



Addendum No. 1 to
BID 2324-01 Monument Signs
Addendum Dated: November 15, 2023
Original BID Issued Date: October 30, 2023

Changes to bid specifications:

Specification revisions in this addendum attachment have been ***Bolded, Italicized*** or struck-through.

Item 1: Section 01 10 00 Summary: **Revise paragraphs 1.8B and 1.8C as follows:**

SECTION 01 10 00- SUMMARY
PART 1- GENERAL
1.8 WORK RESTRICTIONS

- B. On-Site Work Hours: Limit work to hours as indicated below. Exceptions to these hours include utility shutdowns and noisy activity. Exceptions to these hours include utility shutdown and noisy activity.
1. ~~Summer~~ ***School*** Break hours shall be based on double shift schedules, 6:30am-2:45pm; 3:00pm-11:00pm. No construction equipment or loud noises permitted from 7pm-7am.
 2. School Calendar year hours shall be based on after-school hours only, 2:45pm-11:00pm. No construction equipment or loud noises permitted from 7pm-7am.
- C. ~~Summer break will occur from 6/2/2023 through 08/14/2023. Work may be performed at any time during this period.~~
3. ***School Breaks will occur as follows; work may be performed at any time during this period:***
 - a. ***Winter Break: December 22, 2023 – January 5, 2024***
 - b. ***President's Day & Local Release Days: February 19, 2024 – February 23, 2024***

Response to bidder questions:

Q: Will there be a job walk?

A: The District will conduct one (1) mandatory pre-bid job walk to begin at 09:00:00 AM on Wednesday, November 8, 2023, at Sycamore Ridge School, 5333 Old Carmel Valley Road, San Diego, CA 92130, at the front office, followed by visits to all site work locations.

Q: Can you please tell me if the District intends to release any drawings related to this project?

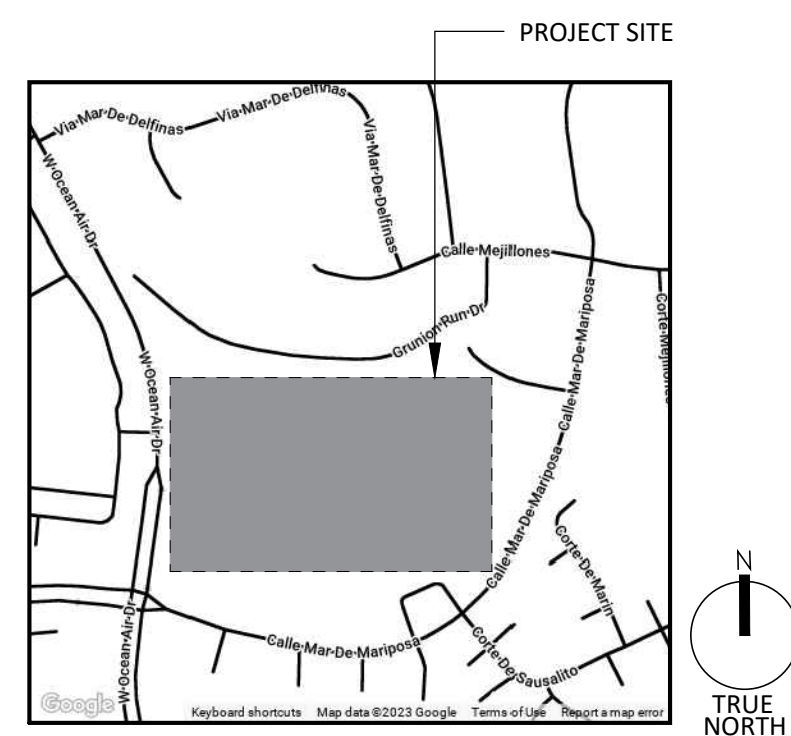
A: Drawings have been provided as part of this addendum.

MONUMENT SIGNS

DEL MAR UNION SCHOOL DISTRICT

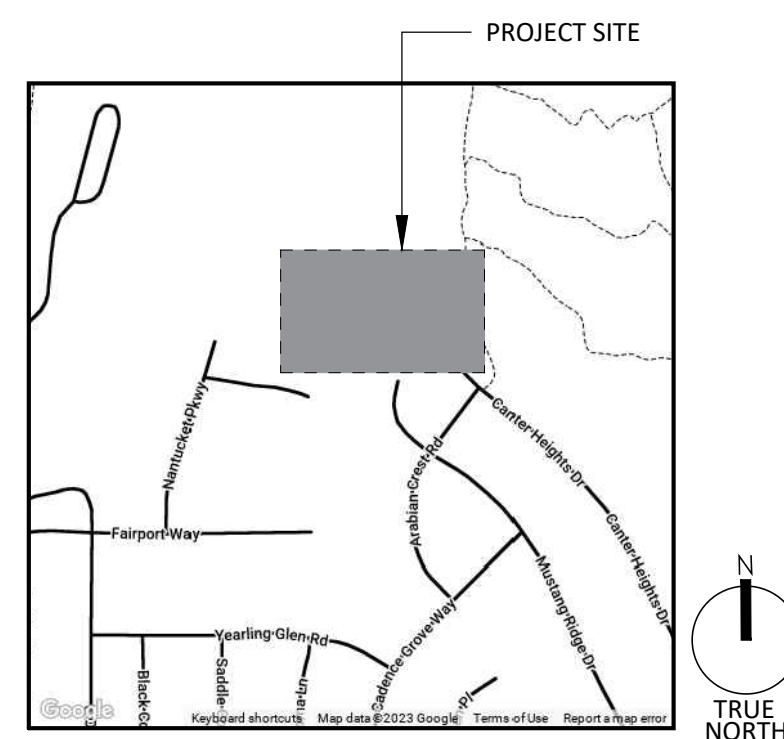
VICINITY MAPS

TORREY HILLS SCHOOL

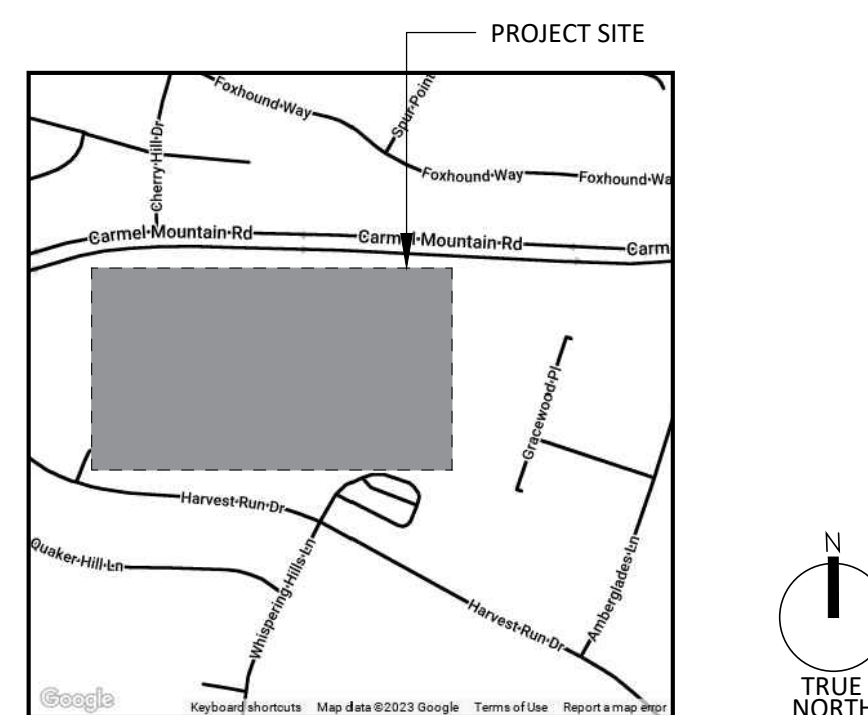


VICINITY MAPS

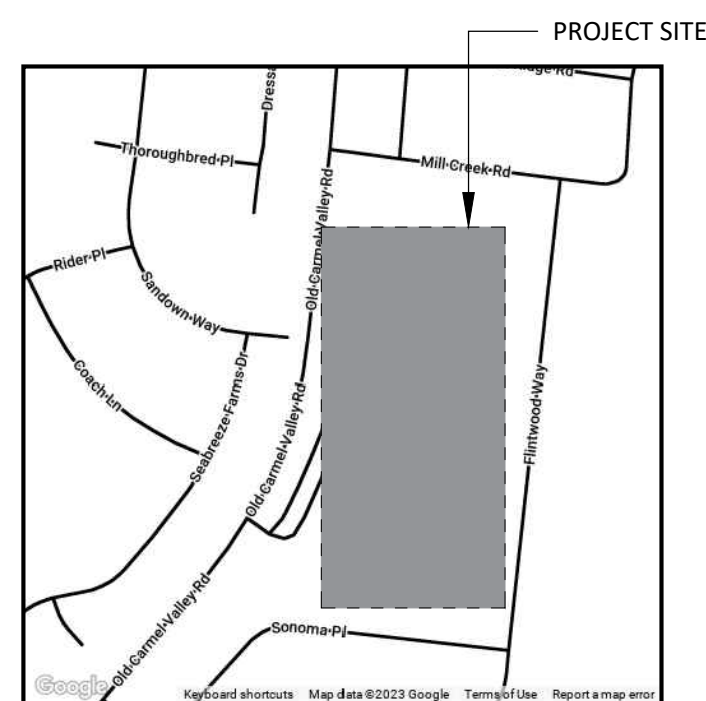
OCEAN AIR ELEMENTARY SCHOOL



SAGE CANYON SCHOOL



SYCAMORE RIDGE SCHOOL

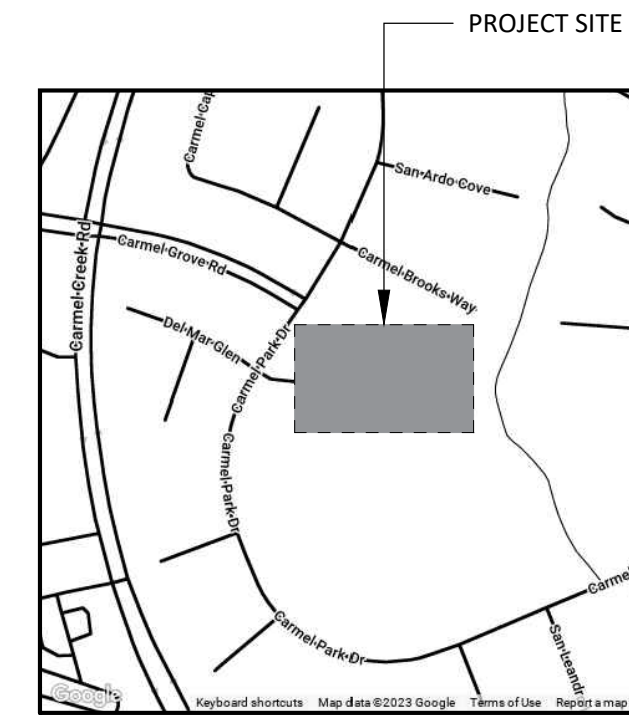


VICINITY MAPS

ASHLEY FALLS SCHOOL



CARMEL DEL MAR SCHOOL



DRAWING SET INDEX

- PROJECT TITLE SHEET
- ASHLEY FALLS SCHOOL
- CARMEL DEL MAR SCHOOL
- OCEAN AIR ELEMENTARY SCHOOL
- SAGE CANYON SCHOOL
- SYCAMORE RIDGE SCHOOL
- TORREY HILLS SCHOOL

SCOPE OF WORK

SCOPE OF WORK INCLUDES THE DEMOLITION OF EXISTING MONUMENT SIGNS AND FOOTING SAND CONSTRUCTION OF NEW CMU MONUMENT SIGNS WITH STUCCO FINISH AT SEVEN (7) SITES.
SCOPE OF WORK ALSO INCLUDES REMOVAL AND DISPOSAL OF PORTIONS OF LANDSCAPE FOR INSTALLATION OF NEW WORK AND REPLANTING OF DEMOLISHED LANDSCAPING.

PROJECT TEAM

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MONUMENT SIGNS AT 7 SITES
PROJECT TITLE SHEET

Date Issued 11/15/2023

REVISIONS

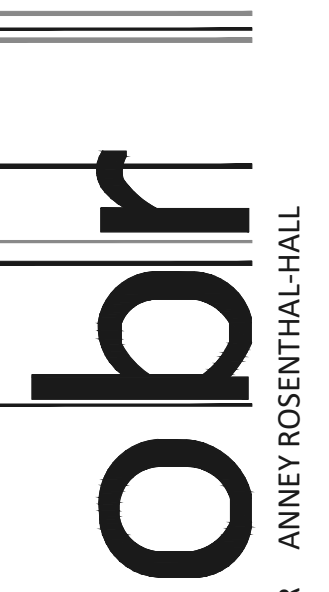
Δ	11/15/2023	ADDENDUM 01
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Job No. DMUSD-007
Sheet No.

T1.0

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GARRICK OLIVER CHRISTOPHER BITTNER ANNEY ROSENTHAL-HALL



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ASHLEY FALLS MONUMENT SIGN

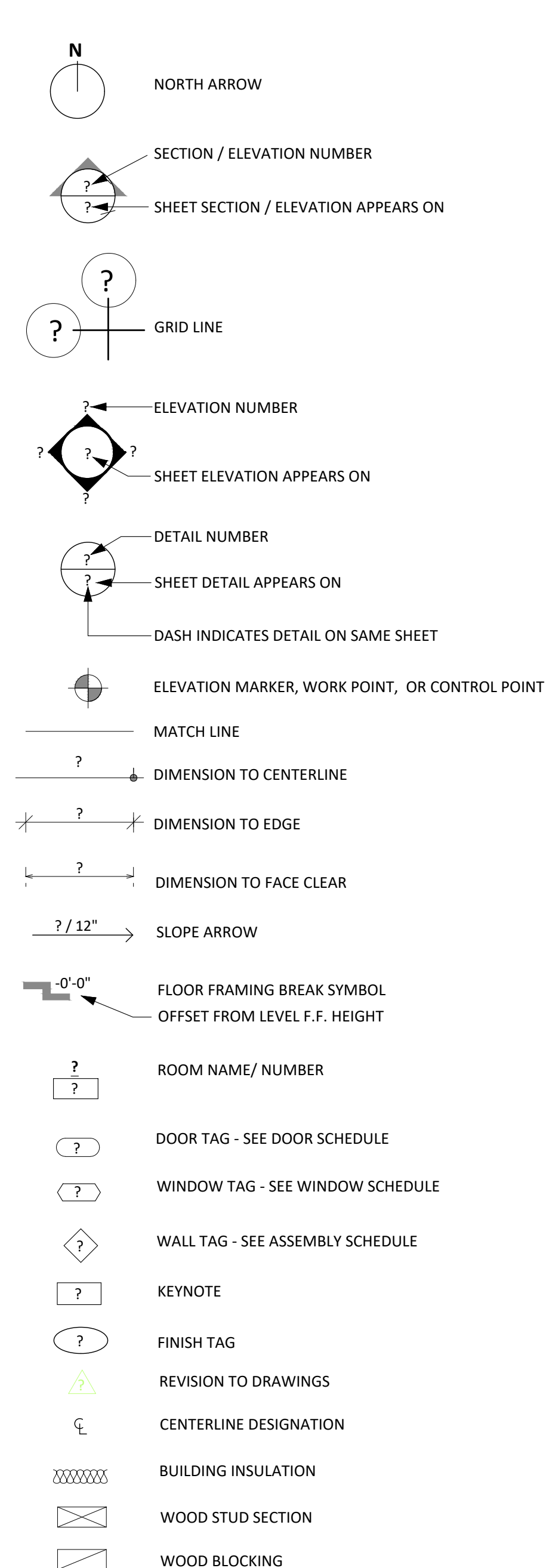
13030 ASHLEY FALLS DR, SAN DIEGO CA 92130

DEL MAR UNION SCHOOL DISTRICT

ABBREVIATIONS

A.B.	ANCHOR BOLT	INSUL	INSULATION
A.C.	AIR CONDITIONER	INT	INTERIOR
ACST	ACOUSTIC	JB	JAMB
A.D.	AREA DRAIN	JT	JOINT
ADJ	ADJUSTABLE	LAM	LAMINATE
A.F.F.	ABOVE FINISH FLOOR	LAV	LAVATORY
ALUM	ALUMINUM	LT	LIGHT
APPL	APPLICABLE	LTWT	LIGHT WEIGHT
APPROX	APPROXIMATE	MAX	MAXIMUM
@	AT	MFG	MANUFACTURER
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING		MINUTE
BLK	BLOCK	M.L.	METAL LATH
BLKG	BLOCKING	MTD	MOUNTED
B.P.	BUILDING PAPER	(N)	NEW
BTWN	BETWEEN	N/A	NOT APPLICABLE
B.U.	BUILT UP	N.I.C.	NOT IN CONTRACT
CAB	CABINET	NO. - #	NUMBER
CAT	CATALOG	N.T.S.	NOT TO SCALE
CBC	CALIFORNIA BUILDING CODE	O.C.	ON CENTER
C.I.	CAST IRON	OV	OVER
C.J.	CONTROL JOINT	OZ	OUNCE
C.L.	CENTER LINE	PL	PLATE
CLG	CEILING	PLAS	PLASTIC
CLR	CLEAR	PLY	PLYWOOD
CMU	CONCRETE MASONRY UNIT	P.O.C.	POINT OF CONNECTION
COL	COLUMN	PR	PAIR
COMP	COMPACTED	PROP	PROPERTY
CONC	CONCRETE	PSI	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	P.T.	PRESSURE TREATED
d	PENNY	RDWD	REDWOOD
DBL	DOUBLE	REINF	REINFORCED
D.F.	DOUGLAS FIR	REQD	REQUIRED
	DRINKING FOUNTAIN	RM	ROOM
D.H.	DOUBLE HUNG	R.W.L	RAIN WATER LEADER
DIA	DIAMETER	R.W.S.	RECESSED WATER SERVICE
DN	DOWN	SELF-ADHERED	
DS	DOWNSPOUT	WATERPROOFING MEMBRANE	
DWG	DRAWING	SC	SOLID CORE
EA	EACH	SD	STORM DRAIN
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	SECT	SECTION
	EXPANSION JOINT	S.F.	SQUARE FOOTAGE
ELEV	ELEVATION	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
E.W.	EACH WAY	SL	SILL
EXIST (E)	EXISTING	S.M.	SHEET METAL
EXP	EXPANSION	S.P.	SINGLE PLY
EXT	EXTERIOR	SPEC	SPECIFICATION
F.D.	FLOOR DRAIN	SQ	SQUARE
F.E.	FIRE EXTINGUISHER	S.S.	SANITARY SEWER LINE
F.G.	FIBERGLASS		STANDING SEAM
	FINISH GRADE	STD	STANDARD
F.H.	FIRE HYDRANT	STL	STEEL
FIN	FINISH	SUSP	SUSPENDED
FLR	FLOOR	SW	SWITCH
F.O.S.	FACE OF STUD	T & B	TOP & BOTTOM
FT	FOOT/FEET	T & G	TONGUE & GROOVE
FTG	FOOTING	T.C.	TOP OF CURB
GA	GAUGE	TEMP	TEMPORARY
GD	GRADE	T.P.	TOP OF PAVING
G.J.	GALVANIZED IRON	T.S.	TUBE STEEL
GL	GLASS	TYP	TYPICAL
G.L.B.	GLUE LAM. BEAM	U.B.C.	UNIFORM BUILDING CODE
GYP BD	GYPNUM BOARD	U.O.N.	UNLESS OTHERWISE NOTED
HD	HEAD	V.B.	VAPOR BARRIER
	HIGH DENSITY	VERT	VERTICAL
HDR	HEADER	V.I.F.	VERIFY IN FIELD
HDWR	HARDWARE	V.T.R.	VENT THROUGH ROOF
HGT-HT	HEIGHT	W/	WITH
H.M.	HOLLOW METAL	W/O	WITHOUT
HORIZ	HORIZONTAL	WAINS	WAINSCOT
HR	HOUR	WD	WOOD
		W.H.	WATER HEATER
		W.I.	WROUGHT IRON
		WRB	WEATHER RESISTIVE BARRIER
		W.W.F.	WOVEN WIRE FABRIC

SYMBOL LEGEND



DEMOLITION NOTES

- CONTRACTOR SHALL IDENTIFY ALL DAMAGED ELEMENTS DESIGNATED TO REMAIN OR BE RELOCATED AND REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH DEMOLITION WORK.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND VERIFYING DEMOLITION PLANS IN RELATION TO STRUCTURAL AND/OR CONSTRUCTION DRAWINGS. THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF ANY AND ALL CONFLICTS, DISCREPANCIES OR PROBLEMS.
- ALL TRADES CONCERNED SHALL COORDINATE EACH OTHER'S WORKS PRIOR TO AND DURING DEMOLITION.
- THE CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK REQUIRED INCLUDING THE REMOVAL OF ALL DEBRIS, BROKEN CONCRETE, ETC., FROM THE SITE. PROPER SHOWING SHALL BE EXECUTED FOR THE SAFETY OF THE STRUCTURE AND WORKMEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM DEMOLITION AT NO ADDITIONAL COST TO THE OWNER. ANY EXISTING FACILITIES INDICATED TO REMAIN WHICH ARE SO DAMAGED SHALL BE REPLACED EQUAL TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. CONTRACTOR SHALL BEWARE OF POTENTIAL HAZARDS FROM DEMOLITION WORK NEAR UTILITIES.
- CONTRACTOR SHALL NOTIFY THE OWNER IN ADVANCE FOR APPROVAL OF DEMOLITION WORK WHICH MAY RESULT IN EXTREME NOISE, DUST, OR OTHER UNDESIRABLE CONDITIONS.
- 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.
- BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW WORK, AND UNTIL SAGE TO REMOVE USHC BRACING AND SUPPORTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL SHORING CALCULATIONS.
- CONTRACTOR SHALL MAINTAIN THE ACCESS FOR FIRE TRUCK AND FIRE EXITS DURING CONSTRUCTION.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL WORK.
- CUT EXISTING PORTIONS OF WALLS, FLOORS, CEILING, ETC., WHERE INDICATED. UNLESS SPECIFICALLY SHOWN ON THESE PLANS, NO STRUCTURAL MEMBER SHALL BE CUT, DRILLED NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER, ARCHITECT AND THE CITY OF SAN DIEGO.
- SURFACES WHERE MATERIAL IS REMOVED TO INSTALL NEW WORK OR TO RECEIVE NEW FINISH SHALL BE REPAIRED AND PATCHED TO MATCH ORIGINAL CONDITIONS.
- CONTRACTOR SHALL ENSURE ALL FLOOR FINISH MATERIALS WILL BE FLUSH WITH ADJACENT WALKING SURFACES, INCLUDING WHERE NEW FINISH SURFACE MATERIAL JOIN EXISTING TO PROVIDE SMOOTH TRANSITION.
- WHERE CONCRETE PAVEMENT OR CURB IS TO BE REMOVED, PAVEMENT SHALL BE REMOVED FROM THE CLOSEST CONTROL JOINT TO THE CLOSEST CONTROL JOINT, TYP.
- THE OWNER SHALL HAVE FIRST RIGHTS ON ANY REMOVED EQUIPMENT.
- CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL THE ITEMS TO BE REMOVED.

APPLICABLE CODES

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATION.

2022 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), AS APPLICABLE:
 PART 2 - CALIFORNIA BUILDING CODE (ADOPTS THE 2022 IBC)
 PART 12 - CALIFORNIA REFERENCED STANDARDS CODE

AMERICAN WITH DISABILITIES ACT TITLE II REGULATIONS 28 CFR PART 35 AND 35.151, INCLUDING 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

CONSTRUCTION BMPs

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREETS DUE TO THE CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORKDAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S, WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET.

A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TACKLING MUD OR SILT INTO THE STREET.

ALL STOCKPILES OF SOIL AND OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS, WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON SITE.

THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACHES ITS EFFECTIVENESS.

ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES. THE STORAGE OF ALL CONSTRUCTION MATERIAL AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT OF WORK PROPOSED IN THE PUBLIC RIGHT OF WAY AS PART OF THIS BUILDING PERMIT APPLICATION.

FIRE NOTES

- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR).
- DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.
- DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE 1 OR II STRUCTURE SEPARATED BY 1- FEED FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON OR LIMITED COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3.
- OPEN FLAMES, FIRE AND BURNING ON PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.
- THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
- WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19 DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.
- AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED TO PROTECT COMMERCIAL TYPE FOOD HEATING EQUIPMENT THAT PRODUCES GREASE LADEN VAPORS AND SHALL COMPLY WITH CFC, CMC AND NFPA 17A. REVIEW AND APPROVAL OF A HOOD AND DUCT EXTINGUISHING SYSTEM PLAN IS REQUIRED PRIOR TO INSTALLATION OR USE OF COOKING EQUIPMENT.
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
- ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW SAND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2.
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.

GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THAT ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPLICABLE CODES AND FEDERAL REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS PRIOR TO SUBMITTING A BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, GRADES, ELEVATIONS AND DIMENSIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND STATE OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS AND REGULATIONS.

DO NOT SCALE ANY DRAWINGS IN THIS SET.

ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

CONTRACTOR SHALL ENSURE ALL FINISH MATERIALS BE FLUSH WHERE NEW FINISH SURFACE MATERIAL JOIN EXISTING TO PROVIDE SMOOTH TRANSITION.

THE OWNER SHALL HAVE FIRST RIGHTS ON ANY REMOVED EQUIPMENT.

WHERE CONCRETE PAVEMENT IS TO BE REMOVED, PAVEMENT SHALL BE REMOVED FROM THE CLOSEST CONTROL JOINT TO THE CLOSEST CONTROL JOINT, TYP.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED IN ORDER TO INSTALL NEW WORK.

NO WORK PROPOSED IN THE PUBLIC RIGHT OF WAY IS PART OF THIS BUILDING PERMIT APPLICATION.

NO PART OF STRUCTURES, RETAINING WALLS AND FOOTINGS SHALL ENCROACH INTO ADJACENT PROPERTIES, EASEMENTS OR PUBLIC RIGHT-OF-WAY.

PROPERTY OWNER SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED WITHIN THE PARCEL AND BE RESPONSIBLE TO PREVENT DAMAGE TO LOCATE PROPERTY LINES AND CONFORM TO SETBACK REQUIREMENTS.

CONTRACTOR SHALL SLOPE ALL FLOORS TOWARDS DRAINS.

DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.

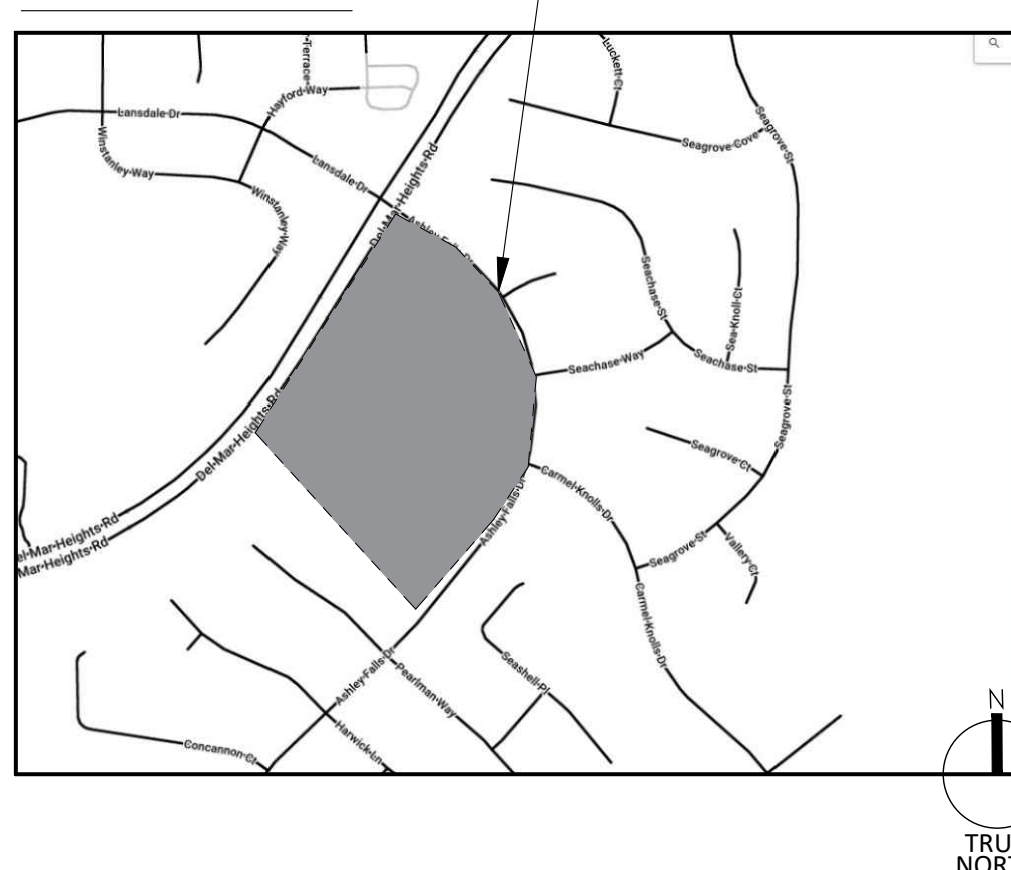
BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

SCOPE OF WORK

SCOPE OF WORK INCLUDES THE DEMOLITION OF THE EXISTING MONUMENT SIGN AND FOOTING AND CONSTRUCTION OF NEW CMU MONUMENT SIGN WITH STUCCO FINISH.

SCOPE OF WORK ALSO INCLUDES REMOVAL AND DISPOSAL OF PORTIONS OF LANDSCAPE FOR INSTALLATION OF NEW WORK AND REPLANTING OF DEMOLISHED LANDSCAPING.

VICINITY MAP



PROJECT TEAM

OWNER
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 SAN DIEGO, CA 92130
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SHEET INDEX

TITLE	
T1.0	TITLE SHEET
ARCHITECTURAL	
REVISIONS	
AS1.1	OVERALL SITE PLAN
AS1.2	ENLARGED EXISTING SITE PLAN AND ELEVATIONS
AS1.3	ENLARGED SITE PLAN AND ELEVATION
AS8.1	DETAILS

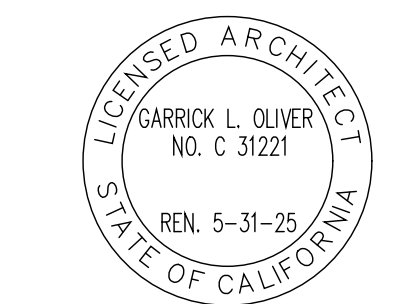
ASHLEY FALLS
 TITLE SHEET
 13030 ASHLEY FALLS DR, SAN DIEGO, CA 92130

Date Issued 11/15/2023

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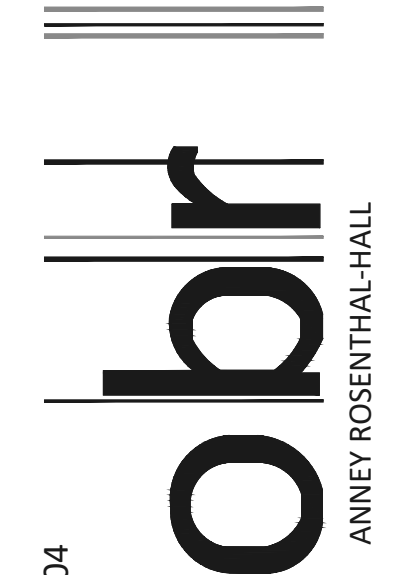
Job No. DMUSD-007
 Sheet No.

T1.0

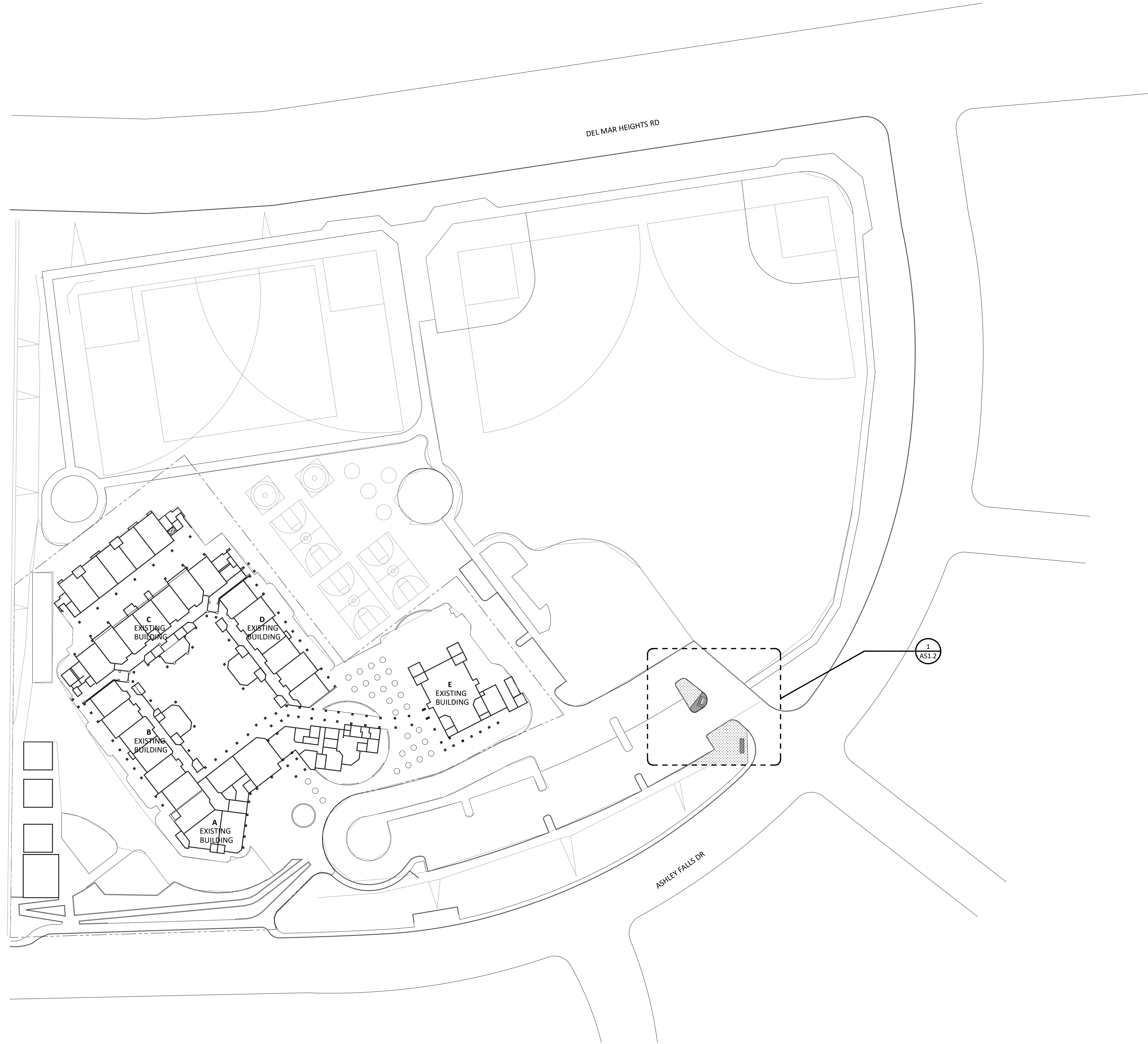


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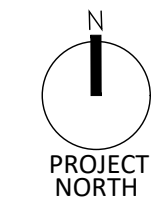
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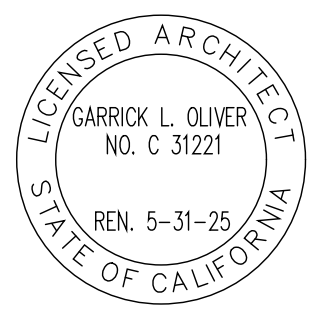
① OVERALL SITE PLAN
1" = 60'-0"



obr
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ASHLEY FALLS
 OVERALL SITE PLAN
 13030 ASHLEY FALLS DR, SAN DIEGO, CA 92130

Date Issued 11/15/2023

REVISIONS
 ▲ 11/15/2023 ADDENDUM 01

Job No. DMUSD-007
 Sheet No.

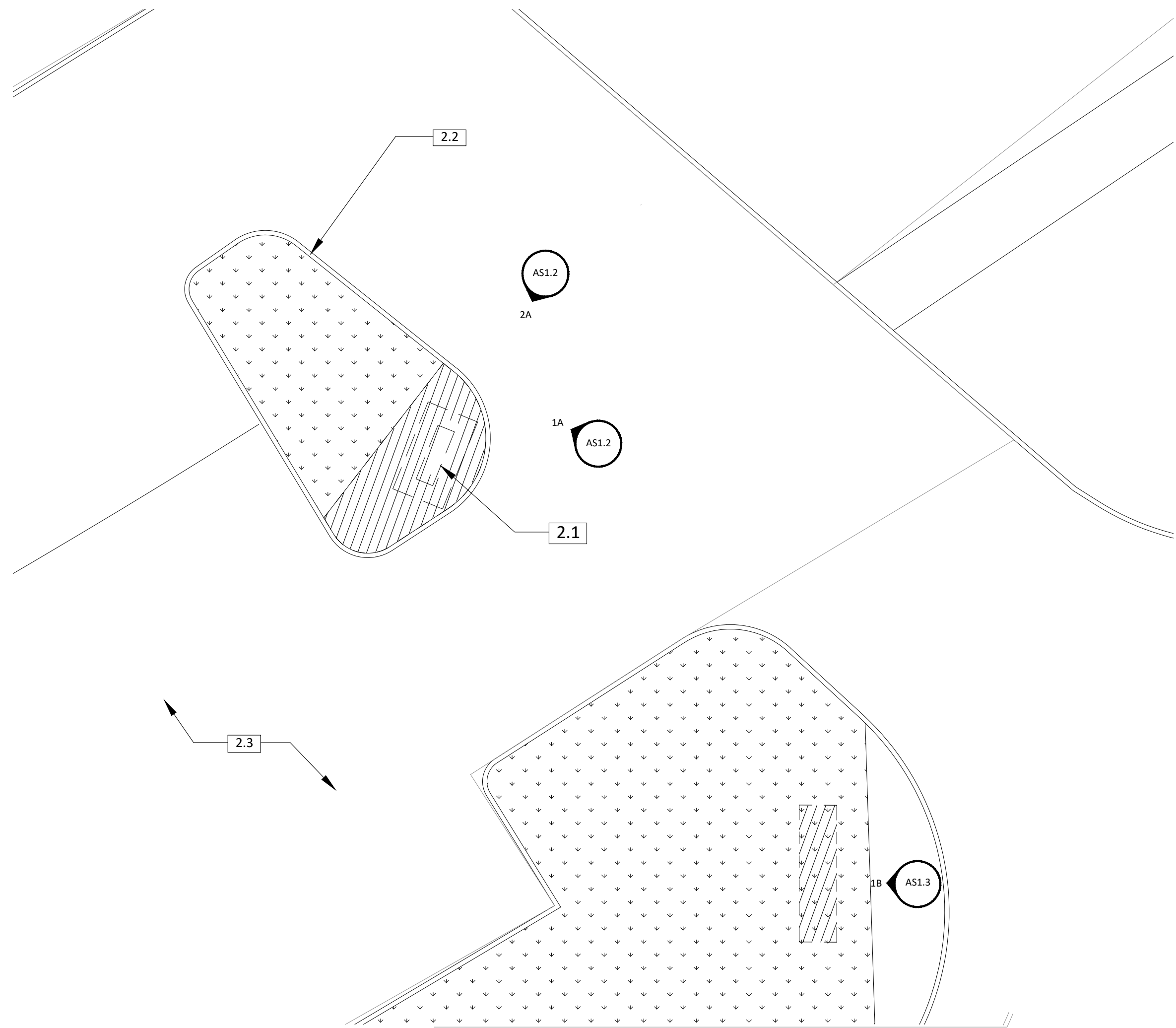
AS1.1



1A EXISTING ELEVATION
N.T.S.



1B EXISTING ELEVATION
N.T.S.



1 DEMOLITION SITE PLAN
SCALE: 3/32" = 1'-0"

SHEET GENERAL NOTES

- REFER TO GENERAL NOTES ON SHEET T-1.0 FOR FURTHER INFORMATION AND REQUIREMENTS.
- QUANTITIES PROVIDED IN CONTRACT DOCUMENTS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
- CONTRACTOR SHALL VISIT SITE, REPORT ANY DISCREPANCIES DISCOVERED TO THE DISTRICT, THROUGH A BID RFI, PRIOR TO VISITING SITE. ALL SITE VISITS WITHOUT DISTRICT ATTENDANCE AND/OR PERMISSION WILL BE DENIED.
- FINAL CLEAN AND POWER WASH ALL ADJACENT SURFACES AFFECTED BY SCOPE OF WORK ON COMPLETION OF THE PROJECT.
- ALL ITEMS ARE EXISTING U.N.O.
- ALTHOUGH IRRIGATION LINES SMALLER THAN 3" IN DIAMETER ARE TYPICALLY NOT SHOWN ON THE PLANS, ALL LANDSCAPE AREAS ARE SERVED BY AUTOMATIC IRRIGATION SYSTEMS. UNLESS OTHERWISE INDICATED ON THE PLANS, THE CONTRACTOR SHALL RELOCATE ALL IRRIGATION LINES, RISERS, HEADS, AND CONTROL WIRES AS REQUIRED TO RESOLVE CONFLICTS WITH PROPOSED CONSTRUCTION. SUCH REPAIR AND/OR RELOCATION WORK SHALL BE CONSIDERED AS INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

LEGEND

- LANDSCAPE TO REMAIN - PROTECT IN PLACE
- DEMOLISH LANDSCAPE AS REQUIRED FOR INSTALLATION OF NEW WORK

KEYNOTES

- 2.1 POST AND PANEL MONUMENT SIGN AND CONCRETE FOOTING - DEMOLISH & DISPOSE IN ENTIRETY
- 2.2 CONCRETE CURB
- 2.3 ASPHALT PAVING
- 2.4 SIGNAGE - PROTECT IN PLACE

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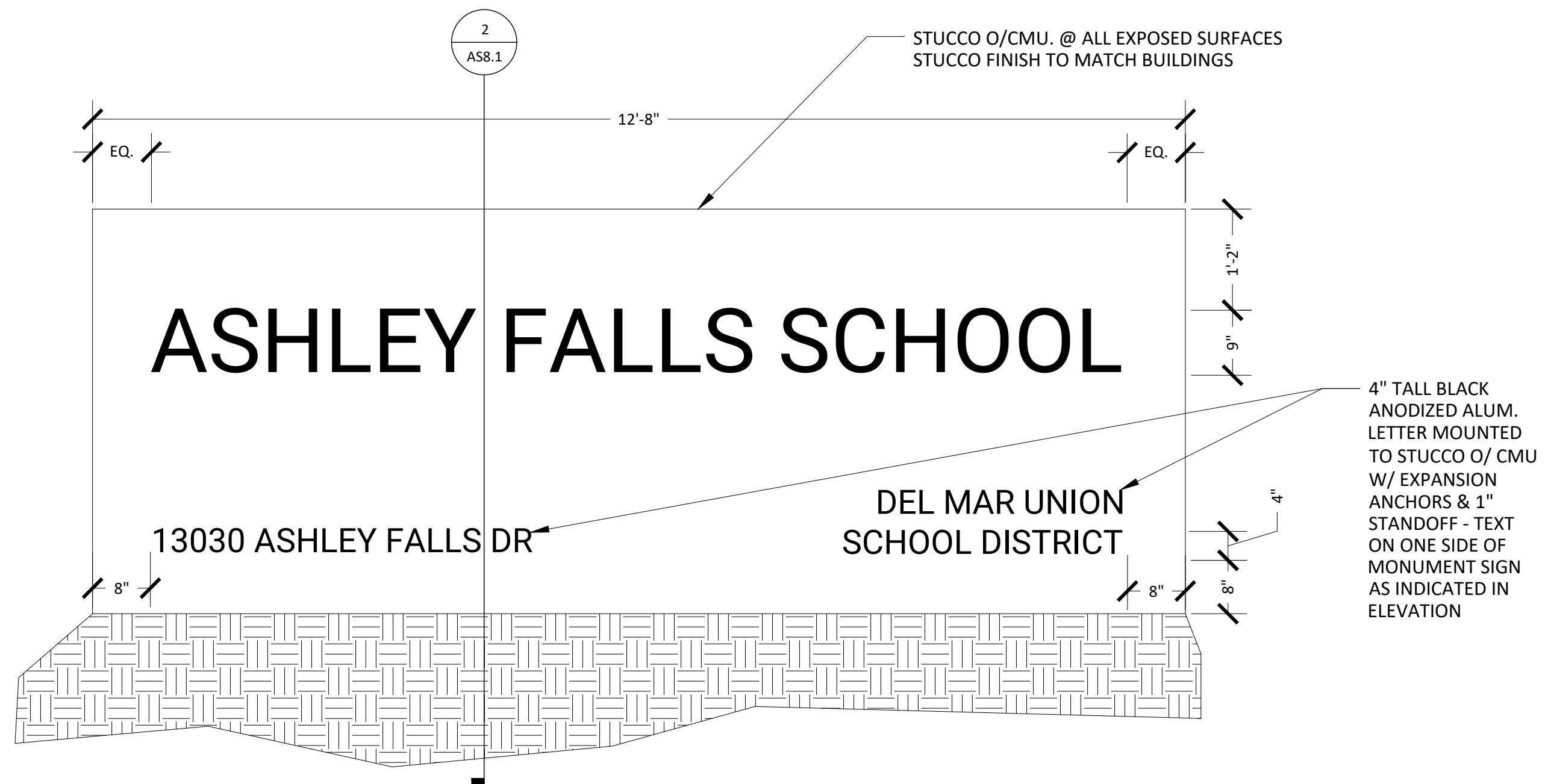


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△	11/15/2023 ADDENDUM 01

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AS1.2



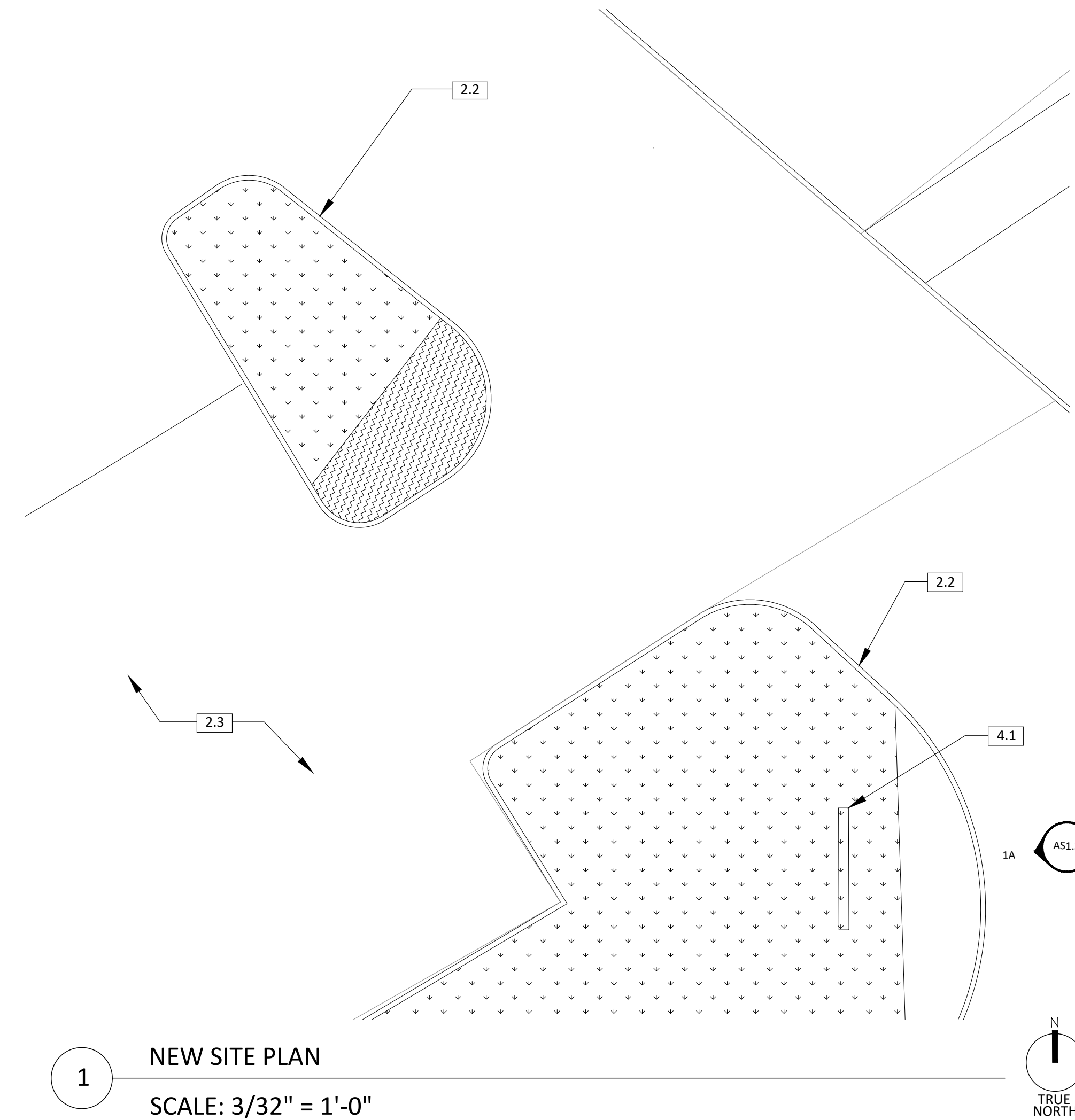
1A MONUMENT SIGN ELEVATION

SCALE: 3/4" = 1' - 0"



1B MONUMENT SIGN ELEVATION

N.T.S



1 NEW SITE PLAN

SCALE: 3/32" = 1'-0"

SHEET GENERAL NOTES

- REFER TO GENERAL NOTES ON SHEET T-1.0 FOR FURTHER INFORMATION AND REQUIREMENTS.
- QUANTITIES PROVIDED IN CONTRACT DOCUMENTS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
- CONTRACTOR SHALL VISIT SITE, REPORT ANY DISCREPANCIES DISCOVERED TO THE DISTRICT, THROUGH A BID RFI, PRIOR TO VISITING SITE. ALL SITE VISITS WITHOUT DISTRICT ATTENDANCE AND/OR PERMISSION WILL BE DENIED.
- FINAL CLEAN AND POWER WASH ALL ADJACENT SURFACES AFFECTED BY SCOPE OF WORK ON COMPLETION OF THE PROJECT.
- ALL ITEMS ARE EXISTING U.N.O.
- ALTHOUGH IRRIGATION LINES SMALLER THAN 3" IN DIAMETER ARE TYPICALLY NOT SHOWN ON THE PLANS, ALL LANDSCAPE AREAS ARE SERVED BY AUTOMATIC IRRIGATION SYSTEMS. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL RELOCATE ALL IRRIGATION LINES, RISERS, HEADS, AND CONTROL WIRES AS REQUIRED TO RESOLVE CONFLICTS WITH PROPOSED CONSTRUCTION. SUCH REPAIR AND/OR RELOCATION WORK SHALL BE CONSIDERED AS INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

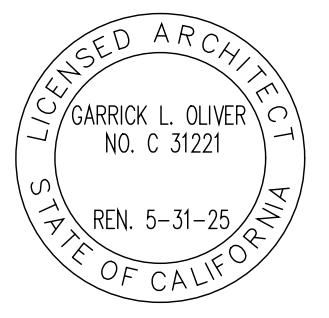
LEGEND

- (E) LANDSCAPE TO REMAIN - PROTECT IN PLACE
- NEW LANDSCAPE TO MATCH EXISTING

KEYNOTES

- 2.2 CONCRETE CURB
- 2.3 ASPHALT PAVING
- 4.1 (N) STUCCO O/CMU MONUMENT SIGN - SEE DETAIL 2/A8.1

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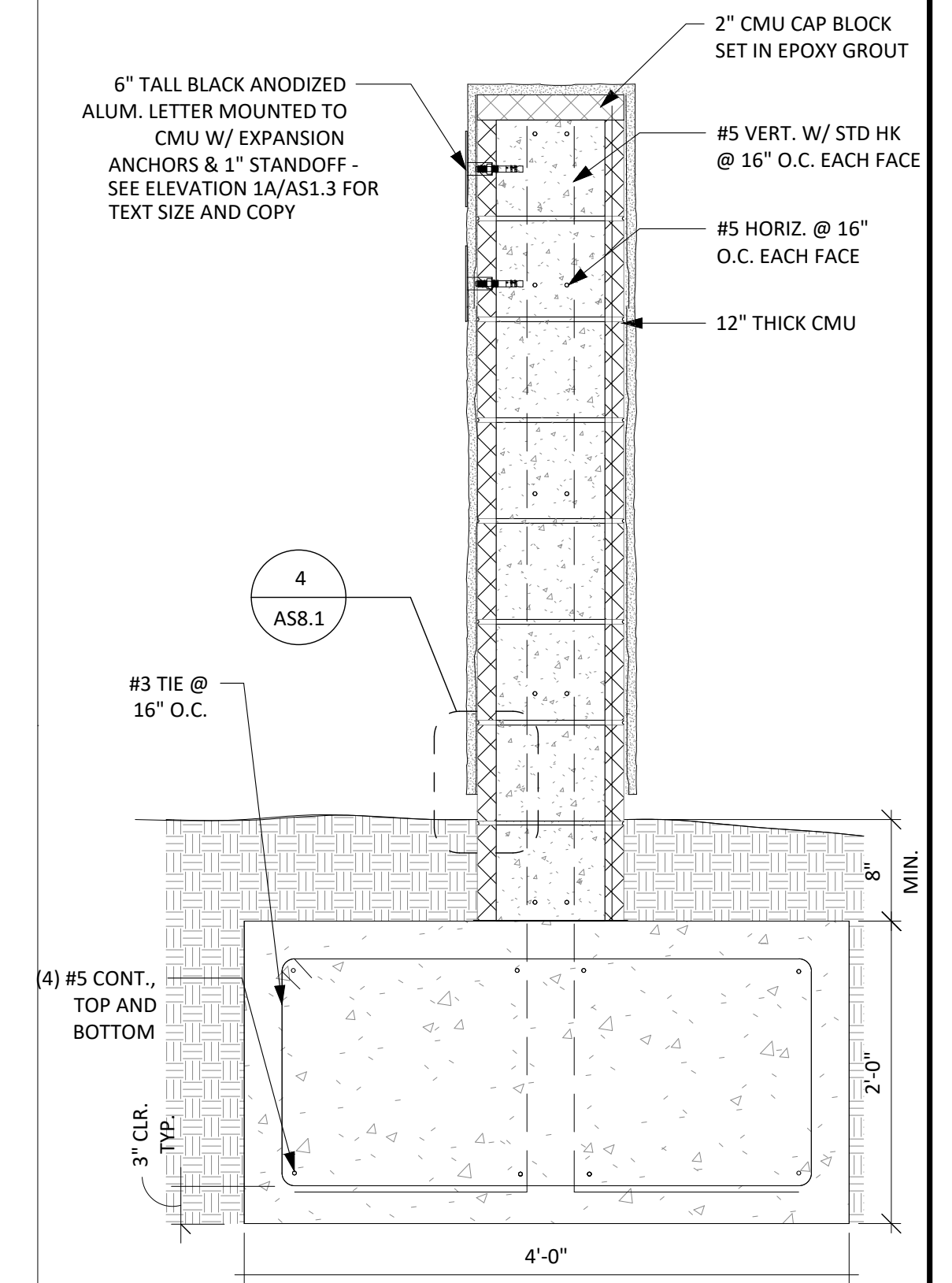
Date Issued 11/15/2023

REVISIONS

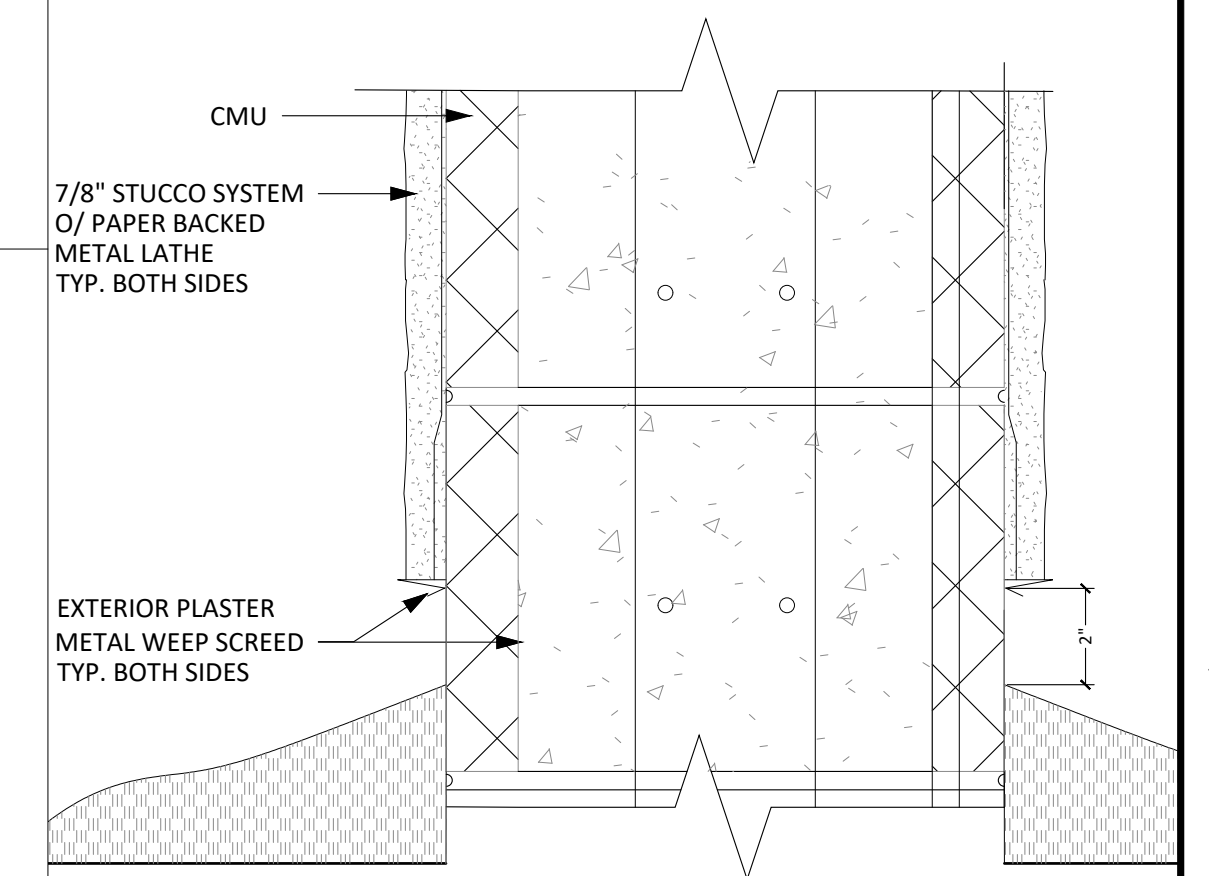
11/15/2023	ADDENDUM 01
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Job No. DMUSD-007
 Sheet No.

AS1.3



2 CMU SIGN DETAIL SECTION
1" = 1'-0"

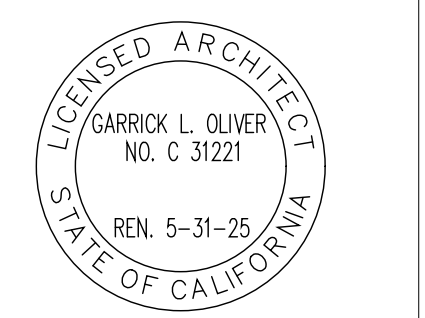


4 BOTTOM OF STUCCO WALL
3" = 1'-0"

obr
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CHRISTOPHER BITTNER
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**ASHLEY FALLS
DETAILS**
13030 ASHLEY FALLS DR, SAN DIEGO, CA 92130

Date Issued 11/15/2023

REVISIONS
11/15/2023 ADDENDUM 01

Job No. DMUSD-007
Sheet No.

AS8.1

CARMEL DEL MAR MONUMENT SIGN

12345 CARMEL PARK DR, SAN DIEGO, CA 92130

DEL MAR UNION SCHOOL DISTRICT

ABBREVIATIONS

A.B.	ANCHOR BOLT	INSUL	INSULATION
A.C.	AIR CONDITIONER	INT	INTERIOR
ACST	ACOUSTIC	JB	JAMB
A.D.	AREA DRAIN	JT	JOINT
ADJ	ADJUSTABLE	LAM	LAMINATE
A.F.F.	ABOVE FINISH FLOOR	LAV	LAVATORY
ALUM	ALUMINUM	LT	LIGHT
APPL	APPLICABLE	LTWT	LIGHT WEIGHT
APPROX	APPROXIMATE	MAX	MAXIMUM
@	AT	MFG	MANUFACTURER
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MINUTE	MINUTE
BLK	BLOCK	M.L.	METAL LATH
BLKG	BLOCKING	MTD	MOUNTED
B.P.	BUILDING PAPER	(N)	NEW
BTWN	BETWEEN	N/A	NOT APPLICABLE
B.U.	BUILT UP	N.I.C.	NOT IN CONTRACT
CAB	CABINET	NO. - #	NUMBER
CAT	CATALOG	N.T.S.	NOT TO SCALE
CBC	CALIFORNIA BUILDING CODE	O.C.	ON CENTER
C.I.	CAST IRON	OV	OVER
C.J.	CONTROL JOINT	OZ	OUNCE
C.L.	CENTER LINE	PL	PLATE
CLG	CEILING	PLAS	PLASTIC
CLR	CLEAR	PLY	PLYWOOD
CMU	CONCRETE MASONRY UNIT	P.-O.C.	POINT OF CONNECTION
COL	COLUMN	PR	PAIR
COMP	COMPACTED	PROP	PROPERTY
CONC	CONCRETE	PSI	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	P.T.	PRESSURE TREATED
d	PENNY	RDWD	REDWOOD
DBL	DOUBLE	REINF	REINFORCED
D.F.	DOUGLAS FIR	REQD	REQUIRED
	DRINKING FOUNTAIN	RM	ROOM
D.H.	DOUBLE HUNG	R.W.L	RAIN WATER LEADER
DIA	DIAMETER	R.W.S.	RECESSED WATER SERVICE
DN	DOWN	SELF-ADHERED	SELF-ADHERED
DS	DOWNSPOUT	WATERPROOFING MEMBRANE	WATERPROOFING MEMBRANE
DWG	DRAWING	SC	SOLID CORE
EA	EACH	SD	STORM DRAIN
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	SECT	SECTION
E.J.	EXPANSION JOINT	S.F.	SQUARE FOOTAGE
ELEV	ELEVATION	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
E.W.	EACH WAY	SL	SILL
EXIST (E)	EXISTING	S.M.	SHEET METAL
EXP	EXPANSION	S.P.	SINGLE PLY
EXT	EXTERIOR	SPEC	SPECIFICATION
F.D.	FLOOR DRAIN	SQ	SQUARE
F.E.	FIRE EXTINGUISHER	S.S.	SANITARY SEWER LINE
F.G.	FIBERGLASS FINISH GRADE	STD	STANDARD
	FIBERGLASS FINISH GRADE	STL	STEEL
F.H.	FIRE HYDRANT	SUSP	SUSPENDED
FIN	FINISH	SW	SWITCH
FLR	FLOOR	T & B	TOP & BOTTOM
F.O.S.	FACE OF STUD	T & G	TONGUE & GROOVE
FT	FOOT/FEET	T.C.	TOP OF CURB
FTG	FOOTING	TEMP	TEMPORARY
GA	GAUGE	T.P.	TOP OF PAVING
GD	GRADE	T.S.	TUBE STEEL
G.I.	GALVANIZED IRON	TYP	TYPICAL
GL	GLASS	U.B.C.	UNIFORM BUILDING CODE
G.L.B.	GLUE LAM. BEAM	U.O.N.	UNLESS OTHERWISE NOTED
GYP BD	GYP SUM BOARD	V.B.	VAPOR BARRIER
HD	HEAD	VERT	VERTICAL
	HIGH DENSITY HEADER	V.I.F.	VERIFY IN FIELD
HDR	HIGH DENSITY HEADER	V.T.R.	VENT THROUGH ROOF
HDWR	HARDWARE	W/	WITH
HGT-HT	HEIGHT	W/O	WITHOUT
H.M.	HOLLOW METAL	WAINS	WAINSCOT
HORIZ	HORIZONTAL	WD	WOOD
HR	HOUR	W.H.	WATER HEATER
		W.I.	WROUGHT IRON
		WRB	WEATHER RESISTIVE BARRIER
		W.W.F.	WOVEN WIRE FABRIC

SYMBOL LEGEND

	NORTH ARROW
	SECTION / ELEVATION NUMBER
	SHEET SECTION / ELEVATION APPEARS ON
	GRID LINE
	ELEVATION NUMBER
	SHEET ELEVATION APPEARS ON
	DETAIL NUMBER
	SHEET DETAIL APPEARS ON
	DASH INDICATES DETAIL ON SAME SHEET
	ELEVATION MARKER, WORK POINT, OR CONTROL POINT
	MATCH LINE
	DIMENSION TO CENTERLINE
	DIMENSION TO EDGE
	DIMENSION TO FACE CLEAR
	SLOPE ARROW
	FLOOR FRAMING BREAK SYMBOL
	OFFSET FROM LEVEL F.F. HEIGHT
	ROOM NAME/ NUMBER
	DOOR TAG - SEE DOOR SCHEDULE
	WINDOW TAG - SEE WINDOW SCHEDULE
	WALL TAG - SEE ASSEMBLY SCHEDULE
	KEYNOTE
	FINISH TAG
	REVISION TO DRAWINGS
	CENTERLINE DESIGNATION
	BUILDING INSULATION
	WOOD STUD SECTION
	WOOD BLOCKING

DEMOLITION NOTES

- CONTRACTOR SHALL IDENTIFY ALL DAMAGED ELEMENTS DESIGNATED TO REMAIN OR BE RELOCATED AND REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH DEMOLITION WORK.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND VERIFYING DEMOLITION PLANS IN RELATION TO STRUCTURAL AND/OR CONSTRUCTION DRAWINGS. THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF ANY AND ALL CONFLICTS, DISCREPANCIES OR PROBLEMS.
- ALL TRADES CONCERNED SHALL COORDINATE EACH OTHER'S WORKS PRIOR TO AND DURING DEMOLITION.
- THE CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK REQUIRED INCLUDING THE REMOVAL OF ALL DEBRIS, BROKEN CONCRETE, ETC., FROM THE SITE. PROPER SHOWING SHALL BE EXECUTED FOR THE SAFETY OF THE STRUCTURE AND WORKMEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM DEMOLITION AT NO ADDITIONAL COST TO THE OWNER. ANY EXISTING FACILITIES INDICATED TO REMAIN WHICH ARE SO DAMAGED SHALL BE REPLACED EQUAL TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. CONTRACTOR SHALL BEWARE OF POTENTIAL HAZARDS FROM DEMOLITION WORK NEAR UTILITIES.
- CONTRACTOR SHALL NOTIFY THE OWNER IN ADVANCE FOR APPROVAL OF DEMOLITION WORK WHICH MAY RESULT IN EXTREME NOISE, DUST, OR OTHER UNDESIRABLE CONDITIONS.
- 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.
- BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW WORK, AND UNTIL SAGE TO REMOVE USHC BRACING AND SUPPORTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL SHORING CALCULATIONS.
- CONTRACTOR SHALL MAINTAIN THE ACCESS FOR FIRE TRUCK AND FIRE EXITS DURING CONSTRUCTION.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL WORK.
- CUT EXISTING PORTIONS OF WALLS, FLOORS, CEILINGS, ETC., WHERE INDICATED. UNLESS SPECIFICALLY SHOWN ON THESE PLANS, NO STRUCTURAL MEMBER SHALL BE CUT, DRILLED NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER, ARCHITECT AND THE CITY OF SAN DIEGO.
- SURFACES WHERE MATERIAL IS REMOVED TO INSTALL NEW WORK OR TO RECEIVE NEW FINISH SHALL BE REPAIRED AND PATCHED TO MATCH ORIGINAL CONDITIONS.
- CONTRACTOR SHALL ENSURE ALL FLOOR FINISH MATERIALS WILL BE FLUSH WITH ADJACENT WALKING SURFACES, INCLUDING WHERE NEW FINISH SURFACE MATERIAL JOIN EXISTING TO PROVIDE SMOOTH TRANSITION.
- WHERE CONCRETE PAVEMENT OR CURB IS TO BE REMOVED, PAVEMENT SHALL BE REMOVED FROM THE CLOSEST CONTROL JOINT TO THE CLOSEST CONTROL JOINT, TYP.
- THE OWNER SHALL HAVE FIRST RIGHTS ON ANY REMOVED EQUIPMENT.
- CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL THE ITEMS TO BE REMOVED.

APPLICABLE CODES

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATION.

- 2022 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), AS APPLICABLE:
 - PART 2 - CALIFORNIA BUILDING CODE (ADOPTS THE 2022 IBC)
 - PART 12 - CALIFORNIA REFERENCED STANDARDS CODE
- AMERICAN WITH DISABILITIES ACT TITLE II REGULATIONS 28 CFR PART 35 AND 35.151, INCLUDING 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

CONSTRUCTION BMPs

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREETS DUE TO THE CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORKDAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S, WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET. A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TACKLING MUD OR SILT INTO THE STREET. ALL STOCKPILES OF SOIL AND OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%. A CONCRETE WASHOUT SHALL BE PROVIDED FOR ALL PROJECTS, WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON SITE. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACHES ITS EFFECTIVENESS. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES. THE STORAGE OF ALL CONSTRUCTION MATERIAL AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT OF WORK PROPOSED IN THE PUBLIC RIGHT OF WAY AS PART OF THIS BUILDING PERMIT APPLICATION.

FIRE NOTES

- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR).
- DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.
- DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR II STRUCTURE SEPARATED BY 1- FEED FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON OR LIMITED COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3.
- OPEN FLAMES, FIRE AND BURNING ON PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.
- THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
- WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19 DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.
- AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED TO PROTECT COMMERCIAL TYPE FOOD HEATING EQUIPMENT THAT PRODUCES GREASE LADEN VAPORS AND SHALL COMPLY WITH CFC, CMC AND NFPA 17A. REVIEW AND APPROVAL OF A HOOD AND DUCT EXTINGUISHING SYSTEM PLAN IS REQUIRED PRIOR TO INSTALLATION OR USE OF COOKING EQUIPMENT.
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
- ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2.
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.

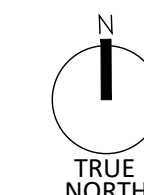
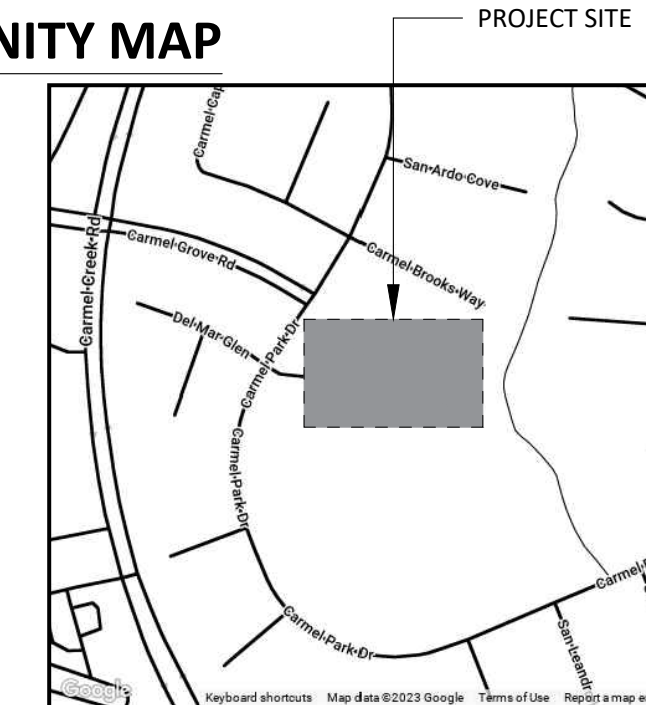
GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THAT ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPLICABLE CODES AND FEDERAL REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS PRIOR TO SUBMITTING A BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, GRADES, ELEVATIONS AND DIMENSIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND STATE OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS AND REGULATIONS. DO NOT SCALE ANY DRAWINGS IN THIS SET. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. CONTRACTOR SHALL ENSURE ALL FINISH MATERIALS BE FLUSH WHERE NEW FINISH SURFACE MATERIAL JOIN EXISTING TO PROVIDE SMOOTH TRANSITION. THE OWNER SHALL HAVE FIRST RIGHTS ON ANY REMOVED EQUIPMENT. WHERE CONCRETE PAVEMENT IS TO BE REMOVED, PAVEMENT SHALL BE REMOVED FROM THE CLOSEST CONTROL JOINT TO THE CLOSEST CONTROL JOINT, TYP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED IN ORDER TO INSTALL NEW WORK. NO WORK PROPOSED IN THE PUBLIC RIGHT OF WAY IS PART OF THIS BUILDING PERMIT APPLICATION. NO PART OF STRUCTURES, RETAINING WALLS AND FOOTINGS SHALL ENCRUCH INTO ADJACENT PROPERTIES, EASEMENTS OR PUBLIC RIGHT-OF-WAY. PROJECT OWNER SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED WITHIN THE PARCEL AND BE RESPONSIBLE TO PREVENT DAMAGE TO LOCATE PROPERTY LINES AND CONFORM TO SETBACK REQUIREMENTS. CONTRACTOR SHALL SLOPE ALL FLOORS TOWARDS DRAINS. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

SCOPE OF WORK

SCOPE OF WORK INCLUDES CONSTRUCTION OF NEW CMU MONUMENT SIGN WITH STUCCO FINISH AND SINGLE SIDED TEXT IN NEW LOCATION.

VICINITY MAP



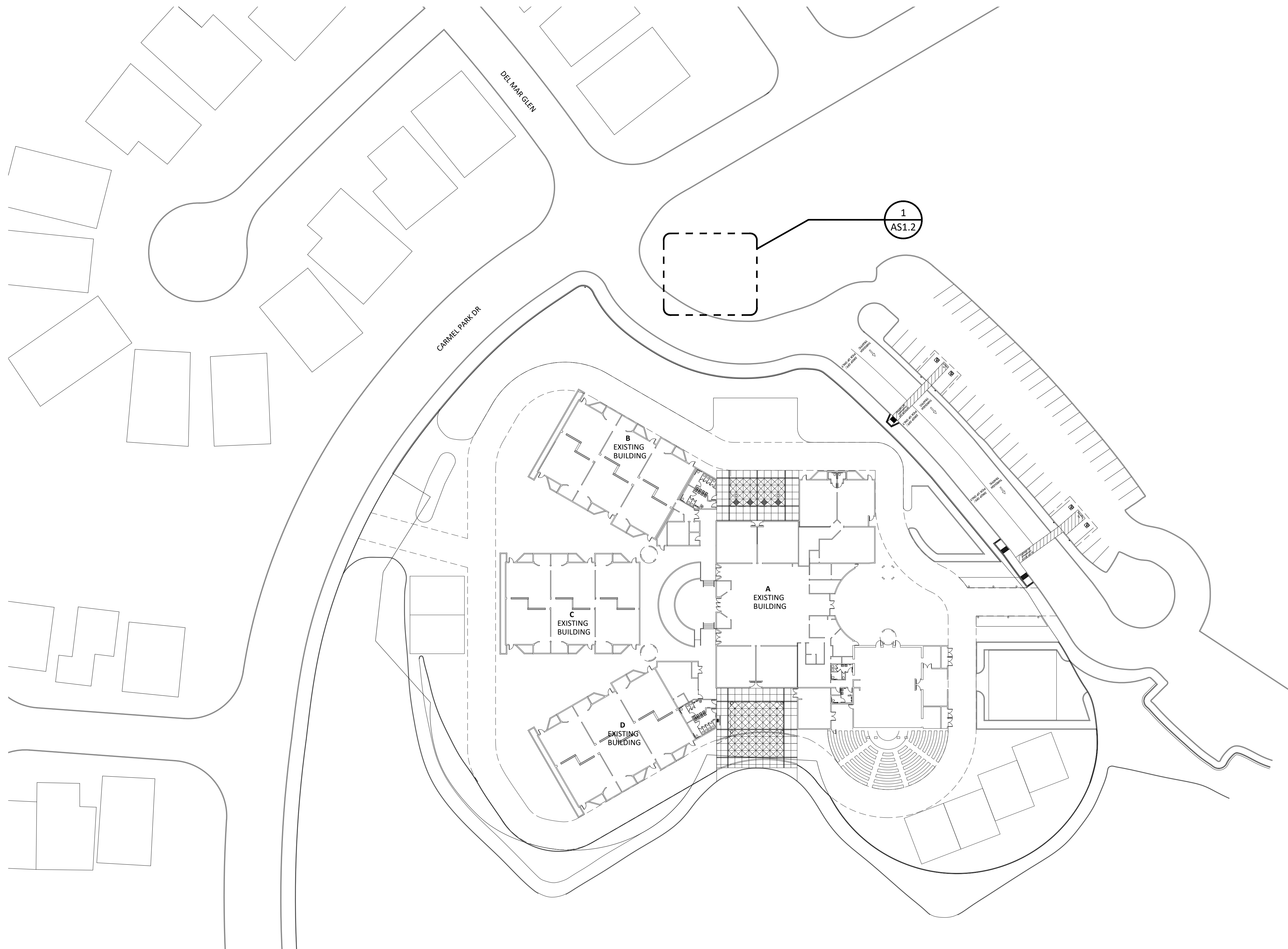
PROJECT TEAM

OWNER
DEL MAR UNION SCHOOL DISTRICT
11232 EL CAMINO REAL
SAN DIEGO, CA 92130
T. 858.755.9301
CONTACT: CARLOS AVALOS

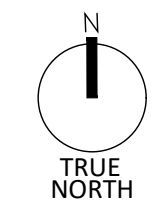
ARCHITECT
obrARCHITECTURE INC.
2419 EL CAJON BLVD.
SAN DIEGO, CA 92104
T. 619.564.7586
CONTACT: GARRICK OLIVER

SHEET INDEX

TITLE	
T1.0	TITLE SHEET
ARCHITECTURAL	
AS1.1	OVERALL SITE PLAN
AS1.2	ENLARGED SITE PLAN AND ELEVATIONS
AS8.1	DETAILS



1 OVERALL SITE PLAN
SCALE: 1" = 40'-0"



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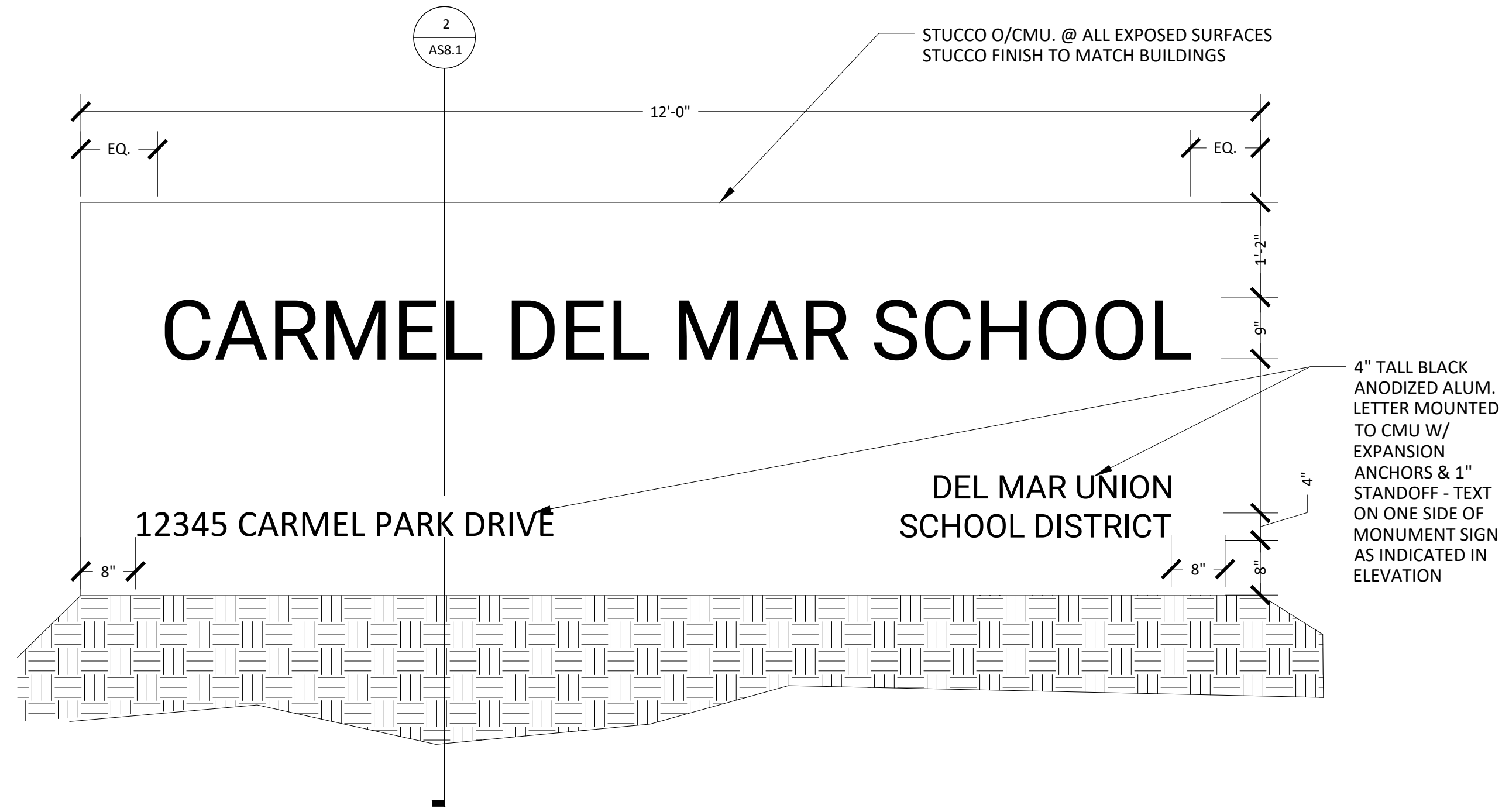
CARMEL DEL MAR
 OVERALL SITE PLAN
 12345 Carmel Park Dr, San Diego, CA 92130

Date Issued 11/15/2023

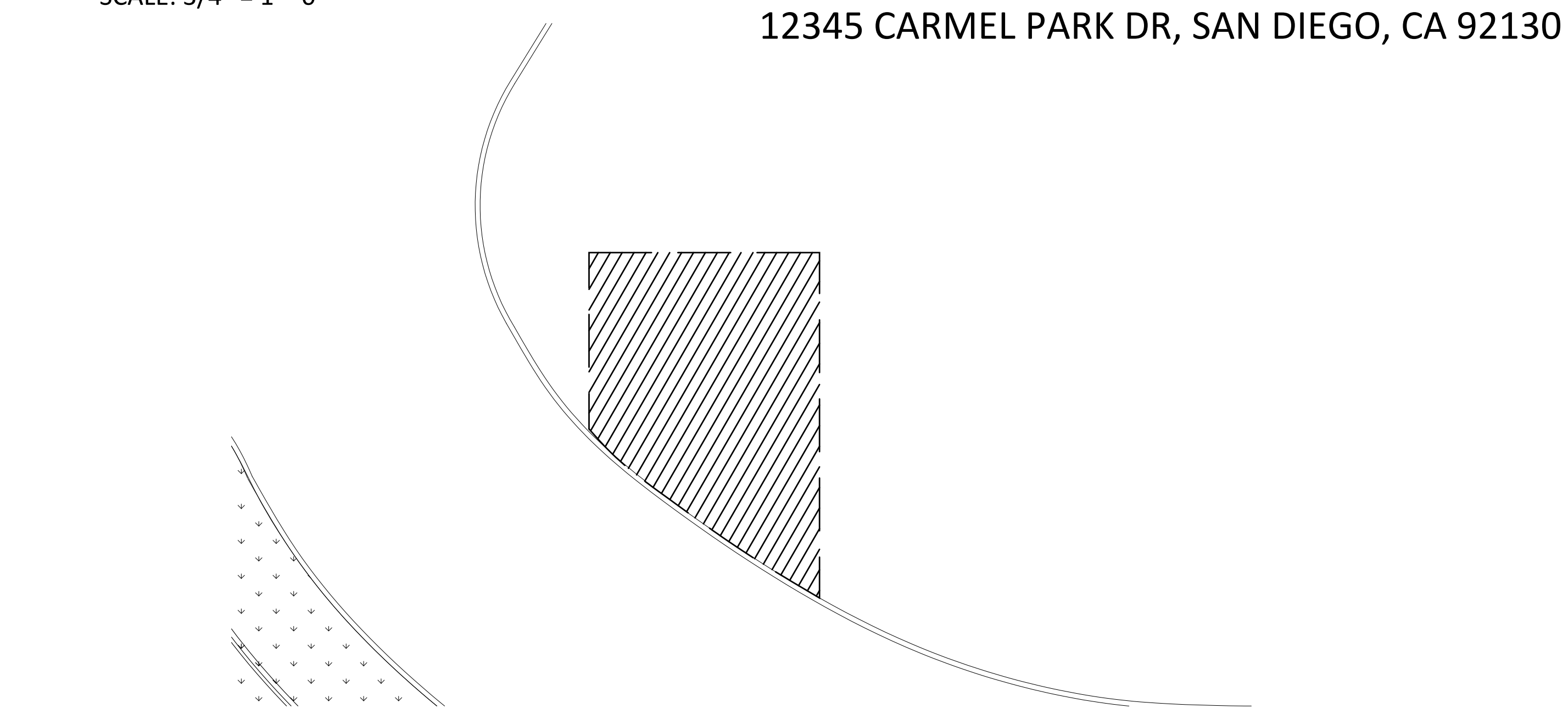
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Job No. DMUSD-007
 Sheet No.

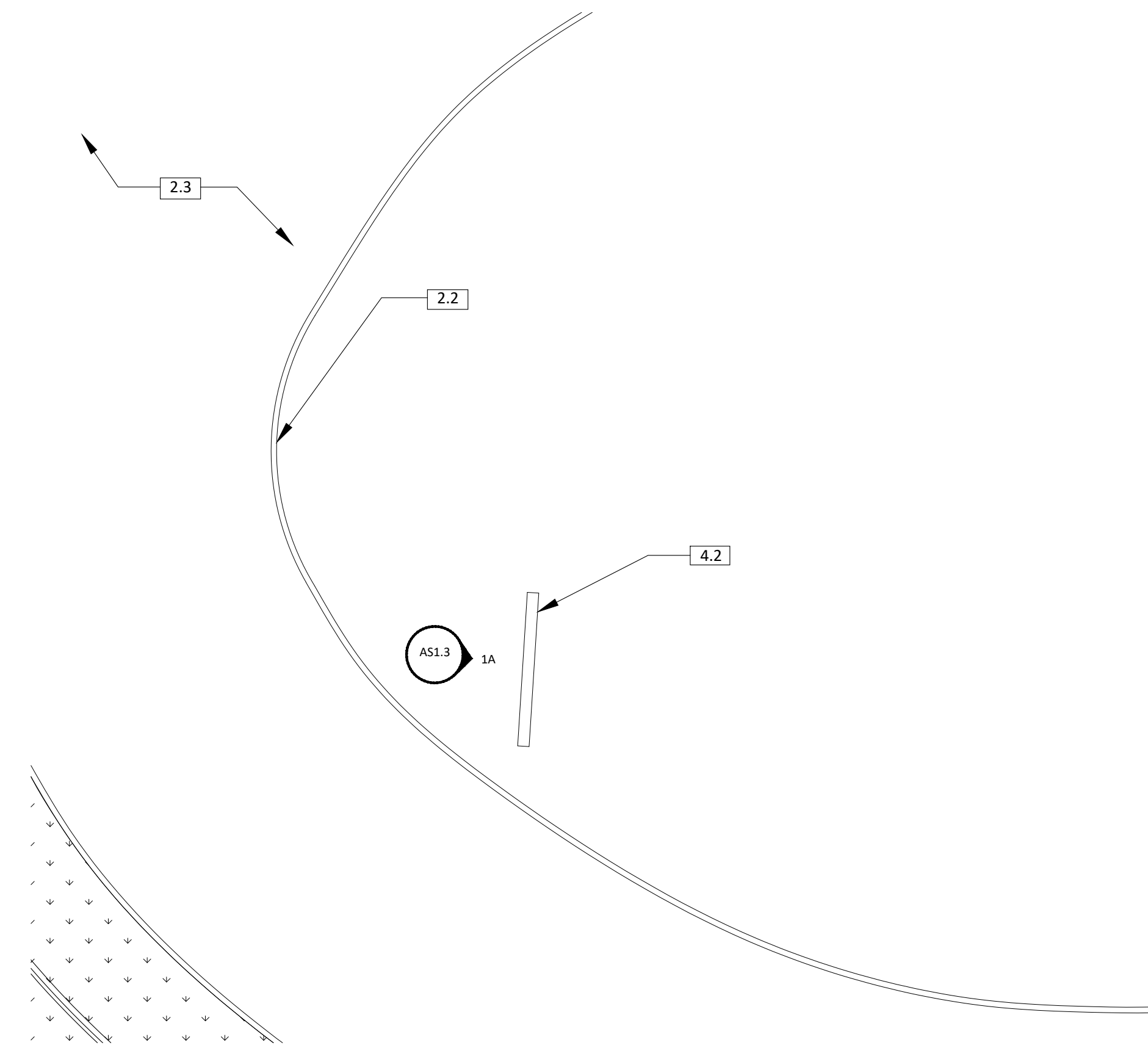
AS1.1



1A MONUMENT SIGN ELEVATION
SCALE: 3/4" = 1' - 0"



1 NEW SITE PLAN
SCALE: 3/32" = 1'-0"



SHEET GENERAL NOTES

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- CONTRACTOR SHALL VISIT SITE, REPORT ANY DISCREPANCIES DISCOVERED TO THE DISTRICT, THROUGH A BID RFI, PRIOR TO VISITING SITE. ALL SITE VISITS WITHOUT DISTRICT ATTENDANCE AND/OR PERMISSION WILL BE DENIED.
- FINAL CLEAN AND POWER WASH ALL ADJACENT SURFACES AFFECTED BY SCOPE OF WORK ON COMPLETION OF THE PROJECT.
- ALL ITEMS ARE EXISTING U.N.O.
- ALTHOUGH IRRIGATION LINES SMALLER THAN 3" IN DIAMETER ARE TYPICALLY NOT SHOWN ON THE PLANS, ALL LANDSCAPE AREAS ARE SERVED BY AUTOMATIC IRRIGATION SYSTEMS, UNLESS NOTED OTHERWISE INDICATED ON THE PLANS, THE CONTRACTOR SHALL RELOCATE ALL IRRIGATION LINES, RISERS, HEADS, AND CONTROL WIRES AS REQUIRED TO RESOLVE CONFLICTS WITH PROPOSED CONSTRUCTION. SUCH REPAIR AND/OR RELOCATION WORK SHALL BE CONSIDERED AS INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

LEGEND

- (E) LANDSCAPE TO REMAIN - PROTECT IN PLACE
- DEMOLISH LANDSCAPE AS REQUIRED FOR INSTALLATION OF NEW WORK

KEYNOTES

- 2.1 (E) POST AND PANEL MONUMENT SIGN AND CONCRETE FOOTING - DEMOLISH & DISPOSE IN ENTIRETY
- 2.2 CONCRETE CURB
- 2.3 (E) ASPHALT PAVING
- 4.2 (N) CMU MONUMENT SIGN - SEE DETAIL 2/A8.1

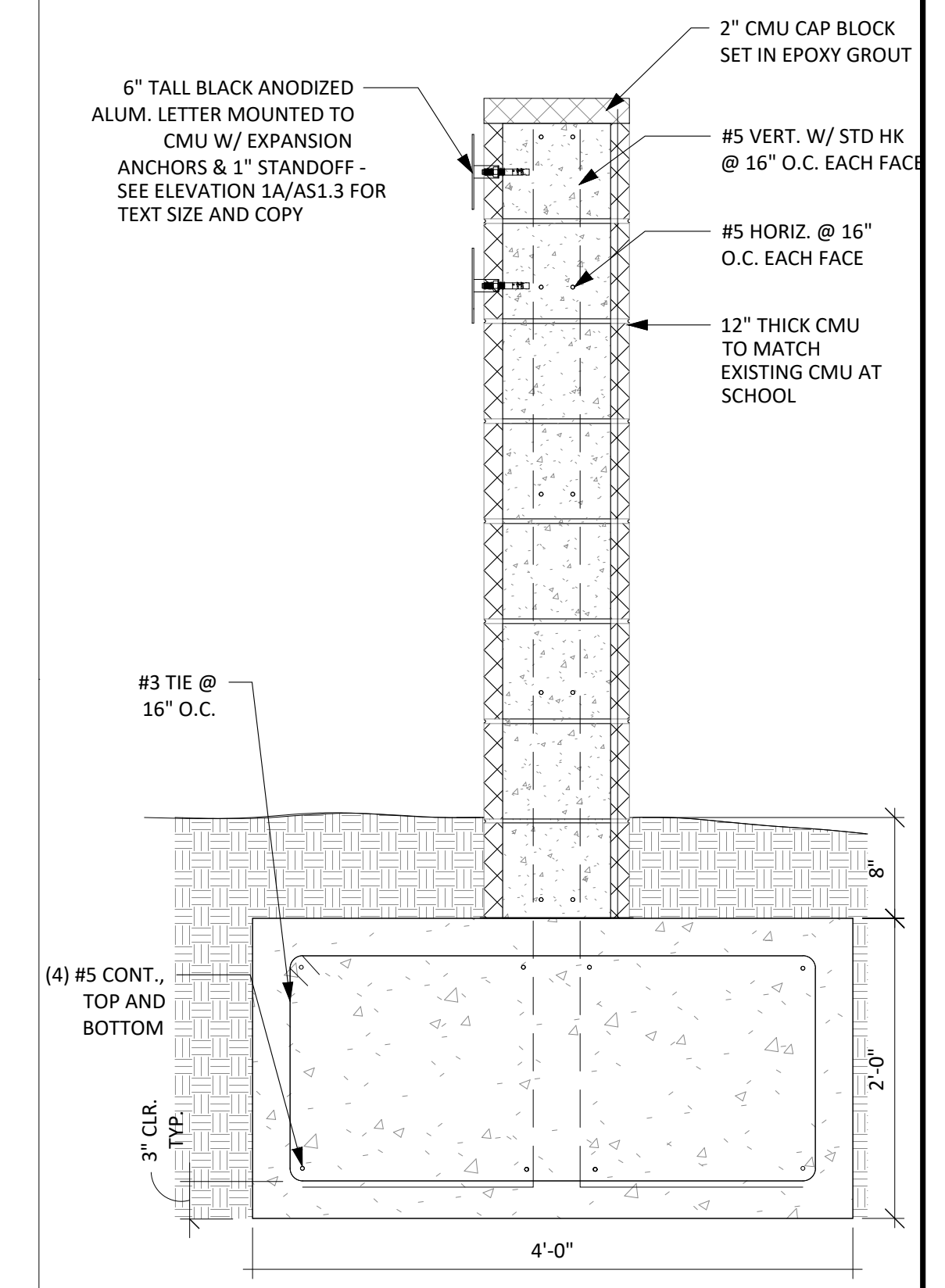
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Date Issued 04/13/2023

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Job No. DMUSD-007
Sheet No.

AS1.3



2 CMU SIGN DETAIL SECTION
1" = 1'-0"

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**CARMEL DEL MAR
 DETAILS**
 12345 Carmel Park Dr, San Diego, CA 92130

Date Issued 11/15/2023

REVISIONS
 Δ 11/15/2023 ADDENDUM 01

Job No. DMUSD-007
 Sheet No.

AS8.1

OCEAN AIR MONUMENT SIGN

1144 CANTER HEIGHTS DR, SAN DIEGO, CA 92130

DEL MAR UNION SCHOOL DISTRICT

ABBREVIATIONS

A.B.	ANCHOR BOLT	INSUL	INSULATION
A.C.	AIR CONDITIONER	INT	INTERIOR
ACST	ACOUSTIC	JB	JAMB
A.D.	AREA DRAIN	JT	JOINT
ADJ	ADJUSTABLE	LAM	LAMINATE
A.F.F.	ABOVE FINISH FLOOR	LAV	LAVATORY
ALUM	ALUMINUM	LT	LIGHT
APPL	APPLICABLE	LTWT	LIGHT WEIGHT
APPROX	APPROXIMATE	MAX	MAXIMUM
@	AT	MFG	MANUFACTURER
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MINUTE	MINUTE
BLK	BLOCK	M.L.	METAL LATH
BLKG	BLOCKING	MTD	MOUNTED
B.P.	BUILDING PAPER	(N)	NEW
BTWN	BETWEEN	N/A	NOT APPLICABLE
B.U.	BUILT UP	N.I.C.	NOT IN CONTRACT
CAB	CABINET	NO. - #	NUMBER
CAT	CATALOG	N.T.S.	NOT TO SCALE
CBC	CALIFORNIA BUILDING CODE	O.C.	ON CENTER
C.I.	CAST IRON	OV	OVER
C.J.	CONTROL JOINT	OZ	OUNCE
C.L.	CENTER LINE	PL	PLATE
CLG	CEILING	PLAS	PLASTIC
CLR	CLEAR	PLY	PLYWOOD
CMU	CONCRETE MASONRY UNIT	P.O.C.	POINT OF CONNECTION
COL	COLUMN	PR	PROPERTY
COMP	COMPACTED	PROP	PROPERTY
CONC	CONCRETE	PSI	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	P.T.	PRESSURE TREATED
d	PENNY	RDWD	REDWOOD
DBL	DOUBLE	REINF	REINFORCED
D.F.	DOUGLAS FIR	REQD	REQUIRED
	DRINKING FOUNTAIN	RM	ROOM
D.H.	DOUBLE HUNG	R.W.L	RAIN WATER LEADER
DIA	DIAMETER	R.W.S.	RECESSED WATER SERVICE
DN	DOWN	SELF-ADHERED	SELF-ADHERED
DS	DOWNSPOUT	WATERPROOFING MEMBRANE	WATERPROOFING MEMBRANE
DWG	DRAWING	SC	SOLID CORE
EA	EACH	SD	STORM DRAIN
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	SECT	SECTION
E.J.	EXPANSION JOINT	S.F.	SQUARE FOOTAGE
ELEV	ELEVATION	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
E.W.	EACH WAY	SL	SILL
EXIST (E)	EXISTING	S.M.	SHEET METAL
EXP	EXPANSION	S.P.	SINGLE PLY
EXT	EXTERIOR	SPEC	SPECIFICATION
F.D.	FLOOR DRAIN	SQ	SQUARE
F.E.	FIRE EXTINGUISHER	S.S.	SANITARY SEWER LINE
F.G.	FIBERGLASS	STANDING SEAM	STANDING SEAM
	FINISH GRADE	STAINLESS STEEL	STAINLESS STEEL
F.H.	FIRE HYDRANT	STD	STANDARD
FIN	FINISH	STL	STEEL
FLR	FLOOR	SUSP	SUSPENDED
F.O.S.	FACE OF STUD	SW	SWITCH
FT	FOOT/FEET	T & B	TOP & BOTTOM
FTG	FOOTING	T & G	TONGUE & GROOVE
GA	GAUGE	T.C.	TOP OF CURB
GD	GRADE	TEMP	TEMPORARY
G.I.	GALVANIZED IRON	T.P.	TOP OF PAVING
GL	GLASS	T.S.	TUBE STEEL
G.L.B.	GLUE LAM. BEAM	TYP	TYPICAL
GYP BD	GYP SUM BOARD	U.B.C.	UNIFORM BUILDING CODE
HD	HEAD	U.O.N.	UNLESS OTHERWISE NOTED
	HIGH DENSITY	V.B.	VAPOR BARRIER
HDR	HEADER	VERT	VERTICAL
HDWR	HARDWARE	V.I.F.	VERIFY IN FIELD
HGT-HT	HEIGHT	V.T.R.	VENT THROUGH ROOF
H.M.	HOLLOW METAL	W/	WITH
HORIZ	HORIZONTAL	W/O	WITHOUT
HR	HOUR	WAINS	WAINSCOT
		WD	WOOD
		W.H.	WATER HEATER
		W.I.	WROUGHT IRON
		WRB	WEATHER RESISTIVE BARRIER
		W.W.F.	WOVEN WIRE FABRIC

SYMBOL LEGEND

	NORTH ARROW
	SECTION / ELEVATION NUMBER
	SHEET SECTION / ELEVATION APPEARS ON
	GRID LINE
	ELEVATION NUMBER
	SHEET ELEVATION APPEARS ON
	DETAIL NUMBER
	SHEET DETAIL APPEARS ON
	DASH INDICATES DETAIL ON SAME SHEET
	ELEVATION MARKER, WORK POINT, OR CONTROL POINT
	MATCH LINE
	DIMENSION TO CENTERLINE
	DIMENSION TO EDGE
	DIMENSION TO FACE CLEAR
	SLOPE ARROW
	FLOOR FRAMING BREAK SYMBOL
	OFFSET FROM LEVEL F.F. HEIGHT
	ROOM NAME/ NUMBER
	DOOR TAG - SEE DOOR SCHEDULE
	WINDOW TAG - SEE WINDOW SCHEDULE
	WALL TAG - SEE ASSEMBLY SCHEDULE
	KEYNOTE
	FINISH TAG
	REVISION TO DRAWINGS
	CENTERLINE DESIGNATION
	BUILDING INSULATION
	WOOD STUD SECTION
	WOOD BLOCKING

DEMOLITION NOTES

- CONTRACTOR SHALL IDENTIFY ALL DAMAGED ELEMENTS DESIGNATED TO REMAIN OR BE RELOCATED AND REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH DEMOLITION WORK.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND VERIFYING DEMOLITION PLANS IN RELATION TO STRUCTURAL AND/OR CONSTRUCTION DRAWINGS. THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF ANY AND ALL CONFLICTS, DISCREPANCIES OR PROBLEMS.
- ALL TRADES CONCERNED SHALL COORDINATE EACH OTHER'S WORKS PRIOR TO AND DURING DEMOLITION.
- THE CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK REQUIRED INCLUDING THE REMOVAL OF ALL DEBRIS, BROKEN CONCRETE, ETC., FROM THE SITE. PROPER SHOWING SHALL BE EXECUTED FOR THE SAFETY OF THE STRUCTURE AND WORKMEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM DEMOLITION AT NO ADDITIONAL COST TO THE OWNER. ANY EXISTING FACILITIES INDICATED TO REMAIN WHICH ARE SO DAMAGED SHALL BE REPLACED EQUAL TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. CONTRACTOR SHALL BEWARE OF POTENTIAL HAZARDS FROM DEMOLITION WORK NEAR UTILITIES.
- CONTRACTOR SHALL NOTIFY THE OWNER IN ADVANCE FOR APPROVAL OF DEMOLITION WORK WHICH MAY RESULT IN EXTREME NOISE, DUST, OR OTHER UNDESIRABLE CONDITIONS.
- 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.
- BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW WORK, AND UNTIL SAGE TO REMOVE USHC BRACING AND SUPPORTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL SHORING CALCULATIONS.
- CONTRACTOR SHALL MAINTAIN THE ACCESS FOR FIRE TRUCK AND FIRE EXITS DURING CONSTRUCTION.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL WORK.
- CUT EXISTING PORTIONS OF WALLS, FLOORS, CEILING, ETC., WHERE INDICATED. UNLESS SPECIFICALLY SHOWN ON THESE PLANS, NO STRUCTURAL MEMBER SHALL BE CUT, DRILLED NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER, ARCHITECT AND THE CITY OF SAN DIEGO.
- SURFACES WHERE MATERIAL IS REMOVED TO INSTALL NEW WORK OR TO RECEIVE NEW FINISH SHALL BE REPAIRED AND PATCHED TO MATCH ORIGINAL CONDITIONS.
- CONTRACTOR SHALL ENSURE ALL FLOOR FINISH MATERIALS WILL BE FLUSH WITH ADJACENT WALKING SURFACES, INCLUDING WHERE NEW FINISH SURFACE MATERIAL JOIN EXISTING TO PROVIDE SMOOTH TRANSITION.
- WHERE CONCRETE PAVEMENT OR CURB IS TO BE REMOVED, PAVEMENT SHALL BE REMOVED FROM THE CLOSEST CONTROL JOINT TO THE CLOSEST CONTROL JOINT, TYP.
- THE OWNER SHALL HAVE FIRST RIGHTS ON ANY REMOVED EQUIPMENT.
- CONTRACTOR HAL VERIFY DIMENSIONS OF ALL THE ITEMS TO BE REMOVED.

APPLICABLE CODES

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATION.

2022 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), AS APPLICABLE:

PART 2 - CALIFORNIA BUILDING CODE (ADOPTS THE 2022 IBC)
PART 12 - CALIFORNIA REFERENCED STANDARDS CODE

AMERICAN WITH DISABILITIES ACT TITLE II REGULATIONS 28 CFR PART 35 AND 35.151, INCLUDING 2010 ADA STANDARDS FOR FOR ACCESSIBLE DESIGN

CONSTRUCTION BMPs

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREETS DUE TO THE CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORKDAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S, WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET. A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TACKLING MUD OR SILT INTO THE STREET. ALL STOCKPILES OF SOIL AND OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS, WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON SITE. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACHES ITS EFFECTIVENESS. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES. THE STORAGE OF ALL CONSTRUCTION MATERIAL AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT OF WORK PROPOSED IN THE PUBLIC RIGHT OF WAY AS PART OF THIS BUILDING PERMIT APPLICATION.

FIRE NOTES

- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR).
- DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.
- DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR II STRUCTURE SEPARATED BY 1- FEED FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON OR LIMITED COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3.
- OPEN FLAMES, FIRE AND BURNING ON PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.
- THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
- WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19 DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.
- AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED TO PROTECT COMMERCIAL TYPE FOOD HEATING EQUIPMENT THAT PRODUCES GREASE LADEN VAPORS AND SHALL COMPLY WITH CFC, CMC AND NFPA 17A. REVIEW AND APPROVAL OF A HOOD AND DUCT EXTINGUISHING SYSTEM PLAN IS REQUIRED PRIOR TO INSTALLATION OR USE OF COOKING EQUIPMENT.
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
- ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW SAND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2.
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.

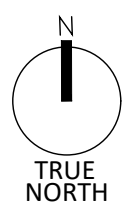
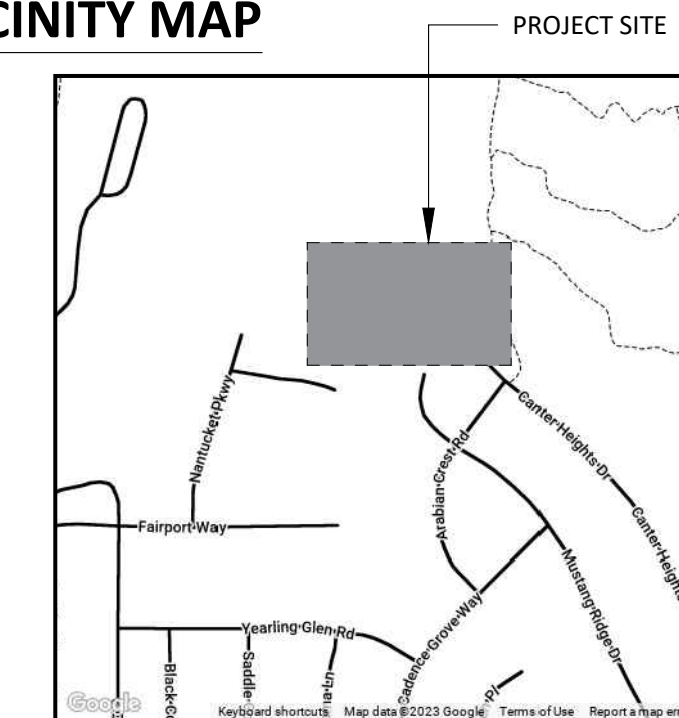
GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THAT ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPLICABLE CODES AND FEDERAL REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS PRIOR TO SUBMITTING A BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, GRADES, ELEVATIONS AND DIMENSIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND STATE OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS AND REGULATIONS. DO NOT SCALE ANY DRAWINGS IN THIS SET. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. CONTRACTOR SHALL ENSURE ALL FINISH MATERIALS BE FLUSH WHERE NEW FINISH SURFACE MATERIAL JOIN EXISTING TO PROVIDE SMOOTH TRANSITION. THE OWNER SHALL HAVE FIRST RIGHTS ON ANY REMOVED EQUIPMENT. WHERE CONCRETE PAVEMENT IS TO BE REMOVED, PAVEMENT SHALL BE REMOVED FROM THE CLOSEST CONTROL JOINT TO THE CLOSEST CONTROL JOINT, TYP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED IN ORDER TO INSTALL NEW WORK. NO WORK PROPOSED IN THE PUBLIC RIGHT OF WAY IS PART OF THIS BUILDING PERMIT APPLICATION. NO PART OF STRUCTURES, RETAINING WALLS AND FOOTINGS SHALL ENCR OACH INTO ADJACENT PROPERTIES, EASEMENTS OR PUBLIC RIGHT-OF-WAY. PROPERTY OWNER SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED WITHIN THE PARCEL AND BE RESPONSIBLE TO PREVENT DAMAGE TO DOWN STREAM PROPERTIES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO LOCATE PROPERTY LINES AND CONFORM TO SETBACK REQUIREMENTS. CONTRACTOR SHALL SLOPE ALL FLOORS TOWARDS DRAINS. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

SCOPE OF WORK

SCOPE OF WORK INCLUDES THE DEMOLITION OF THE EXISTING MONUMENT SIGN AND FOOTING AND CONSTRUCTION OF NEW CMU MONUMENT SIGN WITH STUCCO FINISH. SCOPE OF WORK ALSO INCLUDES REMOVAL AND DISPOSAL OF PORTIONS OF LANDSCAPE FOR INSTALLATION OF NEW WORK AND REPLANTING OF DEMOLISHED LANDSCAPING.

VICINITY MAP



PROJECT TEAM

OWNER
DEL MAR UNION SCHOOL DISTRICT
11232 EL CAMINO REAL
SAN DIEGO, CA 92130
T. 858.755.9301
CONTACT: CARLOS AVALOS

ARCHITECT
obrARCHITECTURE INC.
2419 EL CAJON BLVD.
SAN DIEGO, CA 92104
T. 619.564.7586
CONTACT: GARRICK OLIVER

SHEET INDEX

TITLE

T1.0 TITLE SHEET

ARCHITECTURAL

AS1.1	OVERALL SITE PLAN
AS1.2	ENLARGED EXISTING SITE PLAN AND ELEVATIONS
AS1.3	ENLARGED SITE PLAN AND ELEVATION
AS8.1	DETAILS

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OCEAN AIR
TITLE SHEET
11444 CANTER HEIGHTS DR, SAN DIEGO, CA 92130

Date Issued 11/15/2023

REVISIONS

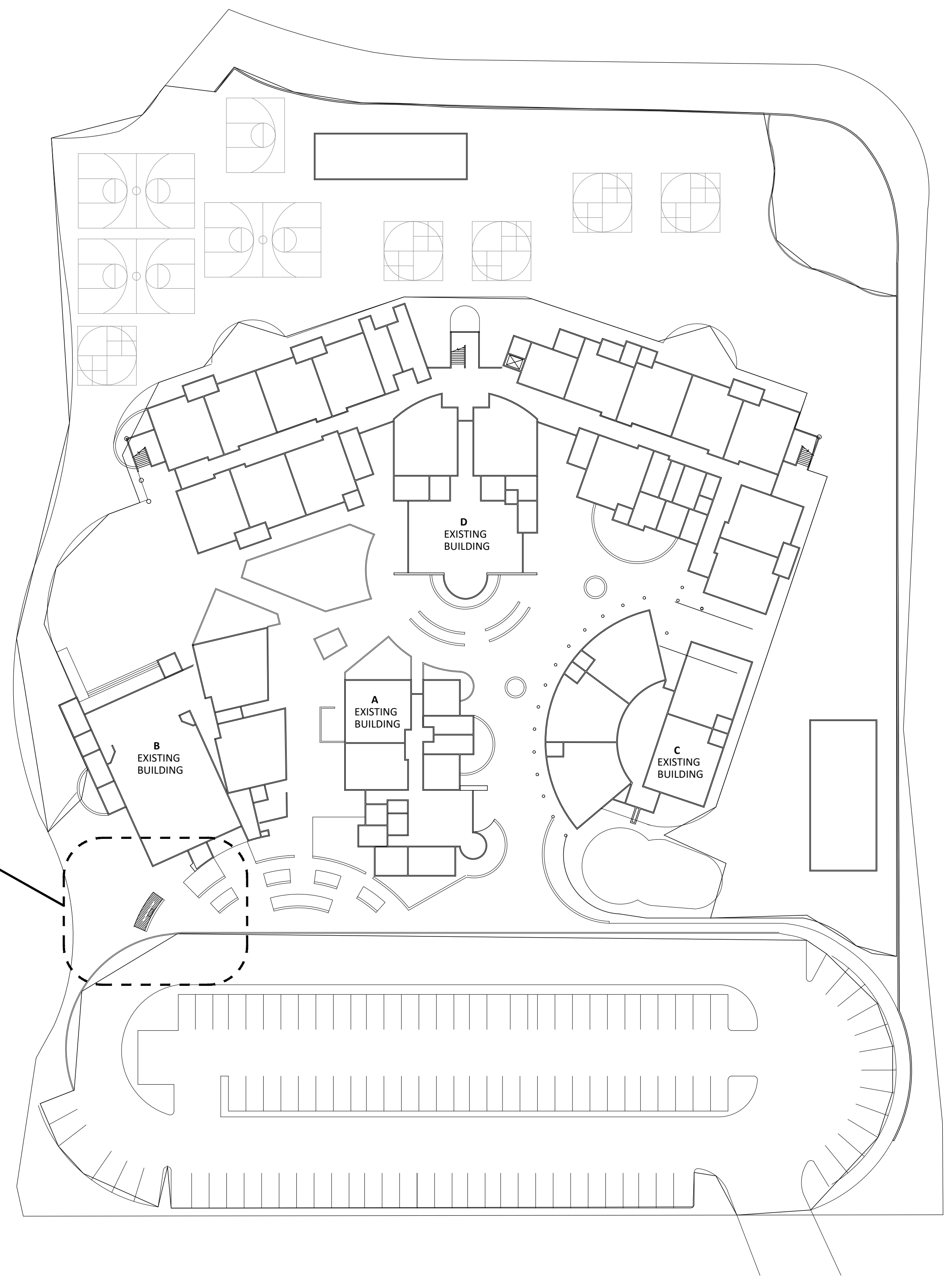
11/15/2023 ADDENDUM 01

Job No. DMUSD-007

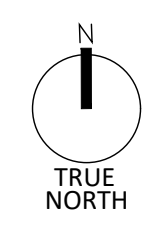
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T1.0

1
AS1.2



1 OVERALL SITE PLAN
SCALE: 1" = 40'



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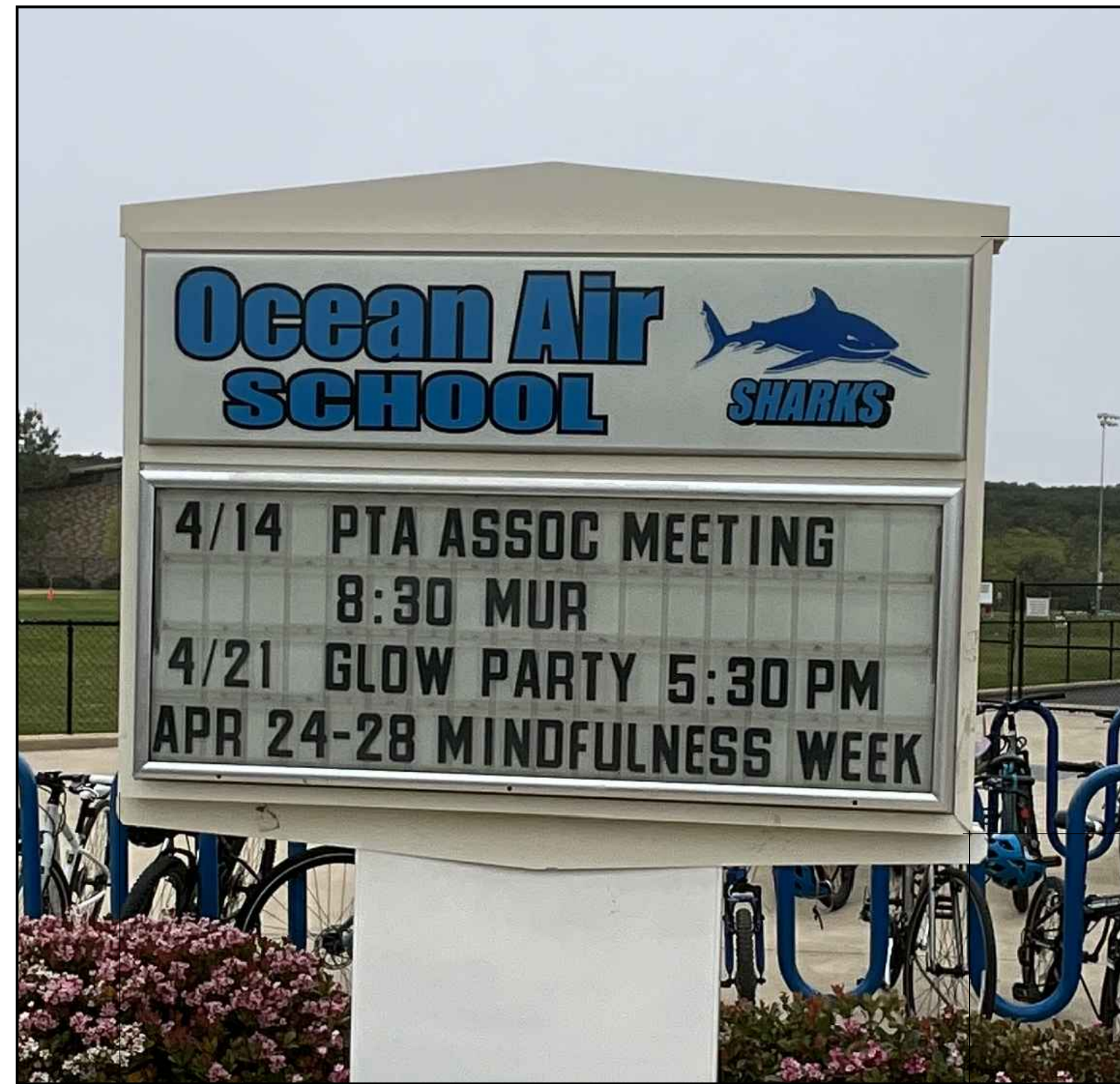
OCEAN AIR
 OVERALL SITE PLAN
 1.1444 CANTER HEIGHTS DR, SAN DIEGO, CA 92130

Date Issued 11/15/2023

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△	11/15/2023 ADDENDUM 01

Job No. DMUSD-007
 Sheet No.

AS1.1



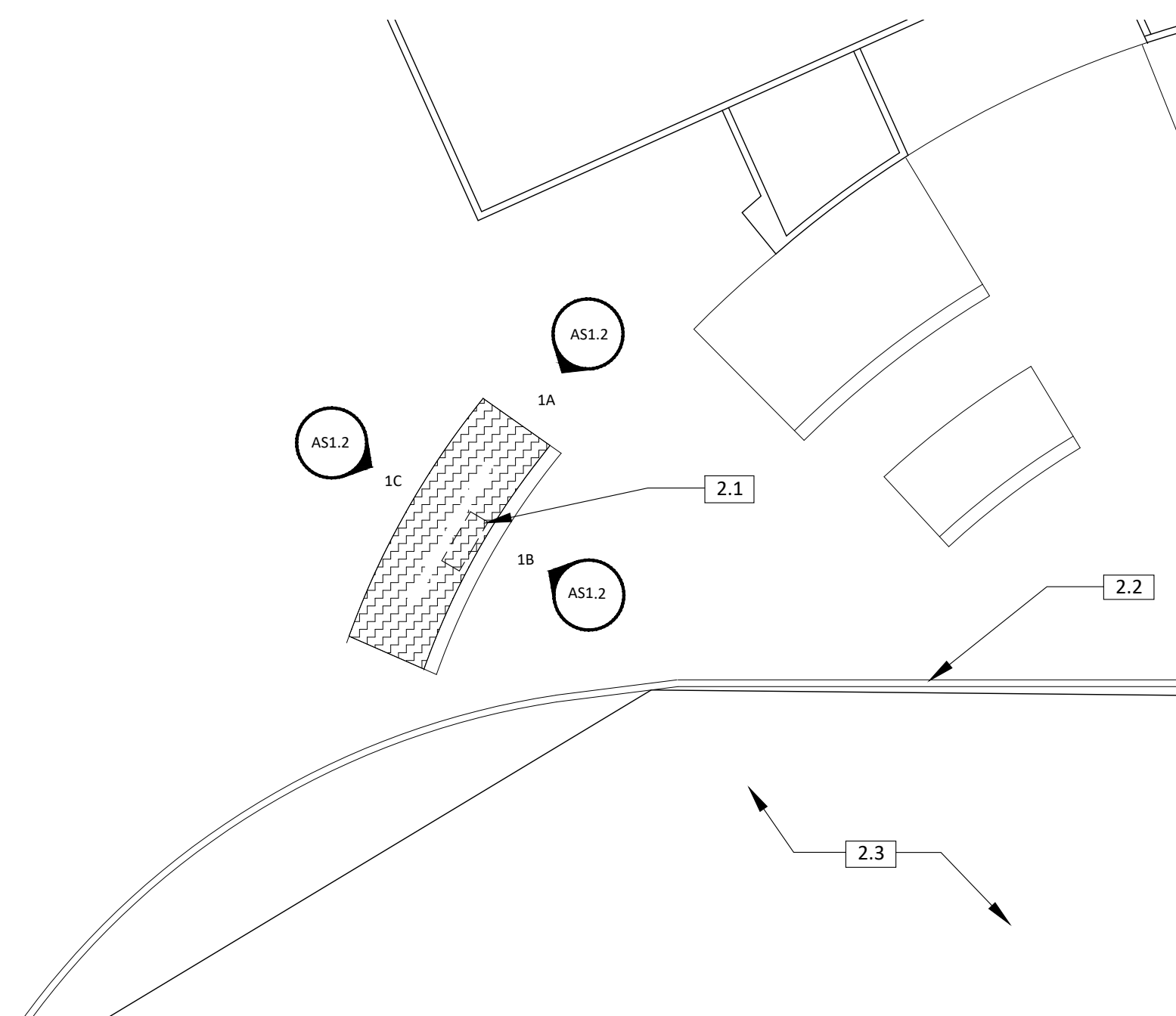
1B EXISTING ELEVATION
N.T.S.



1C EXISTING ELEVATION
N.T.S.



1A EXISTING ELEVATION
N.T.S.



1 DEMOLITION SITE PLAN
SCALE: 3/32"=1'-0"

SHEET GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET T-1.0 FOR FURTHER INFORMATION AND REQUIREMENTS.
2. QUANTITIES PROVIDED IN CONTRACT DOCUMENTS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
3. CONTRACTOR SHALL VISIT SITE, REPORT ANY DISCREPANCIES DISCOVERED TO THE DISTRICT, THROUGH A BID RFI, PRIOR TO VISITING SITE. ALL SITE VISITS WITHOUT DISTRICT ATTENDANCE AND/OR PERMISSION WILL BE DENIED.
4. FINAL CLEAN AND POWER WASH ALL ADJACENT SURFACES AFFECTED BY SCOPE OF WORK ON COMPLETION OF THE PROJECT.
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6. ALTHOUGH IRRIGATION LINES SMALLER THAN 3" IN DIAMETER ARE TYPICALLY NOT SHOWN ON THE PLANS, ALL LANDSCAPE AREAS ARE SERVED BY AUTOMATIC IRRIGATION SYSTEMS. UNLESS OTHERWISE INDICATED ON THE PLANS, THE CONTRACTOR SHALL RELOCATE ALL IRRIGATION LINES, RISERS, HEAD, AND CONTROL WIRES AS REQUIRED TO RESOLVE CONFLICTS WITH PROPOSED CONSTRUCTION. SUCH REPAIR AND/OR RELOCATION WORK SHALL BE CONSIDERED AS INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

LEGEND

- DEMOLISH LANDSCAPE AS REQUIRED FOR INSTALLATION OF NEW WORK
- LANDSCAPE TO REMAIN - PROTECT IN PLACE

KEYNOTES

- 2.1 POST AND PANEL MONUMENT SIGN AND CONCRETE FOOTING - DEMOLISH & DISPOSE IN ENTIRETY
- 2.2 CONCRETE CURB
- 2.3 ASPHALT PAVING

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OCEAN AIR
 ENLARGED EXISTING SITE PLAN AND ELEVATIONS
 1.1444 CANTER HEIGHTS DR, SAN DIEGO, CA 92130

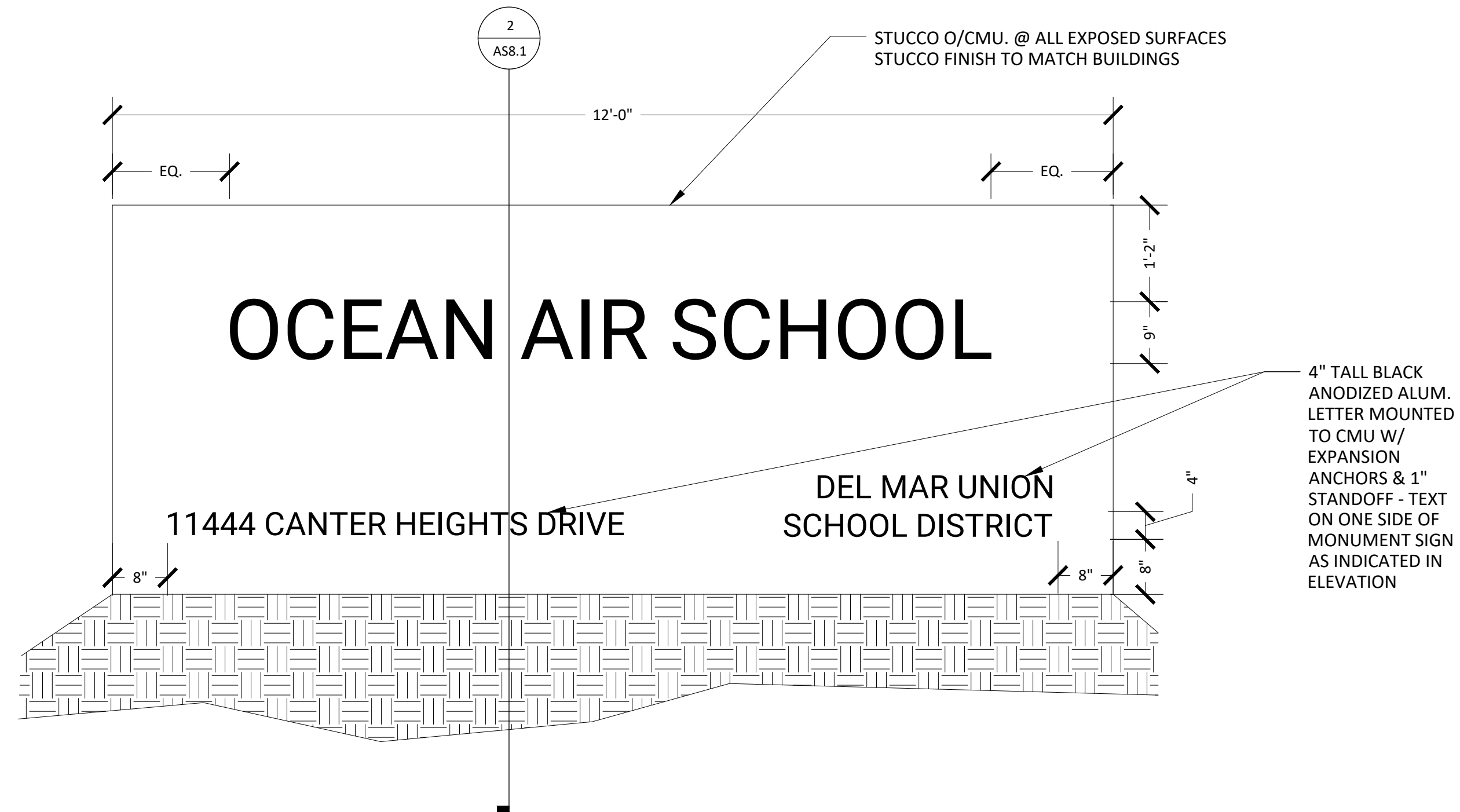
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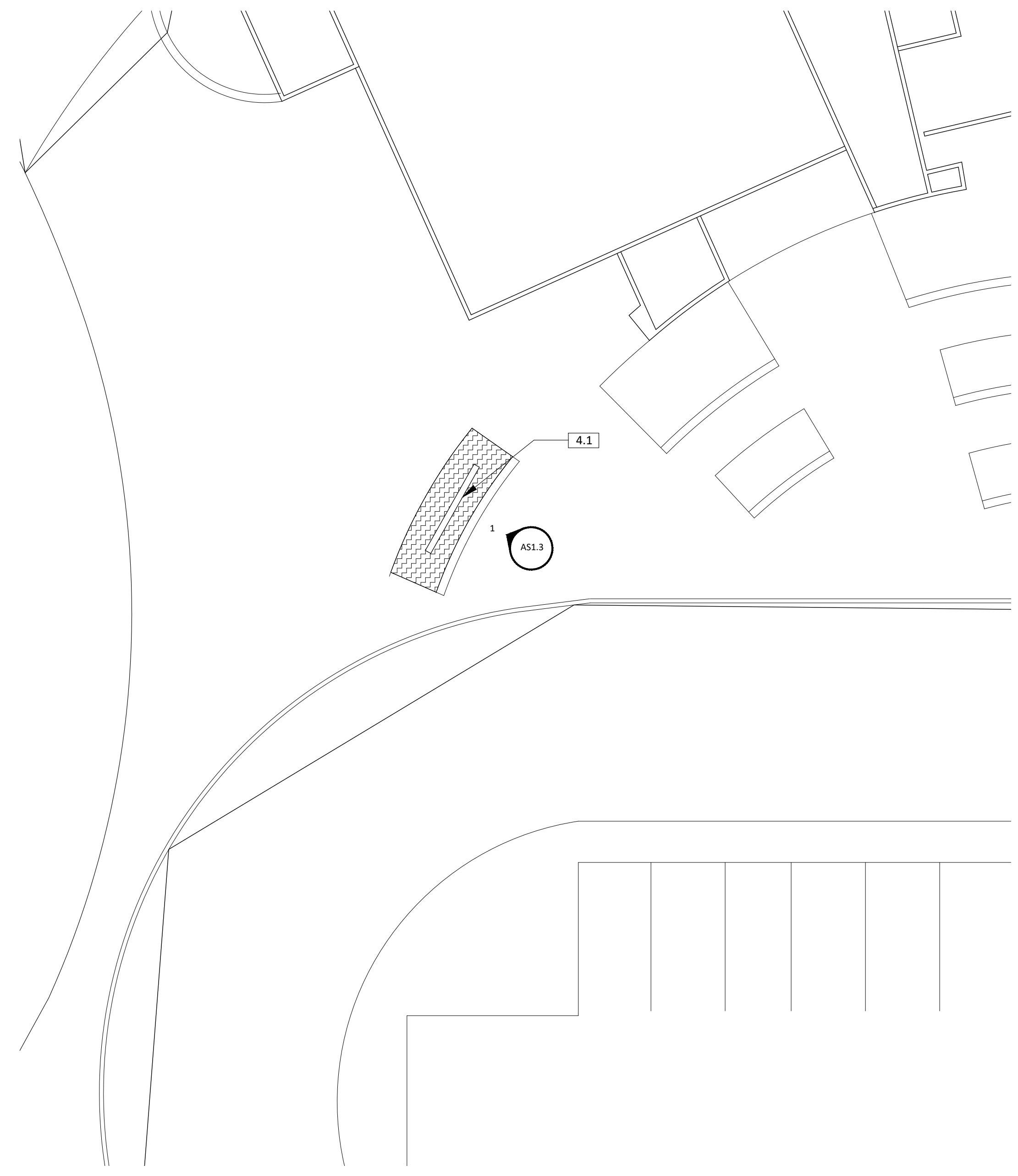
11/15/2023	ADDENDUM 01
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Job No. DMUSD-007
 Sheet No.

AS1.2



1 MONUMENT SIGN ELEVATION
SCALE: 3/4" = 1' - 0"


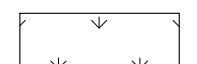
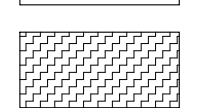


2 NEW SITE PLAN
SCALE: 3/32" = 1'-0"

SHEET GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET T-1.0 FOR FURTHER INFORMATION AND REQUIREMENTS.
2. QUANTITIES PROVIDED IN CONTRACT DOCUMENTS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
3. CONTRACTOR SHALL VISIT SITE, REPORT ANY DISCREPANCIES DISCOVERED TO THE DISTRICT, THROUGH A BID RFI, PRIOR TO VISITING SITE. ALL SITE VISITS WITHOUT DISTRICT ATTENDANCE AND/OR PERMISSION WILL BE DENIED.
4. FINAL CLEAN AND POWER WASH ALL ADJACENT SURFACES AFFECTED BY SCOPE OF WORK ON COMPLETION OF THE PROJECT.
5. ALL ITEMS ARE EXISTING U.N.O.
6. ALTHOUGH IRRIGATION LINES SMALLER THAN 3" IN DIAMETER ARE TYPICALLY NOT SHOWN ON THE PLANS, ALL LANDSCAPE AREAS ARE SERVED BY AUTOMATIC IRRIGATION SYSTEMS. UNLESS OTHERWISE INDICATED ON THE PLANS, THE CONTRACTOR SHALL RELOCATE ALL IRRIGATION LINES, RISERS, HEADS, AND CONTROL WIRES AS REQUIRED TO RESOLVE CONFLICTS WITH PROPOSED CONSTRUCTION. SUCH REPAIR AND/OR RELOCATION WORK SHALL BE CONSIDERED AS INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

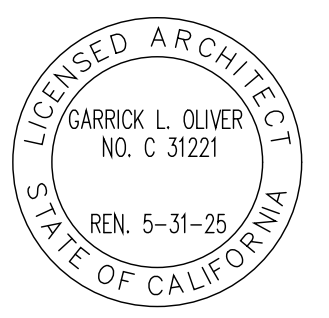
LEGEND

-  CONCRETE TO REMAIN - PROTECT IN PLACE
-  LANDSCAPE TO REMAIN - PROTECT IN PLACE
-  NEW LANDSCAPE TO MATCH EXISTING


KEYNOTES

- 4.1 (N) STUCCO O/ CMU MONUMENT SIGN - SEE DETAIL 1/AS1.3

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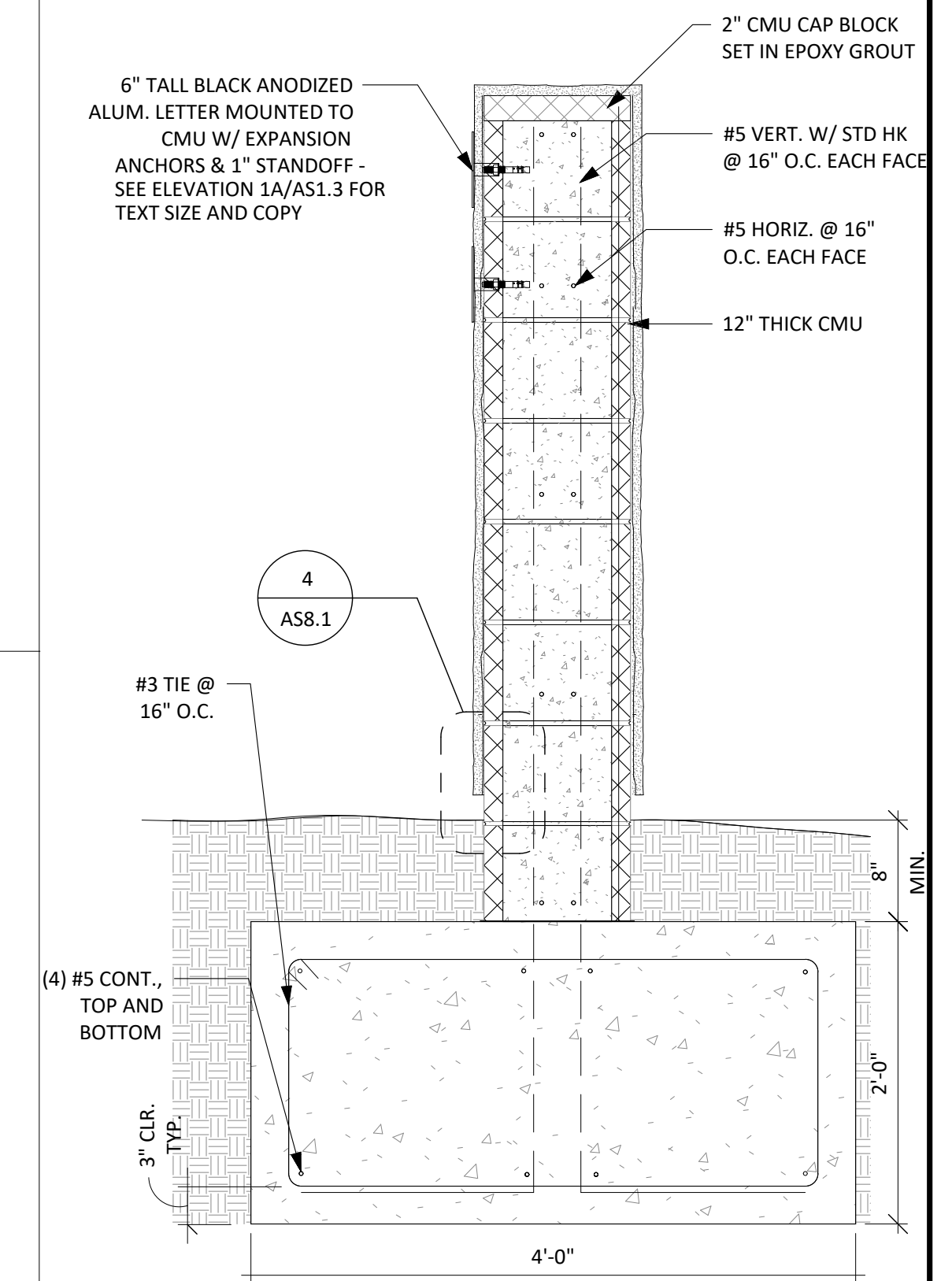


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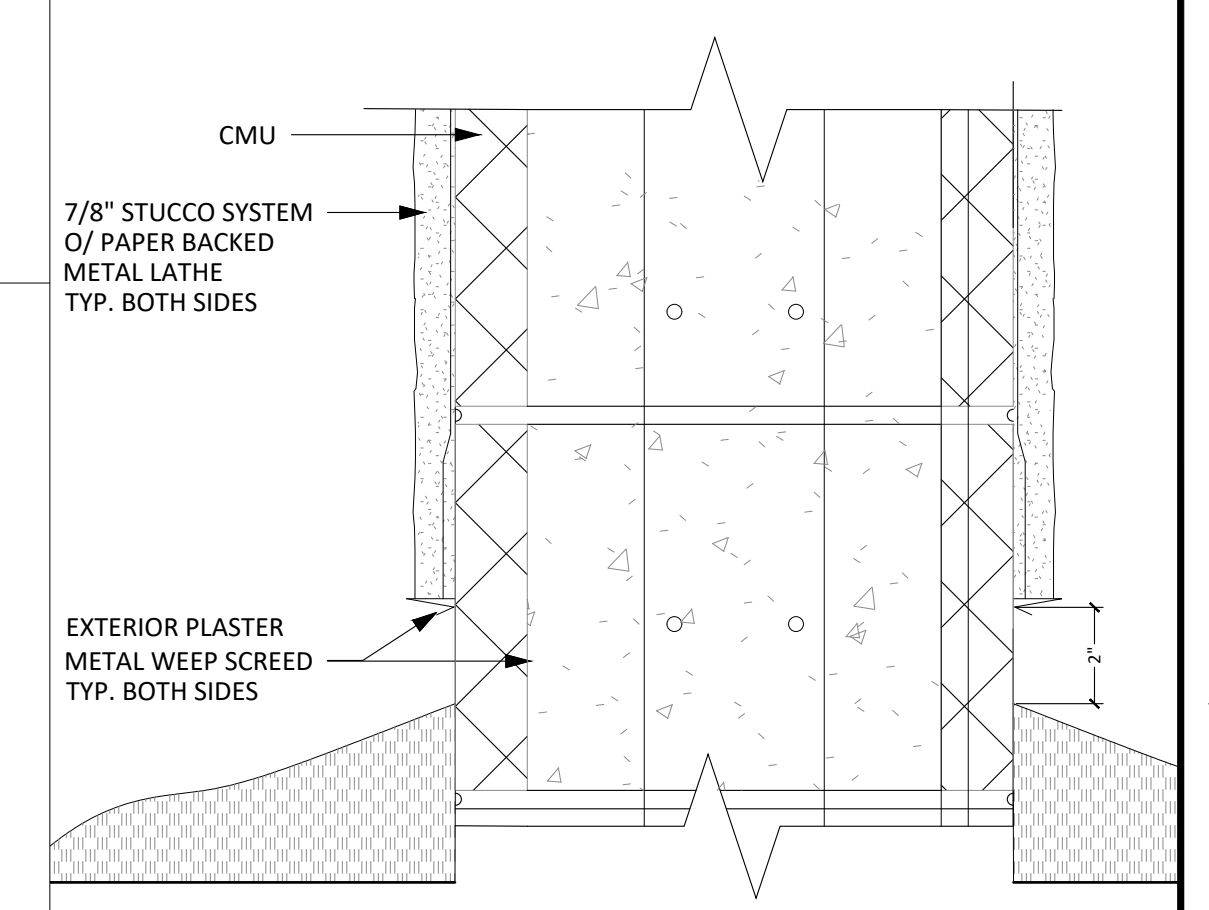
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	11/15/2023 ADDENDUM 01

Job No. **DMUSD-007**
Sheet No.

AS1.3



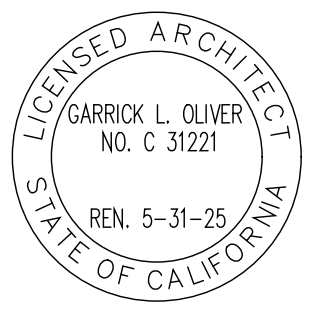
2 CMU SIGN DETAIL SECTION
1" = 1'-0"



3 BOTTOM OF STUCCO WALL
3" = 1'-0"

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OCEAN AIR DETAILS
 1.1444 CANTER HEIGHTS DR, SAN DIEGO, CA 92130

Date Issued 11/15/2023

REVISIONS
 Δ 11/15/2023 ADDENDUM 01

Job No. DMUSD-007
 Sheet No.

AS8.1

SAGE CANYON MONUMENT SIGN

5290 HARVEST RUN DR, SAN DIEGO, CA 92130

DEL MAR UNION SCHOOL DISTRICT

ABBREVIATIONS

A.B.	ANCHOR BOLT	INSUL	INSULATION
A.C.	AIR CONDITIONER	INT	INTERIOR
ACST	ACOUSTIC	JB	JAMB
A.D.	AREA DRAIN	JT	JOINT
ADJ	ADJUSTABLE	LAM	LAMINATE
A.F.F.	ABOVE FINISH FLOOR	LAV	LAVATORY
ALUM	ALUMINUM	LT	LIGHT
APPL	APPLICABLE	LTWT	LIGHT WEIGHT
APPROX	APPROXIMATE	MAX	MAXIMUM
@	AT	MFG	MANUFACTURER
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING		MINUTE
BLK	BLOCK	M.L.	METAL LATH
BLKG	BLOCKING	MTD	MOUNTED
B.P.	BUILDING PAPER	(N)	NEW
BTWN	BETWEEN	N/A	NOT APPLICABLE
B.U.	BUILT UP	N.I.C.	NOT IN CONTRACT
CAB	CABINET	NO. - #	NUMBER
CAT	CATALOG	N.T.S.	NOT TO SCALE
CBC	CALIFORNIA BUILDING CODE	O.C.	ON CENTER
C.I.	CAST IRON	OV	OVER
C.J.	CONTROL JOINT	OZ	OUNCE
C.L.	CENTER LINE	PL	PLATE
CLG	CEILING	PLAS	PLASTIC
CLR	CLEAR	PLY	PLYWOOD
CMU	CONCRETE MASONRY UNIT	P.-O.C.	POINT OF CONNECTION
COL	COLUMN	PR	PAIR
COMP	COMPACTED	PROP	PROPERTY
CONC	CONCRETE	PSI	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	P.T.	PRESSURE TREATED
d	PENNY	RDWD	REDWOOD
DBL	DOUBLE	REINF	REINFORCED
D.F.	DOUGLAS FIR	REQD	REQUIRED
	DRINKING FOUNTAIN	RM	ROOM
D.H.	DOUBLE HUNG	R.W.L	RAIN WATER LEADER
DIA	DIAMETER	R.W.S.	RECESSED WATER SERVICE
DN	DOWN	SELF-ADHERED	SELF-ADHERED
DS	DOWNSPOUT	WATERPROOFING MEMBRANE	WATERPROOFING MEMBRANE
DWG	DRAWING	SC	SOLID CORE
EA	EACH	SD	STORM DRAIN
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	SECT	SECTION
E.J.	EXPANSION JOINT	S.F.	SQUARE FOOTAGE
ELEV	ELEVATION	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
E.W.	EACH WAY	SL	SILL
EXIST (E)	EXISTING	S.M.	SHEET METAL
EXP	EXPANSION	S.P.	SINGLE PLY
EXT	EXTERIOR	SPEC	SPECIFICATION
F.D.	FLOOR DRAIN	SQ	SQUARE
F.E.	FIRE EXTINGUISHER	S.S.	SANITARY SEWER LINE
F.G.	FIBERGLASS		STANDING SEAM
	FINISH GRADE	STD	STAINLESS STEEL
	FIBERGLASS	STANDARD	STANDARD
F.H.	FIRE HYDRANT	STL	STEEL
FIN	FINISH	SUSP	SUSPENDED
FLR	FLOOR	SW	SWITCH
F.O.S.	FACE OF STUD	T & B	TOP & BOTTOM
FT	FOOT/FEET	T & G	TONGUE & GROOVE
FTG	FOOTING	T.C.	TOP OF CURB
GA	GAUGE	TEMP	TEMPORARY
GD	GRADE	T.P.	TOP OF PAVING
G.I.	GALVANIZED IRON	T.S.	TUBE STEEL
GL	GLASS	TYP	TYPICAL
G.L.B.	GLUE LAM. BEAM	U.B.C.	UNIFORM BUILDING CODE
GYP BD	GYPSPUM BOARD	U.O.N.	UNLESS OTHERWISE NOTED
HD	HEAD	V.B.	VAPOR BARRIER
	HIGH DENSITY	VERT	VERTICAL
HDR	HEADER	V.I.F.	VERIFY IN FIELD
HDWR	HARDWARE	V.T.R.	VENT THROUGH ROOF
HGT-HT	HEIGHT	WITH	WITH
H.M.	HOLLOW METAL	W/O	WITHOUT
HORIZ	HORIZONTAL	WAINSCOT	WAINSCOT
HR	HOUR	WD	WOOD
		W.H.	WATER HEATER
		W.I.	WROUGHT IRON
		WRB	WEATHER RESISTIVE BARRIER
		W.W.F.	WOVEN WIRE FABRIC

SYMBOL LEGEND

	NORTH ARROW
	SECTION / ELEVATION NUMBER
	SHEET SECTION / ELEVATION APPEARS ON
	GRID LINE
	ELEVATION NUMBER
	SHEET ELEVATION APPEARS ON
	DETAIL NUMBER
	SHEET DETAIL APPEARS ON
	DASH INDICATES DETAIL ON SAME SHEET
	ELEVATION MARKER, WORK POINT, OR CONTROL POINT
	MATCH LINE
	DIMENSION TO CENTERLINE
	DIMENSION TO EDGE
	DIMENSION TO FACE CLEAR
	SLOPE ARROW
	FLOOR FRAMING BREAK SYMBOL
	OFFSET FROM LEVEL F.F. HEIGHT
	ROOM NAME/ NUMBER
	DOOR TAG - SEE DOOR SCHEDULE
	WINDOW TAG - SEE WINDOW SCHEDULE
	WALL TAG - SEE ASSEMBLY SCHEDULE
	KEYNOTE
	FINISH TAG
	REVISION TO DRAWINGS
	CENTERLINE DESIGNATION
	BUILDING INSULATION
	WOOD STUD SECTION
	WOOD BLOCKING

DEMOLITION NOTES

- CONTRACTOR SHALL IDENTIFY ALL DAMAGED ELEMENTS DESIGNATED TO REMAIN OR BE RELOCATED AND REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH DEMOLITION WORK.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND VERIFYING DEMOLITION PLANS IN RELATION TO STRUCTURAL AND/OR CONSTRUCTION DRAWINGS. THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF ANY AND ALL CONFLICTS, DISCREPANCIES OR PROBLEMS.
- ALL TRADES CONCERNED SHALL COORDINATE EACH OTHER'S WORKS PRIOR TO AND DURING DEMOLITION.
- THE CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK REQUIRED INCLUDING THE REMOVAL OF ALL DEBRIS, BROKEN CONCRETE, ETC., FROM THE SITE. PROPER SHOWING SHALL BE EXECUTED FOR THE SAFETY OF THE STRUCTURE AND WORKMEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM DEMOLITION AT NO ADDITIONAL COST TO THE OWNER. ANY EXISTING FACILITIES INDICATED TO REMAIN WHICH ARE SO DAMAGED SHALL BE REPLACED EQUAL TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. CONTRACTOR SHALL BEWARE OF POTENTIAL HAZARDS FROM DEMOLITION WORK NEAR UTILITIES.
- CONTRACTOR SHALL NOTIFY THE OWNER IN ADVANCE FOR APPROVAL OF DEMOLITION WORK WHICH MAY RESULT IN EXTREME NOISE, DUST, OR OTHER UNDESIRABLE CONDITIONS.
- 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.
- BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW WORK, AND UNTIL SAGE TO REMOVE USHC BRACING AND SUPPORTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL SHORING CALCULATIONS.
- CONTRACTOR SHALL MAINTAIN THE ACCESS FOR FIRE TRUCK AND FIRE EXITS DURING CONSTRUCTION.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL WORK.
- CUT EXISTING PORTIONS OF WALLS, FLOORS, CEILING, ETC., WHERE INDICATED. UNLESS SPECIFICALLY SHOWN ON THESE PLANS, NO STRUCTURAL MEMBER SHALL BE CUT, DRILLED NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER, ARCHITECT AND THE CITY OF SAN DIEGO.
- SURFACES WHERE MATERIAL IS REMOVED TO INSTALL NEW WORK OR TO RECEIVE NEW FINISH SHALL BE REPAIRED AND PATCHED TO MATCH ORIGINAL CONDITIONS.
- CONTRACTOR SHALL ENSURE ALL FLOOR FINISH MATERIALS WILL BE FLUSH WITH ADJACENT WALKING SURFACES, INCLUDING WHERE NEW FINISH SURFACE MATERIAL JOIN EXISTING TO PROVIDE SMOOTH TRANSITION.
- WHERE CONCRETE PAVEMENT OR CURB IS TO BE REMOVED, PAVEMENT SHALL BE REMOVED FROM THE CLOSEST CONTROL JOINT TO THE CLOSEST CONTROL JOINT, TYP.
- THE OWNER SHALL HAVE FIRST RIGHTS ON ANY REMOVED EQUIPMENT.
- CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL THE ITEMS TO BE REMOVED.

APPLICABLE CODES

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATION.

- 2022 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), AS APPLICABLE:
 - PART 2 - CALIFORNIA BUILDING CODE (ADOPTS THE 2022 IBC)
 - PART 12 - CALIFORNIA REFERENCED STANDARDS CODE

AMERICAN WITH DISABILITIES ACT TITLE II REGULATIONS 28 CFR PART 35 AND 35.151, INCLUDING 2010 ADA STANDARDS FOR FOR ACCESSIBLE DESIGN

CONSTRUCTION BMPs

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREETS DUE TO THE CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORKDAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S, WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET.

A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TACKLING MUD OR SILT INTO THE STREET.

ALL STOCKPILES OF SOIL AND OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS, WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON SITE.

THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACHES ITS EFFECTIVENESS.

ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES. THE STORAGE OF ALL CONSTRUCTION MATERIAL AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT OF WORK PROPOSED IN THE PUBLIC RIGHT OF WAY AS PART OF THIS BUILDING PERMIT APPLICATION.

FIRE NOTES

- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR).
- DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.
- DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR II STRUCTURE SEPARATED BY 1- FEED FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON OR LIMITED COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3.
- OPEN FLAMES, FIRE AND BURNING ON PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.
- THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
- WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19 DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.
- AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED TO PROTECT COMMERCIAL TYPE FOOD HEATING EQUIPMENT THAT PRODUCES GREASE LADEN VAPORS AND SHALL COMPLY WITH CFC, CMC AND NFPA 17A. REVIEW AND APPROVAL OF A HOOD AND DUCT EXTINGUISHING SYSTEM PLAN IS REQUIRED PRIOR TO INSTALLATION OR USE OF COOKING EQUIPMENT.
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
- ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW SAND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2.
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.

GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THAT ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPLICABLE CODES AND FEDERAL REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS PRIOR TO SUBMITTING A BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, GRADES, ELEVATIONS AND DIMENSIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND STATE OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS AND REGULATIONS.

DO NOT SCALE ANY DRAWINGS IN THIS SET.

ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

CONTRACTOR SHALL ENSURE ALL FINISH MATERIALS BE FLUSH WHERE NEW FINISH SURFACE MATERIAL JOIN EXISTING TO PROVIDE SMOOTH TRANSITION.

THE OWNER SHALL HAVE FIRST RIGHTS ON ANY REMOVED EQUIPMENT.

WHERE CONCRETE PAVEMENT IS TO BE REMOVED, PAVEMENT SHALL BE REMOVED FROM THE CLOSEST CONTROL JOINT TO THE CLOSEST CONTROL JOINT, TYP.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED IN ORDER TO INSTALL NEW WORK.

NO WORK PROPOSED IN THE PUBLIC RIGHT OF WAY IS PART OF THIS BUILDING PERMIT APPLICATION.

NO PART OF STRUCTURES, RETAINING WALLS AND FOOTINGS SHALL ENCRUCH INTO ADJACENT PROPERTIES, EASEMENTS OR PUBLIC RIGHT-OF-WAY.

PROPERTY OWNER SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED WITHIN THE PARCEL AND BE RESPONSIBLE TO PREVENT DAMAGE TO DOWN STREAM PROPERTIES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO LOCATE PROPERTY LINES AND CONFORM TO SETBACK REQUIREMENTS.

CONTRACTOR SHALL SLOPE ALL FLOORS TOWARDS DRAINS.

DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.

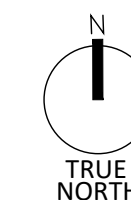
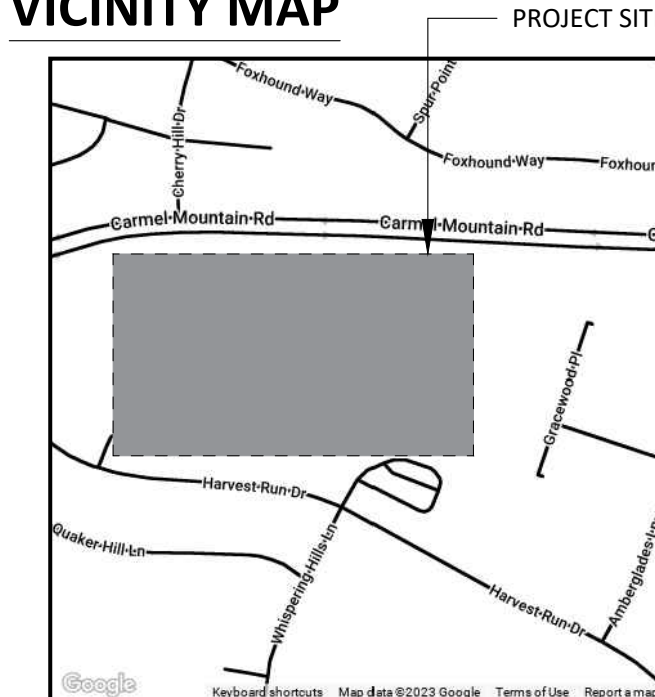
BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

SCOPE OF WORK

SCOPE OF WORK INCLUDES THE DEMOLITION OF THE EXISTING MONUMENT SIGN AND FOOTING AND CONSTRUCTION OF NEW CMU MONUMENT SIGN WITH STUCCO FINISH.

SCOPE OF WORK ALSO INCLUDES REMOVAL AND DISPOSAL OF PORTIONS OF LANDSCAPE FOR INSTALLATION OF NEW WORK AND REPLANTING OF DEMOLISHED LANDSCAPING.

VICINITY MAP



PROJECT TEAM

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DEL MAR UNION SCHOOL DISTRICT
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SAN DIEGO, CA 92130
T. 858.755.9301
CONTACT: CARLOS AVALOS

ARCHITECT
obrARCHITECTURE INC.
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T. 619.564.7586
CONTACT: GARRICK OLIVER

SHEET INDEX

TITLE

T1.0 TITLE SHEET

ARCHITECTURAL

AS1.1	OVERALL SITE PLAN
AS1.2	ENLARGED EXISTING SITE PLAN AND ELEVATIONS
AS1.3	ENLARGED SITE PLAN AND ELEVATION
AS8.1	DETAILS

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SAGE CANYON
TITLE SHEET
5290 HARVEST RUN DR, SAN DIEGO, CA 92130

Date Issued 11/15/2023

REVISIONS

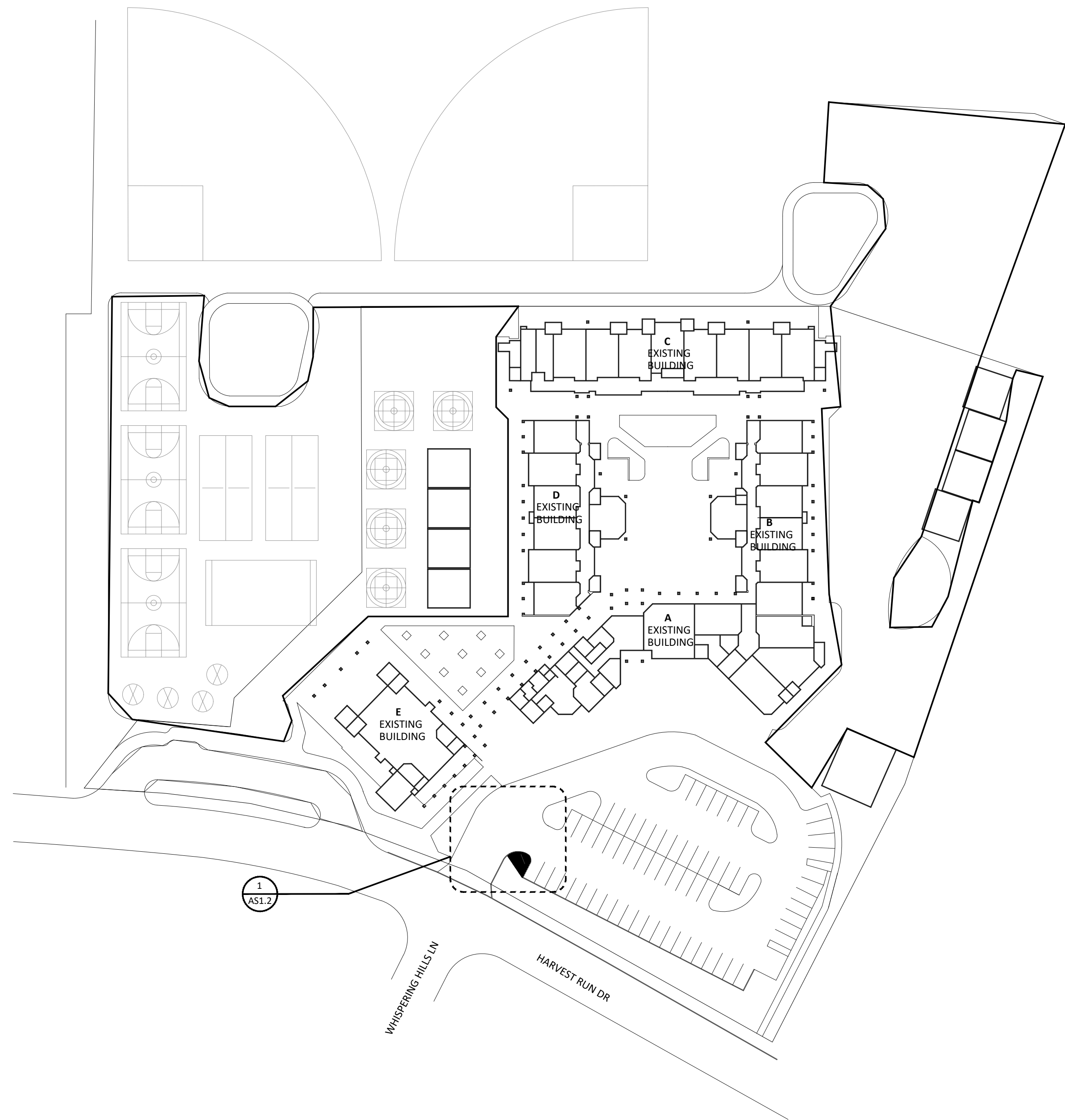
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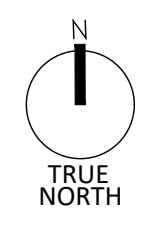
Sheet No.

T1.0

ANNEY ROSENTHAL-HALL
CHRISTOPHER BITTNER
GARRICK OLIVER

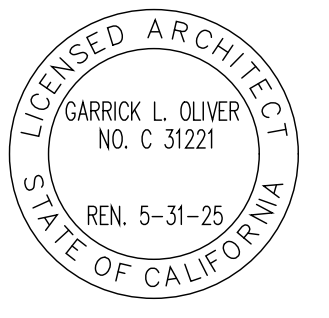


1 OVERALL SITE PLAN
SCALE: 1" = 60'



obr
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SAGE CANYON
 OVERALL SITE PLAN
 5290 HARVEST RUN DR, SAN DIEGO, CA 92130

Date Issued 11/15/2023

REVISIONS
 Δ 11/15/2023 ADDENDUM 01

Job No. DMUSD-007
 Sheet No.

AS1.1



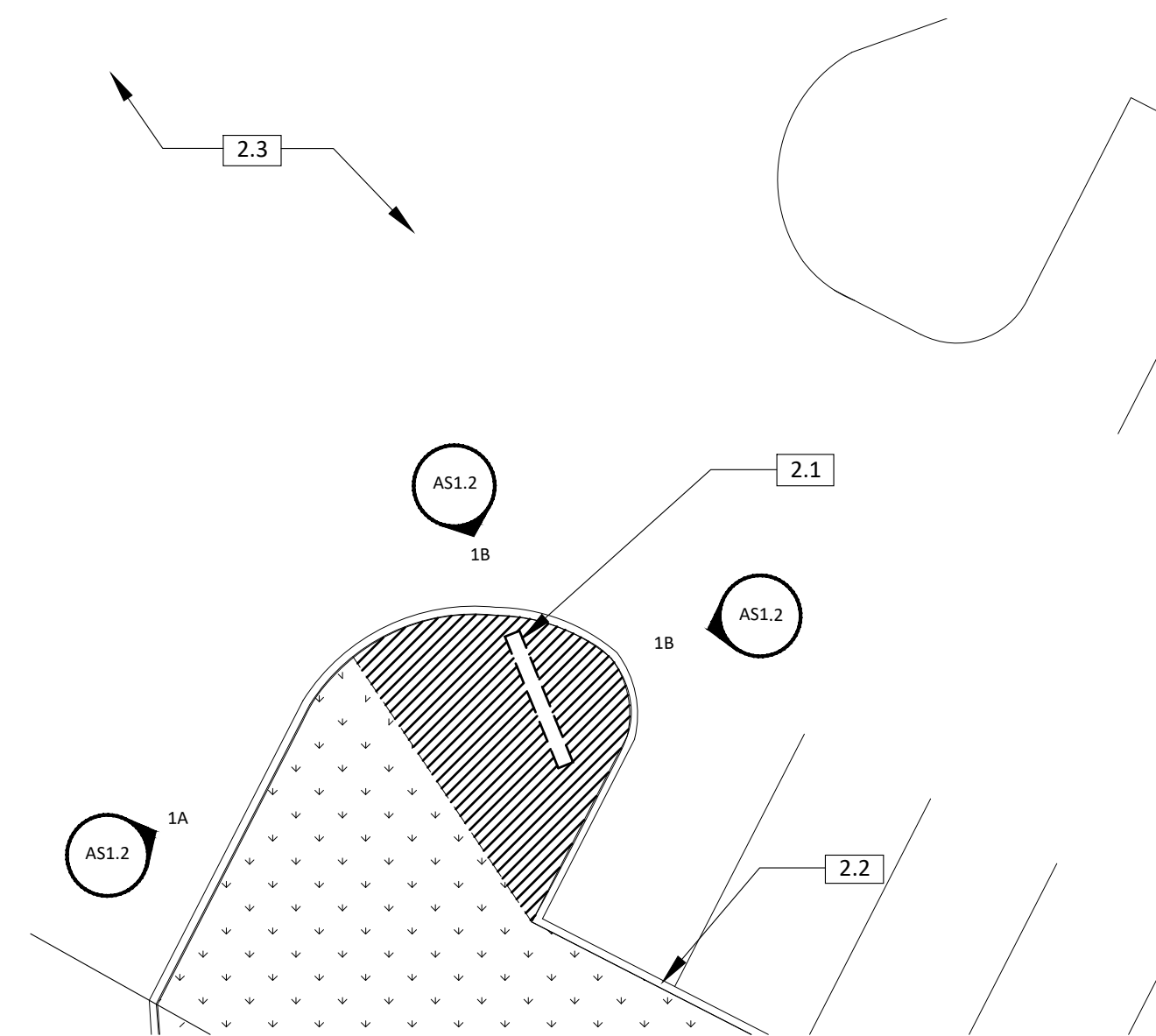
1B EXISTING ELEVATION
N.T.S.



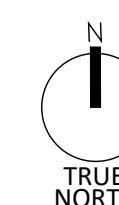
1A EXISTING ELEVATION
N.T.S.



1C EXISTING ELEVATION
N.T.S.



1 DEMOLITION SITE PLAN
SCALE: 3/32" = 1'-0"



SHEET GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET T-1.0 FOR FURTHER INFORMATION AND REQUIREMENTS.
2. QUANTITIES PROVIDED IN CONTRACT DOCUMENTS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
3. CONTRACTOR SHALL VISIT SITE, REPORT ANY DISCREPANCIES DISCOVERED TO THE DISTRICT, THROUGH A BID RFI, PRIOR TO VISITING SITE. ALL SITE VISITS WITHOUT DISTRICT ATTENDANCE AND/OR PERMISSION WILL BE DENIED.
4. FINAL CLEAN AND POWER WASH ALL ADJACENT SURFACES AFFECTED BY SCOPE OF WORK ON COMPLETION OF THE PROJECT.
5. ALL ITEMS ARE EXISTING U.N.O.
6. ALTHOUGH IRRIGATION LINES SMALLER THAN 3" IN DIAMETER ARE TYPICALLY NOT SHOWN ON THE PLANS, ALL LANDSCAPE AREAS ARE SERVED BY AUTOMATIC IRRIGATION SYSTEMS. UNLESS OTHERWISE INDICATED ON THE PLANS, THE CONTRACTOR SHALL RELOCATE ALL IRRIGATION LINES, RISERS, HEAD, AND CONTROL WIRES AS REQUIRED TO RESOLVE CONFLICTS WITH PROPOSED CONSTRUCTION. SUCH REPAIR AND/OR RELOCATION WORK SHALL BE CONSIDERED AS INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

LEGEND

- CONCRETE TO REMAIN - PROTECT IN PLACE
- LANDSCAPE TO REMAIN - PROTECT IN PLACE
- DEMOLISH (E) LANDSCAPE AS REQUIRED FOR INSTALLATION OF NEW WORK

KEYNOTES

- 2.1 POST AND PANEL MONUMENT SIGN AND CONCRETE FOOTING - DEMOLISH & DISPOSE IN ENTIRETY
- 2.2 CONCRETE CURB
- 2.3 ASPHALT PAVING

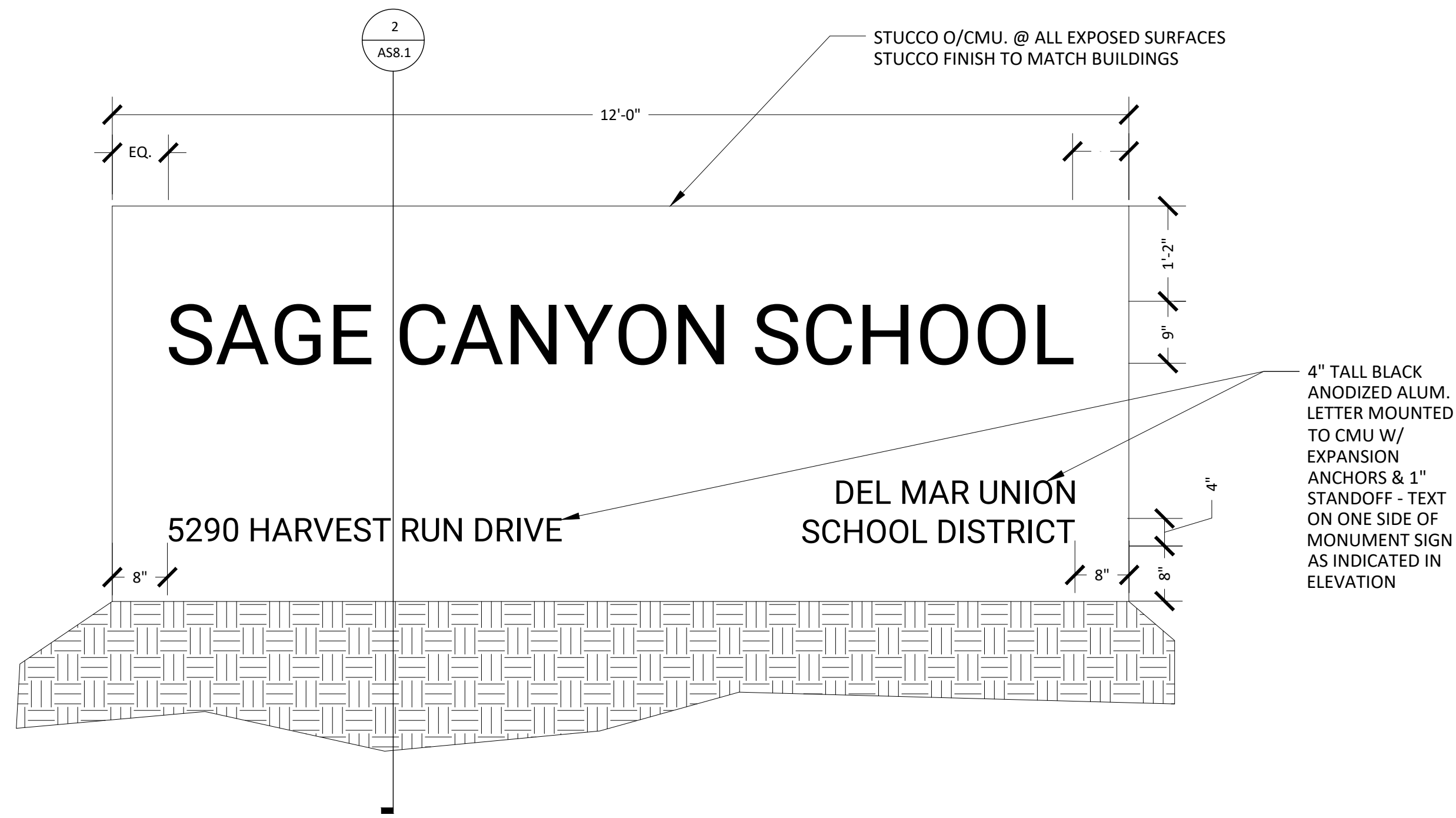
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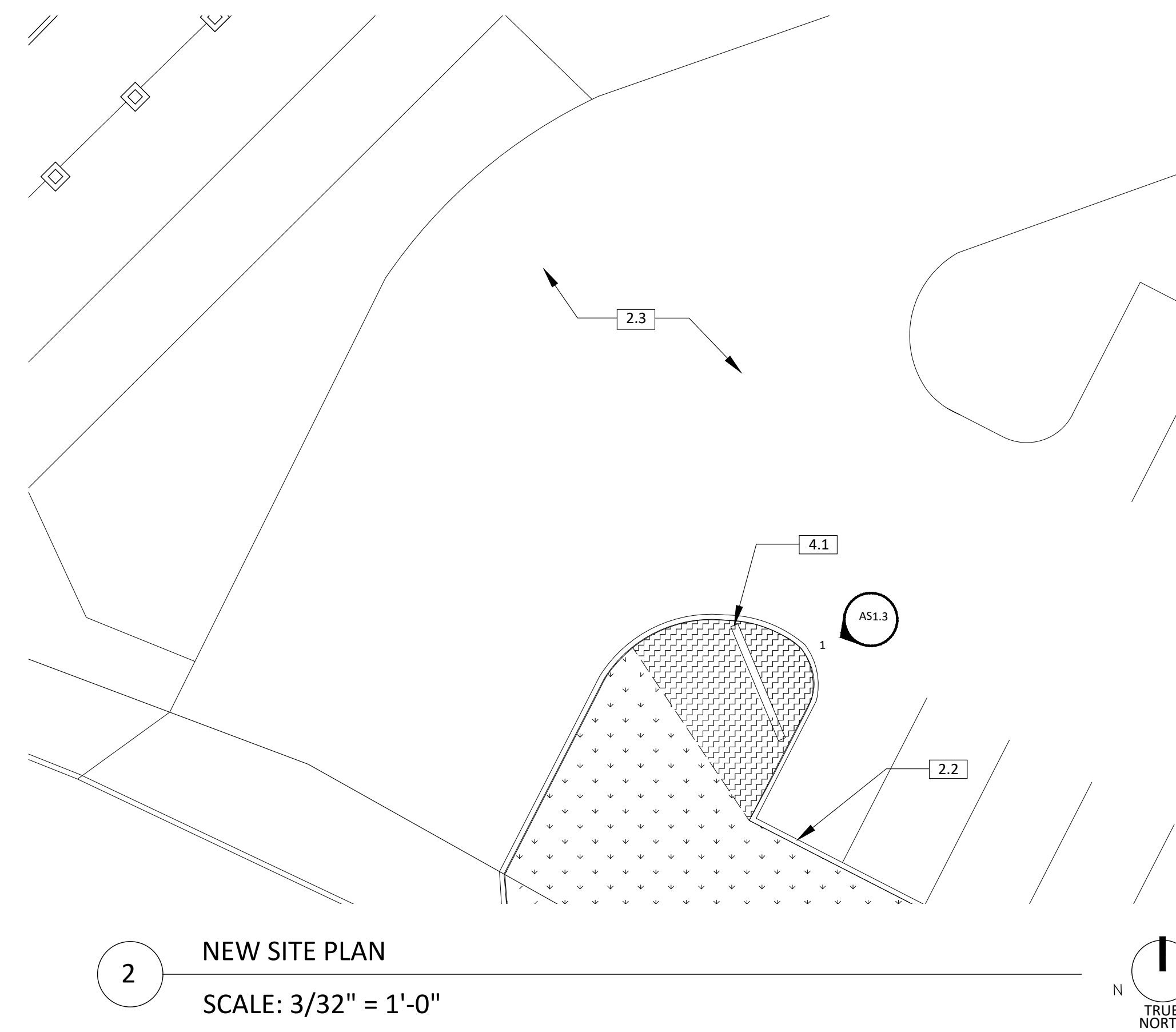
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△	11/15/2023 ADDENDUM 01

Job No. DMUSD-007
 Sheet No.



1 MONUMENT SIGN ELEVATION
SCALE: 3/4" = 1' - 0"



2 NEW SITE PLAN
SCALE: 3/32" = 1'-0"

SHEET GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET T-1.0 FOR FURTHER INFORMATION AND REQUIREMENTS.
2. QUANTITIES PROVIDED IN CONTRACT DOCUMENTS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
3. CONTRACTOR SHALL VISIT SITE, REPORT ANY DISCREPANCIES DISCOVERED TO THE DISTRICT, THROUGH A BID RFI, PRIOR TO VISITING SITE. ALL SITE VISITS WITHOUT DISTRICT ATTENDANCE AND/OR PERMISSION WILL BE DENIED.
4. FINAL CLEAN AND POWER WASH ALL ADJACENT SURFACES AFFECTED BY SCOPE OF WORK ON COMPLETION OF THE PROJECT.
5. ALL ITEMS ARE EXISTING U.N.O.
6. ALTHOUGH IRRIGATION LINES SMALLER THAN 3" IN DIAMETER ARE TYPICALLY NOT SHOWN ON THE PLANS, ALL LANDSCAPE AREAS ARE SERVED BY AUTOMATIC IRRIGATION SYSTEMS. UNLESS OTHERWISE INDICATED ON THE PLANS, THE CONTRACTOR SHALL RELOCATE ALL IRRIGATION LINES, RISERS, HEADS, AND CONTROL WIRES AS REQUIRED TO RESOLVE CONFLICTS WITH PROPOSED CONSTRUCTION. SUCH REPAIR AND/OR RELOCATION WORK SHALL BE CONSIDERED AS INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

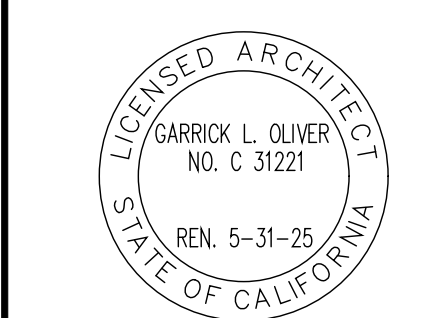
LEGEND

- (E) LANDSCAPE TO REMAIN - PROTECT IN PLACE
- NEW LANDSCAPE TO MATCH EXISTING

KEYNOTES

- 2.2 CONCRETE CURB
- 2.3 (E) ASPHALT PAVING
- 4.1 (N) STUCCO / CMU MONUMENT SIGN - SEE DETAIL 2/A8.1

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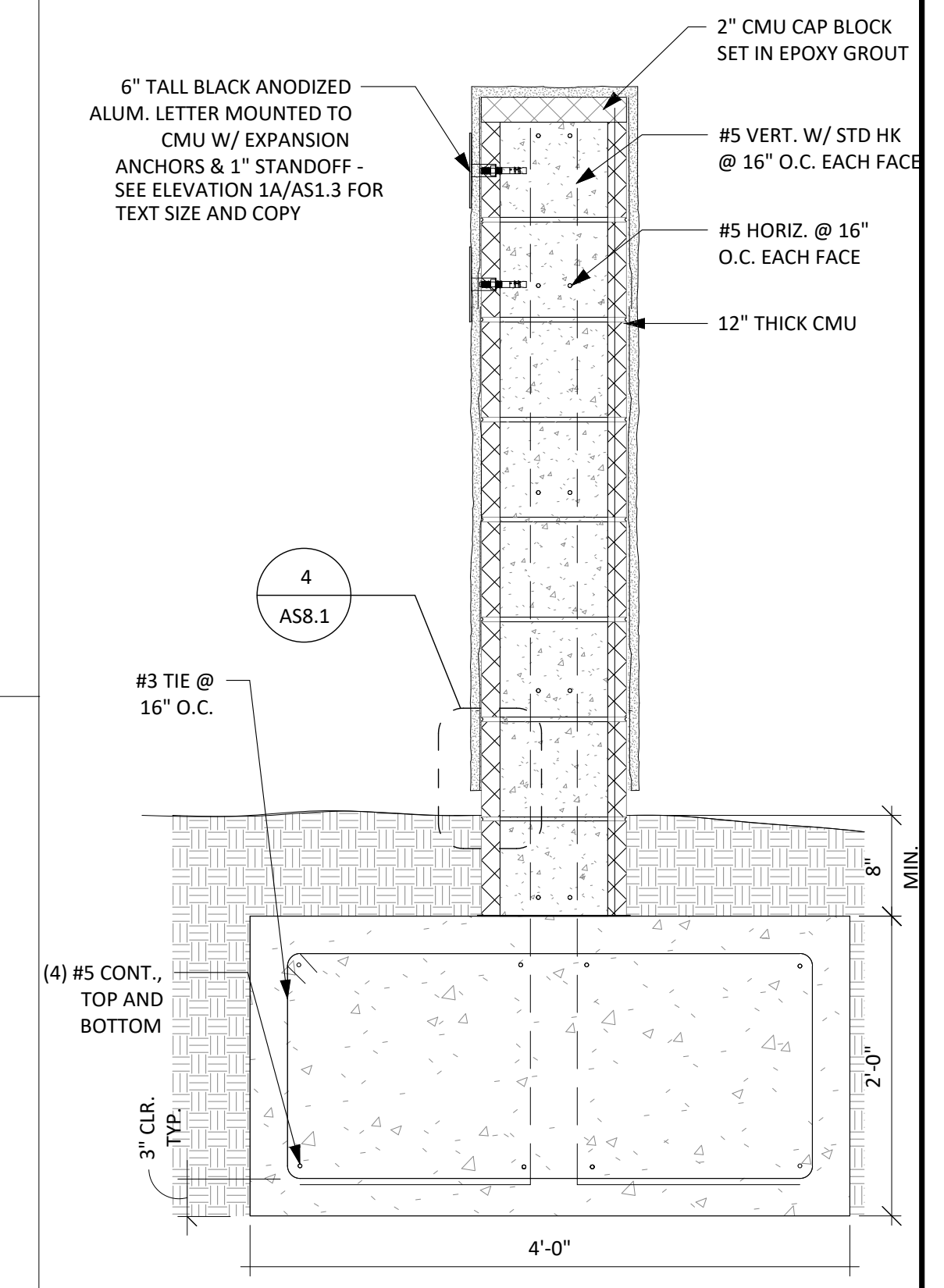


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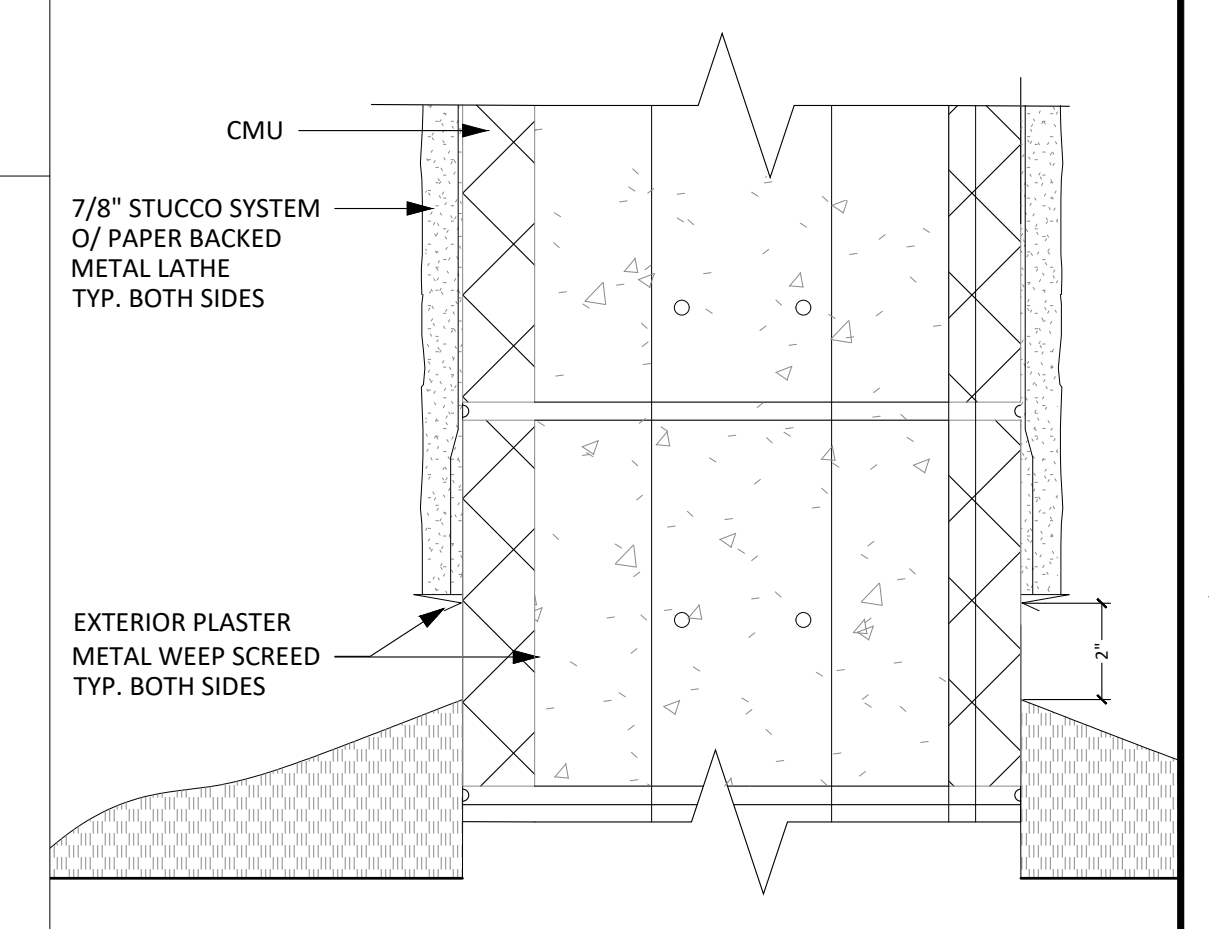
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Sheet No.

AS1.3



2 CMU SIGN DETAIL SECTION
1" = 1'-0"



3 BOTTOM OF STUCCO WALL
3" = 1'-0"

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**SAGE CANYON
DETAILS**
5290 HARVEST RUN DR, SAN DIEGO, CA, 92130

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Sheet No.

AS8.1

SYCAMORE RIDGE MONUMENT SIGN

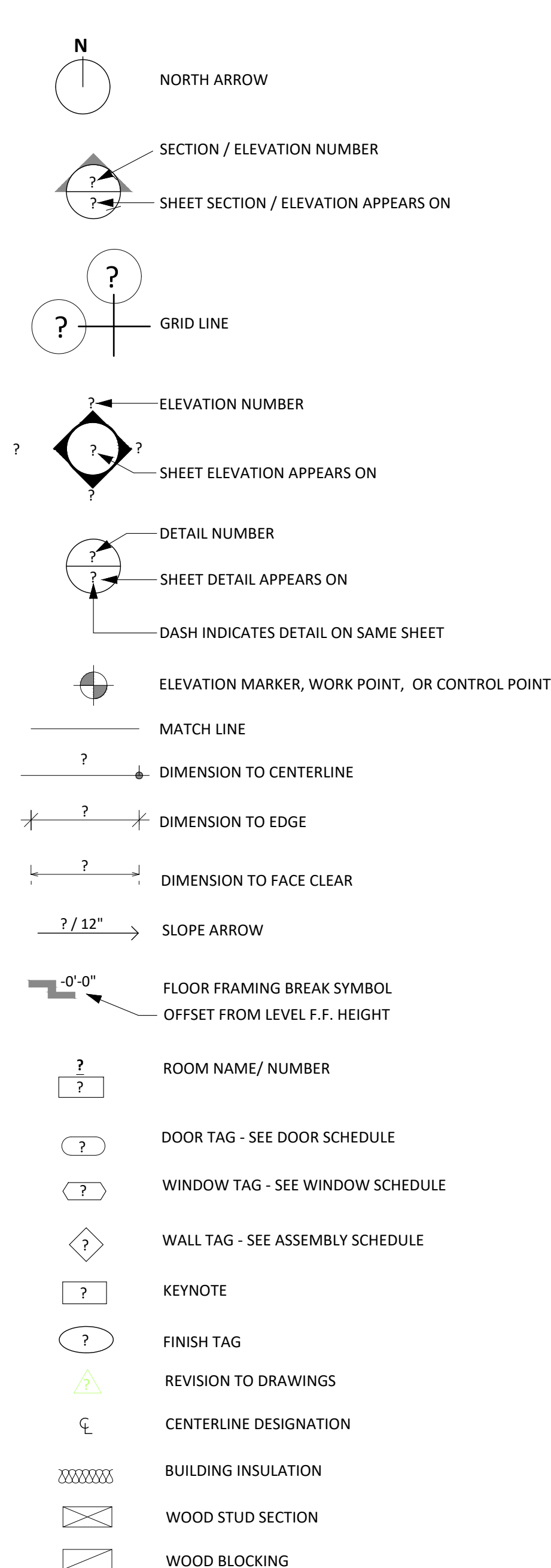
5333 OLD CARMEL VALLEY RD, SAN DIEGO, CA 92130

DEL MAR UNION SCHOOL DISTRICT

ABBREVIATIONS

A.B.	ANCHOR BOLT	INSUL	INSULATION
A.C.	AIR CONDITIONER	INT	INTERIOR
ACST	ACOUSTIC	JB	JAMB
A.D.	AREA DRAIN	JT	JOINT
ADJ	ADJUSTABLE	LAM	LAMINATE
A.F.F.	ABOVE FINISH FLOOR	LAV	LAVATORY
ALUM	ALUMINUM	LT	LIGHT
APPL	APPLICABLE	LTWT	LIGHT WEIGHT
APPROX	APPROXIMATE	MAX	MAXIMUM
@	AT	MFG	MANUFACTURER
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING		MINUTE
BLK	BLOCK	M.L.	METAL LATH
BLKG	BLOCKING	MTD	MOUNTED
B.P.	BUILDING PAPER	(N)	NEW
BTWN	BETWEEN	N/A	NOT APPLICABLE
B.U.	BUILT UP	N.I.C.	NOT IN CONTRACT
CAB	CABINET	NO. - #	NUMBER
CAT	CATALOG	N.T.S.	NOT TO SCALE
CBC	CALIFORNIA BUILDING CODE	O.C.	ON CENTER
C.I.	CAST IRON	OV	OVER
C.J.	CONTROL JOINT	OZ	OUNCE
C.L.	CENTER LINE	PL	PLATE
CLG	CEILING	PLAS	PLASTIC
CLR	CLEAR	PLY	PLYWOOD
CMU	CONCRETE MASONRY UNIT	P.O.C.	POINT OF CONNECTION
COL	COLUMN	PR	PAIR
COMP	COMPACTED	PROP	PROPERTY
CONC	CONCRETE	PSI	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	P.T.	PRESSURE TREATED
d	PENNY	RDWD	REDWOOD
DBL	DOUBLE	REINF	REINFORCED
D.F.	DOUGLAS FIR	REQD	REQUIRED
	DRINKING FOUNTAIN	RM	ROOM
D.H.	DOUBLE HUNG	R.W.L	RAIN WATER LEADER
DIA	DIAMETER	R.W.S.	RECESSED WATER SERVICE
DN	DOWN	SELF-ADHERED	
DS	DOWNSPOUT	WATERPROOFING MEMBRANE	
DWG	DRAWING	SC	SOLID CORE
EA	EACH	SD	STORM DRAIN
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	SECT	SECTION
E.J.	EXPANSION JOINT	S.F.	SQUARE FOOTAGE
ELEV	ELEVATION	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
E.W.	EACH WAY	SL	SILL
EXIST (E)	EXISTING	S.M.	SHEET METAL
EXP	EXPANSION	S.P.	SINGLE PLY
EXT	EXTERIOR	SPEC	SPECIFICATION
F.D.	FLOOR DRAIN	SQ	SQUARE
F.E.	FIRE EXTINGUISHER	S.S.	SANITARY SEWER LINE
F.G.	FIBERGLASS		STANDING SEAM
	FINISH GRADE	STD	STAINLESS STEEL
F.H.	FIRE HYDRANT	STL	STANDARD
FIN	FINISH	STL	STEEL
FLR	FLOOR	SUSP	SUSPENDED
F.O.S.	FACE OF STUD	SW	SWITCH
FT	FOOT/FEET	T & B	TOP & BOTTOM
FTG	FOOTING	T & G	TONGUE & GROOVE
GA	GAUGE	T.C.	TOP OF CURB
GD	GRADE	TEMP	TEMPORARY
G.I.	GALVANIZED IRON	T.P.	TOP OF PAVING
GL	GLASS	T.S.	TUBE STEEL
G.L.B.	GLUE LAM. BEAM	TYP	TYPICAL
GYP BD	GYPSPUM BOARD	U.B.C.	UNIFORM BUILDING CODE
HD	HEAD	U.O.N.	UNLESS OTHERWISE NOTED
	HIGH DENSITY	V.B.	VAPOR BARRIER
HDR	HEADER	VERT	VERTICAL
HDWR	HARDWARE	V.I.F.	VERIFY IN FIELD
HGT-HT	HEIGHT	V.T.R.	VENT THROUGH ROOF
H.M.	HOLLOW METAL	W/	WITH
HORIZ	HORIZONTAL	W/O	WITHOUT
HR	HOUR	WAINS	WAINSCOT
		WD	WOOD
		W.H.	WATER HEATER
		W.I.	WROUGHT IRON
		WRB	WEATHER RESISTIVE BARRIER
		W.W.F.	WOVEN WIRE FABRIC

SYMBOL LEGEND



DEMOLITION NOTES

- CONTRACTOR SHALL IDENTIFY ALL DAMAGED ELEMENTS DESIGNATED TO REMAIN OR BE RELOCATED AND REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH DEMOLITION WORK.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND VERIFYING DEMOLITION PLANS IN RELATION TO STRUCTURAL AND/OR CONSTRUCTION DRAWINGS. THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF ANY AND ALL CONFLICTS, DISCREPANCIES OR PROBLEMS.
- ALL TRADES CONCERNED SHALL COORDINATE EACH OTHER'S WORKS PRIOR TO AND DURING DEMOLITION.
- THE CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK REQUIRED INCLUDING THE REMOVAL OF ALL DEBRIS, BROKEN CONCRETE, ETC., FROM THE SITE. PROPER SHOWING SHALL BE EXECUTED FOR THE SAFETY OF THE STRUCTURE AND WORKMEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM DEMOLITION AT NO ADDITIONAL COST TO THE OWNER. ANY EXISTING FACILITIES INDICATED TO REMAIN WHICH ARE SO DAMAGED SHALL BE REPLACED EQUAL TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. CONTRACTOR SHALL BEWARE OF POTENTIAL HAZARDS FROM DEMOLITION WORK NEAR UTILITIES.
- CONTRACTOR SHALL NOTIFY THE OWNER IN ADVANCE FOR APPROVAL OF DEMOLITION WORK WHICH MAY RESULT IN EXTREME NOISE, DUST, OR OTHER UNDESIRABLE CONDITIONS.
- 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.
- BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW WORK, AND UNTIL SAGE TO REMOVE USHC BRACING AND SUPPORTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL SHORING CALCULATIONS.
- CONTRACTOR SHALL MAINTAIN THE ACCESS FOR FIRE TRUCK AND FIRE EXITS DURING CONSTRUCTION.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL WORK.
- CUT EXISTING PORTIONS OF WALLS, FLOORS, CEILING, ETC., WHERE INDICATED. UNLESS SPECIFICALLY SHOWN ON THESE PLANS. NO STRUCTURAL MEMBER SHALL BE CUT, DRILLED NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER, ARCHITECT AND THE CITY OF SAN DIEGO.
- SURFACES WHERE MATERIAL IS REMOVED TO INSTALL NEW WORK OR TO RECEIVE NEW FINISH SHALL BE REPAIRED AND PATCHED TO MATCH ORIGINAL CONDITIONS.
- CONTRACTOR SHALL ENSURE ALL FLOOR FINISH MATERIALS WILL BE FLUSH WITH ADJACENT WALKING SURFACES, INCLUDING WHERE NEW FINISH SURFACE MATERIAL JOIN EXISTING TO PROVIDE SMOOTH TRANSITION.
- WHERE CONCRETE PAVEMENT OR CURB IS TO BE REMOVED, PAVEMENT SHALL BE REMOVED FROM THE CLOSEST CONTROL JOINT TO THE CLOSEST CONTROL JOINT, TYP.
- THE OWNER SHALL HAVE FIRST RIGHTS ON ANY REMOVED EQUIPMENT.
- CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL THE ITEMS TO BE REMOVED.

APPLICABLE CODES

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATION.

2022 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), AS APPLICABLE:
 PART 2 - CALIFORNIA BUILDING CODE (ADOPTS THE 2022 IBC)
 PART 12 - CALIFORNIA REFERENCED STANDARDS CODE

AMERICAN WITH DISABILITIES ACT TITLE II REGULATIONS 28 CFR PART 35 AND 35.151, INCLUDING 2010 ADA STANDARDS FOR FOR ACCESSIBLE DESIGN

CONSTRUCTION BMPs

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREETS DUE TO THE CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORKDAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S, WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET.

A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TACKING MUD OR SILT INTO THE STREET.

ALL STOCKPILES OF SOIL AND OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS, WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON SITE.

THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACHES ITS EFFECTIVENESS.

ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES. THE STORAGE OF ALL CONSTRUCTION MATERIAL AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT OF WORK PROPOSED IN THE PUBLIC RIGHT OF WAY AS PART OF THIS BUILDING PERMIT APPLICATION.

FIRE NOTES

- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR).
- DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.
- DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR II STRUCTURE SEPARATED BY 1- FEED FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON OR LIMITED COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3.
- OPEN FLAMES, FIRE AND BURNING ON PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.
- THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
- WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19 DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.
- AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED TO PROTECT COMMERCIAL TYPE FOOD HEATING EQUIPMENT THAT PRODUCES GREASE LADEN VAPORS AND SHALL COMPLY WITH CFC, CMC AND NFPA 17A. REVIEW AND APPROVAL OF A HOOD AND DUCT EXTINGUISHING SYSTEM PLAN IS REQUIRED PRIOR TO INSTALLATION OR USE OF COOKING EQUIPMENT.
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
- ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW SAND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2.
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.

GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THAT ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPLICABLE CODES AND FEDERAL REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS PRIOR TO SUBMITTING A BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, GRADES, ELEVATIONS AND DIMENSIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND STATE OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS AND REGULATIONS.

DO NOT SCALE ANY DRAWINGS IN THIS SET.

ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

CONTRACTOR SHALL ENSURE ALL FINISH MATERIALS BE FLUSH WHERE NEW FINISH SURFACE MATERIAL JOIN EXISTING TO PROVIDE SMOOTH TRANSITION.

THE OWNER SHALL HAVE FIRST RIGHTS ON ANY REMOVED EQUIPMENT.

WHERE CONCRETE PAVEMENT IS TO BE REMOVED, PAVEMENT SHALL BE REMOVED FROM THE CLOSEST CONTROL JOINT TO THE CLOSEST CONTROL JOINT, TYP.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED IN ORDER TO INSTALL NEW WORK.

NO WORK PROPOSED IN THE PUBLIC RIGHT OF WAY IS PART OF THIS BUILDING PERMIT APPLICATION.

NO PART OF STRUCTURES, RETAINING WALLS AND FOOTINGS SHALL ENCR OACH INTO ADJACENT PROPERTIES, EASEMENTS OR PUBLIC RIGHT-OF-WAY.

PROPERTY OWNER SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED WITHIN THE PARCEL AND BE RESPONSIBLE TO PREVENT DAMAGE TO DOWN STREAM PROPERTIES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO LOCATE PROPERTY LINES AND CONFORM TO SETBACK REQUIREMENTS.

CONTRACTOR SHALL SLOPE ALL FLOORS TOWARDS DRAINS.

DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.

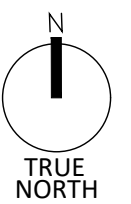
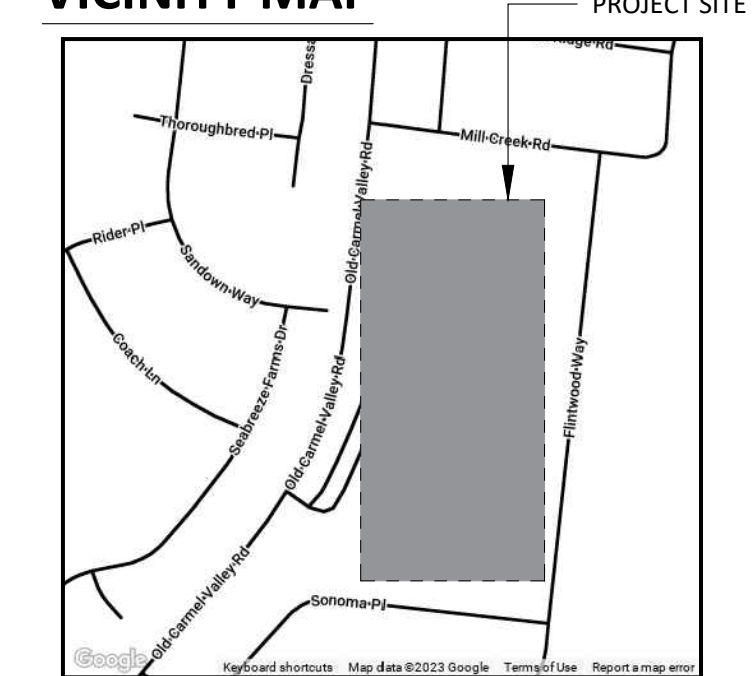
BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

SCOPE OF WORK

SCOPE OF WORK INCLUDES THE DEMOLITION OF THE EXISTING MONUMENT SIGN AND FOOTING AND CONSTRUCTION OF NEW CMU MONUMENT SIGN WITH STUCCO FINISH.

SCOPE OF WORK ALSO INCLUDES REMOVAL AND DISPOSAL OF PORTIONS OF LANDSCAPE FOR INSTALLATION OF NEW WORK AND REPLANTING OF DEMOLISHED LANDSCAPING.

VICINITY MAP



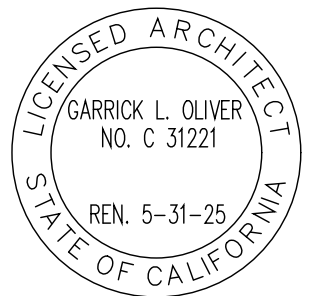
PROJECT TEAM

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A-103	ENLARGED PLANS AND ELEVATIONS
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SYCAMORE RIDGE
 TITLE SHEET
 5333 OLD CARMEL VALLEY RD, SAN DIEGO, CA 92130

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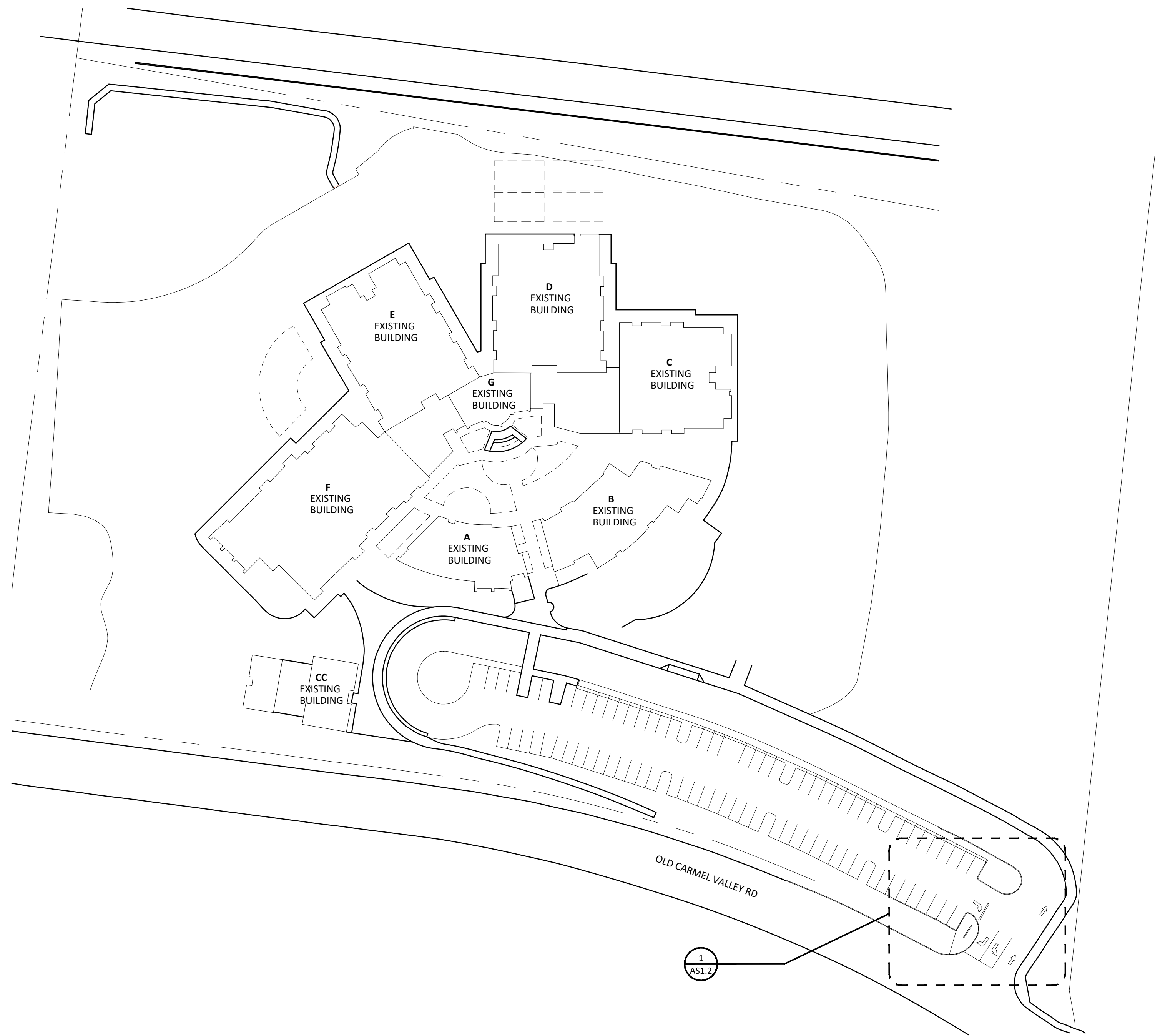
T1.0

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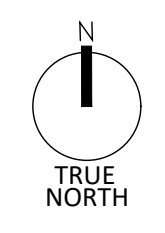


CHRISTOPHER BITTNER
 ANNEY ROSENTHAL-HALL
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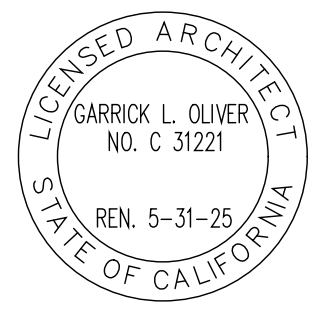


1 OVERALL SITE PLAN
SCALE: 1" = 60'



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SYCAMORE RIDGE
 OVERALL SITE PLAN
 5333 OLD CARMEL VALLEY RD, SAN DIEGO, CA 92130

Date Issued 11/15/2023

REVISIONS
 11/15/2023 ADDENDUM 01

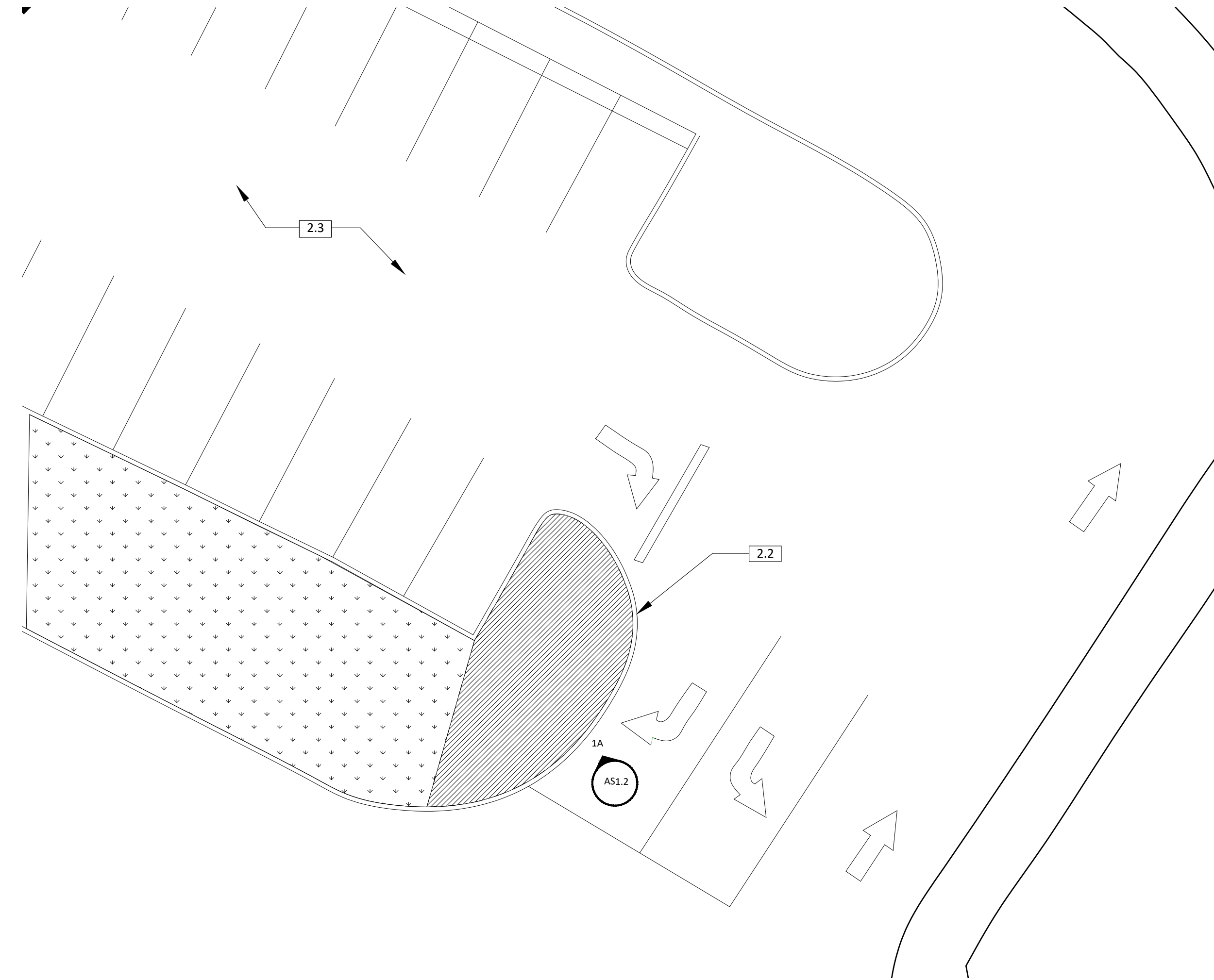
Job No. DMUSD-007
 Sheet No.

AS1.1



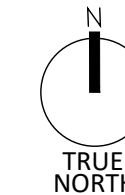
1A

EXISTING ELEVATION
N.T.S.



1

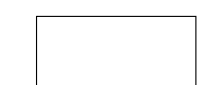
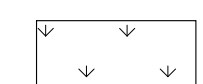

DEMOLITION SITE PLAN
SCALE: 3/32" = 1'-0"



SHEET GENERAL NOTES

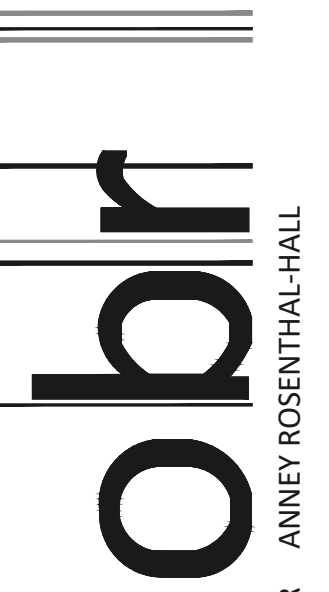
1. REFER TO GENERAL NOTES ON SHEET T-1.0 FOR FURTHER INFORMATION AND REQUIREMENTS.
2. QUANTITIES PROVIDED IN CONTRACT DOCUMENTS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
3. CONTRACTOR SHALL VISIT SITE, REPORT ANY DISCREPANCIES DISCOVERED TO THE DISTRICT, THROUGH A BID RFI, PRIOR TO VISITING SITE. ALL SITE VISITS WITHOUT DISTRICT ATTENDANCE AND/OR PERMISSION WILL BE DENIED.
4. FINAL CLEAN AND POWER WASH ALL ADJACENT SURFACES AFFECTED BY SCOPE OF WORK ON COMPLETION OF THE PROJECT.
5. ALL ITEMS ARE EXISTING U.N.O.
6. ALTHOUGH IRRIGATION LINES SMALLER THAN 3" IN DIAMETER ARE TYPICALLY NOT SHOWN ON THE PLANS, ALL LANDSCAPE AREAS ARE SERVED BY AUTOMATIC IRRIGATION SYSTEMS. UNLESS OTHERWISE INDICATED ON THE PLANS, THE CONTRACTOR SHALL RELOCATE ALL IRRIGATION LINES, RISERS, HEADS, AND CONTROL WIRES AS REQUIRED TO RESOLVE CONFLICTS WITH PROPOSED CONSTRUCTION. SUCH REPAIR AND/OR RELOCATION WORK SHALL BE CONSIDERED AS INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

LEGEND

-  CONCRETE TO REMAIN - PROTECT IN PLACE
-  LANDSCAPE TO REMAIN - PROTECT IN PLACE
-  DEMOLISH LANDSCAPE AS REQUIRED FOR INSTALLATION OF NEW WORK

KEYNOTES

- 2.2 CONCRETE CURB
- 2.3 ASPHALT PAVING



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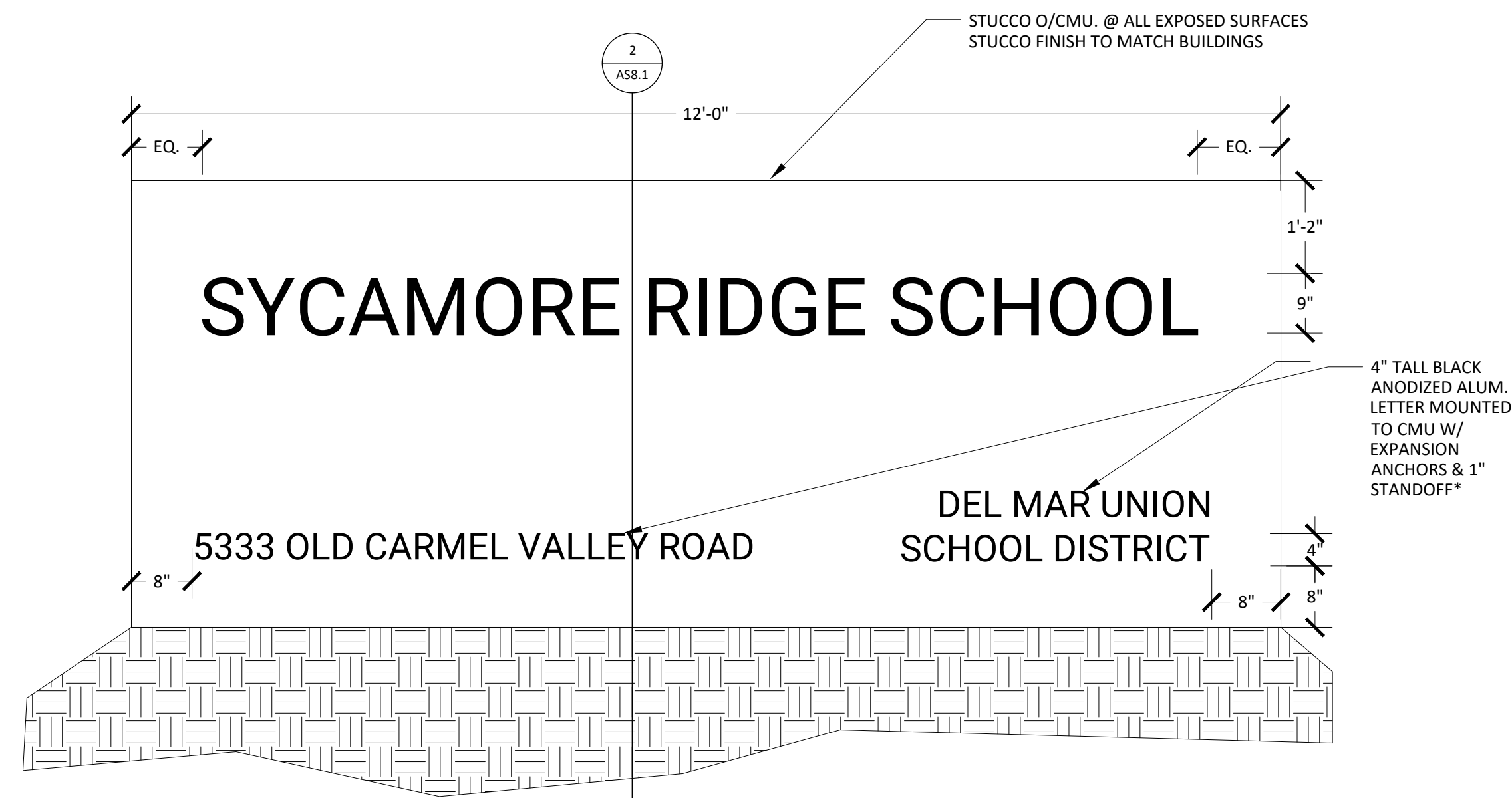
**SYCAMORE RIDGE
 ENLARGED EXISTING SITE PLANS AND ELEVATIONS**
 5333 OLD CARMEL VALLEY RD, SAN DIEGO, CA 92130

Date Issued 11/15/2023

REVISIONS
 11/15/2023 ADDENDUM 01

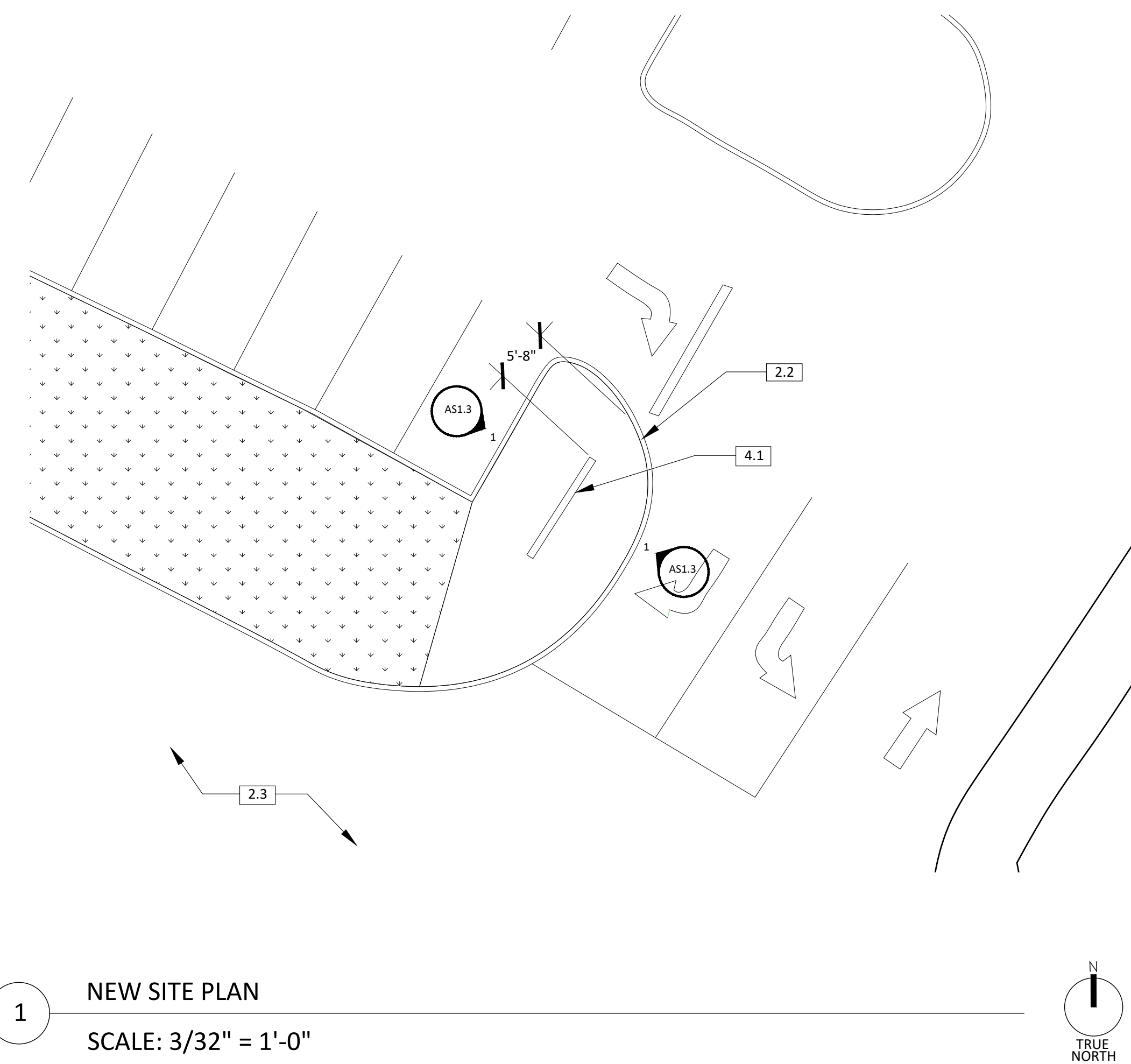
Job No. DMUSD-007
 Sheet No.

AS1.2



* PROVIDE TEXT ON TWO SIDES OF THE MONUMENT SIGN

1A MONUMENT SIGN ELEVATION
SCALE: 3/4" = 1' - 0"

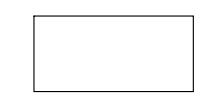
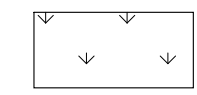
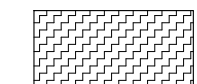


1 NEW SITE PLAN
SCALE: 3/32" = 1'-0"

SHEET GENERAL NOTES

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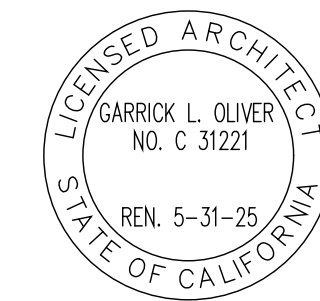
LEGEND

-  CONCRETE TO REMAIN - PROTECT IN PLACE
-  LANDSCAPE TO REMAIN - PROTECT IN PLACE
-  NEW LANDSCAPE TO MATCH EXISTING

KEYNOTES

- 2.2 CONCRETE CURB
- 2.3 ASPHALT PAVING
- 4.1 (N) STUCCO O/ CMU MONUMENT SIGN - SEE DETAIL 2/A8.1

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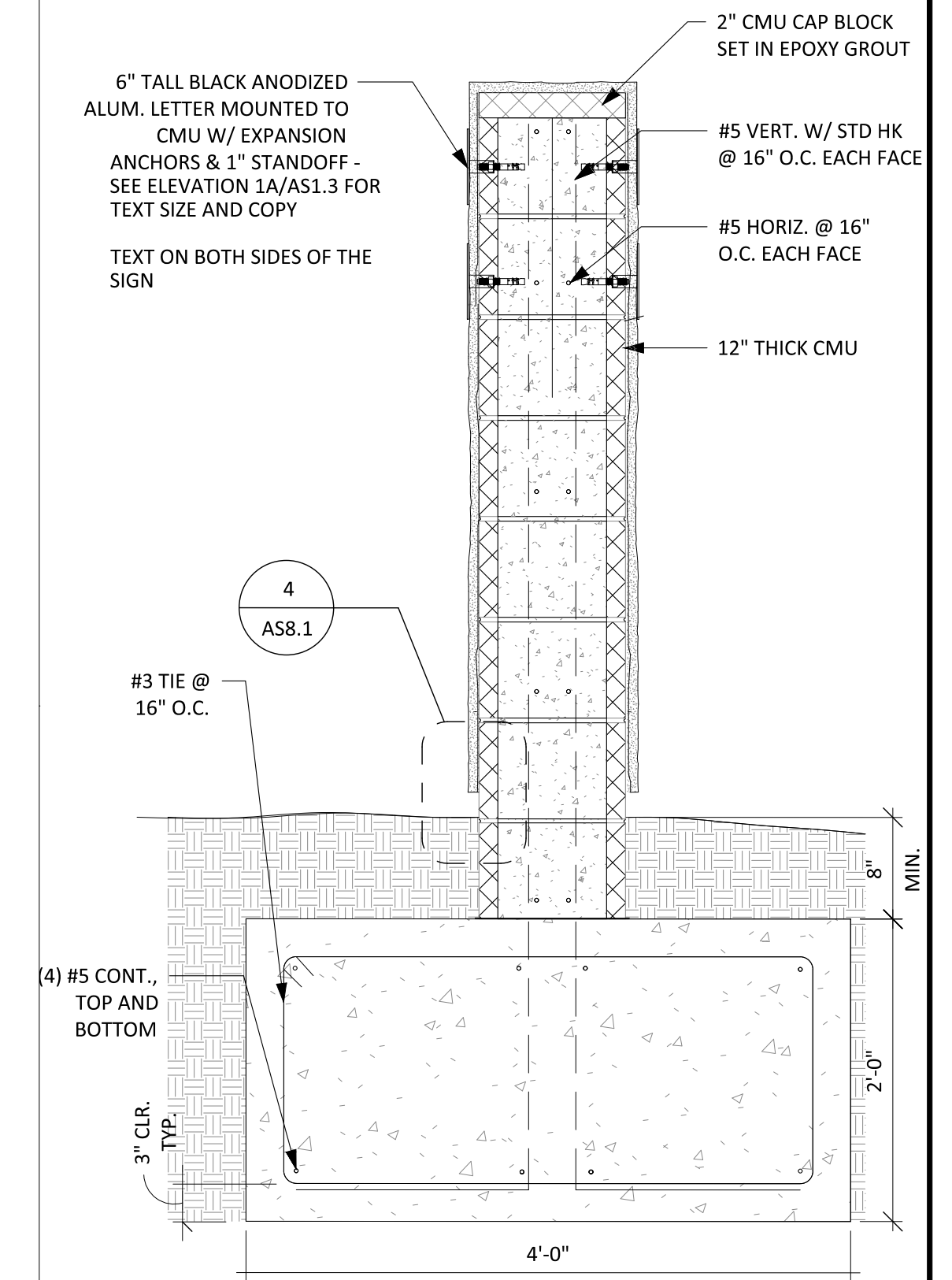


Date Issued 11/15/2023

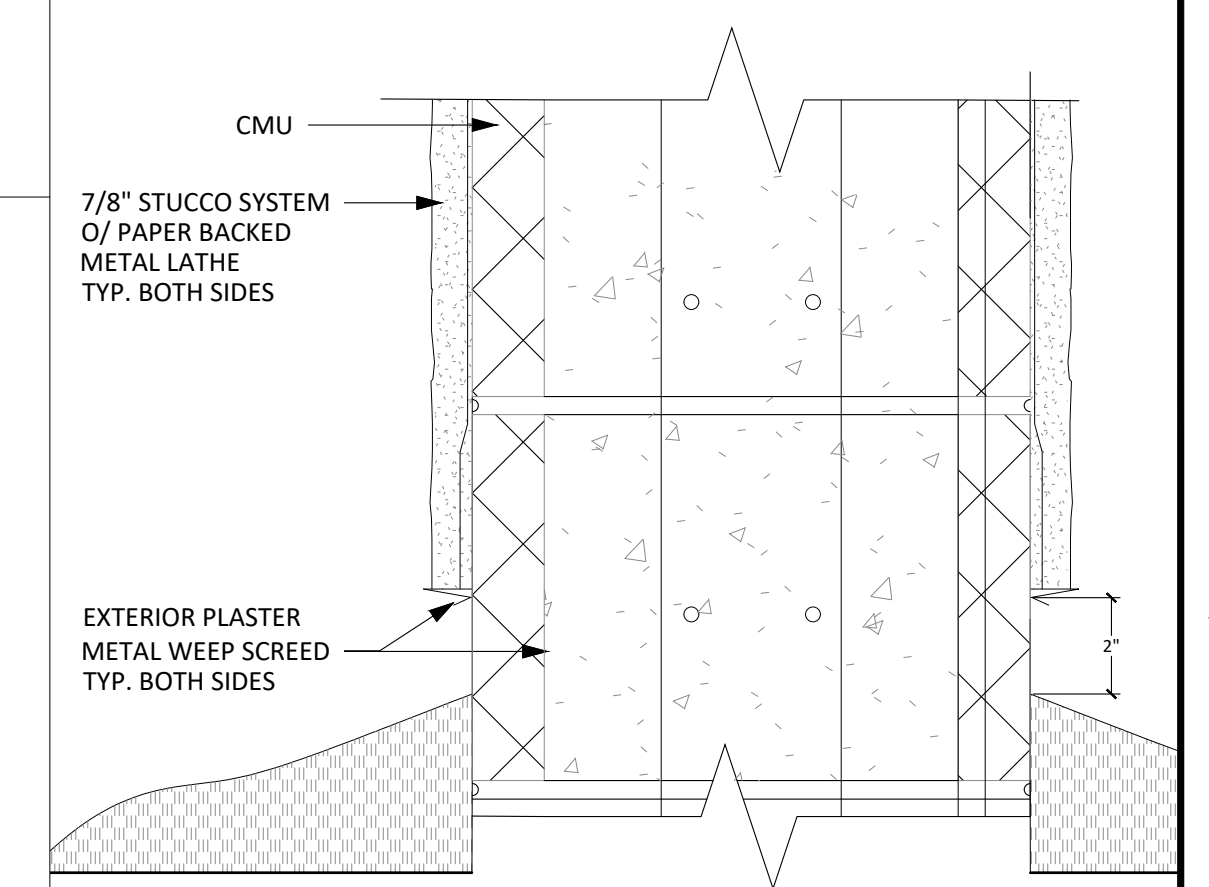
REVISIONS
 11/15/2023 ADDENDUM 01

Job No. DMUSD-007
 Sheet No.

AS1.3



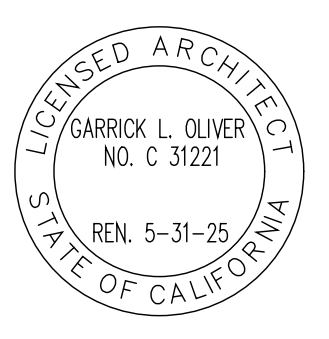
2 CMU SIGN DETAIL SECTION
1" = 1'-0"



3 BOTTOM OF STUCCO WALL
3" = 1'-0"

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**SYCAMORE RIDGE
 DETAILS**
 5333 OLD CARMEL VALLEY RD, SAN DIEGO, CA 92130

Date Issued 11/15/2023

REVISIONS
 Δ 11/15/2023 ADDENDUM 01

Job No. DMUSD-007
 Sheet No.

AS8.1

TORREY HILLS MONUMENT SIGN

10830 CALLE MAR DE MARIPOSA, SAN DIEGO, CA 92130

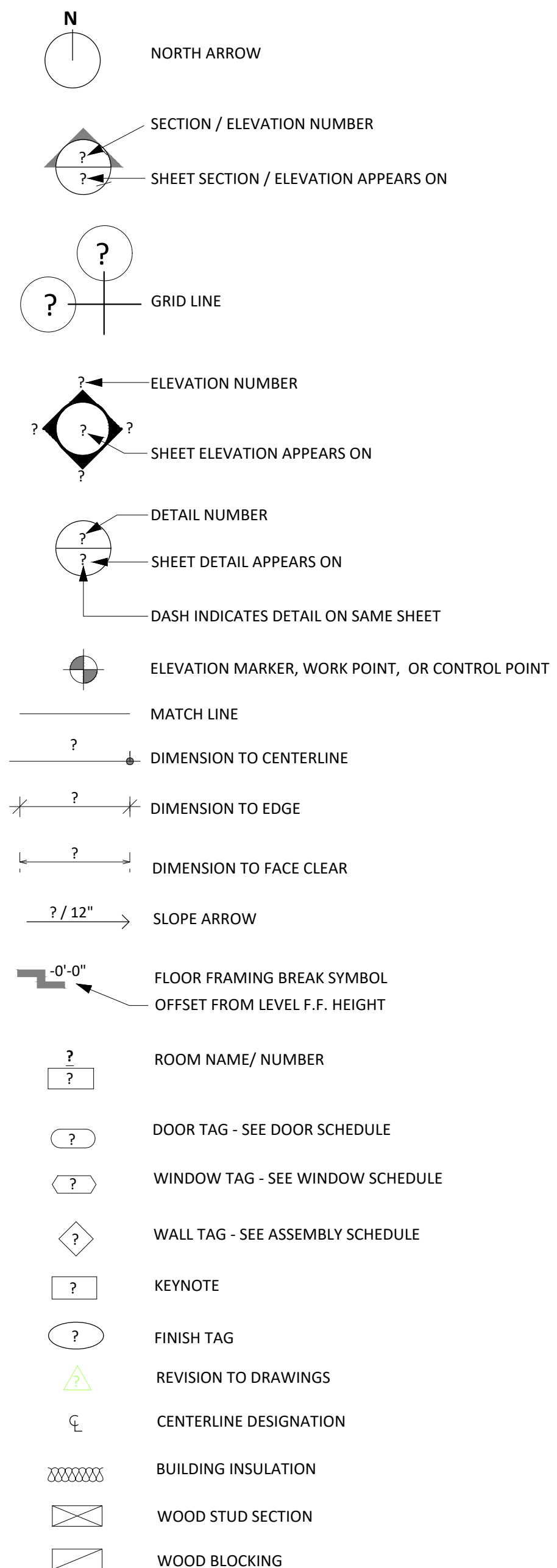
DEL MAR UNION SCHOOL DISTRICT

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ABBREVIATIONS

A.B.	ANCHOR BOLT	INSUL	INSULATION
A.C.	AIR CONDITIONER	INT	INTERIOR
ACST	ACOUSTIC	JB	JAMB
A.D.	AREA DRAIN	JT	JOINT
ADJ	ADJUSTABLE	LAM	LAMINATE
A.F.F.	ABOVE FINISH FLOOR	LAV	LAVATORY
ALUM	ALUMINUM	LT	LIGHT
APPL	APPLICABLE	LTWT	LIGHT WEIGHT
APPROX	APPROXIMATE	MAX	MAXIMUM
@	AT	MFG	MANUFACTURER
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	M.L.	MINUTE
BLK	BLOCK	MTD	METAL LATH
BLKG	BLOCKING	MTD	MOUNTED
B.P.	BUILDING PAPER	(N)	NEW
BTWN	BETWEEN	N/A	NOT APPLICABLE
B.U.	BUILT UP	N.I.C.	NOT IN CONTRACT
CAB	CABINET	NO. - #	NUMBER
CAT	CATALOG	N.T.S.	NOT TO SCALE
CBC	CALIFORNIA BUILDING CODE	O.C.	ON CENTER
C.I.	CAST IRON	OV	OVER
C.J.	CONTROL JOINT	OZ	OUNCE
C.L.	CENTER LINE	PL	PLATE
CLG	CEILING	PLAS	PLASTIC
CLR	CLEAR	PLY	PLYWOOD
CMU	CONCRETE MASONRY UNIT	P.-O.C.	POINT OF CONNECTION
COL	COLUMN	PR	PAIR
COMP	COMPACTED	PROP	PROPERTY
CONC	CONCRETE	PSI	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	P.T.	PRESSURE TREATED
d	PENNY	RDWD	REDWOOD
DBL	DOUBLE	REINF	REINFORCED
D.F.	DOUGLAS FIR	REQD	REQUIRED
	DRINKING FOUNTAIN	RM	ROOM
D.H.	DOUBLE HUNG	R.W.L	RAIN WATER LEADER
DIA	DIAMETER	R.W.S.	RECESSED WATER SERVICE
DN	DOWN	SELF-ADHERED	SELF-ADHERED
DS	DOWNSPOUT	WATERPROOFING MEMBRANE	WATERPROOFING MEMBRANE
DWG	DRAWING	SC	SOLID CORE
EA	EACH	SD	STORM DRAIN
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	SECT	SECTION
	EXPANSION JOINT	S.F.	SQUARE FOOTAGE
ELEV	ELEVATION	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
E.W.	EACH WAY	SL	SILL
EXIST (E)	EXISTING	S.M.	SHEET METAL
EXP	EXPANSION	S.P.	SINGLE PLY
EXT	EXTERIOR	SPEC	SPECIFICATION
F.D.	FLOOR DRAIN	SQ	SQUARE
F.E.	FIRE EXTINGUISHER	S.S.	SANITARY SEWER LINE
F.G.	FIBERGLASS	STD	STANDING SEAM
	FINISH GRADE	STL	STAINLESS STEEL
F.H.	FIRE HYDRANT	STL	STANDARD
FIN	FINISH	STL	STEEL
FLR	FLOOR	SUSP	SUSPENDED
F.O.S.	FACE OF STUD	SW	SWITCH
FT	FOOT/FEET	T & B	TOP & BOTTOM
FTG	FOOTING	T & G	TONGUE & GROOVE
GA	GAUGE	T.C.	TOP OF CURB
GD	GRADE	TEMP	TEMPORARY
G.I.	GALVANIZED IRON	T.P.	TOP OF PAVING
GL	GLASS	T.S.	TUBE STEEL
G.L.B.	GLUE LAM. BEAM	TYP	TYPICAL
GYP BD	GYPSON BOARD	U.B.C.	UNIFORM BUILDING CODE
HD	HEAD	U.O.N.	UNLESS OTHERWISE NOTED
	HIGH DENSITY	V.B.	VAPOR BARRIER
HDR	HEADER	VERT	VERTICAL
HDWR	HARDWARE	V.I.F.	VERIFY IN FIELD
HGT-HT	HEIGHT	V.T.R.	VENT THROUGH ROOF
H.M.	HOLLOW METAL	WITH	WITH
HORIZ	HORIZONTAL	W/O	WITHOUT
HR	HOUR	WAINS	WAINSCOT
		WD	WOOD
		W.H.	WATER HEATER
		W.I.	WROUGHT IRON
		WRB	WEATHER RESISTIVE BARRIER
		W.W.F.	WOVEN WIRE FABRIC

SYMBOL LEGEND



DEMOLITION NOTES

- CONTRACTOR SHALL IDENTIFY ALL DAMAGED ELEMENTS DESIGNATED TO REMAIN OR BE RELOCATED AND REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH DEMOLITION WORK.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND VERIFYING DEMOLITION PLANS IN RELATION TO STRUCTURAL AND/OR CONSTRUCTION DRAWINGS. THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF ANY AND ALL CONFLICTS, DISCREPANCIES OR PROBLEMS.
- ALL TRADES CONCERNED SHALL COORDINATE EACH OTHER'S WORKS PRIOR TO AND DURING DEMOLITION.
- THE CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK REQUIRED INCLUDING THE REMOVAL OF ALL DEBRIS, BROKEN CONCRETE, ETC., FROM THE SITE. PROPER SHOWING SHALL BE EXECUTED FOR THE SAFETY OF THE STRUCTURE AND WORKMEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM DEMOLITION AT NO ADDITIONAL COST TO THE OWNER. ANY EXISTING FACILITIES INDICATED TO REMAIN WHICH ARE SO DAMAGED SHALL BE REPLACED EQUAL TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. CONTRACTOR SHALL BEWARE OF POTENTIAL HAZARDS FROM DEMOLITION WORK NEAR UTILITIES.
- CONTRACTOR SHALL NOTIFY THE OWNER IN ADVANCE FOR APPROVAL OF DEMOLITION WORK WHICH MAY RESULT IN EXTREME NOISE, DUST, OR OTHER UNDESIRABLE CONDITIONS.
- 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.
- BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW WORK, AND UNTIL SAGE TO REMOVE USHC BRACING AND SUPPORTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL SHORING CALCULATIONS.
- CONTRACTOR SHALL MAINTAIN THE ACCESS FOR FIRE TRUCK AND FIRE EXITS DURING CONSTRUCTION.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL WORK.
- CUT EXISTING PORTIONS OF WALLS, FLOORS, CEILING, ETC., WHERE INDICATED. UNLESS SPECIFICALLY SHOWN ON THESE PLANS, NO STRUCTURAL MEMBER SHALL BE CUT, DRILLED NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER, ARCHITECT AND THE CITY OF SAN DIEGO.
- SURFACES WHERE MATERIAL IS REMOVED TO INSTALL NEW WORK OR TO RECEIVE NEW FINISH SHALL BE REPAIRED AND PATCHED TO MATCH ORIGINAL CONDITIONS.
- CONTRACTOR SHALL ENSURE ALL FLOOR FINISH MATERIALS WILL BE FLUSH WITH ADJACENT WALKING SURFACES, INCLUDING WHERE NEW FINISH SURFACE MATERIAL JOIN EXISTING TO PROVIDE SMOOTH TRANSITION.
- WHERE CONCRETE PAVEMENT OR CURB IS TO BE REMOVED, PAVEMENT SHALL BE REMOVED FROM THE CLOSEST CONTROL JOINT TO THE CLOSEST CONTROL JOINT, TYP.
- THE OWNER SHALL HAVE FIRST RIGHTS ON ANY REMOVED EQUIPMENT.
- CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL THE ITEMS TO BE REMOVED.

APPLICABLE CODES

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATION.

- 2022 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), AS APPLICABLE.
- PART 2 - CALIFORNIA BUILDING CODE (ADOPTS THE 2022 IBC)
- PART 12 - CALIFORNIA REFERENCED STANDARDS CODE

AMERICAN WITH DISABILITIES ACT TITLE II REGULATIONS 28 CFR PART 35 AND 35.151, INCLUDING 2010 ADA STANDARDS FOR FOR ACCESSIBLE DESIGN

CONSTRUCTION BMPs

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREETS DUE TO THE CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORKDAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S, WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET. A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TACKLING MUD OR SILT INTO THE STREET. ALL STOCKPILES OF SOIL AND OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS, WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON SITE. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACHES ITS EFFECTIVENESS. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES. THE STORAGE OF ALL CONSTRUCTION MATERIAL AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT OF WORK PROPOSED IN THE PUBLIC RIGHT OF WAY AS PART OF THIS BUILDING PERMIT APPLICATION.

FIRE NOTES

- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR).
- DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.
- DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE 1 OR II STRUCTURE SEPARATED BY 1- FEED FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON OR LIMITED COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3.
- OPEN FLAMES, FIRE AND BURNING ON PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.
- THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
- WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19 DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.
- AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED TO PROTECT COMMERCIAL TYPE FOOD HEATING EQUIPMENT THAT PRODUCES GREASE LADEN VAPORS AND SHALL COMPLY WITH CFC, CMC AND NFPA 17A. REVIEW AND APPROVAL OF A HOOD AND DUCT EXTINGUISHING SYSTEM PLAN IS REQUIRED PRIOR TO INSTALLATION OR USE OF COOKING EQUIPMENT.
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
- ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW SAND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2.
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.

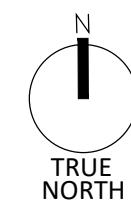
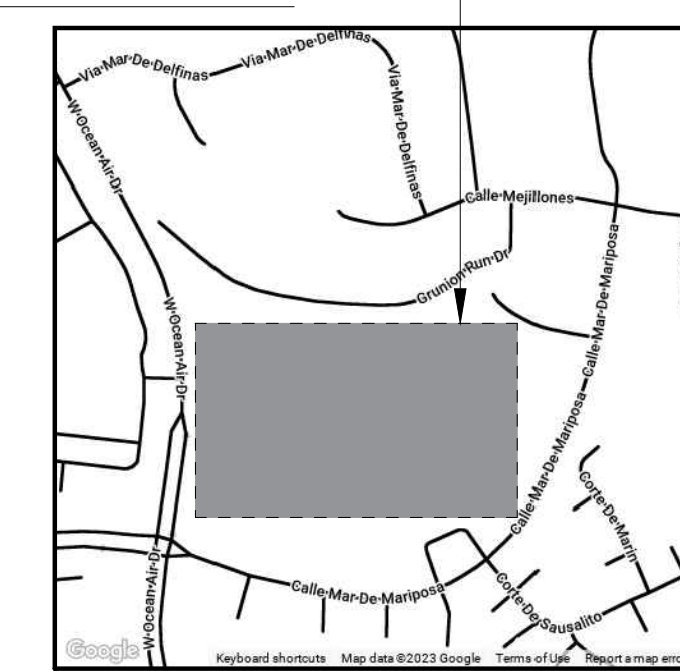
GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THAT ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPLICABLE CODES AND FEDERAL REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS PRIOR TO SUBMITTING A BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, GRADES, ELEVATIONS AND DIMENSIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND STATE OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS AND REGULATIONS. DO NOT SCALE ANY DRAWINGS IN THIS SET. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. CONTRACTOR SHALL ENSURE ALL FINISH MATERIALS BE FLUSH WHERE NEW FINISH SURFACE MATERIAL JOIN EXISTING TO PROVIDE SMOOTH TRANSITION. THE OWNER SHALL HAVE FIRST RIGHTS ON ANY REMOVED EQUIPMENT. WHERE CONCRETE PAVEMENT IS TO BE REMOVED, PAVEMENT SHALL BE REMOVED FROM THE CLOSEST CONTROL JOINT TO THE CLOSEST CONTROL JOINT, TYP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED IN ORDER TO INSTALL NEW WORK. NO WORK PROPOSED IN THE PUBLIC RIGHT OF WAY IS PART OF THIS BUILDING PERMIT APPLICATION. NO PART OF STRUCTURES, RETAINING WALLS AND FOOTINGS SHALL ENCR OACH INTO ADJACENT PROPERTIES, EASEMENTS OR PUBLIC RIGHT-OF-WAY. PROPERTY OWNER SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED WITHIN THE PARCEL AND BE RESPONSIBLE TO PREVENT DAMAGE TO DOWN STREAM PROPERTIES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO LOCATE PROPERTY LINES AND CONFORM TO SETBACK REQUIREMENTS. CONTRACTOR SHALL SLOPE ALL FLOORS TOWARDS DRAINS. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

SCOPE OF WORK

SCOPE OF WORK INCLUDES THE DEMOLITION OF THE EXISTING MONUMENT SIGN AND FOOTING AND CONSTRUCTION OF NEW CMU MONUMENT SIGN WITH STUCCO FINISH.

VICINITY MAP



PROJECT TEAM

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 T. 858.755.9301
 CONTACT: CARLOS AVALOS

ARCHITECT
 obrARCHITECTURE INC.
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 CONTACT: GARRICK OLIVER

SHEET INDEX

TITLE

T1.0 TITLE SHEET

ARCHITECTURAL

AS1.1	OVERALL SITE PLAN
AS1.2	ENLARGED EXISTING SITE PLAN AND ELEVATIONS
AS8.1	DETAILS

TORREY HILLS
 TITLE SHEET

10830 CALLE MAR DE MARIPOSA, SAN DIEGO, CA 92130

Date Issued 11/15/2023

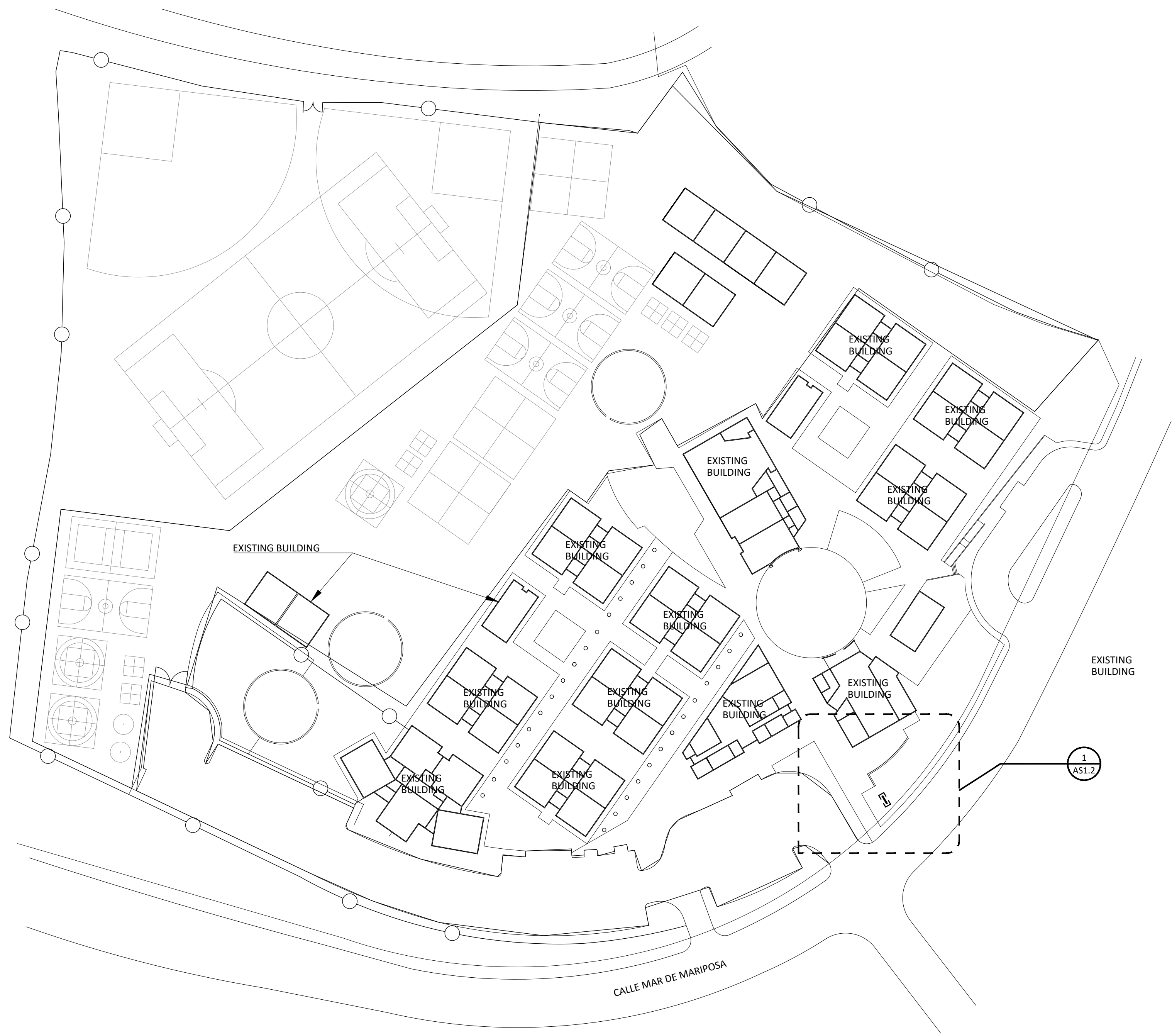
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11/15/2023 ADDENDUM 01

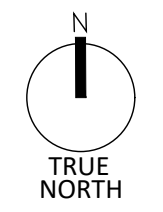
Job No. DMUSD-007

Sheet No.

T1.0



1 OVERALL SITE PLAN
SCALE: 1" = 60'



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TORREY HILLS
 OVERALL SITE PLAN
 10830 CALLE MAR DE MARIPOSA, SAN DIEGO, CA 92130

Date Issued 11/15/2023

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Job No. DMUSD-007
 Sheet No.

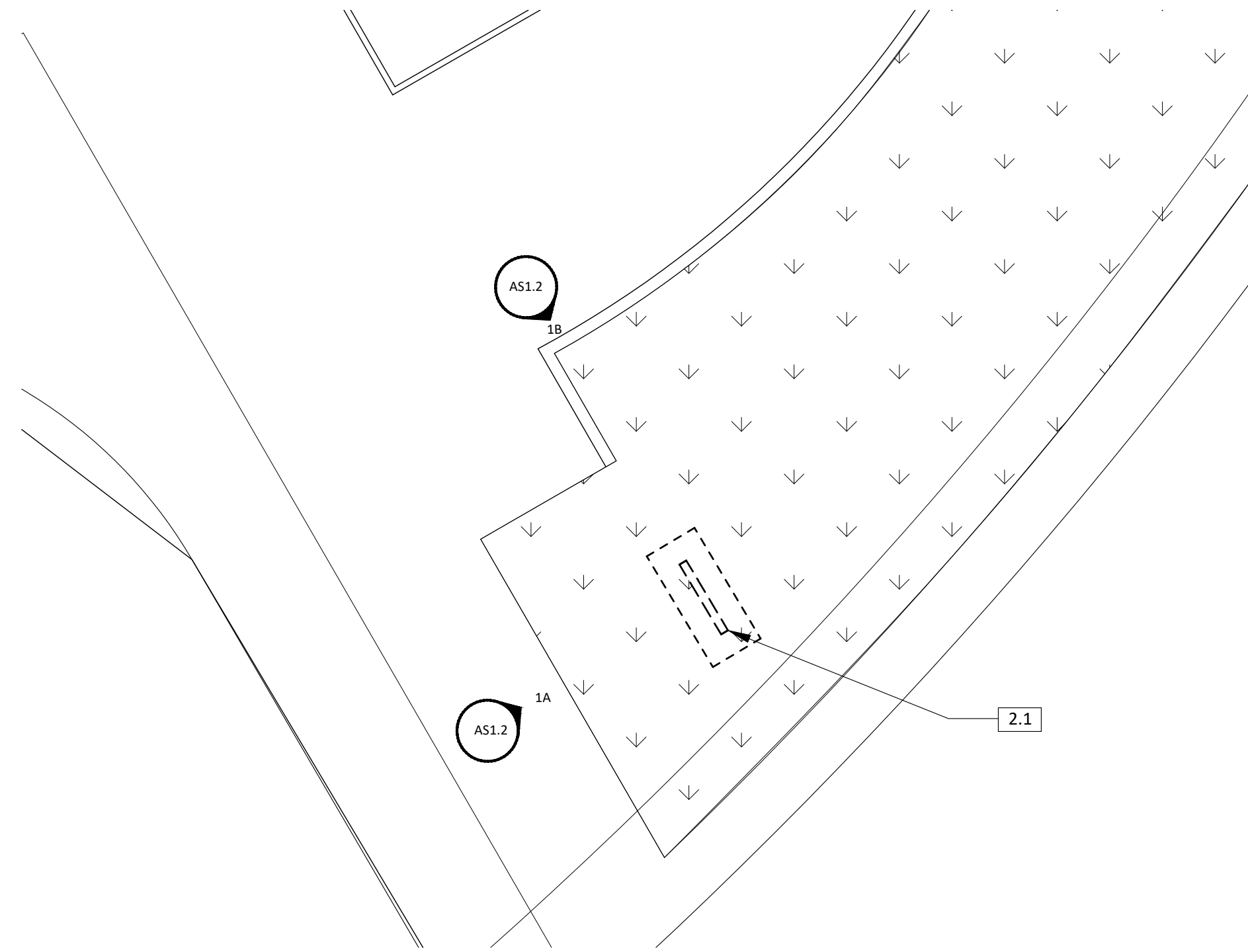
AS1.1



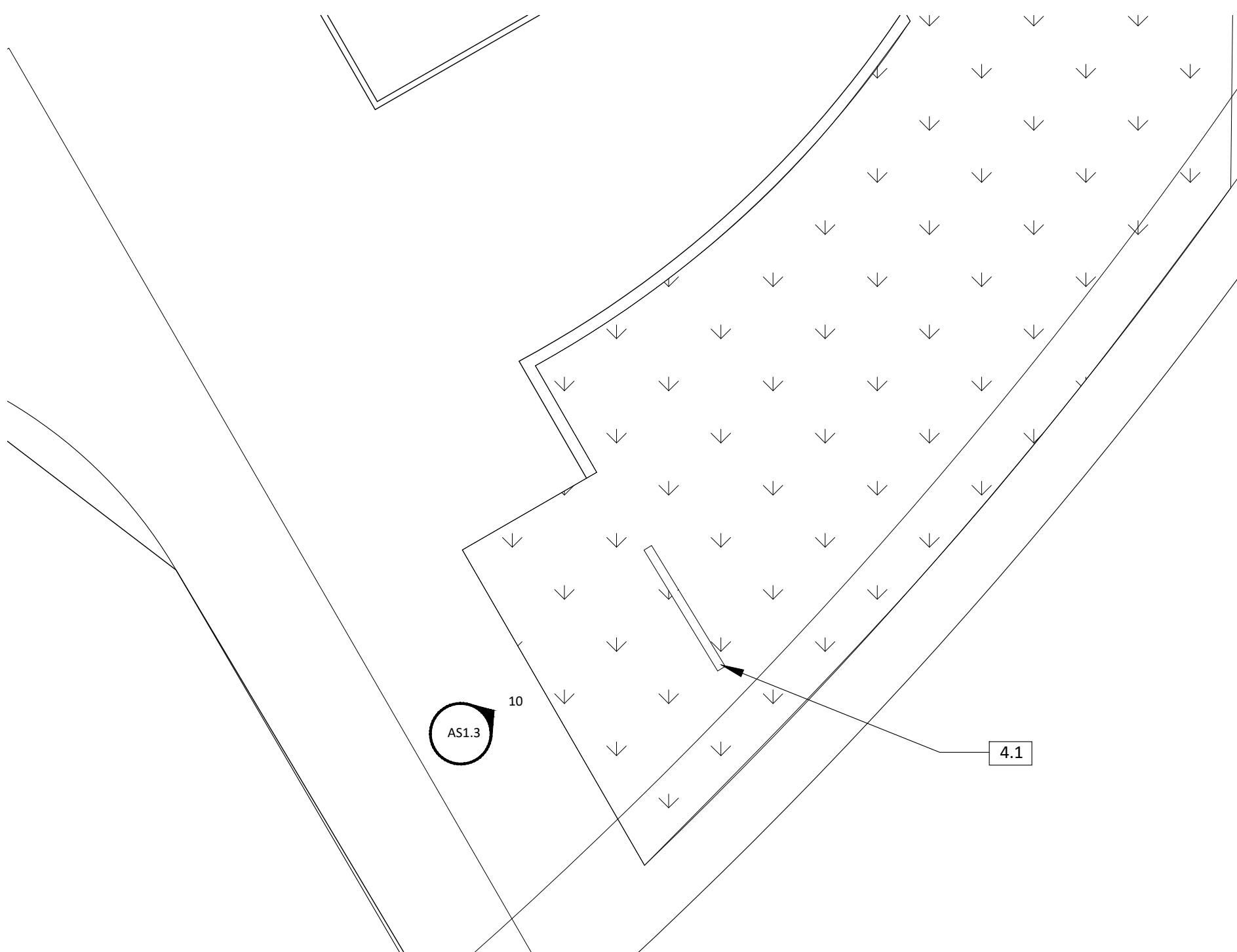
1A EXISTING ELEVATION
N.T.S.



1B EXISTING ELEVATION
N.T.S.



1 DEMOLITION SITE PLAN
SCALE: 3/32" = 1'-0"



2 NEW SITE PLAN
SCALE: 3/32" = 1'-0"

SHEET GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET T-1.0 FOR FURTHER INFORMATION AND REQUIREMENTS.
2. QUANTITIES PROVIDED IN CONTRACT DOCUMENTS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
3. CONTRACTOR SHALL VISIT SITE, REPORT ANY DISCREPANCIES DISCOVERED TO THE DISTRICT, THROUGH A BID RFI, PRIOR TO VISITING SITE. ALL SITE VISITS WITHOUT DISTRICT ATTENDANCE AND/OR PERMISSION WILL BE DENIED.
4. FINAL CLEAN AND POWER WASH ALL ADJACENT SURFACES AFFECTED BY SCOPE OF WORK ON COMPLETION OF THE PROJECT.
5. ALL ITEMS ARE EXISTING U.N.O.
6. ALTHOUGH IRRIGATION LINES SMALLER THAN 3" IN DIAMETER ARE TYPICALLY NOT SHOWN ON THE PLANS, ALL LANDSCAPE AREAS ARE SERVED BY AUTOMATIC IRRIGATION SYSTEMS. UNLESS OTHERWISE INDICATED ON THE PLANS, THE CONTRACTOR SHALL RELOCATE ALL IRRIGATION LINES, RISERS, HEADS, AND CONTROL WIRES AS REQUIRED TO RESOLVE CONFLICTS WITH PROPOSED CONSTRUCTION. SUCH REPAIR AND/OR RELOCATION WORK SHALL BE CONSIDERED AS INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

LEGEND

- CONCRETE TO REMAIN - PROTECT IN PLACE
- LANDSCAPE TO REMAIN - PROTECT IN PLACE

KEYNOTES

- 2.1 POST AND PANEL MONUMENT SIGN AND CONCRETE FOOTING - DEMOLISH & DISPOSE IN ENTIRETY
- 2.2 CONCRETE CURB
- 2.3 ASPHALT PAVING
- 4.1 (N) STUCCO O/ CMU MONUMENT SIGN - SEE DETAIL 2/AS1.3

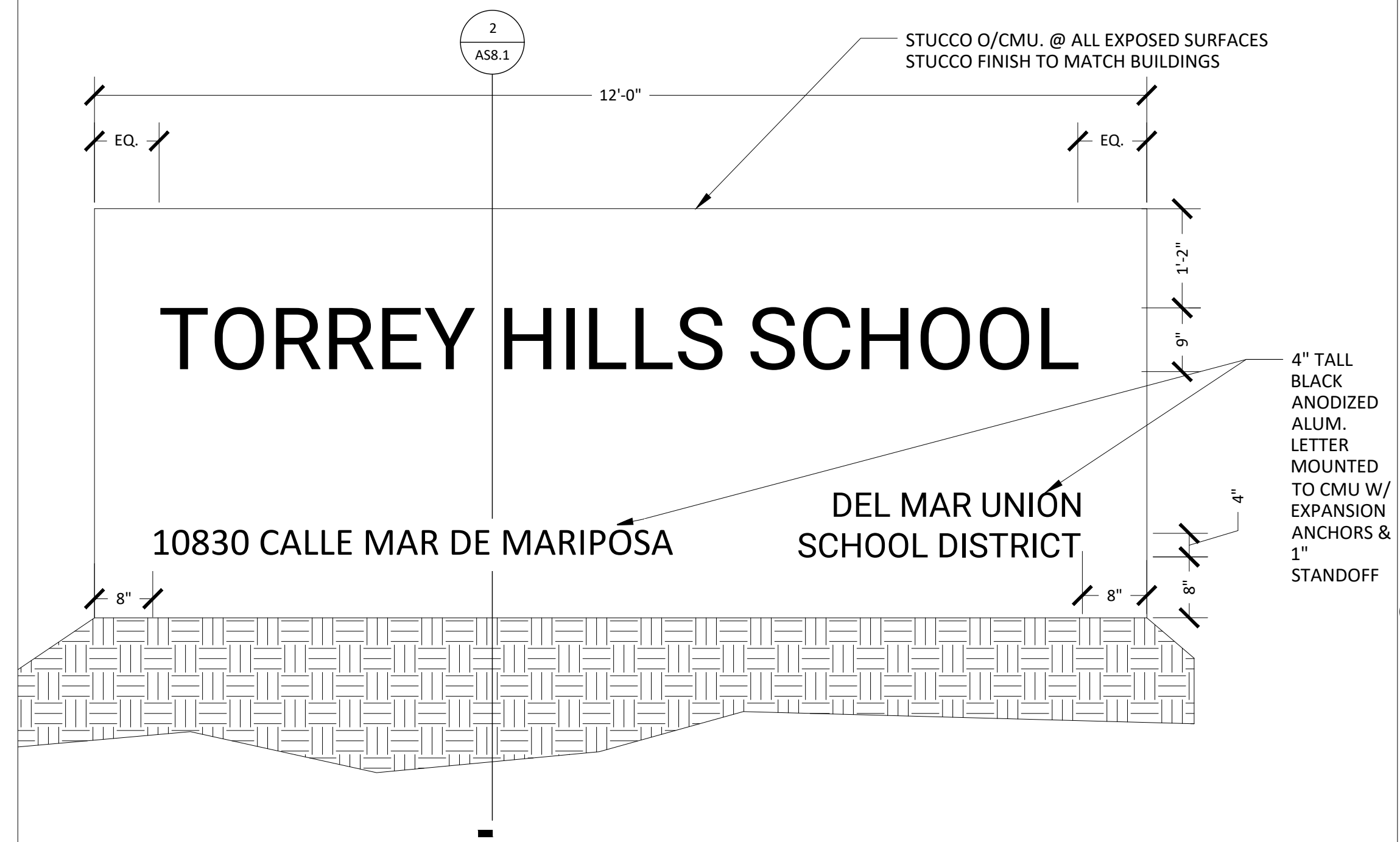
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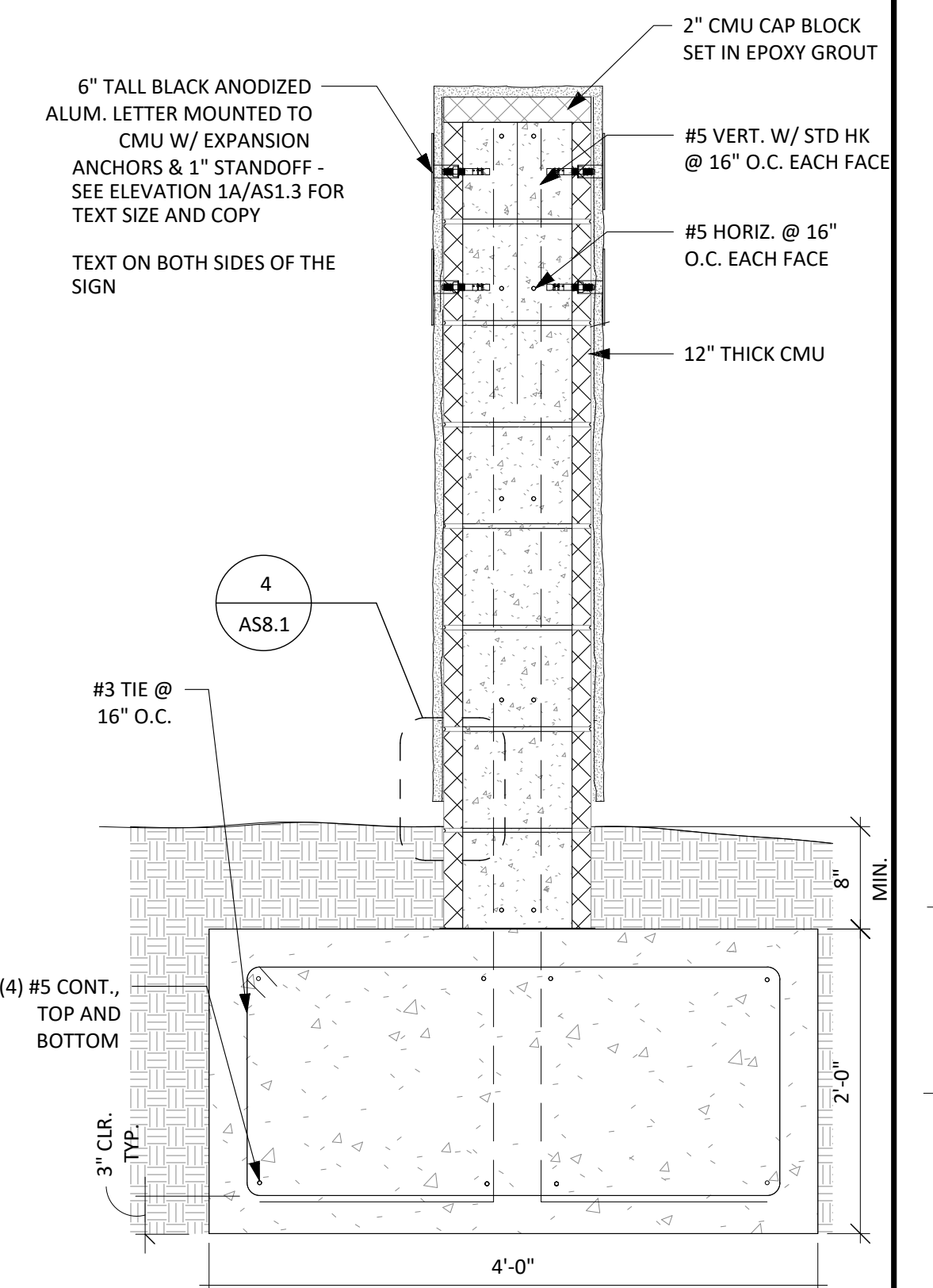
REVISIONS
 11/15/2023 ADDENDUM 01

Job No. DMUSD-007
 Sheet No.

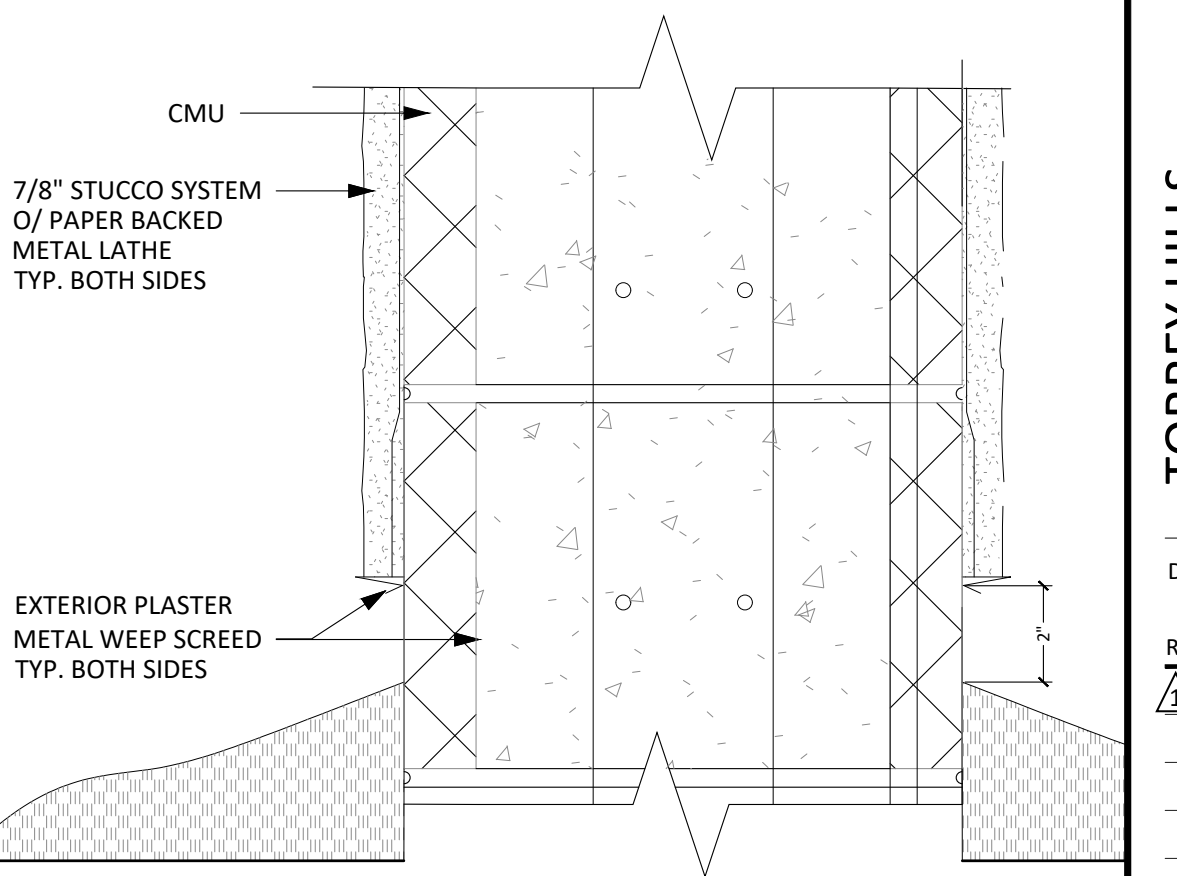
AS1.2



10 MONUMENT SIGN ELEVATION
SCALE: 3/4" = 1' - 0"



2 CMU SIGN DETAIL SECTION
1" = 1'-0"



4 BOTTOM OF STUCCO WALL
3" = 1'-0"

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REVISIONS
11/15/2023 ADDENDUM 01

Job No. DMUSD-007
Sheet No.

Addendum No. 1 to
BID 2324-01 Monument Signs

-END-