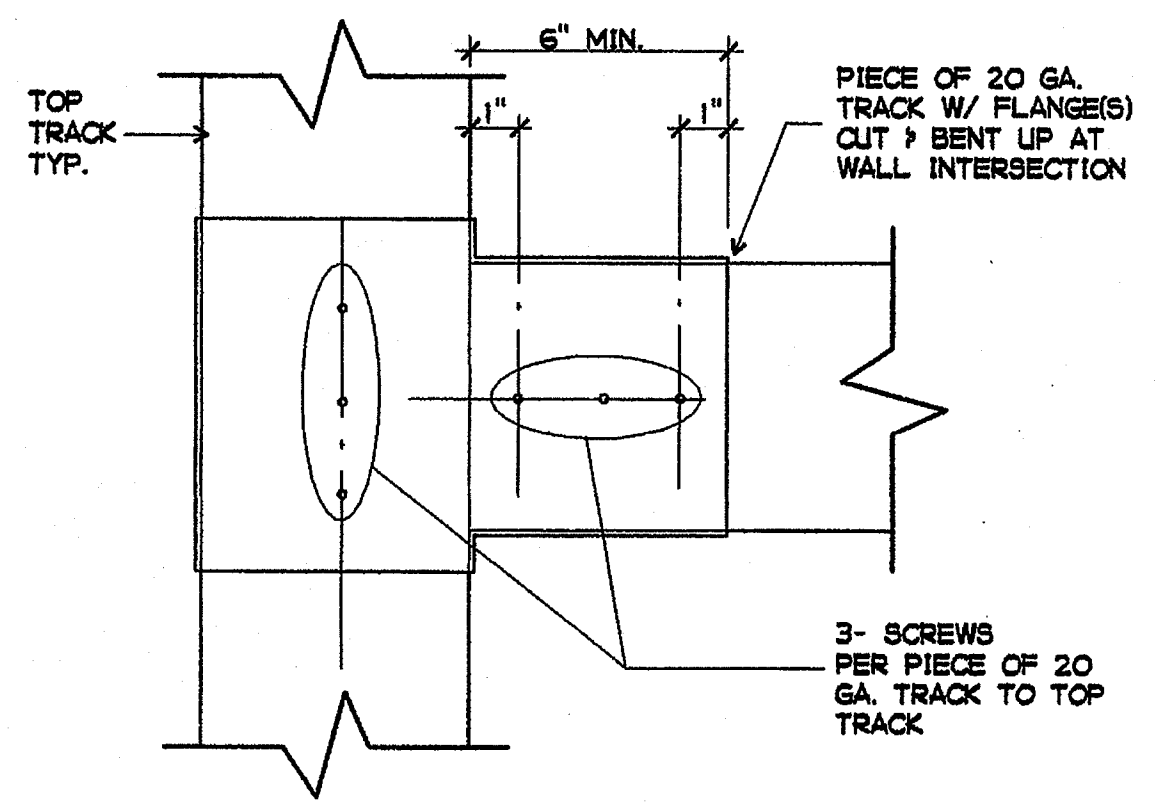
1 TYPICAL NON-BEARING WALL OPENING FRAMING
1/2" = 1'-0"



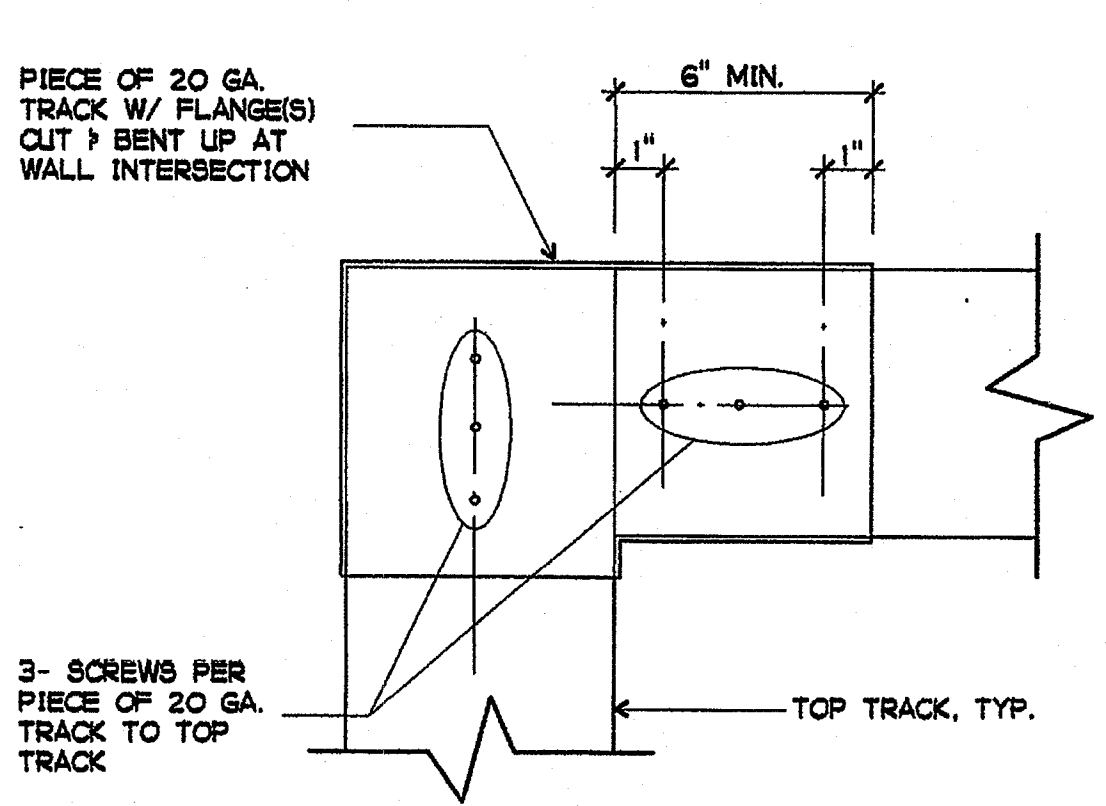
2 TYPICAL LINTEL SUPPORT CONNECTION
NO SCALE



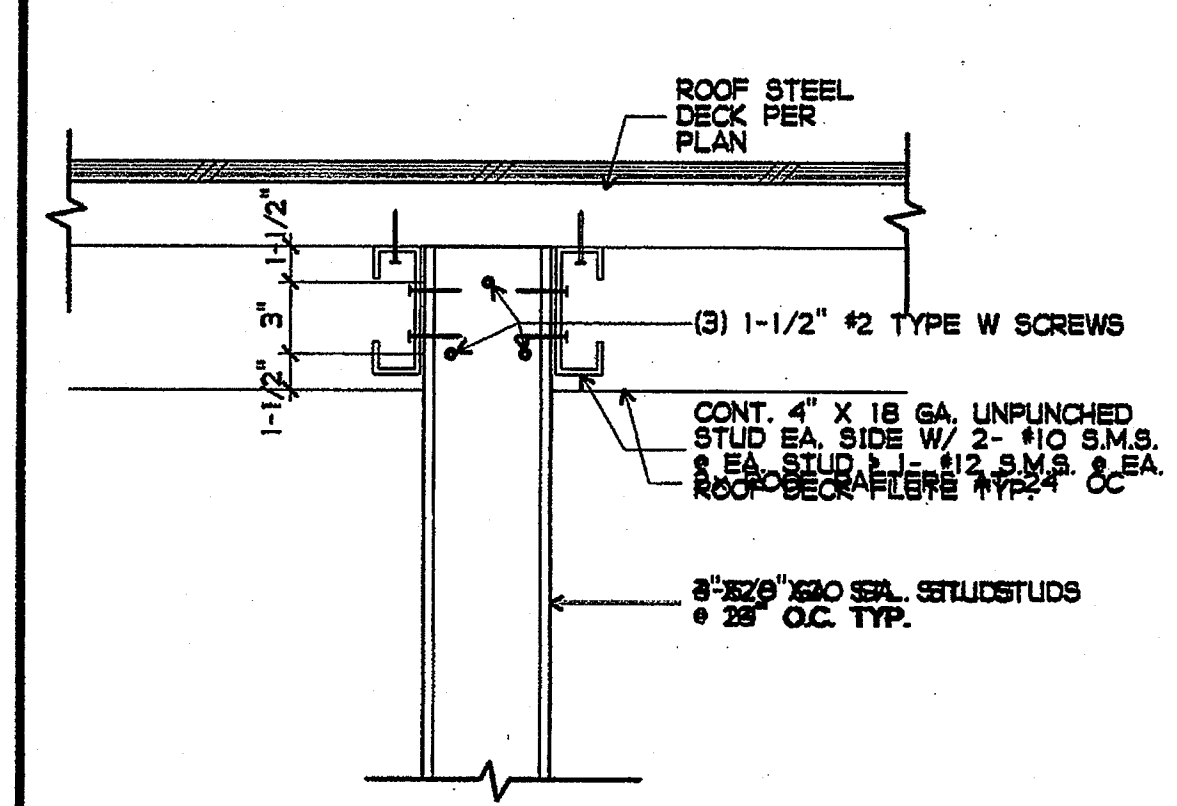
3 TYP. SILL DETAIL
1/2" = 1'-0"



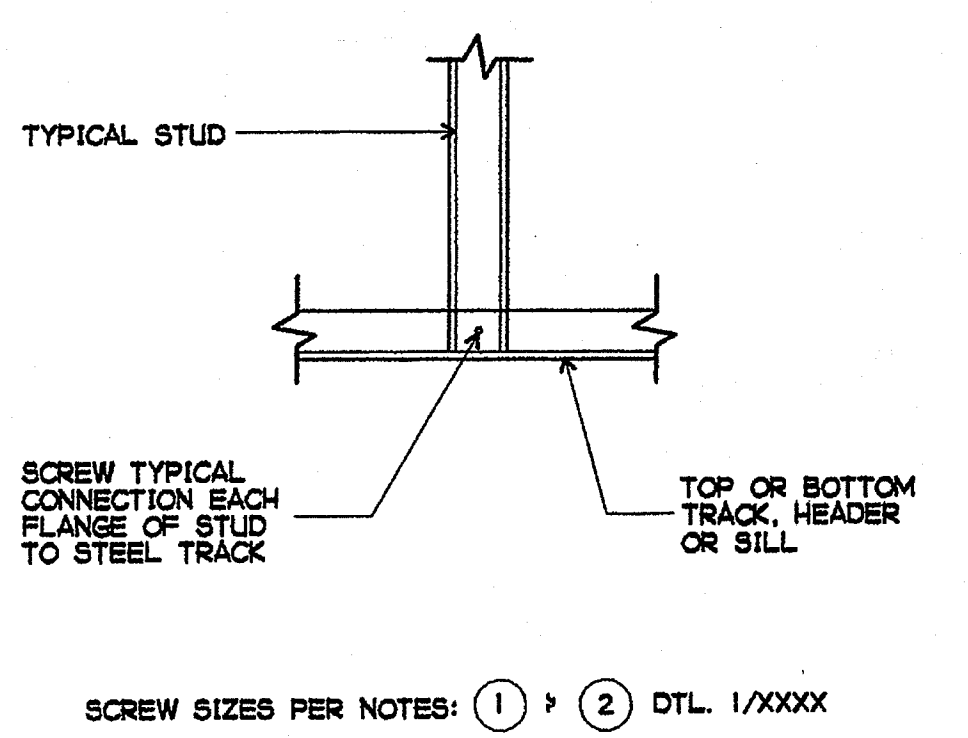
4 PLAN AT INTERSECTION AT TOP TRACKS
1/2" = 1'-0"



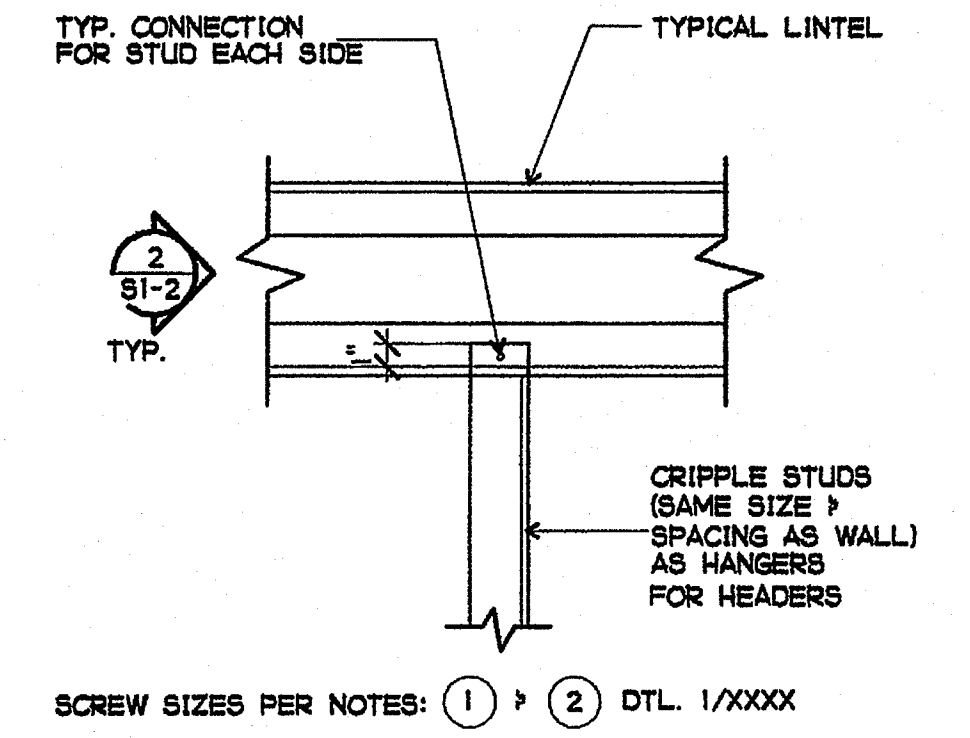
5 PLAN AT CORNER AT TOP TRACKS
1/2" = 1'-0"



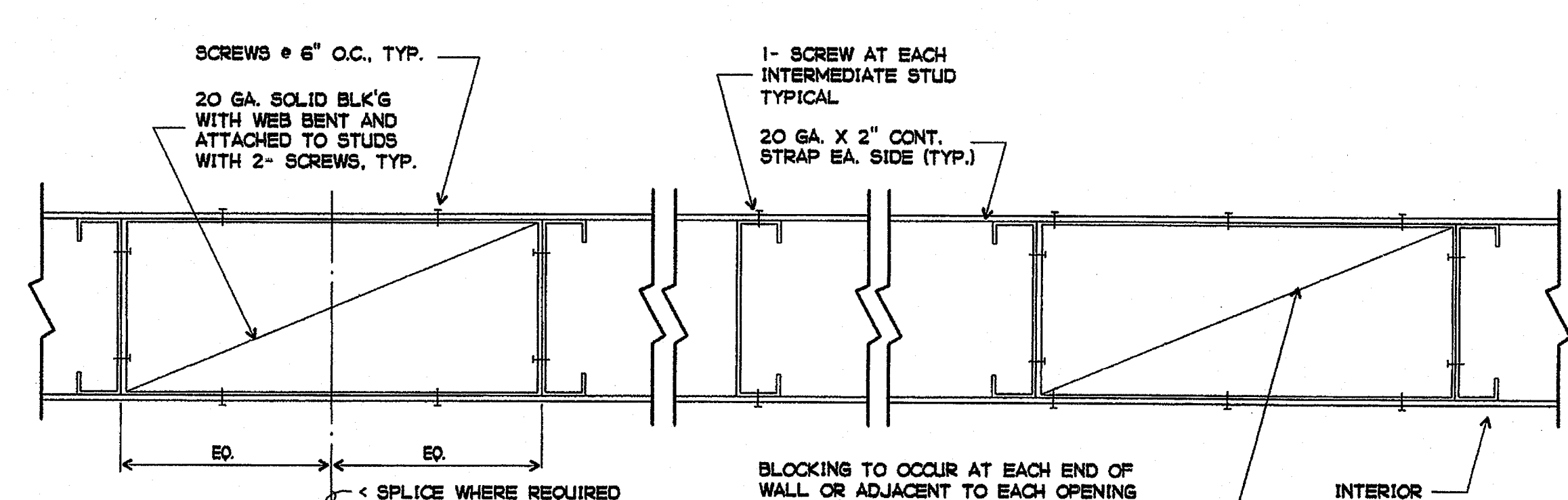
6 HUNG STUDS - PERPENDICULAR TO ROOF STEEL DECK FLUTES
1/2" = 1'-0"



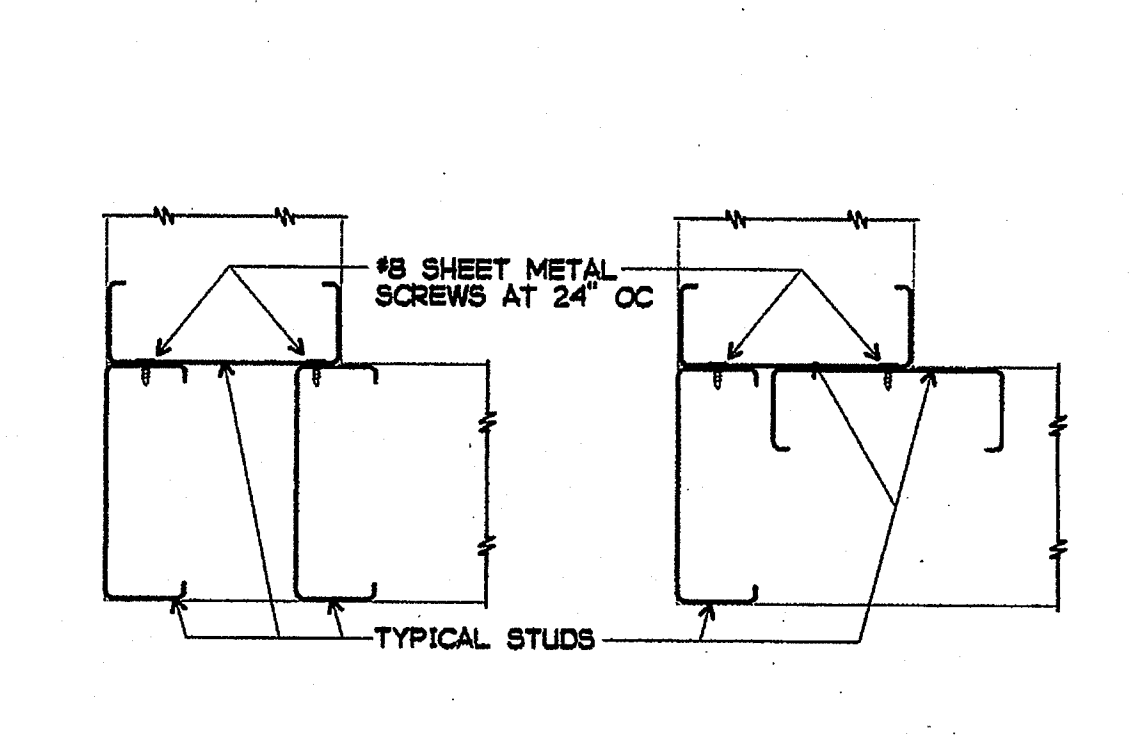
7 TYPICAL STUD CONNECTION
1/2" = 1'-0"



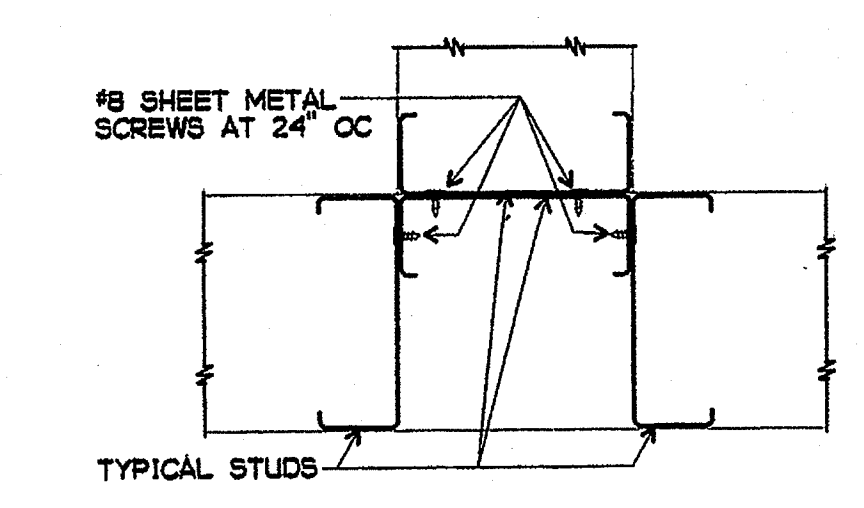
8 STUD CONNECTION TO LINTEL
1/2" = 1'-0"



9 TYPICAL WALL BRIDGING OR BLOCKING
1/2" = 1'-0"



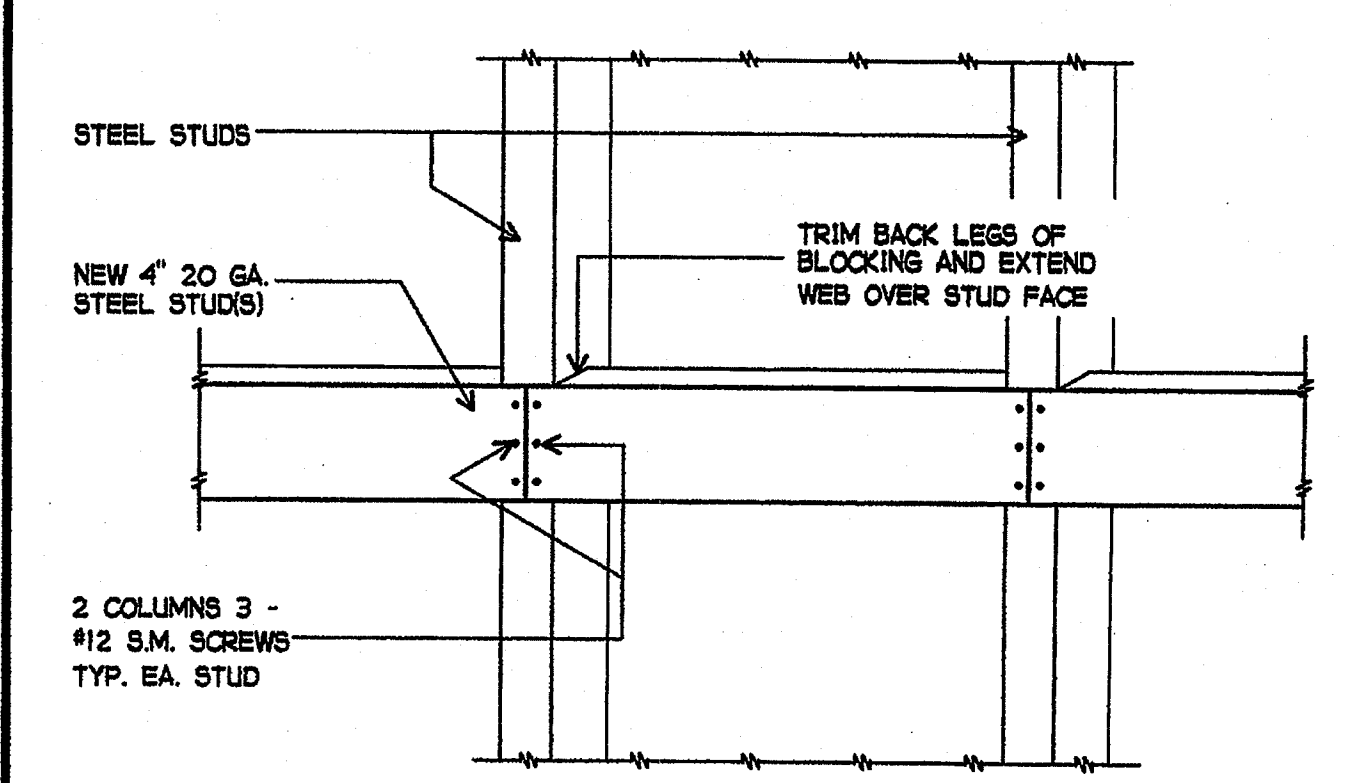
10 TYPICAL CORNER CONNECTION
NO SCALE



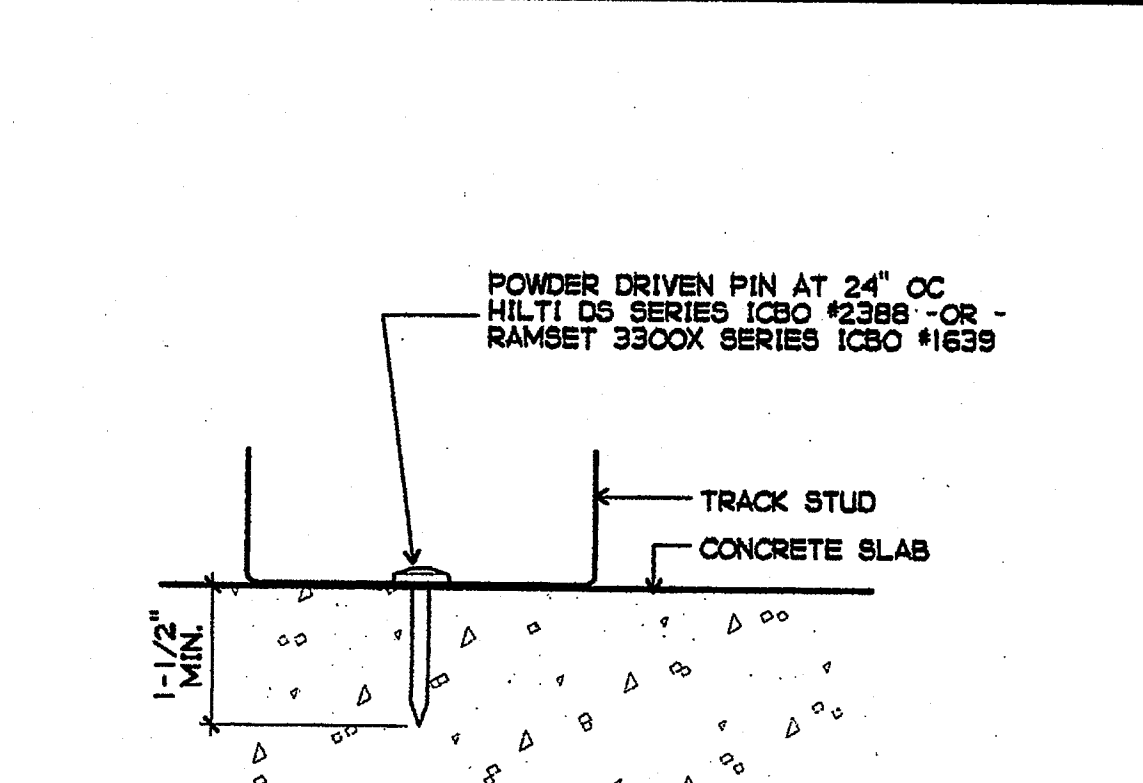
11 TYPICAL INTERSECTION CONNECTION
NO SCALE

WEB DEPTH	TYPE	GAUGE	TH. IN.	EFFECTIVE SECTION PROPERTIES			MOMENT CAPACITY IN ⁴
				AREA IN ²	SX IN ³	IXX IN ⁴	
3-5/8"	STUD	20	0.0346	0.220	0.236	0.441	4658
3-5/8"	TRACK	20	0.0346	0.198	0.174	0.384	3446
4"	STUD	20	0.0346	0.239	0.270	0.556	5327
4"	TRACK	20	0.0346	0.211	0.202	0.485	3996
6"	STUD	20	0.0346	0.302	0.478	1.472	9440
6"	TRACK	20	0.0346	0.259	0.309	1.393	6112
6"	STUD	18	0.0451	0.405	0.654	1.962	12,923
6"	TRACK	18	0.0451	0.373	0.525	2.825	10,374
8"	STUD	18	0.0451	0.496	0.989	3.996	19,740

12 STRUCTURAL PROPERTIES OF FRAMING
NO SCALE



13 STEEL STUD BLOCKING
NO SCALE



14 TRACK STUD TO CONC. FLOOR SLAB
NO SCALE

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LIGHT GAUGE STEEL
SI-2

NOTE: SEE FIGURES 2 THRU 7 FOR CONNECTIONS OF BRACING AND HANGING WIRES TO THE STRUCTURE ABOVE.

COMPRESSION STRUTS: STEEL SECTION WITH L/R RATIO OF 200 MAXIMUM. ATTACH TO MAIN RUNNERS WITHIN 2" OF CROSS RUNNERS WITH 2-#12 SELF-DRILLING SELF-TAPPING (SDT) SCREWS AND TO STRUCTURE WITH 3/16" INCH POWER DRIVEN STD (CONCRETE) OR (2) 1/2" LONG TYPE W SCREWS (WOOD FRAMING). ATTACH TO FRAMING, NOT TO PLYWOOD. COMPRESSION STRUT SHALL NOT REPLACE HANGER WIRE.

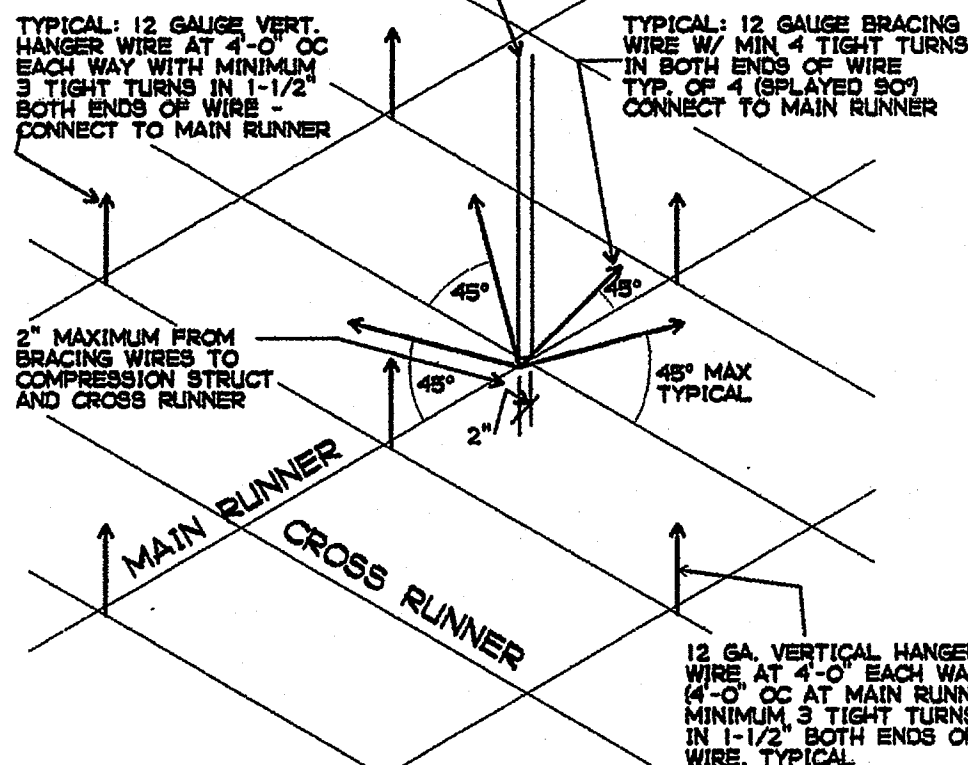
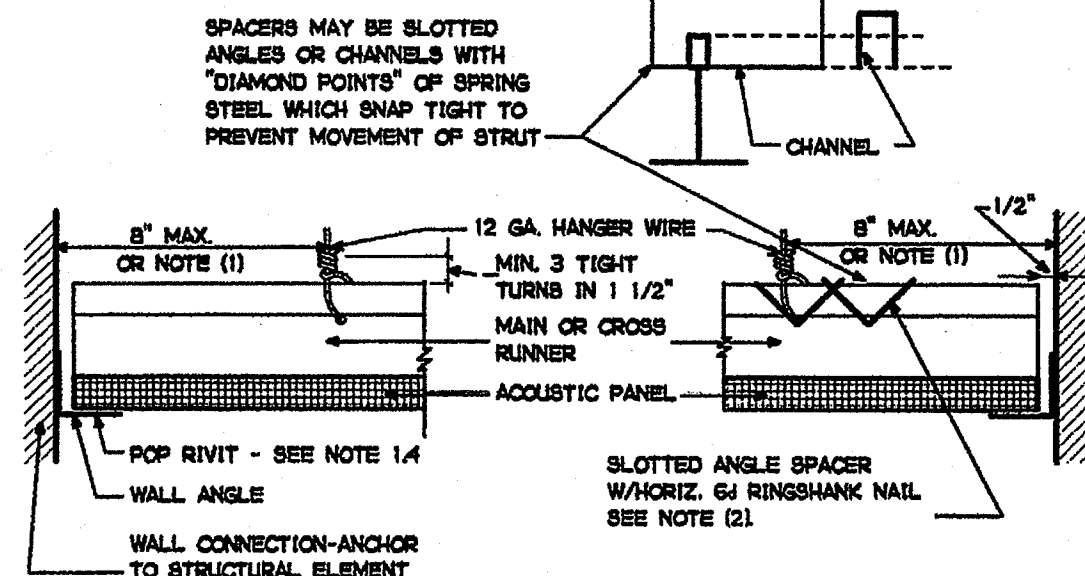
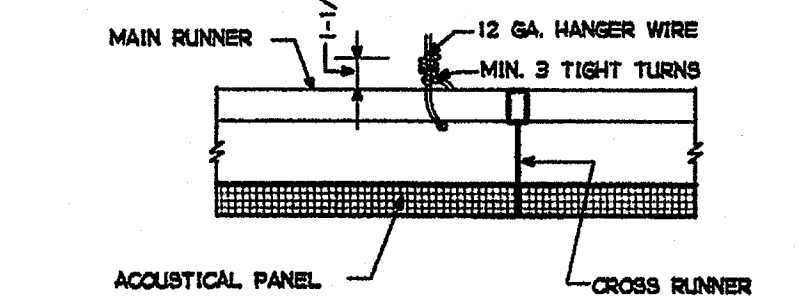


FIGURE 1
SUSPENDED CEILING BRACING ASSEMBLY



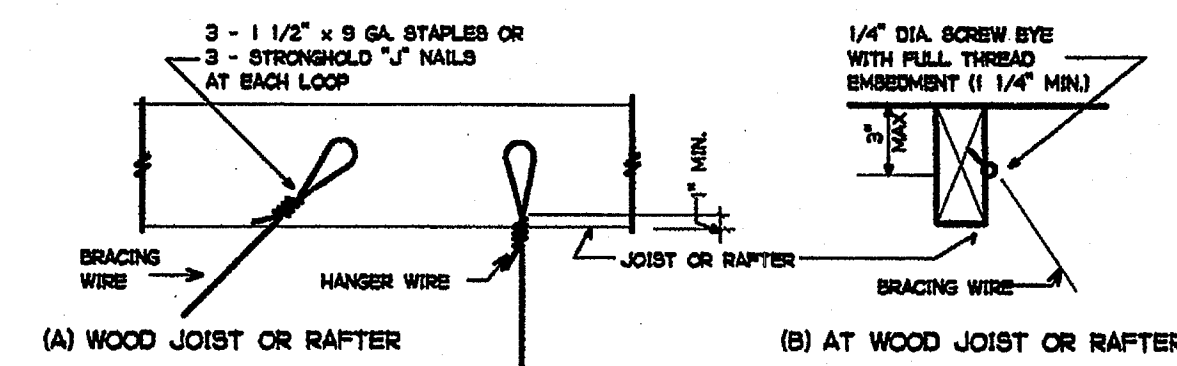
DETAIL (A) HORIZONTAL STRUT - TYPICAL (SEE NOTE 1.5)

NOTES:
(1) 1/4 OF THE LENGTH OF THE END OF RUNNER WHOEVER IS LESS
(2) NAILS AT ENDS OF HORIZONTAL STRUTS ARE TO BE PLACED WITH NAIL HEAD TOWARD CENTERLINE OF SPAN OF STRUT.

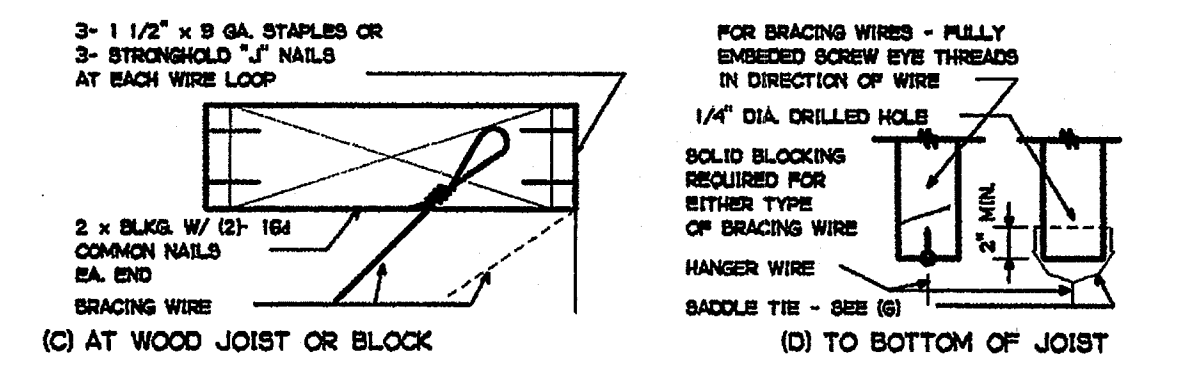


DETAIL (B)

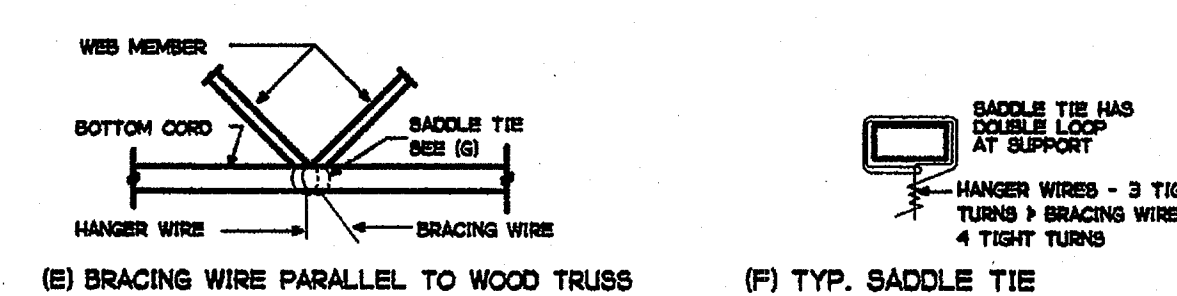
FIGURE 2
ACCEPTABLE HANGER WIRE CONNECTION TO GRID



(A) WOOD JOIST OR RAFTER

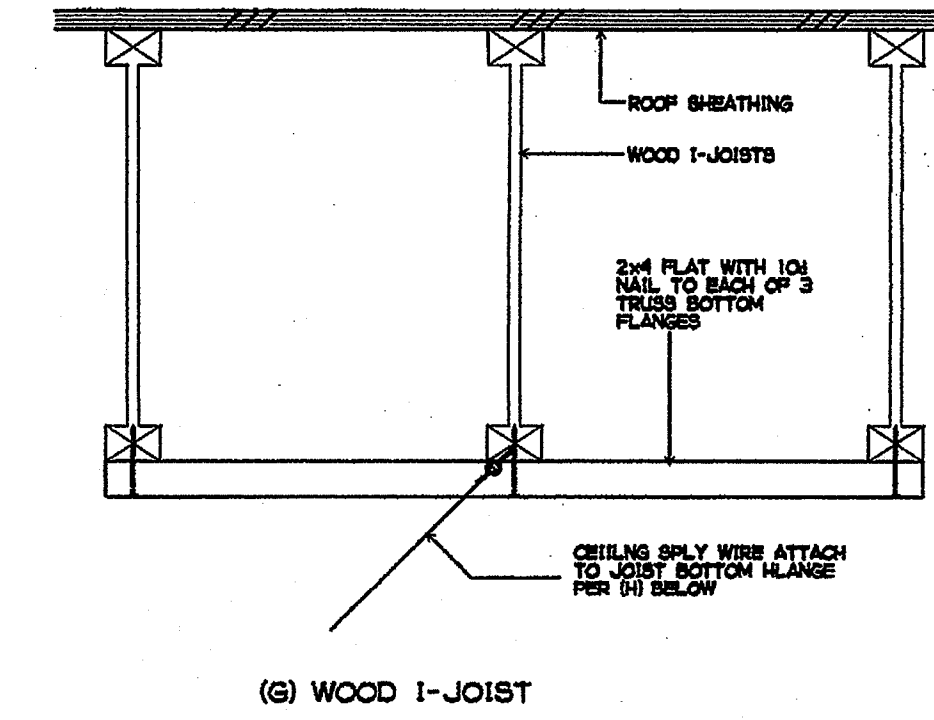


(C) AT WOOD JOIST OR BLOCK

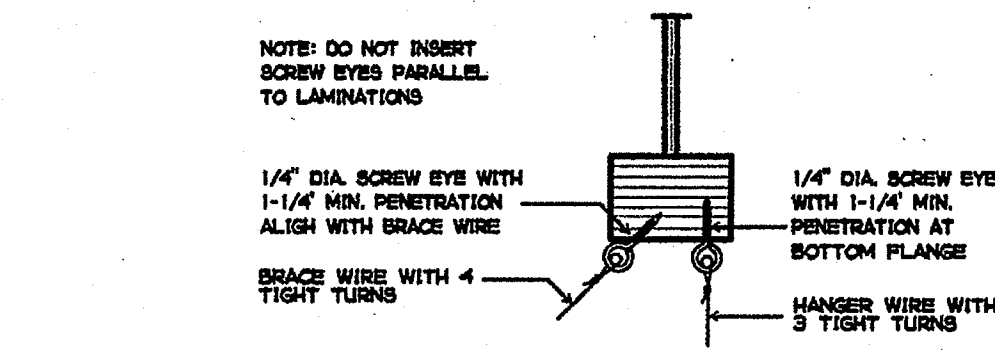


(E) BRACING WIRE PARALLEL TO WOOD TRUSS

FIGURE NO. 3A
ACCEPTABLE DETAILS - WIRE CONNECTIONS TO WOOD FRAMING

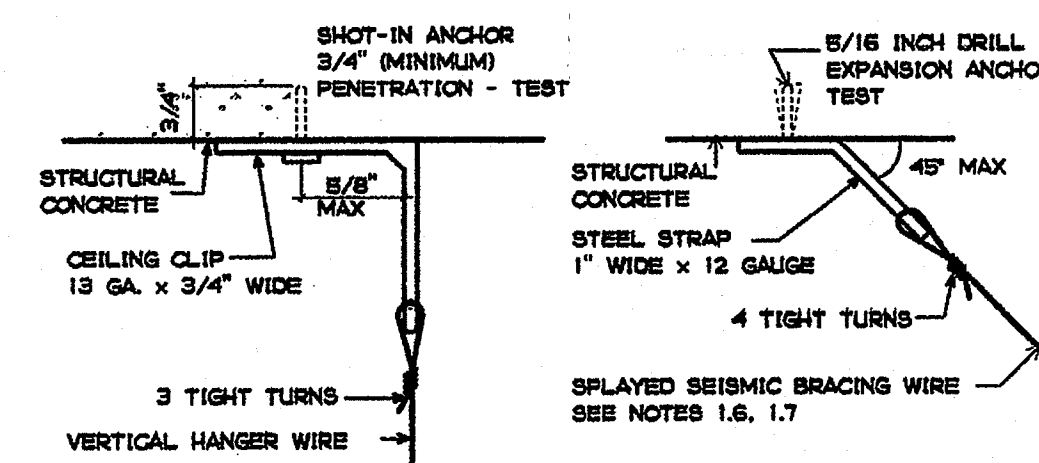


(G) WOOD I-JOIST



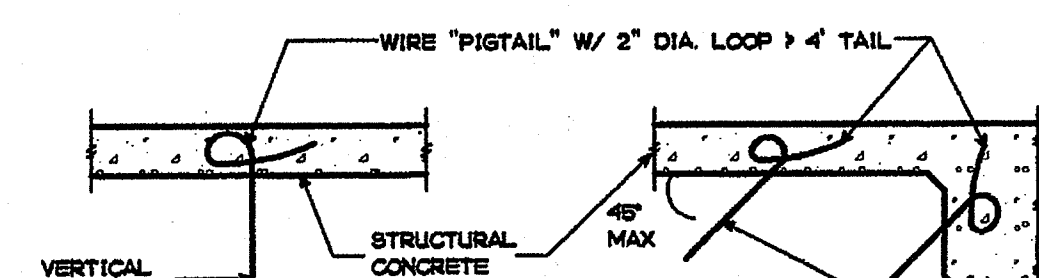
(H) WOOD I-JOIST BOTTOM FLANGE

FIGURE NO. 3B
ACCEPTABLE DETAILS - WIRE CONNECTIONS TO WOOD FRAMING

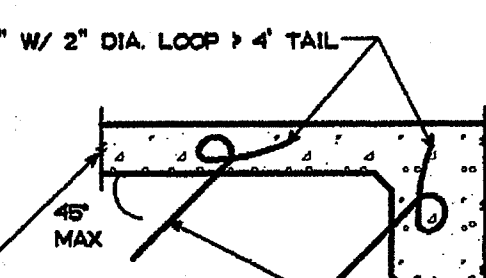


(A) VERTICAL HANGER WIRE CLIP ATTACHMENT

(B) SPLAYED BRACING WIRE CLIP ATTACHMENT

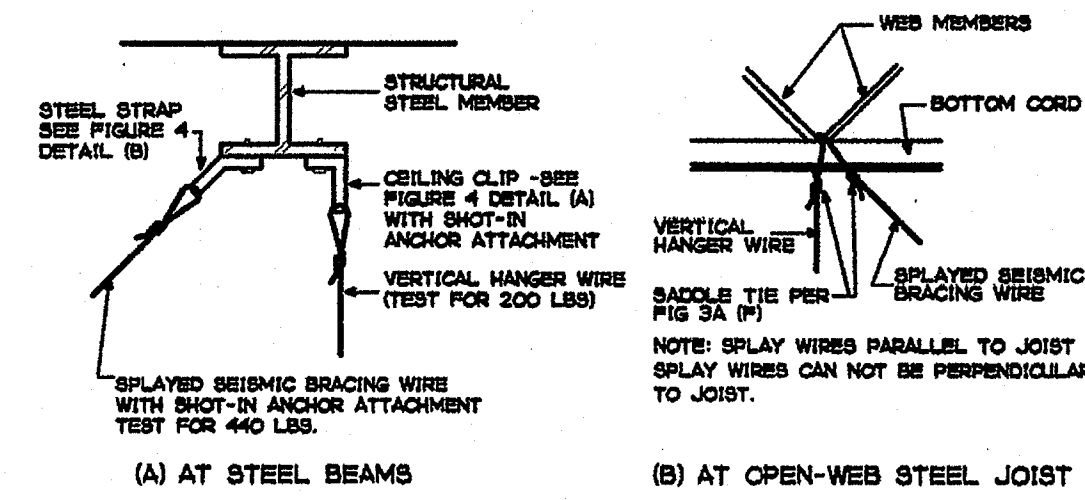


(C) HANGER WIRE AT CAST-IN-PLACE CONCRETE



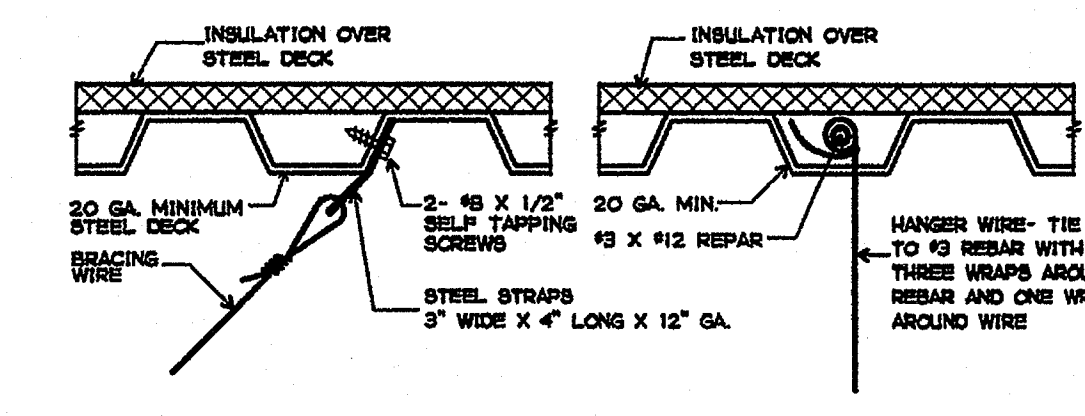
(D) BRACE WIRE AT CAST-IN-PLACE CONCRETE

FIGURE 4
ACCEPTABLE DETAILS - WIRE CONNECTIONS TO CAST-IN-PLACE



(A) AT STEEL BEAMS

(B) AT OPEN-WEB STEEL JOIST

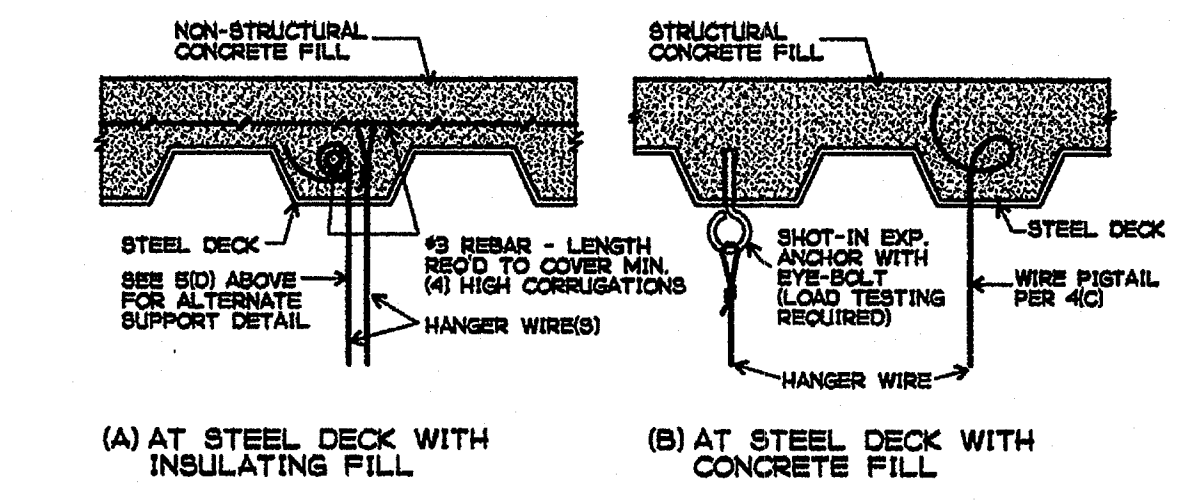


(C) AT STEEL ROOF DECK

(D) AT STEEL ROOF DECK

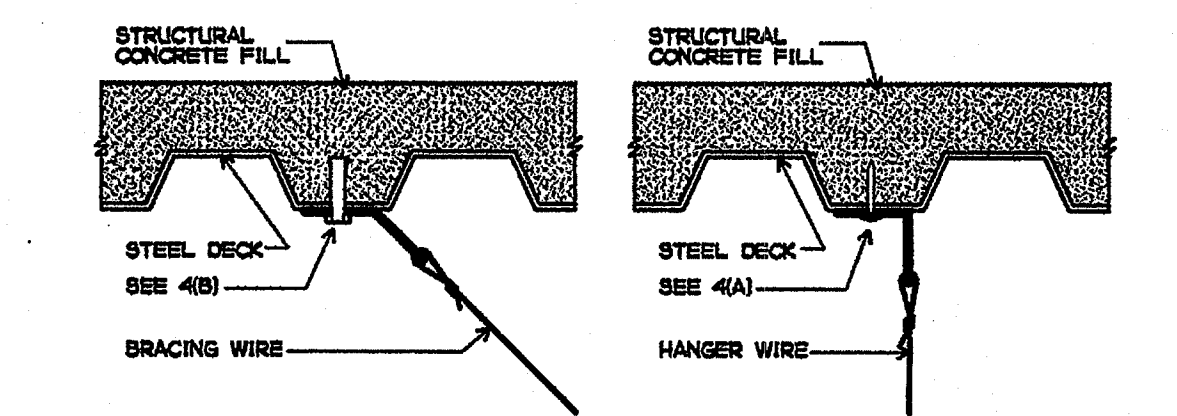
NOTE: IF SELF TAPPING SCREWS ARE USED WITH CONCRETE FILL, SET SCREWS BEFORE PLACING CONCRETE.

FIGURE 5
ACCEPTABLE DETAILS - WIRE CONNECTIONS TO STEEL FRAMING



(A) AT STEEL DECK WITH INSULATING FILL

(B) AT STEEL DECK WITH CONCRETE FILL

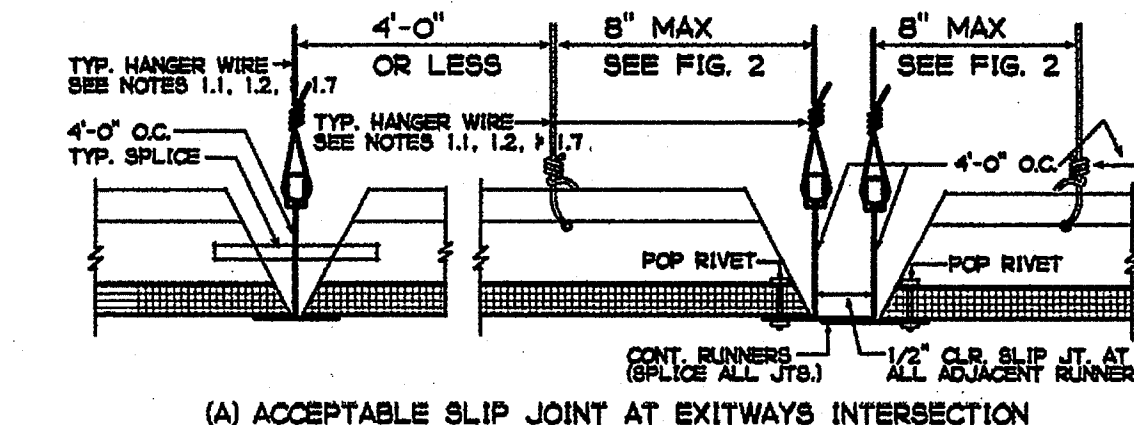


(C) AT STEEL DECK WITH CONCRETE FILL

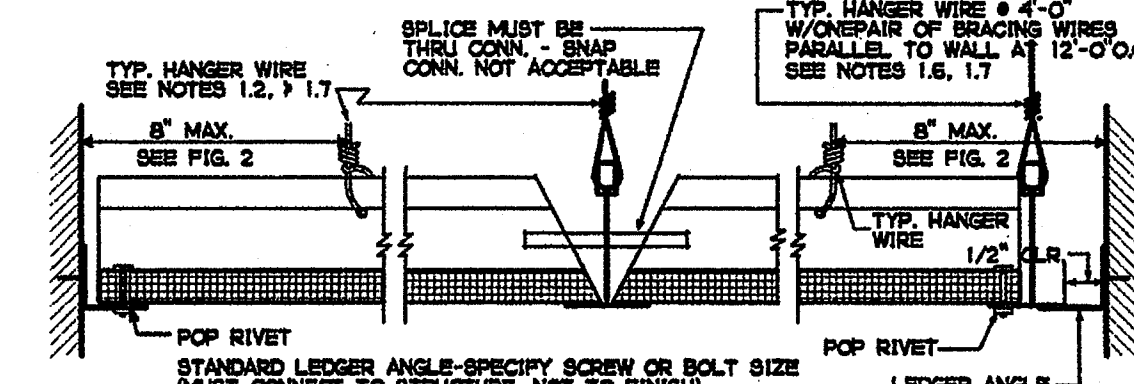
(D) AT STEEL DECK WITH CONCRETE FILL

NOTE: IF SELF TAPPING SCREWS ARE USED WITH CONCRETE FILL, SET SCREWS BEFORE PLACING CONCRETE.

FIGURE NO. 6
ACCEPTABLE DETAILS - WIRE CONNECTIONS TO STEEL FRAMING



(A) ACCEPTABLE SLIP JOINT AT EXITWAYS INTERSECTION



(B) ACCEPTABLE EXITWAYS DETAILS AT ESSENTIAL SERVICES BUILDINGS (ESB)

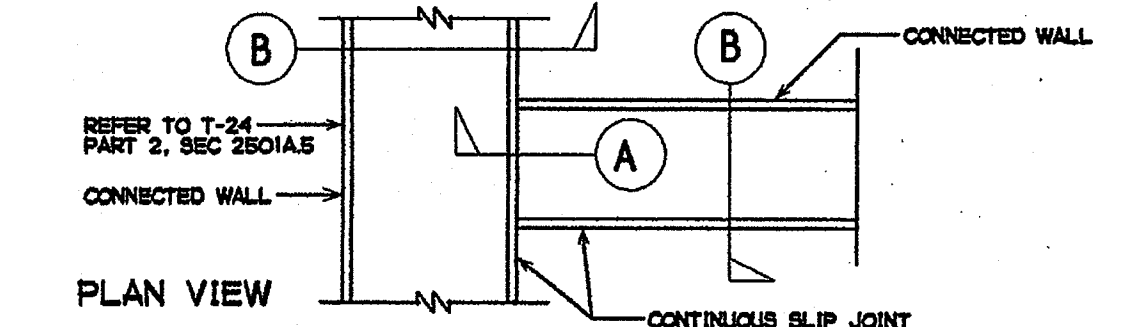


FIGURE NO. 7
ACCEPTABLE LOCATION OF SLIP JOINTS IN ESB EXITWAYS

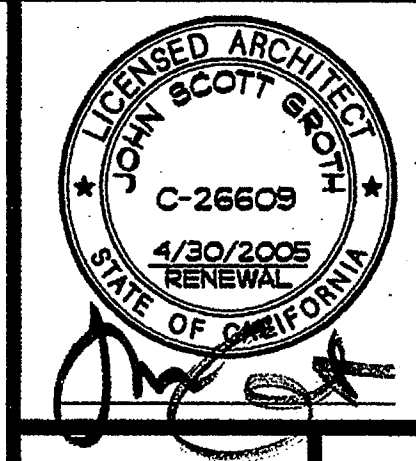
- CEILING NOTES: THE FOLLOWING NOTES WILL BE ACCEPTABLE IN PLANS AND SPECIFICATIONS FOR CEILING SYSTEMS WHOSE TOTAL WEIGHT, INCLUDING AIR CONDITIONING GRILLES AND LIGHT FIXTURES, DOES NOT EXCEED FOUR (4) PSF. HEAVIER SYSTEMS AND THOSE SUPPORTING LATERAL LOADS FROM PARTITIONS, WILL REQUIRE SPECIAL DESIGN DETAILS.
- 12 GA. (MIN) HANGER WIRES MAY BE USED FOR UP TO AND INCLUDING 4'-0" X 4'-0" GRID SPACING AND SHALL BE ATTACHED TO MAIN RUNNERS.
- PROVIDE 12 GA. HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN EIGHT INCHES (8") OF THE SUPPORT OR WITHIN ONE-FOURTH (1/4) OF THE LENGTH OF THE END TIE, WHICHEVER IS LEAST, FOR THE PERIMETER OF THE CEILING AREA. END CONNECTIONS FOR RUNNERS WHICH ARE DESIGNED AND DETAILED TO RESIST THE APPLIED VERTICAL AND HORIZONTAL FORCES MAY BE USED IN LIEU OF THE 12 GA. HANGER WIRES, SUBJECT TO DIVISION OF THE STATE ARCHITECT (DSA) REVIEW AND APPROVAL.
- PROVIDE TRAPEZE OR OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO TYPICAL HANGER SPACING. PROVIDE ADDITIONAL HANGERS, STRUTS OR BRACES AS REQUIRED AT ALL CEILING BREAKS, SOFFITS OR DISCONTINUOUS AREAS. HANGER WIRES THAT ARE MORE THAN 1" IN 6 OUT OF PLUMB ARE TO HAVE COUNTERSLIPPING WIRES.
- CEILING GRID MEMBERS MAY BE ATTACHED TO NOT MORE THAN TWO (2) ADJACENT WALLS. CEILING GRID MEMBERS SHALL BE AT LEAST 1/2" FREE OF OTHER WALLS. IF WALLS RUN DIAGONALLY TO CEILING GRID SYSTEM RUNNERS, ONE END OF MAIN AND CROSS RUNNERS SHOULD BE FREE, AND A MINIMUM OF 1/2" CLEAR OF WALL.
- AT THE PERIMETER OF THE CEILING AREA WHERE MAIN OR CROSS RUNNERS ARE NOT CONNECTED TO THE ADJACENT WALL, PROVIDE INTERCONNECTION BETWEEN THE RUNNERS AT THE FREE END TO PREVENT LATERAL SPREADING. A METAL STRUT OR A 16 GA. WIRE WITH A POSITIVE MECHANICAL CONNECTION TO THE RUNNER MAY BE USED, WHERE THE PERPENDICULAR DISTANCE FROM THE WALL TO THE FIRST PARALLEL RUNNER IS 12" OR LESS, THIS INTERLOCK IS NOT REQUIRED.

- PROVIDE BRACING ASSEMBLIES CONSISTING OF A COMPRESSION STRUT AND FOUR (4) 12 GA. SPLAYED BRACING WIRES ORIENTED 90 DEGREES FROM EACH OTHER (SEE FIGURE 1) AT THE FOLLOWING SPACING:
 - FOR SCHOOL BUILDINGS, PLACE BRACING ASSEMBLIES AT A SPACING NOT MORE THAN 12' BY 12' ON CENTER.
 - FOR ESSENTIAL SERVICES BUILDINGS, PLACE BRACING ASSEMBLIES NOT MORE THAN 8' BY 12' ON CENTER.
 - PROVIDE BRACING ASSEMBLIES AT LOCATIONS NOT MORE THAN ONE HALF (1/2) THE SPACING GIVEN ABOVE, FROM EACH PERIMETER WALL AND AT THE EDGE OF VERTICAL CEILING OFFSETS. CALIFORNIA DEPARTMENT OF GENERAL SERVICES - DIVISION OF THE STATE ARCHITECT - INTERPRETATION OF REGULATIONS DOCUMENT
 - FASTEN HANGER WIRES WITH NOT LESS THAN THREE (3) TIGHT TURNS. FASTEN BRACING WIRES WITH FOUR (4) TIGHT TURNS. MAKE ALL TIGHT TURNS WITHIN A DISTANCE OF 1" INCHES. HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHOULD BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE WIRE ALIGNS AS CLOSELY AS POSSIBLE WITH THE DIRECTION OF THE FORCES ACTING ON THE WIRE. NOTE: WIRE TURNS MADE BY MACHINE WHERE BOTH STRANDS HAVE BEEN DEFORMED OR BENT IN WRAPPING CAN WAIVE THE 1" REQUIREMENT, BUT THE NUMBER OF TURNS SHOULD BE MAINTAINED, AND BE AS TIGHT AS POSSIBLE.
 - SEPARATE ALL CEILING HANGING AND BRACING WIRES AT LEAST SIX INCHES (6") FROM ALL UNSHARED DUCTS, PIPES, CONDUIT, ETC. IT IS ACCEPTABLE TO ATTACH LIGHTWEIGHT ITEMS, SUCH AS SINGLE ELECTRICAL CONDUIT NOT EXCEEDING 3/4" NOMINAL DIAMETER, TO HANGER WIRES USING CONNECTORS ACCEPTABLE TO DSA.
 - WHEN DRILLED-IN CONCRETE ANCHORS OR SHOT-IN ANCHORS ARE USED IN REINFORCED CONCRETE FOR HANGER WIRES, 1 OUT OF 10 MUST BE FIELD TESTED FOR 200 LBS. IN TENSION. WHEN DRILLED-IN CONCRETE ANCHORS ARE USED FOR BRACING WIRES, 1 OUT OF 2 MUST BE FIELD TESTED FOR 400 LBS. IN TENSION. SHOT-IN ANCHORS IN CONCRETE ARE NOT PERMITTED FOR BRACING WIRES. IF ANY SHOT-IN OR DRILLED-IN ANCHOR FAILS, SEE CSC SECTION 1923A.3.E. NOTE: DRILLED-IN OR SHOT-IN ANCHORS REQUIRE SPECIAL DSA APPROVAL WHEN USED IN PRESTRESSED CONCRETE.

- ATTACH ALL LIGHT FIXTURES AND CEILING MOUNTED AIR TERMINALS OR SERVICES, TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURES. SCREWS OR APPROVED PASTERMERS ARE REQUIRED. THE FOUR (4) TAIT 12 GA. WIRES INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE MUST BE CAPABLE OF SUPPORTING FOUR (4) TIMES THE WEIGHT OF THE UNIT.
 - FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR SERVICES, WEIGHING LESS THAN 55 LBS., MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM BUT, IN ADDITION, THEY MUST HAVE A MINIMUM OF TWO (2) 12 GA. SLACK SAFETY WIRES ATTACHED TO THE FIXTURE AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE. ALL 4' X 4' LIGHT FIXTURES MUST HAVE SLACK SAFETY WIRES AT EACH CORNER. ALL FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR SERVICES WEIGHING 55 LBS. OR MORE MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN FOUR (4) TAIT 12 GA. WIRES EACH ATTACHED TO EACH CORNER, AND ANCHORED TO THE STRUCTURE ABOVE.
 - THE FIXTURE AND TO THE STRUCTURE ABOVE REGARDLESS OF THE TYPE OF CEILING GRID SYSTEM USED. THE FOUR (4) TAIT 12 GA. WIRES INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE MUST BE CAPABLE OF SUPPORTING FOUR (4) TIMES THE WEIGHT OF THE UNIT.
 - ALL FIXTURES AND AIR TERMINALS OR SERVICES SUPPORTED ON INTERMEDIATE DUTY GRID SYSTEMS MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN FOUR (4) TAIT 12 GA. WIRES EACH ATTACHED TO THE FIXTURE OR TERMINAL, AND TO THE STRUCTURE ABOVE. DSA IR M-3 - 3-31-00 METAL SUSPENSION SYSTEMS FOR LAY-IN PANEL CEILING - PAGE 3 OF 12.
 - SUPPORT SURFACE MOUNTED LIGHT FIXTURES BY AT LEAST TWO POSITIVE DEVICES WHICH SURROUND THE CEILING RUNNER AND WHICH ARE EACH SUPPORTED FROM THE STRUCTURE ABOVE BY A 12 GA. WIRE. SPRING CLIPS OR CLAMPS THAT CONNECT ONLY TO THE RUNNER ARE NOT ACCEPTABLE. PROVIDE ADDITIONAL SUPPORTS WHEN LIGHT FIXTURES ARE 8'-0" OR LONGER.

- SUPPORT PENDANT MOUNTED LIGHT FIXTURES DIRECTLY FROM THE STRUCTURE ABOVE WITH HANGER WIRES OR CABLES PASSING THROUGH EACH PENDANT HANGER AND CAPABLE OF SUPPORTING FOUR (4) TIMES THE WEIGHT OF THE FIXTURE. A BRACING ASSEMBLY PER FIGURE 1, IS REQUIRED WHERE THE PENDANT HANGER PENETRATES THE CEILING. SPECIAL DETAILS ARE REQUIRED TO ATTACH THE PENDANT HANGER TO THE BRACING ASSEMBLY TO TRANSMIT HORIZONTAL FORCES.
- ADDITIONAL REQUIREMENTS FOR FIRE RATED CEILING.
 - PROVIDE UNDERWRITER LABORATORY (UL) DESIGN NUMBER OR STATE FIRE MARSHAL (SFM) LISTING NUMBER. THE COMPONENTS AND INSTALLATION DETAILS MUST CONFORM IN EVERY RESPECT WITH THE UL, OR SFM APPROVAL. FOR THE DESIGN NUMBER SPECIFIED, CUSTOM DESIGNS WHICH COMBINE COMPONENTS FROM DIFFERENT APPROVED DESIGNS BUT HAVE NOT BEEN TESTED AS A COMPLETE ASSEMBLY ARE NOT ACCEPTABLE.
 - FOR SCHOOLS AND ESSENTIAL SERVICES BUILDINGS, BRACING ASSEMBLIES ARE REQUIRED FOR EACH 96 SQUARE FEET. THE FIRST BRACING ASSEMBLY IS REQUIRED NOT MORE THAN FOUR FEET (4'-0") FROM EACH WALL. A MINIMUM OF ONE BRACING ASSEMBLY IS REQUIRED BETWEEN ANY TWO ADJACENT EXPANSION CUT-OUTS ON RUNNERS BEING BRACED.
 - POP RIVETS, SCREWS, OR OTHER ATTACHMENTS ARE NOT ACCEPTABLE UNLESS SPECIFICALLY DETAILED ON THE DRAWINGS AND APPROVED BY UL, AND SFM.

- ADDITIONAL REQUIREMENTS FOR METAL PANELS, METAL PANELS AND PANELS WEIGHING MORE THAN 1/2 PSF, OTHER THAN ACOUSTICAL TILE, ARE TO BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION RUNNERS.
- SUSPENDED ACOUSTICAL CEILING BELOW GYPSUM BOARD CEILING. WHERE GYPSUM BOARD OR OTHER CEILING FINISHES ARE ATTACHED TO THE FRAMING, SPECIAL DETAILS WILL BE REQUIRED FOR THE VERTICAL HANGER WIRE AND LATERAL BRACING WIRE SUPPORT CONNECTIONS TO THE FRAMING.
- REUSE OF EXISTING CEILING HANGER WIRES AND SPLAY WIRES. DSA IR M-3 - 3-31-00 METAL SUSPENSION SYSTEMS FOR LAY-IN PANEL CEILING - PAGE 4 OF 12
- THE GAGE AND SPACING OF THE WIRES MUST COMPLY WITH THE CURRENT APPLICABLE CODES.
- ALL EXISTING CEILING HANGER WIRES MUST BE TESTED TO 200 LBS. IN TENSION.
- ALL EXISTING SPLAYED BRACING WIRES MUST BE FIELD TESTED TO 400 LBS. IN TENSION.
- IF A NEW WIRE IS TO BE SPLICED TO AN EXISTING WIRE, THE FOLLOWING IS REQUIRED:
 - THE ARCHITECT OR STRUCTURAL ENGINEER IN GENERAL RESPONSIBLE CHARGE MUST SUBMIT TO DSA A DETAIL, AND SPECIFICATION DESCRIBING HOW THE SPLICE IS TO BE MADE.
 - ALL NEW WIRES, AFTER BEING SPLICED TO THE EXISTING WIRES, MUST BE FIELD TESTED PER ITEMS 6.2 AND 6.3 ABOVE.
 - ALL FIELD TESTS MUST BE PERFORMED IN THE PRESENCE OF THE PROJECT INSPECTOR.
- LIST OF DSA PRODUCT APPROVALS FOR SUSPENDED ACOUSTICAL CEILING SYSTEM



REGISTERED ARCHITECT
JOHN SCOTT GROTH
C-26609
4/30/2005
STATE OF CALIFORNIA

REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

CLSD NO.	858-709
P.T.N.	73569-12
GA NO.	066
DATE	4-25-03
REVISIONS	

PLOTTED 4/2/2003
DSA
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
4-104885
APR 2 5 2003
SHEET TITLE
TYPICAL
SUSPENDED
CEILING DETAILS
SI-3

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GROTH ARCHITECTS, INC.

EXHAUST FAN SCHEDULE

TAG	CONTROL	MFR. MODEL	CFM	S.P. (IN. WG.)	WATTS	SONES	VOLTAGE	OPER. WEIGHT (LBS.)	REMARKS
EF 1	LIGHT SWITCH	COOK GC-320	150	0.375	65	3.9	120	30	(1)(2)(3)
EF 2	LIGHT SWITCH	COOK GC-720	600	0.375	250	6.4	120	40	(1)(2)(3)
EF 3	LIGHT SWITCH	COOK GC-320	150	0.375	65	3.9	120	30	(1)(2)(3)
EF 4	LIGHT SWITCH	COOK GC-140	100	0.375	60	3.6	120	15	(1)(2)(3)

- ① WITH INTEGRAL BACKDRAFT DAMPER, PROVIDE HANGING KIT INCLUDING SPRING TYPE VIBRATION ISOLATORS.
- ② PROVIDE ROOF CAP WITH BIRDSCREEN AS PER FLOOR PLANS, SEE DETAIL.
- ③ INTERLOCK WITH LIGHT SWITCH (BY DIVISION 16) SEE CONTROL DIAGRAM, DETAIL.

AIR DISTRIBUTION DEVICE SCHEDULE

TAG	MAKE	DESC	TYPE	MODEL	OBD (Y/N)	REMARK
A	TITUS	SUPPLY	PLENUM SLOT DIFFUSER	TSD-10	N	(1)(2)(3)(4)
B	TITUS	RETURN	PLENUM SLOT DIFFUSER	MLR-39	N	(1)(3)(5)

- ① PROVIDE FACTORY FABRICATED SHEET METAL PLENUM
- ② PROVIDE 2-SLOT, 1/2" SLOT, OVAL-TO-ROUND ADAPTER, FACTORY INSTALLED BLADES FOR TWO-WAY THROW
- ③ PROVIDE OVAL-TO-ROUND NECK ADAPTOR
- ④ PROVIDE 2-SLOT, 1/2" SLOT, 48" LENGTH FACTORY INSTALLED BLADES FOR 2-WAY THROW (UNLESS NOTED OTHERWISE ON FLOORPLAN), T-BAR FRAME, AND T-BAR CENTER STRIP.
- ⑤ 4-SLOT, 48" LENGTH, T-BAR FRAME

LVC EMITTER SCHEDULE

TAG	SERVICE	MANUFACTURER	POWER	V	PH	REMARKS
LVC 1	SPLIT SYSTEM UNITS	CARRIER	80W	115	1	(1)(2)(3)(4)(5)(6)

- ① INCLUDE LIGHTS, POWER SUPPLY, MOUNTING PACKAGE, CLEANING KIT
- ② PROVIDE DOOR SWITCH
- ③ 24 HR OPERATION OF LAMP
- ④ INSTALL IN HEAT PUMP FAN COIL UNIT AS PER MANUFACTURER'S RECOMMENDATION.
- ⑤ PROVIDE 3-PRONG ELECTRICAL CONNECTOR FOR PLUG-IN AT WALL SOCKET MECHANICAL CLOSET.
- ⑥ PROVIDE (1) LVC EMITTER FOR EACH FAN COIL UNIT, SEE SCHEDULE ON ML-1.2.

LEGEND

SYMBOL	ABBREV.	DESCRIPTION
		FLEXIBLE CONNECTION, DUCTWORK
	10X4	DUCT SIZE (1ST NUMBER INDICATES SIDE SHOWN)
	TV	SQUARE ELBOW WITH TURNING VANES
		ROUND ELBOW
	MVD	MANUAL VOLUME DAMPER
		RISE (DROP) IN DUCTWORK WITH RESPECT TO AIR FLOW DIRECTION
	OSA	OUTSIDE AIR
	R.A.	RETURN AIR
	S.A.	SUPPLY AIR
	E.A.	EXHAUST AIR
	UC	UNDERCUT DOOR SEE ARCH. DWGS.
		ROUND DUCT UP
		CEILING SUPPLY AIR DIFFUSER
	RR/RG	RETURN AIR GRILLE
	ER/EG	EXHAUST AIR GRILLE
	TSTAT	THERMOSTAT
	CFM	CUBIC FEET PER MINUTE
	EF	EXHAUST FAN
	EXH.	EXHAUST AIR
	EXT. S.P.	EXTERNAL STATIC PRESSURE (INCHES OF WATER)
	OBD	OPPOSED BLADE DAMPER
	MBH	1000 BRITISH THERMAL UNITS PER HOUR
	DN	DOWN
	MFR.	MANUFACTURER
		MOTORIZED DAMPER

SEISMIC CRITERIA

DESIGN CRITERIA

A). THE SEISMIC ANCHORAGE FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE DESIGNED TO WITHSTAND A LATERAL FORCE:

I). CALCULATED AS SPECIFIED IN SECTION 1632A AND TABLE 16A-0 OF THE VOL. 2, TITLE 24, 1989 CSC.

2). IN LIEU OF CALCULATIONS PER I- THE ANCHORAGE SHALL BE CAPABLE OF WITHSTANDING A LATERAL FORCE EQUAL TO 2.2 WF ACTING SIMULTANEOUSLY WITH A VERTICAL FORCE EQUAL TO 0.72WP (BOTH FORCES AT SERVICE LEVEL, THESE VALUES CORRESPOND TO AN LP + 1.15 AND CA + 0.66, FOR OTHER VALUES OF LP AND CA, THE LATERAL AND VERTICAL FORCE CAN BE ADJUSTED ACCORDINGLY)

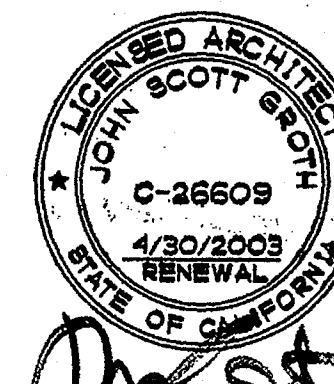
* INCLUSION OF VERTICAL FORCE PER TABLE 16-0 FOOTNOTE 20 (FOR EMERGENCY POWER SUPPLIES & COMMUNICATIONS EQUIPMENT ONLY)

B). THE CAPACITY OF THE ANCHORAGE CONNECTORS IN SHEAR AND/OR TENSION SHALL BE CLEARLY INDICATED IN THE CALCULATIONS, WHICH INDICATE ICBO REPORT NO. (IF APPLICABLE) THEIR TOTAL NUMBER, SIZE, GRADE, EMBEDMENT, EDGE DISTANCES, AND OTHER FACTORS WHICH AFFECT THE CAPACITY IN SHEAR AND TENSION.

ANCHORAGE DETAILS FOR EQUIPMENT WHICH ARE NOT APPROVED DURING PLAN REVIEW ARE SUBJECT TO APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD AND DSA'S DISTRICT STRUCTURAL ENGINEER PRIOR TO INSTALLATION AND INSPECTION BY THE PROJECT INSPECTOR

GENERAL NOTES

- ① ALL BRANCH DUCTS SHALL HAVE BALANCE DAMPERS WITH QUADRANT LOCKS.
- ② ALL DUCT SIZES SHOWN ARE NET INSIDE DIMENSIONS.
- ③ DUCTWORK SHALL BE GALVANIZED SHEET METAL IN COMPLETE CONFORMANCE WITH U.M.C. AND SMACNA HVAC DUCT CONSTRUCTION STANDARDS. FLEXIBLE DUCTS MAY BE USED TO CONNECT INTO AIR OUTLETS AND INLETS, MAXIMUM LENGTH OF FLEXIBLE DUCTWORK SHALL BE 7'-0". ALL BRACING OF DUCTS AND PIPINGS SHALL BE INSTALLED IN ACCORDANCE WITH SMACNA GUIDELINES AS APPROVED BY DSA/ORS.
- WHERE BRACING DETAILS ARE NOT SHOWN ON THE DRAWINGS OR IN THE GUIDELINES, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT, MECHANICAL ENGINEER AND DSA FIELD ENGINEER.
- A COPY OF THE GUIDELINES PUBLISHED BY SMACNA AND APPROVED BY DSA SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON THE JOB AT ALL TIMES.
- ④ ALL FLEXIBLE DUCTS SHALL BE INSULATED. MINIMUM BEND RADIUS SHALL BE TWICE THE DUCT DIAMETER.
- ⑤ SUPPLY AND RETURN DROPS SHALL BE SHEET METAL PLENUM.
- ⑥ DUCT AND PLENUM INSULATION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENERGY COMMISSION (C.E.C.) LATEST EDITION TABLE 2-53B, THE STATE MECHANICAL CODE PART 4, TITLE 24, CALIFORNIA ADMINISTRATIVE CODE AND THE LATEST EDITION OF THE CALIFORNIA MECHANICAL CODE (C.M.C.) SECTION 1005.
- ⑦ ALL SHEET METAL DUCTS SHALL BE INSULATED BY MEANS OF FOL WRAP, 3/4 LB. DENSITY FIBERGLASS INSULATION, INSULATION SHALL BE UL LISTED.
- ⑧ THERMOSTATS SHALL BE LOCATED AT 4' - 0" ABOVE FINISHED FLOOR (45" MAX. IF MOUNTED OVER CASEWORK OR OTHER OBSTRUCTION) IN ACCORDANCE WITH A.D.A. REQUIREMENTS, UNLESS NOTED OTHERWISE.
- ⑨ CONDENSATE DRAIN PIPING SHALL BE COPPER TYPE "L", AND SHALL BE ROUTED TO AN APPROVED RECEPTOR.
- ⑩ PROVIDE FLEXIBLE CONNECTIONS AT THE INLET AND OUTLET OF ALL FANS.
- ⑪ COORDINATE FINAL LOCATIONS OF AIR DISTRIBUTION DEVICES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS, I.E. LIGHTS, SPEAKERS, TILES AND SPRINKLER HEADS.
- ⑫ ALL SUPPLY DIFFUSERS SHALL HAVE 4-WAY AIR FLOW DISTRIBUTION PATTERNS, UNLESS INDICATED OTHERWISE.
- ⑬ COORDINATE FINAL LOCATIONS OF THERMOSTATS WITH TENANT, FIELD COORDINATE LOCATIONS WITH OTHER TRADES INCLUDING ELECTRICAL, TELEPHONE, ETC.
- ⑭ FIRE/SMOKE DAMPERS SHALL BE INSTALLED ON ALL DUCTWORK PASSING THROUGH FIRE SEPARATING WALLS, AND SHALL BE INSTALLED AS PER UL LOCAL STATE AND N.F.P.A. FIRE CODES.
- ⑮ ALL ROOF PENETRATIONS, CUTTING, PATCHING, BLOCKOUTS, STRUCTURAL SUPPORT, ROOF OPENINGS, LEVELING OF PRE-FAB CURBS SHALL BE BY GENERAL CONTRACTOR. CONTRACTOR SHALL VERIFY EXACT ROOF OPENING SIZES WITH UNIT MANUFACTURER PRIOR TO START OF WORK AND SHALL MAKE ALL NECESSARY ADJUSTMENTS AT NO EXTRA COST TO OWNER.
- ⑯ LOCATION OF ALL MECHANICAL EQUIPMENT SHOWN ARE SCHEMATIC, CONTRACTOR SHALL FIELD COORDINATE EXACT LOCATIONS AND REQUIRED SERVICE/MAINTENANCE CLEARANCES PRIOR TO START OF WORK.
- ⑰ CONTRACTOR SHALL VERIFY WEIGHTS OF ALL MECHANICAL EQUIPMENT WITH THEIR MANUFACTURER PRIOR TO START OF WORK. IF DIFFERENT THAN THE WEIGHTS INDICATED ON DRAWINGS, CONTRACTOR SHALL INFORM THE STRUCTURAL PORTION OF THE CONTRACT PRIOR TO START OF WORK.
- ⑱ CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS W/MFR. AND COORDINATE WITH THE ELECTRICAL CONTRACTOR AND THE MANUFACTURER PRIOR TO START OF WORK, NOTIFY THE ARCHITECT, IN WRITING, IN CASE OF ANY DISCREPANCIES, PRIOR TO START OF WORK.
- ⑲ ALL HVAC EQUIPMENT, APPLIANCES, AND DUCTWORK SHALL CONFORM TO THE LATEST GUIDELINES OF A.G.A., U.L., N.F.P.A., C.M.C., C.P.C., AND ALL OTHER LOCAL CODES HAVING JURISDICTION.
- ⑳ TEST AND BALANCE THE HVAC SYSTEM AS PER REQUIREMENTS OF THE MANDATORY HVAC MEASURES INDICATED ON THIS SHEET.
- ㉑ CONTRACTOR SHALL FIELD VERIFY EXACT CEILING SPACE AVAILABLE FOR ROUTING OF DUCT, PRIOR TO START OF WORK, INFORM ARCHITECT, IN WRITING, IN CASE OF ANY DISCREPANCY OR POTENTIAL CONFLICTS PRIOR TO FABRICATING AND/OR PURCHASE OF ANY DUCTWORK.
- ㉒ SEISMIC RESTRAINT OF MECHANICAL DUCTING SHALL MEET THE PROVISIONS OF SMACNA PUBLICATION "SEISMIC RESTRAINT MANUAL: GUIDELINES FOR MECHANICAL SYSTEMS" 1991 OR LATEST EDITION, OSHPD R# 0010.



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REHABILITATION PROJECT
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CLSD NO. 858-703
 P.T.N. 73569-12
 GA NO. 066
 DATE 4-26-03
 REVISIONS



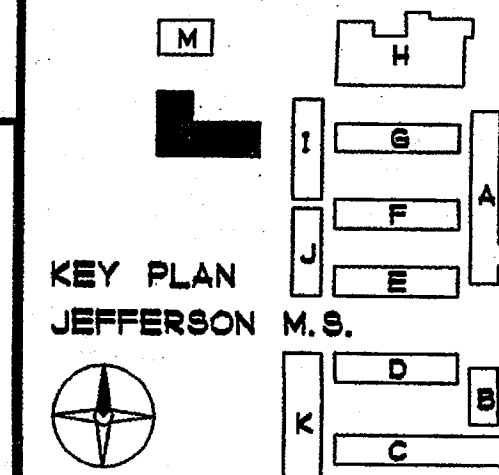
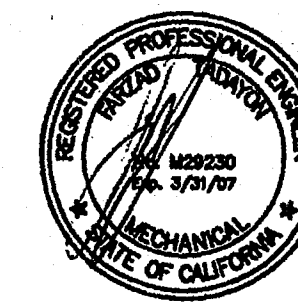
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 DIV. OF THE STATE ARCHITECT
 OFFICE OF REBULATION SERVICES
 4-104895
 APR 25 2003

SHEET TITLE
 BUILDING L
 MECHANICAL
 NOTES, LEGEND
 & SCHEDULES

ML-1.1

PROFESSIONAL ENGINEERS
T-SQUARED PROFESSIONAL ENGINEERS, INC.

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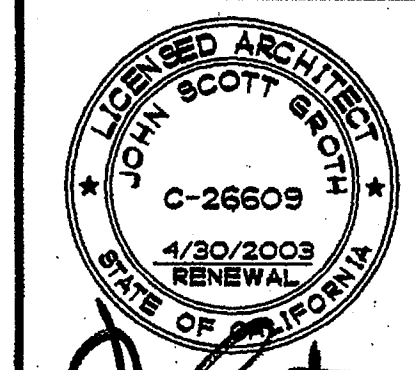
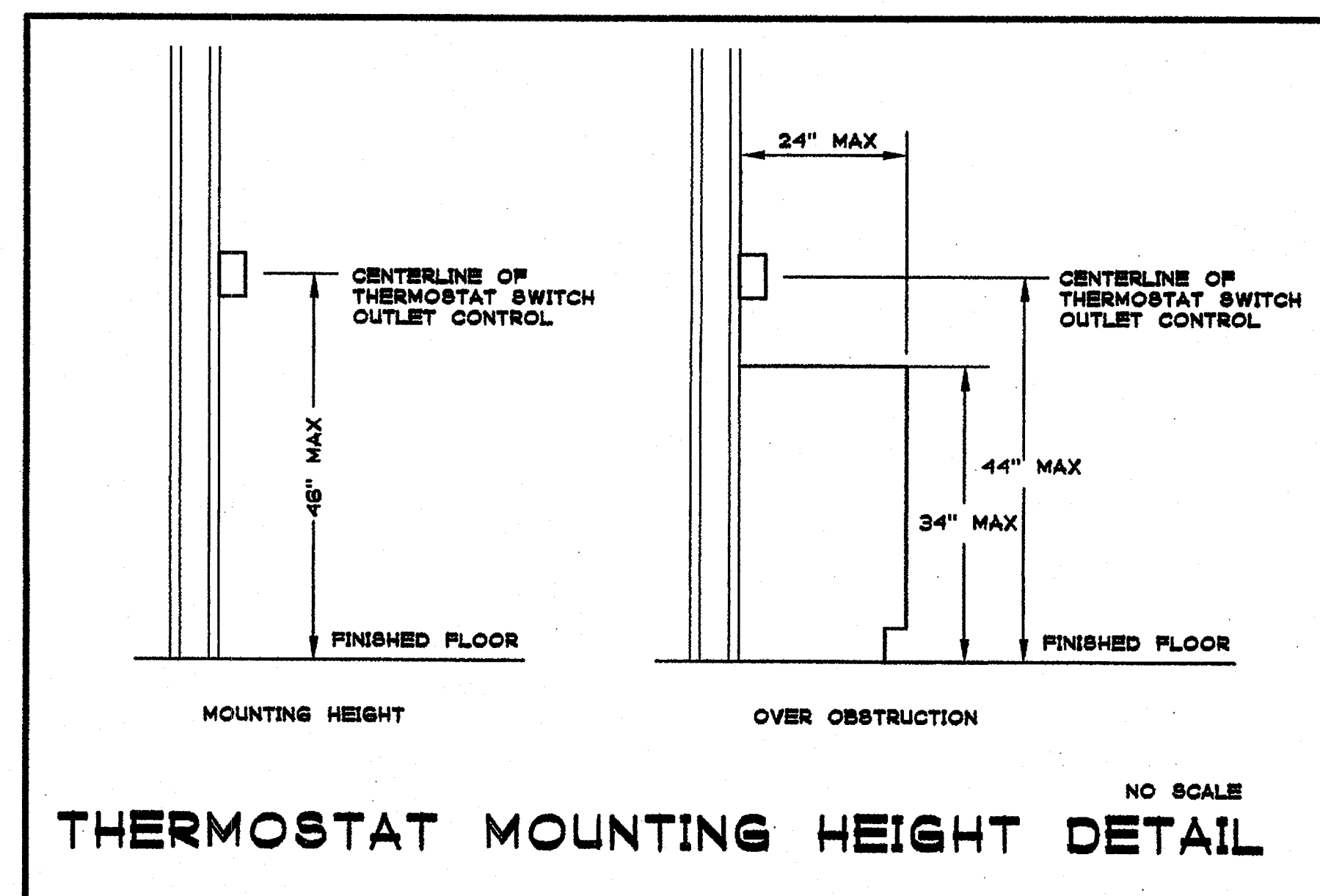


GROTH ARCHITECTS, INC. 3355 MISSION AVE. SUITE 211 PHONE 760-754-8191 FAX 760-754-8291

SPLIT SYSTEM HEAT PUMP SCHEDULE

CONDENSING UNIT												AIR HANDLING UNIT													
TAG	LOCATION	NOMINAL CAPACITY (BTU/HR) @ DESIGN			ELECTRICAL				SEER	HSPF	SYSTEM DESIGN ON	OPER. WT (LBS)	TAG	LOCATION	SUPPLY AIR CFM	OUTSIDE AIR CFM	EXT. S.P. (IN W.G.)	ELECTRICAL				SYSTEM DESIGN ON	OPER. WT. (LBS)	FILTERS SIZE	REMARKS
		COOLING	HEATING	AMB. TEMP	MCA	VOLTS	PH	MAX. FUSE (AMP.)										MCA	MAX. FUSE (AMP.)	VOLTS	PH.				
HP L1	ON GRADE	47500	36900	85°F	20.6	208	3	35	12.0	7.0	CARRIER 389RCO48	250	FC L1	MECH. CLOSET	1590	600	0.5	43.4	45	208	1	CARRIER FB4ANFO48	175	21-1/2" X 19-7/8"	①②③④⑤⑥⑦⑧⑨⑩⑪⑫
HP L2	ON GRADE	36000	36000	85°F	15.5	208	3	25	12.0	7.0	CARRIER 389RCO36	250	FC L2	MECH. CLOSET	1200	600	0.5	43.4	45	208	1	CARRIER FB4ANFO36	150	21-1/2" X 16-3/8"	①②③④⑤⑥⑦⑧⑨⑩⑪⑫
HP L3	ON GRADE	36000	36000	85°F	15.5	208	3	25	12.0	7.0	CARRIER 389RCO36	250	FC L3	MECH. CLOSET	1200	600	0.5	43.4	45	208	1	CARRIER FB4ANFO36	150	21-1/2" X 16-3/8"	①②③④⑤⑥⑦⑧⑨⑩⑪⑫
HP L4	ON GRADE	60000	60000	85°F	27.0	208	3	45	12.0	7.0	CARRIER 389RCO60	250	FC L4	MECH. CLOSET	1900	600	0.5	6.8	15	208	1	CARRIER FB4ANFO60	200	21-1/2" X 19-7/8"	①②③④⑤⑥⑦⑧⑨⑩⑪

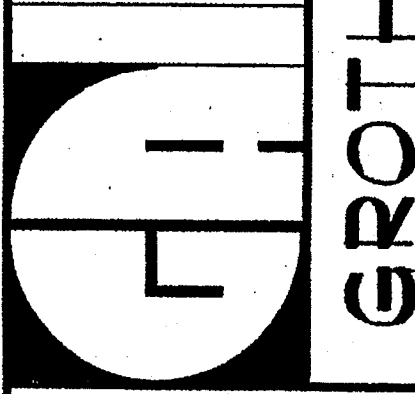
- ① PROVIDE PROGRAMMABLE THERMOSTAT, CONTROL WIRING, CONDUITS, AND ALL OTHER ACCESSORIES REQUIRED AS PER MANUFACTURER'S RECOMMENDATIONS FOR PROPER FUNCTION OF THE SYSTEM.
- ② PROVIDE REFRIGERANT PIPING + INSULATION, SIZE SHALL BE AS PER MFR'S REQUIREMENT, BASED UPON FINAL DEVELOPED LENGTH, PROVIDE FULL REFRIGERANT CHARGE FOR THE ENTIRE SYSTEM, SEE MANUFACTURER'S INSTALLATION MANUAL FOR PROPER CHARGE QUANTITY, PRESSURE, ETC.
- ③ FOR CONDENSATE DRAIN PIPING, SEE PLUMBING DRAWINGS.
- ④ FOR CONTROL DIAGRAM, SEE DETAIL 4/ML-3.1
- ⑤ HIGH FAN SETTING
- ⑥ PROVIDE ALL ACCESSORIES PER MANUFACTURER'S RECOMMENDATIONS INCLUDING: LOW AMBIENT KIT, CRANKCASE HEATER, LIQUID SOLENOID VALVE, LIQUID LINE FILTER/DRYER, AND OUTDOOR UNIT CYCLE PROTECTOR.
- ⑦ PROVIDE "THERMOGUARD" FIN-GUARD SILVER (VOC FREE) CORROSION PROTECTION COATING ON CONDENSING UNIT COILS. APPLICATION BY MANUFACTURER APPROVED CONTRACTOR.
- ⑧ CONDENSING UNIT ON PAD, SEE DETAIL 6/ML-3.1
- ⑨ PROVIDE UV-C. SEE SCHEDULE ON ML-1.1
- ⑩ PROVIDE UL500 CLASS 1 OR CLASS 2 PLEATED MEDIA FILTER 30 PERCENT EFFICIENCY
- ⑪ FOR FAN COIL SUPPORT, SEE DETAIL 7/ML-3.1
- ⑫ PROVIDE FACTORY WIRED/INSTALLED 8 KW ELECTRIC HEAT WITH SINGLE POINT WIRING. ELECTRIC HEAT SHALL BE LIMITED BY THE THERMOSTAT TO SECOND STAGE ONLY.
- ⑬ PROVIDE FACTORY WIRED/INSTALLED 5 KW ELECTRIC HEAT WITH SINGLE POINT WIRING. ELECTRIC HEAT SHALL BE LIMITED BY THE THERMOSTAT TO SECOND STAGE ONLY.



GROTH ARCHITECTS
 ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARCHITECTURAL PROFESSIONAL ACT AND THE ARCHITECTURAL BOARD OF CALIFORNIA. THE ARCHITECT ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF ANY WORK UNLESS IT IS SPECIFICALLY IDENTIFIED IN THE CONTRACT DOCUMENTS.

REHABILITATION PROJECT
 JEFFERSON MIDDLE SCHOOL
 823 ACACIA, OCEANSIDE, CA 92054
 OCEANSIDE UNIFIED S.D.

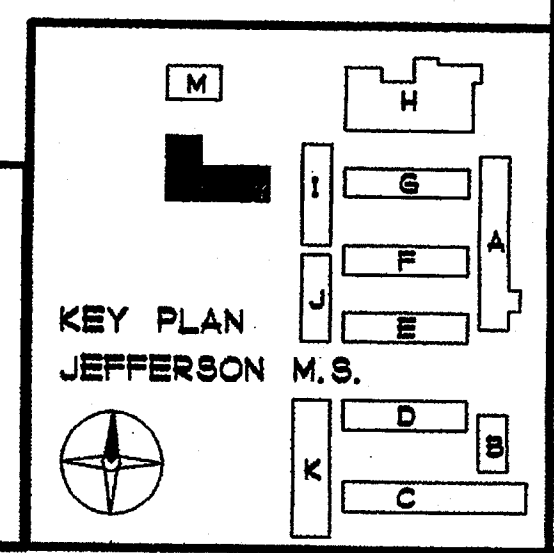
OSD NO.	858-703
P.T.N.	73569-12
GA NO.	066
DATE	4-25-03
REVISIONS	



DSA
 IDENTIFICATION STAMP
 DIV. OF THE STATE ARCHITECT
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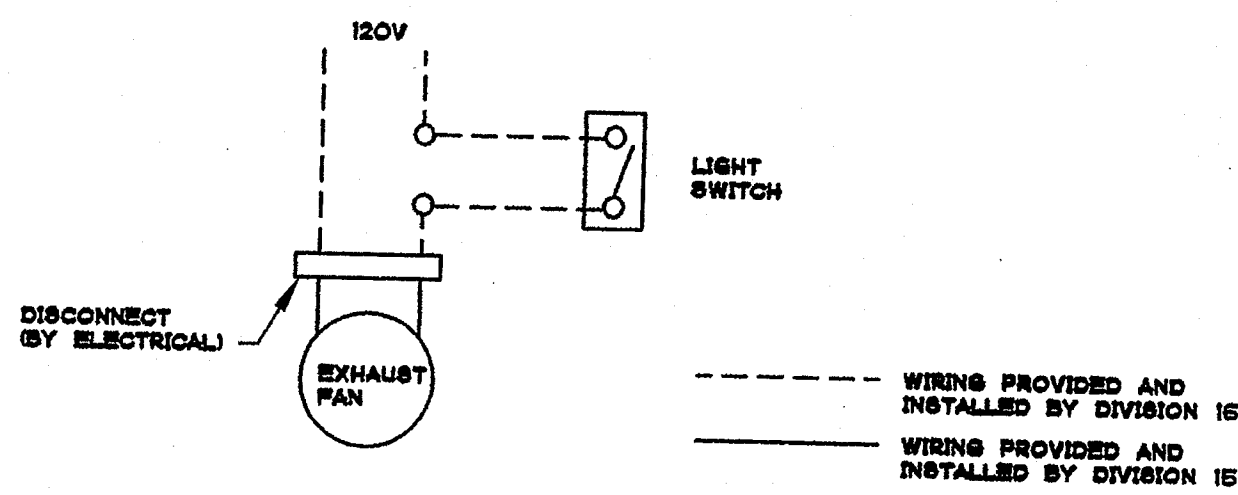
SHEET TITLE
 BUILDING L
 MECHANICAL
 SCHEDULES
 ML-1.2

T-SQUARED PROFESSIONAL ENGINEERS, INC.
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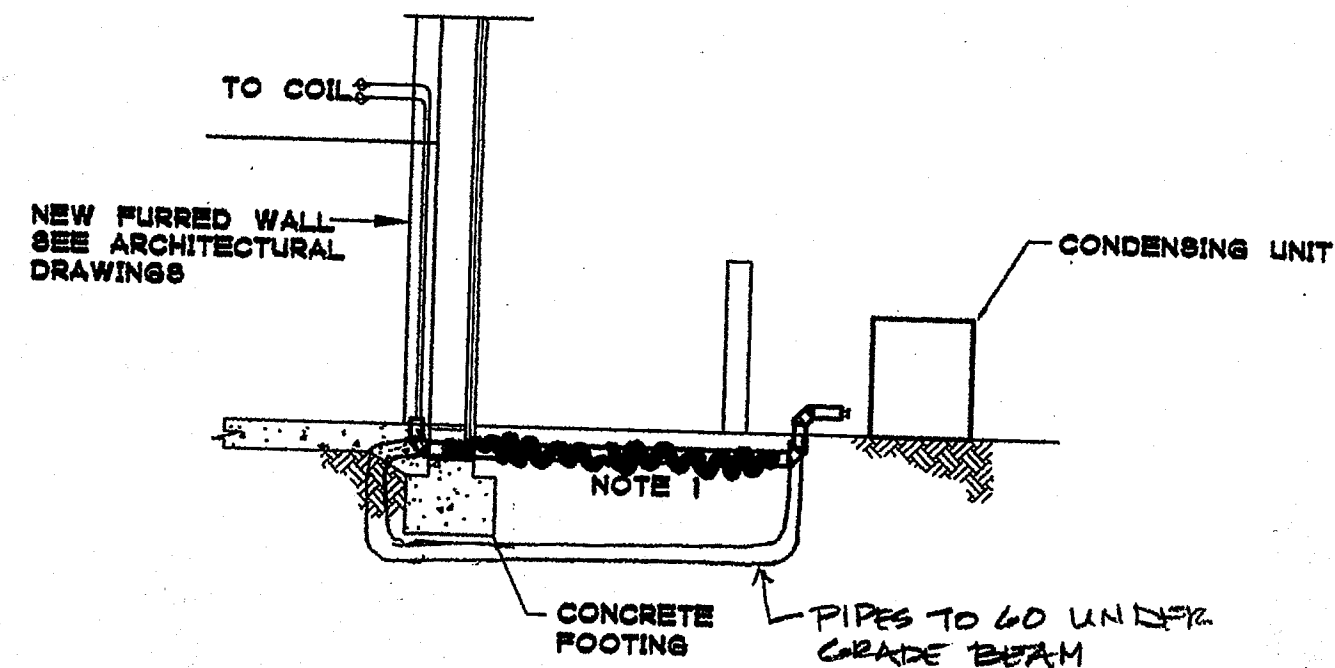


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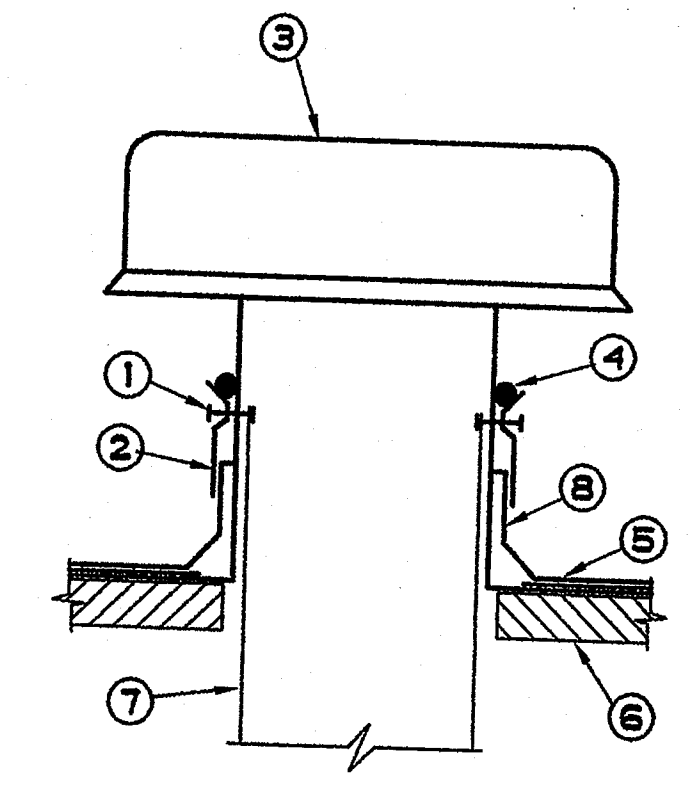


EXHAUST FAN CONTROL DIAGRAM NO SCALE 1



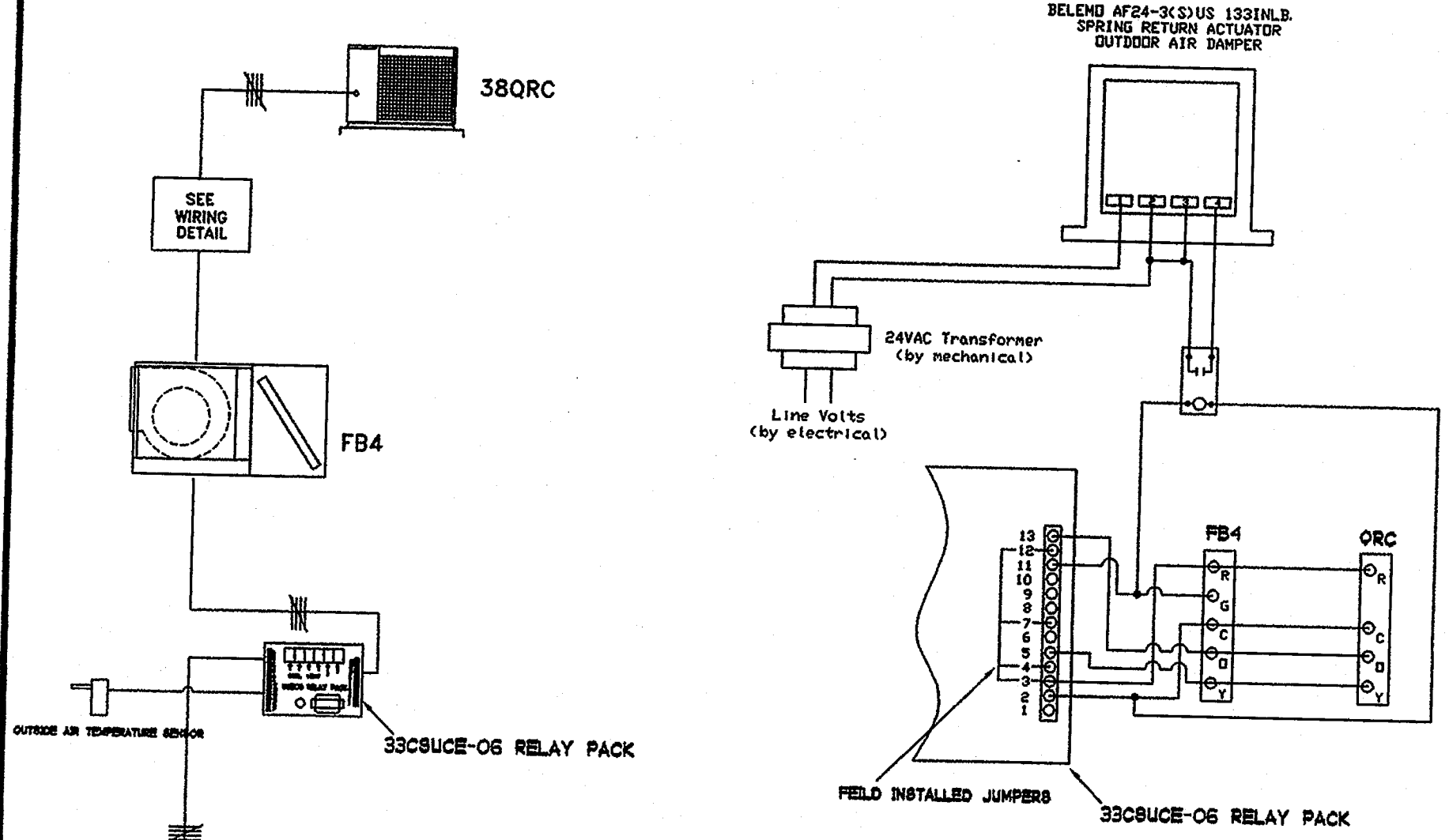
NOTE 1:
REFRIGERANT PIPES RUN UNDERGROUND IN PVC PIPES. PROVIDE STAINLESS STEEL JACKET AND INSULATION. SEAL BOTH ENDS OF PVC PIPE WITH MASTIC. ALL TURNS IN PVC SHALL BE MADE WITH DUAL 45° ELBOWS. COORDINATE PIPING IN WALL WITH ELECTRICAL TRADE PRIOR TO START OF WORK. REPAIR ANY EXISTING LANDSCAPING, GROUND COVER, CONCRETE OR PAVEMENT AFTER INSTALLATION OF PIPES.

REFRIGERANT PIPE TO CU DETAIL NO SCALE 2



- ① SECURE W/ 1/2" GALVANIZED BOLTS (TYP. OF 4)
- ② COUNTER FLASHING
- ③ ROOF CAP WITH BIRDSCREEN
- ④ WATER PROOF SEALANT ALL AROUND
- ⑤ ROOFING AS PER ARCH. DWGS.
- ⑥ ROOF STRUCTURE AS PER ARCH. DWGS.
- ⑦ EXHAUST DUCT THROUGH ROOF
- ⑧ CANT STRIP ADJUST FOR ROOF SLOPE

ROOF CAP DETAIL NO SCALE 3

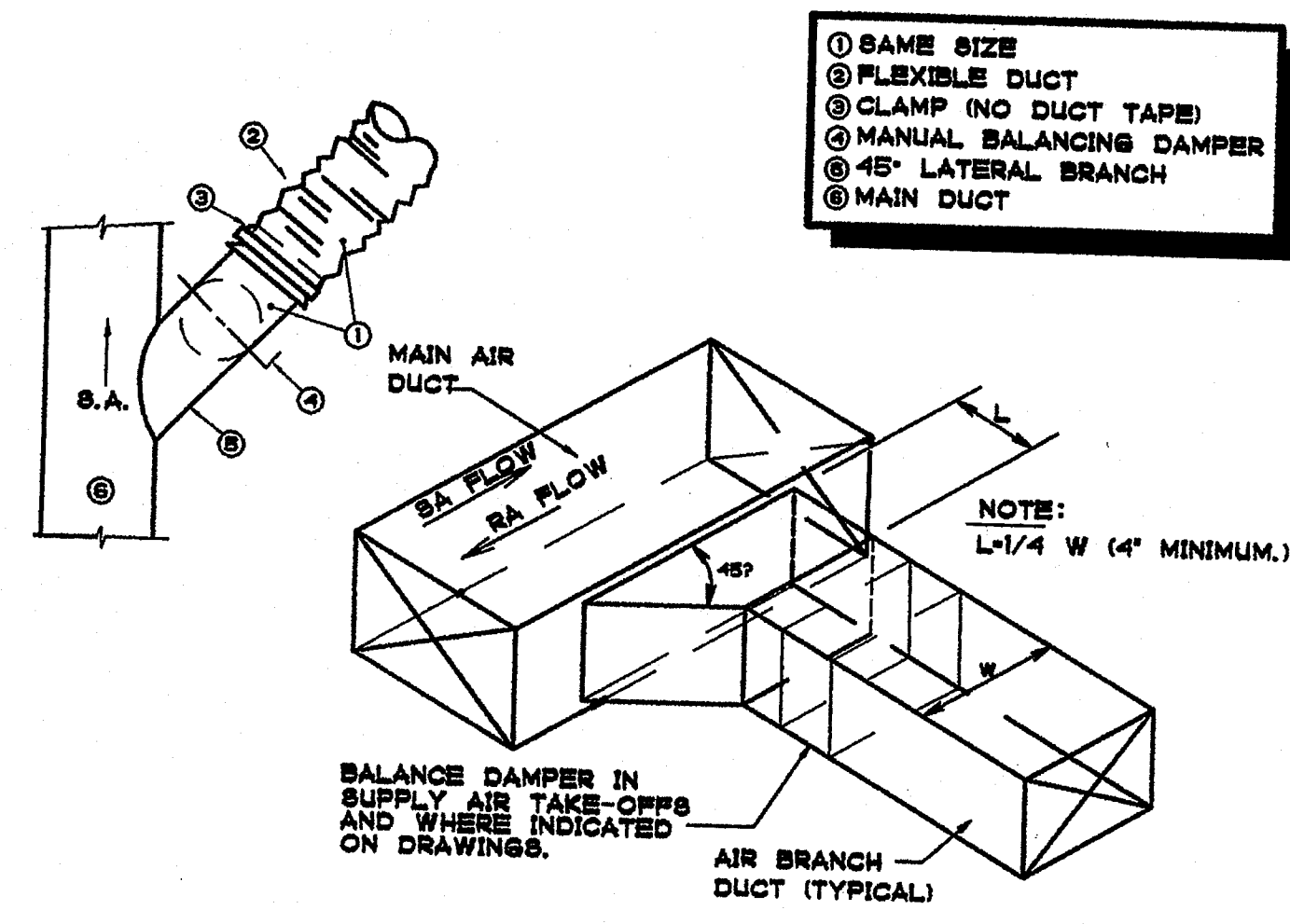


WIRING DETAIL

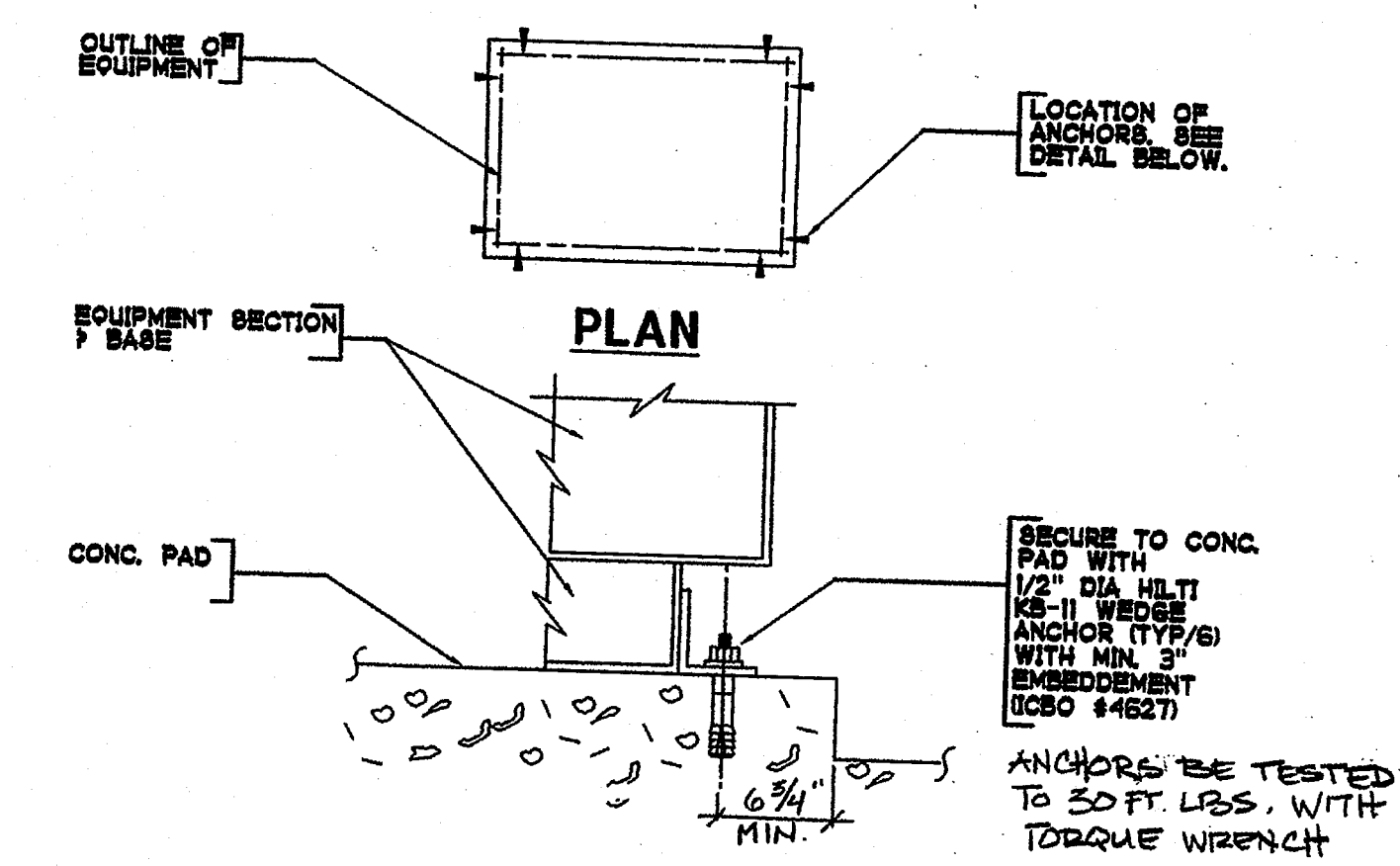
THERMOSTAT PROGRAMMING NOTES:

- SUPPLY FAN SHALL RUN CONTINUOUSLY DURING OCCUPIED HOURS. CONTRACTOR SHALL VERIFY TIME SCHEDULES WITH SCHOOL DISTRICT PRIOR TO COMMISSIONING OF SYSTEM.
- THERMOSTAT PROGRAMMING SHALL INCLUDE SCHOOL HOLIDAY SCHEDULES.
- COMPRESSOR COOLING FUNCTION SHALL BE LOCKED OUT WHEN OUTDOOR TEMPERATURE IS BELOW 72 DEG. F (AS DETERMINED BY OUTDOOR AIR TEMPERATURE SENSOR LOCATED IN SHADE OF SOFFET).
- ACCESS TO PROGRAMMING FUNCTION (AFTER SYSTEM IS FULLY COMMISSIONED) SHALL BE LIMITED TO THE SCHOOL MAINTENANCE STAFF AND SHALL REQUIRE CODE ACCESS. ALL THERMOSTATS SHALL BE PROGRAMMED WITH THE SAME ACCESS CODE. CONTRACTOR SHALL PROVIDE THE CODE (IN WRITING) AND DETAILED THERMOSTAT PROGRAMMING INSTRUCTIONS TO THE MAINTENANCE STAFF.
- THE OCCUPANT SHALL HAVE THE ABILITY TO ADJUST THE HEATING SETPOINT FROM 60 DEG F TO 70 DEG F AND THE COOLING SETPOINT FROM 72 DEG F TO 80 DEG F. THE OCCUPANT SHALL HAVE THE ABILITY TO MANUALLY OVERRIDE THE UNOCCUPIED SCHEDULE FOR 1 TO 4 HOURS.

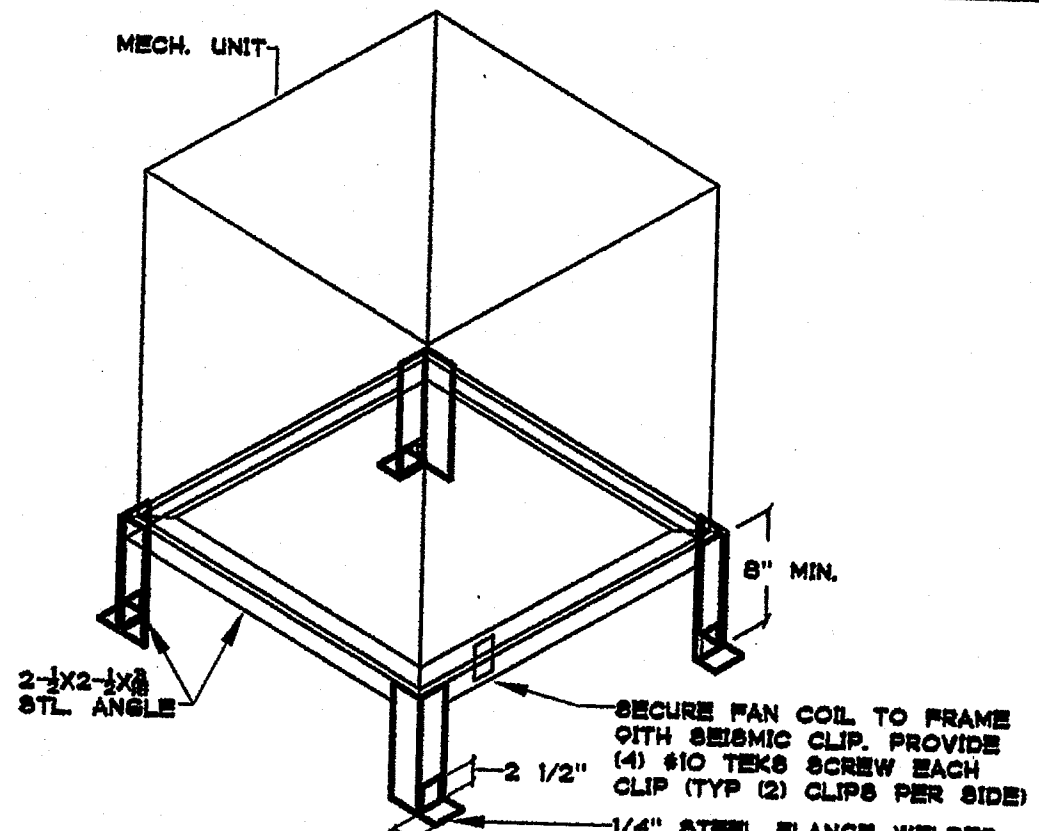
FAN COIL/CU UNIT CONTROL DIAGRAM NO SCALE 4



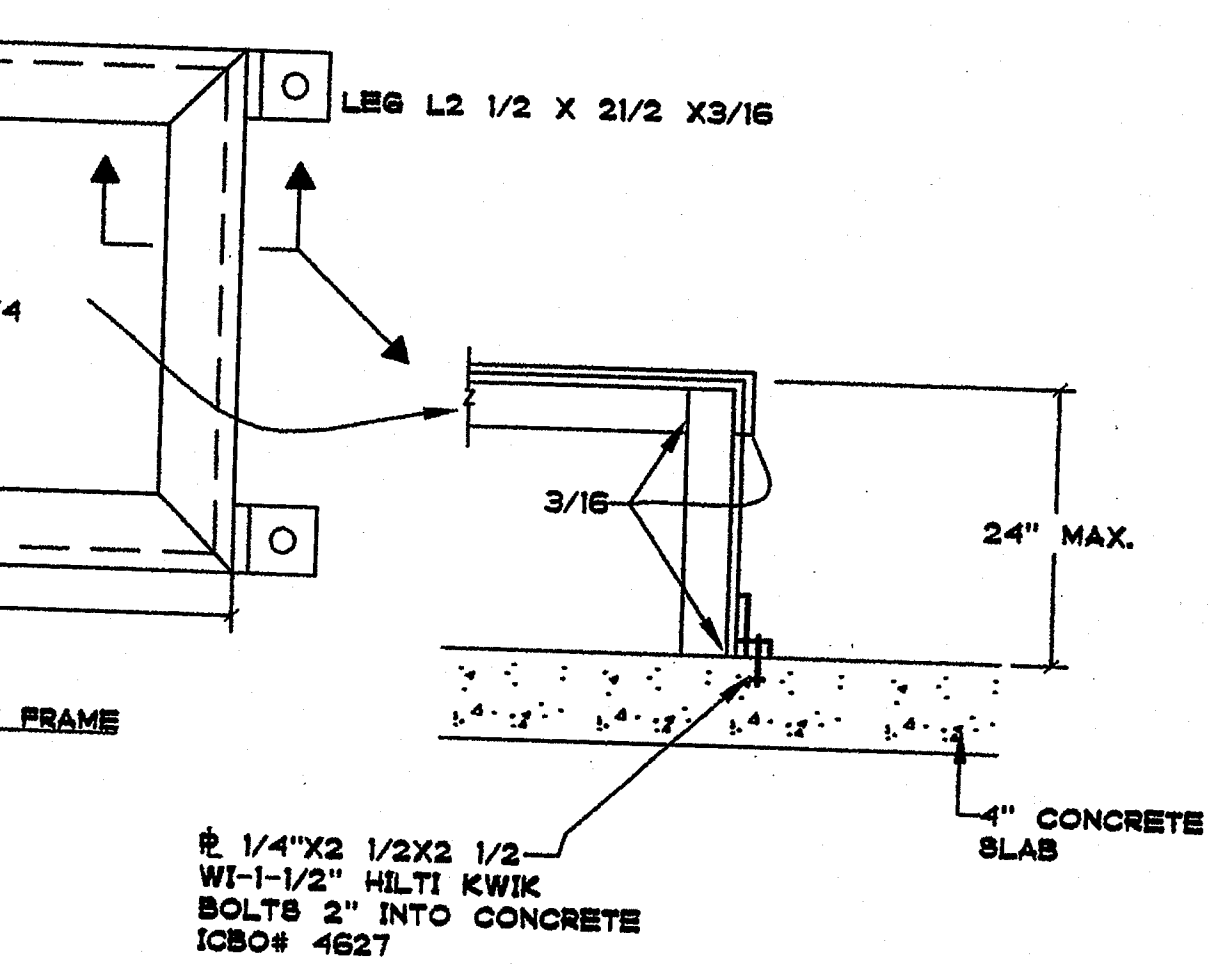
DUCT TAKE-OFF DETAIL NO SCALE 5



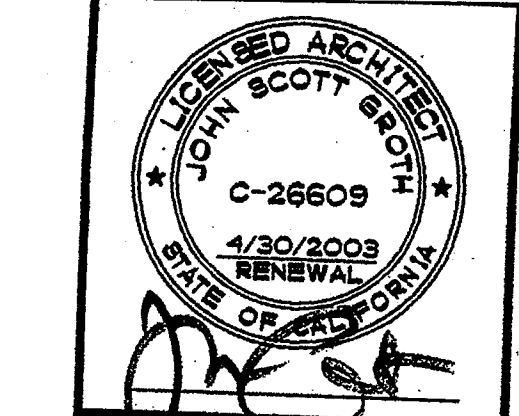
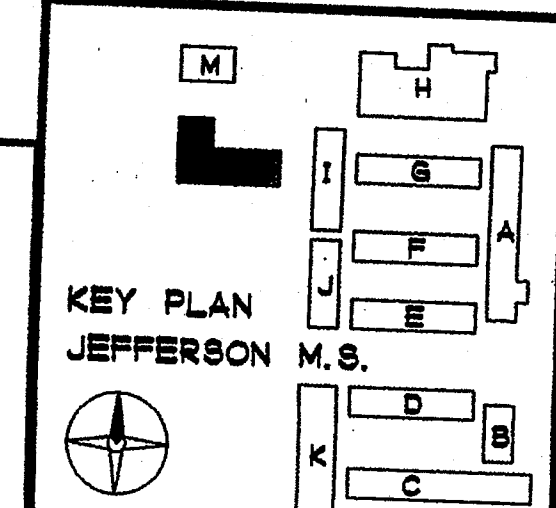
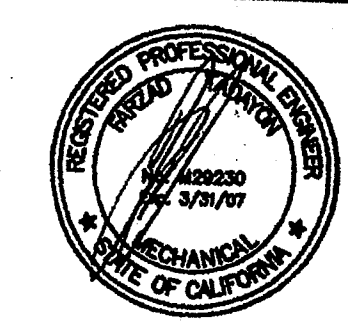
CONDENSING UNIT MOUNTING DETAIL NO SCALE 6



FAN COIL SUPPORT DETAIL NO SCALE 7



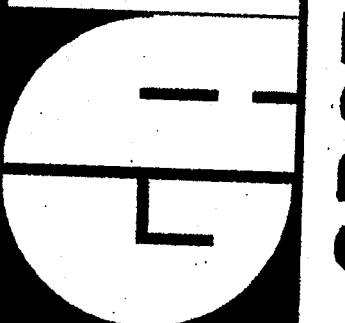
T-SQUARED PROFESSIONAL ENGINEERS, INC.
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DATE: APR 25 2003

REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

OSBD NO. 858-703
P.T.N. 73569-12
GA NO. 066
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DSA
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4-104885
AC PLE SS
DATE APR 25 2003

SHEET TITLE
BUILDING L
MECHANICAL
DETAILS

ML-3.1

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OCEANSIDE, CALIFORNIA 92054

GROTH ARCHITECTS, INC.

SPLIT SYSTEM HEAT PUMP SCHEDULE

CONDENSING UNIT											AIR HANDLING UNIT														
TAG	LOCATION	NOMINAL CAPACITY (BTU/HR) @ ARI			ELECTRICAL				SEER	HSPF	SYSTEM DESIGN ON	OPER. WT (LBS)	TAG	LOCATION	SUPPLY AIR CFM	OUTSIDE AIR CFM	EXT. S.P. (IN W.G.)	ELECTRICAL				SYSTEM DESIGN ON	OPER. WT. (LBS)	FILTERS SIZE	REMARKS
		COOLING	HEATING	AMB. TEMP	MCA	VOLTS	PH	MAX. FUSE (AMP.)										MCA	MAX. FUSE (AMP.)	VOLTS	PH.				
HP MI	ON GRADE	47500	36900	85°F	27.0	208	3	35	12.0	7.0	CARRIER 380RC060	260	FC MI	MECH. CLOSET	1900	600	0.5	56.8	60	208	1	CARRIER FB4ANF060	175	21-1/2" X 19-7/8"	1 2 3 4 5 6 7 8 9 10 11 12

1 PROVIDE PROGRAMMABLE THERMOSTAT, CONTROL WIRING, CONDUITS, AND ALL OTHER ACCESSORIES REQUIRED AS PER MANUFACTURER'S RECOMMENDATIONS FOR PROPER FUNCTION OF THE SYSTEM

2 PROVIDE REFRIGERANT PIPING & INSULATION. SIZE SHALL BE AS PER MFR'S REQUIREMENT, BASED UPON FINAL DEVELOPED LENGTH. PROVIDE FULL REFRIGERANT CHARGE FOR THE ENTIRE SYSTEM. SEE MANUFACTURER'S INSTALLATION MANUAL FOR PROPER CHARGE QUANTITY, PRESSURE, ETC.

3 FOR CONDENSATE DRAIN PIPING, SEE PLUMBING DRAWINGS.
4 FOR CONTROL DIAGRAM, SEE DETAIL 4/MM-3.1
5 HIGH FAN SETTING

6 PROVIDE ALL ACCESSORIES PER MANUFACTURER'S RECOMMENDATIONS INCLUDING: LOW AMBIENT KIT, CRANKCASE HEATER, LIQUID SOLENOID VALVE, LIQUID LINE FILTER/DRYER, AND OUTDOOR UNIT CYCLE PROTECTOR.

7 PROVIDE "THERMOGUARD" FIN-GUARD SILVER (VOC FREE) CORROSION PROTECTION COATING ON CONDENSING UNIT COILS. APPLICATION BY MANUFACTURER APPROVED CONTRACTOR.
8 CONDENSING UNIT ON PAD, SEE DETAIL 6/MM-3.1
9 PROVIDE UVC-I. SEE SCHEDULE ON MM-1.1

10 PROVIDE UL900 CLASS 1 OR CLASS 2 PLEATED MEDIA FILTER 30 PERCENT EFFICIENCY
11 FOR FAN COIL SUPPORT, SEE DETAIL 7/MM-3.1

12 PROVIDE FACTORY INSTALLED 10 KW ELECTRIC HEAT WITH SINGLE CIRCUIT WIRING. ELECTRIC HEAT SHALL BE LIMITED BY THE THERMOSTAT TO SECOND STAGE HEATING ONLY.

GENERAL NOTES

- ALL BRANCH DUCTS SHALL HAVE BALANCE DAMPERS WITH QUADRANT LOCKS.
- ALL DUCT SIZES SHOWN ARE NET INSIDE DIMENSIONS.
- DUCTWORK SHALL BE GALVANIZED SHEET METAL IN COMPLETE CONFORMANCE WITH U.M.C., AND SMACNA HVAC DUCT CONSTRUCTION STANDARDS. FLEXIBLE DUCTS MAY BE USED TO CONNECT INTO AIR OUTLETS AND INLETS. MAXIMUM LENGTH OF FLEXIBLE DUCTWORK SHALL BE 7'-0". ALL BRACING OF DUCTS AND PIPINGS SHALL BE INSTALLED IN ACCORDANCE WITH SMACNA GUIDELINES AS APPROVED BY DSA/ORS.
- WHERE BRACING DETAILS ARE NOT SHOWN ON THE DRAWINGS OR IN THE GUIDELINES, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT, MECHANICAL ENGINEER AND DSA FIELD ENGINEER.
- A COPY OF THE GUIDELINES PUBLISHED BY SMACNA AND APPROVED BY DSA SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON THE JOB AT ALL TIMES.
- ALL FLEXIBLE DUCTS SHALL BE INSULATED. MINIMUM BEND RADIUS SHALL BE TWICE THE DUCT DIAMETER.
- SUPPLY AND RETURN DROPS SHALL BE SHEET METAL PLENUM.
- DUCT AND PLENUM INSULATION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENERGY COMMISSION (C.E.C.) LATEST EDITION TABLE 2-53B, THE STATE MECHANICAL CODE PART 4, TITLE 24, CALIFORNIA ADMINISTRATIVE CODE, AND THE LATEST EDITION OF THE UNIFORM MECHANICAL CODE (U.M.C.) SECTION 1005.
- ALL SHEET METAL DUCTS SHALL BE INSULATED BY MEANS OF FOIL WRAP, 3/4 LB. DENSITY FIBERGLASS INSULATION. INSULATION SHALL BE UL LISTED.
- THERMOSTATS SHALL BE LOCATED AT 4' - 0" ABOVE FINISHED FLOOR (46" MAX. IF MOUNTED OVER CASEWORK OR OTHER OBSTRUCTION) IN ACCORDANCE WITH A.D.A. REQUIREMENTS, UNLESS NOTED OTHERWISE.
- CONDENSATE DRAIN PIPING SHALL BE COPPER TYPE "L", AND SHALL BE ROUTED TO AN APPROVED RECEPTOR.
- PROVIDE FLEXIBLE CONNECTIONS AT THE INLET AND OUTLET OF ALL FANS.
- COORDINATE FINAL LOCATIONS OF AIR DISTRIBUTION DEVICES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS, I.E. LIGHTS, SPEAKERS, TILES AND SPRINKLER HEADS.
- ALL SUPPLY DIFFUSERS SHALL HAVE 4-WAY AIR FLOW DISTRIBUTION PATTERNS, UNLESS INDICATED OTHERWISE.
- COORDINATE FINAL LOCATIONS OF THERMOSTATS WITH TENANT. FIELD COORDINATE LOCATIONS WITH OTHER TRADES INCLUDING ELECTRICAL, TELEPHONE, ETC.
- FIRE/SMOKE DAMPERS SHALL BE INSTALLED ON ALL DUCTWORK PASSING THROUGH FIRE SEPARATING WALLS, AND SHALL BE INSTALLED AS PER UL LOCAL STATE AND N.F.P.A. FIRE CODES.
- ALL ROOF PENETRATIONS, CUTTING, PATCHING, BLOCKOUTS, STRUCTURAL SUPPORT, ROOF OPENINGS, LEVELING OF PRE-FAB CURBS SHALL BE BY GENERAL CONTRACTOR. CONTRACTOR SHALL VERIFY EXACT ROOF OPENING SIZES WITH UNIT MANUFACTURER PRIOR TO START OF WORK AND SHALL MAKE ALL NECESSARY ADJUSTMENTS AT NO EXTRA COST TO OWNER.
- LOCATION OF ALL MECHANICAL EQUIPMENT SHOWN ARE SCHEMATIC. CONTRACTOR SHALL FIELD COORDINATE EXACT LOCATIONS AND REQUIRED SERVICE/MAINTENANCE CLEARANCES PRIOR TO START OF WORK.
- CONTRACTOR SHALL VERIFY WEIGHTS OF ALL MECHANICAL EQUIPMENT WITH THEIR MANUFACTURER PRIOR TO START OF WORK. IF DIFFERENT THAN THE WEIGHTS INDICATED ON DRAWINGS, CONTRACTOR SHALL INFORM THE STRUCTURAL PORTION OF THE CONTRACT PRIOR TO START OF WORK.
- CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS W/MFR. AND COORDINATE WITH THE ELECTRICAL CONTRACTOR AND THE MANUFACTURER PRIOR TO START OF WORK. NOTIFY THE ARCHITECT, IN WRITING, IN CASE OF ANY DISCREPANCIES, PRIOR TO START OF WORK.
- ALL HVAC EQUIPMENT, APPLIANCES, AND DUCTWORK SHALL CONFORM TO THE LATEST GUIDELINES OF A.S.A., U.L., N.F.P.A., U.M.C., U.P.C., AND ALL OTHER LOCAL CODES HAVING JURISDICTION.
- TEST AND BALANCE THE HVAC SYSTEM AS PER REQUIREMENTS OF THE MANDATORY HVAC MEASURES INDICATED ON THIS SHEET.
- CONTRACTOR SHALL FIELD VERIFY EXACT CEILING SPACE AVAILABLE FOR ROUTING OF DUCT, PRIOR TO START OF WORK. INFORM ARCHITECT, IN WRITING, IN CASE OF ANY DISCREPANCY OR POTENTIAL CONFLICTS PRIOR TO FABRICATING AND/OR PURCHASE OF ANY DUCTWORK.
- SEISMIC RESTRAINT OF MECHANICAL DUCTING SHALL MEET THE PROVISIONS OF SMACNA PUBLICATION "SEISMIC RESTRAINT MANUAL: GUIDELINES FOR MECHANICAL SYSTEMS" 1991 OR LATEST EDITION, OSHPO R# 0010.

LEGEND

SYMBOL	ABBREV.	DESCRIPTION
		FLEXIBLE CONNECTION, DUCTWORK
	10X4	DUCT SIZE (1ST NUMBER INDICATED SIDE SHOWN)
	TV	SQUARE ELBOW WITH TURNING VANES
		ROUND ELBOW
	MVD	MANUAL VOLUME DAMPER
		RISE (DROP) IN DUCTWORK WITH RESPECT TO AIR FLOW DIRECTION
	OSA	OUTSIDE AIR
	R.A.	RETURN AIR
	S.A.	SUPPLY AIR
	E.A.	EXHAUST AIR
	UC	UNDERCUT DOOR SEE ARCH. DWGS.
		ROUND DUCT UP
		CEILING SUPPLY AIR DIFFUSER
	RR/RG	RETURN AIR GRILLE
	ER/EG	EXHAUST AIR GRILLE
	TSTAT	THERMOSTAT
	CFM	CUBIC FEET PER MINUTE
	EF	EXHAUST FAN
	EXH.	EXHAUST AIR
	EXT. S.P.	EXTERNAL STATIC PRESSURE (INCHES OF WATER)
	OBD	OPPOSED BLADE DAMPER
	MBH	1000 BRITISH THERMAL UNITS PER HOUR
	DN	DOWN
	MFR.	MANUFACTURER
		MOTORIZED DAMPER

SEISMIC CRITERIA

DESIGN CRITERIA

A. THE SEISMIC ANCHORAGE FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE DESIGNED TO WITHSTAND A LATERAL FORCE:

- CALCULATED AS SPECIFIED IN SECTION 1632A AND TABLE 16A-0 OF THE VOL. 2, TITLE 24, 1998 CBC.
- IN LIEU OF CALCULATIONS PER 1- THE ANCHORAGE SHALL BE CAPABLE OF WITHSTANDING A LATERAL FORCE EQUAL TO 2.2 WP ACTING SIMULTANEOUSLY WITH A VERTICAL FORCE EQUAL TO 0.72WP (BOTH FORCES AT SERVICE LEVEL, THESE VALUES CORRESPOND TO AN LP = 1.15 AND CA = 0.65. FOR OTHER VALUES OF LP AND CA, THE LATERAL AND VERTICAL FORCE CAN BE ADJUSTED ACCORDINGLY.)

* INCLUSION OF VERTICAL FORCE PER TABLE 16-0 FOOTNOTE 20 (FOR EMERGENCY POWER SUPPLIES & COMMUNICATIONS EQUIPMENT ONLY)

B. THE CAPACITY OF THE ANCHORAGE CONNECTORS IN SHEAR AND/OR TENSION SHALL BE CLEARLY INDICATED IN THE CALCULATIONS, WHICH INDICATE ICBO REPORT NO. (IF APPLICABLE), THEIR TOTAL NUMBER, SIZE, GRADE, EMBEDMENT, EDGE DISTANCES, AND OTHER FACTORS WHICH AFFECT THE CAPACITY IN SHEAR AND TENSION.

ANCHORAGE DETAILS FOR EQUIPMENT WHICH ARE NOT APPROVED DURING PLAN REVIEW ARE SUBJECT TO APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD AND DSA'S DISTRICT STRUCTURAL ENGINEER PRIOR TO INSTALLATION AND INSPECTION BY THE PROJECT INSPECTOR

AIR DISTRIBUTION DEVICE SCHEDULE

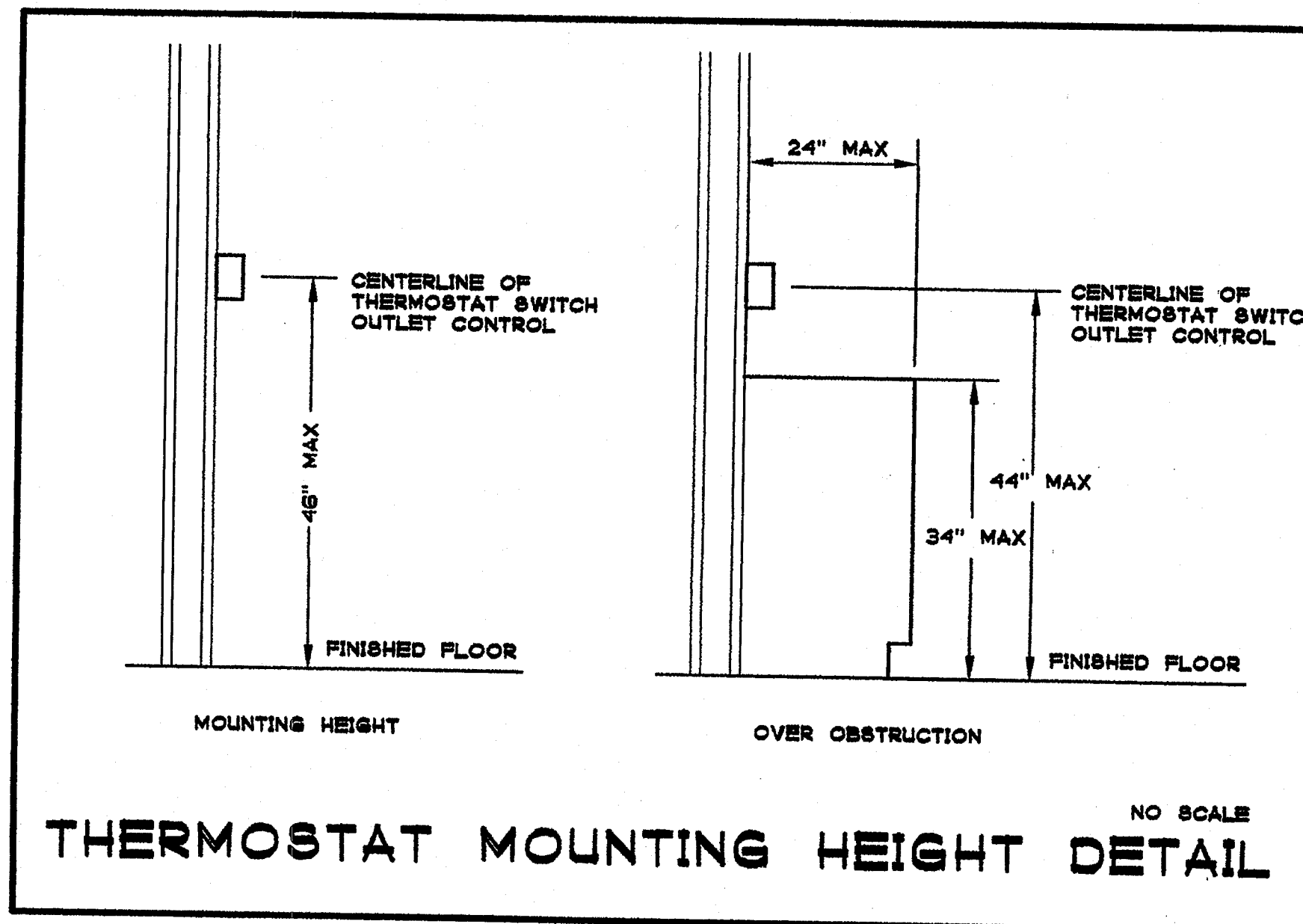
TAG	MAKE	DESC	TYPE	MODEL	OBD (Y/N)	REMARK
A	TITUS	SUPPLY	PLENUM SLOT DIFFUSER	TBD-10	N	1 2 4 5
B	TITUS	RETURN	PLENUM SLOT DIFFUSER	MLR-39	N	1 4 6
C	TITUS	SUPPLY	SURFACE	MCD - 80 NECK	Y	3

- PROVIDE FACTORY FABRICATED SHEET METAL PLENUM
- PROVIDE 2-SLOT, 1 1/2" SLOT, OVAL-TO-ROUND ADAPTOR, FACTORY INSTALLED BLADES FOR TWO-WAY THROW
- SQUARE NECK, PROVIDE ROUND ADAPTOR
- PROVIDE OVAL-TO-ROUND NECK ADAPTOR
- PROVIDE 2-SLOT, 1 1/2" SLOT, 48" LENGTH FACTORY INSTALLED BLADES FOR 2-WAY THROW (UNLESS NOTED OTHERWISE ON FLOORPLAN), T-BAR FRAME, AND T-BAR CENTER STRIP.
- 4-SLOT, 48" LENGTH, T-BAR FRAME

UVC EMITTER SCHEDULE

TAG	SERVICE	MANUFACTURER	POWER	V	PH	REMARKS
UVC 1	SPLIT SYSTEM UNITS	CARRIER	80W	115	1	1 2 3 4 5 6

- INCLUDE LIGHTS, POWER SUPPLY, MOUNTING PACKAGE, CLEANING KIT
- PROVIDE DOOR SWITCH
- 24 HR OPERATION OF LAMP
- INSTALL IN HEAT PUMP FAN COIL UNIT AS PER MANUFACTURER'S RECOMMENDATION.
- PROVIDE 3-PRONG ELECTRICAL CONNECTOR FOR PLUG-IN AT WALL SOCKET MECHANICAL CLOSET.
- PROVIDE (1) UVC EMITTER FOR EACH FAN COIL UNIT. SEE SCHEDULE THIS SHEET.

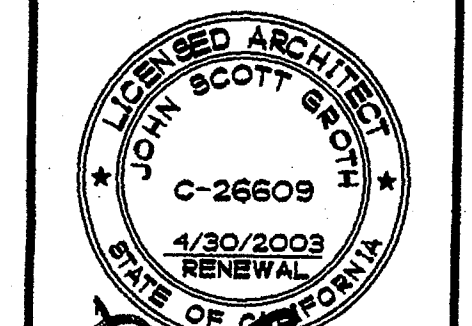


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KEY PLAN
 JEFFERSON M.S.

SHEET TITLE
**BUILDING M
 MECHANICAL
 NOTES, LEGEND
 & SCHEDULES**

MM-1.1

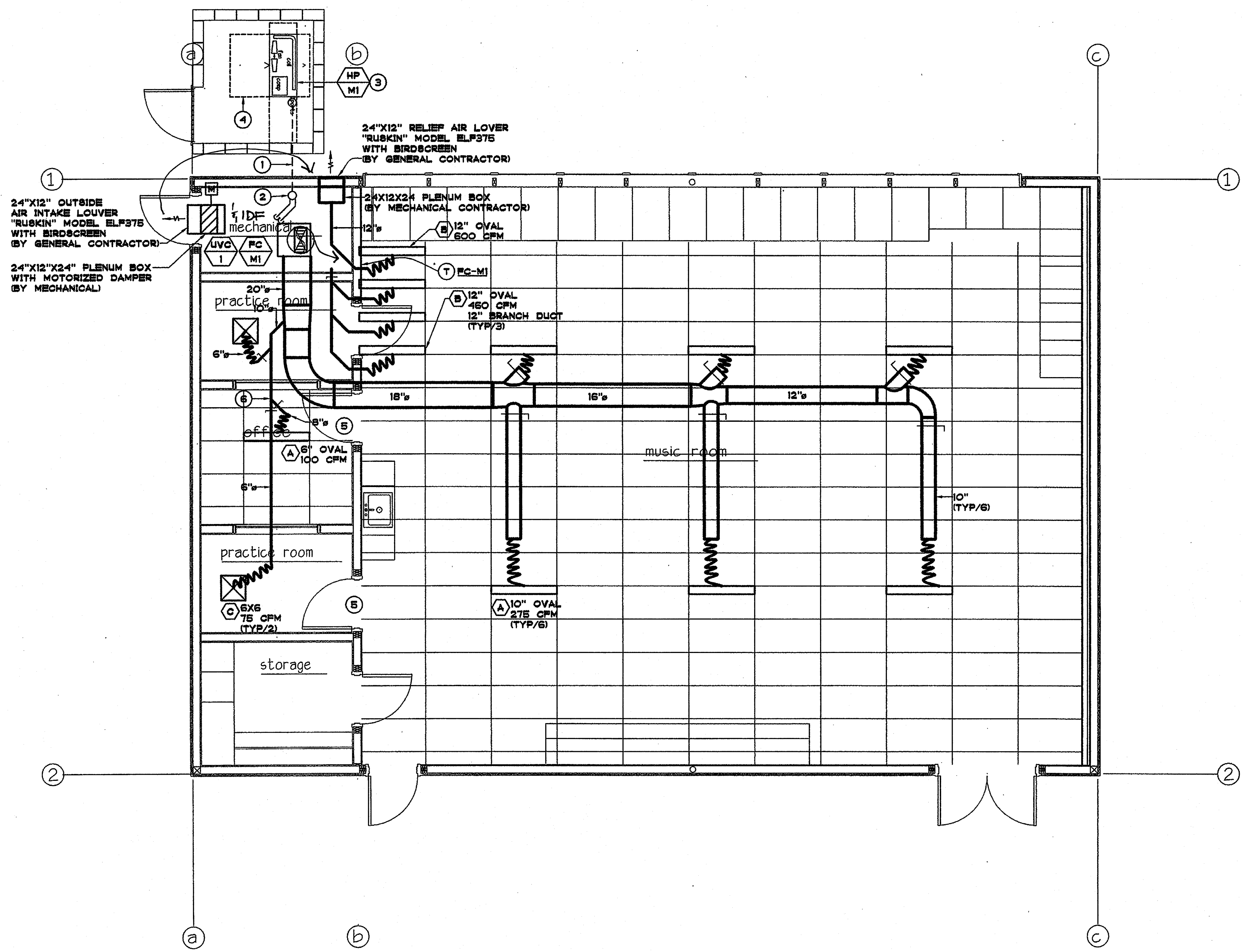


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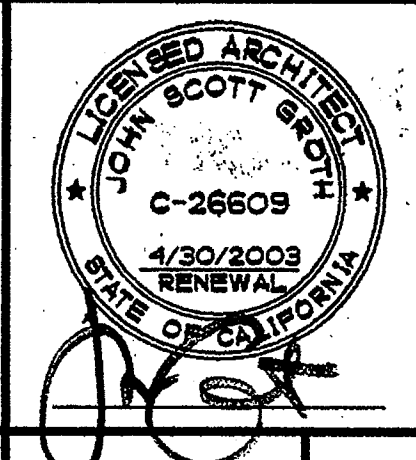
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PLAN NOTES

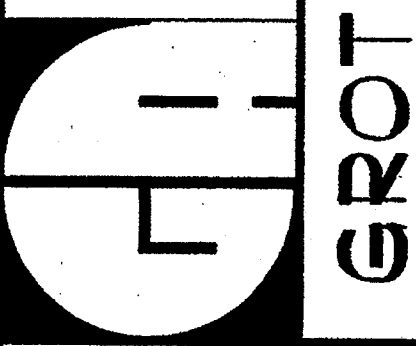
- ① 6" PVC PIPE BELOW GRADE FOR REFRIGERANT LINE SET PIPING.
- ② (1) REFRIGERANT SUCTION LINE (2) LIQUID LINE (BOTH INSULATED WITH STAINLESS STEEL JACKET) DOWN IN 6" PVC PIPE. SEE DETAIL 2/MM-2.1.
- ③ CONDENSING UNIT ON GRADE. SEE DETAIL 6/MM-2.1.
- ④ MANUFACTURER'S REQUIRED CLEARANCE (TYPICAL)
- ⑤ UNDERCUT DOOR.
- ⑥ FOR TYPICAL BRANCH DUCT DETAIL SEE 5/MM3.1.



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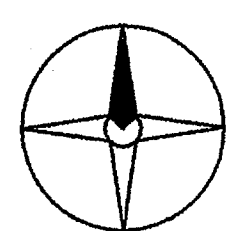
REHABILITATION PROJECT
 JEFFERSON MIDDLE SCHOOL
 823 ACACIA, OCEANSIDE, CA 92054
 OCEANSIDE UNIFIED S.D.

OLSD NO.	858-703
P.T.N.	73569-12
GA NO.	066
DATE	4-25-03
REVISIONS	



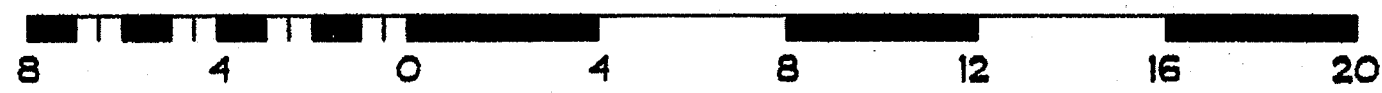
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 OFFICE OF REGULATION SERVICES
 4-104885
 AC PLR [Signature] SS [Signature]
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SHEET TITLE
 BUILDING M MECHANICAL PLAN
 MM-2.1

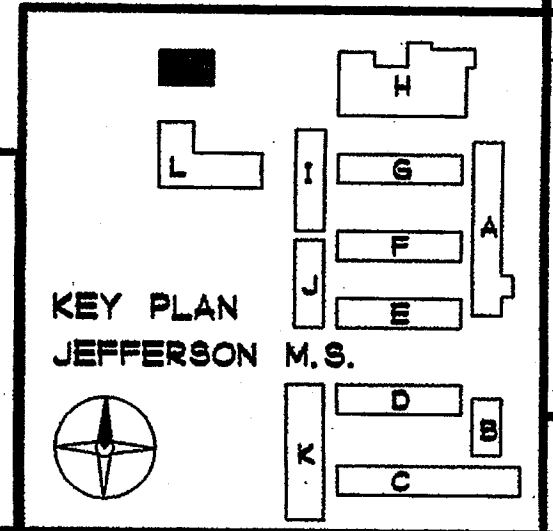


BUILDING M MECHANICAL PLAN

1/4" = 1'-0"

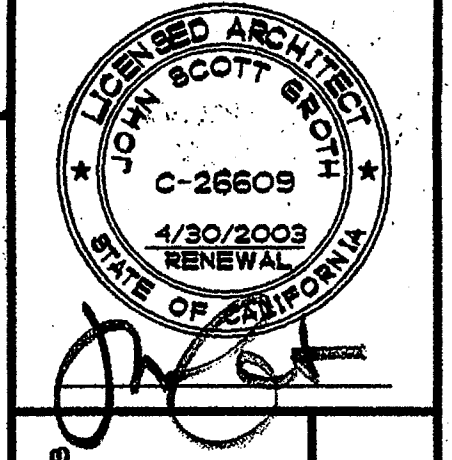


T-SQUARED PROFESSIONAL ENGINEERS, INC.
 1165 LINDA VISTA DRIVE, #111
 SAN MARCOS, CA 92069
 TEL: (760) 744-6718
 FAX: (760) 744-6738
 E-Mail: tsqeng@aol.com



PLAN NOTES

- ① 6" PVC PIPE BELOW GRADE FOR REFRIGERANT LINE SET PIPING.
- ② (1) REFRIGERANT SUCTION LINE (2) LIQUID LINE (BOTH INSULATED WITH STAINLESS STEEL JACKET) DOWN IN 6" PVC PIPE. SEE DETAIL 2/ML-3.1.
- ③ CEILING EXHAUST FAN WITH EXHAUST AIR DUCT OUT TO WALL LOUVER.
- ④ CONDENSING UNIT ON GRADE. SEE DETAIL 6/ML-3.1.
- ⑤ MANUFACTURER'S REQUIRED CLEARANCE (TYPICAL).
- ⑥ UNDERCUT DOOR.
- ⑦ REFRIGERANT LINE SET PIPING ABOVE CEILING.
- ⑧ FUTURE OVEN WITH EXHUST HOOD.
- ⑨ 4 IN EXHAUST DUCT DOWN TO AT CEILING LEVEL, AND UP THRU ROOF TO EXHAUST CAP. CAP EXHAUST DUCT AT CEILING FOR FUTURE CONNECTION. PROVIDE EXHAUST ROOF CAP AND ALL ACCESSORIES. MAINTAIN EXHAUST OUTLET MINIMUM 10 FT FROM OUTSIDE AIR INTAKE TO THE BUILDING. VERIFY WITH ARCHITECT EXACT LOCATION FOR THE FUTURE HOOD PRIOR TO START OF WORK. SEE DETAIL 3 ON SHEET ML.3.1 FOR ROOF CAP INSTALLATION DETAIL.



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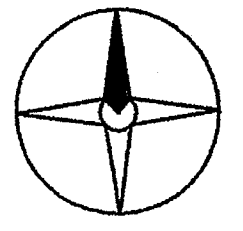
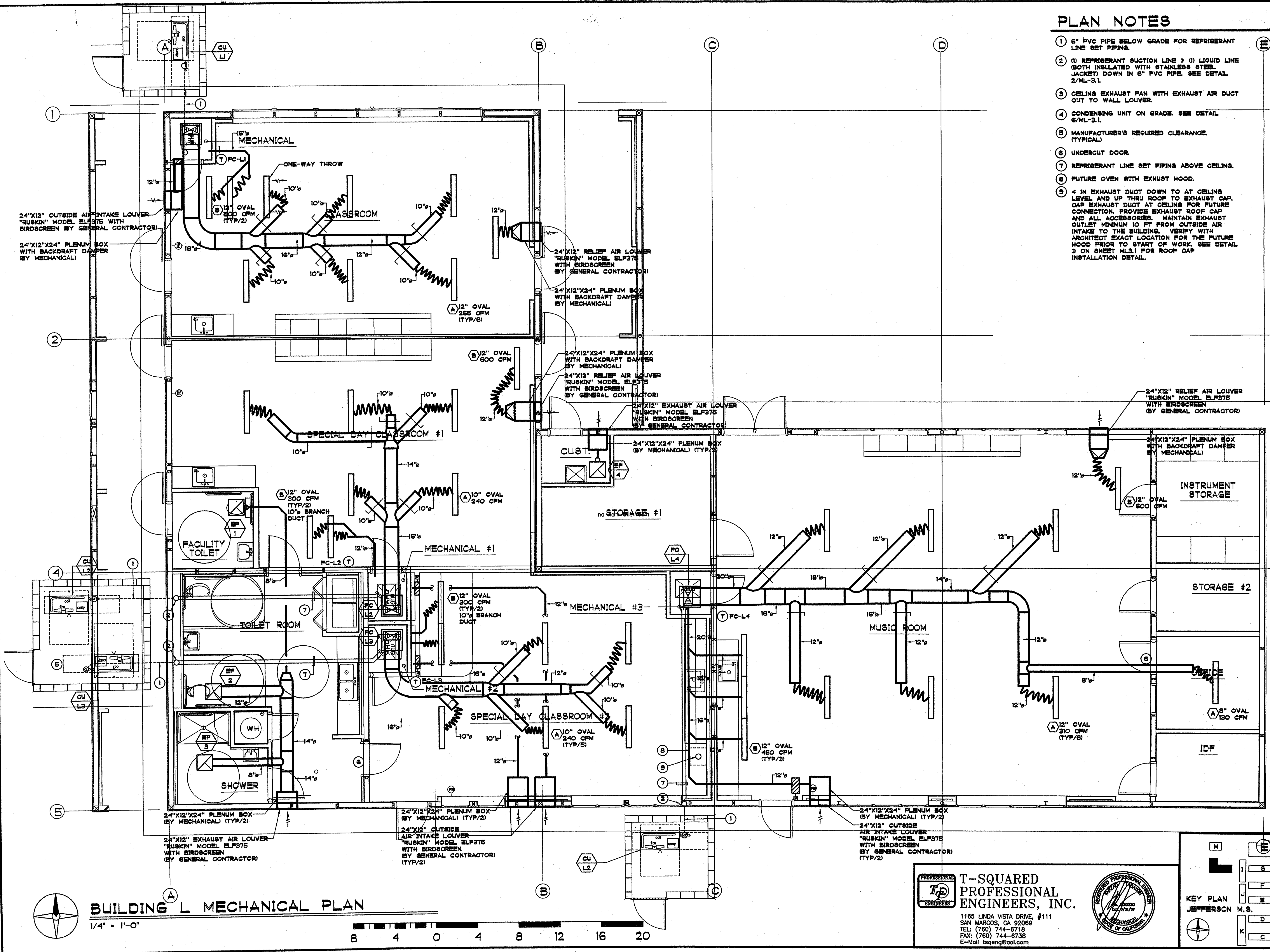
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SHEET TITLE
 BUILDING L
 MECHANICAL
 PLAN
 ML-2.1

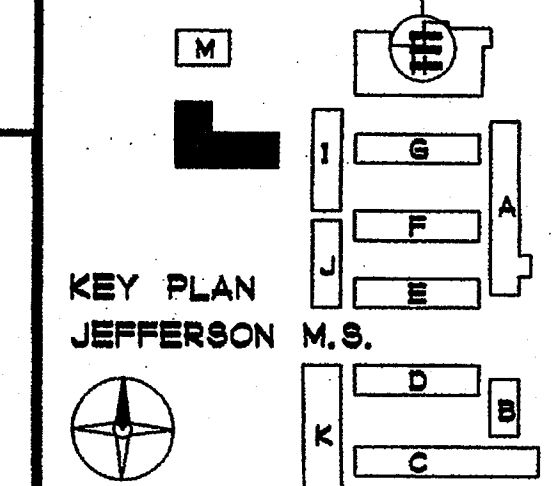


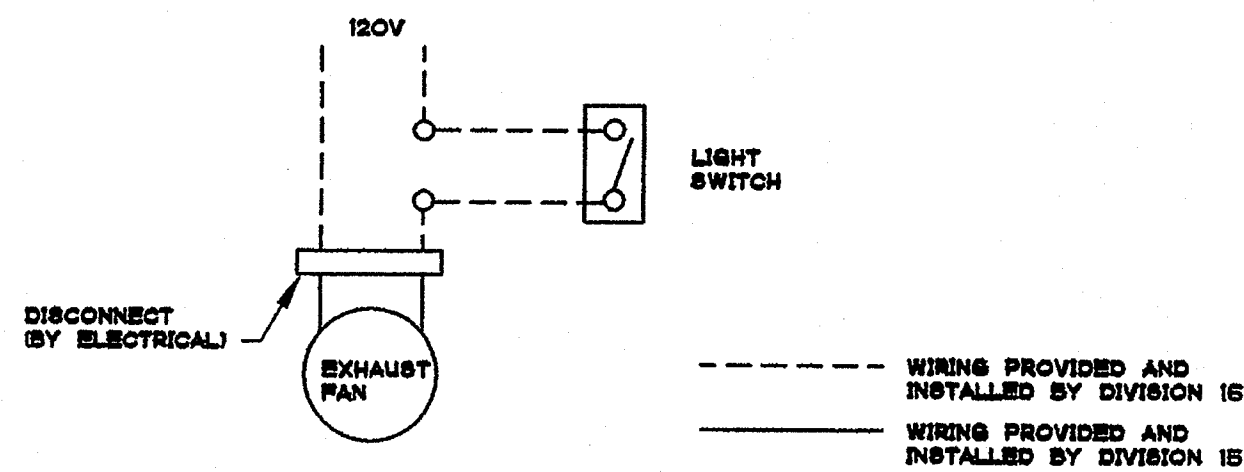
BUILDING L MECHANICAL PLAN

1/4" = 1'-0"

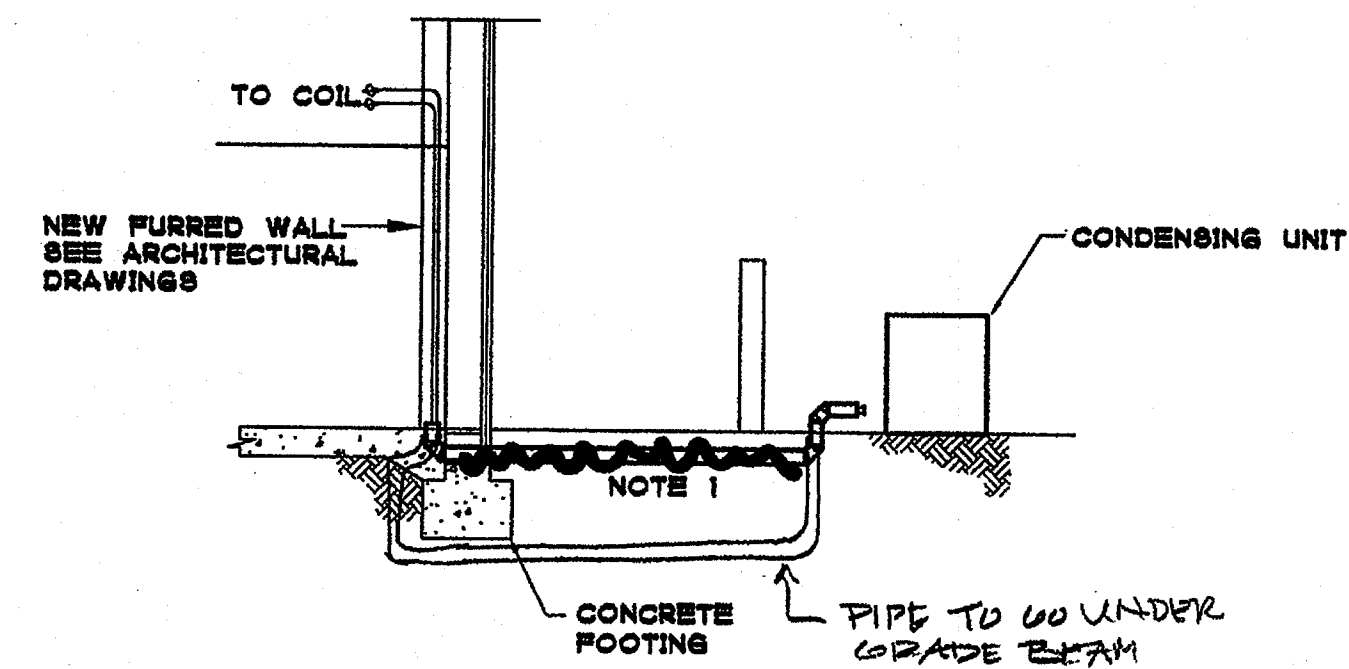


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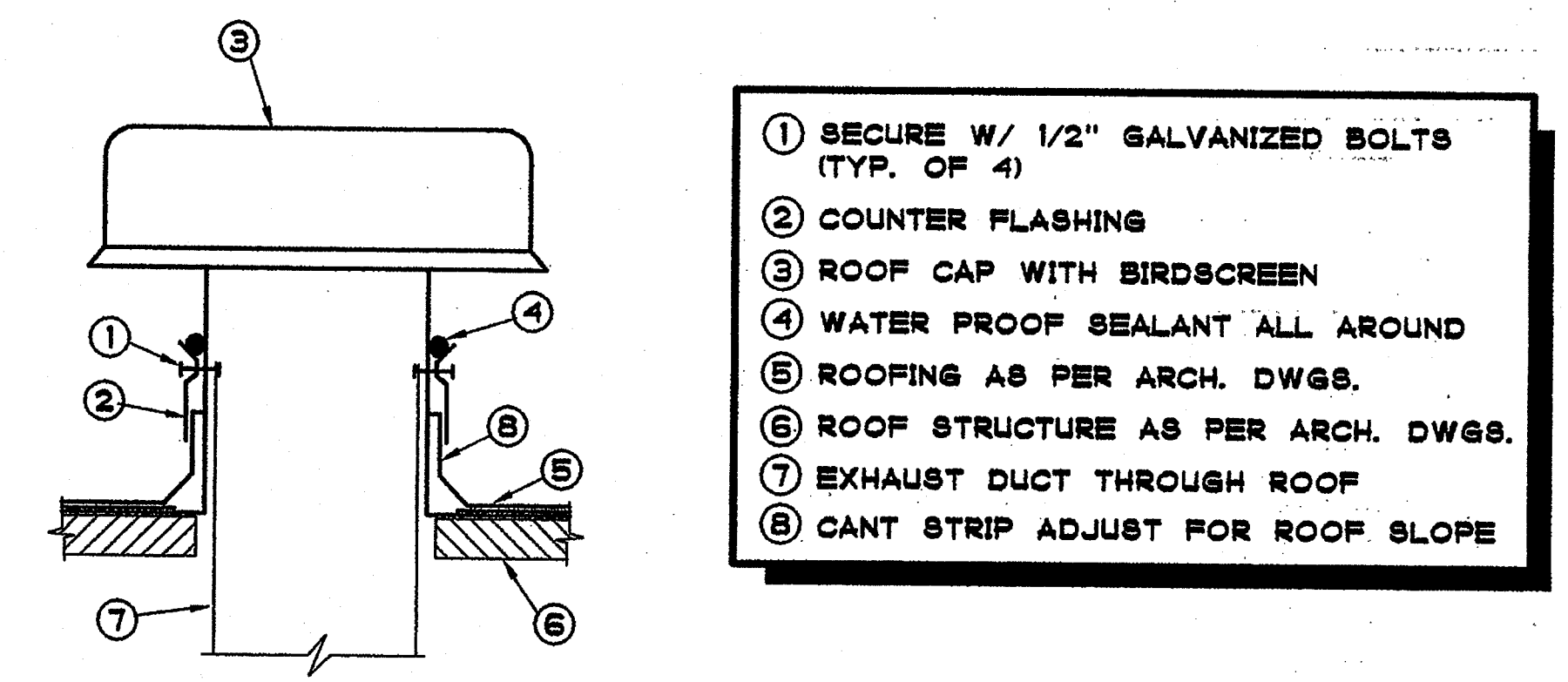


EXHAUST FAN CONTROL DIAGRAM NO SCALE 1

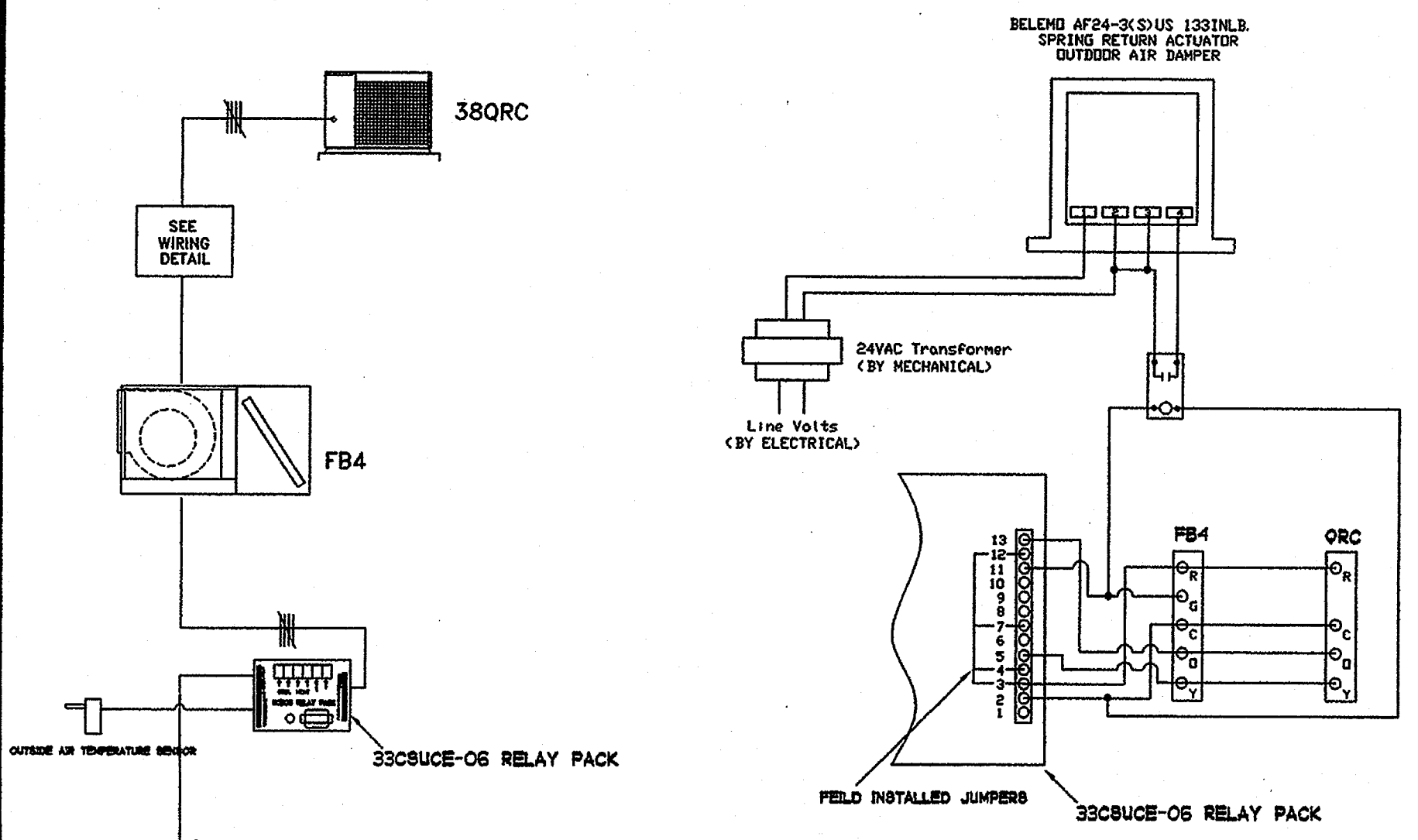


NOTE 1:
REFRIGERANT PIPES RUN UNDERGROUND IN PVC PIPES. PROVIDE STAINLESS STEEL JACKET AND INSULATION. SEAL BOTH ENDS OF PVC PIPE WITH MASTIC. ALL TURNS IN PVC SHALL BE MADE WITH DUAL 45° ELBOWS. COORDINATE PIPING IN WALL WITH ELECTRICAL TRADE PRIOR TO START OF WORK. REPAIR ANY EXISTING LANDSCAPING, GROUND COVER, CONCRETE, OR PAVEMENT AFTER INSTALLATION OF PIPES.

REFRIGERANT PIPE TO CU DETAIL NO SCALE 2



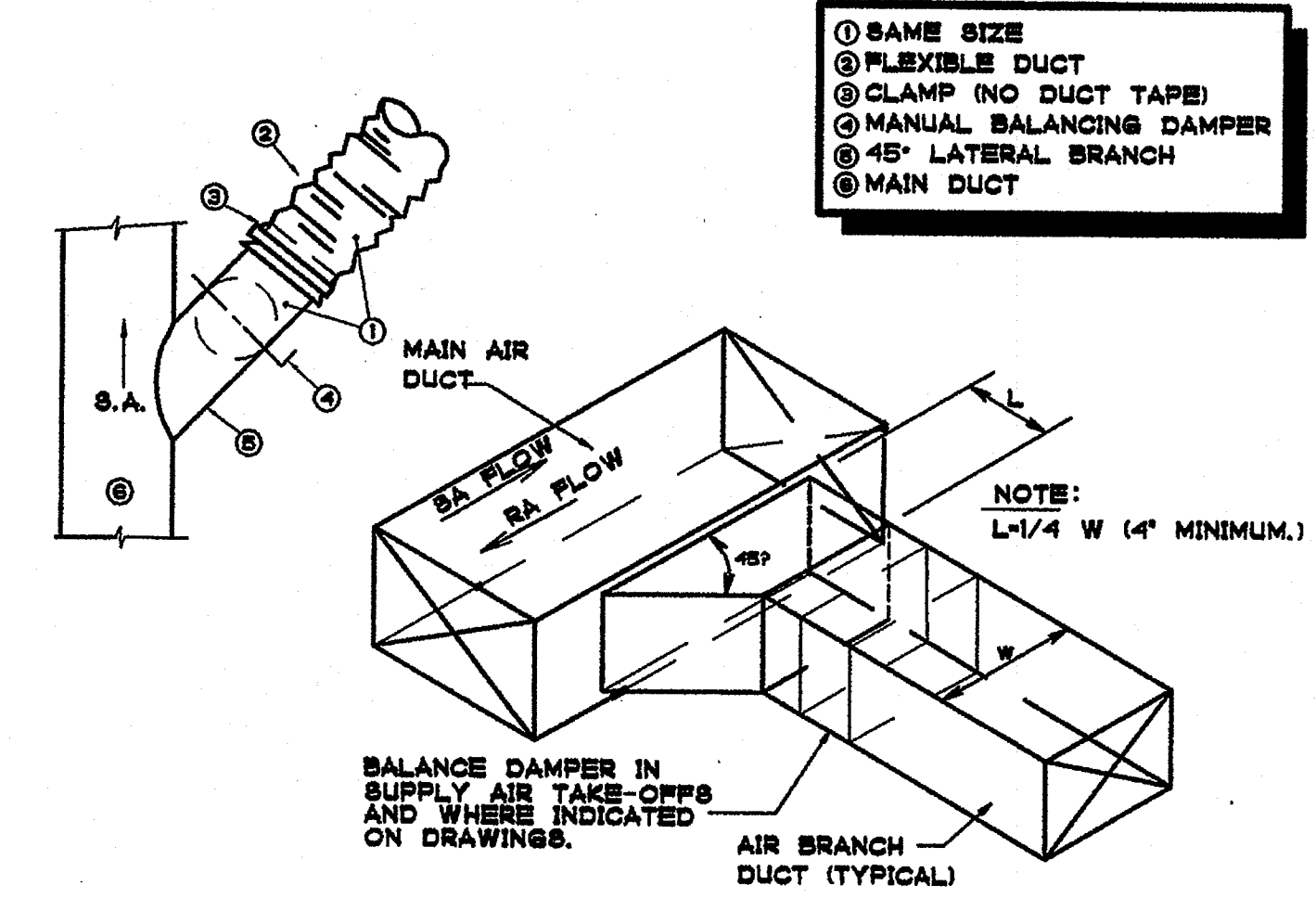
ROOF CAP DETAIL NO SCALE 3



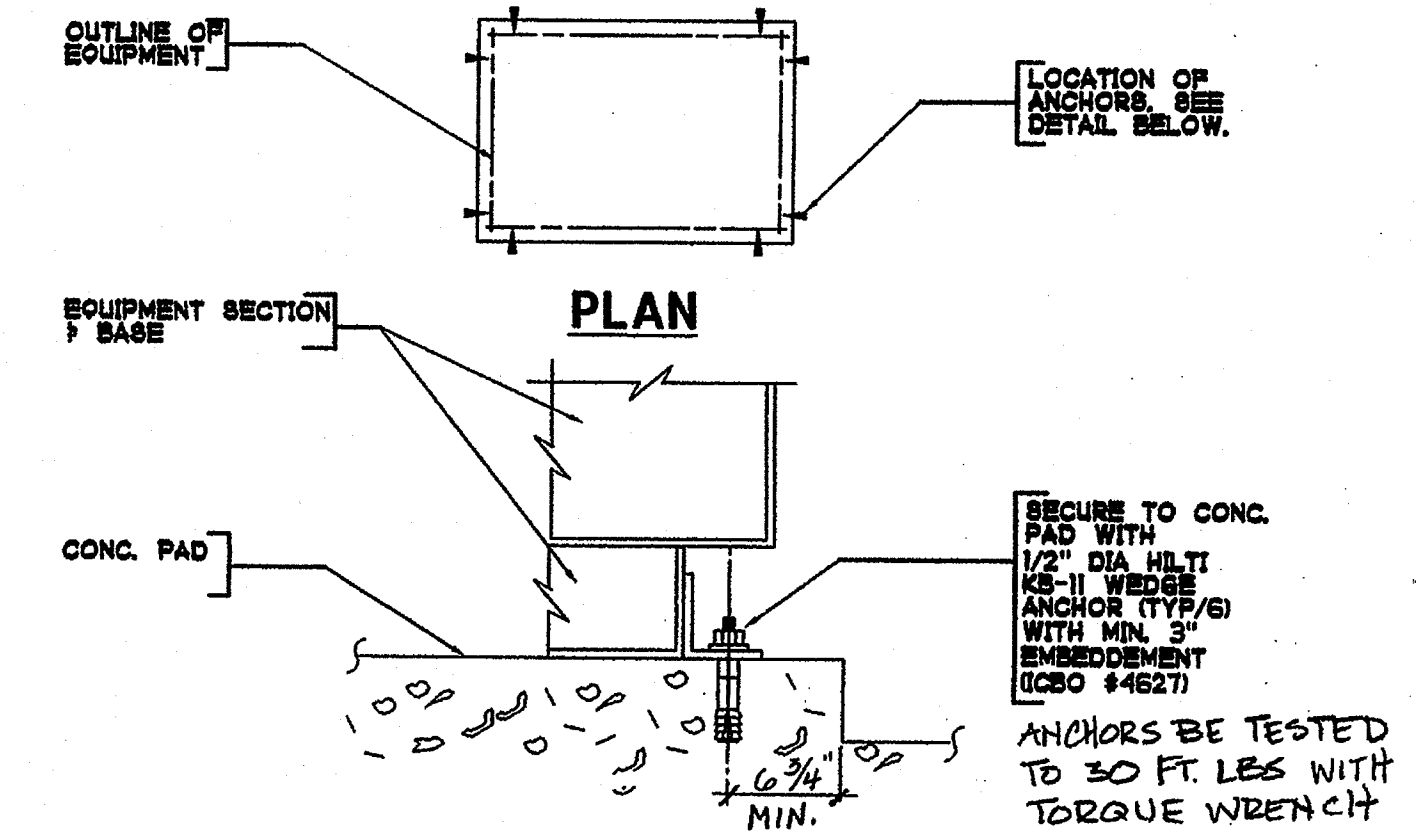
WIRING DETAIL

THERMOSTAT PROGRAMMING NOTES:

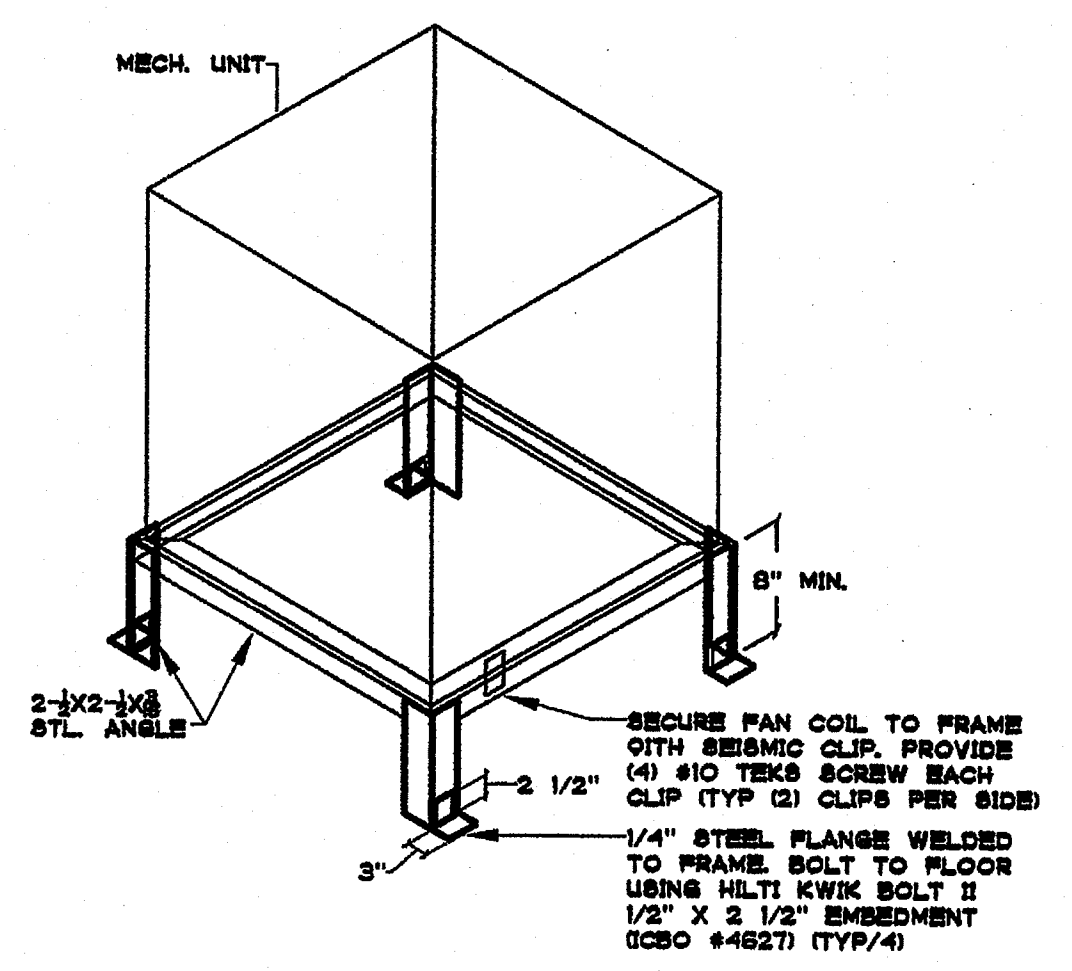
- SUPPLY FAN SHALL RUN CONTINUOUSLY DURING OCCUPIED HOURS. CONTRACTOR SHALL VERIFY TIME SCHEDULES WITH SCHOOL DISTRICT PRIOR TO COMMISSIONING OF SYSTEM.
- THERMOSTAT PROGRAMMING SHALL INCLUDE SCHOOL HOLIDAY SCHEDULES.
- COMPRESSOR COOLING FUNCTION SHALL BE LOCKED OUT WHEN OUTDOOR TEMPERATURE IS BELOW 72 DEG. F (AS DETERMINED BY OUTDOOR AIR TEMPERATURE SENSOR LOCATED IN SHADE OF SOFFET).
- ACCESS TO PROGRAMMING FUNCTION (AFTER SYSTEM IS FULLY COMMISSIONED) SHALL BE LIMITED TO THE SCHOOL MAINTENANCE STAFF AND SHALL REQUIRE CODE ACCESS. ALL THERMOSTATS SHALL BE PROGRAMMED WITH THE SAME ACCESS CODE. CONTRACTOR SHALL PROVIDE THE CODE (IN WRITING) AND DETAILED THERMOSTAT PROGRAMMING INSTRUCTIONS TO THE MAINTENANCE STAFF.
- THE OCCUPANT SHALL HAVE THE ABILITY TO ADJUST THE HEATING SETPOINT FROM 60 DEG F TO 70 DEG F AND THE COOLING SETPOINT FROM 72 DEG F TO 80 DEG F. THE OCCUPANT SHALL HAVE THE ABILITY TO MANUALLY OVERRIDE THE UNOCCUPIED SCHEDULE FOR 1 TO 4 HOURS.



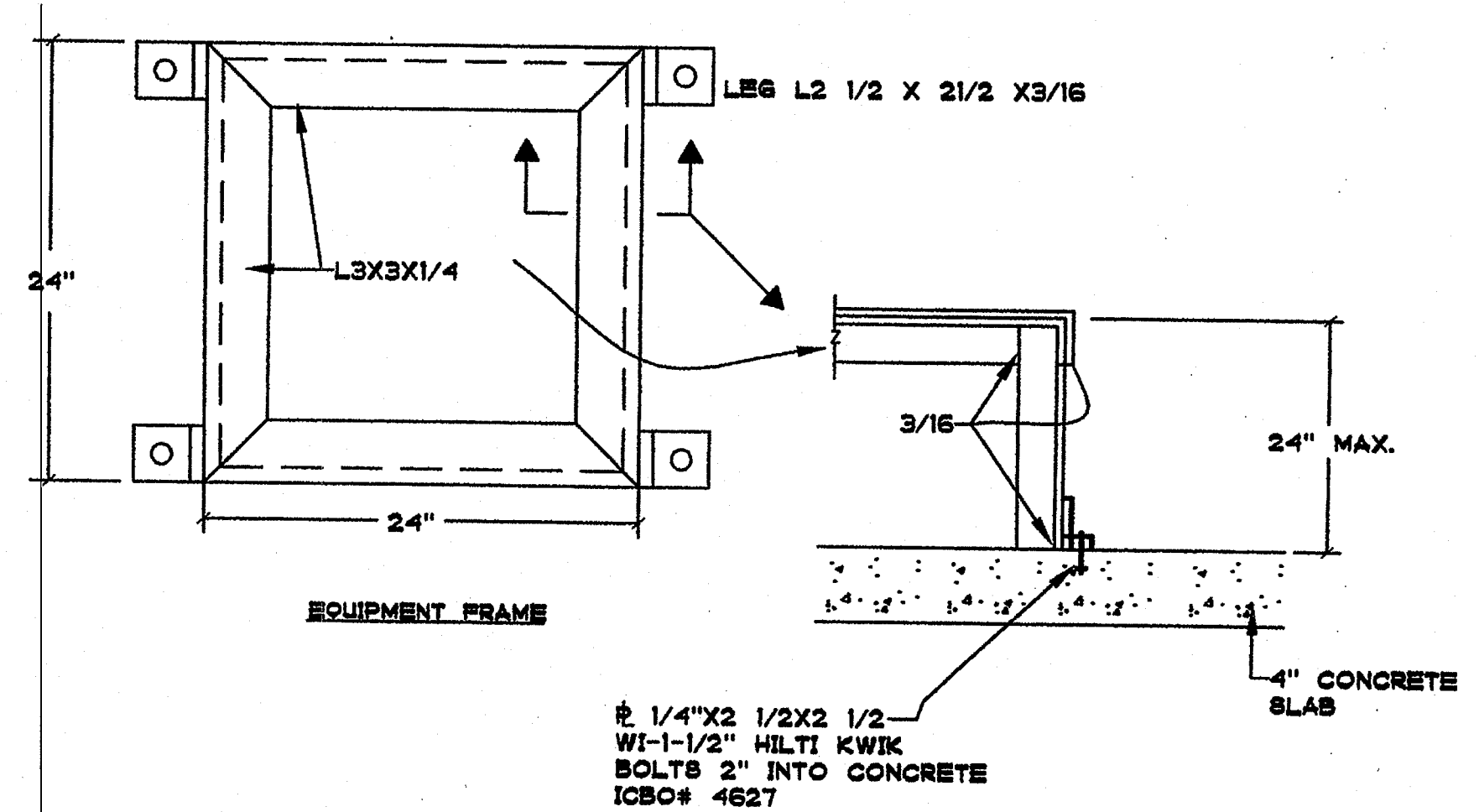
DUCT TAKE-OFF DETAIL NO SCALE 5



CONDENSING UNIT MOUNTING DETAIL NO SCALE 6



FAN COIL SUPPORT DETAIL NO SCALE 7



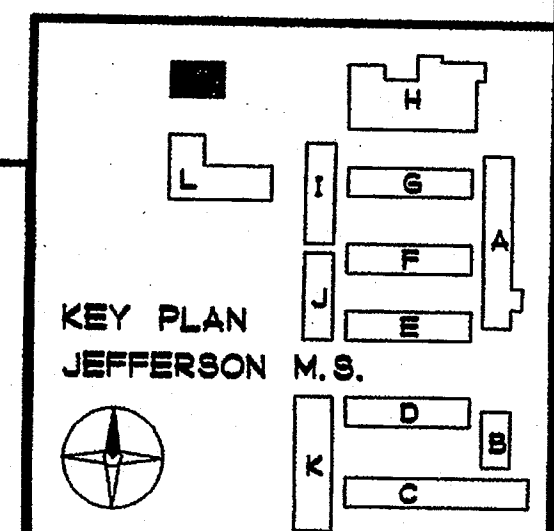
FAN COIL/HP UNIT CONTROL DIAGRAM NO SCALE 4

PROFESSIONAL ENGINEERS

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REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 22020
EXPIRES 12/31/03



REGISTERED ARCHITECT
JOHN SCOTT BROWN
C-26609
4/30/2003
RENEWAL
STATE OF CALIFORNIA

REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
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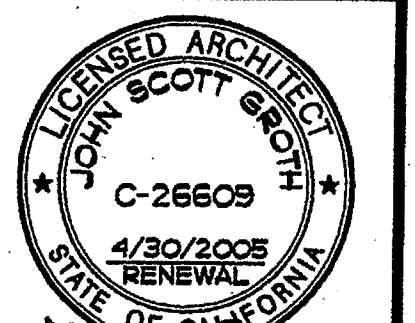
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SHEET TITLE
BUILDING M
MECHANICAL
DETAILS
MM-3.1

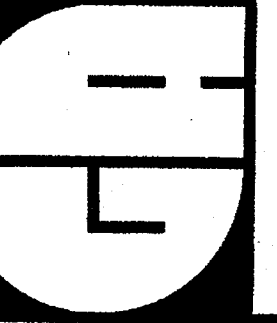


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REHABILITATION PROJECT
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SHEET TITLE

WATER & GAS
SITE REVISIONS

P1-0

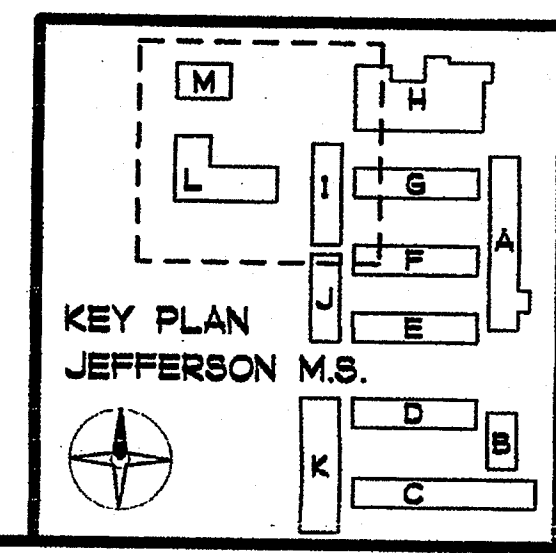
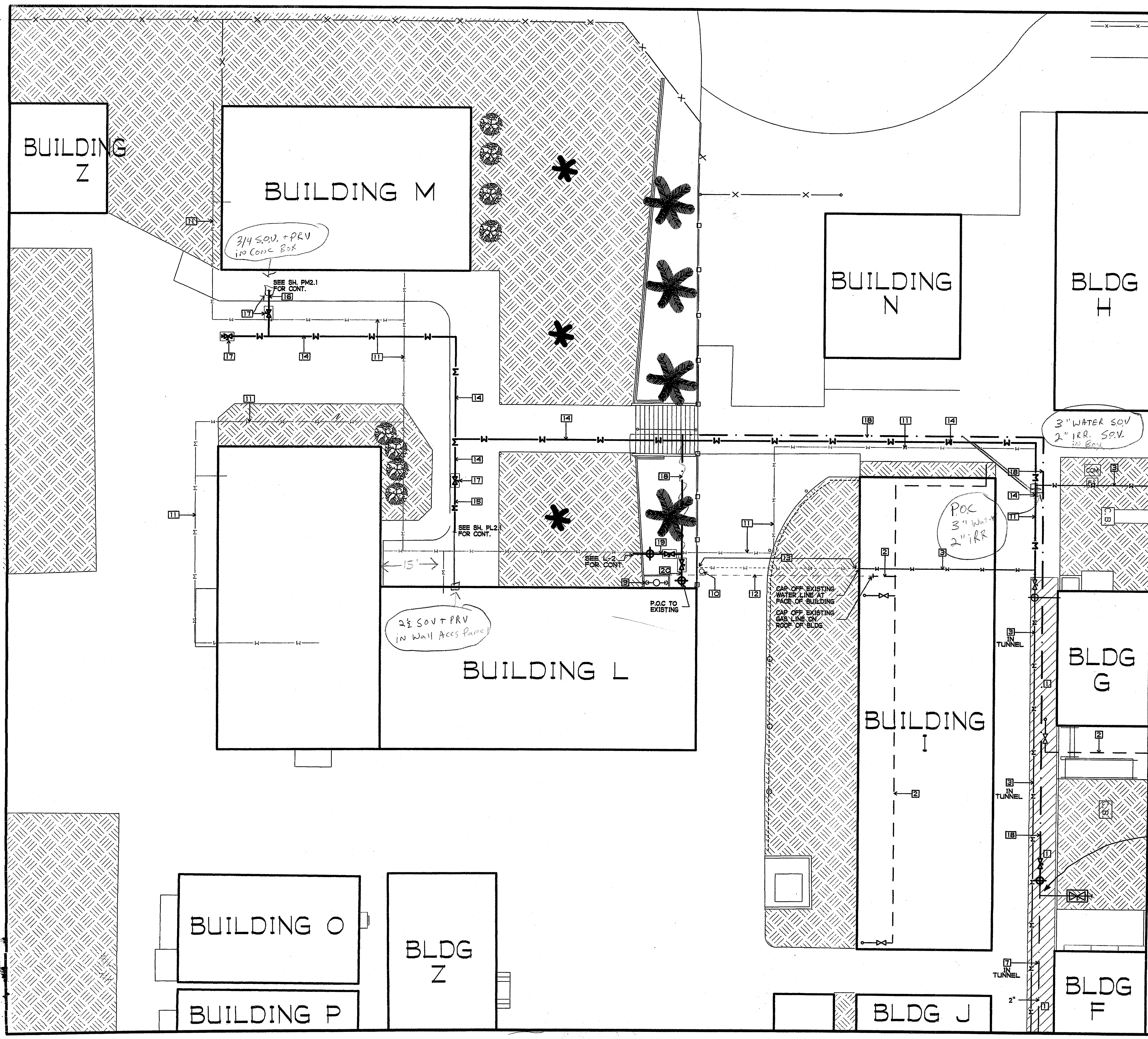
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SHEET NOTES

- 1 EXISTING UTILITY TUNNEL (HATCHED)
- 2 EXISTING OVERHEAD GAS LINE(S)
- 3 EXISTING U/G WATER LINE
- 4 NOT USED
- 5 NOT USED
- 6 NOT USED
- 7 EXISTING IRRIGATION LINE
- 8 NOT USED
- 9 EXISTING GAS REGULATOR
- 10 EXISTING UTILITY POLE
- 11 EXISTING ABANDONED WATER LINES
- 12 DEMO EXISTING PORTION OF OVERHEAD GAS LINES
- 13 DEMO EXISTING WATER LINE ABOVE GROUND
- 14 NEW UNDERGROUND 3" WATER LINE
- 15 NEW UNDERGROUND 2 1/2" WATER LINE
- 16 NEW UNDERGROUND 3/4" WATER LINE
- 17 NEW UNDERGROUND S.O.V. IN BOX
- 18 NEW UNDERGROUND 2" PVC IRRIGATION LINE
- 19 NEW UNDERGROUND 1 1/2" PVC IRRIGATION LINE
- 20 NEW UNDERGROUND 1" PVC IRRIGATION LINE

NOTE: WATER LINES SHOWN IN BUILDING MAY BE ABOVE GROUND
NOTE: GAS LINES SHOWN IN BUILDING MAY BE BELOW ROOFTOP

NOTE: VERIFY THAT EXISTING DEDICATED IRRIGATION LINE IS PROPERLY BACKFLOW PROTECTED



PLUMBING GENERAL NOTES

- ALL PLUMBING WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CALIFORNIA PLUMBING CODE, CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, C.A.C. TITLE 24, AMERICANS WITH DISABILITIES ACT (A.D.A.), NATIONAL FIRE PROTECTION ASSOCIATION (N.F.P.A.), THE LOCAL CITY AND COUNTY CODES, AND ALL OTHER CODES HAVING JURISDICTION. IN CASE OF CONFLICT, THE MORE STRICT REGULATIONS SHALL GOVERN.
- CONTRACTOR SHALL NOTIFY ALL LOCAL UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO THE GAS COMPANY, ELECTRIC COMPANY, TELEPHONE COMPANY, AND THE WATER DEPARTMENT, ABOUT THE EXTENT OF PLUMBING WORK. ALL EXCAVATION WORK SHALL BE APPROVED BY ALL UTILITY COMPANIES TO ASSURE PREVENTION OF INTERRUPTION OF EXISTING SERVICES PRIOR TO START OF WORK.
- ALL PLUMBING WORK SHALL BE COORDINATED WITH THE WORKS OF OTHER TRADES PRIOR TO START OF WORK. NECESSARY ADJUSTMENTS SHALL BE MADE AT NO EXTRA COST.
- FOR MINIMUM PIPE SIZE CONNECTIONS TO EACH PLUMBING FIXTURE SEE PLUMBING FIXTURE SCHEDULE. THESE VALUES ARE MINIMUM; LARGER CONNECTIONS MAY RESULT BASED ON THE DIFFERENT MANUFACTURER'S RECOMMENDATIONS.
- SEWER AND VENT PIPES SHALL BE ASTM A74 SERVICE WEIGHT CAST IRON. VENT PIPES ABOVE GROUND MAY BE STANDARD WEIGHT GALVANIZED STEEL.
- HOT AND COLD WATER PIPES, AND CONDENSATE DRAIN PIPES ABOVE GROUND SHALL BE ASTM B88 TYPE "L" HARD DRAWN COPPER TUBING WITH WROUGHT COPPER FITTINGS.
- COLD WATER PIPES BELOW GROUND SHALL BE ASTM B88 TYPE "K" HARD DRAWN COPPER TUBING FACTORY INSULATED WITH WROUGHT COPPER FITTINGS.
- PROVIDE DIELECTRIC FITTINGS FOR DISSIMILAR METALS IN CONTACT.
- PROVIDE HANGERS AND SUPPORTS FOR PIPING IN ACCORDANCE WITH THE RECOMMENDATIONS OF MSS SP-69.
- PROVIDE VALVES AT THE FOLLOWING LOCATIONS:
 - WATER MAIN SHUT-OFF VALVE IN VALVE BOX.
 - VALVE WITH HOSE CONNECTION ON DOWNSTREAM SIDE OF THE MAIN SHUT-OFF VALVE.
 - SHUT-OFF VALVE ON EACH SUPPLY TO EACH FIXTURE AND EQUIPMENT ITEM NOT PROVIDED WITH CONTROL STOP OR OTHER AUXILIARY SHUT-OFF VALVE.

- ALL CONDENSATE WASTE SHALL BE DRAINED BY MEANS OF RIGID INDIRECT WASTE PIPES INTO A FLOOR SINK VIA LEGAL AIR GAP OR TO A P-TRAP WITH NO MORE THAN 10 NOMINATIONS OF AIR CONDITIONING CONNECTED TO THE P-TRAP.
- HORIZONTAL RUNS OF DRAIN LINES SHALL BE AT LEAST 3/4 INCH FROM THE WALL AND SIX (6) INCHES OFF THE FLOOR AND SHALL TERMINATE AT LEAST ONE (1) INCH ABOVE THE OVERFLOW RIM OF THE FLOOR SINK.
- FLOOR SINKS SHALL BE LOCATED WITHIN 15 FEET OF THE DRAIN OPENING OF THE EQUIPMENT SERVED.
- ALL SINKS AND LAVATORIES SHALL BE SUPPLIED WITH HOT (MAXIMUM 120 DEG. F) AND COLD RUNNING WATER UNDER PRESSURE. ALL LAVATORIES OR HAND SINKS SHALL HAVE A COMBINATION FAUCET OR PREMIXING FAUCET CAPABLE OF SUPPLYING WARM WATER FOR A MINIMUM OF 10 SECONDS.
- CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND SIZES OF DRAINS FROM ALL EQUIPMENT, WITH THE MANUFACTURERS PRIOR TO START OF WORK.
- PROVIDE VACUUM BREAKERS AT HOSE BIBBS.
- COORDINATE SAWCUTTING SEQUENCE WITH OTHER TRADES PRIOR TO START OF WORK.

- INSTALL SHUT-OFF VALVES SO THAT STEMS EITHER ARE VERTICAL WITH HANDWHEELS OR OPERATORS ON TOP OR ARE HORIZONTAL AND SO THAT VALVES ARE EASILY ACCESSIBLE FOR OPERATION, SERVICE, REMOVAL AND REPLACEMENT.
- PROVIDE SLEEVES FOR ALL PIPE AND TUBING PASSING THROUGH FLOORS, ROOFS, AND WALLS. PACK GASKIN INTO THE SPACE AROUND THE PIPE OR TUBING. PROVIDE FLASHING FOR ALL PIPES EXTENDING THROUGH THE ROOF.
- ALL VENT TERMINATIONS AT ROOF SHALL BE AT LEAST 10 FEET AWAY FROM OUTSIDE AIR INTAKES, OPERABLE WINDOWS, AND THE LIKE.
- FILL CRACKS BETWEEN FIXTURES AND WALL/FLOORS WITH SILICONE RUBBER SEALANT.
- LOCATE, SIZE, AND INSTALL WATER HAMMER ARRESTERS IN ACCORDANCE WITH PLUMBING AND DRAINAGE INSTITUTE STANDARD NO. WH-201.
- INSTALL FIXTURES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES. SECURE FLOOR OUTLET OF FLOOR-MOUNTED FIXTURES TO DRAINAGE CONNECTIONS AND FLOOR IN A RIGID MANNER. RIGIDLY SUPPORT WALL-HUNG FIXTURES BY MEANS OF METAL SUPPORTING MEMBERS. USE CHROMIUM-PLATED BRASS BOLTS, NUTS, AND WASHERS WHERE EXPOSED. ALL CONNECTIONS SHALL BE MADE GAS-TIGHT AND WATER-TIGHT. USE OF PUTTY AND PLASTICS FOR GASKETS WILL NOT BE PERMITTED.
- PROVIDE ALL FIXTURE COMPONENTS AS INDICATED ON DRAWINGS. PROVIDE ADDITIONAL COMPONENTS AS PER MANUFACTURER'S RECOMMENDATIONS FOR PROPER OPERATION OF THE FIXTURES.
- PROVIDE EACH PLUMBING FIXTURE INCLUDING HOSE BIBBS WITH AN INDIVIDUAL STOP OR COMPRESSION VALVE OF POLISHED CHROME-PLATED LOOSE KEY TYPE.
- WHERE DEPTHS OR INVERTS ELEVATIONS ARE NOT INDICATED, PROVIDE MINIMUM COVERAGE (ABOVE TOP OF PIPES) AS FOLLOWS:
 - ANY PIPING UNDER SLAB (TOP OF PIPE TO UNDERSIDE OF SLAB): 18 INCHES.
 - CAST IRON AND COPPER PIPES IN OTHER LOCATIONS: 18 INCHES.
- EXCAVATE TO UNDISTURBED EARTH: CUT LEVEL AND FORM TRUE. REMOVE DEBRIS, RUBBISH AND SOFT MATERIAL (SUCH AS MUD). WHERE ROCK IS ENCOUNTERED, UNDERCUT TRENCHES 6-INCHES AND FILL WITH WELL TAMPED NEUTRAL SAND AND PEA GRAVEL TO PROPER PIPE ELEVATION. DURING EXCAVATION FREE OF STANDING WATER. UNDERCUT TRENCH 6-INCHES AND INSTALL PIPING IN A 6-INCH NEUTRAL SAND ENVELOPE.
- BACKFILL TO A POINT 12-INCHES ABOVE TOP OF PIPING WITH EARTH (EXCAVATED MATERIAL MAY BE USED) FREE OF CLAY, DEBRIS, RUBBISH, ROCKS, OR CLODS OVER 4-INCHES IN THE GREATEST DIMENSION. BACKFILL ABOVE 12-INCHES FROM TOP OF PIPING MAY BE WITH EXCAVATED MATERIAL. APPLY BACKFILL BY HAND IN 6-INCH DEEP LAYERS THE FULL WIDTH OF THE TRENCH. MOISTEN EACH LAYER (DO NOT FLOOD OR PUDDLE) AND HAND TAMP TO A MINIMUM 90 PERCENT COMPACTION BEFORE PROCEEDING WITH THE NEXT LAYER OF BACKFILL.
- DO NOT EXCAVATE UNDER FOUNDATIONS OR FOOTINGS EXCEPT IN MANNER PERMITTED BY THE ARCHITECT. DO NOT BACKFILL UNTIL INSTALLED PIPING HAS BEEN SUCCESSFULLY TESTED AND INSPECTED.

TITLE 24 NOTES

- ALL PLUMBING SYSTEM COMPONENTS SHALL MEET OR EXCEED THE REQUIREMENTS OF U.S.C. (CALIFORNIA EDITION), UMC, UPC, NEC, NFPA, ASTM, ANSI, AND ALL LOCAL AND STATE CODE REQUIREMENTS.
- ALL PLUMBING EQUIPMENT LISTED IN (CCR) SECTION 2-111 MUST BE CERTIFIED BY THE MANUFACTURER TO MEET OR EXCEED SPECIFICATIONS OR EFFICIENCIES ADOPTED BY THE CEC.
- ALL HEATERS FOR DOMESTIC HOT WATER MUST BE CERTIFIED BY THE MANUFACTURER TO MEET THE SPECIFICATIONS OR EFFICIENCIES AS ADOPTED BY THE CEC. IN ACCORDANCE WITH SECTION 10-113 OF THE CCR AND ENERGY EFFICIENCY STANDARDS RESIDENTIAL NON-RESIDENTIAL.
- ALL PIPING SHALL BE INSULATED IN ACCORDANCE TO SECTION 1201.1.B OF UMC (CALIFORNIA EDITION).
- ALL INSULATION INSTALLED SHALL MEET THE FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS OF SECTION 1201.1.B UMC (CALIFORNIA EDITION) WHEN TESTED IN ACCORDANCE WITH UBC (CALIFORNIA EDITION) STANDARD S-6.
- FAUCETS SHALL BE 2.2 GPM MAXIMUM.
- PROVIDE ULTRA LOW FLUSH TOILETS, 1.6 GPF MAXIMUM.
- ALL FIXTURES FOR THE ACCESSIBLE SHALL BE INSTALLED AS PER THE LATEST REQUIREMENTS OF TITLE 24 AND ADA (AMERICANS WITH DISABILITIES ACT).

PLUMBING LEGEND

SYMBOL	ABBREV.	DESCRIPTION
	S	SEWER ABOVE / BELOW GRADE
	V	SANITARY VENT
	CW	COLD WATER LINE
	HW	HOT WATER LINE
	HWR	HOT WATER RETURN LINE
	G	GAS LINE
	CD	CONDENSATE DRAIN
	A.D.A.	AMERICANS WITH DISABILITIES ACT
	AW	ACID WASTE
	CO-F	FLOOR CLEAN-OUT
	CO-W	WALL CLEAN-OUT
	N.T.S.	NOT TO SCALE
	CO-G	GRADE CLEAN-OUT
	SOV	SHUT-OFF VALVE
	GC	GAS COCK
	POC	POINT OF CONNECTION
	ABV	ABOVE
	BEL	BELOW
	DN	DOWN
	CLS	CEILING
	FLR	FLOOR
	VTR	VENT THRU ROOF
	CONT	CONTINUE
	AP	ACCESS PANEL
	U	UNION
	HC	ACCESSIBLE
		REDUCER IN PIPE
	MPG	MEDIUM PRESSURE GAS (NATURAL)
	P/T	PRESSURE / TEMPERATURE RELIEF VALVE
		RISER
	VTR	VENT THRU ROOF
	CFH	CUBIC FEET PER HOUR
	PRV	PRESSURE REGULATING VALVE
	GPM	GALLONS PER MINUTE
	T	THERMOMETER
	AS	AQUASTAT
		PIPE DOWN
		PIPE UP
	FC	FLEXIBLE CONNECTOR, PIPING
	CV	CHECK VALVE
	BV	BALL VALVE
	TYP.	TYPICAL
	MFR.	MANUFACTURER
	N.S.F.	NATIONAL SANITATION FOUNDATION
	B/G	BELOW GRADE
	WHA	WATER HAMMER ARRESTOR
	(E)	EXISTING

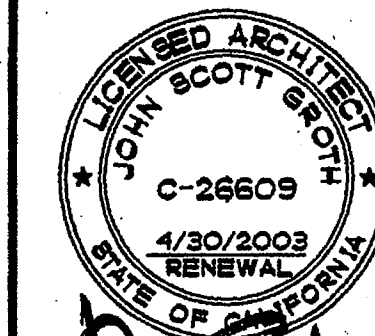
PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	MIN. PIPE SIZE				DESCRIPTION
		CW	HW	V	S	
WC-1H	WATER CLOSET ACCESSIBLE (WALL MTD.)	1-1/2"	-	2"	4"	"AMERICAN STANDARD" APWALL ADA RETROFIT ELONGATED FLUSH VALVE MODEL 2256.011 TOP SPUD FLUSH VALVE; "ZURN" CONCEALED Z815AV-W81-L3 WITH 3" METAL PUSH BUTTON SEAT; "OLSONITE" #95 OPEN FRONT SEAT LESS COVER. INSTALL PER ADA REQUIREMENTS.
WC-2H	WATER CLOSET ACCESSIBLE (FLOOR MTD.)	1-1/2"	-	2"	4"	"AMERICAN STANDARD" MADERA 3043.102 (ACCESSIBLE), FLOOR MOUNTED LOW FLUSH FLUSH VALVE - ZURN Z800AV-W81 SEAT; "OLSONITE" #95 OPEN FRONT SEAT LESS COVER.
LV-1H	LAVATORY (COUNTER MOUNTED) ADA ACCESSIBLE	3/4"	-	2"	2"	"AMERICAN STANDARD" OSEK-421 LUCERNE SINGLE HOLE LAVATORY, VITREOUS CHINA, WALL MOUNTED, FRONT OVERFLOW FAUCET: "CHICAGO" MODEL 333-665 SINGLE LAVATORY FITTING, 3-3/8" SPOUT, 666 PUSH HANDLE WITH COLD COLOR CODED INDEX BUTTON AND E12 AERATOR WITH 2.0 GPM. SELF-CLOSING FAUCET. DRAIN: "CHICAGO" 327A GRID STRAINER, NON REMOVABLE STRAINER. PROVIDE "HANDY SHIELD" P-TRAP INSULATION AS PER A.D.A. INSTALL PER ADA REQUIREMENTS.
SK-1H	CLASSROOM SINK COUNTER MOUNTED (ACCESSIBLE)	3/4"	-	2"	2"	"JUST" CR8-ADA-2226-A-GR-R 22X25X6-1/2" DEPTH 18 GAUGE STAINLESS STEEL ADA COMPLIANT SELF FAUCET: "JUST" JVR-1-LP-ADA COMPLIANT, LEAD FREE, VANDAL RESISTANT FAUCET, SUBBLER: "JUST" J88-10-VR ADA COMPLIANT, LEAD FREE, VANDAL RESISTANT SUBBLER. DRAIN: "JUST" J-ADA-35 DRAIN SYSTEM.
SK-2H	HAND SINK COUNTER MOUNTED (ACCESSIBLE)	3/4"	-	2"	2"	"JUST" DL-ADA-2223-A-GR (22"X23"X6-1/2") DOUBLE BOWL, 18 GAUGE STAINLESS STEEL, SELF RIMMING DOUBLE BOWL WITH 3 HOLES. DRAIN: J-ADA-35 DRAIN SYSTEM FAUCET: "JUST" J-1174-K8 ADA COMPLIANT FAUCET
MS-1	FLOOR MOUNTED MOP SINK	3/4"	-	2"	3"	"JUST" C-2523 (25"X23"W) 18 GAUGE STAINLESS STEEL FAUCET: JUST JVB-1200 WALL MOUNT WITH PAIL HOOK, VACUUM BREAKER, SOLID CAST BRASS BODY, POLISHED CHROME FINISH. JH-3 MOP HOLDER, JH-1 AND JH-4 SINGLE HOSE AND RUBBER HOSE. DRAIN: J-35-88P STAINLESS STEEL PLAT GRID STRAINER.
FD-1	FLOOR DRAIN	-	-	2"	2"	"ZURN" Z-415-P-VP-Y WITH 2" OUTLET, STRAINER, TRAP PRIMER CONNECTION. SEDIMENT BUCKET, VANDAL PROOF SECURED TOP
FS-1	FLOOR SINK	-	-	2"	2"	"ZURN" Z-1900-P-2 HALF GRATE WITH TRAP PRIMER CONNECTION.
SHR-1H	SHOWER (ACCESSIBLE)	3/4"	3/4"	-	-	"SYMONS" SHOWER UNITS 56-500-830-L-V TEMP/ROL PRESSURE BALANCING MIXING VALVE WITH SINGLE BLADE LEVER HANDLE TURN. LEVETROL 4-458 DIVERTER WITH INTEGRAL VOLUME CONTROL. CLEAR FLOW SHOWER HEAD WITH ARM AND FLANGE. WALL/HAND SHOWER WITH FLEXIBLE METAL HOSE. IN-LINE VACUUM BREAKER. WALL CONNECTION AND FLANGE. 30" SLIDE BAR FOR HAND SHOWER MOUNTING.
SHD-1	SHOWER DRAIN	-	-	2"	2"	"ZURN" ZN-415-ES SHOWER DRAIN. DURA COATED CAST IRON BODY WITH BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR WITH "TYPE B" POLISHED NICKEL BRONZE STRAINER.

ELECTRIC WATER HEATER SCHEDULE

TAG	MANUFACTURER	STORAGE CAPACITY (GALLONS)	ELECTRICAL			REMARKS
			KW	VOLT	PH.	
WH-1	"A.O. SMITH" DEL-30	30	10	208	3	1 2 3 4 5 6 7

- UL LISTED
- PROVIDE MOUNTING BRACKETS
- PROVIDE MIXING VALVE "POWER" MODEL 427-A-E-M-S-O
- DUAL ELEMENT
- FOR DETAILS SEE 5 (P.3)
- PROVIDE EXPANSION TANK SIZED PER MANUFACTURERS RECOMMENDATIONS
- FOR ELECTRICAL CONNECTION AND WIRING DIAGRAM SEE ELECTRICAL DRAWINGS.



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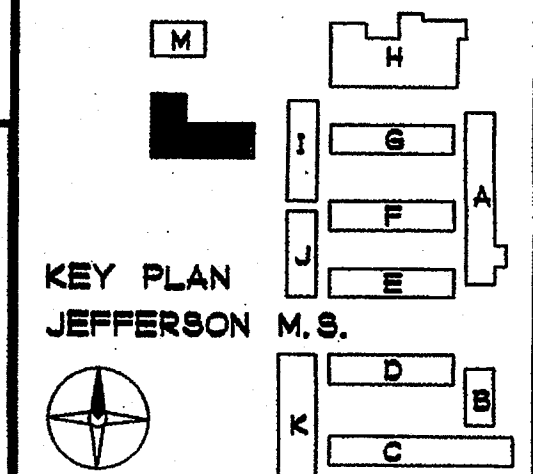
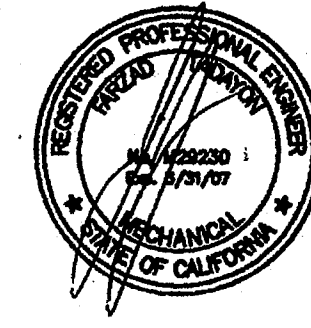
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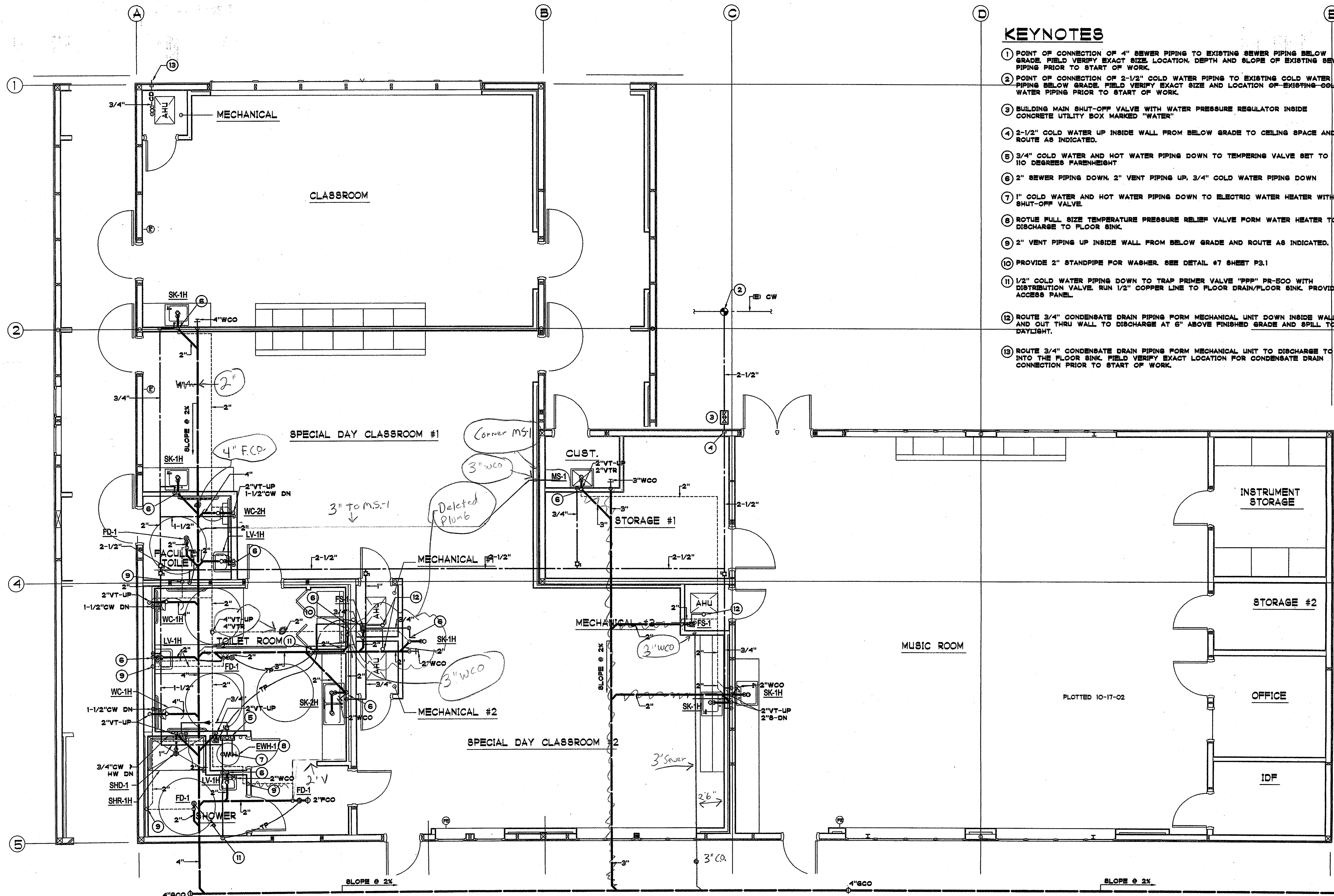
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SHEET TITLE
 PLUMBING SCHEDULES, NOTES AND LEGEND BUILDING "F"

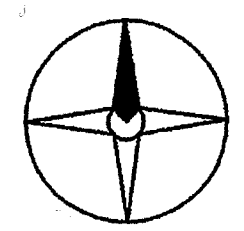
PL-1.1

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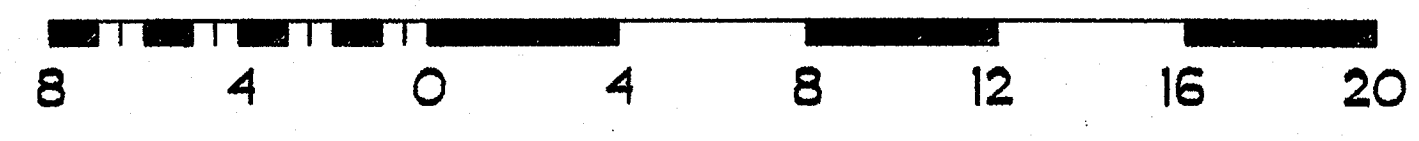




- ### KEYNOTES
- POINT OF CONNECTION OF 4" SEWER PIPING TO EXISTING SEWER PIPING BELOW GRADE. FIELD VERIFY EXACT SIZE, LOCATION, DEPTH AND SLOPE OF EXISTING SEWER PIPING PRIOR TO START OF WORK.
 - POINT OF CONNECTION OF 2-1/2" COLD WATER PIPING TO EXISTING COLD WATER PIPING BELOW GRADE. FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING COLD WATER PIPING PRIOR TO START OF WORK.
 - BUILDING MAIN SHUT-OFF VALVE WITH WATER PRESSURE REGULATOR INSIDE CONCRETE UTILITY BOX MARKED "WATER"
 - 2-1/2" COLD WATER UP INSIDE WALL FROM BELOW GRADE TO CEILING SPACE AND ROUTE AS INDICATED.
 - 3/4" COLD WATER AND HOT WATER PIPING DOWN TO TEMPERING VALVE SET TO 110 DEGREES FARENHEIGHT
 - 2" SEWER PIPING DOWN, 2" VENT PIPING UP, 3/4" COLD WATER PIPING DOWN
 - 1" COLD WATER AND HOT WATER PIPING DOWN TO ELECTRIC WATER HEATER WITH SHUT-OFF VALVE
 - ROTUE FULL SIZE TEMPERATURE PRESSURE RELIEF VALVE FORM WATER HEATER TO DISCHARGE TO FLOOR SINK.
 - 2" VENT PIPING UP INSIDE WALL FROM BELOW GRADE AND ROUTE AS INDICATED.
 - PROVIDE 2" STANDPIPE FOR WASHER. SEE DETAIL #7 SHEET P3.1
 - 1/2" COLD WATER PIPING DOWN TO TRAP PRIMER VALVE "PPP" PR-500 WITH DISTRIBUTION VALVE. RUN 1/2" COPPER LINE TO FLOOR DRAIN/FLOOR SINK. PROVIDE ACCESS PANEL.
 - ROUTE 3/4" CONDENSATE DRAIN PIPING FORM MECHANICAL UNIT DOWN INSIDE WALL AND OUT THRU WALL TO DISCHARGE AT 6" ABOVE FINISHED GRADE AND SPILL TO DAYLIGHT.
 - ROUTE 3/4" CONDENSATE DRAIN PIPING FORM MECHANICAL UNIT TO DISCHARGE TO INTO THE FLOOR SINK. FIELD VERIFY EXACT LOCATION FOR CONDENSATE DRAIN CONNECTION PRIOR TO START OF WORK.

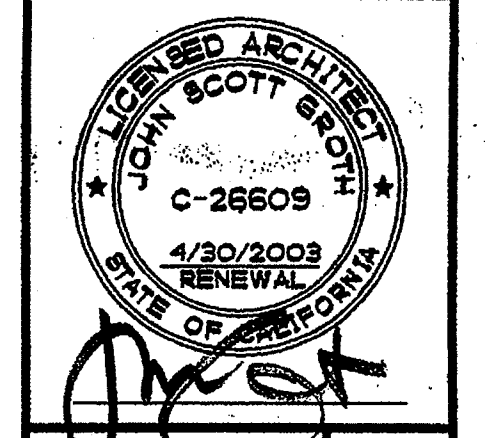


BUILDING L FLOOR PLAN - PLUMBING
1/4" = 1'-0"



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KEY PLAN
JEFFERSON M.S.



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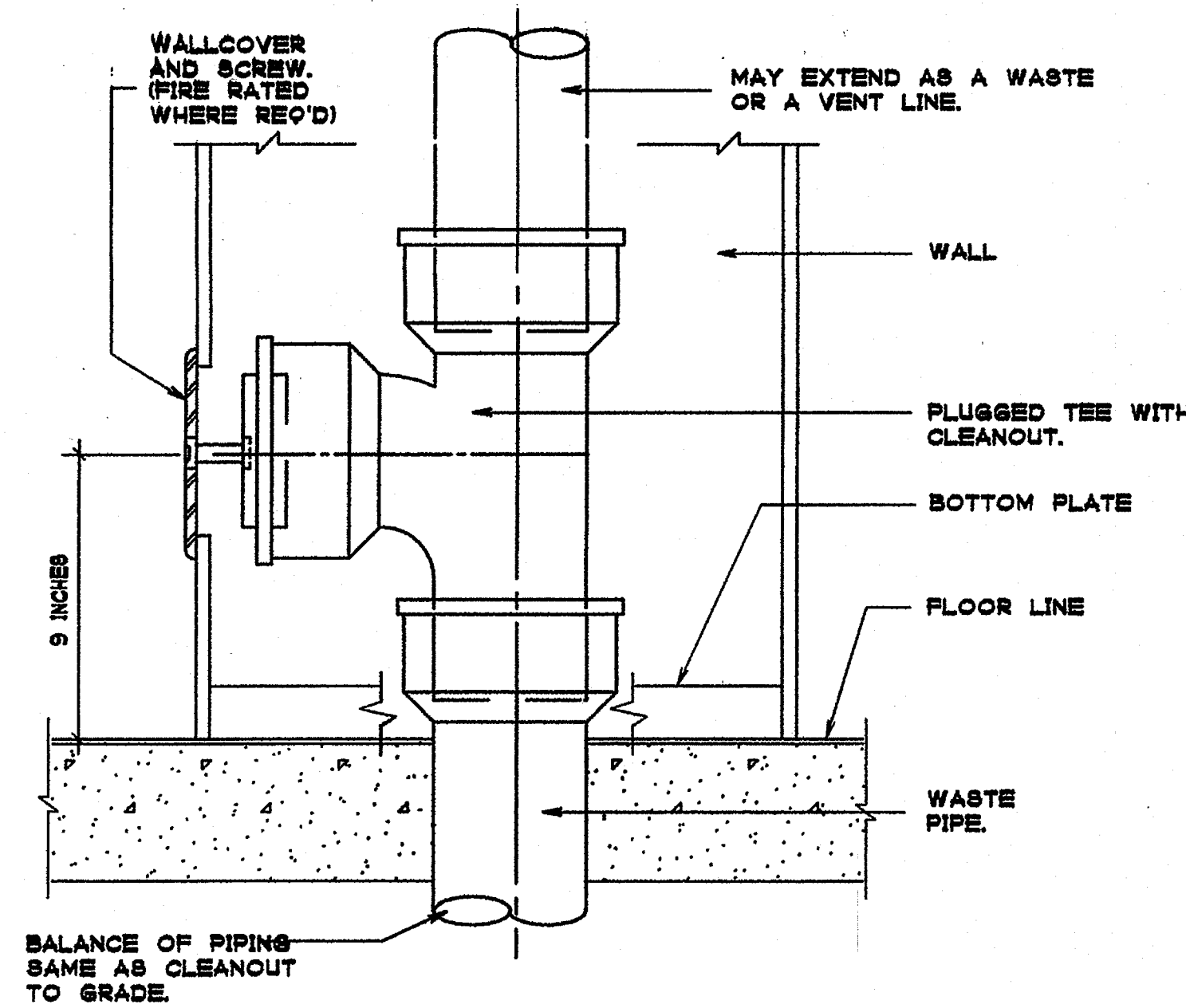
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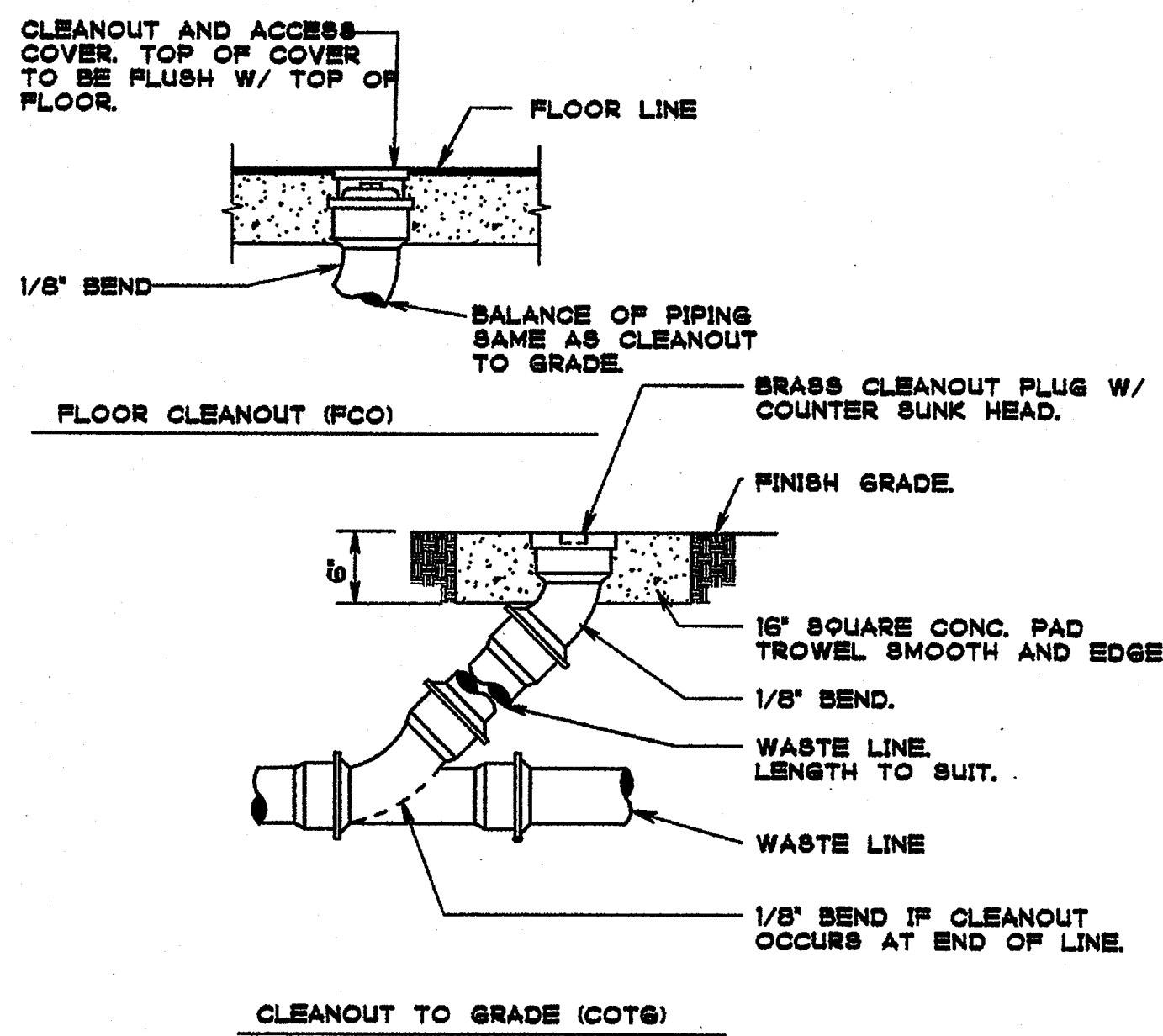
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BUILDING L
FLOOR PLAN
PLUMBING
PL2.1

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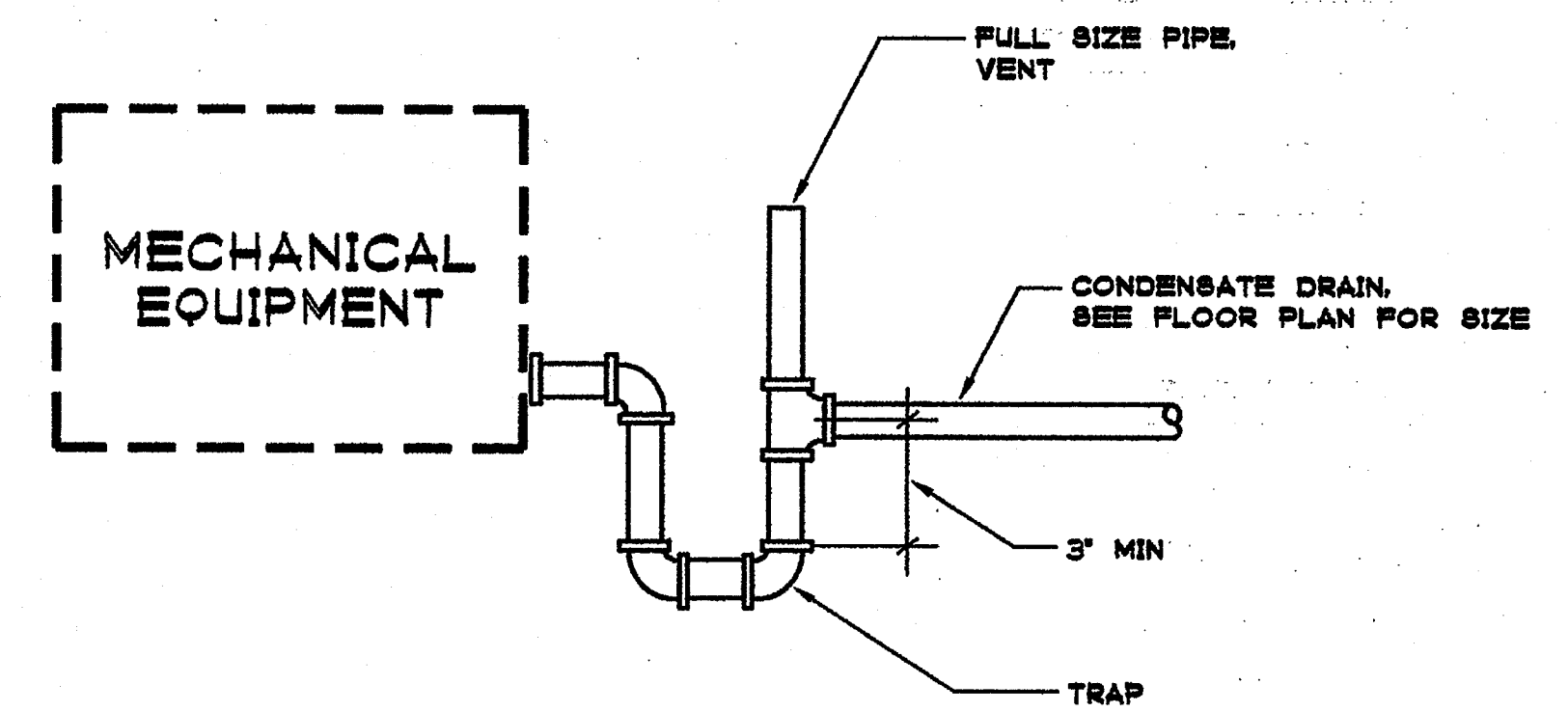
WALL CLEANOUT DETAIL

SCALE: NONE 1



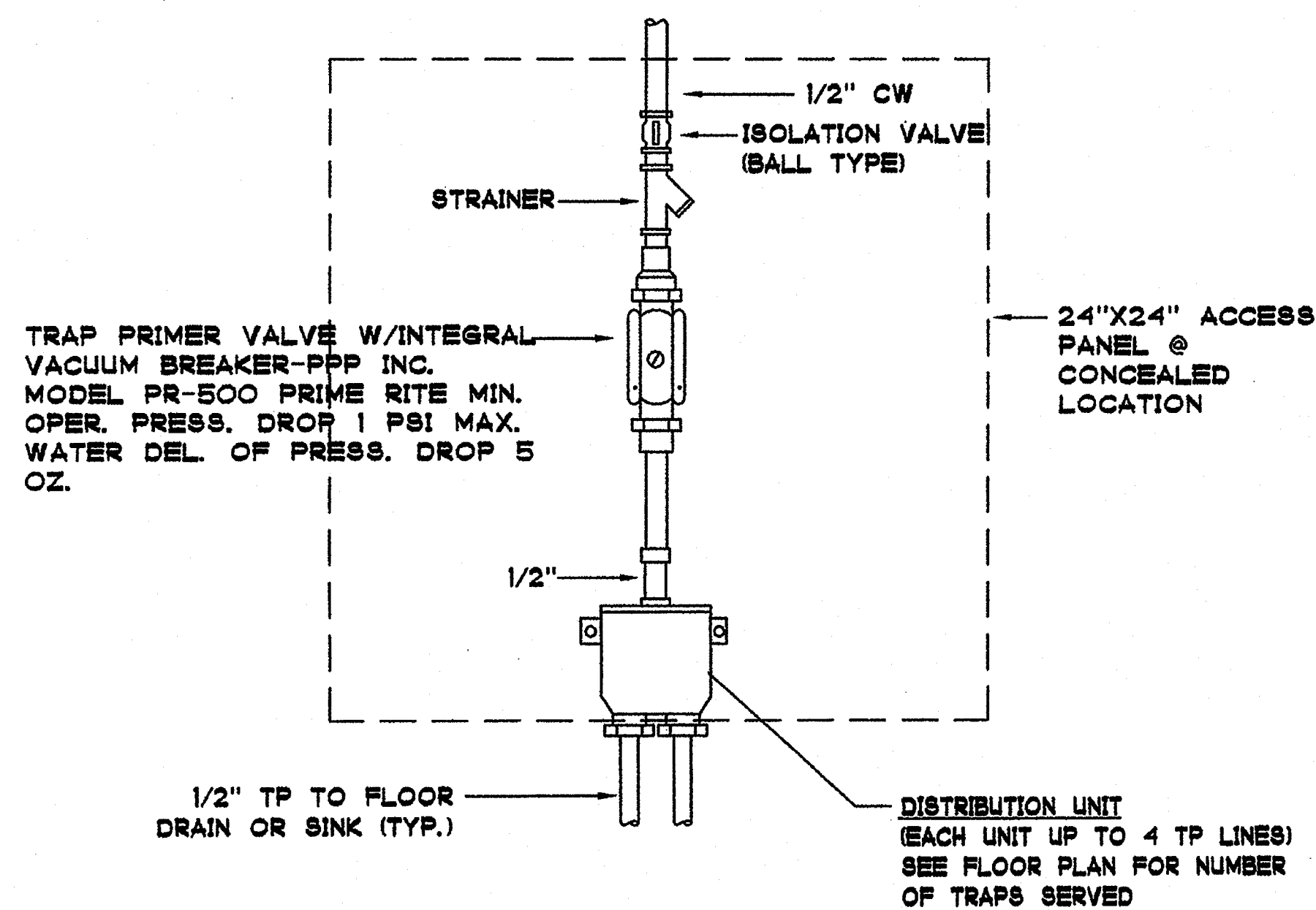
FLOOR & GRADE CLEANOUT DETAILS

SCALE: NONE 2



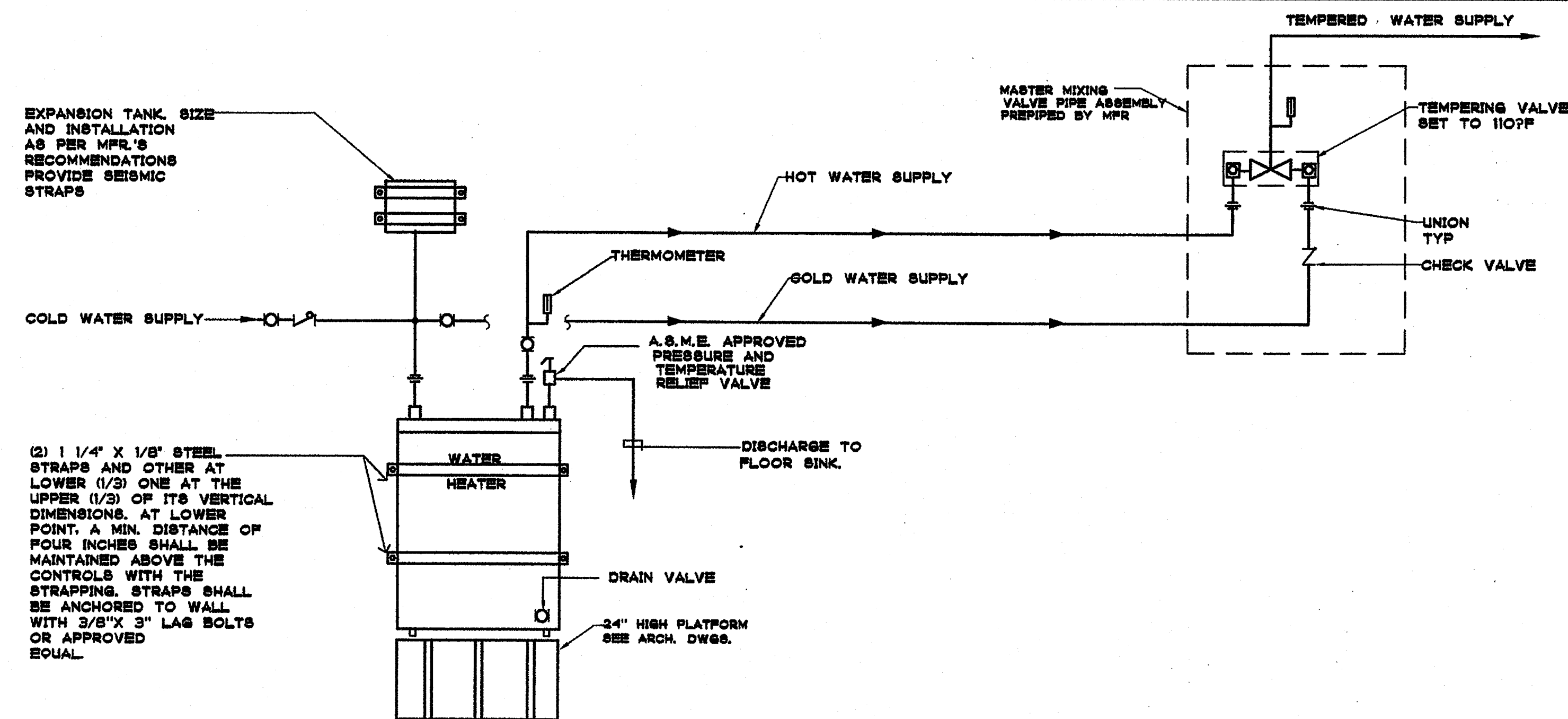
CONDENSATE DRAIN TRAP DETAIL

SCALE: NONE 3



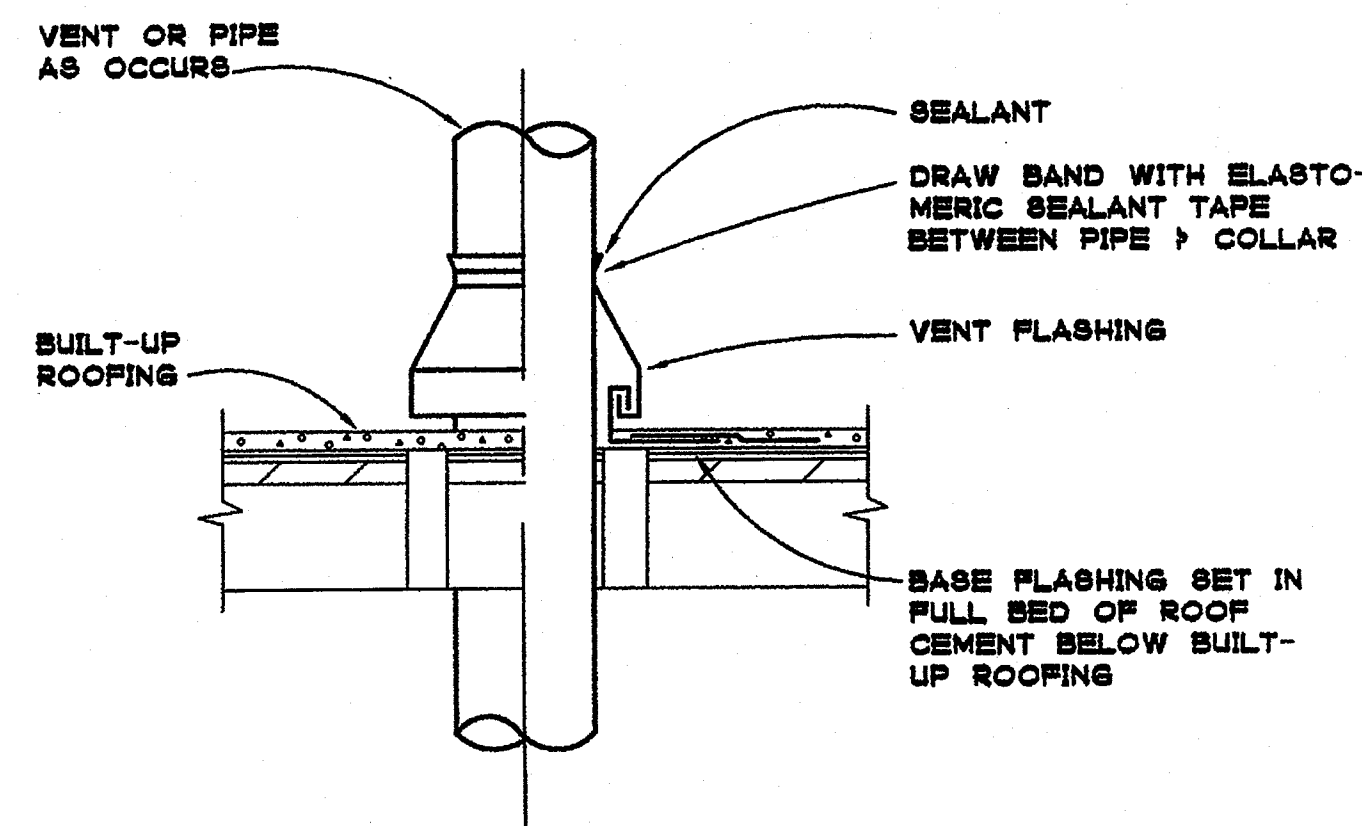
TRAP PRIMER DETAIL

SCALE: NONE 4



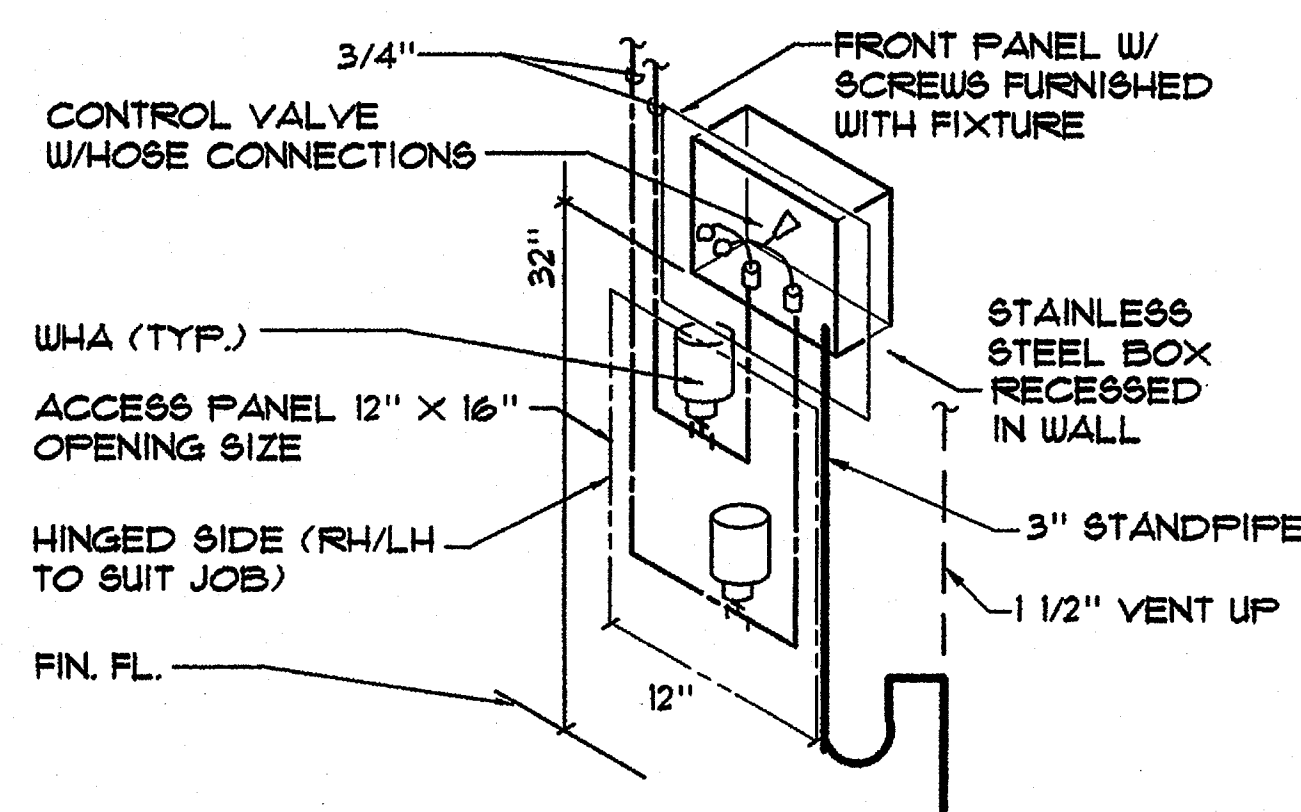
WATER HEATER AND MIXING VALVE

SCALE: NONE 6



VENT THRU ROOF DETAIL

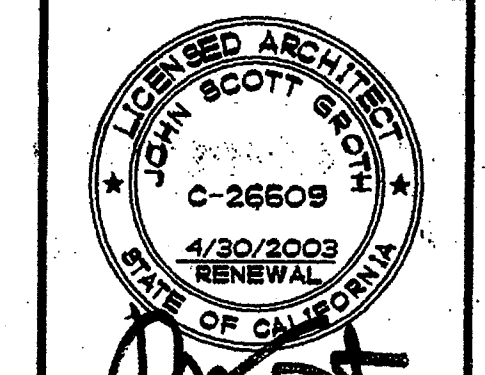
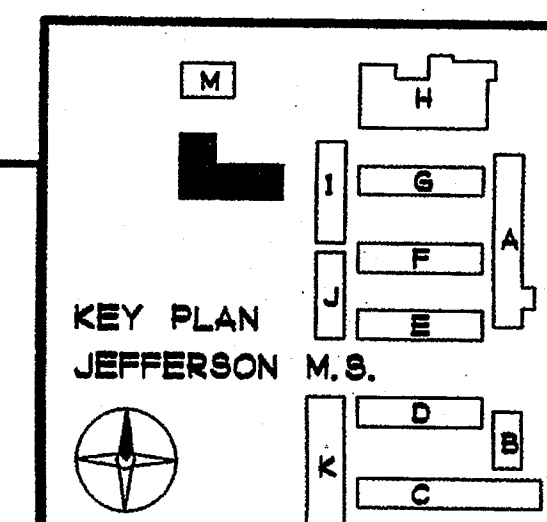
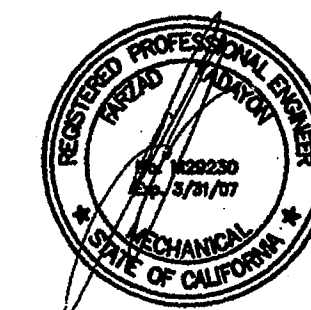
SCALE: NONE 6



WASH MACHINE CONNECTOR BOX DETAIL

SCALE: NONE 7

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REHABILITATION PROJECT
 JEFFERSON MIDDLE SCHOOL
 823 ACACIA, OCEANSIDE, CA 92054
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PLUMBING DETAILS
PL3.1

GROTH ARCHITECTS, INC. 3355 MISSION AVE. SUITE 211 OCEANSIDE, CALIFORNIA 92054
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PLUMBING GENERAL NOTES

1. ALL PLUMBING WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF THE UNIFORM PLUMBING CODE, UNIFORM BUILDING CODE, UNIFORM MECHANICAL CODE, C.A.C. TITLE 24, AMERICANS WITH DISABILITIES ACT (A.D.A.), NATIONAL FIRE PROTECTION ASSOCIATION (N.F.P.A.), THE LOCAL CITY AND COUNTY CODES, AND ALL OTHER CODES HAVING JURISDICTION. IN CASE OF CONFLICT, THE MORE STRICT REGULATIONS SHALL GOVERN.
2. CONTRACTOR SHALL NOTIFY ALL LOCAL UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO THE GAS COMPANY, ELECTRIC COMPANY, TELEPHONE COMPANY, AND THE WATER DEPARTMENT, ABOUT THE EXTENT OF PLUMBING WORK. ALL EXCAVATION WORK SHALL BE APPROVED BY ALL UTILITY COMPANIES TO ASSURE PREVENTION OF INTERRUPTION OF EXISTING SERVICES PRIOR TO START OF WORK.
3. ALL PLUMBING WORK SHALL BE COORDINATED WITH THE WORKS OF OTHER TRADES PRIOR TO START OF WORK. NECESSARY ADJUSTMENTS SHALL BE MADE AT NO EXTRA COST.
4. FOR MINIMUM PIPE SIZE CONNECTIONS TO EACH PLUMBING FIXTURE SEE PLUMBING FIXTURE SCHEDULE. THESE VALUES ARE MINIMUM LARGER CONNECTIONS MAY RESULT BASED ON THE DIFFERENT MANUFACTURER'S RECOMMENDATIONS.
5. SEWER AND VENT PIPES SHALL BE ASTM A74 SERVICE WEIGHT CAST IRON. VENT PIPES ABOVE GROUND MAY BE STANDARD WEIGHT GALVANIZED STEEL.
6. HOT AND COLD WATER PIPES, AND CONDENSATE DRAIN PIPES ABOVE GROUND SHALL BE ASTM B88 TYPE "L" HARD DRAWN COPPER TUBING WITH WROUGHT COPPER FITTINGS.
7. COLD WATER PIPES BELOW GROUND SHALL BE ASTM B88 TYPE "K" HARD DRAWN COPPER TUBING FACTORY INSULATED WITH WROUGHT COPPER FITTINGS.
8. PROVIDE DIELECTRIC FITTINGS FOR DISSIMILAR METALS IN CONTACT.
9. PROVIDE HANGERS AND SUPPORTS FOR PIPING IN ACCORDANCE WITH THE RECOMMENDATIONS OF MSS SP-69.
10. PROVIDE VALVES AT THE FOLLOWING LOCATIONS:
 - A) WATER MAIN SHUT-OFF VALVE IN VALVE BOX.
 - B) VALVE WITH HOSE CONNECTION ON DOWNSTREAM SIDE OF THE MAIN SHUT-OFF VALVE.
 - C) SHUT-OFF VALVE ON EACH SUPPLY TO EACH FIXTURE AND EQUIPMENT ITEM NOT PROVIDED WITH CONTROL STOP OR OTHER AUXILIARY SHUT-OFF VALVE.

INSTALL SHUT-OFF VALVES SO THAT STEMS EITHER ARE VERTICAL WITH HANDWHEELS OR OPERATORS ON TOP OR ARE HORIZONTAL AND SO THAT VALVES ARE EASILY ACCESSIBLE FOR OPERATION, SERVICE, REMOVAL AND REPLACEMENT.
11. PROVIDE SLEEVES FOR ALL PIPE AND TUBING PASSING THROUGH FLOORS, ROOFS, AND WALLS. PACK OAKUM INTO THE SPACE AROUND THE PIPE OR TUBING. PROVIDE FLASHING FOR ALL PIPES EXTENDING THROUGH THE ROOF.
12. ALL VENT TERMINATIONS AT ROOF SHALL BE AT LEAST 10 FEET AWAY FROM OUTSIDE AIR INTAKES, OPERABLE WINDOWS, AND THE LIKE.
13. FILL CRACKS BETWEEN FIXTURES AND WALL/FLOORS WITH SILICONE RUBBER SEALANT.
14. LOCATE, SIZE, AND INSTALL WATER HAMMER ARRESTERS IN ACCORDANCE WITH PLUMBING AND DRAINAGE INSTITUTE STANDARD NO. WH-201.
15. INSTALL FIXTURES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES. SECURE FLOOR OUTLET OF FLOOR-MOUNTED FIXTURES TO DRAINAGE CONNECTIONS AND FLOOR IN A RIGID MANNER. RIGIDLY SUPPORT WALL-HUNG FIXTURES BY MEANS OF METAL SUPPORTING MEMBERS. USE CHROMIUM-PLATED BRASS BOLTS, NUTS, AND WASHERS WHERE EXPOSED. ALL CONNECTIONS SHALL BE MADE GAS-TIGHT AND WATER-TIGHT. USE OF PUTTY AND PLASTICS FOR GASKETS WILL NOT BE PERMITTED.
16. PROVIDE ALL FIXTURE COMPONENTS AS INDICATED ON DRAWINGS. PROVIDE ADDITIONAL COMPONENTS AS PER MANUFACTURER'S RECOMMENDATIONS FOR PROPER OPERATION OF THE FIXTURES.
17. PROVIDE EACH PLUMBING FIXTURE INCLUDING HOSE BIBB WITH AN INDIVIDUAL STOP OR COMPRESSION VALVE OF POLISHED CHROME-PLATED LOOSE KEY TYPE.
18. WHERE DEPTHS OR INVERTS ELEVATIONS ARE NOT INDICATED, PROVIDE MINIMUM COVERAGE (ABOVE TOP OF PIPES) AS FOLLOWS:
 - A) ANY PIPING UNDER SLAB (TOP OF PIPE TO UNDERSIDE OF SLAB): 18 INCHES.
 - B) CAST IRON AND COPPER PIPES IN OTHER LOCATIONS: 18 INCHES.
19. EXCAVATE TO UNDISTURBED EARTH: CUT LEVEL AND FORM TRUE. REMOVE DEBRIS, RUBBISH AND SOFT MATERIAL (SUCH AS MUD). WHERE ROCK IS ENCOUNTERED, UNDERCUT TRENCHES 6-INCHES AND FILL WITH WELL TAMPED NEUTRAL SAND AND FEA GRAVEL TO PROPER PIPE ELEVATION. DURING EXCAVATION FREE OF STANDING WATER. UNDERCUT TRENCH 6-INCHES AND INSTALL PIPING IN A 6-INCH NEUTRAL SAND ENVELOPE.
20. BACKFILL TO A POINT 12-INCHES ABOVE TOP OF PIPING WITH EARTH (EXCAVATED MATERIAL MAY BE USED) FREE OF CLAY, DEBRIS, RUBBISH, ROCKS, OR CLODS OVER 4-INCHES IN THE GREATEST DIMENSION. BACKFILL ABOVE 12-INCHES FROM TOP OF PIPING MAY BE WITH EXCAVATED MATERIAL. APPLY BACKFILL BY HAND IN 6-INCH DEEP LAYERS THE FULL WIDTH OF THE TRENCH. MOISTEN EACH LAYER (DO NOT FLOOD OR PUDDLE), AND HAND TAMP TO A MINIMUM 90 PERCENT COMPACTION BEFORE PROCEEDING WITH THE NEXT LAYER OF BACKFILL.
21. DO NOT EXCAVATE UNDER FOUNDATIONS OR FOOTINGS EXCEPT IN MANNER PERMITTED BY THE ARCHITECT. DO NOT BACKFILL UNTIL INSTALLED PIPING HAS BEEN SUCCESSFULLY TESTED AND INSPECTED.

22. ALL CONDENSATE WASTE SHALL BE DRAINED BY MEANS OF RIGID INDIRECT WASTE PIPES INTO A FLOOR SINK VIA LEGAL AIR GAP OR TO A P-TRAP WITH NO MORE THAN 10 NOMINATIONS OF AIR CONDITIONING CONNECTED TO THE P-TRAP.
23. HORIZONTAL RUNS OF DRAIN LINES SHALL BE AT LEAST 3/4 INCH FROM THE WALL AND SIX (6) INCHES OFF THE FLOOR AND SHALL TERMINATE AT LEAST ONE (1) INCH ABOVE THE OVERFLOW RIM OF THE FLOOR SINK.
24. FLOOR SINKS SHALL BE LOCATED WITHIN 15 FEET OF THE DRAIN OPENING OF THE EQUIPMENT SERVED.
25. ALL SINKS AND LAVATORIES SHALL BE SUPPLIED WITH HOT (MAXIMUM 120 DEG. F) AND COLD RUNNING WATER UNDER PRESSURE. ALL LAVATORIES OR HAND SINKS SHALL HAVE A COMBINATION FAUCET OR PREMIXING FAUCET CAPABLE OF SUPPLYING WARM WATER FOR A MINIMUM OF 10 SECONDS.
26. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND SIZES OF DRAINS FROM ALL EQUIPMENT, WITH THE MANUFACTURERS PRIOR TO START OF WORK.
27. PROVIDE VACUUM BREAKERS AT HOSE BIBBS.
28. COORDINATE SAWCUTTING SEQUENCE WITH OTHER TRADES PRIOR TO START OF WORK.

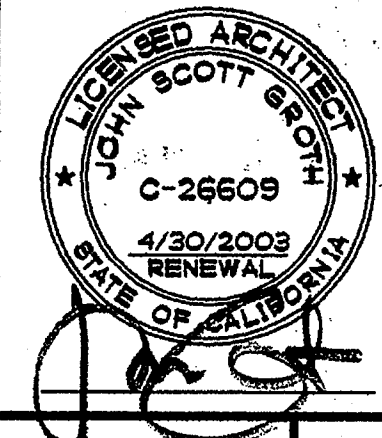
PLUMBING FIXTURE SCHEDULE						
TAG	FIXTURE	MIN. PIPE SIZE				DESCRIPTION
		CW	HW	V	S	
SK-1H	CLASSROOM SINK COUNTER MOUNTED (ACCESSIBLE)	3/4"	-	2"	2"	"JUST" 8L-ADA-2019-A-GR (6-1/2"DEPTH) SINGLE BOWL 18 GAUGE STAINLESS STEEL ADA COMPLAINT SELF RIMMING WITH 3 HOLES. FAUCET: "JUST" JTR-SI-W4 ADA COMPLAINT FAUCET. DRAIN: "JUST" J-ADA-2E

TITLE 24 NOTES

1. ALL PLUMBING SYSTEM COMPONENTS SHALL MEET OR EXCEED THE REQUIREMENTS OF U.S.C. (CALIFORNIA EDITION), UMC, UPC, NEC, NFPA, ASTM, ANSI, AND ALL LOCAL AND STATE CODE REQUIREMENTS.
2. ALL PLUMBING EQUIPMENT LISTED IN (CCR) SECTION 2-111 MUST BE CERTIFIED BY THE MANUFACTURER TO MEET OR EXCEED SPECIFICATIONS OR EFFICIENCIES ADOPTED BY THE CEC.
3. ALL HEATERS FOR DOMESTIC HOT WATER MUST BE CERTIFIED BY THE MANUFACTURER TO MEET THE SPECIFICATIONS OR EFFICIENCIES AS ADOPTED BY THE CEC. IN ACCORDANCE WITH SECTION 10-113 OF THE CCR AND ENERGY EFFICIENCY STANDARDS RESIDENTIAL NON-RESIDENTIAL.
4. ALL PIPING SHALL BE INSULATED IN ACCORDANCE TO SECTION 1201.1.6 OF UMC (CALIFORNIA EDITION).
5. ALL INSULATION INSTALLED SHALL MEET THE FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS OF SECTION 1201.1.8 UMC (CALIFORNIA EDITION) WHEN TESTED IN ACCORDANCE WITH UBC (CALIFORNIA EDITION) STANDARD 8-6.
6. FAUCETS SHALL BE 2.2 GPM MAXIMUM.
7. PROVIDE ULTRA LOW FLUSH TOILETS, 1.6 GPF MAXIMUM.
8. ALL FIXTURES FOR THE ACCESSIBLE SHALL BE INSTALLED AS PER THE LATEST REQUIREMENTS OF TITLE 24 AND ADA (AMERICANS WITH DISABILITIES ACT).

PLUMBING LEGEND

SYMBOL	ABBREV.	DESCRIPTION
---	S	SEWER ABOVE & BELOW GRADE
---	V	SANITARY VENT
---	CW	COLD WATER LINE
---	HW	HOT WATER LINE
---	HWR	HOT WATER RETURN LINE
---	G	GAS LINE
---	CD	CONDENSATE DRAIN
---	A.D.A.	AMERICANS WITH DISABILITIES ACT
---	AW	ACID WASTE
---	CO-F	FLOOR CLEAN-OUT
---	CO-W	WALL CLEAN-OUT
---	N.T.S.	NOT TO SCALE
---	CO-G	GRADE CLEAN-OUT
---	SOV	SHUT-OFF VALVE
---	GC	GAS COCK
---	POC	POINT OF CONNECTION
---	ABV	ABOVE
---	BEL	BELOW
---	DN	DOWN
---	CLG	CEILING
---	FLR	FLOOR
---	VTR	VENT THRU ROOF
---	CONT	CONTINUE
---	AP	ACCESS PANEL
---	U	UNION
---	HC	ACCESSIBLE
---		REDUCER IN PIPE
---	MPG	MEDIUM PRESSURE GAS (NATURAL)
---	P & T	PRESSURE & TEMPERATURE RELIEF VALVE
---		RISER
---	VTR	VENT THRU ROOF
---	CFH	CUBIC FEET PER HOUR
---	PRV	PRESSURE REGULATING VALVE
---	GPM	GALLONS PER MINUTE
---	T	THERMOMETER
---	AS	AQUASTAT
---		PIPE DOWN
---		PIPE UP
---	FC	FLEXIBLE CONNECTOR, PIPING
---	CV	CHECK VALVE
---	BV	BALL VALVE
---	TYP.	TYPICAL
---	MFR.	MANUFACTURER
---	N.S.F.	NATIONAL SANITATION FOUNDATION
---	B/G	BELOW GRADE
---	WHA	WATER HAMMER ARRESTOR
---	(E)	EXISTING



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 823 ACACIA, OCEANSIDE, CA 92054
 OCEANSIDE UNIFIED S.D.

OUSD NO. 858-703
 P.T.N. 73569-12
 GA NO. 066
 DATE 4-25-03
 REVISIONS

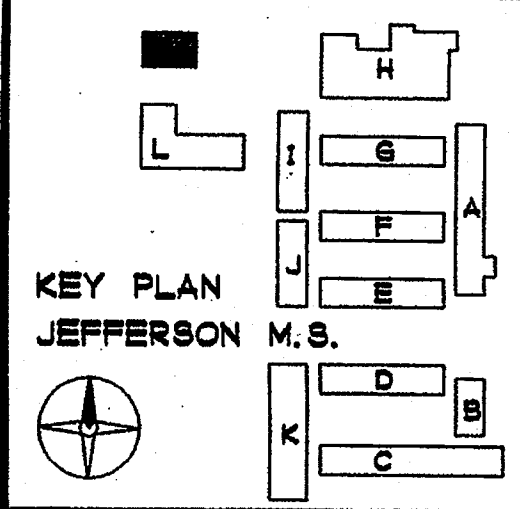


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 DIV. OF THE STATE ARCHITECT
 OFFICE OF REGULATION SERVICES
 4-104885
 APR 25 2003

SHEET TITLE
 PLUMBING SCHEDULES, NOTES AND LEGEND BUILDING "M"
 PM-1.1

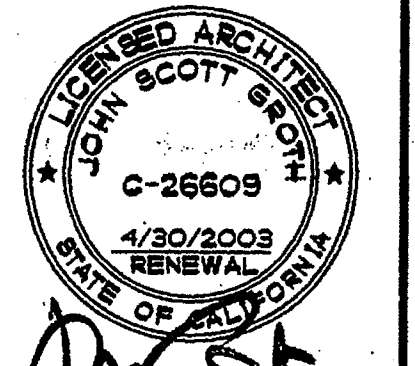
GROTH ARCHITECTS, INC. 3955 MISSION AVE. SUITE 211 JEFFERSON MIDDLE SCHOOL OCEANSIDE, CALIFORNIA 92054
 PHONE 760-754-8191 FAX 760-754-8291

T-SQUARED PROFESSIONAL ENGINEERS, INC.
 1165 LINDA VISTA DRIVE, #111
 SAN MARCOS, CA 92069
 TEL: (760) 744-6718
 FAX: (760) 744-6738
 E-Mail: tsqeng@aol.com



KEYNOTES

- ① POINT OF CONNECTION OF 2" SEWER PIPING TO EXISTING SEWER PIPING BELOW GRADE. FIELD VERIFY EXACT SIZE, LOCATION, DEPTH AND SLOPE OF EXISTING SEWER PIPING PRIOR TO START OF WORK.
- ② POINT OF CONNECTION OF 3/4" COLD WATER PIPING TO EXISTING COLD WATER PIPING BELOW GRADE. FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING COLD WATER PIPING PRIOR TO START OF WORK.
- ③ BUILDING MAIN SHUT-OFF VALVE WITH WATER PRESSURE REGULATOR INSIDE CONCRETE UTILITY BOX MARKED "WATER"
- ④ 3/4" COLD WATER UP INSIDE WALL FROM BELOW GRADE TO CEILING SPACE AND ROUTE AS INDICATED.
- ⑤ 2" SEWER PIPING DOWN, 2" VENT PIPING UP, 3/4" COLD WATER PIPING DOWN, 2" VENT THRU ROOF
- ⑥ ROUTE 3/4" CONDENSATE DRAIN PIPING FROM MECHANICAL UNIT DOWN INSIDE WALL AND OUT THRU WALL TO DISCHARGE AT 6" ABOVE FINISHED GRADE AND SPILL TO DAYLIGHT.

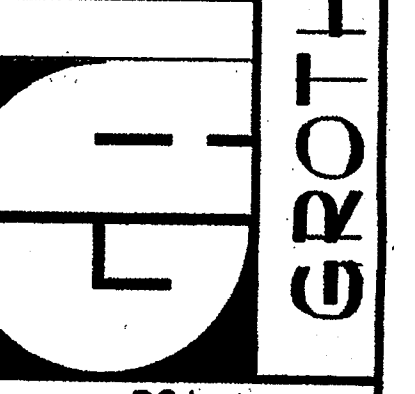


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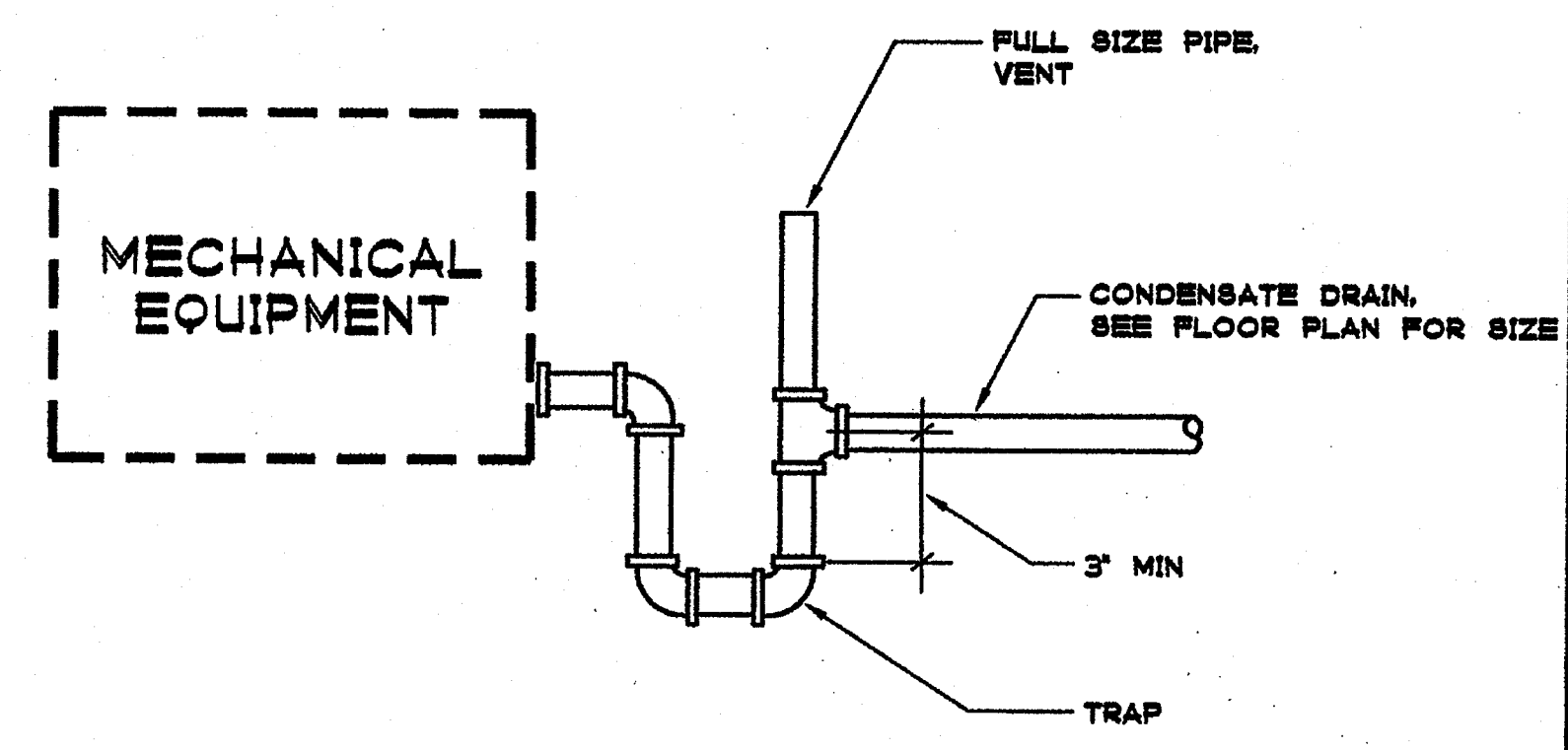
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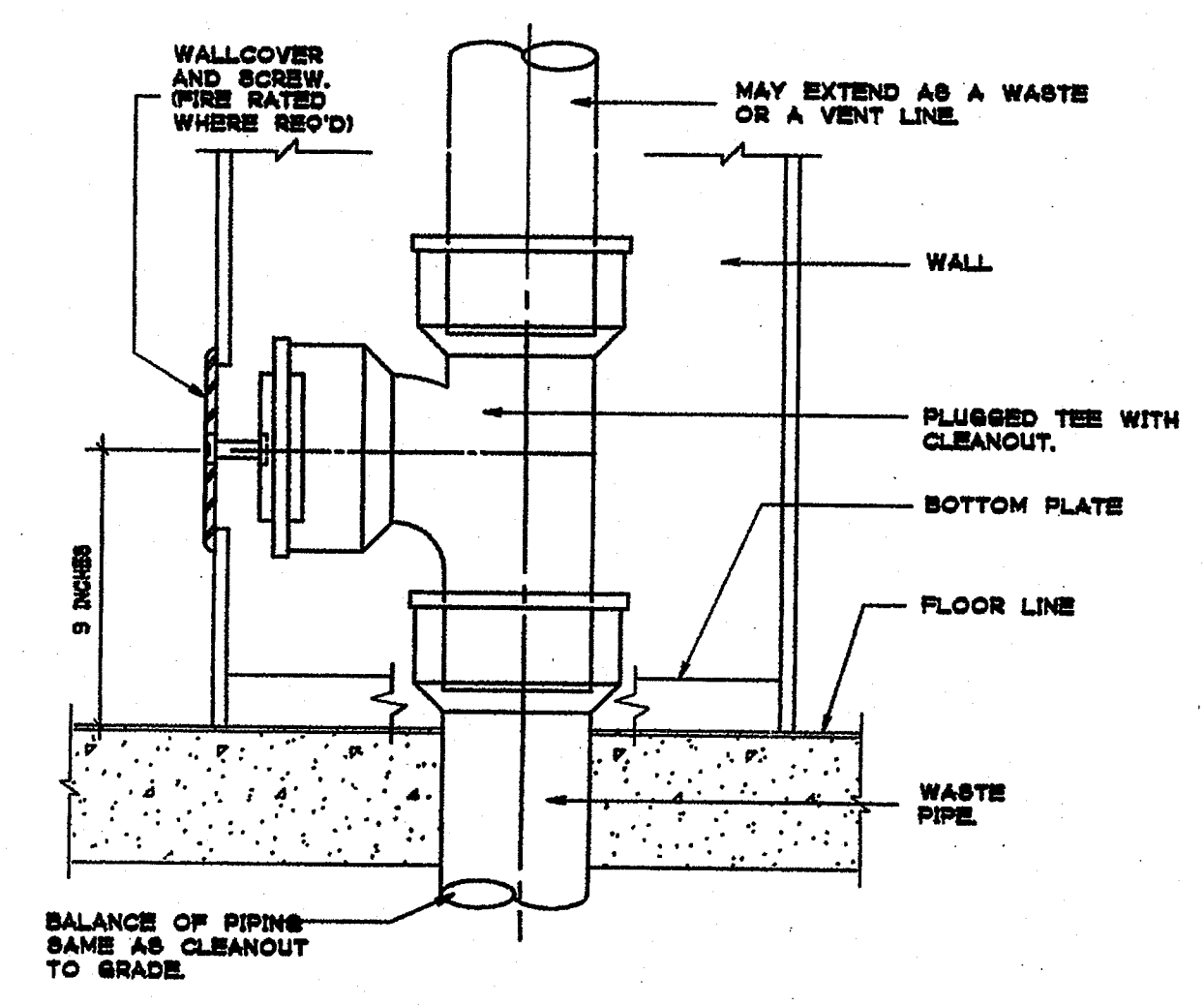
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 AC. P.L.B. 88
 DATE APR 25 2003

SHEET TITLE
 BUILDING M FLOOR PLAN PLUMBING
 PM2.1

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 OCEANSIDE, CALIFORNIA 92054

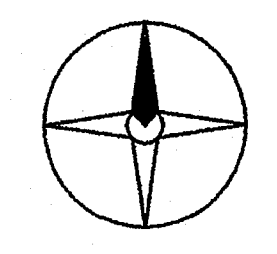
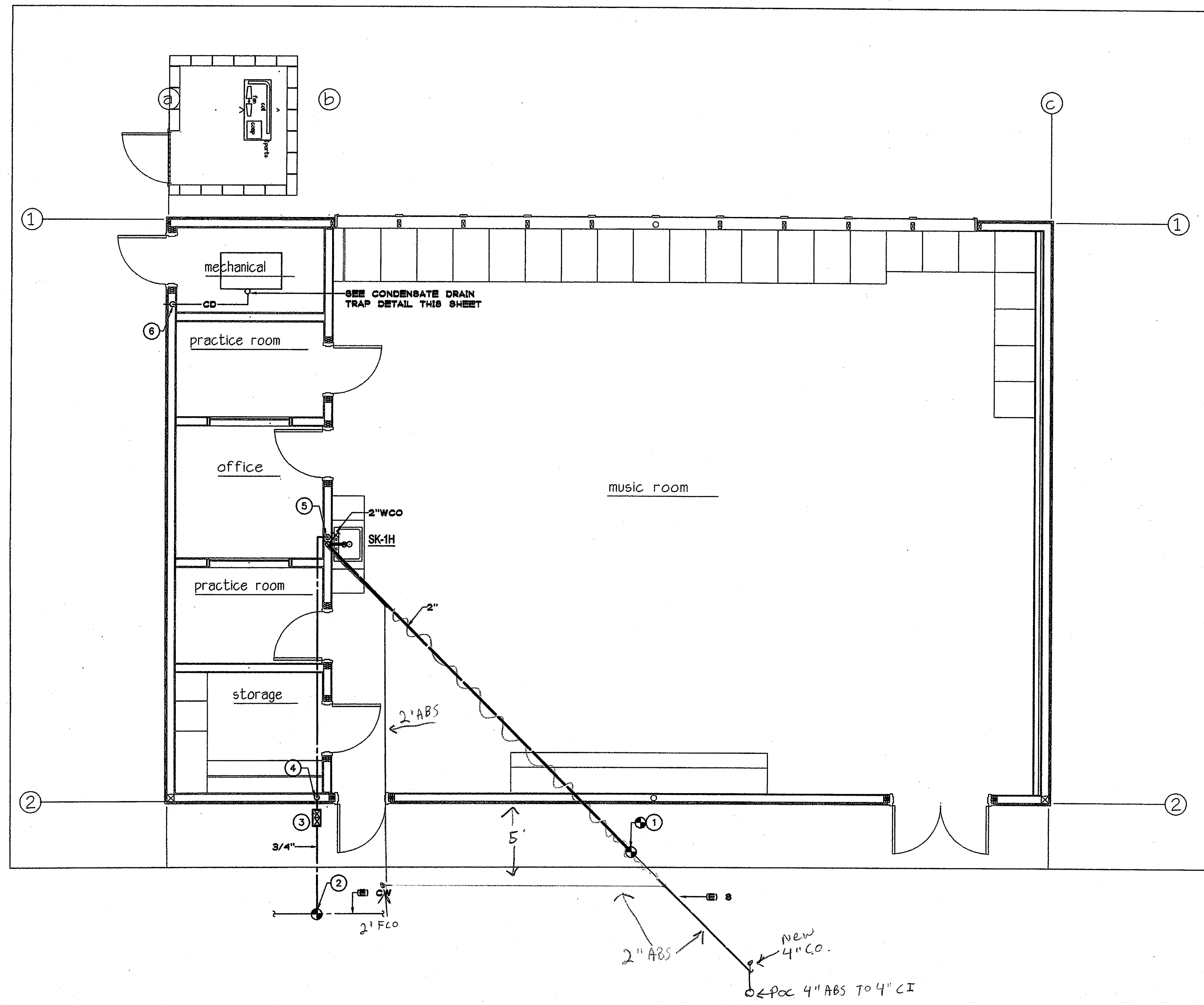
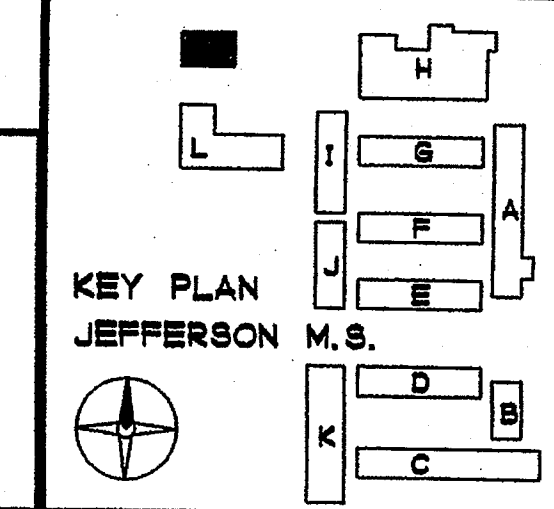


CONDENSATE DRAIN TRAP DETAIL SCALE: NONE 1

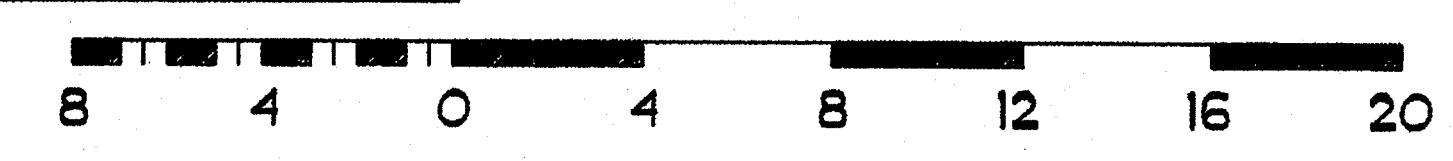


WALL CLEANOUT DETAIL SCALE: NONE 2

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BUILDING M FLOOR PLAN - PLUMBING
 1/4" = 1'-0"



PM2.1

SYMBOLS

- LUMINAIRE; 2'x4', RECESSED.
- LUMINAIRE; POINT SOURCE, SURFACE MOUNTED ROUND.
- LUMINAIRE; POINT SOURCE, WALL MOUNTED AT HEIGHT NOTED.
- LUMINAIRE; 1'x4', SURFACE MOUNTED.
- EXIT SIGN; MOUNTING, # OF FACES AND ARROWS AS SHOWN.
- LUMINAIRE, PROVIDING EMERGENCY ILLUMINATION (FILLED IN AS INDICATED)
- LUMINAIRE; POLE MOUNTED WITH ARM, SQUARE.
- TOGGLE SWITCH, SPST AT +46" U.O.N.
* SUBSCRIPT INDICATES:
A LOWER CASE *abc* ETC. = FIXTURE OR LAMPS CONTROLLED AND NUMBER OF SWITCHES IN COMMON BOX.
K = KEY OPERATED
- DUPLEX RECEPTACLE OUTLET, FLUSH WALL MOUNTED AT +18" ABOVE FINISHED FLOOR U.O.N.
- SURGE SUPPRESSION RATED DUPLEX OUTLET, FLUSH WALL MOUNTED AT +18" ABOVE FINISH FLOOR U.O.N.
- DUPLEX RECEPTACLE OUTLET HALF SWITCHED, "a" INDICATES SWITCH CONTROLLING ONE OUTLET OF THE DUPLEX RECEPTACLE FLUSH WALL MOUNTED AT +18" ABOVE FINISHED FLOOR U.O.N.
- 2 DUPLEX RECEPTACLE OUTLETS (4 PLEX) IN 4" SQ. BOX, FLUSH WALL MOUNTED AT +18" ABOVE FINISHED FLOOR U.O.N.
- DUPLEX RECEPTACLE OUTLET, FLUSH WALL MOUNTED AT +18" ABOVE FINISHED FLOOR U.O.N.
- SPECIAL RECEPTACLE, SUBSCRIPT INDICATES SIZE AND TYPE, FLUSH WALL MOUNTED AT +18" ABOVE FINISHED FLOOR U.O.N.
- COMBINATION TELEPHONE/DATA OUTLET, FLUSH WALL MOUNTED AT +18" ABOVE FINISHED FLOOR U.O.N.
- DATA OUTLET, FLUSH WALL MOUNTED AT +18" ABOVE FINISHED FLOOR U.O.N. SUBSCRIPT INDICATES NUMBER OF OUTLETS.
- TELEPHONE TERMINAL OUTLET, FLUSH WALL MOUNTED AT +18" ABOVE FINISHED FLOOR U.O.N.
- CONDUIT AND WIRE RUN UNDERFLOOR OR UNDERGROUND.
- CONDUIT AND WIRE RUN CONCEALED.
- FLEXIBLE CONDUIT.
- HOMERUN TO PANELBOARD "A", "2" INDICATES CIRCUIT NUMBER.
- SLASH MARKS INDICATE NUMBER OF #12 AWG WIRES, NO SLASH MARKS INDICATES 2 #12 AWG WIRES, U.O.N. CHEVRON MARKS INDICATES NUMBER OF #10 AWG WIRES, U.O.N.
- CONDUIT STUB-OUT WITH CAP
- JUNCTION BOX WITH COVER
- JUNCTION BOX PROVIDED BY OTHERS
- TELEVISION OUTLET, WALL MOUNTED AT +18" ABOVE FINISHED FLOOR U.O.N., 4-11/16" SQUARE BY 2-1/8" DEEP BOX WITH TWO GANG RING.
- DRIVEN GROUND ROD IN FLUSH ACCESS BOX WITH "GROUND" COVER.
- SWITCH - SIZE, FUSE SIZE AND TYPE AS INDICATED.
- COMBINATION CIRCUIT CONTROLLER/MAGNETIC STARTER, "I" INDICATES NEMA STARTER SIZE, "RV" INDICATES REDUCED VOLTAGE STARTER.
- ENCLOSED CIRCUIT BREAKER.
- COMMUNICATIONS PULL BOX
- FIRE ALARM PULL BOX
- CLOCK, BATTERY PACK
- INTERCOMMUNICATIONS SPEAKER
- EXTERIOR INTERCOMMUNICATIONS SPEAKER
- 3/4" DETAIL REFERENCE SYMBOL FOR DETAIL TITLES. "A" IS DETAIL DESIGNATION. "E-1" INDICATES SHEET WHERE DETAIL IS REFERENCED. "E-2" INDICATES SHEET WHERE DETAIL IS DRAWN.

FIRE ALARM SYSTEM GENERAL NOTES

1. THE FIRE ALARM SYSTEM AND ALL COMPONENTS SHALL CONFORM TO ARTICLE 760 OF THE CALIFORNIA ELECTRICAL CODE.
2. UPON COMPLETION OF THE MODIFICATIONS TO THE FIRE ALARM SYSTEM, A SATISFACTORY TEST OF THE AFFECTED PORTION OF THE FIRE ALARM SYSTEM SHALL BE MADE IN THE PRESENCE OF THE ENFORCING AGENCY.
3. A MINIMUM OF 48 HOURS NOTICE SHALL BE REQUIRED FOR ANY INSPECTION AND/OR TESTING.
4. ALL DEVICES OF THE FIRE ALARM SYSTEM SHALL BE APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL.
5. A STAMPED SET OF APPROVED FIRE ALARM PLANS SHALL BE ON THE JOB SITE AND USED FOR INSTALLATION. ANY DEVIATION FROM APPROVED PLANS, INCLUDING THE SUBSTITUTION OF DEVICES, SHALL BE APPROVED BY THE STATE FIRE MARSHAL.
6. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE CODE OR RECOGNIZED STANDARDS, SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR OF RECORD.
7. A CERTIFICATE OF COMPLIANCE SHALL BE PREPARED BY THE INSTALLER AND GIVEN TO THE STATE FIRE MARSHAL UPON COMPLETION OF THE INSTALLATION.
8. MODIFICATIONS TO THE EXISTING FIRE ALARM SYSTEM SHALL NOT BE STARTED UNTIL DETAILED PLANS AND SPECIFICATIONS, INCLUDING CALIFORNIA STATE FIRE MARSHAL LISTING NUMBERS FOR EACH NEW COMPONENT OF THE SYSTEM HAVE BEEN APPROVED BY DSA FIRE MARSHAL.
9. ALL NEW COMPONENTS SHALL BE SUPPLIED BY F.C.I.D. (STANDARD ELECTRONICS) TO MATCH EXISTING.
10. ALL MODIFICATIONS TO THE EXISTING FIRE ALARM SYSTEM SHALL BE MADE BY STANDARD ELECTRONICS AND NO OTHER.
11. REFER TO STANDARD ELECTRONICS FIRE ALARM DRAWINGS FOR FIRE ALARM SYSTEM MODIFICATIONS.
12. THE CONTRACTOR SHALL PROVIDE THE SERVICES OF STANDARD ELECTRONICS FOR ALL MODIFICATIONS TO THE FIRE ALARM SYSTEM.
13. VERIFY LOCATION OF ALL DEVICES PRIOR TO ROUGH-IN. REFER TO ARCHITECTURAL FLOOR PLANS AND ELEVATIONS.

ABBREVIATIONS

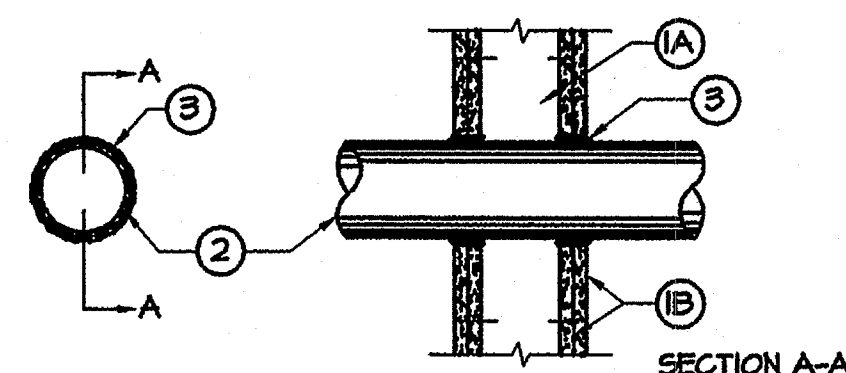
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
BFG	BELOW FINISHED GRADE
B.S.	BARE STRANDED
CB	CIRCUIT BREAKER
C	CONDUIT
CCTV	CLOSED CIRCUIT TV
C.O.	CONDUIT ONLY
COND	CONDUCTOR
CU	COPPER
CCTV	CLOSED CIRCUIT TELEVISION
EMER	EMERGENCY
EXIST	EXISTING
FACP	FIRE ALARM CONTROL PANEL
FATC	FIRE ALARM TERMINAL CABINET
MTD	MOUNTED
MTTB	MAIN TELEPHONE TERMINAL BACKBOARD
MTG	MOUNTING
PNL	PANEL
PWR	POWER
RGS	RIGID GALVANIZED STEEL
SHT	SHEET
T, TELE	TELEPHONE
TYP	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
WP	WEATHERPROOF
X	EXISTING TO REMAIN

FIRE PENETRATIONS NOTE

ALL PENETRATIONS OF FIRE RESISTIVE FLOORS, WALLS OR CEILING SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO U.L. (UNDERWRITERS LABORATORY) LISTINGS FOR THROUGH PENETRATION FIRE STOP SYSTEMS, AND SHALL BE A TESTED ASSEMBLY APPROVED BY THE FIRE MARSHAL. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL RACEWAY PENETRATIONS AND ELECTRICAL OUTLET BOXES RECESSED IN OPPOSITE SIDES OF RATED WALLS WITH LESS THAN A 24" HORIZONTAL OFFSET. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS, FURNISHED BY THE MANUFACTURER OF THE FIRE STOP MATERIAL, WHICH SHOW COMPLETE CONFORMANCE TO THE U.L. LISTING, TO THE OWNER'S REPRESENTATIVE. THESE DRAWINGS SHALL BE AVAILABLE TO THE FIRE MARSHAL. THE SHOP DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION WITH ALL VARIABLES DEFINED. SEE TYPICAL FIRE PENETRATION DETAIL BELOW.

PENETRATION SEAL AT RATED PARTITIONS:

SYSTEM NO. M1001
 F RATINGS - 1, 2, 3 AND 4 HR. (SEE ITEMS 2 AND 3)
 T RATINGS - 0, 1, 2, 3 AND 4 HR. (SEE ITEM 3)
 L RATING AT AMBIENT - LESS THAN 1 CFM/SQ. FT. (SEE ITEM 3)
 L RATING AT 400 F - LESS THAN 1 CFM/SQ. FT. (SEE ITEM 3)



1. WALL ASSEMBLY-THE 1, 2, 3, OR 4 HR FIRE-RATED GYPSUM WALLBOARD/ STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL I300 OR I400 SERIES WALL OR PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
 - A. STUDS-WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS (MAX 2 HR FIRE RATED ASSEMBLIES) OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. LUMBER SPACE 16 IN OC WITH NOM 2 BY 4 IN. LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN. 3-5/8 IN. WIDE BY 1-3/8 IN. DEEP CHANNELS SPACED MAX 24 IN. OC.
 - B. WALLBOARD, GYPSUM-NOM 1/2 OR 5/8 IN. THICK, 4 FT. WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL I300 OR I400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX. DIAM. OF OPENING IS 13-1/2 IN.
2. PIPE OR CONDUIT-NOM 12 IN. DIA (OR SMALLER) SERVICE WEIGHT (OR HEAVIER) CAST IRON SOIL PIPE, NOM 12 IN. DIA (OR SMALLER) CLASS 50 (OR HEAVIER) DUCTILE IRON PIPE, NOM 6 IN. DIA (OR SMALLER) STEEL CONDUIT, NOM 4 IN. DIA (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR TYPE L (OR HEAVIER) COPPER TUBING OR NOM 1 IN. DIA (OR SMALLER) FLEXIBLE STEEL CONDUIT. WHEN COPPER PIPE OR FLEXIBLE STEEL CONDUIT IS USED, MAX F RATING OF FIRESTOP SYSTEM (ITEM 3) IS 2 H. STEEL PIPES OR CONDUITS LARGER THAN NOM 4 IN. DIA MAY ONLY BE USED IN WALLS CONSTRUCTED USING STEEL CHANNEL STUDS. A MAX OF ONE PIPE OR CONDUIT IS PERMITTED IN THE FIRESTOP SYSTEM. PIPE OR CONDUIT TO BE INSTALLED NEAR CENTER OF STUD CAVITY WIDTH AND TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
3. FILL VOID OR CAVITY MATERIAL - CAULK FILL MATERIAL INSTALLED TO COMPLETELY FILL ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND GYPSUM WALLBOARD AND WITH A MIN 1/4 IN. DIA BEAD OF CAULK APPLIED TO PERIMETER OF PIPE OR CONDUIT AT ITS EGRESS FROM THE WALL. CAULK INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL ASSEMBLY. THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE HOURLY F RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED, AS SHOWN IN THE FOLLOWING TABLE. THE HOURLY T RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE TYPE OR SIZE OF THE PIPE OR CONDUIT AND THE HOURLY F RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED, AS TABULATED BELOW.

MAX PIPE OR CONDUIT DIA, INCHES	ANNULAR SPACE INCHES	F RATING, HOUR	T RATING, HOUR
1	0 TO 3/16	1 OR 2	0, 1 OR 2
1	1/4 TO 1/2	3 OR 4	3 OR 4
4	0 TO 1/4	1 OR 2	0
4	0 TO 1-1/2*	1 OR 2	0
6	1/4 TO 1/2	3 OR 4	0
12	3/16 TO 3/8	1 OR 2	0

*WHEN COPPER PIPE IS USED, T RATING IS 0 H.
 #0 TO 1-1/2 IN. ANNULAR SPACE APPLIES ONLY WHEN TYPE CP-25 MB+ CAULK IS USED.
 MINNESOTA MINING & MFG. CO.-TYPES CP-25 S/L, CP-25 N/S, CP-25 MB, CP-25 MB+, (NOTE: L RATINGS APPLY ONLY WHEN TYPE CP-25 MB CAULK IS USED.)
 *BEARING THE UL CLASSIFICATION MARKING

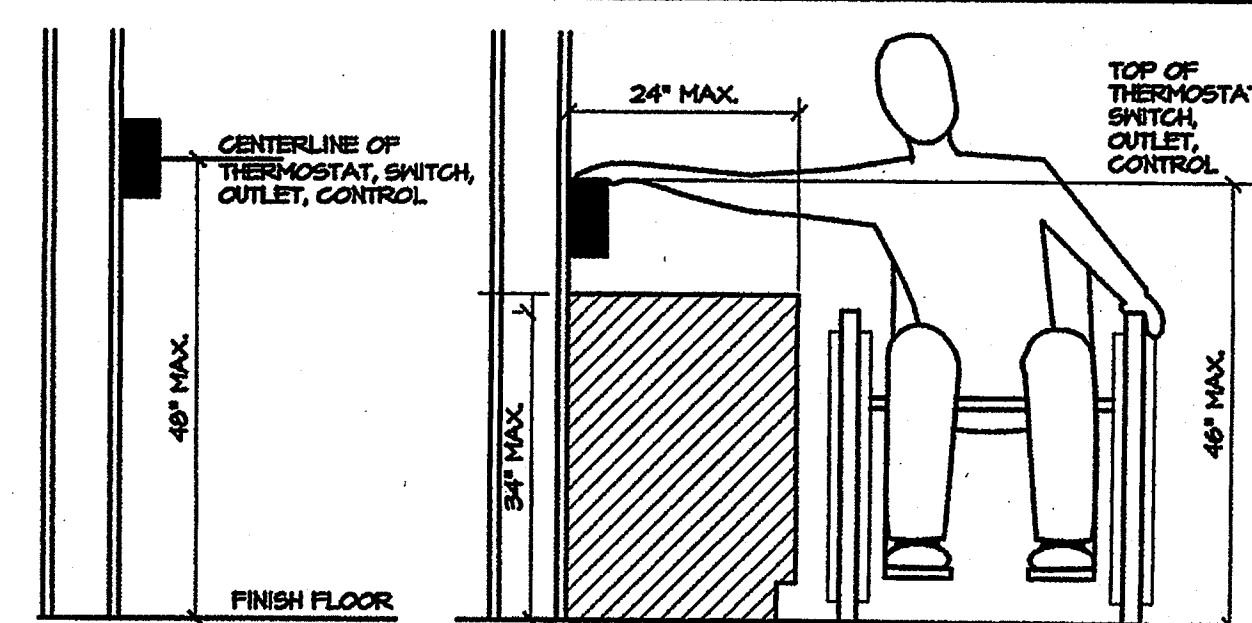
GENERAL NOTES

1. THE SEISMIC ANCHORAGE FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE DESIGNED TO WITHSTAND A LATERAL FORCE.
 - a. CALCULATED AS SPECIFIED IN SECTION 1632A AND TABLE 16A-0 OF THE VOL. 2 TITLE 24, 1990
 - b. IN LIEU OF CALCULATIONS PER I- THE ANCHORAGE SHALL BE CAPABLE OF WITHSTANDING A LATERAL FORCE EQUAL TO 2.2 μ ACTING SIMULTANEOUSLY WITH A VERTICAL FORCE EQUAL TO 0.12 μ (BOTH FORCES AT SERVICE LEVEL, THESE VALUES CORRESPOND TO AN $I_p=1.15$ AND $C_a=0.66$ FOR OTHER VALUES OF I_p AND C_a THE LATERAL AND VERTICAL FORCE CAN BE ADJUSTED ACCORDINGLY)
- * INCLUSION OF VERTICAL FORCE PER TABLE 16-0 FOOTNOTE 20 (FOR EMERGENCY POWER SUPPLIES AND COMMUNICATIONS EQUIPMENT ONLY)
2. THE CAPACITY OF THE ANCHORAGE CONNECTORS IN SHEAR AND/OR TENSION SHALL BE CLEARLY INDICATED IN THE CALCULATIONS, WHICH INDICATE, ICB0 REPORT NO. (IF APPLICABLE) THEIR TOTAL NUMBER, SIZE, GRADE, EMBEDMENT, EDGE DISTANCES, AND OTHER FACTORS WHICH AFFECT THE CAPACITY IN SHEAR AND TENSION.

SHEET INDEX

- E1.0 ELECTRICAL SYMBOLS AND ABBREVIATIONS, GENERAL NOTES AND SHEET INDEX
- E2.0 ELECTRICAL SITE POWER AND SIGNAL PLAN
- E3.0 EXISTING ELECTRICAL SINGLE LINE DIAGRAM, ELECTRICAL PANELS
- E4.0 TELECOMMUNICATIONS, INTERCOMPAGING AND CABLE TELEVISION RISER DIAGRAM
- E5.0 LUMINAIRE SCHEDULE AND ELECTRICAL DETAILS
- EAL-1 BUILDING "L" POWER AND SIGNAL PLAN
- EAL-2 BUILDING "L" LIGHTING PLAN
- EAM-1 BUILDING "M" POWER AND SIGNAL PLAN
- EAM-2 BUILDING "M" LIGHTING PLAN
- FA1 SITE PLAN FIRE ALARM SYSTEM
- FA2 BUILDING L LOCATION LAYOUT FIRE ALARM SYSTEM
- FA3 BUILDING M LOCATION LAYOUT FIRE ALARM SYSTEM
- FA4 RISER DIAGRAM AND CALCULATIONS FIRE ALARM SYSTEM
- FA5 POINT TO POINT FIRE ALARM SYSTEM

ACCESS COMPLIANCE DETAIL

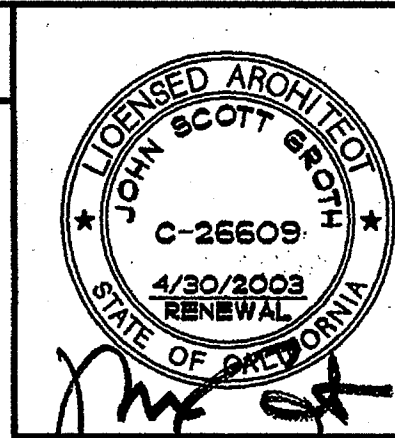
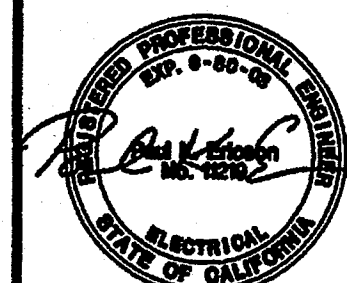


MOUNTING HEIGHT OVER OBSTRUCTION

SYSKA HENNESSY GROUP

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SYSKA JOB NO. JMR-01-000



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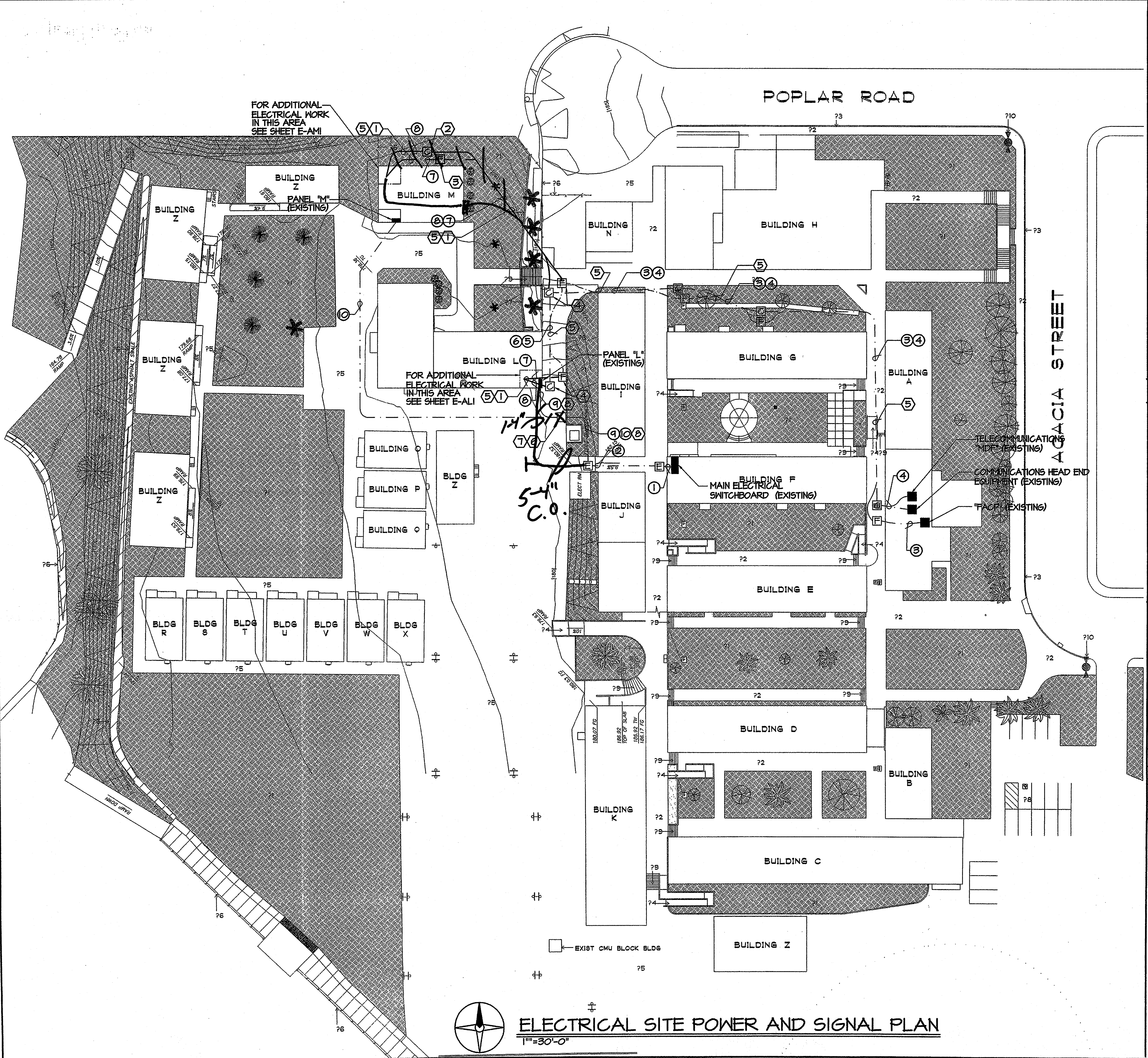
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SHEET TITLE
 ELECTRICAL SYMBOLS, ABBREVIATIONS, SHEET NOTES AND SHEET INDEX

E1.0



SHEET NOTES

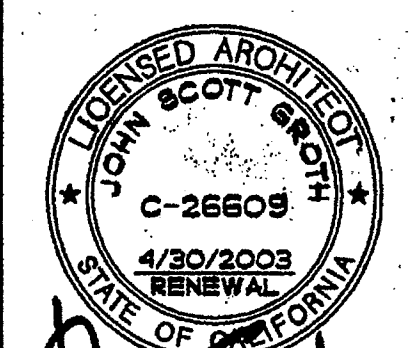
- ① PROVIDE RED CONCRETE ENCASED UNDERGROUND DUCT BANK.
- ② PROVIDE 4'-0" X 2'-6" UNDERGROUND DUCT BANK FULL-BOX WITH "COMMUNICATIONS" TRAFFIC COVER, SAN DIEGO PRECAST CONCRETE #3048-3048C4T OR APPROVED EQUAL, SET FULLBOX ON 12" OF 1/2" CRUSHED ROCK, 2" ABOVE EXISTING GRADE, FEATHER GRADE TO TOP OF FULLBOX.
- ③ PROVIDE 17"x30" UNDERGROUND DUCT BANK FULL-BOX WITH "FIRE ALARM" TRAFFIC COVER, SAN DIEGO PRECAST CONCRETE #6E-6ECS OR APPROVED EQUAL, SET FULL BOX ON 12" OF 1/2" OF 1/2" CRUSHED ROCK 2" ABOVE EXISTING GRADE, FEATHER GRADE TO TOP OF FULL BOX.
- ④ PROVIDE CORE-DRILL PENETRATIONS OF EXISTING FULL-BOXES.
- ⑤ PROVIDE COMMUNICATIONS AND FIRE ALARM SYSTEM CONDUCTORS IN EXISTING AND NEW UNDERGROUND DUCT BANK.
- ⑥ UNCOVER, EXPOSE EXISTING CONCRETE ENCASED UNDERGROUND DUCT BANK, REMOVE EXISTING DUCT BANK ENCASUREMENT AND CONDUITS REQUIRED FOR INSTALLATION OF DUCT BANK FULLBOX, POT HOLE AND EXAMINE PRIOR TO PERFORMING WORK.
- ⑦ PROVIDE POWER SYSTEM 3' x 5' UNDERGROUND FULL BOX, SAN DIEGO PRECAST #3660 WITH TRAFFIC COVER SET ON 12" OF 1/2" CRUSHED ROCK, SET FLUSH WITH EXISTING GRADE. NOTCH FULLBOX TO ACCOMMODATE EXISTING ELECTRICAL DUCT BANK.
- ⑧ DISCONNECT, REMOVE ELECTRICAL SUBFEED #4 CONDUCTORS. PROVIDE ELECTRICAL SUBFEED #11 CONDUCTORS, PROVIDE ELECTRICAL CONNECTION TO "MSB" AND PANEL "L".

GENERAL NOTES

- 1. VERIFY EXISTING ELECTRICAL UNDERGROUND FULL-BOX LOCATIONS.
- 2. VERIFY LOCATION ALL ELECTRICAL EQUIPMENT PRIOR TO INSTALLATION.
- 3. CUT, BREAK, REMOVE, TRENCH, BACK FILL AND COMPACT TRENCH, PATCH TO MATCH EXISTING CONDITIONS AFTER INSTALLATION OF RED CONCRETE ENCASED DUCT BANK.

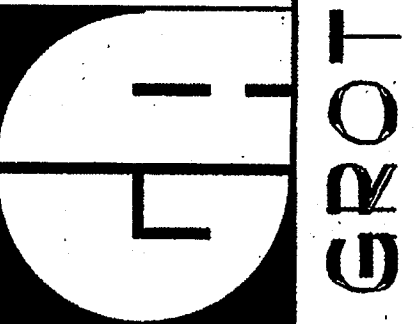
ELECTRICAL FEEDER SCHEDULE

QUSD NO.	DESCRIPTION
①	20-3" C.O. ELECTRICAL POWER (EXISTING)
②	6-3" C.O. ELECTRICAL POWER (EXISTING)
③	3-2" C.O. FIRE ALARM (EXISTING)
④	4-4" C.O. COMMUNICATIONS (EXISTING)
⑤	3-4" C.O. COMMUNICATIONS (EXISTING)
⑥	2-2" C.O. FIRE ALARM (EXISTING)
⑦	1-2"C. FIRE ALARM NEW
⑧	6-2"C. COMMUNICATIONS
⑨	3"C, 4#250 MCM, #3 GRD. THIN CU. (EXISTING)
⑩	2"C, 4#175, #6 GRD. THIN CU. (EXISTING)
⑪	3"C, (EXISTING) PROVIDE 4#500 MCM, #2 GRD. THIN CU.



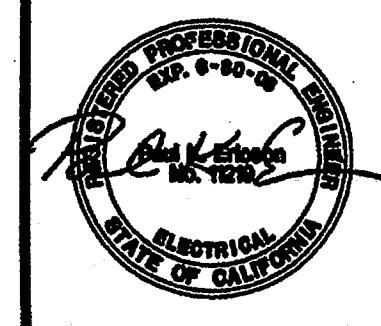
GROTH ARCHITECTS, INC.
 823 ACACIA, OCEANSIDE, CA 92054
 OCEANSIDE UNIFIED S.D.
 PHONE 760-754-8191
 FAX 760-754-8291

REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
 823 ACACIA, OCEANSIDE, CA 92054
 OCEANSIDE UNIFIED S.D.



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 IDENTIFICATION STAMP
 DIV. OF THE STATE ARCHITECT
 OFFICE OF REGULATION SERVICES
 4-104885
 DATE APR 25 2003

SYSKA HENNESSY GROUP
 Syska Hennessy Group, Inc.
 9555 Granite Ridge Drive
 San Diego, CA 92123
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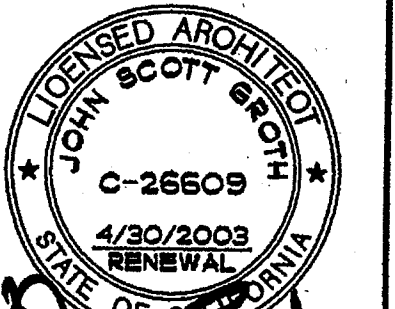


SHEET TITLE
 SITE POWER AND SIGNAL PLAN
E2.0

ELECTRICAL SITE POWER AND SIGNAL PLAN
 1"=30'-0"

SHEET NOTES

- PROVIDE 400A, 240V, 3 POLE FUSE SWITCH WITH THREE (3) DUAL ELEMENT, CURRENT LIMITING FUSES, BUSSMAN TYPE "FRN-RK" OR APPROVED EQUAL COMPLETE WITH COPPER BUSS STABS AND DEAD FRONT COVERS.
- DISCONNECT, REMOVE EXISTING UNDERGROUND DUCT BANK ELECTRICAL SUBFEED CONDUCTORS, PROVIDE ELECTRICAL SUBFEED CONDUCTORS. FOR DETAILS, SEE SHEET E2.0.
- REMOVE EXISTING ELECTRICAL PANEL, PROVIDE ELECTRICAL PANEL. FOR DETAILS, SEE PANEL SCHEDULE THIS SHEET.
- PROVIDE ELECTRICAL PANEL. FOR DETAILS, SEE PANEL SCHEDULE THIS SHEET.
- PROVIDE 3/4" x 10' GROUND ROD DRIVEN TO +6", PROVIDE SEPARATE BUILDING GROUND CONNECTION.
- DISCONNECT, RELOCATE EXISTING BUILDING "M" ELECTRICAL SUBFEED CONDUCTORS TO EXISTING 200 AMP FUSIBLE SWITCH VACATED BY RELOCATION OF BUILDING "L" ELECTRICAL FEEDER.
- DISCONNECT, REMOVE EXISTING PANELBOARD, MODIFY EXISTING ELECTRICAL BRANCH CIRCUIT AND SUBFEED CONDUIT AS REQUIRED FOR INSTALLATION OF NEW PANELBOARDS (AT THE CONTRACTOR'S OPTION, THE EXISTING PANEL ENCLOSURES MAY REMAIN AND UTILIZED AS JUNCTION/SPLICE BOXES).



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REHABILITATION PROJECT
JEFFERSON MIDDLE SCHOOL
823 ACACIA, OCEANSIDE, CA 92054
OCEANSIDE UNIFIED S.D.

088D NO.
858-703
P.T.N.
73569-12
6A NO.
066
DATE
4-25-03
REVISIONS

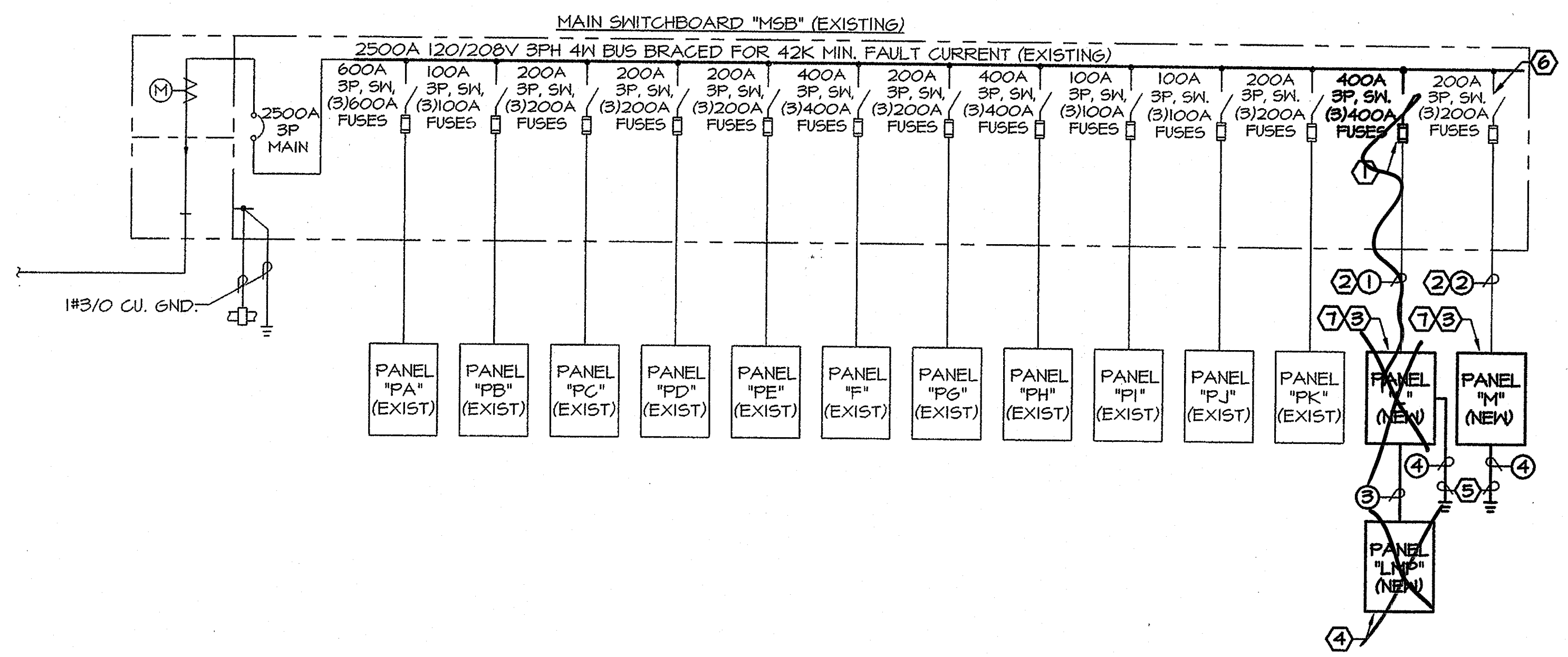
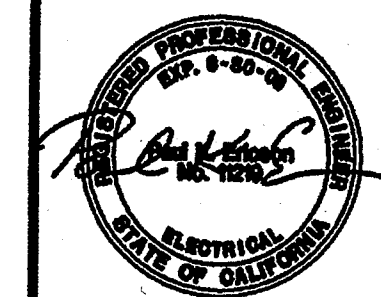
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D.M. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
4-104885
AC _____ FLS _____
DATE APR 25 2003

SHEET TITLE
EXISTING ELECTRICAL SINGLE LINE DIAGRAM, ELECTRICAL PANELS

E3.0

SYSKA HENNESSY GROUP
Syska Hennessy Group, Inc.
9885 Granite Ridge Drive
San Diego, CA 92123
Tel: 858.244.0360
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ELECTRICAL SINGLE LINE DIAGRAM
NO SCALE

PANEL: L		VOLTAGE: 120/208 V, 3φ 4W		BUS SIZE: 400A		MTG: SURFACE	
LOC.: IDF ROOM		MIN. A.I.C.: 10,000		NEUTRAL: 100%		NEMA: I	
ITEM/LOCATION	*BKR/P #	Φ A	Φ B	Φ C	# BKR/P *	ITEM/LOCATION	# BKR/P *
BAND ROOM RECEPT.	20 1	1080			2 20 1	BAND ROOM LTG.	20 1
BAND ROOM RECEPT.	3	1080			4	SPL DAY CR LTG.	
BAND ROOM RECEPT.	5	637			6	SPL DAY CR LTG.	
SPL DAY CR#2 RECEPT.	7 380				8	CLASSROOM LTG.	
SPL DAY CR#2 RECEPT.	9 728	720			10	TOILET, SHOWER LTG.	
SPL DAY CR#2 RECEPT.	11 424				12	STORAGE, OFFICE LTG.	
SPL DAY CR#1 RECEPT.	13 720	380			14	LIGHTS & RECEPT'S IN MECH. ENCLOSURES	
SPL DAY CR#1 RECEPT.	15 900	720			16 30	DRYER RECEPT.	
SPL DAY CR#1 RECEPT.	17 1080	1080			18 2		
IDF ROOM RECEPT.	19 360	1080			20 1	OFFICE RECEPT.	
IDF ROOM RECEPT.	21 360	360			22	CR RECEPT.	
	23 720	360			24	CR RECEPT.	
ELECT. WATER HEATER	60 25 3333				26	STORAGE LIGHTING	
	27 720	3333			28	PWR FOR CCTV SYSTEM	
	29 229	1000			30	SPARE	
SPARE	20 1 31				32	SPARE	
	33	655			34	EXTERIOR LTG. BLDG. "L"	
	35	656			36		
	37 26124				200	PANEL "LMP"	
	39 20448				40		
	41				42		
					20208		

LOAD TYPE: (L) LONG-CONTINUOUS VA 0 φ CONN. VA. LCL VA. CONN. AMPS PANEL CONNECTED KVA 97.6 KVA (N) NON-CONTINUOUS VA 97601 A 36395 36395 303.3 PANEL DEMAND AMPS 271.0 A DEMANDABLE (RECEPTACLE) 0 B 30406 30406 253.4 PANEL CONNECTED AMPS 271.0 A (KITCHEN (EQUIP. O)) 0 C 30800 30800 256.7 HIGH Φ AMPS W/LCL 303.3 A

NOTES: 1. PROVIDE TIME CLOCK SPACE AT TOP OF PANEL. 2. PROVIDE TWO (2) SPST TIME CLOCKS, CIRCUITS 34 AND 36.

PANEL: LMP		VOLTAGE: 120/208 V, 3φ 4W		BUS SIZE: 225A		MTG: SURFACE	
LOC.: IDF ROOM		MIN. A.I.C.: 10,000		NEUTRAL: 100%		NEMA: I	
ITEM/LOCATION	*BKR/P #	Φ A	Φ B	Φ C	# BKR/P *	ITEM/LOCATION	# BKR/P *
CU-L2	40 1	2472			2 40	CU-L4	
	3	1860			4		
	5	2472			6		
	7 1860				8 60	CU-L3	
CU-L1	40 7	1860			8 60	CU-L3	
	9	3240			10		
	11 1860				12		
FC-L1	3 11	1860			3		
	13 5448	5208			14 45	FC-L3	
	15 5208	5448			16 2		
	17 5208	5208			18 45	FC-L4	
FC-L2	45 17	5208			18 45	FC-L4	
	19 648	5208			20 2		
SPL DAY CR#2 RECEPT.	20 1 21	180			22 50	SDCR #2 FUTURE STORAGE	
SPL DAY CR#2 RECEPT.	23	180			24 2		
SPL DAY CR#2 RECEPT.	25	180			26 20	SPARE	
SPARE	27				28 1		
	29				30		
SPACE	31				32		
	33				34		
	35				36		
	37				38		
	39				40		
	41				42		

LOAD TYPE: (L) LONG-CONTINUOUS VA 0 φ CONN. VA. LCL VA. CONN. AMPS PANEL CONNECTED KVA 66.8 KVA (N) NON-CONTINUOUS VA 66780 A 26124 26124 217.7 PANEL DEMAND AMPS 185.4 A DEMANDABLE (RECEPTACLE) 0 B 20448 20448 170.4 PANEL CONNECTED AMPS 185.4 A (KITCHEN (EQUIP. O)) 0 C 20208 20208 168.4 HIGH Φ AMPS W/LCL 217.7 A

NOTES: 1. PROVIDE TIME CLOCK SPACE AT TOP OF PANEL. 2. PROVIDE TWO (2) SPST TIME CLOCKS, CIRCUITS 12 AND 14.

PANEL: M		VOLTAGE: 120/208 V, 3φ 4W		BUS SIZE: 225A		MTG: SURFACE	
LOC.: STORAGE ROOM		MIN. A.I.C.: 10,000		NEUTRAL: 100%		NEMA: I	
ITEM/LOCATION	*BKR/P #	Φ A	Φ B	Φ C	# BKR/P *	ITEM/LOCATION	# BKR/P *
PWR FOR CCTV SYSTEM	20 1	1000			20 1	MUSIC ROOM RECEPT. MUSIC ROOM RECEPT. MUSIC ROOM RECEPT.	20 1
FC-MT BLDG. "M"	60 3	720			4 1		
	5	6816			4 1		
	2 5	1820			6 40	HF-M1	
LTG. - OFFICE, PRACTICE RMS. & ELECT RM.	20 1 7	403			8		
LTG. - MUSIC RM.	9	2472			10 3		
	11	910			12 20	MUSIC BLDG. EXTERIOR LIGHTING	
	13 240	741			14		
MECH. ENCLOSURE POWER & LIGHTING	13 240	540			14		
MUSIC ROOM PRACT. RM. RECEPT.	15	360			16	MUSIC ROOM RECEPT.	
OFFICE, PRACTICE RM. RECEPT.	17	360			18	MUSIC ROOM RECEPT.	
IDF ROOM RECEPT.	19 360	720			20	MUSIC ROOM RECEPT.	
IDF ROOM RECEPT.	21 180	360			22		
IDF ROOM FATC COMM CABINET	23	360			24		
SPARE	25				26		
SPARE	27				28		
	29				30		
SPACE	31				32		
	33				34		
	35				36		
	37				38		
	39				40		
	41				42		

LOAD TYPE: (L) LONG-CONTINUOUS VA 0 φ CONN. VA. LCL VA. CONN. AMPS PANEL CONNECTED KVA 31.0 KVA (N) NON-CONTINUOUS VA 31012 A 5915 5915 49.3 PANEL DEMAND AMPS 86.1 A DEMANDABLE (RECEPTACLE) 0 B 12718 12718 106.0 PANEL CONNECTED AMPS 86.1 A (KITCHEN (EQUIP. O)) 0 C 12379 12379 103.2 HIGH Φ AMPS W/LCL 106.0 A

NOTES: 1. PROVIDE TIME CLOCK SPACE AT TOP OF PANEL. 2. PROVIDE TWO (2) SPST TIME CLOCKS, CIRCUITS 12 AND 14.

ELECTRICAL FEEDER SCHEDULE

- 3" C, 4#250 MCM, #3 GRD. THWN CU. (EXISTING)
- 2" C, 4#1/0, #6 GRD. THWN CU. (EXISTING)
- 2" C, 4#3/0, #6 GRD. THWN CU. (NEW)
- 1/2" C, #2 BARE CU. GROUND (NEW)

GENERAL NOTES

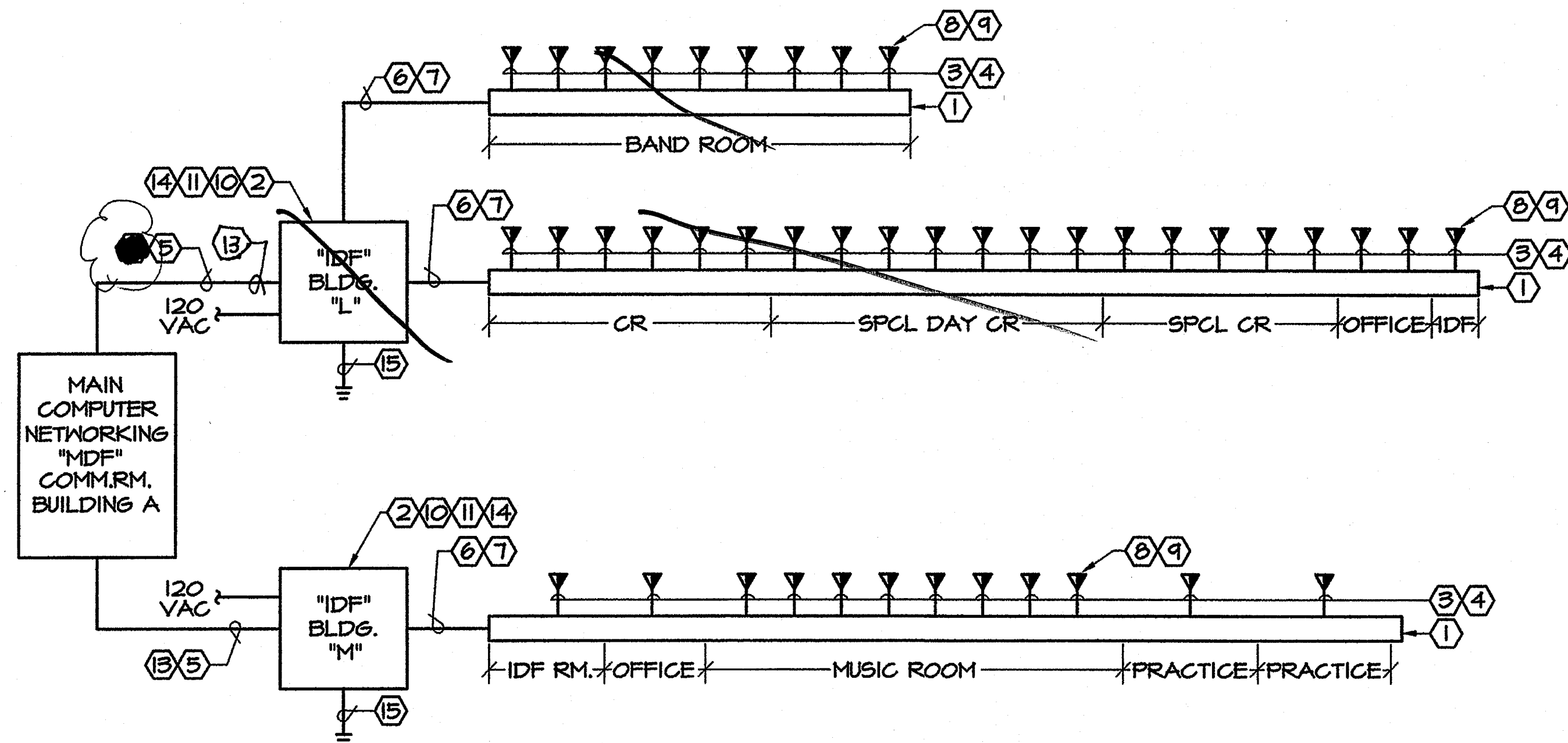
- VERIFY LOCATION OF ALL ELECTRICAL EQUIPMENT PRIOR TO INSTALLATION.
- ANCHORAGE DETAILS FOR EQUIPMENT WHICH ARE NOT APPROVED DURING PLAN REVIEW ARE SUBJECT TO APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD AND DSA'S DISTRICT STRUCTURAL ENGINEER PRIOR TO INSTALLATION AND INSPECTION BY THE PROJECT INSPECTOR.

SHEET NOTES

- ① BUILDING TELECOMMUNICATIONS CABLE TRAY.
- ② PROVIDE TELECOMMUNICATIONS SYSTEM "IDF" RACK.
- ③ PROVIDE ONE (1) CATEGORY SIX (6) BLUE TELECOMMUNICATIONS DATA CABLE (BERKTEK #530606).
- ④ PROVIDE ONE (1) CATEGORY SIX (6) BLUE TELECOMMUNICATIONS VOICE CABLE (BERKTEK #530606).
- ⑤ PROVIDE 3/4" INNER DUCT WITH ONE (1) - 12 STRAND BERKTEK #OPRO6B012 - BB3515/55 DRY WATER BLOCKING FIBER OPTIC CABLE, PLACED IN NEW AND EXISTING SITE DISTRIBUTION RACEWAY.
- ⑥ PROVIDE TWO (2) 2" CONDUITS FOR TELECOMMUNICATIONS DATA CABLE.

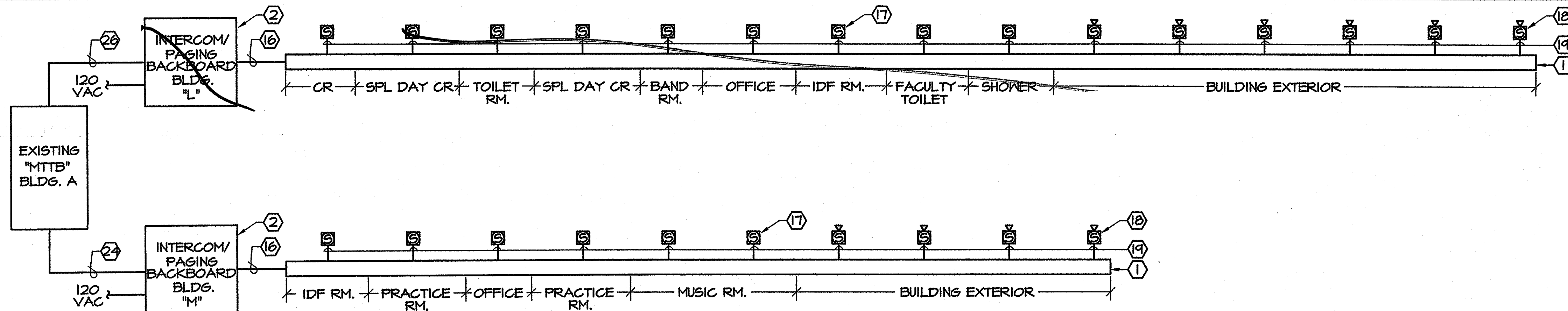
SHEET NOTES CONTINUED

- ⑦ PROVIDE TWO (2) 2" CONDUITS FOR TELECOMMUNICATIONS VOICE CABLE.
- ⑧ PROVIDE ONE (1) BLUE "RJ45" TELECOMMUNICATIONS DATA JACK (TYPICAL), (ORTRONICS #OR-63750001-BLUE).
- ⑨ PROVIDE ONE (1) BLUE "RJ45" TELECOMMUNICATIONS VOICE JACK (TYPICAL), (ORTRONICS #63750001-WHITE).
- ⑩ PROVIDE ONE (1) FORTY-EIGHT (48) PORT "SC" TYPE FIBER OPTIC PATCH PANEL.
- ⑪ PROVIDE 5 TWENTY-FOUR (24) PORT "110" STYLE PATCH PANEL.
- ⑫ PROVIDE ONE (1) CATEGORY 5 (GEL-FILLED) FIFTY (50) PAIR VOICE CABLE, PLACED IN NEW & EXISTING SITE DISTRIBUTION RACEWAY.
- ⑬ PROVIDE ONE (1) CATEGORY 5 (GEL-FILLED) TWENTY-FIVE (25) PAIR VOICE CABLE PLACED IN NEW & EXISTING SITE DISTRIBUTION RACEWAY.
- ⑭ PROVIDE FIVE (5) CATEGORY 5E ONE HUNDRED PAIR - 4-PAIR 110 CONNECT KIT AT VOICE RACK.
- ⑮ PROVIDE THREE (3) 1/2" #6 BARE CU. BOND TO BUILDING "IDF" RACK COMPONENTS, BUILDING CABLE TRAY ASSEMBLY AND BUILDING ELECTRICAL GROUND (TYPICAL).
- ⑯ PROVIDE TWO (2) 2" CONDUIT FOR INTERCOMPAGING SYSTEM.
- ⑰ PROVIDE PAGING SYSTEM INTERIOR SPEAKERS WITH BACK-BOX, BOGEN #586T25 OR APPROVED EQUAL (TYPICAL).
- ⑱ PROVIDE PAGING SYSTEM EXTERIOR SPEAKERS WITH BACK-BOX AND VANDAL RESISTANT Baffle, SOUNDOLIER #AFF-1ST/PI61-AFP OR APPROVED EQUAL (TYPICAL).
- ⑲ PROVIDE ONE (1) 1" CONDUIT WITH INTERCOMPAGING SYSTEM CABLE, TWO (2) CONDUCTOR SHIELD TWISTED PAIR, WEST PENN #243 OR APPROVED EQUAL. ALL CABLE SHALL HAVE "HOME RUN" TO INTERCOMPAGING SYSTEM BACKBOARD.
- ⑳ PROVIDE TWO (2) 2" CONDUIT WITH CABLE TELEVISION CABLES FROM CABLE TRAY TO COMMUNICATIONS BACKBOARD.
- ㉑ PROVIDE CABLE TELEVISION OUTLET (TYPICAL).
- ㉒ PROVIDE ONE (1) 1" CONDUIT WITH CABLE TELEVISION SYSTEM COAXIAL CABLE, WEST PENN #841 OR APPROVED EQUAL (RG-6/U).
- ㉓ PROVIDE CABLE TELEVISION SITE DISTRIBUTION CABLE IN NEW AND EXISTING UNDERGROUND DUCT BANK. FOR DETAILS, SEE SHEET E2.0, COMSCOPE #P-375-625-JCAG3.
- ㉔ PROVIDE PAGING SYSTEM SITE DISTRIBUTION CABLES IN NEW AND EXISTING UNDERGROUND DUCT BANK. FOR DETAILS, SEE SHEET E2.0, SIX (6) WEST PENN AGC#243.
- ㉕ PROVIDE BROAD BAND INDOOR DISTRIBUTION 750 MHZ AMPLIFIER, BLONDER TONGUE #ACA 30-5.
- ㉖ PROVIDE BROAD BAND INDOOR DISTRIBUTION 750 MHZ AMPLIFIER, BLONDER TONGUE #BIDA-75A-43.



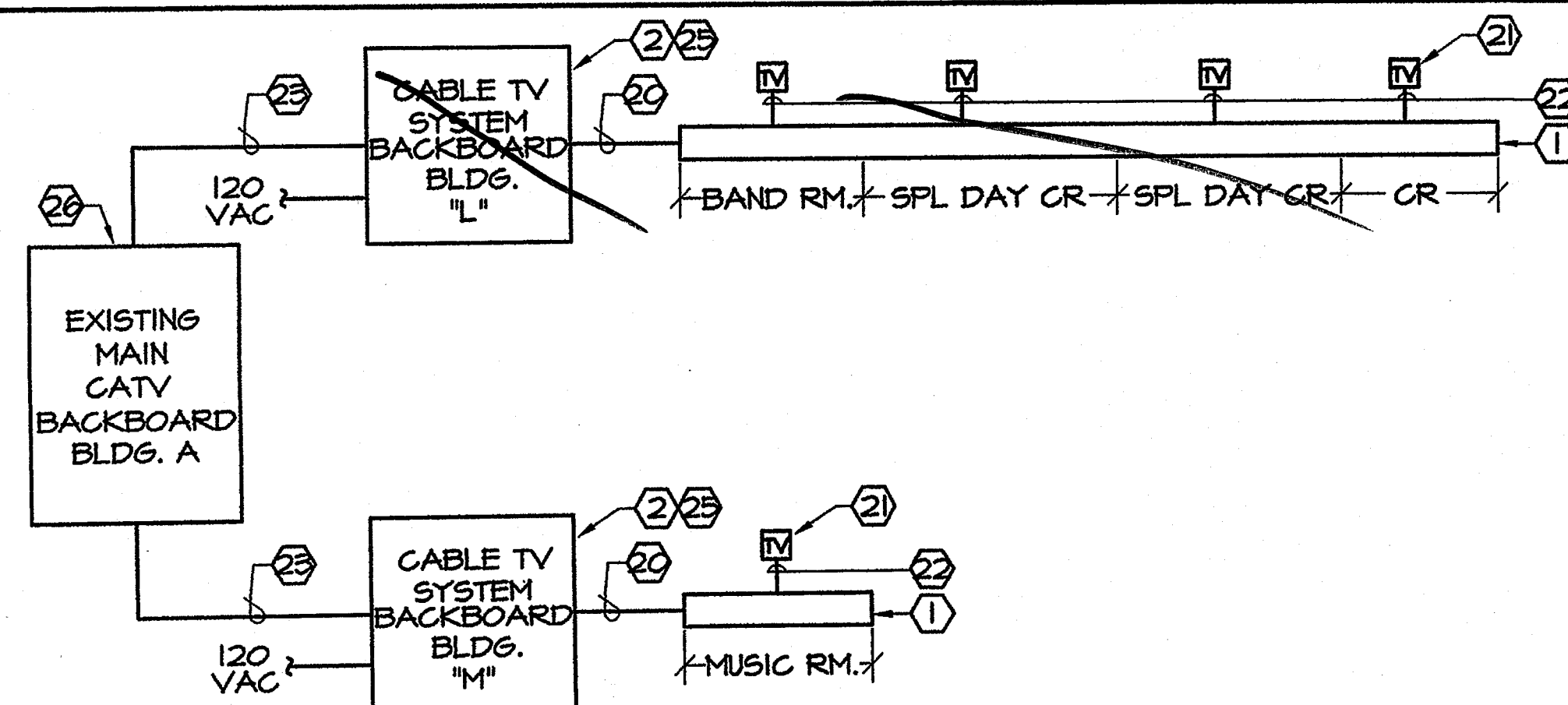
TELECOMMUNICATIONS RISER DIAGRAM

NO SCALE



INTERCOMPAGING RISER DIAGRAM

NO SCALE



CABLE TELEVISION RISER DIAGRAM

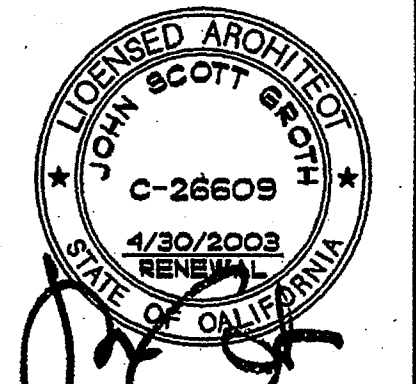
NO SCALE

GENERAL NOTES

1. REFER TO ELECTRICAL FLOOR PLANS FOR DEVICE OR JUNCTION BOX LOCATIONS.
2. TELECOMMUNICATIONS FIBER OPTIC CABLE CONNECTORS SHALL BE TYPE "SC".
3. TELECOMMUNICATIONS DATA CONNECTORS SHALL BE BLUE TYPE "RJ45".
4. TELECOMMUNICATIONS VOICE CONNECTORS SHALL BE BLUE TYPE "RJ45".
5. TERMINATE ALL FIBER OPTIC CABLES AT "MDF" AND "IDF'S".
6. TERMINATE ALL CATEGORY SIX (6) DATA AND VOICE CABLE AT "MDF" OR "IDF" AND DEVICE LOCATION.
7. PROVIDE FIBER OPTIC, DATA AND VOICE CABLE LABELS AT EACH END OF CABLES.

ELECTRICAL FEEDER SCHEDULE

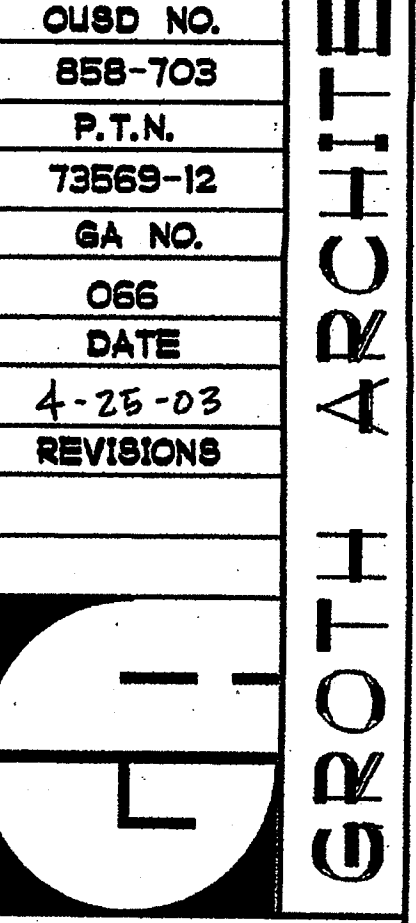
- ① 3" (EXISTING) 4# 250 MCM, # 3/0 GRD. THIN CU.
- ② 2 1/2" (NEW) 4# 4/0 MCM, # 4 GRD. THIN CU.
- ③ 1" # 2 BARE CU. GROUND



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OSUD NO.	858-703
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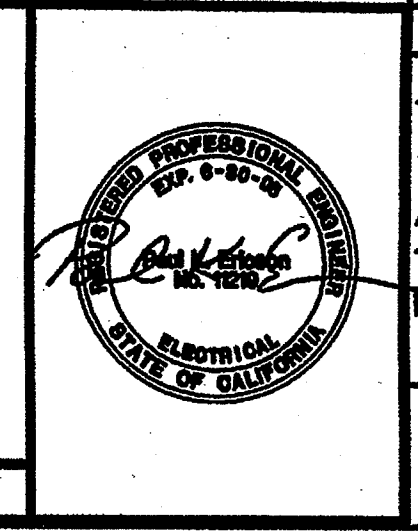


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 4-104885
 APR 25 2003

SHEET TITLE
 TELECOMMUNICATIONS,
 INTERCOMPAGING
 AND CABLE
 TELEVISION
 RISER DIAGRAM

E4.0

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LUMINAIRE SCHEDULE

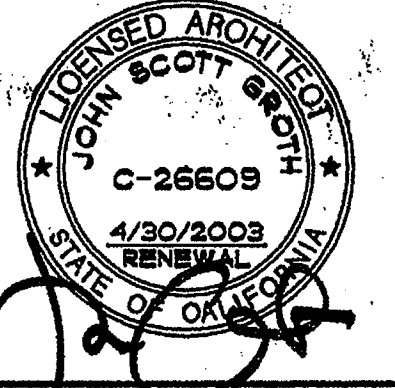
TYPE	MTG	LUMINAIRE DESCRIPTION	MANUFACTURER & CATALOG NUMBER	LAMP	BALLAST	INPUT	REC DEPTH
				#/TYPE WATTS CT/CRI CODE	#/TYPE PF CIRCUIT	WATTS VOLTS VA	REF NOTES
A	REC	2' x 4' RECESSED GRID 3-LAMP PARABOLIC LUMINAIRE, LOW REFLECTANCE SEMI-SPHERICAL FINISH, 3-F3218 LAMPS, TWO (2) ELECTRONIC BALLAST.	COLUMBIA #P40-24-3-C-LD-308-S-3E88-120 OR APPROVED EQUAL BY LIGHTOLIER OR METALUX	3/FL F3218 3500K/85 RS	2/EL .97PF .885F RAP	89W 120V 91VA	
A1	REC	SIMILAR TO FIXTURE TYPE "A" EXCEPT PROVIDE EMERGENCY BATTERY PACK.	COLUMBIA #P40-24-3-C-LD-308-S-3E88-EL-120 OR APPROVED EQUAL BY LIGHTOLIER OR METALUX	3/FL F3218 3500K/85 RS	2/EL .97PF .885F RAP	89W 120V 91VA	
B	SURF	1' x 4' 2-LAMP SURFACE MOUNTED LUMINAIRE, POLYCARBONATE LENS, WHITE ENDCAPS, OCHRON LAMPS AND ELECTRONIC BALLAST.	NORELITE #PL20004232-F1-EB-120 OR APPROVED EQUAL (NO KNOWN EQUAL).	2/FL 32W/18 3500K/85 RS	1/EL .97PF .885F RAP	62W 120V 65VA	
C	REC	6" APERTURE DOWNLIGHT WITH MATTE CLEAR ALZAK REFLECTOR & COMPACT FLUORESCENT LAMP AND ELECTRONIC BALLAST.	PRESCOLITE #CF7832EB-S1F02MFC-120 OR APPROVED EQUAL BY LITHONIA OR LIGHTOLIER.	1/FLR 32W 3500K/82 PLT	1/EL .85PF .885F RAP	32W 120V 34VA	
D	REC	13" ROUND HIGH ABUSE SEMI RECESSED COMPACT FLUORESCENT, ONE (1) 32W PLT COMPACT FLUORESCENT LAMP, COLOR TO BE SELECTED PER ARCHITECT.	KENALL #MR1300-9-CC-32P-1-120-9800 OR APPROVED EQUAL (NO KNOWN EQUAL).	1/FL 32W/PLT 3500K/85 RS	1/EL .97PF .885F RAP	46W 120V 57VA	
E	SURF	DIECAST ALUMINUM "MASTER" EXIT SIGN WITH GREEN LETTERS, WHITE FINISH AND NICAD EMERGENCY BATTERY PACK.	PRESCOLITE #EDC-1-C-EN-M-TRS-W OR APPROVED EQUAL BY LITHONIA OR LIGHTOLIER	LED 7W	- -	7W 120V 7VA	
E	REC	DIECAST ALUMINUM "REMOTE" (SLAVE) EXIT SIGN WITH GREEN LETTERS, FINISH PER ARCHITECT.	PRESCOLITE #EDC-4-C-R-W OR APPROVED EQUAL BY LITHONIA OR LIGHTOLIER	LED	- -	120V	
G	SURF	12" x 12" HIGH ABUSE LUMINAIRE WITH ONE-PIECE WRAPAROUND LENS, COMPACT FLUORESCENT LAMP AND ELECTRONIC BALLAST.	KENALL #H1212L-C-NA-260-1-120-SA OR APPROVED EQUAL (NO KNOWN EQUAL).	1/FL 26W/DT 3500K/83 CF020H/835	1/EL .85PF .885F RAP	54W 120V 57VA	

MTG: COVE, FLOR, Ground, PENDANT, POLE, RECESSED, SURFACE, WALL
 LAMP: #NUMBER OF LAMPS/LUMINAIRE; TYPE: Fluorescent, HPS, Incandescent, Induction, LPS, Metal Halide; WATTS: LAMPS WATTS; CT: COLOR TEMP. IN DEGREES KELVIN; CRI: MINIMUM COLOR RENDERING INDEX; CODE: ORDERING CODE OR OTHER INFO.
 BALLAST: #NUMBER OF BALLASTS PER LUMINAIRE; TYPE: Electronic, Hybrid, Magnetic; PF: MINIMUM POWER FACTOR; SF: MINIMUM BALLAST FACTOR; CIRCUIT: CWA, Instant, Parallel, RAPID, Series, Triger.
 MH: MOUNTING HEIGHT ABOVE FINISHED FLOOR TO J-BOX CENTER IF WALL, TO BOTTOM IF PENDANT OR IF POLE, HEIGHT ABOVE GRADE TO TOP.

SHEET NOTES

GENERAL NOTES

1. VERIFY LOCATION OF ALL DEVICES PRIOR TO ROUGH-IN.
2. ANCHORAGE DETAILS FOR EQUIPMENT WHICH ARE NOT APPROVED DURING PLAN REVIEW ARE SUBJECT TO APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD AND DSA'S DISTRICT STRUCTURAL ENGINEER PRIOR TO INSTALLATION AND INSPECTION BY THE PROJECT INSPECTOR.



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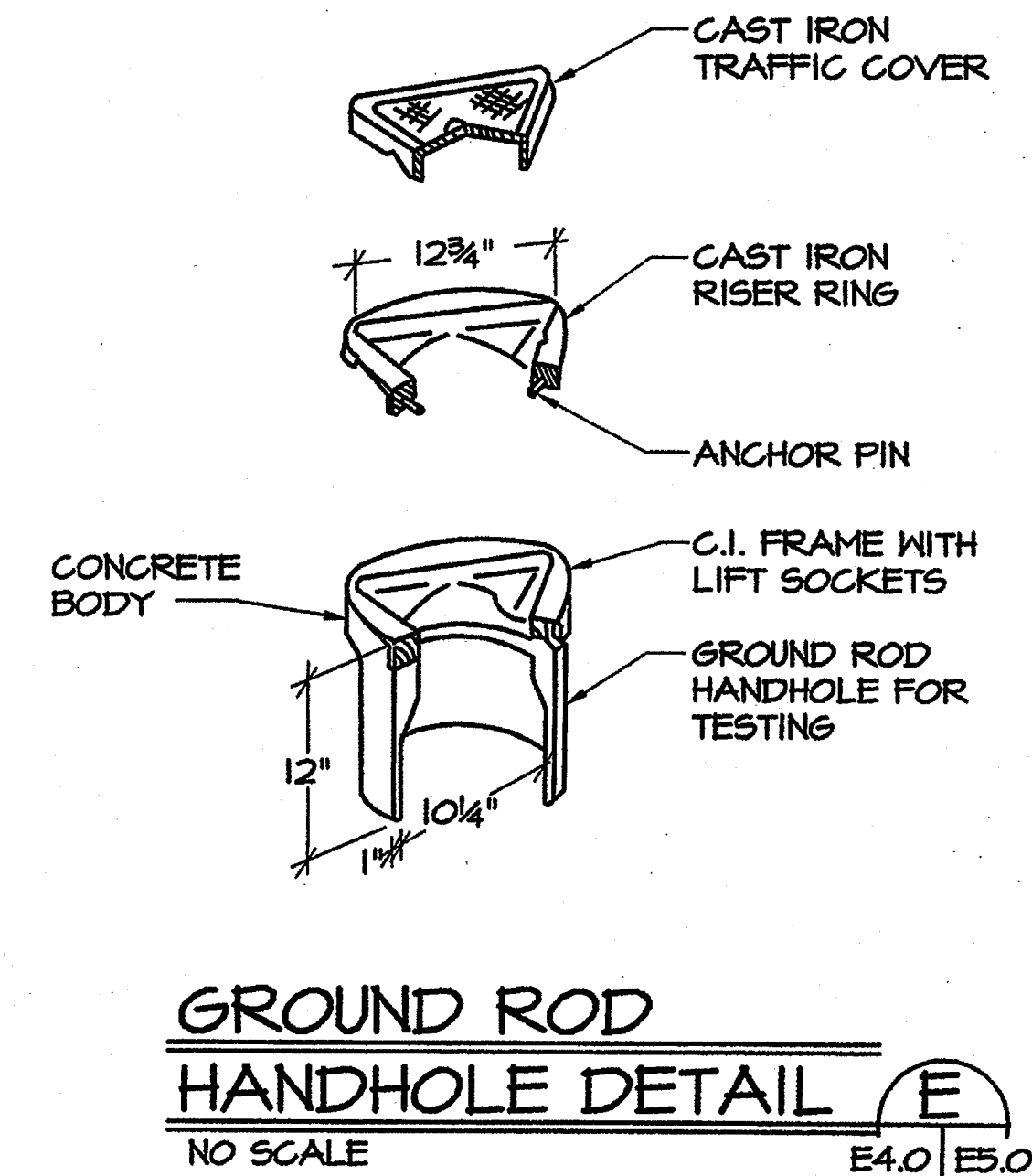
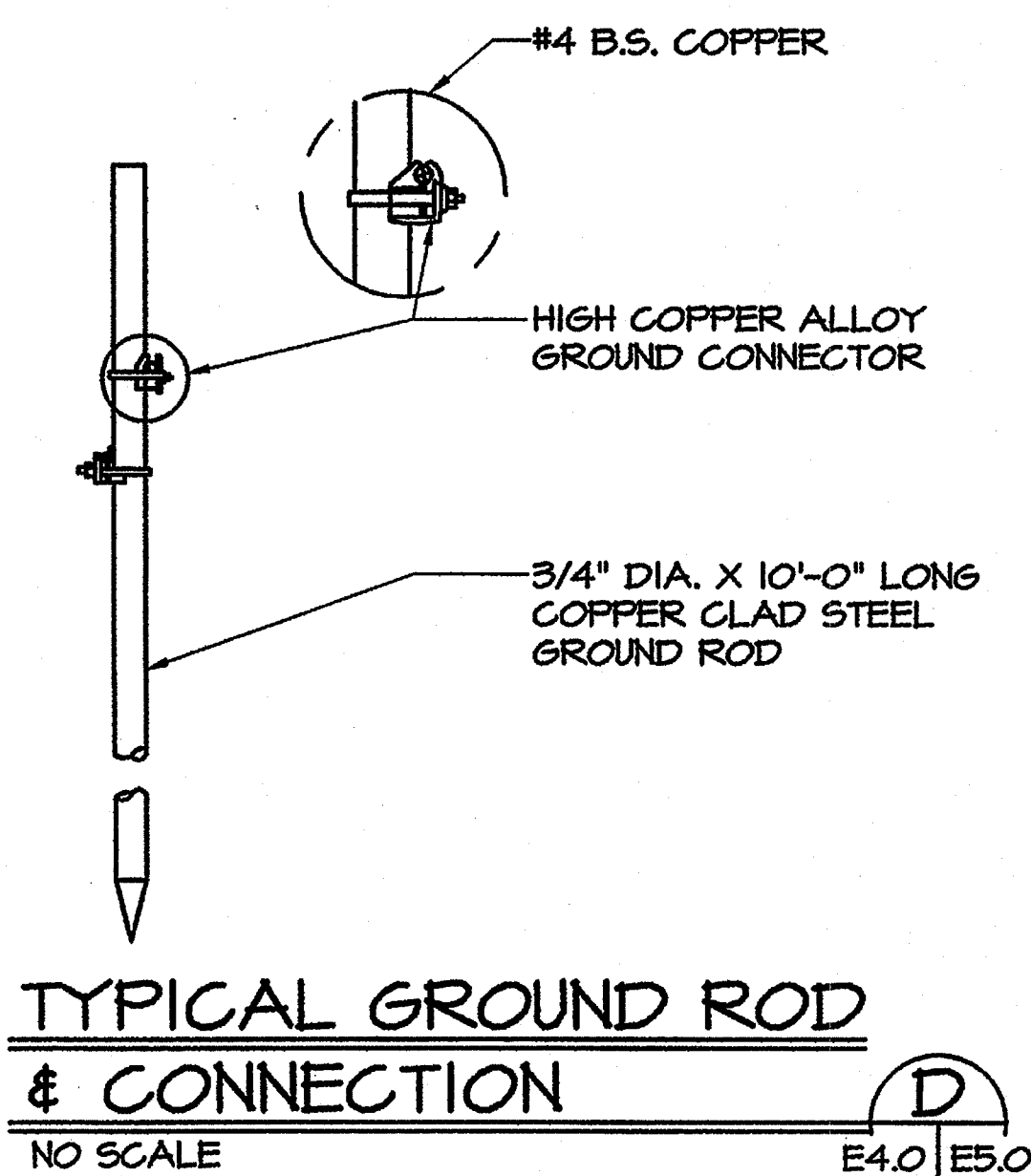
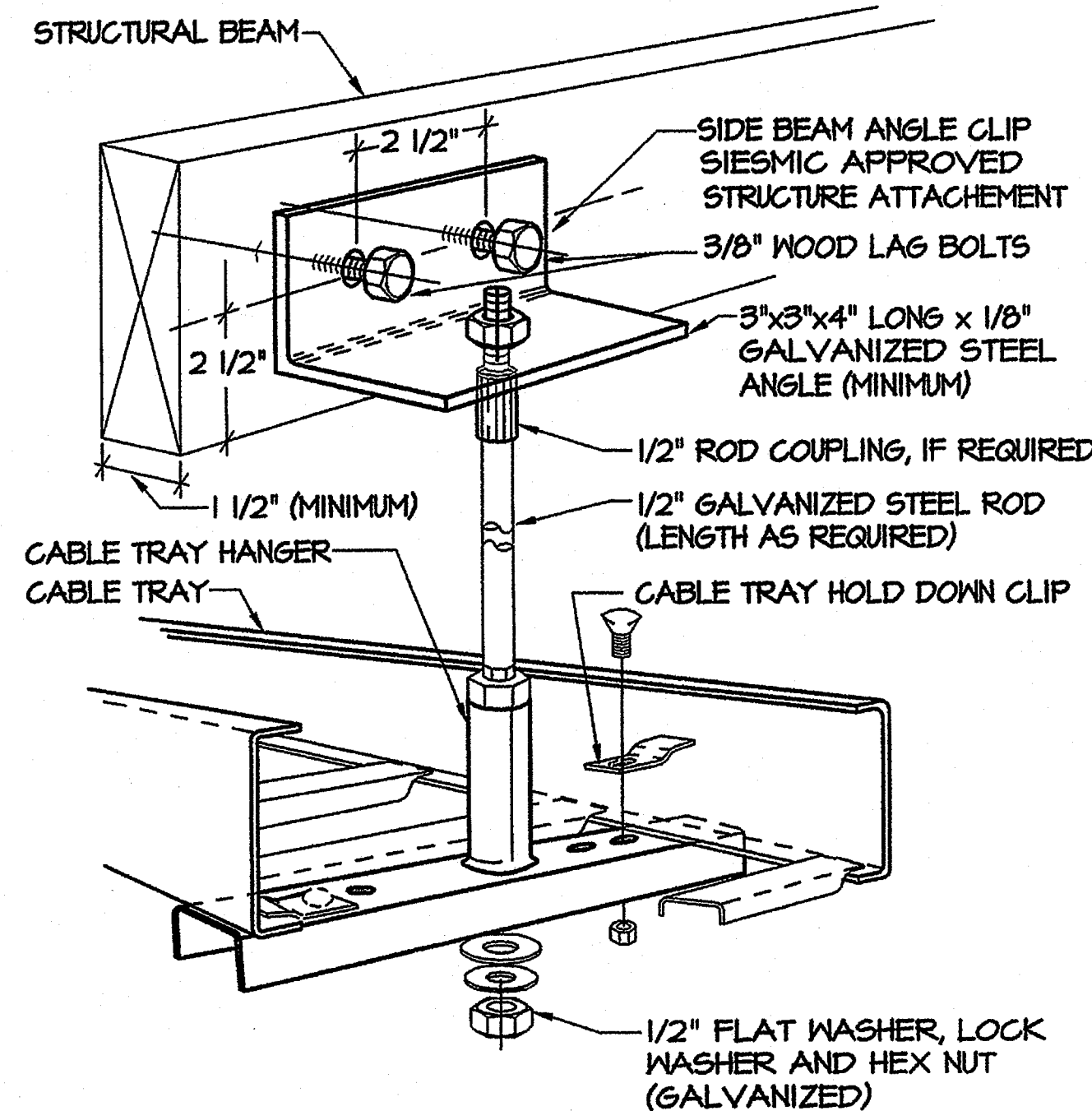
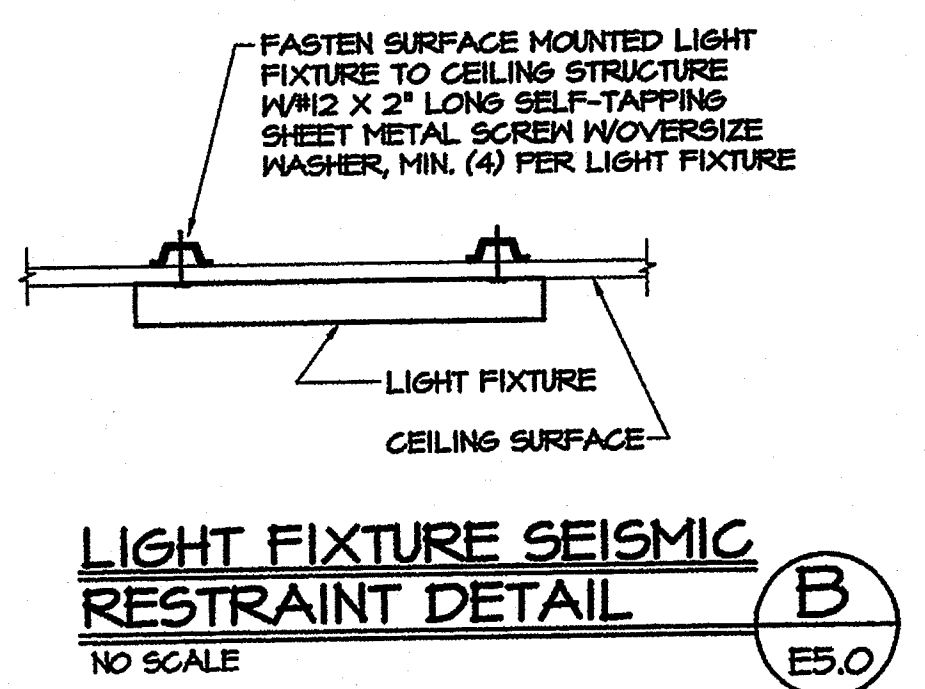
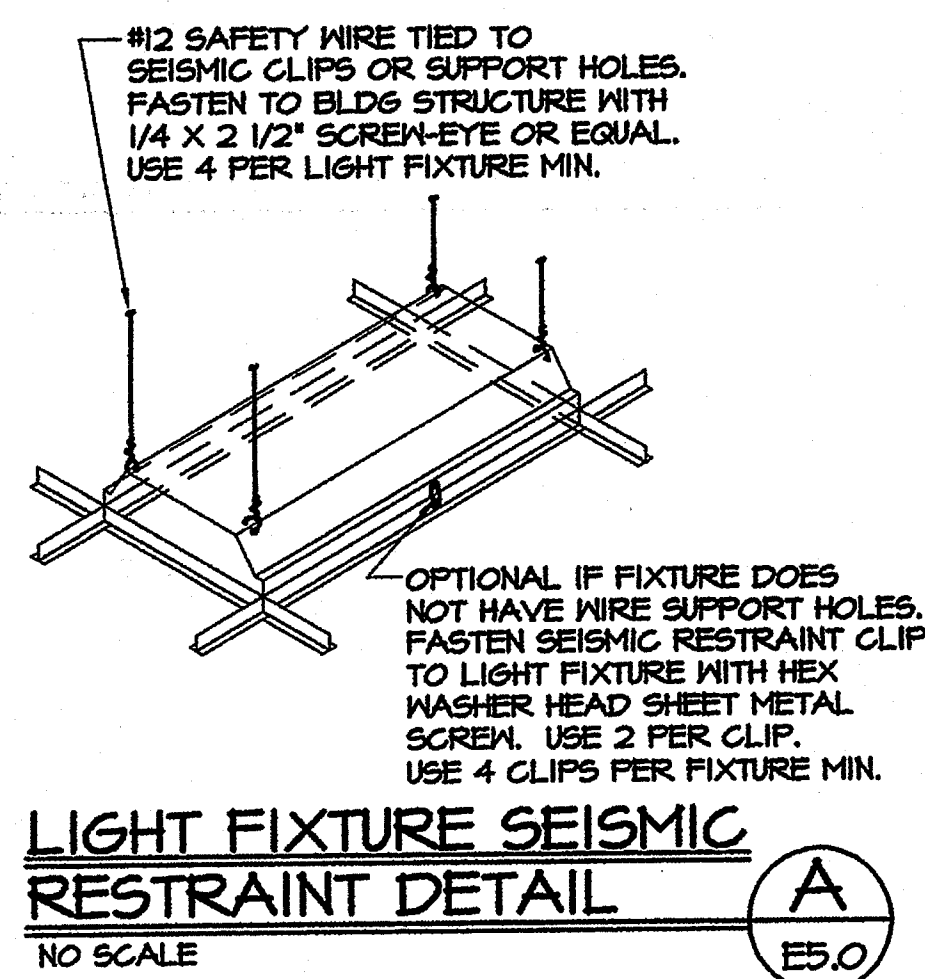
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 P.T.N. 73569-12
 GA NO. 066
 DATE 4-25-03
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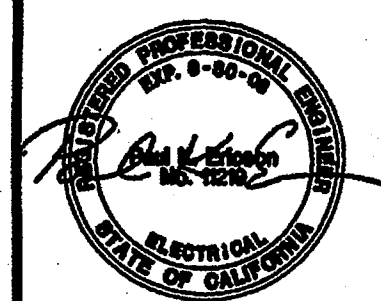
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SHEET TITLE
 LUMINAIRE SCHEDULE
 ELECTRICAL
 DETAILS

E5.0



SYSKA HENNESSY GROUP
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SYSKA JOB NO. JMR-01-000

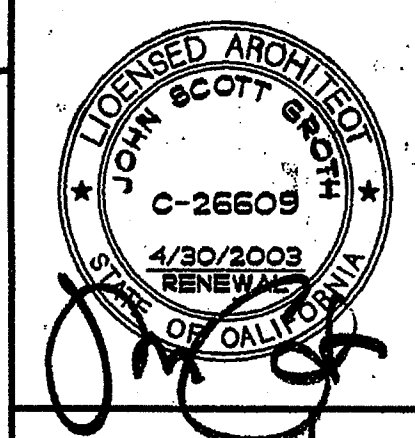
SHEET NOTES

- ① PROVIDE DOUBLE DUPLEX RECEPTACLE (TYPICAL).
- ② PROVIDE DOUBLE DUPLEX RECEPTACLE MOUNTED IN FACE OF CASEWORK (TYPICAL).
- ③ PROVIDE JUNCTION BOX FOR FUTURE SYSTEM COMPLETE WITH 1" C.O., EXTEND CONDUIT TO COMMUNICATIONS CABLE TRAY ABOVE SUSPENDED CEILING (TYPICAL).
- ④ PROVIDE SURFACE MOUNTED DUPLEX RECEPTACLE MOUNTED IN SURFACE RACEWAY, WIREMOLD #2000 OR APPROVED EQUAL.
- ⑤ PROVIDE TELECOMMUNICATIONS/VOICE OUTLET. FOR DETAILS, SEE SHEET E4 (TYPICAL).
- ⑥ PROVIDE TELECOMMUNICATIONS/VOICE OUTLET MOUNTED IN FACE OF CASEWORK. FOR DETAILS, SEE SHEET E6 (TYPICAL).
- ⑦ PROVIDE 4" DEEP X 18" WIDE ALUMINUM LADDER TYPE CABLE TRAY SUSPENDED ABOVE SUSPENDED CEILING. FOR DETAILS, SEE ETOLETO
- ⑧ PROVIDE TWO (2) SPECIAL RECEPTACLES, NEMA # 14-60, PHASE, 250V, 60A, HARD WIRED CORD CONNECTION TO FAN COIL UNIT AND IVC Emitter (TYPICAL).
- ⑨ PROVIDE ELECTRICAL CONNECTION TO MECHANICAL EQUIPMENT.
- ⑩ PROVIDE JUNCTION BOX FOR FUTURE SECURITY SYSTEM (TYPICAL).
- ⑪ PROVIDE (LENGTH AS INDICATED) X 8" X 3/4" THICK, PLYWOOD BACKBOARD WITH (2) COATS OF WHITE FIRE RETARDANT PAINT FOR DATA & TELE. COMMUNICATION SYSTEM EQUIPMENT.
- ⑫ PROVIDE 8' X 1/2" COPPER CLAD GROUND ROD DRIVEN +7'-0" INTO NATIVE EARTH. PROVIDE 1/2", #6 BARE CU, EXTEND BUS BAR KIT, WALL MOUNT, CHATSWORTH #10622-010 MOUNTED AT +72", LABEL "EARTH GROUND".
- ⑬ ELECTRICAL DEVICES MOUNTED IN CASEWORK.

- ⑭ PROVIDE EXTERIOR SPEAKER FOR INTERCOM/PAGING SYSTEM (TYPICAL).
- ⑮ PROVIDE INTERIOR SPEAKER FOR INTERCOM/PAGING SYSTEM (TYPICAL).
- ⑯ PROVIDE ONE (1) SPECIAL RECEPTACLE NEMA#10-30, 125/250V, 30 AMP (3 POLE, 3WIRE) FOR ELECTRICAL DRYER.
- ⑰ PROVIDE 24"x24"x6" COMMUNICATIONS CABINET.
- ⑱ PROVIDE TELECOMMUNICATIONS SYSTEM WALL MOUNTED CABINET CONSISTING OF THE FOLLOWING:
 1. CHATSWORTH #12265-12 WALLMOUNT RACK WITH ENCLOSURE OR APPROVED EQUAL.
 2. TWO (2) CHATSWORTH #12291-201 SHELF OR APPROVED EQUAL.
 3. ONE (1) CHATSWORTH #10814-201 SURGE PROTECTION POWER STRIP OR APPROVED EQUAL.
- ⑲ PROVIDE TYPE "6" LIGHTING FIXTURE.
- ⑳ PROVIDE JUNCTION BOX FOR FUTURE CCTV SYSTEM.
- ㉑ PROVIDE 1" C, EXTEND TO COMMUNICATIONS BACKBOARD IN ELECTRIC ROOM.
- ㉒ PROVIDE JUNCTION BOX FOR ELECTRICAL CONNECTION TO FUTURE CCTV SYSTEM.
- ㉓ PROVIDE SWITCHED JUNCTION BOX FOR FUTURE RANGE HOOD.
- ㉔ PROVIDE L10-50 RECEPTACLE FOR FUTURE RANGE.

GENERAL NOTES

1. VERIFY LOCATION OF ALL DEVICES PRIOR TO ROUGH-IN.
2. ANCHORAGE DETAILS FOR EQUIPMENT WHICH ARE NOT APPROVED DURING PLAN REVIEW ARE SUBJECT TO APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD AND DSA'S DISTRICT STRUCTURAL ENGINEER PRIOR TO INSTALLATION AND INSPECTION BY THE PROJECT INSPECTOR.



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 823 ACACIA, OCEANSIDE, CA 92054

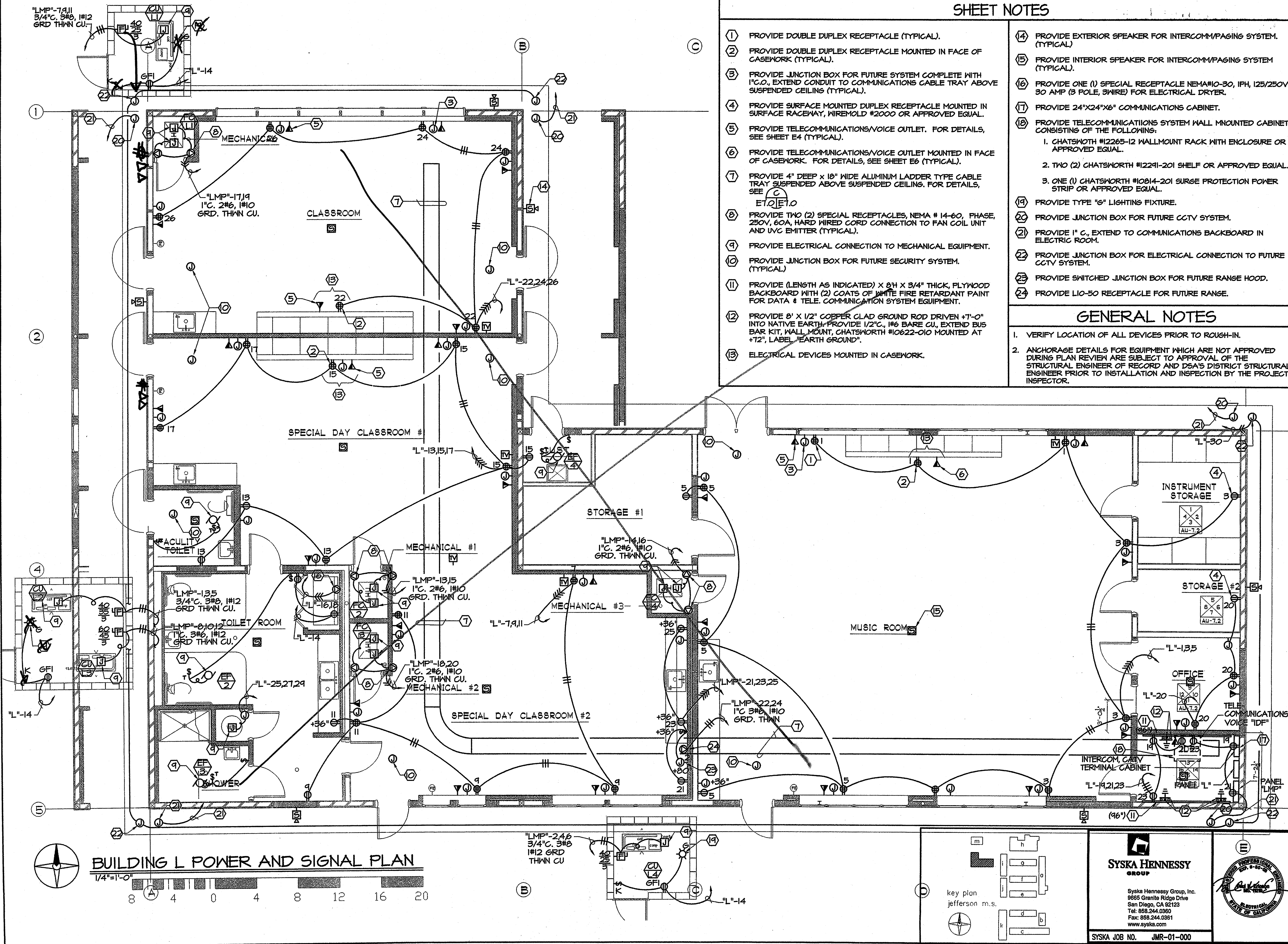
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 SA NO.
 O&B DATE 4-26-03
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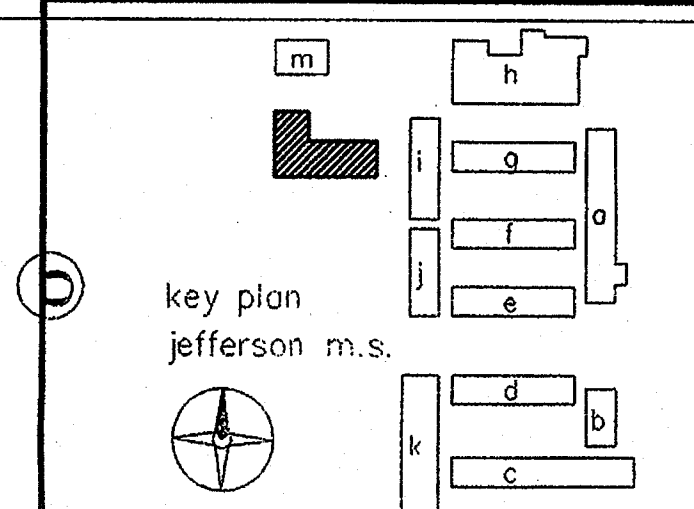
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 4-104885
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SHEET TITLE
 BUILDING L
 ELECTRICAL
 POWER AND
 SIGNAL PLAN

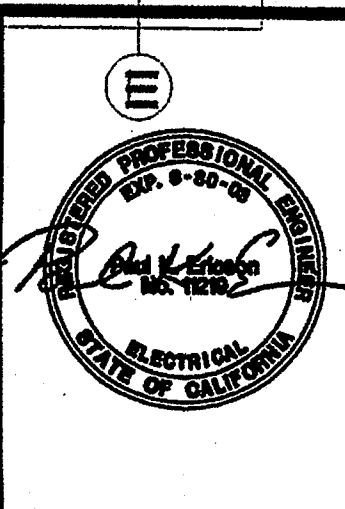
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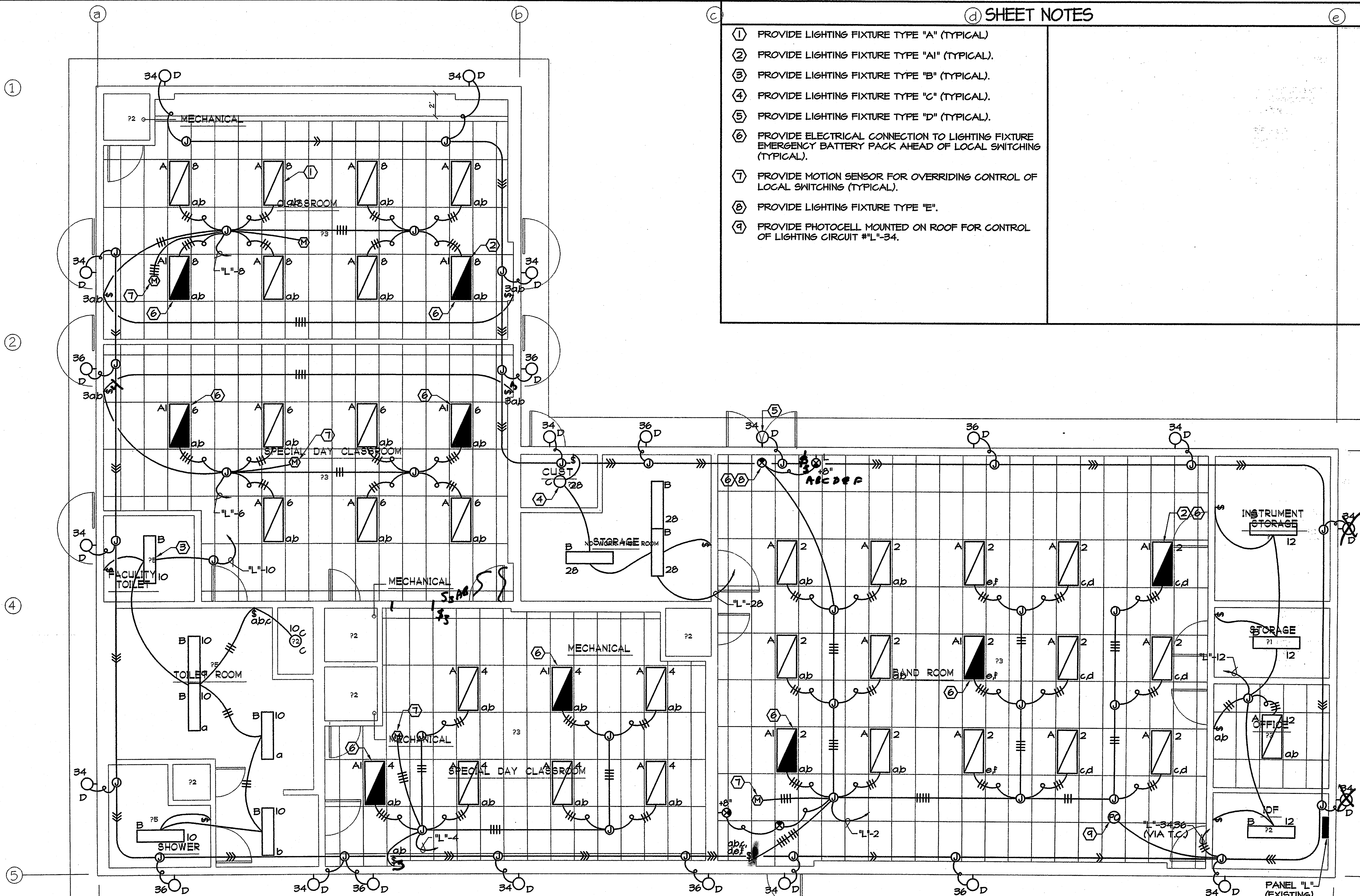
BUILDING L POWER AND SIGNAL PLAN
 1/4"=1'-0"



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SYSKA JOB NO. JMR-01-000



- (d) SHEET NOTES**
- ① PROVIDE LIGHTING FIXTURE TYPE "A" (TYPICAL)
 - ② PROVIDE LIGHTING FIXTURE TYPE "A1" (TYPICAL).
 - ③ PROVIDE LIGHTING FIXTURE TYPE "B" (TYPICAL).
 - ④ PROVIDE LIGHTING FIXTURE TYPE "C" (TYPICAL).
 - ⑤ PROVIDE LIGHTING FIXTURE TYPE "D" (TYPICAL).
 - ⑥ PROVIDE ELECTRICAL CONNECTION TO LIGHTING FIXTURE EMERGENCY BATTERY PACK AHEAD OF LOCAL SWITCHING (TYPICAL).
 - ⑦ PROVIDE MOTION SENSOR FOR OVERRIDING CONTROL OF LOCAL SWITCHING (TYPICAL).
 - ⑧ PROVIDE LIGHTING FIXTURE TYPE "E".
 - ⑨ PROVIDE PHOTOCELL MOUNTED ON ROOF FOR CONTROL OF LIGHTING CIRCUIT #L"-34.



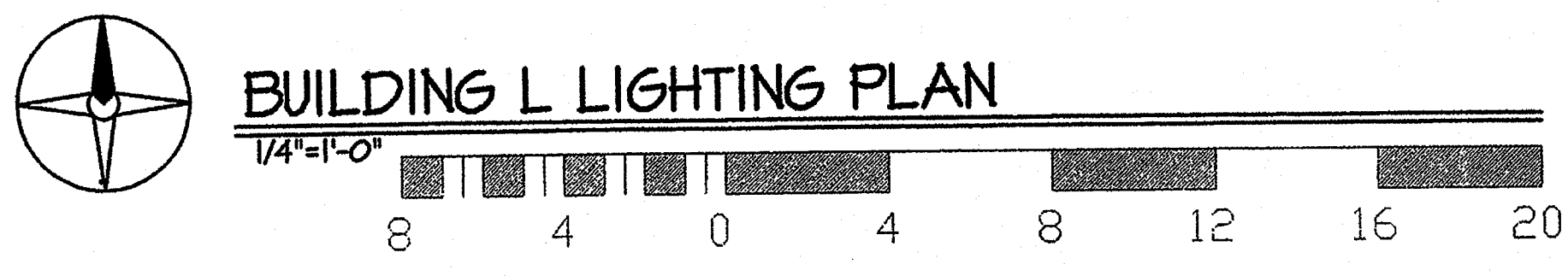
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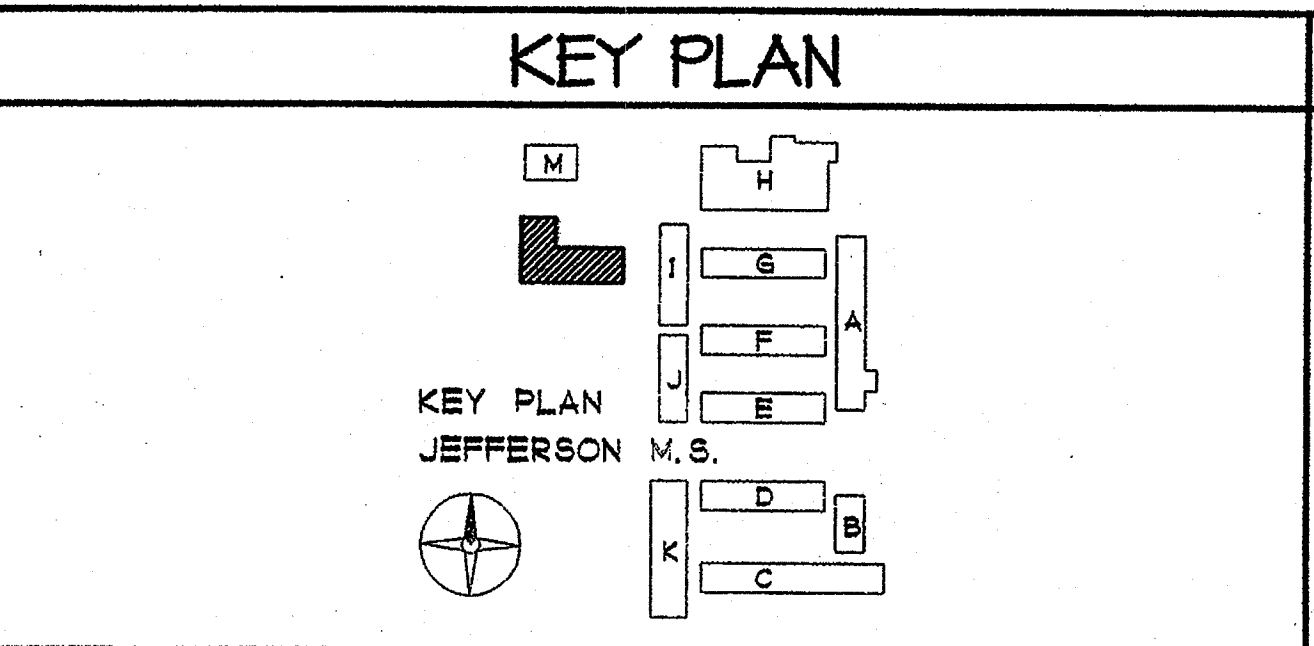
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EA NO.	066
DATE	4-25-03
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SHEET TITLE
 BUILDING L
 LIGHTING
 PLAN
EAL-2



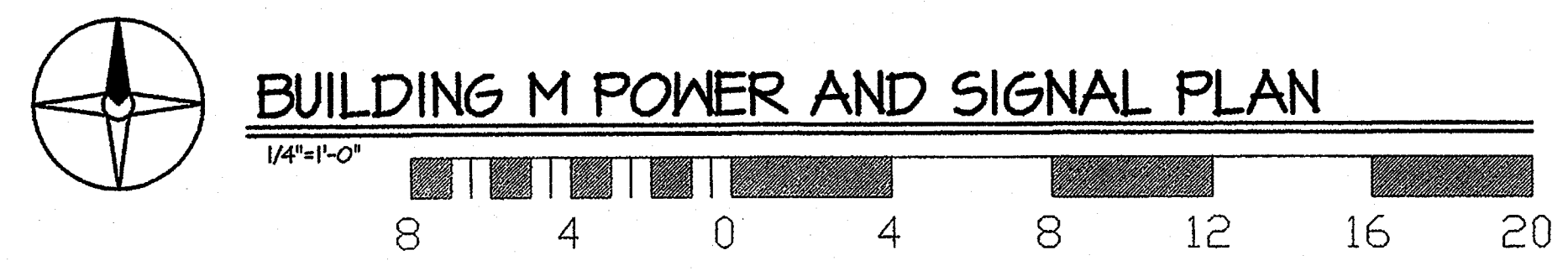
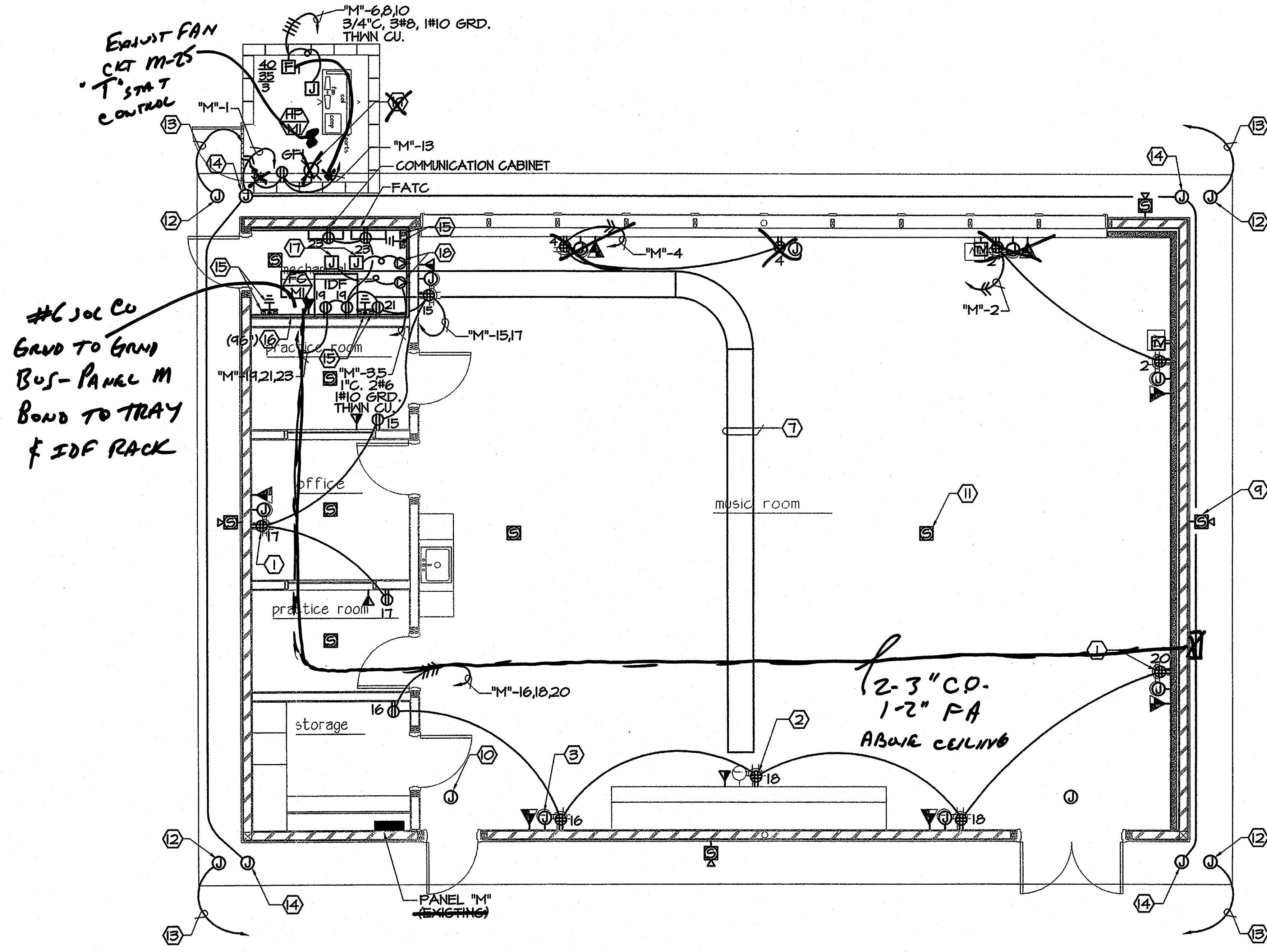
- GENERAL NOTES**
1. VERIFY LOCATION OF ALL DEVICES PRIOR TO ROUGH-IN.
 2. ANCHORAGE DETAILS FOR EQUIPMENT WHICH ARE NOT APPROVED DURING PLAN REVIEW ARE SUBJECT TO APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD AND DSA'S DISTRICT STRUCTURAL ENGINEER PRIOR TO INSTALLATION AND INSPECTION BY THE PROJECT INSPECTOR.
 3. PROVIDE TIMECLOCK SWITCHED CONTROL OF LIGHTING CIRCUIT "L36" (ACTIVITY LIGHTING).



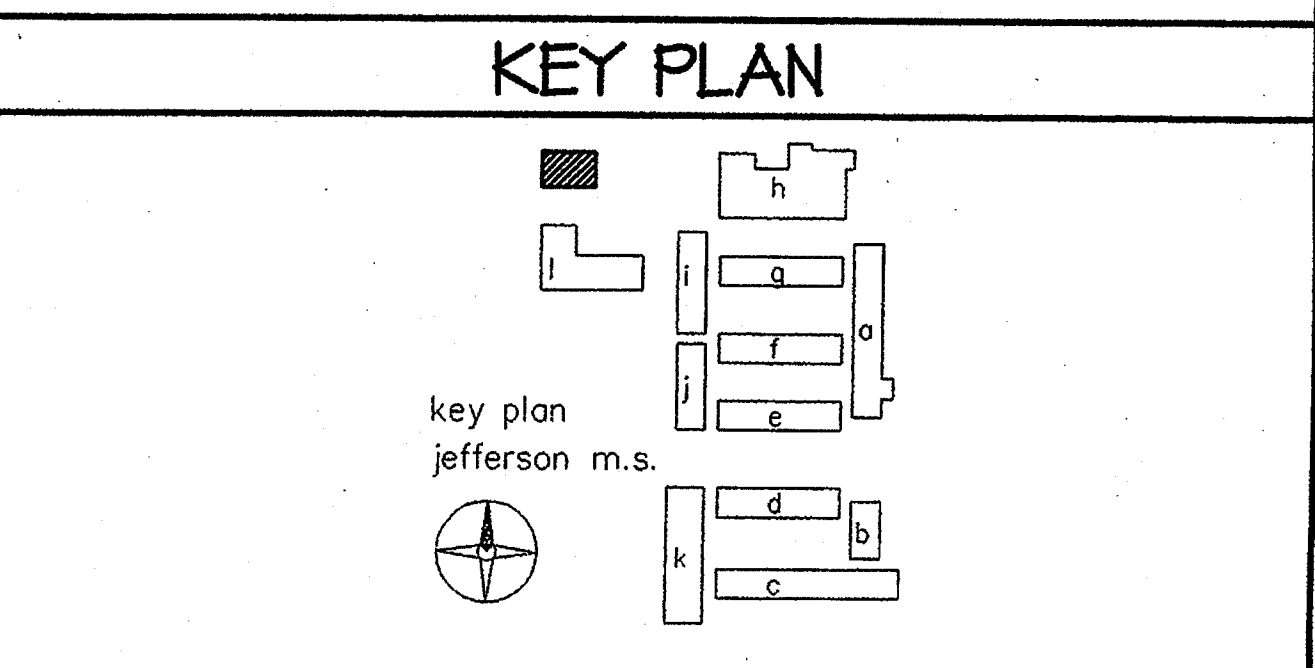
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SYSKA JOB NO. JMR-01-000



- ### SHEET NOTES
- ① PROVIDE DOUBLE DUPLEX RECEPTACLE (TYPICAL).
 - ② PROVIDE DOUBLE DUPLEX RECEPTACLE MOUNTED IN FACE OF CASEWORK (TYPICAL).
 - ③ PROVIDE JUNCTION BOX FOR FUTURE SYSTEM COMPLETE WITH 1" C.O., EXTEND CONDUIT TO COMMUNICATIONS CABLE TRAY ABOVE SUSPENDED CEILING (TYPICAL).
 - ④ PROVIDE JUNCTION BOX FOR FUTURE SYSTEM MOUNTED IN FACE OF CASEWORK COMPLETE WITH C.O., EXTEND CONDUIT TO COMMUNICATIONS CABLE TRAY ABOVE SUSPENDED CEILING (TYPICAL).
 - ⑤ PROVIDE TELECOMMUNICATIONS/VOICE OUTLET. FOR DETAILS, SEE SHEET E6 (TYPICAL).
 - ⑥ PROVIDE TELECOMMUNICATIONS/VOICE OUTLET MOUNTED IN FACE OF CASEWORK. FOR DETAILS, SEE SHEET E4 (TYPICAL).
 - ⑦ PROVIDE 4" DEEP x 18" WIDE ALUMINUM LADDER TYPE CABLE TRAY SUSPENDED ABOVE SUSPENDED CEILING. FOR DETAILS, SEE 7.50
 - ⑧ PROVIDE JUNCTION BOX FOR FUTURE SECURITY SYSTEM (TYPICAL).
 - ⑨ PROVIDE EXTERIOR SPEAKER FOR INTERCOM/PAGING SYSTEM (TYPICAL).
 - ⑩ PROVIDE JUNCTION BOX FOR FUTURE SECURITY SYSTEM.
 - ⑪ PROVIDE INTERIOR SPEAKER FOR INTERCOM/PAGING SYSTEM (TYPICAL).
 - ⑫ PROVIDE JUNCTION BOX FOR FUTURE CCTV SYSTEM (TYPICAL).
 - ⑬ PROVIDE 1" C., EXTEND TO COMMUNICATIONS BACKBOARD AT MECHANICAL ROOM.
 - ⑭ PROVIDE JUNCTION BOX FOR ELECTRICAL CONNECTION TO FUTURE CCTV SYSTEM.
 - ⑮ PROVIDE 8"x1/2" COPPER CLAD GROUND ROD DRIVEN +7'-0" INTO NATIVE EARTH. PROVIDE 1/2" C., #6 BARE CU, EXTEND BUS BAR KIT, WALL MOUNT, CHATSWORTH #10622-010 MOUNTED AT +7'-2", LABEL EARTH GROUND.
 - ⑯ PROVIDE (LENGTH AS INDICATED) X8"X3/4" THICK, PLYWOOD BACKBOARD WITH (2) COATS OF WHITE FIRE RETARDANT PAINT FOR DATA & TELECOMMUNICATION SYSTEM EQUIPMENT (TYPICAL).
 - ⑰ PROVIDE ELECTRICAL CONNECTION TO MECHANICAL EQUIPMENT.
 - ⑱ PROVIDE TWO SPECIAL RECEPTACLES, NEMA #14-60, SINGLE PHASE, 250V, 60A, HARD WIRED CORD CONNECTION TO FAN COIL UNIT AND UVG EMITTER (TYPICAL).
 - ⑲ PROVIDE LIGHTING FIXTURE TYPE "6".



- ### GENERAL NOTES
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 2. ANCHORAGE DETAILS FOR EQUIPMENT WHICH ARE NOT APPROVED DURING PLAN REVIEW ARE SUBJECT TO APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD AND DSA'S DISTRICT STRUCTURAL ENGINEER PRIOR TO INSTALLATION AND INSPECTION BY THE PROJECT INSPECTOR.

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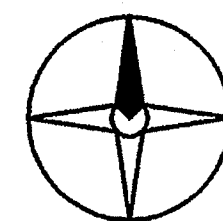
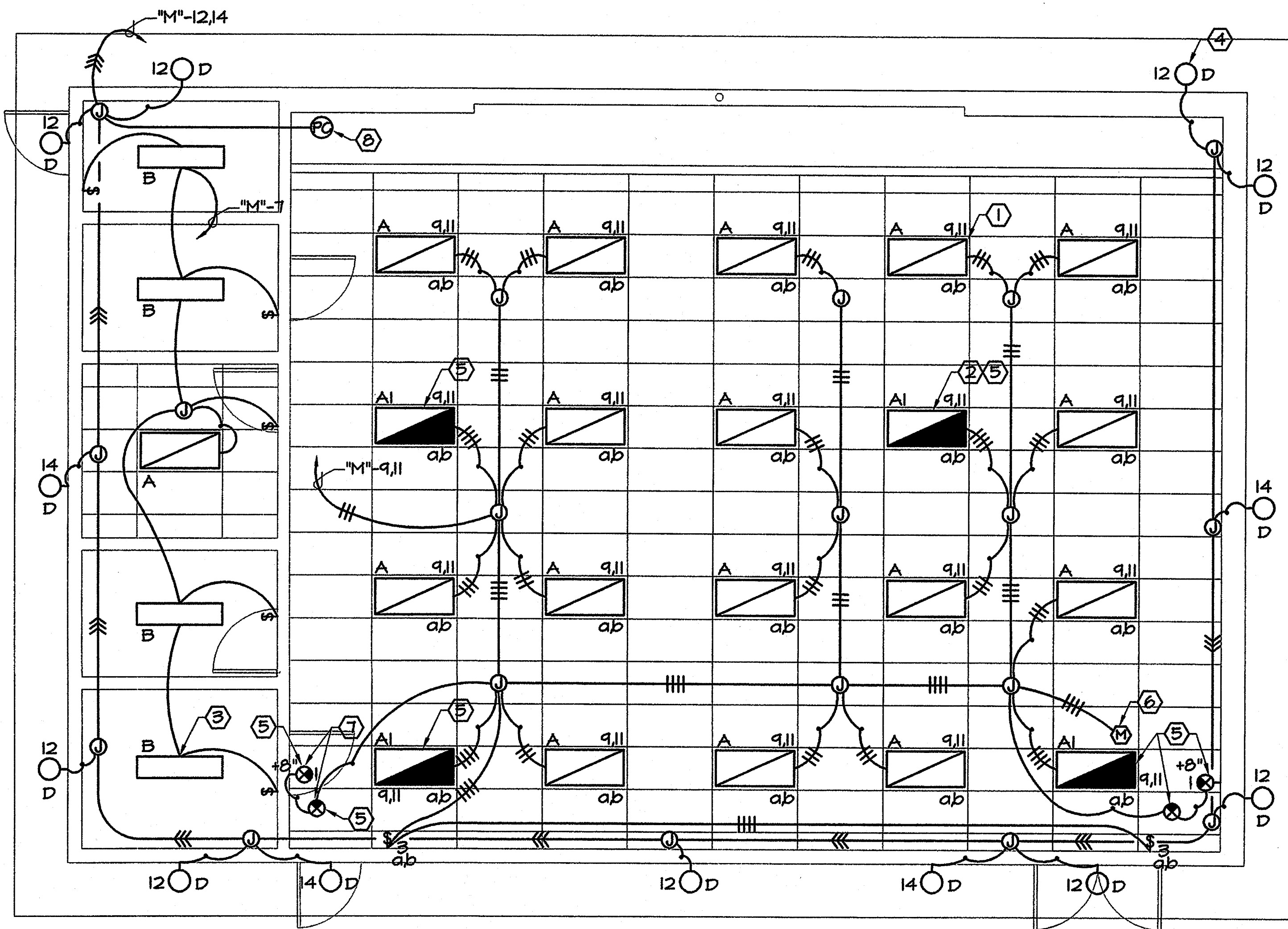
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DATE APR 25 2003

SHEET TITLE

BUILDING M
 ELECTRICAL
 POWER AND
 SIGNAL PLAN

EAM-1



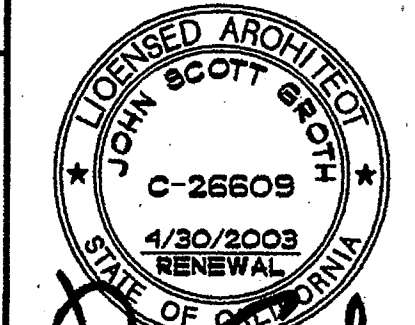
BUILDING "M" LIGHTING PLAN

1/4"=1'-0"



SHEET NOTES

- ① PROVIDE LIGHTING FIXTURE TYPE "A" (TYPICAL).
- ② PROVIDE LIGHTING FIXTURE TYPE "AI" (TYPICAL).
- ③ PROVIDE LIGHTING FIXTURE TYPE "B" (TYPICAL).
- ④ PROVIDE LIGHTING FIXTURE TYPE "D" (TYPICAL).
- ⑤ PROVIDE ELECTRICAL CONNECTION TO LIGHTING FIXTURE EMERGENCY BATTERY PACK AHEAD OF LOCAL SWITCHING (TYPICAL).
- ⑥ PROVIDE MOTION SENSOR FOR OVERRIDING CONTROL OF LOCAL SWITCHING.
- ⑦ PROVIDE LIGHTING FIXTURE TYPE "E" AND E-LOW LEVEL (TYPICAL).
- ⑧ PROVIDE PHOTOCELL MOUNTED ON ROOF FOR CONTROL OF LIGHTING CIRCUIT "M"-12.



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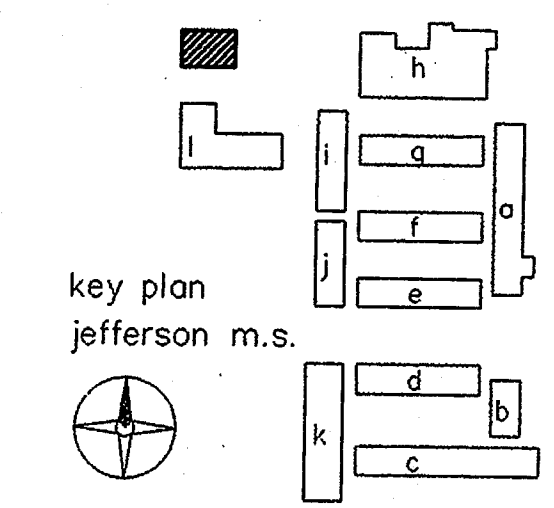
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GENERAL NOTES

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KEY PLAN



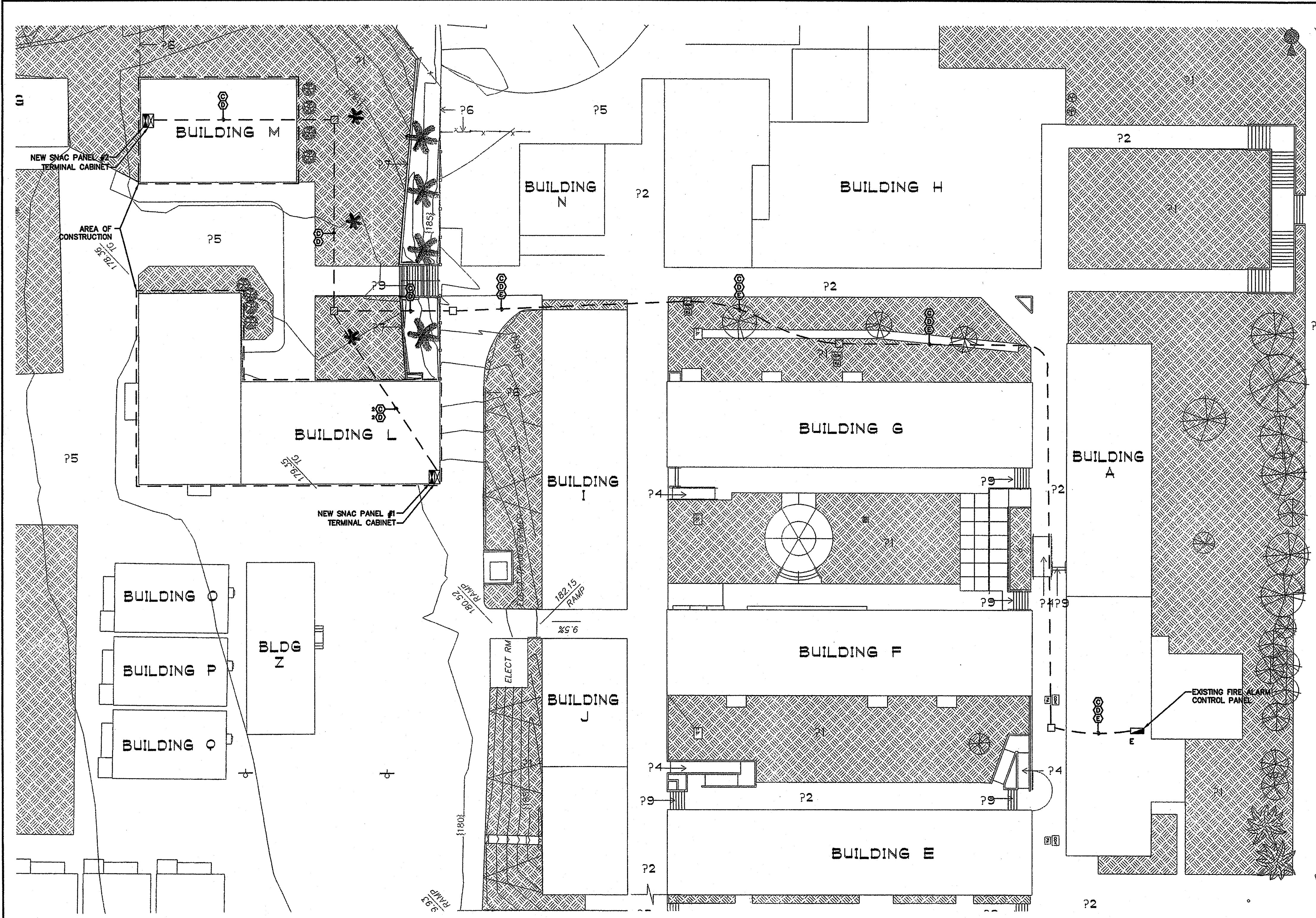
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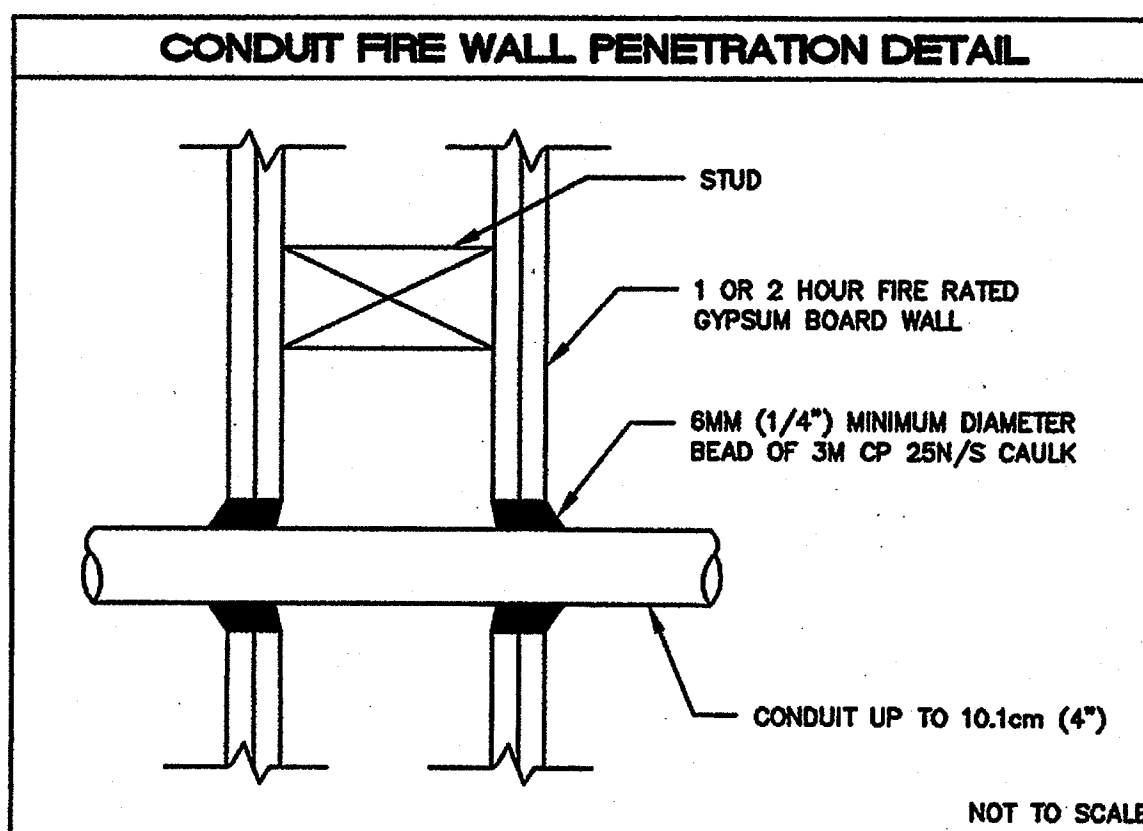
SHEET TITLE
 BUILDING M
 LIGHTING
 PLAN

EAM-2



DEVICE COUNT			
DEVICE	BLDG L	BLDG M	TOTAL
PULL STATION	7	2	9
SMOKE DETECTOR	1	1	2
HORN/STROBE	5	1	6
STROBE	2	2	4
HORN	3	2	5

FIRE ALARM DEVICE LEGEND	
ANALOG FIRE ALARM CONTROL PANEL MODEL: FC 7200A BSU/C C.S.F.M. 7165-0694:174	SPECIAL BACKBOX SUPPLIED BY STANDARD ELECTRONICS MTD. @ 72" TO TOP (TYP) 36" H x 21" W x 4" D
FIRE ALARM CONTROL PANEL MODEL: FC 7200 BSU/C C.S.F.M. 7165-0694:174	SPECIAL BACKBOX SUPPLIED BY STANDARD ELECTRONICS MTD. @ 72" TO TOP (TYP) 36" H x 21" W x 4" D
SNAC PANEL MODEL: SNAC-9 C.S.F.M. 7300-0694:230	SPECIAL BACKBOX SUPPLIED BY STANDARD ELECTRONICS 16" H x 12.25" W x 3" D
TERMINAL CABINET WITH 3/4" PLYWOOD BACKBOARD	PROVIDED BY OTHERS
ADDRESSABLE OUTPUT SUPERVISED CONTROL MODULE MODEL: AOM-25 C.S.F.M. 7300-0694:240	4 SQUARE DEEP BOX WITH NO RING
MANUAL PULL STATION @48" MODEL: MS-7A C.S.F.M. 7160-0694:236	4 SQUARE DEEP BOX WITH SINGLE GANG RING
ANALOG SMOKE DETECTOR MODEL: ASD-FL / ADS-FL C.S.F.M. 7272-0694:193 (SMOKE) C.S.F.M. 7300-0694:194 (BASE)	4 SQUARE DEEP BOX WITH 3-0 RING
CEILING HORN/STROBE MODEL: AS-24(C)C-FW C.S.F.M. 7125-0785:131	4 SQUARE DEEP BOX WITH TWO GANG RING
CEILING STROBE MODEL: RSS-24(C)C-FW C.S.F.M. 7125-0785:141	4 SQUARE DEEP BOX WITH TWO GANG RING
WEATHER RESISTANT HORN MODEL: AH-24WP-R C.S.F.M. 7125-0785:131	WBB-R WEATHER PROOF BACKBOX
E EXISTING	



NOTES:

- REFERENCE - WL1001
- THE CAULK IS TO BE FORCED INTO THE ANNULAR SPACE TO THE MAXIMUM EXTENT POSSIBLE, FLUSH WITH THE EXTERIOR OF THE PENETRATION SURFACE.
- FINISH CAULKING WITH A 6mm (1/4") MINIMUM BEAD OF 3M CP 25N/S CAULK APPLIED TO THE PERIMETER OF THE CONDUIT AT ITS EGRESS FROM THE WALL.
- THE MAXIMUM ANNULAR SPACE IS NOT TO EXCEED 4mm (3/16").
- INSTALL 3M FIRESTOP ON BOTH SIDES OF THE WALL.
- THESE RECOMMENDATIONS ARE BASED ON THE PRODUCT PERFORMANCE PER ASTM E-814 (UL 1475) FIRE TEST AND UL THROUGH PENETRATION FIRESTOP SYSTEM #WL1001 RATED UP TO 2 HOURS.

FIRE ALARM SITE PLAN
1"=20'-0"

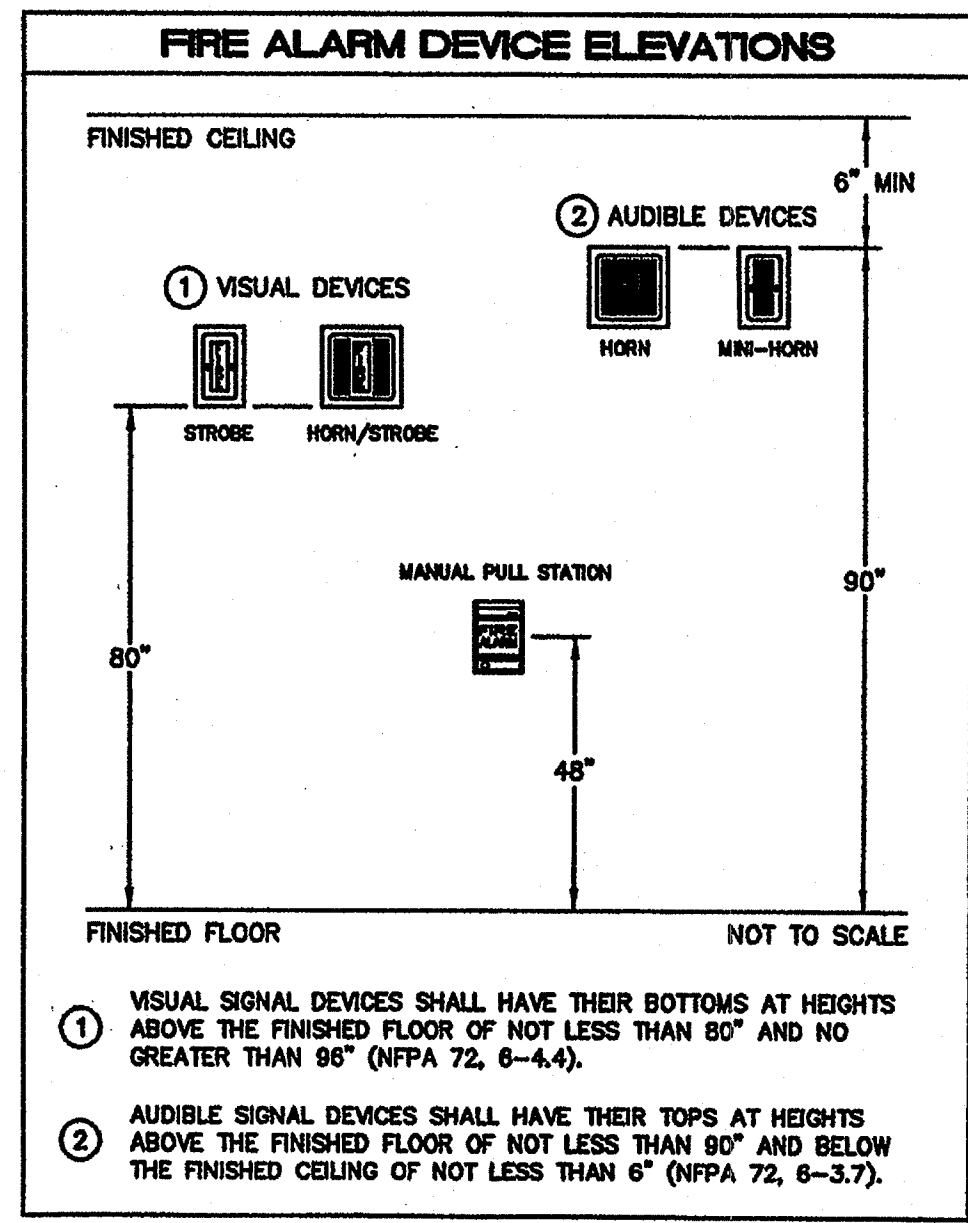
SEQUENCE OF OPERATION MATRIX			
ACTION	DEVICE	MANUAL PULL STATION	GENERAL POWER FAILURE
ANNUNCIATE AT FIRE CONTROL PANEL	YES	YES	YES
ACTIVATE AUDIBLE ALARM SIGNAL THROUGHOUT BUILDING	YES	YES	NO
ACTIVATE VISUAL ALARM SIGNAL THROUGHOUT BUILDING	YES	YES	NO

CONDUIT LEGEND	
---	EXTERIOR 2" CONDUIT UNLESS OTHERWISE NOTED
---	INTERIOR 3/4" CONDUIT UNLESS OTHERWISE NOTED

WIRE LEGEND	
Ⓐ 1 #990 1 PAIR 16 AWG 1 RED / 1 BLK	INTERIOR SLC
Ⓑ 2 #14 AWG THWN 1 PNK / 1 PRP	HORNS AND STROBES
Ⓒ 2 #14 AWG THWN 1 RED / 1 BLK	SNAC TRIP
Ⓓ 1 #AQ225 1 PAIR 16 AWG 1 RED / 1 BLK	EXTERIOR SLC
Ⓔ EXISTING CONDUIT AND WIRE TO REMAIN	

SCOPE OF WORK

- THIS IS A MANUALLY ACTIVATED FIRE ALARM SYSTEM.
- FURNISH AND INSTALL A COMPLETE 24 VDC, CLOSED CIRCUIT, MICROPROCESSOR BASED, ELECTRICALLY SUPERVISED, ZONE ANNUNCIATED FIRE ALARM SYSTEM AS SPECIFIED HERE ON THESE PLANS. THE SYSTEM SHALL INCLUDE BUT NOT BE LIMITED TO ALL CONTROL PANELS, POWER SUPPLIES, SIGNAL INITIATING DEVICES, AUDIBLE AND VISUAL ALARM DEVICES, CONDUIT, WIRE, FITTINGS, AND ACCESSORIES REQUIRED TO PROVIDE A COMPLETE OPERATING SYSTEM. THE SYSTEM SHALL BE WIRED AS A (CLASS B) SYSTEM FOR ALL CIRCUITS.
- THE FIRE ALARM AND DETECTION SYSTEMS SHALL BE CONFIGURED AND DESIGNED SUCH THAT EACH INITIATING LOOP SHALL BE TREATED AS INDIVIDUAL ZONES EXCEPT WHERE OTHERWISE INDICATED. WHEN A FIRE OCCURRENCE IS DETECTED, THE ACTIVATED INITIATED DEVICE WILL BE INDIVIDUALLY ANNUNCIATED AT THE CONTROL PANEL AND WILL ACTIVATE AN EVACUATION SIGNAL FOR THE ENTIRE FACILITY.



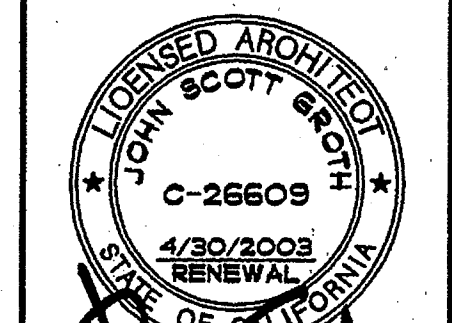
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Standard Electronics

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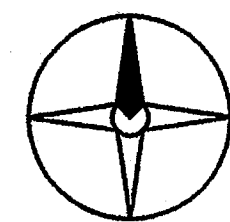
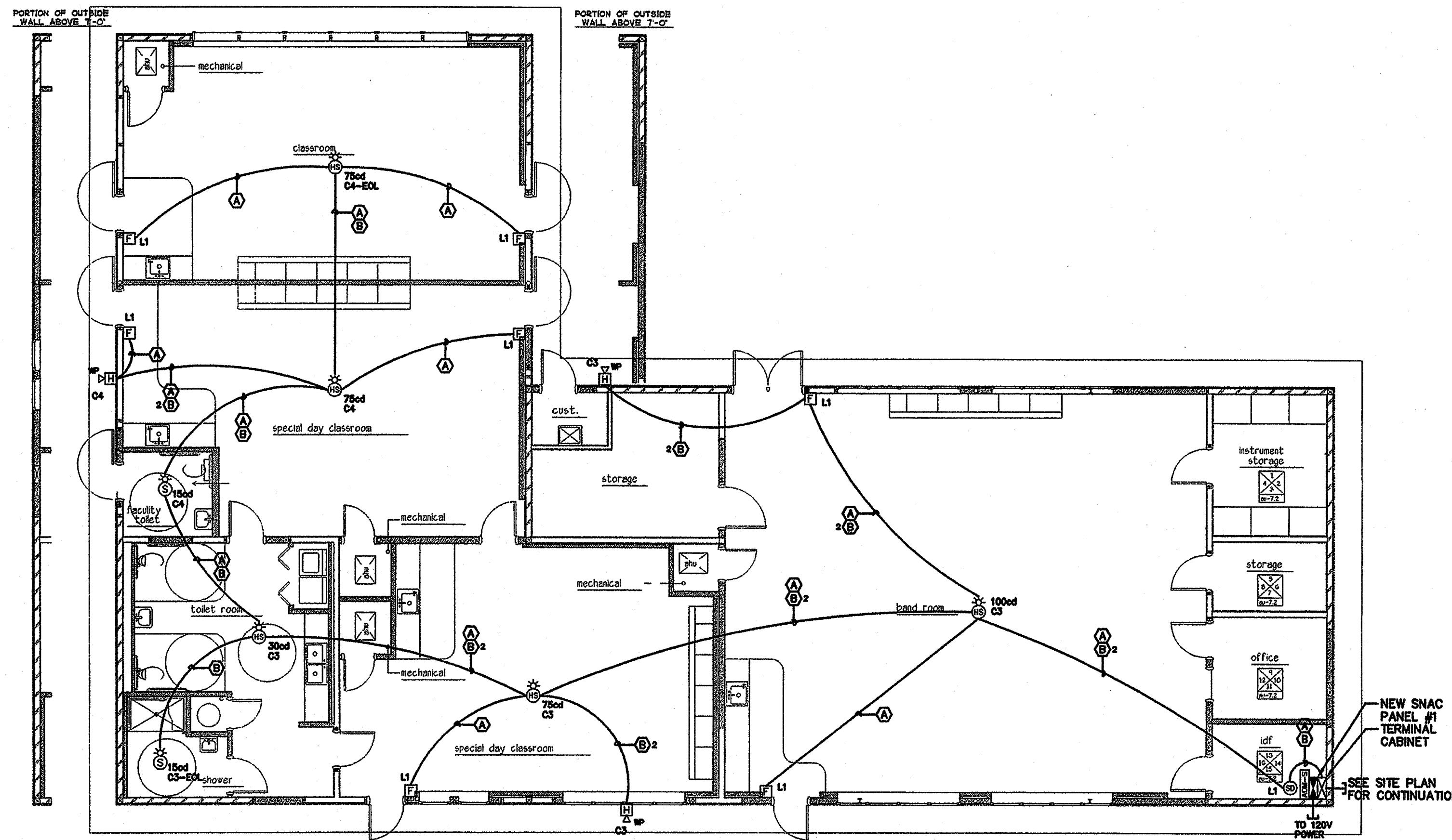


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SITE PLAN
FIRE ALARM
SYSTEM

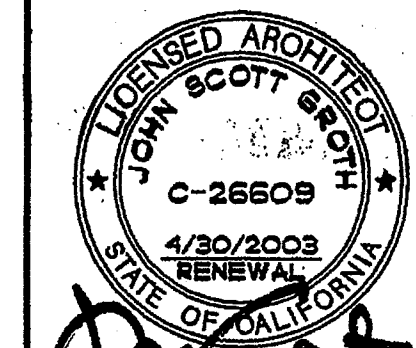
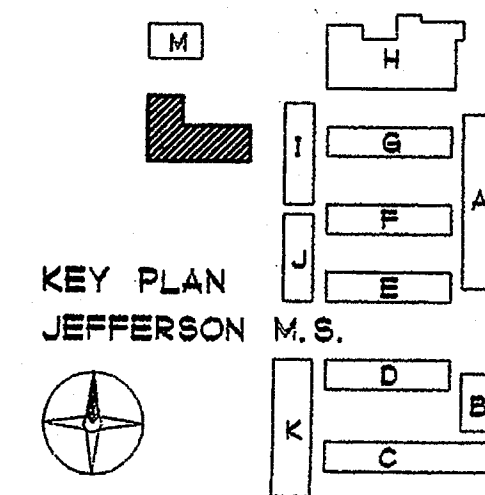
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BUILDING L - LOCATION LAYOUT

1/8"=1'-0"

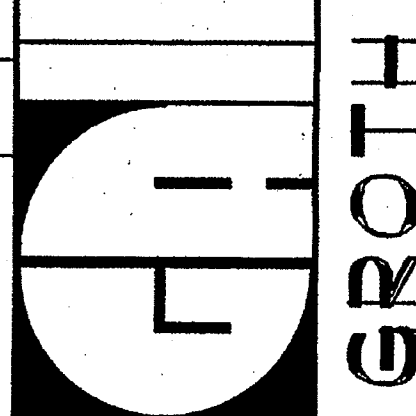
KEY PLAN



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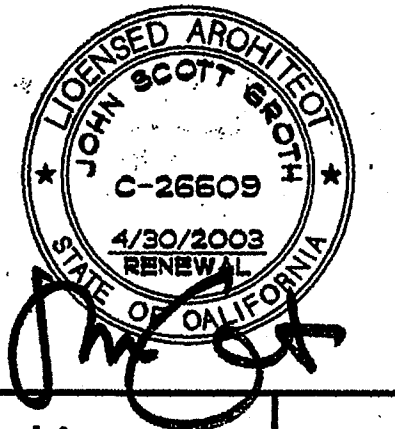
SHEET TITLE
 BUILDING L
 LOCATION LAYOUT
 FIRE ALARM
 SYSTEM
FA2

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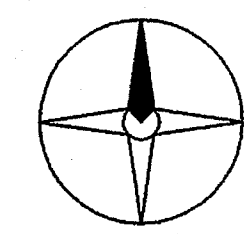
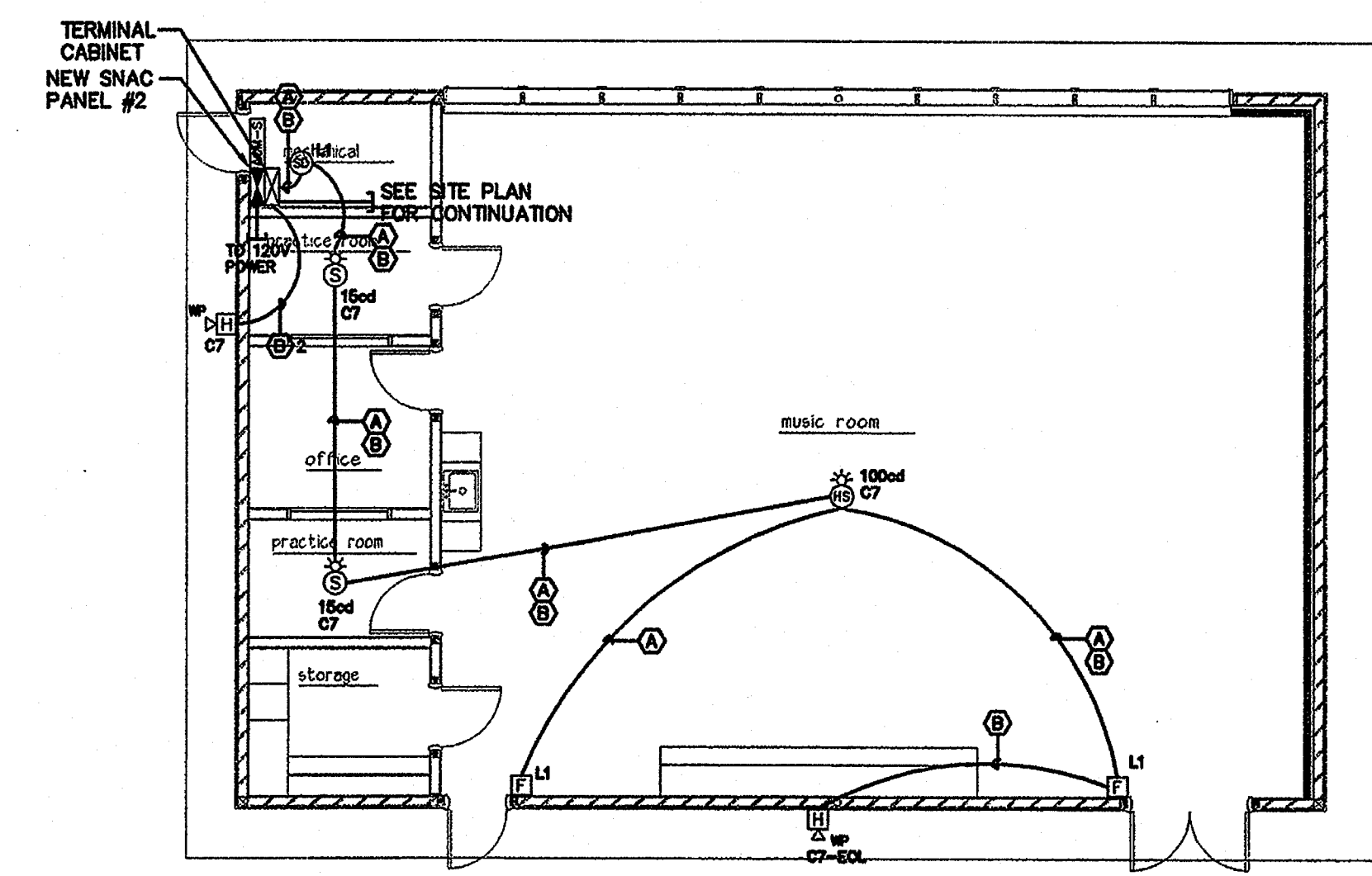
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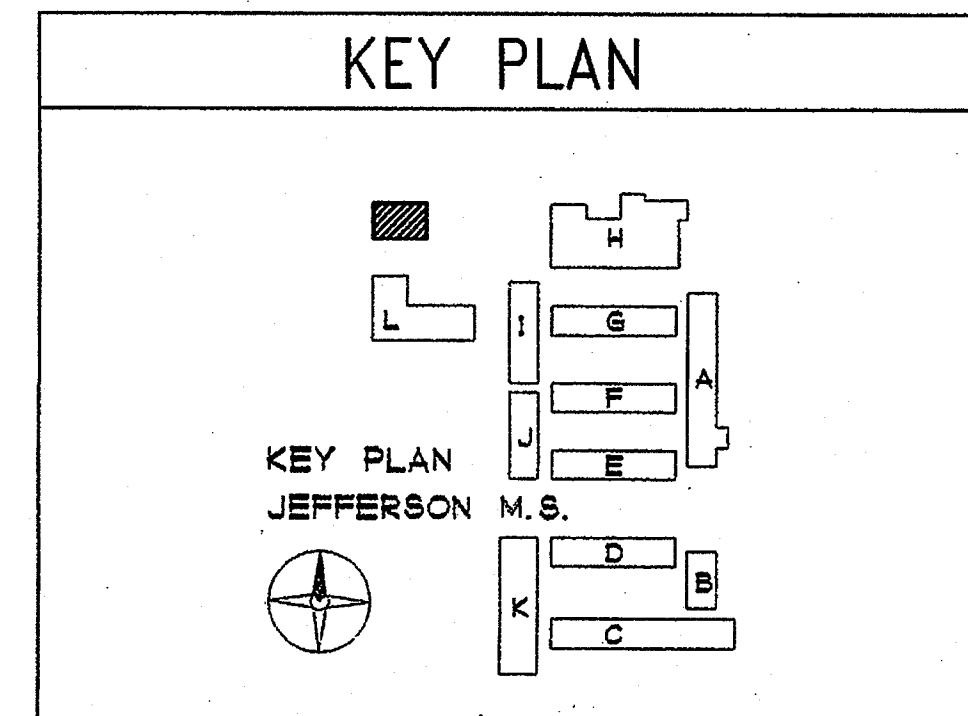


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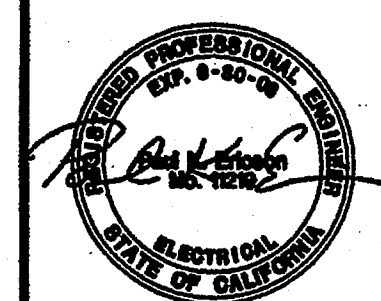
SHEET TITLE
 BUILDING M
 LOCATION LAYOUT
 FIRE ALARM
 SYSTEM
FA3



BUILDING M - LOCATION LAYOUT
 1/8"=1'-0"



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