SAN ANTONIO ELEMENTARY SCHOOL BARRIER REMOVAL PROJECT NO. 2019 - 1309

OJAI UNIFIED SCHOOL DISTRICT

GENERAL NOTES DIRECTORY PROJECT DESCRIPTIONS **SHEET INDEX** IMPROVE THE ACCESSIBLE PATH OF TRAVEL FROM THE PARKING LOT TITLE SHEETS THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THAT **CLIENT** TO THE CLASSROOMS, ADMIN. & RESTROOMS. ALL WORKMANSHIP. MATERIALS AND CONSTRUCTION SHALL BE IN OJAI UNIFIED SCHOOL DISTRICT BARRIER REMOVAL, REMODEL OF THE EXISTING RESTROOM IN THE 414 E. OJAI AVE T-1.1 TITLE SHEET COMPLIANCE WITH THE APPLICABLE CODES AND FEDERAL MAIN ADMINISTRATION BLDG. A. REQUIREMENTS AND REGULATIONS. OJAI. CA 93023 T-1.2 GENERAL NOTES ADJUST THE EXISTING STAIRS & HANDRAILS AS REQUIRED & TO THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL **CONTACT: ADAM DUTTER** T-2.0 SITE PLAN PROVIDE A NEW ACCESSIBLE RAMP AND SLOPED WALKS NEAR P: (805) 640-4300 DIMENSIONS PRIOR TO SUBMITTING A BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. PROVIDE AN ACCESSIBLE DRINKING FOUNTAIN IN THE AREA OF WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS. **PROJECT ADDRESS** CIVIL PROVIDE NEW BUS PICK UP & DROP OFF AREA ADJACENT TO (E) 650 CARNE ROAD GRADES, ELEVATIONS AND DIMENSIONS BEFORE STARTING WORK. CESSIBLE PATH OF TRAVEL. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY C-1.0 FINE GRADING PLAN OJAI, CA 93023 DISCREPANCIES OR INCONSISTENCIES. ARCHITECT THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING UTILITY SERVICES IN THE AREA TO BE EXCAVATED PRIOR ROESLING NAKAMURA TERADA ARCHITECTS. INC. **ARCHITECTURAL** TO THE BEGINNING OF EXCAVATION. THE CONTRACTOR SHALL 285 N VENTURA AVE, SUITE 102 PROTECT ALL UTILITY LINES, SERVICE LINES TO REMAIN WHICH ARE VENTURA, CA 93001 A-1.1 ENLARGED SITE PLANS **CONTACT: CATHERINE YOUNG** ENCOUNTERED DURING CONSTRUCTION. **DSA PROJECT NOTES** ENLARGED PLANS AND SECTIONS P: (805) 626-5330 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE A-1.3 RESTROOM PLANS, INT. ELEVATIONS & RCP ENFORCEMENT OF FEDERAL AND STATE OF CALIFORNIA A PROJECT INSPECTOR EMPLOYED BY THE DISTRICT AND APPROVED BY A-1.4 BUS DROP-OFF & TRASH ENCLOSURE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION THE DIVISION OF THE STATE ARCHITECT SHALL PROVIDE CONTINUOUS REQUIREMENTS AND REGULATIONS. AD-1.0 TYPICAL SITE DETAILS R. W. TOEDTER, LLC. INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DO NOT SCALE ANY DRAWINGS IN THIS SET. 4864 MARKET STREET, SUIT C AD-1.1 TYP. STAIR & CONC. DETAILS DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR. THE PROJECT ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN VENTURA, CA 93003 AD-1.2 TYPICAL ACCESSIBLE DETAILS INSPECTOR SHALL BE CERTIFIED BY DSA TO INSPECT CLASS II MINIMUM ON PLANS. SECTIONS AND DETAILS. SPECIFIC NOTES AND DETAILS **CONTACT: RANDY TOEDTER** AD-1.3 TYPICAL ACCESSIBLE DETAILS CONSTRUCTION. SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL P: (805) 671-9811 CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE BY ADDENDA OR CONSTRUCTION CHANGE DOCUMENT (CCD), APPROVED ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS **MECHANICAL / PLUMBING** BY THE DIVISION OF THE STATE ARCHITECT. AS REQUIRED BY SECTION 4-OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE **MECHANICAL** AE GROUP MECHANICAL ENGINEERS 338, PART 1, TITLE 24, CCR. BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY 838 EAST FRONT STREET M-1.0 MECHANICAL NOTES & PLANS A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. NO VENTURA, CA 93001 SCHOOL DISTRICT SHALL CONDUCT ALL THE REQUIRED TESTS AND CHANGES ARE TO BE MADE UNLESS THE ARCHITECT AND THE **CONTACT: PHIL WHITE** INSPECTIONS FOR THE PROJECT. DISTRICT ARE NOTIFIED IN WRITING AND APPROVE SUCH A CHANGE **PLUMBING** P: (805) 653-1722 ACCORDING TO THE CONTRACT. P-1.0 PLUMBING NOTES DURING CONSTRUCTION PERIOD, CONSTRUCTION MATERIALS P-1.1 PLUMBING SCHEDULE SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. P-2.0 PLUMBING PLANS THE LOAD SHALL NOT EXCEED THE DESIGN LIVE LOADS FOR EACH FLOOD RATE MAP ARCHITECT'S STATEMENT OF P-3.0 PLUMBING DETAILS PARTICULAR LEVEL. CONTRACTOR SHALL VERIFY MINIMUM 2% SITE DRAINAGE TO GENERAL CONFORMANCE DRAINAGE INLETS. EXCEPTION: CROSS SLOPE OF ACCESSIBLE FLOOD ZONE: PATH OF TRAVEL SHALL BE 2% MAXIMUM 06111C0580F FIRM PANEL: CONTRACTOR SHALL ENSURE NEW WALKING SURFACES WILL BE 1-20-2010 EFFECTIVE DATE: **SHEET COUNT 17** FLUSH WITH ADJACENT EXISTING WALKING SURFACES. BASE FLOOD ELEVATION: CONTRACTOR ACKNOWLEDGES THAT DRAWINGS ARE VENTURA COUNTY, CA COMMUNITY ORDINANCE: DIAGRAMMATIC IN NATURE AND ARE TO REPRESENT THE INTENT OF THE WORK TO BE ACCOMPLISHED. CONTRACTOR IS TO INSTALL MATERIALS AND SYSTEMS WITH EXPERIENCED SKILLED CRAFTSMEN ☐ THIS DRAWING, PAGE OR SPECIFICATION/CALCULATIONS WHO WILL BE RESPONSIBLE FOR THE INTEGRITY OF THEIR RESPECTIVE WORK. NOT EVERY DETAIL OF EACH CONDITION IS HAVE BEEN PREPARED BY OTHER DESIGN PROFESSIONALS OR CONSULTANTS DRAWN. CONTRACTOR AND SUB-CONTRACTOR ARE RESPONSIBLE WHO ARE LICENSED AND/OR AUTHORIZED TO PREPARE SUCH DRAWINGS IN THE FOR COMPLETE WORKMANLIKE INSTALLATION OF ALL MATERIALS STATE. IT HAS BEEN EXAMINED BY ME FOR: AND SYSTEMS AND WILL NEED TO PROVIDE ADDITIONAL DETAILS FOR INSTALLATION BASED ON GENERAL INFORMATION SHOWN. 1. DESIGN INTENT AND APPEARS TO MEET THE APPROPRIATE 13. THE INTENT OF THESE DRAWINGS & SPECIFICATIONS IS THAT THE REQUIREMENTS OF TITLE 24, CALIFORNIA CODE OR REGULATIONS WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION AND THE PROJECT SPECIFICATIONS PREPARED BY ME, AND IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF 2. COORDINATION WITH MY PLANS AND SPECIFICATIONS AND IS REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS ACCEPTABLE FOR INCORPORATION INTO THE CONSTRUCTION OF THE DETERIORATION OR NON-COMPLYING CONSTRUCTION BE **VICINITY MAP APPLICABLE CODES** DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT 3. THE STATEMENT OF GENERAL CONFORMANCE "SHALL NOT BE DOCUMENTS, DETAILING AND SPECIFYING THE REQUIRED WORK CONSTRUED AS RELIEVING ME OF MY RIGHTS, DUTIES & SHALL BE SUBMITTED TO AND APPROVED BY DIVISION OF THE RESPONSIBILITIES UNDER SECTIONS 17302 & 81138 OF THE EDUCATION STATE ARCHITECT BEFORE PROCEEDING WITH THE WORK. SITE WORK SHALL COMPLY WITH THE FOLLOWING PARTS OF TITLE 24 OF THE CODE & SECTIONS 4-336, 4-341 & 4-344" OF TITLE 24, PART 1. (TITLE 24, PART 1, GRAND AVE. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS CALIFORNIA CODE OF REGULATIONS (CCR). SECTION 4-317[b])

REQUIREMENTS, AND ENVIRONMENTAL HEALTH CONSIDERATIONS

SHALL COMPLY WITH ALL LOCAL ORDINANCES.

CONSTRUCTION.

TITLE 24, PARTS 1-5 AND 9 MUST BE KEPT ON SITE DURING

2019 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24 C.C.R. 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.; 2019 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24 C.C.R. 2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.; 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.; 2019 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.; 2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. 2019 CALIFORNIA GREEN BUILDING CODE, PART 11, TITLE 24 C.C.R.; 2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.; TITLE 19, C.C.R, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS MOST **CURRENT EDITION:** NOTE: EXISTING BUILDINGS ARE NOT LISTED IN REGISTER OF HISTORIC BUILDINGS AND ARE NOT SUBJECT TO PART 8, TITLE 24 C.C.R.

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

NFPA 72 NATIONAL FIRE ALARM AND SIGNAL CODE

ARCHITECT IN RESPONSIBLE CHARGE: LICENSE NUMBER: EXPIRATION DATE:

ALL DRAWINGS OR SHEETS LISTED ON THE COVER OR INDEX SHEET

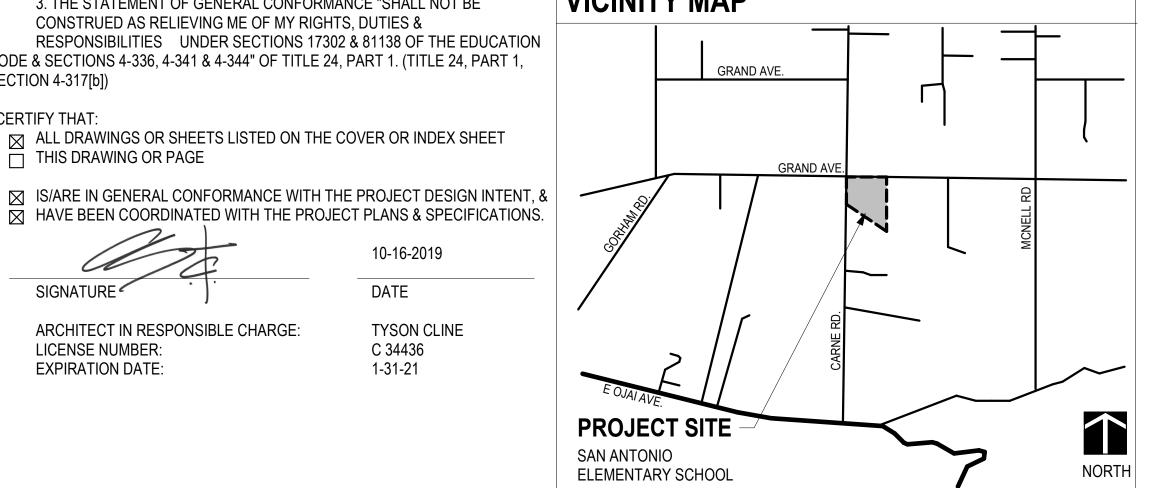
I CERTIFY THAT:

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10-16-2019 DATE

TYSON CLINE C 34436 1-31-21



DIV. OF THE STATE ARCHITEC APP: 03-120224 INC: **REVIEWED FOR** SS 🗹 FLS 🗹 ACS 🗹

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OJAI UNIFIED SCHOOL DISTRICT

SAN ANTONIO **ELEMENTARY SCHOOL BARRIER** REMOVAL **PROJECT**

> 650 Carne Road Ojai, CA 93023

> > 100% CDs



TITLE SHEET

19850.01 04/24/2020 Drawn by CLD Checked by CY Sheet Number

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	LEGEND	ABBREVIATIONS		D
	—— — PROPERTY LINE	Ø DIAMETER	HR. HOUR	1.
	1:12 SLOPING SURFACE	& AND CL OR C CENTERLINE	HT. HEIGHT INSUL. INSULATION	
	DETAIL NUMBER SHEET DETAIL APPEARS ON	# POUND OR NUMBER A.B. ANCHOR BOLT	INT. INTERIOR JT. JOINT	2.
	OFFICE OF TEACH OF THE ACT OF THE	ABV. ABOVE ACP ACOUSTICAL CEILING PANEL	LAM. LAMINATE LAV. LAVATORY	
	2 SECTION NUMBER SHEET SECTION APPEARS ON	A.D. AREA DRAIN ADJ. ADJUSTABLE	LT. LIGHT MFR. MANUFACTURER	
	ELEVATION NUMBER	A.F.F. ABOVE FINISH FLOOR A.F.G. ABOVE FINISH GRADE	MATR'L MATERIAL MAX. MAXIMUM	3.
	A4 SHEET SECTION APPEARS ON	ALUM. ALUMINUM	M.B. MACHINE BOLT	4.
	CONCRETE	BLDG. BUILDING BLKG. BLOCKING	MECH. MECHANICAL MIN. MINIMUM	
		BM. BEAM B.O.B. BOTTOM OF BEAM	MISC. MISCELLANEOUS M.R. MOISTURE RESISTANT	
	PLYWOOD	BOT. BOTTOM BTWN. BETWEEN	MTL. METAL (N) NEW	
		CAB. CABINET CALIF. CALIFORNIA	N.İ.C. NOT IN CONTRACT NO. OR # NUMBER	5.
		C.F.O.I CONTRACTOR FURNISHED OWNER INSTALLED	N.T.S. NOT TO SCALE O/ OVER	
	WOOD BLOCKING	C.I.P. CAST IN PLACE CJ CONSTRUCTION JOINT	O.C. ON CENTER O.F.C.I. OWNER FURNISHED	6.
	WOOD CONTINUOUS MEMBER	C.J. CONTROL JOINT	CONTACTOR INSTALLED	
	WORK POINT, CONNECTION POINT, DATUM POINT OR CONTROL POINT	C.L. CHAIN LINK CLG. CEILING	O.F.O.I. OWNER FURNISHED OWNER INSTALLED	7.
	1222A KEYNOTE	CLR. CLEAR CMU CONCRETE MASONRY UNIT	OPP. OPPOSITE PB PULL BOX	
	A3 DOOR NUMBER REFERENCE, REFER TO DOOR SCHEDULE	C.O. CLEAN OUT COL. COLUMN	PERF. PERFORATED PL. PLATE OR PLASTIC	
		COMP. COMPOSITION CONC. CONCRETE	PLAST. PLASTER PLYWD. PLYWOOD	8.
		CONSTR. CONSTRUCTION CONT. CONTINUOUS	PR. PAIR PROJ. PROJECTION	9.
	WALL THE INCIDENCE, INCIDENCE AD 101-AD 100	C.T. CERAMIC TILE DBL. DOUBLE	P.T.D.F. PRESSURE TREATED DOUGLAS FIR	
	SIGN TYPE REFERENCE, REFER TO AD701 X' - X"	DF DOUGLAS FIR	R OR RAD RADIUS	
	TICK INDICATES DIMENSIONS TO FACE OF STUD, GRIDLINES OR FACE OF STRUCTURE	D.F. DRINKING FOUNTAIN DFCI DISTRICT FURNISHED	REFL. REFLECTED REFRIG. REFRIGERATOR	
	X' - X" DOT INDICATES DIMENSION TO CENTERLINE	CONTRACTOR INSTALL D.G. DECOMPOSED GRANITE	REINF. REINFORCED OR REINFORCEMENT	10
	X' - X" ARROW INDICATES DIMENSION TO F.O. FINISH OR CLEAR	DIA. DIAMETER DIM. DIMENSION	REQ. REQUIRED OR REQUIREMENTS	
	DIMENSION	DN DOWN DR. DOOR	RM. ROOM S.C. SOLID CORE	
	SPOT ELEVATION	DWG DRAWING (E) EXISTING	SCHED. SCHEDULE SHT'G SHEATHING	11
		EA EACH EJ EXPANSION JOINT	SHT. SHEET SIM. SIMILAR	12
		ELECT. ELECTRICAL	SJ SAWCUT JOINT	12
		ELEV. ELEVATION EQ EQUAL	S.M.S. SHEET METAL SCREWS SQ. SQUARE	40
		EQUIP. EQUIPMENT EXIST. EXISTING	S.S. STAINLESS STEEL ST. STANDARD	13
		EXT. EXTERIOR FD FLOOR DRAIN	STL. STEEL STOR. STORAGE	
		FDN. FOUNDATION F.E. FIRE EXTINGUISHER	STRUCT. STRUCTURAL SUSP. SUSPENDED	14
		F.E.C. FIRE EXTINGUISHER CABINET F.F. FINISH FLOOR	T&B TOP & BOTTOM TEMP. TEMPERED	
		FIN. FINISH FLR. FLOOR	T.O. TOP OF T.O.B. TOP OF BEAM	15
		F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH	TS TUBE STEEL	
		F.O.S. FACE OF STUD	TYP. TYPICAL	
		FRAM'G FRAMING FRP FIBERGLASS REINFORCED	U.N.O. UNLESS NOTED U.O.N. OTHERWISE	16
		FT. PANEL FTG. FOOT OR FEET	V.C.T. UNLESS OTHERWISE VERT. NOTED	
		F.V. FOOTING GA. FIELD VERIFY	V.G.D.F. VINYL COMPOSITION TILE VERTICAL	
		GALV. GAUGE GWB GALVANIZED	V.I.F. VERTICAL GRAIN W/ DOUGLAS FIR	
		GYP. BD. GYPSUM WALL BOARD HDG GYPSUM BOARD	WD. VERIFY IN FIELD W.O. WITH	
		HDR. HOT DIP GALV HORIZ. HEADER	W.P. WOOD W.R. WHERE OCCURS	17
		H.M. HORIZONTAL HOLLOW METAL	WT. WATERPROOF WATER RESISTANT	
		TOLLOW WILLIAL	WEIGHT	
				18
				18
				40
				19
1				20

DEMOLITION NOTES

- 1. IDENTIFY ALL DAMAGED ELEMENTS DESIGNATED TO REMAIN OR BE RELOCATED. REQUEST CLARIFICATION FROM THE ARCHITECT
- BEFORE PROCEEDING WITH DEMOLITION WORK.

 2. GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND VERIFYING DEMOLITION PLANS IN RELATION TO STRUCTURAL AND CONSTRUCTION DRAWINGS. CONTRACTOR SHALL VERIFY AND COORDINATE THE EXTENT OF DEMOLITION WORK WITH NEW WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL CONFLICTS, DISCREPANCIES OR PROBLEMS.

SEE MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION PLANS FOR ADDITIONAL WORK.

THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. THE CONTRACTOR SHALL BEWARE OF POTENTIAL HAZARDS FROM DEMOLITION WORK NEAR UTILITIES. PIPES AND CONDUIT ENCOUNTERED IN DEMOLISHED PARTITIONS AND AREAS WHICH ARE TO REMAIN IN USE SHALL BE RE-ROUTED AND CONCEALED. THOSE WHICH ARE TO BE ABANDONED SHALL BE

CAPPED AND CONCEALED IN FLOOR, WALL OR CEILING.

THE GENERAL CONTRACTOR SHALL ERECT ALL NECESSARY
TEMPORARY SOLID AND/OR PLASTIC DROP CLOTH PARTITIONS TO
PROTECT AREAS TO REMAIN WHILE DEMOLITION AND
CONSTRUCTION ARE IN PROGRESS.

6. BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW WORK, AND UNTIL SAFE TO REMOVE SUCH BRACING AND SUPPORTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL SHORING DESIGN AND CALCULATIONS.

THE CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK
REQUIRED INCLUDING THE REMOVAL AND PROPER DISPOSAL OF ALL
DEBRIS, BROKEN CONCRETE, ETC., FROM THE SITE. PROPER
SHORING SHALL BE EXECUTED FOR THE SAFETY OF THE
STRUCTURE AND WORKMEN.

 THE OWNER SHALL HAVE FIRST RIGHTS OF REFUSAL FOR ALL DEMOLISHED MATERIALS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM DEMOLITION AT NO ADDITIONAL COST TO THE OWNER. THE GENERAL CONTRACTOR SHALL BE EXTREMELY CAREFUL TO PROTECT AND NOT TO DAMAGE ANY PORTION OF EXISTING INSTALLATION NOT BEING REMOVED. ANY EXISTING FACILITIES INDICATED TO REMAIN WHICH ARE SO DAMAGED SHALL BE REPLACED EQUAL TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER.

O. CUT EXISTING PORTIONS OF WALLS, FLOORS, CEILINGS, ETC., WHERE INDICATED AND AS NECESSARY FOR NEW WORK. UNLESS SPECIFICALLY SHOWN ON THESE PLANS, NO STRUCTURAL MEMBER SHALL BE CUT, NEITHER DRILLED NOR NOTCHED, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER, THE ARCHITECT AND THE AUTHORITY HAVING JURISDICTION.

ALL TRADES CONCERNED SHALL COORDINATE EACH OTHER'S WORKS PRIOR TO AND DURING DEMOLITION.

12. ANY PROJECTING OR SURFACE-MOUNTED ITEMS BEING ABANDONED SHALL BE REMOVED, CAPPED AND CONCEALED BEHIND FINISHED SURFACES, UNLESS OTHERWISE NOTED. PATCH AND FINISH TO MATCH EXISTING ADJACENT SURFACE.

13. SURFACES WHERE MATERIAL IS REMOVED TO INSTALL NEW WORK OR TO RECEIVE NEW FINISH SHALL BE REPAIRED AND PATCHED TO MATCH ORIGINAL CONDITIONS. RETEXTURE AND REPAINT WALL OR CEILING WHERE PATCHED TO MATCH EXISTING, WITH NO EVIDENCE THAT PATCH HAS OCCURRED.

14. ALL EXISTING AREAS TO REMAIN OR NEW CONSTRUCTION WORK
THAT ARE DAMAGED SHALL BE PATCHED AS REQUIRED TO MATCH
EXISTING ADJACENT AREA IN MATERIAL, FINISH AND COLOR, UNLESS
OTHERWISE NOTED.

15. ALL EQUIPMENT AND MATERIAL WHICH ARE IN OPERATING CONDITION WHEN REMOVED SHALL BE MAINTAINED AS SUCH AND RETURNED TO THE OWNER OR TO BE REINSTALLED WHERE INDICATED. PROPERLY RECONNECT EQUIPMENT TO RESUME OPERATION.

6. DEMOLISH AND REMOVE WALLS, CEILINGS AND ALL OTHER ITEMS AND EQUIPMENT NOT REQUIRED TO REMAIN OR TO BE REUSED, SUCH AS, BUT NOT LIMITED TO, DOORS, BUCKS, MOLDINGS AND WALL COVERINGS, INCLUDING ITEMS WHICH MAY BE REASONABLY INFERRED AS NECESSARY TO PROPERLY PREPARE FOR THE EXECUTION AND INSTALLATION OF THE NEW WORK. REMOVE EXCESS DOORS, BUCKS, HARDWARE, LIGHTING FIXTURES, ELECTRICAL FITTINGS, CARPETS AND OTHER SALVAGEABLE MATERIAL TO BE STORED, RECYCLED, OR DISPOSED OF AS

DIRECTED BY THE OWNER.

17. IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS OR VOIDS IN FLOOR, THE GENERAL CONTRACTOR SHALL PATCH TO LEVEL FLOOR WITH EXISTING SLAB AND/OR REQUIRED SURFACE TO RECEIVE NEW FLOOR FINISH. PATCH AND REPAIR SUBFLOOR AS REQUIRED TO RECEIVE NEW FINISH FLOORING IN A MANNER CONSISTENT WITH HIGH QUALITY WORKMANSHIP.

WHERE DEMOLITION IS REQUIRED TO INSTALL NEW HOLDOWNS OR STRAPS PASSING FROM FLOOR TO FLOOR, EXERCISE EXTREME CARE AS TO NOT DAMAGE EXISTING ADJACENT FLOOR FINISHES

(CARPET, CERAMIC TILE, VINYL TILE, ETC.)

CAREFULLY & THOROUGHLY SURVEY EXISTING IRRIGATION
SYSTEMS AT AREAS OF TRENCHING PRIOR TO BEGINNING SUCH
WORK. MEET WITH OWNER MAINTENANCE STAFF TO COORDINATE
SHUT-OFF AT AREAS OF WORK. REPAIR ALL IRRIGATION DAMAGED
AS A RESULT OF DEMOLITION & NEW WORK TO ORIGINAL

FUNCTIONING CONDITION.

20. ALL TRENCHING OPERATIONS SHALL BE PERFORMED WITH A SPOTTER. SPOTTER SHALL CONTINUOUSLY OBSERVE EXCAVATIONS TO LOCATE IRRIGATION LINES, CONDUITS AND ANY OTHER UTILITIES OR SUBTERRANEAN EQUIPMENT. ANY ITEMS ENCOUNTERED SHALL BE EXCAVATED BY HAND. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY IRRIGATION, UTILITIES, OR OTHER ITEMS DAMAGED AS A RESULT OF EXCAVATION.

ACCESSIBILITY NOTES

WALKS AND SIDEWALKS

1. CONTINUOUS SURFACE: WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. 1/2" CHANGE IN ELEVATION SHALL BE BEVELED 1:2 WITH 1/4" MAXIMUM VERTICAL. (CBC SECTIONS 11B-302 AND 11B-303) SURFACES SHALL BE SLIP RESISTANT AS FOLLOWS:

1.1 SLOPES LESS THAN 6 PERCENT: SURFACES WITH A SLOPE OF LESS THAN 6 PERCENT GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS DESCRIBED FOR A MEDIUM SALTED (MEDIUM BROOM) FINISH.
1.2 SLOPES 6 PERCENT OR GREATER: SURFACES WITH A SLOPE GREATER THAN 6 PERCENT GRADIENT SHALL BE

SLIP-RESISTANT.

1.3 SURFACE CROSS SLOPES: SURFACE CROSS SLOPES

SHALL NOT EXCEED 1/4 INCH PER FOOT.

GRATINGS: WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2 INCH (13 MM) IN THE DOMINANT DIRECTION OF TRAFFIC FLOW. (WHERE A DOMINANT IS NOT OBVIOUS 1/2" MAX OPENINGS SHALL

BE IN ALL DIRECTIONS) (CBC SECTION 11B-302.3)

3. CHANGES IN LEVEL: ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4 INCH MAY BE VERTICAL. WHEN CHANGES IN LEVELS GREATER THAN 1/2 INCH ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS. (CBC SECTION 11B-406)

4. WARNING CURBS: ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING 4 INCHES IN A VERTICAL DIMENSION, SUCH AS AT PLANTERS OR FOUNDATIONS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS, SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP OFF. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED, NO CURB IS REQUIRED WHEN A GUIDE RAIL IS PROVIDED CENTERED 3 INCHES PLUS OR MINUS 1 INCH ABOVE THE SURFACE OF THE WALK OR SIDEWALK, THE WALK IS 5 PERCENT OR LESS GRADIENT OR NO ADJACENT HAZARD EXISTS. (CBC SECTION 11B-303.5)

5. PROVIDE A 60" X 60" LEVEL AREA WHERE A DOOR (OR GATE) SWINGS TOWARD THE WALK IN THE ACCESSIBLE ROUTE OF TRAVEL. EXTEND WALK A MINIMUM 24" BEYOND THE STRIKE EDGE OF ANY DOOR (OR GATE) THAT SWINGS TOWARDS THE WALK.

6. WALKS WITH CONTINUOUS GRADIENTS SHALL BE PROVIDED WITH LEVEL AREAS A MINIMUM 5'- 0" LONG AT INTERVALS OF 400'- 0" MAXIMUM PER CBC SECTION 11B-403.7.

 A 36" WIDE DETECTABLE WARNING MATERIAL SHALL BE PROVIDED AT BOUNDARIES BETWEEN WALKWAYS AND VEHICULAR WAYS. MATERIAL SHALL COMPLY WITH CRITERIA OF CBC SECTION 11B-705.

8. COLOR YELLOW FOR DETECTABLE WARNING SURFACE SHALL CONFORM TO COLOR NO. 33538 PER FEDERAL STANDARD NO. 595B. CBC SECTION 11B-705.1.1.5.

PROVIDE MINIMUM 5 YEAR WARRANTY FOR DETECTABLE WARNING SURFACE PER DSA BULLETIN 10/31/02, REVISED 04/09/08.

PEDESTRIAN RAMPS

1. THE ALLOWABLE CROSS SLOPE AT PEDESTRIAN RAMPS SHALL BE 1/4 INCH PER FOOT (2%) MAXIMUM, PER CBC SECTION 11B-405.3.

RAMP SURFACES WILL BE SLIP RESISTANT.

RAMPS SHALL HAVE A MINIMUM WIDTH OF 48 INCHES, PER CBC SECTION 11B-405.5. WHERE A RAMP SERVES A BUILDING HAVING AN OCCUPANT LOAD OF 300 OR MORE, THE MINIMUM CLEAR WIDTH SHALL BE 60 INCHES.
 REQUIRED LANDINGS AT THE TOP AND BOTTOM OF RAMPS. PER CBC

SECTION 11B-405.7:

A. THE BOTTOM LANDING SHALL BE GREATER OR EQUAL TO 72" IN THE DIRECTION OF TRAVEL.

B. THE TOP LANDING SHALL BE A MINIMUM OF 60" X 60".
C. WHERE THE CHANGE IN ELEVATION IS GREATER THAN 30", PROVIDE INTERMEDIATE LANDING PER CBC FIGURE 11B-405.7. WHERE THERE IS A CHANGE OF DIRECTION IN EXCESS OF 30 DEGREES, PROVIDE A LANDING OF 72" MINIMUM IN THE DIRECTION OF RAMP RUN. PROVIDE A LANDING OF 60" IN THE DIRECTION OF RAMP RUN IN OTHER

STAIRWAYS

THE LOWER TREAD OF EACH INTERIOR STAIR SHALL BE MARKED. THE UPPER APPROACH AND ALL TREADS OF EACH EXTERIOR STAIR SHALL BE MARKED. THE UPPER APPROACH AND ALL TREADS OF EACH EXTERIOR STAIR SHALL BE MARKED. MARKING SHALL CONSIST OF A STRIP OF CLEARLY CONTRASTING COLOR 2 TO 4 INCHES WIDE PLACED PARALLEL TO AND CLOSE TO (NOT MORE THAN 1 INCH FROM) THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP-RESISTANT AS THE OTHER TREADS OF THE STAIR. (SECTION 11B-504.4.1)

INTERMEDIATE LANDINGS.

- TREADS: ALL TREAD SURFACES SHALL BE SLIP-RESISTANT. IF OUTDOORS, THE STAIR AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. TREADS SHALL HAVE SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE). (SECTIONS 11B-504 AND 11B-302).
- STAIRWAY RISER MUST BE 4" MINIMUM AND 7" MAXIMUM, AND MINIMUM RUN SHALL BE 11". (SECTION 11B-504.2).
 OPEN RISERS ARE NOT PERMITTED. (SECTION 11B-504.3).

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT

APP: 03-120224 INC:

REVIEWED FOR

SS FLS ACS D

DATE: 09/02/2020

Roesling Nakamura Terada Architects

285 N Ventura Ave #102 Ventura, CA 93001 P805.626.5330 F805.626.5350 www.RNTarchitects.com



OJAI UNIFIED SCHOOL DISTRICT

SAN ANTONIO ELEMENTARY SCHOOL BARRIER REMOVAL PROJECT

> 650 Carne Road Ojai, CA 93023

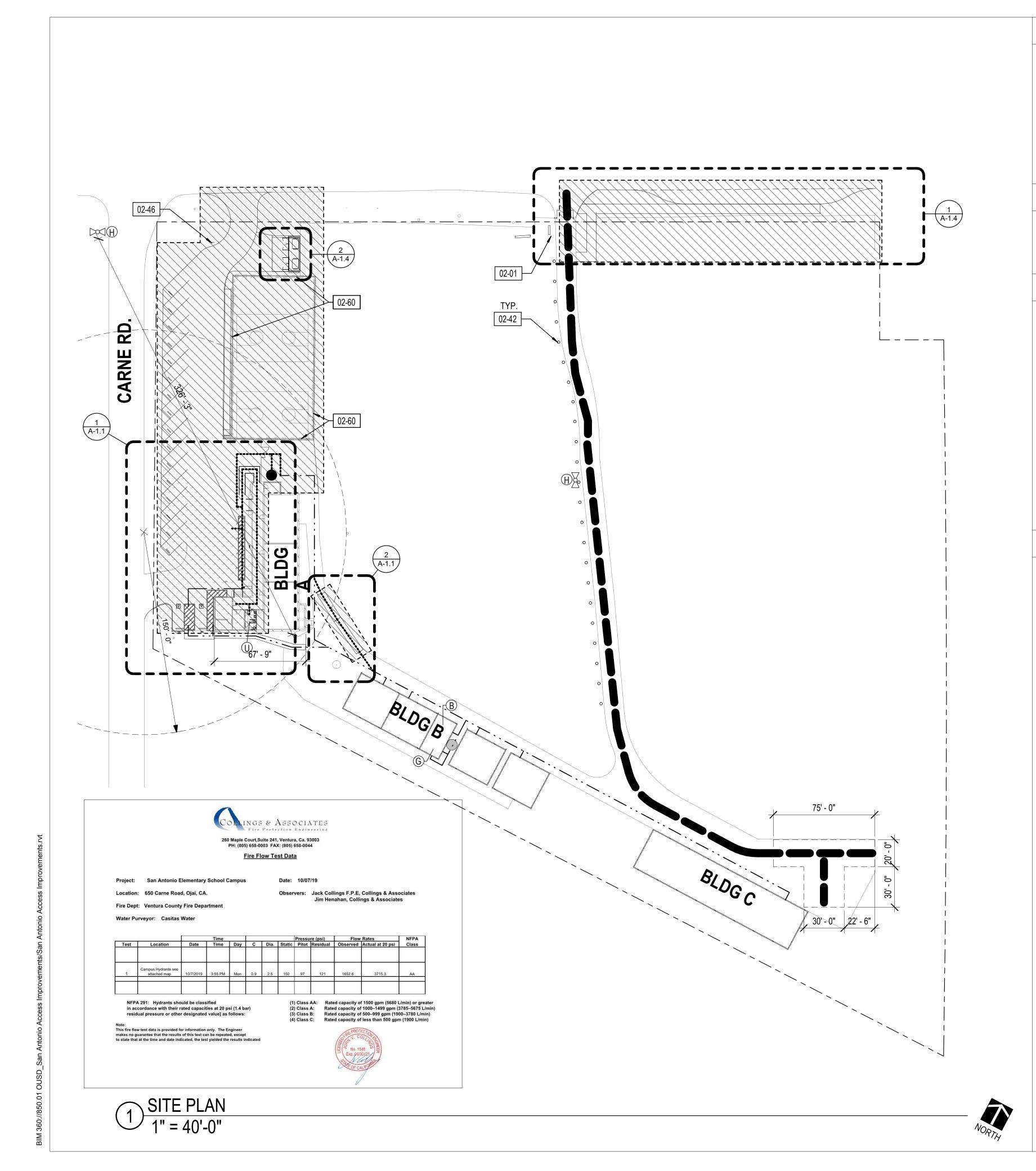
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No.	Description	Date

GENERAL NOTES

	19850.01
Date	04/24/2020
Drawn by	CLD
Checked by	CY
Sheet Number	

T-1.2



FIRE DEPARTMENT NOTES

PROVIDE A MINIMUM, UNOBSTRUCTED WIDTH OF 20 FEET CLEAR TO SKY. VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE

VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE

- EXTERIOR WALLS. FIRE CODE 902.2.1 EXISTING FIRE DEPARTMENT ACCESS TO REMAIN.
- THROUGHOUT CONSTRUCTION. THE FIRE FLOW FOR ON-SITE HYDRANT MEETS THE REQUIREMENTS FOR THIS FIRE AUTHORITY.
- INSPECTION FOR COMPLIANCE WITH THESE CONDITIONS AND GENERAL SAFETY WILL BE REQUIRED PRIOR TO OCCUPANCY.

GENERAL NOTES

LIST OF BUILDINGS

ADSA

REFER TO CIVIL DRAWINGS FOR ITEMS NOT REFERENCED IN ARCHITECTURAL DRAWINGS

ACCESSIBLE P.O.T. NOTES

- ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" FROM THE WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
- ALL GRATINGS IN PATH OF TRAVEL SHALL HAVE GAPS NO GREATER THAN 1/2" IN THE DIRECTION OF TRAVEL.
- ALL EXISTING BUILDINGS, PARKING LOTS, PATHS OF TRAVEL, SANITARY FACILITIES, DRINKING FOUNTAINS, SIGNAGE & PUBLIC TELEPHONES DSA CERTIFIED UNDER A# 13008.

ARCHITECTS STATEMENT

<u>A#'S</u> **CERTIFICATION** BUILDING USE **ADMIN LIBRARY** 13008 (1955) CLASSROOMS 54126 03-107390 CLASSROOMS 03-106166 03-108534 F.A. UPGRADE 03-107321

REFER TO DSA PR 15_01 A. THE P.O.T. IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE P.O.T. WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WERE DETERMINED TO BE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS. B. DURING CONSTRUCTION, IF P.O.T. ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

810 FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

— - - — EXISTING ACCESSIBLE PATH OF TRAVEL, A#:13008 To facilitate the Division of the State Architect's (DSA) fire and life safety plan review of project site conditions, DSA requires the design professional to provide the following information at time of project submittal for projects consisting of construction

of a new campus, construction of new building(s), additions to existing buildings, and for site alternate design means for fire department emergency vehicle access, and fire suppression water supply. ———— 150' HOSE DRAG LENGTH. Information associated with compliance items 1–3 below is to be provided for all project types indicated above. Information

associated with items 4-7 is to be completed when an alternate means is utilized. Acknowledgement by the school district and signature from the local fire authority (LFA) is only required when an alternate design means is being requested. Page 1 of the completed form must be imaged onto the fire access site plan. When an alternate design/means is proposed,

completed pages 1 and 2 are to be imaged on the fire access site plan. For additional information refer to the instructions at the end of this form and DSA Policy 09-01. Project Name/School: OJAI UNIFIED SCHOOL DISTRICT Project Address: 650 Carne Road Ojai, CA 93023 FIRE & LIFE SAFETY INFORMATION (If yes, provide a copy of the test data.)

				1	
	<u> </u>	Moderate ■	High	Very I	High
	Wildland Interface Area (WIFA) (If any designations are checked, project design requirements of CBC Chapter 7A.)	nust meet	the	WIFA	
CON	NDITION MEANS AND METHODS RESOLUTION	ALTE	RNATE	ACCE	PTE
		Yes	No	N/A	N/R
4.	Emergency vehicle access roadways do not meet CFC requirements.			X	
4a.	Acceptable Alternate: Emergency vehicle and personnel access as proposed by the project architect is acceptable for providing fire suppression and protection of life and property.				
5.	Fire Hydrants: Number and spacing does not meet CFC requirements.			Х	
5a.	Acceptable Alternate: Number of fire hydrants and spacing as proposed by the project architect is acceptable for fire suppression and protection of life and property.				
6.	Fire Hydrants: Water flow and pressure are less than CFC minimum.			Х	
6a.	Acceptable Alternate: The available flow and pressure is acceptable for				

School District Acceptance of Acceptable Design Alternates

standpipe systems does not meet CFC requirements.

providing fire suppression and protection of life and property.

Acceptable Alternate: The location of fire department connection serving the fire sprinkler system and/or standpipe system is acceptable

for providing fire suppression and protection of life and property.

Location of fire department connection(s) serving fire sprinkler systems of

Was the fire hydrant water flow test performed as part of this LFA review?

Is the project located within a designated fire hazard severity zone as established by Cal-Fire? (If yes, indicate fire hazard zone classification below)

By signing this form, the school district acknowledges and accepts the proposed design as an alternative to California Building Code (CBC) and California Fire Code (CFC) minimum requirements, as indicated by one or more of the conditions indicated at items 4a, 5a, 6a or 7a, for providing fire and life safety protection of life and

property.	
Accepted by:	Title:
Signature:	Date:

LFA Agency Na	me: Ventura County Fire Dept	
LFA Review Of		
Title: Se	enior Fire Inspector	805-947-8535 Work Phone:

Lori Ross

LEGEND

(N) ACCESSIBLE PATH OF TRAVEL

— – — PROPERTY LINE (ASSUMED)

FIRE TRUCK ACCESS, A# 03-106166

20'-0" WIDE MIN. - 100' MAX. LENGTH FOR TRUCK BACK-UP. 40' MIN. TURNING RADIUS + MIN. WIDTH OF 16'

AREA OF WORK 77777

(E) FIRE ALARM HORN. V.I.F.

(E) FIRE HYDRANT

(E) ACCESSIBLE BOYS' TOILET ROOM, A# 03-107390

(E) ACCESSIBLE GIRLS' TOILET ROOM, A# 03-107390

(E) UNISEX TOILET ROOM

(E) ACCESSIBLE DRINKING FOUNTAIN, A# 03-107390

ACCESSIBLE DRINKING FOUNTAIN, REFER TO 18/AD-1.3

FIRE EXTINGUISHER, BRACKET MOUNTED

KEYNOTES

P.I.P. (E) BACKFLOW PREVENTER

P.I.P. (E) PATH LIGHT BOLLARDS, TYP.

ACC. PARKING ENTRY SIGN, REFER TO 20/AD-1.0

CHAIN-LINK FENCE, 12'-0" HEIGHT AT PROPOSED TENNIS/BASKETBALL COURTS

SITE PLAN

	19850.01
Date	04/20/2020
Drawn	CLD
Checked	CY
_h\/	

T-2.0

Sheet Number



Roesling Nakamura

Terada Architects

285 N Ventura Ave #

Ventura, CA 93001

P805.626.5330

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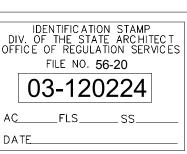
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APP: 03-120224 INC:

DATE: ____09/02/2020

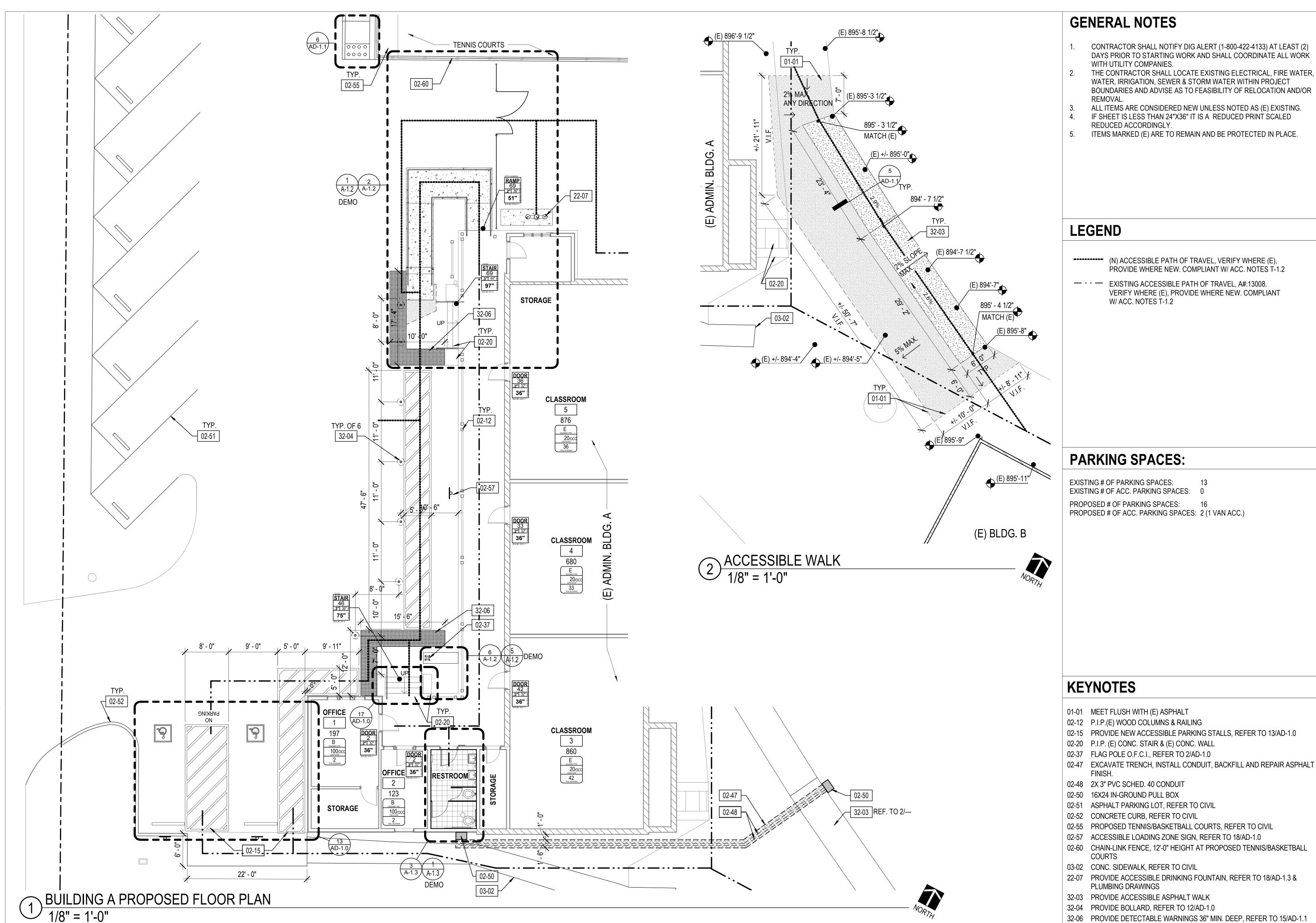


OJAI UNIFIED **DISTRIC**

SAN ANTONIO **ELEMENTARY** SCHOOL **BARRIER** REMOVAL **PROJECT** 650 Carne Road Ojai, CA 93023

100% CDs

No.	Description	Date



GENERAL NOTES

- CONTRACTOR SHALL NOTIFY DIG ALERT (1-800-422-4133) AT LEAST (2) DAYS PRIOR TO STARTING WORK AND SHALL COORDINATE ALL WORK WITH UTILITY COMPANIES.
- THE CONTRACTOR SHALL LOCATE EXISTING ELECTRICAL, FIRE WATER, WATER, IRRIGATION, SEWER & STORM WATER WITHIN PROJECT BOUNDARIES AND ADVISE AS TO FEASIBILITY OF RELOCATION AND/OR
- ALL ITEMS ARE CONSIDERED NEW UNLESS NOTED AS (E) EXISTING. IF SHEET IS LESS THAN 24"X36" IT IS A REDUCED PRINT SCALED REDUCED ACCORDINGLY.
- ITEMS MARKED (E) ARE TO REMAIN AND BE PROTECTED IN PLACE.

REVIEWED FOR SS FLS ACS

DIV. OF THE STATE ARCHITEC

APP: 03-120224 INC:

Roesling Nakamura Terada Architects

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OJAI

UNIFIED

SCHOOL

DISTRICT

SAN ANTONIO

ELEMENTARY

SCHOOL

BARRIER

REMOVAL

LEGEND

- (N) ACCESSIBLE PATH OF TRAVEL, VERIFY WHERE (E), PROVIDE WHERE NEW. COMPLIANT W/ ACC. NOTES T-1.2
- - — EXISTING ACCESSIBLE PATH OF TRAVEL, A#:13008. VERIFY WHERE (E), PROVIDE WHERE NEW. COMPLIANT W/ ACC. NOTES T-1.2

PARKING SPACES:

EXISTING # OF PARKING SPACES: PROPOSED # OF PARKING SPACES:

PROJECT

Ojai, CA 93023

650 Carne Road

100% CDs

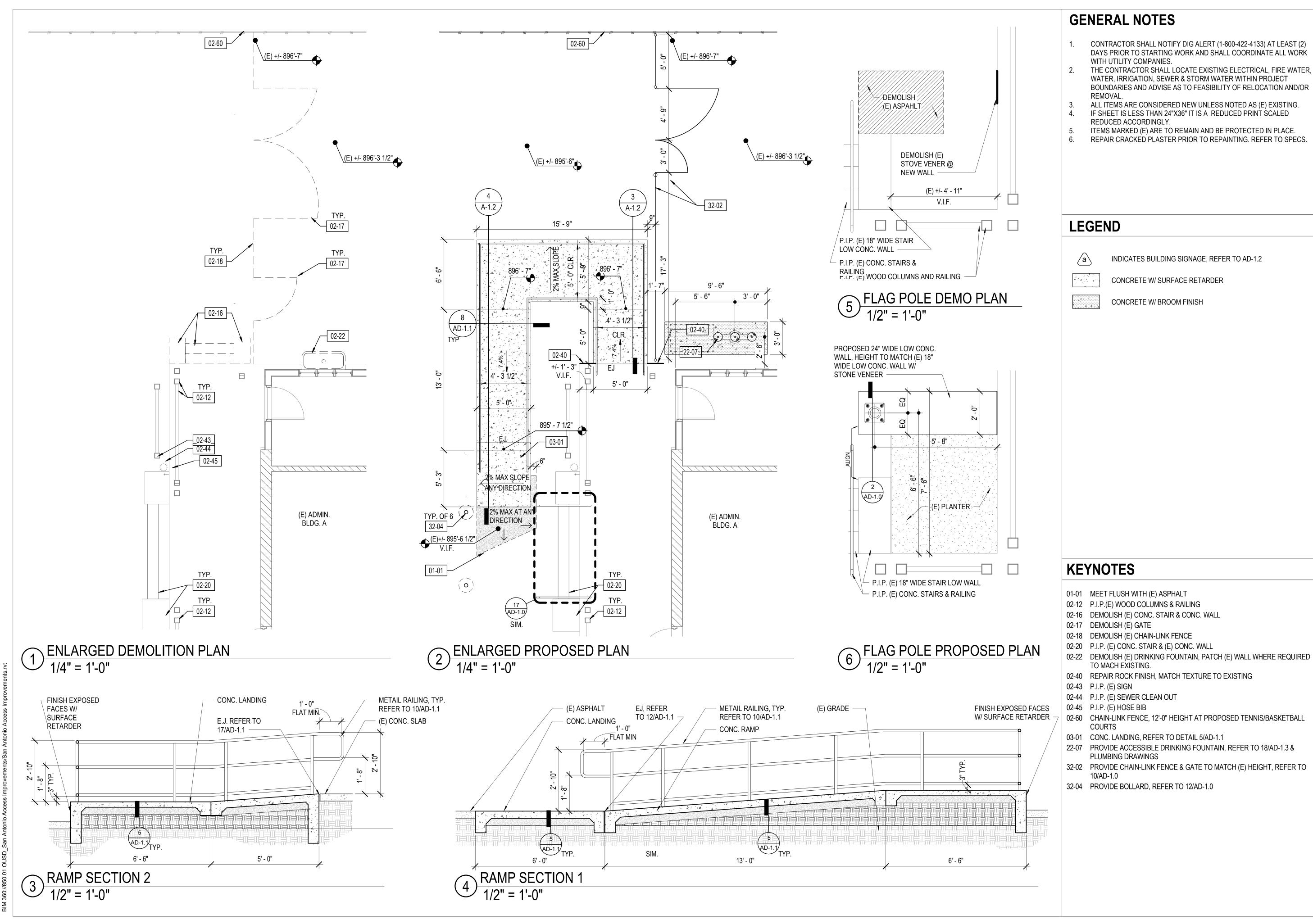
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ENLARGED SITE PLANS

	19850.01
Date	04/24/2020
Drawn by	CLD
Checked by	CY
Sheet Number	

A-1.1

32-03 PROVIDE ACCESSIBLE ASPHALT WALK 32-04 PROVIDE BOLLARD, REFER TO 12/AD-1.0 32-06 PROVIDE DETECTABLE WARNINGS 36" MIN. DEEP, REFER TO 15/AD-1.1



GENERAL NOTES

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- ITEMS MARKED (E) ARE TO REMAIN AND BE PROTECTED IN PLACE. REPAIR CRACKED PLASTER PRIOR TO REPAINTING. REFER TO SPECS.

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Terada Architects

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DATE: 09/02/2020



LEGEND

INDICATES BUILDING SIGNAGE, REFER TO AD-1.2 CONCRETE W/ SURFACE RETARDER

TO MACH EXISTING.

PLUMBING DRAWINGS

CONCRETE W/ BROOM FINISH

OJAI UNIFIED SCHOOL **DISTRICT**

SAN ANTONIO **ELEMENTARY** SCHOOL **BARRIER** REMOVAL **PROJECT**

> 650 Carne Road Ojai, CA 93023

> > 100% CDs

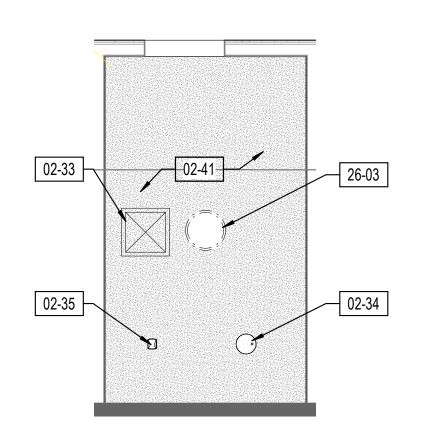
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ENLARGED PLANS AND SECTIONS

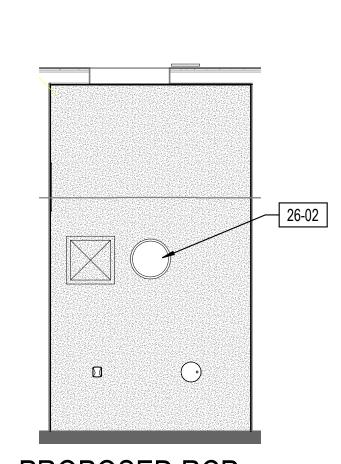
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Date	04/24/2020
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Checked by	CY
Sheet Number	

A-1.2

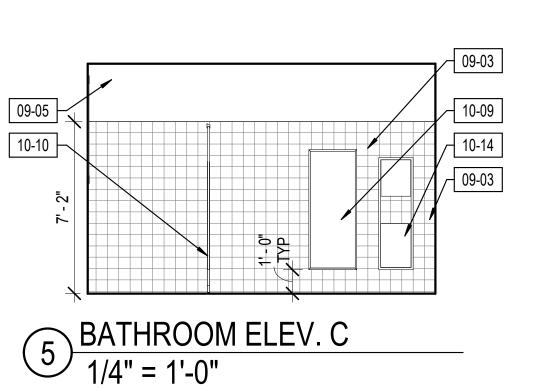
RESTROOM DEMO F.P.

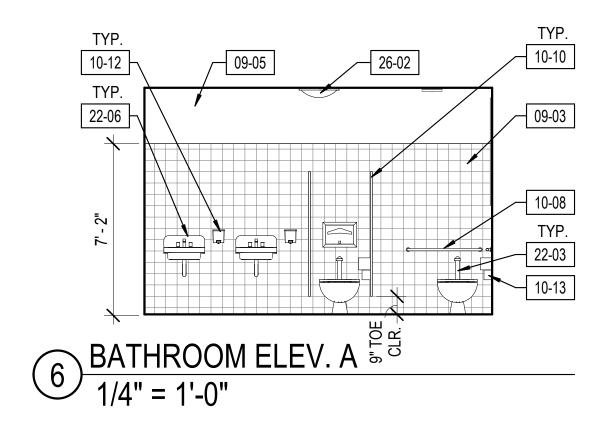


 $2 \frac{\text{DEMOLITION RCP}}{1/4" = 1'-0"}$



4 PROPOSED RCP
1/4" = 1'-0"





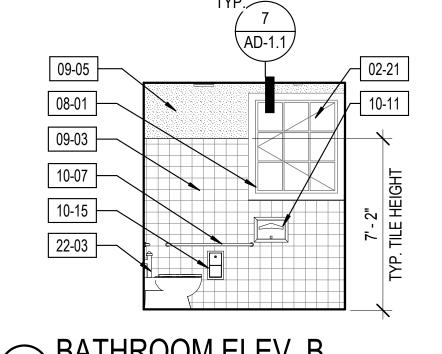
10-11

 $3 \frac{\text{RESTROOM PROPOSED F.P.}}{1/4" = 1'-0"}$

10-10

22-02

10-07



 $7 \frac{\text{BATHROOM ELEV. B}}{1/4" = 1'-0"}$

GENERAL NOTES

- THE CONTRACTOR SHALL LOCATE EXISTING ELECTRICAL, FIRE WATER, WATER, IRRIGATION, SEWER & STORM WATER WITHIN PROJECT BOUNDARIES AND ADVISE AS TO FEASIBILITY OF RELOCATION AND/OR REMOVAL
- ALL ITEMS ARE CONSIDERED NEW UNLESS NOTED AS (E) EXISTING. IF SHEET IS LESS THAN 24"X36" IT IS A REDUCED PRINT SCALED REDUCED ACCORDINGLY.
- ITEMS MARKED (E) ARE TO REMAIN AND BE PROTECTED IN PLACE. REPAIR CRACKED PLASTER PRIOR TO REPAINTING. REFER TO SPECS.

GENERAL NOTES

INDICATES BUILDING SIGNAGE, REFER TO AD-1.2

KEYNOTES

- 02-08 DEMOLISH (E) SINK
- DEMOLISH (E) TOILET DEMOLISH (E) TOILET PARTITION
- P.I.P. (E) WINDOW
- DEMOLISH (E) COAT HOOKS
- DEMOLISH (E) SHELF SYSTEM DEMOLISH (E) EXPOSED PLUMBING
- REMOVE (E) FLOOR FINISH & TILE WALL BASE
- (E) FLOOR DRAIN, REFER TO PLUMBING
- (E) WINDOW TO REMAIN
- PROVIDE DOOR THRESHOLD, REFER TO 4/AD-1.1
- REMOVE (E) DOOR. (E) FRAME TO REMAIN
- INSTALL NEW DOOR AND PAINT TO MATCH CAMPUS STANDARD. INSTALL DOOR HARDWARE SET#:1.0
- DEMOLISH (E) CONC. THRESHOLD, PROTECT ADJACENT (E) CONC. WALK IN PLACE.
- THIN-SET TILE FLOORING REFER TO SPECS
- 09-03 CERAMIC WALL TILE
- (E) PLASTER, REPAIR CRACKS AND PAINT, TYP.
- PROVIDE GRAB BAR 42", MOUNT TO WALL, REFER TO TYPICAL
- ACCESSIBLE DETAILS
- PROVIDE GRAB BAR 36", MOUNT TO WALL, REFER TO TYPICAL ACCESSIBLE DETAILS
- PROVIDE 60" X 24" MIRROR IN S.S. FRAME, 40" MAX AFF TO REFLECTIVE
- SURFACE
- PROVIDE TOILET PARTITION, PROVIDE COAT HOOKS @ 48" A.F.F. AT
- STALL DOOR, REFER TO 13/AD-1.3 FOR ANCHORAGE.
- PROVIDE TOILET SEAT COVER DISPENSER, SURFACE MOUNTED PROVIDE SOAP DISPENSER, SURFACE MOUNTED, 4" MAX. PROJECTION
- PROVIDE TOILET TISSUE DISPENSER
- PROVIDE PAPER TOWEL DISPENSER/WASTE RECEPTACLE
- PROVIDE TOILET TISSUE DISPENSER
- PROVIDE ACCESSIBLE TOILET, REFER TO 5/AD-1.3
- PROVIDE TOILET, REFER TO PLUMBING
- PROVIDE SINK, REFER TO PLUMBING 22-06
- REPLACE (E) LIGHT SWITCH W/ OCC. SENSOR SWITCH. VERIFY
- INSTALLATION AT 15" MIN. TO 48" MAX. ABOVE F.F.
- INSTALL CEILING MOUNTED LIGHT FIXTURE AT (E) BACKBOX, OFCI. REFER TO SPECS.

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OJAI UNIFIED SCHOOL DISTRICT

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> > 100% CDs

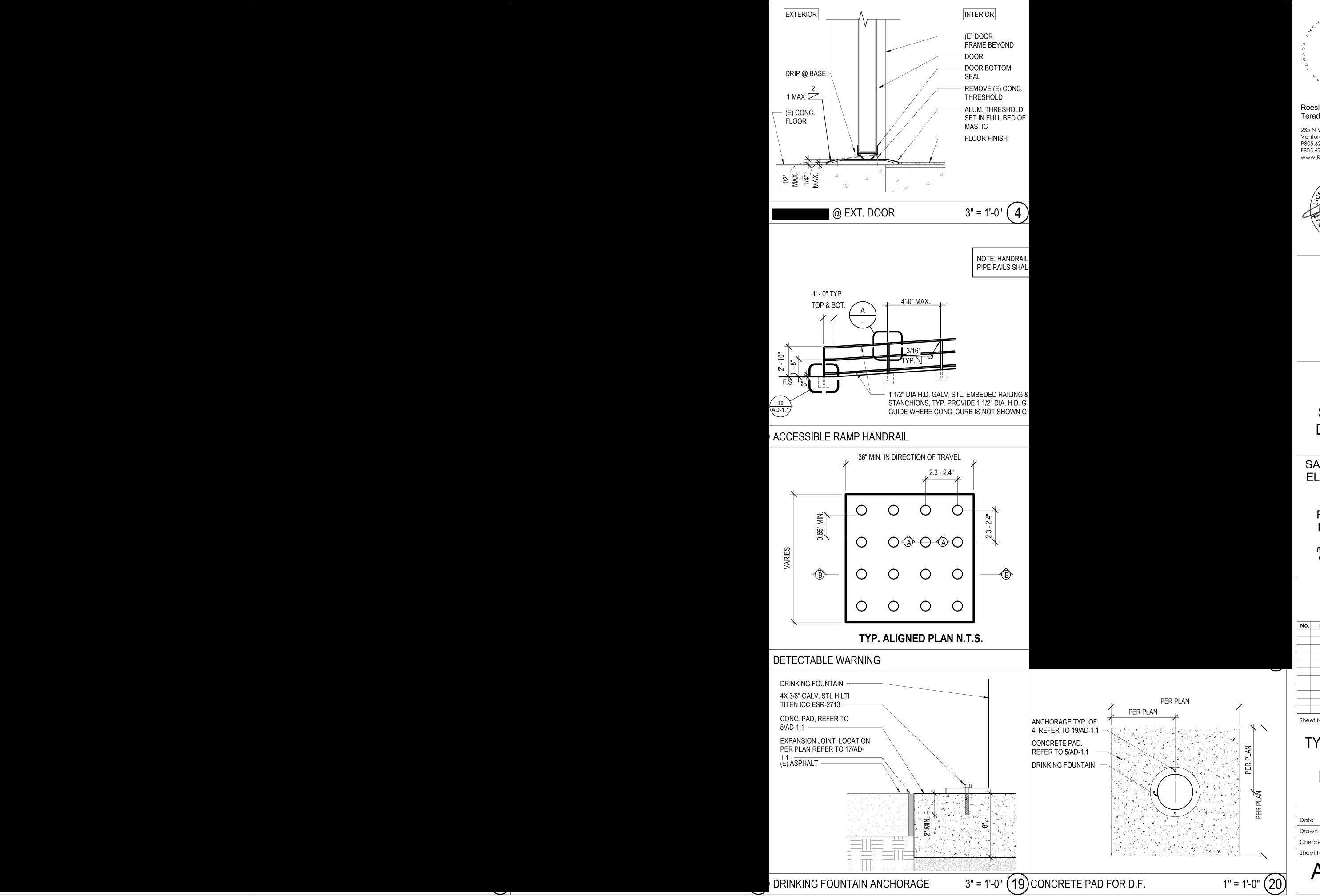
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RESTROOM PLANS, INT. **ELEVATIONS** & RCP

	19850.01
Date	04/24/2020
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Checked by	CY
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A-1.3



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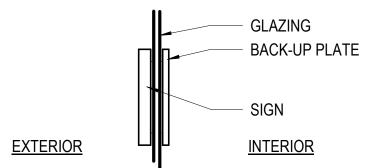
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TYP. STAIR & CONC. **DETAILS**

	19850.01
Date	04/24/2020
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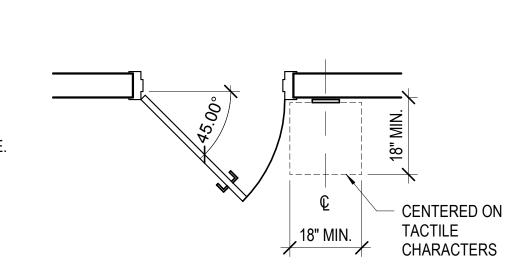
AD-1.1

1. FOR SIGNAGE APPLICATION TO GLASS, PROVIDE A MATCHING BACK-UP PLATE & MOUNT TO INTERIOR SURFACE OF GLASS WITH ADHESIVE.



2. VERIFY ALL SIGN TEXT WITH **DISTRICT** PRIOR TO ORDERING SIGNAGE.

3. PROVIDE AN ADDITIONAL 10 BUILDING SIGNS WITH 40 CHARACTERS PER SIGN TO BE DETERMINED DURING CONSTRUCTION PER THE **DISTRICT**'S DIRECTION.



ACCESSIBLE SIGNAGE

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO INDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH AND AS SPECIFICALLY REQUIRED IN THESE NOTES. THE FOLLOWING ELEMENTS AND SPACES OF ACCESSIBLE FACILITIES SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY:

- A. ACCESSIBLE PARKING SPACES.
- ACCESSIBLE AREA OF REFUGE.
 ACCESSIBLE PASSENGER LOADING ZONES.
- ACCESSIBLE TOILET AND BATHING FACILITIES.
- E. ALL MAIN ENTRY DOORS.

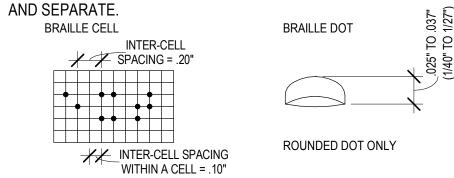
2. OTHER SIGNS:

- A. IN ASSEMBLY AREAS, A SIGN NOTIFYING THE GENERAL PUBLIC OF THE AVAILABILITY OF ASSISTIVE LISTENING SYSTEMS SHALL BE PROVIDED AT TICKET OFFICES OR SIMILAR LOCATIONS.
- B. EACH DOOR TO AN EXIT SHALL HAVE A TACTILE SIGN, INCLUDING RAISED LETTERS AND BRAILLE, AND SHALL COMPLY WITH CABO/ANSI A117.1, CBC 1011.4 AND CBC 11B-703.
- C. AT EXITS AND ELEVATORS SERVING A REQUIRED ACCESSIBLE SPACE, BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS, SIGNS SHALL BE INSTALLED INDICATING THE LOCATION OF ACCESSIBLE MEANS OF EGRESS.

3. COLOR OF SYMBOL: THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595C.

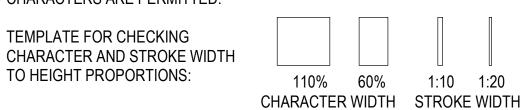
4. BRAILLE SYMBOLS: CALIFORNIA CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED. DOTS SHALL BE 1/10 INCH ON CENTER IN EACH CELL WITH 2/10 INCH SPACE BETWEEN CELLS. DOTS SHALL BE RAISED 0.025 TO 0.037 (1/40 TO 1/27) INCH ABOVE THE BACKGROUND. CBC TABLE 11B-703.3.1.

RECOMMENDED ROUNDED OR DOMED CALIFORNIA BRAILLE DOTS, EACH DISTINCT



(VERTICAL OR HORIZONTAL)

5. CHARACTER PROPORTION: CHARACTER PROPORTIONS: LETTERS AND NUMBERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF UPPERCASE LETTER "O" IS BETWEEN 60% AND 110% THE HEIGHT OF THE UPPERCASE LETTER "T", AND THE STROKE THICKNESS OF THE UPPERCASE LETTER "I" IS 10% TO 20% MAXIMUM OF THE HEIGHT OF THE CHARACTER. CBC SECTION 11B-703.5.4. CREATE A TEMPLATE TO TEST PROPORTIONS. PLACE THE TEMPLATE'S 1:1 SQUARE OVER THE X OF O, WHICHEVER IS NARROW. IF THE CHARACTER IS NOT WIDER THAN THE 110% RECTANGLE, NOR NARROWER THAN THE 60% RECTANGLE, THE PROPORTIONS ARE CORRECT. USE THE 1:10 RECTANGLE TO DETERMINE IF THE STROKE OF THE I IS TOO BROAD, AND THE 1:20 RECTANGLE TO SEE IF IT IS TOO NARROW. IF ALL TESTS ARE PASSED, THE TYPESTYLE IS COMPLIANT WITH PROPORTION CODE. LOWER CASE CHARACTERS ARE PERMITTED.



6. CHARACTER HEIGHT: VISUAL CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ, PER TABLE 11B-703.5.5 (REPRODUCED BELOW). THE HEIGHT IS MEASURED USING AN UPPER-CASE "I". LOWERCASE CHARACTERS ARE PERMITTED.

7. FINISH AND CONTRAST OF SYMBOL: CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTER ON A LIGHT BACKGROUND. CBC 11B-703.5.1

8. RAISED CHARACTERS AND PICTORIAL SYMBOL SIGNS. WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING:

- A. TYPE: LETTER TYPE: LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32 INCH MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY CALIFORNIA CONTRACTED GRADE 2 BRAILLE. CBC SECTION 11B-703.2 (SEE NOTE 3).
- B. SIZE: RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH AND A MAXIMUM OF 2" HIGH.
- C. PICTORIAL SYMBOL SIGN (PICTOGRAMS): PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOUMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMNSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT. PICTOGRAMS SHALL HAVE A NON-GLARE FINISH AND SHALL CONTRAST WITH THEIR FIELD.
- D. SPACING: CHARACTER SPACING SHALL BE 1/16 INCH MINIMUM AND 4 TIMES THE STROKE WIDTH MAXIMUM AT THE BASE, AND 1/8" MINIMUM AND 4 TIMES THE STROKE WIDTH MAXIMUM AT THE TOP. LINES SPACING SHALL BE 135% TO 170% OF THE RAISED CHARACTER HEIGHT. CBC 11B-703.2.

9. ENTRANCE SIGNS. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

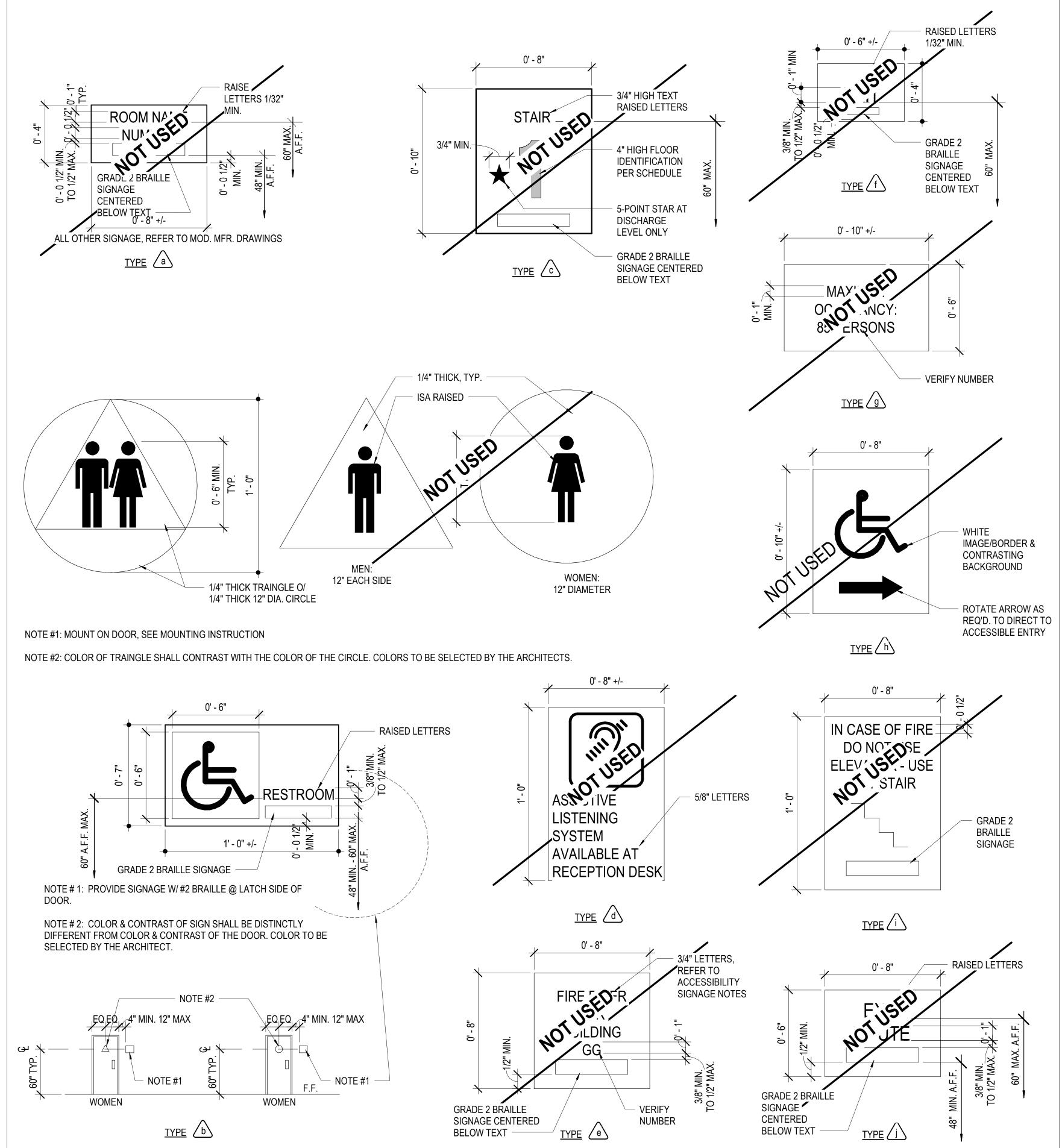
10. INFORMATION POSTED. BUILDINGS THAT HAVE BEEN REMODELED TO PROVIDE SPECIFIC SANITARY FACILITIES AND/OR ELEVATORS FOR PUBLIC USE THAT CONFORM TO THESE BUILDING STANDARDS SHALL HAVE THIS INFORMATION POSTED IN THE BUILDING LOBBY, PREFERABLY AS PART OF THE BUILDING DIRECTORY.

11. MOUNTING LOCATION AND HEIGHT FOR TACTILE SIGNAGE: WHERE DIRECTION OR IDENTIFICATION SIGNS ARE PROVIDED FOR INTERIOR OR EXTERIOR ROOMS, SPACES, OR FACILITIES, RAISED LETTERS SHALL ALSO BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE. CBC SECTION 11B-216.2. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR OR THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. EXIT SIGNAGE SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE SPACE. MOUNTING HEIGHT SHALL BE 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR TO THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS AND 48" MINIMUM ABOVE FINISHED FLOOR TO THE BASELINE OF THE LOWEST BRAILLE CELLS. MOUNTING LOCATION SHALL BE DETERMINED SO THAT AN 18" X 18" CLEAR SPACE IS PROVIDED CENTERED ON THE TACTILE CHARACTERS AND BEYOND ANY DOOR SWING. CBC SECTION 11B-703.4.

12. ALL SIGNS (AT MAIN ENTRANCES, TOILETS, PERMANENT ROOMS AND ASSISTIVE LISTENING SYSTEM(S), ETC.) SHALL COMPLY WITH TITLE 24, INCLUDING SECTION 11B-703.

TABLE 11B-703.5.5 VISUAL CHARACTER HEIGHT

	TABLE TO TOTAL STATE STA					
HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT				
40 INCHES TO 70 INCHES	LESS THAN 72 INCHES	5/8 INCH				
	72 INCHES AND GREATER	5/8 INCH, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 72 INCHES				
GREATER THAN 70 INCHES TO 120	LESS THAN 180 INCHES	2 INCHES				
INCHES	180 INCHES AND GREATER	2 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 180 INCHES				
GREATER THAN 120 INCHES	LESS THAN 21 FEET	3 INCHES				
	21 FEET AND GREATER	3 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 21 FEET				



IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT

APP: 03-120224 INC:

REVIEWED FOR

SS PL FLS P ACS P

DATE: 09/02/2020

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OJAI UNIFIED SCHOOL DISTRICT

SAN ANTONIO ELEMENTARY SCHOOL BARRIER REMOVAL PROJECT

> 650 Carne Road Ojai, CA 93023

> > 100% CDs

No. Description Date

Sheet Name

TYPICAL ACCESSIBLE DETAILS

19850.01

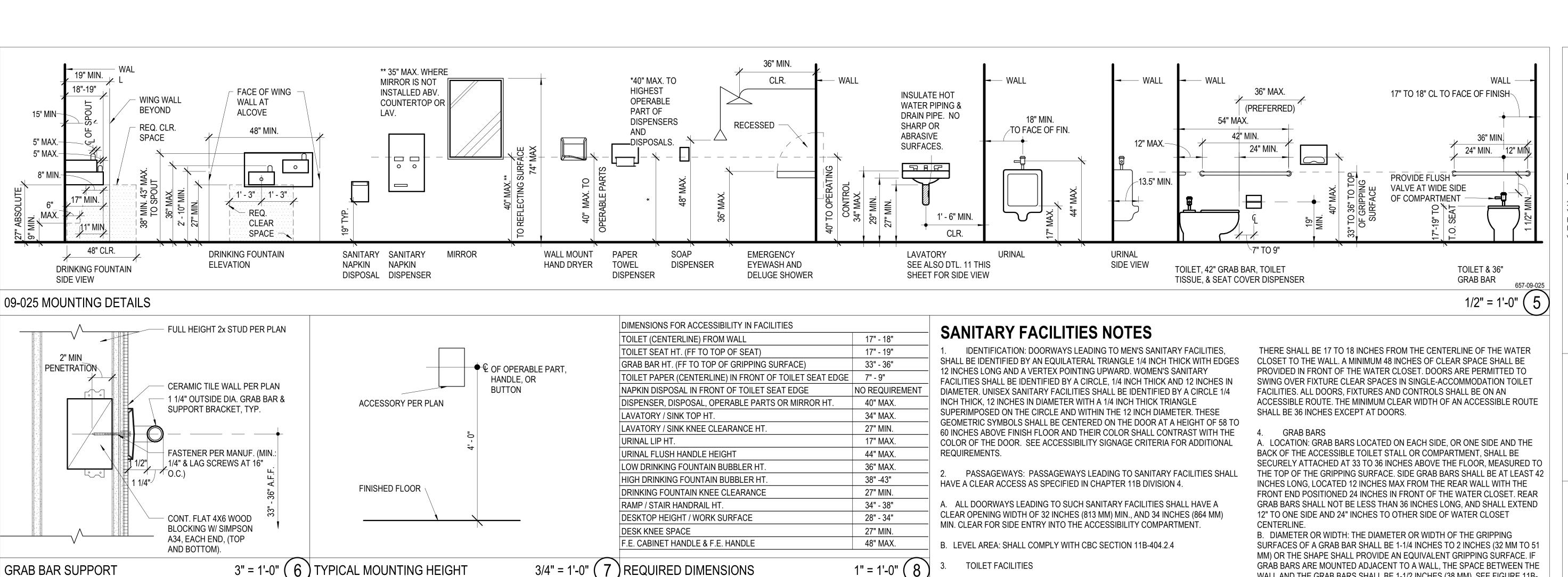
Date 04/24/2020

Drawn by CLD

Checked by CY

Sheet Number

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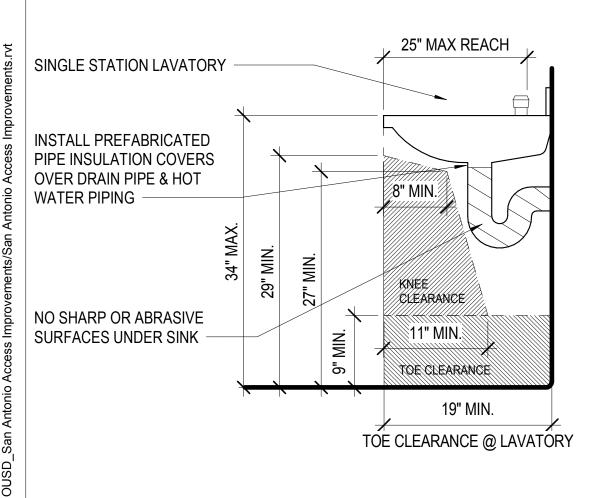


FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO MORE THAN 5 LBS. LEVER OPERATED. PUSH TYPE & ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT

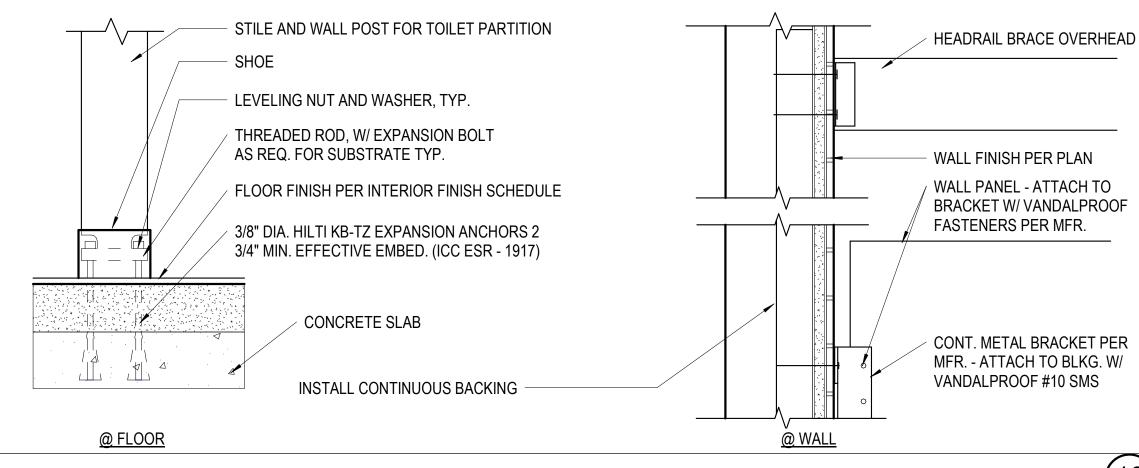
LEAST 10 SECONDS. **LEGEND**

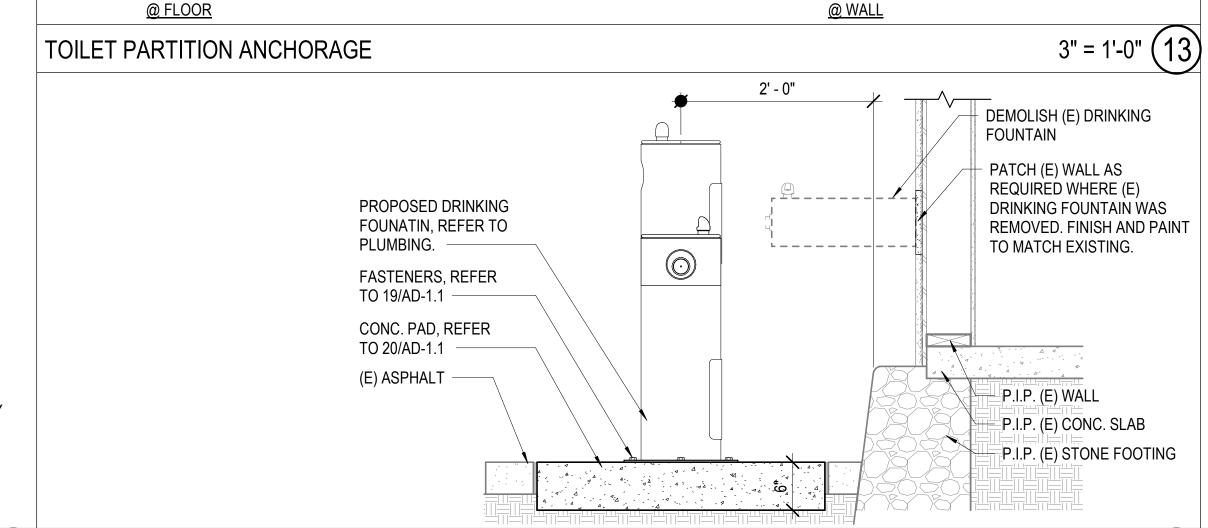
> INDICATES REQUIRED CLEAR SPACE UNDER LAVATORY

CLEARANCE @ LAVORATORY



1'' = 1'-0'' (16) (E) DRINKING FOUNTAIN





TOILET FACILITIES

- 3.1 MULTIPLE-ACCOMMODATION TOILET FACILITIES: MULTIPLE-ACCOMMODATION TOILET FACILITIES SHALL HAVE THE FOLLOWING
- A. WHEELCHAIR CLEARANCE. A CLEAR SPACE MEASURED FROM THE FLOOR TO A HEIGHT OF 27 INCHES ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM, OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 60 INCHES. DOORS SHALL NOT SWING INTO THE FLOOR SPACE REQUIRED FOR ANY FIXTURE. THE LAYOUT OF THE COMPARTMENTS SHALL COMPLY WITH CBC FIGURE 11B-604.8.1.1.2 OR 11B-604.8.1.1.3.
- B. CLEAR SPACE: THE COMPARTMENT SHALL PROVIDE A CLEAR SPACE OF MINIMUM 60 INCHES FROM THE SIDE WALL NEXT TO A FIXTURE AND 56 INCHES DEEP FROM THE WALL BEHIND THE TOILET. THERE SHALL BE 17 TO 18 INCHES FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL. A MINIMUM 48-INCH-LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS AN END-OPENING DOOR (FACING THE WATER CLOSET). A MINIMUM 60 INCH-LONG CLEAR SPACE SHALL BE PROVIDED IN A COMPARTMENT WITH THE DOOR LOCATED AT THE SIDE AND OPENING OUT. PROVIDE MINIMUM 72" IF THE DOOR IS OPENING IN. GRAB BARS SHALL NOT PROJECT MORE THAN 3 INCHES INTO THE CLEAR SPACES AS SPECIFIED ABOVE
- C. COMPARTMENT DOORS: WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WHEN LOCATED AT THE END AND 34 INCHES WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. DOORS SHALL COMPLY WITH STANDARD ACCESSIBILE CLEARANCES, EXCEPT THAT IF THE APPROACCH IS FROM THE PUSH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 48 INCHES MINIMUM MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION
- THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH, MOUNTING HEIGHT OF 34" TO 44" A.F.F. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST. EXCEPT FOR DOOR-OPENING WIDTHS AND DOOR SWINGS, A CLEAR, UNOBSTRUCTED ACCESS OF NOT LESS THAN 44 INCHES SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY PERSONS WITH DISABILITIES AND THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL NOT BE LESS THAN 48 INCHES (1219 MM) AS MEASURED AT RIGHT ANGLES TO COMPARTMENT DOOR IN ITS CLOSED POSITION.
- 3.2 SINGLE-ACCOMMODATION TOILET FACILITIES: THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30 INCHES WIDE BY 48 INCHES LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE. THERE SHALL BE IN THE ROOM A CLEAR FLOOR SPACE OF AT LEAST 60 INCHES IN DIAMETER. THE WATER CLOSET SHALL BE LOCATED IN A SPACE WHICH PROVIDES A CLEAR SPACE OF MINIMUM 60 INCHES FROM THE SIDE WALL NEXT TO A FIXTURE AND 56 INCHES DEEP FROM THE WALL BEHIND THE TOILET.

- GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2 INCHES (38 MM). SEE FIGURE 11B-
- C. STRUCTURAL STRENGTH: GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL BE ABEL TO RESIST A 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE ASSEMBLY PER 11B-609.8. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS
- D. SURFACE: A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH (3.2 MM).

TOILET ROOM FIXTURES AND ACCESSORIES

A. LAVATORY FIXTURES: A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH, SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. TOE SPACE SHALL EXTEND MINIMUM 9 INCHES ABOVE FINISH FLOOR AND SHALL EXTEND MINIMUM 17 INCHES AND MAXIMUM 19 INCHES UNDER THE LAVATORY. KNEE SPACE SHALL BE 11 INCHES DEEP MINIMUM AT 9 INCHES ABOVE THE FINISH FLOOR, 8 INCHES DEEP MINIMUM AT 27 INCHES ABOVE THE FINISH FLOOR, AND 29 INCHES ABOVE THE FINISH FLOOR AT THE EDGE OF THE LAVATORY SINK.

B. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE MAX 40 INCHES FROM THE FLOOR WHERE INSTALLED ABOVE LAVATORIES OR COUNTERTOPS. WHERE MIRRORS ARE INSTALLED ELSEWHERE, ONE SHALL BE LOCATED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAX ABOVE FINISH FLOOR.

- C. TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES: WHERE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40 INCHES FROM THE FINISHED FLOOR.
- D. TOILET TISSUE DISPENSERS: THE TOILET TISSUE DISPENSER AT EACH ACCESSIBLE TOILET SHALL BE LOCATED ON THE WALL SO THAT THE CENTERLINE OF THE DISPENSER IS 7 TO 9 INCHES HORIZONTALLY IN FRONT OF THE FRONT EDGE OF THE TOILET SEAT, WITH THE BOTTOM OF THE DISPENSER BELOW THE GRAB BAR AND 19 INCHES MINIMUM ABOVE FINISH FLOOR TO CENTERLINE OF ROLL OR DELIVERY HEIGHT. DISPENSERS THAT CONTROL DELIVERY OR THAT DOES NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED. LIMIT THE PROJECTION OF A SURFACE OR SEMI-RECESS MOUNTED DISPENSER FROM ENCROACHING MORE THAN FOUR INCHES FROM THE FACE OF THE WALL OR PARTITION. DISPENSER SHALL NOT BE LOCATED BEHIND ANY GRAB BAR.
- E. TOILET PAPER AND FEMININE NAPKIN DISPENSERS LOCATED ON THE GRAB BAR SIDE OF AN ACCESSIBLE TOILET ROOM OR STALL SHALL NOT BE LOCATED CLOSER THAN 1-1/2"CLEAR OF THE TANGENT POINT OF THE GRAB BAR. DO NOT LOCATE SURFACE MOUNTED ACCESSORIES ABOVE GRAB BARS F. URINALS: WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH.
- G. COAT HOOKS, SHELVES, AND SIMILAR ACCESSORIES SHALL BE LOCATED MINIMUM 40 INCHES AND MAXIMUM 48 INCHES ABOVE THE FINISH FLOOR, WHERE THE REACH IS NOT OBSTRUCTED.

DIV. OF THE STATE ARCHITEC APP: 03-120224 INC: **REVIEWED FOR** SS 🗹 FLS 🗹 ACS 🗹

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OJAI **UNIFIED** SCHOOL **DISTRICT**

SAN ANTONIO **ELEMENTARY SCHOOL BARRIER** REMOVAL **PROJECT**

> 650 Carne Road Ojai, CA 93023

> > 100% CDs

No. Description Sheet Name

> **TYPICAL ACCESSIBLE DETAILS**

19850.01 Date 04/24/2020 Drawn by CLD CY Checked by Sheet Number

AD-1.3

1" = 1'-0" (20)

1" = 1'-0" (18) SANITARY FACILITY NOTES

MECHANICAL NOTES

1. SCOPE OF WORK: WORK INCLUDES THE FOLLOWING: FURNISH AND INSTALL ALL EQUIPMENT AND CONTROLS SHOWN ON THE MECHANICAL DRAWINGS AND DESCRIBED IN THESE NOTES, THE BOOK SPECIFICATIONS AND THE CONTRACT DOCUMENTS. WORK INCLUDES BUT IS NOT LIMITED TO: DEMOLITION OF EXISTING MECHANICAL SYSTEM, INCLUDING REMOVAL OF EXISTING EXHAUST FANS; INSTALLATION OF EXHAUST FANS, DUCTING, AND CONTROLS. CONTRACTOR SHALL FURNISH AND INSTALL, MAKE OPERABLE, AND TEST ALL MECHANICAL EQUIPMENT SHOWN ON THE PLANS. IN CONNECTION THEREWITH, CONTRACTOR SHALL ALSO FURNISH AND INSTALL ALL NECESSARY DEVICES, HARDWARE, AND SYSTEMS REQUIRED TO MAKE SAID EQUIPMENT PROPERLY AND SAFELY OPERABLE, INCLUDING BUT NOT LIMITED TO, MOUNTING HARDWARE, VIBRATION CONTROL DEVICES, DUCT SYSTEMS, CONTROL SYSTEMS, AND PATCHING & PAINTING. ANYTHING OF ANY KIND RELATED TO THE BUILDING AND IT'S STRUCTURE, IF REMOVED TO DEMO OR INSTALL NEW HVAC, NEEDS TO BE REPLACED AND PUT BACK TO A BETTER CONDITION PER LATEST BUILDING CODE THAN WHAT WAS PRIOR TO WORK TAKING PLACE.

2. EXAMINATION OF SITE AND CONTRACT DOCUMENTS. EACH BIDDER SHALL, AT ITS SOLE COST AND EXPENSE, INSPECT THE SITE OF THE PROPOSED WORK TO BECOME FULLY ACQUAINTED WITH CONDITIONS RELATING TO THE WORK AND TO FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS ATTENDING THE EXECUTION OF THE WORK UNDER THE CONTRACT DOCUMENTS AND COST THEREOF. BIDDERS SHALL THOROUGHLY REVIEW AND BE FAMILIAR WITH THE CONTRACT DOCUMENTS, INCLUDING WITHOUT LIMITATION, THE SPECIFICATIONS AND THE DRAWINGS. THE FAILURE OR OMISSION OF ANY BIDDER TO RECEIVE OR EXAMINE ANY OF THE CONTRACT DOCUMENTS, FORMS, INSTRUMENTS, ADDENDA, OR OTHER DOCUMENTS OR TO INSPECT THE SITE SHALL NOT RELIEVE SUCH BIDDER FROM ANY OBLIGATIONS WITH RESPECT TO THE BID PROPOSAL, THE CONTRACT OR THE WORK REQUIRED UNDER THE CONTRACT DOCUMENTS. THE OWNER ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY BIDDER FOR, NOR SHALL THE OWNER BE BOUND BY, ANY UNDERSTANDINGS, REPRESENTATIONS OR AGREEMENTS OF THE OWNER'S AGENTS, EMPLOYEES OR OFFICERS CONCERNING THE CONTRACT DOCUMENTS OR THE WORK MADE PRIOR TO EXECUTION OF THE CONTRACT. THE SUBMISSION OF A BID PROPOSAL SHALL BE DEEMED PRIMA FACIE EVIDENCE OF THE BIDDER'S FULL COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION.

3. INTERPRETATION OF DRAWINGS, SPECIFICATIONS OR CONTRACT DOCUMENTS. IF ANY BIDDER IS IN DOUBT AS TO THE TRUE MEANING OF ANY PART OF THE DRAWINGS. THE SPECIFICATIONS OR OTHER PORTIONS OF THE CONTRACT DOCUMENTS; FINDS DISCREPANCIES, ERRORS OR OMISSIONS THEREIN OR FINDS VARIANCES IN ANY OF THE CONTRACT DOCUMENTS WITH APPLICABLE RULES, REGULATIONS, ORDINANCES AND/OR LAWS, A WRITTEN REQUEST FOR AN INTERPRETATION OR CORRECTION THEREOF MAY BE SUBMITTED TO THE ENGINEER. IT IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE BIDDER TO SUBMIT SUCH REQUEST IN SUFFICIENT TIME FOR THE PREPARATION OF A RESPONSE THERETO AND DELIVERY OF SUCH RESPONSE TO ALL BIDDERS PRIOR TO THE SCHEDULED CLOSING FOR RECEIPT OF BID PROPOSALS. ANY REQUEST OF ANY BIDDER, PURSUANT TO THE FOREGOING SENTENCE THAT IS MADE LESS THAN SEVEN DAYS PRIOR TO THE SCHEDULED CLOSING DATE FOR THE RECEIPT OF BID PROPOSALS SHALL BE DEEMED UNTIMELY. ANY INTERPRETATION OR CORRECTION OF THE CONTRACT DOCUMENTS WILL BE MADE ONLY BY WRITTEN ADDENDUM DULY ISSUED BY THE OWNER OR THE ENGINEER. A COPY OF ANY SUCH ADDENDUM WILL BE MAILED OR OTHERWISE DELIVERED TO EACH BIDDER RECEIVING A SET OF THE CONTRACT DOCUMENTS. NO PERSON IS AUTHORIZED TO RENDER AN ORAL INTERPRETATION OR CORRECTION OF ANY PORTION OF THE CONTRACT DOCUMENTS TO ANY BIDDER, AND NO BIDDER IS AUTHORIZED TO RELY ON ANY SUCH ORAL INTERPRETATION OR CORRECTION.

4. DIMENSIONS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON WORKING DRAWINGS. ALL SIZES OF EQUIPMENT AND MATERIALS SHALL BE VERIFIED WITH EQUIPMENT MANUFACTURER.

5. CODES AND STANDARDS: ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2016 CALIFORNIA PLUMBING CODE, THE 2016 CALIFORNIA MECHANICAL CODE, THE 2016 CALIFORNIA BUILDING CODE, THE STATE OF CALIFORNIA, THE LOCAL JURISDICTION, AND STANDARD CONSTRUCTION PRACTICES. ALL MECHANICAL EQUIPMENT SHALL BE IN STRICT ACCORDANCE WITH THE EQUIPMENT SCHEDULE, AND SHALL BE NEW AND FREE FROM DEFECTS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES, AND SHALL OBTAIN APPROVED INSPECTIONS FOR ALL WORK AS REQUIRED BY OWNER, DSA AND LOCAL JURISDICTION. CONTRACTOR SHALL MAINTAIN IN EFFECT ALL INSURANCE REQUIRED BY STATE LAWS, LOCAL JURISDICTION, AND THE SCHOOL DISTRICT. WHERE CONFLICT OR VARIATION EXISTS AMONGST CODES, SPECIFICATIONS, OR DRAWINGS, THE MOST STRINGENT SHALL GOVERN. NOTHING IN THESE PLANS AND SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO APPLICABLE CODES.

6. SUBMITTALS REQUIRED: PRIOR TO ORDERING EQUIPMENT AND MATERIALS, CONTRACTOR SHALL FURNISH TO ENGINEER / DISTRICT SUBMITTALS AND SHOP DRAWINGS OF ALL EQUIPMENT AND MATERIALS PROPOSED FOR USE IN THIS PROJECT. ORDERING OF EQUIPMENT AND MATERIALS SHALL ONLY PROCEED AFTER SATISFACTORY REVIEW OF ALL SUBMITTALS BY CONTRACTOR / ENGINEER / DISTRICT. COPIES OF ALL OWNER'S MANUALS, WARRANTIES AND OTHER WRITTEN INFORMATION REGARDING SYSTEMS SHALL BE PRESENTED TO THE SCHOOL DISTRICT PRIOR TO THE COMPLETION OF THE PROJECT.

7. CONSTRUCTION OBSERVATION: IN ADDITION TO THE REQUIREMENT FOR OBTAINING INSPECTIONS BY THE LOCAL JURISDICTION, CONTRACTOR SHALL NOTIFY ENGINEER AT APPROPRIATE TIMES DURING THE CONSTRUCTION PROCESS SO THAT ENGINEER CAN VISIT SITE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF CONTRACTOR'S WORK AND TO DETERMINE IF THE WORK IS PROCEEDING IN GENERAL ACCORDANCE WITH THE CONTRACT DOCUMENTS.

8. UNIT LOCATIONS: EQUIPMENT AND SYSTEM LOCATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL STRUCTURAL MEMBERS AND EXISTING CONDITIONS IN THE FIELD, AND LOCATE UNITS AND DUCTWORK TO AVOID INTERFERENCE. ANY SIGNIFICANT DEVIATIONS FROM THE PLANS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER. ALLOW CLEARANCE FOR DUCTWORK AND PIPING. ALL CLEARANCES REQUIRED BY UNIT MANUFACTURER SHALL BE MAINTAINED. ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH CODES AND THE RECOMMENDED INSTALLATION PROCEDURES PUBLISHED BY THE MANUFACTURER.

9. DUCTWORK: CONTRACTOR SHALL INSTALL NEW DUCTWORK IN THE APPROXIMATE LOCATIONS SHOWN ON THE DRAWINGS. ALL DUCTWORK SHALL BE SECURELY ANCHORED TO THE BUILDING IN AN APPROVED MANNER THAT WILL RENDER IT ABSOLUTELY FREE FROM VIBRATION AND LATERAL MOVEMENT. PROVIDE ALL OFFSETS & TRANSITION REQUIRED TO AVOID STRUCTURE & OTHER TRADES.

10. MATERIALS - DUCTWORK: ALL DUCTWORK FOR HVAC SYSTEMS SHALL BE GALVANIZED STEEL CONFORMING TO ASTM SPEC A525.

ALL ROUND DUCTWORK SHALL BE GALVANIZED CONSTRUCTION WITH GAUGES AND CONNECTIONS AS FOLLOWS: UP TO 12" DIAMETER (INCLUDING FITTINGS) - 26 GAUGE WITH 2" CRIMP JOINT. 13"-24" DIAMETER (INCLUDING FITTINGS) - 24 GAUGE WITH 2" CRIMP JOINT. WHERE NECESSARY TO MAKE FIELD CONNECTIONS BETWEEN PLAIN END DUCT, SLIP JOINT CONNECTORS SHALL BE PROVIDED. JOINT CONNECTION AND SEALING: SHEET METAL SCREW ALL FIELD MADE JOINTS WITH A MINIMUM OF THREE SCREWS. SPACING OF SCREWS NOT TO EXCEED TWELVE INCHES ON CENTER. COVER ALL FIELD MADE JOINTS WITH HARDCAST "IRON-GRIP 601" PREMIUM FLEXIBLE WATER BASED DUCT SEALANT. FITTINGS AT RECTANGULAR DUCT TAKEOFF SHALL BE SPIN-IN TYPE, COMPLETE WITH LOCKING TYPE VOLUME DAMPERS IF INDICATED ON PLANS.

CURVED ELBOWS SHALL HAVE CENTRALIZED RADIUS NOT LESS THAN THE WIDTH OF THE DUCT. WHERE ABRUPT TURNS AND ELBOWS ARE USED, TURNING VANES SHALL BE PROVIDED. TAKEOFFS FROM MAIN DUCTS SHALL BE MADE WITH 45 DEGREE ANGLES WITH VOLUME DAMPERS WHERE SHOWN. ALL PANELS SHALL BE CROSS BROKEN TO ENSURE RIGIDITY.

11. DUCT SUPPORTS AND HANGERS: DUCT SUPPORTS SHALL BE PER 2016 CALIFORNIA MECHANICAL CODE AND PER DETAILS ON THESE PLANS. RECTANGULAR DUCTS WITH A MAXIMUM SIZE NOT EXCEEDING 30" AND ALL ROUND DUCTS SHALL BE SUPPORTED WITH ONE INCH WIDE 18 GAUGE HANGER STRAPS. SUPPORTS SHALL BE LOCATED ON TWO OPPOSITE SIDES OF THE DUCT, SHALL BE METAL SCREWED TO THE SIDES AND BOTTOM OF THE DUCT, SHALL BE SPACED AT NOT MORE THAN 7'-8" ON CENTERS AND SHALL BE LATERALLY BRACED. SECURE STRAPS TO STRUCTURAL FRAMING PER SMACNA STDS.

12. EXHAUST FAN AND FLUE DISCHARGE: ALL EXHAUST FAN DUCTWORK AND FLUES SHALL BE RUN TO A POINT AT LEAST 10 FEET FROM AIR INTAKES OR OTHER OPENINGS TO THE BUILDING.

13. WIRING: ALL WIRING SHALL BE PERFORMED IN ACCORDANCE WITH NEC REQTS. ALL WIRING SHALL BE IN COMPLIANCE WITH 2016 CALIFORNIA ELECTRICAL CODE.

14. VIBRATION ISOLATION. INSTALL FLEXIBLE CONNECTIONS BETWEEN MECHANICAL EQUIPMENT AND DUCTWORK. ISOLATE PIPING & DUCTWORK FROM STRUCTURE TO PREVENT EXCESSIVE VIBRATION. AFTER START-UP VERIFY THAT NO VIBRATION IS TRANSMITTED. CORRECT ANY DEFICIENCIES.

15. COORDINATION: MECHANICAL CONTRACTOR SHALL COORDINATE WORK WITH THE PROJECT MANAGER AND ALL RELATED TRADES.

16. CLEANUP: EVERY DAY, AND AFTER ALL WORK HAS BEEN COMPLETED, CONTRACTOR SHALL CLEAN ENTIRE JOB-SITE OF ALL DEBRIS ASSOCIATED WITH MECHANICAL SYSTEMS. EXPOSED PARTS WHICH ARE TO BE PAINTED SHALL BE THOROUGHLY CLEANED READY FOR PAINTING.

17. COORDINATION DURING CONSTRUCTION: THE CONTRACTOR SHALL COORDINATE ANY NECESSARY CHANGES IN WORK SCHEDULING WITH THE SCHOOL TO MINIMIZE THE DISRUPTION. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS WORK TO BUILDING(S) AND EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.

18. CORRECTION OF WORK: THE CONTRACTOR SHALL PROMPTLY CORRECT ALL WORK THE DISTRICT FINDS DEFECTIVE OR FAILING TO CONFORM TO THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BEAR ALL COSTS REQUIRED BY THE CONTRACT DOCUMENTS. IF ANY OF THE WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL CORRECT IT PROMPTLY AFTER RECEIPT OF A WRITTEN NOTICE FROM THE DISTRICT TO DO SO.

19. AS-BUILT DRAWINGS SHALL BE GIVEN TO THE DISTRICT PRIOR TO ACCEPTANCE OF THE PROJECT. INCLUDED IN THE AS-BUILTS SHALL BE DOCUMENTATION AND TWO COPIES OF THE PRINTED SHEETS AND PLANS ON MAGNETIC MEDIA.

20. DEMOLITION. REMOVE ALL EXISTING MECHANICAL SYSTEMS NOT REUSED IN THIS PROJECT WHICH SHALL BE OFFERED TO THE DISTRICT AND IF NOT TAKEN, PROPERLY RECYCLE ALL RECYCLABLE MATERIALS.

GENERAL NOTES

1. CUTTING, BORING SAWCUTTING OR DRILLING THROUGH THE NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED ON THE DRAWINGS OR ACCEPTED BY THE ARCHITECT WITH THE APPROVAL OF DSA REPRESENTATIVE.

2. ALL WELDING SHALL BE SPECIALLY INSPECTED BY AN AWS-CWI QUALIFIED INSPECTOR APPROVED BY DSA/ORS.

3. 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.

GREEN BUILDING NOTES

- 1. GENERAL CONTRACTOR SHALL ESTABLISH A CONSTRUCTION WASTE MANAGEMENT PLAN FOR THE DIVERTED MATERIALS, OR MEET LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. WASTE MANAGEMENT PLAN SHALL:
- A.) IDENTIFY THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE,
- RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.

 B.) DETERMINE IF MATERIAL WILL BE SORTED ON-SITE OR MIXED
- C.) IDENTIFY DIVERSION FACILITIES WHERE MATERIALS COLLECTED WILL BE TAKEN.
- D.) SPECIFY THE AMOUNT OF MATERIALS DIVERTED WHICH SHALL BE CALCULATED
- BY WEIGHT OR VOLUME, BUT NOT BOTH.
- 2. RECYCLE WASTE MATERIAL BEING REMOVED FROM SITE TO THE GREATEST EXTENT POSSIBLE. RECORD ALL AMOUNTS DISPOSED AND ALL AMOUNTS RECYCLED.

3. COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION: AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUCT OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM. PER THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, C.G.B.S.C., SECTION 5.504.3

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MECHANICAL EQUIPMENT SCHEDULE



EXHAUST FAN, CEILING TYPE PANASONIC MODEL FV-11-15VK1 110 CFM @ 0.1" ESP WC. WITH BUILT IN BACKDRAFT DAMPER. ELECTRICAL DATA -110/1/60. CONTROL VIA OCCUPANCY SENSOR WITH 20 MINUTE TIME DELAY. WEIGHT 13.5 LBS

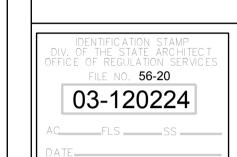
EXHAUST FAN SIZING PER CMC TABLE 403.7

RESTROOM (EF-1)

TOILETS 2
REQUIRED EXHAUST CAPACITY

- 50 CFM/ TOILET - 100 CFM

TOTAL REQUIRED - 100 CFM PROVIDED - 110 CFM



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APP: 03-120224 INC:

DATE: 09/02/2020

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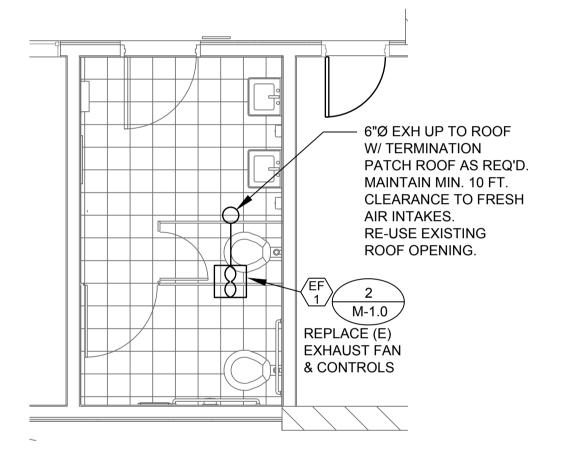
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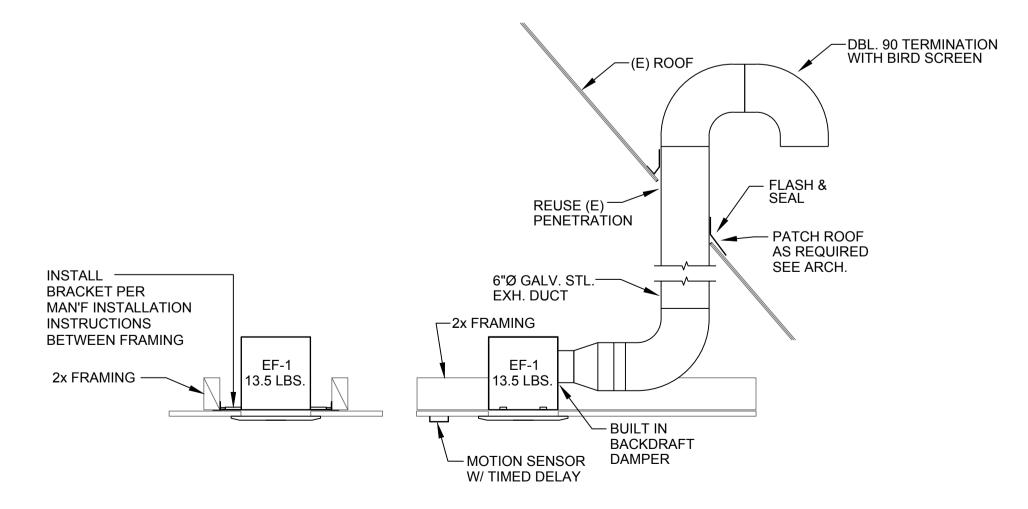
MECHANICAL NOTES & PLANS

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1 ENLARGED MECHANICAL PLAN
1/4" = 1'-0"



2 EXHAUST FAN MOUNTING DETAIL NTS

PLUMBING NOTES

1. SCOPE OF WORK: PLUMBING WORK INCLUDES THE FOLLOWING: DEMOLITION OF EXISTING FIXTURES & PIPING BOTH BELOW GRADE & ABOVE GRADE PIPING INDICATED ON THE THE PLUMBING AND ARCHITECTURAL DRAWINGS. AS A PART OF THIS WORK, ANYTHING OF ANY KIND RELATED TO THE BUILDING AND IT'S STRUCTURE IF REMOVED TO DEMO OR INSTALL NEW PLUMBING OF ANY KIND, NEEDS TO BE REPLACED AND PUT BACK TO A BETTER CONDITION PER LATEST BUILDING CODE THAN WHAT WAS PRIOR TO WORK TAKING PLACE. FURNISH AND INSTALL ALL PIPING AND PLUMBING FIXTURES SHOWN ON THE PLUMBING AND ARCHITECTURAL DRAWINGS AND DESCRIBED IN THESE NOTES AND THE BOOK SPECIFICATIONS. UNLESS OTHERWISE DIRECTED BY BUILDING OWNER, CONTRACTOR SHALL ARRANGE FOR AND PAY ALL FEES FOR CONNECTIONS TO UTILITIES FOR WATER, & SEWER. IN CONNECTION WITH THIS WORK CONTRACTOR SHALL ALSO FURNISH AND INSTALL ALL NECESSARY LABOR, DEVICES, HARDWARE AND SYSTEMS REQUIRED TO MAKE SAID SYSTEMS PROPERLY AND SAFELY OPERABLE, INCLUDING, BUT NOT LIMITED TO, CONCRETE SAW CUTTING, TRENCHING AND BACKFILL, PATCHING & FILLING OF UNUSED PENETRATIONS, PIPING MOUNTING AND SUPPORT HARDWARE, FRAMING, INSULATION, VALVES, CLEANOUTS AND PATCHING & PAINTING.

2. EXAMINATION OF SITE AND CONTRACT DOCUMENTS. EACH BIDDER SHALL, AT ITS SOLE COST AND EXPENSE, INSPECT THE SITE OF THE PROPOSED WORK TO BECOME FULLY ACQUAINTED WITH CONDITIONS RELATING TO THE WORK AND TO FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS ATTENDING THE EXECUTION OF THE WORK UNDER THE CONTRACT DOCUMENTS AND COST THEREOF. BIDDERS SHALL THOROUGHLY REVIEW AND BE FAMILIAR WITH THE CONTRACT DOCUMENTS, INCLUDING WITHOUT LIMITATION, THE SPECIFICATIONS AND THE DRAWINGS. THE FAILURE OR OMISSION OF ANY BIDDER TO RECEIVE OR EXAMINE ANY OF THE CONTRACT DOCUMENTS, FORMS, INSTRUMENTS, ADDENDA, OR OTHER DOCUMENTS OR TO INSPECT THE SITE SHALL NOT RELIEVE SUCH BIDDER FROM ANY OBLIGATIONS WITH RESPECT TO THE BID PROPOSAL, THE CONTRACT OR THE WORK REQUIRED UNDER THE CONTRACT DOCUMENTS. THE OWNER ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY BIDDER FOR, NOR SHALL THE OWNER BE BOUND BY, ANY UNDERSTANDINGS, REPRESENTATIONS OR AGREEMENTS OF THE OWNER'S AGENTS, EMPLOYEES OR OFFICERS CONCERNING THE CONTRACT DOCUMENTS OR THE WORK MADE PRIOR TO EXECUTION OF THE CONTRACT. THE SUBMISSION OF A BID PROPOSAL SHALL BE DEEMED PRIMA FACIE EVIDENCE OF THE BIDDER'S FULL COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION.

3. INTERPRETATION OF DRAWINGS, SPECIFICATIONS OR CONTRACT DOCUMENTS. IF ANY BIDDER IS IN DOUBT AS TO THE TRUE MEANING OF ANY PART OF THE DRAWINGS, THE SPECIFICATIONS OR OTHER PORTIONS OF THE CONTRACT DOCUMENTS; FINDS DISCREPANCIES, ERRORS OR OMISSIONS THEREIN; OR FINDS VARIANCES IN ANY OF THE CONTRACT DOCUMENTS WITH APPLICABLE RULES, REGULATIONS, ORDINANCES AND/OR LAWS, A WRITTEN REQUEST FOR AN INTERPRETATION OR CORRECTION THEREOF MAY BE SUBMITTED TO THE ENGINEER. IT IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE BIDDER TO SUBMIT SUCH REQUEST IN SUFFICIENT TIME FOR THE PREPARATION OF A RESPONSE THERETO AND DELIVERY OF SUCH RESPONSE TO ALL BIDDERS PRIOR TO THE SCHEDULED CLOSING FOR RECEIPT OF BID PROPOSALS. ANY REQUEST OF ANY BIDDER, PURSUANT TO THE FOREGOING SENTENCE THAT IS MADE LESS THAN SEVEN DAYS PRIOR TO THE SCHEDULED CLOSING DATE FOR THE RECEIPT OF BID PROPOSALS SHALL BE DEEMED UNTIMELY. ANY INTERPRETATION OR CORRECTION OF THE CONTRACT DOCUMENTS WILL BE MADE ONLY BY WRITTEN ADDENDUM DULY ISSUED BY THE OWNER OR THE ENGINEER. A COPY OF ANY SUCH ADDENDUM WILL BE MAILED OR OTHERWISE DELIVERED TO EACH BIDDER RECEIVING A SET OF THE CONTRACT DOCUMENTS. NO PERSON IS AUTHORIZED TO RENDER AN ORAL INTERPRETATION OR CORRECTION OF ANY PORTION OF THE CONTRACT DOCUMENTS TO ANY BIDDER, AND NO BIDDER IS AUTHORIZED TO RELY ON ANY SUCH ORAL INTERPRETATION OR CORRECTION. FAILURE TO REQUEST INTERPRETATION OR CLARIFICATION OF THE DRAWINGS, THE SPECIFICATIONS OR OTHER PORTIONS OF THE CONTRACT DOCUMENTS PURSUANT TO THE FOREGOING SHALL BE DEEMED TO BE A WAIVER OF ANY DISCREPANCY, DEFECT, OR CONFLICT THEREIN.

4. DIMENSIONS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON WORKING DRAWINGS. ALL SIZES OF EQUIPMENT AND MATERIALS SHALL BE VERIFIED WITH EQUIPMENT MANUFACTURER. ALL PLUMBING FIXTURES SHALL BE INSTALLED PER THE DIMENSIONS ON THE ARCHITECTURAL DRAWINGS.

5. CODES AND STANDARDS: ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2016 CALIFORNIA PLUMBING CODE, THE 2016 CALIFORNIA MECHANICAL CODE, THE 2016 CALIFORNIA BUILDING CODE, THE STATE OF CALIFORNIA, DSA, THE LOCAL JURISDICTION, AND STANDARD CONSTRUCTION PRACTICES. ALL PLUMBING FIXTURES SHALL BE IN STRICT ACCORDANCE WITH THE FIXTURE SCHEDULE, AND SHALL BE NEW AND FREE FROM DEFECTS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES, AND SHALL OBTAIN APPROVED INSPECTIONS FOR ALL WORK AS REQUIRED BY OWNER, DSA, AND LOCAL JURISDICTION. CONTRACTOR SHALL MAINTAIN IN EFFECT ALL INSURANCE REQUIRED BY STATE LAWS, LOCAL JURISDICTION, AND GENERAL CONTRACTOR / OWNER. WHERE CONFLICT OR VARIATION EXISTS AMONGST CODES, STANDARDS SPECIFICATIONS, OR DRAWINGS, THE MOST STRINGENT SHALL GOVERN.

6. SUBMITTALS REQUIRED: PRIOR TO ORDERING FIXTURES AND MATERIALS, CONTRACTOR SHALL FURNISH SUBMITTALS OF ALL FIXTURES AND MATERIALS PROPOSED FOR USE IN THIS PROJECT. ALL FIXTURES AND MATERIALS SHALL BE INSTITUTIONAL GRADE HEAVY DUTY QUALITY. ORDERING OF FIXTURES AND MATERIALS SHALL ONLY PROCEED AFTER SATISFACTORY REVIEW OF ALL SUBMITTALS BY ENGINEER / OWNER. COPIES OF ALL OWNER'S MANUALS, WARRANTIES, AND OTHER WRITTEN INFORMATION REGARDING SYSTEMS SHALL BE SUBMITTED TO OWNER.

7. CONSTRUCTION OBSERVATION: IN ADDITION TO THE REQUIREMENT FOR OBTAINING INSPECTIONS BY THE LOCAL JURISDICTION, CONTRACTOR SHALL NOTIFY ENGINEER AT APPROPRIATE TIMES DURING THE CONSTRUCTION PROCESS SO THAT ENGINEER CAN VISIT SITE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF CONTRACTOR'S WORK AND TO DETERMINE IF THE WORK IS PROCEEDING IN GENERAL ACCORDANCE WITH THE CONTRACT DOCUMENTS.

8. TRENCHING: MATERIAL SHALL BE EXCAVATED FROM TRENCHES AND PILED ADJACENT TO THE TRENCH. MATERIAL SHALL BE PILED IN SUCH A MANNER THAT WILL CAUSE A MINIMUM OF INCONVENIENCE TO PUBLIC TRAVEL. ALL ROCK, BOULDERS, AND STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF SIX (6) INCHES UNDER AND AROUND PIPES. EXCAVATIONS SHALL BE KEPT FREE OF WATER. TRENCHES SHALL BE DUG TO TRUE AND SMOOTH BOTTOM GRADES AND IN ACCORDANCE WITH THE LINES INDICATED ON DRAWINGS AND AS DIRECTED. TRENCH WIDTHS SHALL NOT EXCEED 30 INCHES OR 1.5 TIMES OUTSIDE DIAMETER OF THE PIPE PLUS 18 INCHES WHICHEVER IS GREATER. MINIMUM TRENCH WIDTH SHALL BE THE OUTSIDE DIAMETER OF PIPE INSTALLED PLUS 12 INCHES.

DEPTH OF TRENCHING FOR WATER SHALL BE SUCH AS TO GIVE A MINIMUM COVER OF 18 INCHES OVER THE TOP OF THE PIPE. DEEPER EXCAVATION MAY BE REQUIRED DUE TO LOCALIZED BREAKS IN GRADE, OR TO INSTALL THE NEW PIPING UNDER EXISTING CULVERTS OR OTHER UTILITIES WHERE NECESSARY.

TRENCHING FOR SEWERS AND DRAINS SHALL BE OF SUFFICIENT WIDTH TO PERMIT PROPER JOINTING OF THE PIPE AND BACKFILLING OF MATERIAL ALONG THE SIDES OF THE PIPE. TRENCH WIDTH AT THE SURFACE OF THE GROUND SHALL BE KEPT TO THE MINIMUM AMOUNT NECESSARY TO INSTALL THE PIPE IN A SAFE MANNER. TRENCHES SHALL BE EXCAVATED BELOW THE BARREL OF THE PIPE A SUFFICIENT DISTANCE TO PROVIDE FOR BEDDING MATERIAL.

WHERE THE TRENCH BOTTOM IS IN A MATERIAL WHICH IS UNSUITABLE FOR FOUNDATION OR WHICH WILL MAKE IT DIFFICULT TO OBTAIN UNIFORM BEARING FOR THE PIPE, SUCH MATERIAL SHALL BE REMOVED AND A STABLE FOUNDATION PROVIDED. THIS SHALL INCLUDE THE PREPARATION OF THE NATIVE TRENCH BOTTOM AND/OR THE TOP OF THE FOUNDATION MATERIAL TO A UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF PIPE RESTS FIRMLY ON A SUITABLE PROPERLY COMPACTED MATERIAL. GRAVEL TO BE USED FOR FOUNDATION PURPOSES SHALL BE OF A TYPE AND GRADATION TO PROVIDE A SOLID COMPACT BEDDING IN THE TRENCH.

9. BACKFILL: CONTRACTOR SHALL COMPLETE BEDDING AND THEN BACKFILL TO 6 INCHES OVER THE TOP OF THE PIPE WITH SAND BEFORE STARTING BACKFILLING OPERATIONS. TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE PIPE FROM DAMAGE, MOVEMENT AND SHIFTING. COMPACTION EQUIPMENT USED ABOVE THE PIPE ZONE SHALL BE OF A TYPE THAT DOES NOT INJURE THE PIPE. WHERE ORIGINAL EXCAVATED MATERIAL IS UNSUITABLE FOR TRENCH BACKFILL, BACKFILL GRAVEL SHALL BE PLACED. UNSUITABLE MATERIAL SHALL BE REMOVED TO A DISPOSAL AREA. WHEREVER A TRENCH IS EXCAVATED IN A PAVED ROADWAY, SIDEWALK OR OTHER AREA WHERE MINOR SETTLEMENTS WOULD BE DETRIMENTAL AND WHERE NATIVE EXCAVATED MATERIAL IS NOT SUITABLE FOR COMPACTION AS BACKFILL, TRENCH SHALL BE BACKFILLED WITH BACKFILL GRAVEL. WARNING TAPE MARKERS AND TRACER WIRES SHALL BE INSTALLED DURING BACKFILL OPERATIONS.

THE METHOD OF COMPACTION SHALL BE AT CONTRACTOR'S OPTION, UNLESS EXCAVATION PERMIT REQUIRES A SPECIFIC TYPE. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE PROPER SIZE AND TYPE OF COMPACTION EQUIPMENT AND SELECT THE PROPER METHOD OF UTILIZING SAID EQUIPMENT TO ATTAIN THE REQUIRED COMPACTION DENSITY. COMPACTION BY WATER JETTING WILL NOT BE PERMITTED.

WHERE BACKFILL IS REQUIRED TO BE COMPACTED TO A SPECIFIED DENSITY, TESTS FOR COMPLIANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY.
ALLOW TESTING SERVICE TO INSPECT AND APPROVE EACH SUBGRADE AND FILL LAYER BEFORE FURTHER FILL, BACKFILL OR CONSTRUCTION WORK IS PERFORMED.

10. PIPING LOCATIONS: PIPING LOCATIONS SHOWN ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL LATERAL STUBS, OFFSETS, OBSTRUCTIONS, ETC. REQUIRED IN THE FIELD. THE ACTUAL LOCATIONS OF LINES, CLEANOUTS AND CONNECTIONS MAY VARY PROVIDED THAT COMPLETE SYSTEMS ARE SIZED AND INSTALLED IN COMPLIANCE WITH CODES. ANY SIGNIFICANT DEVIATIONS FROM THE PLANS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION.

11. WATER PIPING: WATER PIPING: ALL UNDERGROUND SITE PIPING SHALL BE U.S. MANUFACTURED SCH. 80 PVC. INSTALL TAPE MARKERS AND TRACER WIRES FOR ALL BURIED PLASTIC PIPE. ALL ABOVE GROUND COLD AND HOT WATER PIPES IN BUILDINGS SHALL BE U.S. MANUFACTURED TYPE "L" HARD COPPER WITH (NON-LEAD) SOLDER SWEAT JOINTS. ALL UNDERGROUND WATER PIPING IN BUILDINGS SHALL BE U.S. MANUFACTURED TYPE "K" SOFT COPPER, WITH NO JOINTS ALLOWED UNDER SLABS. COPPER SHALL BE SLEEVED WITH POLYETHYLENE, UNDERGROUND JOINTS SHALL BE BRAZED. ALL WATER SHUT-OFF VALVES SHALL BE BALL TYPE OF LEAD-FREE CONSTRUCTION, NIBCO S-685-80-LF OR EQUAL. WHERE PIPES PIERCE FINISHED SURFACES, CHROME PLATED CAST BRASS ESCUTCHEONS WITH SET SCREW (BRASSCRAFT CB SERIES OR EQUAL) SHALL BE INSTALLED. SINK STOPS SHALL BE LEAD-FREE HEAVY PATTERN, ANGLE, 1/2" FEMALE INLET, 1/2" FEMALE OUTLET, WITH LOOSE KEY, CHROME PLATED, CHICAGO FAUCET 442-LK OR EQUAL. CONNECT STOPS WITH CHROME PLATED BRASS NIPPLES INTO FIP ADAPTERS BEHIND ESCUTCHEONS. SUPPLY TUBES SHALL BE BRAIDED STAINLESS STEEL WITH (1) 1/2" FEMALE FITTING & (1) 1/2" MALE FITTING

12. WATER PRESSURE: WATER PRESSURE SHALL BE MAINTAINED AT A MINIMUM OF 60 PSI. IF WATER PRESSURE IS IN EXCESS OF 80 PSI, AN APPROVED WATER PRESSURE REGULATOR AND PRESSURE RELIEF VALVE SHALL BE INSTALLED.

13. WASTE AND VENT PIPING: ALL DRAIN & VENT PIPING AND FITTINGS SHALL BE U.S. MANUFACTURED "NO-HUB" CAST IRON WITH STAINLESS STEEL BAND CLAMPS. THE BUILDING SEWER (BEYOND 5 FEET OF FOUNDATION) SHALL BE U.S. MANUFACTURED SCHEDULE 40 PVC PLASTIC GRAVITY SEWER PIPE MEETING THE REQUIREMENTS OF ASTM D-2665.& D-1785& NSF LISTED. EXTENSIONS TO SERVE CLEANOUTS AT GRADE SHALL BE NO-HUB CAST IRON WITH STAINLESS STEEL BAND CLAMPS. ALL LINES SHALL BE SLOPED @ 1/4"/FT MIN OR IN COMPLIANCE WITH CODE. WHERE VENT PIPES PENETRATE THE ROOF, PIPING SHALL BE FLASHED AND COUNTER-FLASHED. VANDAL-PROOF VENT CAPS (JR SMITH 1748, ZURN Z-193, OR EQUAL) SHALL BE INSTALLED ON EVERY PLUMBING VENT. SINKS SHALL BE INSTALLED WITH ADA COMPLIANT OFFSET PERFORATED GRID DRAIN ASSEMBLIES, AMER STD, OR EQUAL. SINK P-TRAPS SHALL BE INSTITUTIONAL GRADE CHROME PLATED VANDAL-PROOF HEAVY DUTY CAST BRASS, MCGUIRE MFG CO "VANDAL TRAP", OR EQUAL. WHERE DRAINS PENETRATE WALLS, CHROME PLATED CAST BRASS ESCUTCHEONS WITH SET SCREWS SHALL BE INSTALLED. COMBINE ALL PLUMBING VENTS AND RUN TO HIGHEST PART OF ROOF, AT LEAST 10-FT. FROM AIR INTAKES. ALL UNDERGROUND CAST IRON SHALL BE WRAPPED WITH 10 MIL POLYETHYLENE PER THE DUCTILE IRON PIPE RESEARCH COUNCIL RECOMMENDATIONS.

14. CLEANOUTS: WALL CLEANOUTS SHALL BE CAST IRON CLEANOUT TEE WITH COUNTERSUNK BRONZE PLUG AND ROUND STAINLESS STEEL COVER WITH VANDAL-PROOF -SCREWS - J.R. SMITH 4532S-UY; ZURN Z-1446-BP-VP, OR EQUAL. FLOOR CLEANOUTS SHALL BE CAST IRON BODY WITH BRONZE PLUG AND SQUARE ADJUSTABLE NON-SKID NICKEL-BRONZE TOP WITH VANDAL PROOF TOP FOR FINISHED FLOOR, J.R. SMITH 4043S-PB, ZURN ZN-1400-TVP, OR EQUAL. CLEANOUTS TO GRADE SHALL BE J.R. SMITH 4253S OR EQUAL WITH BRONZE PLUG AND NON-SKID COVER WITH LIFTING DEVICE SET FLUSH WITH SURFACE FOR PAVED AREAS. NON-TRAFFIC OR NON-SURFACED AREAS SHALL BE INSTALLED WITH CAST IRON CLEANOUT RISERS TERMINATING WITH BRONZE PLUG WITHIN CONCRETE YARD BOX WITH CAST IRON COVER AND THE WORDS "BUILDING SEWER CLEANOUT" MARKED ON COVER.

15. PIPING SUPPORT: ALL PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2016 CALIFORNIA PLUMBING CODE. HORIZONTAL WATER PIPES AND CONDENSATE DRAINS SHALL BE HUNG WITH SUPERSTRUT C-727-F ADJUSTABLE FELT-LINED PIPE HANGERS, THREADED ROD, AND BEAM ATTACHMENT BRACKETS, LOCATED AT SIX FOOT MAXIMUM INTERVALS. VERTICAL WATER PIPES SHALL BE SUPPORTED AT THEIR BASES AND AT EACH STORY OR AT TEN FOOT MAXIMUM INTERVALS. TO PREVENT SWAYING, PROVIDE LATERAL BRACING AT SIX FOOT INTERVALS ANCHORED TO OVERHEAD FRAMING.

HORIZONTAL CAST IRON PIPING SHALL BE HUNG WITH SUPERSTRUT C-710 ADJUSTABLE CLEVIS HANGERS, THREADED ROAD, AND BEAM ATTACHMENT BRACKETS, LOCATED AT FIVE FOOT MAXIMUM INTERVALS. TO PREVENT SWAYING, PROVIDE LATERAL BRACING AT FIVE FOOT INTERVALS ANCHORED TO OVERHEAD FRAMING. VERTICAL PIPING SHALL BE SUPPORTED AT EACH FLOOR WITH SUPERSTRUT C-720 RISER CLAMPS AND AT MIDSPAN WITH C-708 CLAMPS INTO SUPERSTRUT CHANNEL.

16. ROUGH-IN: EXCEPT WHERE INDICATED IN THE FIXTURE SCHEDULE FOR ACCESSIBLE FIXTURES, PIPING ROUGH-IN SHALL BE IN PRECISE ACCORDANCE WITH THE STANDARD ROUGH-IN DIMENSIONS PUBLISHED BY THE MANUFACTURER. ALL FIXTURES SHALL BE LOCATED IN STRICT CONFORMANCE WITH THE ARCHITECTURAL PLANS. COORDINATE W/ FRAMING & CONCRETE CONTRACTORS FOR BACKING & BLOCKOUTS AS REQD.

17. INSULATION: INSULATE ALL EXTERIOR WATER PIPING WITH 1 INCH THICK FIBERGLASS. ALL EXTERIOR PIPING SHALL BE COVERED W/ 0.016 ALUMINUM JACKET W/ FORMED ALUMINUM ELBOWS PABCO. ALL SERVICE JACKETS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. THERE SHALL BE NO GAPS IN THE INSULATION. FOR ACCESSIBLE LAVATORIES AND SINKS, INSULATE WITH PLUMBEREX HANDY-SHIELD MAXX, WITH TAMPER-RESISTANT FASTENERS, ADA COMPLIANT UNDER-LAV INSULATOR PROTECTORS OR EQUAL.

18. TESTING: ALL PIPING AND FIXTURES INSTALLED SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2016 CALIFORNIA PLUMBING CODE, THE LOCAL JURISDICTION, AND THE SCHOOL DISTRICT STANDARDS.

19. STERILIZATION: ALL WATER PIPING SHALL BE FLUSHED AND STERILIZED. FLUSH EACH UNIT OF WATER SUPPLY AND DISTRIBUTION SYSTEM THOROUGHLY WITH CLEAN WATER AT THE HIGHEST VELOCITIES ATTAINABLE. STERILIZE WATER LINES BY FILLING WITH A SOLUTION CONTAINING FIFTY (50) PARTS OF CHLORINE PER MILLION PARTS OF WATER AND HOLDING THE SOLUTION THEREIN FOR AT LEAST EIGHT (8) HOURS WITH A WATER HEAD OF AT LEAST FIVE FEET ABOVE THE HIGHEST POINT IN THE SYSTEM. CONTINUE FLUSHING UNTIL THE RESIDUAL CHLORINE IS APPROXIMATELY, BUT NOT MORE THAN, TWO (2.0) PARTS PER MILLION.

20. CORRECTION OF WORK: THE CONTRACTOR SHALL PROMPTLY CORRECT ALL WORK THE SCHOOL DISTRICT FINDS DEFECTIVE OR FAILING TO CONFORM TO THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BEAR ALL COSTS REQUIRED BY THE CONTRACT DOCUMENTS. IF ANY OF THE WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL CORRECT IT PROMPTLY AFTER RECEIPT OF A WRITTEN NOTICE FROM THE SCHOOL DISTRICT TO DO SO.

21. LOW-FLOW FIXTURES: THE PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS: TOILETS - 1.28 GALLONS PER FLUSH MAX. SHOWERHEADS - 2.0 GPM MAX. LAVATORY FAUCETS - 0.5 GPM MAX. SINK FAUCETS - 1.5 GPM MAX. ALL FIXTURES SHALL MEET APPLICABLE ANSI STDS.

22. AS-BUILT DRAWINGS SHALL BE GIVEN TO THE SCHOOL DISTRICT PRIOR TO ACCEPTANCE OF THE

23. WARRANTY: THE CONTRACTOR SHALL WARRANT THAT ALL SYSTEMS, SUBSYSTEMS, AND COMPONENT PARTS ARE FULLY FREE FROM DEFECTIVE DESIGN, MATERIALS, AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE SCHOOL DISTRICT.

24. CLEANUP: CONTRACTOR SHALL THOROUGHLY CLEAN ENTIRE JOBSITE EVERY DAY OF ALL DEBRIS ASSOCIATED WITH PLUMBING INSTALLATION.

 $25. \ \ COORDINATION: CONTRACTOR \ SHALL \ COORDINATE \ WITH \ THE \ SCHOOL'S \ PROJECT \ MANAGER \ AND \ ALL \ RELATED \ TRADES.$

26 CAP ALL ABANDONED PIPING BELOW FINISHED WALL OR FLOOR SURFACES.

27. CONTRACTOR SHALL REBUILD ALL FLUSHOMETERS 30 DAYS AFTER STARTUP.

28. CUTTING AND PATCHING. WORK INCLUDES CUTTING AND PATCHING (TO MATCH EXISTING) ALL SURFACES AND SYSTEMS DISTURBED BY THE PLUMBING WORK.

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APP: 03-120224 INC:

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DATE: 09/02/2020

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OJAI UNIFIED SCHOOL DISTRICT

SAN ANTONIO ELEMENTARY SCHOOL BARRIER REMOVAL PROJECT 650 Carne Road Ojai, CA 93023

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PLUMBING NOTES

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SHEET INDEX

P-1.0 PLUMBING NOTES
P-1.1 PLUMBING SCHEDULE
P-2.0 PLUMBING PLANS
P-3.0 PLUMBING DETAILS

P-1.0

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Sheet Number

FIXTURE SCHEDULE

SYMBOL	WASTE	VENT	CW	HW	DESCRIPTION
WC 1	4	2	1-1/4	-	TOILET, WHITE VITREOUS CHINA, ELONGATED BOWL, FLOOR MOUNT. AMERICAN STANDARD MADERA FLOWISE 16-1/2" HEIGHT, MODEL 3461.001, WITH OLSONITE #95 OPEN FRONT SEAT. 1.28 GALLONS PER FLUSH, SLOAN FLUSHOMETER MODEL 111-1.28. SEE ARCHITECTURAL PLANS FOR ADA COMPLIANT INSTALLATION REQTS.
L 1	2	1-1/2	1/2	1/2	LAVATORY, WALL MOUNT, WHITE VITREOUS CHINA, AMERICAN STANDARD "LUCERNE" 0355.012, W/ THREE HOLE (4" FIXED CENTERS). WITH METERING CHICAGO FAUCET MODEL 857-E2805-665PSHAB, (COLD WATER ONLY) 0.5 GPM, VANDAL-PROOF NON-AERATING OUTLET. INSTALL TRUEBRO LAV SHEILD. SEE ARCHITECTURAL PLANS FOR ADA COMPLIANT REQUIREMENTS FOR HEIGHTS AND LOCATIONS FOR EACH LAVATORY. INSTALL ON JR SMITH OR ZURN CARRIER.
DF 1	1-1/4	-	1/2	-	DRINKING FOUNTAIN. ELKAY MODEL LK4430BF1U, OUTDOOR EZH2O BOTTLE FILLING STATION TRI-LEVEL PEDESTAL, NON-FILTERED, NON-REFIGERATED. SEE ARCHITECT FOR HEIGHTS, LOCATION, & COLOR. ANCHOR UNIT TO SLAB.
SOV 1					SHUT-OFF VALVE. NIBCO S-685-80-LF. 1/2" THRU 2", BRONZE BALL VALVE, FULL PORT, SOLDER END. T-FP-600A-LF, 2-1/2" & LARGER, BRASS BALL VALVE, FULL PORT, THREADED END. LOCATE IN RESTROOM ACCESS COVER, TO PROVIDE INDIVIDUAL RESTROOM ISOLATION FOR SERVICE. SIZE ON PLANS.
FD 1	2	1-1/2"	1/2 (TP)	-	FLOOR DRAIN. JR SMITH MODEL #2005Y-B-P, ZURN MODEL #415 J OR EQUAL. WITH SQUARE TOP, NO HUB AND TRAP PRIMER CONNECTION.
TP 1	-	-	1/2	-	TRAP PRIMER, MIFAB M-500, INSTALL IN COLD WATER LINE WITH 12"X12" JR SMITH 4730-U-NB STAINLESS STEEL ACCESS COVER. INSTALL W/MI-DU DISTRIBUTION UNIT WHERE MULTIPLE TRAPS ARE SERVED.
WHA 1	-	-	1	-	WATER HAMMER ARRESTOR. JR SMITH 5005, ZURN Z-1700 #100, OR EQUAL. LOCATE INSIDE WALL WITH 12"X12" JR SMITH 4730-U-NB, STAINLESS STEEL ACCESS COVER WITH VANDAL-PROOF SCREWS.

GREEN BUILDING NOTES

- 1. GENERAL CONTRACTOR SHALL ESTABLISH A CONSTRUCTION WASTE MANAGEMENT PLAN FOR THE DIVERTED MATERIALS, IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, OR MEET LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE
- STRINGENT. WASTE MANAGEMENT PLAN SHALL: A.) IDENTIFY THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, RECYCLING,
- REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
- B.) DETERMINE IF MATERIAL WILL BE SORTED ON-SITE OR MIXED
- C.) IDENTIFY DIVERSION FACILITIES WHERE MATERIALS COLLECTED WILL BE TAKEN.
- D.) SPECIFY THE AMOUNT OF MATERIALS DIVERTED WHICH SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BOTH.

2. RECYCLE WASTE MATERIAL BEING REMOVED FROM SITE TO THE GREATEST EXTENT POSSIBLE. RECORD ALL AMOUNTS DISPOSED AND ALL AMOUNTS RECYCLED.

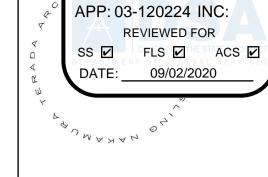
NOTE:

CONTRACTOR SHALL FIRST OFFER ALL REMOVED FIXTURES TO THE DISTRICT. IF NOT WANTED BY THE DISTRICT, CONTRACTOR SHALL PROPERLY DISPOSE RECYCLE.

AE Group

Mechanical Engineers, Inc. 838 East Front Street Ventura, California 93001 (805) 653-1722 FAX: (805) 653-7260 phil@aegroupme.com





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56-20 03-120224

OJAI

UNIFIED

SCHOOL

DISTRICT

SAN ANTONIO

ELEMENTARY

SCHOOL

BARRIER

REMOVAL

PROJECT

650 Carne Road

Ojai, CA 93023

100% CDs

PLUMBING

SCHEDULE

Date

PW

No. Description

SYMBOL LEGEND **ABBREVIATIONS** ABBREV. ABBREVIATIONS FLOOR DRAIN ABV. ABOVE FLOOR CLEAN OUT APPROX. APPROXIMATELY AFF ABOVE FINISHED FLOOR BLDG BUILDING COTG IN YARD BOX BLW. BELOW вот воттом FLOOR SINK CFM CUBIC FEET PER MINUTE CL CENTERLINE WALL CLEAN-OUT CLG CEILING SHUT-OFF VALVE COND CONDENSATE CONT CONTINUED POD POINT OF DISCONNECT CW COLD WATER POC POINT OF CONNECTION DIA DIAMETER DN DOWN + HOSE BIB DS DOWN SPOUT DWG DRAWING SAWCUT & PATCH (E) EXISTING EA EACH **EL,ELEV ELEVATION** LINE LEGEND ELEC ELECTRIC EQ EQUIPMENT EQUIP EQUIPMENT (E) COLD WATER EXH EXHAUST FIN FINISHED (N) COLD WATER FLR FLOOR (E) HOT WATER FRM FROM — (N) HOT WATER G GAS ——— (N) TEMPERED WATER GPM GALLONS PER MINUTE HW HOT WATER HWR——— (N) HOT WATER RETURN HWR HOT WATER RETURN MIN. MINIMUM MAX. MAXIMUM — — — (N) VENT (N) NEW (N) WASTE OR SEWER OC ON CENTER POC POINT OF CONNECTION — — — (E) WASTE RD ROOF DRAIN DEMO WASTE SHT SHEET SOV SHUT-OFF VALVE — G — G — (E) GAS TP TRAP PRIMER — G — G — (N) GAS TW TEMPERED WATER TYP TYPICAL

MATERIAL SCHEDULE - ALL US MANUFACTURER

SITE WATER PIPING, UNDERGROUND: DOMESTIC WATER PIPING, ABOVE GROUND: DOMESTIC WATER PIPING, BELOW GRADE: **CONDENSATE DRAIN PIPING:** NATURAL GAS PIPING. BURIED: NATURAL GAS PIPING, ABOVE GROUND:

SANITARY WASTE AND VENT PIPING:

TEE

SCHEDULE 80 PVC HARD COPPER TUBE: TYPE 'L' WATER TUBE SOFT COPPER TUBE: TYPE 'K' WATER TUBE HARD COPPER TUBE:TYPE 'L' WATER TUBE POLYETHYLENE, SDR 11.0

"NO-HUB" CAST-IRON PIPE

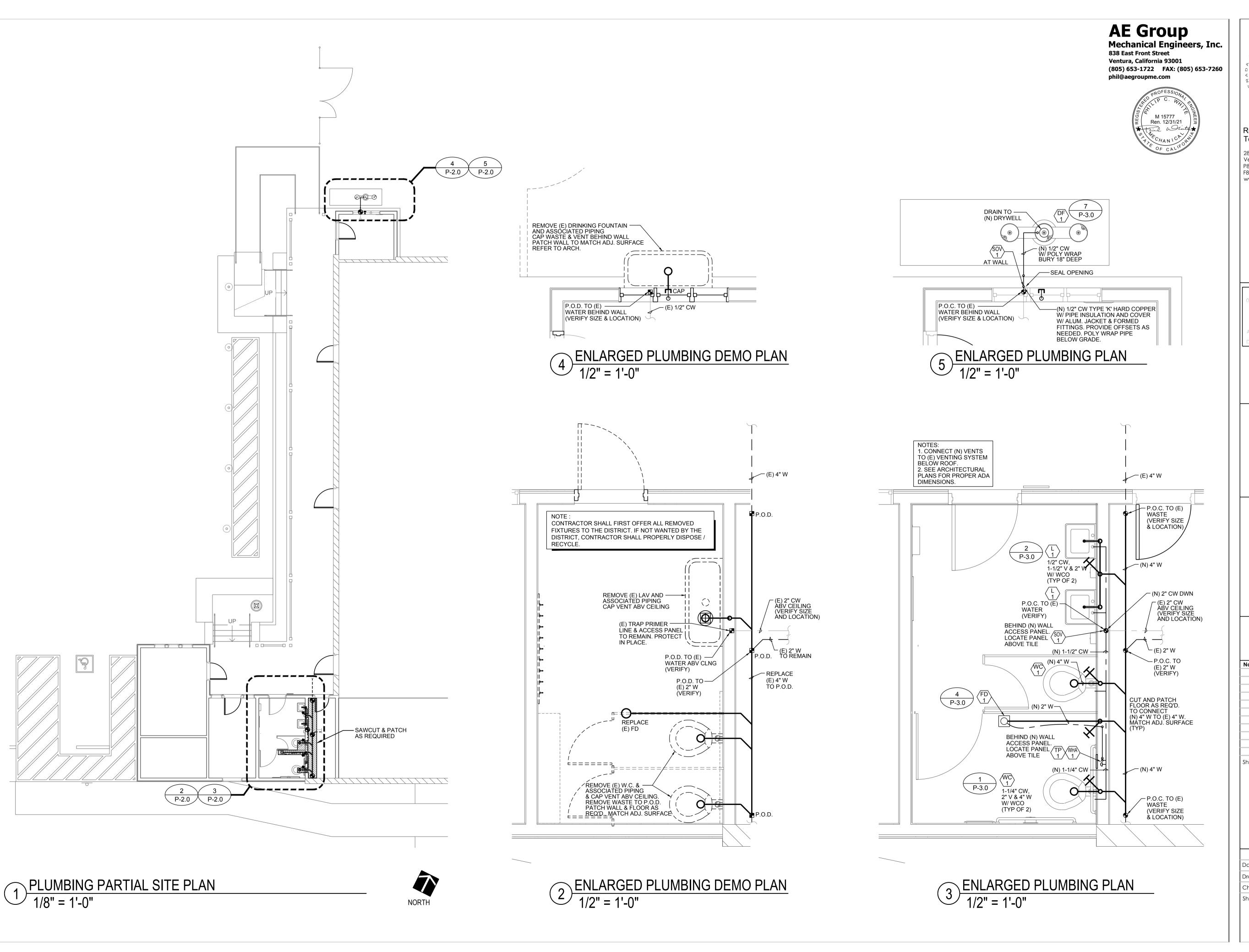
UGND UNDERGROUND

VTR VENT TO ROOF WCO WALL CLEAN-OUT

Drawn by STEEL PIPE: BLACK / GALV. STEEL, SCHEDULE 40

19850.01 / AE201925 10/01/2019 Checked by Sheet Number

Sheet Name



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DATE: 09/02/2020

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OJAI UNIFIED SCHOOL DISTRICT

SAN ANTONIO ELEMENTARY SCHOOL BARRIER REMOVAL PROJECT 650 Carne Road Ojai, CA 93023

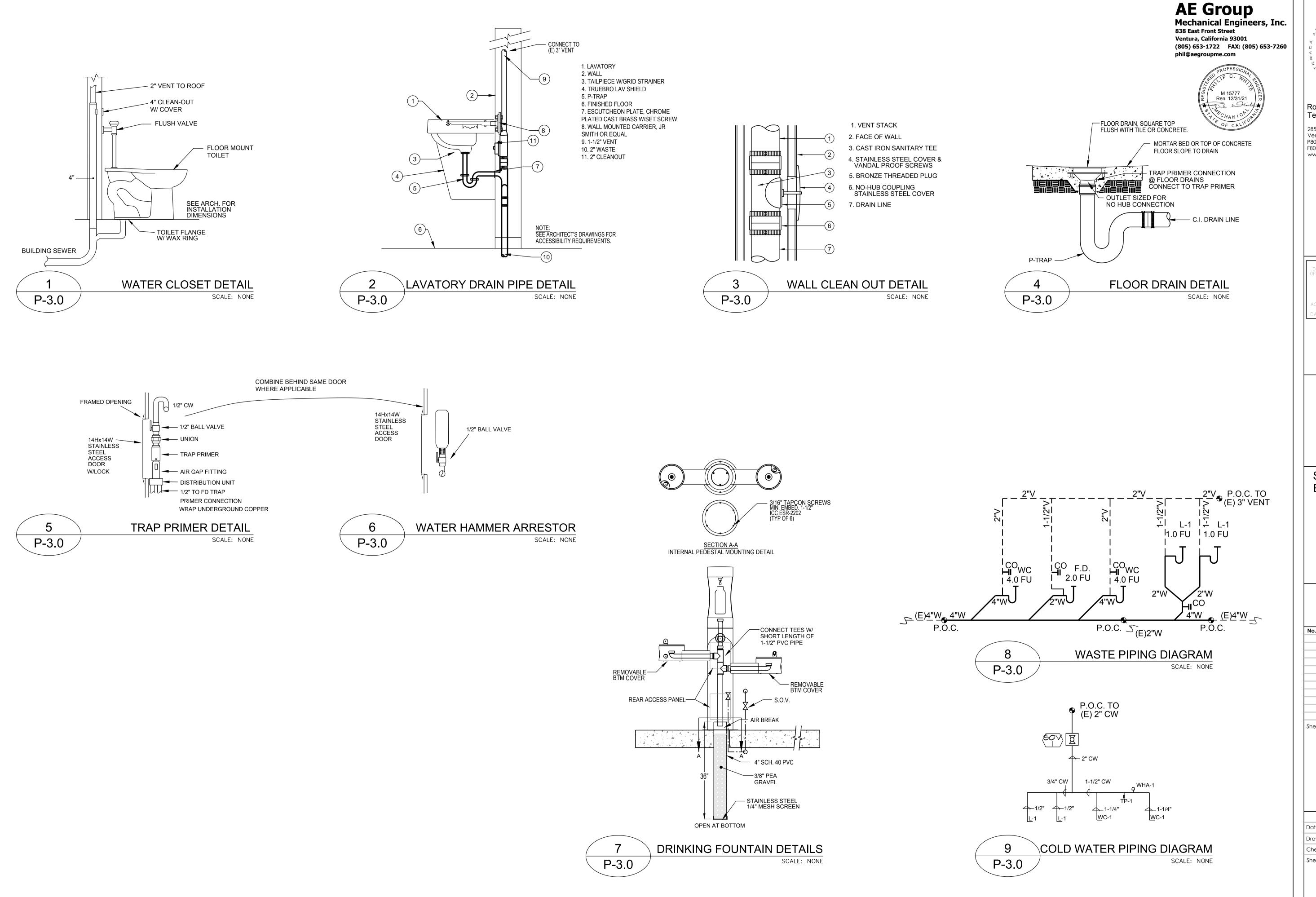
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PLUMBING PLANS

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OJAI UNIFIED SCHOOL DISTRICT

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PLUMBING DETAILS

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	Date	10/01/2019
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