

OJAI UNIFIED SCHOOL DISTRICT

BID ADDENDUM NO. 3 ISSUED 4/18/2019

TO THE CONTRACT DOCUMENTS, SPECIFICATIONS AND PLANS FOR OJAI UNIFIED SCHOOL DISTRICT

LIBRARY REMODEL AT NORDHOFF HIGH SCHOOL PROJECT NO. 2018-1714

THE BIDDER SHALL ATTACH THE ADDENDUM TO THE DOCUMENTS SUBMITTED WITH THE BID TO OJAI UNIFIED SCHOOL DISTRICT TO CERTIFY THAT THE BID ADDENDUM INFORMATION WAS RECEIVED.

BID DUE DATE: 10:00 am (local) Wednesday, May 1, 2019

The following additions, modifications, corrections, deletions and clarifications are hereby made to the Contract Documents of the subject Project and constitute **Addendum Number 3**. This Addendum is hereby incorporated into the contract documents by reference.

I. GENERAL INFORMATION

A. Contract Documents

No Change.

II. REVISED SPECIFICATIONS AND DRAWINGS

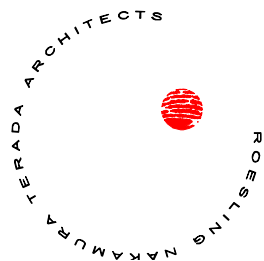
A. Specifications – All Projects

Item 1 108213 Exterior Grilles and Screens – revised to coordinate with drawings.

B. Drawings

LIBRARY REMODEL
AT NORDHOFF HIGH SCHOOL
PROJECT NO 2018-1714

ADDENDUM NO. 3



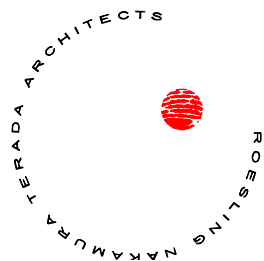
- Item 2 **General turf repair** – Drawings revised to incorporate direction for repair to planting and irrigation.
 LP-0.01 Planting Notes
 LI-0.01 Irrigation Notes
- Item 3 **Stucco** – Drawings revised to clarify scope of exterior stucco.
 A-101 Floor Plan
 A-201 Exterior elevations
- Item 4 **Slab Demolition** – A-004 Demolition Slab Plan revised to coordinate with Floor Plan. An area of slab demolition has been removed from the scope.

---- REVISED DOCUMENTS ATTACHED. ----

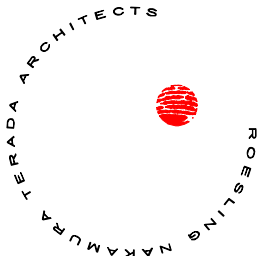
END OF **BID ADDENDUM NO. 3** ISSUED 4/18/2019

III. RESPONSES TO REQUESTS FOR INFORMATION

No.	QUESTION	RESPONSE	RESPONSE BY
1	Is there an asbestos and lead survey available?	Test report is now available.	District
2	Does a Native American monitor need to be present during any digging or excavation? If so, who incurs the cost of the monitor?	Refer to response in Bid Addendum 01.	District
3	What are the requirements for the temp fencing to surround the work area and protect the public? Would 6' high chain link with privacy screen and stanchions nit anchored into the ground suffice?	6' tall is acceptable. Anchorage to the ground is preferred where feasible and where it will not damage to items to remain. Refer to Specification Section 015000 Paragraph 2.1 for additional requirements.	RNT
4	Is there an engineer's cost estimate available?	Refer to response in Bid Addendum 01.	District
5	During the site walk, it was discussed certain trades would need to complete their work during summer, when children and staff were not present. Please clarify which trades would and scopes of work would need to be completed.	The intention is to minimize impacts to students and staff, keep the construction perimeter as small as possible during the school year. Work to be completed during summer includes: 1. Building and site demolition with	District



		<p>construction underway.</p> <p>2. Major site excavation and backfill.</p> <p>3. Hazardous material abatement.</p>	
6	<p>On page C-101 Note 1 it states “Landscape Area, See Landscape Plan for Details”. The landscape plan doesn’t show any work being done in that area. Other drawings show Note 1 outside of the “Area of Work”. Please clarify if any work is being done to that area.</p>	<p>A note has been added to both LP-0.01 and LI-0.01 defining the repairs in the areas referenced in this RFI:</p> <p>LP-0.01 – PLANTING NOTES #12 EXISTING TURF AREAS DISTURBED BY GRADING OPERATIONS ARE TO BE RE-PLANTED IN KIND TO MATCH THE EXISTING CONDITION. DISTURBED AREAS ARE TO BE PREPPED FOR PLANTING PER THESE PLANTING NOTES AND THE PROJECT SPECIFICATIONS. TURF SEED TO BE PER PLANTING LEGEND THIS SHEET. SQUARE FOOTAGE OF NEW TURF SEED AS INCLUDED IN THE PLANT SCHEDULE ON THIS SHEET IS FOR THE AREAS SHOWN ON LP-1.01 ONLY. SEE CIVIL PLANS FOR EXTENTS OF DISTURBED AREA DUE TO GRADING OPERATIONS.</p> <p>LI-0.01 – IRRIGATION NOTES #18 EXISTING IRRIGATION IN TURF AREAS DISTURBED BY GRADING OPERATIONS SHALL BE ADJUSTED AND REPAIRED AS NEEDED TO PROVIDE FULL HEAD-TO-HEAD COVERAGE. SEE CIVIL PLANS FOR EXTENTS OF DISTURBED AREA DUE TO GRADING OPERATIONS.</p>	<p>Pacific Coast Land Design</p>
7	<p>Which form does page 47 in the Project Manual belong to?</p>	<p>Please restate question.</p>	<p>District</p>
8	<p>The plans are not clear on where new plaster goes and where existing plaster to remain is.</p> <p>1) The floor plan, A-101, indicates Wall Type 1A for the south, west and east</p>	<p>All existing plaster not required to be modified by construction activity is to be protected in place and painted.</p> <p>1) Wall type 1A removed from</p>	<p>RNT</p>



exterior walls, but has no wall type indicated for the north wall. Wall Type 1A on AD-101 indicates 7/8" Exterior Plaster O/ 1/2" sheathing. Based on this info the plans call for new plaster over new sheathing at the south, west & east exterior walls only.

2) The Legend on exterior elevation plan, A-201, has only one graphic designation, which is for (E) Cement Plaster. This graphic designation appears to be indicated at the north, south and west elevations only and not at the east elevation.

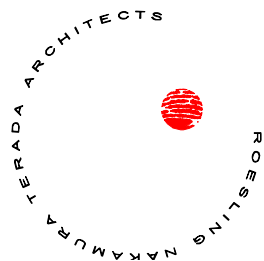
3) Keynote 09-001 on A-201 notes Exterior Cement Plaster, indicating new plaster. This Keynote is indicated on the north & east elevations as typical, however as noted in #2 above only the east elevation is indicated to get new plaster, based on the graphic designation in the legend. Please clarify which exterior walls get a) new sheathing and b) new cement plaster.

existing walls in floor plan A-101 for clarity.

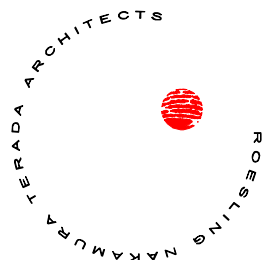
- 2) East elevation now shows (E) stucco.
- 3) Keynote 09-001 removed from existing plaster. Applied to new plaster only.

9 Spec. section 108213 lists Roofscreen Mfg. as the basis of design for the roof equipment screens. Roofscreen Mfg. is a manufacturer with a proprietary modular roof screen system with their own engineered support systems. Detail 1 on sheet S-600B is a detail for a roof screen that is NOT a Roofscreen Mfg system and that appears to have been designed by the project Structural Engineer and not be Roofscreen Mfg. It is our understanding that the Regional Manager for Roofscreen Mfg has been working with the project Architect on the roof screens on this project and has confirmed that the Roofscreen Mfg. proprietary modular roof screen system is acceptable for this project and in that case detail 1 on S-600B does not

Specification section 108213 revised RNT to coordinate with drawings. If Roofscreen Mfg is proposed as a substitution for the rooftop screen shown on sheet S-600B, shop drawings stamped by a structural engineer will need to be provided, reviewed by the project structural engineer for any modifications required to the DSA-approved drawings, and revised drawings with the shop drawings will need to be submitted to DSA for approval prior to construction.



apply.			
10	Sheets A-401 & A-402 include a Keynote 12-014, which appears to point to countertops. Keynote 12-014 in the Keynote Legend is blank and does not have a description. Please provide a description for Keynote 12-014 on A-401 & A-402.	Please refer to Bid Addendum 02 for revised drawings. Keynote 12-014 replaced with Keynote 12-013.	RNT
11	Is the Bid Due Date Wednesday May 1 st or Friday May 3 rd ?	The Bid Due Date is Wednesday May 1st and is corrected on this bid addendum.	RNT
12	Will there be an extension for the bid due date?	No	District
13	Will the new paint for the building exterior match the existing, including the existing blue and yellow striping?	Yes	District
14	What is the size of the existing storm drain pipe that the project will be connecting to? And does the pipe contain asbestos?	The District will provide this information as soon as it is available. Existing 8" diameter lines were observed within the courtyard. The existing storm drain line adjacent to the courtyard is 24" diameter per the existing condition drawings for the adjacent project. The District will provide additional testing and an updated report to include the composition of the existing storm drain pipe as soon as it is available.	District
15	What is the size of the existing fire water line?	The existing fire water line is 4" diameter class 200 PVC per the existing condition drawings	District
16	Can the gauge of the metal panel for the rooftop equipment screen be reduced to 22 GA from 20 GA?	22 GA is acceptable for the metal panel for the rooftop equipment screen.	RNT
17	Is the metal soffit panel to be prefinished? Will control joints be allowed to interrupt the 160' span?	Yes with two-coat fluoropolymer as indicated in the specification for soffit panels section 074293 Paragraph 2.2B. Control joints are permitted. Locations and number will be finalized through the shop	RNT



drawing process.		
18	Will the three portable classroom buildings to the south of the library be in use during the school year?	District
19	Will the existing windows to remain be painted?	RNT
20	Is the tile mural on the west side of the south face of the Library to be protected in place?	District
21	In the demo plan, there is an area of concrete demolition towards the east side of the main library space that has no corresponding counterpart in the proposed plan. Is this area be demolished?	RNT
22	Will the exposed metal ducts be painted?	RNT
23	What are the dates available for summer construction?	District
24	Will the District be trimming the existing trees to remain?	District

IRRIGATION SCHEDULE - MASTER

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL			GPM	PSI	DETAIL / SHEET
BUBBLERS / DRIP EMITTERS								
			SERIES	NOZZLE MODEL	BODY MODEL			
☐	TREE BUBBLER	Rain Bird(R)	Root Watering System (RWS)	RWS-B-C-1402-SOCK		0.50	20 - 90	G / LI-2.01
DRIPLINE								
			SERIES	MODEL	ROW SPACING			
=====	ON-SURFACE DRIPLINE	Netafim(R)	Techline(R) CV Dripline	TLHCVXR7-12	1'6"	1.3	21.8 - 58	F / LI-2.02
=====	SUB-SURFACE DRIPLINE	Netafim(R)	Techline(R) CV Dripline	TLHCVXR7-12	1'0"	1.3	21.8 - 58	G / LI-2.02
VALVES								
			SERIES	MODEL				
▶	GATE VALVE	Nibco	Gate Valve	T-113		0.25 - 30	10 - 150	B / LI-2.01
⊗	REMOTE CONTROL VALVE	Rain Bird(R)	PESB-R Series	100-PESB		0.25 - 200	20 - 200	B / LI-2.02
PIPE								
			TYPE	NOTES				
	POTABLE MAINLINE		PVC Schedule 40					C / LI-2.02
-----	LATERAL		PVC Schedule 40					C / LI-2.02
=====	SLEEVES		PVC Schedule 40					C / LI-2.02
POINT OF CONNECTION								
			MODEL	NOTES				
▲	BACKFLOW PREVENTER			Existing to remain. See Irrigation plan LI-1.01				NA
⊙	QUICK COUPLER	Rainbird	33-DLRC					A / LI-2.01
CONTROLLER								
			MODEL	ENCLOSURE				
Ⓒ	CONTROLLER	Weathermatic	SL1600	Existing Wall Mount in Utility Closet				NA
MISCELLANEOUS								
Ⓟ	PULL BOX	NA						D / LI-2.02
✱	FLUSH VALVE	NA						A / LI-2.02

IRRIGATION NOTES

- IF IT IS FOUND DURING INSTALLATION THAT THE SITE VARIES FROM THE DRAWINGS, NOTIFY THE PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK.
- COORDINATE THE INSTALLATION OF ALL SLEEVING WITH CIVIL ENGINEER'S PLANS, ARCH. FOUNDATION PLANS, STRUCTURAL PLANS AND LANDSCAPE CONSTRUCTION PLANS.
- PIPE SLEEVE SHALL ALLOW FOR IRRIGATION PIPING AND RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING. EXTEND NEW SLEEVES 12 INCHES BEYOND EDGE OF PAVING. ALL IRRIGATION MAINLINE CROSSINGS SHALL BE INSTALLED IN SCHEDULE 40 SLEEVES THAT ARE A MIN. OF 2X THE DIAMETER OF THE PRESSURE PIPE. PROVIDE LOCATOR WIRE OR TAPE ALONG LENGTH OF SLEEVE. ALSO PROVIDE A SEPARATE IRRIGATION WIRE CONDUIT TAPED TO MAINLINE SLEEVE SIZED TO EASILY PULL WIRES THAT RUNS PARALLEL TO THE SLEEVE. ALL SLEEVES AND CONDUIT MUST BE PERPENDICULAR TO ROAD.
- COORDINATE THE INSTALLATION OF ALL IRRIGATION MATERIALS, INCLUDING PIPE, WITH THE PLANTING PLAN TO AVOID INTERFERING WITH THE PLANTING.
- CONTRACTOR SHALL TEST PRESSURE PRIOR TO CONSTRUCTION. IF PRESSURE IS LESS THAN 80 PSI, NOTIFY THE PROJECT MANAGER PRIOR TO CONSTRUCTION.
- IRRIGATION DRAWINGS ARE DIAGRAMMATIC. LOCATE MAIN LINE AS DIRECTED PER PLAN. LOCATE NEW PIPELINES, VALVES AND EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.
- PVC SHALL BE LAID WITH CONNECTIONS HORIZONTAL, NOT VERTICAL.
- SCHEDULE 40 PVC ONLY, NO EXCEPTIONS.
- ALL NEW TREES SHALL RECEIVE (2) ROOT WATERING SYSTEMS.
- IRRIGATION CONTROLLER TO BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLER THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. (CA GREEN BUILDING STANDARDS CODE 4.304.1 IRRIGATION CONTROLLERS)
- PRESSURE TEST ON ALL MAINLINES 4 HOURS AT 150 PSI. CALL INSPECTOR 24 HOURS PRIOR TO TEST.
- NO IRRIGATION LINES SHALL BE PLACED UNDER ROOTBALLS OF EXISTING OR PROPOSED PLANTS.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL HEADS WHERE LOW POINT DRAINAGE COULD OCCUR
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- EXISTING IRRIGATION IN TURF AREAS DISTURBED BY GRADING OPERATIONS SHALL BE ADJUSTED AND REPAIRED AS NEEDED TO PROVIDE FULL HEAD-TO-HEAD COVERAGE. SEE CIVIL PLANS FOR EXTENTS OF DISTURBED AREA DUE TO GRADING OPERATIONS.

1

Pacific Coast Land Design, Inc.
 Landscape Architecture - Urban Design - Environmental Planning
 3639 Harbor Blvd, Suite 107
 Ventura, CA 93001
 805.644.9697
 www.pc-ld.com



IDENTIFICATION STAMP
 DIV. OF THE STATE ARCHITECT
 OFFICE OF REGULATION SERVICES
 FILE NO. 56-H8
03-118819
 AC _____ FLS _____ SS _____
 DATE _____

**OJAI
 UNIFIED
 SCHOOL
 DISTRICT**

**NORDHOFF
 HIGH SCHOOL
 - LIBRARY
 REMODEL**

1401 MARICOPA HWY.
 OJAI, CA 93023

**CONSTRUCTION
 DOCUMENTS**

No.	Description	Date
1	BID ADD	4/18/2019

Sheet Name
**IRRIGATION
 NOTES AND
 SCHEDULES**

718
 Date **7/24/2018**
 Drawn by **CH**
 Checked by **MZ**
 Sheet Number

LI-0.01

PLANT SCHEDULE - TREES

SYMBOL	QTY	LATIN NAME	COMMON NAME	WUCOLS	SIZE
TREES					
	7	<i>Arbutus x 'Marina'</i>	Marina Strawberry Tree	L	24" box Multi
	1	<i>Platanus racemosa</i>	California Sycamore	M	48" box
	7	<i>Platanus racemosa</i>	California Sycamore	M	36" box
	2	<i>Quercus agrifolia</i>	Coast Live Oak	L	48" box

PLANT SCHEDULE - SHRUBS AND VINES

SYMBOL	QTY	LATIN NAME	COMMON NAME	WUCOLS	SIZE
SHRUBS					
	27	<i>Agave attenuata</i>	Foxtail Agave	L	10G
	29	<i>Agave 'Blue Flame'</i>	Blue Flame Agave	L	5G
	9	<i>Agave vilmoriniana</i>	Octopus Agave	L	5G
	18	<i>Aloe striata</i>	Coral Aloe	L	5G
	74	<i>Arctostaphylos 'Pacific Mist'</i>	Manzanita	L	10G

PLANT SCHEDULE - GROUNDCOVERS AND TURF

SYMBOL	QTY.	LATIN NAME	COMMON NAME	WUCOLS	SIZE / SPACING
TURF					
	5,261 sf.	<i>Pennisetum clandestinum</i>	Kikuyugrass 'AZ-1'	M	From seed

PLANTING NOTES

- ALL PLANTED AREAS SHALL BE THOROUGHLY RIPPED TO A DEPTH OF 8", USING RIPPER WITH TEETH NO WIDER THAN 12" O.C. WHERE POSSIBLE. THE RIPPING SHOULD BE DONE IN TWO DIRECTIONS TO REDUCE THE COMPACTION WHICH OCCURS AS A RESULT OF CONSTRUCTION.
- THE CONTRACTOR SHALL COLLECT A MINIMUM OF EIGHT SOIL SAMPLES FROM NEW PLANTING AREAS FOR AGRONOMIC TESTING & AMENDMENT RECOMMENDATIONS FROM FRUIT GROWERS LAB @ (805) 392-2000. RESULTS SHALL BE TRANSMITTED TO CLIENT AND LANDSCAPE ARCHITECT OF RECORD. SOIL MANAGEMENT REPORT RECOMMENDATIONS SHALL ADDRESS THE FOLLOWING AT A MINIMUM: SOIL TEXTURE, SOIL INFILTRATION RATE, SOIL PH, AND SUGGESTED AMENDMENTS BASED UPON PROPOSED PLANTING PALETTE. SEE SPECIFICATIONS.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OR PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- ALL AMENDMENTS TO BE APPLIED PER SOIL MANAGEMENT REPORT, OR IF NO TECHNIQUE IS SPECIFIED, THEN MIXED TOGETHER AND ROTOTILLED INTO PLANTING AREAS TO A DEPTH OF 6". (UNTIL RESULTS OF SOIL MANAGEMENT REPORT ARE OBTAINED, THE FOLLOWING AMENDMENTS MAY BE USED FOR BID PURPOSES ONLY. RESULTS OF SOILS ANALYSIS SUPERSEDE THESE QUANTITIES):
 5 LBS/1000 SF POTASSIUM SULFATE
 5 LBS/1000 SF AMMONIUM SULFATE
 5 LBS/1000 SF SINGLE SUPERPHOSPHATE OR EQ.
 80 LBS/1000 SF AGRICULTURAL GYPSUM
 6 CY GENERAL PURPOSE SOIL AMENDMENT
- BACKFILL PER CY FOR CONTAINER PLANTS (BACKFILL MIX PROVIDED FOR BID PURPOSES ONLY. RESULTS OF SOILS ANALYSIS SUPERSEDE THESE QUANTITIES):
 1/4 LB POTASSIUM SULPHATE
 1/4 LB AMMONIUM SULPHATE
 1/5 LB SINGLE SUPERPHOSPHATE OR EQ.
 4 LBS AGRICULTURAL GYPSUM
 5 PARTS BY VOLUME NATIVE SOIL
 1 PART BY VOLUME AQUINAGA TURF PLUS
- GRO-POWER PLANTING TABLETS PLACED 2 INCHES DEEP AND 2" OUTSIDE ROOT BALL: (3) PER 1 GAL; (9) PER 5 GAL; (15) PER 15 GAL, (24) PER 24" BOX AND (24) PER 36" BOX
- ALL TREES WITHIN 5 FT. OF PAVEMENT TO HAVE CENTURY PRODUCTS LINEAR CP36-2 'POLYETHYLENE' ROOT BARRIERS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS 1 1/2" OFF BACK OF CURB OR EDGE OF PAVEMENT. ROOT BARRIER TO BE INSTALLED AT BACK OF HARDSCAPE, IN 10 FOOT PANELS CENTERED ON THE TREE TRUNK. (NOT IN CIRCLE AROUND ROOT BALL).
- PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRADICTORY.
- MULCH SHALL BE ES-2 MULCH FROM AGROMIN PREMIUM SOIL PRODUCTS (805) 482.8749. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL.
- SEE SHEET, LP-2.01 FOR ALL PLANTING DETAILS

1. EXISTING TURF AREAS DISTURBED BY GRADING OPERATIONS ARE TO BE RE-PLANTED IN KIND TO MATCH THE EXISTING CONDITION. DISTURBED AREAS ARE TO BE PREPPED FOR PLANTING PER THESE PLANTING NOTES AND THE PROJECT SPECIFICATIONS. TURF SEED TO BE PER PLANTING LEGEND THIS SHEET. SQUARE FOOTAGE OF NEW TURF SEED AS INCLUDED IN THE PLANT SCHEDULE ON THIS SHEET IS FOR THE AREAS SHOWN ON LP-1.01 ONLY. SEE CIVIL PLANS FOR EXTENTS OF DISTURBED AREA DUE TO GRADING OPERATIONS.

Pacific Coast Land Design, Inc.
 Landscape Architecture - Urban Design - Environmental Planning
 3639 Harbor Blvd., Suite 107
 Ventura, CA 93001
 805.644.9697
 www.pc-ld.com



IDENTIFICATION STAMP
 DIV. OF THE STATE ARCHITECT
 OFFICE OF REGULATION SERVICES
 FILE NO. 56-H8
03-118819
 AC _____ FLS _____ SS _____
 DATE _____

OJAI UNIFIED SCHOOL DISTRICT

NORDHOFF HIGH SCHOOL - LIBRARY REMODEL

1401 MARICOPA HWY.
 OJAI, CA 93023

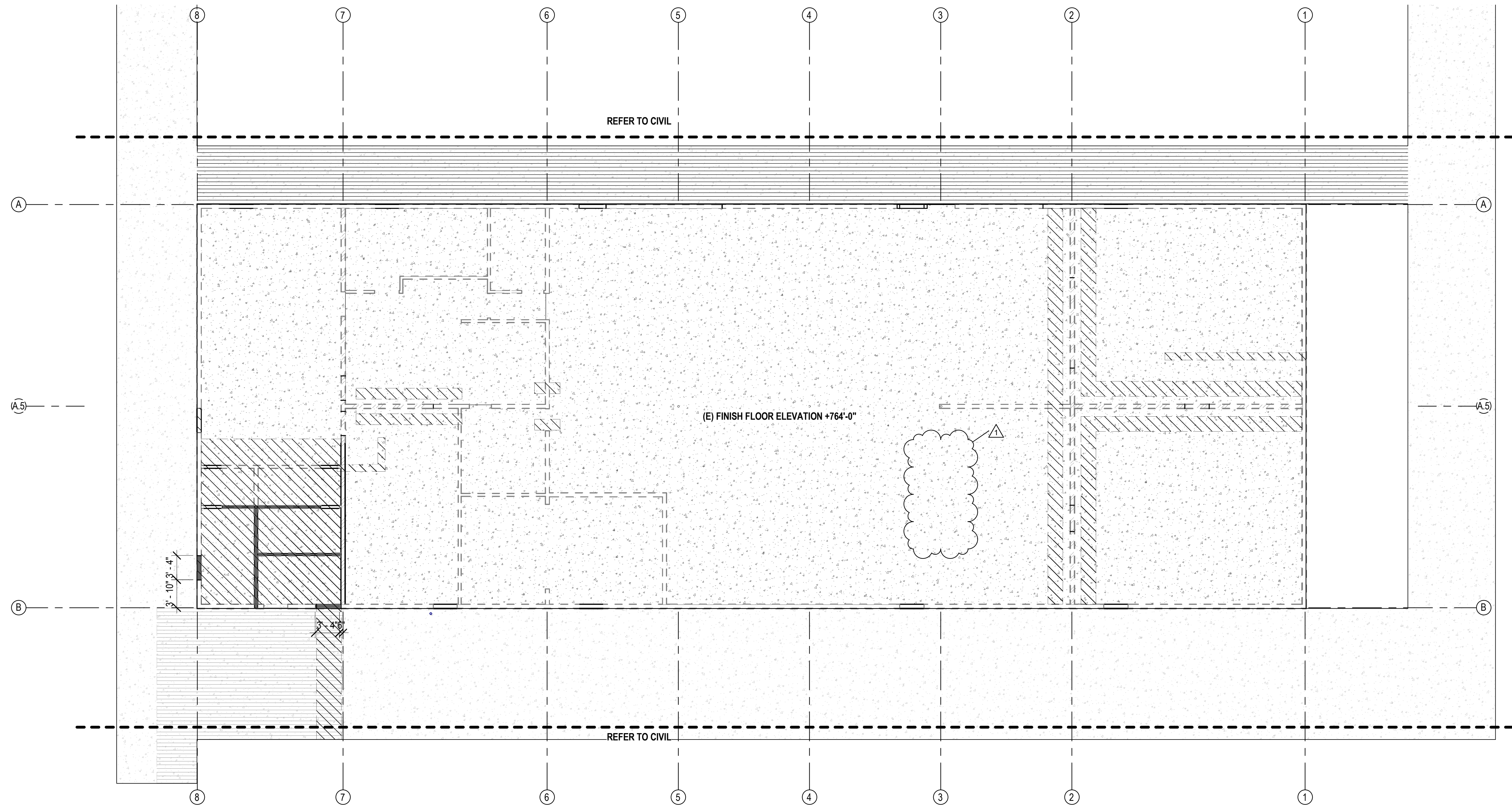
CONSTRUCTION DOCUMENTS

No.	Description	Date
1	BID ADD	4/18/2019

Sheet Name
PLANTING NOTES AND SCHEDULES

Date **7/24/2018**
 Drawn by **CH**
 Checked by **MZ**
 Sheet Number

LP-0.01



1 DEMOLITION SLAB PLAN
 1/8" = 1'-0"

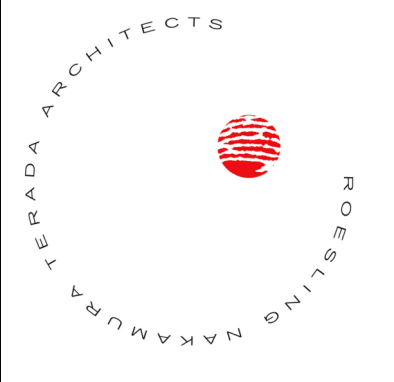
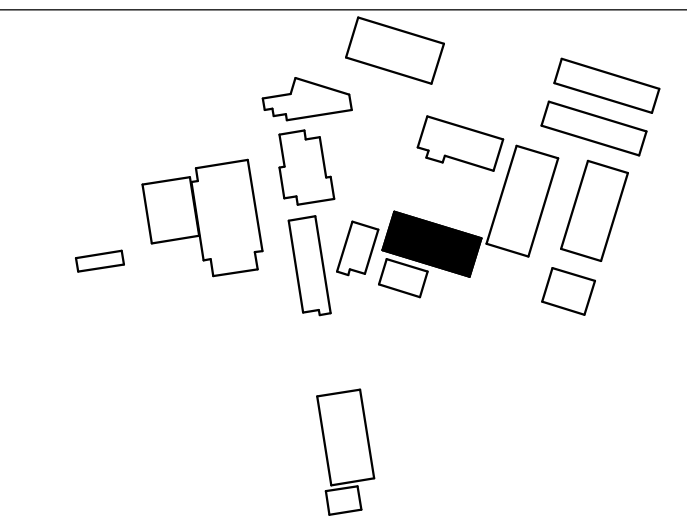
GENERAL NOTES

- CONTRACTOR SHOULD REPORT TO THE OWNER FOR INSTRUCTIONS IF THERE IS ANY ASBESTOS DURING INVESTIGATION PRIOR TO ANY DEMOLITION. THE CONTRACTOR SHALL REVIEW THE ASBESTOS ABATEMENT SURVEY AND RETAIN A LEAD AND ASBESTOS ABATEMENT CONTRACTOR TO REMOVE ALL CONTAMINANTS PRIOR TO DEMOLITION IN ACCORDANCE WITH APPLICABLE REGULATIONS. A LICENSED LEAD AND ASBESTOS CONTRACTOR SHALL COORDINATE THE WORK, PROVIDE SCHEDULE, AND ADMINISTER PAPERWORK WITH THE GENERAL CONTRACTOR FOR THE SURVEY/INSPECTION REPORT.
- REFER TO DEMOLITION NOTES ON SHEET G-002 FOR ADDITIONAL NOTES.
- COORDINATE EXTENT OF DEMO / TRENCHING @ (E) CONC. SLAB W/ ELEC. PLANS, PER LOCATION OF NEW ELEC. DEVICES AND OUTLETS. REMOVE ABANDONED FLOOR BOXES AND FILL HOLES W/ CONCRETE REPAIR FLOOR TO MATCH EXISTING SLAB.
- COORDINATE EXTENT OF DEMO / TRENCHING @ (E) CONC. SLAB W/ PLUMBING PLANS.
- VERIFY ALL DIMENSIONS WITH NEW WORK.
- SEE STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING FOR ADDITIONAL DEMO NOTES AND WORK. REFER TO S-201 FOR AREAS OF NEW FOOTING.
-

LEGEND

- FRAMED WALL PER FLOOR PLAN.
- (E) +6" HIGH CONCRETE CURB REMOVE.
- (E) CONCRETE SLAB - PROTECT IN PLACE.
- CONCRETE SLAB DEMOLISH AND REPLACE - REFER TO STRUCTURAL, PLUMBING AND ELECTRICAL.
- CONCRETE WALK, DEMOLISH AND REPLACE - REFER TO CIVIL.

KEY PLAN



Roesling Nakamura Terada Architects
 285 N Ventura Ave #102
 Ventura, CA 93001
 805.626.5330
 805.626.5350
 www.RNTArchitects.com



IDENTIFICATION STAMP
 DIV. OF THE STATE ARCHITECT
 OFFICE OF REGULATION SERVICES
 FILE NO. 56-HB
03-118819
 AC _____ FLS _____ SS _____
 DATE _____

OJAI UNIFIED SCHOOL DISTRICT

NORDHOFF HIGH SCHOOL - LIBRARY REMODEL

1401 MARICOPA HWY.
 OJAI, CA 93023

CONSTRUCTION DOCUMENTS

No.	Description	Date
1	BID ADD	4/18/2019

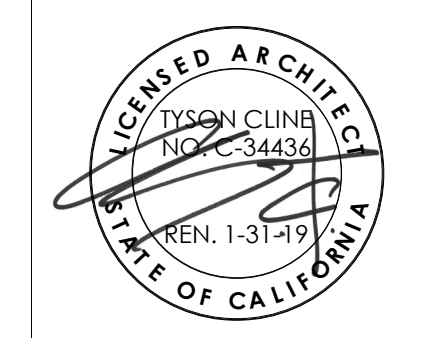
Sheet Name
DEMOLITION SLAB PLAN

17770.00
 Date **04/12/18**
 Drawn by **JR**
 Checked by **CY**
 Sheet Number

A-004



Roesling Nakamura
Terada Architects
285 N Ventura Ave #102
Ventura, CA 93001
P805.626.5330
F805.626.5350
www.RNTArchitects.com



IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
FILE NO. 56-HB
03-118819
AC FLS SS
DATE

**OJAI
UNIFIED
SCHOOL
DISTRICT**

**NORDHOFF
HIGH SCHOOL
- LIBRARY
REMODEL**

1401 MARICOPA HWY.
OJAI, CA 93023

**CONSTRUCTION
DOCUMENTS**

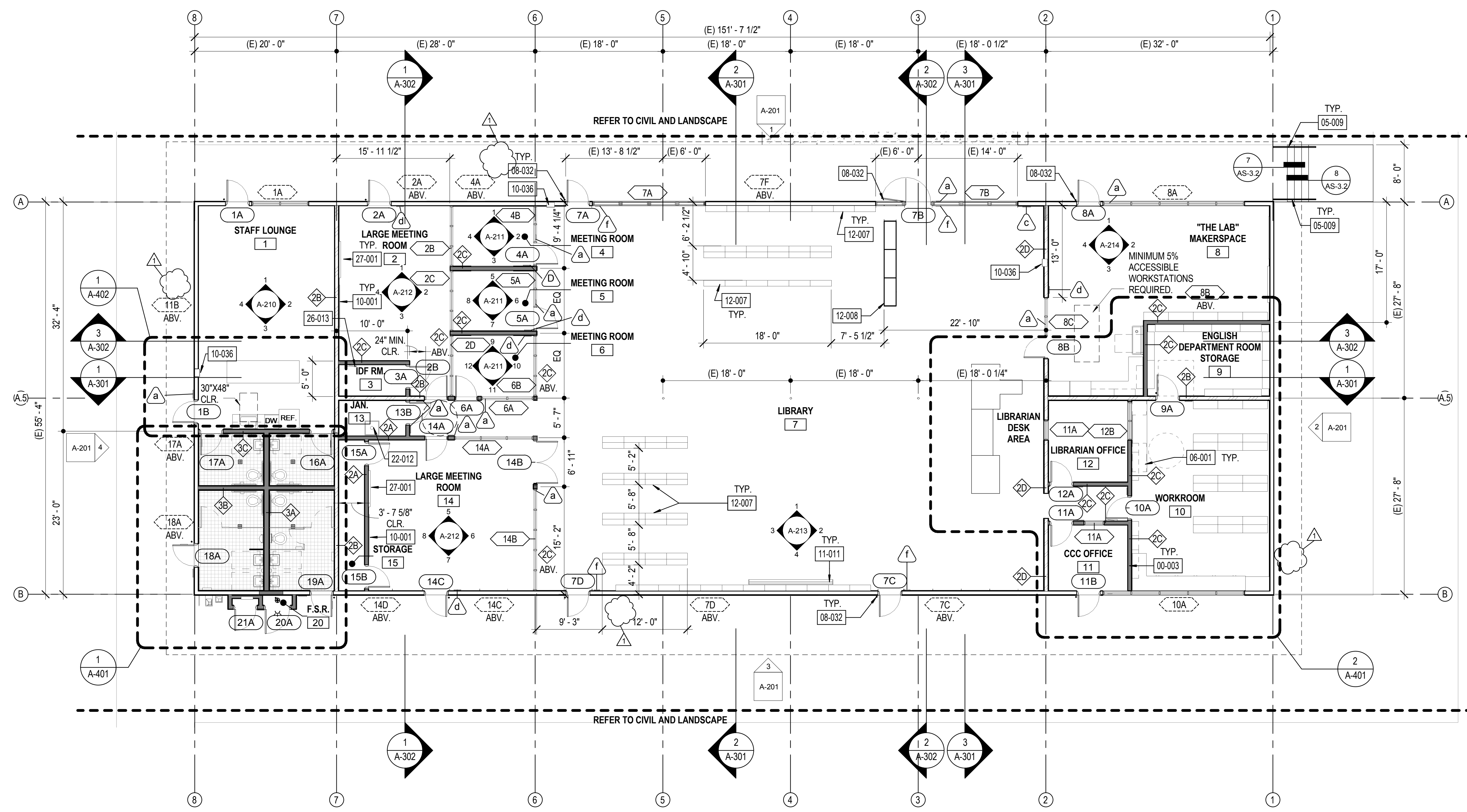
No.	Description	Date
1	BID ADD	4/18/2019

Sheet Name

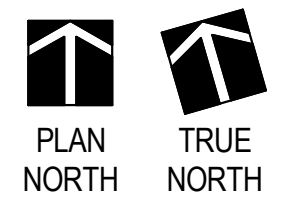
FLOOR PLAN

17770.00
Date **04/12/18**
Drawn by **JR**
Checked by **CY**
Sheet Number

A-101



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



GENERAL NOTES

- REFER TO AD-101 & AD-102 FOR WALL ASSEMBLIES.
- REFER TO CODE SHEETS FOR ADDITIONAL CODE RELATED INFORMATION INCLUDING OCCUPANCY LOADS, CODE REQUIRED EXITS, AND PATH OF EGRESS.
- ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE.
- STANDARD DIMENSION FOR DOOR FROM WALL FRAMING IS 4" UNLESS OTHERWISE NOTED. REFER TO A-604 FOR FLOOR FINISHES.

LEGEND

- WOOD STUD WALL
- (E) WOOD STUD WALL
- (E) WOOD STUD SHEAR WALLS - REFER TO STRUCTURAL FOR MODIFICATIONS
- (E) WINDOW, N.I.C. PROTECT IN PLACE
- WINDOW PER WINDOW TYPE AND SCHEDULE - REFER TO A-602
- INDICATED WALL TYPE - REFER TO AD-101 AND AD-102.
- INDICATES BUILDING SIGNAGE, REFER TO AD-601
- DOOR PER DOOR TYPE AND SCHEDULE - REFER TO A-601

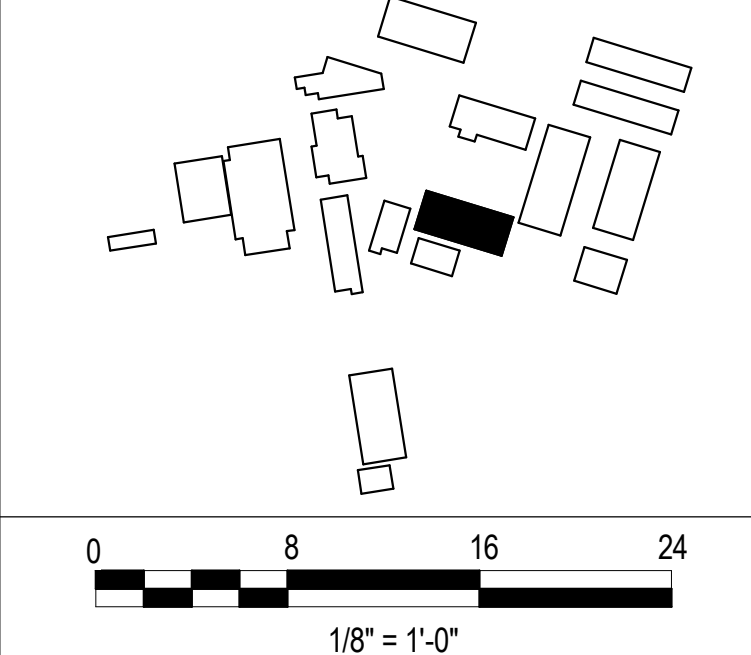
KEYNOTES

- 00-003 WALL, PER WALL TYPE
- 05-009 HANDRAIL, EXTERIOR, GROUND MOUNT, GALVANIZE, REFER TO 7 & 8/AS-3.2
- 06-001 PLASTIC LAMINATE CASEWORK, REFER TO INTERIOR ELEVATIONS
- 08-032 DOOR STOP, REFER TO 18/AS-3.1
- 10-001 MARKERBOARD O.F.C.I., REFER TO 3/AD-901 FOR MOUNTING
- 10-036 FIRE EXTINGUISHER CABINET, REFER TO 3/AD-802
- 11-011 PROJECTION SCREEN
- 12-007 LIBRARY BOOK SHELVES, O.F.O.I. REFER TO 18/AD-802 FOR ANCHORAGE
- 12-008 DISPLAY CASE, O.F.O.I. REFER TO 18/AD-802 FOR ANCHORAGE, SIM.
- 22-012 MOP SINK, REFER TO PLUMBING
- 26-013 ELECTRICAL PANEL, REFER TO ELECTRICAL
- 27-001 TELEVISION, N.I.C. REFER TO ELECTRICAL. REFER TO DET. 18/AD-901 FOR MOUNTING

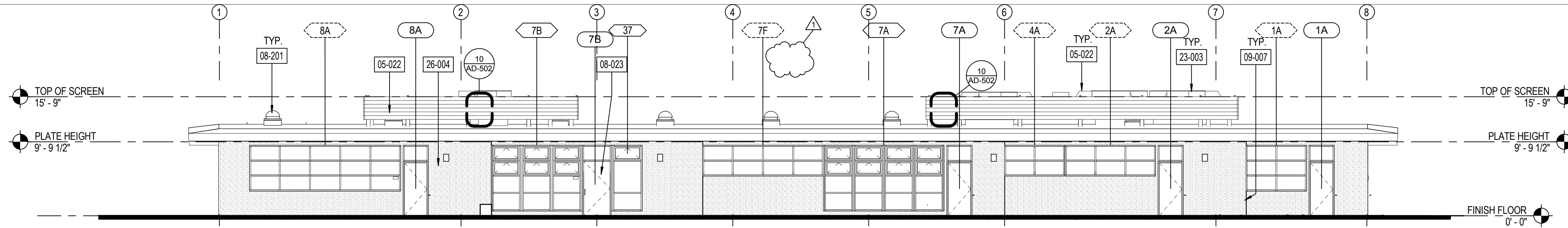
ASSISTIVE LISTENING SYSTEM REQUIREMENTS

- AN ASSISTIVE LISTENING SYSTEM SHALL BE PROVIDED IN ASSEMBLY AREAS, INCLUDING CONFERENCE AND MEETING ROOMS.
- SIGNS INFORMING PATRONS OF THE AVAILABILITY OF THE ASSISTIVE LISTENING SYSTEM SHALL BE PROVIDED IN EACH ASSEMBLY AREA. THE SIGN SHALL INCLUDE WORDING THAT STATES "ASSISTIVE-LISTENING SYSTEM AVAILABLE" AND SHALL BE POSTED IN A PROMINENT PLACE NEAR THE ASSEMBLY AREA ENTRANCE. ASSISTIVE LISTENING SIGNS SHALL COMPLY WITH THE CODE REQUIREMENTS FOR THE VISUAL CHARACTERS AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS.
- THE MINIMUM NUMBER OF RECEIVER PROVIDED SHALL BE 4% OF THE TOTAL NUMBER OF SEATS, BUT IN NO CASE LESS THAN TWO. TWENTY-FIVE PERCENT MINIMUM OF RECEIVER PROVIDED, BUT NO FEWER THEN TWO, SHALL BE HEARING-AID COMPATIBLE.
- WHEN PORTABLE ASSISTIVE-LISTENING SYSTEMS ARE USED FOR CONFERENCE OR MEETING ROOMS, THE SYSTEM MAY SERVE MORE THAN ONE ROOM. AN ADEQUATE NUMBER OF ELECTRICAL OUTLETS OR OTHER SUPPLEMENTARY WIRING NECESSARY TO SUPPORT A PORTABLE ASSISTIVE-LISTENING SYSTEM SHALL BE PROVIDED.
- RECEIVERS REQUIRED FOR USE WITH AN ASSISTIVE LISTENING SYSTEM SHALL INCLUDE 1/8 INCH STANDARD MONO JACK.
- RECEIVERS REQUIRED TO BE HEARING-AID COMPATIBLE SHALL INTERFACE WITH TELECOILS IN HEARING AIDS THROUGH THE PROVISION OF NECKLOOPS.
- ASSISTIVE LISTENING SYSTEMS SHALL BE CAPABLE OF PROVIDING SOUND PRESSURE LEVEL OF 110 DB MINIMUM AND 118 DB MAXIMUM WITH A DYNAMIC RANGE ON THE VOLUME CONTROL OF 50 DB.
- THE SIGNAL-TO-NOISE RATIO FOR INTERNALLY GENERATED NOISE IN ASSISTIVE LISTENING SYSTEMS SHALL BE 18 DB MINIMUM. PEAK CLIPPING SHALL NOT EXCEED 18 DB OF CLIPPING RELATIVE TO THE PEAKS OF SPEECH.

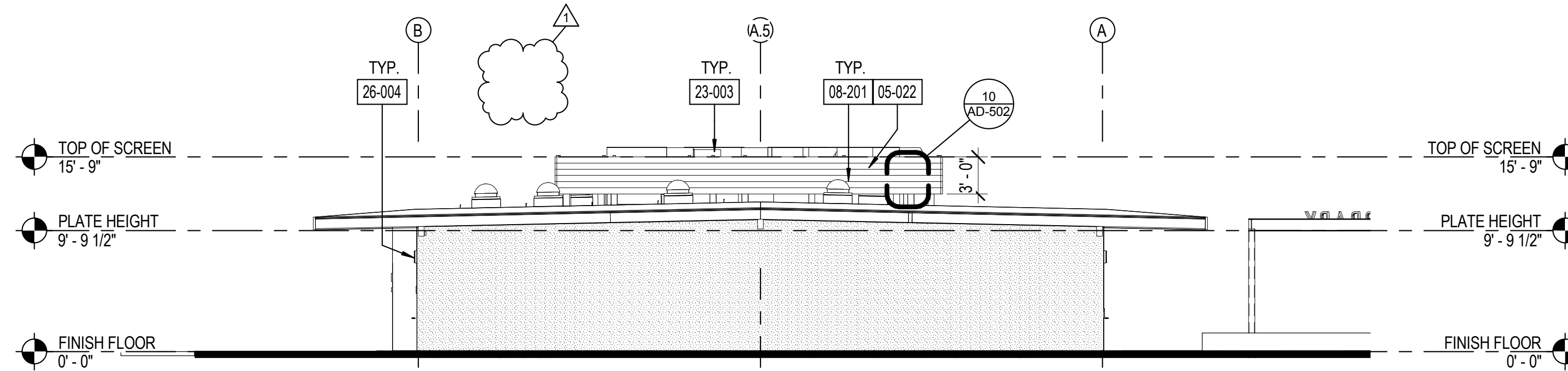
KEY PLAN



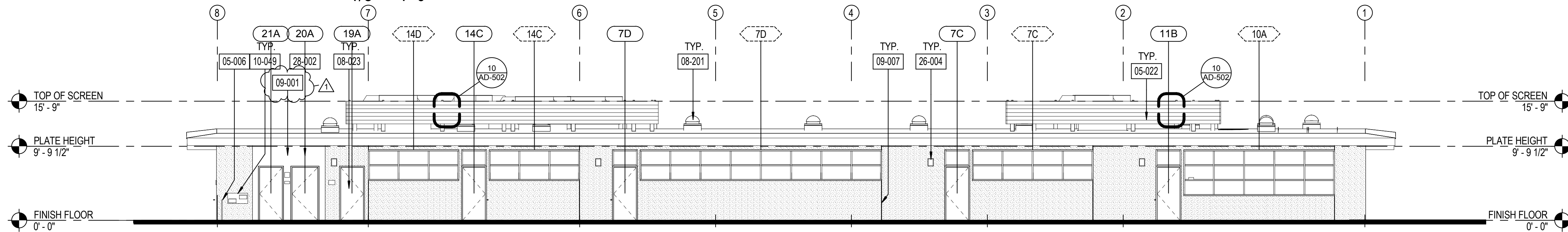
C:\Users\YOUNG\Documents\770 00 Nordhoff Library_Young\marchitects.com.rvt



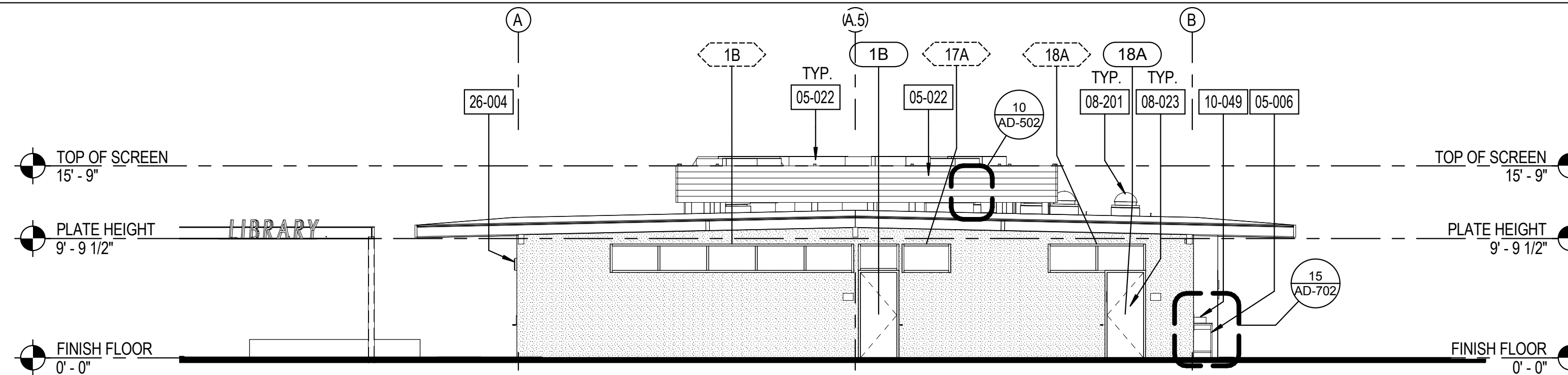
1 NORTH ELEVATION
1/8" = 1'-0"



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



3 SOUTH ELEVATION
1/8" = 1'-0"



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

GENERAL NOTES

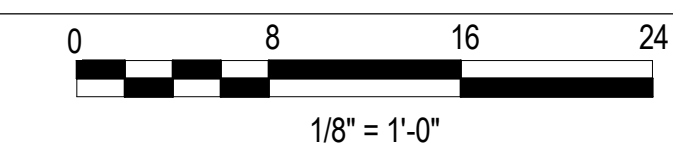
- ALL ITEMS ARE NEW U.N.O.
- PATCH AND REPAIR STUCCO AS REQUIRED TO RESTORE FINISH. PAINT TO MATCH ADJACENT.

LEGEND

- (E) CEMENT PLASTER, PAINT TO MATCH EXISTING
- (E) WINDOW, N.I.C. PROTECT IN PLACE
- WINDOW PER WINDOW TYPE AND SCHEDULE - REFER TO A-602
- DOOR PER DOOR TYPE AND SCHEDULE - REFER TO A-601

KEYNOTES

- | | | | |
|--------|--|--------|---|
| 05-006 | DRINKING FOUNTAIN GRAB BAR, GALVANIZED & FLOOR MOUNT, STEEL SIM 7/AS-302 | 23-003 | HVAC UNIT, REFER TO MECHANICAL DRAWINGS |
| 05-022 | MECHANICAL SCREEN | 26-004 | LIGHT FIXTURE INSTALL AT (E) LOCATION, REFER TO ELECTRICAL DRAWINGS |
| 08-023 | DOOR, REFER TO DOOR SCHEDULE | 28-002 | SPRINKLER BELL |
| 08-201 | SKYLIGHT | | |
| 09-001 | EXTERIOR CEMENT PLASTER, SAND FINISH, PAINT | | |
| 09-007 | EXTERIOR PLASTER CONTROL JOINT, REFER TO 4/AD-113 | | |
| 10-049 | DRINKING FOUNTAIN, REFER TO DETAILS 7 AND 15/AD-702 FOR ATTACHMENT | | |



Roesling Nakamura
Terada Architects
285 N Ventura Ave # 102
Ventura, CA 93001
P805.626.5330
F805.626.5350
www.RNTArchitects.com



IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
FILE NO. 56-H8
03-118819
AC _____ FLS _____ SS _____
DATE _____

OJAI
UNIFIED
SCHOOL
DISTRICT

NORDHOFF
HIGH SCHOOL
- LIBRARY
REMODEL

1401 MARICOPA HWY.
OJAI, CA 93023

CONSTRUCTION
DOCUMENTS

No.	Description	Date
1	BID ADD	4/18/2019

Sheet Name

EXTERIOR
ELEVATIONS

Date 17770.00
04/12/18
Drawn by JR
Checked by CY
Sheet Number

A-201