Appendix B2

John Adams Middle School
Historic Resources Technical Report

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November 2022

HISTORIC RESOURCES GROUP

PREPARED FOR

Santa Monica–Malibu Unified School District
2828 4th Street
Santa Monica, CA 90405

John Adams Middle School
Historic Resources Technical Report

HISTORIC RESOURCES GROUP

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1.0 INTRODUCTION

The Santa Monica-Malibu Unified School District (SMMUSD) is proposing to redevelop John Adams Middle School located at 2425 16th Street in the City of Santa Monica, Los Angeles County, California (Proposed Project).

In 2021, the SMMUSD adopted several procedures for the identification of historic resources at school facilities and their recordation in historic resources inventory reports. In 2022, HRG completed an evaluation of the John Adams Middle School campus using these procedures. Based on visual observation of the property, research of primary and secondary sources, and an analysis of the eligibility criteria for listing at the federal, State, and local levels, HRG identified a potential historic district at John Adams Middle School consisting of nine (9) contributing buildings, five (5) site features, and three (3) additional features with a period of significance from 1935 to 1948. The potential historic district was found eligible for listing in the California Register and for designation as a City of Santa Monica historic district. Therefore, the potential historic district is treated as a historical resource as defined by the California Environmental Quality Act (CEQA) for purposes of this report.[1]

Under CEQA the potential impacts of a project on historic resources must be considered. The purpose of CEQA is to evaluate whether a Proposed Project may have a significant adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation measures. The impacts of a project on an historic resource may be considered an environmental impact. Specifically, CEQA states that:

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.[2]

This report considers potential impacts as a result of the Proposed Project to the historic district at John Adams Middle School. Analysis found that following implementation of the Proposed Project, the historic district will retain sufficient historic integrity to remain eligible for designation at the State and local level. Therefore, the Proposed Project would not result in a substantial adverse change in the significance of a historical resource and would not have a significant effect on the environment as defined by CEQA.

This report was prepared using the Historic Resources Inventory Report prepared by HRG in 2022. It was also informed by a community meeting held on the school campus on February 28, 2022.

Research and analysis were performed by Paul Travis, AICP, Principal and Senior Preservation Planner, and Alexandra Madsen, Senior Architectural Historian. Additional

[1] California PRC, Section 21084.1.
[2] Ibid.

assistance was provided by Robby Aranguren, Planning Associate. All preparers are qualified professionals who meet or exceed the *Secretary of the Interior's Professional Qualification Standards* in their respective fields.

2.0 PROJECT SUMMARY

2.1 Project Location

John Adams Middle School is located at 2425 16th Street in the City of Santa Monica, Los Angeles County, California. The John Adams Middle School campus occupies a rectangular 16.4-acre site on a single parcel (Assessor's Parcel Number [APN] 4273-024-900). The site is relatively flat. The location of the campus is shown below in Figure 1 ("Location Map").

2.2 Project Background

The Santa Monica-Malibu Unified School District (District) is proposing improvements to the John Adams Middle School (JAMS) based on the 2020 Campus Master Plan (District 2020). The Campus Master Plan was developed to identify campus modernization efforts needed to align with the District's educational specifications. These modernization efforts include creating new indoor and outdoor spaces that promote collaboration, project-based learning, and the Science, Technology, Engineering, Art, and Math (STEAM) curriculum, while improving safety and access for the campus and surrounding community. Of the modernization efforts identified in the Campus Master Plan, the District has identified one project that is currently funded and future long-range projects to be performed as funding becomes available (Proposed Project).

Overall, the Proposed Project would occur over four phases and would result in demolition of one existing building, construction of one new building, and renovation/reuse of six existing buildings over an approximate span of 10 to 15 years. Phase 1, which is currently funded, would include upgrading the existing library and courtyard. Subsequent phases would be constructed as funding becomes available and would include constructing a new STEAM building, creating a defined space for the 6th grade cohort, modernizing the 8th grade courtyard, installing new hardscaping and landscaping within the central quad, and renovating the existing cafeteria.

2.3 Project Characteristics

The following sections include a description of the project characteristics, which would be developed over the course of four phases. The funding for Phase 1 has been identified, with construction anticipated to being in 2023 and last for approximately 10 months. The Proposed Project would occur over in four phases as depicted in Figure 2 ("Proposed Site Plan"). Project plans are included in Appendix C.

Figure 1. Location Map

Phase 1. Modernize Library

The JAMS library is within Building N South, located in the western portion of the JAMS campus along 16th Street. The existing library is a single-story, 3,456-square-foot building with a 558-square foot courtyard that is currently used for storage. According to the Campus Master Plan, the library is in need of upgrades so that it can function as a more active learning and collaboration center. In addition, the existing library courtyard is currently functioning as a storage space and is underutilized.

The existing library would be maintained in place. Phase 1 would consist of minor interior and exterior renovations to the existing library building. Interior improvements would include creating a new entrance gallery and lounge; flexible learning and breakout spaces; private collaborative rooms; and a conference room. The kitchen would be upgraded with a new sink. New assisted hearing infrastructure, speakers, and bulletin boards would be mounted. Two new HVAC units would be installed.

In addition, the courtyard would be repurposed to serve as an outdoor learning space, with the installation of new outdoor lunch and project tables. The library would be retrofitted with garage door-style wall panels that open towards a raised wood deck courtyard. Within the courtyard, there would be market lighting and a fabric shade structure. A new accessible ramp would also be provided in order to access the raised deck. In addition, a rolling gate along the back of the courtyard would be provided to secure the space during non-school hours.

Phase 2. Construct New STEAM Building

Building L is an existing 8,175-square-foot, single-story shop building in the northeastern portion of the JAMS campus. Phase 2 would include demolishing Building L and replacing it with a new 23,852 square foot two-story STEAM building. The first floor would consist of five labs and three dedicated office and storage spaces for teacher use. The second floor would include four labs, two dedicated office and storage spaces for teacher use, and one teacher's lounge. The classrooms would be designed for flexibility, including moveable furniture and partitions. Twelve new HVAC units would be installed. Garage door-style wall panels that open to outdoor learning spaces would be provided on both floors. The outdoor learning spaces would consist of covered balconies on the second floor and a covered porch on the first floor with lab counters, informal seating, learning gardens, stormwater bioswales and infrastructure, and shade trees/vegetation. Exterior building lighting would be affixed to the underside of the roof. New wastewater and solid waste lines would be needed to connect to the City's existing system.

Phase 3. Create 6th Grade Cohort & Modernize 8th Grade Courtyard

Phase 3 would consist of establishing a more unified 6th grade cohort through improvements to the existing classroom buildings and courtyards. The existing classrooms in Buildings S, T, V, and U would be renovated to include 13 classrooms with six moving partitions and one new science classroom, a teacher's lounge with a

small kitchen and new seating, two new teacher's offices with up to four working spaces, and three new student breakout spaces that can accommodate eight to ten students each. The classrooms would include garage door-style wall panels that open towards new outdoor learning spaces within the existing courtyards.

The existing linear courtyard (northeast and southeast courtyards) would be renovated to include new outdoor learning spaces with moveable seating. Existing mature trees would be preserved in place to the extent feasible; however, five ornamental trees would be removed to accommodate the courtyard improvements. Approximately six new shade trees would be planted. In addition, new landscaped bioswales would be installed to collect stormwater and reduce pervious surface area. The existing central courtyard between Buildings T and U (northwest courtyard) would be renovated with a new deck, which would provide seating and space for outdoor learning, gatherings, and performances. New landscaping, raised planters, and shade trees would be planted within the center of this courtyard.

The existing 8,340-square-foot 8th grade courtyard (southwest courtyard) is nestled within the u-shaped footprint of Building O in the western portion of the JAMS campus. The courtyard is landscaped with a lawn, shrubs, and several mature trees, including ornamental ash trees. The courtyard is unpaved and has several picnic benches within the shade of the trees.

Phase 3 would also include site improvements to the existing 8th grade courtyard. A new accessible walkway would be installed along the southeast boundary to the courtyard. Existing mature trees would be preserved in place. New seating would be installed in the shade of the trees. The existing landscaping and turf lawn would be replaced with new, shade tolerant and permeable landscaping. In addition, the existing irrigation system would be upgraded.

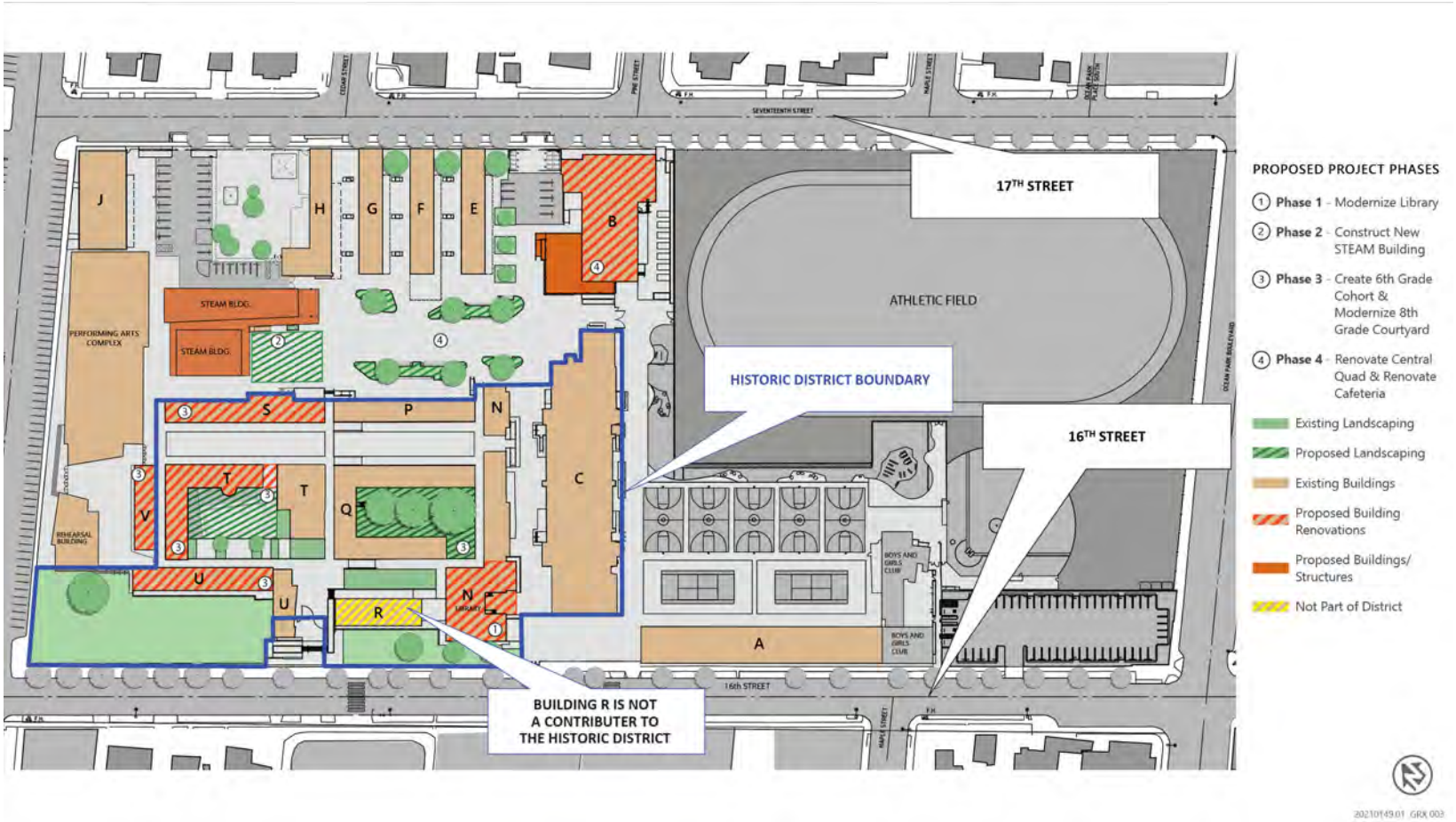
Phase 4. Renovate Central Quad and Renovate Cafeteria

The 31,730-square-foot central quad is located in the area between Buildings G, F, and E to the northeast and Building P to the southwest, in the northeast portion of the JAMS campus. The existing quad is predominately paved with asphalt surfaces. There are several seating areas and large landscaped planters with mature trees. Phase 4 would include renovations to the central quad. The existing asphalt would be repaved with a solar-reflective coating and new pavers would be installed to improve wayfinding to the new STEAM Building. New planters with shade trees and native landscaping would be installed. In addition, new seating areas for campus-wide events and student gatherings would be provided. This phase may also include new stormwater collection infrastructure to connect with a campus cistern to allow for the storage and re-use of stormwater.

Building B, located along 17th Street near the intersection with Pine Street in the eastern portion of the JAMS campus, contains the existing 4,649-square-foot cafeteria. Phase 4 would also include renovation of the existing cafeteria. Upon completion, the renovated

cafeteria would be expanded 3,600 square feet and would include two serveries, a dishwashing room, an office, flexible seating arrangements, and a private dining room that seats 207 students. The outdoor space adjoining the cafeteria would include a shaded porch deck with flexible seating for 209 students, solar panels, and large shade trees. The existing garden planters would be kept in place.

Figure 2. Proposed Site Plan—Phases 1 – 4



3.0 EXISTING CONDITIONS

Overview

John Adams Middle School is located in the southcentral region of the city of Santa Monica, across 16th Street from Will Rogers Learning Community. The current campus was first developed in the mid-1930s following the 1933 Long Beach Earthquake. Additional development occurred shortly thereafter from the late 1930s to early 1940s under the auspices of the Public Works Administration (PWA). Most subsequent development in the post-World War II years was piecemealed and occurred as the student body population increased. This section provides an overview of the current campus.

Originally located at 6th Street and Ocean Park Boulevard, the first John Adams Middle School campus (1914) was severely damaged by the Long Beach Earthquake of 1933. That campus was demolished, and in 1935, the school was rebuilt at its current location. Designed by master Los Angeles architectural firm Marsh, Smith & Powell, the new campus displayed the smooth surfaces, curved corners, and horizontal banding emblematic of the new "Santa Monica Plan" and buildings constructed under the auspices of the Works Progress Administration (WPA) and Public Works Administration (PWA), and commonly known as PWA Moderne. Development of the school continued from 1938 to the early 1940s. Additional architects involved from this period include Edward Cray Taylor and Ellis Wing Taylor. This early phase of construction centered the campus in the northwestern region of the parcel with PWA Moderne-style buildings on a finger-plan school plant.

Several planned buildings were put on hold as construction was halted during the World War II years. Despite this brief interruption in expansion, development of the campus resumed in 1948, completing earlier (c. 1938) planned additions and growing to meet increased demand. Besides these earlier planned buildings, subsequent post-war development from the 1950s onward exhibited a mix of permanent buildings, temporary buildings, and support structures added in an ad hoc manner to accommodate additional needs.

3.1 Existing Buildings

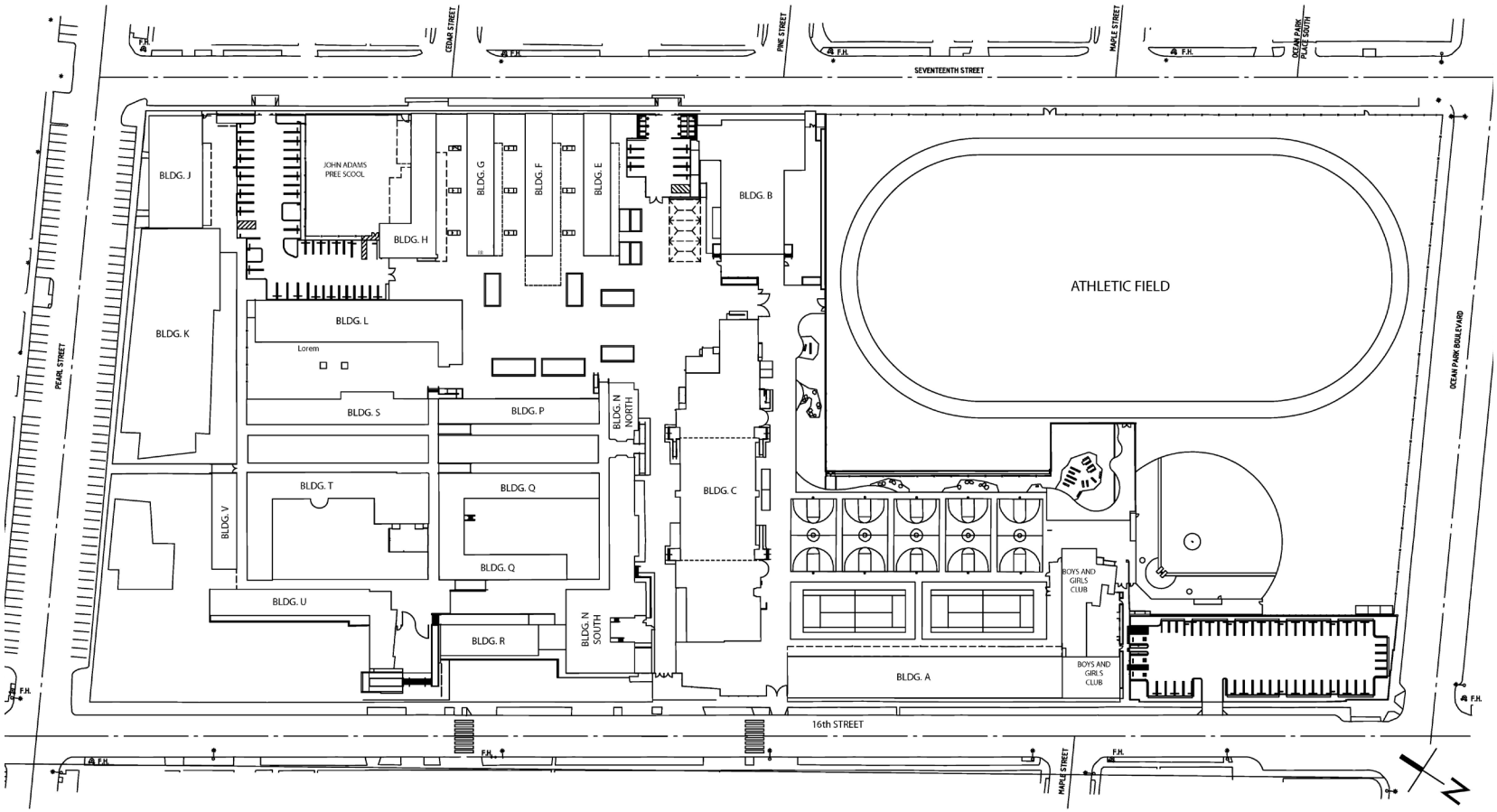
At the time of this report the campus contains nineteen (19) permanent buildings, as well as athletic facilities, open spaces, and artworks. Existing buildings and features are listed below and are summarized in Table 1 ("Existing Conditions").

The function of some campus buildings has changed and evolved over the years. To avoid confusion, whenever possible, the buildings discussed in this report have been keyed to the official building naming system of John Adams Middle School as shown on the campus site plan and derived from the campus map and inventory documents provided by the school district (Figure 3, "Existing Site Plan"). Current site photographs can be found in Appendix B.

Table 1. Existing Conditions

Year Built	Current Name	Building Use	Architectural Style/Description	Map Key
Buildings				
1968/ 2009	Building A	Grounds Building	Utilitarian/ Contemporary	A
1954	Building B	Cafeteria/Kitchen	Late Moderne	B
1938/ 1948	Building C	Gymnasium	PWA Moderne	C
2012	Building E	Classrooms	Contemporary	E
2012	Building F	Classrooms	Contemporary	F
2012	Building G	Classrooms	Contemporary	G
1953	Building H	Child Development Center	Mid-Century Modern	H
1968	Building J	Music Building	Utilitarian	J
2021	Building K	Auditorium	Contemporary	K
1948	Building L	Shop Building	Late Moderne	L
1938	Building N (North)	Student Council Building	PWA Moderne	N (N)
1935	Building N (South)	Computer Center	PWA Moderne	N (S)
1938	Building P	Classrooms	PWA Moderne	P
1935	Building Q	Classrooms/Principal's Office	PWA Moderne	Q
1958	Building R	Classrooms	Late Moderne	R
1938	Building S	Classrooms	PWA Moderne	S
1935	Building T	Classrooms/Attendance Office	PWA Moderne	T
1935/ 2012	Building U	Classroom	PWA Moderne/ Contemporary	U
1935	Building V	Classroom	PWA Moderne	V
Site Features				
c.1958	Palm Courtyard	--	--	--
1935	Southwest Courtyard	--	--	--
1935	Northwest Courtyard	--	--	--
1935	Southeast Courtyard	--	--	--
1935	Northeast Courtyard	--	--	--
1962	Class of 1962 Planters	--	--	--
2010	Garden	--	--	--
2009	Baseball/Soccer Field	--	--	--
2009	Tennis Courts	--	--	--
2009	Basketball Courts	--	--	--
Additional Features				
1939	"John Adams Middle School" Sign	--	(metal sign)	--
1939	"Boys" Sign	--	(metal sign)	--
1939	PWA Bronze Plaque	--	(bronze sign)	--
1997	"Biome" Mural	--	(painted mural)	--
1999	"Ocean Mural"	--	(painted mural)	--
2004	"90th Anniversary" Mural	--	(painted mural)	--
2019	"Why Fit In" Mural	--	(painted mural)	--
N.d.	"Dos Culturas" Mural	--	(painted mural)	--

Figure 3. Existing Site Plan



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4.0 REGULATORY REVIEW

4.1 Historic Resources under CEQA

CEQA requires that environmental protection be given significant consideration in the decision-making process. Historic resources are included under environmental protection. Thus, any project or action which constitutes a substantial adverse change on a historic resource also has a significant effect on the environment and shall comply with the State CEQA Guidelines.

When the California Register of Historical Resources (California Register) was established in 1992, the Legislature amended CEQA to clarify which cultural resources are significant, as well as which project impacts are considered to be significantly adverse. A "substantial adverse change" means "demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

CEQA defines a historic resource as a resource listed in, or determined eligible for listing, in the California Register of Historical Resources. All properties on the California Register are to be considered under CEQA. However, because a property does not appear on the California Register does not mean it is not significant and therefore exempt from CEQA consideration. All resources determined eligible for the California Register are also to be considered under CEQA.

The courts have interpreted CEQA to create three categories of historic resources:

- *Mandatory historical resources* are resources "listed in, or determined to be eligible for listing in, the California Register of Historical Resources."
- *Presumptive historical resources* are resources "included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1" of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- *Discretionary historical resources* are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources.[3]

To simplify the first three definitions provided in the CEQA statute, an historic resource is a resource that is:

- Listed in the California Register of Historical Resources;
- Determined eligible for the California Register by the State Historical Resources Commission; or

[3] *League for the Protection of Oakland's Architectural and Historic Resources vs. City of Oakland*, 52 Cal. App. 4th 896, 906-7 (1997).

- Included in a local register of historic resources.

Section 15064.5 of the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) supplements the statute by providing two additional definitions of historical resources, which may be simplified in the following manner. An historic resource is a resource that is:

- Identified as significant in an historical resource survey meeting the requirements of Public Resources Code 5024.1 (g);
- Determined by a Lead Agency to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, this category includes resources that meet the criteria for listing on the California Register (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

The fact that a resource is not listed in, or determined eligible for listing in, the California Register, not included in a local register of historic resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, does not preclude a lead agency from determining that the resource may be an "historic resource" for purposes of CEQA.

Properties formally determined eligible for listing in the National Register of Historic Places (National Register) are automatically listed in the California Register. Properties designated by local municipalities can also be considered historic resources. A review of properties that are potentially affected by a project for historic eligibility is also required under CEQA.

4.2 Historic Designations

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing in the National Register, the California Register, or designation at the local level, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

National Register of Historic Places

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.[4] The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted

[4] 36CFR60, Section 60.2.

projects; eligibility for federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of an historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. Furthermore, state and local regulations may apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in prehistory or history.[5]

In addition to meeting any or all of the criteria listed above, properties nominated must also possess integrity of *location, design, setting, materials, workmanship, feeling,* and *association.*

<u>California Register of Historical Resources</u>

The California Register is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.[6]

The criteria for eligibility for listing in the California Register are based upon National Register criteria. These criteria are:

[5] 36CFR60, Section 60.3.
[6] California PRC, Section 5023.1(a).

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register includes the following:

- California properties formally determined eligible for (Category 2 in the State Inventory of Historical Resources), or listed in (Category 1 in the State Inventory), the National Register of Historic Places.
- State Historical Landmarks No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State Historical Resources Commission (commission).
- Points of historical interest which have been reviewed by the OHP and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.[7]

Other resources which may be nominated for listing in the California Register include:

- Individual historic resources.
- Historic resources contributing to the significance of an historic district.
- Historic resources identified as significant in historic resources surveys, if the survey meets the criteria listed in subdivision (g).
- Historic resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.
- Local landmarks or historic properties designated under any municipal or county ordinance.[8]

[7] California PRC, Section 5023.1(d).
[8] California PRC, Section 5023.1(e).

City of Santa Monica

In 1976, the City of Santa Monica (City) adopted the Landmarks and Historic District Ordinance.[9] The ordinance includes criteria and procedures for designating City of Santa Monica Landmarks, Structures of Merit, and Historic Districts. Landmarks may include structures, natural features, or any type of improvement to a property that is found to have particular architectural or historical significance to the City. Landmarks are considered to have the highest level of individual historical or architectural significance locally. Structures of Merit are historic resources with a more limited degree of individual significance. In 1992, the City became a Certified Local Government (CLG) and has continued its involvement in the state's program under the Office of Historic Preservation.

The Landmarks Commission may approve the landmark designation of a structure, improvement, natural feature or an object if it finds that it meets one or more of the following criteria, outlined in Section 9.56.100(A):

1. It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.
2. It has aesthetic or artistic interest or value, or other noteworthy interest or value.
3. It is identified with historic personages or with important events in local, state or national history.
4. It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.
5. It is a significant or a representative example of the work or product of a notable builder, designer or architect.
6. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.

The Landmarks Commission may approve the designation of a Structure of Merit if it has one of the following characteristics, outlined in Section 9.56.080:

1. The structure has been identified in the City's Historic Resources Inventory.
2. The structure is a minimum of 50 years of age and meets one of the following criteria:
    1. The structure is a unique or rare example of an architectural design, detail or historical type.
    2. The structure is representative of a style in the City that is no longer prevalent.

[9] City of Santa Monica, "Landmarks and Historic District Ordinance, Section 9.36.100," March 24, 1974.

3. The structure contributes to a potential Historic District. (Added by Ord. No. 2486CCS §§ 1, 2, adopted June 23, 2015).

A historic district is defined by the City of Santa Monica as: "Any geographic area or noncontiguous grouping of thematically related properties which the City Council has designated as and determined to be appropriate for historical preservation pursuant to the provisions of this [ordinance]." In order to be designated a historic district, an area must meet one of the following criteria, outlined in Section 9.35.100(B):

1. Any of the criteria identified in Section 9.56.100(A)(1) through (6).
2. It is a noncontiguous grouping of thematically related properties or a definable area possessing a concentration of historic, scenic, or thematic sites, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality.
3. It reflects significant geographic patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.
4. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community, or the City.

4.3 Historic Significance

The definition of *historic significance* used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the definition used by the National Park Service for the National Register:

Historic significance is defined as the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation.[10] *It is achieved in several ways:*

- *Association with important events, activities or patterns*
- *Association with important persons*
- *Distinctive physical characteristics of design, construction, or form*
- *Potential to yield important information*

A property may be significant individually or as part of a grouping of properties.

4.4 Historic Integrity

Historic integrity is the ability of a property to convey its significance. It is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical

[10] *National Register Bulletin 16A: How to Complete the National Register Registration Form*. Washington D.C.: National Park Service, U.S. Department of the Interior, 1997. (3)

characteristics that existed during the property's historic period."[11] The National Park Service defines seven aspects of integrity: *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.[12]

4.5 Period of Significance

The National Park Service defines *period of significance* as "the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for… listing" in National, State or local registers. A period of significance can be "as brief as a single year… [or] span many years." It is based on "specific events directly related to the significance of the property," for example the date of construction, years of ownership, or length of operation as a particular entity.[13]

4.6 Historic Districts

Standard preservation practice evaluates collections of buildings from similar time periods, places, and historic contexts as *historic districts*. The National Park Service defines a historic district as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."[14] A historic district derives its significance as a single unified entity.

[11] Ibid.
[12] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.* Washington D.C.: National Park Service, U.S. Department of Interior, 1995. (44-45)
[13] *National Register Bulletin 16A: How to Complete the National Register Registration Form.* Washington D.C.: National Park Service, U. S. Department of the Interior, 1997. (42)
[14] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.* Washington D.C.: National Park Service, U. S. Department of the Interior, 1997. (5)

According to the National Park Service, "a district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole."[15]

Resources that have been found to contribute to the historic identity of a district are referred to as *district contributors*. Properties located within the district boundaries that do not contribute to its significance are identified as *non-contributors*.

As identified by the National Park Service, school campuses, which are often geographically concentrated and purpose-built, are often evaluated as historic districts. Schools in the United States, especially those built in the 20th century, often exhibit definable campuses and unified site plans which reflect individual building's interconnectedness and functionality as a larger grouping. Although historic districts can contain resources built during distinct periods of development, many school campus historic districts reflect a specific era of development and are contained within a common period of significance.

In Los Angeles, many historically significant school campuses have been identified as eligible for listing as historic districts. *The Los Angeles Unified School District (LAUSD) Historic Context Statement* provides a framework for evaluating school plants in Los Angeles. The context statement's themes identify character-defining features for districts. The designation for group, rather than individual, eligibility can also reflect the building programs of specific eras. For example, the context statement's theme "Post-1933 Long Beach Earthquake School Plants," notes that "eligible properties under [the] theme may be a single building … or a grouping (campus) of buildings constructed during the period of significance." The context statement also identifies the theme "Educating the Baby Boom: The Postwar Modern, Functionalist School Plant," as "most often apply[ing] to a campus evaluated as a historic district."[16]

SurveyLA, Los Angeles' citywide survey of historical resources, also identified several school resources as potential historic districts. The SurveyLA field surveys cumulatively covered broad periods of significance, from approximately 1850 to 1980 depending on the location, and included individual resources such as buildings, structures, objects, natural features and cultural landscapes as well as areas and historic districts. SurveyLA typically identified the significance, boundary, and period of significance for school campuses. District boundaries could encompass a portion of the school or its entire campus. Examples of eligible schools identified by SurveyLA geographically and

[15] Ibid.
[16] Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement, 1870 to 1969,* Prepared for the Los Angeles Unified School District, 2014, 136 and 143.

thematically span from the Rafu Chuo Gakuen Japanese Language School in Boyle Heights, eligible for its association with the Japanese American community, to Venice High School, eligible for its post-1933 Long Beach Earthquake construction.[17]

4.7 Project Guidance

CEQA Thresholds

According to Appendix G, Environmental Checklist of the State CEQA Guidelines, cultural resource impacts resulting from the implementation of a proposed project would be considered significant if the project would:

- Cause a substantial adverse change in the significance of a historical resource defined in CEQA Guidelines Section 15064.5.

The State CEQA Guidelines indicate that a project would normally have a significant impact on historical resources if it would result in a substantial adverse change in the significance of a historical resource. A substantial adverse change in significance occurs if the project involves "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."[18]

The Guidelines go on to state that "[t]he significance of an historic resource is materially impaired when a project… [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources… local register of historic resources… or its identification in a historic resources survey."[19]

Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the *"Standards"*) provide guidance for reviewing proposed projects that may affect historic resources. The intent of the *Standards* is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features.

The *Standards* are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. However, under California environmental law, compliance with the *Standards* does not necessarily determine whether a project would cause a substantial adverse change in the significance of an historic resource. Rather, projects that comply with the *Standards* benefit from a

[17] City of Los Angeles Department of City Planning, Office of Historic Resources, "SurveyLA Findings and Reports, Boyle Heights Community Plan Area." Prepared by Architectural Resources Group. December 2014; City of Los Angeles Department of City Planning, Office of Historic Resources, "SurveyLA Findings and Reports, Venice Community Plan Area." Prepared by Historic Resources Group. March 2015.
[18] CEQA Guidelines, section 15064.5(b).
[19] CEQA Guidelines, section 15064.5(b)(2).

regulatory presumption that they would have a less than significant adverse impact on a historic resource.[20]

Specifically, Section 15064.5(b)(3) of the CEQA Guidelines states:

> *Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.*[21]

The statutory language above references the Secretary of the Interior's standards and guidelines for four distinct historic "treatments," including: (1) preservation; (2) rehabilitation; (3) restoration; and (4) reconstruction. The specific standards and guidelines associated with each of these possible treatments are provided on the National Park Service's website regarding the treatment of historic resources.[22] For analytical purposes, a threshold decision must be made regarding which "treatment" standards should be used to analyze a project's potential effect on historic resources. According to the National Park Service, the "rehabilitation" standards (the Rehabilitation Standards) are most frequently applied for the majority of historic buildings. The Rehabilitation Standards acknowledge the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

In the case of schools located within the Santa Monica-Malibu School District that contain historic districts, the Rehabilitation Standards provide a framework for conservative impact analysis for future projects. A discussion of the Rehabilitation Standards as they may apply to future projects within the district is included below.

Secretary of the Interior's *Standards & Guidelines for Rehabilitation*

The Standards are intended as general guidance for work on any historic building. The National Park Service encourages maintaining the integrity of a district through the appropriate design of infill buildings at vacant sites or sites where new buildings replace non-contributing buildings. The Guidelines for Rehabilitation expand the discussion to sites and neighborhoods.

As written in the Guidelines for Rehabilitation, there is a distinction, but not a fundamental difference, between the concerns for additions to historic buildings and new construction, or "infill" adjacent to historic buildings on a property or within a district. As with most matters of design and planning, the differences are defined by the scale, site, setting, and project.

[20] *CEQA Guidelines*, section 15064(b)(3).
[21] *CEQA Guidelines*, section 15064(b)(3).
[22] U. S. Department of the Interior, National Park Service, "Rehabilitation Standards and Guidelines," Technical Preservation Services, https://www.nps.gov/tps/standards/rehabilitation.htm (accessed December 2021).

Following are quotations from the National Park Service guidance.

"…a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color."

"Plan the new addition in a manner that provides some differentiation in material, color, and detailing so that the new work does not appear to be part of the historic building. The character of the historic resource should be identifiable after the addition is constructed."[23]

Rehabilitation Standards for Historic Districts

Future projects that involve new infill construction and/or demolition of contributing features to a historic district have the potential to impact the historic district. However, for potential impacts to be considered a "substantial adverse change" to a historic district under CEQA, it must be shown that the new construction and/or removal of the contributing buildings associated with a project would result in the physical alteration of the historic district such that its ability to convey its historical significance and eligibility for historic listing would be threatened.

Typically, if new buildings are designed to be compatible and differentiated from the historic district using the Rehabilitation Standards, future projects will not result in a "substantial adverse change." Similarly, if a historic district retains a majority of its contributing features and integrity, and continues to convey its significance, future projects will not result in a "substantial adverse change." Analysis should be conducted on a case-by-case basis to consider all potential impacts that a project may have on a historic district, including the percentage of resources retained and lost, historic spatial and circulation patterns, scale and massing, and visibility from the public right-of-way. As such, the Rehabilitation Standards provide a certain level of flexibility for future projects planned within or adjacent to historic districts.

[23] U. S. Department of the Interior, National Park Service, *Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns*, by Anne E. Grimmer and Kay D. Weeks (Washington, DC: August 2010), https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm (accessed December 2021).

5.0 IDENTIFICATION OF HISTORICAL RESOURCES

5.1 Previous Historic Evaluations

In 1993, an evaluation by Leslie Heumann & Associates identified a potential Santa Monica Public Schools Thematic District. This potential thematic district identified six school campuses citywide as potential contributors; the John Adams Middle School was identified as a contributing campus to this potential district. The evaluation noted that five of the schools, including John Adams Middle School, reflect the influence of the PWA Moderne style popular in the 1930s. As a result, John Adams Middle School was found eligible for listing in the National Register of Historic Places under Criteria A and C. The significance statement reads:

> *John Adams Junior High School is significant for its architectural associations and for its contribution to a thematic district of historic public schools in Santa Monica. It was built with WPA assistance in 1935 following the Long Beach Earthquake. Architects Marsh, Smith, and Powell were accordingly concerned with producing an earthquake resistant design… the decision to construct the entire complex of wood frame was made in the expectation that the homogeneity of the building would produce uniform action of the mass under the influence of an earthquake. Access to open air and sunshine governed the patio plan and the placement of windows.*[24]

The significance statement goes on to state that the buildings were deliberately designed without ornamentation, and that the school is significant for its association with architects Marsh, Smith, and Powell who were "among the most successful architects of school buildings in the larger Los Angeles region."[25]

Current historic preservation practice no longer recognizes thematic districts as a resource type. Neither the National Register of Historic Places nor the California Register of Historical Resources include thematic districts. Similarly, the City of Santa Monica's local preservation ordinance does not provide for the designation of thematic districts. Additionally, the potential Santa Monica Public Schools Thematic District is not on the City's list of locally designated districts, and it does not appear in the City's Historic Resources Inventory. Thus, the John Adams Middle School is being considered as having been previously identified as an individual resource.

In 2007, an evaluation by Jones & Stokes noted that the school had not been significantly altered since it was evaluated in 1993. As such, the evaluation found that

[24] State of California Department of Parks and Recreation Historic Resources Inventory form, Santa Monica Public Schools Potential Thematic District. Leslie Heumann & Associates, 1992.
[25] Leslie Heumann & Associates, 1992.

the property was eligible under Criteria A.2 "contributes to a district has aesthetic or artistic interest or value, or other noteworthy interest or value."[26]

In 2008, PCR Services Corporation completed a draft historic resources evaluation for the school. PCR found John Adams Middle School eligible for individual listing in the California Register and at the local level. The findings of the report were not adopted by the school district.[27]

In 2018, the City of Santa Monica completed a Citywide Historic Resources Inventory Update.[28] This update determined that John Adams Middle School appeared eligible for listing as a Santa Monica Landmark. According to the update:

> *The property is an excellent example of PWA Moderne architecture as applied to an institutional building. Constructed circa 1940, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant for representing broad patterns of institutional history in Santa Monica after World War II. John Adams Junior High School was constructed in 1935 following damage to the original school by the 1933 Long Beach earthquake. In 1940, the Works Progress Administration awarded the city additional funds for the construction of an auditorium on the John Adams campus. While the remainder of the school property was previously identified as eligible for listing as a Santa Monica Landmark, it has been extensively altered and does not retain sufficient integrity for listing.*[29]

The school was ascribed a current status code of 5S3, "appears to be individually eligible for local listing or designation through survey evaluation."[30]

5.2 Historic Resources Inventory Report

In 2022, HRG evaluated the John Adams Middle School campus to identify potential historic resources. The buildings and features of the John Adams Middle School campus were considered collectively for their potential eligibility for listing in the National Register, the California Register, and/or listing at the local level as a potential historic district.[31] The findings were recorded in a Historic Resources Inventory Report, which is

[26] State of California Department of Parks and Recreation Historic Resources Inventory form, 2425 16th Street; John Adams Middle School. Jones & Stokes, 2007.
[27] "Draft Historic Resources Evaluation Report for the Santa Monica-Malibu Unified School District Measure BB Program," Prepared for the Santa Monica-Malibu Unified School District by PCR Services Corporation, July 2008.
[28] "City of Santa Monica Citywide Historic Resources Inventory Update Survey Report," Prepared for the City of Santa Monica by Architectural Resources Group and Historic Resources Group, August 2018.
[29] Individual Resources, "City of Santa Monica Citywide Historic Resources Inventory Update Survey Report," Prepared for the City of Santa Monica by Architectural Resources Group and Historic Resources Group, August 2018.
[30] "California Historical Resource Status Codes," Office of Historic Preservation, September 1, 2021.
[31] For any given historic district, the retention of all contributors and character-defining features may not be necessary for that historic district to continue to convey its historical significance and remain eligible for historic listing. However, analysis should be conducted on a case-by-case basis to consider all potential impacts that a project may have on a historic district.

included as Appendix A. The District Board of Education approved the Historic Resources Inventory Report on February 17, 2022.

Based on visual observation of the property, research of primary and secondary sources, and an analysis of the eligibility criteria for listing at the federal, state, and local levels, HRG identified a potential historic district at John Adams Middle School eligible for listing in the California Register and for designation as a City of Santa Monica historic district. The potential historic district consists of nine (9) contributing buildings, five (5) site features, and three (3) additional features with a period of significance from 1935 to 1948.

The potential historic district was found to be significant under California Register Criterion 1/3 and City of Santa Monica Criterion 1/4-5. The potential historic district was found eligible for listing within the context of the PWA development of school campuses in the post-Long Beach Earthquake years of the 1930s and for its PWA Moderne design. The evaluation also considered an analysis of integrity and identification of character-defining features.

The following table identifies buildings and features dating from the period of significance (1935-1948) that are contributors to the historic district:

Table 2: Features Included in the Historic District

Current Feature Name	Year Built	Integrity	Status
Buildings			
Building N South	1935	Good	Contributor
Building Q	1935	Good	Contributor
Building T	1935	Fair	Contributor
Building U	1935	Good	Contributor
Building V	1935	Good	Contributor
Building C	1938/1948	Good	Contributor
Building N North	1938	Good	Contributor
Building P	1938	Good	Contributor
Building S	1938	Good	Contributor
Site Features			
16th Street Quad	1935	Fair	Contributor
Southwest Courtyard	1935	Very Good	Contributor
Northwest Courtyard	1935	Good	Contributor
Southeast Courtyard	1935	Fair	Contributor
Northeast Courtyard	1935	Fair	Contributor
Additional Features			
"John Adams Middle School" Sign,	1935	Very Good	Contributor
"Boys" Sign	1938	Very Good	Contributor
PWA Bronze Plaque	1939	Very Good	Contributor

The location of contributing buildings, site features, and additional features to the historic district as well as the district boundary is shown below in Figure 4 ("Historic District Map").

Figure 4. Historic District Map

6.0 EVALUATION OF POTENTIAL IMPACTS

6.1 Impact Analysis Using CEQA Thresholds

A significant effect under CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5(a). Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired."[32] According to CEQA Guidelines Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or

B. Account for its inclusion in a local register of historical resources pursuant to PRC Section 5020.1(k) or its identification in a historical resources survey meeting the requirements of PRC Section 5024.1(g) Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

This section examines potential impacts to historical resources on the Project Site and in the Project vicinity as a result of the Proposed Project. The written Project description, plans, elevation drawings, and renderings were used to analyze potential impacts to historical resources.

6.2 Additional Guidance

<u>Secretary of the Interior's Standards</u>

The Secretary of the Interior's Standards for the Treatment of Historic Properties (the "Standards") provide guidance for reviewing proposed projects that may affect historic resources.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

From a practical perspective, the Standards have guided agencies in carrying out their historic preservation responsibilities including State and local officials when reviewing

[32] State CEQA Guidelines, Section 15064.5(b)(1).

projects that may impact historic resources. The Standards have also been adopted by state and local jurisdictions across the country including the City of Pasadena.

In addition, the Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. However, these Guidelines and Regulations are not part of the CEQA process. CEQA requires analysis of physical impacts to the environment and the only relationship of the Secretary of the Interior Standards to the CEQA process are discussed under CEQA Guidelines Section 15064.5(b)(3):

"Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource."

The statutory language above references the Secretary of the Interior's Standards and Guidelines for four distinct historic "treatments," including: (1) preservation; (2) rehabilitation; (3) restoration; and (4) reconstruction. The specific standards and guidelines associated with each of these possible treatments are provided on the National Park Service's website regarding the treatment of historic resources.[33]

For analytical purposes, a threshold decision must be made regarding which "treatment" standards should be used to analyze a project's potential effect on historic resources. "Preservation" refers to the straightforward stabilization and maintenance of a historic property. "Restoration" addresses the return of a property to a specific time period and includes reconstruction of features missing from that time period. "Reconstruction" addresses the depiction of a no longer extant historic property through new construction.

The use of the Secretary of the Interior's "rehabilitation" standards (the Rehabilitation Standards) addresses the most prevalent and widely used treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."[34] "Rehabilitation" recognizes necessary alteration for contemporary use and therefore provides a more appropriate impact analysis than the other treatment standards, and accounts for the fact that the adjacent properties will likely require some form of protection during construction activities and ongoing maintenance over the term of the construction.

[33] http://www.nps.gov/hps/tps/standguide/
[34] https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm

Rehabilitation Standards[35]

The National Park Service encourages maintaining the integrity of a historic resource through the appropriate design of infill buildings at sites adjacent to historic resources. The Standards are intended as general guidance for work on any historic building. The Rehabilitation Standards expand the discussion to sites and neighborhoods.

As written in the Rehabilitation Standards, there is a distinction, but not a fundamental difference, between the concerns for additions to historic buildings and new construction, or "infill" adjacent to historic buildings on a property or within a historic district. As with most matters of design and planning, the differences are defined by the scale, site, setting, and project.

National Park Service: Preservation Briefs 14

In addition to the Standards and Guidelines for Rehabilitation, the National Park Service publishes a series of briefs that includes "Preservation Briefs 14, New Exterior Additions to Historic Buildings: Preservation Concerns," as revised and republished in 2010.[36] Among the concepts presented are a balance between differentiation and compatibility, and subordination of the new to the old.

Preservation Briefs 14 states:

1. There is no formula or prescription for designing a new addition that meets the Standards. A new addition to a historic building that meets the Standards can be any architectural style -- traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged. New additions that too closely resemble the historic building or are in extreme contrast to it fall short of this balance. Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.

2. The intent of the Preservation Briefs is to provide guidance to owners, architects and developers on how to design a compatible new addition…. A new addition to a historic building should preserve the building's historic character. To accomplish this and meet the Secretary of the Interior's Standards for Rehabilitation, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.

[35] Kay D. Weeks and Anne E. Grimmer, The Secretary of the Interior's Standards for the Treatment of Historic Properties: with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (Washington D.C.: National Park Service, United States Department of the Interior, 1995), pp. 63-115.

[36] Anne E. Grimmer and Kay D. Weeks, "Preservation Briefs 14: New Exterior Additions to Historic Buildings: Preservation Concerns" (Washington D.C.: National Park Service, United States Department of the Interior, 2010).

6.3 Potential Impacts to Historical Resources on the Project Site

Potential Impacts from Demolition

The historic district identified at John Adams Middle School is comprised of nine (9) contributing buildings, five (5) site features, and three (3) additional features.

The Proposed Project includes the demolition of one (1) building that is located outside of the potential historic district (Building L). Because this building is located outside of the historic district, the overall integrity of the historic district would be retained following implementation of the Proposed Project. Following the Proposed Project, the historic district would remain eligible for listing in the California Register and for designation as a City of Santa Monica Landmark under Criteria 1/1 and 3/4-5. Therefore, the Proposed Project would not result in the demolition of a significant resource, as the historic district would retain eligibility for designation following implementation of the Proposed Project.

Potential Impacts from New Construction

The National Park Service provides additional guidance for reviewing proposed new construction that may affect an historic resource, be it an addition to an existing building or an infill building within a historic district. According to the National Park Service, new construction should strive for the same outcome: a balance between compatibility and differentiation, and the retention of integrity.

Standard 9 in part states: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."[37]

Standard 10 states: "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."[38]

The Proposed Project includes the construction of one new STEAM Building and an addition to Building B (cafeteria) by the culmination of Phase 4. Both of these buildings are located outside of the historic district.

The proposed STEAM Building is a two-story 'L'-shaped 23,852-square-foot building that contains seven labs, five dedicated office and storage spaces, and one teacher's lounge. The building would be located approximately where Building L is currently situated in the northwestern region of the campus.

[37] http://www.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm
[38] http://www.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm

The one-story 3,600-square-foot addition to Building B would be situated along the southwestern corner of the building and would include two serveries, a dishwashing room, an office, flexible seating arrangements, and a private dining room that seats 207 students. The outdoor space adjoining the cafeteria would include a shaded porch deck with flexible seating for 209 students, solar panels, and large shade trees.

Consistent with the ongoing use of the Project Site as a middle school campus, the Proposed Project does not propose significant density on the Project Site. New construction is situated outside of the historic district and is separated from contributors by open spaces and/or landscaping. As such, the new construction does not destroy historic materials, features, and/or spatial relationships that characterize the historic district, nor affect the spatial relationship between contributing buildings. The historic entrance to the campus would continue to retain its historic appearance from the public right-of-way along 16th Street. In accordance with Standard 9, new construction would not destroy historic materials, or features that characterize the Project Site.

Also in accordance with Standard 9, new work shall be differentiated from the old and would be compatible with the historic materials, features, size, scale and proportion, and massing. New construction would have simple massing, horizontal emphasis, and flat roofs. The low scale, horizontal massing, and simple forms are consistent with the design of the historic district. Both contributors and new construction exhibit similar designs with low massing, flat roofs, smooth surfaces, an emphasis on natural light, and indoor-outdoor accessibility. The new construction would utilize contemporary materials to differentiate it from contributors to the historic district. Limited in height from one- to two-stories tall, the new construction would be compatible in size, scale, and massing with the historic district. As such, new construction is differentiated from the old and compatible with the historic district. In accordance with Standard 10, the essential form and integrity of the historic district would be unimpaired if the new construction were removed in the future.

After implementation of the Proposed Project, the property would still contain a concentration of buildings, site features, and additional features dating from the period of significance as well as the remaining spatial relationships and circulation paths through central courtyards. Therefore, the Proposed Project would not materially impair the historic district on the Project Site.

Potential Impacts from Rehabilitation

In addition to proposed new construction on the Project Site, the Proposed Project also includes the rehabilitation of several contributors to the historic district.

Rehabilitation is defined by the National Park Services as:

> *The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*[39]

The Proposed Project would alter some physical aspects of several contributing buildings to the historic district.

The Proposed Project would renovate Buildings N South, S, T, V, and U. Alterations would include the removal of some original windows and doors and the installation of door-style wall panels that open to outdoor classroom spaces. This alteration would encourage the indoor-outdoor accessibility and utilization of the campus. Although some windows and doors would be removed for the installation of the door-style wall panels, a majority of the original windows, doors, and window/door openings would be retained on the buildings. Moreover, the new vertically retracting glass doors are designed to be compatible with, but differentiated from, the original windows and doors. New decks would be installed in the northwest courtyard and Building N South courtyard.

The Proposed Project would renovate the courtyards (northeast, southeast, southwest, northwest, and Building N South) to include new outdoor learning spaces. Hardscaping would be removed from these courtyards. The courtyards, specifically their spatial relationship with the surrounding buildings (rather than the hardscaping or landscaping) was found to contribute to the overall design and feeling of the historic district. Although the Proposed Project would update these spaces to provide more utilizable space, it would retain their overall feeling of open space and relationship to surrounding buildings.

The rehabilitation of the contributing buildings allows for greater indoor-outdoor use of the courtyards. Despite the installation of several door-style wall panels, the Proposed Project would retain the majority of character-defining features on contributing buildings, including original windows, doors, and window/door openings. As such, the Proposed Project would preserve those features which convey the school's historical and architectural values. Therefore, the Proposed Project would not result in a major change to the physical significance of contributors to the historic district on the Project Site.

6.4 Potential Impacts to Historical Resources in the Project Vicinity

John Adams Middle School is located across 16th Street from Will Rogers Learning Community, which was identified by HRG in 2022 to contain a historic district and as such is considered a historical resource.[40]

[39] "Secretary of the Interior's Standards and Guidelines: Preservation Terminology," http://www.cr.nps.gov/local-law/arch_stnds_10.htm.
[40] Historic Resources Group, "Will Rogers Learning Community Historic Resources Inventory Report," March 2022, Prepared for the Santa Monica-Malibu Unified School District.

The Proposed Project is not proposing any demolition; construction; or rehabilitation that reduces the integrity or significance of the Will Rogers Learning Community. While the Will Rogers Learning Community is located within close visual proximity to the Project Site, the Proposed Project is not proposing significant height or density that would create significant shadows or otherwise impact the setting or other characteristics of the Will Rogers Learning Community campus. Proposed new construction is one- to two-stories in height and would be compatible with the historic materials, features, size, scale and proportion, and massing of nearby educational buildings and historical resources. The Project Site would retain an educational use, and its character-defining features would be visible from the public right-of-way. The Project Site would maintain the same relationship with the surrounding neighborhood as it did historically in the 1930s and with the Will Rogers Learning Community when it was established in the 1940s. Because the Proposed Project would not affect the eligibility of historical resources in the vicinity for listing at the federal, State, or local levels, its impacts to off-site historical resources would be less than significant.

7.0 CONCLUSIONS

In 2022, HRG completed an evaluation of John Adams Middle School to identify any potential historical resources. Based on visual observation of the property, research of primary and secondary sources, and an analysis of the eligibility criteria for listing at the federal, state, and local levels, HRG identified a historic district at John Adams Middle School consisting of nine (9) contributing buildings, five (5) site features, and three (3) additional features with a period of significance from 1935 to 1948. The historic district was found eligible for listing in the California Register and for designation as a City of Santa Monica historic district. As such, the historic district is considered a historical resource as defined by CEQA.

This report analyzed the Proposed Project for potential impacts to the historic district located at John Adams Middle School. The Proposed Project would not result in the demolition of a significant resource, would not materially impair the historic district, and would not result in a major change to the physical significance of contributors to the historic district. The historic district at John Adams Middle School would retain all of the designated character-defining features and would retain sufficient historic integrity to convey its significance as a 1930s PWA-designed educational facility.

Therefore, the Proposed Project would not result in a substantial adverse change in the significance of a historical resource and would not have a significant effect on the environment as defined by CEQA.

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John Adams Middle School
Historic Resources Technical Report

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John Adams Middle School
Historic Resources Inventory Report

March 2022

HISTORIC RESOURCES GROUP

PREPARED FOR

Santa Monica–Malibu Unified School District
2828 4th Street
Santa Monica, CA 90405

John Adams Middle School
Historic Resources Inventory Report

HISTORIC RESOURCES GROUP

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Historic Resources Inventory Report

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1.0 EXECUTIVE SUMMARY

The purpose of this historical resources inventory report is to determine if historic resources as defined by the California Environmental Quality Act (CEQA)[1] are present at John Adams Middle School located at 2425 16th Street in Santa Monica, Los Angeles County, California. This report is intended to inform environmental review of future projects at the school.

In 2021, the Santa Monica-Malibu Unified School District (SMMUSD) adopted several procedures for the identification of historical resources at school facilities and their recordation in historic resources inventory reports. This study was completed to comply with those measures and contains the following:

- A review of the existing buildings, structures, and features located at the school.
- A review of previous evaluations of the school through historic survey, environmental review, or other official actions.
- Identification and evaluation of any potential historic resources within the school, including their character-defining features.
- Review of the required consideration of historic resources within the school under the California Environmental Quality Act (CEQA).

Based on visual observation of the property, research of primary and secondary sources, and an analysis of the eligibility criteria for listing at the federal, state, and local levels, HRG has identified a potential historic district at John Adams Middle School that is eligible for listing in the California Register of Historical Resources and for designation as a City of Santa Monica historic district. The potential historic district consists of nine (9) contributing buildings, five (5) site features, and three (3) additional features with a period of significance from 1935 to 1948. Contributors to the potential historic district are as follows:

Buildings

- Building N South, 1935
- Building Q, 1935
- Building T, 1935
- Building U, 1935
- Building V, 1935
- Building C, 1938/1948
- Building N North, 1938

[1] California PRC, Section 21084.1.

- Building P, 1938
- Building S, 1938

Site Features

- 16th Street Quad, 1935
- Southwest Courtyard, 1935
- Northwest Courtyard, 1935
- Southeast Courtyard, 1935
- Northeast Courtyard, 1935

Additional Features

- "John Adams Middle School" Sign, 1935
- "Boys" Sign, 1938
- PWA Bronze Plaque, 1939

All other buildings and features on site were determined ineligible for listing at the federal, state, and local levels.

2.0 INTRODUCTION

2.1 Purpose

In 2021, the Santa Monica-Malibu Unified School District (SMMUSD) adopted two policies to establish procedures for the treatment of historical resources on district campuses (BP and AR 7113). SMMUSD committed to create an inventory of historical resources on its school campuses prior to approval of a master plan or school facilities project. This historic resources inventory report serves to identify potential historical resources as defined by the California Environmental Quality Act (CEQA)[2] on the John Adams Middle School campus.

2.2 Project Team

Research, field inspection, and analysis were performed by Paul Travis, AICP, Principal and Senior Preservation Planner; Alexandra Madsen, Senior Architectural Historian; and Robby Aranguen, Planning Associate. Additional assistance was provided by Krista Nicholds, Architectural Historian and Ani Mnatsakanyan, Intern. All preparers are qualified professionals who meet or exceed the *Secretary of the Interior's Professional Qualification Standards* in their respective fields.

2.3 Methodology

This report was prepared using primary and secondary sources related to the history and development of the City of Santa Monica, the Santa Monica-Malibu Unified School District (SMMUSD), and John Adams Middle School.

Documents that were consulted include: historical photographs and aerial images; historical building plans; Sanborn Fire Insurance maps; previous surveys and environmental reviews; historic context statements; local histories; Santa Monica Historic Resources Inventory; and the California State Historic Resources Inventory, Los Angeles County.

On June 24, 2021, a site visit was conducted by Paul Travis and Robby Aranguen. The site visit included all permanent buildings, structures, and objects that are 45+ years of age (constructed through the year 1976). Temporary buildings and structures, including portable buildings, were not included in the survey or evaluation. Existing conditions, character-defining features, and alterations were documented using digital photography.

2.4 Site Location and Description

John Adams Middle School is located at 2425 16th Street in Santa Monica, Los Angeles County, California. The John Adams Middle School campus occupies a rectangular 16.5-acre site on a single parcel (Assessor's Parcel Number [APN] 4273-024-900). The site is relatively flat. The location of the campus is shown below in Figure 1.

[2] California PRC, Section 21084.1.

Figure 1. Location Map

3.0 EXISTING CONDITIONS

Overview

John Adams Middle School is located in the southcentral region of the city of Santa Monica, across 16th Street from Will Rogers Learning Community. The current campus was first developed in the mid-1930s following the 1933 Long Beach Earthquake. Additional development occurred shortly thereafter from the late 1930s to early 1940s under the auspices of the Public Works Administration (PWA). Most subsequent development in the post-World War II years was piecemealed and occurred as the student body population increased. This section provides an overview of the current campus.

Originally located at 6th Street and Ocean Park Boulevard, the first John Adams Middle School campus (1914) was severely damaged by the Long Beach Earthquake of 1933. That campus was demolished, and in 1935, the school was rebuilt at its current location. Designed by master Los Angeles architectural firm Marsh, Smith & Powell, the new campus displayed the smooth surfaces, curved corners, and horizontal banding emblematic of the new "Santa Monica Plan" and buildings constructed under the auspices of the Works Progress Administration (WPA) and Public Works Administration (PWA), and commonly known as PWA Moderne. Development of the school continued from 1938 to the early 1940s. Additional architects involved from this period include Edward Cray Taylor and Ellis Wing Taylor. This early phase of construction centered the campus in the northwestern region of the parcel with PWA Moderne-style buildings on a finger-plan school plant.

Several planned buildings were put on hold as construction was halted during the World War II years. Despite this brief interruption in expansion, development of the campus resumed in 1948, completing earlier (c. 1938) planned additions and growing to meet increased demand. Besides these earlier planned buildings, subsequent post-war development from the 1950s onward exhibited a mix of permanent buildings, temporary buildings, and support structures added in an ad hoc manner to accommodate additional needs.

3.1 Existing Buildings

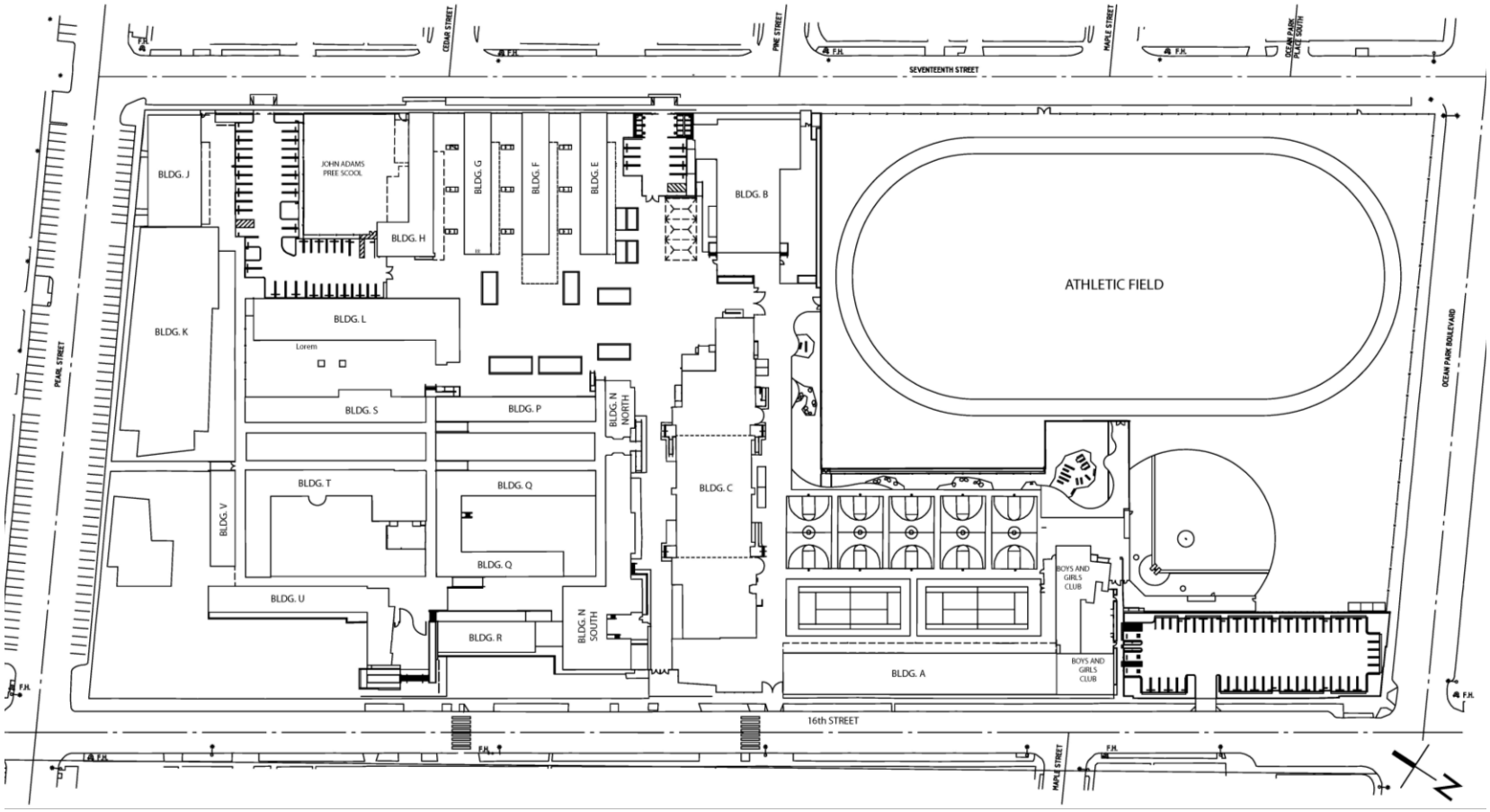
At the time of this report the campus contains nineteen (19) permanent buildings, as well as athletic facilities, open spaces, and artworks. Existing buildings and features are listed below and are summarized in Table 1 ("Existing Conditions").

The function of some campus buildings has changed and evolved over the years. To avoid confusion, whenever possible, the buildings discussed in this report have been keyed to the official building naming system of John Adams Middle School as shown on the campus site plan and derived from the campus map and inventory documents provided by the school district (Figure 2). Following this figure is an architectural description of each building and feature. Current site photographs can be found in Appendix A.

Table 1. Existing Conditions

Year Built	Current Name	Building Use	Architectural Style/Description	Map Key
Buildings				
1968/ 2009	Building A	Grounds Building	Utilitarian/ Contemporary	A
1954	Building B	Cafeteria/Kitchen	Late Moderne	B
1938/ 1948	Building C	Gymnasium	PWA Moderne	C
2012	Building E	Classrooms	Contemporary	E
2012	Building F	Classrooms	Contemporary	F
2012	Building G	Classrooms	Contemporary	G
1953	Building H	Child Development Center	Mid-Century Modern	H
1968	Building J	Music Building	Utilitarian	J
2021	Building K	Auditorium	Contemporary	K
1948	Building L	Shop Building	Late Moderne	L
1938	Building N (North)	Student Council Building	PWA Moderne	N (N)
1935	Building N (South)	Computer Center	PWA Moderne	N (S)
1938	Building P	Classrooms	PWA Moderne	P
1935	Building Q	Classrooms/Principal's Office	PWA Moderne	Q
1958	Building R	Classrooms	Late Moderne	R
1938	Building S	Classrooms	PWA Moderne	S
1935	Building T	Classrooms/Attendance Office	PWA Moderne	T
1935/ 2012	Building U	Classroom	PWA Moderne/ Contemporary	U
1935	Building V	Classroom	PWA Moderne	V
Site Features				
c.1958	Palm Courtyard	--	--	--
1935	Southwest Courtyard	--	--	--
1935	Northwest Courtyard	--	--	--
1935	Southeast Courtyard	--	--	--
1935	Northeast Courtyard	--	--	--
1962	Class of 1962 Planters	--	--	--
2010	Garden	--	--	--
2009	Baseball/Soccer Field	--	--	--
2009	Tennis Courts	--	--	--
2009	Basketball Courts	--	--	--
Additional Features				
1939	"John Adams Middle School" Sign	--	(metal sign)	--
1939	"Boys" Sign	--	(metal sign)	--
1939	PWA Bronze Plaque	--	(bronze sign)	--
1997	"Biome" Mural	--	(painted mural)	--
1999	"Ocean Mural"	--	(painted mural)	--
2004	"90th Anniversary" Mural	--	(painted mural)	--
2019	"Why Fit In" Mural	--	(painted mural)	--
N.d.	"Dos Culturas" Mural	--	(painted mural)	--

Figure 2. Existing Site Plan



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3.2 Buildings

Building A (Grounds Building)

Building A was constructed in 1968.[3] A contemporary addition for the Boys and Girls Club was added to the south elevation of the building in 2009.

Sited along 16th Street at the southwestern region of the campus, Building A is rectangular in plan. The two-story building is clad in smooth stucco and capped by a flat roof with metal coping. The building has a slightly recessed first story with evenly placed pilasters. The second story slightly projects and is characterized by a horizontal fluted stringcourse and bands of windows. Fenestration is composed of grouped aluminum-frame fixed, awning, and hopper windows. Entrances display single and double metal slab doors. The primary (east) façade features a canopy with flat roof and wide eaves upheld by steel pipe columns. Additional features include a metal wall vents and wall-mounted lights.

Building B (Cafeteria/Kitchen)

Building B was constructed in 1954 as the Cafeteria/Kitchen and designed by architect Joe M. Estep.

Located in the eastern region of the campus along 17th Street and immediately north of the athletic fields, Building B is irregular in plan. The one-story building is clad in smooth stucco and capped by a slightly pitched gable roof with metal eaves. Fenestration is composed of grouped fixed and awning aluminum and vinyl-frame windows and two concession windows with aluminum surrounds. Entrances display metal slab doors occasionally flanked by fixed sidelight windows set beneath canopies with flat roofs upheld by thin metal posts. Six square breezeway openings are sited along the upper recesses of the entrance wing wall. Concrete steps with metal balustrades featuring curved railings provide entrance to the building. Additional features include metal circular wall vents and wall-mounted lights.

Building C (Gymnasium)

The southern portion of Building C was constructed in 1938 as the boy's locker room and designed by architects Edward Cray Taylor and Ellis Wing Taylor. At that time, expansion of the building to include a Gymnasium was already planned but put on hold due to the war. In 1948, the building was significantly expanded by architect Joe M. Estep.

Situated west of Building B, Building C is irregular in plan, clad in smooth stucco, and one- and two- stories in height. It features several distinct volumes; the building is mostly a single story with a flat roof, broken in the center by the two-story vaulted roof of the gymnasium. Fenestration is composed of grouped steel, wood and vinyl-frame fixed and

[3] HRG was unable to identify and architect or builder for this building.

awning windows. Entrances display single and double metal slab doors often set beneath transom lights.

The primary (south) façade features the central volume of the two-story gymnasium with a slightly projecting fluted stringcourse, a projecting pilaster, and two recessed walls with clerestory awning windows, some of which are covered with metal grilles. The two single-story wings that flank the auditorium are similar in design and feature several rounded bays with ribbons of three-light awning windows. Entrances are mostly recessed with tiered openings set beneath "speed line" horizontal bands of metal that bridge the gaps between volumes. Entrances are accessible via concrete steps or ramps with metal balustrades featuring curved railings. Sunshades above windows and doors feature horizontal scoring. Additional features include louvered metal wall vents, and roof- and wall-mounted lights.

Building E (Classrooms)

Building E was constructed in 2012 and designed by Koning Eizenberg architects.

Situated north of Building B, Building E is a one-story building with a rectangular plan. It is clad in smooth stucco and capped by a flat roof with several projecting trapezoidal volumes with louvered vents and skylights ("solar chimneys"). Fenestration is composed of grouped aluminum-frame awning windows with slanted metal sunshades along the north elevation. Entrances display single and double metal slab doors, some with rectangular lights. Horizontal, diagonal, and butterfly canopies provide shelter from the elements along the south elevation. Additional features include metal wall vents and wall-mounted lights. It is separated from Building F by a communal courtyard.

Building F (Classrooms)

Building F was constructed in 2012 and designed by Koning Eizenberg architects.

Situated north of Building E, Building F is similar in design. It is a one-story building with a rectangular plan. It is clad in smooth stucco and capped by a flat roof with several projecting trapezoidal volumes with louvered vents and skylights ("solar chimneys"). Fenestration is composed of grouped aluminum-frame awning windows with slanted metal sunshades along the north elevation. Entrances display single and double metal slab doors, some with rectangular lights. Horizontal, diagonal, and butterfly canopies provide shelter from the elements along the south elevation. A flat-roofed projection upheld by paired metal posts provides shelter along the west elevation. A single concession window is located beneath the projection. Additional features include metal wall vents and wall-mounted lights. It is separated from Buildings E and G by communal courtyards.

Building G (Classrooms)

Building G was constructed in 2012 and designed by Koning Eizenberg architects.

Situated north of Building F, Building G is a one-story building with a rectangular plan. It is clad in smooth stucco and capped by a flat roof with several projecting trapezoidal volumes with louvered vents and skylights ("solar chimneys"). Fenestration is composed of grouped aluminum-frame awning windows with slanted metal sunshades along the north elevation. Entrances display single and double metal slab doors, some with rectangular lights. Horizontal, diagonal, and butterfly canopies provide shelter from the elements along the south elevation. Additional features include metal wall vents and wall-mounted lights. It is separated from Buildings F and H by communal courtyards.

Building H (Child Development Center)

Building H was constructed in 1953 as the childcare center and designed by architect Joe M. Estep.

Situated north of Building G, Building H is a one-story building with a rectangular plan. It is clad in smooth stucco and capped by a flat roof with metal coping. Fenestration is composed of grouped steel-frame fixed and awning windows. Entrances display single metal slab doors. The primary (south) façade features a canopied outdoor corridor with flat roof and wide eaves upheld by steel pipe columns. Some clerestory windows appear to have been infilled above the canopy. Entrances are accessible via concrete steps or ramps with metal balustrades featuring curved railings. Additional features include metal wall vents and wall-mounted lights. It is separated from Building G by a communal courtyard.

Building J (Child Development Center)

Building J was constructed in 1968.[4].

Situated east of Building K, Building J is rectangular in plan and two stories in height. It is clad in textured stucco and capped by a flat roof. The building has a slightly recessed first story with evenly-placed pilasters. The second story slightly projects and is characterized by its horizontal scoring. Fenestration is minimal. Entrances display single and double metal slab doors. The primary (south) façade features a steel balcony with horizontal louvered sides. Additional features include a metal wall vents and wall-mounted lights.

Building K (Auditorium)

Building K was constructed in 2021 and designed by the architectural firm HGA.

Situated in the northernmost region of the campus immediately west of Building K, Building K is a two- to three-story building with an irregular plan. It is clad in smooth stucco and capped by a flat roof with metal coping. The building is composed of several multi-high volumes with large window expanses and sliding doors. Fenestration is composed of grouped fixed windows. Entrances are mostly sliding glass doors.

[4] HRG was unable to identify and architect or builder for this building.

Building L (Shop Building)

Building L was planned as early as 1938 but was put on hold due to World War II. It was ultimately constructed in 1948 with a different footprint than originally designed.[5]

Situated west of Building H, Building L is a one-story building with a generally 'L'-shaped footprint. It is clad in smooth stucco and capped by a flat roof with metal coping. The building is composed of several volumes of slightly varying heights. Fenestration is comprised of grouped steel and vinyl-frame multi-light awning windows and fixed clerestory windows. Entrances display single metal slab doors, some with rectangular lights. Additional features include metal wall vents and wall-mounted lights.

Building N North (Student Council)

Building N North was constructed in 1938 and designed by architects Edward Cray Taylor and Ellis Wing Taylor.

Situated east of Building N South and west of Building E, Building N North is irregular in plan and one story in height. It is clad in smooth stucco and capped by a flat roof with metal coping. Fenestration is composed of single and grouped aluminum-frame fixed and awning windows. Entrances display double metal slab doors often set beneath transom lights. The primary (east) façade features a recessed entrance set beneath a slightly projecting canopy with scored horizontal lines. Several "speed line" horizontal bands of metal bridge the gaps between volumes. The interior circulation space of the building features a projecting rounded volume inset with a glass trophy case. A bronze PWA plaque from 1939 is located adjacent to the trophy case. Additional features include louvered metal wall vents, and roof- and wall-mounted lights.

Building N South (Computer Center)

Building N South was constructed in 1935 and designed by architects Marsh, Smith & Powell. It was expanded with a southern addition sometime between 1952 and 1960.[6]

Situated west of Building N South along 16th Street, Building N South is irregular in plan and one story in height. It is clad in smooth stucco and capped by a flat roof with metal coping. Fenestration is composed of single and grouped aluminum-frame fixed and awning windows. Entrances display single double metal slab doors often set beneath louvered vents with fixed sidelights. The primary (north) façade features a canopied outdoor corridor with flat roof and wide eaves upheld by steel pipe columns; this canopy connects the building with Building R to create a sheltered outdoor corridor. The south elevation has an enclosed courtyard with a wood fence and herringbone-pattern brick patio. Additional features include louvered metal wall vents, and roof- and wall-mounted lights.

[5] The architect was possibly Joe M. Estep who was active on the campus at the time, although this is unsubstantiated.
[6] HRG was unable to identify and architect or builder for this building.

Building P (Classrooms)

Building P was constructed in 1938 and designed by architects Edward Cray Taylor and Ellis Wing Taylor.

Situated north of Building N North and east of Building Q, Building P is rectangular in plan and one story in height. The exterior is clad in smooth stucco. The building is capped by a flat roof with metal coping. Fenestration is composed of single and grouped aluminum-frame fixed and awning windows. Entrances display single and double metal slab doors set beneath louvered vents or transom lights. The primary (west) façade features a canopied outdoor corridor with flat roof and wide eaves upheld by steel pipe columns; this canopy connects the building with Buildings Q and S to create a sheltered outdoor corridor. Several "speed line" horizontal bands of metal bridge the gaps between Building P and nearby buildings. The east elevation features large groupings of awning windows. Additional features include louvered metal wall vents, and roof- and wall-mounted lights. The building faces onto the southeast courtyard.

Building Q (Classrooms/Principal's Office)

Building Q was constructed in 1935 and designed by architects Marsh, Smith & Powell.

Situated north of Building N South and west of Building P, Building Q is irregular in plan with a roughly 'U'-shaped footprint and is one story in height. The exterior is clad in smooth stucco. The building is capped by a flat roof with metal coping. Fenestration is composed of single and grouped aluminum-frame fixed and awning windows. Entrances display single and double metal slab doors set beneath louvered vents or transom lights. The building's north and south elevations both feature canopied outdoor corridors with flat roofs and wide eaves upheld by steel pipe columns; these canopies connect the building with Buildings P, R, S, and T to create a sheltered outdoor corridor. Several "speed line" horizontal bands of metal bridge the gaps between Building Q and nearby buildings. Curved wall detailing further reinforces the building's PWA Moderne style. Additional features include louvered metal wall vents, and roof- and wall-mounted lights. The building faces onto the southeast, southwest, and palm courtyards.

Building R (Classrooms)

Building R was constructed in 1958.[7]

Situated west of Building Q, Building R is rectangular in plan and one story in height. The exterior is clad in smooth stucco. The building is capped by a flat roof with metal coping. Fenestration is composed of single and grouped aluminum-frame fixed and awning windows. Entrances display single and double metal slab doors. The primary (east) façade features a canopied outdoor corridor with flat roof and wide eaves upheld by steel pipe columns; this canopy connects the building with Buildings Q and S to create a sheltered outdoor corridor. Several "speed line" horizontal bands of metal

[7] HRG was unable to identify and architect or builder for this building.

bridge the gaps between Building R and nearby buildings. The west elevation features large groupings of awning windows. Additional features include louvered metal wall vents, and roof- and wall-mounted lights.

Building S (Classrooms)

Building S was constructed in 1938 and designed by architects Edward Cray Taylor and Ellis Wing Taylor.

Situated north of Building P, Building S is generally rectangular in plan and one story in height. The exterior is clad in smooth stucco. The building is capped by a flat roof with metal coping. Fenestration is composed of single and grouped steel and vinyl-frame fixed and awning windows. Entrances display single and double metal slab doors set beneath louvered vents or transom lights. The primary (west) façade features a canopied outdoor corridor with flat roof and wide eaves upheld by steel pipe columns; this canopy connects the building with Buildings P, Q, and T to create a sheltered outdoor corridor. Several "speed line" horizontal bands of metal bridge the gaps between Building S and nearby buildings. The east elevation features large groupings of vinyl awning windows and a rear entrance set beneath a metal canopy. Additional features include louvered metal wall vents, and roof- and wall-mounted lights. The building faces onto the northeast courtyard.

Building T (Classrooms)

Building T was constructed in 1935 and designed by architects Marsh, Smith & Powell. Sometime in the 1970s, a Neo-Formalist style addition was completed on the southern elevation.[8]

Situated north of Building Q and west of Building S, Building T is irregular in plan and is one story in height. The exterior is clad in smooth stucco. The building is capped by a flat roof with metal coping. Fenestration is composed of single and grouped steel and vinyl-frame fixed and awning windows. Entrances display single and double metal slab or glazed doors set beneath louvered vents or transom lights.

The building primary (west) façade features a central cylindrical volume flanked on both sides by wings, all featuring generous expanses of multi-light vinyl-frame awning windows. A later addition at the southwestern corner of the building features a metal canopy with flat roof upheld by tall, thin squared columns that are Neo-formalist in style.

The building's east elevation features a canopied outdoor corridor with flat roof and wide eaves upheld by steel pipe columns; this canopy connects the building with Buildings P, Q, and S to create a sheltered outdoor corridor. Several "speed line" horizontal bands of metal bridge the gaps between Building T and nearby buildings. Curved wall detailing further reinforces the building's streamline style. Additional

[8] HRG was unable to identify and architect or builder for this building.

features include louvered metal wall vents, and roof- and wall-mounted lights. The building faces onto the northwest courtyard.

Building U (Classrooms)

Building U was constructed in 1935 and designed by architects Marsh, Smith & Powell. It was altered in 2012 when an addition and entry canopy were added to the south elevation.

Situated west of Building T, Building U has a generally 'L'-shaped footprint and is one story in height. The exterior is clad in smooth stucco. The building is capped by a flat roof with metal coping. Fenestration is composed of single and grouped steel and vinyl-frame fixed and awning windows. Entrances display single and double metal slab doors. A later western addition at 16th Street creates a pedestrian entrance to the campus. This addition also features an entry canopy with new signage upheld by metal posts.

The primary (east) façade features a canopied outdoor corridor with flat roof and wide eaves upheld by steel pipe columns; this canopy connects the building with Buildings Q, R, and T to create a sheltered outdoor corridor. Several "speed line" horizontal bands of metal bridge the gaps between Building U and nearby buildings. The east elevation features large groupings of vinyl-frame awning windows. Additional features include louvered metal wall vents, and roof- and wall-mounted lights.

Building V (Classrooms)

Building V was constructed in 1935 and designed by architects Marsh, Smith & Powell.

Situated northwest of Building T, Building V is generally rectangular in plan and is one story in height. The exterior is clad in smooth stucco. The building is capped by a flat roof with metal coping. Fenestration is composed of single and grouped steel frame awning windows.

The primary (north) façade features expanses of windows and faces towards the auditorium's courtyard. It has low concrete planters and a segment of the outdoor canopied corridor. Additional features include louvered metal wall vents, and roof- and wall-mounted lights.

3.3 Features

16th Street Quad

This open space dates to the beginnings of the campus (circa 1935) and has been modified over time. Situated west of Buildings U and R, the open space flanks the main pedestrian entry from 16th Street. The setback is generally consistent and is landscaped with grassy lawns and mature trees of various species. The northern grassy lawn has reverted to dirt due to the drought and nearby construction.

Palm Courtyard

This open space dates to the construction of Building R circa 1968 and has been modified over time. Situated Between Building R and Building Q, this area is surrounded by the canopied corridors of the two buildings. It is landscaped with a row of four mature California palm trees (*Washingtonia filifera*). Additional features include concrete curbs and a patch of smaller shrubs.

Southwest Courtyard

This open space dates to the early development of the campus (circa 1935). The Southwest Courtyard is created by the 'U'-shaped footprint of Building Q on three sides and the canopied corridor on the fourth. This area is landscaped with a grassy lawn and several mature trees. A diagonal concrete walkway traverses the southern corner of the courtyard.

Northwest Courtyard

This open space dates to the early development of the campus (circa 1935). The Northwest Courtyard is bordered by Building T to the north and east, Building U to the west, and the canopied corridor to the south. The courtyard is landscaped with grassy lawns and is traversed by decorative concrete paving to create geometric areas. Two Jacaranda trees (*Jacadanda mimosifolia*) are planted in between concrete paving. Additional features include concrete patios interspersed with lawn, lunch tables, lampposts, and trash receptacles.

Northeast Courtyard

This paved open space dates to circa 1935 and has been modified over time. Along with the Southeast Courtyard, the courtyard was originally named the "central mall" and is bounded by Buildings S and T and the canopied courtyard. It has several concrete planters with various species of palms and shrubs. Additional features include trash receptacles.

Southeast Courtyard

This paved open space dates to circa 1935 and has been modified over time. Along with the Northeast Courtyard, the courtyard was originally named the "central mall" and is bounded by Buildings P and Q and the canopied courtyard. It has several palm trees directly cut into the ground, versus the planters in the Northeast Courtyard. Additional features include trash receptacles.

Class of 1962 Planters

These planters were dedicated by the Class of 1962. Situated between Buildings L and S, they are constructed of brick and concrete and have small bronze plaques commemorating their dedication.

Garden

This garden dates to 2010. Situated south of Building B, it includes several raised wood planting beds surrounded by gravel.

Baseball/Softball/Soccer/Football Field

Also known as the Athletic Field, this athletic facility dates to 2009. Situated at the southeastern corner of the campus, the facility includes a large grassy field with dirt for the baseball/softball infield and soccer nets. Additional features include two floodlights, metal chain link fences, and bleachers.

Tennis Courts

This athletic facility dates to 2009. Situated west of the Basketball Courts, the facility includes two outdoor hard courts, surrounded by metal chain-link fencing.

Basketball Courts

This athletic facility dates to 2009. Situated between the Baseball/ Softball/Soccer/Football Field and the Tennis Courts, the facility includes five asphalt-paved outdoor courts, each with two baskets composed of metal backboards and support poles.

3.4 Additional Features

"John Adams Middle School" Sign

A metal sign reading "John Adams Middle School" is situated on a canopy over the original main entrance of the Building U. This sign dates from the school's 1930s construction following the Long Beach Earthquake and appears to have been retained during subsequent building alterations.

"Boys" Sign

A metal sign reading "Boys" is situated on "speed lines" bands of metal that bridge the gaps of building volumes on Building C. This sign dates from the school's 1938-1939 expansion following the Long Beach Earthquake and appears to have been retained during subsequent building alterations.

PWA Bronze Plaque

Completed by the Federal Emergency Administration of Public Works (also known as Public Works Administration or "PWA"), the bronze plaque was installed in the school's 1930s construction following the Long Beach Earthquake. The Plaque lists Franklin D. Roosevelt as the President of the United States and Harold L. Ickes as the Administrator of Public Works. It reads "John Adams Junior High School, 1939."

PWA Trophy Case

The PWA Trophy Case is situated on Building N North and was installed at the time of the building's construction following the Long Beach Earthquake. It has a metal

surround and three glass lights. It is set within a projecting curved wall feature and dates to 1939.

"Biome" Mural

Designed in 1997, the "Biome" mural was made possible by Common Ground, Gardening Angels, the University of California Cooperative Extension, and the City of Santa Monica. The mural and associated plants are native to the area and were dedicated to the students and staff at the school. The plants were donated by the Mildred E. Mathias Botanical Garden at the University of California, Los Angeles.

"Ocean" Mural

Designed in 1999 by artist Daniel Alonzo, this painted mural depicts an underwater scene. It is dedicated to Annette Hansen Zambas and is located on Building L.

"90th Anniversary" Mural

This painted wall mural adorns the east elevation of Building C. It was completed in 2004 to commemorate the 90th anniversary of the founding of the school. It depicts various periods and personages from history, including John Adams, founding of the school, and its relocation to the current site.

"Why Fit In" Mural

This painted wall mural adorns the east elevation of Building L and reads "Why Fit In When You Were Born to Stand Out." It was completed in 2019 by Sel, Ella, Ariana & Denise of Beautify Earth. It shows several umbrellas on the beach.

"Dos Culturas" Mural

This painted wall mural adorns the north elevation of Building U. Research suggests the mural was created in the 2000s.

4.0 REGULATORY REVIEW

4.1 Historic Resources under CEQA

CEQA requires that environmental protection be given significant consideration in the decision-making process. Historic resources are included under environmental protection. Thus, any project or action which constitutes a substantial adverse change on a historic resource also has a significant effect on the environment and shall comply with the State CEQA Guidelines.

When the California Register of Historical Resources was established in 1992, the Legislature amended CEQA to clarify which cultural resources are significant, as well as which project impacts are considered to be significantly adverse. A "substantial adverse change" means "demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

CEQA defines a historic resource as a resource listed in, or determined eligible for listing, in the California Register of Historical Resources. All properties on the California Register are to be considered under CEQA. However, because a property does not appear on the California Register does not mean it is not significant and therefore exempt from CEQA consideration. All resources determined eligible for the California Register are also to be considered under CEQA.

The courts have interpreted CEQA to create three categories of historic resources:

- *Mandatory historical resources* are resources "listed in, or determined to be eligible for listing in, the California Register of Historical Resources."
- *Presumptive historical resources* are resources "included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1" of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- *Discretionary historical resources* are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources.[9]

To simplify the first three definitions provided in the CEQA statute, an historic resource is a resource that is:

- Listed in the California Register of Historical Resources;
- Determined eligible for the California Register by the State Historical Resources Commission; or

[9] *League for the Protection of Oakland's Architectural and Historic Resources vs. City of Oakland,* 52 Cal. App. 4th 896, 906-7 (1997).

- Included in a local register of historic resources.

Section 15064.5 of the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) supplements the statute by providing two additional definitions of historical resources, which may be simplified in the following manner. An historic resource is a resource that is:

- Identified as significant in an historical resource survey meeting the requirements of Public Resources Code 5024.1 (g);
- Determined by a Lead Agency to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, this category includes resources that meet the criteria for listing on the California Register (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

The fact that a resource is not listed in, or determined eligible for listing in, the California Register, not included in a local register of historic resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, does not preclude a lead agency from determining that the resource may be an "historic resource" for purposes of CEQA.

Properties formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register. Properties designated by local municipalities can also be considered historic resources. A review of properties that are potentially affected by a project for historic eligibility is also required under CEQA.

4.2 Historic Designations

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing in the National Register, the California Register, or designation at the local level, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

National Register of Historic Places

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.[10] The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted

[10] 36CFR60, Section 60.2.

projects; eligibility for federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of an historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. Furthermore, state and local regulations may apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in prehistory or history.[11]

In addition to meeting any or all of the criteria listed above, properties nominated must also possess integrity of *location, design, setting, materials, workmanship, feeling,* and *association.*

California Register of Historical Resources

The California Register is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.[12]

The criteria for eligibility for listing in the California Register are based upon National Register criteria. These criteria are:

[11] 36CFR60, Section 60.3.
[12] California PRC, Section 5023.1(a).

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register includes the following:

- California properties formally determined eligible for (Category 2 in the State Inventory of Historical Resources), or listed in (Category 1 in the State Inventory), the National Register of Historic Places.
- State Historical Landmarks No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State Historical Resources Commission (commission).
- Points of historical interest which have been reviewed by the OHP and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.[13]

Other resources which may be nominated for listing in the California Register include:

- Individual historic resources.
- Historic resources contributing to the significance of an historic district.
- Historic resources identified as significant in historic resources surveys, if the survey meets the criteria listed in subdivision (g).
- Historic resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.
- Local landmarks or historic properties designated under any municipal or county ordinance.[14]

[13] California PRC, Section 5023.1(d).
[14] California PRC, Section 5023.1(e).

City of Santa Monica

In 1976, the City of Santa Monica (City) adopted the Landmarks and Historic District Ordinance.[15] The ordinance includes criteria and procedures for designating City of Santa Monica Landmarks, Structures of Merit, and Historic Districts. Landmarks may include structures, natural features, or any type of improvement to a property that is found to have particular architectural or historical significance to the City. Landmarks are considered to have the highest level of individual historical or architectural significance locally. Structures of Merit are historic resources with a more limited degree of individual significance. In 1992, the City became a Certified Local Government (CLG) and has continued its involvement in the state's program under the Office of Historic Preservation.

The Landmarks Commission may approve the landmark designation of a structure, improvement, natural feature or an object if it finds that it meets one or more of the following criteria, outlined in Section 9.56.100(A):

1. It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.
2. It has aesthetic or artistic interest or value, or other noteworthy interest or value.
3. It is identified with historic personages or with important events in local, state or national history.
4. It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.
5. It is a significant or a representative example of the work or product of a notable builder, designer or architect.
6. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.

The Landmarks Commission may approve the designation of a Structure of Merit if it has one of the following characteristics, outlined in Section 9.56.080:

1. The structure has been identified in the City's Historic Resources Inventory.
2. The structure is a minimum of 50 years of age and meets one of the following criteria:
    1. The structure is a unique or rare example of an architectural design, detail or historical type.
    2. The structure is representative of a style in the City that is no longer prevalent.

[15] City of Santa Monica, "Landmarks and Historic District Ordinance, Section 9.36.100," March 24, 1974.

3. The structure contributes to a potential Historic District. (Added by Ord. No. 2486CCS §§ 1, 2, adopted June 23, 2015).

A historic district is defined by the City of Santa Monica as: "Any geographic area or noncontiguous grouping of thematically related properties which the City Council has designated as and determined to be appropriate for historical preservation pursuant to the provisions of this [ordinance]." In order to be designated a historic district, an area must meet one of the following criteria, outlined in Section 9.35.100(B):

1. Any of the criteria identified in Section 9.56.100(A)(1) through (6).
2. It is a noncontiguous grouping of thematically related properties or a definable area possessing a concentration of historic, scenic, or thematic sites, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality.
3. It reflects significant geographic patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.
4. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community, or the City.

4.3 Historic Significance

The definition of *historic significance* used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the definition used by the National Park Service for the National Register:

Historic significance is defined as the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation.[16] *It is achieved in several ways:*

- *Association with important events, activities or patterns*
- *Association with important persons*
- *Distinctive physical characteristics of design, construction, or form*
- *Potential to yield important information*

A property may be significant individually or as part of a grouping of properties.

4.4 Historic Integrity

Historic integrity is the ability of a property to convey its significance. It is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical

[16] *National Register Bulletin 16A: How to Complete the National Register Registration Form.* Washington D.C.: National Park Service, U.S. Department of the Interior, 1997. (3)

characteristics that existed during the property's historic period."[17] The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling,* and *association*. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.[18]

4.5 Period of Significance

The National Park Service defines *period of significance* as "the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for… listing" in National, State or local registers. A period of significance can be "as brief as a single year… [or] span many years." It is based on "specific events directly related to the significance of the property," for example the date of construction, years of ownership, or length of operation as a particular entity.[19]

4.6 Historic Districts

Standard preservation practice evaluates collections of buildings from similar time periods, places, and historic contexts as *historic districts*. The National Park Service defines a historic district as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."[20] A historic district derives its significance as a single unified entity.

[17] Ibid.
[18] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.* Washington D.C.: National Park Service, U.S. Department of Interior, 1995. (44-45)
[19] *National Register Bulletin 16A: How to Complete the National Register Registration Form.* Washington D.C.: National Park Service, U. S. Department of the Interior, 1997. (42)
[20] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.* Washington D.C.: National Park Service, U. S. Department of the Interior, 1997. (5)

According to the National Park Service, "a district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole."[21]

Resources that have been found to contribute to the historic identity of a district are referred to as *district contributors*. Properties located within the district boundaries that do not contribute to its significance are identified as *non-contributors*.

As identified by the National Park Service, school campuses, which are often geographically concentrated and purpose-built, are often evaluated as historic districts. Schools in the United States, especially those built in the 20th century, often exhibit definable campuses and unified site plans which reflect individual building's interconnectedness and functionality as a larger grouping. Although historic districts can contain resources built during distinct periods of development, many school campus historic districts reflect a specific era of development and are contained within a common period of significance.

In Los Angeles, many historically significant school campuses have been identified as eligible for listing as historic districts. *The Los Angeles Unified School District (LAUSD) Historic Context Statement* provides a framework for evaluating school plants in Los Angeles. The context statement's themes identify character-defining features for districts. The designation for group, rather than individual, eligibility can also reflect the building programs of specific eras. For example, the context statement's theme "Post-1933 Long Beach Earthquake School Plants," notes that "eligible properties under [the] theme may be a single building … or a grouping (campus) of buildings constructed during the period of significance." The context statement also identifies the theme "Educating the Baby Boom: The Postwar Modern, Functionalist School Plant," as "most often apply[ing] to a campus evaluated as a historic district."[22]

SurveyLA, Los Angeles' citywide survey of historical resources, also identified several school resources as potential historic districts. The SurveyLA field surveys cumulatively covered broad periods of significance, from approximately 1850 to 1980 depending on the location, and included individual resources such as buildings, structures, objects, natural features and cultural landscapes as well as areas and historic districts. SurveyLA typically identified the significance, boundary, and period of significance for school campuses. District boundaries could encompass a portion of the school or its entire campus. Examples of eligible schools identified by SurveyLA geographically and

[21] Ibid.
[22] Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement, 1870 to 1969,* Prepared for the Los Angeles Unified School District, 2014, 136 and 143.

thematically span from the Rafu Chuo Gakuen Japanese Language School in Boyle Heights, eligible for its association with the Japanese American community, to Venice High School, eligible for its post-1933 Long Beach Earthquake construction.[23]

4.7 Future Project Guidance

CEQA Thresholds

According to Appendix G, Environmental Checklist of the State CEQA Guidelines, cultural resource impacts resulting from the implementation of a proposed project would be considered significant if the project would:

- Cause a substantial adverse change in the significance of a historical resource defined in CEQA Guidelines Section 15064.5.

The State CEQA Guidelines indicate that a project would normally have a significant impact on historical resources if it would result in a substantial adverse change in the significance of a historical resource. A substantial adverse change in significance occurs if the project involves "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."[24]

The Guidelines go on to state that "[t]he significance of an historic resource is materially impaired when a project… [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources… local register of historic resources… or its identification in a historic resources survey."[25]

Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the *"Standards"*) provide guidance for reviewing proposed projects that may affect historic resources. The intent of the *Standards* is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features.

The *Standards* are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. However, under California environmental law, compliance with the *Standards* does not necessarily determine whether a project would cause a substantial adverse change in the significance of an historic resource. Rather, projects that comply with the *Standards* benefit from a

[23] City of Los Angeles Department of City Planning, Office of Historic Resources, "SurveyLA Findings and Reports, Boyle Heights Community Plan Area." Prepared by Architectural Resources Group. December 2014; City of Los Angeles Department of City Planning, Office of Historic Resources, "SurveyLA Findings and Reports, Venice Community Plan Area." Prepared by Historic Resources Group. March 2015.
[24] CEQA Guidelines, section 15064.5(b).
[25] CEQA Guidelines, section 15064.5(b)(2).

regulatory presumption that they would have a less than significant adverse impact on a historic resource.[26]

Specifically, Section 15064.5(b)(3) of the CEQA Guidelines states:

> *Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.*[27]

The statutory language above references the Secretary of the Interior's standards and guidelines for four distinct historic "treatments," including: (1) preservation; (2) rehabilitation; (3) restoration; and (4) reconstruction. The specific standards and guidelines associated with each of these possible treatments are provided on the National Park Service's website regarding the treatment of historic resources.[28] For analytical purposes, a threshold decision must be made regarding which "treatment" standards should be used to analyze a project's potential effect on historic resources. According to the National Park Service, the "rehabilitation" standards (the Rehabilitation Standards) are most frequently applied for the majority of historic buildings. The Rehabilitation Standards acknowledge the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

In the case of schools located within the Santa Monica-Malibu School District that contain historic districts, the Rehabilitation Standards provide a framework for conservative impact analysis for future projects. A discussion of the Rehabilitation Standards as they may apply to future projects within the district is included below.

Secretary of the Interior's *Standards & Guidelines for Rehabilitation*

The Standards are intended as general guidance for work on any historic building. The National Park Service encourages maintaining the integrity of a district through the appropriate design of infill buildings at vacant sites or sites where new buildings replace non-contributing buildings. The Guidelines for Rehabilitation expand the discussion to sites and neighborhoods.

As written in the Guidelines for Rehabilitation, there is a distinction, but not a fundamental difference, between the concerns for additions to historic buildings and new construction, or "infill" adjacent to historic buildings on a property or within a district. As with most matters of design and planning, the differences are defined by the scale, site, setting, and project.

[26] *CEQA Guidelines*, section 15064(b)(3).
[27] *CEQA Guidelines*, section 15064(b)(3).
[28] U. S. Department of the Interior, National Park Service, "Rehabilitation Standards and Guidelines," Technical Preservation Services, https://www.nps.gov/tps/standards/rehabilitation.htm (accessed December 2021).

Following are quotations from the National Park Service guidance.

"…a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color."

"Plan the new addition in a manner that provides some differentiation in material, color, and detailing so that the new work does not appear to be part of the historic building. The character of the historic resource should be identifiable after the addition is constructed."[29]

Rehabilitation Standards for Historic Districts

Future projects that involve new infill construction and/or demolition of contributing features to a historic district have the potential to impact the historic district. However, for potential impacts to be considered a "substantial adverse change" to a historic district under CEQA, it must be shown that the new construction and/or removal of the contributing buildings associated with a project would result in the physical alteration of the historic district such that its ability to convey its historical significance and eligibility for historic listing would be threatened.

Typically, if new buildings are designed to be compatible and differentiated from the historic district using the Rehabilitation Standards, future projects will not result in a "substantial adverse change." Similarly, if a historic district retains a majority of its contributing features and integrity, and continues to convey its significance, future projects will not result in a "substantial adverse change." Analysis should be conducted on a case-by-case basis to consider all potential impacts that a project may have on a historic district, including the percentage of resources retained and lost, historic spatial and circulation patterns, scale and massing, and visibility from the public right-of-way. As such, the Rehabilitation Standards provide a certain level of flexibility for future projects planned within or adjacent to historic districts.

[29] U. S. Department of the Interior, National Park Service, *Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns*, by Anne E. Grimmer and Kay D. Weeks (Washington, DC: August 2010), https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm (accessed December 2021).

5.0 HISTORIC CONTEXT

5.1 History of Santa Monica[30]

Early History

Human occupation of the Los Angeles Basin dates to approximately 12,000 to 13,000 years ago.[31] Native American groups including the Chumash and Tongva occupied the Santa Monica and Malibu region of the basin.[32] These Shoshonean-speaking groups occupied a vast territory and established numerous villages throughout the area along local rivers and near the coast, including in and around Santa Monica Canyon. The Tongva and Chumash were the "wealthiest, most populous, and most powerful ethnic nationality in aboriginal Southern California, their influence spreading as far north as the San Joaquin Valley Yokuts, as far east as the Colorado River, and south into Baja California."[33]

Colonial Period

Juan Rodriguez Cabrillo led the first Spanish expedition into California in 1542. Cabrillo named various features along the coast of Southern California, including San Pedro Bay and the Channel Islands. On October 8th of that year, Cabrillo is believed to have dropped anchor in what is now Santa Monica Bay. He anchored in the bay of Malibu Lagoon later that month, naming it the "Pueblo de las Canoas" (Town of the Canoes), after the many Chumash canoes (*tomols*) in the area.

Despite this early exploration, the area was not further colonized until the arrival of the first land expedition in 1769, led by Gaspar de Portolá. Portolá traveled across Alta California from San Diego to Monterey, establishing a system of missions one day's journey apart throughout the territory. He is said to have arrived in present-day Santa Monica on August 3rd. A few years later, on February 22, 1776, explorer Juan Bautista de Anza made camp "on a fine stream under the oak trees in the vicinity of today's Malibu Creek State Park."[34]

At the time of California's annexation as Mexican territory in 1822, the Santa Monica area was still unoccupied, an "unclaimed mesa covered with wild grass."[35] In 1827, Xavier Alvarado and Antonio Machado were given a provisional grant to "a place called Santa Monica," referring to the land stretching from Santa Monica Canyon north to

[30] This section has been excerpted and adapted from the "City of Santa Monica Historic Resources Inventory Update Historic Context Statement," prepared for the City of Santa Monica by Architectural Resources Group and Historic Resources Group, March 2018, and the "Santa Monica High School Campus Plan Historic Resources Technical Report," prepared for the Santa Monica-Malibu Unified School District by Historic Resources Group, July 2018.
[31] John M. Erlandson, Torben C. Rick, Terry L. Jones, and Judith F. Porcasi, "One If by Land, Two If by Sea: Who Were the First Californians?" in *California Prehistory: Colonization, Culture, and Complexity* ed. Terry J. Jones and Kathryn A. Klar (Plymoth, UK: AltaMira Press 2007), 81; Lynn H. Gamble, "Thirteen Thousand Years on the Coast," in *First Coastal Californians* ed. Lynn H. Gamble (Santa Fe, NM: School for Advanced Research Press, 2015), 1-2.
[32] The Tongva are also referred to as "Kizh" and "Gabrielino."
[33] Bean and Smith, 538.
[34] *Malibu Complete, edited by Chuck Chriss, 2005-2008: http://www.malibucomplete.com/mc_history.php.*
[35] Basten, Fred E. Paradise by the Sea: Santa Monica Bay. General Publishing Group, Inc., 1997. (8)

Topanga Canyon. (The Alvarado-Machado lands later passed into the hands of Ysidro Reyes and Francisco Marquez.) In 1828, Don Francisco Sepulveda received possession of "a place called San Vicente," which stretched from Santa Monica Canyon south to present-day Pico Boulevard, and from the coast inland to what is now Westwood and including all of the land that would become the original townsite of Santa Monica.[36] The area was slowly populated and developed with an adobe by Ysidro Reyes in 1839. The rancho had herds of grazing cattle, horses, and sheep.

The 1840s brought several land disputes in Santa Monica between Sepulveda and the Reyes and Marquez families. The argument was not settled until 1851, the year after California achieved statehood. At that time, the Board of Land Commissioners deeded Sepulveda the 30,000 acres known as "Rancho San Vicente y Santa Monica." The Reyes and Marquez families received approximately 6,600 acres known as the "Boca de Santa Monica."[37]

American Period

The original rancho lands remained intact and were used primarily for grazing purposes into the 1870s. Santa Monica's local history really began in September of 1872, when some 38,409 acres of Sepulveda's rancho was sold for $54,000 to Colonel Robert S. Baker.[38] Baker, a cattleman from Rhode Island, acquired the flat expanse of the mesa to operate a sheep ranch. However, just two years later, Nevada Senator John P. Jones purchased a three-fourths interest in Baker's property for $162,500. Together, the two men subdivided a portion of their joint holdings and platted the town of Santa Monica recorded in the office of the County Recorder at Los Angeles on July 10th, 1875. The townsite fronted the ocean and was bounded by Montana Avenue on the northwest, by Railroad Avenue (now Colorado Avenue) on the southeast, and by 26th Street on the northeast.[39] The streets were numbered, and the avenues were named for the Western states.

Baker and Jones envisioned Santa Monica as a prosperous industrial port, with a dedicated rail line linking the mines of Colorado and Nevada to a long wharf in Santa Monica Bay. Construction of the wharf and the rail line commence in early 1875. Jones and Baker organized the Los Angeles & Independence Railroad (LA&I), a steam-powered rail line that extended sixteen miles along a private right-of-way between the Santa Monica waterfront to 5th and San Pedro streets in downtown Los Angeles. The railroad was completed in a little over ten months, opening on October 17th.[40]

[36] Ibid. (8-10)
[37] Basten, Fred E. Paradise by the Sea: Santa Monica Bay. General Publishing Group, Inc., 1997. (10)
[38] Cleland, Donald M. A History of the Santa Monica Schools 1876-1951. Unpublished doctoral dissertation, University of California, Los Angeles, February 1952. (11)
[39] McFadden, Patricia Marie. "A History of Santa Monica Schools." Master Thesis, University of Southern California, August 1961. (11-12)
[40] Water and Power Associates website, http://waterandpower.org/. Accessed August 2021.

The official founding of Santa Monica dates to July 15th, 1875, when the first town lots were sold via auction.[41] The town's immediate growth was rapid; in less than nine months it had 160 homes and over one thousand inhabitants.[42] However, hopes to establish Santa Monica as the region's primary commercial shipping center were short-lived. In the early 1880s, Southern Pacific undermined the LA&I railroad by cutting their passenger and freight rates so drastically that both the local railroad and wharf were forced to operate at a loss from the moment they began operations. Eventually, both enterprises were acquired by Southern Pacific, who later abandoned the port project in favor of a site in San Pedro.[43] Thus, the wharf was demolished, and Santa Monica was forced to reinvent itself as a seaside resort town. As it turned out, this was an easy transition, as new residents and tourists alike were already flocking to the coastal community, lured by its scenic views and temperate climate.[44]

On November 30th, 1886, residents of Santa Monica voted to incorporate as an independent city. At the time of incorporation, the Ocean Park neighborhood, or the South side, as it was called at the time, was within the city boundaries. Specifically, the town boundaries were from the Pacific Ocean at Montana Avenue to 17th Street, to Pico Boulevard, to Lincoln Boulevard, to Marine Street, to the Pacific Ocean.[45]

By 1887, a rate war between the Southern Pacific and Santa Fe Railroads brought floods of people to Southern California, setting off a real estate boom in the still largely agricultural community. At that time, Santa Monica was home to a host of agricultural enterprises: carnations, lima beans, and produce were grown with great success.

The arrival of the first electric streetcar on April 1, 1896, and the later establishment of the "Balloon Route" from downtown Los Angeles, spurred further investment in Santa Monica real estate. A number of new subdivisions were opened during the first five years of the 20th century, and between 1900 and 1903 the resident population jumped from 3,057 to 7,208. By 1911, five electrical railway lines served Santa Monica with travel times of 30 to 50 minutes from downtown Los Angeles.[46] The completion of major roadways to the area only increased its popularity as the automobile became a factor in Southern California growth.

Santa Monica experienced continued growth and development following World War I. In the 1920s, Santa Monica's population jumped from 15,000 to 37,000, the largest

[41] *Souvenir Program, Laying of Cornerstone and Dedication of Grounds, Santa Monica High School.* April 11, 1912.
[42] Cleland, Donald M. A History of the Santa Monica Schools 1876-1951. Unpublished doctoral dissertation, University of California, Los Angeles, February 1952. (14)
[43] McFadden, Patricia Marie. "A History of Santa Monica Schools." Master Thesis, University of Southern California, August 1961. (14)
[44] Cleland, Donald M. A History of the Santa Monica Schools 1876-1951. Unpublished doctoral dissertation, University of California, Los Angeles, February 1952. (20)
[45] Nina Fresco, "Garfield School," *Along Came Jones*, unpublished manuscript by Nina Fresco, August 2021.
[46] "Santa Monica Bay New Scene of Great Activity," *Los Angeles Times*, July 16, 1911, IV11.

increase in the city's history.[47] Commercial activity increased apace, and buildings were constructed to accommodate Santa Monica's new or expanding businesses and increased tourist activity. Commercial trends that began in the early 20th century continued in the 1920s, with the establishment of numerous prominent commercial buildings downtown, including the city's first skyscrapers, along with the continued development of resort- and tourist-related resources. The downtown commercial core continued to expand along with the growing population. However, the Great Depression and World War II slowed commercial development in Santa Monica. Building activity declined, and new commercial construction was rare. Santa Monica's tourist attractions struggled throughout the Great Depression.

Despite economic struggles, the years between the Great Depression and World War II were busy years in Santa Monica. Several arms of Roosevelt's "New Deal" program, including the Public Works Administration (1933; PWA) and Works Progress Administration (1935; WPA), were heavily involved in Santa Monica during this period. After the Long Beach Earthquake of 1933 devastated the City, public aid helped the City rebuild.[48] The PWA/WPA helped to build several structures and buildings throughout in the city, including the Santa Monica Post Office (1938), Colorado Avenue Viaduct (1939), Olympic Boulevard Storm Drain (1940), and the Santa Monica Municipal Airport (1941). The WPA and Federal Art Project (FAP) were also responsible for various public art projects, including a mural in the Santa Monica Public Library (1935) and sculptures installed in Pacific Palisades Park (1934) and Santa Monica High School (1937). The Art Deco-style City Hall (1938), designed by Donald Parkinson with terrazzo mosaics by local artist Stanton Macdonald-Wright, was also constructed using WPA funds.

In the years leading up to the United States entry into the war in December 1941, a series of dramatic shifts began. Thousands of people migrated to Southern California from other parts of the country. The rapid influx of Douglas Aircraft and other defense workers exacerbated Southern California's already intense need for housing. In 1940, the population of Santa Monica was 53,500.[49] During the war, Douglas aircraft had 44,000 people (mostly women) on its payroll at the Santa Monica Cloverfield facility, nearly doubling Santa Monica's population.[50] Unlike other cities, Santa Monica had little open land on which to construct defense worker housing, even if the money and materials had been available. Instead, density increased in an already built-out city. The federal government converted newly-built public housing complexes to "defense

[47] Dave Berman, "Founders' Dreams Dashed – City Finds its Own Identity," *Santa Monica Outlook, Centennial Edition, 1875-1975*, 5A.

[48] David Kipen, "How the New Deal Continues to Shape L.A. 90 Years On," *KCET*, August 18, 2021, https://www.kcet.org/shows/artbound/how-the-new-deal-continues-to-shape-l-a-90-years-on (accessed October 29, 2021).
[49] California Department of Finance, "Historical Census Populations of Places, Towns and Cities in California, 1850-2000."
[50] Basten, *Santa Monica Bay*, 181.

housing," and constructed additional "war worker" housing complexes. These investments provided temporary relief, but housing was a problem that persisted for many years after the war's end.[51]

Like so many Southern California communities, Santa Monica's population density increased during the postwar period as returning G.I.s sought to live in Southern California. Educational institutions, libraries and civic buildings all expanded to meet the growing demand. However, housing continued to be a problem. So dire was the postwar housing situation in Santa Monica, in 1945 the Santa Monica Housing Authority repaired army barracks across from City Hall between Main Street and Ocean Avenue for use as residential quarters. Only discharged service men and women and their families were considered for housing in the restored barracks.

Southern California's postwar population boom and rise in consumer culture spurred retail and commercial development throughout the region. Santa Monica was no exception. During the post-war years, Santa Monica continued to expand as a residential community, as a resort and hub of "space age technological development,"[52] and in the provision of healthcare and financial services for Los Angeles' westside. Large-scale commercial development in the postwar era was largely concentrated along Wilshire and Santa Monica Boulevards.

Southern California's aerospace industry gained momentum following World War II. Many existing aviation firms, such as Santa Monica's Douglas Aircraft Company, repositioned themselves for a new wave of defense manufacturing: missiles and spacecraft. This theme explores the industrial development associated with Santa Monica's innovation and leadership in the defense industry in Cold War America and beyond. Santa Monica was a hub of technology and innovation during the postwar period. It was home to some of the most important and cutting-edge aerospace, electronics, and computer systems companies in the country. In many ways, these companies are the natural ancestors of the technological firms that dominated the industrial area of Santa Monica at the beginning of the 21st century. Industries from the previous decades such as agriculture, motion pictures and transportation and shipping took a backseat to the aerospace industry.

Transportation also changed in the post-war years. Named the Olympic Freeway while still in the planning stages, the portion of Interstate 10 in Santa Monica between Bundy and the McClure Tunnel opened to traffic January 29, 1965. As a part of the National System of Interstate and Defense Highways (now known as the Eisenhower Interstate System), route planning was done at a Federal level, with less concern for existing neighborhoods and buildings. By 1958, Interstate 10's present configuration had been determined, generally following the old Los Angeles & Independence Railroad right-of-way from the eastern city limit to about 20th Street and running between Olympic and

[51] Les Storrs, *Santa Monica Portrait of a City: Yesterday and Today* (Santa Monica, CA: Santa Monica Bank, 1974), 38.
[52] "Two Research Firms Lease Office Space," *Los Angeles Times*, Jan 13, 1963, I6.

Michigan Avenues to the McClure Tunnel, cutting through established, less affluent residential neighborhoods. Construction began in downtown Los Angeles and progressed westward.[53]

Today, the City of Santa Monica has over 90,000 residents and its largest industries are professional, scientific and technical services.

5.2 History of the Santa Monica-Malibu Unified School District (SMMUSD)[54]

Early Schools, 1875-1902

The first school to serve Santa Monica and Malibu was established within months of the recording of the subdivision of Santa Monica and the first sale of lots in 1875. The school district originally served the entire region from La Ballona Rancho on the southwest and the Malibu rancho to the northwest, but overtime was limited to the geographical boundaries of present-day Santa Monica and Malibu.

The district's first public school was held in the Presbyterian Church located at 3rd Street and Arizona Avenue. The school opened on March 6, 1876, with fifty-two students in attendance, and an administrative staff consisting of one teacher, one principal, and one janitor.[55] So swift was the settlement of Santa Monica in the early days that the student population jumped to 77 one month after the school opened, and there were over 100 students by the time the term ended.[56]

Early Development

The first dedicated school building was constructed on property donated by Senator Jones and Colonel Baker. Opened on September 11, 1876, the 6th Street School was a two-story wood-frame building located on 6th Street between Santa Monica Boulevard and Arizona Avenue. By 1884, the school hired a third teacher, and in 1887, a fourth. High school courses were added to the 6th Street School in 1891 in accordance with a law passed by the state legislature establishing high schools. Additions were made to the school in 1887.

The first school building was a relatively modest a two-story, wood-framed schoolhouse located at 6th Street near Arizona Avenue. The building was opened on September 11th, 1876.

[53] The highway finally connected to the Pacific Coast Highway on January 5, 1965. Officially named the Santa Monica Freeway by the State Highway Commission on April 25, 1957, it has also been known as the Christopher Columbus Transcontinental Highway since 1976.
[54] This section has been excerpted and adapted from the "City of Santa Monica Historic Resources Inventory Update Historic Context Statement," prepared for the City of Santa Monica by Architectural Resources Group and Historic Resources Group, March 2018, and the "Santa Monica High School Campus Plan Historic Resources Technical Report," Prepared for the Santa Monica-Malibu Unified School District by Historic Resources Group, July 2018. It has been informed by additional research as referenced.
[55] Cleland, Donald Milton. "A Historical Study of the Santa Monica City Schools." *History of Education Journal*, Vol. 5, No. 1, Autumn, 1953. (7)
[56] "Century of History in Santa Monica, 1875-1975," *Santa Monica Evening Outlook*, May 17, 1975, 22D.

6th Street School, n.d. Source: Santa Monica Public Library.

In 1890, the South Side School was built in the southern reached of Santa Monica at 4th and Ashland Streets. A continuous growth of population by the turn of the century led to the demolition of the school in 1902 and its replacement with a larger, 8-room building. A fire destroyed the school in 1908, although it was quickly rebuilt as a brick building and named the Washington School (1908, Robert Farquhar). The Santa Monica School District sold the fire damaged building, which was moved to 2001 Fourth Street and repurposed as the Phillips Chapel Christian Methodist Episcopal (CME) Church, the first African American church in the Ocean Park district.[57]

The origins of a high school in Santa Monica date to 1884, when 6th Street School principal W.W. Seaman began teaching high school subjects as a two-year extension of the grammar school. This extension of the elementary school was a common practice throughout California at the time, as trustees were authorized to organize high schools under an act of 1866, and under the State Constitution of 1879.[58] However, the founding of the high school was not official until the enactment of the Union High School Law of 1891, which formally provided for the establishment of high schools in the state. Therefore, although students receiving diplomas in 1887 might be regarded as the first graduates of Santa Monica High School, it was not until 1894 – when the school was accredited with a four-year course of study – that it had its first official graduating class.[59] In 1895, there were approximately 500 students in the school system.

That year, residents approved a $15,000 bond to erect a dedicated high school at 10th Street and Oregon Avenue (now Santa Monica Boulevard). The construction of that school, known as Lincoln High School (1898, H.X. Goetz, contractor) signaled a school

[57] Alison Rose Jefferson, "African American Leisure Space in Santa Monica: The Beach Sometimes Known As the 'Inkwell,' 14900s-1960s," *Southern California Quarterly* 91, no. 2 (Summer 2009): 161-162.
[58] Cleland, Donald M. A History of the Santa Monica Schools 1876-1951. Unpublished doctoral dissertation, University of California, Los Angeles, February 1952. (17, 36, 54) Cleland, Donald Milton. "A Historical Study of the Santa Monica City Schools." *History of Education Journal,* Vol. 5, No. 1, Autumn, 1953. (7)
[59] Cleland, Donald M. A History of the Santa Monica Schools 1876-1951. Unpublished doctoral dissertation, University of California, Los Angeles, February 1952. (54)

building boom that would erect eight schools in eighteen years. Lincoln High School contained five classrooms, an assembly hall, and physical laboratories.[60]

Unification and Expansion, 1903-1932

The early years of the twentieth century ushered in dramatic changes to schools in the area. From approximately 1903 to 1932, schools in Santa Monica increased in number, grew in populations served, and changed in design and orientation.

In 1903, Santa Monica became a city of the fourth class, thereby entitling it to maintain its own schools. Thus, the school district became the Santa Monica City School District.[61] Increasingly, schools were expected to serve community needs in Santa Monica. In 1905, the newly established Woman's Club of Santa Monica championed the building of schools and a bond issue in 1906 provided funding for additional schools. By 1907, the population of Santa Monica had jumped to 7,200 residents.[62]

In the early twentieth century, the Progressive Education Movement came to influence education in Santa Monica. Shunning traditional teaching philosophies, the Progressive Education Movement emphasized hands-on methods of teaching that allowed children to explore and learn to the best of their own individual abilities.[63] This influenced school programming, which increasingly emphasized individualized curriculum. As populations increased and space became scarce at schools, the Progressive Education Movement philosophies also provided a method for economizing space. As recorded by Historian Donald M. Cleland, during the early twentieth century, great strides were made in the Santa Monica school system:

> *The phenomenal growth of enrollment which the Santa Monica schools experienced during the early part of the twentieth century focused the attention of the board of education upon the problem of providing adequate physical facilities. It was during this time that…changes in curriculum were observed at all levels of instruction. At the elementary level, the platoon system of organization was adopted and put into effect in the four new elementary schools designed for this program. The platoon schools, as such, continued in operation until the early 1930s.*[64]

Platoon school systems divided larger student populations into two groups, one of which would study academic subjects in the classrooms in the morning while the second utilized the rest of the school facility for specialized subjects. Then, halfway through the day, the two groups would switch places and study subjects. The system was praised by leaders of the Progressive Education Movement including John Dewey

[60] "Santa Monica," *Los Angeles Times*, Jun 11, 1898, 15.
[61] McFadden, Patricia Marie. "A History of Santa Monica Schools." Master Thesis, University of Southern California, August 1961. (26)
[62] Ibid. (15)
[63] Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement, 1870 to 1969,* Prepared for the Los Angeles Unified School District, 2014, 29-30.
[64] Milton, "A Historical Study of the Santa Monica City Schools," *7.*

and Evelyn Dewey and was thought to achieve a more humanistic and democratic education while also providing administrative efficiency.[65]

During this period of development, one of the biggest projects was the construction of Jefferson School (1907; demolished) at 1333 6th Street to replace the 6th Street School. A new, three-story high school of wood frame construction (1910) also replaced Lincoln High School at 10th Street and Arizona Avenue. Roosevelt Elementary School (1906) was constructed on 6th Street between Montana and Idaho avenues. John Adams Middle School (1913-1914) was built on Ocean Park Boulevard between 5th and 6th streets.

In 1906, Garfield Elementary School was constructed on Prospect Hill, a diverse area of Santa Monica. The school served many marginalized communities in Santa Monica, including Chinese, Mexican, African American, Japanese, Russian, and Italian students. Garfield School served as the city's only *de facto* segregated school in its first segregated district. The district established a demonstration school at Garfield for teacher training. The program ended when parents and community members claimed the program discriminated against the students.[66]

By 1910, Lincoln High School was overcrowded, and plans were drafted for a new high school.[67] Because Ocean Park residents were clamoring for a new institution closer to their community, thirteen acres on what was known as Prospect Hill were selected for the new high school site. Santa Monica High School (1912, Allison & Allison), almost immediately nicknamed Samohi, cost $200,000 to build and was regarded as one of the finest school buildings around. The large brick building featured a polychromatic tower and an open colonnade of arches. It was heralded by the *Los Angeles Times* as an "Architectural Marvel."[68] "Red tapestry bricks with wide cement joints" were a featured component of the design. Composed of three buildings, the Academic (or main) building, the Science Household and Fine Arts Building facing Fremont Avenue, and the Manual Arts building along Michigan Avenue, the intent was to have all rooms facing the south or east to have "disappearing windows" to maximize ventilation and light. The original design also called for "outdoor school rooms."[69] Landscaping featured lush plantings and tropical palm trees that lent an exotic air to the campus. Subsequent additions to the campus included a gymnasium and a health unit (c. 1913) and a printing plant (1918). On May 20, 1921, an open-air theater (a.k.a., the Memorial Bowl) was dedicated to honor the dead of World War I.

[65] Raymond A. Mohl, "Alice Barrows and the Platoon School, 1920-1940," presented at the Annual Meeting of the American Education Research Association (Washington, D.C.: April 1975).
[66] Nina Fresco, "Garfield School," *Along Came Jones*, unpublished manuscript by Nina Fresco, August 2021; Cleland, *A History of the Santa Monica City Schools*, February 1952, 67-68.
[67] Louise Gabriel, "History of Santa Monica, Part IV," *Los Angeles Times*, August 8, 1985, K8.
[68] "Stately Buildings in Santa Monica's Magnificent New Polytechnic High School," *Los Angeles Times*, May 21, 1911, V1.
[69] "New Polytechnic High School," *Los Angeles Times*.

1920s Expansion

During the 1920s, several new schools were constructed and existing schools were expanded. The 1920s also brought a new design vocabulary to many schools, with several schools employing the wildly popular period-revival styles that came to characterize Southern California architecture. Attention to design and detail was conferred on buildings from the 1920s, and campuses as a whole served a more unified role with grand entrances and a greater degree of spatial differentiation.

During this period, Santa Monica was first in spending on high school education among cities in Southern California.[70] A 1927 study found that half of the possible residential areas were already improved and that, in less than ten years, the population of the city would double. Recommendations included building a new junior high school in the southeast part of the city and renovating the existing high school and elementary schools. The study proposed an "Americanization School" with separate facilities from the general school population, perhaps a reflection of the multiethnic and multilingual nature of the population streaming into the area in the 1920s. The study also recommended that new school sites be spread evenly throughout the city, with little overlap.

The newly constructed schools featured two-story brick edifices. They included John Muir Elementary School (1923) at 725 Ocean Park Boulevard; the new McKinley School (1923, Allison & Allison)[71] at 24th Street and Santa Monica Boulevard; Madison Elementary School (1926, Francis David Rutherford) on the site of the old Lincoln High School at 10th Street and Arizona Avenue; Lincoln Junior High School (1923-1924) at 1425 California Avenue; the Garfield School at 1740 7th Street, and Franklin Elementary School (reportedly built with beach sand) at 2400 Montana Avenue. Additions to the Grant School were made in 1924 by local architect Francis David Rutherford.[72] A six-room addition by Allison & Allison was made to John Adams School in 1920.[73]

Associated architects, firms, and design professionals from this period include Allison & Allison and Francis D. Rutherford, among others.

Innovation and Reform, 1933-1945

The 1930s and 1940s brought about major changes for schools serving Santa Monica and Malibu. The Long Beach Earthquake of 1933, Works Progress Administration program, and advent of World War II all left indelible marks on the cities of Santa Monica and Malibu and the schools therein.

[70] Osman R. Hull and Willard S. Ford, *School Housing Survey of the Santa Monica City Schools,* second Series, No. 4. 1927.
[71] The old McKinley School was sold to a Methodist church.
[72] "Santa Monica Will Add to Grant School," *Los Angeles Times*, April 22, 1924, 5.
[73] *Southwest Builder and Contractor*, January 2, 1920, 17.

Long Beach Earthquake of 1933

In 1933, the Long Beach Earthquake struck. Damage was widespread, and much of it focused on the schools in the greater Los Angeles area whose multi-story brick construction was adapted from east coast designs. Suddenly, they appeared ill-fit for Southern California's children. According to the *Santa Monica Evening Outlook*, "No single event has affected Santa Monica schools as much [as the earthquake]."[74] Although a cursory inspection had Santa Monica students returning to classrooms immediately, inspections by architects and engineers suggested otherwise. On March 13, 1934, the state commission inspected the city's schools and called for their immediate closure. A study of the damage to school buildings resulting from the Long Beach Earthquake showed that the main elements of weakness in school buildings were a failure to provide for lateral thrust; a heterogeneity of construction materials; weak roof construction; lack of proper anchorage between floors and walls; and masonry ornamentation.[75]

Tents on the Santa Monica High School campus after the 1933 Long Beach Earthquake. Source: Santa Monica Public Library.

Within thirty days of the Long Beach Earthquake, the California State Legislature passed the Field Act, one of the first pieces of legislation that mandated earthquake-resistant construction in the United States.[76] The Field Act required a statewide overhaul of building codes and practices, particularly for school buildings, and mandated state oversight to ensure proper implementation and enforcement of regulations.[77] Thus, the

[74] "A Century of History," *Santa Monica Evening Outlook*, 23D.
[75] Victor L. Martins, "A Study of Public Schools in Southern California Damaged by the Earthquake of March 10, 1933," unpublished master's thesis, University of Southern California, Los Angeles, California, 1933 as cited in: George Edward Des Rochers, "The Construction of Earthquake Resistant School Buildings, Master's thesis, University of Southern California, Los Angeles, CA: 1936.
[76] Alquist, Alfred E. "The Field Act and Public School Construction: A 2007 Perspective." California Seismic Safety Commission, February 2007. (7)
[77] Los Angeles Unified School District Historic Context Statement, 1870 to 1969. Sapphos Environmental, Inc., March 2014. (63)

Long Beach Earthquake ushered in a period of widespread school renovation and reconstruction that would transform many area schools, including those in Santa Monica.

In the fall of 1933, a bond issue of $400,000 for the rehabilitation of schools in the district was defeated. In April of 1934, the entire school population of the district (approximately 6,000 students) were moved from their regular buildings into "tents" – temporary structures with wood floors with canvas tops and sides that could be rolled up for light and ventilation.[78]

Beginning in 1934, local, state, and federal funds were made available to reconstruct, modernize, and expand area schools, not only to meet new seismic requirements, but also to address the changing school needs.[79] As reported in the *Los Angeles Times* at the time, new and repaired buildings would be designed for "absolute safety with simplicity and beauty of architecture in harmony with the atmosphere and traditions of Southern California."[80] Brick construction was largely replaced in lieu of reinforced concrete and wood buildings, which could better withstand lateral forces.[81]

The Santa Monica schools that were able to be reconstructed were completed under the State Emergency Relief Act (SERA), which furnished the funds for all labor gratis to the district as a work relief provision during the depression. Schools that were able to be rehabilitated often had their second stories removed.[82]

In 1934, the school district hired the architectural firm of Marsh, Smith, and Powell to prepare plans and specifications for new school buildings.[83] As reported in the *Los Angeles Times* at the time, new and repaired buildings would be designed for "absolute safety with simplicity and beauty of architecture in harmony with the atmosphere and traditions of Southern California."[84] Brick construction was largely replaced in lieu of reinforced concrete and wood buildings, which could better withstand lateral forces.[85]

Instead of the imposing, monumental buildings of the early twentieth century, new school design championed the use of one-story buildings with a more differentiated, expansive school plant design. Modern school design was concerned with the infiltration of natural light and increasing air circulation in the classroom. California's moderate

[78] Holliday, Bob. "Queen of the Setting Sun: A History of Santa Monica High School 1891-1991." Samohi Alumni Association, 1991, 20; Des Rochers, 110.4e3
[79] C. H. Kromer, "Earthquake Resistant Construction Applied to California Schools," *Engineering News-Record* 115 no. 25, December 19, 1935, 856-860.
[80] "Safety, Simplicity, and Old-California Beauty Combined in Mission-Type Schools of Reconstruction Program," *Los Angeles Times,* January 9, 1934, page 17.
[81] Ralph C. Flewelling, "Schools, Earthquakes, and Progress," *California Arts and Architecture,* September 1935, 20-21 and 29-31.
[82] Des Rochers, 47; 109.
[83] Des Rochers, 111.
[84] "Safety, Simplicity, and Old-California Beauty Combined in Mission-Type Schools of Reconstruction Program," *Los Angeles Times,* January 9, 1934, page 17.
[85] Ralph C. Flewelling, "Schools, Earthquakes, and Progress," *California Arts and Architecture,* September 1935, 20-21 and 29-31.

climate lent itself to passive heating and cooling designs that employed full-length sliding doors and operable windows at varying heights from different directions to draw in cool breezes and release warmer air.

New buildings would be "free of needless ornamentation," since applied decoration often failed and fell to the ground during earthquakes. Thus, early-20th century schools that were substantially repaired or rebuilt after the earthquake commonly reflect the architectural trends of the 1930s, as decorative period revival designs were replaced with a more simplified, modernist aesthetic.[86] The resulting remodels displayed smooth concrete or stucco exteriors, flat roofs, recessed windows, rounded corners, or other curved elements, as well as shallow relief panels and interior murals.

In August of 1935, funds for the SERA were suddenly discontinued and all construction work at Santa Monica schools ceased. New construction was completed under the auspices of the Public Works Administration (PWA) and Works Progress Administration (WPA).

Works Progress Administration (WPA)/Public Works Administration (PWA)

Much of the reconstruction activity that took place between 1935 and 1940 was accomplished with the assistance of the federal Public Works Administration (PWA) and Works Progress Administration (WPA) and supplemented by local funds. In 1935, the Santa Monica City School District received $1,500,000 in federal funds, along with $290,000 in local school bonds, to repair or rebuild ten elementary, junior high and high school campuses.[87] By far, the largest project was the complete rehabilitation and modernization of Santa Monica High School. By 1936, it was clear that existing funds would not be sufficient to complete the project at the high school, so an additional $250,000 in bond money was approved by voters for this purpose. When the high school campus was finally complete, the WPA and Board of Education had spent more than $1,225,000.

The net result was a $3 million project wherein four schools, Adams, Roosevelt, Washington, and Grant, were all demolished and rebuilt. The second stories of Muir and Franklin Schools were removed. The brick facing at Santa Monica High School was removed, and the building was re-clad in stucco. The newly constructed schools eschewed period revival designs for more contemporary, pared-back, Streamline Moderne-style buildings with steel reinforcement. John Adams Junior High School (1935, Marsh, Smith & Powell) was located at 2355-2417 16th Street. Grant School at 2368 Pearl Street (1936, Parkinson and Estep) was constructed in the Streamline Moderne style and featured rows of steel sash hopper windows. Washington School was located at 2850 4th Street. Roosevelt School (1935, Marsh, Smith & Powell) at Lincoln

[86] Los Angeles Unified School District Historic Context Statement, 1870 to 1969. Sapphos Environmental, Inc., March 2014. (63)
[87] Des Rochers, 112.

and Montana was the most restrained in design, evoking the PWA Moderne style. The design for Franklin Elementary (c. 1934, H.L. Gogerty) was two stories in height and horizontal in orientation, with steel sash hopper windows.

In 1937, with funding from the WPA, an auditorium (Marsh, Smith & Powell; City of Santa Monica Landmark #47) was constructed for Samohi students and as a municipal hall for the community. The hall's elegant Streamline Moderne style design represents some of the best architecture of the WPA program. Its curved lines, horizontal massing, and decorative bands were emblematic of the style. Renamed Barnum Hall in 1944, the auditorium foyer houses tile murals of "The Vikings" by Stanton Macdonald-Wright, designed as part of a Federal Art Project for the WPA. Additionally, Wright designed the stage fire curtain mural, "Entrance of the Gods into Valhalla." Santa Monica funded two separate bond issues to complete the theater, but budgetary problems plagued the project.

In 1937, the Santa Monica Technical School opened on the old Grant School site. In a move toward a more specialized, vocational education that would help ease the problems created by the Depression, the school initially offered courses in cosmetology, carpentry and industrial sheet metal. SaMo Tech, as the school became known, expanded during the war when the defense industry needed additional manpower; new classes were offered in aircraft manufacturing, shipbuilding, and other industrial fields. At the peak of the war effort, classes were offered in three shifts, 24-hours a day, seven days per week. Between 1940 and 1945, over 40,000 students passed through SaMo Tech.[88]

World War II

Beginning in the early 1940s with the advent of World War II, Santa Monica experienced a massive surge in population as military personnel and workers at Douglas Aircraft worked around the clock manufacturing military aircraft.[89] This infusion of new residents led not only to a housing crisis and subsequent building boom, but also to steep increases in enrollment in the city's schools. With a shortage of building supplies and resources, schools were forced to operate on double shifts to accommodate all of Santa Monica's children. After the war, returning GIs married and started families, thus increasing the pressure on Santa Monica's already overcrowded public school system. In addition to starting families, many returning GIs took advantage of the GI bill to help pay for their college educations.

Associated architects, firms, and design professionals from this period include Marsh, Smith & Powell, Parkinson & Parkinson, Henry L. Gogerty, and Joe M. Estep, among others.

[88] "A Century of History," *Santa Monica Evening Outlook*, 23D.
[89] Santa Monica Conservancy website, http://www.smconservancy.org/. Accessed December 2016.

Postwar Modernism, 1946-1970

Like elsewhere in Southern California, a growing population in Santa Monica put pressure on the limited resources in the city. New school buildings and the expansion of existing campuses was the result of these pressures.

Modernism and Functional School Plants

By the postwar years, the child-centered school plant first championed in the 1930s was adopted as standard design. Architecture reflected new humanist teaching theories, and schools were standardized to function for children's needs. As a result, schools became increasingly modern, eschewing the period revival and historical design vocabularies of earlier decades. Postwar schools in Southern California were designed to "feel decentralized, nonhierarchical, approachable, informal, and child-centered."[90] Specifically, many schools were designed to have one-story massing, ample lighting and ventilation, and an indoor-outdoor spatial feeling. These design elements, which were ubiquitous in the post-war era, were developed in the 1930s with the creation of the "Santa Monica Plan." Typical construction materials in post-war development included plywood, glass, and steel.

In addition to style and material, schools from this period also underwent a revolution in site plan, design, and layout. One new design principal in the postwar years was the finger-plan school. The finger-plan design featured a central corridor from which wings projected; this maximized the amount of fresh air and light for each wing. Over time, the simple finger-plan school adopted several variations including double-loaded hallways and zigzag building plans. In the 1950s, contrastingly, school plants increasingly adopted the cluster-plan style. The cluster-plan emphasized low massing and indoor-outdoor accessibility but grouped wings as modular units surrounding a common courtyard. This helped compact the campus and provided cost savings in construction.[91]

In Santa Monica during the postwar period, large increases in enrollment presented major problems. As a result, the school district developed new plans for the operation, maintenance, and modernization of the schools, including the expansion of Santa Monica High School. Voters approved two large bond measures, in 1946 and 1950, to fund a large-scale building program that would address not only the immediate issue of overcrowding but the long-term needs of the rapidly growing city.[92]

In order to improve efficiencies in the management of the schools, on July 1st, 1953, the City School District (elementary schools) and the High School District were consolidated into the Santa Monica Unified School District.[93] The area served by the

[90] Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*, 78.
[91] Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*, 80-84.
[92] Cleland, Donald Milton. "A Historical Study of the Santa Monica City Schools." History of Education Journal, Vol. 5, No. 1, Autumn, 1953. (8)
[93] The district was later renamed the Santa Monica-Malibu Unified School District (SMMUSD).

new district included 8.3 square miles within the city limits, as well as 65 square miles in the then-unincorporated community of Malibu.

During this period, the segregation and racial makeup of schools was a subject of study at the Santa Monica school district. In 1969, the State Department of Education recognized that nine out of seventeen schools in the Santa Monica Unified School District were racially imbalanced.[94] These schools were Cabrillo, Edison, Franklin, Muir, Point Dume, Roosevelt, Webster, Will Rogers, and Malibu Park Junior High School. Madison and John Adams schools were also added to the list shortly thereafter. Rather than redrawing boundary lines or busing students to achieve racial balance, the Board of Education first decided to concentrate on helping disadvantaged students. The schools with the highest number of economically and educationally disadvantaged students -- Edison, Washington, and Muir -- received additional help from the district.[95]

Additionally, the School District's Racial and Advisory Committee organized a 126-member committee to find "community solutions" for the imbalance of five Santa Monica's Elementary Schools, including Edison, Franklin, Muir, Will Rogers, and Roosevelt. The *Report of the Citizen's Advisory Committee on Ethnic and Racial Balance,* published in 1972, identified five areas for improvement: transportation, increase the number of minority group faculty and staff, increase community involvement, in-service training for current teachers, and integration of students from various racial and ethnic backgrounds in schools.[96] The school district eventually enacted some busing and hired more teachers of varied racial and ethnic backgrounds.[97]

From to late 1940s to the 1960s, new schools were typically designed in the Mid-Century Modern or International style of architecture and landscape designs were Modern. The new schools in the school system included Will Rogers School (1948) at 2401 14th Street, a late example of the pared-back Streamline Moderne style, and Edison Elementary (1950) at 24th Street and Kansas Avenue. Many existing schools embarked on additions, including John Adams School (1969, James Mount).

Associated architects, firms, and design professionals from this period include Pierre Claeyssens, Frederic Barienbrock & Andrew F. Murray; Garret Eckbo; Henry L. Gogerty; John C. Lindsay, and J. Harold Melstrom & Joe M. Estep, among others.

[94] The state guidelines state that if the percentage of students of one or more minority group in a school differs by over 15% from that of all the schools in a district, then the school is racially and ethnically imbalanced; "State Tells S.M. to Correct School Racial Imbalance," *The Los Angeles Times*, December 21, 1969.
[95] "S.M. Schools Will Concentrate on Aid for Disadvantaged," *The Los Angeles Times*, November 16, 1969.
[96] Santa Monica Unified School District, *Report of the Citizen's Advisory Committee on Ethnic and Racial Balance*, (Santa Monica: 1972), 2.
[97] Ken Fanucchi, "Voluntary Busing Plan Attracting Few Pupils," *The Los Angeles Times*, September 2, 1973.

5.3 John Adams Middle School

Development Narrative

Named after the second U.S. President John Adams Jr., the first John Adams Middle School (also known as John Adams Junior High School) was built in 1914 and was located on Sixth Street and Ocean Park Boulevard, approximately one mile south of the current school. It was the first intermediate school established on the south side of Santa Monica Boulevard. Before John Adams Middle School was built, Lincoln Middle School was the only junior high school in Santa Monica.

The oldest school buildings on the original school campus were damaged during the Long Beach Earthquake in 1933 and were eventually demolished. Although some newer structures remained intact, the site had already become inadequate for the needs of the student population for many years prior to the earthquake. Therefore, in 1934, the district decided to relocate the school to a larger site.[98]

In 1934, the school district acquired lots 1 to 18 on block 43 of the East Santa Monica Tract for the new John Adams Middle School. The block was sold to the district by Burkhard Investment Company of Los Angeles. Joseph Burkhard founded Occidental Life Insurance Company.[99] He and his sons were real estate investors and owned several blocks in the East Santa Monica tract.[100]

The East Santa Monica Tract was a large, irregularly-shaped tract, first subdivided in 1887.[101] It was one of the earliest tracts to be established in Santa Monica, yet, like the rest of this southeast corner of Santa Monica known as Sunset Park, it developed slowly until the late 1930s. However, the neighborhood growth in Sunset Park by the late 1930s made the construction of a new school in the city's southeast a necessity. A child development center was also added to the school to assist working mothers in the neighborhood.[102]

"The Santa Monica Plan"

Like Roosevelt Elementary School, John Adams Middle School also adopted Marsh, Smith & Powell's new "Santa Monica Plan," a school plant design engineered to meet the requirements of the new state construction code and reflect modern design. The plan for the modern school was created by means of several seminars between the architects and educators of the Santa Monica district, in which buildings were planned and designed for safety, future expansion, and activity programs in rooms adaptable to

[98] The property on Sixth Street became an army camp in 1942 and in 1954 it was leased by the school district to the City and became Los Amigos Park; "Army Men's Recreation Camp at Santa Monica Dedicated," *Los Angeles Times*, January 10, 1942, 17.
[99] "Burkhard Services Today," *Los Angeles Times*, Tuesday, March 27, 1928, page 10.
[100] East Santa Monica Tract, Assessor Books, 1932- 1935, Santa Monica History Museum, accessed …
[101] Historic Resources Group and Architectural Resources Group, *City of Santa Monica Historic Resources Inventory Update Historic Context Statement*, March 2018, 80.
[102] Docia Zavitkovsky, "The Effective Use of the John Adams Child Development Center as an Observation-Participation Center," Master's thesis, University of Southern California, June 1957.

such procedures.[103] In 1934, the firm established several underlying principles of the new plan:

1. In an earthquake area, schools should be designed to protect their occupants as completely as possible.
2. In a California school, even more recognition of outdoor life should be given than heretofore.
3. In order that progress in educational methods may be made effective, the plan arrangement of the classroom should help, rather than hamper.
4. In recognition of new uses and of new materials available, the architectural appearance should be a direct expression, instead of a compliment to tradition.
5. Expansion is recognized from the outset as a requirement of a growing population.[104]

In this way, the "Santa Monica Plan" from the very start recognized the need for Modern, functional school plants that were seismically sound. According to architects Marsh, Smith & Powell the "Santa Monica Plan" was designed for indoor-outdoor learning:

> *It is in the relation to outdoor living in California that this plan makes an important contribution. A paved brick terrace, using bricks salvaged from the existing Class C construction buildings, adjoins each classroom. Broad steps lead down to the lawn, and a sense of privacy is obtained by inserting a fifteen-foot-wide planted area between each terrace.*
>
> *A maximum of light and air reaches each unit of the plan from all sides. Lawns between the wings of the school form a protected special play space for the younger children. It is this factor, perhaps, more than the others, which has caused this plan to be rather widely known as the "Santa Monica Plan."*
>
> *The Roosevelt School is located off the center axis of the plot, and space for future auditorium, cafeteria, and other special rooms is allowed. Its strength in expansibility lies in the fact that the school is composed of self-contained units tied together by shelters, and as the community grows additional units of classrooms are built.*[105]

The "Santa Monica Plan" was quickly hailed by critics as a "new trend in educational procedure" that provided functional teaching spaces, child-centered buildings, and plentiful outdoor play areas.[106] It was precedent-setting for school design not only in Los Angeles but also nationwide. The first campus designed using the plan, Roosevelt

[103] Herbert J. Powell, "Assessing Design Factors for Modern Elementary Schools in Southern California," *Los Angeles School Journal* XIX, no. 5, October 14, 1935: 20-22.
[104] "Santa Monica Plan as Developed in New School Building at Beach City," *Southwest Builder and Contractor,* December 28, 1934: 17-18.
[105] "Roosevelt School: Santa Monica, California, Marsh, Smith & Powell, Architects," *The Architectural Record,* June 1936: 440.
[106] Frederick W. Jones, "Schools," *Architect and Engineer,* February 1935: 20.

Elementary School was publicized as a "model" school in national, regional, and local publications including *Architect and Engineer, California Arts and Architecture, Southwest Builder and Contractor,* and *The Architectural Record.*[107] In fact, the school's design was so influential that it was highlighted as a model school in *The Progressive Elementary School: A Handbook for Principals, Teachers, and Parents,* an influential book published in 1938 by Robert Hill Lane, superintendent of schools in Los Angeles and vice president of the Progressive Education Association. The book featured numerous photographs and diagrams of the school, as well as an interview with a teacher at the school, who lauded the fresh air permitted by large glass doors and the sunny patios.[108]

New schools in other states began to adopt the intimate, modern, and functional design elements employed by the "Santa Monica Plan." By the postwar building boom, the new building program had decisively shaped the character of schools across the United States.[109] The "Santa Monica Plan" and Marsh, Smith & Powell's oeuvre is discussed in greater detail in Section 5.5 below.

Construction History

The Los Angeles architecture firm of Marsh, Smith & Powell designed the campus of the new John Adams Middle School between 1935 and 1936. The school originally had fifteen regular classrooms, art and home economics rooms, a library, cafeteria, and administrative offices. At the time of its dedication, the school had 600 students and 26 full-time teachers.

The new school was constructed of stucco on wood framing and was designed very differently from the first John Adams Middle School, which had been a two story, brick building.[110] The flat roof and wall planes, single story layout, horizontal orientation, and lack of ornamentation of the new John Adams Middle was a response to earthquake prevention and the economics of the time. Firm architect and partner, Herbert J. Powell, wrote of the school design:

> *At the outset, in discussion with the school board, a one-story* parti *was selected because of the low land cost and the ample size of site, and because it was easy to install the required lateral bracing to conform to the requirements of the Field Bill.*[111]

[107] See: *Architect and Engineer,* February 1935: 20; *California Arts and Architecture,* September 1935: 21; *Southwest Builder and Contractor,* December 28, 1934: 17-18; and *The Architectural Record,* June 1936: 440.
[108] Robert Hill Lane, *The Progressive Elementary School: A Handbook for Principals, Teachers, and Parents,* Camden, MA: Houghton Miffling Company, 1938. https://archive.org/details/progressiveeleme028136mbp/page/n7/mode/2up (accessed October 22, 2021).
[109] Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement, 1870 to 1969,* Prepared for the Los Angeles Unified School District, 2014, 59-61.
[110] Santa Monica City School District, "Application for Building Permit for John Adams Junior High School," Building Department, City of Santa Monica, June 3, 1935. The permit is for frame and stucco walls, a composite roof, and five buildings on same lot. The permit does not mention an architect.
[111] Herbert J. Powell, "John Adams Junior High School," *The Architectural Record,* April 1937, 33.

The original buildings of John Adams Middle School, referred to today as N South, Q, T, U and V, also exhibited the tenants of Modern school design codified in the firm's "Santa Monica Plan." School buildings were designed around two outdoor courtyards with rooms opening to sheltered corridors. Marsh, Smith & Powell's building design featured multi-paned windows that were arranged vertically in single file in banks of two, three or four windows. They were framed in steel and had hopper openings. The asymmetrical façades of the buildings as well as other features such as curved end walls and corners, and pipe railing and columns placed the John Adams school design firmly in the PWA Moderne style of the 1930s.

Architect Herbert J. Powell described John Adams Middle School as a "modern one-story solution, typically Californian with its patios and courts, and its open-air communicating corridors and shelters."[112] This new design was also apparent to local historians and teachers, including Donald M. Cleland, who wrote:

> *The new John Adams plant, both in structure and design, follows the modern trend, expressing simple beauty through line and color. Its buildings are of the rambling one-story type of construction, providing safety from fire and earthquake, and are connected by outside, covered corridors that surround two grass-covered patios.*[113]

The architects also painted the building's surfaces with a variety of carefully-considered paint colors. Architect Powell listed his firm's color choices: "exterior trim, dull red violet brown; sash, pale blue green; doors, deep dull blue; pipe columns, dull red orange; fascias and parapet caps, medium green blue."[114] To break up the horizontal planes of flat wall surface, the exterior stucco walls transitioned from warm colors to cooler colors, and a yellow-green paint was used under the sheltered corridors.

Two years later, from 1938-1939, the architecture and engineering firm headed by brothers Edward Gray Taylor and Ellis Wing Taylor (Taylor & Taylor) planned several additional buildings on the John Adams campus.[115] Based on plot plans and elevation drawings from the period, it appears that Buildings N North, P, S, and southern portion of C were designed by Taylor & Taylor. The new rectangular buildings were arranged parallel to the original Buildings T and Q, adjacent to their eastern elevation, and a new pattern of outdoor corridors separated the 1935-1936 buildings from the 1938-1939 buildings. The expansion of the school in 1938-1939, both actual and planned, was conveyed in a 1943 article in *Architecture and Engineer* :

> *The John Adams Junior High School in Santa Monica, due to the close proximity to the Douglas Aircraft factory, has been enlarged several times*

[112] Herbert J. Powell, "Trends in Present Day School Design," *Architect and Engineer,* November 1938: 23-36.
[113] Donald M, Cleland, A History of the Santa Monica Schools 1876-1951, unpublished doctoral dissertation, University of California, Los Angeles, February 1952.
[114] Ibid.
[115] Edward Gray Taylor and Ellis Wing Taylor, architectural plans, dated 1938. Collection of SMMUSD.

> *subsequent to its initial construction. … The original building was one of the first of the California open style school plans arranged around patios with open corridors supported on slender steel columns and plain, simple masses for the various plan elements.*
>
> *The southern patio is surrounded by commercial department, domestic science, school cafeteria, and general science wings. Opening out from the administrative offices is a paved brick terrace arranged around decorative planning spaces and a small reflecting pool. A generous lawn in front of the building gives it a setting, the set-back being approximately 80 feet to the main line of the structure.*[116]

Building plans by Taylor & Taylor from 1938 show that the northern addition to Building C (girl's locker room; gymnasium) and construction of Building L (shop building), Building K (auditorium), and a Music/Arts Building (never constructed) were also planned for future construction at that time. In 1940, the WPA approved and provided funds for the construction of Building K (auditorium) at the school.[117]

However, all three projects were put on hold following American entry into World War II. In the early 1940s, a significant amount of non-war related construction was delayed as construction materials and manpower were redirected towards the war effort. As a result, the plans to expand Building C (boy's locker room; gymnasium) and construct Building L (shop building) and Building K (auditorium) were postponed.

After World War II, the school system in Santa Monica was heavily overburdened. With pressure from parents and civic organizations, a bond election took place in 1946 that authorized a $3,500,000 expansion of the local school system.[118] Sunset Park residents benefited enormously: John Adams Middle School finally gained the earlier-planned expansion..

In 1948, the expansion of Building C and construction of Building L and Building K (demolished) were completed in fulfillment of the school's original plan. The additions were completed by Santa Monica architect Joe M. Estep.[119]

Buildings C and K were built to almost the exact dimensions drawn on the 1938 plot plan by Taylor & Taylor, down to the corridor that segments Building C. The design and form of the southern region of the Building C, which was constructed in 1938 by Taylor & Taylor as the boy's locker room, was mirrored in the northern girl's locker room which was constructed in 1948. Both wings feature rounded bays with ribbons of three-light awning windows and recessed entrances set beneath "speed line" horizontal bands of metal. The auditorium, Building K, was designed in the PWA Moderne style of

[116] "Open Type School Near Aircraft Factory," *Architect and Engineer,* August 1943: 33-36.
[117] "Santa Monica School Improvements Due," *Los Angeles Times*, November 6, 1940, 36.
[118] Donald M. Cleland, *A History of the Santa Monica City Schools*, February 1952, 122.
[119] *West Los Angeles Independent*, March 3, 1949, 24; Cleland, *History*, 127.

architecture in the northern region of the campus. These buildings were foundational parts of the campus, serving key functions for a middle school.

Building L, which was similarly planned in 1938 and built in 1948, differed from the other two buildings in that it was redesigned at the time of construction, and did not follow the original design as envisioned in 1938 by Taylor & Tayor. For this reason, Building L more closely reflects a post-war design aesthetic than the other two buildings.

By 1952, the school had an enrollment of just under 1,000 students. Between 1953 and 1954, Joe M. Estep made additional alterations to the campus, including designing the cafeteria (Building B).[120] Estep also designed Buildings E, F, G, and H, with contractor Herbert Goldsworthy. As recorded in *Architect and Engineer*, the additions included an 8-room classroom, arts-crafts building, electric shop building, and childcare-home making building, The buildings were of frame and stucco construction with composition roofing and concrete and asphalt tile floors.[121]

In 1958, Architect Thomas C. Anthony of West Los Angeles designed three new classrooms (likely including Building R) and an addition of 1,000 square feet to an existing building (likely the west wing of Building N South). He planned to convert the library to counseling offices at a cost of $162,150.[122]

In 1960, construction and equipping of electric and graphic art shops were completed at the school; it is unclear if these buildings are extant.[123] The Board of Education approved preliminary plans for a new $192,700 music building and a $250,000 industrial arts facility at the school in 1967. The plans were completed by the architectural firm of James Mount.[124] This work references Building A in the southwestern region and Building J in the northwestern region of the campus.

Several alterations and modernization projects were completed on the John Adams Middle School campus in the 1990s and early 2000s. These projects included removing asbestos tiles, replacement of windows and doors, and landscaping.

In 2011, the original Buildings E, F, and G were demolished at the campus. In 2012, Koning Eizenberg architects designed new Buildings E, F, and G and altered the main entrance and Building U with an addition and entry canopy.

The original Estep-designed 1949 auditorium was demolished circa 2019. The new auditorium (Building K) was constructed in 2021 by HGA architects.[125]

[120] "Simpson Awarded School Contracts," *Valley News,* July 11, 1954.
[121] "School Building, Santa Monica," *Architect and Engineer,* June 1953: 46.
[122] "Plans to Alter Beach School," *Los Angeles Examiner,* March 30, 1958.
[123] "Santa Monica School Board Will Study $1 Million Expansion Plan," *Los Angeles Times,* February 21, 1960.
[124] "Plans Approved," *Los Angeles Times,* September 14, 1967.
[125] "Community Performing Arts Hub," *HGA,* accessed on September 9, 2021: https://hga.com/projects/john-adams-middle-school-performing-arts-center/

Selected Chronology

Pre-History

The area that would become Santa Monica is inhabited by the Tongva people.

Colonial Period

1542 Portuguese navigator Juan Rodriguez Cabrillo drops anchor in Santa Monica Bay on October 9th.

1769 Gaspar de Portolá arrives in Santa Monica on August 3rd.

1822 California becomes Mexican territory.

1827 Xavier Alvarado and Antonio Machado receive a grant to "a place called Santa Monica," from Santa Monica Canyon north to Topanga Canyon.

1828 Don Francisco Sepulveda acquires "a place called San Vicente," from Santa Monica Canyon south to Pico Boulevard, including the land that would become the original Santa Monica townsite.

1848 California is ceded to the United States by the Treaty of Guadalupe Hidalgo.

1850 California is admitted to the Union as its 31st state.

1851 Sepulveda is deeded the 30,000 acres known as "Rancho San Vicente y Santa Monica."

Early Development & Establishment of the Schools

1872 Colonel Robert S. Baker purchases some 38,409 acres of Sepulveda's rancho.

1874 Nevada Senator John P. Jones acquires a three-fourths interest in Baker's property.

1875 Baker and Jones plat the town of "Santa Monica," extending from Montana Avenue to Railroad Avenue (now Colorado Avenue), and from the coast inland to 26th Street. The first lots go up for sale on July 15th.

The Santa Monica School District is established.

1876 Santa Monica's first public school opens on March 6th in a Presbyterian church.

1876	On September 11th, Santa Monica opens its first dedicated school building.
1884	A two-year extension to the 6th Street School marks the unofficial founding of a high school in Santa Monica.
1886	Santa Monica incorporates as an independent city on November 30th.
1891	The enactment of the Union High School Law formally provides for the establishment of high schools in California.
1898	Lincoln High School at 10th Street and Oregon Avenue (now Santa Monica Boulevard) is dedicated as Santa Monica's first official high school.
1903	The Santa Monica School District becomes the Santa Monica City School District.

Development of John Adams Middle School

1887	East Santa Monica Tract is established.
1922	The first John Adams School is built at 6th and Ocean Park Boulevard.
1930s	Douglas Aircraft Company of Santa Monica expands operations at Clover Field, in southeast Santa Monica

Post-Earthquake Reconstruction

1934	Block 43, lots 1-18 are acquired by the school district from Burkhard Investment Company of Los Angeles.
1935-1936	Architects Marsh, Smith & Powell design the new John Adams school. Buildings N South, Q, T, U, and V are built on the west side of the site.
	Building permit cites construction cost of $196,630 for stucco on wood frame building with dimensions 150 ft wide x 255 ft long
1938	Buildings N North, P, S, and part of Building C are designed by architects Edward Gray Taylor and Ellis Wing Taylor (Taylor & Taylor).
1948	Building L is added.
1949	Architect Joe M. Estep designs Building K, a new auditorium building.

Postwar Expansion

1953	Buildings E, F, G, and H are designed by Joe M. Estep.

1954	Building B, the cafeteria building, is designed by Joe M. Estep.
1958	Architect Thomas C. Anthony of West Los Angeles designed three new classrooms and an addition of 1,000 square feet to an existing building. Planned to convert the library to counseling offices at a cost of $162,150.
	Building R is built on western perimeter of site.
1968	Buildings A and J are built.

Later Development

1990s-2000s	Several alterations, including removing asbestos tiles, replacing windows and doors, and landscaping.
2011	Original (1953) Buildings E, F, and G are demolished.
2012	New Buildings E, F, and G, addition to Building U, and entry canopy are built by Koning Eizenberg architects.
2019	Original 1949 Estep-designed auditorium is demolished.
2012	New auditorium (Building K) is built by HGA architects.

Historic Images

Original John Adams Middle School Campus, c. 1920s (demolished).

Source: Los Angeles Public Library Photo Collection.

Front Entrance of John Adams Middle School Campus, c. 1938.

Source: Santa Monica Conservancy.

Front Entrance of John Adams Middle School (Buildings U, Q, and T), c. 1938.

Source: Los Angeles Public Library Photo Collection.

Students at John Adams Middle School, Building T in background, c. 1938.

Source: Los Angeles Public Library Photo Collection.

Corridor of John Adams Middle School, c. 1938.

Source: Los Angeles Public Library Photo Collection.

Building T at John Adams Middle School, c. 1938.

Source: Santa Monica Public Library Image Archives.

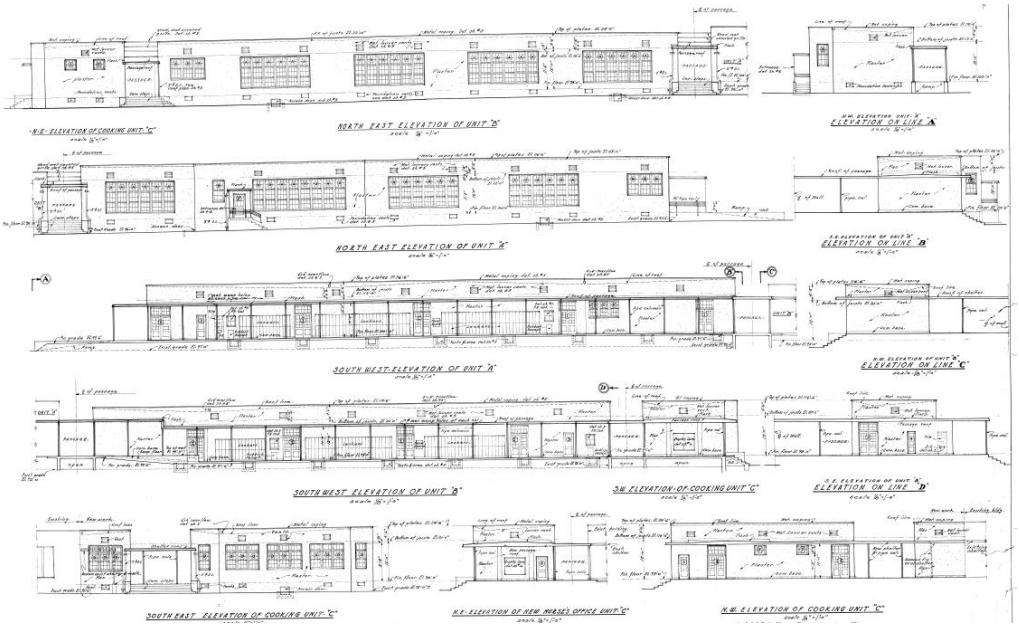
Front Entrance of John Adams Middle School, 1938.

Source: *Architect and Engineer.*

Interior Courtyard at John Adams Middle School, 1938.

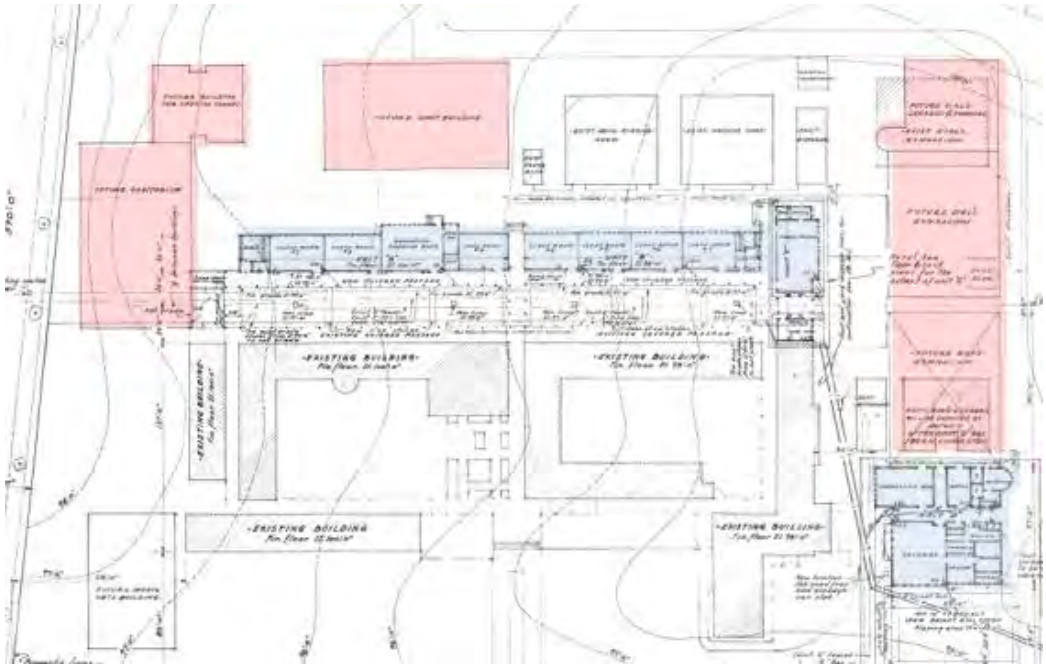
Source: *Architect and Engineer.*

Buildings A and B, Building Plans by Taylor & Taylor, 1938.



Source: Santa Monica-Malibu Unified School District.

Plot Plans by Taylor & Taylor (1938) Showing: "New" buildings (Buildings N North, P, S, and southern portion of Building C) in blue and "Future" buildings (Buildings L, K, and northern portion of Building C) in red. The "Future Music/Arts Building" in the lower left corner was never built.



Source: Santa Monica-Malibu Unified School District.

Street view of John Adams Middle School, 1943.

Source: *Architect and Engineer.*

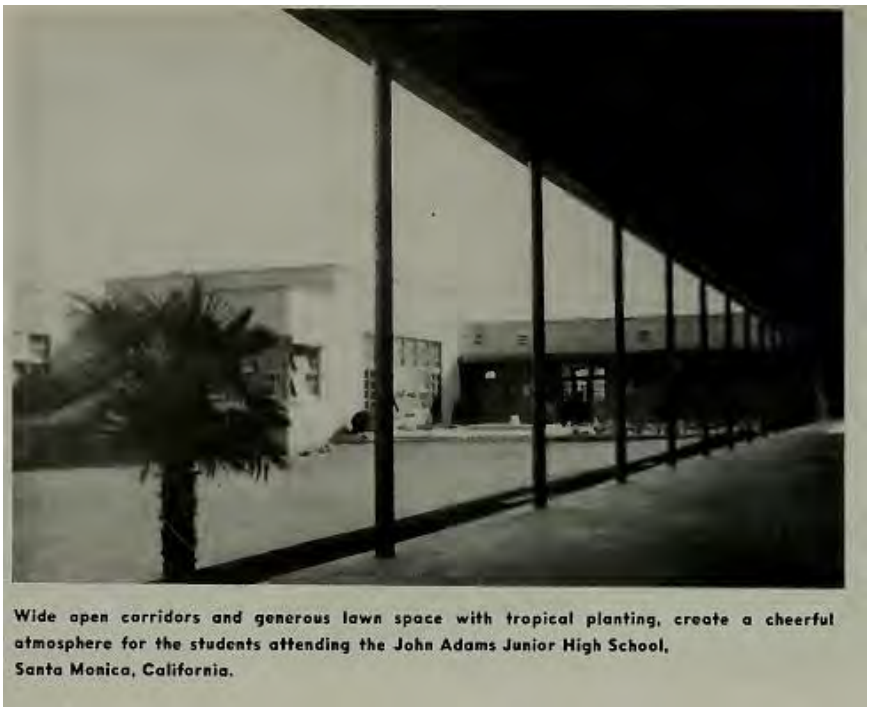
Corridor at John Adams Middle School, 1943.

Source: *Architect and Engineer.*

Reflecting Pool at John Adams Middle School, 1943.

Source: *Architect and Engineer.*

Open Corridor at John Adams Middle School, 1943.



Source: *Architect and Engineer.*

Front Entrance of John Adams Middle School, 1953.

Source: Santa Monica Conservancy.

Students at John Adams Middle School, c. 1965.

Source: Los Angeles Public Library Photo Collection.

Multi-lingual Classroom at John Adams Middle School, 1968.

Source: *Los Angeles Times,* October 3, 1968.

Entry Pavilion Prior to Addition, 2007.

Source: Jones & Stokes.

5.4 Architectural Styles[126]

PWA Moderne/Streamline Moderne

The constraints of the Great Depression cut short the development of Art Deco architecture, but replaced it with a purer expression of modernity, the Streamline Moderne style. Characterized by smooth surfaces, curved corners, and sweeping horizontal lines, Streamline Moderne is considered to be the first thoroughly Modern architectural style to achieve wide acceptance among the American public. Inspired by the industrial designs of the period, the style was popular throughout the United States in the late 1930s. Unlike the equally modern but highly-ornamental Art Deco style of the late 1920s, Streamline Moderne was perceived as expressing an austerity more appropriate for Depression-era architecture.

The origins of the Streamline Moderne are rooted in transportation design, which took the curved form of the teardrop, because it was the most efficient shape in lowering the wind resistance of an object. Product designers and architects who wanted to express efficiency borrowed the streamlined shape of cars, planes, trains, and ocean liners. Streamline Moderne architecture looked efficient in its clean lines. It was in fact relatively inexpensive to build because there was little labor-intensive ornament like terra cotta; exteriors tended to be concrete or stucco. The Streamline Moderne's finest hour was the New York World's Fair of 1939-40. Here, the "World of Tomorrow" showcased the cars and cities of the future, a robot, a microwave oven, and a television, all in streamlined pavilions. While the style was popular throughout Southern California during the 1930s, there are relatively few examples.

Art Deco and Streamline Moderne were not necessarily opposites. A Streamline Moderne building incorporating some Art Deco elements was not uncommon, particularly in the Federally-funded projects of the Works Progress Administration (WPA) and Public Works Administration (PWA). The buildings executed under those programs are often referred to as PWA Moderne. They incorporate the clean lines of Streamline Moderne with simplified decorative elements of Art Deco to create an appropriately monumental but restrained architectural language for post offices, courthouses, schools, libraries, city halls, bridges, and other institutional and infrastructure projects across the country.

Character-defining features include:

- Horizontal emphasis
- Asymmetrical façade
- Flat roof with coping
- Smooth stucco wall surfaces
- Curved end walls and corners

[126] The architectural styles presented here are excerpted and adapted from the "City of Santa Monica Historic Resources Inventory Update Historic Context Statement," prepared for the City of Santa Monica by Architectural Resources Group and Historic Resources Group, March 2018.

- Glass block and porthole windows
- Flat canopy over entrances
- Fluted or reeded moldings or stringcourses
- Pipe railings along exterior staircases and balconies
- Steel sash windows

Late Moderne

The Late Moderne style incorporates elements of both the Streamline Moderne and International styles. While the earliest examples appeared in the late 1930s, the style reached its greatest popularity in large-scale commercial and civic buildings of the late 1950s and 1960s. The Late Moderne style is frequently identified by the use of the bezeled window, where horizontal groupings of windows are outlined in a protruding, bezel-like flange, often in a material and color that contrasts with the surrounding wall surface.

Character-defining features include:

- Horizontal emphasis
- Exposed concrete or cement stucco veneer
- Flat roofs
- Horizontal bands of bezeled windows, sometimes with aluminum louvers
- Operable steel sash windows (casement, awning, or hopper)
- Projecting window frames

Mid-Century Modern

Mid-century Modern is a term used to describe the post-World War II iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently-built, moderately-priced homes. In Southern California, this often meant the use of wood post-and-beam construction. Mid-century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans.

The roots of the style can be traced to early Modernists like Richard Neutra and Rudolph Schindler, whose local work inspired "second generation" Modern architects like Gregory Ain, Craig Ellwood, Harwell Hamilton Harris, Pierre Koenig, Raphael Soriano, and many more. These post-war architects developed an indigenous Modernism that was born from the International Style but matured into a fundamentally regional style, fostered in part by Art and Architecture magazine's pivotal Case Study Program (1945-1966). The style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction. It became the predominant architectural style in the postwar years and is represented in almost every property type, from single-family residences to commercial buildings to gas stations.

Character-defining features include:

- One or two-story configuration
- Horizontal massing (for small-scale buildings)
- Simple geometric forms
- Expressed post-and-beam construction, in wood or steel
- Flat roof or low-pitched gable roof with wide overhanging eaves and cantilevered canopies
- Unadorned wall surfaces
- Wood, stucco, brick or stone used as exterior wall panels or accent materials
- Flush-mounted metal frame fixed windows and sliding doors, and clerestory windows
- Exterior staircases, decks, patios and balconies
- Little or no exterior decorative detailing
- Expressionistic/Organic subtype:
    - sculptural forms and geometric shapes, including:
        - butterfly roof
        - A-frame roof
        - folded plate roof
        - barrel vault roof

5.5 Architects and Design Professionals

<u>Marsh, Smith & Powell</u>

The Los Angeles architecture firm of Marsh, Smith & Powell designed the campus and first buildings of the Roosevelt Elementary School in 1935.

Consisting of master architect Norman F. Marsh (1871-1955), engineer David D. Smith (1886-1964), and designer Herbert J. Powell (1898-1996), the firm was founded in 1928.[127]

Norman F. Marsh was born in Upper Alton, Illinois in 1871. Marsh studied architecture at the University of Illinois before working as a lucical engineer for the Luxfer Prism Glass Company in Chicago, New York, and Philadelphia. In 1900, he relocated to Los Angeles where he entered into an architectural partnership with Jasper Newton Preston for a year, before joining with Clarence H. Russell from 1902 to 1907. Marsh & Russell were influential early architects in Los Angeles. Marsh & Russell planned the Venice Canals (1904-1905) in Venice and the 1st Methodist Church (1907) and 1st Presbyterian Church (1907) in Long Beach.[128]

[127] "Norman Foote Marsh," Pacific Coast Architecture Database (PCAD), https://pcad.lib.washington.edu/person/332/ (accessed March 2022).
[128] "Hollywood High School Historic District," National Register Nomination, Prepared by students of Hollywood High School and Historic Resources Group, 2011; "Marsh and Russell," Pacific Coast Architecture Database (PCAD), https://pcad.lib.washington.edu/firm/127/ (accessed March 2022).

Marsh worked on his own for several years, before joining with Smith & Powell.[129]

David D. Smith was born in Versailles, Kentucky in 1886 before relocating with his family to Los Angeles in 1901 at the age of 15. Smith graduated from Stanford University's school of engineering. During World War I, he served as the office engineer in charge of military works at Brest, France.[130]

Herbert J. Powell was born in Chicago, Illinois in 1898. Powell briefly attended the University of California from 1916 to 1917, obtained a bachelor's degree from the University of Redlands in 1920, and earned a master's degree in architecture from Harvard University in 1924. Powell worked briefly as a draftsman for architects McKim, Mead & White in New York and Kilham, Hopkins & Greely of Boston before joining with Marsh and Smith in Los Angeles.[131]

During the firm's tenure from 1928 to 1955, Marsh, Smith & Powell was recognized throughout the Southwest and greater United States as one of the top firms for school design. Within its first years of forming, the firm designed the South Pasadena Junior High School (1928/1937), Lynwood Junior High School (1929); Newport Harbor Union High School (1930); George S. Stoneman School (1934); Hollywood High School (1935-1938); and completed several buildings at Redlands University (1928). The firm and was lauded for planning "many beautiful buildings in Southern California."[132] Although the firm began designing schools from the first days of its formation, Marsh, Smith & Powell gained mastership of the type following the 1933 Long Beach Earthquake, when hundreds of schools across the Los Angeles Basin were damaged. It was noted in a 1934 edition of *Architect and Engineer,* that one of the firm's most recent commissions prior to the earthquake, the design of the George S. Stoneman School in San Marino, had survived the earthquake intact. When examined by the State Department of Architecture following the earthquake in 1933, they found the reinforced concrete buildings to comply almost completely with the legal requirements for strength and resistance to horizontal forced. The school has "been well built at the outset so it did not have to be built all over again or be expensively repaired."[133] The firm was thus well poised for earthquake resistant school design.

Marsh, Smith & Powell rehabilitated and designed numerous schools following the earthquake. Some of the most notable of these school are located in Santa Monica, where the firm devised their "Santa Monica Plan." The firm advised the Santa Monica board of education in its selection of schools to fund new construction or to rehabilitate

[129] "Norman Foote Marsh," Pacific Coast Architecture Database (PCAD), http://pcad.lib.washington.edu/person/332/ (accessed October 2021).
[130] "Rites Set Today for Architect," *Los Angeles Evening Citizen News,* August 6, 1964, page 9; "Architects of Junior High Widely Known," *Foothill Review,* October 19, 1928.
[131] "Powell, Herbert (AIA)," *1962 American Architects Directory,* R.R. Bowker LLC, 1962 (562), AIA Historical Directory of American Architects, https://aiahistoricaldirectory.atlassian.net (accessed October 2021).
[132] "Architects of Junior High Widely Known," *Foothill Review,* October 19, 1928, page 11.
[133] Homer M. Hadley, "School," *Architect and Engineer* 118 no. 1, July 1934.

in order to comply with seismic safety standards following the earthquake.[134] Much of the November 1938 edition of *Architect and Engineer* was dedicated to the firm's new work in school design. In an article titled "Progress in School Design as Evidenced by the Work of Marsh, Smith & Powell, Architects," the author writes:

> *The architects of California can well take pride in that which has been accomplished during the last twenty-five years. Their school buildings are beautiful—they are practical, they are utilitarian, and they are economical in cost and in administration. Their achievements reflect the spiritual values of the people. It is indeed a pleasure to pay tribute to the firm [Marsh, Smith & Powell] whose work is featured within the covers of this issue, for it has contributed greatly to the excellent school buildings in California.*

Following the earthquake, the firm designed the Henry E. Huntington School (1936); Ivy Avenue School (1937); Hollywood High School (1939); Corona Del Mar School (1945); El Camino College (1950); Life Science Building at UCLA (1952); and K. L. Carver Elementary School (1954). Other notable post-1933 works in Santa Monica by the firm include John Adams Middle School (1935); Madison Elementary School (c. 1936); Santa Monica High School (1938); and Santa Monica City College (1951).

The firm also served as architects for the University of Southern California and hired other well-known master architects, including Thornton M. Abell, William F. Cody, and Whitney R. Smith.[135] The firm received numerous awards for their work, including certificate of honors and a 1st honorary award from the American Institute of Architects (AIA).[136]

Edward Gray Taylor and Ellis Wing Taylor

The architecture and engineering firm headed by brothers Edward Gray and Ellis Wing Taylor (Taylor & Taylor) were active from 1912 to 1940.[137] Edward Gray Taylor studied architecture at Columbia University and Ellis Wing Taylor was a structural engineer with a degree from the University of California in Berkeley.[138] Edward G. Taylor served as the material trades committee of the Southern California Chapter of the AIA.

The firm's most noteworthy achievements were in the field of large commercial and industrial building design and in school rehabilitation and expansion, although they also completed some smaller residential projects. Taylor & Taylor designed all of the buildings and structures erected between 1932 and 1937 at the Douglas Aircraft Co. in Santa Monica and its 1936 expansion at Clover Field.[139] They also designed additions for the Consolidated Aircraft Co. of San Diego. Other projects included the Gardena

[134] Cleland, 109.
[135] "Marsh, Smith & Powell, Architects (Partnership), *PCAD,* http://pcad.lib.washington.edu/firm/126/ (accessed October 2021).
[136] "Powell, Herbert (AIA)," *1962 American Architects Directory.*
[137] "Taylor and Taylor Architects," *Los Angeles Evening Citizen News,* February 12, 1937, page 18.
[138] "Taylor and Taylor," *Los Angeles Evening Citizen News,* February 12, 1937, page 18.

[139] "Huge Plant Expansion: Work Begun on New Units," *Los Angeles Times,* January 12, 1936, 1.

Branch Los Angeles Public Library (1928) and the Los Angeles Gas and Electric Hollywood Office (1936).[140]

Following the Long Beach Earthquake of 1933, the firm became active in school stabilization in Beverly Hills and Los Angeles. Taylor & Taylor designed several schools, including the Glassell Park School; the Berendo Junior High School; and Cabrillo Avenue School in San Pedro.[141] The firm also built the auditorium at the Horace Mann School in Beverly Hills.[142]

Joe M. Estep

Santa Monica architect, Joe M. Estep (1888-1959) expanded John Adams Middle School. Estep was born in 1888 in Ohio. After moving to Los Angeles circa 1910, Estep joined with architect Arthur R. Kelly to form Estep and Kelly in 1923. The firm mostly specialized in building single-family residences, including the Arthur Letts Jr. Residence (1927) and the W. B. Cline Residence (1930).[143] The firm dissolved circa 1938.

In 1938, Estep briefly joined with Donald B. Parkinson to design the Santa Monica City Hall (1938). After this project it appears that Estep began practicing architecture on his own. In 1948, he designed the Elks Temple Lodge in Santa Monica.[144]

In the mid-1950s, Estep was hired by the Culver City Board of Education to design several school buildings in the district. Estep designed the multi-use room and cafeteria at the Betsy Ross School (1953/1954); additions at Culver City High School (1956); and the campus of the Baldwin Hills Elementary School (1957).[145]

Joe M. Estep's early career was mostly focused on residential commissions. In the 1940s and 1950s, he pivoted his career to focus on school construction. Most of his commissions during this time were for minor additions, alterations, and infill construction for existing campuses. It appears that he only designed one school campus, that of Baldwin Hills Elementary School in Culver City. As a result, Joe M. Estep was not known for his school commissions. For these reasons, buildings at John Adams Middle School are not significant examples of his work.

On the John Adams Middle School campus, the buildings ascribed to Estep from 1948-1949 include the gymnasium (C), auditorium (K), and shop building (L). Additional

[140] "New branch of Co. Library Thrown Open at Garden," *Los Angeles Evening Express,* January 3, 1928, page 2; "Construction Scheduled to Get Under Way in Next Few Days," *Los Angeles Evening Express,* July 6, 1936.
[141] "54.837 Voted to Fix School," *San Pedro News Pilot,* February 7, 1934; "Schools Jobs Authorized," *Los Angeles Times,* July 8, 1934, page 23; "School Structural Program Advanced $2,781,523," *Los Angeles Times,* September 27, 1936; "School Architects Named," *Architect and Engineer,* March 1934: 66.
[142] "Handsome New Beverly Hills School Auditorium," *Los Angeles Times,* October 31, 1937.
[143] "H-Shape Idea Used in Plan," *Los Angeles Times,* May 15, 1938, page 76; "Joseph Morgan Estep (Architect), *PCAD,* http://pcad.lib.washington.edu/person/2191/ (accessed October 2021).
[144] "Ground Broken for Elks Lodge," *Evening Vanguard,* November 4, 1948, page 1.
[145] "Local School Board Calls for Plans on El Rincon, El Marino Classrooms," *Evening Vanguard,* December 10, 1953, page 1; "Shape of Things to Come," *Evening Vanguard,* August 2, 1954, page 2; "Estep to Design School Buildings," *Evening Vanguard,* March 7, 1957, page 1.

work in Santa Monica includes his additions to the campuses of Roosevelt Elementary School and Grant Elementary School.

James Mount

James Mount was born in Portland, Oregon in 1924. Mount graduated from the University of Southern California School of Architecture with a bachelor's degree in 1950 and established his own practice in 1958. Mount designed several office buildings including the Hydraulic Research and Manufacturing Company in Burbank (1959); Wilkinson Co. (1968); and Walt McNally & Associates (1969).[146] He was active across Southern California.[147]

Mount's work in Santa Monica included the Googie-style Norm's (1965, demolished), American Red Cross building (1965), Memorial Park gymnasium (circa 1972), and YMCA building (1989).[148] James Mount designed Buildings A and J at John Adams Middle School.

[146] "Architect's Rendering," *Valley News,* January 28, 1959, page 8; "New Industrial Parks to be Built," *Los Angeles Times,* May 4, 1969, page 177.
[147] "James Mount," *1970 American Architects Directory.*
[148] Historic Resources Group et al, *Inventory Update,* 175, 231; and, Kevin Herrera, "James Mount: Architect, civic leader dies at 88," *Santa Monica Daily Press,* June 13, 2013.

6.0 IDENTIFICATION OF HISTORIC RESOURCES

Individual buildings, site features, and other features of the John Adams Middle School campus are examined below for the purposes of identifying potential historic resources. As a framework for this assessment, HRG examined the entire campus, inclusive of all buildings and features that are within the campus boundary.

6.1 Previous Historic Evaluations

In 1993, an evaluation by Leslie Heumann & Associates identified a potential Santa Monica Public Schools Thematic District. This potential thematic district identified six school campuses citywide as potential contributors; the John Adams Middle School was identified as a contributing campus to this potential district. The evaluation noted that five of the schools, including John Adams Middle School, reflect the influence of the PWA Moderne style popular in the 1930s. As a result, John Adams Middle School was found eligible for listing in the National Register of Historic Places under Criteria A and C. The significance statement reads:

> *John Adams Junior High School is significant for its architectural associations and for its contribution to a thematic district of historic public schools in Santa Monica. It was built with WPA assistance in 1935 following the Long Beach Earthquake. Architects Marsh, Smith, and Powell were accordingly concerned with producing an earthquake resistant design… the decision to construct the entire complex of wood frame was made in the expectation that the homogeneity of the building would produce uniform action of the mass under the influence of an earthquake. Access to open air and sunshine governed the patio plan and the placement of windows.*[149]

The significance statement goes on to state that the buildings were deliberately designed without ornamentation, and that the school is significant for its association with architects Marsh, Smith, and Powell who were "among the most successful architects of school buildings in the larger Los Angeles region."[150]

Current historic preservation practice no longer recognizes thematic districts as a resource type. Neither the National Register of Historic Places nor the California Register of Historical Resources include thematic districts. Similarly, the City of Santa Monica's local preservation ordinance does not provide for the designation of thematic districts. Additionally, the potential Santa Monica Public Schools Thematic District is not on the City's list of locally designated districts, and it does not appear in the City's Historic Resources Inventory. Thus, the John Adams Middle School is being considered as having been previously identified as an individual resource.

[149] State of California Department of Parks and Recreation Historic Resources Inventory form, Santa Monica Public Schools Potential Thematic District. Leslie Heumann & Associates, 1992.
[150] Leslie Heumann & Associates, 1992.

In 2007, an evaluation by Jones & Stokes noted that the school had not been significantly altered since it was evaluated in 1993. As such, the evaluation found that the property was eligible under Criteria A.2 "contributes to a district has aesthetic or artistic interest or value, or other noteworthy interest or value."[151]

In 2008, PCR Services Corporation completed a draft historic resources evaluation for the school. PCR found John Adams Middle School eligible for individual listing in the California Register and at the local level. The findings of the report were not adopted by the school district.[152]

In 2018, the City of Santa Monica completed a Citywide Historic Resources Inventory Update.[153] This update determined that John Adams Middle School appeared eligible for listing as a Santa Monica Landmark. According to the update:

> *The property is an excellent example of PWA Moderne architecture as applied to an institutional building. Constructed circa 1940, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant for representing broad patterns of institutional history in Santa Monica after World War II. John Adams Junior High School was constructed in 1935 following damage to the original school by the 1933 Long Beach earthquake. In 1940, the Works Progress Administration awarded the city additional funds for the construction of an auditorium on the John Adams campus. While the remainder of the school property was previously identified as eligible for listing as a Santa Monica Landmark, it has been extensively altered and does not retain sufficient integrity for listing.*[154]

The school was ascribed a current status code of 5S3, "appears to be individually eligible for local listing or designation through survey evaluation."[155]

6.2 Historic District Assessment

The buildings and features of the John Adams Middle School campus have been considered collectively for their potential eligibility for listing in the National Register of

[151] State of California Department of Parks and Recreation Historic Resources Inventory form, 2425 16th Street; John Adams Middle School. Jones & Stokes, 2007.
[152] "Draft Historic Resources Evaluation Report for the Santa Monica-Malibu Unified School District Measure BB Program," Prepared for the Santa Monica-Malibu Unified School District by PCR Services Corporation, July 2008.
[153] "City of Santa Monica Citywide Historic Resources Inventory Update Survey Report," Prepared for the City of Santa Monica by Architectural Resources Group and Historic Resources Group, August 2018.
[154] Individual Resources, "City of Santa Monica Citywide Historic Resources Inventory Update Survey Report," Prepared for the City of Santa Monica by Architectural Resources Group and Historic Resources Group, August 2018.
[155] "California Historical Resource Status Codes," Office of Historic Preservation, September 1, 2021.

Historic Places (National Register), the California Register of Historical Resources (California Register), and/or listing at the local level as a historic district.[156]

As noted in Section 4.6 of this report, the National Park Service defines a *historic district* as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."[157] Additionally, school campuses are noted as a potential example of a historic district. School campuses in the United States, especially those built in the 20th century often have definable spaces and unified site plans that were constructed as institutional complexes for educational purposes. The combination of space and purpose reflects individual school buildings' interconnectedness and functionality as a larger grouping. Because the John Adams Middle School campus contains a grouping of related buildings and features, and was originally developed as a junior high school, consideration of this property as a potential historic district is an appropriate analytical framework for its evaluation.[158]

Historic Significance

Criteria A/1/1

John Adams Middle School is significant under National Register Criterion A, California Register Criterion 1, and City of Santa Monica Criterion 1 within the context of the PWA development of school campuses in the post-Long Beach Earthquake years of the 1930s. The Long Beach Earthquake of 1933 and PWA program left indelible marks on Santa Monica in the form of John Adams Middle School. The school represents broad patterns of institutional history in Santa Monica when school campuses were substantially transformed throughout the City. Following the Long Beach Earthquake, scores of schools in Santa Monica and the greater Los Angeles region were demolished or rehabilitated after sustaining major damage to the then-mostly masonry buildings.

Unlike other schools that were rehabilitated or upgraded in the post-Long Beach Earthquake years, John Adams Middle School was cohesively designed as a new campus using Marsh, Smith & Powell's new "Santa Monica Plan." This school thereby reflects the change in building design away from larger, masonry buildings to sleek, wood-frame school plants specifically meant to withstand seismic activity. The campus directly reflects a design shift resulting from this major natural disaster, when school plants were reimagined for longevity in a specifically Southern California environment. Additionally, the PWA, which was created by the Federal government to alleviate mass

[156] For any given historic district, the retention of all contributors and character-defining features may not be necessary for that historic district to continue to convey its historical significance and remain eligible for historic listing. However, analysis should be conducted on a case-by-case basis to consider all potential impacts that a project may have on a historic district.
[157] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: National Park Service, U. S. Department of the Interior, 1997. (5)
[158] Ibid.

unemployment during the Great Depression, was heavily involved in the school's expansion.

The construction of some buildings planned as early as 1938/1940 was postponed by World War II. In 1948, the additions were completed in fulfillment of the school's original plan. The buildings completed during this time included an expansion of Building C, and construction of Building L and Building K (demolished). Buildings C and K were built to their 1938 specifications and provided foundational roles on the campus. Building L was redesigned in the postwar years. The 1948 expansion of Building C therefore reflects earlier building programs, the role of World War II on development in Santa Monica, and the continued need for school expansion as the population of Santa Monica grew in the post-war years. If anything, the delay of this building's construction during the war period serves as a significant example of Santa Monica's heavy involvement in World War II and the City's growing industries. The period of significance for John Adams Middle School under Criteria A/1/1 spans from its first development in 1935 to completion of earlier-designed buildings in 1948.

Criteria C/3/4-5

John Adams Middle School is also significant under National Register Criterion C, California Register Criterion 3 and City of Santa Monica Criteria 4 and 5 for its design. The school campus embodies the distinctive characteristics of a type, period, and method of construction, notably that of PWA Moderne-style buildings with wood framing. Buildings on the campus were designed with modern design elements and specifically engineered to withstand seismic activity. Early buildings at the campus dating to 1935 were designed by the master architectural firm of Marsh, Smith & Powell, who incorporated the clean lines of the Streamline Moderne style with a new intimate and functional school plant that emphasized indoor-outdoor spaces and plenty of natural light and fresh air. The school's classroom wings, outdoor patios, and landscaping all reflect the architectural elements of the new "Santa Monica Plan" established by the firm at Roosevelt Elementary School. John Adams Middle School was one of the first campuses to adopt this innovative school design and subsequently came to influence school design across the country, which increasingly eschewed monumental and ornamented buildings for the modern and functional school plants championed by Marsh, Smith & Powell. Buildings N South, Q, T, U, and V, 16th Street Quad, southwest, northwest, southeast, and northeast courtyards were all designed by Marsh, Smith & Powell. Regarding the eligible quads and courtyards, it is the spatial organization, rather than the landscaping, that is significant and continues to convey Marsh, Smith & Powell's design.

In 1938, Edward Cray Taylor and Ellis Wing Taylor expanded the campus with the construction of Buildings C, N North, P, and S. The new rectangular buildings were arranged parallel to the original Buildings and a new pattern of outdoor corridors separated the 1935-1936 buildings from the 1938-1939 buildings. Early signage is extant from this period of PWA development, including the original "John Adams

Middle School," "boys," and PWA bronze plaque. The early campus design dating to the 1930s is architecturally significant for its precedent-setting functional teaching spaces, child-centered buildings, and plentiful outdoor play areas.

Although initially planned during this time, by the time Building C was expanded in 1948, its architectural design was not of the significant period of development. The period of significance for John Adams Middle School under Criteria C/3/4-5 spans from 1935 to 1938. This timeframe includes the original period of development for the campus following the Long Beach Earthquake, the impact of the Works Progress Administration on the campus.

Buildings & Features Dating from the Period of Significance

The following table identifies buildings and features dating from the period of significance (1935-1948) that are extant on the John Adams Middle School campus today:

Table 2: Features Included in the Potential Historic District

Current Feature Name	Year Built	Integrity	Status
Buildings			
Building N South	1935	Good	Contributor
Building Q	1935	Good	Contributor
Building T	1935	Fair	Contributor
Building U	1935	Good	Contributor
Building V	1935	Good	Contributor
Building C	1938/1948	Good	Contributor
Building N North	1938	Good	Contributor
Building P	1938	Good	Contributor
Building S	1938	Good	Contributor
Site Features			
16th Street Quad	1935	Fair	Contributor
Southwest Courtyard	1935	Very Good	Contributor
Northwest Courtyard	1935	Good	Contributor
Southeast Courtyard	1935	Fair	Contributor
Northeast Courtyard	1935	Fair	Contributor
Additional Features			
"John Adams Middle School" Sign,	1935	Very Good	Contributor
"Boys" Sign	1938	Very Good	Contributor
PWA Bronze Plaque	1939	Very Good	Contributor

The location of contributing buildings, site features, and additional features to the potential historic district as well as the district boundary is shown below in Figure 3.

Figure 3. Potential Historic District Map

Assessment of Integrity

John Adams Middle School contains a cohesive concentration of nine contributing buildings, five contributing site features, and three contributing additional features that dates from the period of significance and has been identified as the potential historic district. These contributing resources within the boundaries of the potential historic district remain in their original locations in the northwestern region of the site, retaining spatial relationships and circulation patterns that have remained unchanged since the mid- to late-1930s. Although the campus was incrementally expanded in the post-World War II years, development did not interrupt the generally cohesive grouping of early buildings. Instead, post-war development occurred on the outskirts of this grouping, mostly in the eastern and southern extents of the campus.

Integrity of the property's individual buildings is varied, and all buildings and features have been subject to varying levels of alteration. However, despite some degree of alteration, the property retains much of the circulation pattern and spatial relationships established during the period of significance that characterize the potential historic district as a whole. A detailed assessment of the integrity of the potential historic district is discussed below.

- **Location**: The buildings constructed during the period of significance remain in their original locations in the northwestern region of the campus. Therefore, the potential historic district retains integrity of *location*.
- **Design**: The potential historic district retains most of the character-defining features of its original construction and subsequent development during the period of significance. Buildings constructed during the period of significance include PWA Moderne style buildings that are representative property types typical of design in the years following the Long Beach Earthquake of 1933. In addition, the five open spaces that contributing buildings face onto are also important features of the site, and reflect the importance given to natural light and ventilation in school design from that period. Despite some alterations, a majority of the essential physical features reflecting the original design and organization of the property as a school from the 1930s to 1940s remain intact within the potential historic district. Therefore, the potential historic district retains integrity of *design*.
- **Setting**: The potential historic district is located in the northwestern region of the school property. Since the period of significance, the school has undergone somewhat continuous development, with many new buildings dating from the mid-20th century to present. However, the property continues to function as a school and newer buildings have been constructed for similar uses and functions; as a result, the potential historic district's immediate surroundings have retained the historic character and identity of a public middle school. The surrounding area of Santa Monica has a whole has experienced consistent development since the school's establishment in the area in 1935. However, the school's surrounding property uses of residential, educational, and commercial

development remains intact. Thus, the potential historic district retains integrity of *setting*.

- **Materials:** The potential historic district retains most of its original materials. Contributors typically retain some physical elements from the period of significance, including original cladding, some original windows and doors, and detailing such as curved walls, "speed lines," and outdoor corridors. However, all contributors have been altered to some degree. Common alterations include infill additions and replacement of some original doors and windows. Therefore, the potential historic district's integrity of *materials* has been compromised.
- **Workmanship:** The potential historic district retains the physical evidence of workmanship. This includes the contributors' general massing, construction methods, and aesthetic principals. Moreover, most exterior cladding and even detail work have been retained. The buildings were constructed using wood framing for seismic stability. Overall, the buildings continue to retain substantial physical evidence of period construction techniques, including original finishes and design elements that reflect the character and identity of the potential historic district as the work of master architectural firms and architects. Therefore, the potential historic district retains integrity of *workmanship*.
- **Feeling:** The potential historic district retains most of the character-defining features of its original construction, including representative building types as well as spatial relationships and circulation patterns that are typical of campuses from this time. These essential physical features continue to convey the original aesthetic and historic sense of a small public school completed in the mid- to late-1930s. Thus, the potential historic district retains integrity of *feeling*.
- **Association:** Because the potential historic district retains integrity of *location, design, setting, workmanship,* and *feeling*, it retains sufficient integrity to convey its significance as public school built following the 1933 Long Beach Earthquake utilizing new design principals and constructed by the PWA in Santa Monica. Therefore, the potential historic district retains integrity of *association*.

The potential historic district has retained integrity of *location, design, setting, workmanship, feeling,* and *association*. The potential historic district has retained sufficient integrity to convey its significance at the state and local levels.

Integrity of Contributing and Non-Contributing Resources

The integrity of each contributing resource was evaluated and given an assessment of *Very Good, Good,* or *Fair*. Integrity assessments and associated thresholds are described in greater detail below. Table 2 includes an assessment of historic integrity for each building on the site.

Very Good

Buildings which have been given an assessment of *Very Good* possess the following characteristics:

- Retain most or all of the seven aspects of integrity
- Exhibit the character-defining features of a distinct architectural style or type
- May exhibit minor alterations, including the replacement of some windows and/or entrance doors or the replacement of roofing material

Good

Buildings which have been given an assessment of *Good* possess the following characteristics:

- Retain most or all of the relevant aspects of integrity; likely retains integrity of design and/or workmanship[159]
- May exhibit some character-defining features of a distinct architectural style or type
- May exhibit some degree of alteration, including the replacement of windows, entrance doors, railings, cladding, and/or roofing material, with generally compatible substitutes
- May include subsequent additions that do not disrupt the overall building form

Fair

Buildings which have been given an integrity assessment of *Fair* possess the following characteristics:

- Retain some of the relevant aspects of integrity, but may not retain integrity of design and/or workmanship
- Retain original building form, massing, and scale
- Exhibit multiple alterations, including the replacement of windows, entrance doors, cladding, and/or roofing material, possibly with incompatible substitutes
- May exhibit infill of some original windows and/or entrance doors and/or resizing of original window and door openings
- May include subsequent additions to primary and/or secondary facades, but the original building form is still discernible

Non-contributing buildings are those which were constructed outside the period of significance, or which date from the period of significance but lack sufficient integrity due to extensive alterations. These buildings may have retained the majority of their original massing and may remain in their original locations, and as such, they continue

[159] For properties significant under Criterion A for association with events that have made a significant contribution to the broad patterns of our history, the National Park Service has stated that properties "ideally might retain *some* features of all seven aspects of integrity…Integrity of design and workmanship, however, might not be as important to the significance."

to convey the original plan and spatial relationships associated with the early school period, but ultimately lack the integrity to be considered contributors.

Non-contributing resources that were constructed during the period of significance but no longer convey their historic identity due to substantial alteration are given an assessment of ***Poor***.

Evaluation of Eligibility

Evaluation of the Potential Historic District for the National Register

The potential historic district does not appear to be eligible for listing in the National Register due to integrity considerations. The integrity of *materials* has been compromised by alterations, which include infill additions and the replacement of original doors and windows. For these reasons, the potential historic district does not appear to meet the criteria for listing on the National Register of Historic Places.

Evaluation of the Potential Historic District for the California Register

The potential historic district appears to be significant under California Register Criteria 1 and 3 for its association with the development of PWA Moderne-style buildings by master architects following the 1933 Long Beach Earthquake in Santa Monica. It is important as a group of resources that dates from the school's early development by the PWA and reflects the construction and design ethos of the mid-1930s to 1940s.

The potential historic district has retained integrity of *location, design, setting, feeling, workmanship,* and *association*. While integrity of *materials* has been somewhat compromised by alterations, the California Register does not require the same level of integrity as required for the National Register. Therefore, the potential historic district retains sufficient integrity to convey its significance at the state level. For these reasons, the potential historic district appears to meet the criteria for listing on the California Register of Historical Resources.

Evaluation of the Potential Historic District in the City of Santa Monica

The potential historic district appears to be significant for local listing under Criteria 1, 2, 3, 4, and for its association with the development of PWA Moderne-style buildings by master architects following the 1933 Long Beach Earthquake in Santa Monica. It is important as a group of resources that dates from the school's early development by the PWA and reflects the construction and design ethos of the mid-1930s to 1940s.

The potential historic district has retained integrity of *location, design, setting, feeling, workmanship,* and *association*. While integrity of *materials* has been somewhat compromised by alterations, local designation does not require the same level of integrity as required for the National Register. Therefore, the potential historic district retains sufficient integrity to convey its significance at the local level. For these reasons, the potential historic district appears to meet the criteria for listing as a historic district in the City of Santa Monica.

6.3 Character-Defining Features

Character-defining features are distinctive elements and physical features that convey the historical appearance of a property and are required for it to convey its historical significance. According to Preservation Brief 17, there is a stepped process to identifying character-defining features.[160] The first step involves assessing the distinguishing physical aspects of the building as a whole. This second step involves examining the building more closely. While on their own each of the elements above may not convey historical significance, in combination they define the property and convey the associations for which it is significant. Table 3 is included below to provide the character-defining features of each contributing resource to the potential historic district.

[160] Lee Nelson, *Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character,* Preservation Brief No. 17, U.S. Department of the Interior, National Park Service, Technical Preservation Services.

Table 3: Character-Defining Features

Contributing Feature	Shape/Form	Roof	Openings	Projections	Trim and Secondary Features	Materials	Setting
Building N South	• Irregular plan • 1-story height • Curved interior walls and detailing	• Flat roof with metal coping • Metal flat roof of canopied corridor	• Tiered door openings • Original door and window openings; single and grouped	• Canopied outdoor corridor • Curved awning	• "Boys" metal sign • "Speed line" horizontal bands of metal	• Smooth stucco exterior • Metal detailing	• Setback from 16th Street • Location and proximity to other contributing buildings
Building Q	• 'U'-shaped footprint • 1-story height • Curved interior walls and detailing	• Flat roof with metal coping • Metal flat roof of canopied corridor	• Original door and window openings; single and grouped	• Canopied outdoor corridor • Curved awning	• "Speed line" horizontal bands of metal	• Smooth stucco exterior • Metal detailing	• Setback from southeast and southwest courtyards • Location and proximity to other contributing buildings
Building T	• Irregular plan • 1-story height • Curved interior walls and detailing • Several distinct volumes, including cylindrical	• Flat roof with metal coping • Metal flat roof of canopied corridor	• Original door and window openings; single and grouped	• Canopied outdoor corridor	• "Speed line" horizontal bands of metal	• Smooth stucco exterior • Metal detailing	• Setback from northwest courtyard • Location and proximity to other contributing buildings

Contributing Feature	Shape/Form	Roof	Openings	Projections	Trim and Secondary Features	Materials	Setting
Building U	• 'L'-shaped footprint • 1-story height • Curved interior walls and detailing	• Flat roof with metal coping • Metal flat roof of canopied corridor	• Original door and window openings; single and grouped	• Canopied outdoor corridor	• "Speed line" horizontal bands of metal • "John Adams Middle School" sign	• Smooth stucco exterior • Metal detailing	• Setback from 16th Street • Location and proximity to other contributing buildings
Building V	• Regular plan • 1-story height	• Flat roof with metal coping	• Original door and window openings; single and grouped	• Flat awnings	• "Speed line" horizontal bands of metal	• Smooth stucco exterior • Metal detailing	• Location and proximity to other contributing buildings
Building C	• Irregular plan • 1- to 2-story height • Several distinct volumes, including cylindrical • Recessed walls set between pilaster along south elevation	• Central vault flanked by flat roofs with metal coping	• Tiered door openings • Original door and window openings; single and grouped	• Flat awnings with horizontal scoring	• "Speed line" horizontal bands of metal • Vertical detailing along vault sides • Original metal curved railings	• Smooth stucco exterior • Metal detailing	• Location and proximity to other contributing buildings
Building N North	• Irregular plan • 1-story height	• Flat roof with metal coping	• Recessed entrance along east elevation	• Awning with scored horizontal lines above recessed entrance	• "Speed line" horizontal bands of metal	• Smooth stucco exterior • Metal detailing	• Location and proximity to other contributing buildings

Contributing Feature	Shape/Form	Roof	Openings	Projections	Trim and Secondary Features	Materials	Setting
			• PWA trophy case		• PWA bronze plaque		
Building P	• Regular plan • 1-story height • Curved interior walls and detailing	• Flat roof with metal coping • Metal flat roof of canopied corridor	• Original door and window openings; single and grouped	• Canopied outdoor corridor	• "Speed line" horizontal bands of metal	• Smooth stucco exterior • Metal detailing	• Setback from southeast courtyard • Location and proximity to other contributing buildings
Building S	• Regular plan • 1-story height • Curved interior walls and detailing	• Flat roof with metal coping • Metal flat roof of canopied corridor	• Original door and window openings; single and grouped	• Canopied outdoor corridor • Awning with scored horizontal lines	• "Speed line" horizontal bands of metal	• Smooth stucco exterior • Metal detailing	• Setback from northeast courtyard • Location and proximity to other contributing buildings
16th Street Quad	• Irregular shape	--	--	--	--	• Lawn landscaping	• Setback from 16th Street • Proximity to Buildings U, R and N South
Southwest Courtyard	• Irregular shape	--	--	--	--	• Lawn landscaping • Mature trees	• Proximity to Buildings Q and N South

Contributing Feature	Shape/Form	Roof	Openings	Projections	Trim and Secondary Features	Materials	Setting
Northwest Courtyard	• Irregular shape	--	--	--	--	• Lawn landscaping	• Proximity to Buildings T and U
Southeast Courtyard	• Rectangular, regular shape	--	--	--	--	--	• Proximity to Buildings P, Q, N North
Northeast Courtyard	• Rectangular, regular shape	--	--	--	--	--	• Proximity to Buildings S and T

6.4 Assessment of Individual Resources

In addition to considering the campus as a historic district, the buildings and features of the John Adams Middle School campus have also been considered separately for their potential eligibility for listing in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and/or listing at the local level as a historic district

As noted in Section 4.3 of this report, the National Park Service defines *historic significance* as "the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation."[161] Historic significance can be achieved through a property's association with important events, activities or patterns; association with important persons; distinctive physical characteristics of design, construction, or form; or potential to yield important information.

For a building or feature of the John Adams Middle School campus to be historically significant as an individual resource, it must possess historic significance separate and apart from the other buildings and features on the campus. That is, the individual building or feature must itself have individual significance.

This is not the case at John Adams Middle School, where significant buildings are collectively associated, and significance is connected to other buildings and features on the campus. For this reason, no buildings were found eligible for listing in the National Register, California Register, or for local designation.

[161] *National Register Bulletin 16A: How to Complete the National Register Registration Form.* Washington D.C.: National Park Service, U.S. Department of the Interior, 1997. (3)

7.0 CONCLUSIONS

Based on visual observation of the property, research of primary and secondary sources, and an analysis of the eligibility criteria for listing at the federal, state, and local levels, HRG has identified a potential historic district at John Adams Middle School that is eligible for listing in the California Register of Historical Resources and for designation as a City of Santa Monica historic district. The potential historic district consists of nine (9) contributing buildings, five (5) site features, and three (3) additional features with a period of significance from 1935 to 1948. Contributors to the potential historic district are as follows:

Buildings

- Building N South, 1935
- Building Q, 1935
- Building T, 1935
- Building U, 1935
- Building V, 1935
- Building C, 1938/1948
- Building N North, 1938
- Building P, 1938
- Building S, 1938

Site Features

- 16th Street Quad, 1935
- Southwest Courtyard, 1935
- Northwest Courtyard, 1935
- Southeast Courtyard, 1935
- Northeast Courtyard, 1935

Additional Features

- "John Adams Middle School" Sign, 1935
- "Boys" Sign, 1938
- PWA Bronze Plaque, 1939

All other buildings and features on site were determined ineligible for listing at the federal, state, and local levels.

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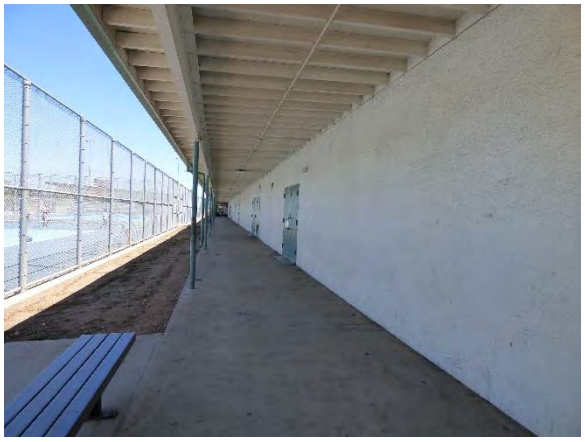
APPENDIX A. SITE PHOTOGRAPHS

Buildings

Building A.
West view.

Building A.
Southeast view.



Building A.
Southeast view.

Building A.
East view.

Building B.
Southeast view.

Building B.
Northeast view.

Building B.
East view.

Building B.
North view.

Building B.
West view.

Building B.
Northwest view.

Building C.
Northeast view.

Building C.
Northeast view.

Building C.
South view.

Building C.
South view.

Building E.
Northwest view.

Building F.
South view.

Building F.
North view.

Buildings F and G.
East view.

Building G.
Northeast view.

Building H.
North view.

Building K.
East view.

Building K Courtyard and Building L.
West view.

Building L.
East view.

Building L.
Northeast view.

Building L.
West view.

Building N North.
South view.

Building N South and N North.
Northwest view.

Building N South.
Northeast view.

Building N South, Courtyard.
North view.

Building N South, Courtyard.
Northwest view.

Building P.
East view.

Building P.
Southeast view.

Building Q.
North view.

Building Q.
West view.

Building Q.
Southwest view.

Building Q.
Northwest view.

Building R.
Southeast view.

Building R.
East view.

Building R.
Southwest view.

Buildings N South and R.
West view.

Building S.
Southwest view.

Building S.
West view.

Building T.
Northwest view.

Building T.
Southwest view.

Building T.
Northeast view.

Building T.
North view.

Building T.
East view.

Building T and addition.
Northeast view.

Building U and entry canopy.
Northeast view.

Building U.
East view.

Building U.
West view.

Building V.
South view.

Boys and Girls Club Addition.
East view.

Boys and Girls Club Addition.
West view.

Features

Outdoor circulation entry and sign.
Northeast view.

16th Street Quad.
North view.

Palm Courtyard.
Southeast view.

Southwest Courtyard
North view.

Northwest Courtyard.
North view.

Northwest Courtyard.
South view.

Northeast Courtyard.
Southwest view.

Southeast Courtyard.
Southeast view.

Class of 1962 Planters.
East view.

Garden.
South view.

Baseball Field
East view.

Soccer and football field.
Northwest view.

Tennis courts.
West view.

Basketball Court.
Northwest view.

Additional Features

John Adams Middle School signage, 1939.

Speed lines and signage on Building N South, 1939.

Speed lines between Buildings T and U.

Trophy case, PWA sign, and curved features, 1939.

PWA bronze plaque on Building N North, 1939.

"Biome" Mural by Common Ground, Gardening Angels, and City of Santa Monica, 1997.

"Ocean" Mural by Daniel Alonzo, dedicated to Annette Hansen Zambas, 1999.

"90th Anniversary" Mural on Building C, 2004.

"Why Fit In" Mural by Sel, Olivia, Ella, Ariana & Denise of Beautify Earth, 2019.

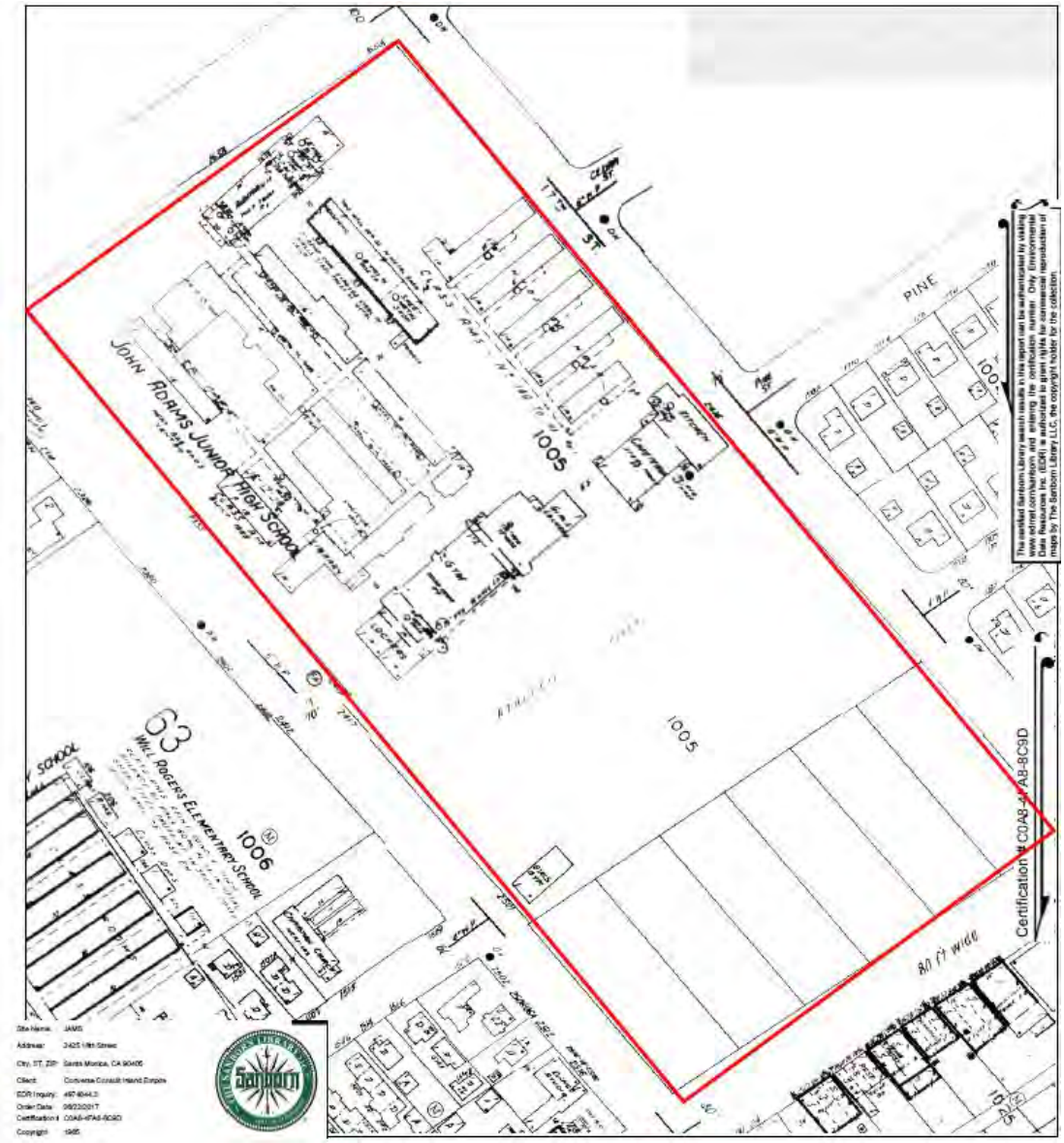
"Dos Culturas" Mural, n.d.

APPENDIX B. SANBORN MAPS

Sanborn map, 1950.

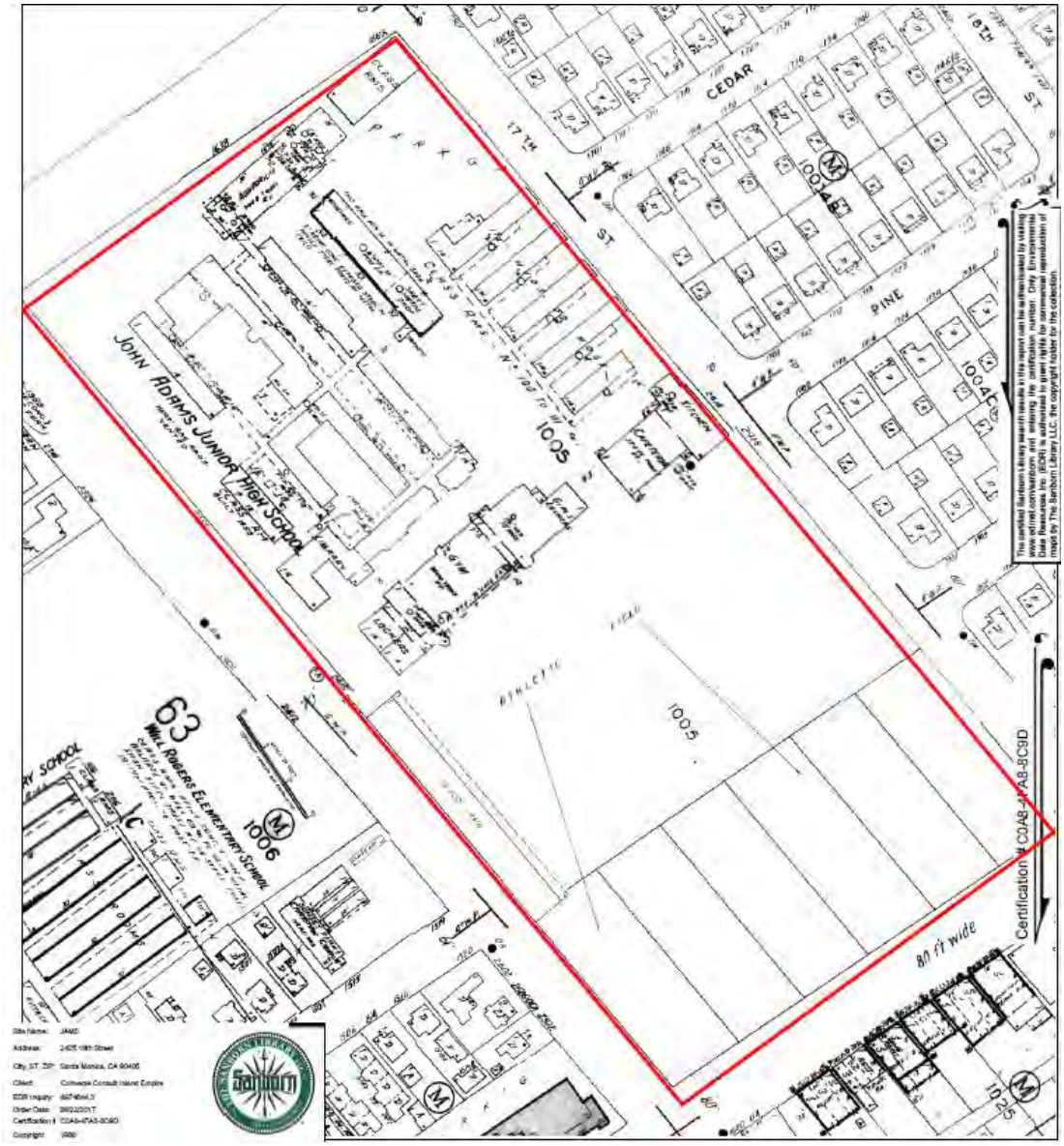
Source: EDR, 2021.

Sanborn map, 1965.



Source: EDR, 2021.

Sanborn map, 1986.



Source: EDR, 2021.

APPENDIX C. HISTORIC AERIALS

Historic aerial, 1928.

Source: EDR, 2021.

Historic aerial, 1938.

Source: EDR, 2021.

Historic aerial, 1947.

Source: EDR, 2021.

Historic aerial, 1952.

Source: EDR, 2021.

Historic aerial, 1964.

Source: EDR, 2021.

Historic aerial, 1970.

Source: EDR, 2021.

Historic aerial, 1979.

Source: EDR, 2021.

Historic aerial, 1989.

Source: EDR, 2021.

Historic aerial, 2002.

Source: EDR, 2021.

Historic aerial, 2010.

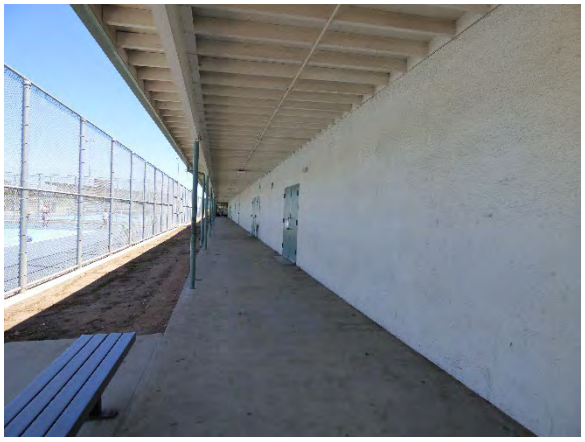
Source: EDR, 2021.

APPENDIX B. SITE PHOTOGRAPHS

Buildings

Building A.
West view.

Building A.
Southeast view.



Building A.
Southeast view.

Building A.
East view.

Building B.
Southeast view.

Building B.
Northeast view.

Building B.
East view.

Building B.
North view.

Building B.
West view.

Building B.
Northwest view.

Building C.
Northeast view.

Building C.
Northeast view.

Building C.
South view.

Building C.
South view.

Building E.
Northwest view.

Building F.
South view.

Building F.
North view.

Buildings F and G.
East view.

Building G.
Northeast view.

Building H.
North view.

Building K.
East view.

Building K Courtyard and Building L.
West view.

Building L.
East view.

Building L.
Northeast view.

Building L.
West view.

Building N North.
South view.

Building N South and N North.
Northwest view.

Building N South.
Northeast view.

Building N South, Courtyard.
North view.

Building N South, Courtyard.
Northwest view.

Building P.
East view.

Building P.
Southeast view.

Building Q.
North view.

Building Q.
West view.

Building Q.
Southwest view.

Building Q.
Northwest view.

Building R.
Southeast view.

Building R.
East view.

Building R.
Southwest view.

Buildings N South and R.
West view.

Building S.
Southwest view.

Building S.
West view.

Building T.
Northwest view.

Building T.
Southwest view.

Building T.
Northeast view.

Building T.
North view.

Building T.
East view.

Building T and addition.
Northeast view.

Building U and entry canopy.
Northeast view.

Building U.
East view.

Building U.
West view.

Building V.
South view.

Boys and Girls Club Addition.
East view.

Boys and Girls Club Addition.
West view.

Features

Outdoor circulation entry and sign.
Northeast view.

16th Street Quad.
North view.

Palm Courtyard.
Southeast view.

Southwest Courtyard
North view.

Northwest Courtyard.
North view.

Northwest Courtyard.
South view.

Northeast Courtyard.
Southwest view.

Southeast Courtyard.
Southeast view.

Class of 1962 Planters.
East view.

Garden.
South view.

Baseball Field
East view.

Soccer and football field.
Northwest view.

John Adams Middle School
Historic Resources Technical Report

HISTORIC RESOURCES GROUP

Tennis courts.
West view.

Basketball Court.
Northwest view.

Additional Features

John Adams Middle School signage, 1939.

Speed lines and signage on Building N South, 1939.

Speed lines between Buildings T and U.

Trophy case, PWA sign, and curved features, 1939.

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"Dos Culturas" Mural, n.d.

John Adams Middle School
Historic Resources Technical Report

HISTORIC RESOURCES GROUP

JOHN ADAMS MIDDLE SCHOOL LIBRARY RENOVATION

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A0.32 SITE ACCESSIBILITY PLAN

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A1.31 ENLARGED HUDDLE ROOM REFLECTED CEILING PLAN
A1.41 FIRST FLOOR FURNITURE, POWER & DATA PLAN
A1.51 FIRST FLOOR FINISH PLAN
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A2.22 INTERIOR ELEVATIONS
A3.01 SECTIONS
A4.41 ENLARGED EXTERIOR DETAILS
A5.01 ACCESSIBILITY DETAILS
A5.02 TYPICAL CEILING DETAILS
A5.05 TYPICAL HOLLOW METAL DOOR-WINDOW DETAILS
A6.01 DOOR SCHEDULE
A6.11 WINDOW SCHEDULE

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S0.2 GENERAL STRUCTURAL NOTES
S1.0 FOUNDATION PLAN
S1.1 ROOF FRAMING PLAN
S4.0 TYPICAL CONCRETE DETAILS
S4.5 CONCRETE DETAILS
S6.0 TYPICAL WOOD DETAILS
S6.5 WOOD FRAMING DETAILS

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E0.02 LUMINAIRE SCHEDULE
E0.03 SINGLE LINE DIAGRAM & PANEL SCHEDULES
E1.01 ELECTRICAL SITE PLAN
E2.01 FIRST FLOOR DEMOLITION POWER PLAN
E2.02 FIRST FLOOR REMODEL POWER PLAN
E2.03 ROOF POWER PLAN
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E4.01 ELECTRICAL DETAILS

MECHANICAL:

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M1.01 FIRST FLOOR MECHANICAL PLAN
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M3.01 MECHANICAL DETAILS

PLUMBING:

P0.01 PLUMBING LEGEND NOTES & SCHEDULES
P1.01 FIRST FLOOR PLUMBING PLAN

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LEONARD MAYA
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PROJECT DATA

ADDRESS:
2425 16TH ST.
SANTA MONICA, CA 90405

CODE ANALYSIS:

OCCUPANCY TYPE:	E
NUMBER OF STORIES:	1 STORY
BUILDING, CONSTRUCTION TYPE:	TYPE V-B
ALLOWABLE FLOOR AREA:	9,500 SF.
ACTUAL AREA:	1,519 SF.
FIRE ALARM:	MANUAL

BUILDING IS NON-SPRINKLERED

AREA OF SCOPE:

LIBRARY:	3,710 SF
CONFERENCE ROOM:	335 SF
OFFICES:	305 SF
COURTYARD:	546 SF
TOTAL BUILDING AREA:	5,315 SF

SCOPE OF WORK

THE RENOVATION CONSISTS OF REDEFINING THE LIBRARY BY CREATING AND UPGRADING THE COLLABORATIVE SPACES, READING AREAS, OFFICE SPACES, AND CREATING A CONFERENCE ROOM AS WELL AS AN OUTDOOR COURTYARD THAT IS CONNECTED TO THE LIBRARY USING A LARGE GLASS GARAGE DOOR.

LEGAL DESCRIPTION

2425 16TH ST., SANTA MONICA ,CA 90405

ASSESSOR'S PARCEL NO.: 4273-024-900

PARCEL 1:

LOT 1, 2, 3, 4 AND 5 AND THE NORTHEWETERLY 170 FEET OF LOTS 6 AND 13, AND ALL OF LOTS 14, 15, 16, 17 AND 18 IN BLOCK 43 OF EAST SANTA MONICA, IN THE CITY OF OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGES 95-98 INCLUSIVE MISCELLANEOUS RECORDS OF SAID COUNTY.

PARCEL 2:

LOT 7 TO 12 BOTH INCLUSIVE IN BLOCK 43 OF EAST SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17 PAGES 95 TO 98 INCLUSIVE, MISCELLANEOUS RECORDS OF SAID COUNTY

EXCEPT THE SOUTHEASTERLY 10 FEET OF SAID LOTS, MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF OCEAN PARK BOULEVARD, AS CONVEYED TO THE CITY OF SANTA MONICA FOR STREET PRPOSES, BY DEED RECORDED MARCH 25, 1929 IN BOOK 7461 PAGE 254 OFFICIAL RECORDS.

PARCEL 3:

LOT 6 TO 13 IN BLOCK 43 OF EAST SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17 PAGES 95 TO 98, INCLUSEIVE OF MISCELLANEOUS RECORDS, OF SAID COUNTY.

EXCEPT THE NORTHWESTERLY 170.00 FEET OF SAID LOTS.

ABBREVIATIONS

A/C	AIR CONDITIONING	FLR	FLOOR	PL	PLATE
A.C.	ASPHALTIC CONCRETE	FOM	FACE OF MASONRY	PLAS	PLASTER
ACC	ACCESSIBLE	FOS	FACE OF STUDS	PLYWD	PLYWOOD
ADJ	ADJUSTABLE	FT,(')	FOOT, FEET	PLAM	PLASTIC LAMINATE
AFF	ABOVE FINISH FLOOR	GA	GAUGE	PT	PAINTED FINISH
AG	ALUMINUM / GLASS	GALV	GALVANIZED STEEL	R,RAD	RADIUS
ALT	ALTERNATE	GL	GLASS/GLAZING	REF	REFERENCE
ALUM	ALUMINUM	GS	GALVANIZED STEEL	REINF	REINFORCEMENT
AUTO	AUTOMATIC	GYP	GYPSUM BOARD	RET	RETURN
BM	BEAM	GEN'L	GENERAL	RM	ROOM
BD	BOARD	HC	HOLLOW CORE	REQ'D	REQUIRED
BLK'G	BLOCKING	HM	HOLLOW METAL	SF	SQUARE FEET
C/L	CENTERLINE	HMD	HOLLOW METAL DOOR	SIM	SIMILAR
CLG	CEILING	HR	HOUR	SPEC	SPECIFICATION
CLF	CHAIN LINK FENCE	HT	HEIGHT	SQ	SQUARE
CLR.	CLEAR	ID	INSIDE DIAMETER	SS	STAINLESS STEEL
CMU	CONC. MASONRY UNIT	IN,(")	INCH	STL.	STEEL
COMP	COMPOSITION	INSUL	INSULATION	STOR	STORAGE
CONC	CONCRETE	INT	INTERIOR	STD	STANDARD
CONT	CONTINUOUS	LAM	LAMINATED	STN	STAINED FINISH
CTSK	COUNTERSUNK	LAV	LAVATORY	STRUCT	STRUCTURAL
DBL	DOUBLE	lb, lbs	POUND	SUSP	SUSPENDED
DIM	DIMENSION	LOC.	LOCATION	SUPLY	SUPPLY
DISP	DISPENSER	MAX.	MAXIMUM	SUSP	SUSPENDED
DET	DETAIL	MECH	MECHANICAL	SW	SWITCH
DIA	DIAMETER	MFR	MANUFACTURER	T.B.	TACK BOARD
DN	DOWN	MIN.	MINIMUM	T&B	TOP AND BOTTOM
DS	DOWNSPOUT	MISC	MISCELLANEOUS	T.C.	TOP OF CURB
DWG	DRAWING	MTL	METAL	TOS	TOP OF SLAB
DF	DRINKING FOUNTAIN	(N)	NEW	TOW	TOP OF WALL
EA	EACH	N.I.C.	NOT IN CONTRACT	TRESH	THRESHOLD
EQ	EQUAL	NO, #	NUMBER OR POUND	TYP.	TYPICAL
EJ	EXPANSION JOINT	NTS	NOT TO SCALE	U.N.O	UNLESS NOTED OTHERWISE
EXT	EXTERIOR	OC	ON CENTER	VAR	VARIES
(E)	EXISTING	OD	OUTSIDE DIAMETER	V..T.	VINYL COMPOSITION TILE
EXH	EXHAUST	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	VERT	VERTICAL
FD	FLOOR DRAIN	OF&I	OWNER FURNISHED AND INSTALLED	V.I.F.	VERIFY IN FIELD
FIN	FINISH	OPP.	OPPOSITE	WD	WOOD
FF	FINISHED FLOOR	OH	OPPOSITE HAND	WI	WRIGHT IRON FENCE
FFL	FINISH FLOOR LEVEL	P	PROPERTY LINE	WP	WATER PROOF
FH	FIRE HYDRANT	PA	PLANTING AREA	WT	WEIGHT
		PH	PANIC HARDWARE	WWF	WELDED WIRE FABRIC

APPLICABLE CODES

LIST OF 2019 CALIFORNIA CODE OF REGULATIONS (C.C.R.):

PART 1 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), TITLE 24 C.C.R.*

PART 2 2019 CALIFORNIA BUILDING CODE (CBC), TITLE 24 C.C.R. (2019 INTERNATIONAL BUILDING CODE VOL. 1-2 AND 2019 CALIFORNIA AMENDMENTS)

PART 3 2019 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R. (2019 NATIONAL ELECTRICAL CODE AND 2019 CALIFORNIA AMENDMENTS)

PART 5 2019 CALIFORNIA PLUMBING CODE (CPC), TITLE 24 C.C.R. (2019 UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)

PART 6 2019 CALIFORNIA ENERGY CODE (CEC), TITLE 24 C.C.R.

PART 9 2019 CALIFORNIA FIRE CODE (CFC), TITLE 24 C.C.R. (2019 INTERNATIONAL FIRE CODE AND 019 CALIFORNIA AMENDMENTS)

PART 11 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE), TITLE 24 C.C.R.

PART 12 2019 CALIFORNIA REFERENCED STANDARDS CODE, TITLE 24 C.C.R.

TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

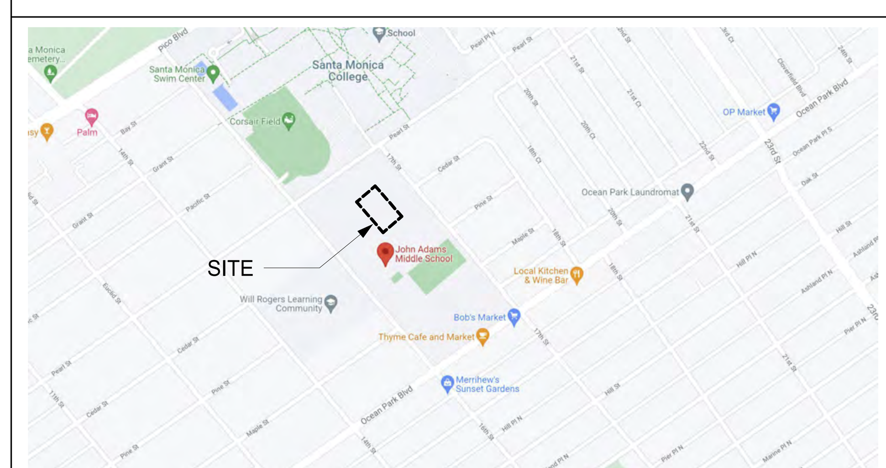
PARTIAL LIST OF STANDARDS (AS APPLICABLE):

ADA STANDARDS FOR ACCESSIBLE DESIGN (UPDATED TITLE II & III)		2010 EDITION
NFPA 13	AUTOMATIC FIRE SPRINKLERS (CALIFORNIA AMENDED)	2016 EDITION
NFPA 14	STANDPIPE SYSTEMS (CALIFORNIA AMENDED)	2013 EDITION
NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS	2013 EDITION
NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEMS	2013 EDITION
NFPA 20	STATIONARY PUMPS FOR FIRE PROTECTION	2016 EDITION
NFPA 22	WATER TANKS FOR PRIVATE FIRE PROTECTION	2013 EDITION
NFPA 24	PRIVATE FIRE SERVICES MAINS AND THEIR APPURTENANCES	2016 EDITION
NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDED) (NOTE: SEE UL STANDARD 1972 FOR "VISUAL DEVICES")	2016 EDITION
NFPA 80	FIRE DOORS AND OTHER OPENING PROTECTIVES	2016 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS	2015 EDITION
UL 300	FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT	2005 (R2010)
UL 464	AUDIBLE SIGNAL DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS, INCLUDNG ACCESSORIES	2003 EDITION
UL 521	HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	1999 EDITION
UL 1971	SIGNALING DEVICES FOR HEARING IMPAIRED	2002 EDITION
ICC 300	STANDARDS FOR BLEACHERS, FOLDING & TELESCOPIC SEATING & GRANDSTANDS	2012 EDITION

FOR A COMPLETE LIST OF APPLICABLE NFPA STANDARDS REFER TO 2016 CBC (SFM) CHAPTER 35 AND CALIFORNIA FIRE CODE CHAPTER 80.

SEE CALIFORNIA BUILDING CODE, CHAPTER 35, FOR STATE OF CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS.

VICINITY MAP



DEFERRED APPROVAL ITEMS

1. N/A

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR).
2. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
3. OWNER WILL PROVIDE WORK NOTED 'BY OTHERS' OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
4. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
5. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE
6. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION.
7. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS ARE TO BE USED.
8. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" . ALLOW FOR THICKNESS OF FINISHES.
9. MOUNT STANDARD WALL OUTLETS, SWITCHES AND THERMOSTATS AT HEIGHTS REQUIRED BY TITLE 24 AND ADA GUIDELINES, UNLESS OTHERWISE NOTED. WHEN THERMOSTATS AND LIGHT SWITCH OCCUR TOGETHER, INSTALL BOTH ALIGNED HORIZONTALLY WITH CENTER LINE AT +3'-6" ABOVE FINISHED FLOOR.
10. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
11. APPLICABLE SECTION OF THE CBC CHAPTER 33 AND CFC ARTICLE 87 TO BE INCLUDED FOR SITE WORK AND DEMOLITION.
12. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3303.7

DSA APPLICATION# 03-122079
FILE XX-XXX

DSA IDENTIFICATION STAMP

CLIENT

JAMS

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PROJECT

JAMS - LIBRARY RENOVATION

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NOT FOR CONSTRUCTION

ISSUES

No.	Submittal	Date
	50% Design Development	05/26/22
	100% Design Development	07/01/22

LICENSED ARCHITECT
RICHARD PAUL BERLINER
No. C-12823
9-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

13-18 **JOB NUMBER**

Cover Sheet

A0.00

GENERAL CONDITIONS NOTES

1. ALL WORK SHALL CONFORM TO TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR). 2019 EDITION.
2. ALL CONSTRUCTION WORK, ARCHITECTURAL, MECHANICAL, ELECTRICAL ETC. SHALL CONFORM TO THE CITY BUILDING CODE LATEST EDITION AS WELL AS ALL OTHER GOVERNING CODES AND REGULATIO
3. CUTTING, BORING, SAW CUTTING OF DRILLING THROUGH THE EXISTING OR NEW STRUCTURAL ELEMENTS IS NOT TO BE STARTED UNTIL THE DETAILS HAVE BEEN REVIEWED AND APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND INSTALLING ADEQUATE SHORING, BRACING, OR ANY OTHER MEANS THAT ARE REQUIRED TO SAFELY EXECUTE THE WORK.
4. APPLICABLE SECTION OF THE CBC CHAPTER 33 AND CFC CHAPTER 14 TO BE INCLUDED FOR SITE WORK AND DEMOLITION.
5. THESE DRAWINGS, NOTES, AND SCHEDULES CONVEY THE DESIGN INTENT. THE HIGHEST POSSIBLE QUALITY OF WORKMANSHIP, MATERIAL, AND EQUIPMENT SHALL BE USED.
6. THESE DOCUMENTS INCORPORATE THE AIA GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (AIA DOCUMENT A201) DATED 2007 AND SUPPLEMENTAL CONDITIONS PREPARED BY BERLINER ARCHITECTS, IF ANY, BY REFERENCE. BIDDERS ARE REQUIRED TO BECOME FAMILIAR WITH THESE DOCUMENTS, WHICH CAN BE OBTAINED FROM BERLINER ARCHITECTS.
7. THE BUILDING SHALL COMPLY WITH CBC CHAPTER 11B ACCESSIBILITY REQUIREMENTS AT ENTRANCE, PATH OF TRAVEL TO AREA OF WORK, AND ANY REVISIONS OR ADDITIONAL WORK REQUIRED BY THE TENANT, FIELD CONDITIONS, OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND BERLINER ARCHITECTS BEFORE PROCEEDING, REGARDLESS OF COST, TIME, OR MATERIAL INCREASE.
8. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL OR FEDERAL AND STATE LAWS AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
9. CONTRACTOR SHALL ENSURE THAT INSTALLATION METHODS CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE MATERIALS SPECIFIED ARE INTENDED TO MEET CODE REQUIREMENTS. ANY DISCREPANCY BETWEEN THE CONSTRUCTION DOCUMENTS AND CODE REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF BERLINER ARCHITECTS IMMEDIATELY BY THE CONTRACTOR, AND PRIOR TO PERFORMANCE OF SPECIFIED WORK.
10. WHERE THE CONTRACT DOCUMENTS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MOST STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES, OR DRAWINGS SHALL BE FURNISHED IN ALL CASES.
11. ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR, UNLESS SPECIFICALLY NOTED "NOT IN CONTRACT".
12. THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE OWNER INDICATING PHASING OF WORK FROM START TO FINISH OF THE PROJECT.
13. INSURANCE AND BONDING FOR THE PROJECT SHALL BE AS DIRECTED BY AND TO THE SATISFACTION OF THE OWNER.
14. CONTRACTOR SHALL OBTAIN SEPARATE PERMITS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WORK.
15. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF HIS WORK AND SHALL FORWARD COPIES OF EXECUTED PERMITS TO BERLINER ARCHITECTS.
16. COORDINATE WORK WITH THE PROJECT MANAGEMENT, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
17. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH THE OWNER TO ENSURE SECURITY.
18. ALL BERLINER ARCHITECTS DRAWINGS AND ALL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
19. THE CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF THE WORK FOR ALL SUBCONTRACTORS, CRAFTSMEN, AND TRADESMEN REQUIRED TO COMPLETE THE JOB.
20. THE CONTRACTOR SHALL NOTIFY BERLINER ARCHITECTS IMMEDIATELY IF HE CANNOT COMPLY WITH ALL REQUIREMENTS CALLED FOR ON THESE DRAWINGS.
21. THE CONTRACTOR SHALL NOTIFY BERLINER ARCHITECTS IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS BETWEEN THE DRAWINGS, THESE NOTES, AND FIELD CONDITIONS, AND REQUEST CLARIFICATION BEFORE COMMENCING ANY WORK.
22. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALLER SCALE DETAILS.
23. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR DEFINITION, BERLINER ARCHITECTS SHALL BE NOTIFIED FOR CLARIFICATION.
24. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE RELATING TO THE WORK OF EACH TRADE. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE OR EXTENSION OF TIME DUE TO CONTRACTOR'S FAILURE OR NEGLIGENCE IN COMPLETELY EXAMINING THE JOB SITE.
25. CONTRACTOR SHALL CONTACT BUILDING MANAGEMENT TO DETERMINE THE BUILDING OWNER'S RULES FOR CONSTRUCTION, DELIVERIES, CONSTRUCTION TASKS TO BE PERFORMED OUTSIDE REGULAR BUSINESS HOURS ONLY, AND ANY OTHER SPECIAL BUILDING REQUIREMENTS WHICH WILL AFFECT THE WORK. IF OVERTIME WORK IS REQUIRED BY ANY TRADE, APPROVAL (INCLUDING COST APPROVAL) MUST BE OBTAINED PRIOR TO THE EXECUTION OF ANY WORK. THE GENERAL INTENT IS THAT ALL WORK EXCEPT FOR NOISE-GENERATING CONSTRUCTION SHALL BE PERFORMED ON REGULAR TIME.
26. THE GENERAL CONTRACTOR, SUBCONTRACTORS, AND ANY OTHER CONTRACTOR INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COSTS DUE TO DEFECTIVE AND/OR ILL-TIMED WORK AS A RESULT OF, BUT NOT LIMITED TO, INFERIOR WORKMANSHIP OR MATERIALS AND/OR IMPROPER SCHEDULING OR DELINQUENT ORDERING, SHALL BE BORNE BY THE PARTY RESPONSIBLE.
27. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS FROM HIS OWN AND HIS SUBCONTRACTORS' WORK, CARPET AND TELECOMS INSTALLATION, ETC., AND PROVIDE FOR ITS REMOVAL FROM THE JOB SITE.
28. THE CONTRACTOR SHALL EXERCISE STRICT DUST CONTAINMENT CONTROL TO PREVENT DIRT OR DUST FROM LEAVING THE JOB SITE.
29. THE CONTRACTOR SHALL PROVIDE PROTECTION DURING SITE WORK, DEMOLITION, AND CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING CONSTRUCTION, STRUCTURE, OR EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT THE EXPENSE OF THE CONTRACTOR.
30. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL COMPLETION OF CONTRACTED WORK.
31. ALL REQUIRED EXITS, WAYS OF APPROACH THERETO, AND WAYS OF TRAVEL FROM THE EXIT INTO THE STREET SHALL CONTINUOUSLY BE MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS FOR EGRESS IN CASE OF FIRE OR OTHER EMERGENCY.
32. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL CONSTRUCTION PHASES FOR THE USE OF ALL TRADES. THE CONTRACTOR SHALL SEE THAT ALL SUBCONTRACTORS RECEIVE COMPLETE SETS OF CONSTRUCTION DRAWINGS, OR ASSUME FULL RESPONSIBILITY FOR COORDINATION OF WORK WHEN COMPLETE SETS ARE NOT AVAILABLE TO SUBCONTRACTORS.
33. NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE PERMITTED WITHOUT FIRST SUBMITTING SPECIFICATIONS, SAMPLES, AND COST IMPACT FOR BERLINER ARCHITECTS APPROVAL.
34. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, ELECTRICAL REQUIREMENTS, AND CHARACTERISTICS OF ALL WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER OR OTHERS PRIOR TO THE START OF RELATED WORK WITH THE MANUFACTURER OR SUPPLIER.
35. MANUFACTURER'S NAME, TRADEMARK, LOGOS, ETC., SHALL NOT BE VISIBLE TO THE PUBLIC.
36. ALL "EXISTING TO REMAIN", "EXISTING TO BE RELOCATED", AND/OR NEW ITEMS INSTALLED BY THE CONTRACTOR, IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION, SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF BERLINER ARCHITECTS PRIOR TO BEING TURNED OVER TO THE OWNER.
37. THE CONTRACTOR AGREES TO PAY ALL TRANSPORTATION CHARGES ON ALL MATERIAL AND EQUIPMENT TO THE POINT OF USE AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING, AND STORING OF SAME IN CONNECTION WITH THIS CONTRACT.
38. IF THE CONTRACTOR CLAIMS THAT ANY REVISION TO THE DRAWINGS INVOLVES EXTRA COST UNDER THIS CONTRACT, HE SHALL GIVE WRITTEN NOTICE TO BERLINER ARCHITECTS WITHIN A REASONABLE TIME AFTER RECEIPT OF SUCH INSTRUCTIONS AND IN ANY EVENT, BEFORE PROCEEDING TO EXECUTE THE WORK. THE PROCEDURE SHALL THEN BE AS PROVIDED FOR IN THE AGREEMENT UNDER "CHANGES IN THE WORK". NO SUCH CLAIMS SHALL BE VALID UNLESS SO MADE. UNLESS OTHERWISE AGREED, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.
39. ALL CLAIMS FOR ADDITIONAL WORK WILL BE SUBMITTED IN WRITING FOR REVIEW BY BERLINER ARCHITECTS AND SHALL INCLUDE A COMPLETE DESCRIPTION OF THE WORK, MATERIALS USED, ROOM NUMBER OF THE AREA OF WORK, AND AUTHORIZATION UNDER WHICH THE WORK IS BEING PERFORMED. TOTAL COST OF THE WORK, INCLUDING THE CONTRACTOR'S MARK-UP, SHALL BE INCLUDED IN THE SUBMITTAL.
40. MAXIMUM ROOM OCCUPANT LOAD SIGNS SHALL BE FURNISHED AND INSTALLED AS REQUIRED BY THE LOCAL GOVERNING BUILDING CODE.
41. AT THE TIME OF BID SUBMITTAL, THE CONTRACTOR SHALL ADVISE BERLINER ARCHITECTS, IN WRITING, OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR WILL CAUSE A DELAY IN THE COMPLETION OF CONSTRUCTION.
42. THE CONTRACTOR SHALL PROVIDE ALLOWANCE FOR APPLIANCES, U.N.O.
43. THE CONTRACTOR SHALL DEACTIVATE ALL UTILITY LINES IN CONTRACT AREA PRIOR TO START OF WORK AS NECESSARY, AFTER SECURING OWNER'S PERMISSION.
44. THE CONTRACTOR SHALL PATCH, REPAIR, REPLACE, AND/OR REFINISH EXISTING CONSTRUCTION AS NECESSARY TO REFURBISH THE AREA OF WORK
45. BY ENTERING INTO AN AGREEMENT WITH THE OWNER, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE JOB SITE, FAMILIARIZED HIMSELF WITH EXISTING CONDITIONS, AND NOTED ANY DISCREPANCIES WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
46. ANY AND ALL PROPOSED REVISIONS SHALL BE SUBMITTED IN THE FORM OF A WRITTEN CHANGE ORDER TO BE APPROVED AND AUTHORIZED BY BERLINER ARCHITECTS AND THE OWNER PRIOR TO START OF PROPOSED WORK.
47. BEFORE ACCEPTANCE BY THE OWNER, THE COMPLETED CONSTRUCTION SHALL BE CLEANED, LABELS REMOVED, AND ALL OTHER TOUCH UP COMPLETED.
48. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LIFE SAFETY EQUIPMENT AS REQUIRED BY STATE AND LOCAL BUILDING CODES.
49. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF THE FIRE SPRINKLER CONTRACTOR, WHO SHALL DESIGN AND PROVIDE CERTIFIED SPRINKLER DRAWINGS FOR BERLINER ARCHITECTS' APPROVAL.
50. THE CONTRACTOR SHALL HOLD HARMLESS THE TENANT, BUILDING OWNER, BERLINER ARCHITECTS, AND THEIR REPRESENTATIVES OF ANY LEGAL ACTION ARISING AS A RESULT OF THE CONTRACTOR'S WORK.
51. CONTRACTOR SHALL PROVIDE THREE (3) SETS OF SHOP DRAWINGS OR ONE (1) ELECTRONIC FILE TO BERLINER ARCHITECTS FOR DESIGN APPROVAL AFTER HE HAS REVIEWED THEM FOR CONSTRUCTIBILITY, COORDINATION BETWEEN TRADES, AND CONFORMANCE WITH THE CONTRACT DOCUMENTS.
52. THE CONTRACTOR SHALL SUBMIT (3) SAMPLES OF FINISH MATERIALS, FIXTURES AND EQUIPMENT TO BERLINER ARCHITECTS FOR APPROVAL PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE WHOLLY LIABLE IF HE FAILS TO DO SO, WHETHER MATERIALS ARE SPECIFIED CORRECTLY OR INCORRECTLY IN THE CONTRACT DOCUMENTS.
53. DAMAGE TO WORK SHALL BE REPAIRED BY THE TRADE WHOSE WORK IS DAMAGED AND CHARGED TO THE PARTY RESPONSIBLE FOR THE DAMAGE.
54. ALL PLUMBING FIXTURES SHALL BE SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR.
55. CONTRACT CLOSE-OUT SHALL OCCUR ONLY AFTER BERLINER ARCHITECTS HAS PREPARED THE CERTIFICATE OF SUBSTANTIAL COMPLETION AND PUNCH LIST, AND PUNCH LIST ITEMS HAVE BEEN CORRECTED. THE CONTRACTOR SHALL SUBMIT MAINTENANCE AND WARRANTY MANUALS, RELEASE OF LIENS, AND RECORD DRAWINGS TO BERLINER ARCHITECTS WITH HIS FINAL APPLICATION FOR PAYMENT. BERLINER ARCHITECTS SHALL PREPARE ANY NECESSARY CHANGE ORDERS REQUIRED TO FINALIZE THE COST OF THE PROJECT BASED ON THE CONTRACTOR'S FINAL SUBMITTALS.
56. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE ACCEPTANCE OF THE PROJECT BY THE OWNER, UNLESS STATED OTHERWISE.
57. PROVIDE LIST OF ALL SUBMITTALS WITH SCHEDULE FOR TIMELY REVIEW OR RE-SELECTION IF REQUIRED.
58. ANY AND ALL REVISIONS SHALL BE WRITTEN CHANGE ORDER FORM AND APPROVED AND AUTHORIZED BY OWNER AND BERLINER ARCHITECTS BEFORE BEGINNING WORK.
59. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

INTERIOR ENVIRONMENT

1.TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4"

2.EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.(1204.1 AND 1204.3).

GENERAL DEMOLITION NOTES

1. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIAL AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED ON PLANS OR AS OTHERWISE DIRECTED BY OWNER/TENANT.
2. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING OVERTIME WORK REQUIRED.
3. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE RE-USED OR RETURNED TO TENANT OR AS OTHERWISE NOTED.
4. THE GENERAL CONTRACTOR SHALL REMOVE FROM PREMISES CONDUITS LEFT AFTER WALL DEMOLITION, INCLUDING SWITCH BOXES, PLATES, BRIDGES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING AND EQUIPMENT. U.O.N.
5. THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE BUILDING OWNER, INCLUDING BUT NOT LIMITED TO, WINDOWS, MULLIONS, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, CONVECTOR ENCLOSURES, ETC. COLUMNS, FLOORS AND CEILING TILES, PUBLIC TOILETS, ELEVATORS, DOORS, BUCKS.
6. THE GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER CONSTRUCTION AS REQUIRED.
7. THE GENERAL CONTRACTOR SHALL CAP AND FLUSH OFF BEHIND FINISH SURFACES ALL PROJECTING PLUMBING, FLOOR ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.
8. UPON COMPLETION OF THE DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL PROVIDE THAT ALL AREAS BE LEFT BROOM CLEAN.
9. THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY, AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS SHOWN UPON OR REASONABLY IMPLIED BY THE DRAWINGS AND NOTES.
10. ALL DEMOLITION AND CONSTRUCTION SHALL BE PERFORMED DURING HOURS DETERMINED BY LANDLORD. (MAY REQUIRE WORK BE PERFORMED AFTER HOURS AND DURING WEEKEND). THE GENERAL CONTRACTOR SHALL PREPARE SCHEDULE OF PHASES AND TIME OF PERFORMANCE FOR OWNER/TENANT AND CLIENT'S REVIEW AT BID SUBMITTAL.
11. GENERAL CONTRACTOR SHALL CONTACT LANDLORD IN ADVANCE TO ARRANGE WHERE STOCK CAN BE MOVED/STORED.
12. REFER TO ENGINEER'S DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE.
13. CONTRACTOR SHALL PATCH AND/OR REPAIR ALL EXISTING WALLS, COLUMNS, SILLS, ETC. WHICH ARE DAMAGED OR EFFECTED BY DEMOLITION. EXISTING PARTITIONS SHALL BE EQUAL TO NEW.
14. CORING, PLUMBING, AND ANY NOISY DEMOLITION SHALL BE COMPLETED BEFORE OR AFTER NORMAL BUSINESS HOURS.

DSA APPLICATION# 03-122079
FILE XX-XXX

DSA IDENTIFICATION STAMP

CLIENT

JAMS

JOHN ADAMS MIDDLE SCHOOL
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PROJECT

JAMS - LIBRARY RENOVATION

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LICENSED ARCHITECT
RICHARD PAUL BERLINER
No. C-12923
9-30-2023
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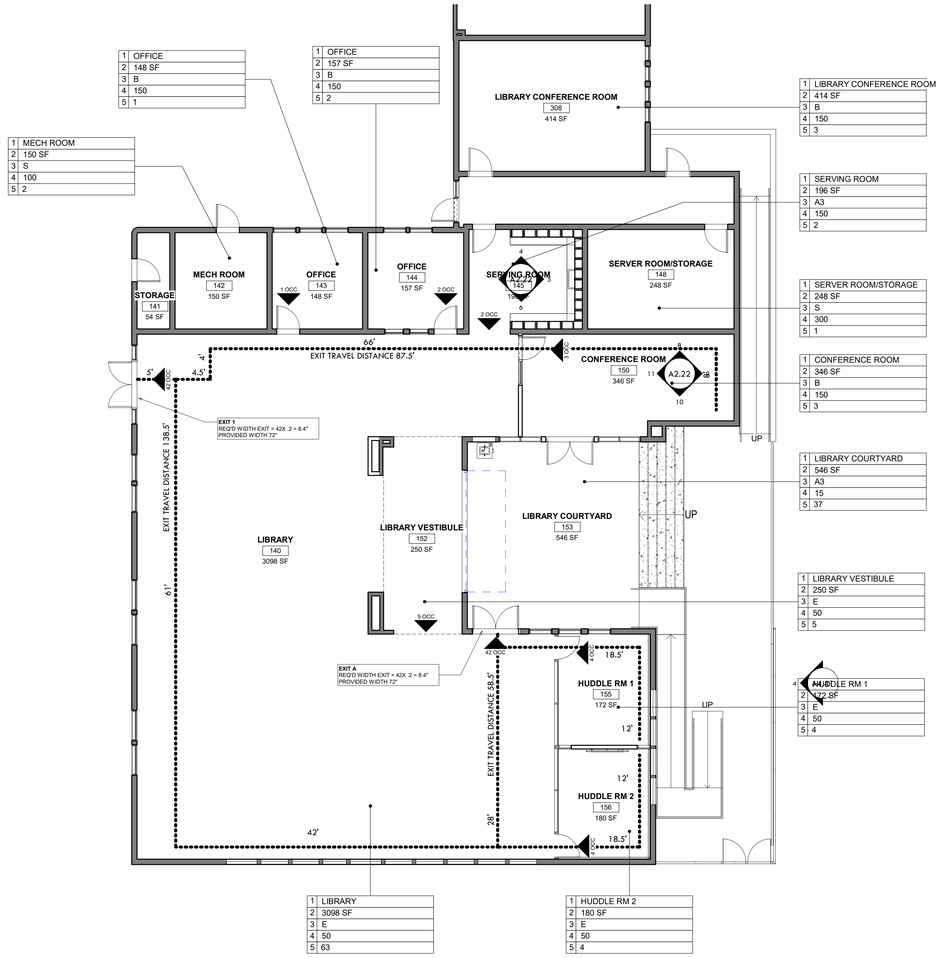
STATE OF CALIFORNIA

13-18 **JOB NUMBER**

General Notes

A0.01



1	OFFICE
2	148 SF
3	B
4	150
5	1

1	OFFICE
2	157 SF
3	B
4	150
5	2

1	MECH ROOM
2	150 SF
3	S
4	100
5	2

1	LIBRARY CONFERENCE ROOM
2	414 SF
3	B
4	150
5	3

1	SERVING ROOM
2	196 SF
3	A3
4	150
5	2

1	SERVER ROOM/STORAGE
2	248 SF
3	S
4	300
5	1

1	CONFERENCE ROOM
2	346 SF
3	B
4	150
5	3

1	LIBRARY COURTYARD
2	546 SF
3	A3
4	15
5	37

1	LIBRARY VESTIBULE
2	250 SF
3	E
4	50
5	5

1	HUDDLE RM 1
2	172 SF
3	E
4	50
5	4

1	LIBRARY
2	3098 SF
3	E
4	50
5	63

1	HUDDLE RM 2
2	180 SF
3	E
4	50
5	4

OCCUPANCY SUMMARY:
TOTAL OCCUPANTS 1ST FLOOR = 84 OCCUPANTS
PER 1006.3.2:
2 REQUIRED EXITS.
2 PROVIDED

LEVEL 1- CODE ANALYSIS
Scale: 1/8" = 1'-0"
1

CODE ANALYSIS

PROJECT DESCRIPTION:
THE RENOVATION CONSISTS OF REDEFINING THE LIBRARY BY CREATING AND UPGRADING THE COLLABORATIVE SPACES, READING AREAS, OFFICE SPACES, AND CREATING A CONFERENCE ROOM AS WELL AS AN OUTDOOR COURTYARD THAT IS CONNECTED TO THE LIBRARY USING A LARGE GLASS GARAGE DOOR.

OCCUPANCY TYPE:	E
NUMBER OF STORIES:	1 STORY
BUILDING, CONSTRUCTION TYPE:	TYPE V-B
ALLOWABLE FLOOR AREA:	9,500 SF.
ACTUAL AREA:	1,519 SF.
FIRE ALARM:	MANUAL
BUILDING IS NON-SPRINKLERED	

LEGEND

SCOPE OF WORK
PATH OF TRAVEL
EGRESS

CRYPTS	RM NAME
B	OCCUPANCY TYPE
228	AREA AND OR LINEAR FEET
1:100	OCCUPANT LOAD FACTOR
2	OCCUPANTS

RM NAME
OCCUPANCY TYPE
AREA AND OR LINEAR FEET
OCCUPANT LOAD FACTOR
OCCUPANTS

3' - 0"
4' - 0"
ADA SEATING

xx occ
OCCUPANCY NUMBER

EXIT SIGN

GENERAL NOTES

PATH OF TRAVEL: Path of travel (P.O.T), as indicated is a common barrier free access route without any abrupt vertical changes exceeding 1/2" beveled at 1:2 maximum slope, except that level changes do not exceed 1/4" vertical and is at least 48" wide path surface is slip resistant, stable, firm and smooth. The cross slope does not exceed 2% and slop in direction of travel and is less than 5% unless otherwise indicated. (P.O.T.) shall be maintained free of overhanging obstructions to 80. minimum and protruding objects grater than 4" projection from wall and above 27" and less than 80".

FIRE RESISTANCE RATING REQUIREMENTS 601 AND 602

FIRE- RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)
A. Per table 601 TYPE VB

FIRE RESISTIVE RATING REQUIREMENTS - PER TABLE 601 - CBC 2019	
BUILDING TYPE	TYPE VB
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS - EXTERIOR	0
BEARING WALLS - INTERIOR	0
NONBEARING WALLS & PARTITIONS - EXT.	SEE TABLE 602
NONBEARING WALLS & PARTITIONS - INT.	0
FLOOR CONSTRUCTION & SECONDARY MEMBERS	0
ROOF CONSTRUCTION & SECONDARY MEMBERS	0

CONSTRUCTION CLASSIFICATION TYPE VB PER 602.3
A. Type VB construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code (602).

EXITING AND FIRE EGRESS RATING REQUIREMENTS

PER SECTION TABLE 1006.3.1 - MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY - Occupant load per story of 1 - 500, the minimum number of exits or access to exits from story is 2. Occupant load per story of 501-1,000, the minimum number of exits or access to exits from story is 3.

Minimum exit width is calculated as follows (see floor plan on this sheet):

EXIT A = 42 occ x 0.2 = 8.4"
Provided Egress Width = 72"
EXIT B = 42 occ x 0.2 = 8.4"
Provided Egress Width = 72"

PER CBC 1016.2 - EGRESS THROUGH INTERVENING SPACES (2).

PER TABLE 1017.2, THE MAXIMUM EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM:
A , E = 250'
B = 300'

WORSE case scenario in A, E Occupancy
HUDDLE ROOM 1 = 58'-6"
HUDDLE ROOM 2 = 138'-6"

Worst case scenario in B Occupancy
CONFERENCE ROOM = 87'-6"

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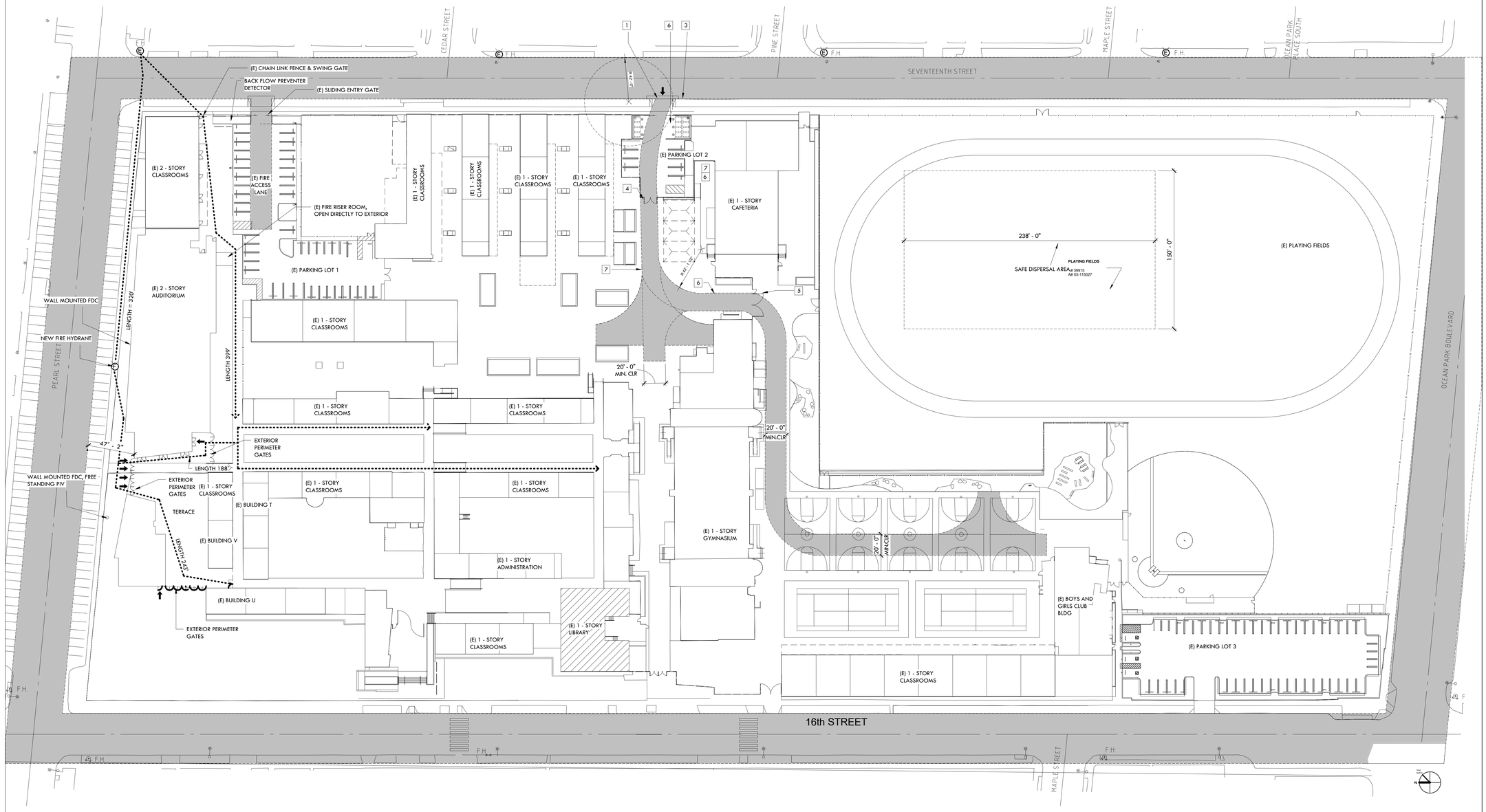
Code Analysis-Building, Existing & Parking

A0.11

NOTE :
REFER TO PREVIOUSLY APPROVED FIRE ACCESS SITE PLAN
A# 03-112808 APPROVED FEB 02 2011



NOTE

1. 20' - 0" WIDE SLIDING CHAIN LINK FENCE GATE
2. FIRE DEPARTMENT APPARATUS ACCESS TO SITE
3. KNOX BOX
4. 12' - 0" WIDE SWING CHAIN LINK FENCE GATE
5. (E) MIN. 20' - 0" WINDE SWINGING CHAIN LINK FENCE GATE
6. FIRE ACCESS LANE SIGNAGE MARKED WITH NO PARKING - FIRE LANE CVC SELECTION 22500.1 SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12' WIDE AND 18' HIGH HAVING RED LETTERS ON A WHITE REFLECTIVE BACKGROUND

   PAVING STRIPING IN WHITE DIAGONAL LINES MARKED WITH " NO PARKING" FIRE LANE ON PAVING

GENERAL INFORMATION

1. SEE SITE PLAN SHEET A1.21 FOR ADDITIONAL INFORMATION
2. LANDSCAPE & HARDSCAPE OUTSIDE LIMIT OF CONTRACT ARE NOT INCLUDED IN SCOPE OF WORK, EXCEPT FOR FIRE DEPARTMENT ACCESS CONNECTION TO THE EXISTING APPROVED FIRE DEPARTMENT ACCESS
3. REFER TO A0.32 FOR CODE ANALYSIS
4. FOR MORE INFORMATION ON APPROVED FIRE DEPARTMENT ACCESS LANE AND APPROVED OCFA DOCUMENTS, SEE REFERENCE DRAWING PACKAGE FROM SVA ARCHITECTS UNDER SUPPORTING DOCUMENTS DSA # 04-117017

FIRE DEPARTMENT NOTES

FIRE DEPARTMENT VEHICLE ACCESS ROADWAYS SHALL BE:

A. WITHIN FOUR FEET OF ALL ON -SITE FIRE HYDRANTS.
B. WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ALL BUILDINGS.
C. A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET.
D. CONTINUOUSLY PAVED TO ACCOMMODATE 68,000 POUNDS.
E. POSTED AN IN SERVICE (PAVED) BEFORE COMBUSTIBLE MATERIAL IS PLACED OR USED ON SITE.
F. DESIGNED TO PROVIDE A CONTINUOUS MEANS OF INGRESS AND EGRESS.
G. ALL VEGETATION AND OTHER OBSTACLES OVERHANGING A FIRE ACCESS ROADWAY SHALL BE MAINTAINED A CLEAR HEIGHT OF 13 FEET AND 6 INCHES.
H. POSTED "NO STOPPING - FIRE DEPARTMENT ACCESS LANE CVD 22500.1" AND RED CURBED.
I. IN SERVICE PRIOR TO COMBUSTIBLE MATERIALS PLACED OR USED ON THE SITE.
J. BUILDING TO BE IDENTIFIED WITH 6" HIGH ADDRESS NUMBERS EASILY VISIBLE FROM THE PUBLIC ROAD FRONTING THE PROPERTY.

FIRE HYDRANTS:

ALL PRIVATE FIRE HYDRANTS SHALL BE:
A. WITHIN 150 FEET OF ALL PORTIONS OF EXTERIOR WALLS THAT EXCEED 150 FEET FROM A PUBLIC HYDRANT BASED ON HOSE LAY AROUND WALLS AND OTHER OBSTRUCTIONS.
B. INSTALLED WITHIN THREE FEET OF THE APPROVED FIRE ACCESS ROADWAY.
C. PROTECTED FROM VEHICLE DAMAGE BY INSTALLING CURBS OR BOLLARDS.
D. INSTALLED IN ACCORDANCE WITH STANDARDS 403P AND 423P.
E. IN SERVICE PRIOR TO COMBUSTIBLE MATERIALS PLACED OR USED ON THE SITE.

LEGEND

- SCOPE OF WORK
- EXISTING FIRE DEPARTMENT ACCESS
- FIRE LANE IDENTIFICATION - RED CURB
- EXISTING 20' WIDE FIRELANE
- (E) FIRE HYDRANT
- (N) FIRE HYDRANT
- FIRE WATER SHUT OFF VALVE
- POLE MOUNTED FIRE DEPT "NO PARKING SIGNS"
- POLE MOUNTED FIRE DEPT "FIRE LANE ENTRANCE SIGNS"

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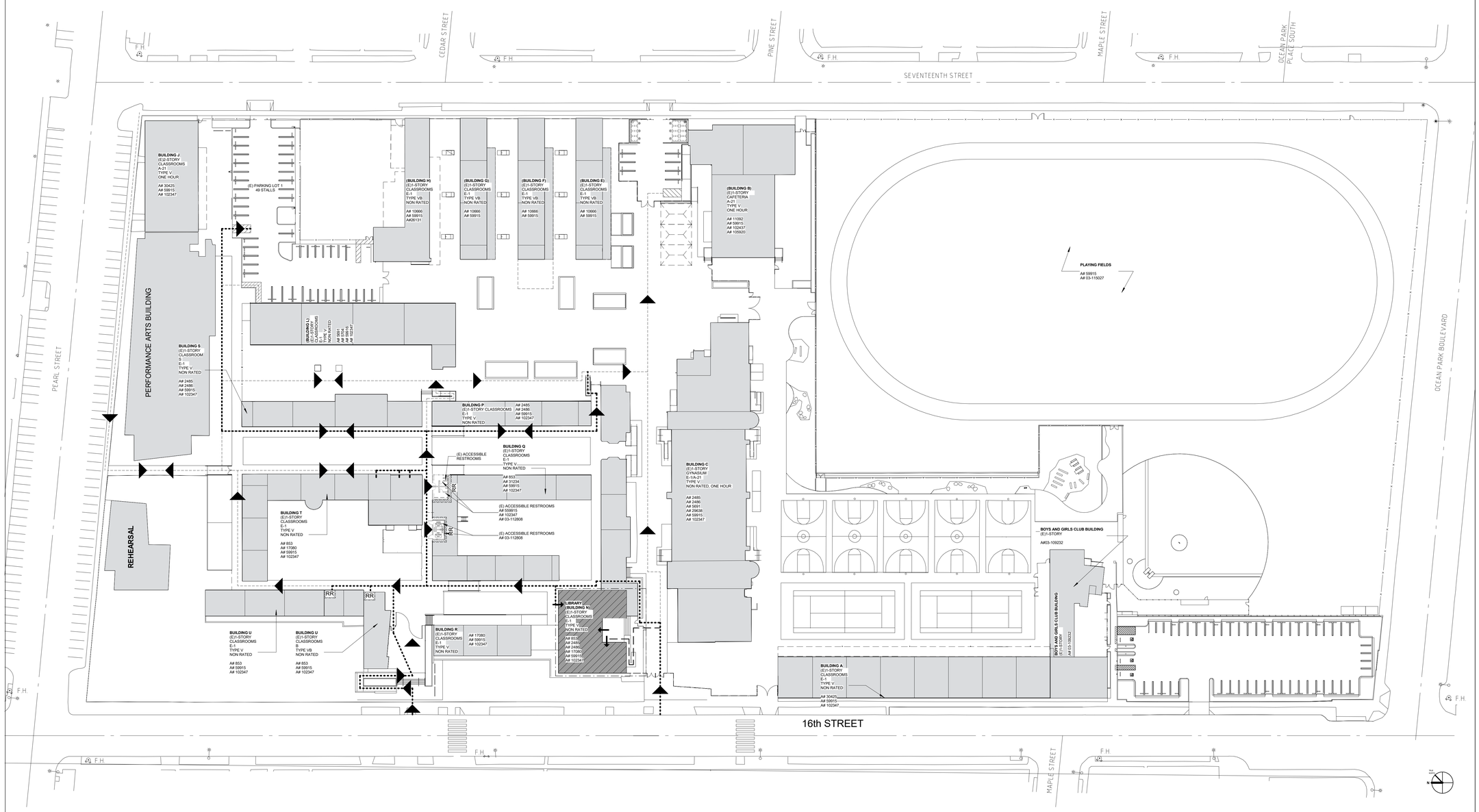
FIRE ACCESS PLAN

A0.30



SITE PLAN ACCESSIBILITY PLAN 1

Scale: 1" = 40'-0"

GENERAL NOTES - SITE ACCESSIBILITY PLAN

A. "Design Professional in General Responsible Charge Statement: The POT identified in these construction documents meets the requirements of the current applicable California Building Code (CBC) accessibility provisions for path of travel requirements for alterations, additions and structural repairs. As part of the design of this project, the POT was examined and any elements, components or portions of the POT that were determined to be noncompliant with the CBC have been identified and the corrective work necessary to bring them into compliance has been included within the scope of this project's work through details, drawings and specifications incorporated into these construction documents. Any noncompliant elements, components or portions of the POT that will not be corrected by this project based on valuation threshold limitations or a finding of unreasonable hardship are indicated in these construction documents.
During construction, if POT items within the scope of the project represented as CBC compliant are found to be nonconforming beyond reasonable construction tolerances, the items shall be brought into compliance with the CBC as a part of this project by means of a construction change document."

B. Running slope of walking surfacs shall not exceed 1:20 (5%)

C. Running slope of ramps shall not exceed 1:12 (8.33%)

D. Cross slope of walks and ramps sahll not exceed 1:48 (2.083%)

E. Landings and level area slpes sahll not exceed 1:48 (2.083%)

F. Openings in drains and gratings shall not exceed 1/2" in predominant direction of travel

PARKING

REFER TO JOHN ADAMS MIDDLE SCHOOL PERFORMING ARTS CENTER FOR APPROVED PARKING DSA A# 03-119039

- PARKING LOT 1 (ADJACENT TO PROJECT SITE)

STANDARD	39
COMPACT	8
ACCESSIBLE	1
VAN ACCESSIBLE	1
TOTAL	49 STALLS

LEGEND

SCOPE OF WORK	
(E) PATH OF TRAVEL DSA A# 03-112808	
(E) PATH OF TRAVEL DSA A# 03-119039	
(N) PATH OF TRAVEL	
X / XX	ENLARGED PLAN CALLOUT
RR	LOCATION OF (E) ACCESSIBLE RESTROOMS AND DRINKING FOUNTAIN
	LIBRARY (BUILDING N)

RR	RESTROOM
DF	DRINKING FOUNTAIN
A	ADMINISTRATION BUILDING
B	EXISTING BUS STOP
C	EXISTING ACCESSIBLE DROP OFF
	POINT OF ACCESS

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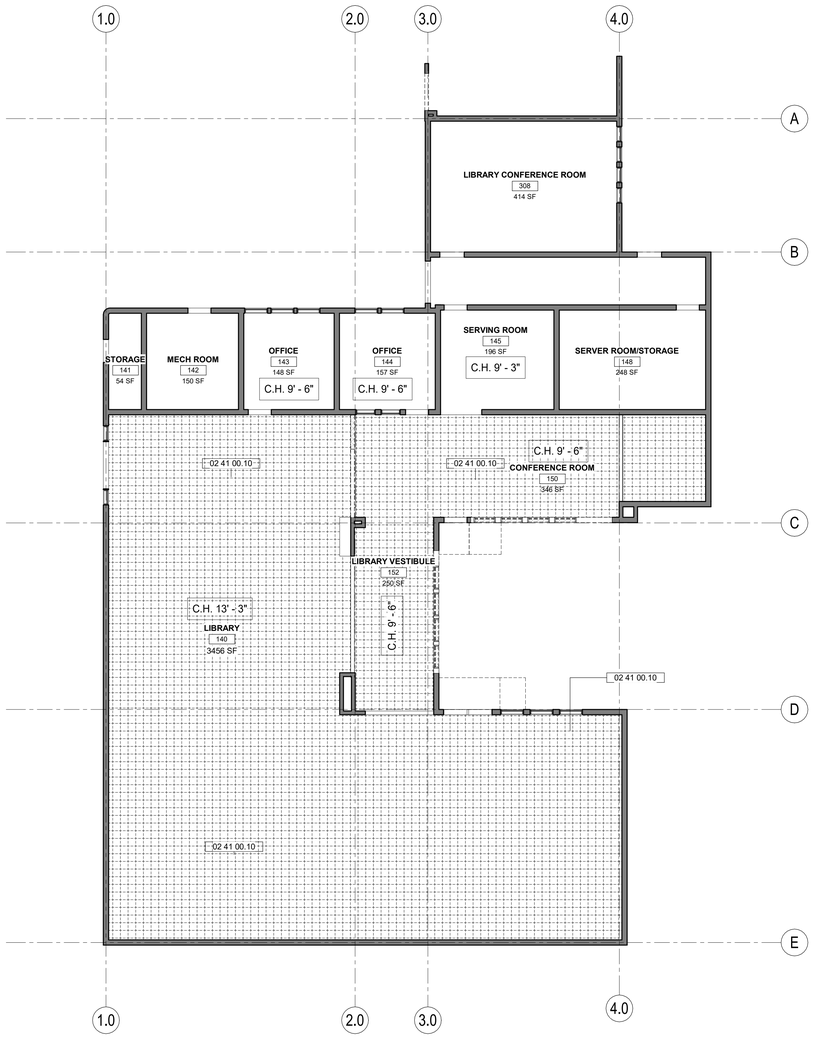
SITE PLAN ACCESSIBILITY PLAN

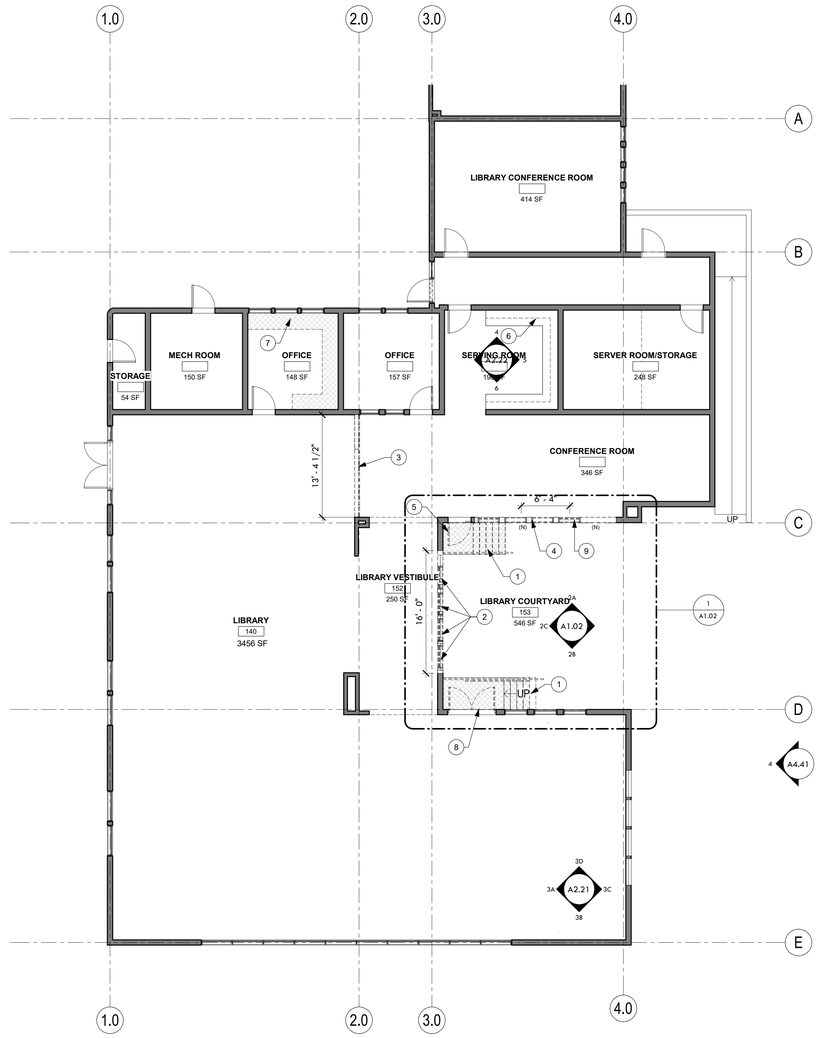
A0.32



LEVEL 1 - LIBRARY REFLECTED CEILING DEMOLITION PLAN

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

2



LEVEL 1- LIBRARY DEMOLITION PLAN

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

1

DEMOLITION PLAN KEYNOTES

Note Number	Note Text
1	EXISTING STAIRS TO BE REMOVED
2	EXISTING WINDOWS TO BE REMOVED AND AREA TO BE PREPPED FOR NEW WALL OPENING FOR GARAGE DOOR.
3	REMOVE PORTION OF EXISTING WALL
4	CREATE WALL OPENING FOR FUTURE DOOR. COORDINATE WITH FLOOR PLAN AND DOOR SCHEDULE
5	EXISTING DOOR TO BE REMOVED.
6	REMOVE EXISTING MILLWORK AND SINK.
7	REMOVE EXISTING MILLWORK, TYP.
8	DOOR TO BE REMOVED AND REPLACED.
9	WINDOWS TO BE REMOVED.
10	TREE TO BE REMOVED.
11	EXHAUST PANELS TO BE REMOVED AND REPLACED.
12	DEMO AREA FOR NEW EXHAUST PANEL LOCATION.

DEMOLITION PLAN LEGEND

- (E) WALL TO REMAIN
- I OR (I) — (E) COLLUMN TO REMAIN TYP.
- (E) DOOR AND FRAME/HARDWARE TO REMAIN
- Room name 101 — ROOM TAG
- AA — COLUMN GRID LINE NOTATION
- COMMON PATH OF TRAVEL
- EXISTING DOOR TO BE REMOVED
- PORTION OF EXISTING WALL TO BE REMOVED. PROTECT ADJACENT AREAS.

DEMOLITION PLAN GENERAL NOTES

1. GENERAL CONTRACTOR SHALL VISIT AND WALK THE PROJECT SITE PRIOR TO DETERMINING THE EXTENT OF DEMOLITION WORK TO BE DONE.
2. REMOVAL AND REPLACEMENT OF SUSPENDED T-BAR AND DRYWALL CEILING NECESSARY FOR ACCESS TO ANY HVAC, ELECTRICAL, PLUMBING, FIRE SPRINKLER, FIRE LIFE SAFETY, WALL BRACING ITEMS SHALL BE INCLUDED EVEN IF NOT SHOWN ON THESE PLANS. THE G.C. SHALL BE RESPONSIBLE FOR HAVING EACH TRADE EVALUATE THE NEED FOR CEILING MODIFICATION. THE DEMOLITION AND CEILING CONTRACTORS SHALL BE NOTIFIED OF ANY CEILING MODIFICATIONS.
3. GENERAL CONTRACTOR SHALL PERFORM NECESSARY PRECAUTIONS AND USE BARRIERS TO PROTECT EXISTING WINDOWS, FRAMES, DOORS, FINISHES DURING ENTIRE CONSTRUCTION PROCESS. INSTALL 3MIL FLOOR MASK ADHESIVE PLASTIC FILM OVER PATH OF TRAVEL OF CONSTRUCTION WORKERS.
4. GENERAL CONTRACTOR SHALL REMOVE EXISTING FLOORING AND WALL BASE THROUGHOUT ARES OF WORK, U.O.N. DEMOLITION CONTRACTOR SHALL THOROUGHLY DEMOLISH ALL EXISTING CONDITIONS AS NEEDED TO ACHIEVE END RESULTS SET FORTH IN THESE DRAWINGS, SCRAPE OFF ANY BUILT UP ADHESIVE. FILL IN AND SAND ALL DEFECTS IN WALLS AND FLOORS INCLUDING ANCHOR BOLTS AND SHOT PINS AS NEEDED FOR SMOOTH FINISH
5. ALL TRADES TO INSPECT EXISTING SITE CONDITIONS PRIOR TO BID. CONTRACTOR SHALL NOTIFY BERLINER ARCHITECTS OF ANY CONFLICT BETWEEN EXISTING CONDITIONS AND DRAWINGS.
6. WHERE PARTITIONS ARE DEMOLISHED, REMOVE ALL TELEPHONE, POWER, DATA RECEPTACLES, ETC. AND ALL ASSOCIATED WIRING ALL THE WAY BACK TO SOURCE, DISABLE AND INSTALL SMOOTH METAL COVER PLATE AT UNUSED FLOOR OUTLETS AS NEEDED FOR SMOOTH AND EVEN FLOOR FINISH THROUGHOUT REMODEL AREA. INFILL PENETRATIONS WITH FIRE RATED CAULKING AS NEEDLED TO COMPLY WITH 1-HOUR OR 2-HOUR RATED UL LISTING. EXISTING FLOOR AND WALL OUTLETS THAT CAN BE REUSED SHALL REMAIN, U.O.N. REMOVE ELECTRICAL CONDUCTIVE WIRING AT FLOOR AND WALL OUTLETS BACK TO BREAKER PANEL TO FREE UP CIRCUITS. GENERAL CONTRACTOR T DEMIO RECEPTACLES, WIRING, SURFACE WHERE WALL OUTLETS ARE REMOVED. EXISTING NON-FUNCTIONING OUTLETS SHALL BE REPAIRED BY GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL ITEMS PRIOR TO BID SUBMITTAL.
7. WHERE EXISTING PLUMBING FIXTURES ARE REMOVED, CAP OFF EXISTING PLUMBING LINES AT THE SOURCE U.O.N.
8. GENERAL CONTRACTOR TO VERIFY WALL BASE HEIGHT AND SKIM WALL AS NECESSARY TO RECEIVE NEW WALL BASE AS SPECIFIED
9. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF TILE, CARPET, PARTITIONS, ETC.) CAUSES AN UNEVENNESS IN SLAB. GENERAL CONTRACTOR SHALL PATCH / /REPAIR / PREP THE SLAB FOR A SMOOTH LEVEL FLOOR TO RECEIVE NEW FLOOR FINISH
10. GENERAL CONTRACTOR TO REMOVE ALL RUBBISH AND WASTE MATERIAL ON REGULAR BASIS THROUGHOUT CONSTRUCTION.
11. REMOVAL OF ALL EXISTING FURNITURE IN THE AREA OF WORK, IF ANY, SHALL BE COORDINATED WITH THE END USER, U.O.N.
12. REMOVE (E) PARTITION AND/OR MILLWORK AT AREAS AS INDICATED ON PLAN. PROVIDE ADEQUATE PROTECTION OF ADJACENT SURFACES NOT INCLUDED IN THE DEMOLITION. PATCH EXISTING WHERE IMPACTED BY DEMOLITION TO RECEIVE NEW FINISH
13. ALL (E) COLUMNS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.

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DEMOLITION FLOOR AND REFLECTED CEILING PLAN

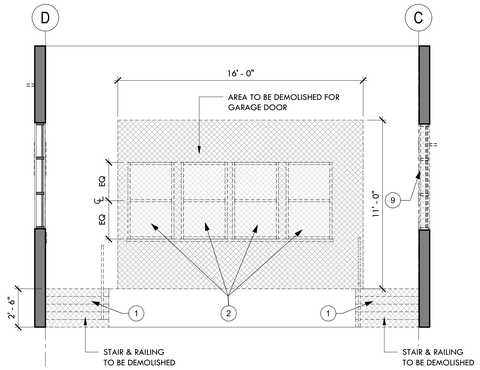
A1.01

EXTERIOR ELEVATION 1 — 1
Scale: N.T.S.

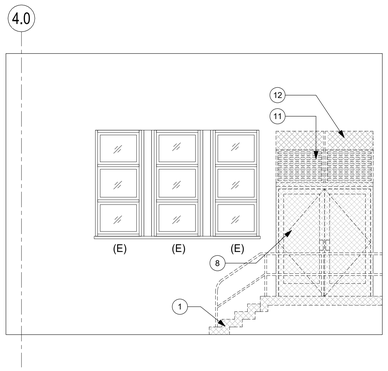
EXTERIOR ELEVATION 2 — 2
Scale: N.T.S.

EXTERIOR ELEVATION 1 — 3
Scale: N.T.S.

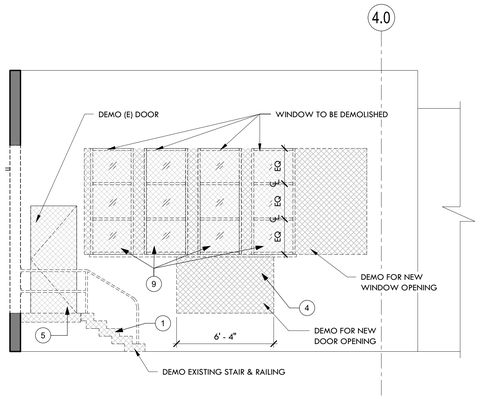
EXTERIOR ELEVATION 1 — 4
Scale: N.T.S.



WEST ELEVATION (DEMO) — 2C
Scale: 1/4" = 1'-0"



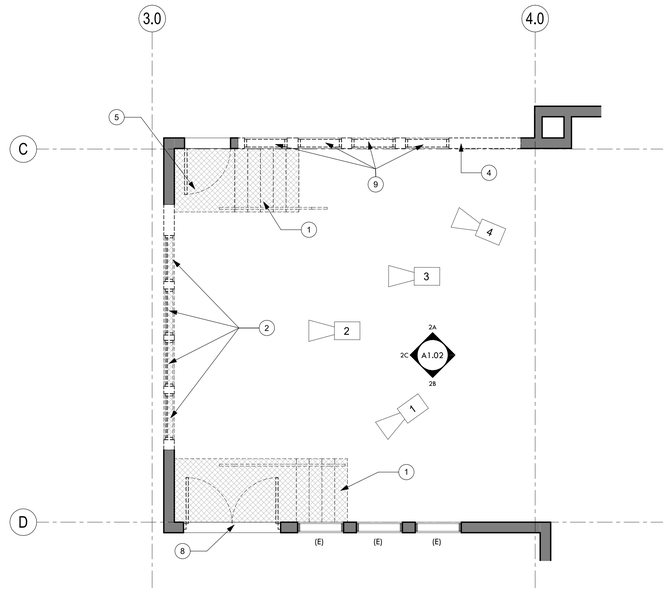
SOUTH ELEVATION (DEMOLITION) — 2B
Scale: 1/4" = 1'-0"



NORTH ELEVATION (DEMOLITION) — 2A
Scale: 1/4" = 1'-0"

DEMOLITION PLAN KEYNOTES

Note Number	Note Text
1	EXISTING STAIRS TO BE REMOVED
2	EXISTING WINDOWS TO BE REMOVED AND AREA TO BE PREPPED FOR NEW WALL OPENING FOR GARAGE DOOR.
3	REMOVE PORTION OF EXISTING WALL
4	CREATE WALL OPENING FOR FUTURE DOOR. COORDINATE WITH FLOOR PLAN AND DOOR SCHEDULE
5	EXISTING DOOR TO BE REMOVED.
6	REMOVE EXISTING MILLWORK AND SINK.
7	REMOVE EXISTING MILLWORK, TYP.
8	DOOR TO BE REMOVED AND REPLACED.
9	WINDOWS TO BE REMOVED.
10	TREE TO BE REMOVED.
11	EXHAUST PANELS TO BE REMOVED AND REPLACED.
12	DEMO AREA FOR NEW EXHAUST PANEL LOCATION.



COURTYARD DEMOLITION PLAN — 1
Scale: 1/4" = 1'-0"

DSA APPLICATION# 03-122079
FILE XX-XXX

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PROJECT

JAMS - LIBRARY RENOVATION

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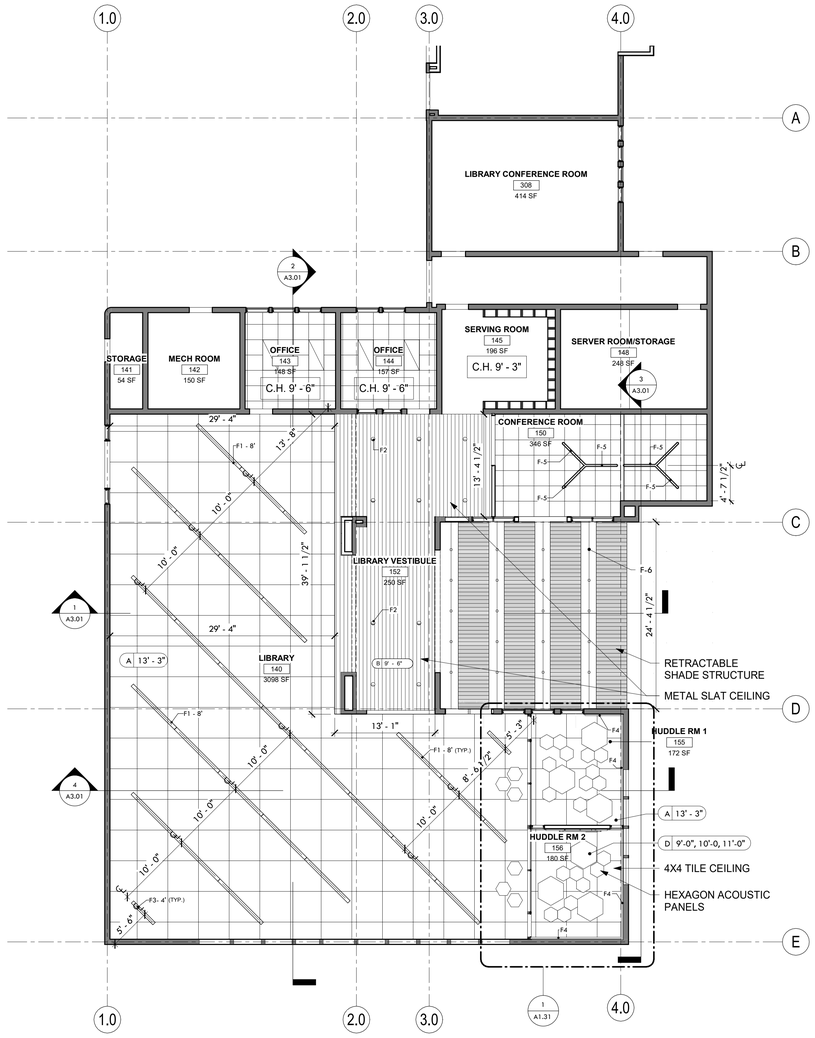
	100% Design Development	07/01/22

LICENSED ARCHITECT
RICHARD PAUL BERLINER
No. C-12923
9-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

13-18 — **JOB NUMBER**

COURTYARD DEMOLITION PLAN & ELEVATIONS

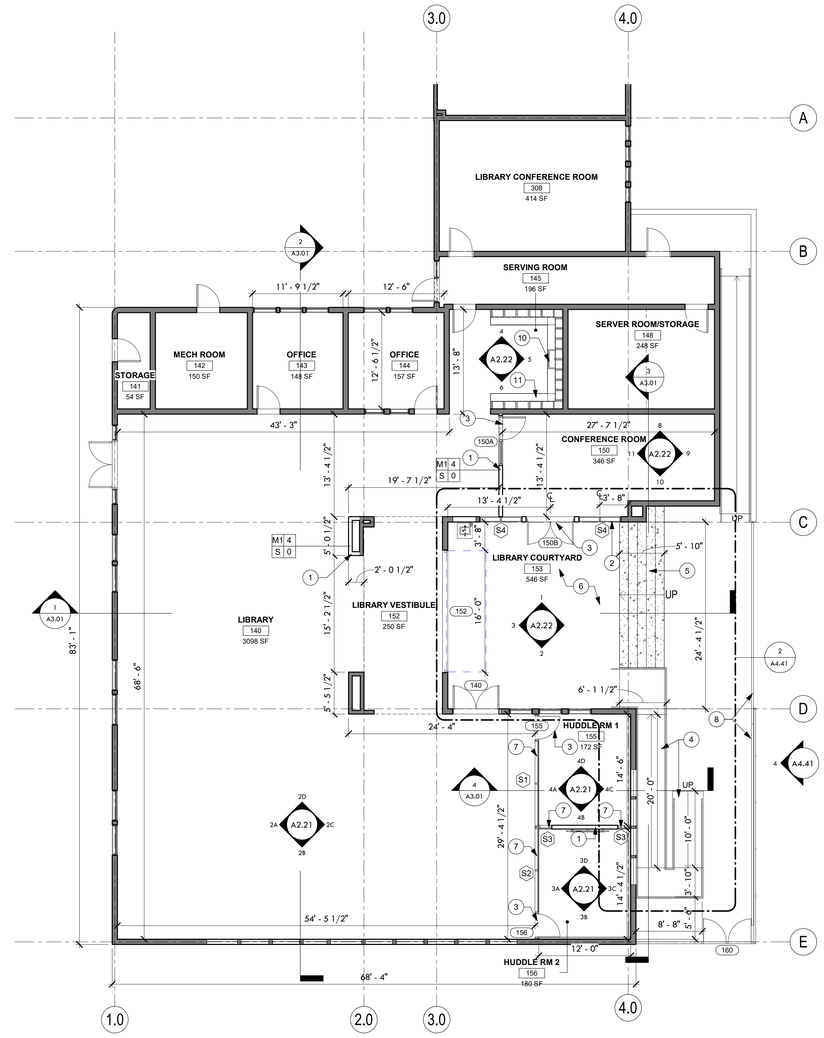
A1.02



LEVEL 1 - LIBRARY REFLECTED CEILING PLAN

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

2



LEVEL 1- LIBRARY FLOOR PLAN

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

1

REFLECTED CEILING PLAN LEGEND

A 00'-00"A.F.F	CEILING TYPE AND HEIGHT TAG
A	SUSPENDED 2X2 ACOUSTICAL CEILING SYSTEM, HEIGHT AS SPECIFIED
B	ALUMINUM SLAT CEILING
C	(E) GYPSUM CEILING, PAINT AS INDICATED PER FINISH PLAN
F1-XX"	DIRECT-INDIRECT LINEAR PENDANT FIXTURE
F2	RECESSED DOWNLIGHT
F3-XX"	DIRECT-INDIRECT LINEAR PENDANT FIXTURE
F4-XX"	WALL MOUNTED LINEAR FIXTURE
F5	SRO PENDANT LIGHT FIXTURE
F5 - (E)	(E) RECESSED 2X4 TO REMAIN
	LOW LEVEL EXIT SIGN
F6	MARKET LIGHTS
	DIRECTIONAL EXIT SIGN, CEILING OR WALL MOUNTED, HARDWIRED TO BUILDING POWER W/ BATTERY BACKUP
	EXIT SIGN, CEILING OR WALL MOUNTED, HARDWIRED TO BUILDING POWER/W BATTERY BACKUP

FLOOR PLAN KEYNOTES

Note #	Note Text
1	NEW INTERIOR WALL PER PLAN.
2	NEW WINDOW PER WINDOW SCHEDULE.
3	NEW DOOR PER DOOR SCHEDULE.
4	NEW RAMP AND LANDING.
5	NEW TREX COMPOSITE DECK STAIRS
6	NEW TREX DECK FLOORING
7	NEW CURTAIN WALL PER PLAN.
8	NEW FENCE AND GATE PER PLAN.
10	NEW SINK.
11	NEW MILLWORK PER PLAN & ELEVATIONS.

FLOOR PLAN LEGEND

	(E) WALL TO REMAIN
	(N) WALL PARTITION
	(E) 1 HR WALL
	(N) 1 HR WALL PARTITION
X # / X #	WALL TYPE TAG. REFER TO A5.03
100.8	DOOR TAG, REFER TO DOOR SCHEDULE
Room name 101	ROOM TAG
	PATH OF TRAVEL
F.E.C.	FIRE EXTINGUISHER CABINET, SEE 6/A5.04 FOR DETAIL
1t	WINDOW TAG, FOR STOREFRONT ELEVATIONS ADJACENT TO DOORS, SEE DOOR TYPE ELEVATIONS
	WROUGHT IRON FENCE
1C	DOOR NUMBER - REFER TO SCHEDULE
	FLAT LANDING AT DOOR, 2% MAX. IN ANY DIRECTION. SEE DETAIL 6/A5.01
PT 1C	FLOOR FINISH TAG
	LOW LEVEL EXIT SIGN
1	FLOOR PLAN KEYNOTE
	(N) DOOR AND FRAME/HARDWARE
	(E) DOOR AND FRAME/HARDWARE TO REMAIN
1 A0.00	ELEVATION TAG
A B C D 1 A00.00	INTERIOR ELEVATION REFERENCE
1 A0.00	ENLARGED PLAN CALLOUT
SIM 1 A101	WALL SECTION REFERENCE
AA	COLUMN GRID LINE NOTATION

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JOB NUMBER

FLOOR PLAN & REFLECTED CEILING PLAN

A1.21

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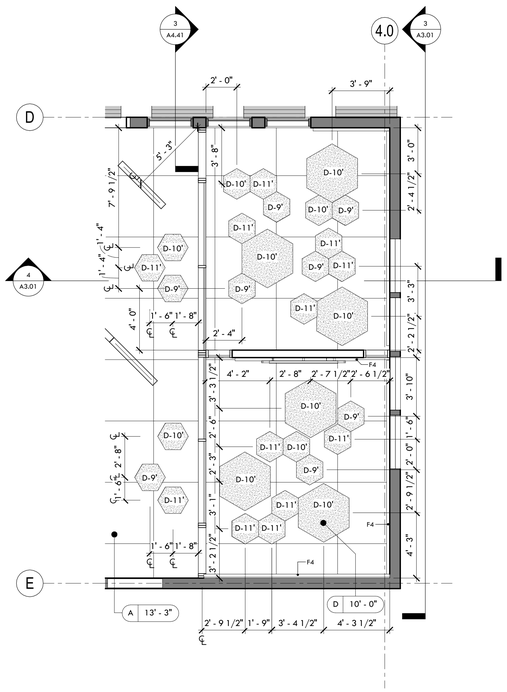

ENLARGED REFLECTED CEILING PLAN-HUDDLE ROOM
Scale: 1/4" = 1'-0"

1

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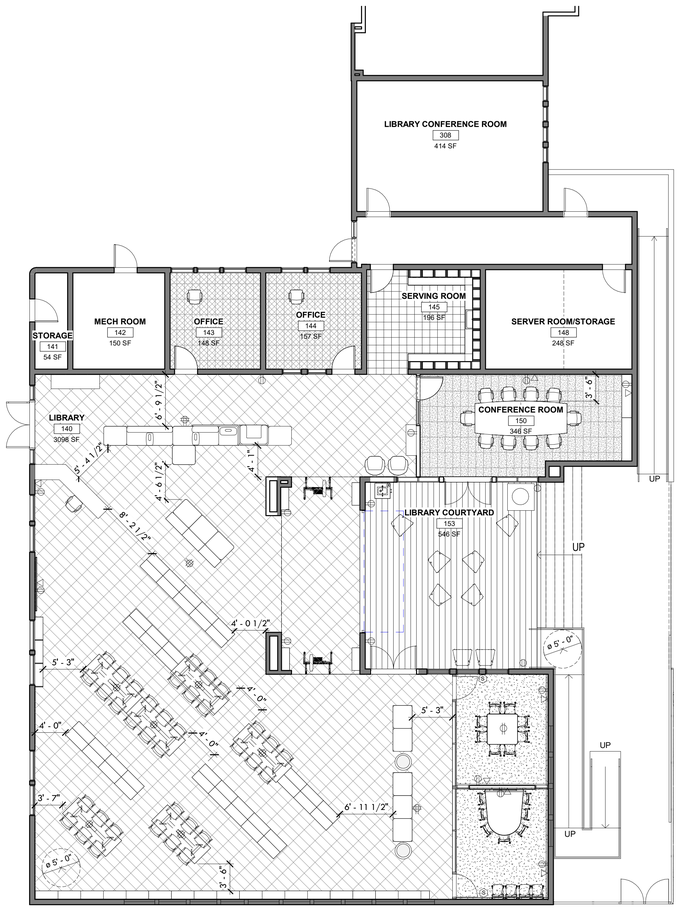
ENLARGED HUDDLE ROOM REFLECTED CEILING PLAN

A1.31



LEVEL 1- LIBRARY FURNITURE,POWER & DATA PLAN

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

1

POWER AND DATA LEGEND

$	SINGLE POLE WALL SWITCH (NO LETTER DESIGNATION)
	DUPLEX OUTLET
	FLOOR OUTLET
	DUPLEX OUTLET MOUNTED ABOVE COUNTER TOP PER PLAN
	DUPLEX OUTLET WITH GFCI
	DUPLEX OUTLET WITH GFCI MOUNTED ABOVE COUNTER TOP PER PLAN
	CA TITLE 24 COMPLIANT DUPLEX OUTLET
	CA TITLE 24 COMPLIANT DOUBLE DUPLEX OUTLET
▷	DATA OUTLET
▶	TELEPHONE OUTLET
	MULTI-SERVICE OUTLET: TELEPHONE AND DATA
	MULTI-SERVICE POWER POL WITH TELEPHONE, DATA & POWER
	MULTI-SERVICE FLOOR BOX WITH TELELPHONE, DATA & POWER OUTLETS
	COMBINATION DISCONNECT (SAFTEY) SWITCH AND MOTOR STARTER "30/3/15/1/3/R" DENOTES AMPERES/POLE/FUSE/NEMA STARTER SIZE/NEMA ENCL RATING.
CR	CARD READER
T	THERMOSTAT
J O	JUNCTION BOX/OUTLET BOX
S	LIGHT SWITCH

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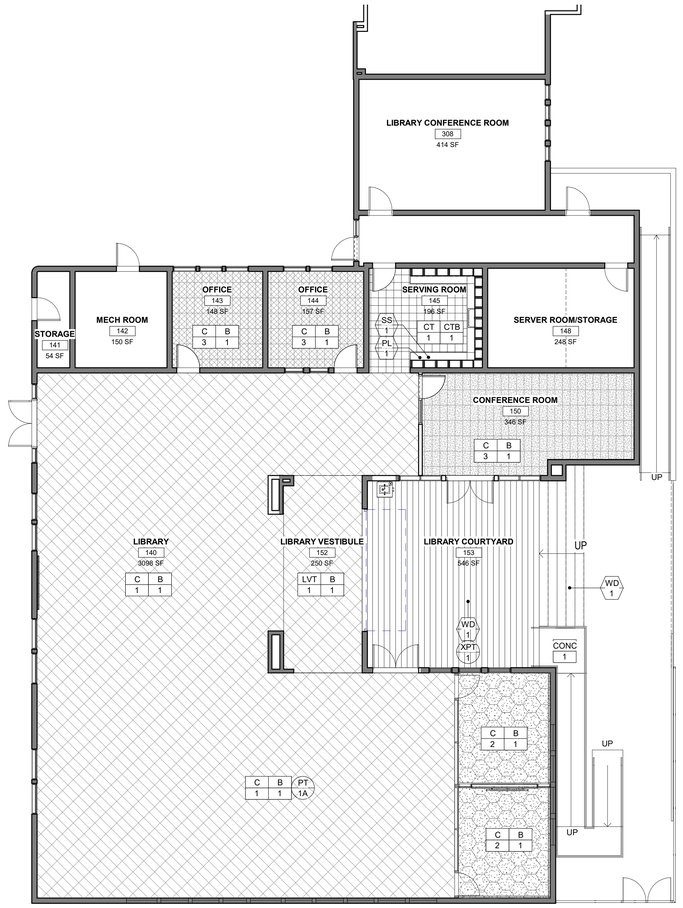
FIRST FLOOR FURNITURE, POWER & DATA PLAN

A1.41



LEVEL 1 - LIBRARY FINISH PLAN

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

1

FINISH SCHEDULE

TAG	TYPE	MANUFACTURER	STYLE	COLOR	NOTES	CONTACT
XPT-1	EXTERIOR PAINT	DUNN EDWARDS		DE6227 MUSLIN		DAVE MAJOR, dave.major@dunnedwards.com, (310) 303-3769
C-1	MODULAR CARPET	SHAW CONTRACT	PRACTICE TILE 5T394	ASSIMILATE 94580	12"X24", DIRECT GLUE INSTALLATION, STAGGER	GRACE BONET, grace.bonet@shawinc.com, 714-392-8528
C-2	MODULAR CARPET	SHAW CONTRACT	COLOR SHIFT HEXAGON TILE 5T161	SUBLIME 59325	28.8"X24.9", DIRECT GLUE INSTALLATION, MONOLITHIC	GRACE BONET, grace.bonet@shawinc.com, 714-392-8528
C-3	MODULAR CARPET	SHAW CONTRACT	PRACTICE TILE 5T394	INTERACT 94323	12"X24", DIRECT GLUE INSTALLATION, STAGGER	GRACE BONET, grace.bonet@shawinc.com, 714-392-8528
CONC-1	POLISHED AND SEALED CONCRETE		ACRI-SHEEN	CLEAR SEALER OVER NATURAL CONCRETE	LEVEL 2 SATIN FINISH WITH CLASS B FINE AGGREGATE EXPOSURE. PROVIDE LATICRETE L&M FGS HARDENER PLUS SEALER.	
CT-1	PORCELAIN FLOOR TILE	CROSSVILLE	MOONSTRUCK	JUNO	12"X24" TILE	RAY MONTIEL, rmontiel@longust.com, 714-392-2021
LVT-1	LUXURY VINYL TILE	SHAW CONTRACT	MINDSET 41248	ACCOMPLISH 24555	12"X24", DIRECT GLUE INSTALLATION, STAGGER	GRACE BONET, grace.bonet@shawinc.com, 714-392-8528
B-1	WALL BASE	JOHNSONITE	4" RUBBER BASE	20 CHARCOAL	4"H. BASE, FROM 120' COIL ONLY, COVED AT HARD SURFACE, STRAIGHT AT CARPET	KASEY SMITH, kasey.smith@tarkett.com
CTB-1	CERAMIC TILE BASE	DALTILE	COLOR WHEEL CLASSIC	0100 WHITE	3" X 6" FLAT TOP COVE BASE	KELLY HEMSLEY, kelly.hemsley@daltile.com, 805-657-9511
PT-1	INTERIOR PAINT	DUNN EDWARDS		DEW340 WHISPER	GENERAL PAINT, PT-1A: EGGSHELL, PT-1B: SEMI-GLOSS, PT-1C: FLAT	DAVE MAJOR, dave.major@dunnedwards.com, (310) 303-3769
PT-2	INTERIOR PAINT	DUNN EDWARDS		DE6227 MUSLIN	SEE FINISH PLAN / ELEV. PT-2A: EGGSHELL, PT-2B: SEMI-GLOSS, PT-2C: FLAT	DAVE MAJOR, dave.major@dunnedwards.com, (310) 303-3769
PL-1	PLASTIC LAMINATE	FORMICA	NATURAL GRAIN	TAUPE WALNUT 5787	MILLWORK/CASEWORK, U.O.N., SEE FINISH PLANS AND INTERIOR ELEVATIONS	BILL YOUNT, bill.yount@formica.com, 310-266-2861
SS-1	QUARTZ	CAESERSTONE	BLIZZARD 2141	BLIZZARD 2141	MILLWORK COUNTERTOP & BACKSPLASH, U.O.N, SEE FINISH PLANS AND INTERIOR ELEVATIONS	BILL YOUNT, bill.yount@formica.com, 310-266-2861
WD-1	WOOD FLOORING	TREX	ENHANCE	CLAM SHELL	STADIUM SEATING STAIRCASE FINISH. SEE STAIR A ON SHEET A4.31 FOR REFERENCE.	

FINISH PLAN GENERAL NOTES

1. **SEE SHEET A1.50 FOR FINISH SCHEDULE.**
2. ALL DRYWALL CEILING TO BE PAINTED. SOFFITS TO BE PAINTED ON FACE, UNDERSIDE, AND ALL VISIBLE SURFACES, U.O.N.
3. ALLOW MINIMUM OF (1) WEEK FOR RESELECTION OF FINISHES IN THE EVENT THAT CONTROL SAMPLE CANNOT BE MATCHED DURING SUBMITTAL PHASE.
4. PROTECT ALL WALL FINISHES AFTER APPLICATION AS REQUIRED TO GUARD AGAINST DAMAGE. PROVIDE FINAL COAT OF PAINT THROUGHOUT PRIOR TO OCCUPANCY.
5. COVER ALL FLOOR COVERINGS IMMEDIATELY AFTER INSTALLATION WITH HEAVY PLASTIC TAPED AT ALL EDGES FOR PROTECTION AGAINST ONGOING CONSTRUCTION.
6. NO MATERIAL SHALL BE PURCHASED PRIOR TO SUBMITTAL AND APPROVAL OF SAMPLES AND/OR MOCK-UPS.
7. COORDINATE ALL FINISHES WITH INTERIOR ELEVATIONS AND/OR ENLARGED PLANS, U.O.N.
8. FLOOR TILE AND GROUT LINES TO ALIGN WITH FLOOR TILES, U.O.N.
9. ALL INTERIOR WALLS TO BE PAINTED PT-1A THROUGHOUT, U.O.N. ALL DRYWALL CEILING TO BE PAINTED PT-1C, THROUGHOUT, U.O.N.
10. ALL HOLLOW METAL DOOR AND SIDELIGHT FRAMES TO RECEIVE SEMI-GLOSS PAINT TO MATCH PAINT AS NOTED ON DOOR SCHEDULE, U.O.N.
11. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 803.
12. ALL NEW DOORS TO BE PAINT GRADE.
13. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR MEETS THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
    - A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
    - B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
    - C. NSF/ANSI 140 AT THE GOLD LEVEL
    - D. SCIENTIFIC CERTIFICATIONS SYSTEM INDOOR ADVANTAGE GOLD

FINISH PLAN LEGEND

XX / ##	FLOOR FINISH TAG
XX / ##	WALL FINISH TAG
XX / ##	MISCELLANEOUS FINISH TAG
	FLOOR FINISH TRANSITION, SEE DETAIL 1/A5.05
	ACCENT PAINT/WALL FINISH AS INDICATED

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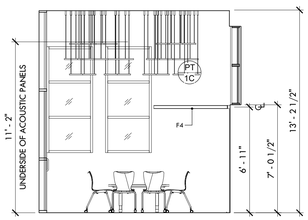
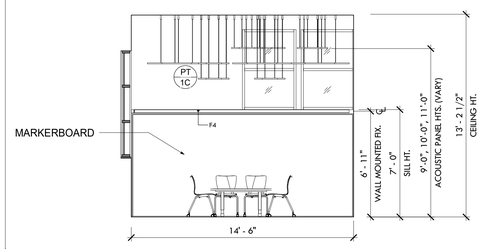
FIRST FLOOR FINISH PLAN

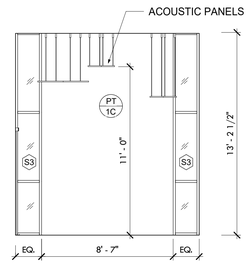
A1.51



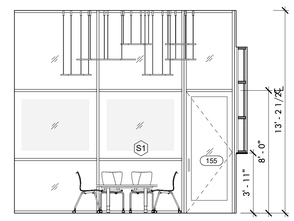
HUDDLE ROOM 1 NORTH ELEVATION 4D
Scale: 1/4" = 1'-0"



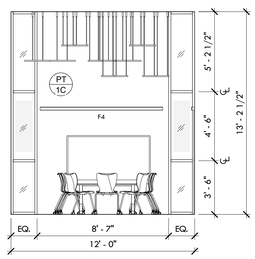
HUDDLE ROOM 1 EAST ELEVATION 4C
Scale: 1/4" = 1'-0"



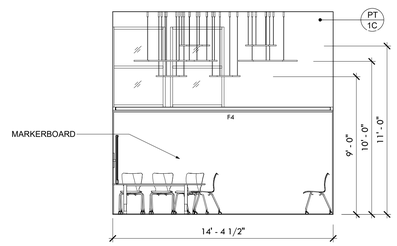
HUDDLE ROOM 1 SOUTH ELEVATION 4B
Scale: 1/4" = 1'-0"



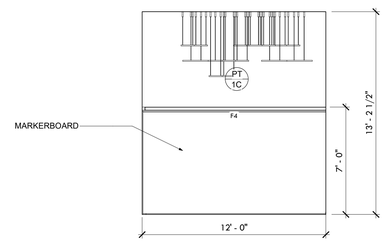
HUDDLE ROOM 1 WEST ELEVATION 4A
Scale: 1/4" = 1'-0"



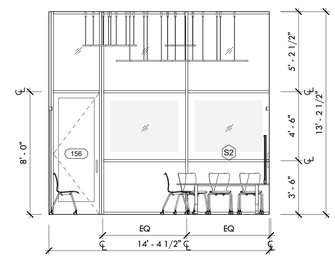
HUDDLE ROOM 2 ELEVATION 3D
Scale: 1/4" = 1'-0"



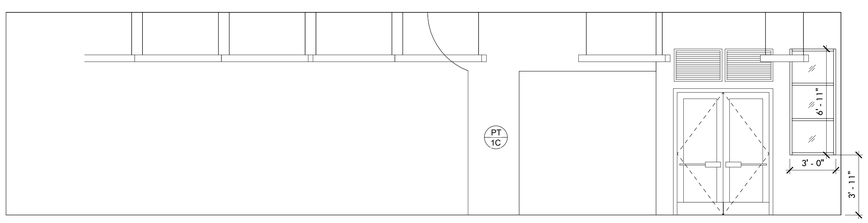
HUDDLE ROOM EAST ELEVATION1 3C
Scale: 1/4" = 1'-0"



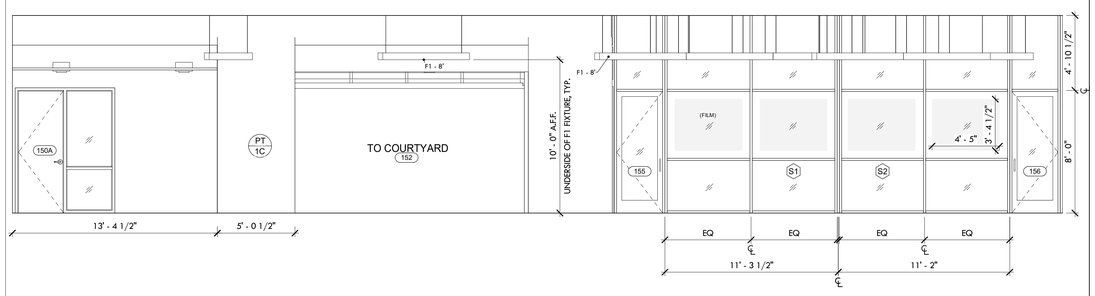
HUDDLE ROOM 2 WEST ELEVATION 3B
Scale: 1/4" = 1'-0"



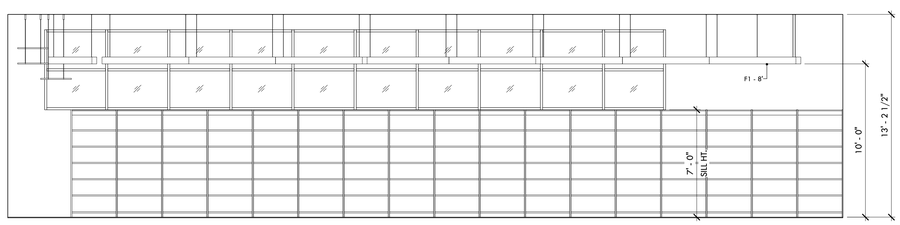
HUDDLE ROOM WEST ELEVATION 3A
Scale: 1/4" = 1'-0"



LIBRARY - NORTH ELEVATION 2D
Scale: 1/4" = 1'-0"



LIBRARY - EAST ELEVATION 2C
Scale: 1/4" = 1'-0"



LIBRARY - SOUTH ELEVATION 2B
Scale: 1/4" = 1'-0"

LIBRARY - WEST ELEVATION 2A
Scale: 1/4" = 1'-0"

DSA APPLICATION# 03-122079
FILE XX-XXX

DSA IDENTIFICATION STAMP

CLIENT

JAMS

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PROJECT

JAMS - LIBRARY RENOVATION

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ISSUES

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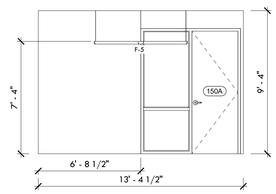
	100% Design Development	07/01/22

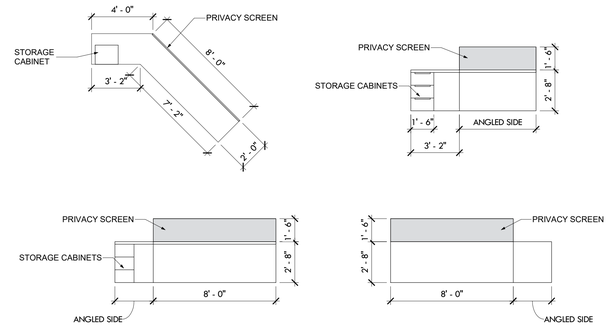
13-18 **JOB NUMBER**

Interior Elevations

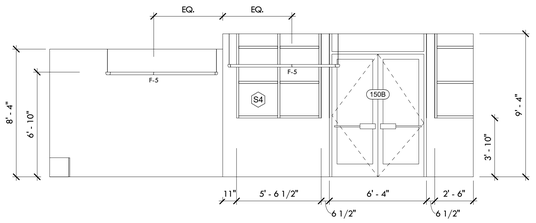
A2.21



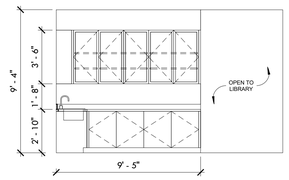
CONFERENCE - WEST 11
Scale: 1/4" = 1'-0"



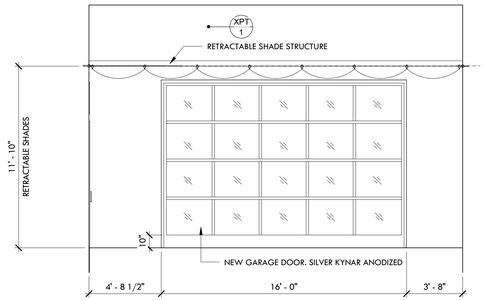
RECEPTION DESK PLAN & ELEVATIONS 7
Scale: 1/4" = 1'-0"



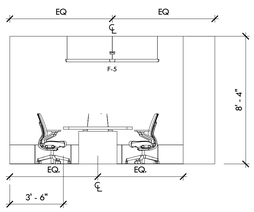
CONFERENCE - SOUTH 10
Scale: 1/4" = 1'-0"



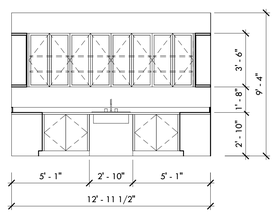
SERVING ROOM - SOUTH 6
Scale: 1/4" = 1'-0"



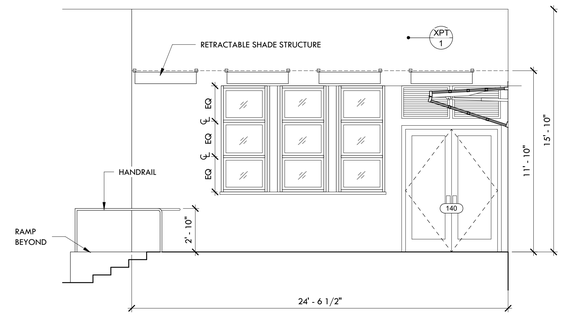
WEST ELEVATION (PROPOSED) 3
Scale: 1/4" = 1'-0"



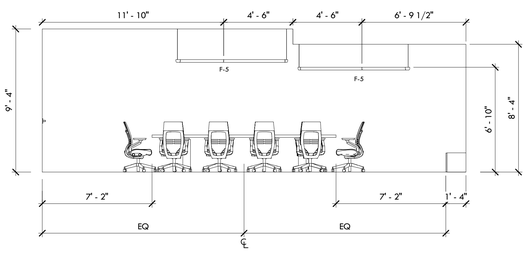
CONFERENCE - EAST 9
Scale: 1/4" = 1'-0"



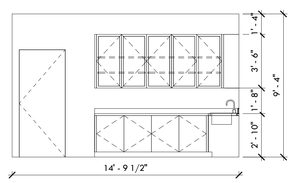
SERVING ROOM - EAST 5
Scale: 1/4" = 1'-0"



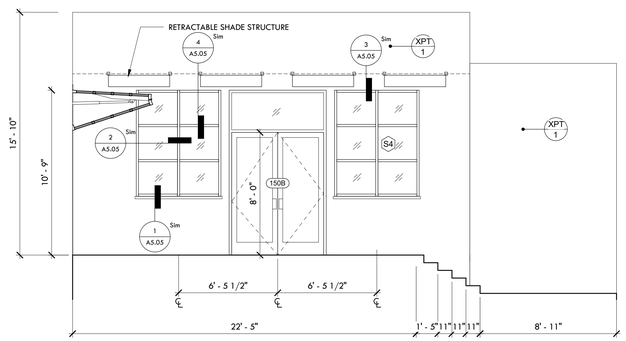
SOUTH ELEVATION (PROPOSED) 2
Scale: 1/4" = 1'-0"



CONFERENCE ROOM - NORTH 8
Scale: 1/4" = 1'-0"



SERVING ROOM - NORTH 4
Scale: 1/4" = 1'-0"



NORTH ELEVATION (PROPOSED) 1
Scale: 1/4" = 1'-0"

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LICENSED ARCHITECT
RICHARD PAUL BERLINER
No. C-12823
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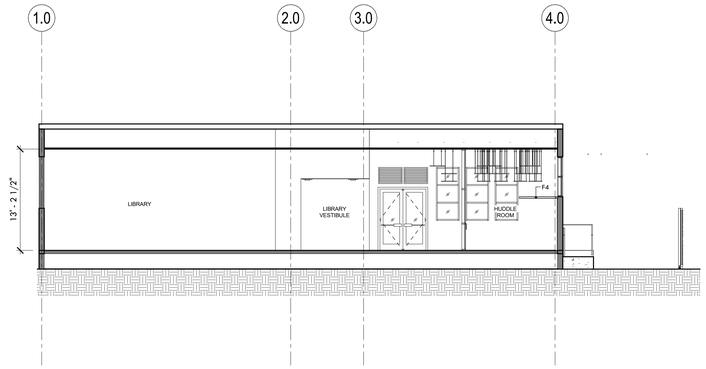
STATE OF CALIFORNIA

13-18
JOB NUMBER

Interior Elevations

A2.22



Section 4
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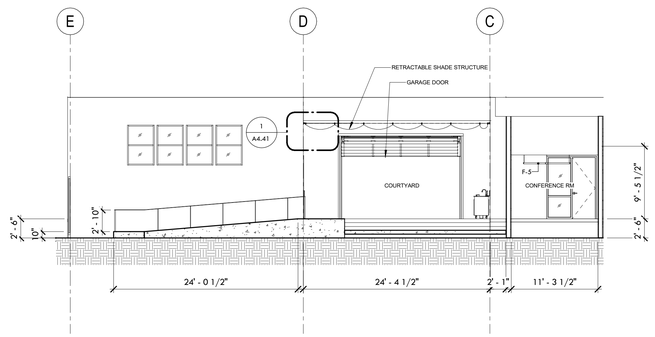
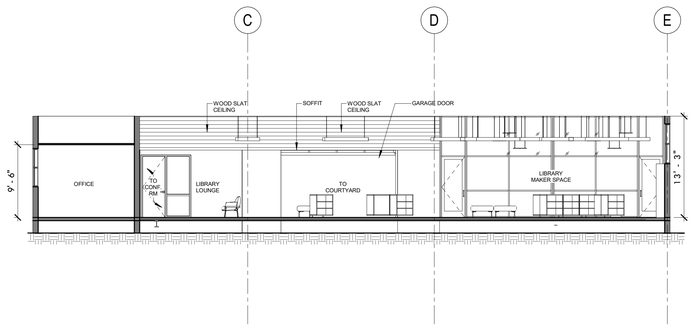
4



Section 3
Scale: 1/8" = 1'-0"
3



Section 2
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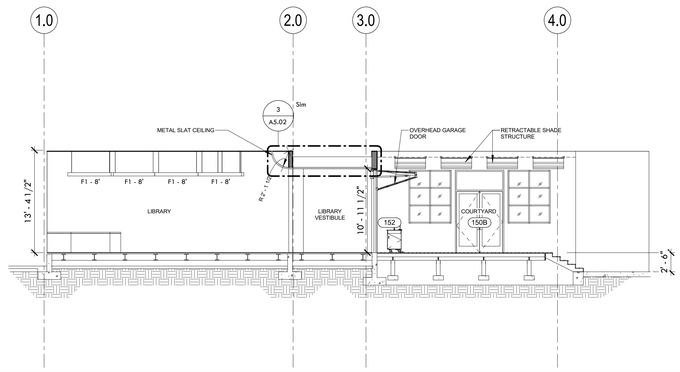
2



Section 1
Scale: 1/8" = 1'-0"
1

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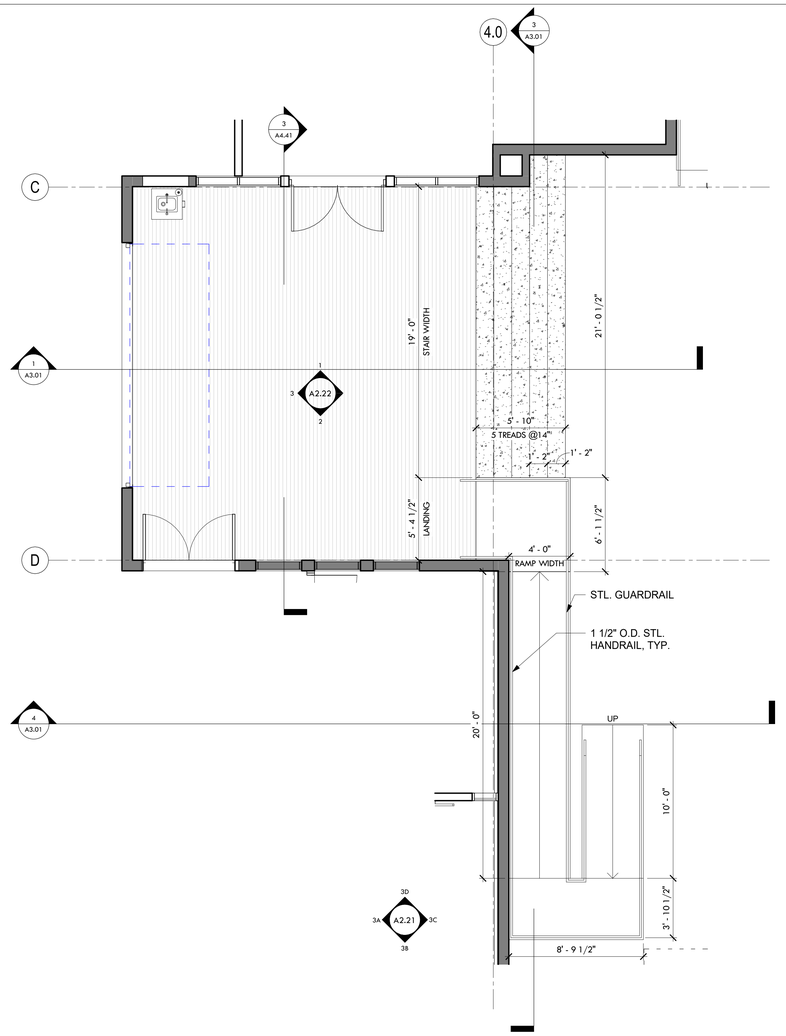
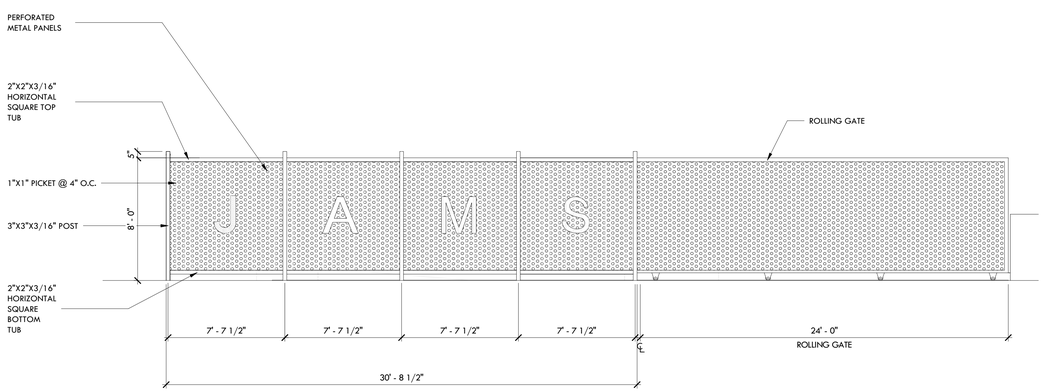
Building Sections

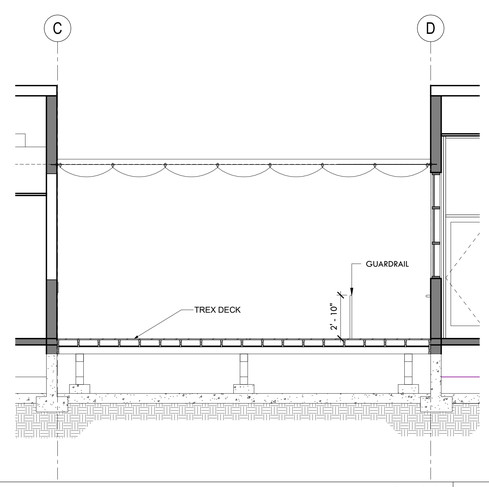
A3.01



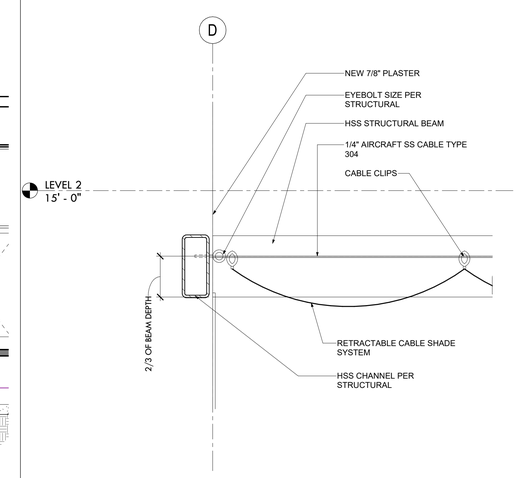
ENLARGED RAMP & STAIR
Scale: 1/4" = 1'-0" 2



EXTERIOR FENCE & GATE ELEVATION
Scale: 1/4" = 1'-0" 4



Trex deck
Scale: 1/4" = 1'-0" 3



ENLARGED RETRACTABLE SHADE STRUCTURE DETAIL
Scale: 1" = 1'-0" 1

DSA APPLICATION# 03-122079
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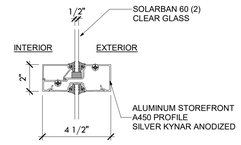
No. C-12823
9-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

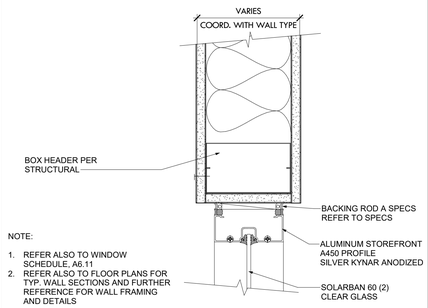
13-18 **JOB NUMBER**

Enlarged Exterior Details

A4.41



EXTERIOR STOREFRONT WINDOW VERTICAL MULLION — Scale: 3" = 1'-0" — 4

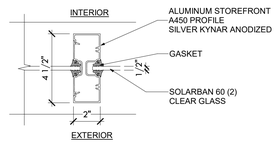


NOTE:

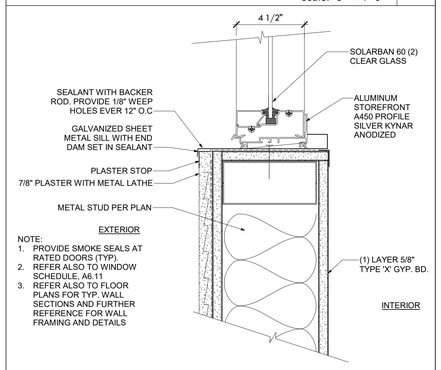
1. REFER ALSO TO WINDOW SCHEDULE, A6.11
2. REFER ALSO TO FLOOR PLANS FOR TYP. WALL SECTIONS AND FURTHER REFERENCE FOR WALL FRAMING AND DETAILS

RATED WHERE NOTED - REFER TO DRAWINGS

EXTERIOR STOREFRONT WINDOW HEAD @ METAL STUD WALL — Scale: 3" = 1'-0" — 3



EXTERIOR STOREFRONT WINDOW HORIZONTAL MULLION — Scale: 3" = 1'-0" — 2



NOTE:

1. PROVIDE SMOKE SEALS AT RATED DOORS (TYP).
2. REFER ALSO TO WINDOW SCHEDULE, A6.11
3. REFER ALSO TO FLOOR PLANS FOR TYP. WALL SECTIONS AND FURTHER REFERENCE FOR WALL FRAMING AND DETAILS

EXTERIOR STOREFRONT WINDOW SILL @ METAL STUD WALL — Scale: 3" = 1'-0" — 1

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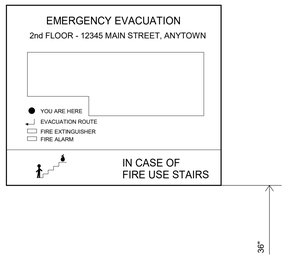
13-18 **JOB NUMBER**

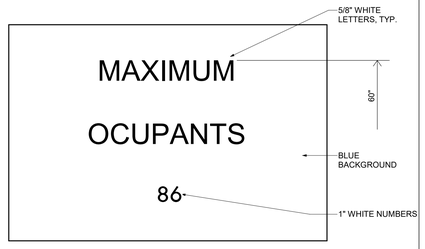
TYPICAL HOLLOW METAL DOOR/WINDOW DETAILS

A5.05



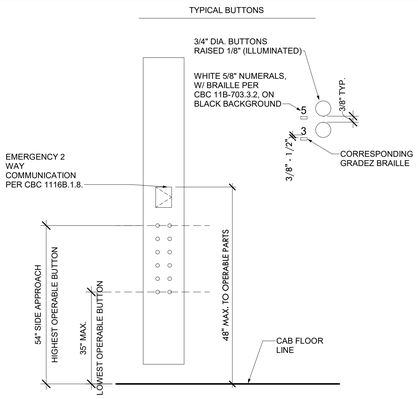
NOTE: ALL SIGNAGE LETTERING AND FORMAT TO FOLLOW CBC 1013

ELEVATOR EVACUATION SIGN
Scale: 3" = 1'-0" 12

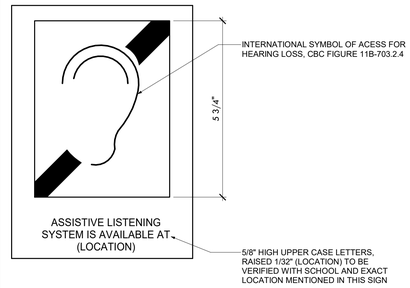


NOTE:
POSTING OF OCCUPANT LOAD PER CBC 1004.3

MAXIMUM OCCUPANT SIGN
Scale: 3" = 1'-0" 8

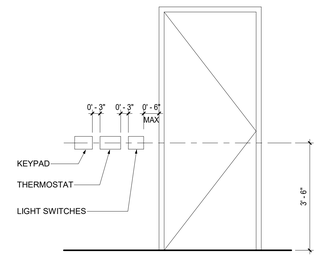


ELEVATORS - ELEVATOR CONTROL PANEL
Scale: 1" = 1'-0" 15



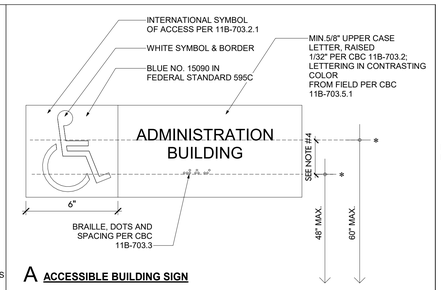
NOTE:
1. SIGN TO COMPLY WITH CBC 11B-703.5
2. LETTERS TO COMPLY WITH CBC 11B-703.2
3. SIGN TO BE PROVIDED & VERIFIED FOR EACH LOCATION W/ SCHOOL

ASSISTED LISTENING SYSTEM
Scale: 6" = 1'-0" 11

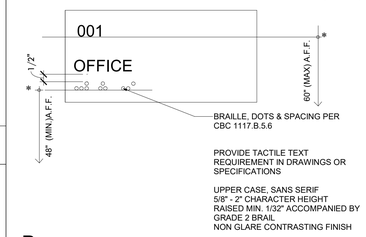


NOTE:
1. REFER TO INTERIOR ELEVATION DRAWINGS FOR ADDITIONAL INFORMATION.
2. COORDINATE LIGHT SWITCHES AND DEVICE LOCATIONS SO THAT THEY ARE GANGED TIGHTLY TOGETHER, DEVICES INCLUDE THERMOSTATS AND A/V SCREEN CONTROLS

FIXTURES - TYPICAL SWITCH / DEVICE LOCATION
Scale: 1/2" = 1'-0" 7



A ACCESSIBLE BUILDING SIGN



B ROOM IDENTIFICATION SIGN

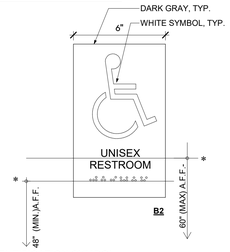
B1 NON ACCESSIBLE RESTROOM IDENTIFICATION SIGN

NOTES:

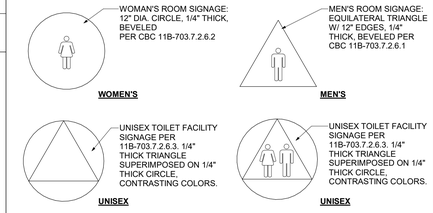
BRAILLE, DOTS & SPACING PER CBC 1117.B.5.6

PROVIDE TACTILE TEXT REQUIREMENT IN DRAWINGS OR SPECIFICATIONS

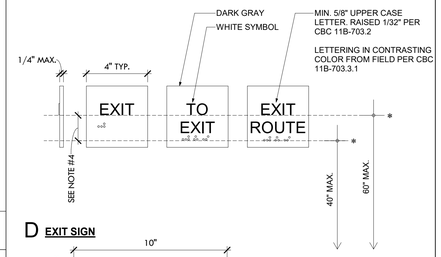
UPPER CASE, SANS SERIF
5/8" - 2" CHARACTER HEIGHT
RAISED MIN. 1/32"
ACCOMPANIED BY GRADE 2 BRAIL
NON GLARE CONTRASTING FINISH



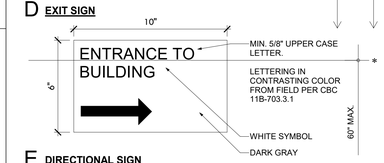
B2 ACCESSIBLE RESTROOM IDENTIFICATION SYMBOL



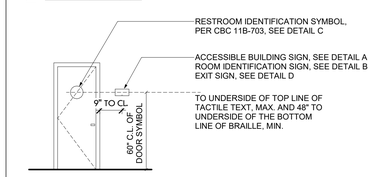
C ACCESSIBLE RESTROOM SIGN



D EXIT SIGN



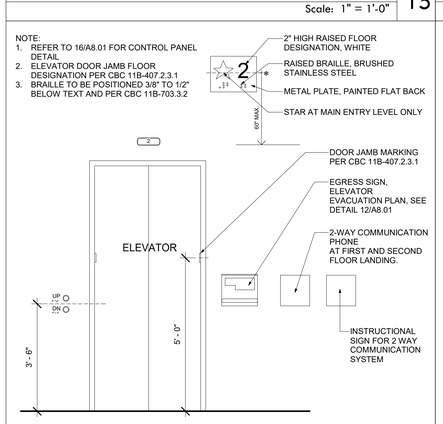
E DIRECTIONAL SIGN



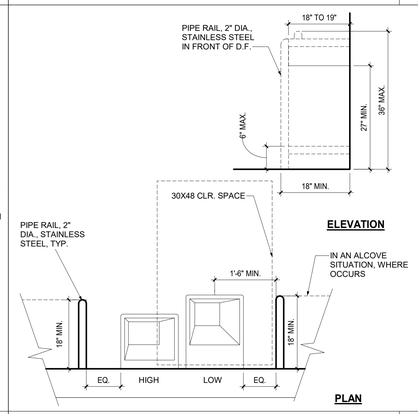
ELEVATION

NOTE:
1. ALL SIGNAGE TO BE PER CBC 11B-703
2. SIGNAGE HEIGHTS PER 11B-703.4.1.
3. SIGNAGE DESIGN AND MOUNTING TO BE PER SPECIFICATION
4. BRAILLE TO BE POSITIONED 3/8" TO 1/2" BELOW TEXT AND PER CBC 11B-703.3.2. BRAILLE SHALL BE PLACED UNDER MULTOPLE LINES OF TEXT, LEFT JUSTIFIED WITH TEXT OR CENTERED UNDER TEXT

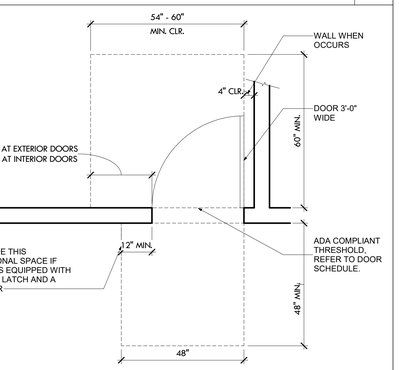
ACCESSIBLE, ROOM INDENTIFICATION, RESTROOM, AND EXIT SIGNAGE
Scale: 3" = 1'-0" 1



ELEVATOR DOOR JAMB SIGNAGE
Scale: 1/2" = 1'-0" 14



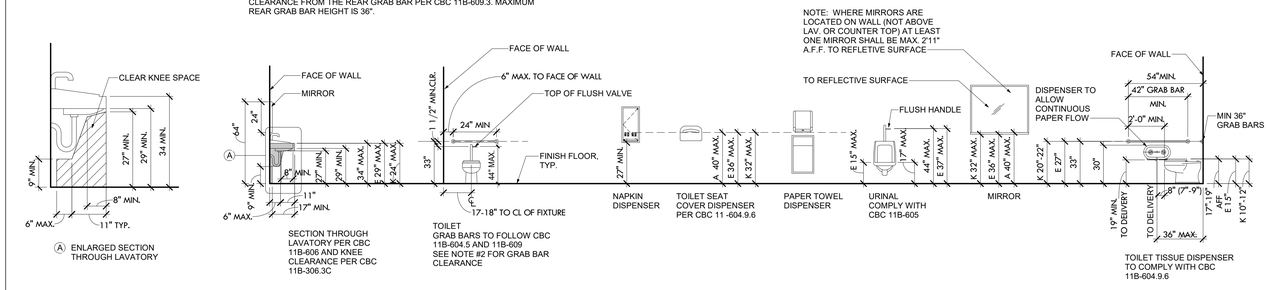
DRINKING FOUNTAIN HEIGHT
Scale: 3/4" = 1'-0" 10



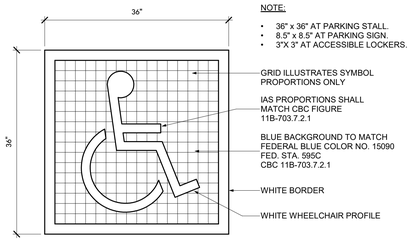
NOTE:
1. DETAIL SHOWS TYPICAL LANDING AT EXTERIOR DOORS

INTERIOR DOOR LANDING
Scale: 1/2" = 1'-0" 6

NOTE:
1. DRAWING INDICATES HEIGHT OF RESTROOM FIXTURES AND ACCESSORIES
K = KINDERGARTEN HEIGHT
E = ELEMENTARY HEIGHT
A = ADULT HEIGHT
2. FLUSH VALVES AT WATER CLOSET TO BE MOUNTED TO ALLOW 1 1/2" CLEARANCE FROM THE REAR GRAB BAR PER CBC 11B-609.3. MAXIMUM REAR GRAB BAR HEIGHT IS 36".



FIXTURES - TYPICAL ACCESSORY HEIGHTS
Scale: 1/4" = 1'-0" 9



NOTE:
- 36" x 36" AT PARKING STALL.
- 8.5" x 8.5" AT PARKING SIGN.
- 3"X 3" AT ACCESSIBLE LOCKERS.

INTERNATIONAL ACCESSIBILITY SYMBOL, PER CBC 11B-703.7.2.1
1. FOR USE AT ACCESSIBLE PARKING STALLS; POST MOUNTED SIGNS & PAINTED PAVEMENT SIGN PER CBC 11B-502.6.3 & 4.(1) OR (2)
2. FOR PAVEMENT MARKING, SYMBOL TO BE 36" X 36"
3. FOR PARKING IDENTIFUCATION SIGNAGE, SYMBOL TO BE 70 SQ. INCHES PER CBC 11B-502.6.1. SEE SIGN TYPE 11, APPENDIX 1.
4. FOR BUILDING ENTRANCE, SEE SIGN TYPE 14, APPENDIX 1.

SYMBOL OF ACCESSIBILITY
Scale: 1" = 1'-0" 5

DSA APPLICATION# 03-122079
FILE XX-XXX

DSA IDENTIFICATION STAMP

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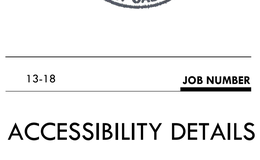
NOT FOR CONSTRUCTION

ISSUES

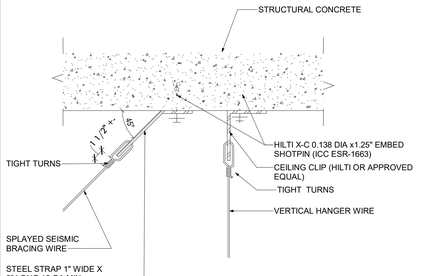
No.	Submittal	Date
	50% Design Development	05/26/22
	100% Design Development	07/01/22



13-18 **JOB NUMBER**

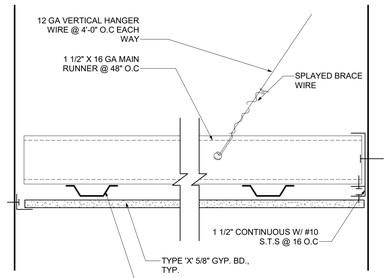
ACCESSIBILITY DETAILS

A5.01

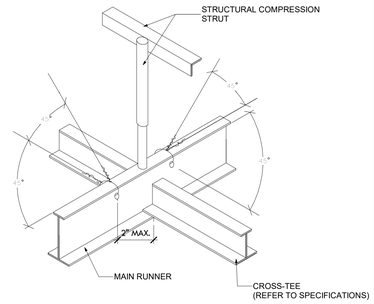


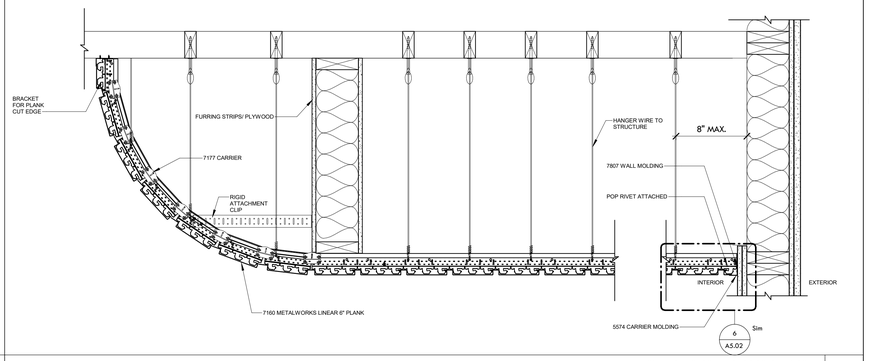
NOTE:
1. TEST 1 OUT OF 2 ANCHORS FOR 440 POUNDS IN TENSION
2. TEST 1 OUT OF 10 ANCHOR FOR 200 POUNDS IN TENSION

BRACING WIRE AT CONCRETE SLAB
Scale: 3" = 1'-0" 20

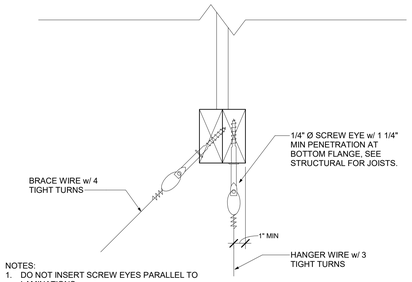


GYPSUM BOARD CEILING SECTION
Scale: 3" = 1'-0" 8



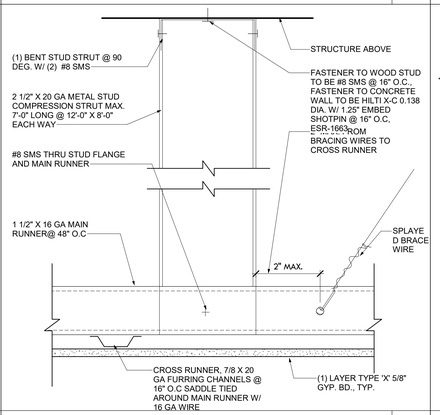


METAL SLAT CEILING SECTION DETAIL
Scale: 1 1/2" = 1'-0" 3

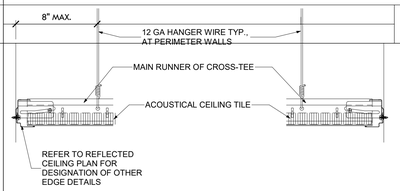


NOTES:
1. DO NOT INSERT SCREW EYES PARALLEL TO LAMINATIONS.
2. WHEN FIRE RATED GYP. BD. IS INSTALLED ON THE BOTTOM FLANGES, USE SCREW EYES WITH SUFFICIENT LENGTH TO AVOID DAMAGING THE GYP. BD.
3. TEST 1 OUT OF 2 ANCHORS FOR 440 POUNDS IN TENSION.
4. TEST 1 OUT OF 10 ANCHORS FOR 200 POUNDS IN TENSION

CEILING CONNECTION @ BOTTOM FLANGE
Scale: 3" = 1'-0" 19



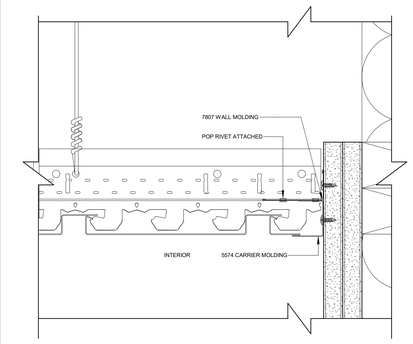
GYPSUM BOARD COMPRESSION STRUT
Scale: 3" = 1'-0" 9



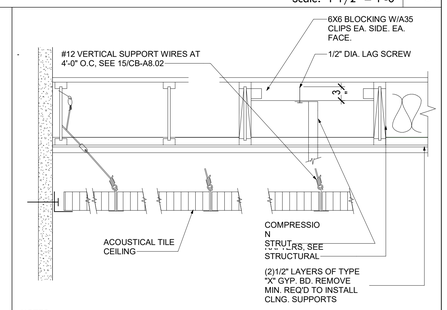
COMPRESSION PIPE STRUT SIZE SCHEDULE (BASED ON L/R > 200)	
SIZE	MAX. HEIGHT
1/2" x 22 GA.	3'-0"
3/4" x 22 GA	4'-0"
1" x 20 GA	6'-0"
1 1/4" x 20 GA	7'-0"
1 1/2" x 20 GA	8'-6"
2" x 20 GA	11'-6"
2 1/2" x 18 GA	14'-6"
3" x 18 GA	17'-3"
3 1/2" x 16 GA	23'-3"

NOTE: LATERAL BRACING REQUIRED ONLY FOR AREA GREATER THAN 1,000 SF

TBAR HORIZONTAL STRUT
Scale: 3" = 1'-0" 14

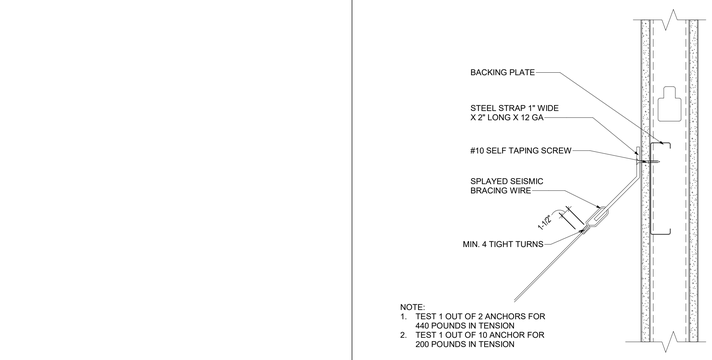


METAL SLAT CEILING WALL ATTACHMENT
Scale: 6" = 1'-0" 6



NOTES:
1. LATERAL BRACING SHALL CONSIST OF (4) 12 GA WIRES AND COMPRESSION STRUT SECURED TO MAIN RUNNER WITHIN 2" CROSS RUNNER INTERSECTION. WIRES SHALL BE SPLAYED 90 DEGREES IN PLAN FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM PLANE OF CEILING.
2. VERTICAL SUPPORT SHALL BE PROVIDED AS REQUIRED IN CHAPTER 25 CA-UBC WITH THE ADDED REQUIREMENT THAT DISCONTINUOUS ENDS OF CORSS RUNNERS AND MAIN RUNNERS BE VERTICALLY SUPPORTED WITHIN 8" OF SUCH DISCONTINUITIES AS MAY OCCUR WHERE THE CEILING IS DISRUPTED BY A WALL.
3. LIGHT FIXTURES AND AIR DIFFUSERS WEIGHING MORE THAN 56 LBS SHALL HAVE TWO 12 GA HANGERS CONNECTED FROM THE FIXTURE HOUSING TO CEILING SYSTEM HANGERS OR TO STRUCTURE ABOVE. ALL OTHER FIXTURES WEIGHING MORE THAN 56 POUNDS SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE BY APPROVED HANGERS. CONNECTIONS SHALL BE DESIGNED FOR A LETERAL FORCE OF 100 PERCENT OF THE WEIGHT OF THE FIXTURES IN ADDITION TO THE PRESCRIBED VERTICAL LOADING
4. 250S162-33 COMPRESSION STRUT @ 8'-0" X 12'-0" GRID, SCREW WEB TO MAIN RUNNER WITH (2) HILTI X-C(BLACK) X 1-1/4" (1CC-ESR 1663, (1) #10 SMS EACH FLANGE OF STUD TO TRACK
5. LATERAL FORCE BRACING MEMBERS SHALL BE SPACED A MINIMUM OF 6" FROM ALL HORIZONTAL PIPING OF DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE ABOVE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OF THE ACTUAL LOAD, WHICH EVER IS GREATER WITH A SAFETY FACTOR OF 2.
6. FOLLOW CEILING MANUFACTURER'S STANDARD DETAILS AND SPEC FOR INSTALLATION OF CEILING SYSTEM PER CODE AND DSA (FOR DSA PROJECTS)
7. SUSPENSION SYSTEM COMPONENTS SHALL COMPLY WITH ASTM C635 AND SECTION 5.1 OF ASTM E580. CEILING GRID SUSTEM MUST BE RATED HEAVY DUTY. CEILING WIRE SHALL BE CLASS 1 ZINC COATED, GALVANIZED, CARBON STEEL CONFORMING TO ASTM A641. WIRE SHALL BE #12 GAGE WITH SOFT TEMPER AND MINIMUM TENSILE STRENGHT = 70 KSI MAIN RUNNERS, CROSS RUNNERS, SPLICES, EXPANSION DEVICES AND INTERSECTION CONNECTORS SHALL BE DESIGNED TO CARRY A MEAN ULTIMATE TEST LOAD OF NOT LESS THAN 180 POUNDS IN COMPRESSION AND TENSION PER ASTM E580 SECTIO ES.1.2

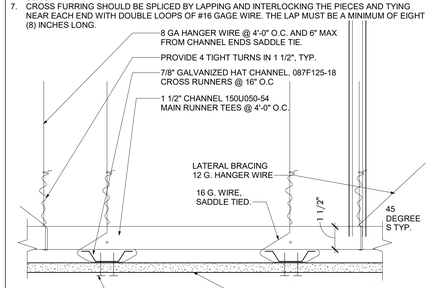
SUSPENDED TBAR CEILING
Scale: 3" = 1'-0" 2



NOTE:
1. TEST 1 OUT OF 2 ANCHORS FOR 440 POUNDS IN TENSION
2. TEST 1 OUT OF 10 ANCHOR FOR 200 POUNDS IN TENSION

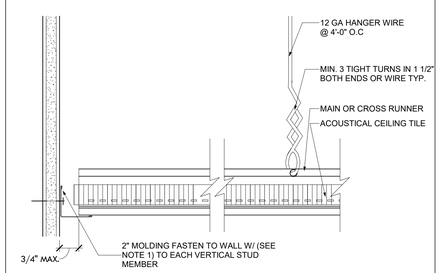
BRACING WIRE AT METAL STUD
Scale: 3" = 1'-0" 4

NOTES:
1. ATTACH SUSPENSION WIRES TO STRUCTURE ABOVE PER APPROPRIATE STRUCTURE DETAIL 15 OR 16/A8.02
2. WALL BOARD SCREWS, TYPE S-12, SELF DRILLING AND SELF TAPPING, 0.163-INCH THREAD DIAMETER, 5/16-INCH HEAD DIAMETER, 1" LONG
3. ACCESS PANELS FOR INSPECTION OR MAINTENANCE ONLY, MAX SIZE OF 300 SQ. IN.
4. PROVIDE LATERAL BRACING WIRES AND COMPRESSION STRUTS PER 8/A8.02
5. WEIGHT OF CEILING NOT TO EXCEED 4 LBS PER S.F.
6. MAIN RUNNERS SHOULD BE SPLICED BY LAPPING AND INTERLOCKING FLANGES AND TYING NEAR EACH END WITH DOUBLE LOOPS OF #16 GAGE WIRE. THE LAP MUST BE A MINIMUM OF 12 INCHES LONG.
7. CROSS FURRING SHOULD BE SPLICED BY LAPPING AND INTERLOCKING THE PIECES AND TYING NEAR EACH END WITH DOUBLE LOOPS OF #16 GAGE WIRE. THE LAP MUST BE A MINIMUM OF EIGHT (8) INCHES LONG.

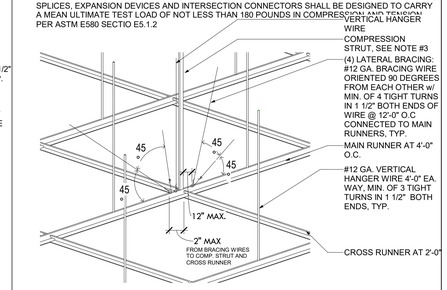


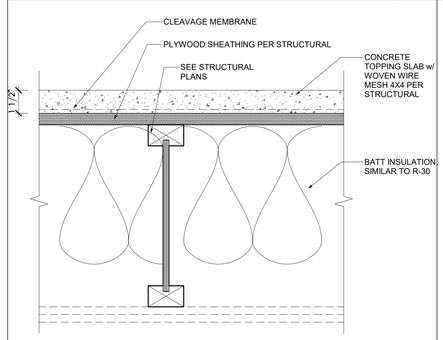
CEILINGS - SUSPENDED GYP. BD. CEILING
Scale: 3" = 1'-0" 7

NOTE:
1. FASTENER TO WOOD STUD TO BE 2" X 1/4" DIA. W/ 1-1/4" EMBED @ 16" O.C , FASTENER TO METAL STUDS TO BE #8 SMS @ 16" O.C., FASTENER TO MASONRY WALL TO BE HILTI X-C 0.138 DIA. W/ 1.25" EMBED @ 16" O.C, ESR-1663



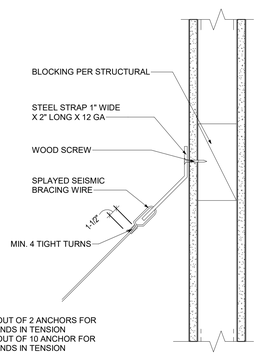
SUSPENDED T-BAR FREE END
Scale: 3" = 1'-0" 12





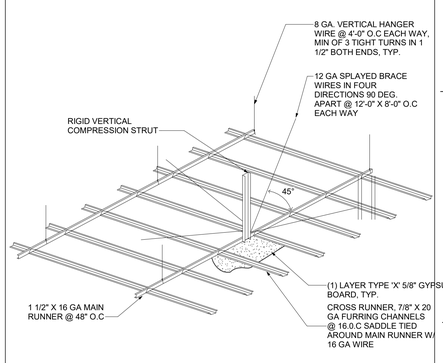
NOTE:
BUILDING IS TYPE IIIB PER CBC TABLE 601, FLOOR CONSTRUCTION DOES NOT REQUIRE FIRE PROTECTION. REFER TO PLANS AND WALL SECTIONS FOR AREAS WHERE GYP. BD. IS APPLIED FOR OCCUPANCY SEPARATION.

3RD FLOOR ASSEMBLY/2ND FLOOR CEILING
Scale: 3" = 1'-0" 17



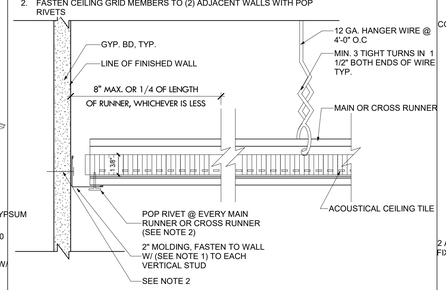
NOTE:
1. TEST 1 OUT OF 2 ANCHORS FOR 440 POUNDS IN TENSION
2. TEST 1 OUT OF 10 ANCHOR FOR 200 POUNDS IN TENSION

BRACING WIRE AT WOOD STUD
Scale: 3" = 1'-0" 13

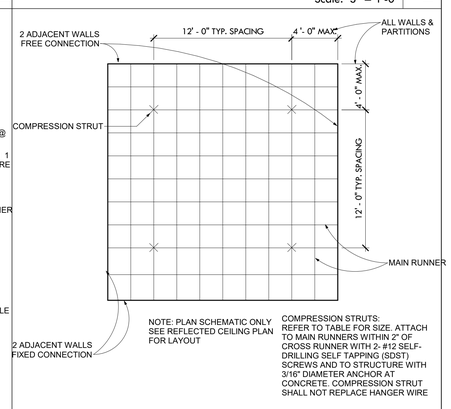


SUSPENDED GYPSUM BOARD CEILING
Scale: 3" = 1'-0" 10

NOTE:
1. FASTENER TO WOOD STUD TO BE 2" X 1/4" DIA. W/ 1-1/4" EMBED @ 16" O.C , FASTENER TO METAL STUDS TO BE #8 SMS @ 16" O.C., FASTENER TO MASONRY OR CONCRETE WALL TO BE HILTI X-C 0.138 DIA. W/ 1.25" EMBED @16"O.C, ESR-1663
2. FASTEN CEILING GRID MEMBERS TO (2) ADJACENT WALLS WITH POP RIVETS



SUSPENDED T-BAR FIXED END
Scale: 3" = 1'-0" 11



NOTE: PLAN SCHEMATIC ONLY SEE REFLECTED CEILING PLAN FOR LAYOUT

COMPRESSION STRUTS: REFER TO TABLE FOR SIZE. ATTACH TO MAIN RUNNERS WITHIN 2" OF CROSS RUNNER WITH 2- #12 SELF-DRILLING SELF TAPPING (SDST) SCREWS AND TO STRUCTURE WITH 3/16" DIAMETER ANCHOR AT CONCRETE. COMPRESSION STRUT SHALL NOT REPLACE HANGER WIRE

TYP. PLAN SCHEMATIC
Scale: 3" = 1'-0" 1

DSA APPLICATION# 03-122079
FILE XX-XXX

DSA IDENTIFICATION STAMP

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NOT FOR CONSTRUCTION

ISSUES

No.	Submittal	Date
	50% Design Development	05/26/22
	100% Design Development	07/01/22

LICENSED ARCHITECT
RICHARD PAUL BERLINER
No. C-12823
9 - 30 - 2023
RENEWAL DATE
STATE OF CALIFORNIA

13-18
JOB NUMBER

TYPICAL CEILING DETAILS

A5.02

DOOR SCHEDULE

DOOR NO.	Room	Type	DOOR WIDTH	DOOR HEIGHT	DOOR THK	DOOR MTR'L	FRAME DETAIL HEAD	FRAME DETAIL JAMB	FRAME DETAIL SILL	FRAME DETAIL MAT'L	FRAME DETAIL FINISH	RATING REQ'D	HDWE GRP	REMARKS
LEVEL 1														
140	LIBRARY	B	6' - 0"	8' - 0"										
150A	CONFERENCE ROOM	E	3' - 0"	8' - 0"	0' - 1 3/4"									
150B	CONFERENCE ROOM	A	3' - 0"	8' - 0"	0' - 1 3/4"									
152	COURTYARD	C	16' - 0"	10' - 9"	0' - 2"									
155	HUDDLE ROOM 1	D	3' - 0"	8' - 0"										
156	HUDDLE ROOM 2	D	3' - 0"	8' - 0"										
160	PEDESTRIAN GATE	H	6' - 0"'	8' - 0"										

GENERAL NOTES

A. MIN CLEAR WIDTH OF 32". MAX WIDTH OF A SWINGING DOOR LEAF SHALL BE 48". HEIGHT OF DOOR OPENINGS SHALL BE >80". (CBC 1010.1.1)

B. PIVOTED OR SIDE-HINGED SWINGING TYPE. (CBC 1010.1.2)

C. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR SPACE >49 OCCUPANTS. (CBC 1010.1.2.1)

D. PROVIDE A FLOOR OR LANDING ON EACH SIDE OF A DOOR AT THE SAME ELEVATION. LANDINGS SHALL BE LEVEL EXCEPT EXTERIOR LANDINGS WHICH ARE PERMITTED TO HAVE A SLOPE ≤ 2%. WIDTH OF LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE STAIR OR DOOR, WHICHEVER IS GREATER. MIN 44" LENGTH. (CBC 1010.1 .5-6)

E. SPACES BETWEEN DOORS IN A SERIES SHALL BE 48" PLUS THE WIDTH A DOOR SWINGING INTO THE SPACE. DOORS SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN DOORS. (CBC 1010.1.8)

F. NOTE: "DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT".

G. NOTE: "DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN AND 48" MAX ABOVE THE FINISHED FLOOR."

H. INTERIOR STAIRWAY MEANS OF EGRESS DOORS SHALL BE OPENABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (CBC 1010.1.9.11)

I. DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD >49 IN A GROUP A, E, 1-2, OR 1-2.1 SHALL PROVIDE PANIC OR FIRE EXIT HARDWARE. (CBC 1010.1 .10)

J. LOCKS AND/OR LATCHES ARE NOT PERMITTED ON ANY DOOR PROVIDING ACCESS FROM A PENTHOUSE OR STAIRWAY TO THE ROOF EXCEPT A LOCK OR LATCH OPENABLE FROM THE INSIDE WITHOUT A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT. (LAFC 1008.1.9.11.1)

K. EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS.

L. INTERIOR STAIRWAY MEANS OF EGRESS DOORS SHALL BE OPENABLE FROM BOTH SIDES WITHOUT USE OF A KEY OR SPECIAL KNOWLEGE OR EFFORT. (CBC 1010.1.9.11)

M. RATED GLAZING SHALL COMPLY WITH 716.1.2.3 FIRE RESISTANCE RATED GLAZING AND MEET ASTEM E119 OR UL 263.

DOOR NOTES

1. DOOR FRAMES ARE TO BE FACTORY PRIMED AND FIELD PAINTED.

2. COORDINATE DOOR FRAME THROAT SIZES WITH WALL TYPES.

3. CONTRACTOR TO VERIFY ALL SWINGS MATCH THE FLOOR PLAN

4. DOOR UNDERCUT TO BE 1/4" TO 3/8".

5. FIELD VERIFY ALL OPENING DIMENSIONS

6. DOORS WITHOUT DOOR NUMBERS ON FLOOR PLAN ARE EXISTING TO REMAIN.

7. ASSEMBLY AREAS NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, IN AN GROUP E OCCUPANCY HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HAZARD WARE. BUILDING CODE 1008.1.9.

8. DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

9. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.

10. ALL DOOR DIMENSIONS, HARDWARE, THRESHOLD, KICKPLATE TO BE PER 11B-404

11. THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. **BUILDING CODE 1008.2.1**

12. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH BUILDING CODE 1008.1.9 - 1008.1.9.7.

GLAZING NOTES

GL-1 **1" INSULATED GLASS**. 1/4" SOLARBAN 70 (2) CLEAR, 1/2" AIRSPACE, 1/4" CLEAR. ALL GLASS TO BE TEMPERED. ALL GLASS TO BE NFRC CERTIFIED AND LABELED.

GL-2 **3/4" CLEAR TEMPERED GLASS**.

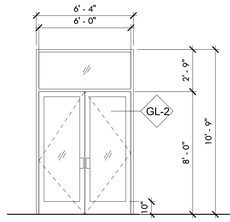
ALUMINUM STOREFRONT NOTES

ALL OPENINGS 12' OR LESS WITH OPERABLE DOORS TO BE ARCADIA TC-670 (2-1/4" x 6") SYSTEM OR SIMILAR

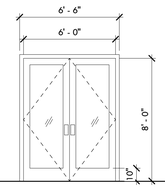
ALL STOREFRONT TO BE **CLEAR ANODIZED**

ABBREVIATIONS

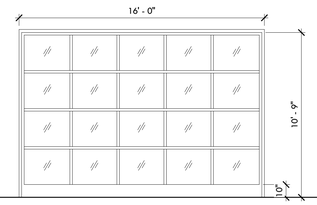
AI	ACESS CONTROL VIDEO INTERCOM
ALM	ALUMINUM
ANOD	ANODIZED
CLF	CLEAR LACQUER FINISH
CR	CARD READER
EXL	NUCLEAR EXIT LIGHT
GLZ	GLAZING
HMF	HOLLOW METAL FRAME
HR	HOUR
HMF	HOLLOW METAL FRAME
MFR	MANUFACTURER
MPL	MAPLE WOOD DOOR
PB	PUSH BUTTON
PH	PANIC HARDWARE
PL	PLASTIC LAMINATE
PR	PAIR OF DOORS
PT	PAINT
SGL	SINGLE DOOR
SS	STAINLESS STEEL
ST	STEEL
WD	WOOD
WI	WROUGHT IRON



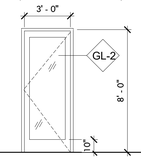
A EXTERIOR DOUBLE DOOR W/ TRANSOM
ALUMINUM FRAME



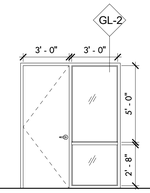
B EXTERIOR DOUBLE DOOR
ALUMINUM FRAME



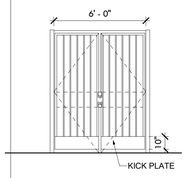
C EXTERIOR BIFOLD GARAGE DOOR
ALUMINUM FRAME



D INTERIOR STOREFRONT SYSTEM
ALUMINUM FRAME



E INTERIOR DOOR WITH SIDELIGHT
METAL FRAME



F DOUBLE PEDESTRIAN GATE
WROUGHT IRON

DSA APPLICATION# 03-122079
FILE XX-XXX

DSA IDENTIFICATION STAMP

CLIENT

JAMS

JOHN ADAMS MIDDLE SCHOOL
2425 16TH STREET
SANTA MONICA, CA 90405

PROJECT

JAMS - LIBRARY RENOVATION

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NOT FOR CONSTRUCTION

ISSUES

No.	Submittal	Date
	50% Design Development	05/26/22
	100% Design Development	07/01/22

LICENSED ARCHITECT
RICHARD PAUL BERLINER
No. C-12823
9-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

13-18 **JOB NUMBER**

Door Schedule

A6.01

DSA APPLICATION# 03-122079
FILE XX-XXX

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WINDOW & STOREFRONT SCHEDULE

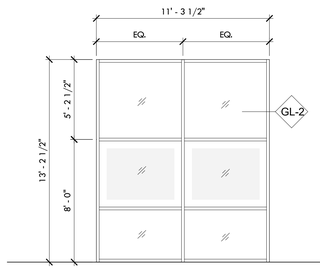
TYPE	STC	GLAZING	FRAME TYPE	FIRE RATING	REMARKS
S1		GL-2	AL		
S2		GL-2	AL		
S3		GL-2	AL		
S4		GL-1	AL		

ALUMINUM STOREFRONT NOTES

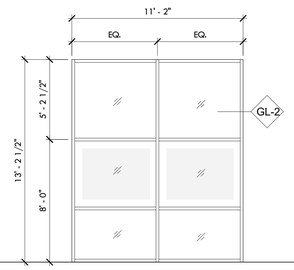
1. ALL FRAMING TO BE NFRC CERTIFIED AND LABELED.
2. CONTRACTOR TO VERIFY ALL OPENINGS INFIELD.
3. REFER TO SPECIFICATIONS FOR MORE INFORMATION.
4. IF DISCREPANCY OCCURS BETWEEN DOCUMENTS AND CONDITIONS CONTRACTOR IS TO NOTIFY ARCHITECT.
5. DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY, WHAT OCCURS IN ONE IS THE SAME AS OCCURS IN THE OTHER.
6. ALL MULLIONS TO BE ARCADIA AFG601T SERIES

GLAZING NOTES

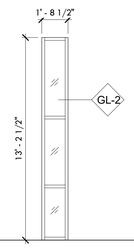
TAG	TYPE	SIZE	NOTES
GL-1	**1" INSULATED GLASS**. 1/4" SOLARBAN 70, (2) CLEAR, 1/2" AIRSPACE, 1/4" CLEAR.		ALL GLASS TO BE TEMPERED. ALL GLASS TO BE NFRC CERTIFIED AND LABELED.
GL-2	**3/4" CLEAR TEMPERED GLASS.**		ALL GLASS TO BE TEMPERED. ALL GLASS TO BE NFRC CERTIFIED AND LABELED.



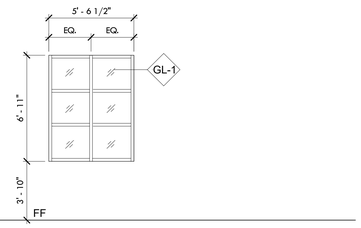
S1 INTERIOR STOREFRONT SYSTEM
ALUMINUM FRAME



S2 INTERIOR STOREFRONT SYSTEM
ALUMINUM FRAME



S3 INTERIOR STOREFRONT SYSTEM
ALUMINUM FRAME



S4 EXTERIOR STOREFRONT SYSTEM
ALUMINUM FRAME

NOT FOR CONSTRUCTION

ISSUES

No.	Submittal	Date
	50% Design Development	05/26/22
	100% Design Development	07/01/22

LICENSED ARCHITECT
RICHARD PAUL BERLINER
No. C-12923
9-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

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JOB NUMBER

Window Schedule

A6.11

SYMBOLS

X / SX.X	SECTION REFERENCE BUBBLE
X / SX.X	DETAIL REFERENCE BUBBLE WITH ARROW
X / SX.X	DETAIL REFERENCE BUBBLE
X / SX.X	FULL HEIGHT SECTION INDICATOR
X / SX.X X / SX.X	BUILDING SECTION INDICATOR
X / SX.X	ELEVATION OF WALL OR FRAME
N	NORTH ARROW
	SLOPE
	EARTH LAYER
	STEPPED SURFACE; FLOOR DEPRESSION
	SLOPED SURFACE
	INDICATES SAND OR GROUT
	INDICATES GRAVEL
—X—X—X—X—	WELDED WIRE FABRIC (WWF LAYER)
	STEEL TUBE COLUMN
	STEEL PIPE COLUMN
	WIDE FLANGE STEEL COLUMN
	MEMBER SPLICE
	STEEL IN CROSS SECTION
	DIRECTION OF SPAN

ABBREVIATIONS

LAB	LABORATORY
LB(S) OR #	POUND(S)
LF	LINEAL FOOT
LIN	LINEAL; LINEAR
LLBB	LONG LEGS BACK-TO-BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LSL	LONG SLOTTED HOLES
LT WT	LIGHTWEIGHT
LVL	LEVEL
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MISCELLANEOUS CHANNEL SHAPE
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM; MINUTE
MISC	MISCELLANEOUS
(N)	NEW
N	NORTH
NF	NEAR FACE
NIC	NOT IN CONTRACT
NORM	NORMAL
NO or #	NUMBER
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
OSB	ORIENTED STRAND BOARD
PARA OR //	PARALLEL
PC	PRECAST; PIECE
PERP	PERPINDICULAR
PI	PLYWOOD INDEX
PL	PLATE
℄	PROPERTY LINE
PLF	POUNDS PER LINEAL FOOT
PLCS	PLACES-
PLY	PLYWOOD
PROP	PROPERTY
PT	POST TENSIONED
PW	PLATE WASHER
PJP	PARTIAL JOINT PENETRATION WELD
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
#	POUND; NUMBER
REF	REFERENCE
REINF	REINFORCE; REINFORCING
REQD	REQUIRED
RF	ROOF
Ø	DIAMETER
SCHED	SCHEDULE
SECT	SECTION
SEP	SEPERATION
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SLBB	SHORT LEGS BACK-TO-BACK
SOG	SLAB ON GRADE
SPCG	SPACING
SPECS	SPECIFICATIONS
SPCL	SPECIAL
SQ	SQUARE
SS	SELECT STRUCTURAL
SSL	SHORT SLOTTED HOLES
STAGG	STAGGER
STD	STANDARD
STIFF	STIFFENERS
STIRR	STIRRUP
STL	STEEL
STRUCT	STRUCTURAL
STRUCT I	STRUCTURAL I
SW	SHEAR WALL
SYM	SYMMETRICAL
TB	TIE BEAM
T & B	TOP AND BOTTOM
T & G	TONGUE & GROOVE
TOC	TOP OF CURB; TOP OF CONCRETE
TOF	TOP OF FOOTING
TEMP	TEMPERATURE; TEMPORARY
THRU	THROUGH
THK	THICKNESS/THICK
THR	THREADED
TOP or T	TOP
TOS	TOP OF STEEL/TOP OF SLAB
TOW	TOP OF WALL
TSG	TAPERED STEEL GIRDER
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UNO	UNLESS NOTED OTHERWISE
UT	ULTRA-SONIC TEST
VERT	VERTICAL
VSH	VERTICAL SLOTTED HOLES
W/	WITH
W/O	WITHOUT
WD	WOOD
WP	WORK POINT; WATERPROOF
WT	WEIGHT
WWF	WELDED WIRE FABRIC

STRUCTURAL STEEL SHAPES

Wx	W SHAPE
Cx	AMERICAN STD CHANNEL SHAPE
MC	MISC CHANNEL SHAPE
Lx	ANGLE SHAPE
WT, ST, MT	STRUCT TEE SHAPE
PIPE	STANDARD PIPE SHAPE
PIPE-X	EXTRA STRONG PIPE SHAPE
PIPE-XX	DBL EXTRA STRONG PIPE SHAPE
HSS	STRUCT TUBING SHAPE

AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
ADJ	ADJACENT
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL
AGGR	AGGREGATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
APPVD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL; ARCHITECT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION
AWS	AMERICAN WELDING SOCIETY
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
&	AND
@	AT
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BN	BOUNDARY NAIL
BNDRY	BOUNDARY
BOT OR B	BOTTOM
BRC	BRACE
BRG	BEARING
BT	BENT
BTWN	BETWEEN
CANT	CANTILEVER
CAM OR C	CAMBER
CC	CENTER TO CENTER
CG	CENTER OF GRAVITY
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT; CONTROL JOINT
CL	CENTER LINE
CLR	CLEARANCE; CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPRESSION
CONC	CONCRETE
CONN	CONNECTION; CONNECT
CONSTR	CONSTRUCTION
CONT	CONTINUE; CONTINUOUS
CONTR	CONTRACTOR
CJP	COMPLETE JOINT PENETRATION WELD
CTR	CENTER
CTSK	COUNTERSINK; COUNTERSUNK
CU FT	CUBIC FOOT
d	PENNY (NAIL OR BAR DIA)
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DF	DOUGLAS FIR/LARCH
DIA OR ø	DIAMETER
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DIM	DIMENSION
DN	DOWN
DO	DITTO (REPEAT)
DWG	DRAWING
DWL	DOWEL
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMBED	EMBEDMENT
EN	EDGE NAIL
ENGR	ENGINEER
EQ	EQUAL OR EQUIVALENT
EQUIP	EQUIPMENT
ES	EACH SIDE
ETC	ET CETERA
EW	EACH WAY
EXIST or (E)	EXISTING
EXT	EXTERIOR
FDN	FOUNDATION
FF	FAR FACE
FF	FINISHED FLOOR
FIN	FINISH
FJ	FLOOR JOIST
FL	FLOOR LINE
FLG	FLANGE
FLR	FLOOR
FN	FIELD NAIL
FOC	FACE OF CONCRETE
FOM	FACE OF MASONARY
FOS	FACE OF STUD
FOW	FACE OF WALL
FP	FULL PENETRATION; FIRE PROOFING
FRMG	FRAMING
FS	FULL SIZE; FAR SIDE
FT	FOOT; FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GLB	GLUED LAMINATED BEAM
GR	GRADE
GRND	GROUND
H or HORIZ	HORIZONTAL
HDR	HEADER
HGR	HANGER
HOSP	HOSPITAL
HP	HIGH POINT
HS	HIGH STRENGTH
HSH	HORIZONTALLY SLOTTED HOLES
HT	HEIGHT
HR	HARD ROCK
ID	INSIDE DIAMETER
IF	INSIDE FACE
I-JST	I-JOIST
IN	INCH
INCL	INCLUDE
INFO	INFORMATION
INSP	INSPECTION
INT	INTERIOR
JST	JOIST
JT	JOINT
K	KIPS
KSI	KIPS PER SQUARE INCH

SHEET INDEX

SHEET NUMBER	SHEET NAME
S0.0	ABBREVIATIONS, SYMBOLS AND SHEET INDEX
S0.1	GENERAL STRUCTURAL NOTES
S0.2	GENERAL STRUCTURAL NOTES
S1.0	FOUNDATION PLAN
S1.1	ROOF FRAMING PLAN
S4.0	TYPICAL CONCRETE DETAILS
S4.5	CONCRETE DETAILS
S6.0	TYPICAL WOOD DETAILS
S6.5	WOOD FRAMING DETAILS
xS7.5	WOOD DETAILS

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PROJECT

JAMS Library Renovation

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ISSUES

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	50% Design Development	05/26/22
	100% Design Development	07/01/22

2100022 **JOB NUMBER**

ABBREVIATIONS, SYMBOLS AND SHEET INDEX

S0.0

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318, LATEST EDITION.
2. REINFORCED CONCRETE IS DESIGNED BY THE "ULTIMATE STRENGTH DESIGN METHOD".
3. CONCRETE MIXTURES SHALL BE DESIGNED BY THE APPROVED TESTING LABORATORY AND REVIEWED BY THE STRUCTURAL ENGINEER. THE COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE PROPORTIONED BASED AS INDICATED ON ACI 318, LATEST EDITION.
4. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTH AND TYPES

LOCATIONS IN STRUCTURE	STRENGTH (PSI)	DENSITY (PCF)	MAX W/C RATIO
FOOTINGS AND FOUNDATION WALLS	4,000	145	0.45
SLAB ON GRADE	4,000	145	0.45
NORMAL WEIGHT CONCRETE DECK	4,000	145	0.45
LIGHTWEIGHT CONCRETE FILL OVER DECK	3,000	115	0.45
CURBS, PADS, TOPPING SLABS, ETC.	3,000	145	0.45
WALLS AND BUILDING FRAME MEMBERS	4,000	145	0.45

5. PROVIDE CONCRETE MIXTURES THAT MEET THE DURABILITY REQUIREMENTS INDICATED IN THE GEOTECHNICAL REPORT AND PROJECT SPECIFICATIONS.
6. CONCRETE SHRINKAGE SHALL BE LIMITED TO 0.05 PERCENT PER ASTM C157.
7. CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES FAHRENHEIT AND IN MOIST CONDITION FOR A MINIMUM OF 7 DAYS AFTER PLACEMENT.
8. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II, OR AS REQUIRED BY THE GEOTECHNICAL REPORT AND PROJECT SPECIFICATIONS.
9. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS.
10. AGGREGATE FOR LIGHT WEIGHT CONCRETE SHALL BE OF THE EXPANDED SHALE TYPE CONFORMING TO ALL REQUIREMENTS AND TESTS OF ASTM-C330 AND PROJECT SPECIFICAITONS.
11. CONCRETE MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C-94.
12. PLACEMENT OF CONCRETE SHALL CONFORM TO THE CODE CHAPTER 19 AND PROJECT SPECIFICATIONS. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED.
13. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS, INCLUDING PIPES AND CONDUITS, SHALL BE SECURED IN POSITION PRIOR TO PLACING CONCRETE.
14. PROVIDE SLEEVES FOR PIPES AND CONDUITS PASSING THROUGH CONCRETE MEMBERS INCLUDING CONCRETE OVER METAL DECK BEFORE PLACING. DO NOT CUT REINFORCING WHICH MAY CONFLICT. SLEEVES SHALL NOT EXCEED 6-INCHES IN DIAMETER AND BE SPACED A MINIMUM OF 3 DIAMETERS APART FROM OTHER SLEEVES USING THE LARGER SLEEVE DIAMETER, OR AS INDICATED ON THE DRAWINGS. CLUSTERS OF SLEEVES ARE NOT PERMITTED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
15. CORING IN CONCRETE IS NOT PERMITTED WITHOUT ARCHITECT REVIEW AND APPROVAL. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
16. CONDUITS LARGER THAN 1-1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY STRUCTURAL ENGINEER. CONDUITS SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS. DO NOT STACK CONDUITS. SPACE EMBEDDED CONDUITS A MINIMUM OF 3 DIAMETERS CLEAR FROM OTHER EMBEDDED CONDUITS USING THE LARGER CONDUIT DIAMETER, AND 1 1/2" CLEAR FROM REINFORCING BARS.NO CONDUITS SHALL BE PLACED IN CONCRETE FILL OVER METAL DECK. EMBEDDED CONDUITS SHALL BE PLACE IN THE MIDDLE THIRD OF SLABS, BEAMS, WALLS, FOOTINGS, ETC. CLUSTERS OF CONDUITS ARE NOT PERMITTED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
17. PIPES ARE NOT PERMITTED TO BE EMBEDDED IN CONCRETE.
18. SCREED CONCRETE FILL OVER STEEL DECK TO A CONSTANT THICKNESS AS SPECIFIED IN THE DECKING SCHEDULE.

REINFORCING STEEL

1. RENFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE, ASTM 706, GRADE 60 (UNO). DEFORMANTIONS SHALL BE IN ACCORDANCE WITH ASTM A-305.
2. BARS SHALL BE CLEAN OF RUST GREASE OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
3. DETAIL, FABRICATE, AND INSTALL REINFORCING IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 301, ACI 117, AND THE "CRSI MANUAL OF STANDARD PRACTICE."
4. WELDED WIRE REINFORCEMENT (WWR) SHALL CONFORM TO ASTM A-184. PROVIDE LAPS AS PER ACI-318 SECTION 25.5.3, 9" MINIMUM. WWR SHALL BE SUPPORTED ON APPROVED CHAIRS.
5. REINFORCING BAR SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. MINIMUM SPLICE LENGTH FOR REINFORCING STEEL BARS IN MASONRY SHALL BE 72 BAR DIAMETERS, 36" MINIMUM. MINIMUM SPLICE LENGTH FOR REINFORCING STEEL BARS IN CONCRETE SHALL BE AS REQUIRED FOR CLASS B SPLICE PER ACI 318 SECTION 25.5.2 UNO. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS.
6. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
7. WHERE WELDING OF REINFORCING IS APPROVED BY THE STRUCTURAL ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING E90XX OR APPROVED ELECTRODES. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF STRUCTURAL WELDING CODE REINFORCING STEEL AWS-D1.4 LATEST REVISION. REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-706.
8. BARS IN SLABS SHALL BE SECURELY SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, PRIOR TO PLACING CONCRETE.
9. COMPLETE AND DETAILED REINFORCING PLACEMENT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. THESE DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE.
10. MILL TEST REPORTS FOR GRADE 60 BARS SHALL BE SUBMITTED PRIOR TO PLACEMENT OF CONCRETE.
11. CONTINUOUS INSPECTION OF CONCRETE SHALL INCLUDE INSPECTION DURING INSTALLATION OF REINFORCING STEEL. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT SLEEVES AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OF REINFORCING STEEL.
12. CONCRETE PROTECTION FOR REINFORCEMENT:

CAST-IN-PLACE CONCRETE: THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT

	MINIMUM COVER
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	
#6 & LARGER	2"
#5 & SMALLER	1 1/2"
SLABS, WALLS, OR JOISTS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND	
#14 & LARGER	1 1/2"
#11 & SMALLER	3/4"
BEAM AND COLUMN TIES & STIRRUPS NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	1 1/2"

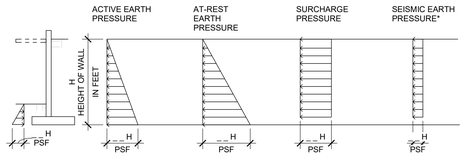
FOUNDATION

1. FOUNDATION DESIGN BASED ON THE GEOTECHNICAL INVESTIGATION REPORT XXXXX BY XXXXX DATED XXXXX.
2. FOUNDATIONS AND SLABS-ON-GRADE SHALL BEAR ON FIRM NATURAL SOIL OR COMPACTED FILL. ALL UNSUITABLE SOILS SHALL BE REMOVED AND RECOMPACTED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER OR HIS/HER REPRESENTATIVE. REFER TO THE GEOTECHNICAL REPORT AND PROJECT SPECIFICATIONS FOR EXTENT OF REMOVAL AND COMPACTION REQUIREMENTS.
3. FOOTINGS ARE DESIGNED BASED ON THE FOLLOWING INFORMATION:

ALLOWABLE BEARING(*)	= XXXXX PSF
PASSIVE EARTH PRESSURE	= XXXX PCF
COEFFICIENT OF FRICTION	= XX
MODULUS OF SUBGRADE REACTION	= XX PCI

ALLOWABLE BEARING MAY BE INCREASED BY 1/3 FOR WIND AND SEISMIC. MINIMUM DEPTH OF FOOTINGS BELOW LOWEST ADJACENT FINAL GRADE SHALL BE X'-X". MINIMUM WIDTH OF FOOTING SHALL BE XX' FEET. ALLOWABLE BEARING PRESSURE MAY BE INCREASED XXX PSF PER EACH ADDITIONAL FOOT OF DEPTH AND YYY PSF PER EACH ADDITIONAL FOOT OF WIDTH TO A MAX VALUE OF ZZZ PSF.

4. RETAINING WALLS ARE DESIGNED BASED ON THE FOLLOWING INFORMATION:



* APPLIES TO WALLS GREATER THAN __ FEET IN HEIGHT.

5. DEEP FOUNDATION ARE DESIGNED BASED ON THE FOLLOWING INFORMATION:

   PILE DOWNWARD AXIAL CAPACITIES:

   PILE UPWARD CAPACITIES :

   PILE LATERAL CAPACITIES :

6. REFER TO GEOTECHNICAL REPORT FOR GROUNDWATER ELEVATION. CONTRACTOR TO PROVIDE DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER AND/OR SEEPAGE, IF REQUIRED.
7. EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE AND REINFORCING. CONTRACTOR TO NOTIFY THE SOILS ENGINEER WHEN INSPECTION OF EXCAVATION IS READY. SOILS ENGINEER TO SUBMIT LETTER OF COMPLIANCE.
8. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH. BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS ARE IN PLACE AND HAVE ATTAINED FULL STRENGTH. CON TRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
9. FOOTING BACKFILL AND UTILITY BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE SOILS REPORT AND APPROVED BY THE SOILS ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE SOILS ENGINEER REPRESENTATIVE.
10. REMOVE ALL ABANDONED FOOTINGS, UTILITIES, ETC.
11. PLACE A MOISTURE BARRIER MEMBRANE OVER SAND AND GRAVEL BASE UNDER SLABS-ON-GRADE PER THE GEOTECHNICAL REPORT, OR AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.

STRUCTURAL OBSERVATIONS

1. STRUCTURAL OBSERVATION SHALL BE PERFORMED BY THE STRUCTURAL ENGINEER OF RECORD OR DESIGNEE IN ACCORDANCE WITH SECTION 1704.6 OF THE CODE.
2. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATION. STRUCTURAL OBSERVATION DOES NOT WAVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE CITY OR DEPUTY INSPECTORS.
3. THE CONTRACTOR SHALL COORDINATE AND CALL FOR A PRE-CONSTRUCTION MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN. STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS, PROJECT INSPECTOR. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS.
4. THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. AT A MINIMUM, THE FOLLOWING SIGNIFICANTY CONSTRUCTION STAGES REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER

CONSTRUCTION STAGES	ELEMENTS/CONNECTIONS TO BE OBSERVED
FOUNDATIONS	REINF/CONC/ANCHOR BOLTS
CONCRETE WALLS	REINF/EMBEDS
STEEL ERECTION	FRAMING/CONNECTIONS
METAL DECKING	PLACEMENT/WELDS/REINF
CONCRETE SLABS	REINF/EMBEDS
EXTERIOR METAL STUDS	PLACEMENT/CONNECTIONS

5. THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT FOR EACH SIGNIFICANT STATE OF CONSTRUCTION OBSERVERD. A COPY OF THE OBSERVATION REPORT SHALL BE SENT TO THE OWNER, CONTRACTOR AND INSPECTOR OF RECORD (IOR).

SPECIAL INSPECTIONS

1. THE FOLLOWING ELEMENTS OF CONSTRUCTION SHALL HAVE CONTINUOUS INSPECTION BY A PROJECT INSPECTOR APPROVED BY THE JURISDICTION.
   A. CONCRETE.
   B. BOLTS INSTALLED IN CONCRETE.
   C. PLACING OF REINFORCING STEEL.
   D. ALL STRUCTURAL WELDING, INCLUDING REINFORCING STEEL.
   E. EXPANSION ANCHORS.
   F. EPOXY ANCHORS.
   G. POWDER ACTUATED FASTENERS/SHOT PINS.
   H. HIGH STRENGTH BOLTS.
   I. SEE GEOTECHNICAL ENGINEER'S REPORT FOR SPECIFIC INSPECTION REQUIREMENTS BY A SOILS ENGINEER REPRESENTATIVE.
   J. INSTALLATION OF METAL DECK HEADED STUDS.
   K. NDT TEST OF ALL CJP GROOVE WELDS.
2. ALL SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1704 OF THE CODE AND ANY ADDITIONAL REQUIREMENTS STATED IN THESE DRAWINGS AND/OR THE PROJECT SPECIFICATIONS.

TEST AND INSPECTION REQUIREMENTS

1. TEST AND INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 17, SECTION 1704 OF THE CODE.
2. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDA OR CHANGE ORDER APPROVED BY THE CITY.
3. A PROJECT INSPECTOR EMPLOYED BY THE OWNER AND APPROVED BY THE CITY SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24 CALIFORNIA CODE OF REGULATIONS.

CONSTRUCTION JOINTS

1. ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 19 OF THE CODE AND THE TYPICAL CONSTRUCTION JOINT DETAILS SHOWN ON THE STRUCTURAL DRAWINGS.
2. ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS, STANDING WATER OR OTHER FOREIGN MATTER PRIOR TO PLACING CONCRETE.
3. THE CONTRACTOR SHALL SUBMIT THE PROPOSED LOCATIONS OF CONSTRUCTION JOINTS TO THE STRUCTURAL ENGINEER FOR REVIEW BEFORE STARTING CONSTRUCTION.

GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. ALL DRAWINGS, SPECIFICATIONS AND DOCUMENTS ENUMERATED IN THE OWNER/CONTRACTOR AGREEMENT ARE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:

   2019 CALIFORNIA BUILDING CODE, PART 2, VOLUME 2 OF 2, AND TITLE 24 C.C.R. 2019 EDITION AND LATEST REVISIONS ADOPTED PRIOR TO PERMITTING REFERRED TO HERE AS "THE CODE", AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES & STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.

5. ALL REFERENCED STANDARDS SHALL BE THE VERSION INDICATED IN CHAPTER 35 OF THE CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
   A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED.
   B. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS UNLESS NOTED AND/OR DETAILED ON THE STRUCTURAL DRAWINGS.
   C. SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.
   D. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN.
   E. FLOOR AND ROOF FINISHES.
   F. MISCELLANEOUS DRAINAGE AND WATERPROOFING.
   G. ALL FIREPROOFING REQUIREMENTS INCLUDING FIREPROOFING OF STRUCTURAL STEEL.
   H. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
7. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
   A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
   B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
   C. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES, EXCEPT AS SHOWN OR NOTED.
   D. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
8. THE CONTRACT DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION, INCLUDING BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER DO NOT INCLUDE REVIEW OF THE ABOVE ITEMS.
9. INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, NOTIFY THE ARCHITECT IMMEDIATELY.
10. OPENINGS, POCKETS, PENETRATIONS, NON-STRUCTURAL EMBEDS, ETC. SHALL NOT BE PLACED IN ANY STRUCTURAL MEMBER EXCEPT AS NOTED OR DETAILED ON THESE DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW SUCH ITEMS PLACED IN A MANNER THAT IS NOT CONSISTENT WITH THE STRUCTURAL DRAWINGS.
11. THE CONTRACT STRUCTURAL DRAWINGS SHOW THE BUILDING IN ITS FINAL INTENDED POSITION. MAKE PROVISIONS IN THE CONSTRUCTION SEQUENCING OF THE BUILDING TO TAKE INTO ACCOUNTS SHRINKAGE, CREEP, SHORTENING, THERMAL EXPANSION, ETC.
12. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED STRENGTH.
13. OBTAIN AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
    A. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
    B. FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.
14. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
15. COORDINATE AND VERIFY EDGE OF SLAB DIMENSIONS PRIOR TO FABRICATION OR PLACEMENT OF FORMWORK.
16. THE CONTRACTOR SHALL VERIFY THE EXTENT AND LOCATIONS OF SITE UTILITIES PRIOR TO EXCAVATION OR SHORING. SINCE THE SURVEY WAS BASED PRIMARILY ON PUBLIC RECORDS, THERE MAY BE DISCREPANCIES BETWEEN THE LOCATION INDICATED ON THE SITE SURVEY AND ACTUAL VERIFIED LOCATIONS. IF THE ACTUAL FIELD VERIFIED LOCATION OF UTILITIES COULD RESULT IN A CONFLICT WITH THE NEW CONSTRUCTION OR SHORING, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
17. HEAVY EQUIPMENT, CRANES AND MATERIAL STOCKPILES SHALL NOT BE LOCATED ON OR ADJACENT TO BASEMENT WALLS UNLESS APPROVED BY THE ARCHITECT.
18. CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO ENSURE PROVISIONS FOR POCKETS, BLOCKOUTS, OFFSETS, STEPPED FOOTINGS AND ANY OTHER ITEMS AFFECTED BY THE SHORING.
19. VERIFY THAT THE ACTUAL OPERATING WEIGHT OF ALL EQUIPMENT DOES NOT EXCEED THAT SHOWN ON THE DRAWINGS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

DESIGN LOADS

1. DEAD LOADS
   SEE SHEETS XX/XX THROUGH XX/SS FOR LOAD MAPS.

SELFWEIGHT OF MATERIALS	
CONCRETE SLAB/CONCRETE DECK, ETC.	XX PSF
LIGHTS, CEILINGS	XX PSF
FLOORING	XX PSF
MEP, SPRINKLERS	XX PSF
MISCELLANEOUS	XX PSF

2. FLOOR LIVE LOADS:

   SEE SHEETS XX/XX THROUGH XX/XX FOR FLOOR LOAD MAPS.

OFFICES	50 PSF (REDUCIBLE)
STORAGE ROOMS	125 PSF (N0N-REDUCIBLE)
EQUIPMENT ROOMS	150 PSF (N0N-REDUCIBLE)
ASSEMBLY AREAS	100 PSF (N0N-REDUCIBLE)

3. ROOF LIVE LOADS:

   ROOF 20 PSF (REDUCIBLE)

4. WIND LOADS:

   WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609 OF THE CODE.

   RISK CATEGORY: XX

   WIND SPEED: V_{ult} = XX MPH (3-SECOND GUST)

   WIND EXPOSURE: XX

   INTERNAL PRESSURE COEFFICIENT: GC_{pi} = ± 0.18

   THE FOLLOWING WIND PRESSURES SHALL BE CONSIDERED IN THE DESIGN OF EXTERIOR COMPONENTS AND CLADDING AND THEIR ANCHORAGE TO THE BUILDING FRAME:
   MEAN ROOF HEIGHT = ±X'-X"

	ZONE 1		ZONE 2		ZONE 3		ZONE 4		ZONE 5	
DIRECTION	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT
EXTERIOR WALLS	-	-	-	-	-	-	-	-	-	-
PARAPETS	-	-	-	-	-	-	-	-	-	-
ROOFS	-	-	-	-	-	-	-	-	-	-

5. SEISMIC LOADS:

   SEISMIC ANALYSIS ARE IN ACCORDANCE WITH SECTION 1613 OF THE CODE.

SEISMIC IMPORTANCE FACTOR	I_e =
RISK CATEGORY	II, III, IV
MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS	S_S = S_1 =
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS	S_{DS} = S_{D1} =
SEISMIC DESIGN CATEGORY	D, E, F
SITE CLASS	B, C , D, E, F
ANALYSIS PROCEDURE USED	STATIC LATERAL FORCE PROCEDURE/ DYNAMIC LATERAL FORCE PROCEDURE
SEISMIC FORCE RESISTING SYSTEM:	SPECIAL MOMENT FRAME/SPECIAL CONCRETE SHEAR WALLS/ ETC.
	R =
	Ω_0 =
	C_d =

CLIENT

JAMS

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PROJECT

JAMS Library Renovation

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NOT FOR CONSTRUCTION

ISSUES

No.	Submittal	Date
	50% Design Development	05/26/22
	100% Design Development	07/01/22

2100022 **JOB NUMBER**

GENERAL STRUCTURAL NOTES

S0.1

WOOD

1. COMPLY WITH THE REQUIREMENTS IN CHAPTER 23 OF THE CODE AND AF&PA'S WCD 1, "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION," UNLESS OTHERWISE INDICATED.
2. STUD WALLS SHOWN ON PLANS ARE NONBEARING PARTITIONS WALLS, BEARING WALLS OR SHEAR WALLS BELOW THE FRAMING LEVEL, UNLESS NOTED OTHERWISE. STUDS SHALL BE SIZE AND SPACING AS NOTED IN THE DRAWINGS, SEE PLANS AND ARCHITECTURAL DRAWINGS. UNLESS OTHERWISE NOTED, STUD WALLS SHALL BE 2 X 4 AT 16" OC
3. DIMENSIONAL LUMBER FRAMING:
   A. SPECIES, GRADE, AND MOISTURE CONTENT NOTED BELOW:

DIMENSIONAL LUMBER			
USE	SPECIES	GRADE	MOISTURE CONTENT
LUMBER 2" TO 4" THICK x 5" OR WIDER (JOISTS/RAFTERS)	DOUGLAS FIR-LARCH	#2 & BETTER	KD (15%)
LUMBER 2" TO 3" THICK x 4" TO 6" WIDE (STUDS)	DOUGLAS FIR-LARCH	#2 & BETTER	KD (15%)
LUMBER 5x5 AND GREATER (BEAMS)	DOUGLAS FIR-LARCH	#1	S-DRY (19%)
LUMBER 5x5 AND GREATER (POSTS)	DOUGLAS FIR-LARCH	#1	S-DRY (19%)

4. ENGINEERED WOOD PRODUCTS:
   A. STRUCTURAL COMPOSITE LUMBER MADE FROM WOOD VENEERS WITH GRAIN PRIMARILY PARALLEL TO MEMBER LENGTHS, EVALUATED AND MONITORED ACCORDING TO ASTM D 5456 AND MANUFACTURED WITH AN EXTERIOR-TYPE ADHESIVE COMPLYING WITH ASTM D 2559. PROVIDE PRODUCTS THAT CONFORM TO THE FOLLOWING MINIMUM DESIGN STRESS:

STRUCTURAL COMPOSITE LUMBER			
PRODUCT TYPE & USE	FLEXURAL STRESS, F_B	SHEAR STRESS, F_V	MODULUS OF ELASTICITY
LAMINATED VENEER LUMBER (LVL)	2,600 psi	285 psi	2.0×10^6 psi
PARALLEL STRAND LUMBER (PSL)			
BEAM	2,900 psi	290 psi	2.0×10^6 psi
COLUMN	2,400 psi	190 psi	1.8×10^6 psi
LAMINATED STRAND LUMBER (LSL)			
BEAM	2,325 psi	310 psi	1.55×10^6 psi
COLUMN	1,700 psi	425 psi	1.3×10^6 psi

5. FASTENERS:
   A. WHERE ROUGH CARPENTRY IS EXPOSED TO WEATHER, IN GROUND CONTACT, PRESERVATIVE TREATED, FIRE RETARDANT TREATED, OR IN AREA OF HIGH RELATIVE HUMIDITY, PROVIDE FASTENERS WITH HOT-DIP ZINC COATING COMPLYING WITH ASTM A 153.
   B. NAILS: ASTM F1667, COMMON TYPE.
6. WOOD CONNECTORS:
   A. PROVIDED BASIS OF DESIGN HANGERS, STRAPS, TIES, HOLD DOWNS, ETC, AS INDICATED ON THE DRAWINGS.
   B. WHERE CONNECTORS ARE IN EXPOSED, EXTERIOR APPLICATIONS OR IN CONTACT WITH PRESERVATIVE TREATED LUMBER, PROVIDE HOT-DIP GALVANIZED OR STAINLESS STEEL CONNECTORS.
7. ALL LUMBER IN 2 HOUR FIRE RATED WALLS AND 3 HOUR FIRE SEPARATION WALLS SHALL USE FIRE RETARDANT TREATED WOOD PER CBC SECTION 2303.2. SEE ARCHITECTURAL DRAWINGS FOR FIRE RATED WALL LOCATIONS AND DETAILS.
8. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE CALLED FOR ON DRAWINGS THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION/PODIUM LEVEL U.N.O.
9. JOIST BLOCKING AND BRIDGING:
   A. PROVIDE FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER SUPPORT AND BELOW PARTITION WALLS.
   B. PROVIDE FULL DEPTH BRIDGING AT 8'-0" O.C. MAX, NOT MORE THAN 8'-0" FROM SUPPORT.
10. PROVIDE DOUBLE JOISTS UNDER NON-BEARING WALLS RUNNING PARALLEL TO JOISTS.
11. PROVIDE REQUIRED FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NONBEARING WALLS, AND OTHER NON-STRUCTURAL FRAMING THAT ARE NOT SHOWN ON STRUCTURAL DRAWINGS.
12. ALL STRUCTURAL PLYWOOD SHEATHING SHALL BE DOUGLAS FIR STANDARD GRADE STRUCTURAL I WITH EXTERIOR GLUE CONFORMING TO THE LATEST EDITION OF PS1-09. ALL PANELS SHALL BEAR LEGIBLE DFPA STAMPS.
13. ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD PROVIDED IT HAS THE SAME APA PERFORMANCE STANDARD RATING AND CONTAINS THE SAME NUMBER OF LAYERS AS THE PLYWOOD SPECIFIED.
14. ALL SHEATHING SHALL BE LAID FACE GRAIN PERPENDICULAR TO FRAMING AND SHALL BE APPROVED BY THE BUILDING INSPECTOR BEFORE COVERING.
15. ALL NAILING/SCREWING SHALL CONFORM TO THE APPLICABLE BUILDING CODE AND REGULATIONS.
16. ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED AND SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO COVERING.
17. UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATE UNDER BEARING, EXTERIOR OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED AND BOLTED TO CONCRETE OR MASONRY WITH ANCHORS AS INDICATED ON THE DRAWINGS.
18. ALL BOLT HEADS AND NUTS WHICH BEAR AGAISNT THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH METAL WASHERS (1/4"x3"x3" MIN).
19. ALL 1/2" DIAMETER AND LARGER BOLTS CALLED OUT ON DRAWINGS, INCLUDING ANCHOR BOLTS (A.B.) SHALL HAVE STEEL SQUARE PLATE WASHERS AS LISTED BELOW UNDER THE HEAD AND/OR NUT BEARING ON WOOD. (ALL ANCHOR BOLTS SHALL BE 12" LONG, UNLESS NOTED OTHERWISE.

BOLT DIAMETER	1/2"	5/8"	3/4"	7/8"	1"
WASHER - THICKNESS	1/4"	5/16"	3/8"	7/16"	1/2"
WASHER - WIDTH	2 1/2"	2 3/4"	3"	3 1/2"	4"

20. ALL ANCHOR BOLTS OR ANY OTHER BOLT ANCHORING THE FOUNDATION SILL PLATE SHALL HAVE STEEL SQUARE PLATE WASHERS PER THE BELWO SCHEDULE BETWEEN THE FOUNDATION SILL PLATE AND THE NUT (UNO).

BOLT DIAMETER	1/2"	5/8"	3/4"	7/8"	1"
WASHER - THICKNESS	5/16"	5/16"	3/8"	7/16"	1/2"
WASHER - WIDTH SQUARE	3"	3"	3"	3 1/2"	4"

21. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HARDWARE SHALL BE FULLY NAILED FOR MAXIMUM CAPACITY, UNLESS NOTED OTHERWISE.
22. LAG BOLTS (LAG SCREWS): PROVIDE LEAD HOLE 40% - 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
23. ALL NAILS CONNECTING WOOD MEMBERS SHALL BE COMMON NAILS. MINIMUM NAILING REQUIREMENTS OUTLINED IN TABLE 2304.10.1 SHALL BE FOLLOWED UNLESS OTHERWISE NOTED.
24. RETIGHTEN BOLTS BEFORE CLOSING-IN
25. ALL HOLD DOWN ANCHORS AND ALL OTHER ANCHORS AND MISCELLANEOUS METAL HANGERS ARE BY SIMPSON OR APPROVED EQUAL.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS (LATEST EDITION), AND WITH CHAPTER 22 OF THE CODE AND THE FOLLOWING REFERENCES:
   A. AISC 303 - "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES"
   B. AISC 360 - "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS"
   C. AISC 341 - "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS" FOR MEMBERS OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS)
   D. RCSC's - "SPECIFICATIONS FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS"
1. COMPLY WITH THE FOLLOWING PROVISIONS FOR ALL WELDED JOINTS:
   A. AWS D1.1 - "STRUCTURAL STEEL WELDING CODE"
   B. AWS D1.8 - "SEISMIC SUPPLEMENT" FOR CONNECTIONS OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS)
2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE ASTM DESIGNATION AS INDICATED BELOW (UNO):

	ASTM SPECIFICATION
W SHAPES AND WT SHAPES	A992 OR A913, GR 50 (S75)
ANGLES & CHANNELS	A36
PLATES & BARS	A36 A572, GR 50 (WHERE INDICATED)
PIPE SECTIONS	A53, GR B
HSS SECTIONS	A500 GR B A1085 (WHERE INDICATED)
CORROSION RESISTANT STEEL (WHERE INDICATED)	A588 GR 50 (FOR ROLLED SHAPES) A847 (FOR HSS)
HIGH STRENGTH BOLTS (AS INDICATED IN DETAILS)	A325 OR F1582 (TWIST-OFF TYPE) A490 OR F2280 (TWIST-OFF TYPE)
ANCHOR RODS	F1554 GR 55 F1554 GR 36/105 (WHERE INDICATED)
COMMON/MACHINE BOLTS	A307, GR A
SHEAR CONNECTORS	A108, GRADES 1015 TROUGH 1020 AWS D1.1, TYPE B

3. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS TO THE ARCHITECT OF ALL STEEL FOR ARCHITECTS AND STRUCTURAL ENGINEERS FOR REVIEW AND APPROVAL BEFORE FABRICATION.
4. BOLT HOLES USED IN STEEL SURFACES THAT ARE ENCASED IN CONCRETE OR MASONRY OR SPRAY ON FIREPROOFING SHALL BE LEFT UNPAINTED.
5. ALL WELDING IS TO BE DONE BY CERTIFIED WELDERS USING E70XX ELECTRODES (UNO). ALL WELDS SHALL BE IN CONFORMITY WITH THE PROJECT SPECIFICATIONS AND THE CODE FOR WELDING IN BUILDING CONSTRUCTION (AWS D1.1 LATEST EDITION) OF THE AMERICAN WELDING SOCIETY. SEE SPECIAL INSPECTION SECTION FOR WELDING INSPECTION REQUIREMENTS.
6. WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WHERE FILLET WELD SYMBOL IS GIVEN WITHOUT INDICATION OF SIZE, USE MINIMUM SIZE WELDS AS SPECIFIED IN AISC 360 SECTION J2.2b.
7. ALL STRUCTURAL STEEL AND MISCELLANEOUS METAL EXPOSED TO THE WEATHER SHALL BE HOT DIP GALVANIZED AFTER FABRICATION. PROTECT FIELD WELDS EXPOSED TO THE WEATHER VIA PRIME AND PAINT OR BRUSH/COLD GALVANIZING. REFER TO ARCHITECTURAL DRAWINGS FOR STEEL FINISH.
8. DO NOT CUT OR DAMAGE EXISTING REINFORCEMENT. PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED TO REINFORCED CONCRETE/MASONRY USING POST-INSTALLED ANCHORS, LOCATE ALL REINFORCEMENT AND CONFIRM CONSTRUCTABILITY OF ANCHOR LOCATIONS. SHOULD CONFLICTS WITH REINFORCEMENT OCCUR, SUBMIT ALTERNATE ANCHOR LOCATIONS AND REVISED STEEL FABRICATIONS TO ARCHITECT FOR REVIEW AND APPROVAL.
9. BACKUP BARS MAY REMAIN IN PLACE UNLESS NOTED OTHERWISE ON THE DRAWINGS, OR WHEN ULTRASONIC TESTING INDICATES A POSSIBLE WELD DEFECT. IF DEFECTS ARE INDICATED BACKUP BAR IS TO BE REMOVED AND THE ROOT INSPECTED. IF IMPERFECTIONS ARE FOUND, THEY ARE TO BE REMOVED AND REPAIRED PER AWS REQUIREMENTS.
10. THE USE OF E70T-4 WELDING WIRE IS NOT ALLOWED FOR ANY APPLICATION. ALL WELD FILLER METAL SHALL BE OF THE LOW HYDROGEN TYPE.
11. WRITTEN WELDING PROCEDURE SPECIFICATIONS (WPS) PER THE RECOMMENDATION OF THE AMERICAN WELDING SOCIETY (AWS) SHALL BE DEVELOPED BY THE FABRICATOR/ERECTOR AND SUBMITTED FOR REVIEW TO THE ENGINEER PRIOR TO ANY WELDING OF THE STRUCTURAL STEEL. THE WELDING PROCEDURES SHALL INCLUDE ALL THE WELDED JOINTS AND CONFIGURATIONS TO BE USED ON THIS PROJECT-ONLY WPS WHICH ARE REVELEVANT TO THIS PROJECT SHALL BE SUBMITTED. ALL WELDED JOINTS SHALL BE PREQUALIFIED PER AWS OR BE QUALIFIED BY TEST PER AWS. A PROCEDURE QUALIFICATION RECORD (PQR) SHALL BE INCLUDED WITH THE WPS IF THE WELDING PROCEDURE OR JOINT IS QUALIFIED BY TESTING. THE ELECTRODE MANUFACTURER AND PRODUCT/TRADE NAME SHALL BE IDENTIFIED IN THE WPS IN ADDITION TO THE AWS ELECTRODE CLASSIFICATION NAME. A COPY OF THE ELECTRODE MANUFACTURER'S TECHNICAL DATA SHEETS WITH THE RECOMMENDED WELDING PARAMETERS SHALL BE SUBMITTED WITH THE WPS.

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ISSUES

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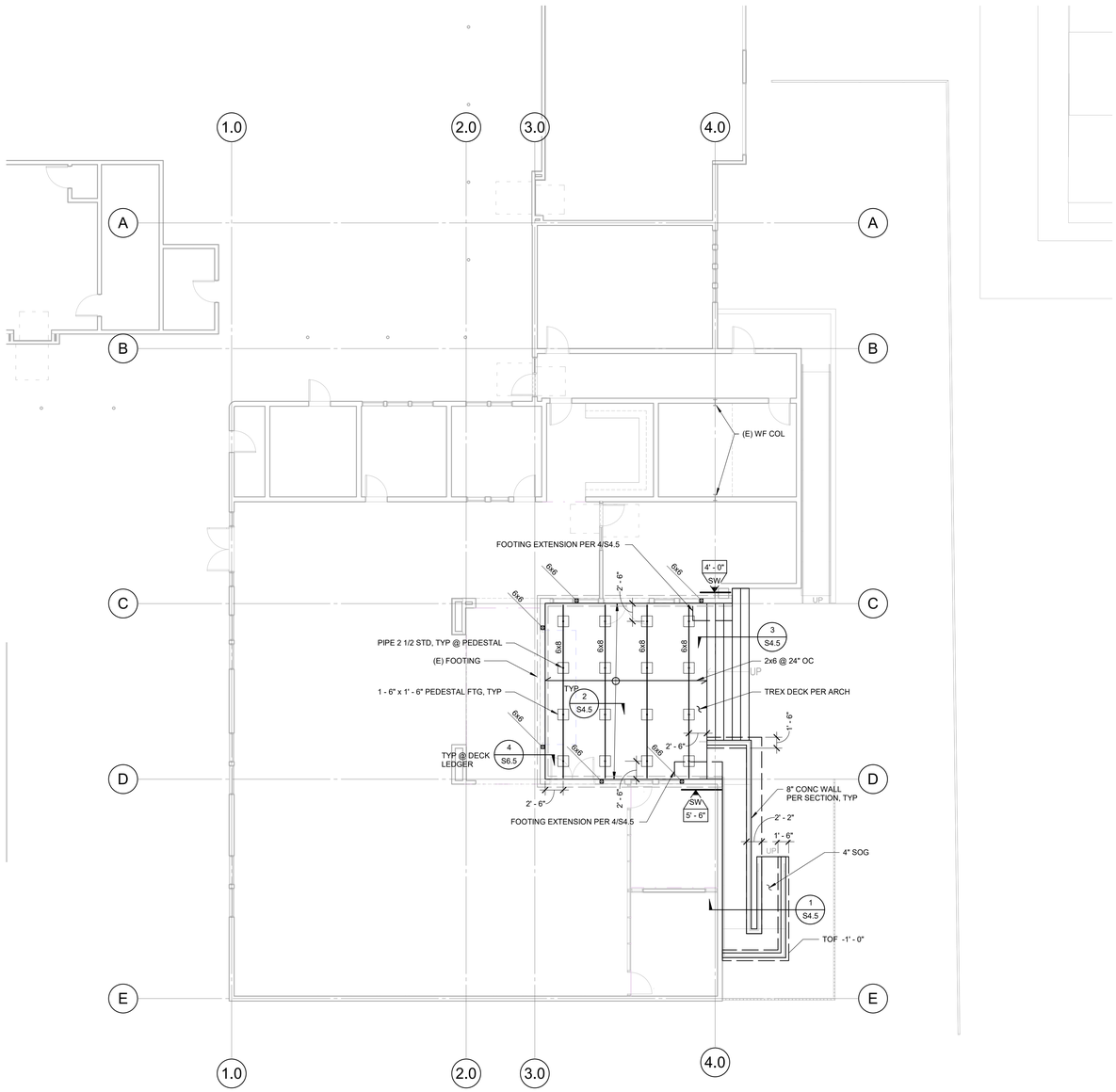
GENERAL STRUCTURAL NOTES

S0.2



1 LEVEL 1 FOUNDATION PLAN

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

FOUNDATION NOTES:

1. SEE SHEETS S0.1 THRU S0.2 FOR GENERAL NOTES.
2. SEE SHEETS S4.0 THRU S4.5 FOR TYPICAL CONCRETE DETAILS.
3. VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACE, SLOPES, DRAINS, SLAB DEPRESSIONS, ETC. WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
4. SEE ARCHITECTURAL DRAWINGS TO VERIFY GRID DIMENSIONS AND HORIZONTAL CONTROL.
5. SEE M.E.P. DRAWINGS FOR LOCATION OF TRENCHES, FLOOR SINKS AND UNDERGROUND UTILITIES.
6. GEOTECHNICAL ENGINEER SHALL OBSERVE THE FOUNDATION EXCAVATIONS PRIOR TO PLACEMENT OF REINFORCING STEEL.
7. CONTRACTOR TO VERIFY (E) CONDITIONS/MEMBERS AND NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE START OF WORK.

TYPICAL FOUNDATION LEGEND - WOOD/CFS:

EL =X'-XX"	INDICATES TOP OF STRUCTURAL CONCRETE ELEVATION.
TOF X'-XX"	INDICATES TOP OF CONCRETE FOOTING ELEVATION.
F#	INDICATES FOOTING TYPE PER DETAIL -/---.
TEXT"	INDICATES ELEVATION CHANGE PER DETAIL -/---.
	INDICATES FLOOR DEPRESSIONS. FOR DEPTH AND SLOPE SEE ARCHITECTURAL DRAWINGS.
HSS	INDICATES HSS/STEEL COLUMN ABOVE, SEE PLAN.
6x6	INDICATES WOOD POST/COLUMN ABOVE, SEE PLAN.
	INDICATES CONCRETE WALL OR CONCRETE STEM WALL PER PLAN.
	INDICATES WOOD WALL PER PLAN.
	INDICATES NON-STRUCTURAL WALL PER ARCHITECTURAL DRAWINGS.
#	INDICATES SHEAR WALL HOLDOWN POST PER SCHEDULE ON -/---.
A 6' - 0"	INDICATES SHEARWALL TYPE AND LENGTH PER -/--- , TYP.

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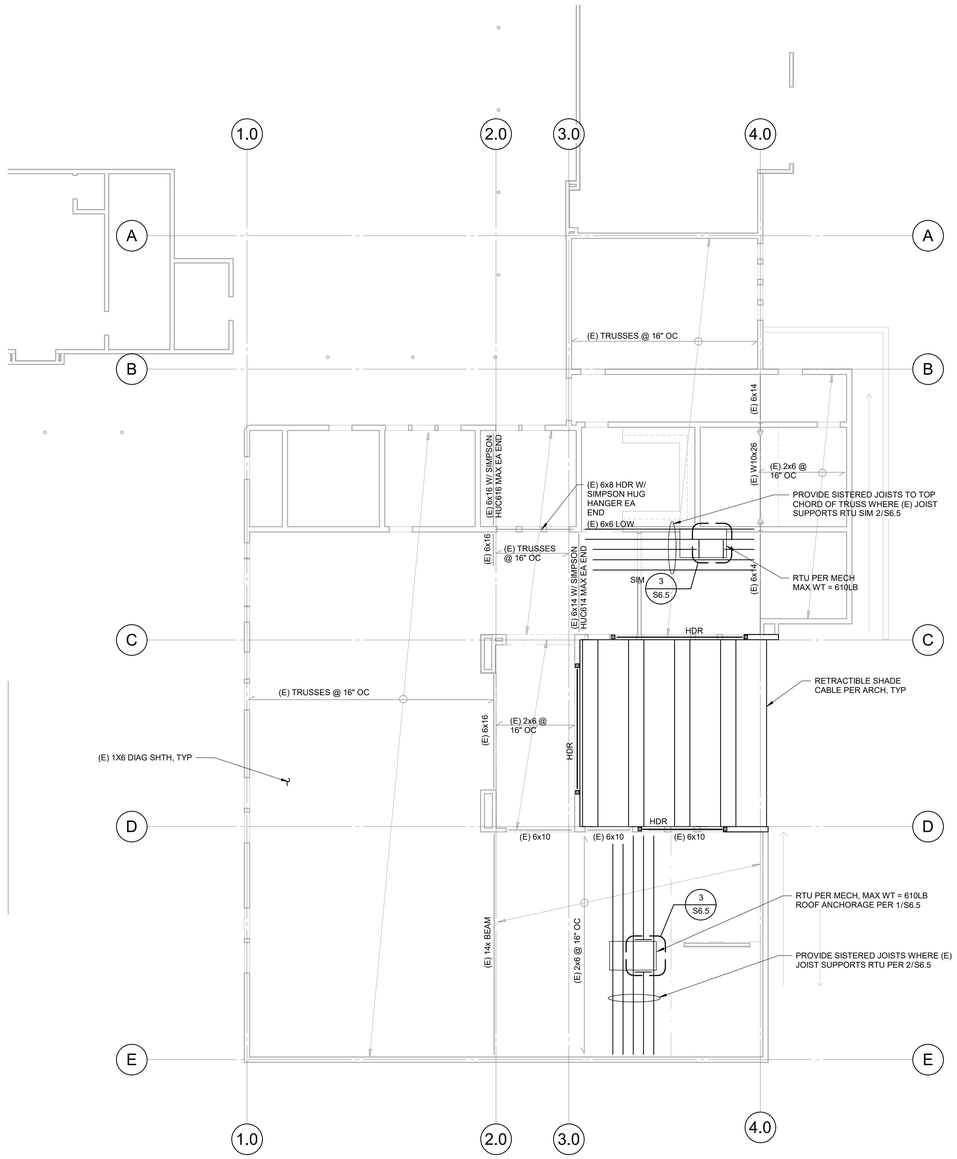
FOUNDATION PLAN

S1.0



1 ROOF LEVEL FRAMING PLAN

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

TYPICAL FRAMING NOTES

1. SEE SHEETS S0.1 THRU S0.2 FOR GENERAL NOTES.
2. SEE SHEETS S4.0 THRU S4.5 FOR TYPICAL CONCRETE DETAILS.
3. SEE SHEETS S6.0 THRU S6.5 FOR TYPICAL WOOD DETAILS
4. VERIFY ALL DIMENSIONS, ELEVATIONS, FINISHED SURFACES, SLOPES, DRAINS, SLAB DEPRESSIONS, ETC. WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
5. FOR ROOF ELEVATOINS SEE ARCHITECTURAL DRAWINGS.
6. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR CURB HEIGHTS, MEP EQUIPEMENT PADS, ROOF OPENINGS, AND DIMENSIONS NOT SHOWN; SEE AND VERIFY EQUIPMENT WEIGHTS / SIZES PER MECHANICAL DRAWINGS AND NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
7. ALL ROOF OPENINGS SHALL BE LOCATED AND COORDINATED PER ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
8. SEE ARCHITECTURAL DRAWINGS FOR ROOF SLOPES.
9. FOR LOCATION AND EXTENT OF EXTERIOR WALL ASSEMBLIES AND OPENINGS, SEE ARCHITECTURAL DRAWINGS.
10. CONTRACTOR TO PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED.
11. CONTRACTOR TO VERIFY (E) CONDITIONS/MEMBERS AND NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE START OF WORK.

FRAMING LEGEND:

INDICATES NON-STRUCTURAL WALL PER ARCHITECTURAL DRAWINGS.

INDICATES STRUCTURAL WALL ABOVE PER PLAN.

INDICATES STRUCTURAL WALL BELOW WITHOUT WALL ABOVE.

MST#

INDICATES DRAG STRAP PER PLAN.

INDICATES HSS COLUMN BELOW FLOOR FRAMING, SEE PLAN.

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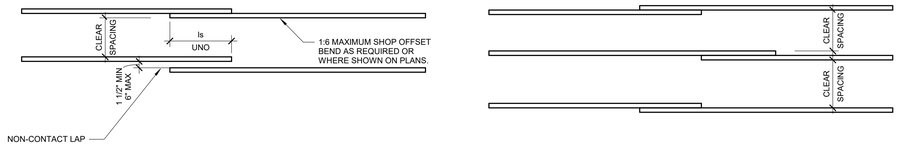
ROOF FRAMING PLAN

S1.1

REBAR LAP SPLICE LENGTH SCHEDULE									
BAR SIZE	LAP CLASS	NORMAL WEIGHT CONCRETE							
		f'c = 3000 psi				f'c = 4000 psi			
		Top Bars		Other Bars		Top Bars		Other Bars	
		Case 1	Case 2	Case 1	Case 2	Case 1	Case 2	Case 1	Case 2
3	A	1'-10"	2'-9"	1'-5"	2'-1"	1'-7"	2'-4"	1'-3"	1'-10"
	B	2'-4"	3'-6"	1'-10"	2'-9"	2'-1"	3'-1"	1'-7"	2'-4"
4	A	2'-5"	3'-7"	1'-10"	2'-9"	2'-1"	3'-1"	1'-7"	2'-5"
	B	3'-2"	4'-8"	2'-5"	3'-7"	2'-9"	4'-1"	2'-1"	3'-1"
5	A	3'-0"	4'-6"	2'-4"	3'-6"	2'-7"	3'-11"	2'-0"	3'-0"
	B	3'-11"	5'-10"	3'-0"	4'-6"	3'-5"	5'-1"	2'-7"	3'-11"
6	A	3'-7"	5'-5"	2'-9"	4'-2"	3'-1"	4'-8"	2'-5"	3'-7"
	B	4'-8"	7'-0"	3'-7"	5'-5"	4'-1"	6'-1"	3'-1"	4'-8"
7	A	5'-3"	7'-10"	4'-0"	6'-0"	4'-6"	6'-9"	3'-6"	5'-3"
	B	6'-9"	10'-2"	5'-3"	7'-10"	5'-11"	8'-10"	4'-6"	6'-9"
8	A	6'-0"	8'-11"	4'-7"	6'-11"	5'-2"	7'-9"	4'-0"	6'-0"
	B	7'-9"	11'-7"	6'-0"	8'-11"	6'-9"	10'-1"	5'-2"	7'-9"
9	A	6'-9"	10'-1"	5'-2"	7'-9"	5'-10"	8'-9"	4'-6"	6'-9"
	B	8'-9"	13'-1"	6'-9"	10'-1"	7'-7"	11'-4"	5'-10"	8'-9"
10	A	7'-7"	11'-4"	5'-10"	8'-9"	6'-7"	9'-10"	5'-1"	7'-7"
	B	9'-10"	14'-9"	7'-7"	11'-4"	8'-6"	12'-9"	6'-7"	9'-10"
11	A	8'-5"	12'-7"	6'-6"	9'-8"	7'-3"	10'-11"	5'-7"	8'-5"
	B	10'-11"	16'-4"	8'-5"	12'-7"	9'-6"	14'-2"	7'-3"	10'-11"

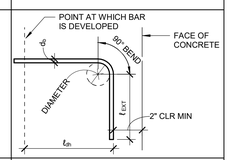
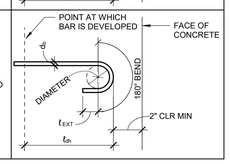


NOTES:

A. CASES 1 AND 2 WHICH DEPEND ON CLEAR CONCRETE COVER AND THE CENTER-TO-CENTER SPACING OF THE BARS ARE DEFINED AS:
CASE 1: COVER AT LEAST 1db AND CLEAR SPACING AT LEAST 2db.
CASE 2: COVER LESS THAN 1db OR CLEAR SPACING LESS THAN 2db.
2. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
3. OTHER BARS INCLUDE VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12 INCHES OF CONCRETE CAST BELOW HORIZONTAL BARS.
4. BAR SPLICES NOT COVERED BY THIS SCHEDULE ARE SPECIFICALLY DETAILED AND DIMENSIONED PER PLANS.
5. ALL SPLICES SHALL BE CLASS 'B' UNLESS OTHERWISE ON PLANS.
6. FOR DEVELOPMENT LENGTH, Ld, USE CLASS 'A' LAP SPLICE LENGTH.
7. FOR LAP SPLICES OF BARS IN SHEAR WALLS, REFER TO LAP SPLICE AND DEVELOPMENT SCHEDULE IN CONCRETE WALL ELEVATIONS.
8. THIS SCHEDULE IS FOR GR 60 REINFORCEMENT.
9. CAN USE 1.25Ld IN LIEU OF NOTE 7 @ SHEAR WALLS.
10. FOR STAGGERED SPLICES, CLEAR SPACING SHOWN IN DIAGRAM MAY BE USED TO DETERMINE CASE 1 OR CASE 2 PER NOTE 1

1 TYPICAL REINFORCEMENT LAP SPLICE - NORMAL WEIGHT CONCRETE

SCALE : 12" = 1'-0"

TYPE OF STANDARD HOOK	BAR SIZE	MINIMUM INSIDE BEND DIAMETER, IN	STRAIGHT EXTENSION [1] ℓ_{EXT}, IN	TYPE OF STANDARD HOOK
90-DEGREE HOOK	#3 THROUGH #8	$6d_b$	$12d_b$	
	#9 THROUGH #11	$8d_b$		
	#14 THROUGH #18	$10d_b$		
180-DEGREE HOOK	#3 THROUGH #8	$6d_b$	GREATER OF $4d_b$ AND 2.5 IN	
	#9 THROUGH #11	$8d_b$		
	#14 THROUGH #18	$10d_b$		

STANDARD HOOK DEVELOPMENT LENGTH "l_{dh}"				
			NORMAL WEIGHT	
BAR SIZE	D	"l_h"	3000	4000
#3	2 1/4"	5"	0'-9"	0'-8"
#4	3"	8"	0'-11"	0'-10"
#5	3 3/4"	10	1'-2"	1'-0"
#6	4 1/2"	12	1'-5"	1'-3"
#7	5 1/4"	1'-2"	1'-8"	1'-5"
#8	6"	1'-4"	1'-10"	1'-7"
#9	9 1/2"	1'-7 1/2"	2'-1"	1'-10"
#10	10 3/4"	1'-10"	2'-4"	2'-1"
#11	12"	2'-0 1/2"	2'-7"	2'-3"

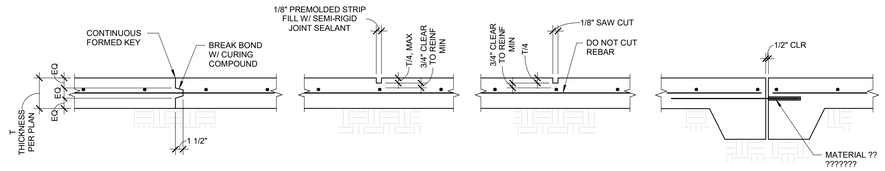
NOTES:

1. ACI 318-14 TABLE 25.3.2.
2. ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE WITH A MINIMUM 2" END COVER AND WITH EMBEDMENT NOT LESS THAN SHOWN ON THE SCHEDULE. UNO ON PLANS.

CO-006

2 STANDARD HOOK GEOMETRY - BARS DEVELOPED IN TENSION

SCALE : 1" = 1'-0"



CONSTRUCTION JOINT | FORMED JOINT | SAW-CUT JOINT | EXPANSION/ISOLATION JOINT

CONTROL JOINTS

CO-016

NOTES:

1. CONTROL JOINTS TO BE LOCATED AT COLUMN CENTER LINES AND AT 15'-0" MAX. AND EVERY 225 SQUARE FEET.
2. IF SAW-CUT CONTROL JOINT TO BE USED, SAW-CUT WITHIN 24 HOURS OF POUR.
3. CONSTRUCTION JOINT TO BE LOCATED AS PER NOTES #1 AND #2 UNLESS SPECIFICALLY INDICATED ON PLANS. REFER TO ARCH DWGS FOR ADDITIONAL LOCATIONS.

3 TYPICAL SLAB ON GRADE JOINTS

SCALE : 1" = 1'-0"

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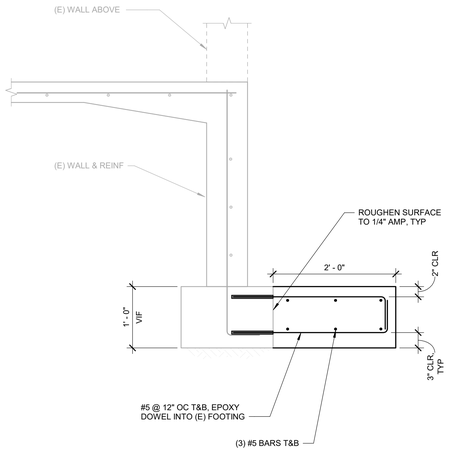
ISSUES

No.	Submittal	Date
	50% Design Development	05/26/22
	100% Design Development	07/01/22

2100022 **JOB NUMBER**

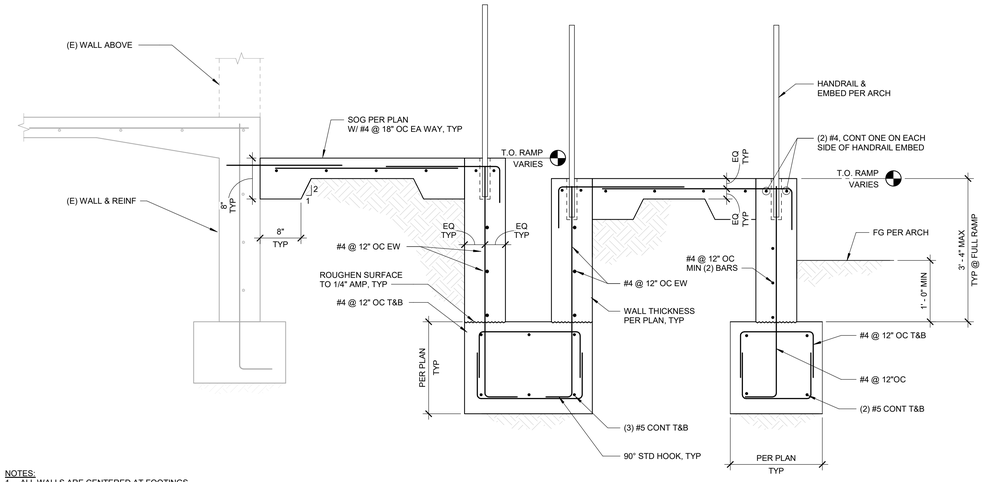
TYPICAL CONCRETE DETAILS

S4.0



4 EXTENDED FOOTING

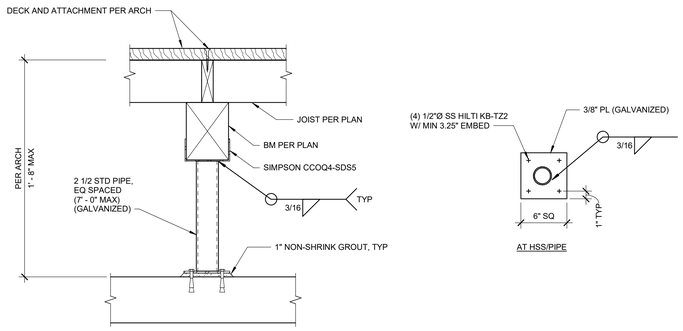
SCALE : 1" = 1'-0"



NOTES:
1. ALL WALLS ARE CENTERED AT FOOTINGS.
2. BOTTOM OF FOOTING ELEVATIONS TO BE THE SAME.

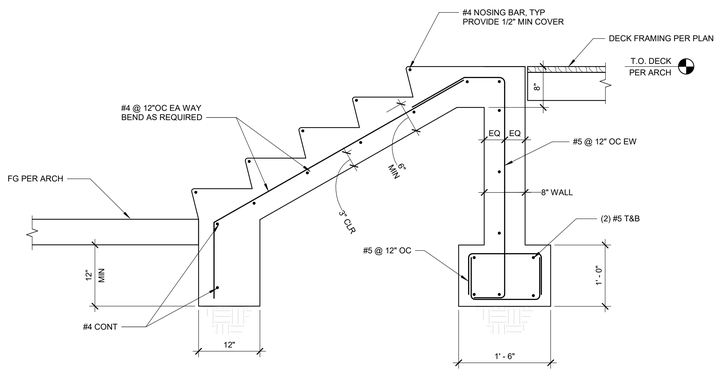
1 FOUNDATION DETAIL AT RAMP

SCALE : 1" = 1'-0"



2 DECK PEDESTAL

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



NOTE:
REFER TO ARCH DWGS FOR DIMENSIONS
OF TREADS & RISERS, STAIR FINISH, ETC.

3 STAIRS

SCALE : 1" = 1'-0"

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CONCRETE DETAILS

S4.5

NAILING SCHEDULE

CONNECTION	NAILING [1]
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1" X 6" (25mm X 152mm) SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1" X 6" (25mm X 152mm) SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" (51mm) SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d AT 16" (406mm) OC
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d PER 16"(406 mm)
7. TOP PLATE TO STUD, END NAIL	2-16d
8. STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24" (610mm) OC
10. DOUBLE TOP PLATES, TYPICAL FACE NAIL	16d AT 16" (406mm) OC
DOUBLE TOP PLATES, LAP SPLICE	8-16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" (152mm) OC
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14. CONTINUOUS HEADER, TWO PIECES	16d AT 16" (406mm) o.c. ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOENAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17. CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOISTS TO PARELLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOENAIL	3-8d
20. 1" (25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1" X 8" (25mm X 203mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1" X 8" (25mm X 203mm) SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	16d AT 24" (610mm) OC
24. BUILT-UP GIRDER AND BEAMS	20d AT 32" (813mm) OC AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPLICE
25. 2" (51mm) PLANKS	2-16d AT EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD:	
SUBFLOOR AND WALL SHEATHING (TO FRAMING):	
1/2" (12.7mm) AND LESS	6d [3]
19/32"-3/4" (15mm-19mm)	8d [4] AND 6d [5]
7/8"-1" (22mm-25mm)	8d [5]
1 1/8"-1 1/4" (29mm-32mm)	10d [4] OR 8d [5]
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING):	
3/4" (19mm) AND LESS	6d [5]
7/8"-1" (22mm-25mm)	8d [5]
1 1/8"-1 1/4" (29mm-32mm)	10d [4] OR 8d [5]
27. PANEL SIDING (TO FRAMING) :	
1/2" (12.7mm) OR LESS	6d [6]
5/8" (16mm)	8d [6]
28. FIBERBOARD SHEATHING [7]	
1/2" (12.7mm)	NO.11 ga [8]
	6d [4]
	NO.16 ga [9]
25/32" (20mm)	NO.11 ga [8]
	8d [4]
	NO.16 ga [9]
29. INTERIOR PANELING	
1/4" (6.4mm)	4d [10]
3/8" (9.5mm)	6d [11]

1. THIS NAILING SCHEDULE SHALL ONLY BE USED IF CONDITION IS NOT OTHERWISE DETAILED OR SPECIFIED ON THE CONSTRUCTION DOCUMENTS. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE STATED.

2. NAILS SPACED AT 6 INCHES (152mm) ON CENTER AT EDGES, 12 INCHES(305mm) AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES (152mm) AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES (1219mm) OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTIONS OF THE CODE.

3. COMMON OR DEFORMED SHANK.

4. COMMON

5. DEFORMED SHANK

6. CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF THE CODE.

7. FASTENERS SPACED 3 INCHES (76mm) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152mm) ON CENTER AT INTERMEDIATE SUPPORTS.

8. CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH-DIAMETER (11mm) HEAD AND 1 1/2-INCH (38mm) LENGTH FOR 1/2" INCH (12.7mm) SHEATHING AND 1 3/4-INCH (44mm) LENGTH FOR 25/32 -INCH (20mm) SHEATHING CONFORMING TO THE REQUIREMENTS OF THE CODE.

9. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH (11mm) CROWN AND 1 1/8-INCH (29mm) LENGTH FOR 1/2-INCH (12.7mm) SHEATHING AND 1 1/2-INCH (38mm) LENGTH FOR 25/32 -INCH (20mm) SHEATHING CONFORMING TO THE REQUIREMENTS OF THE CODE.

10. PANEL SUPPORTS AT 16 INCHES (406mm) [20INCHES (508 mm) IF STRENGTH AXIS DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED]. CASING OR FINISH NAILS SPACED 6 INCHES (152mm) ON PANEL EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS.

11. PANEL SUPPORT AT 24 INCHES (610mm). CASING OR FINISH NAILS SPACED 6 INCHES (152mm) ON PANEL EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS.

1 TYPICAL NAILING SCHEDULE

SCALE : 1" = 1'-0"

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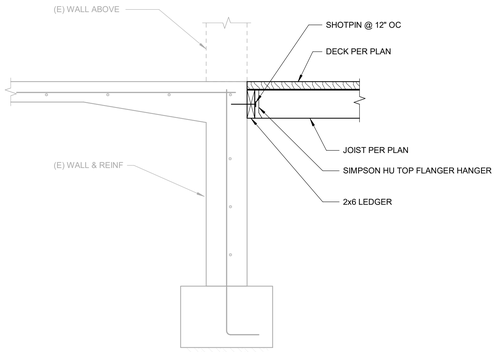
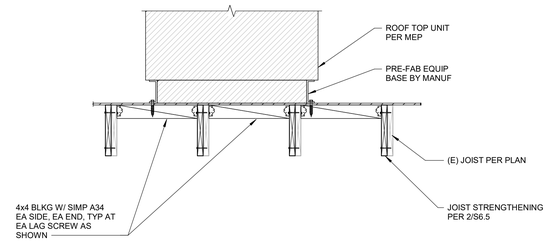
TYPICAL WOOD DETAILS

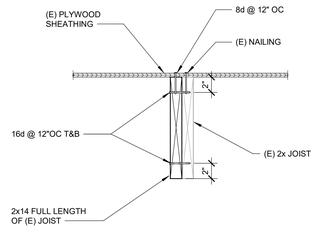
S6.0



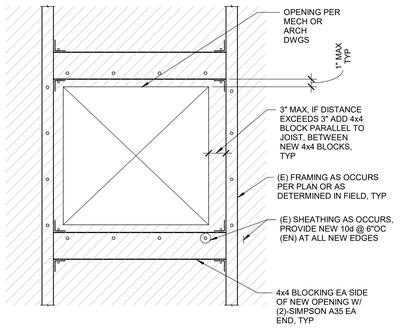
4 DECK LEDGER
SCALE : 1" = 1'-0"



1 TYPICAL ROOF UNIT ANCHORAGE
SCALE : 3/4" = 1'-0"



2 EXISTING 2x JOIST STRENGTHENING
SCALE : 1 1/2" = 1'-0"



3 HORIZONTAL FRAMING AT OPENINGS
SCALE : 1 1/2" = 1'-0"

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WOOD FRAMING DETAILS

S6.5

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST CALIFORNIA CODE OF REGULATIONS (CCR), NATIONAL ELECTRICAL CODE EDITION AND ALL APPLICABLE LOCAL CODES AND REGULATIONS.
2. ALL PANELS, SWITCHES, ETC. SHALL HAVE SUFFICIENT GUTTER SPACE AND LUGS IN COMPLIANCE TO UL REQUIREMENTS TO ACCOMMODATE CONDUCTORS SHOWN.
3. WHERE WIRE SIZES ARE INDICATED ON PLANS, FOR INDIVIDUAL CIRCUITS, THE WIRE SIZE INDICATED SHALL APPLY TO THE COMPLETE CIRCUIT, UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF MECHANICAL, PLUMBING AND OTHER EQUIPMENT REQUIRING ELECTRICAL CONNECTION PRIOR TO ANY WORK.
5. CONTRACTOR SHALL EXTEND WIRING FROM ALL JUNCTION BOXES, SWITCHES, ETC. AND MAKE FINAL CONNECTION AS REQUIRED TO ALL BUILDING EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS.
6. LOCATION OF LOCAL WALL SWITCHES ARE SUBJECT TO MODIFICATIONS. AT OR NEAR DOORS, INSTALL SWITCHES ON SIDE OPPOSITE TO DOOR HINGE. VERIFY FINAL HINGE LOCATION IN FIELD PRIOR TO ANY WORK.
7. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED. FOLLOW DRAWINGS IN LAYING OUT WORK AND CHECK DRAWINGS OR OTHER TRADES RELATING TO WORK TO VERIFY SPACE IN WHICH WORK WILL BE INSTALLED. MAINTAIN HEADROOM AND MINIMUM CODE REQUIRED WORKING CLEARANCES AT ALL TIMES.
8. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL WALL OUTLET BOXES FOR SWITCHES, BELL/STROBES, FIRE ALARM PULL STATIONS. RECEPTACLES ETC. WITH CABINETS, FURNITURE, EQUIPMENT ETC., TO AVOID CONFLICT.

9.
WHERE ELECTRIC MOTORS OR HEATERS ARE INSTALLED IN HUNG CEILINGS, PROVIDE DISCONNECT SWITCH IN HUNG CEILING WITHIN REACH FROM ACCESS POINT.

10.
FURNISH APPROVED EXPANSION FITTINGS WHERE RACEWAY CROSSES BUILDING EXPANSION JOINTS.

11.
FURNISH PULL STRING IN EACH RACEWAY RUN OVER 10' IN LENGTH, IN WHICH PERMANENT WIRING IS NOT
12. INSTALLED.

NOT MORE THAN THREE LIGHTING OR CONVENIENCE OUTLET CIRCUITS ARE PERMITTED IN ONE CONDUIT,
13. PROVIDE SEPARATE CONDUIT FOR EACH HOMERUN INDICATED ON THE DRAWING, UNLESS INDICATED OTHERWISE.

PROVIDE PULL BOXES WHEREVER NECESSARY TO FACILITATE PULLING OF CONDUCTORS. COORDINATE
14. LOCATIONS OF BOXES WITH OTHER TRADES TO AVOID CONFLICT. PULL BOXES SHALL BE ACCESSIBLE. THE SIZE OF PULL BOX SHALL COMPLY WITH N.E.C. REQUIREMENTS.

15. OUTLET BOXES FOR FIXTURES RECESSED IN HUNG CEILING SHALL BE ACCESSIBLE THROUGH OPENING CREATED BY REMOVAL OF FIXTURES.

SEE MECHANICAL AND PLUMBING DRAWINGS AND SPECIFICATION FOR ADDITIONAL CONNECTION REQUIREMENTS TO CONTROL PANELS, CONTROL TRANSFORMERS, POWER FOR CONTROL SYSTEM EP AND PE SWITCHES, TIME CLOCKS, VALVES, STATS, RELAYS, DUCT SMOKE DETECTOR LOCATIONS, ETC. INDICATED ON
16. CONTROL WIRING DIAGRAMS. ELECTRICAL CONTRACTOR SHALL VERIFY FINAL CONTROL WIRING REQUIREMENTS WITH MECHANICAL AND PLUMBING CONTRACTORS PRIOR TO ANY WORK AND PROVIDE ALL NECESSARY DEVICES AND CONNECTIONS AS REQUIRED.

17.
ALL EXTERIOR ELECTRICAL DEVICES AND EQUIPMENT INCLUDING THOSE THAT ARE EXPOSED TO OUTSIDE ENVIRONMENT (UP TO 16') SHALL BE WEATHERPROOF TYPE, NEMA 3R.

18.
NO CONDUIT RUNS SHALL BE ALLOWED IN CONCRETE SLABS. ALL CONDUITS WILL BE PLACED ABOVE
19. ACCESSIBLE CEILING SPACES UNLESS SPECIFICALLY INDICATED TO BE UNDERGROUND.

LIGHTING, POWER, TELEPHONE AND COMMUNICATIONS OUTLETS SHALL NOT BE PLACED BACK-TO-BACK.

20. WHERE MORE THAN ONE LIGHT SWITCH OCCURS AT SAME LOCATION, SWITCHES SHALL BE MOUNTED IN A MULTIPLE GANG BOX UNDER A SINGLE COVER PLATE. PLATES WITH MORE THAN (3) LIGHT SWITCHES SHALL BE LABELED TO INDICATE THE LIGHT FIXTURES CONTROLLED.

21.
DISCONNECT SWITCHES SHALL BE MOUNTED ON INDIVIDUAL SUPPORTS, OR OTHERWISE DIRECTLY ON EQUIPMENT, PROVIDED NO MODIFICATION TO EQUIPMENT IS NECESSARY.

22.
ALL ELECTRICAL POWER LIGHTING, TELEPHONE OR SIGNAL WIRING IN FIRE RATED WALL IS TO BE INSTALLED IN A METALLIC CONDUIT SYSTEM.

23.
ALL ELECTRIC MATERIAL SHALL BE LISTED BY "UL" FOR THE TYPE OF APPLICATION AND "UL" LABEL SHALL
24. APPEAR ON ALL ELECTRICAL EQUIPMENT.

CONTACT UTILITY COMPANIES FOR SCOPE OF WORK PRIOR TO SUBMITTING BID; INCLUDE UTILITY CHARGES IF ANY.

ALL DISTRIBUTION AND CONTROL EQUIPMENT (SUCH AS CB's, SWITCHES, CONTACTORS, ETC.), TERMINATIONS
25. SHALL BE FULLY RATED PER UL AS FOLLOWS:

a. 125A OR LESS : 60°C OR MORE;
b. MORE THAN 125A : 75°C OR MORE.

CONDUCTORS SHALL HAVE UNDERWRITER'S LABORATORIES, INC.(UL) LISTED, 600 VOLT INSULATION OF TYPE SPECIFIED BELOW OR ELSEWHERE IN THE SPECIFICATIONS. CONDUCTORS SHALL BE COPPER.

1. BRANCH CIRCUITS - LIGHTING AND POWER.

a. #10 AWG AND SMALLER, SOLID WIRE TYPE THW OR THHN/THWN, THHW(THHN FOR DRY LOCATION
26. ONLY).
b. #8 AWG TO #2 AWG, STRANDED TYPE THW OR THHN/THHW.
c. #1 AWG AND LARGER, STRANDED TYPE XHHW.

27.
2. FEEDERS : TYPE THW OR THHN/THWN, OR XHHW.

28. PROVIDE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR IN EACH RACEWAY INCLUDING CONDUITS, PLUG STRIPS, WIREMOLD. SIZE OF GROUNDING SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRIC CODE ARTICLE 250.

29.
WIRING METHOD SHALL BE EMT ABOVE GROUND AND MOUNTED IN CONCEALED SPACES AND SCHEDULE-40 PVC FOR UNDERGROUND INSTALLATION. USE RIGID WHEN ENCASED IN CONCRETE OR SUSCEPTIBLE TO DAMAGE.

USE 10AWG CONDUCTORS FOR 20 AMPERE, 120V BRANCH CIRCUITS LONGER THAN 75 FEET.
USE 10AWG CONDUCTORS FOR 20 AMPERE, 277V BRANCH CIRCUITS LONGER THAN 200 FEET.

ALL SWITCH LOCATIONS ARE REQUIRED TO HAVE A NEUTRAL CONDUCTOR PROVIDED AT THE SWITCH LOCATION PER CEC 404.2(C).

APPLICABLE CODES

1. 2019 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2. 2019 CALIFORNIA BUILDING CODE (CBC),PART 2, TITLE 24 C.C.R. (IBC WITH AMENDMENTS)
3. 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (NEC WITH AMENDMENTS)
4. 2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (UMC WITH AMENDMENTS)
5. 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (UPC WITH AMENDMENTS)
6. 2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (IFC WITH AMENDMENTS)
7. 2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
8. 2019 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
9. 2019 CALIFORNIA ENERGY CODE (PART 6, TITLE 24 C.C.R.)
10. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSG), PART 11, TITLE 24 C.C.R.

ABBREVIATIONS

A	AMPERE	NC	NORMALLY CLOSED
AF	AMPERE FRAME RATING	NEC	NATIONAL ELECTRICAL CODE
AFF	ABOVE FINISHED FLOOR	NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
AIC	AMPERE INTERRUPTING CAPACITY	NEW (N)	NEW, TO BE FURNISHED AND INSTALLED BY CONTRACTOR
AFG	ABOVE FINISHED GRADE	NF	NON-FUSED
AT	AMPERE TRIP RATING	NIC	NOT IN CONTRACT
AWG	AMERICAN WIRE GAUGE	N/L	NIGHT LIGHT
BKBD	BACKBOARD	NO	NUMBER, NORMALLY OPEN
BLDG	BUILDING	NTS	NOT TO SCALE
BKR	BREAKER	OC	ON CENTER
C	CONDUIT	OD	OUTSIDE DIAMETER
CB	CIRCUIT BREAKER	P	POLE
CKT	CIRCUIT	PB	PULL BOX
CFSD	COMBINATION FIRE SMOKE DAMPER	PF	POWER FACTOR
CO	CONDUIT ONLY	PNL	PANEL
CONC	CONCRETE	POC	POINT OF CONNECTION
CT	CURRENT TRANSFORMER	PP	POWER POLE
CU	COPPER	PWR	POWER
℄	CENTERLINE	PVC	POLYVINYL CHLORIDE
DISC	DISCONNECT	QUAD	QUADRUPLEX
DSBN	DISTRIBUTION SECTION	QTY	QUANTITY
DN	DOWN	REQD	REQUIRED
DWG	DRAWING	REQMT	REQUIREMENT
EA	EACH	RGS	RIGID GALVANIZED STEEL
EC	ELECTRICAL CONTRACTOR	RM	ROOM
EM	EMERGENCY	SHT	SHEET
EXIST, (E)	EXISTING	SN	SOLID NEUTRAL
EXO	EXTERNAL OPERABLE DISCONNECT	SPEC	SPECIFICATIONS
F	FUSE	SPDT	SINGLE POLE, DOUBLE THROW
FA	FIRE ALARM	SPST	SINGLE POLE, SINGLE THROW
FACP	FIRE ALARM CONTROL PANEL	SW	SWITCH
FF	FINISHED FLOOR	SWBD	SWITCHBOARD
FG	FINISHED GRADE	TC	TIME CLOCK
FLA	FULL LOAD CURRENT	TEL	TELEPHONE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TERM	TERMINAL
GFP	GROUND FAULT PROTECTION	TP	TEMPORARY POLE
GND	GROUND	TYP	TYPICAL
HOA	HAND-OFF-AUTOMATIC	UGPS	UNDERGROUND PULL SECTION
HP	HORSE POWER	UL	UNDERWRITERS LABORATORY
HV	HIGH VOLTAGE	UON	UNLESS OTHERWISE NOTED
IDF	INTERMEDIATE DISTRIBUTION FRAME	V	VOLT, VOLTAGE
IG	ISOLATED/INSULATED GROUND	VA	VOLT-AMPERE
ISC	SHORT CIRCUIT CURRENT AVAILABLE IN RMS SYMMETRICAL AMPERES	W	WATT
J-BOX	JUNCTION BOX	WH	WATT-HOUR
KCMIL	THOUSAND CIRCULAR MILS	WP	WEATHERPROOF
KW	KILOWATT	WT	WEATHERTIGHT
KV	KILO VOLT	WW	WIREWAY
KVA	KILO VOLT-AMPERE	Z	IMPEDANCE
LDC	LOCAL DISTRIBUTION CABINET	4W	FOUR-WIRE
LDF	LOCAL DISTRIBUTION FRAME	3W	THREE-WIRE
LCL	LONG CONTINUOUS LOAD	5S	JUNCTION BOX (4 11/16" SQUARED X2 1/8" DEEP)
LTG	LIGHTING	`	DIAMETER, PHASE
LV	LOW VOLTAGE	#	NUMBER
MFR	MANUFACTURER	°C	DEGREE CELSIUS
MAX	MAXIMUM	(RL)	REMOVE EXISTING DEVICE AND RELOCATE AS SHOWN ON PLAN
MIN	MINIMUM	(NL)	NEW LOCATION OF RELOCATED DEVICE
MH	MANHOLE / METAL HALIDE		
M/M	METER AND MAIN SECTION		
MULTI	MULTI-METER SECTION		
(E)	EXISTING DEVICE TO REMAIN		
(R)	REMOVE EXISTING DEVICE AND ASSOCIATED CONDUIT AND WIRE		

GENERAL DEMOLITION NOTES

1. THE DEMOLITION NOTE REFERENCE PERTAIN TO ALL RELATED SHEETS WHERE EXISTING ELECTRICAL WORK IS INDICATED.
2. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND MAKE THEMSELVES COMPLETELY FAMILIAR WITH THE EXISTING INSTALLED CONDITIONS.
3. ALL EQUIPMENT OR WORK REQUIRED TO CARRY OUT THE DEMOLITION SCOPE OF WORK IS CONSIDERED TO BE PART OF THE CONTRACTOR SCOPE OF WORK. NO EXTRAS WILL BE CONSIDERED TO PERFORM THE REQUIRED WORK.
4. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE FACILITY DIRECTOR PRIOR TO THE SCHEDULING OF ANY POWER OUTAGE. SUCH PERMISSION MUST BE OBTAINED IN WRITING AND BE GRANTED AT LEAST 7 DAYS PRIOR TO ANY SCHEDULE SHUT DOWN. THE SHUT DOWN SHALL NOT EXCEED A DURATION OF 4 HOURS.
5. THE CONTRACTOR SHALL NOT STORE ON SITE ANY ITEMS THAT WERE DEMOLISHED FOR ANY EXTENDED PERIOD OF TIME, WITHOUT THE WRITTEN PERMISSION OF THE FACILITY DIRECTOR.
6. ALL ELECTRICAL ITEMS DESIGNATED AS EXISTING TO REMAIN SHALL AS PART OF THIS SCOPE OF WORK BE CLEANED AND TESTED, TO INSURE PROPER OPERATION. ANY ITEMS THAT FAIL TO PASS THE TEST SHALL BE BROUGHT TO THE ATTENTION OF THE FIELD INSPECTOR AND THE ENGINEER OF RECORD FOR RESOLUTION.
7. THE CONTRACTOR SHALL REMOVE ALL EXISTING SWITCHBOARDS, DISTRIBUTION BOARDS, PANEL BOARDS, LIGHTING FIXTURES, CONDUITS, WIRES AND OTHER ELECTRICAL APPARATUS DESIGNATED AS EXISTING TO BE REMOVED. DEMOLITION ITEMS, IF NOT REQUIRED TO BE SALVAGED BY OWNER, BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER.
8. THE CONTRACTOR SHALL REMOVE ALL CONDUITS SERVING DEVICES WHICH ARE DESIGNATED AS EXISTING TO BE REMOVED, BACK TO THE SOURCE WHEN POSSIBLE. IF THE NATURE OF THE EXISTING INSTALLATION WILL NOT ALLOW REMOVAL THE CONTRACTOR SHALL REMOVE ALL EXPOSED CONDUIT AND ABANDON THE REMAINDER AFTER REMOVING ALL CONDUCTORS.
9. DEMOLITION AND/OR REMOVAL OF ELECTRICAL EQUIPMENT IN AREAS TO BE REMODELED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. WHERE OUTLETS ARE REMOVED IN EXISTING WALL, REMOVE DEVICES, OUTLETS AND WIRING BACK TO PANELBOARD OR BACK TO NEAREST OUTLET WITH OTHER EXISTING LOAD TO REMAIN.
11. WHERE EXISTING CONDUIT AND CONDUCTORS ARE TO BE REMOVED AND CONDUIT IS INSTALLED IN GROUND OR EMBEDDED IN CONCRETE, REMOVE WIRE AND CUT CONDUIT TO BELOW FLOOR, PLUG CONDUIT, PATCH FLOOR AND ABANDON CONDUIT.
12. WHERE ELECTRICAL DEVICES ARE TO BE REMOVED, REMOVE ALL CONDUIT AND CONDUCTORS BACK TO SOURCE, TERMINAL CABINETS AND RACKS, PROVIDE BLANK COVER PLATE FOR ABANDONED JUNCTION BOXES.
13. REMOVE ALL CONTROL PANELS, EQUIPMENT RACKS, PULL-BOXES, TERMINAL CABINETS, ETC. FOR SYSTEMS TO BE DEMOLISHED EXCEPT WHERE ANY OF THE EXISTING DEVICES, SYSTEMS, CONSOLES, ETC. ARE TO BE REUSED FOR UPGRADE.
14. PROVIDE BLANK COVER PLATE FOR ALL EMPTY OUTLET BOXES WHERE DEVICES AND/OR CONDUCTORS HAVE BEEN REMOVED AS PART OF THIS CONTRACT.
15. AFTER REMOVAL OF WIREMOLD AND ASSOCIATED FITTINGS, PATCH, REPAIR AND PAINT AFFECTED SURFACES TO MATCH EXISTING.
16. EXISTING CONDUIT CAN BE REUSED PROVIDING IT IS CHECKED FOR CONTINUITY OF GROUND, BLOWN FREE OF DEBRIS, AND DOES NOT INTERFERE WITH NEW CONSTRUCTION.
17. REMOVALS AND REPAIRS TO EXISTING ELECTRICAL WORK REQUIRED TO AVOID CONFLICTS WITH NEW CONSTRUCTION TO MEET MINIMUM CODE REQUIREMENTS.
18. A FIELD SURVEY VERIFICATION IS MANDATORY IN ORDER TO SUBMIT AN ELECTRICAL BID, FAILURE TO DO SO SHALL NOT RELIEVE THIS CONTRACTOR FROM PERFORMING THE WORK OF THIS CONTRACT.

POWER LEGEND AND SYMBOLS

SYMBOL	DESCRIPTION
	EXISTING (DASH INDICATES) ELECTRICAL EQUIPMENT
	TELEPHONE BACKBOARD 2'X4'X3/4" PLYWOOD. PROVIDE 2" CONDUIT TO TELEPHONE POC.
	MOLDED CASE CIRCUIT BREAKER
	SWITCH AND FUSE ASSEMBLY
	UTILITY COMPANY PULL SECTION LUGS
	GROUNDING CONNECTION TO MAIN BUILDING GROUND SYSTEM U.O.N.
N G	GROUNDING CONNECTION AT SWITCHGEAR/DISTRIBUTION BOARD WITH NEUTRAL BONDING.
	UTILITY METER WITH CURRENT TRANSFORMERS (CT'S) METER
200-D	CONDUIT WIRING DESCRIPTION PER FEEDER SCHEDULE ON OTHER PLAN
PB	CONCRETE ELECTRICAL PULLBOX WITH LID APPROPRIATE FOR INSTALLATION LOCATION. LID SHALL BE LABELED ACCORDING TO USE.
	SMOKE FIRE DAMPER
DD	DUCT MOUNTED SMOKE DETECTOR.
T	THERMOSTAT SUPPLIED BY MECHANICAL CONTRACTOR, ELECTRICAL CONTRACTOR SHALL STUB 3/4" C.O. 6" ABOVE CEILING SPACE, PROVIDE BUSHING AND PULL WIRE. IF INSTALLED IN AREA WITH EXPOSED STRUCTURE ABOVE OR HARDLID CEILING, PROVIDE 3/4" C.O. BACK TO ASSOCIATED HVAC UNIT. REFER TO MECHANICAL DETAILS FOR T-STAT MOUNTING HEIGHT REQUIREMENTS.
P	CEILING MOUNTED PLUG LOAD CONTROLLER.

LIGHTING LEGEND AND SYMBOLS

SYMBOL	DESCRIPTION
FN ab N/L	2'X4' RECESSED LUMINAIRE. FN INDICATES LUMINAIRE TYPE - REFER TO LUMINAIRE SCHEDULE, TYPICAL. SUBSCRIPT 2ab REFERS TO CIRCUIT AND SWITCH LEG 'a' AND 'b'. SUBSCRIPT 2AB REFERS TO CIRCUIT AND ZONE DESIGNATION 'A' AND 'B'. N/L REFERS TO UNSWITCHED LEG. TYPICAL OF ALL LIGHTING.
FNE	2'X4' RECESSED LED LUMINAIRE WITH 90MIN. EMERGENCY BATTERY BACKUP
	SURFACE MOUNTED DOUBLE FACE EXIT SIGN (UNIVERSAL ARROWS INDICATED AS NEEDED)
	SURFACE MOUNTED SINGLE FACE EXIT SIGN (UNIVERSAL ARROWS INDICATED AS NEEDED)
	SWITCH, SINGLE POLE 20A. MOUNTED 48" A.F.F. TO TOP OF DEVICE. SUBSCRIPTS INDICATE THE FOLLOWING: M - MOTOR RATED / K - KEY OPERATED 3 - THREE WAY / D - DIMMER SWITCH 4 - FOUR WAY / T - TIMED SWITCH
	a, b, c, ETC. - DESIGNATES SWITCH-LEGS CONTROLLED AND QUANTITY OF SWITCHES AT EACH LOCATION.
M	OCCUPANCY SENSOR, DUAL-TECHNOLOGY, SURFACE CEILING MOUNTED. WATT STOPPER MODEL #DT-300 OR LEVITON MODEL #OSC20-M0W. PROVIDE WITH POWER PACK(S) AS REQUIRED.
M	DUAL TECHNOLOGY OCCUPANCY SENSOR, SURFACE WALL MOUNTED 180° U.O.N. LEVITON MODEL #OSSMT-GD (FOR SINGLE POLE SWITCHING) & LEVITON MODEL #OSSMD-GD FOR (DUAL SWITCHING)
S ab	LOW-VOLTAGE OVERRIDE SWITCH. NUMBER INDICATES OVERRIDE SWITCH. A,B,C, ETC. DESIGNATES ZONE AS SHOWN ON LIGHTING ZONE SCHEDULE.
M ab	LOW-VOLTAGE DIMMER SWITCH. MOUNTED 48" A.F.F. TO TOP OF DEVICE. a, b, c, ETC. - DESIGNATES SWITCH-LEGS CONTROLLED AND QUANTITY OF SWITCHES AT EACH LOCATION.
RC	LOW-VOLTAGE OCCUPANCY SENSOR, DUAL-TECHNOLOGY, SURFACE CEILING MOUNTED INTERCONNECTED TO NETWORK LIGHTING CONTROLS.
	CEILING MOUNTED DIGITAL ROOM CONTROLLER INTERCONNECTED TO NETWORK LIGHTING CONTROLS.

SIGNAL LEGEND AND SYMBOLS

SYMBOL	DESCRIPTION
▽	DATA OUTLET BOX 4S, MOUNTED +15" A.F.F. TO BOTTOM OF DEVICE U.O.N. STUB 3/4" C.O. 6" ABOVE CEILING SPACE, PROVIDE BUSHING AND PULL WIRE. IF INSTALLED IN AREA WITH EXPOSED STRUCTURE ABOVE OR HARD LID CEILING, PROVIDE 3/4" C.O. BACK TO LOCATION OF NEAREST IDF/MDF.
▼W	TELEPHONE OUTLET BOX 4S, MOUNTED +15" A.F.F. TO BOTTOM OF DEVICE U.O.N. STUB 3/4" C.O. 6" ABOVE CEILING SPACE, PROVIDE BUSHING AND PULL WIRE. IF INSTALLED IN AREA WITH EXPOSED STRUCTURE ABOVE OR HARD LID CEILING, PROVIDE 3/4" C.O. BACK TO LOCATION OF NEAREST COMMUNICATIONS CABINET OR TELEPHONE BACKBOARD. "W" INDICATES +42" A.F.F. UNLESS OTHERWISE NOTED.
	COMBINATION TELEPHONE & DATA OUTLET BOX 4S, MOUNTED +15" A.F.F. TO BOTTOM OF DEVICE U.O.N. STUB 3/4" C.O. 6" ABOVE CEILING SPACE, PROVIDE BUSHING AND PULL WIRE. IF INSTALLED IN AREA WITH EXPOSED STRUCTURE ABOVE OR HARD LID CEILING, PROVIDE 3/4" C.O. BACK TO LOCATION OF NEAREST IDF/MDF, COMMUNICATIONS CABINET, OR TELEPHONE BACKBOARD.
	COMBINATION TELEPHONE & DATA OUTLET BOX 4S, MOUNTED HEIGHT HORIZONTALLY ABOVE COUNTER TOP PER ARCHITECTURAL PLANS OR APPROVAL STUB 3/4" C.O. 6" ABOVE CEILING SPACE, PROVIDE BUSHING AND PULL WIRE. IF INSTALLED IN AREA WITH EXPOSED STRUCTURE ABOVE OR HARD LID CEILING, PROVIDE 3/4" C.O. BACK TO LOCATION OF NEAREST IDF/MDF, COMMUNICATIONS CABINET, OR TELEPHONE BACKBOARD.
	FLUSH FLOOR MOUNTED COMBINATION TELEPHONE & DATA OUTLET BOX, U.O.N.
TV	TELEVISION OUTLET BOX 4S, MOUNTED +15" A.F.F. TO BOTTOM OF DEVICE U.O.N. STUB 3/4" C.O. 6" ABOVE CEILING SPACE, PROVIDE BUSHING AND PULL WIRE. IF INSTALLED IN AREA WITH EXPOSED STRUCTURE ABOVE OR HARD LID CEILING, PROVIDE 3/4" C.O. BACK TO LOCATION OF CABLE TELEVISION TERMINAL OR COMMUNICATIONS CABINET.

NOTE TO CONTRACTOR

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

POWER LEGEND AND SYMBOLS

SYMBOL	DESCRIPTION
A-1	SUBSCRIPT "A-1" REFERS TO PANEL DESIGNATION WITH CIRCUIT NUMBER. TYPICAL OF ALL RECEPTACLES.
	DUPLEX RECEPTACLE OUTLET, CONVENIENCE. (20 AMPS, 125 VOLTS) MOUNTED +15" A.F.F. TO BOTTOM OF DEVICE U.O.N.
	DOUBLE DUPLEX RECEPTACLE OUTLET, CONVENIENCE. (20 AMPS, 125 VOLTS) MOUNTED +15" A.F.F. TO BOTTOM OF DEVICE U.O.N.
	DUPLEX RECEPTACLE OUTLET, CONVENIENCE. (20 AMPS, 125 VOLTS, GFCI TYPE) MOUNTED + 15" A.F.F. TO BOTTOM OF DEVICE U.O.N.
	DUPLEX RECEPTACLE OUTLET, CONVENIENCE. (20 AMPS, 125 VOLTS) WITH MOUNTING HEIGHT HORIZONTALLY ABOVE COUNTER TOP PER ARCHITECTURAL PLANS OR APPROVAL.
	DUPLEX RECEPTACLE OUTLET, CONVENIENCE. (20 AMPS, 125 VOLTS, GFCI TYPE) WITH MOUNTING HEIGHT HORIZONTALLY ABOVE COUNTER TOP PER ARCHITECTURAL PLANS OR APPROVAL.
WP	WEATHERPROOF DUPLEX RECEPTACLE OUTLET, CONVENIENCE. (20 AMPS, 125 VOLTS) MOUNTED +15" A.F.F. TO BOTTOM OF DEVICE U.O.N.
D	DUPLEX RECEPTACLE OUTLET ON DEDICATED CIRCUIT (20 AMPS, 125 VOLTS) MOUNTED +15" A.F.F. TO BOTTOM OF DEVICE U.O.N.
	DUPLEX RECEPTACLE OUTLET, SINGLE SPLIT-CIRCUIT SWITCHED. (20 AMPS, 125 VOLTS) MOUNTED +15" A.F.F. TO BOTTOM OF DEVICE U.O.N.
	RECESSED CEILING MOUNTED DUPLEX RECEPTACLE OUTLET, CONVENIENCE. (20 AMPS, 125 VOLTS).
J	ABOVE CEILING, CONCEALED, JUNCTION BOX, WITH COVER, PER NATIONAL ELECTRICAL CODE (NEC) TABLE 370-b(a), 4" SQUARE DEEP, WITH PLASTER RING
J	RECESSED WALL MOUNTED, JUNCTION BOX, WITH COVER, PER NATIONAL ELECTRICAL CODE (NEC) TABLE 370-b(a), 4" SQUARE DEEP, WITH PLASTER RING
	DUPLEX RECEPTACLE FLUSH IN FLOOR, WATERTIGHT JUNCTION BOX, HINGED BRASS COVER (20 AMPS, 125 VOLTS) U.O.N.
	DOUBLE DUPLEX RECEPTACLE, FLUSH IN FLOOR, WATERTIGHT JUNCTION BOX (20 AMP, 120 VOLT, 2-POLE, 3-WIRE) U.O.N.
J	JUNCTION BOX, FLUSH IN FLOOR, WATERTIGHT JUNCTION BOX (20 AMP, 120 VOLT, 2-POLE, 3-WIRE) U.O.N.
L5-30 R	SPECIALTY OUTLET. VERIFY NEMA CONFIGURATION AS NOTED ON PLANS.
	BRANCH PANELBOARD, WALL MOUNTED, SEE PLANS AND SCHEDULE. (RECESSED MOUNTED)
OR	BRANCH PANELBOARD, WALL MOUNTED, SEE PLANS AND SCHEDULE. (SURFACE MOUNTED)
	MAIN SWITCHBOARD, POWER OR LIGHT, FLOOR STANDING ENCLOSURE, (SEE SINGLE LINE DIAGRAM AND LOAD SUMMARY)
F	DISCONNECT SWITCH H.P. RATED 600 VOLTS. "F" INDICATES FUSE TYPE. FUSES PER APPROVED MANUFACTURERS SHOP DRAWINGS.
#2	MAGNETIC MOTOR STARTER H.P. RATED (NUMBERS INDICATE NEMA SIZE)
+96" OR +7'-6" AFF	MOUNTING HEIGHT FROM FINISHED FLOOR TO CENTERLINE OF OUTLET OR EQUIPMENT . FOR LIGHT FIXTURES, IT IS TO BOTTOM OF FIXTURE.
DETAIL No. SHEET No.	DETAIL REFERENCE
EQUIPMENT ID No.	EQUIPMENT REFERENCE
# SHEET No. DETAIL No.	ELEVATION REFERENCE
	CONDUIT TURN DOWN
	CONDUIT TURN UP
	CONDUIT STUBBED AND CAPPED
	RACEWAY CONCEALED IN WALLS OR ABOVE CEILING
	CONDUIT CONCEALED IN OR UNDER FLOOR, COORDINATE WITH G.C.: OR, BURIAL CONDUIT UNDERGROUND IN SCHEDULE - 40 PVC UNLESS NOTED OTHERWISE. VERIFY DEPTH AND TRENCHING WITH G.C.
(E)	EXISTING CONDUIT AND WIRING TO REMAIN
(R)	PULL-OUT WIRES AND ABANDON CONDUIT. CUT AND CAPPED FLUSH WITH WALL OR SLAB.
E	EXISTING CONDUIT TO REMAIN
R	EXISTING CONDUIT AND WIRE TO BE REMOVED
PR	ELECTRICAL UTILITY PRIMARY
SC	ELECTRICAL UTILITY SECONDARY
T	TELEPHONE UTILITY
OH	TEMPORARY OVERHEAD CABLING
(E)	EXISTING DEVICE TO REMAIN
(R)	REMOVE EXISTING DEVICE AND ASSOCIATED CONDUIT AND WIRE
(RL)	REMOVE EXISTING DEVICE AND RELOCATE AS SHOWN ON PLAN
(NL)	NEW LOCATION OF RELOCATED DEVICE
A-1,3	HOMERUN TO CIRCUITS #1 AND #3 IN PANEL "A" (CROSSMARKS INDICATE NUMBER OF WIRES AND DOTTED CROSSMARK INDICATES GROUND WIRE.)
	3/4" CONDUIT WITH 2 #12 & 1 #12 GND WIRE
	3/4" CONDUIT WITH 3 #12 & 1 #12 GND WIRE
	3/4" CONDUIT WITH 4 #12 & 1 #12 GND WIRE
	3/4" CONDUIT WITH 5 #12 & 1 #12 GND WIRE
#10	3/4" CONDUIT WITH 2 #10 & 1 #10 GND WIRE (#10 INDICATES WIRE SIZE)
#10	3/4" CONDUIT WITH 3 #10 & 1 #10 GND WIRE (#10 INDICATES WIRE SIZE)
#10	3/4" CONDUIT WITH 4 #10 & 1 #10 GND WIRE (#10 INDICATES WIRE SIZE)

CONCEALED IN WALL OR CEILING

DSA APPLICATION# 03-122079
FILE XX-XXX

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ISSUES

No.	Submittal	Date
	50% Design Development	05/26/22
	100% Design Development	07/01/22

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9-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

13-18 **JOB NUMBER**

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LUMINAIRE SCHEDULE

TYPE	VOLTS	WATTAGE	LAMPS	MOUNTING	FIXTURE DESCRIPTION	MFR.	CATALOG #	NOTES	SYMBOL
F1	120 V	0 W	LED 3500K	PENDANT	8' LED FIXTURE WITH 0-10V DIMMING. MOUNTING HEIGHT TBD	FINELITE	HPX-P-ID-8-S-H-835-TG-120-SC-FC-1%		
F2	120 V	29 W	LED 3500K	RECESSED	4" RECESSED LED DOWNLIGHT WITH 0-10V DIMMING.	PATHWAY LIGHTING	4SQLB-30-T-35K-E1-L-DA		
F3	120 V	0 W	LED 3500K	PENDANT	4' LED FIXTURE WITH 0-10V DIMMING. MOUNTING HEIGHT TBD	FINELITE	HPX-P-ID-4-S-H-835-TG-120-SC-FC-1%		
F4	120 V	0 W	LED 3500K	RECESSED	LED LINEAR FIXTURE WITH 0-10V DIMMING	FINELITE	HP4-WM-ID-*-S-H-835-*-RG-D-1120-SC-FC-1%		
F5	120 V	102 W	LED 3500K	PENDANT	3 WAY 4' LED FIXTURE WITH 0-10V DIMMING. MOUNTING HEIGHT TBD	NULITE	SR03-4-20-11-L35-1C-U-D		
F6	120 V	5 W	5W INCANDESCENT	SURFACE	EXTERIOR RATED STRINGLIGHT	BL LIGHTING	BL SPOTGLOBE INC		

1. EQUALS SHALL BE CONSIDERED UPON SUBMITTAL REVIEW AND APPROVAL. PLEASE NOTE THAT IF AN ALTERNATE IS CONSIDERED:

   a. THE CONTRACTOR IS COMPLETELY AND SOLELY RESPONSIBLE FOR ALL ASPECTS OF THE SUBSTITUTION INCLUDING UPDATING CONSTRUCTION DOCUMENTS, OBTAINING APPROVALS AND PERMITS FROM LOCAL AUTHORITY, AND COORDINATING WITH ALL TRADES TO ENSURE CHANGES TO AFFECTED BUILDING SYSTEM ARE ACCOUNTED FOR AND ACCEPTABLE TO THE ENGINEERING TEAM. CONTRACTOR SHALL ENSURE SUBSTITUTED EQUIPMENT MEETS OR EXCEEDS DESIGN INTENT REGARDING RATINGS, PERFORMANCE, DIMENSIONAL CLEARANCES, PHYSICAL DIMENSIONS (MAX/MIN), WEIGHT LIMITATIONS, AND OTHER ASPECTS, PROVING SUBSTITUTION IS SUITABLE TO THE APPLICATION. ENGINEERS WILL REVIEW THE RATING AND PERFORMANCE OF SUBSTITUTED EQUIPMENT ONLY AND WILL NOT ASSUME RESPONSIBILITY FOR SUBSTITUTION AT ANY LEVEL.

   b. IF CONTRACTOR CANNOT MAKE SUBSTITUTED EQUIPMENT WORK IN THIS PROJECT, CONTRACTOR SHALL REVERT TO REQUIREMENTS OF PERMITTED CONSTRUCTION DOCUMENTS AT THEIR EXPENSE.

   c. IT IS UNDERSTOOD BY ALL PARTIES THAT ANY SUBSTITUTIONS OF SPECIFIED PRODUCTS ARE DONE FOR THE PURPOSE OF COST SAVINGS TO THE OWNER. THEREFORE, ANY MATERIAL SUBSTITUTION OR DEVIATIONS PROPOSED BY THE CONTRACTOR SHALL BE INCLUDED WITH THE INITIAL BID AND SHALL SHOW A LINE ITEMS CREDIT TO THE OWNER FOR EACH SUBSTITUTION IN LIEU OF SPECIFIED PRODUCTS.

   d. CONTRACTOR SHALL PROVIDE A POINT BY POINT PHOTOMETRIC STUDY FOR ALL AREAS WHERE ALTERNATE FIXTURES ARE SUBMITTED. LIGHT LEVELS WILL BE REVIEWED FOR COMPLIANCE WITH PROJECT REQUIREMENTS AND BASIS OF DESIGN VALUES.

2. THE FIXTURE SCHEDULE INDICATES GENERAL DESCRIPTION OF LIGHTING FIXTURES AND MANUFACTURERS CATALOG NUMBERS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE CORRECT CEILING CONFIGURATION AND PROVIDE THE FIXTURES WITH ALL NECESSARY TRIMS AND MOUNTING HARDWARE SO THAT BOTH THE CEILING SYSTEM AND THE FIXTURE CONSTRUCTION MATCHES. PROVIDE SEISMIC HANGERS AS REQUIRED.

3. IT SHALL BE CONTRACTORS RESPONSIBILITY TO VERIFY THE EXACT LOCATION OF ALL LIGHTING FIXTURES AND TYPE OF CEILING WITH ARCHITECTURAL REFLECTED CEILING PLAN PRIOR TO ANY WORK. SEE ARCHITECTURAL REFLECTED CEILING PLAN PRIOR TO ANY WORK. SEE ARCHITECTURAL ELEVATION DRAWING FOR MOUNTING HEIGHTS OF WALL MOUNTED FIXTURES.

4. A JUNCTION BOX MUST BE PROVIDED WITH ALL EXIT LIGHTS CONNECTED TO MORE THAN ONE SET OF CONDUCTORS UNLESS THE EXIT LIGHT FIXTURE IS FURNISHED WITH AN APPROVED OUTLET BOX FOR THROUGH WIRING.

5. A COMPLETE TITLE 24 COMPLIANT LIGHTING CONTROL SYSTEM SHALL BE PROVIDED TO CONTROL ALL INTERIOR AND EXTERIOR LIGHTING SYSTEMS. REFER TO LIGHTING CONTROL DIAGRAMS, SCHEDULES AND DETAILS.

6. BATTERY PACK EMERGENCY TEST SWITCHES SHALL BE INTEGRAL TO LIGHT FIXTURE. COORDINATION OF SWITCH LOCATION IS REQUIRED WITH DESIGN TEAM IF INTEGRAL INSTALLATION IS NOT POSSIBLE.

7. FIXTURES DESIGNATED AS EMERGENCY SHALL BE SUPPLIED WITH INTEGRAL BATTERY PACK CAPABLE OF POWERING TWO T8 LAMPS FOR 90 MINUTES WITH A TOTAL LIGHT OUTPUT OF 1100 LUMENS OR ONE F13 BIAX FOR 90 MINUTES WITH A TOTAL LIGHT OUTPUT OF 520 LUMENS.

8. PROVIDE ALL REQUIRED MOUNTING HARDWARE ANCHORAGE AND SUPPORTS TO INSTALL LIGHTING FIXTURES.

9. PROVIDE SWIVEL BASE AND STEMS. LENGTHS AS REQUIRED TO MOUNT THE PENDANT MOUNTED FIXTURES. THE INSTALLATION SHALL COMPLY WITH TITLE 24 SEISMIC AND APPLICABLE UBC REQUIREMENTS.

10. THE CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERABLE LIGHTING SYSTEM AS PART OF THIS BUILDING CONTRACT.

11. SUSPENSION SYSTEM FOR LIGHT FIXTURES WHICH HAVE PASSED SHAKING TABLE TESTS APPROVED BY THE OFFICE OF THE STATE OF ARCHITECT, OR WHICH, AS INSTALLED, ARE FREE TO SWING A MINIMUM OF 45° FROM THE VERTICAL IN ALL DIRECTIONS WITHOUT CONTACTING OBSTRUCTIONS. SHALL BE ASSUMED TO COMPLY WITH THE LATERAL FORCE REQUIREMENTS FOR SECTION 2305, PART 2, TITLE 24, CCR. UNLESS OF THE CABLE TYPE FREE SWING SUSPENSION SYSTEM SHALL HAVE A SAFETY WIRE OR CABLE ATTACHED TO THE FIXTURE AND STRUCTURE AT EACH SUPPORT CAPABLE OF SUPPORTING FOUR TIMES THE SUPPORTED LOAD.

12. FOR SUSPENDED AND SURFACE MOUNTED LIGHT FIXTURES, THE PRODUCT OF ICP NEED NOT EXCEED 12 FOR ANY VALUE OF 1.

13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY BALLAST/DRIVER DIMMING CONFIGURATION IS COMPATIBLE WITH CONTROLS BEING PROVIDED PRIOR TO ORDERING FIXTURES. EX. 2 WIRE, 3 WIRE, 4 WIRE, 0-10V, CAT 5, ETC.

14. LED LIGHT FIXTURES SHALL BE IN ACCORDANCE WITH IES, NFPA, UL, AS SHOWN ON THE DRAWINGS, AND AS SPECIFIED.

15. LED LIGHT FIXTURES SHALL BE REDUCTION OF HAZARDOUS SUBSTANCES (ROHS)-COMPLIANT.

16. LED DRIVERS SHALL INCLUDE THE FOLLOWING FEATURES UNLESS OTHERWISE INDICATED:
    - MINIMUM EFFICIENCY: 85% AT FULL LOAD.
    - MINIMUM OPERATING AMBIENT TEMPERATURE: -20 DEG C. (-4 DEG F.)
    - INPUT VOLTAGE: 120 - 277V (±10%) AT 60 HZ., UNLESS OTHERWISE INDICATED.
    - INTEGRAL SHORT CIRCUIT, OPEN CIRCUIT, AND OVERLOAD PROTECTION.
    - POWER FACTOR: >=0.95.
    - TOTAL HARMONIC DISTORTION: <=20%.
    - COMPLY WITH FCC 47 CFR PART 15.

17. LED MODULES SHALL INCLUDE THE FOLLOWING FEATURES UNLESS OTHERWISE INDICATED:
    - COMPLY WITH IES LM-79 AND LM-80 REQUIREMENTS.
    - MINIMUM CRI 80 AND COLOR TEMPERATURE 4000K UNLESS OTHERWISE SPECIFIED IN LUMINAIRE SCHEDULE.
    - MINIMUM RATED LIFE: 50,000 HOURS PER IES L70.
    - LIGHT OUTPUT LUMENS AS INDICATED IN THE LUMINAIRE SCHEDULE.

18. LED DOWNLIGHTS:
    - HOUSING, LED DRIVER, AND LED MODULE SHALL BE PRODUCTS OF THE SAME MANUFACTURER.

19. LED TROFFERS:
    - LED DRIVERS, MODULES, AND REFLECTOR SHALL BE ACCESSIBLE, SERVICEABLE, AND REPLACEABLE FROM BELOW THE CEILING.
    - HOUSING, LED DRIVER, AND LED MODULE SHALL BE PRODUCTS OF THE SAME MANUFACTURER.

20. ALL FIXTURES MOUNTED OUTDOORS SHALL BE UL LISTED FOR WET LOCATION.

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NOT FOR CONSTRUCTION

ISSUES

No.	Submittal	Date
	50% Design Development	05/26/22
	100% Design Development	07/01/22

LICENSED ARCHITECT
RICHARD PAUL BERLINER
No. C-12923
9-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

13-18 **JOB NUMBER**

LUMINAIRE SCHEDULE

E0.02

21-259

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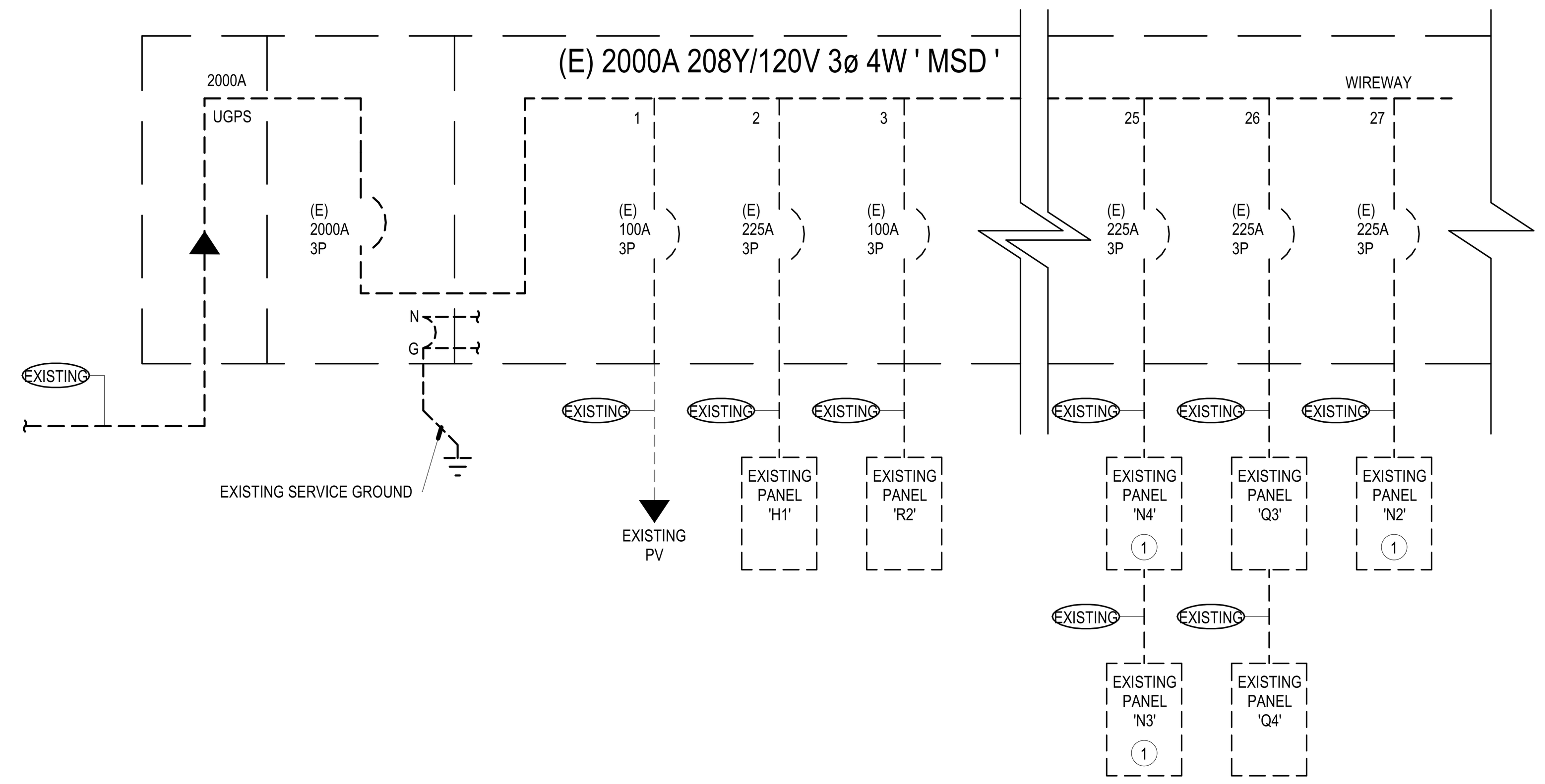

SINGLE LINE DIAGRAM 1

PANEL N1 (EXISTING)

MOUNTING: *SURFACE*
FED FROM:
NEMA: *1*
AIC RATING: *EXISTING*
LOCATION: *RM 141*
VOLTAGE: 208Y/120V 3PH 4W
BUS: 225 A
MAIN: *M.L.O.*
FEEDER: *EXISTING*

NOTE	DESCRIPTION	TYPE	POLES	AMP	AWG /PH	DIST	V.D. %	C.		A		B		C			C.	V.D. %	DIST	AWG /PH	AMP	POLES	TYPE	DESCRIPTION	NOTE
1	OUTDOOR	--	1	20 A	--	--	--	--	1	0	0					2	--	--	--	--	20 A	1	--	LIGHTS N110, 13, 14	1
1	POLES	--	1	20 A	--	--	--	--	3			0	0			4	--	--	--	--	20 A	1	--	LIGHTS N110	1
1	LIGHTS N100/104/107	--	1	20 A	--	--	--	--	5					0	0	6	--	--	--	--	20 A	1	--	LIGHTS N102	1
1	LIGHTS N108/111	--	1	20 A	--	--	--	--	7	0	0					8	--	--	--	--	20 A	1	--	LIGHTS N102	1
1	LIGHTS N110	--	1	20 A	--	--	--	--	9			0	0			10	--	--	--	--	20 A	1	--	LIGHTS N102	1
1	LIGHTS N101	--	1	20 A	--	--	--	--	11					0	0	12	--	--	--	--	20 A	1	--	LIGHTS N102	1
1	LIGHTS N102	--	1	20 A	--	--	--	--	13	0	0					14	--	--	--	--	20 A	1	--	LIGHTS N102	1
1	LIGHTS N102	--	1	20 A	--	--	--	--	15			0	0			16	--	--	--	--	20 A	1	--	LIGHTS N102	1
1	OUTDOOR LIGHTS	--	1	20 A	--	--	--	--	17					0	0	18	--	--	--	--	20 A	1	--	RECEPT N101	1
1	SPARE	--	1	20 A	--	--	--	--	19	0	0					20	--	--	--	--	20 A	1	--	RECEPT N101	1
1	RECEPT N113	--	1	20 A	--	--	--	--	21			0	0			22	--	--	--	--	20 A	1	--	RECEPT N100/108/107	1
1	RECEPT N113	--	1	20 A	--	--	--	--	23					0	0	24	--	--	--	--	20 A	1	--	RECEPT N100/108/107	1
1	RECEPT N113	--	1	20 A	--	--	--	--	25	0	0					26	--	--	--	--	20 A	1	--	RECEPT N100/108/107	1
1	RECEPT N113	--	1	20 A	--	--	--	--	27			0	0			28	--	--	--	--	20 A	1	--	RECEPT N105/103/102	1
1	RECEPT N113	--	1	20 A	--	--	--	--	29					0	0	30	--	--	--	--	20 A	1	--	RECEPT N105/103/102	1
1	RECEPT N110	--	1	20 A	--	--	--	--	31	0	0					32	--	--	--	--	20 A	1	--	RECEPT N105/103/102	1
1	SPARE	--	1	20 A	--	--	--	--	33			0	0			34	--	--	--	--	100 A	2	--	SPARE	1
1	RECEPT 104	--	1	20 A	--	--	--	--	35					0	0	36									
1	RECEPT SAT. RCVR	--	1	20 A	--	--	--	--	37	0	0					38	--	--	--	--	100 A	3	--	PANEL N2	1
1	RECEPT PHONE SYS	--	1	20 A	--	--	--	--	39			0	0			40									
1	SPARE	--	1	20 A	--	--	--	--	41					0	0	42									
							SUBTOTALS			*0 VA*		*0 VA*		*0 VA*											

DEMAND FACTORS:	CONNECTED	DEMAND	DEMAND	DEMAND	SUBTOTAL	PHASE
LOAD TYPE	**VA**	**FACTOR**	**VA**	**AMPS**	0 VA	A
(L) LIGHTING		1.25			0 VA	B
(R) RECEPTACLES		NEC 220.44			0 VA	C
(M) MOTOR		1.25			0 VA	TOTAL
LARGEST MOTOR		0.25			0 A	AMPS
(C) CONTINOUS	0 W	1.25	0 W	0 A		
(N) NON-CONTINOUS		1.00				
(K) KITCHEN (NEC 220.56)		0.65				
(S) SPECIAL DEMAND		1.00				
EXISTING LOAD		NEC 220.87				
TOTALS	**0 VA**		**0 VA**			
TOTAL AMPS AT 208Y/120V 3PH 4W WITH LCL:				**0 A**		

NOTES:
1. EXISTING BREAKER, EXISTING LOAD

PANEL N2 (EXISTING)

MOUNTING: *SURFACE*
FED FROM: *(E) PNL 'N2'*
NEMA: *1*
AIC RATING: *EXISTING*
LOCATION: *RM 148*
VOLTAGE: 208Y/120V 3PH 4W
BUS: 225 A
MAIN: *M.L.O.*
FEEDER: *EXIST*

NOTE	DESCRIPTION	TYPE	POLES	AMP	AWG /PH	DIST	V.D. %	C.		A		B		C			C.	V.D. %	DIST	AWG /PH	AMP	POLES	TYPE	DESCRIPTION	NOTE
1	FF-N5	--	1	20 A	--	--	--	--	1	0	0					2	--	--	--	--	20 A	1	--	SPARE	1
1	RECEPT N114 DATA CAB	--	1	20 A	--	--	--	--	3			0	0			4	--	--	--	--	20 A	1	--	SPARE	1
1	FF-N6	--	1	20 A	--	--	--	--	5					0	0	6	--	--	--	--	20 A	1	--	SPARE	1
1	RECEPT. N113	--	1	20 A	--	--	--	--	7	0	0					8	--	--	--	--	20 A	1	--	SPARE	1
1	TC-N	--	1	20 A	--	--	--	--	9			0	0			10	--	--	--	--	20 A	1	--	SPARE	1
1	RECEPT VIDEO CTL	--	1	20 A	--	--	--	--	11					0	0	12	--	--	--	--	20 A	1	--	SPARE	1
1	RECEPT N100	--	1	20 A	--	--	--	--	13	0	0					14	--	--	--	--	20 A	1	--	SPARE	1
1	RECEPT N100	--	1	20 A	--	--	--	--	15			0	0			16	--	--	--	--	20 A	1	--	SPARE	1
1	RECEPT N100	--	1	20 A	--	--	--	--	17					0	0	18	--	--	--	--	20 A	1	--	SPARE	1
1	WH-4	--	1	20 A	--	--	--	--	19	0	0					20	--	--	--	--	20 A	1	--	SPARE	1
1	NEW RACK MDF	--	2	50 A	--	--	--	--	21			0	0			22	--	--	--	--	20 A	1	--	SPARE	1
									23					0	0	24	--	--	--	--	20 A	1	--	SPARE	1
1	SECURITY PANEL	--	1	20 A	--	--	--	--	25	0	0					26	--	--	--	--	20 A	1	--	SPARE	1
1	SECURITY PANEL	--	1	20 A	--	--	--	--	27			0	0			28	--	--	--	--	20 A	1	--	SPARE	1
1	SPARE	--	1	20 A	--	--	--	--	29					0	0	30	--	--	--	--	20 A	1	--	SPARE	1
1	CU-N1	--	2	20 A	--	--	--	--	31	0	0					32	--	--	--	--	20 A	2	--	CU-N2	1
									33			0	0			34									
1	CU-N3	--	2	20 A	--	--	--	--	35					0	0	36	--	--	--	--	20 A	2	--	CU-N4	1
									37	0	0					38									
1	CU-N5	--	2	20 A	--	--	--	--	39			0	0			40	--	--	--	--	20 A	2	--	CU-N6	1
									41					0	0	42									
							SUBTOTALS			*0 VA*		*0 VA*		*0 VA*											

DEMAND FACTORS:	CONNECTED	DEMAND	DEMAND	DEMAND	SUBTOTAL	PHASE
LOAD TYPE	**VA**	**FACTOR**	**VA**	**AMPS**	0 VA	A
(L) LIGHTING		1.25			0 VA	B
(R) RECEPTACLES		NEC 220.44			0 VA	C
(M) MOTOR		1.25			0 VA	TOTAL
LARGEST MOTOR		0.25			0 A	AMPS
(C) CONTINOUS	0 W	1.25	0 W	0 A		
(N) NON-CONTINOUS		1.00				
(K) KITCHEN (NEC 220.56)		0.65				
(S) SPECIAL DEMAND		1.00				
EXISTING LOAD		NEC 220.87				
TOTALS	**0 VA**		**0 VA**			
TOTAL AMPS AT 208Y/120V 3PH 4W WITH LCL:				**0 A**		

NOTES:
1. EXISTING BREAKER, EXISTING LOAD

PANEL N3 (EXISTING)

MOUNTING: *SURFACE*
FED FROM: *(E) PNL 'N4'*
NEMA: *1*
AIC RATING: *EXISTING*
LOCATION: *RM 148*
VOLTAGE: 208Y/120V 3PH 4W
BUS: 100 A
MAIN: *M.L.O.*
FEEDER: *EXISTING*

NOTE	DESCRIPTION	TYPE	POLES	AMP	AWG /PH	DIST	V.D. %	C.		A		B		C			C.	V.D. %	DIST	AWG /PH	AMP	POLES	TYPE	DESCRIPTION	NOTE
1	EXISTING LOAD	--	2	15 A	--	--	--	--	1	0	0					2	--	--	--	--	20 A	1	--	EXISTING LOAD	1
									3			0	0			4	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	5					0	0	6	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	7	0	0					8	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	9			0	0			10	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	11					0	0	12	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	2	15 A	--	--	--	--	13	0	0					14	--	--	--	--	20 A	1	--	EXISTING LOAD	1
									15			0	0			16	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	2	30 A	--	--	--	--	17					0	0	18	--	--	--	--	20 A	1	--	EXISTING LOAD	1
									19	0	0					20	--	--	--	--	20 A	1	--	OUTSIDE SERVICE OUTLET	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	21			0	0			22	--	--	--	--	20 A	2	--	AC	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	23					0	0	24									
1	EXISTING LOAD	--	1	20 A	--	--	--	--	25	0	0					26	--	--	--	--	15 A	2	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	27			0	0			28									
1	EXISTING LOAD	--	1	20 A	--	--	--	--	29					0	0	30	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	31	0	0					32	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	33			0	0			34	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	--	--	--	--	--	--	35					0	0	36	--	--	--	--	--	--	--	SPACE	1
1	EXISTING LOAD	--	--	--	--	--	--	--	37	0	0					38	--	--	--	--	20 A	1	--	FIRE ALARM	1
1	EXISTING LOAD	--	--	--	--	--	--	--	39			0	0			40	--	--	--	--	--	--	--	SPACE	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	41					0	0	42	--	--	--	--	--	--	--	SPACE	1
							SUBTOTALS			*0 VA*		*0 VA*		*0 VA*											

DEMAND FACTORS:	CONNECTED	DEMAND	DEMAND	DEMAND	SUBTOTAL	PHASE
LOAD TYPE	**VA**	**FACTOR**	**VA**	**AMPS**	0 VA	A
(L) LIGHTING		1.25			0 VA	B
(R) RECEPTACLES		NEC 220.44			0 VA	C
(M) MOTOR		1.25			0 VA	TOTAL
LARGEST MOTOR		0.25			0 A	AMPS
(C) CONTINOUS	0 W	1.25	0 W	0 A		
(N) NON-CONTINOUS		1.00				
(K) KITCHEN (NEC 220.56)		0.65				
(S) SPECIAL DEMAND		1.00				
EXISTING LOAD		NEC 220.87				
TOTALS	**0 VA**		**0 VA**			
TOTAL AMPS AT 208Y/120V 3PH 4W WITH LCL:				**0 A**		

NOTES:
1. EXISTING BREAKER, EXISTING LOAD

PANEL N4 (EXISTING)

MOUNTING: *SURFACE*
FED FROM: *(E) SWITCHBOARD 'MSD'*
NEMA: *1*
AIC RATING: *EXISTING*
LOCATION: *RM 148*
VOLTAGE: 208Y/120V 3PH 4W
BUS: 225 A
MAIN: *M.L.O.*
FEEDER: *EXISTING*

NOTE	DESCRIPTION	TYPE	POLES	AMP	AWG /PH	DIST	V.D. %	C.		A		B		C			C.	V.D. %	DIST	AWG /PH	AMP	POLES	TYPE	DESCRIPTION	NOTE
1	EXISTING LOAD	--	1	20 A	--	--	--	--	1	0	0					2	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	3			0	0			4	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	5					0	0	6	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	7	0	0					8	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	9			0	0			10	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	11					0	0	12	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	13	0	0					14	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	15			0	0			16	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	17					0	0	18	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	19	0	0					20	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	21			0	0			22	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	23					0	0	24	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	25	0	0					26	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	27			0	0			28	--	--	--	--	20 A	1	--	EXISTING LOAD	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	29					0	0	30	--	--	--	--	100 A	3	--	PANEL 'N3'	1
1	EXISTING LOAD	--	1	20 A	--	--	--	--	31	0	0					32									
1	EXISTING LOAD	--	1	20 A	--	--	--	--	33			0	0			34									
1	SPACE	--	--	--	--	--	--	--	35					0	0	36	--	--	--	--	--	--	--	SPACE	1
1	SPACE	--	--	--	--	--	--	--	37	0	0					38	--	--	--	--	--	--	--	SPACE	1
1	SPACE	--	--	--	--	--	--	--	39			0	0			40	--	--	--	--	--	--	--	SPACE	1
1	SPACE	--	--	--	--	--	--	--	41					0	0	42	--	--	--	--	--	--	--	SPACE	1
							SUBTOTALS			*0 VA*		*0 VA*		*0 VA*											

DEMAND FACTORS:	CONNECTED	DEMAND	DEMAND	DEMAND	SUBTOTAL	PHASE
LOAD TYPE	**VA**	**FACTOR**	**VA**	**AMPS**	0 VA	A
(L) LIGHTING		1.25			0 VA	B
(R) RECEPTACLES		NEC 220.44			0 VA	C
(M) MOTOR		1.25			0 VA	TOTAL
LARGEST MOTOR		0.25			0 A	AMPS
(C) CONTINOUS	0 W	1.25	0 W	0 A		
(N) NON-CONTINOUS		1.00				
(K) KITCHEN (NEC 220.56)		0.65				
(S) SPECIAL DEMAND		1.00				
EXISTING LOAD		NEC 220.87				
TOTALS	**0 VA**		**0 VA**			
TOTAL AMPS AT 208Y/120V 3PH 4W WITH LCL:				**0 A**		

NOTES:
1. EXISTING BREAKER, EXISTING LOAD

GENERAL NOTES

CONSTRUCTION NOTES

1. PROVIDE NEW CIRCUIT BREAKER IN EXISTING PANELBOARD. TYPE AND AIC RATING TO MATCH EXISTING.

DSA APPLICATION# 03-122079
FILE XX-XXX
DSA IDENTIFICATION STAMP

CLIENT

JAMS

JOHN ADAMS MIDDLE SCHOOL
2425 16TH STREET
SANTA MONICA, CA 90405

PROJECT

JAMS - LIBRARY RENOVATION

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T: 909.890.3700

NOT FOR CONSTRUCTION

ISSUES

No.	Submittal	Date
	50% Design Development	05/26/22
	100% Design Development	07/01/22

LICENSED ARCHITECT RICHARD PAUL BERLINER No. C-12823 9-30-2023 RENEWAL DATE STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER LEONARD P. MAYA No. E19480 Exp. 6-30-2023 ELECTRICAL STATE OF CALIFORNIA

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DESIGN WEST ENGINEERING
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13-18 **JOB NUMBER**

SINGLE LINE DIAGRAM & PANEL SCHEDULES

E0.03

21-259

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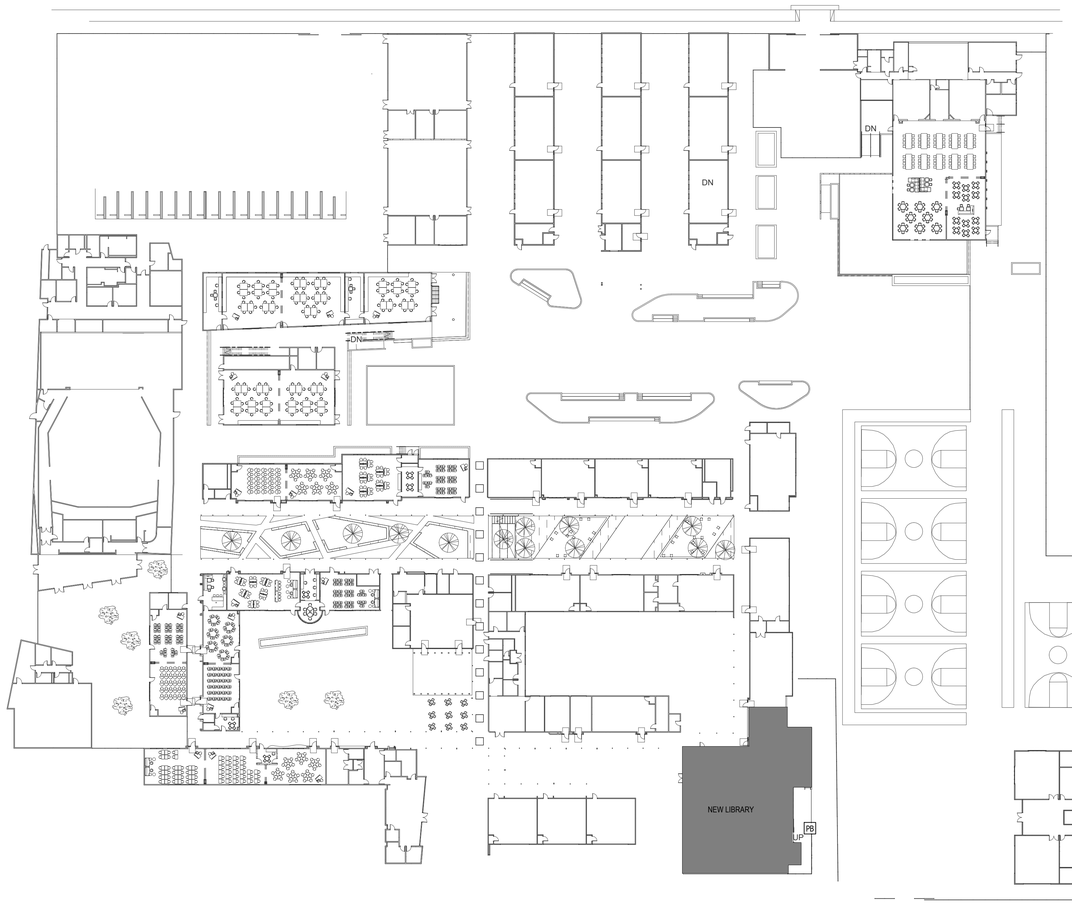

GENERAL NOTES

1. THE CONTRACTOR SHALL INSPECT AND VERIFY ALL FIELD CONDITIONS PRIOR TO INSTALLATION OF UTILITY SERVICES.
2. COORDINATE TRENCH ROUTING AND EQUIPMENT LOCATIONS WITH EXISTING CONDITIONS AND NEW WORK.
3. ALL SITE BRANCH CIRCUIT WIRING SHALL BE #10 AWG. OR LARGER.
4. CONTRACTOR SHALL VERIFY EXISTING BUILDING FOOTING PRIOR TO INSTALLATION OF STUB-UP CONDUITS FOR NEW WALL MOUNTED JUNCTION BOX TO AVOID ANY INTERFERENCE.
5. CONTRACTOR SHALL UTILIZE 'GPR' GROUND PENETRATING RADAR TO SURVEY AND TRACE ALL EXISTING UNDERGROUND UTILITY LINES IN AREAS WHERE NEW TRENCHING IS PLANNED. CONTRACTOR TO SUBMIT "GPR" REPORT TO PROJECT MANAGER FOR REVIEWING PRIOR TO TRENCHING.
6. ALL SITE UNDERGROUND CONDUIT TO BE 1" MIN. UNLESS OTHERWISE NOTED.
7. SUPPORT CONDUIT(S) EVERY 10'-0" AND WITHIN 3'-0" OF ANY JUNCTION BOX OR TERMINATION.

CONSTRUCTION NOTES

1 - - -

DSA APPLICATION# 03-122079
FILE XX-XXX

DSA IDENTIFICATION STAMP

CLIENT

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SANTA MONICA, CA 90405

PROJECT

JAMS - LIBRARY RENOVATION

ARCHITECT

BERLINER
ARCHITECTS

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NOT FOR CONSTRUCTION

ISSUES

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	50% Design Development	05/26/22
	100% Design Development	07/01/22

LICENSED ARCHITECT
RICHARD PAUL BERLINER
No. C-12323
9-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

13-18 **JOB NUMBER**

ELECTRICAL SITE PLAN

E1.01

REGISTERED PROFESSIONAL ENGINEER
LEONARD F. MAYA
No. E19480
Exp. 6-30-2023
ELECTRICAL
STATE OF CALIFORNIA

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DESIGN WEST ENGINEERING
MECHANICAL ELECTRICAL ENERGY CONSULTANTS

ELECTRICAL SITE PLAN | 1" = 40'-0" | 1

21-269

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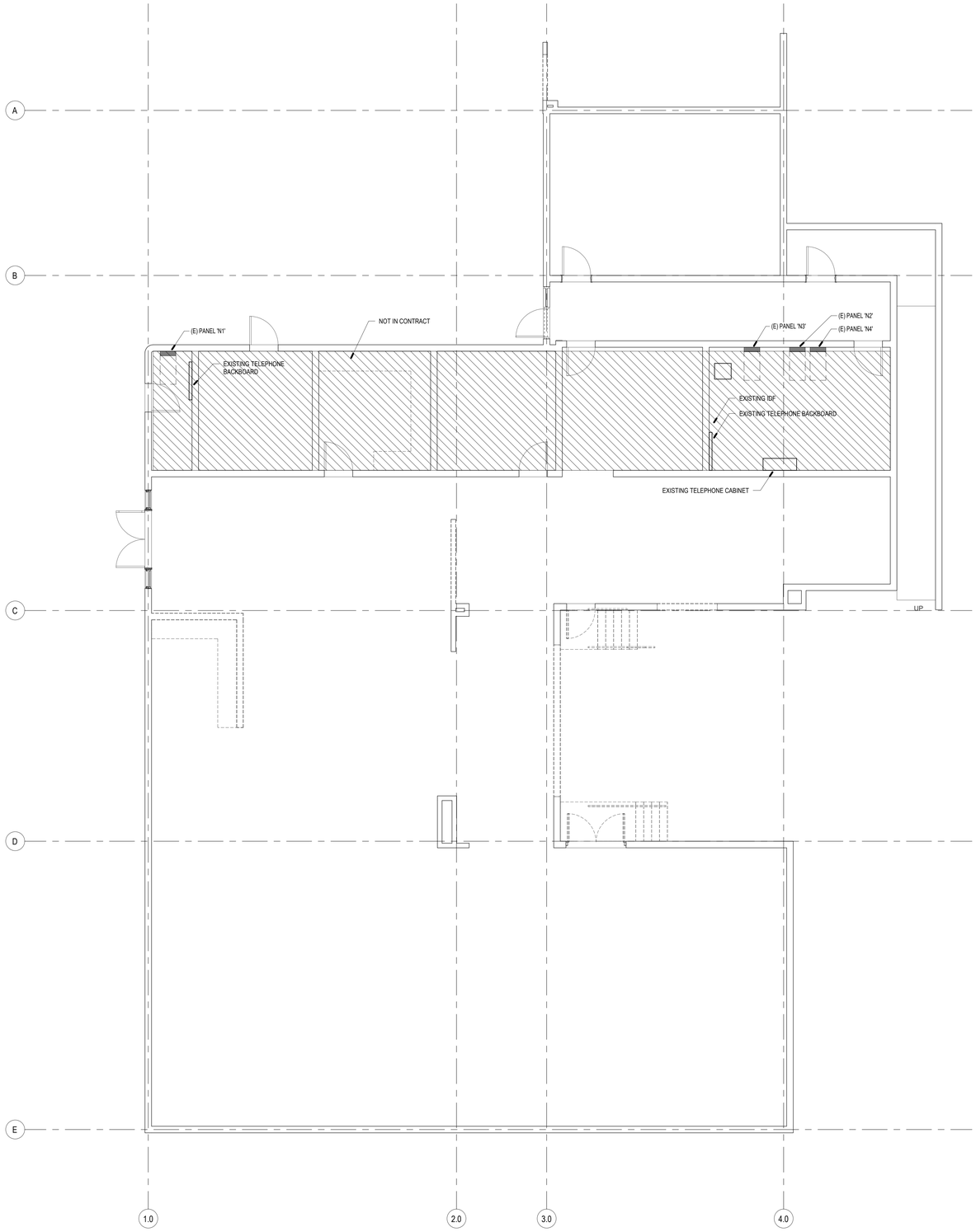

GENERAL NOTES

1. CONTRACTOR IS TO USE EXTREME CAUTION WHEN STARTING THE DEMOLITION WORK. THERE ARE MULTIPLE SERVICES FEEDING THIS WORK AREA. CONTRACTOR SHALL MAKE THEIR DUE DILIGENCE IN SOURCE TRACING ALL EXISTING EQUIPMENT, DISCONNECTS AND CIRCUITS ENTERING AND LEAVING THIS AREA. CONTRACTOR SHALL LABEL ALL CONDUITS WITH THEIR SOURCE LOCATION IF CONDUITS ARE TO REMAIN. ANY CIRCUITS BEING REMOVED SHALL HAVE ITS SOURCE CORRECTLY LABELED AS 'SPARE' AND SAFE-OFF CIRCUIT BREAKER. ANY CIRCUITS THAT REMAIN ARE TO BE REDLINED AND ADDED TO AS-BUILTS.

CONSTRUCTION NOTES

1 ...

DSA APPLICATION# 03-122079
FILE XX-XXX

DSA IDENTIFICATION STAMP

CLIENT

JAMS

JOHN ADAMS MIDDLE SCHOOL
2425 16TH STREET
SANTA MONICA, CA 90405

PROJECT

JAMS - LIBRARY RENOVATION

ARCHITECT

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NOT FOR CONSTRUCTION

ISSUES

No.	Submittal	Date
	50% Design Development	05/26/22
	100% Design Development	07/01/22

LICENSED ARCHITECT
RICHARD PAUL BERLINER
No. C-12923
9-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

13-18 **JOB NUMBER**

FIRST FLOOR DEMOLITION POWER PLAN

E2.01

21-259

REGISTERED PROFESSIONAL ENGINEER
LEONARD F. MAYA
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Exp. 6-30-2023
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MECHANICAL ELECTRICAL ENERGY CONSULTANTS

FIRST FLOOR DEMOLITION POWER PLAN | 3/16" = 1'-0" | 1

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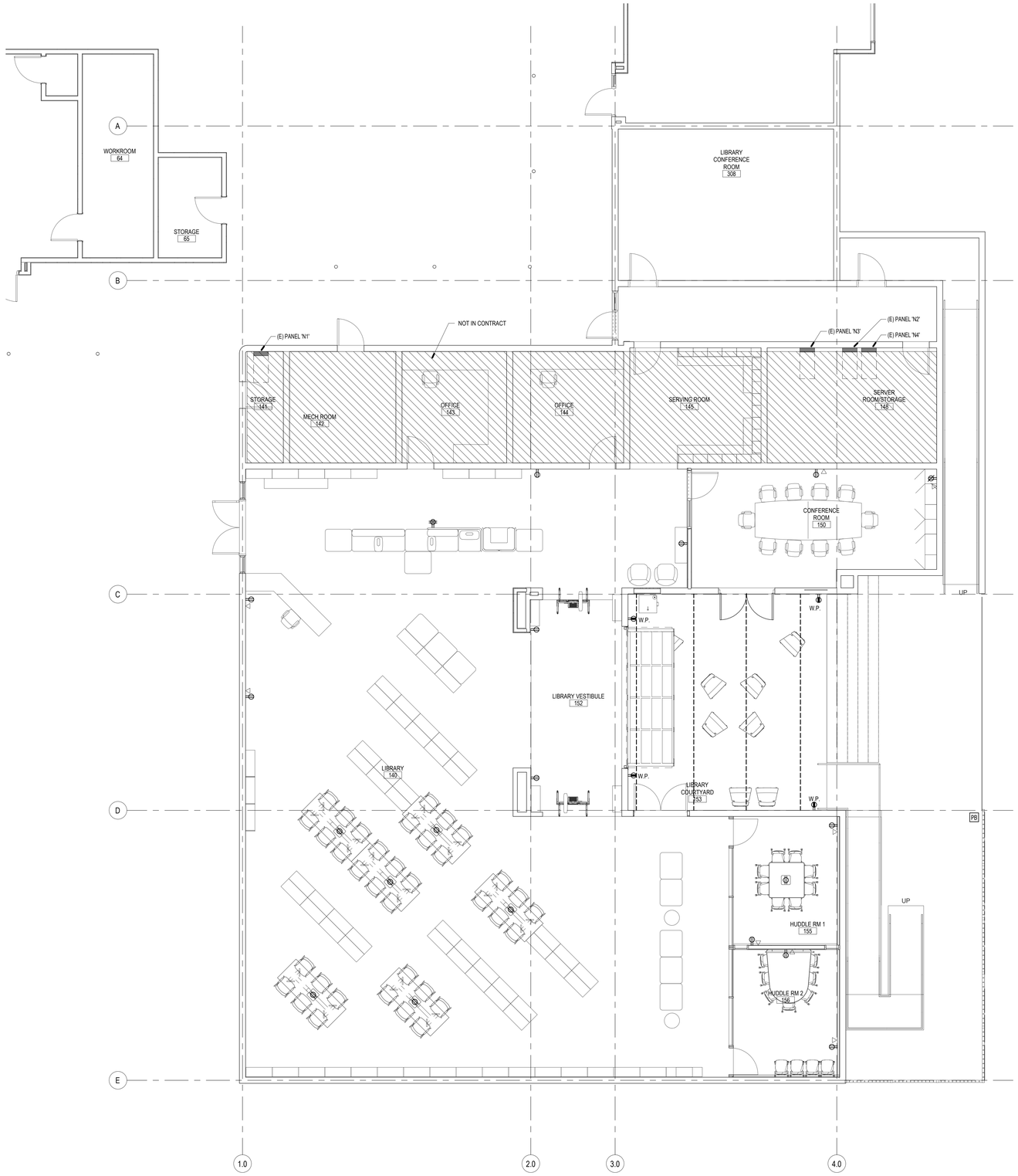

GENERAL NOTES

1. COORDINATE POWER AND DATA DEVICE LOCATIONS, AND DEVICE PLATE COLOR WITH ARCHITECT.
2. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN A SPACE EXTENDING FROM FLOOR TO A HEIGHT OF 6' ABOVE THE EQUIPMENT. CEC 110.26(E)1.
3. CONTRACTOR SHALL PROVIDE CONDUCTORS AND CONDUITS REQUIRED FOR ALL BRANCH CIRCUITS AND FEEDERS. FOR CIRCUIT SIZES NOT SHOWN, REFER TO PANEL SCHEDULES FOR CONDUCTOR AND CONDUIT SIZES.
4. EXCEPT FOR THE HOMERUN INDICATION, CONDUIT AND WIRING SHOWN FOR REFERENCE ONLY, IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE THE NUMBER OF CONDUCTORS REQUIRED FOR THE HOT LEGS, NEUTRAL AND GROUNDING AT EACH DEVICE FOR PROPER BRANCH CIRCUITING.

CONSTRUCTION NOTES

1 ...

DSA APPLICATION# 03-122079
FILE XX-XXX

DSA IDENTIFICATION STAMP

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ISSUES

No.	Submittal	Date
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	100% Design Development	07/01/22

LICENSED ARCHITECT
RICHARD PAUL BERLINER
No. C-12323
9-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

13-18 **JOB NUMBER**

FIRST FLOOR REMODEL POWER PLAN

E2.02

REGISTERED PROFESSIONAL ENGINEER
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FIRST FLOOR REMODEL POWER FLOOR PLAN | 3/16" = 1'-0" | 1

21-259

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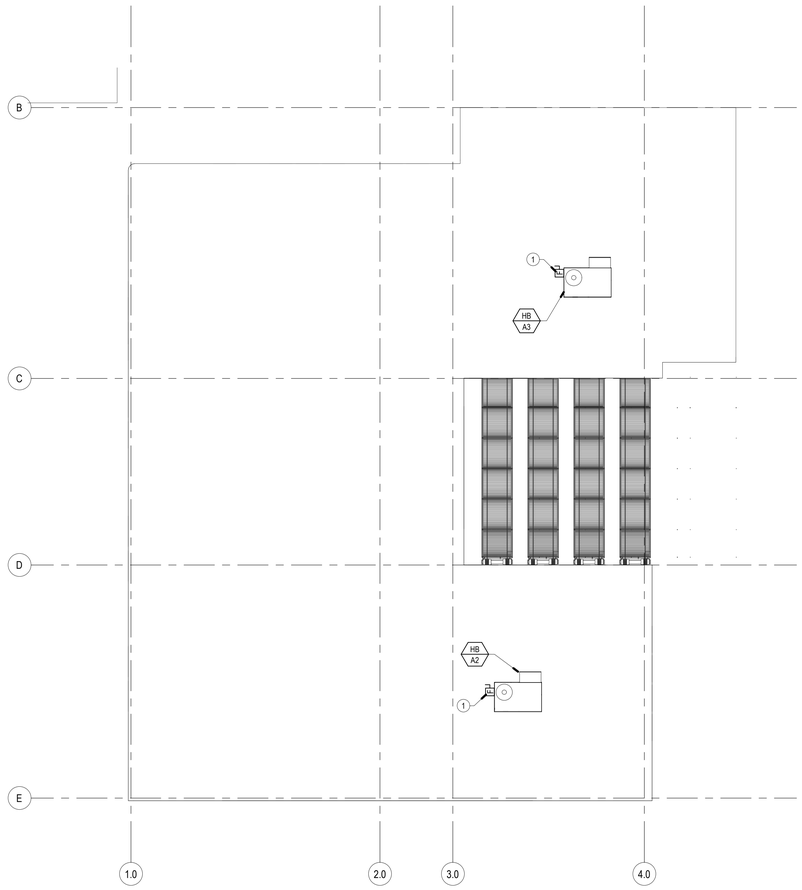

GENERAL NOTES

1. ALL CONDUITS SHALL BE INSTALLED IN THE CEILING BELOW U.O.N.
2. REFER TO MECHANICAL AND PLUMBING PLANS FOR THE EXACT LOCATION OF HVAC EQUIPMENT AND ADDITIONAL WIRING REQUIREMENTS.
3. PROVIDE DUCT DETECTOR/S.F.D. POWER AND CONNECTIONS AS INDICATED ON MECHANICAL DRAWINGS.
4. PROVIDE FLEXIBLE SEAL TYPE CONDUIT FOR CONNECTION TO ALL HVAC EQUIPMENT.

   MOUNT ALL DISCONNECT SWITCHES INDEPENDENT OF THE HVAC UNIT SEE X / E-X.X
5. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE NEMA 3R.
6. ALL EXTERIOR RECEPTACLE OUTLETS SHALL BE GFCI TYPE.
7. PROVIDE HEAVY DUTY DISCONNECT SWITCHES WITH DUAL ELEMENT FUSES TO MATCH MOTOR H.P. RATING.

CONSTRUCTION NOTES

1. PROVIDE AND INSTALL 30A 3P H.D. WEATHERPROOF NEMA 3R RATED FUSED DISCONNECT. FUSING PER MECHANICAL EQUIPMENT MANUFACTURERS REQUIREMENTS. VERIFY EXACT LOCATION AND REQUIREMENTS WITH MECHANICAL CONTRACTOR.

DSA APPLICATION# 03-122079
FILE XX-XXX

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LICENSED ARCHITECT
RICHARD PAUL BERLINER
No. C-12823
9-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

13-18 **JOB NUMBER**

ROOF POWER PLAN

E2.03

21-259

REGISTERED PROFESSIONAL ENGINEER
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ROOF POWER PLAN | 1/8" = 1'-0" | 1

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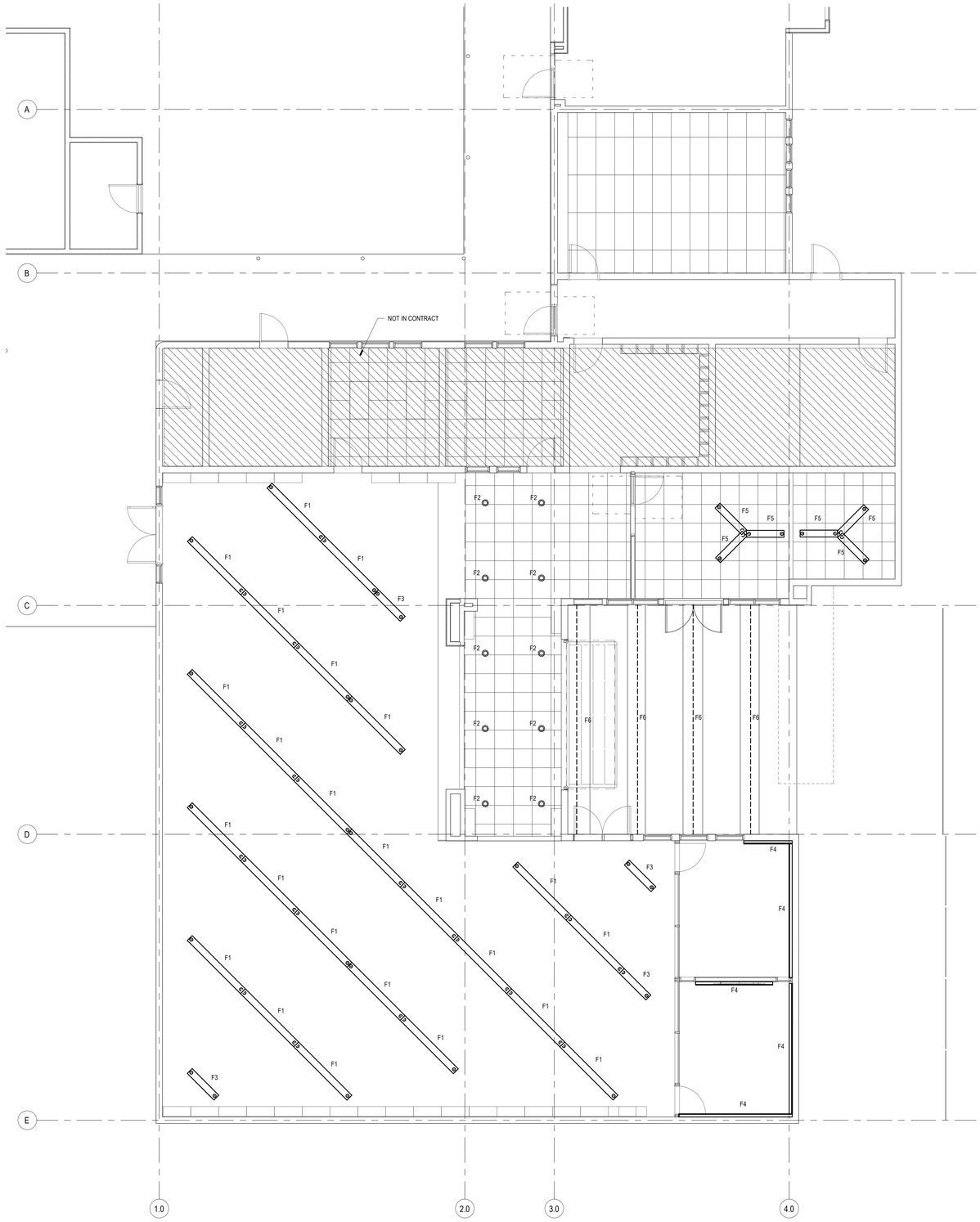

GENERAL NOTES

1. COORDINATE LIGHT FIXTURE LOCATIONS AND LIGHT SWITCH LOCATIONS, COLOR, AND STYLE WITH ARCHITECT.
2. WHERE MOTION SENSORS ARE SHOWN ON PLANS, VERIFY WATTAGE AND COVERAGE OF PRODUCT PROVIDED IS ADEQUATE FOR SPACE TO BE CONTROLLED. COVERAGE IS TO BE ADJUSTED TO AVOID ACCIDENTAL ACTIVATION OUTSIDE OF AREA. VERIFY WIRING REQUIREMENTS TO MOTION SENSORS, RELAY PACKS, ETC WITH PRODUCT BEING PROVIDED.
3. CONTRACTOR SHALL PROVIDE CONDUCTORS AND CONDUITS REQUIRED FOR ALL BRANCH CIRCUITS AND FEEDERS. FOR CIRCUIT SIZES NOT SHOWN, REFER TO PANEL SCHEDULES FOR CONDUCTOR AND CONDUIT SIZES.
4. EXCEPT FOR THE HOMERUN INDICATION, CONDUIT AND q WIRING SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBLITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE THE NUMBER OF CONDUCTORS REQUIRED FOR THE HOT LEGS, NEUTRAL AND GROUNDING AT EACH DEVICE FOR PROPER BRANCH CIRCUITING.
5. PROVIDE NON-SWITCHED 'HOT' POWER WIRE TO BATTERY q PACK CHARGING/SENSOR IN FIXTURE.
6. REFER TO LIGHTING CONTROL DETAILS FOR WIRING AND CONDUIT REQUIREMENTS. CONTRACTOR SHALL PROVIDE ALL WIRING AND CONDUITS REQUIRED BY MANUFACTURER TO FIXTURES AND CONTROLS.

CONSTRUCTION NOTES

1 ---

DSA APPLICATION# 03-122079
FILE XX-XXX

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No. C-12823
9-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

13-18

JOB NUMBER

LIGHTING REMODEL FLOOR PLAN

E3.01

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LIGHTING REMODEL FLOOR PLAN | 3/16" = 1'-0" | 1

21-259

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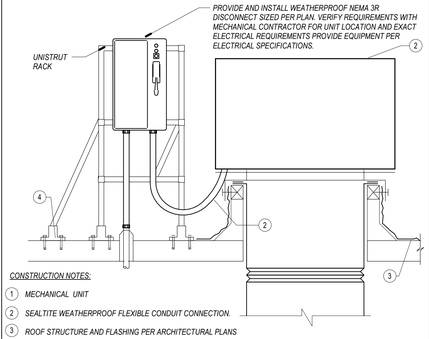
GENERAL NOTES:

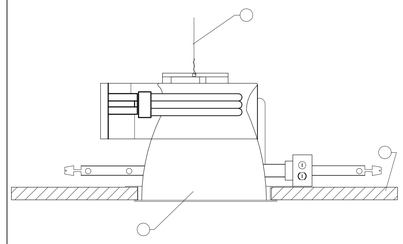
1. ALL ROOF PENETRATIONS SHALL HAVE FLASHING PER THE ARCHITECTURAL DETAIL.



CONSTRUCTION NOTES:

1. MECHANICAL UNIT
2. SEALTITE WEATHERPROOF FLEXIBLE CONDUIT CONNECTION.
3. ROOF STRUCTURE AND FLASHING PER ARCHITECTURAL PLANS
4. VERIFY STRUCTURAL ATTACHMENT WITH STRUCTURAL ENGINEER.

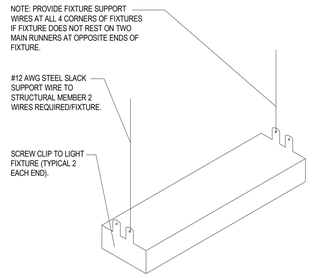
MECHANICAL UNIT DISCONNECT | 4



CONSTRUCTION NOTES:

- DENOTES FIXTURE SUPPORT WIRE (MINIMUM #10) FROM LUMINARIE ATTACHED TO BUILDING STRUCTURE
- DENOTES RECESSED INCANDESCENT, FLUORESCENT OR H.I.D. DOWNLIGHT.
- DENOTES T-BAR CEILING SYSTEM BY OTHERS.

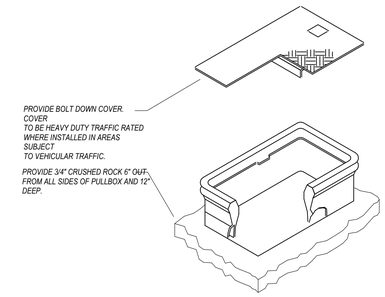
DOWN LIGHT FIXTURE IN T-BAR | 1



GENERAL NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR TYPE OF CEILING.

LIGHTING PENDANT SUSPENTION | 2



GENERAL NOTES:

1. PULLBOX TO BE SIZED PER NEC, U.O.N.
2. PROVIDE COVER LABELED WITH "POWER" OR "DATA" DESIGNATION.

PULLBOX INSTALLATION | 3

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DSA APPLICATION# 03-122079
FILE XX-XXX

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ISSUES

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JOB NUMBER

ELECTRICAL DETAILS

E4.01

21-259

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MECHANICAL BASIS OF DESIGN

A. OUTDOOR DESIGN CONDITIONS:

1. SUMMER: 80°F DB/66°F WB
2. WINTER: 40°F

B. DESIGN CONDITIONS:

OCCUPANT SPACE	OCG DENSITY	LIGHTING DENSITY	COOLING TEMPERATURE	HEATING TEMPERATURE	RELATIVE HUMIDITY	VENTILATION PER OCCUPANT
CONFRENCE ROOM	15 SF/OCC	0.7 W/SF	74°F+/-2°F	70°F+/-2°F	50%	15 CFM/OCC
LOBBY	15 SF/OCC	0.85 W/SF	74°F+/-2°F	70°F+/-2°F	50%	15 CFM/OCC
LIBRARY	50 SF/OCC	0.85 W/SF	74°F+/-2°F	70°F+/-2°F	50%	15 CFM/OCC

C. HVAC CONTROL METHOD:

1. ENERGY MANAGEMENT SYSTEM (EMS) CONTROL OF ALL EQUIPMENT.
2. TIE-IN TO CAMPUS EMS
3. ELECTRICAL ROOM TO HAVE TEMPERATURE MONITORING ONLY

D. CALIFORNIA VENTILATION CRITERIA:

1. COMPLY WITH CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD.
   A. GREATER OF 15 CFM/PERSON OR 0.15 CFM/SF

E. EXHAUST TO OUTDOORS (MINIMUM RATES)

1. RESTROOMS: 75 CFM/(WC or U)

F. BUILDING ENVELOPE:

1. REFER TO THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ENVELOPE REQUIREMENTS
2. ALL ENVELOPE COMPONENTS SHALL MEET CALIFORNIA ENERGY CODE MINIMUM PRESCRIPTIVE CRITERIA.

G. DUCTWORK DESIGN CRITERIA (MAXIMUM ALLOWABLE AIR PRESSURE DROPS AND AIR VELOCITIES) TO MEET HIGH EFFICIENCY OPERATION WITH MINIMAL ACOUSTICAL NOISE. DUCT STATIC PRESSURE FRICTION LOSS SHALL NOT EXCEED 0.2" PER 100 FEET IN MECHANICAL ROOMS AND SHAFTS. LOW PRESSURE SUPPLY AND EXHAUST DUCT STATIC PRESSURE FRICTION LOSS BASED ON A MAXIMUM OF 0.08" PER 100 FEET. LOW PRESSURE RETURN DUCT STATIC PRESSURE FRICTION LOSS BASED ON A MAXIMUM OF 0.05" PER 100 FEET. MEDIUM PRESSURE DUCTWORK SHALL NOT EXCEED MAXIMUM VELOCITY AS LISTED BELOW.

1. IN ADDITION, MAXIMUM SUPPLY, RETURN AND EXHAUST DUCT AIR FLOW VELOCITIES, REGARDLESS OF PRESSURE DROP, SHALL NOT EXCEED THE FOLLOWING CRITERIA:
   A. MAINS ABOVE CEILING: 1750 FPM
   B. MAINS ABOVE OPEN OCCUPIED SPACES: 1450 FPM
   C. BRANCHES ABOVE CEILING: 1400 FPM
   D. BRANCHES ABOVE OPEN OCCUPIED SPACES: 1150 FPM
   E. RUN-OUTS TO DIFFUSERS: 725 FPM
   F. IN SHAFTS: 2500 FPM
   G. IN MECHANICAL ROOMS: 3000 FPM

H. ACOUSTICAL

1. THE FOLLOWING NOISE NC/RC CRITERIA LEVELS WILL BE DESIGNED AS DEFINED IN THE ASHRAE HVAC APPLICATIONS HANDBOOK. THESE LEVELS ADDRESS THE MECHANICAL SYSTEMS ONLY. ACTUAL PERFORMANCE REQUIREMENTS FOR EACH SPACE MUST BE VERIFIED WITH ACOUSTICAL SOUND CONSULTANT.
   A. CORRIDORS AND LOBBIES: 40
   B. OFFICES: 30

I. SEISMIC:

1. ANCHORAGE AND RESTRAINTS ARE A DEFERRED SUBMITTAL BY THE CONTRACTOR AND MUST BE COORDINATED WITH STRUCTURAL ENGINEER AND AUTHORITY HAVING JURISDICTION.

AIR DISTRIBUTION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER & MODEL NO.	FINISH	ACCESSORIES
CD	CEILING DIFFUSER	"KRUEGER" MODEL 1240	BRITISH WHITE	-
CE / CR	CEILING REGISTER	"KRUEGER" MODEL S80	BRITISH WHITE	-
SG	SUPPLY SIDEWALL GRILLE	"KRUEGER" MODEL 880	BRITISH WHITE	-
LD	LINEAR SLOT DIFFUSER	"KRUEGER" MODEL DFNT	BRITISH WHITE	(2) 1" SLOTS TYPE NV-LENGTH PER PLANS

(1) AT ALL HARD LID CEILINGS, CONTRACTOR SHALL PROVIDE FOR "MAT" CABLE DRIVEN DAMPERS. MODEL RT-150. CABLE SHALL BE ROUTED BEHIND GRILLE OPENING AND INSTALLED PER MANUFACTURER'S REQUIREMENTS.

MECHANICAL GENERAL NOTES

1. THE TOTAL INSTALLATION SHALL COMPLY WITH ANY AND REQUIREMENTS OF THE LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION INCLUDING 2019 CBC (CALIFORNIA BUILDING CODE), 2019 CMC/CPC (CALIFORNIA MECHANICAL AND PLUMBING CODE), 2019 CAL GREEN REQUIREMENTS AND THE 2019 TITLE 24 ENERGY CODE.
2. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS UNDER WHICH HE WILL BE REQUIRED TO WORK.
3. ALL INDICATED DIMENSIONS ARE APPROXIMATE AND ARE GIVEN FOR ESTIMATE PURPOSES ONLY. BEFORE PROCEEDING WITH THE WORK THIS CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY DIMENSIONS, SIZES, REQUIRED CLEARANCES AND SHALL ASSUME FULL RESPONSIBILITY FOR THE FITTING OF EQUIPMENT AND MATERIALS HEREIN REQUIRED TO OTHER PARTS OF THE WORK OF OTHER TRADES. DUCT DIMENSIONS SHOWN ON PLANS ARE NET INSIDE CLEAR.
4. THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT OFFSETS, BENDS, SPECIAL FITTINGS AND LOCATIONS ARE NOT EXACTLY LOCATED. DUCTWORK DIMENSIONS SHOWN ON THE DRAWINGS ARE NET INSIDE DIMENSIONS. DO NOT FABRICATE DUCTWORK FROM THESE DRAWINGS. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING SHOP DRAWINGS WHICH REFLECT THE PROPOSED INSTALLATION. THE SHOP DRAWINGS MUST BE APPROVED BY THE ENGINEER PRIOR TO ANY SHEET METAL FABRICATION. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT DRAWINGS AT THE COMPLETION OF THE PROJECT AND SUBMITTING THEM TO THE ENGINEER AND OWNER.
5. IN THE PREPARATION OF THESE DOCUMENTS, CERTAIN ASSUMPTIONS ARE MADE REGARDING EXISTING CONDITIONS. SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF EXISTING BUILDINGS AND/OR EQUIPMENT. THEREFORE, THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY CHANGES OR ADDITIONAL COSTS INCURRED DUE TO EXISTING CONDITIONS.
6. THE CONTRACTOR SHALL COMPLY WITH CONTRACT DOCUMENTS IN LAYING OUT HIS WORK AND EQUIPMENT. HE SHALL COORDINATE THE WORK OF THIS SECTION WITH THE WORK OF OTHER TRADES AND JOB CONDITIONS.
7. THE INSTALLATION OF ACCESS PANELS OR OTHER INDICATING EQUIPMENT OR SPECIALTIES REQUIRING READING, ADJUSTMENT, INSPECTION, REPAIRS, REMOVAL OR REPLACEMENT SHALL BE CONVENIENTLY LOCATED WITH REFERENCE TO THE FINISHED BUILDING.
8. WHERE MATERIAL IS SHOWN ON THE DRAWINGS BUT NOT SPECIFIED, IT SHALL BE OF THE SAME TYPE AND QUALITY AS EXISTING MATERIAL.
9. PROVIDE MANUAL VOLUME DAMPERS AT UPSTREAM PORTION OF TERMINAL AIR BRANCHES. THESE SHALL BE OF THE LOCKING QUADRANT TYPE. WHERE LOCATED OVER SLOPED OR HARD CEILINGS, PROVIDE DURO-DYNE ANGLE GEAR DRIVE OR BOWDEN CABLE CONTROL SYSTEM OR PROVIDE UNITED ENERTECH POWER/BALANCE SYSTEM. REMOTE PLATE LOCATIONS TO BE LOCATED AS DETERMINED BY ARCHITECT.
10. PROVIDE MINIMUM 1" ACOUSTICAL LINING IN DUCTWORK WITHIN 10 FEET OF AIR MOVING EQUIPMENT. PROVIDE DURO-DYNE FLEXIBLE CONNECTION AT DUCT AT EQUIPMENT LOCATIONS.
11. DUCTS IN AN UNCONDITIONED SPACE OR EXTERIOR DUCT WORK SHALL HAVE A MIN. OF R-8 INSULATION. DUCTS WITHIN THE CONDITIONED ENVELOPE ABOVE A CEILING SHALL HAVE A MIN. OF R-4.2 INSULATION. EXTERIOR DUCTWORK SHALL NOT HAVE INSULATION EXPOSED TO THE ENVIRONMENT.
12. WHERE NOT SPECIFICALLY INDICATED OTHERWISE, DUCTWORK AND EQUIPMENT SHALL BE SUPPORTED PER THE SMACNA GUIDELINES FOR SEISMIC RESTRAINT AND CURRENT APPLICABLE UNIFORM MECHANICAL CODE.
13. WHEN A FIRE ALARM SYSTEM WITH FULL COVERAGE SMOKE DETECTORS ARE PROVIDED, DUCT SMOKE DETECTORS MAY BE ELIMINATED. FIRE ALARM CONTRACTOR SHALL WIRE SMOKE/FIRE DAMPER ACTIVATORS TO AREA SMOKE DETECTORS.
14. TESTING, ADJUSTING, AND BALANCING (TAB) OF THE AIR CONDITIONING SYSTEMS AND RELATED ANCILLARY EQUIPMENT WILL BE PERFORMED BY A CERTIFIED, INDEPENDENT THIRD PARTY, AABC AGENCY PROCURED BY THE MECHANICAL CONTRACTOR. A COMPLETE AIR BALANCE REPORT TO BE SUBMITTED TO THE ADMINISTRATIVE AUTHORITY AND TO THE MECHANICAL ENGINEER AND APPROVED PRIOR TO FINAL PAYMENT.
15. AIR HANDLING DUCT SYSTEMS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED AS PROVIDED IN CHAPTER 6 OF 2019 CMC.
16. MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE FLAME SPREAD INDEX NOT GREATER THAN 25 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 50 (2019 CMC SECTION 602.2).
17. ALL DUCTWORK SHALL BE HARD DUCT. FLEXIBLE AIR DUCTS AND CONNECTORS SHALL BE NOT MORE THAN 5' IN LENGTH AND SHALL NOT BE USED IN LIEU OF RIDGED ELBOWS OR FITTINGS. FLEXIBLE AIR DUCTS SHALL BE PERMITTED TO BE USED AS AN ELBOW AT A TERMINAL DEVICE (SEC 603.4.1 CMC).
18. ANY SUBSTITUTION MADE BY THE CONTRACTOR THAT IS DIFFERENT FROM WHAT IS SPECIFIED ON THE DRAWINGS SHALL BE CLEARLY INDICATED ON THE SUBMITTAL AS TO THAT IS BEING SUBSTITUTED.
19. THERMOSTATS SHALL COMPLY WITH THE 2019 ENERGY COMMISSION AND SHALL BE WIFI ENABLED.
20. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUCT OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
21. WHERE MORE THAN ONE HEATING, COOLING, VENTILATING, OR REFRIGERATING SYSTEM IS INSTALLED ON THE ROOF OF A BUILDING OR WITHIN A BUILDING, IT SHALL BE PERMANENTLY IDENTIFIED AS TO THE AREA OR SPACE SERVED BY THE EQUIPMENT. (CMC 303.6) PROVIDE PERMANENT LABELING AND IDENTIFICATION FOR HVAC UNIT (SINGLE SYSTEM OR MULTIPLE) AND THERMOSTATS. IDENTIFICATION FOR THE THERMOSTATS SHALL CORRELATE TO THE HVAC UNIT THAT IT SERVES.
22. AIR CONDITIONING REFRIGERATION SERVICE PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING TYPE TAMPER RESISTANT CAP OR SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS BY A MEANS ACCEPTABLE TO THE BUILDING DEPARTMENT PER CMC SECTION 1106.14.
23. MECHANICAL CONTRACTOR SHALL REVIEW THE LEED REQUIREMENTS FOR THIS PROJECT PRIOR TO BID AND THROUGHOUT THE CONSTRUCTION TO ENSURE THAT THE REQUIRED LEED DOCUMENTATION'S AND CREDITS ARE ACHIEVED.

APPLICABLE NOTES

1. 2019 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2. 2019 CALIFORNIA BUILDING CODE (CBC),PART 2, TITLE 24 C.C.R. (IBC WITH AMENDMENTS)
3. 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (NEC WITH AMENDMENTS)
4. 2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (UMC WITH AMENDMENTS)
5. 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (UPC WITH AMENDMENTS)
6. 2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (IFC WITH AMENDMENTS)
7. 2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
8. 2019 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
9. 2019 CALIFORNIA ENERGY CODE (PART 6, TITLE 24 C.C.R.)
10. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSG), PART 11, TITLE 24 C.C.R.
11. 2018 INTERNATIONAL BUILDING CODE (IBC)
12. 2018 INTERNATIONAL MECHANICAL CODE (IMC)
13. 2018 INTERNATIONAL PLUMBING CODE (IPC)

HVAC LEGEND

SYMBOLS	ABBREVIATIONS	DESCRIPTIONS
		SQ., RECT., OR ROUND DUCT SIZE AS NOTED
		DUCT WITH ACOUSTICAL LINER
		EXISTING DUCT OR EQUIPMENT TO REMAIN
		EXISTING DUCT OR EQUIPMENT TO BE REMOVED
		FLEXIBLE DUCT
	CD	CEILING DIFFUSER, SUPPLY
	CR / CE	CEILING REGISTER, RETURN / EXHAUST
		SECTION THROUGH DUCT
		DUCT DOWN
		RECTANGULAR TO ROUND TRANSITION
		DUCT ACCESS DOOR
		MITERED DUCT ELBOW WITH TURNING VANES
	SFD	COMBINATION SMOKE / FIRE DAMPER WITH ACCESS DOOR
	MVD	MANUAL VOLUME DAMPER, LOCKING QUADRANT TYPE FOR ROUND DUCT OR OPPOSED BLADE TYPE FOR RECT DUCT.
DETAIL No. SHEET No.		DETAIL REFERENCE
EQUIPMENT ID. No.		EQUIPMENT DESIGNATION AND NUMBER
T	T'STAT	THERMOSTAT
DD		DUCT DETECTOR
	A.F.F.	ABOVE FINISHED FLOOR
	CFM	CUBIC FEET OF AIR PER MINUTE
	O.S.A.	OUTSIDE AIR
	(E) or EXIST.	EXISTING
	(N)	NEW
	30"x10"	INDICATES RECTANGULAR DUCT SIZE: WIDTH x HEIGHT
	12"Ø	INDICATES ROUND DUCT SIZE: DIAMETER
	POC	POINT OF CONNECTION
	POD	POINT OF DEMOLITION
	REFR.	REFRIGERANT LINES

ANCHORAGE AND BRACING NOTES

MEP COMPONENT ANCHORAGE NOTE

ALL MECHANICAL, PLUMBING, AND ELECTRICAL COMPONENTS SHALL BE ANCHORED AND INSTALLED PER THE DETAILS ON THE DSA APPROVED CONSTRUCTION DOCUMENTS. THE FOLLOWING COMPONENTS SHALL BE ANCHORED OR BRACED TO MEET THE FORCE AND DISPLACEMENT REQUIREMENTS PRESCRIBED IN THE 2019 CBC SECTIONS 1617A.1.18 THROUGH 1617A.1.26 AND ASCE 7-16 CHAPTER 13, 26 AND 30:

1. ALL PERMANENT EQUIPMENT AND COMPONENTS.
2. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT THAT IS PERMANENTLY ATTACHED (E.G. HARD WIRED) TO THE BUILDING UTILITY SERVICES SUCH AS ELECTRICITY, GAS, OR WATER. "PERMANENTLY ATTACHED" SHALL INCLUDE ALL ELECTRICAL CONNECTIONS EXCEPT PLUGS FOR 110/220 VOLT RECEPTACLES HAVING A FLEXIBLE CABLE.
3. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT WHICH IS HEAVIER THAN 400 POUNDS OR HAS A CENTER OF MASS LOCATED 4 FEET OR MORE ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT IS REQUIRED TO BE RESTRAINED IN A MANNER APPROVED BY DSA.

THE FOLLOWING MECHANICAL AND THE ELECTRICAL COMPONENTS SHALL BE POSITIVELY ATTACHED TO THE STRUCTURE BUT NEED NOT DEMONSTRATE DESIGN COMPLIANCE WITH THE REFERENCES NOTED ABOVE. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT. FLEXIBLE CONNECTIONS MUST ALLOW MOVEMENT IN BOTH TRANSVERSE AND LONGITUDINAL DIRECTIONS:

A. COMPONENTS WEIGHING LESS THAN 400 POUNDS AND HAVING A CENTER OF MASS LOCATED 4 FEET OR LESS ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT.
B. COMPONENTS WEIGHING LESS THAN 20 POUNDS, OR IN THE CASE OF DISTRIBUTED SYSTEMS, LESS 5 POUNDS PER FOOT, WHICH ARE SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A WALL.

THE ANCHORAGE OF ALL MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS SHALL BE SUBJECT TO THE APPROVAL OF THE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE OR STRUCTURAL ENGINEER DELEGATED RESPONSIBILITY AND ACCEPTANCE BY DSA. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH THE ABOVE REQUIREMENTS.

PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTE

PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-16 SECTION 13.3 AS DEFINED IN ASCE 7-16 SECTIONS 13.6.5, 13.6.6, 13.6.7, 13.6.8; AND 2019 CBC, SECTIONS 1617A.1.24, 1617A.1.25 AND 1617A.1.26.

THE METHOD OF SHOWING BRACING AND ATTACHMENTS TO THE STRUCTURE FOR THE IDENTIFIED DISTRIBUTION SYSTEM ARE AS NOTED BELOW. WHEN BRACING AND ATTACHMENTS ARE BASED ON A PREAPPROVED INSTALLATION GUIDE (E.G., OSHPD OPM FOR 2013 CBC OR LATER), COPIES OF THE BRACING SYSTEM INSTALLATION GUIDE OR MANUAL SHALL BE AVAILABLE ON THE JOBSITE PRIOR TO THE START OF AND DURING THE HANGING AND BRACING OF THE DISTRIBUTING SYSTEMS. THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURE TO SUPPORT THE HANGER AND BRACE LOADS.

MECHANICAL PIPING (MP), MECHANICAL DUCTS (MD), PLUMBING PIPING (PP), ELECTRICAL DISTRIBUTION SYSTEMS (E):

MP☐ MD☐ PP☐ E☐ OPTION 1: DETAILED ON THE APPROVED DRAWINGS WITH PROJECT SPECIFIC NOTES AND DETAILS.

MP☐ MD☐ PP☐ E☐ OPTION 2: SHALL COMPLY WITH THE APPLICABLE OSHPD PRE-APPROVAL (OPM #) #______________

MECHANICAL SHEET INDEX

SHEET #	SHEET NAME
M0.01	MECHANICAL LEGENDS NOTES & SCHEDULES
M1.01	FIRST FLOOR MECHANICAL PLAN
M2.01	MECHANICAL ROOF PLAN
M3.01	MECHANICAL DETAILS

A/C UNIT SCHEDULE

TAG	MANUFACTURER & MODEL NO.	AREA SERVED	DESIGN COOLING CONDITION: OUTDOOR AMB. TEMP. °F	EAT DB/WB	LAT DB/WB	COOLING CAPACITY: BTU/HR	SEER/ EER	FILTER	HEATING CAPACITY: TYPE	BTU/HR	EFFICIENCY	FAN SYSTEM: SUPPLY CFM	OSA CFM	ESP	RPM	DRIVE	BHP	REFRIG. TYPE	ELECTRICAL: V-PH-HZ	AMPS	FACTORY ACCESSORIES / REMARKS	OPR. WEIGHT WITH ACCESSORIES (LBS.)	ANCHORAGE DETAIL REFERENCE	AREA SMOKE DETECTOR FOR SHUTDOWN
HP A2	CARRIER 50GCQM04A2A5-6U0A0	CONFRENECE ROOM 150	77	75.5 / 63.5	53.7 / 52.7	30,840 TOTAL CAP. 30,520 SENS. CAP.	16.20 SEER	MERV-13	HEAT PUMP	30,520 OUTPUT	8.3 HSPF	1,200	290	0.8"	1,825	BELT DIRECT	0.44	R-410A	208V-3ø-60Hz	22.0 MCA 30.0 MOCP	(1)(2)(3)(4)(5)(6)(7)(8)	525 - UNIT; 95 - CURB; 620 - TOTAL	- / M	YES OR NO
HP A3	CARRIER 50GCQM04A1A5-6U0A0	HUB ROOMS	77	75.4 / 63.4	51.6 / 50.7	36,210 TOTAL CAP. 25,710 SENS. CAP.	16.20 SEER	MERV-13	HEAT PUMP	29,230 OUTPUT	3.8 COP	1,000	175	0.8"	1,736	BELT DIRECT	0.38	R-410A	208V-3ø-60Hz	20.0 MCA 30.0 MOCP	(1)(2)(3)(4)(5)(6)(7)(8)	525 - UNIT; 95 - CURB; 620 - TOTAL	- / M	YES OR NO

EQUIPMENT NOTES:

1. MICRO METAL 11" SEISMIC CURB
2. ECOBLUE MEDIUM STATIC PREMIUM EFFICIENCY MOTOR
3. OUTSIDE AIR HOOD
4. NON-FUSED DISCONNECT SWITCH
5. HINGLED ACCESS PANELS
6. MODINE COSTAL COATING
7. RTU-OPEN COMMUNICATING CONTROLS
8. CARRIER WIFI ENABLED 43FX CONNEC THERMOSTAT

DSA APPLICATION# 03-122079
FILE XX-XXX
DSA IDENTIFICATION STAMP

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NOT FOR CONSTRUCTION

ISSUES

No.	Submittal	Date
	50% Design Development	05/26/22
	100% Design Development	07/01/22

LICENSED ARCHITECT RICHARD PAUL BERLINER No. C-12823 9-30-2023 RENEWAL DATE STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER STEVEN M. JOHNSON No. 33209 EXP. 9-30-2023 MECHANICAL STATE OF CALIFORNIA

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13-18 **JOB NUMBER**

MECHANICAL LEGENDS NOTES & SCHEDULES

M0.01

21-259

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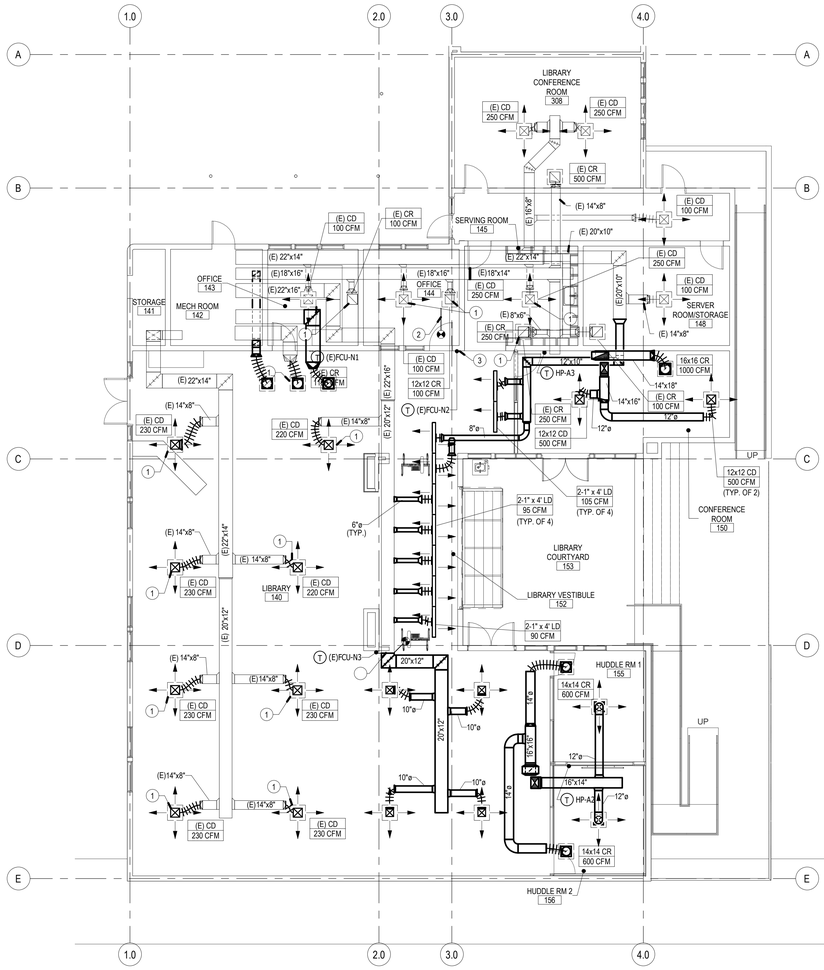
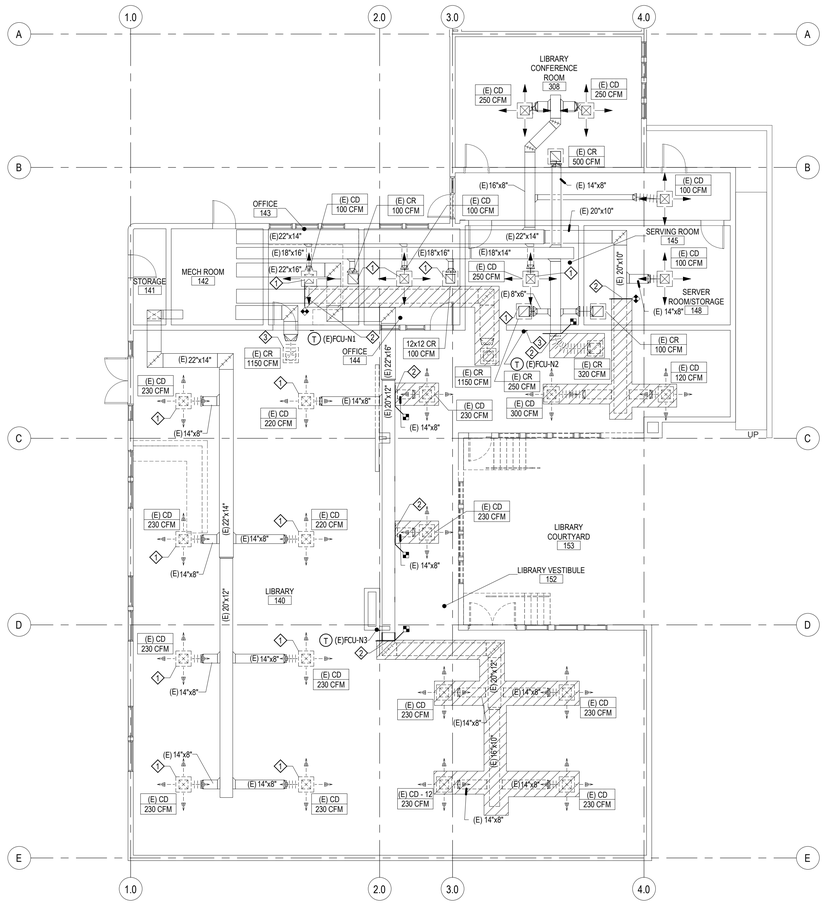


MECHANICAL REMODEL FLOOR PLAN | 1/8" = 1'-0" | 2



MECHANICAL DEMOLITION FLOOR PLAN | 1/8" = 1'-0" | 1

GENERAL NOTES

DEMOLITION NOTES

1. (E) GRILLE TO BE RELOCATED PER NEW CIELING LAYOUT. RE-WORK (E) DUCT WORK AS NEED FOR NEW LOCATION.
2. (E) GRILLE, DUCT WORK, & ALL RELATED APPURTANCES ARE TO BE REMOVED BACK TO P.O.D.
3. (E) THERMOSTAT IS TO BE RELOCATED. REFER TO REMODEL PLAN FOR NEW LOCATION.

CONSTRUCTION NOTES

1. (E) GRILLE TO BE RELOCATED PER NEW CIELING LAYOUT. RE-WORK (E) DUCT WORK AS NEED FOR NEW LOCATION. CENTER NEW GRILLE IN NEW CEILING TILE.
2. -
3. RELOCATED (E) THERMOSTAT. PROVIDE NEW CONDUIT FOR CONTROL WIRING IN WALL.

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ISSUES

No.	Submittal	Date
	50% Design Development	05/26/22
	100% Design Development	07/01/22

LICENSED ARCHITECT
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No. C-12923
9-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

13-18 **JOB NUMBER**

FIRST FLOOR MECHANICAL PLAN

M1.01

21-259

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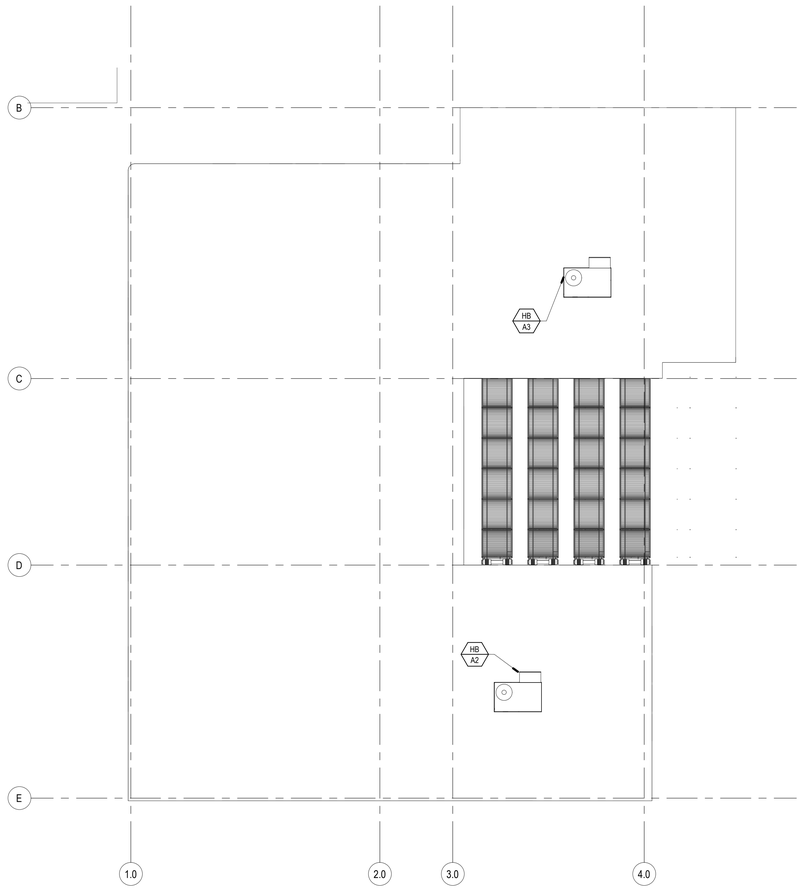

GENERAL NOTES

CONSTRUCTION NOTES

DSA APPLICATION# 03-122079
FILE XX-XXX

DSA IDENTIFICATION STAMP

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	100% Design Development	07/01/22

LICENSED ARCHITECT
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No. C-12823
9-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

13-18 **JOB NUMBER**

MECHANICAL ROOF PLAN

M2.01

21-259

M-ROOF OVERALL | 1/8" = 1'-0" | 1

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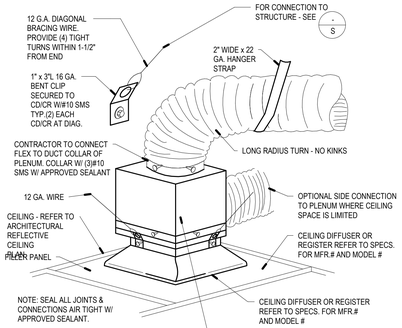
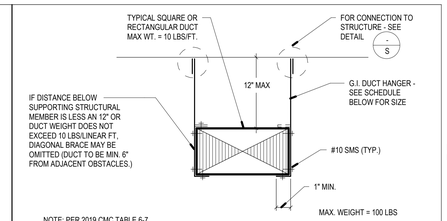


AIR DISTRIBUTION 5

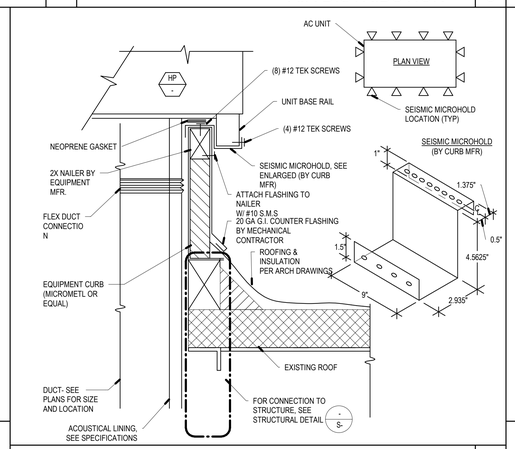


NOTE: PER 2019 CMC TABLE 6-7

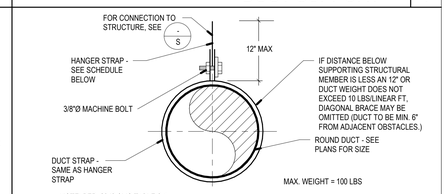
HANGER STRAP SCHEDULE			
10'-0" O.C. MAX SPACING			
DUCT SIZE	HANGER SIZE	MAX. SPACING	MATERIAL
UP THRU 18"	1" x 18 GA.	10'-0" O/C	G.I. STEEL
19" TO 30"	1" x 18 GA.	10'-0" O/C	G.I. STEEL
12'-0" O.C. MAX SPACING			
DUCT SIZE	HANGER SIZE	MAX. SPACING	MATERIAL
UP THRU 24"	1" x 1/8" STRAP	12'-0" O/C	G.I. STEEL
25" TO 36"	1" x 1" x 1/8" ANGLE	12'-0" O/C	G.I. STEEL

NOTE:
IF DUCT EXCEEDS 10 LBS/LINEAR FT BUT IS INSTALLED WITHIN 12" OF ROOF STRUCTURE, INSTALL DUCT PER DETAIL. DUCTWORK EXCEEDING 10 LBS/LINEAR FT. INSTALL SIESMIC RESTRAINTS PER OPM #0052-13. CONTRACTOR TO REFERENCE HACI APPROVED OPM 0052-13 DOCUMENTS FOR FULL INFORMATION.

DUCT SUPPORT 1



HEAT PUMP MOUNTING 6

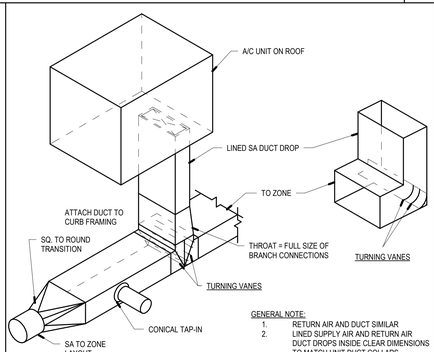


NOTE: PER 2019 CMC TABLE 6-7

HANGER STRAP SCHEDULE			
10'-0" O.C. SPACING			
DUCT SIZE	HANGER SIZE	MAX. SPACING	MATERIAL
UP THRU 10"	1" x 22 GA.	10'-0" O/C	G.I. STEEL
11" TO 20"	1" x 22 GA.	10'-0" O/C	G.I. STEEL
21" TO 40"	1" x 20 GA.	10'-0" O/C	G.I. STEEL
12'-0" O.C. SPACING			
DUCT SIZE	HANGER SIZE	MAX. SPACING	MATERIAL
UP THRU 10"	2" x 18 GA.	12'-0" O/C	G.I. STEEL
11" TO 20"	2" x 16 GA.	12'-0" O/C	G.I. STEEL
21" TO 40"	1/8" STEEL x 1-1/2"	12'-0" O/C	G.I. STEEL

NOTE:
IF DUCT EXCEEDS 10 LBS/LINEAR FT BUT IS INSTALLED WITHIN 12" OF ROOF STRUCTURE, INSTALL DUCT PER DETAIL. DUCTWORK EXCEEDING 10 LBS/LINEAR FT. INSTALL SIESMIC RESTRAINTS PER OPM #0052-13. CONTRACTOR TO REFERENCE HACI APPROVED OPM 0052-13 DOCUMENTS FOR FULL INFORMATION.

DUCT SUPPORT 2



GENERAL NOTE:
1. RETURN AIR AND DUCT SIMILAR
2. LINED SUPPLY AIR AND RETURN AIR DUCT DROPS INSIDE CLEAR DIMENSIONS TO MATCH UNIT DUCT COLLARS
3. ALL A/C RECTANGULAR DUCT ELBOWS ARE TO BE SUPPLIED WITH TURNING VANES.

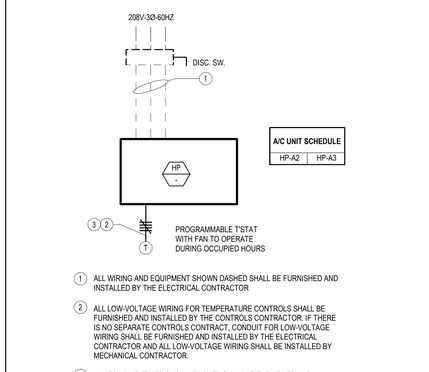
DUCT DROP 7

RECTANGULAR	DUCT		
DUCT SIZE	GAUGE	TRANSVERSE JOINT	BRACING
UP TO 12"	26	DD, SS	NONE
13" TO 18"	24	DD, SS	NONE
19" TO 30"	24	DD, SS	NONE
31" TO 42"	22	1" PS OR BS	1x1x1-1/8
43" TO 54"	22	1-1/2" STANDING SEAM	1.5x1.5
ROUND			
DUCT SIZE	GAUGE	TRANSVERSE JOINT	BRACING
UP TO 9"	26	2" SLIP	NONE
10" TO 14"	24	4" SLIP	NONE
14" TO 23"	22	4" SLIP	NONE
24" TO 30"	22	4" SLIP	1x1x1-1/8

NOTE:

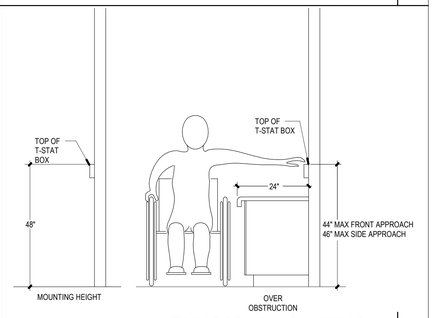
1. PER SMACNA-2008" HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE, 3RD EDITION AND 2019 CMC .
2. LOW PRESSURE DUCT CONSTRUCTION: GAUGES, TRANSVERSE JOINTS, SPACING OF JOINTS AND INTERMEDIATE BRACING SHALL BE AS TABULATED ABOVE, IN WHICH TRANSVERSE JOINTS ARE SHOWN SS FOR S-STOP, DS FOR DRIVE SLIP, PS FOR POCKET SLIP, AND BS FOR BAR SLIP. PS AND BS LAPPED AND RIVETED AT CORNERS. INTERMEDIATE BRACING WHERE SHOWN MAY BE OMITTED IF DUCT SECTIONS OF FOUR FEET (4'-0") OR LESS ARE USED. MAXIMUM SPACING OF BRACING - FOUR FEET (4'-0")

DUCT GAUGE 3



1. ALL WIRING AND EQUIPMENT SHOWN DASHED SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR
2. ALL LOW-VOLTAGE WIRING FOR TEMPERATURE CONTROLS SHALL BE FURNISHED AND INSTALLED BY THE CONTROLS CONTRACTOR. IF THERE IS NO SEPARATE CONTROLS CONTRACT, CONDUIT FOR LOW-VOLTAGE WIRING SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AND ALL LOW-VOLTAGE WIRING SHALL BE INSTALLED BY MECHANICAL CONTRACTOR.
3. ALL EQUIPMENT NOT SHOWN DASHED SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR

WIRING DIAGRAM 8



THERMOSTAT MOUNTING 4

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FILE XX-XXX

DSA IDENTIFICATION STAMP

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	100% Design Development	07/01/22

LICENSED ARCHITECT RICHARD PAUL BERLINER No. C-12823 9-30-2023 RENEWAL DATE STATE OF CALIFORNIA

13-18 **JOB NUMBER**

MECHANICAL DETAILS

M3.01

21-269

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PLUMBING FIXTURE SCHEDULE

TAG	SPECIFICATION	CONNECTION SIZE: WASTE	TRAP	VENT	CW	HW	ELEC.
S 1	ONE COMPARTMENT SINK: ELKAY LRADQ312265, ADA, 31" X 22" X 6-1/2" STAINLESS STEEL SINGLE BOWL SELF RIM SINK, FAUCET HOLES ON 4" CENTERS. CHICAGO 2300-8E34ABCP-ECAST DECK MOUNTED 8" FIXED CENTERS SINGLE LEVER W/ 1.5 GPM AERATOR, PROVIDE ASSE 1070 APPROVED TMV SET TO 110°, CHROME BASKET STRAINERS W/ 1-1/2" CAST BRASS L.A. PATTERN P-TRAP WITH CHROME FINISH, ANGLE STOPS W/ RIGID RISER. ON ADA COMPLIANT PROVIDE TRUEBRO LAV GUARD PER ADA CODE 4.19.4	2"	1-1/2"	1-1/2"	1/2"	1/2"	-

PIPE MATERIAL SCHEDULE

SERVICE	PIPE MATERIAL & WEIGHT	TYPE OF JOINTS	PRESSURE FITTINGS MATERIAL	SHUT-OFF RATINGS PSI-SwP	VALVE
COLD WATER ABV GROUND	COPPER L TUBE	SOLDERED	CAST BRONZE/ WROUGHT COPPER	125	BALL GATE CHECK
HOT WATER ABV GROUND	COPPER L TUBE	SOLDERED	CAST BRONZE/ WROUGHT COPPER	125	BALL CHECK
FUEL GAS	STEEL 40, BLACK STEEL 40, BLACK POLYTHYLENE PIPING STAINLESS STEEL TUBING	SCREWED WELDED PER MANF.	MALL. IRON STEEL WELD STAINLESS STEEL TUBING	150 150 PER MANF.	SQR HEAD COCK PER MANF.
VENT	NO-HUB CAST IRON	NO-HUB	N/A	N/A	N/A
WASTE BELOW GRADE	SCHEDULE 40 ABS	SOLVENT-WELD	ABS	N/A	N/A
WASTE BELOW GRADE	NO-HUB CAST IRON	NO-HUB	N/A	N/A	N/A
CONDENSATE	COPPER L TUBE	SOLDERED	BRONZE	125	N/A

NOTE: ALL EXPOSED FUEL GAS PIPING SHALL BE PRIME AND PAINTED, COORDINATE COLOR WITH ARCHITECT.

GENERAL NOTES

1. THE TOTAL INSTALLATION SHALL COMPLY WITH ANY AND REQUIREMENTS OF THE LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION INCLUDING 2019 CBC (CALIFORNIA BUILDING CODE), 2019 CAL GREEN REQUIREMENTS AND 2019 CMC/CPC (CALIFORNIA MECHANICAL AND PLUMBING CODE).
2. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS UNDER WHICH HE WILL BE REQUIRED TO WORK. INDICATED DIMENSIONS ARE APPROXIMATE AND ARE GIVEN FOR ESTIMATE PURPOSES ONLY.
3. BEFORE PROCEEDING WITH THE WORK THIS CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY DIMENSIONS, SIZES, REQUIRED CLEARANCES AND SHALL ASSUME FULL RESPONSIBILITY FOR THE FITTING OF EQUIPMENT AND MATERIALS HEREIN REQUIRED TO OTHER PARTS OF THE WORK OF OTHER TRADES.
4. THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT OFFSETS, BENDS, SPECIAL FITTINGS AND LOCATIONS ARE NOT EXACTLY LOCATED. IN THE PREPARATION OF THESE DOCUMENTS, CERTAIN ASSUMPTIONS ARE MADE REGARDING EXISTING CONDITIONS. SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF EXISTING BUILDINGS AND/OR EQUIPMENT. THEREFORE, THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY CHANGES OR ADDITIONAL COSTS INCURRED DUE TO EXISTING CONDITIONS.
5. ITEMS RELATED TO PLUMBING UTILITIES AND/OR OTHER SERVICE(S); MATERIALS, LABOR, PERMITS, FEES, ETC., SHALL BE VERIFIED WITH THE RESPECTIVE SERVING UTILITY COMPANY PRIOR TO SUBMISSION OF A BID. THE ACT OF SUBMITTING A BID SHALL CONSTITUTE FULL RESPONSIBILITY OF THE CONTRACTOR TO INSTALL SERVICE(S) IN COMPLIANCE WITH THE REQUIREMENTS OF THE SERVING UTILITY COMPANY AND THE MECHANICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHARGES LEVIED BY THE SERVING UTILITY COMPANY EXCEPTING THE FIRST BILLING DEPOSIT.
6. THE CONTRACTOR SHALL COMPLY WITH CONTRACT DOCUMENTS IN LAYING OUT THEIR WORK AND EQUIPMENT. THEY SHALL COORDINATE THE WORK OF THIS SECTION WITH THE WORK OF OTHER TRADES AND JOB CONDITIONS.
7. THE INSTALLATION OF ACCESS PANELS OR OTHER INDICATING EQUIPMENT OR SPECIALTIES REQUIRING READING, ADJUSTMENT, INSPECTION, REPAIRS, REMOVAL OR REPLACEMENT SHALL BE CONVENIENTLY LOCATED WITH REFERENCE TO THE FINISHED BUILDING.
8. EQUIPMENT AND FIXTURES INSTALLED UNDER THIS CONTRACT SHALL BE HUNG OR ANCHORED IN ACCORDANCE WITH 2019 CPC/CBC.
9. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS.
10. WHERE MATERIAL IS SHOWN ON THE DRAWINGS BUT NOT SPECIFIED, IT SHALL BE OF THE SAME TYPE AND QUALITY AS EXISTING MATERIAL.
11. TEST SYSTEM(S) IN ACCORDANCE WITH REQUIREMENTS OF THE GOVERNING AUTHORITIES.
12. CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE AND LOCATED AS PER CODE REQUIREMENTS THE CONTRACTOR SHALL COORDINATE CLEANOUT LOCATIONS WITH EQUIPMENT CABINETS, ETC. AND THE ARCHITECT PRIOR TO ANY INSTALLATION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING PAVED AREAS WHICH ARE EXCAVATED AND/OR DAMAGED BY THEIR OPERATIONS. IN ADDITION, THE CONTRACTOR SHALL RESTORE TO ORIGINAL CONDITION PLANTED AREAS DAMAGED BY THEIR OPERATIONS.
14. CONNECTIONS TO EXISTING SERVICES SHALL BE MADE SUCH THAT INTERRUPTION TIME WILL BE AS SHORT AS POSSIBLE. THE CONTRACTOR SHALL GIVE THE OWNERS REPRESENTATIVE SUFFICIENT NOTICE OF SUCH INTERRUPTIONS AND THE ACTUAL SHUT-DOWN TIME SHALL BE AT A TIME DESIGNATED BY THE OWNERS REPRESENTATIVE.
15. WHEN REQUIRED BY THE AUTHORITY HAVING JURISDICTION, POTABLE WATER SYSTEMS SHALL BE DISINFECTED AND FLUSHED PRIOR TO USE BY WATER-CHLORINATION SOLUTION AND HAVE BACTERIOLOGICAL EXAMINATION MADE BY AN APPROVED AGENCY PER 2019 CPC SEC. 609.9 AND AS PRESCRIBED IN AWWA C651. METHODS OF CLEANING/ DISINFECTING FOR NEW OR REPAIR PIPING AS DESCRIBED IN C651 OR NFPA 24.
16. PLUMBING PIPE, FITTINGS AND FIXTURES USED TO CONVEY OR DISPENSE WATER FOR HUMAN CONSUMPTION SHALL COMPLY WITH AB 1953.
17. ANY SUBSTITUTION MADE BY THE CONTRACTOR THAT IS DIFFERENT FROM WHAT IS SPECIFIED ON THE DRAWINGS SHALL BE CLEARLY INDICATED ON THE SUBMITTAL AS TO THAT IS BEING SUBSTITUTED.
18. SHUT-OFF VALVES SHALL BE PROVIDED IN MAIN BRANCHES, RUNS TO RISERS AND WHERE INDICATED ON DRAWINGS.
19. NEW NON-RESIDENTIAL KITCHEN FAUCETS SHALL COMPLY WITH 2019 CAL-GREEN 5.303.3.4 AND SHALL NOT EXCEED 1.8 GALLONS PER MIN AT 60 PSI.

APPLICABLE CODES

1. 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR
2. 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR (2018 INTERNATIONAL BUILDING CODE, VOL. 1 & 2, AND 2019 CALIFORNIA AMENDMENTS)
3. 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR (2017 NATIONAL ELECTRICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
4. 2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR (2018 IAPMO UNIFORM MECHANICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
5. 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR (2018 IAPMO UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)
6. 2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR
7. 2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR (2018 INTERNATIONAL FIRE CODE AND 2019 CALIFORNIA AMENDMENTS)
8. 2019 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR (2018 INTERNATIONAL EXISTING BUILDING CODE AND 2019 CALIFORNIA AMENDMENTS)
9. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR
10. 2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR
11. TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS

ANCHORAGE AND BRACING NOTES

MEP COMPONENT ANCHORAGE NOTE

ALL MECHANICAL, PLUMBING, AND ELECTRICAL COMPONENTS SHALL BE ANCHORED AND INSTALLED PER THE DETAILS ON THE DSA APPROVED CONSTRUCTION DOCUMENTS. THE FOLLOWING COMPONENTS SHALL BE ANCHORED OR BRACED TO MEET THE FORCE AND DISPLACEMENT REQUIREMENTS PRESCRIBED IN THE 2019 CBC SECTIONS 1617A.1.18 THROUGH 1617A.1.26 AND ASCE 7-16 CHAPTER 13, 26 AND 30:

1. ALL PERMANENT EQUIPMENT AND COMPONENTS.
2. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT THAT IS PERMANENTLY ATTACHED (E.G. HARD WIRED) TO THE BUILDING UTILITY SERVICES SUCH AS ELECTRICITY, GAS, OR WATER. "PERMANENTLY ATTACHED" SHALL INCLUDE ALL ELECTRICAL CONNECTIONS EXCEPT PLUGS FOR 110/220 VOLT RECEPTACLES HAVING A FLEXIBLE CABLE.
3. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT WHICH IS HEAVIER THAN 400 POUNDS OR HAS A CENTER OF MASS LOCATED 4 FEET OR MORE ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT IS REQUIRED TO BE RESTRAINED IN A MANNER APPROVED BY DSA.

THE FOLLOWING MECHANICAL AND THE ELECTRICAL COMPONENTS SHALL BE POSITIVELY ATTACHED TO THE STRUCTURE BUT NEED NOT DEMONSTRATE DESIGN COMPLIANCE WITH THE REFERENCES NOTED ABOVE. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT. FLEXIBLE CONNECTIONS MUST ALLOW MOVEMENT IN BOTH TRANSVERSE AND LONGITUDINAL DIRECTIONS:

A. COMPONENTS WEIGHING LESS THAN 400 POUNDS AND HAVING A CENTER OF MASS LOCATED 4 FEET OR LESS ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT.

B. COMPONENTS WEIGHING LESS THAN 20 POUNDS, OR IN THE CASE OF DISTRIBUTED SYSTEMS, LESS 5 POUNDS PER FOOT, WHICH ARE SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A WALL.

THE ANCHORAGE OF ALL MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS SHALL BE SUBJECT TO THE APPROVAL OF THE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE OR STRUCTURAL ENGINEER DELEGATED RESPONSIBILITY AND ACCEPTANCE BY DSA. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH THE ABOVE REQUIREMENTS.

PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTE

PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-16 SECTION 13.3 AS DEFINED IN ASCE 7-16 SECTIONS 13.6.5, 13.6.6, 13.6.7, 13.6.8; AND 2019 CBC, SECTIONS 1617A.1.24, 1617A.1.25 AND 1617A.1.26.

THE METHOD OF SHOWING BRACING AND ATTACHMENTS TO THE STRUCTURE FOR THE IDENTIFIED DISTRIBUTION SYSTEM ARE AS NOTED BELOW. WHEN BRACING AND ATTACHMENTS ARE BASED ON A PREAPPROVED INSTALLATION GUIDE (E.G., OSHPD OPM FOR 2013 CBC OR LATER), COPIES OF THE BRACING SYSTEM INSTALLATION GUIDE OR MANUAL SHALL BE AVAILABLE ON THE JOBSITE PRIOR TO THE START OF AND DURING THE HANGING AND BRACING OF THE DISTRIBUTING SYSTEMS. THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURE TO SUPPORT THE HANGER AND BRACE LOADS.

MECHANICAL PIPING (MP), MECHANICAL DUCTS (MD), PLUMBING PIPING (PP), ELECTRICAL DISTRIBUTION SYSTEMS (E):

MP☐ MD☐ PP☐ E☐ OPTION 1: DETAILED ON THE APPROVED DRAWINGS WITH PROJECT SPECIFIC NOTES AND DETAILS.

MP☐ MD☐ PP☐ E☐ OPTION 2: SHALL COMPLY WITH THE APPLICABLE OSHPD PRE-APPROVAL (OPM #) #______________

PLUMBING LEGEND SYMBOLS

SYMBOL	ABBREVIATIONS	DESCRIPTION
DETAIL No. / SHEET No.		DETAIL REFERENCE
		SECTION REFERENCE
STACK RISER / ID. No.		PLUMBING STACK OR RISER REFERENCE
EQUIPMENT / ID. No.		EQUIPMENT REFERENCE
	CW	COLD WATER
	HW	HOT WATER
	-	POP-OFF DRAIN LINE OR HIDDEN WATER LINE
	S or W	SOIL or WASTE BELOW GRADE (or FLOOR)
	S or W	SOIL or WASTE ABOVE GRADE (or FLOOR)
	V	PLUMBING VENT
COND	COND	CONDENSATE DRAIN
SEC COND	SEC COND	SECONDARY CONDENSATE DRAIN
G	G	GAS LOW PRESSURE
MPG	MPG	GAS MEDIUM PRESSURE
	BV	BALL VALVE
	SOV	SHUT OFF VALVE
	SOV or GC	SHUT OFF VALVE OR GAS COCK ON RISER
	DN	PIPE DOWN
	UP	PIPE UP
	DN	TEE DOWN
	UP	TEE UP
		PIPE RISER & PIPE DROP (UP AND DOWN)
	FCO	FLOOR CLEANOUT
	WCO	WALL CLEANOUT
	CO	CLEANOUT PLUG
	COTG	YARD CLEANOUT or CLEANOUT TO GRADE
		CAP ON END OF PIPE
	GR	GAS REGULATOR
	GC	GAS COCK (or GAS STOP)
		EXISTING PIPING TO BE DEMOLISHED
	P.O.C.	POINT OF CONNECTION
	P.O.D.	POINT OF DEMOLITION
	AP	ACCESS PANEL
	ABV	ABOVE
	BEL	BELOW
	AGA	AMERICAN GAS ASSOCIATION
	CONN	CONNECTION
	CONT	CONTINUATION
	(E)	EXISTING
	(N)	NEW
	DN	DOWN
	ADA	AMERICAN DISABILITY ACT
	IE	INVERT ELEVATION
	(TYP)	TYPICAL
	U.O.N.	UNLESS OTHER NOTED
	VTR	VENT THROUGH ROOF
	W/	WITH
	FU	PLUMBING FIXTURE UNIT
	SEC COND	SECONDARY CONDENSATE
	B.F.F.	BELOW FINISH FLOOR
	R.I.C.	ROUGH IN CONNECT
CCO	CCO	CONDENSATE CLEAN OUT

PLUMBING SHEET INDEX

SHEET #	SHEET NAME
P0.01	PLUMBING LEGEND NOTES & SCHEDULES
P1.01	FIRST FLOOR PLUMBING PLAN

1 __STD PLUMBING FRONT SHEET
12" = 1'-0"

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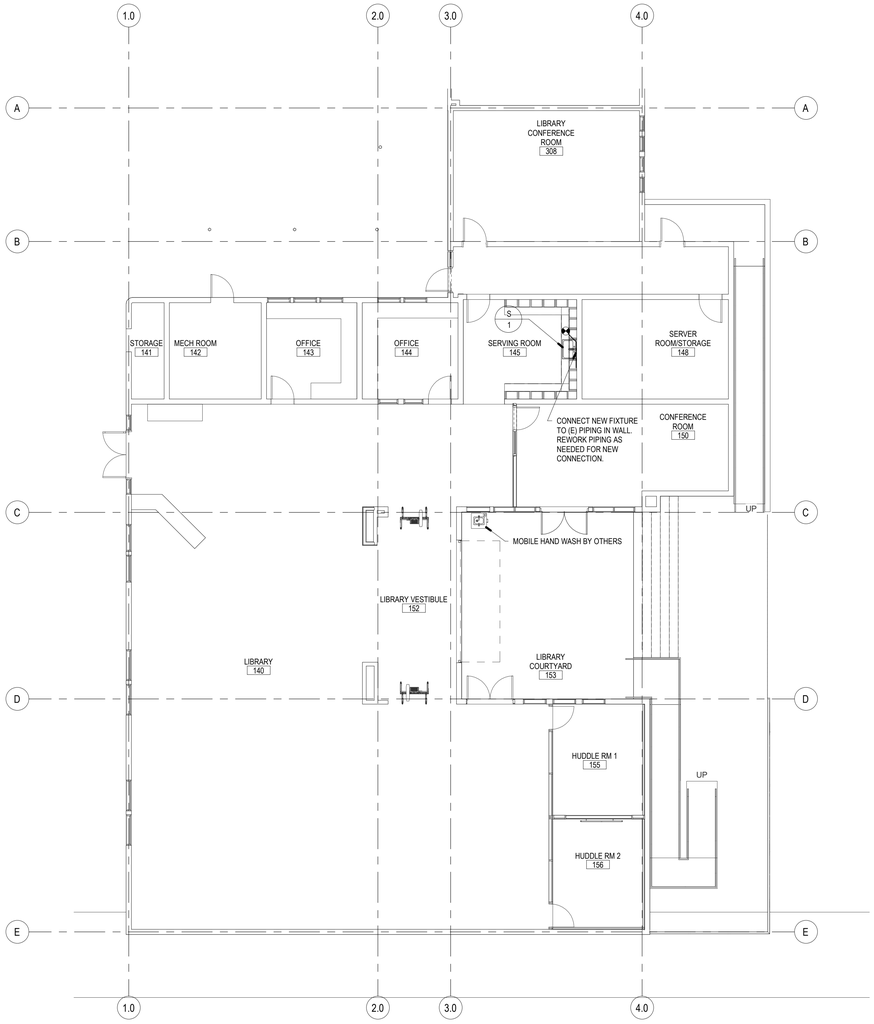
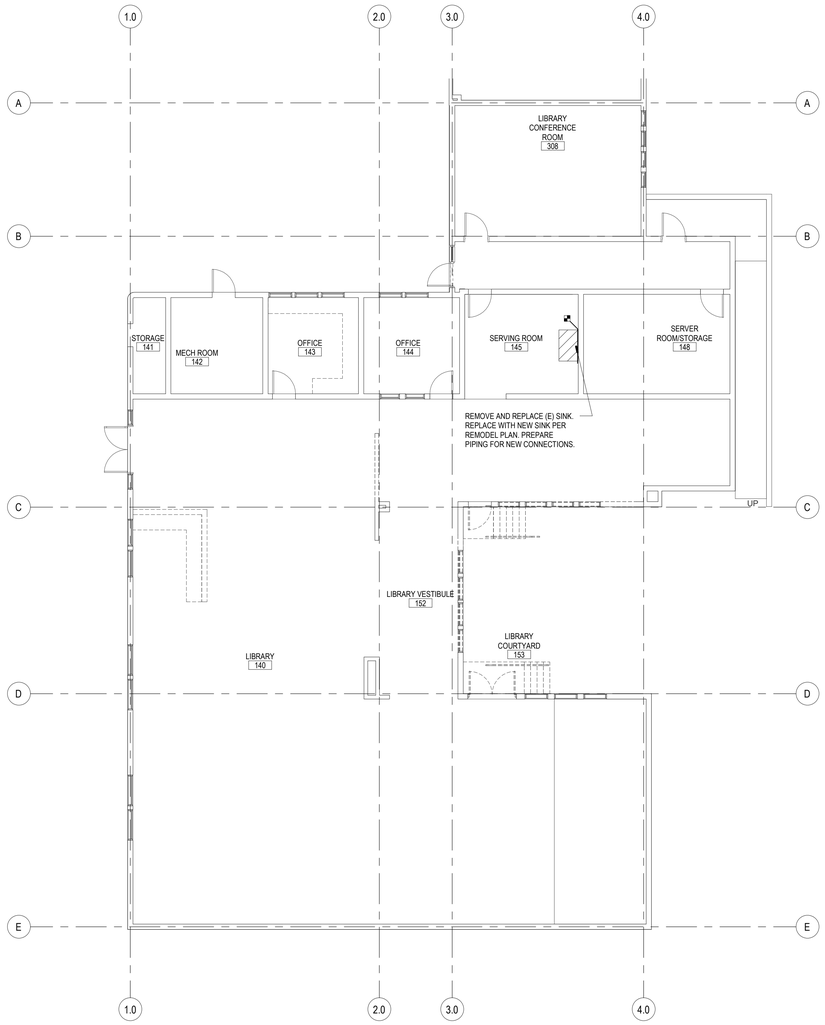
PLUMBING LEGEND NOTES & SCHEDULES

P0.01

21-259



MECHANICAL REMODEL FLOOR PLAN | 1/8" = 1'-0" | 2



MECHANICAL DEMOLITION FLOOR PLAN | 1/8" = 1'-0" | 1

GENERAL NOTES

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FIRST FLOOR PLUMBING PLAN

P1.01

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