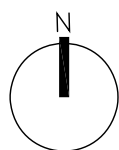


# LA MESA ARTS ACADEMY

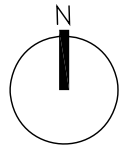
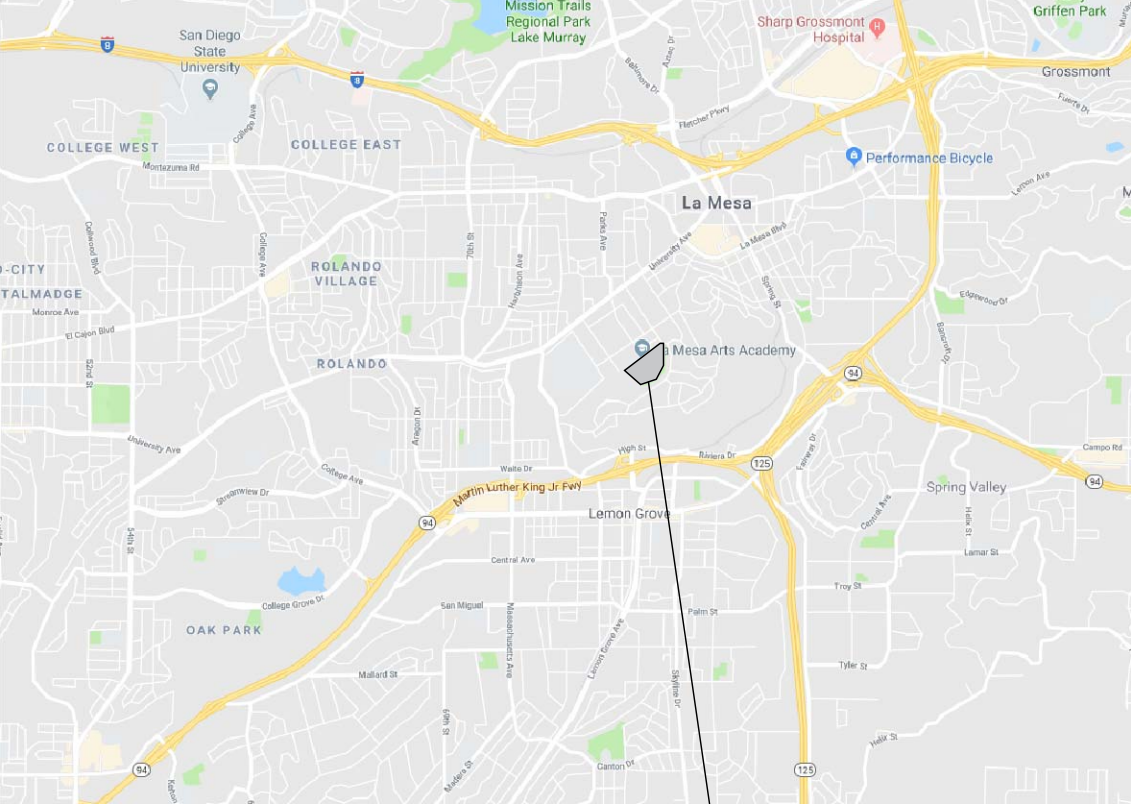
## CULINARY CLASSROOM

### AREA MAP



SITE LOCATION

### PROXIMITY MAP



SITE LOCATION

### PROJECT TEAM

**OWNER**  
LA MESA SPRING VALLEY SCHOOL DISTRICT  
4750 DATE AVENUE  
LA MESA, CA 91942  
T 619.668.5700  
CONTACT: JASON BRUST

**ARCHITECT**  
obrARCHITECTURE INC.  
3817 RAY STREET  
SAN DIEGO, CA 92104  
T 619.564.7586  
CONTACT: GARRICK OLIVER

**PLUMBING ENGINEER**  
DEC ENGINEERS, INC.  
7390 CARROLL ROAD, SUITE 100  
SAN DIEGO, CA 92121  
CONTACT: COREY DELA CRUZ

**ELECTRICAL ENGINEER**  
THE ENGINEERING PARTNERS, INC.  
9565 WAPLES STREET, SUITE 100  
SAN DIEGO, CA 92121  
T 858.824.1761  
CONTACT: BOBBY EUGENIO

### SHEET INDEX

T-1.0 TITLE SHEET  
T-1.1 ABBREV. , LEGEND, GENERAL NOTES  
T-1.2 DEMOLITION NOTES

**ARCHITECTURAL**  
AS1.0 SITE PLAN  
AD1.1 DEMOLITION PLAN  
A1.1 FLOOR PLAN AND REFLECTED CEILING PLAN  
A6.1 INTERIOR DETAILS  
A6.2 INTERIOR DETAILS

**PLUMBING**  
P0.1 PLUMBING NOTES AND LEGEND  
P0.2 PLUMBING NOTES AND LEGEND  
P1.1 PLUMBING DEMOLITION PLAN  
P2.1 PLUMBING NEW WORK PLAN  
P5.1 PLUMBING DETAILS

**ELECTRICAL**  
E.001 ELECTRICAL SYMBOLS, ABBREVIATIONS & LEGEND  
E.100 ELECTRICAL SITE PLAN  
E.200 ELECTRICAL POWER PLAN  
E.301 SINGLE LINE DIAGRAM & PANEL SCHEDULES  
E.400 ELECTRICAL DETAILS

### SCOPE OF WORK

SCOPE OF WORK INCLUDES INSTALLATION OF NEW RESIDENTIAL KITCHEN APPLIANCES, NEW ISLAND, NEW ACCESSIBLE SINK AND ASSOCIATED PLUMBING AND ELECTRICAL COMPONENTS IN AN EXISTING CLASSROOM. SCOPE OF WORK ALSO INCLUDES DEMOLITION OF EXISTING FLOOR FINISH AND CASEWORK.

### PROJECT INFORMATION

#### SITE ADDRESS

4200 Parks Ave,  
La Mesa, CA 91941

#### A.P.N.

475-190-15

#### LEGAL DESCRIPTION

LOT 12, RANCHO  
MISSION OF SAN DIEGO

#### OCCUPANCY TYPE

E

### AREA CALCULATION

AREA OF WORK: 926.79 SF

LA MESA SPRING VALLEY UNIFIED SCHOOL DISTRICT  
LA MESA ARTS ACADEMY CULINARY CLASSROOM  
4200 PARKS AVENUE, LA MESA, CA 91941

TITLE SHEET  
BID DOCUMENT SET

Date Issued 03.26.2019

REVISIONS

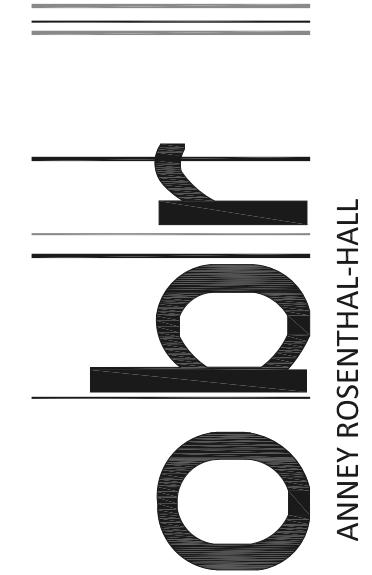
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T-1.0

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e info@obrarchitecture.com  
w obrarchitecture.com  
t 619.564.7586  
f 619.568.3636



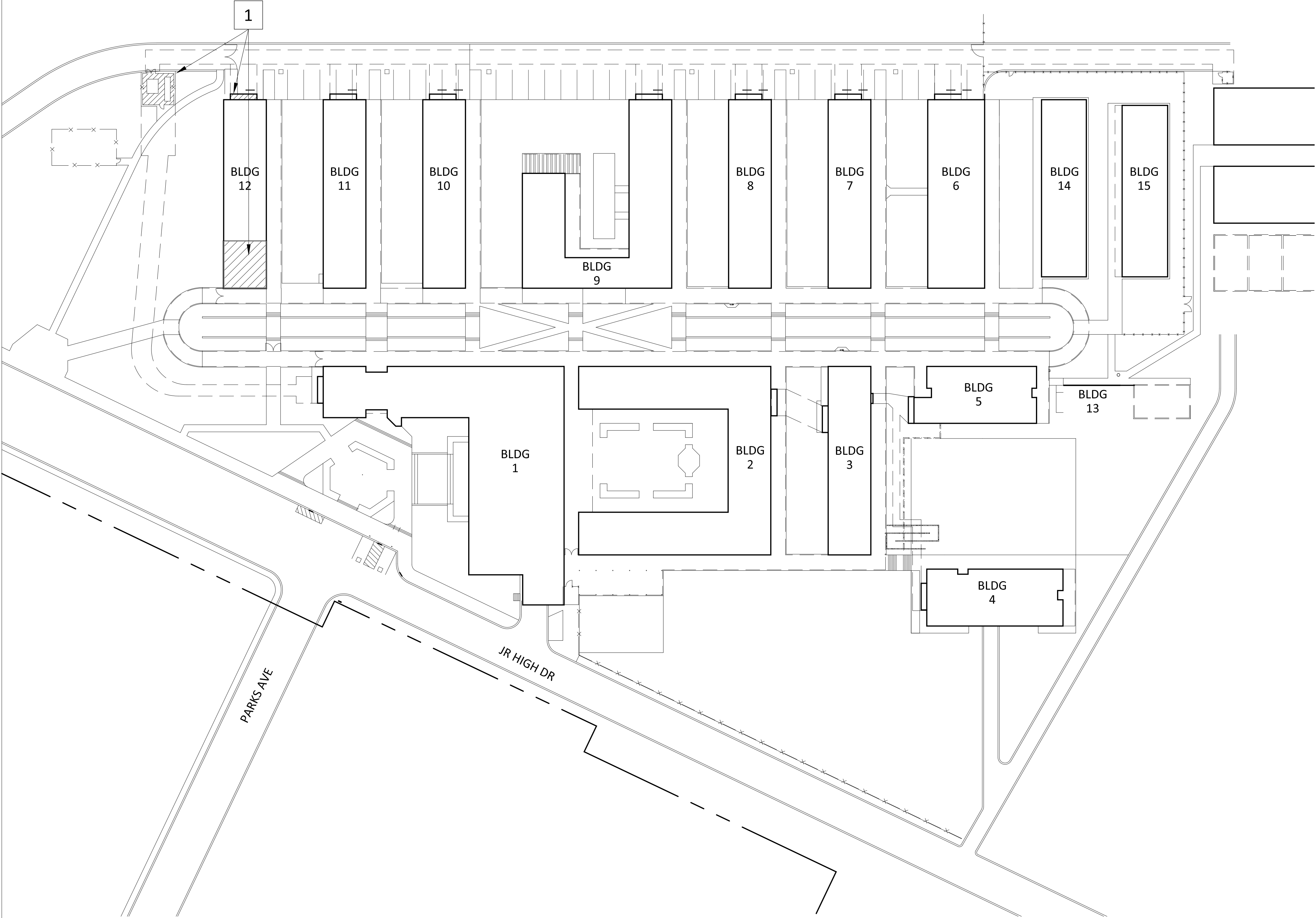
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GARRICK OLIVER CHRISTOPHER BITTNER







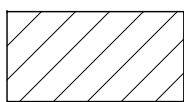
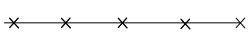


SITE PLAN  
SCALE: 1" = 40'-0"

GENERAL NOTES

- 1 ALL ITEMS REFERENCED ARE EXISTING, UNLESS NOTED OTHERWISE.

LEGEND

-  AREA OF WORK
-  FENCE

KEY NOTES

- 1 AREA OF WORK

LA MESA SPRING VALLEY UNIFIED SCHOOL DISTRICT  
LA MESA ARTS ACADEMY CULINARY CLASSROOM  
4200 PARKS AVENUE, LA MESA, CA 91941  
SITE PLAN  
BID DOCUMENT SET

Date Issued 03.26.2019

REVISIONS

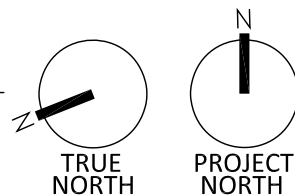
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Sheet No.

AS-1.0

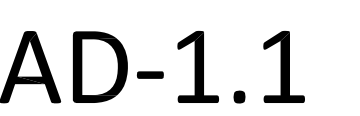
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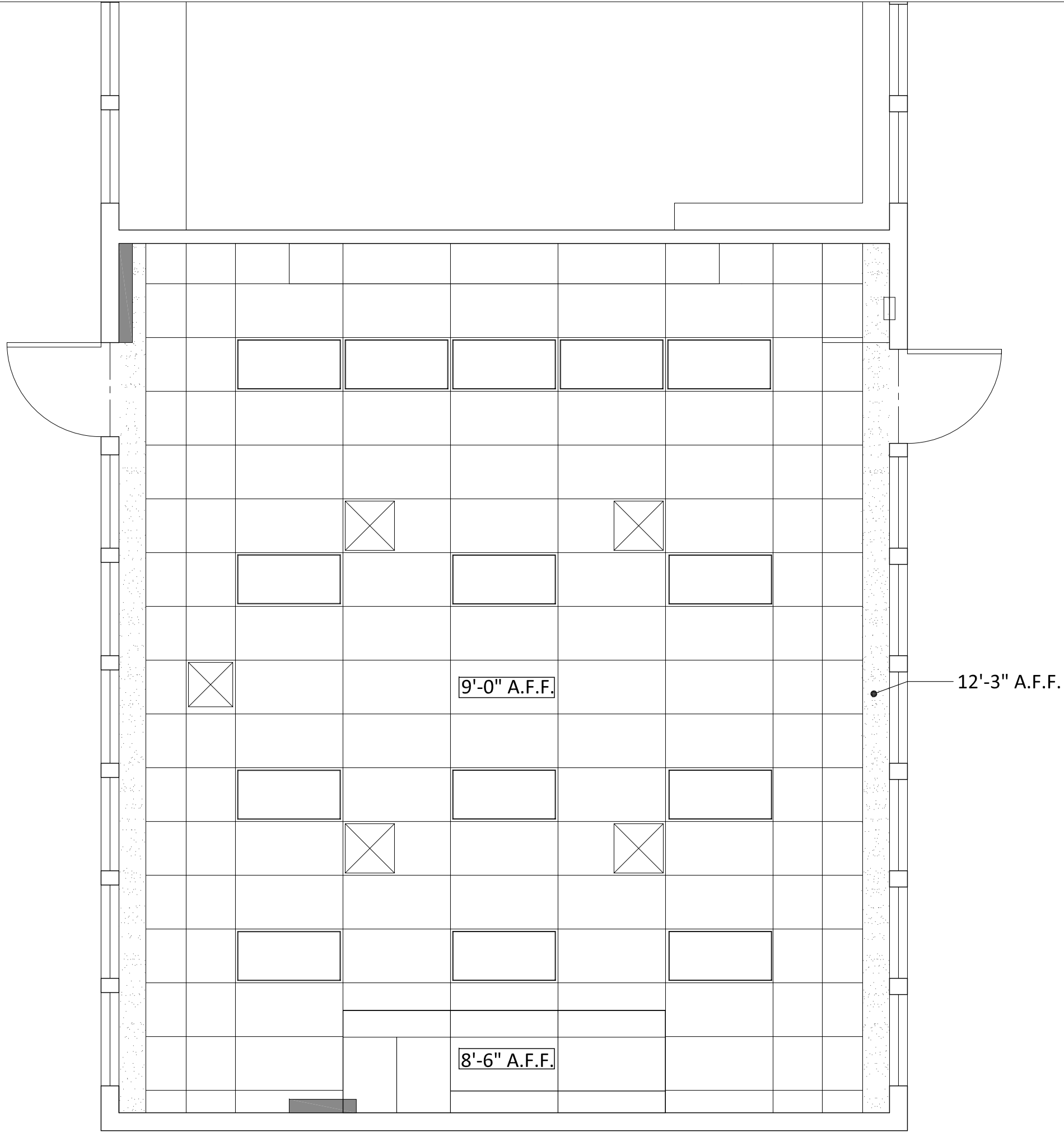
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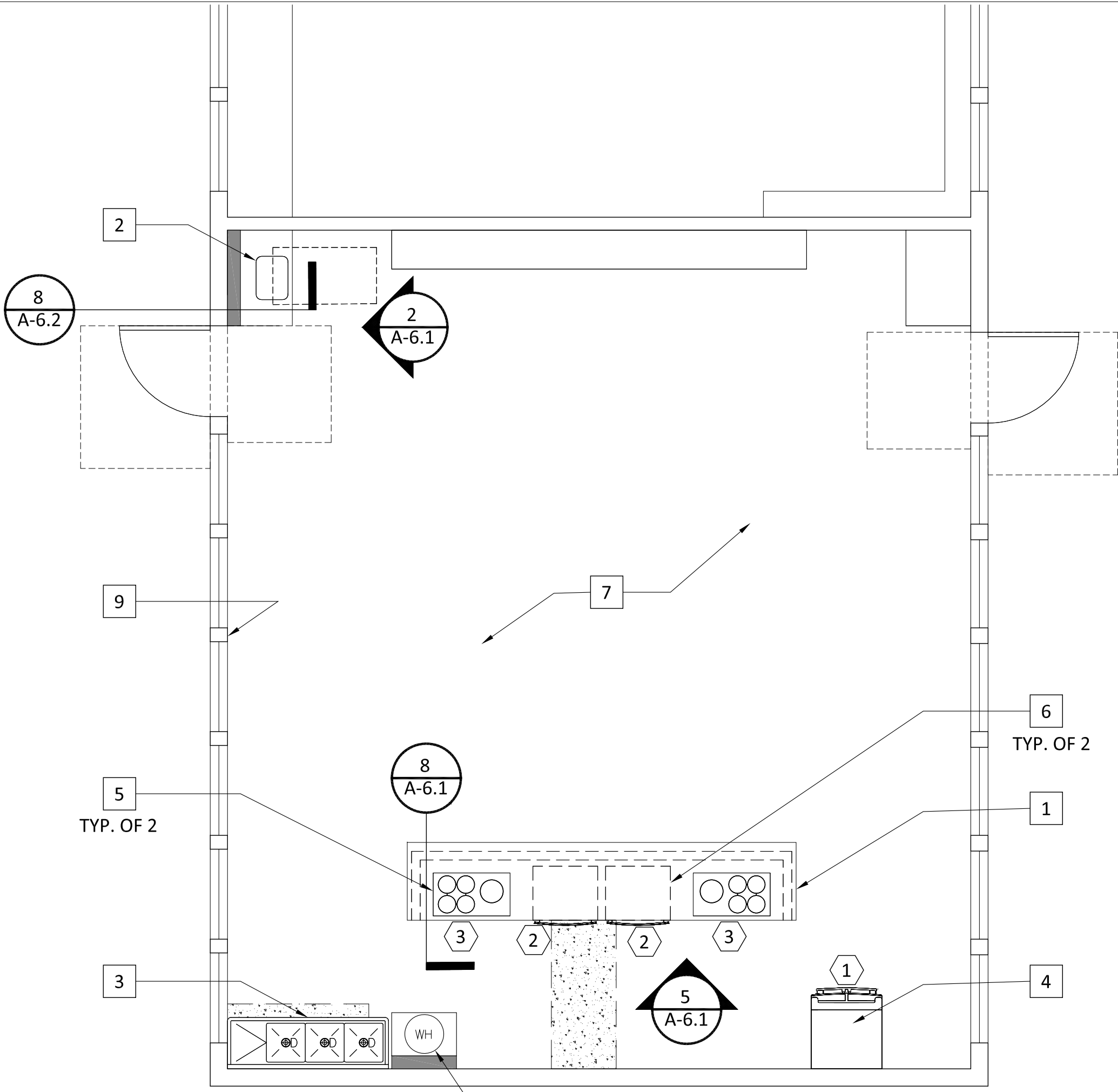
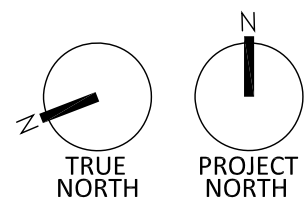






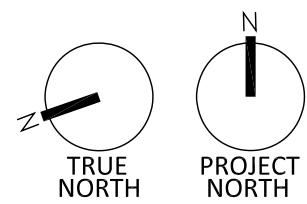
REFLECTED CEILING PLAN - FOR REFERENCE

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



FLOOR PLAN

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



GENERAL NOTES

- ALL ITEMS REFERENCED ARE EXISTING, UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO BE PAINTED.
- WHERE WALLS DAMAGED FROM DEMO PATCH AS REQUIRED AND PAINT TO MATCH ADJACENT WALL FINISHES.
- ROUTE (N) PLUMBING PIPING ABOVE SUSPENDED CEILING, SEE PLUMBING DRAWINGS.
- ROUTE (N) ELECTRICAL CONDUIT FROM (N) TRANSFORMER TO (N) ELECTRICAL PANEL ABOVE SUSPENDED CEILING - SEE ELECTRICAL DRAWINGS.

LEGEND

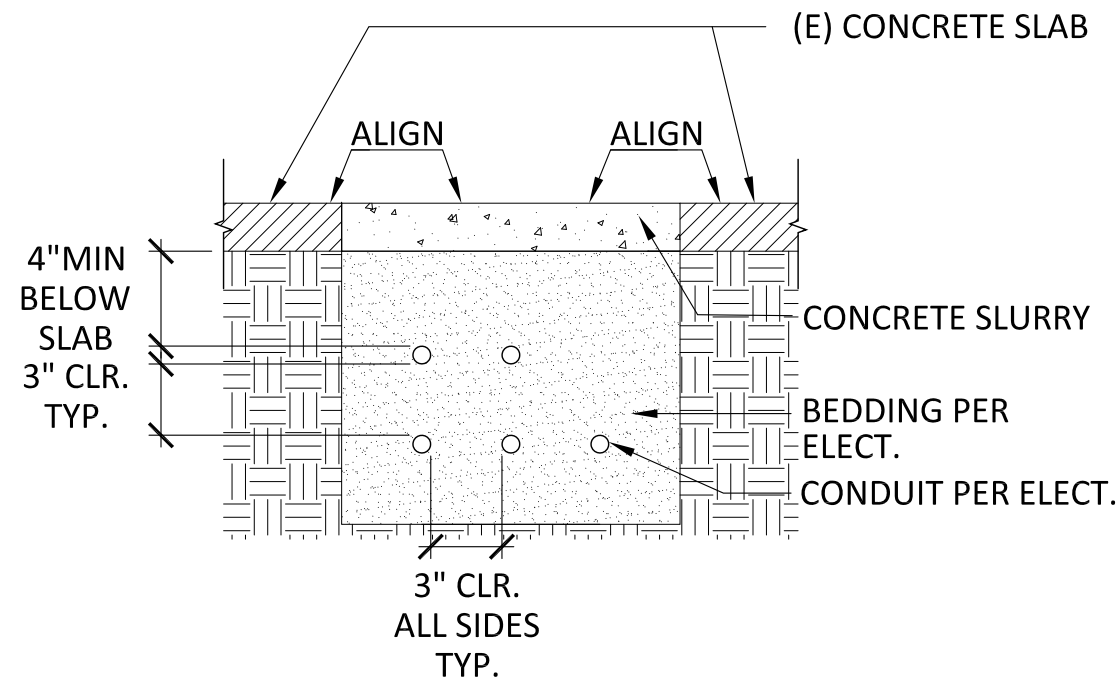
- SUSPENDED GYPSUM BOARD CEILING
- SUSPENDED 2'X4' ACOUSTICAL CEILING TILES & GRID
- (N) CONCRETE FLOOR TO MATCH ADJACENT
- 2'X4' LIGHT FIXTURE
- SUPPLY DIFFUSER
- RETURN REGISTER
- (N) 2X4 FURRED WALL
- (N) CONCRETE FLOOR PATCH PER DETAIL 13/A-6.1

KEY NOTES

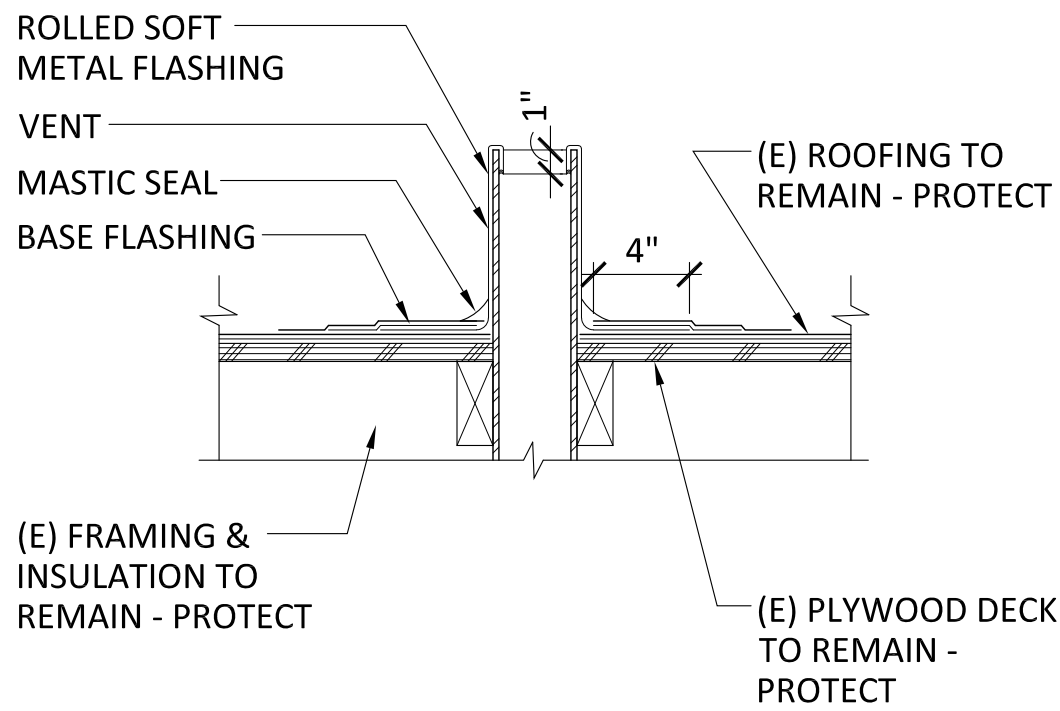
- NEW ISLAND CASEWORK PER 8/A-6.1
- NEW ACCESSIBLE SINK PER DETAIL 8/A-6.2
- NEW THREE COMPARTMENT SINK - SEE PLUMBING DRAWINGS
- NEW REFRIGERATOR - C.F.C.I.
- NEW COOKTOP - C.F.C.I.
- NEW OVEN - C.F.C.I.
- POLISH AND SEAL CONCRETE FLOOR
- NEW WATER HEATER IN (N) CASEWORK PER DETAIL 16/A-6.2
- PROVIDE (N) 5/8" GYP. BD. UNDER (E) WINDOWS WHERE CASEWORK REMOVED. RECESS (N) ELECTRICAL OUTLET INTO (N) GYP. BD. PAINT GYP, PROVIDE (N) 4" RUBBER BASE

EQUIPMENT SCHEDULE						
ITEM NO.	QTY	EQUIPMENT DESCRIPTION	MANUFACTURER	MODEL NUMBER	ELECTRICAL REQ'TS	REMARKS
1	1	GE APPLIANCES ENERGY STAR 24.8 Cu. Ft, FRENCH-DOOR REFRIGERATOR	GE APPLIANCES	GNE25JGK	-	
2	2	30" BUILT-IN SINGLE OVEN	MONOGRAM	ZET1.PHSS	-	-
3	2	CONTEMPORARY INDUCTION COOKTOP	WOLF	CI365C/B	50 AMPS	

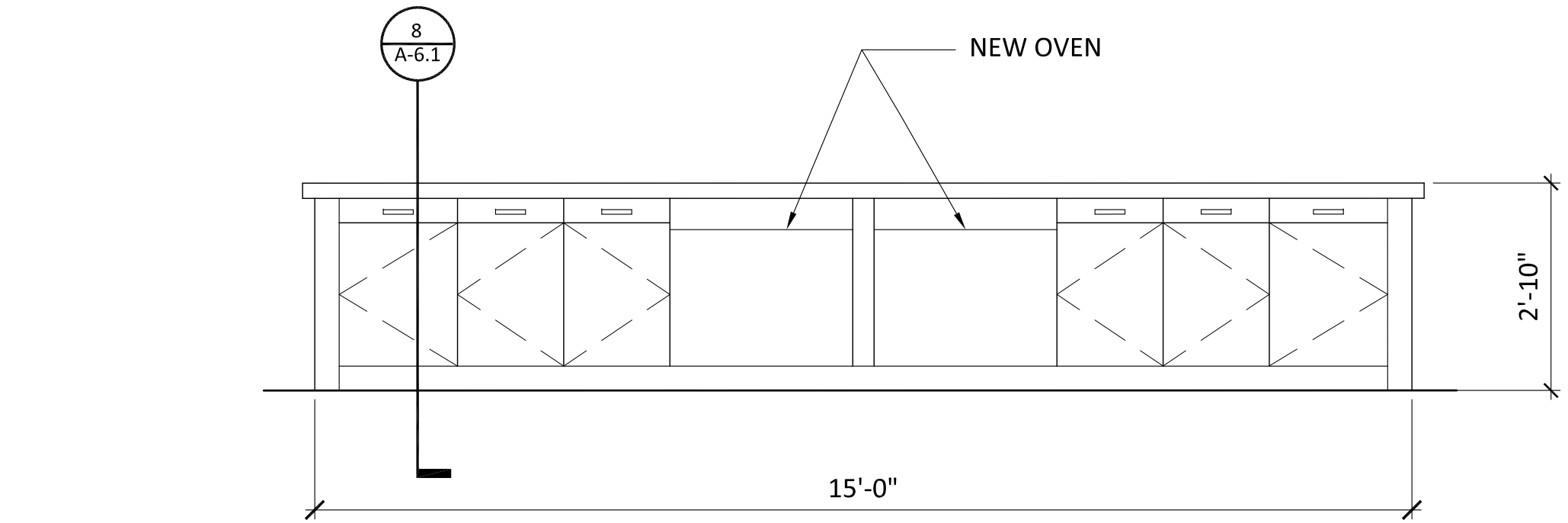




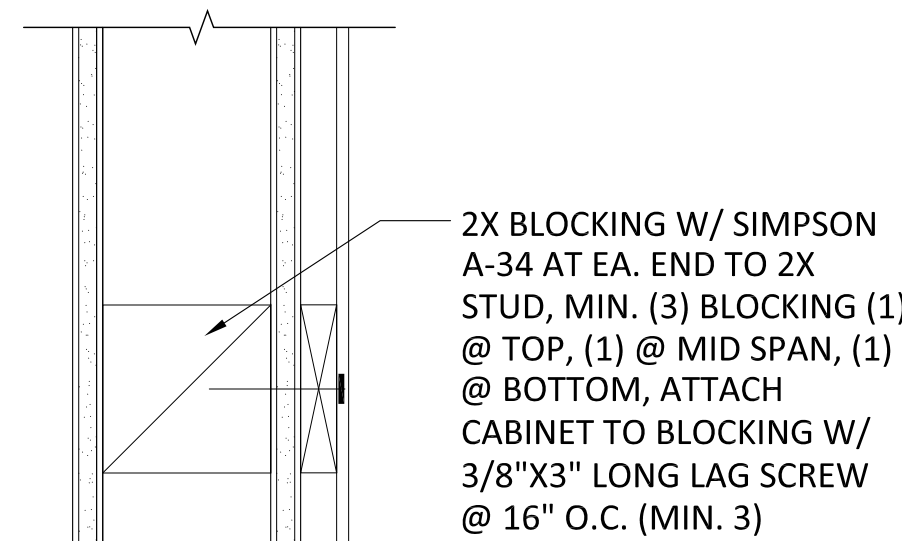
13 TRENCH DETAIL  
1 1/2" = 1'-0"



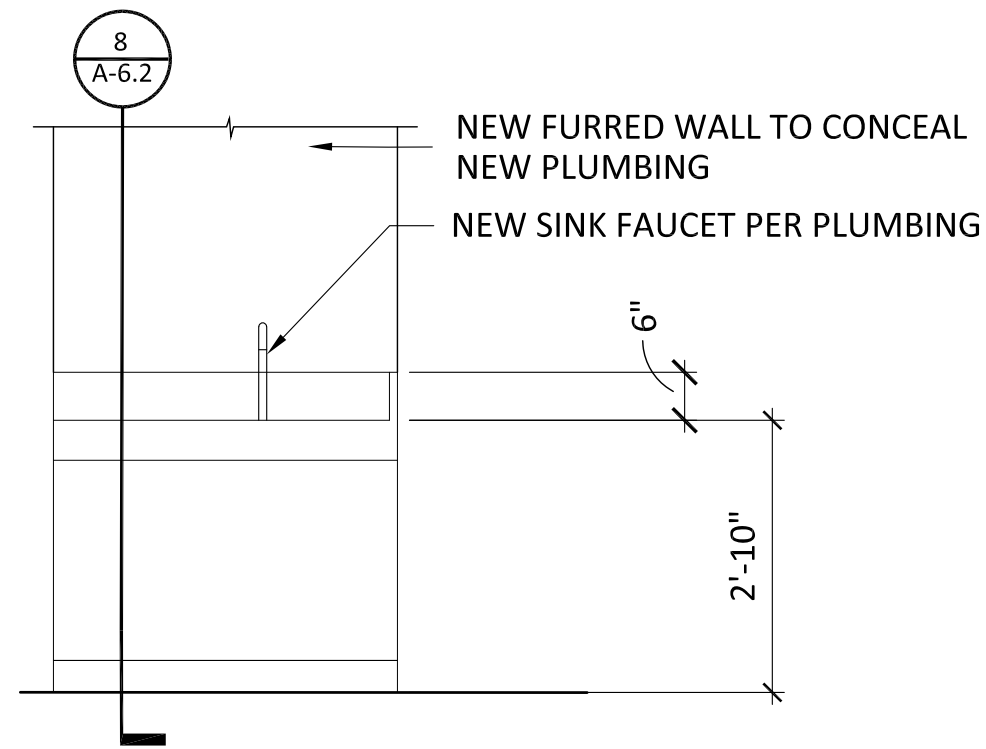
14 VENT FLASHING  
1-1/2" = 1'-0"



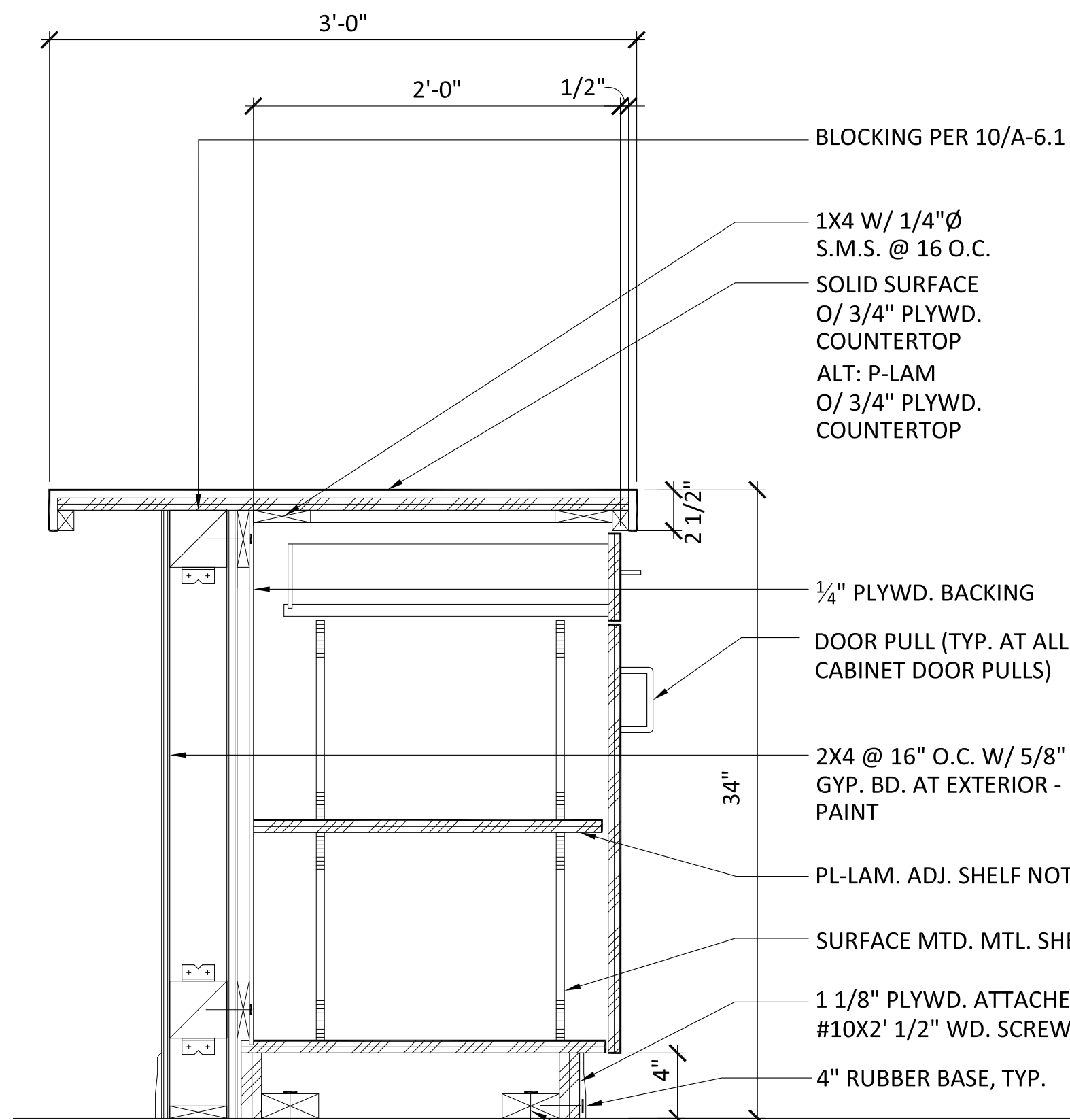
5 ISLAND ELEVATION  
1/2" = 1'-0"



6 CASEWORK BLOCKING  
3" = 1'-0"

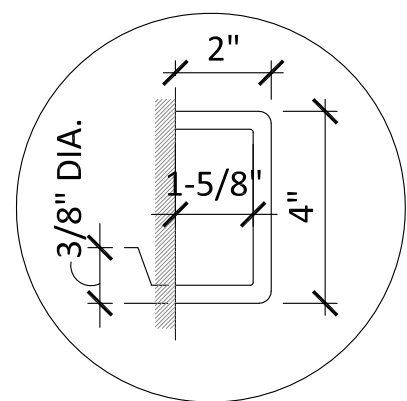


2 SINK ELEVATION  
1/2" = 1'-0"



TYPICAL CABINET NOTES:

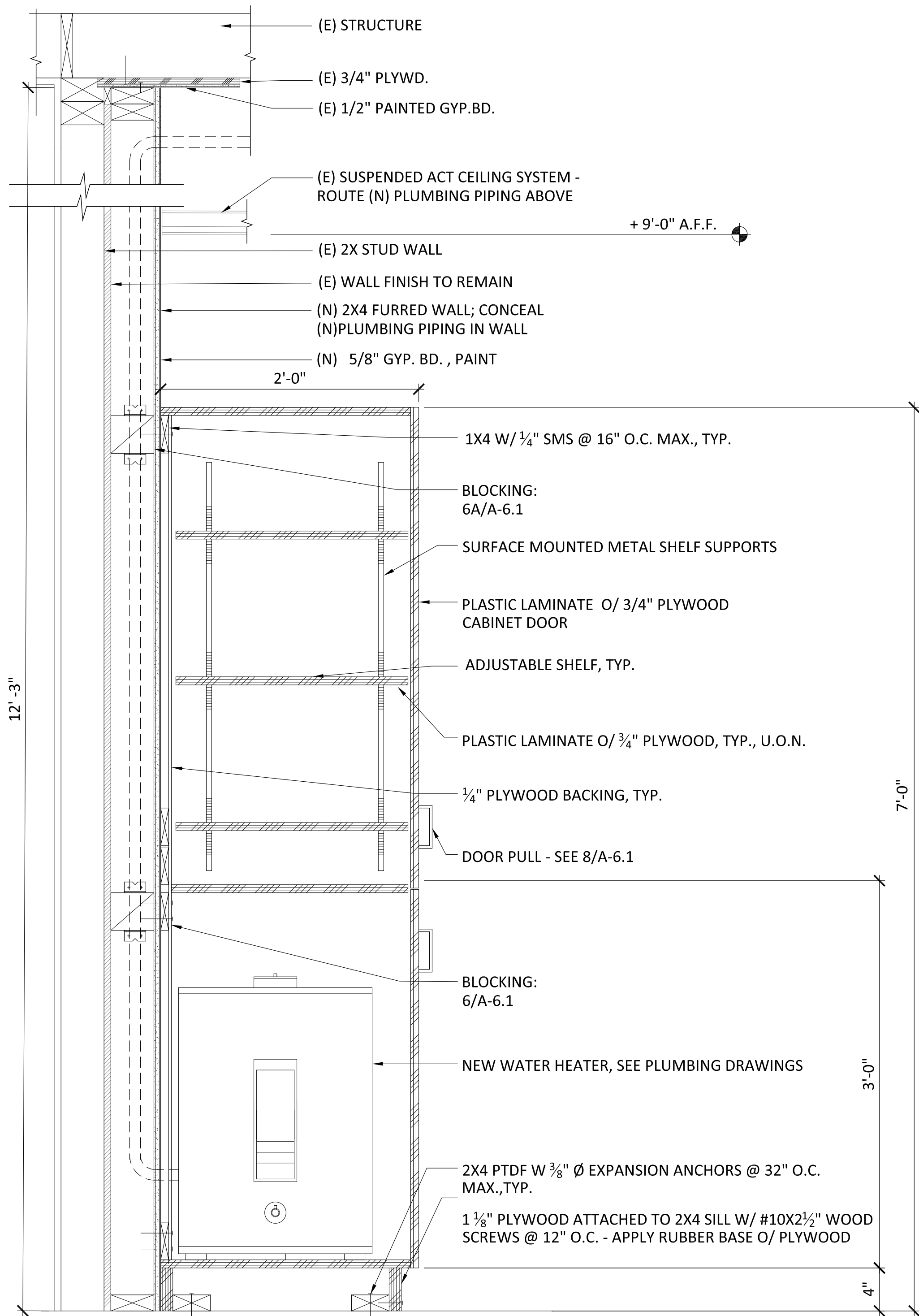
1. USE 3MM HEAT BONDED EDGE BANDING ALL AROUND @ ALL LAMINATE CABINET DOOR EDGES & DRAWER FACE EDGES. EASE CORNERS TYP.
2. DRAWER (NOT SHOWN) CONSTRUCTION SHALL COMPLY WITH W.I.C. STANDARDS. SEE INTERIOR ELEVATIONS FOR LOCATIONS.
3. ALL EXPOSED SURFACES TO RECEIVE PLASTIC LAMINATE.



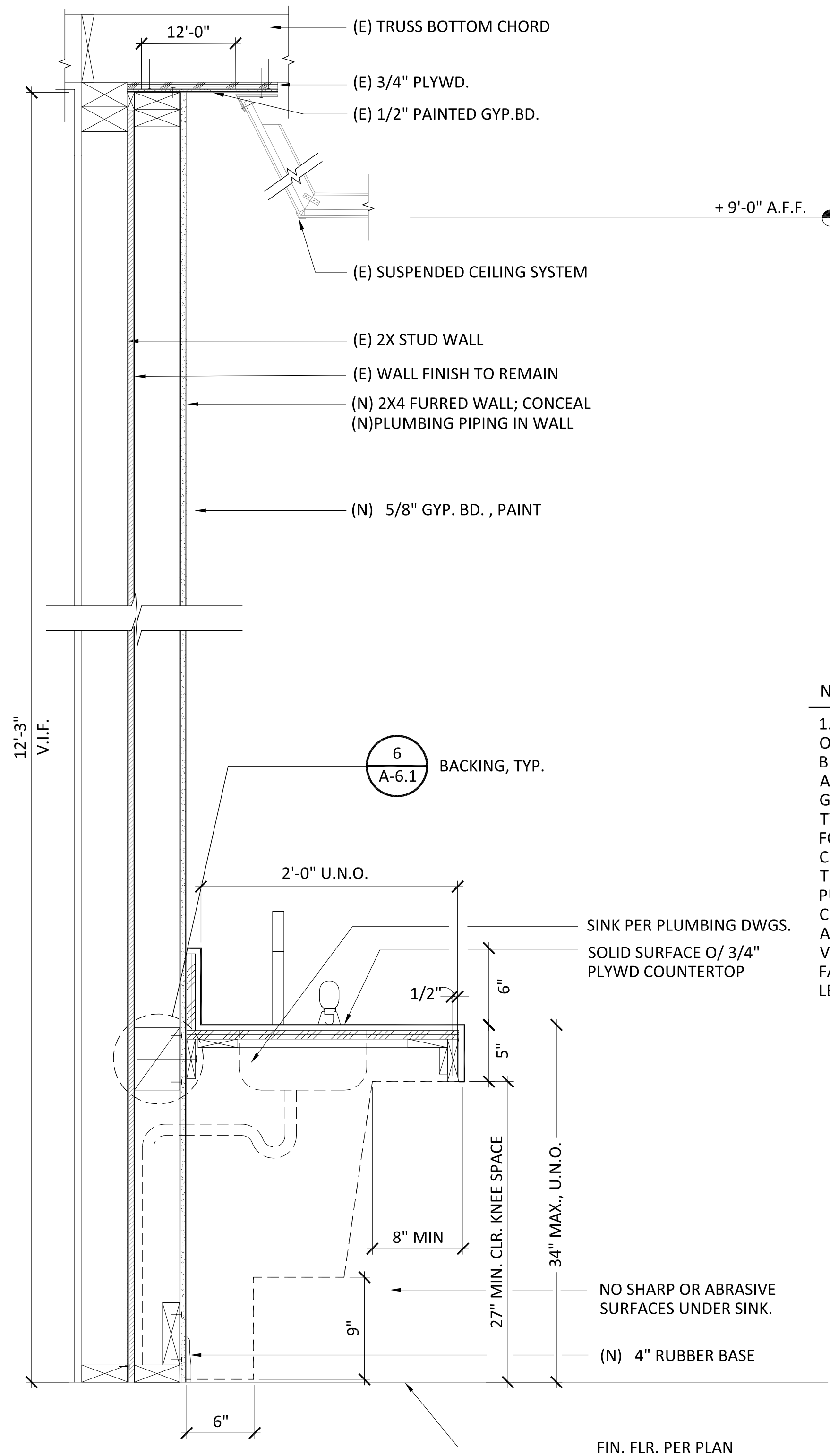
PULL HANDLE DETAIL

8 ISLAND CABINET  
1-1/2" = 1'-0"





**14** FULL-HT. CABINET W/WATER HEATER  
1-1/2" = 1'-0"



**8** ACCESSIBLE CLASSROOM SINK  
1 1/2" = 1'-0"

NOTES:

1. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO MORE THAN 5 LBS. LEVER OPERATED. PUSH TYPE & ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

LA MESA SPRING VALLEY UNIFIED SCHOOL DISTRICT  
LA MESA ARTS ACADEMY CULINARY CLASSROOM  
4200 PARKS AVENUE, LA MESA, CA 91941

INTERIOR DETAILS

BID DOCUMENT SET

Date Issued 03.26.2019

REVISIONS

Job No. LMSV - 001

Sheet No.

A-6.2

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3817 Ray Street San Diego, Ca 92104  
e info@obrarchitecture.com  
w obrarchitecture.com  
t 619.564.7586  
f 619.568.3636

GARRICK OLIVER CHRISTOPHER BITTNER  
ANNIE ROSENTHAL-HALL

obr



LEGEND		
SYMBOL	ABBR.	DESCRIPTION
	POC	POINT OF CONNECTION
	POD	POINT OF DISCONNECTION
	S	SEWER OR WASTE BELOW FLOOR OR GRADE
	S OR W	SEWER OR WASTE ABOVE FLOOR OR GRADE
	GW	GREASE WASTE BELOW FLOOR OR GRADE
	SD	STORM DRAIN
	OD	OVERFLOW STORM DRAIN
	V	SANITARY VENT
	CW	COLD WATER (DOMESTIC)
	HW	HOT WATER (DOMESTIC)
	BV	BALL VALVE
	CV	CHECK VALVE
	COTG	CLEAN-OUT TO GRADE
	FCO	FLOOR CLEAN OUT
	WCO	WALL CLEAN-OUT OR CLEAN-OUT BELOW FLOOR
	CL	CAPPED LINE
		DOWN OR DROP
		UP OR RISE
	HB	HOSE BIBB
		VALVE ON RISE OR DROP
	FS	FLOOR SINK
	A/C	AREA DRAIN
	AD	AREA DRAIN
	AFF	ABOVE FINISHED FLOOR
	AFG	ABOVE FINISHED GRADE
	AP	ACCESS PANEL
	ARCH	ARCHITECT OR ARCHITECTURAL
	B/G	BELOW GRADE
	B/F	BELOW FLOOR
	BEL	BELOW
	CLC	CEILING
	CONC	CONCRETE
	CONT	CONTINUATION
	CONTR	CONTRACTOR
	DIA	DIAMETER
	DN	DOWN
	DWGS	DRAWINGS
	ELECT	ELECTRICAL
	ELEV	ELEVATION
	EXIST	EXISTING
	T	DEGREES FAHRENHEIT
	FFE	FINISH FLOOR ELEVATION
	FIN	FINISH OR FINISHED
	FLR	FLOOR
	FT	FEET OR FOOT
	GPM	GALLONS PER MINUTE
	HDR	HEADER
	HP	HORSEPOWER
	HVAC	HEATING, VENTILATION, & AIR CONDITIONING
	IE	INVERT ELEVATION
	INV	INVERT
	MAX	MAXIMUM
	MECH	MECHANICAL
	MFR.	MANUFACTURER
	MIN	MINIMUM
	MTD	MOUNTED
	N.I.C	NOT IN CONTRACT
	NTS	NOT TO SCALE
	NO	NUMBER
	OPER	OPERATING
	PSI	POUNDS PER SQUARE INCH
	PSIG	POUNDS PER SQUARE INCH GAUGE
	PLBG	PLUMBING
	QTY	QUANTITY
	SHT	SHEET
	SOV	SHUT-OFF VALVE
	SPEC	SPECIFICATION
	SQ. FT	SQUARE FEET OR SQUARE FOOT
	STRUCT	STRUCTURAL
	TEMP	TEMPERATURE
	TYP	TYPICAL
	VTR	VENT THROUGH ROOF
	W.C.	INCHES WATER COLUMN

## PLUMBING PLAN CHECK NOTES

- WHERE PLUMBING PENETRATES THE FIRE RESISTIVE WALLS (AREA SEPARATION AND OCCUPANCY SEPARATION), THE SECTION PASSING THROUGH THE WALL SURFACE, AND THE FIXTURE CONNECTIONS ATTACHED THERETO, SHALL MEET CBC, FIRE AND TEMPERATURE RATING.
- ALL WATER HEATERS SHALL BE LISTED IN THE CEC LIST OF APPROVED WATER HEATERS.
- ALL PLUMBING FIXTURES, AND FAUCETS SHALL COMPLY WITH CALIFORNIA GREEN BUILDING CODE MAXIMUM FLOW REQUIREMENTS PER MINUTE.(1.5 GPM FOR FAUCETS) (1.28 GPF FOR WATER CLOSETS) (1.0 GPF FOR URINALS)
- ALL SERVICE HOT WATER PIPING SHALL BE INSULATED IN ACCORDANCE WITH CEC T-24, LATEST VERSION
- CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT.
- A WATER HEATER PRESSURE AND TEMPERATURE RELIEF VALVE THAT TERMINATES OUTSIDE THE BUILDING SHALL COMPLY WITH SECTION 608.5 CPC
- WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION PER SECTION 508.2 CPC
- VALVES, FIXTURES AND ALL OTHER APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF CALIFORNIA ASSEMBLY BILL AB1953, LOW LEAD CONTENT AS APPLICABLE.
- A WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN THAT TERMINATES OUTSIDE THE BUILDING SHALL COMPLY WITH SECTION 608.5 CPC.
- PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN TABLE 5.503.6 OF DIVISION 5.3 OF THE 2016 GREEN CODE.
- EACH KITCHEN FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.5 GPM.
- DOMESTIC HOT WATER PIPING SHALL BE INSULATED PER SECTION 609.11 CPC.
- BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE.
- ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
- EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT.

## PIPE MATERIALS SCHEDULE

### DOMESTIC WATER PIPING ABOVE & BELOW GRADE, INSIDE BUILDING:

- TYPE "L" COPPER TUBING, HARD DRAWN CONFORMING TO ASTM B 88, WITH WROUGHT COPPER SOLDER SWEAT FITTINGS CONFORMING TO ASTM B 16.22.
- ANY WATER PIPING LOCATED BELOW GRADE SHALL BE TYPE "K" COPPER TUBING ANNEALED, WITH BRAZED JOINTS WRAPPED IN PE FILM.

### SEWER WASTE & STORM DRAIN PIPING BELOW GRADE:

- SCHEDULE 40 SOLID-WALL PVC PIPE, ASTM D 2665, DRAIN, WASTE AND VENT PIPING, PVC SOCKET FITTINGS CONFORMING TO ASTM D 2665, SOCKET TYPE, MADE TO ASTM D 3311 DRAIN, WASTE, AND VENT PATTERNS. INSTALL BELOW SLAB/GRADE PVC PIPING PER ASTM D 2321.

### SEWER WASTE & STORM DRAIN PIPING ABOVE GRADE:

- CAST IRON "NO-HUB" CONFORMING TO CISPI 301 AND ASTM A 888 WITH NEOPRENE GASKET AND 300 SERIES STAINLESS STEEL CLAMPING DEVICE CONFORMING TO CISPI 310.
  - DRAIN PIPING: HEAVY DUTY, SHIELDED. STAINLESS-STEEL COUPLINGS: WITH STAINLESS-STEEL SHIELD, STAINLESS-STEEL BANDS AND TIGHTENING DEVICES, AND ASTM C 564, RUBBER SLEEVE.
  - VENT PIPING: STANDARD, SHIELDED. CISPI 310 STAINLESS-STEEL COUPLINGS: WITH STAINLESS-STEEL SHIELD, STAINLESS-STEEL BANDS AND TIGHTENING DEVICES, AND ASTM C 964, RUBBER SLEEVE.
- COPPER DWV TUBE: ASTM B 306, DRAINAGE TUBE, DRAWN TEMPER. WITH ASME B16.23,CAST COPPER OR ASME B16.29, WROUGHT COPPER, SOLDER JOINT FITTINGS.

## PLUMBING GENERAL NOTES

- CONTRACTOR SHALL CAREFULLY REVIEW THESE PLANS AND SPECIFICATIONS PRIOR TO BID. CONTRACTOR SHALL ALSO REVIEW PLANS AND SPECIFICATIONS OF OTHER RELATED TRADES (INCLUDING CIVIL, STRUCTURAL, AND ELECTRICAL) PRIOR TO BID TO INSURE AN ACCURATE UNDERSTANDING OF EXACT SCOPE OF WORK. ANY ITEMS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN SUFFICIENT TIME TO BE INCORPORATED INTO THE BID.
- CONTRACTOR SHALL VERIFY ALL EQUIPMENT MODEL NUMBERS, CAPACITIES, SIZES, VOLTAGES, AND ALL OTHER SCHEDULED INFORMATION WITH OTHER APPLICABLE TRADES AND WITH THE MANUFACTURER PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY ALL LOCATIONS, SIZES, POC'S, INVERT ELEVATIONS, AND AVAILABILITY OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF ANY MATERIAL OR EQUIPMENT.
- THESE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ARE NOT INTENDED TO INDICATE ALL DETAILS AND NECESSARY OFFSETS OF PIPING. THE CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT IN A MANNER AS TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR. ALL INSTALLATIONS SHALL BE CONSISTENT WITH NORMALLY ACCEPTABLE INDUSTRY STANDARDS.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS THAT WOULD EFFECT THE SYSTEM PERFORMANCE OR INCUR ADDITIONAL COSTS. THIS NOTIFICATION SHALL BE SUBMITTED PRIOR TO INSTALLATION OF THE ITEMS CONCERNED.
- NEW AND/OR EXISTING EQUIPMENT INDICATED ON THIS DRAWING IS SHOWN IN APPROXIMATE POSITION(S). CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING EQUIPMENT LOCATIONS, POC'S AND STRUCTURAL MEMBERS PRIOR TO INSTALLATION. IN ALL CASES, ADEQUATE ACCESS (PER MANUFACTURERS RECOMMENDATIONS AND CODE COMPLIANCE) FOR MAINTENANCE AND REPLACEMENT OF EQUIPMENT SHALL BE PROVIDED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES. NOTHING SHOWN ON THE PLANS OR STATED IN THE SPECIFICATIONS IS INTENDED TO INDICATE THAT THE INSTALLATIONS OR CONNECTIONS OF ANY ITEM OR DEVICE SHOULD BE DONE CONTRARY TO MANUFACTURERS INSTRUCTIONS AND ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT THE INSTALLATIONS AND CONNECTIONS OF ALL ITEMS AND DEVICES CONFORMS TO MANUFACTURERS INSTRUCTIONS AND TO ALL APPLICABLE CODES AND REGULATIONS.
- SUBSTITUTION OF PLUMBING EQUIPMENT WITH EFFICIENCIES LOWER THAN THOSE INDICATED ON THE PLANS MAY REQUIRE RE-CALCULATION OF TITLE 24 DOCUMENTS. IF THE CONTRACTOR CHOOSES TO UTILIZE SUCH EQUIPMENT, HE ASSUMES FULL RESPONSIBILITY FOR THE RE-CALCULATION AND JURISDICTIONAL APPROVAL OF TITLE 24 DOCUMENTS.
- IF THE CONTRACTORS' USE OF SUBSTITUTE MATERIALS, EQUIPMENT OR METHODS OF INSTALLATION REQUIRES ANY CHANGES IN OTHER TRADES WORK FROM THAT SHOWN ON THE DRAWINGS, THE EXTRA COST OF THE OTHER TRADES' WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR INITIATING THE SUBSTITUTION.
- SUBMITTALS: APPROVAL OF THE SUBMITTALS DOES NOT RELEASE THE CONTRACTOR FROM OBLIGATIONS TO FULLY COMPLY WITH ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS OR APPLICABLE CODE REGULATIONS.
- ALL PLUMBING EQUIPMENT, MATERIAL, AND ALL CONNECTIONS THERETO SHALL BE INSTALLED COMPLETE PER MANUFACTURERS INSTRUCTIONS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL SYSTEM.
- PLUMBING EQUIPMENT SHALL BE CERTIFIED BY AND COMPLY WITH THE STATE OF CALIFORNIA ENERGY CONSERVATION STANDARDS (E.E.S.) SECTION 113. COMPLIANCE CERTIFICATES SHALL BE PROVIDED WITH EQUIPMENT SUBMITTALS.
- ALL INSULATING MATERIALS INSTALLED MUST BE CERTIFIED BY CALIFORNIA ENERGY COMMISSION TO MEET C.E.C. ENERGY EFFICIENCY STANDARDS (E.E.S.) SECTION 118, 123 AND 124.
- WATER HEATERS FOR DOMESTIC HOT WATER SHALL COMPLY WITH THE STATE OF CALIFORNIA ENERGY EFFICIENCY STANDARDS (E.E.S.) SECTION 113, AND 114.
- SOIL, SEWER AND WASTE PIPING SHALL SLOPE AT 1/4" PER FOOT MINIMUM.
- ALL PLUMBING SOLDER SHALL BE LEAD FREE.
- ALL COMPONENTS OF POTABLE WATER SYSTEM, INCLUDING SHUT OFF VALVES, ANGLE STOPS, AND PLUMBING FIXTURE SHALL COMPLY WITH CALIFORNIA LAW AB 1953 AND SECTION 116875 OF THE CALIFORNIA HEALTH AND SAFETY CODE.
- PROVIDE CLEANOUTS EVERY 100' AND AT ANY CHANGE OF DIRECTION EXCEEDING 135 DEGREES.

## SPECIAL NOTE TO PLUMBING CONTRACTOR

THE DESIGN OF THIS PROJECT WAS BASED UPON INFORMATION CONTAINED IN DRAWINGS PROVIDED BY THE PROPERTY OWNER. DISCREPANCIES BETWEEN INDICATED AND ACTUAL FIELD CONDITIONS MAY EXIST. IT IS A REQUIREMENT THAT THE CONTRACTOR VISIT THE SITE AND WALK THE JOB BEFORE SUBMITTING HIS BID AND SHALL MAKE ALL ALLOWANCES FOR PLAN/FIELD CONDITION DISCREPANCIES PRIOR TO SUBMITTING FOR BID. DURING THE CONSTRUCTION PROCESS IF A DISCREPANCY IS FOUND TO EXIST, THE CONTRACTOR SHALL DETERMINE A FIELD SOLUTION TO RESOLVE THE PROBLEM, AND THEN FORWARD THIS INFORMATION TO THE ARCHITECT FOR SUBMITTAL TO THE ENGINEER FOR APPROVAL. ADDITIONALLY, SEE PLUMBING GENERAL NOTES, SHEET P-1.

LA MESA SPRING VALLEY UNIFIED SCHOOL DISTRICT  
LA MESA ARTS ACADEMY CULINARY CLASSROOM  
4200 PARKS AVENUE, LA MESA, CA 91941

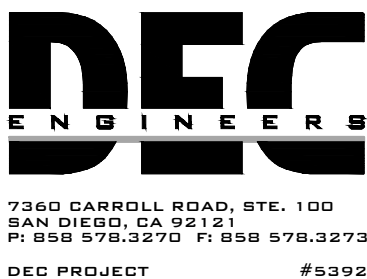
PLUMBING NOTES AND LEGEND

BID DOCUMENT SET

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Job No. LMSV - 001  
Sheet No.



P0.1



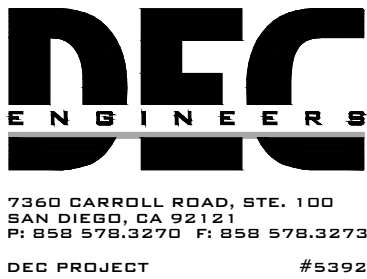
FIXTURE CONNECTION SCHEDULE								
MARK	DESCRIPTION	MINIMUM PIPE CONNECTION					MANUFACTURER / MODEL NUMBER	REMARKS
		CW ROUGH-IN	HW ROUGH-IN	WASTE ROUGH-IN	WASTE	VENT		
S-1	SINK	1/2"	1/2"	2"	2"	1 1/2"	ELKAY #. DOUBLE BOWL, 5-3/8" DEEP, TYPE 304 SS, UNDERMOUNT SINK. CHICAGO FAUCETS # 1100-E2805-5-369AB, 8" FIXED CENTER SWING SPOUT, 2-3/8" VANDAL PROOF HANDLES. 1.0 GPM FLOW WITH P-TRAP, STAINLESS STEEL SUPPLY HOSE AND LOOSE KEY STOPS.	SEE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT
S-2	SINK	1/2"	1/2"	2"	2"	1 1/2"	ELKAY # 3C18X18-R-18X 16 GAUGE TYPE 304 SS, 2 COMP., SCULLERY SINK. KROWNE #17-109WL 8" CENTER WALL MOUNT PRE-RINSE W/ADD ON FAUCET.	
FS-1	FLOOR SINK	-	-	SEE FLOOR PLANS	SEE FLOOR PLANS	SEE FLOOR PLANS	ZURN # Z1901, FLOOR SINK, DEEP CAST IRON BODY AND SQUARE SLOTTED LIGHT DUTY GRATE, WITH WHITE ACID RESISTING PORCELAIN ENAMEL INTERIOR AND TOP, COMPLETE WITH WHITE ABS ANTI-SPLASH INTERIOR BOTTOM DOME STRAINER.	SEE FLOOR PLANS FOR EXACT OUTLET SIZE

CIRCULATION PUMPS												
UNIT NO.	MANUFACTURER & MODEL NO.	SERVICE	LOCATION	TYPE	DESIGN CAPACITY		ELEC. DATA			OVERALL DIMENSION (LxWxH)	OPR. WT. (LBS)	REMARKS
					PUMP GPM	PUMP HEAD (FT)	MOTOR HP	MOTOR RPM	V/PH/HZ			
CP 1	BELL & GOSSETT # NBF-9U OR EQUAL	DOMESTIC	CLASSROOM	IN-LINE	5	11	1/16	2800	115/1/60	6" x 5" x 4"	9.3	PROVIDE AQUASTAT CONTROLLER TIMER KIT TO ACTIVATE PUMP WHEN HOT WATER RETURN REACHES 110°F AND DEACTIVATE PUMP AT 120°F

WATER HEATER												
UNIT NO.	MANUFACTURER & MODEL NO.	SERVICE	LOCATION	TYPE	UNIT CAPACITY			SYSTEM OUTLET TEMP. (°F)	ELEC. DATA	OVERALL DIMENSIONS (DIAxH)	OPER. WT. (LBS)	REMARKS
					STORAGE (GALLONS)	RECOVERY GPH	DEGREE RISE °F		V/PH/HZ			
WH 1	BRADFORD WHITE LE120L3-3	DOMESTIC	—	ELECTRIC	19	13	80	120	277/1/60	18" x 24-3/4"	220	2500/2500 NON SIMULTANEOUS

EXPANSION TANK						
UNIT NO.	MANUFACTURER & MODEL NO.	DESCRIPTION	SERVICE	LOCATION	OVERALL DIMENSIONS (LxWxH)	REMARKS
ET 1	AMTROL #ST-5	EXPANSION TANK	DOMESTIC	-	8" X 8" X 12-5/8"	2 GALLON EXPANSION TANK, NON-ASME RATED, FACTORY PRE-CHARGED BLADDER.

THERMOSTATIC MIXING VALVE					
MARK	DESCRIPTION	MANUFACTURER & MODEL NUMBER	LOCATION	OPER. WT. (LBS)	REMARKS
TMV 1	THERMOSTATIC MIXING VALVE (DOMESTIC WATER)	BRADLEY #S59-4007	SCULLERY SINK	-	LEAD FREE POINT OF USE THERMOSTATIC MIXING VALVE, SET AT 120°F, 2.5 GPM AT 5 PSI DROP.



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PLUMBING NOTES AND LEGEND  
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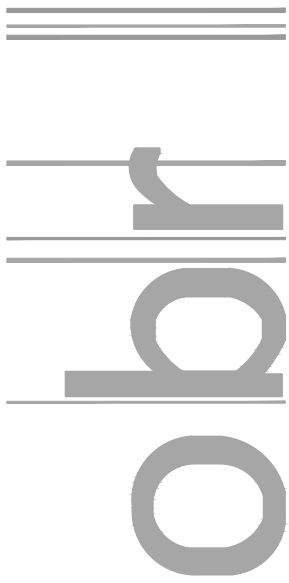
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Sheet No.

P0.2

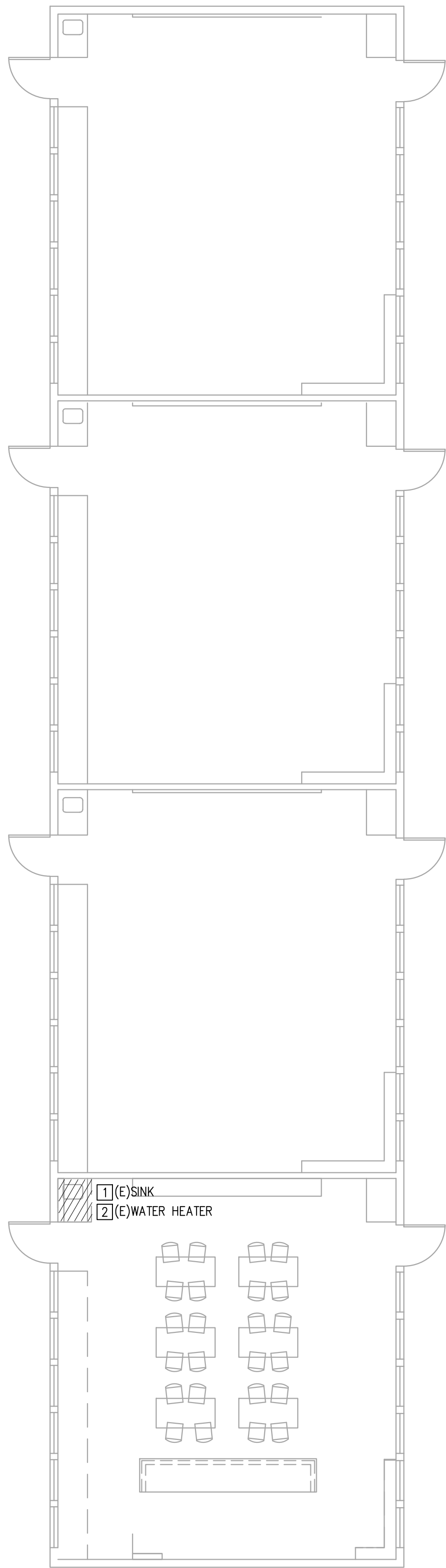
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3817 Ray Street San Diego, Ca 92104  
e info@obrarchitecture.com  
w obrarchitecture.com  
t 619.564.7586  
f 619.568.3636

GARRICK OLIVER CHRISTOPHER BITTNER ANNE ROSENTHAL-HALL







1(E) SINK  
2(E) WATER HEATER

## DEMOLITION NOTES

- 1 REMOVE EXISTING SINK AND ALL APPURTENANCES.
- 2 REMOVE EXISTING WATER HEATER AND ALL APPURTENANCES.



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w obrarchitecture.com  
t 619.564.7586  
f 619.568.3636

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PLUMBING DEMOLITION PLAN  
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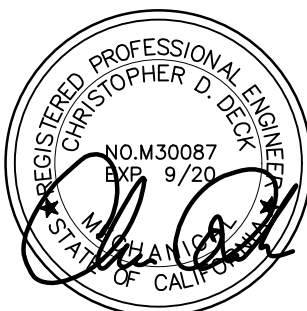
## PLUMBING DEMOLITION PLAN

SCALE  
1/8" = 1'-0"

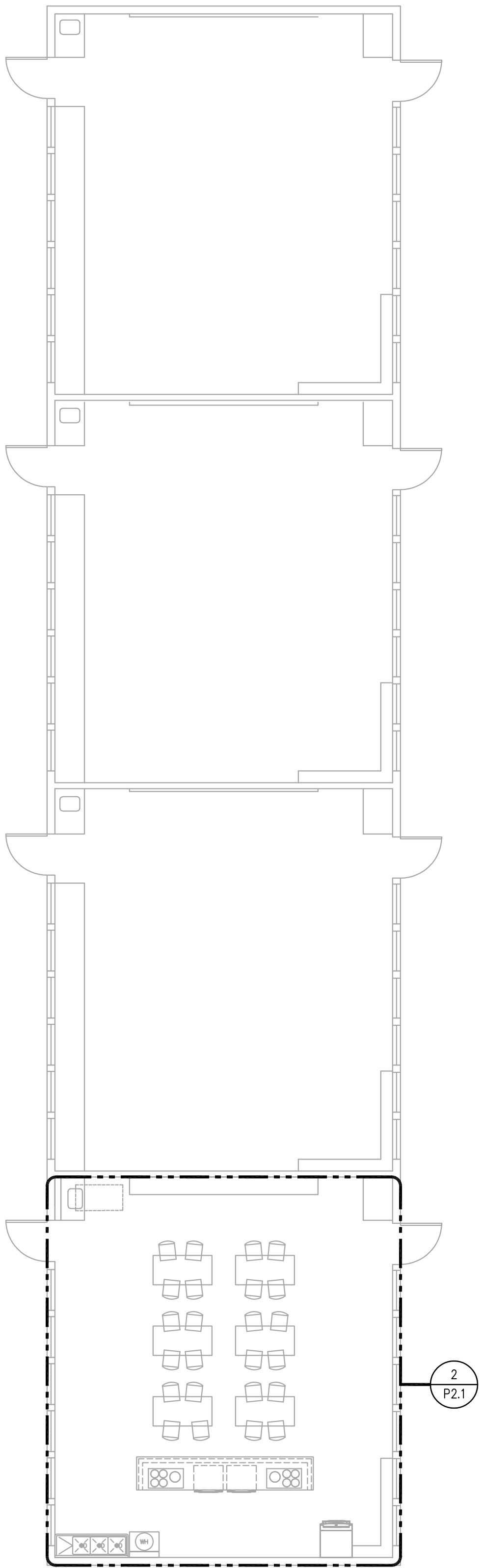
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7260 CARROLL ROAD, STE. 100  
SAN DIEGO, CA 92121  
P: 858.578.3270 F: 858.578.3273  
DEC PROJECT #5392



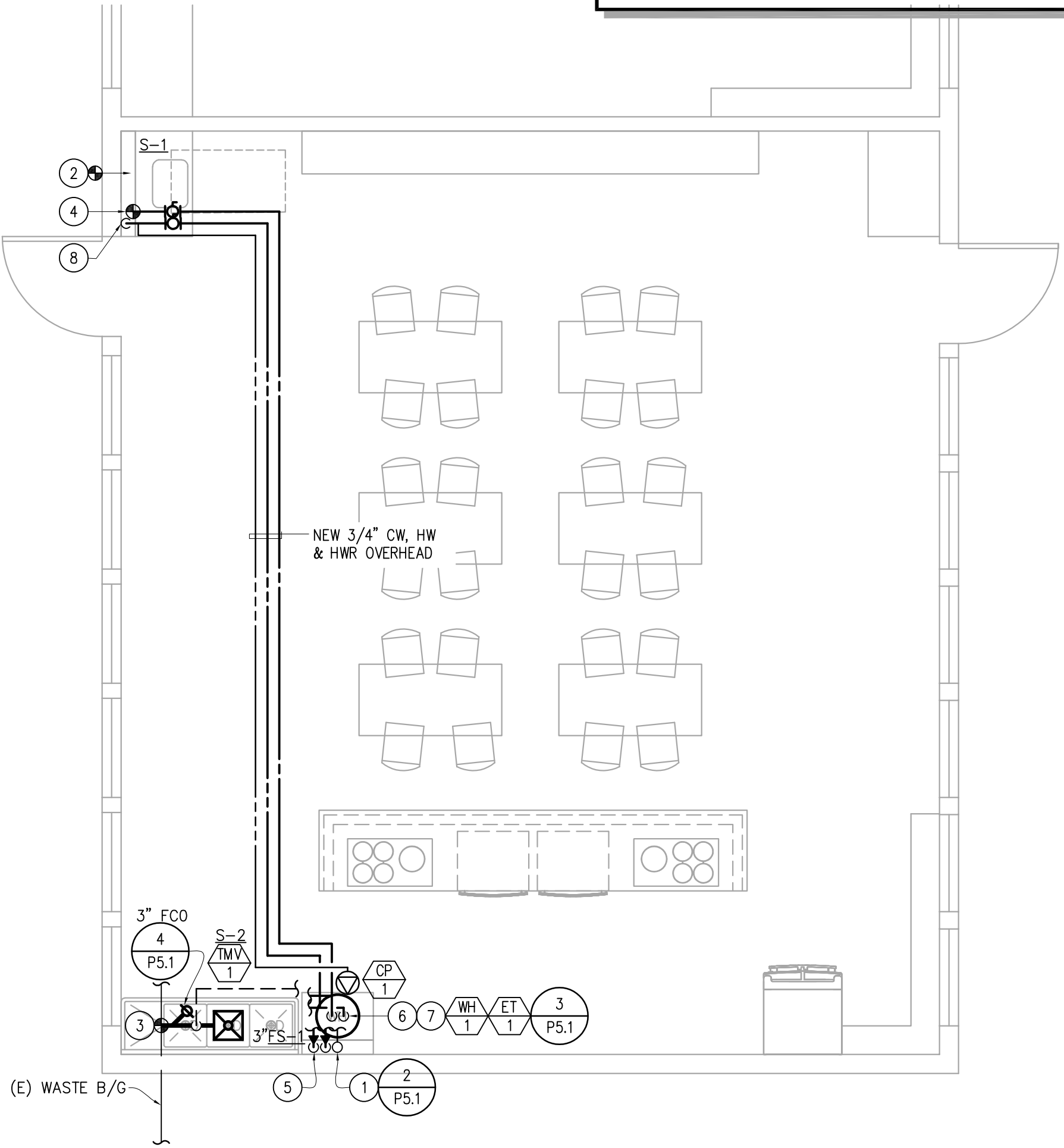




PLUMBING NEW WORK PLAN

SCALE  
1/8" = 1'-0"

1



SCALE  
1/4" = 1'-0"

2



NEW WORK NOTES

- 1 2" VENT UP FROM BELOW FLOOR. ROUTE VENT UP TIGHT TO WALL AND TERMINATE THROUGH ROOF. VENT TERMINATION ON ROOF SHALL HAVE A MINIMUM OF 10' CLEARANCE FROM ANY OUTSIDE AIR INTAKE.
- 2 INSTALL NEW SINK AND FAUCET. CONNECT TO EXISTING UTILITY ROUGH IN. CONTRACTOR SHALL ADJUST EXISTING ROUGH IN AS REQUIRED TO ACCOMMODATE NEW FIXTURE INSTALLATION.
- 3 CONNECT TO EXISTING SANITARY WASTE PIPE BELOW GRADE. CONTRACTOR SHALL FIELD VERIFY EXISTING SIZE AND LOCATION PRIOR TO INSTALLATION.
- 4 CONNECT TO EXISTING CW ABOVE CEILING. CONTRACTOR SHALL FIELD VERIFY EXISTING SIZE AND LOCATION PRIOR TO INSTALLATION.
- 5 3/4" CW AND HW DOWN TIGHT TO WALL. ROUTE PIPING BELOW SINK TO SUPPLY STOP VALVES.
- 6 3/4" CW & HW DOWN TO WATER HEATER.
- 7 ROUTE AND TERMINATE FULL SIZE T&P VALVE FROM WATER HEATER TO FLOOR SINK. PROVIDE AIR GAP AT TERMINATION.
- 8 3/4" HW DOWN TIGHT TO WALL AND THROUGH EXISTING COUNTER TOP. ROUTE PIPE BELOW SINK AND PROVIDE SUPPLY STOP VALVE UNDER COUNTER.

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PLUMBING NEW WORK PLAN  
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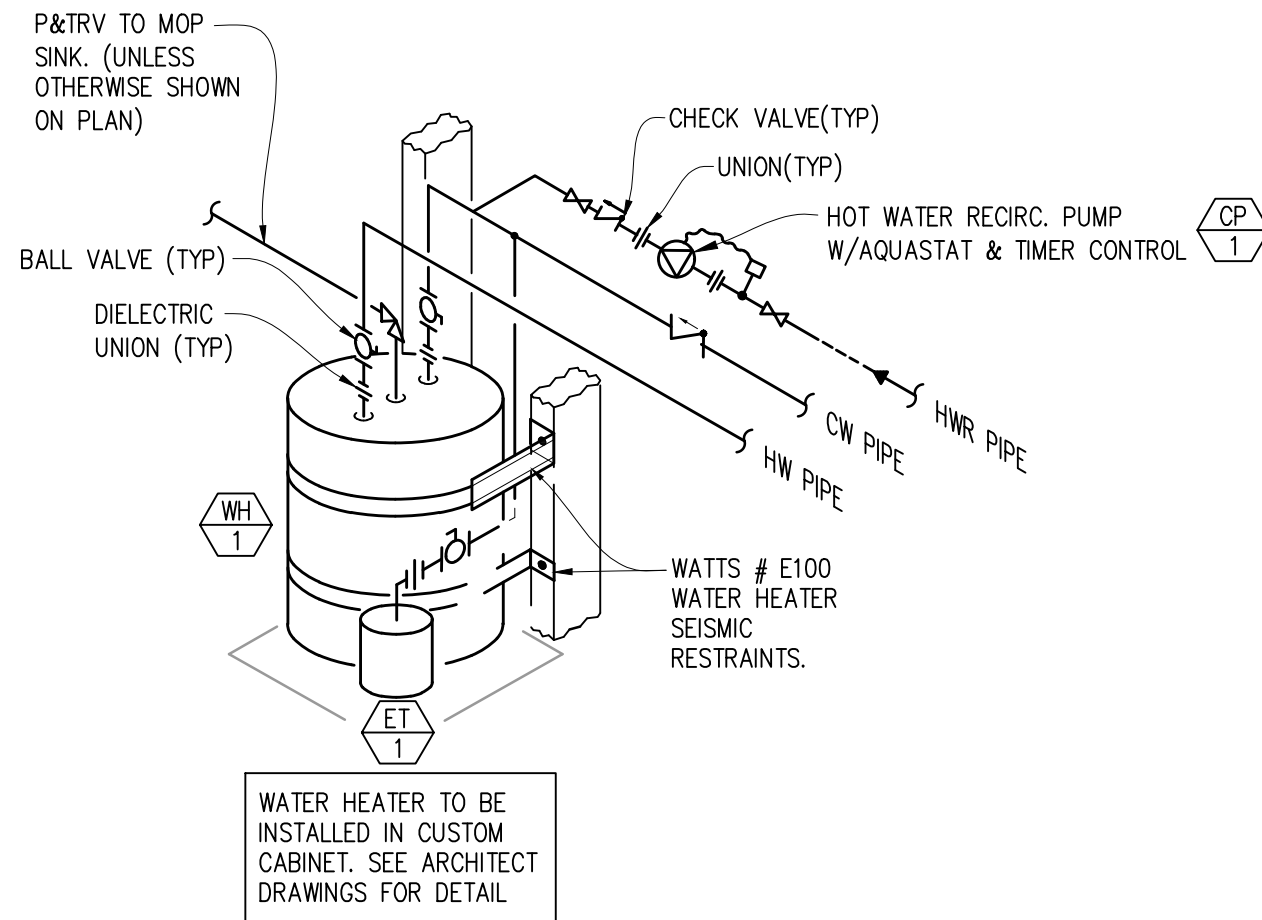
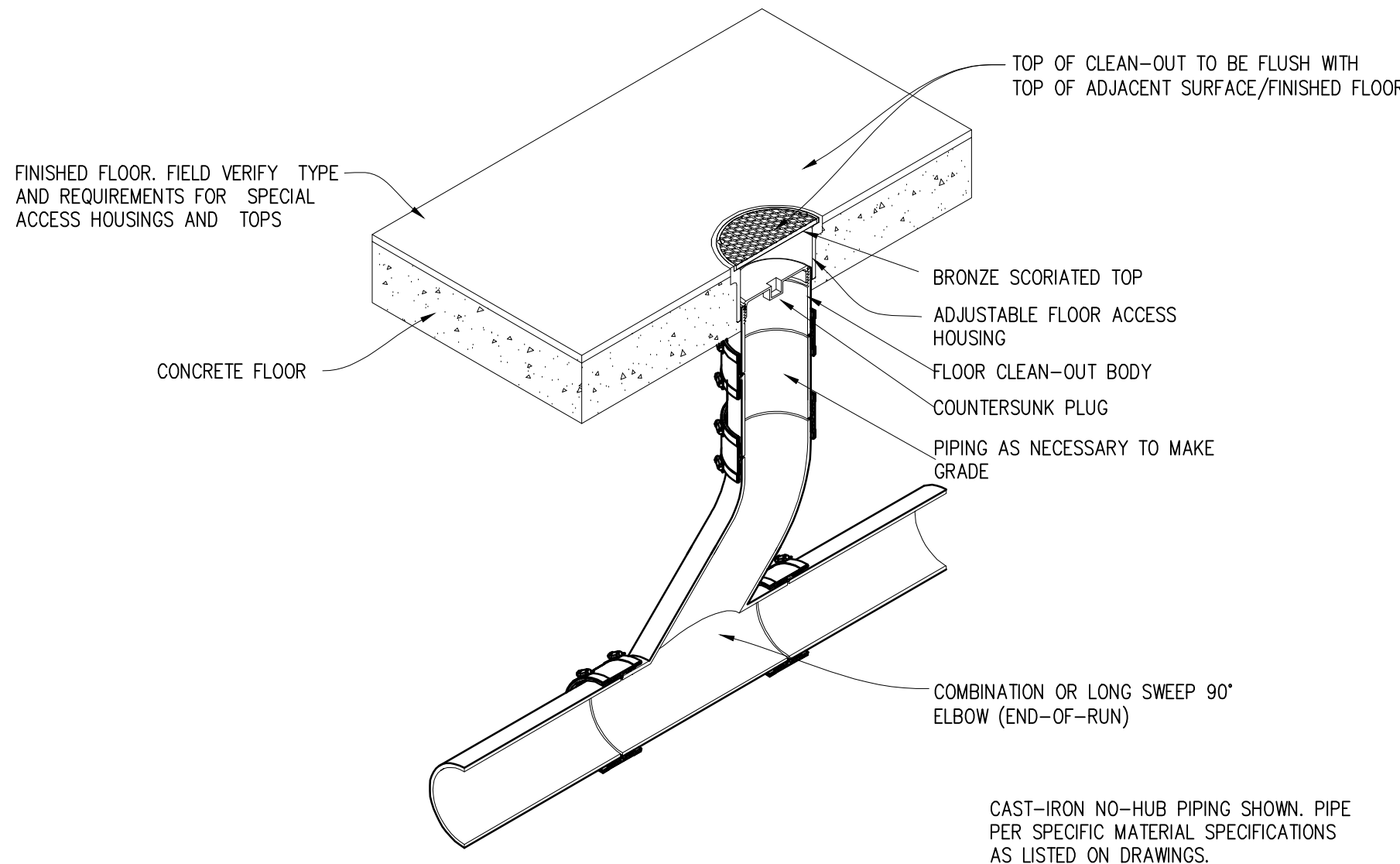
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e info@obrarchitecture.com  
w obrarchitecture.com  
t 619.564.7586  
f 619.568.3636

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CHRISTOPHER BITTNER  
GARRICK OLIVER



														
-			SCALE NONE	6	WATER HEATER (WH-1)			SCALE NONE	3	FLOOR CLEANOUT			SCALE NONE	1
														
-			SCALE NONE	7	-			SCALE NONE	4	VENT THRU ROOF			SCALE NONE	2
-			SCALE NONE	8	-			SCALE NONE	5	<div><div><div><div>DEC</div><div>ENGINEERS</div></div><div><div>7260 CARROLL ROAD, STE. 100</div><div>SAN DIEGO, CA 92121</div><div>P: 858 578.3270 F: 858 578.3273</div><div>DEC PROJECT #5392</div></div></div><div><div>REGISTERED PROFESSIONAL ENGINEER</div><div>CHRISTOPHER D. DECK</div><div>NO. M30087</div><div>8/9 9/21</div><div>STATE OF CALIF.</div></div></div>				

obr

3817 Ray Street San Diego, Ca 92104

e info@obrarchitecture.com

w obrarchitecture.com

t 619.564.7586

f 619.568.3636

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LA MESA SPRING VALLEY UNIFIED SCHOOL DISTRICT

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PLUMBING DETAILS

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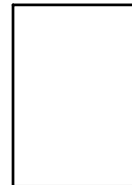
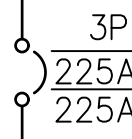
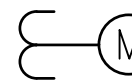










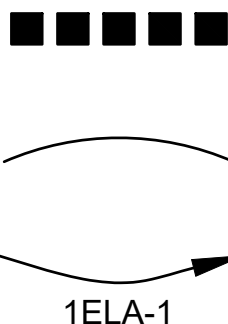
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P5.1



ELECTRICAL LEGEND																			
GENERAL		ABBREVIATIONS			GENERAL NOTES														
①	NOTE REFERENCE	A AF A.F.F. AIC AT	AMPERE AMP FRAME ABOVE FINISHED FLOOR AMPERE INTERRUPTING CAPACITY AMP TRIP	MIN  P PH PROVIDE	MINIMUM  POLE PHASE. FURNISH, INSTALL, CONNECT AND TEST	<div>1. ELECTRICAL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND THE AUTHORITIES HAVING JURISDICTION.</div> <div>2. THE CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, MECHANICAL, AND OTHER RELEVANT SHEETS OF THE PLANS AND VISIT THE SITE OF THE WORK, TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND ASCERTAIN THE WORK ENTAILED IN THIS CONTRACT. BY SUBMITTING A BID FOR THE WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH EXAMINATION, AND THAT HE IS FAMILIAR WITH AND ACCEPTS THE CONDITIONS OF THE JOB AND SITE.</div> <div>3. UNLESS OTHERWISE NOTED OR SHOWN, THESE DRAWINGS AND SPECIFICATIONS DO NOT INDICATE METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.</div> <div>4. CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. CONTRACTOR TO DETERMINE THE EXACT LOCATION IN THE FIELD.</div> <div>5. ALL EQUIPMENT SUCH AS ENCLOSURES, METALLIC CONDUITS, JUNCTION BOXES, FIXTURES, AND ALL OTHER APPARATUS SHALL BE PERMANENTLY AND EFFECTIVELY GROUNDED.</div> <div>6. ALL MATERIAL AND EQUIPMENT INDICATED ON PLANS ARE NEW UNLESS SPECIFICALLY INDICATED OTHERWISE. IN GENERAL, DARKER OR HEAVY LINES INDICATE NEW WORK.</div>													
POWER		BCU BLDG	BARE COPPER BUILDING	SDG&E	SAN DIEGO GAS AND ELECTRIC														
<div>          </div>	POWER PANEL	C C/B CKT CW	CONDUCTOR, CONDUIT CIRCUIT BREAKER CIRCUIT COLD WATER	TYP	TYPICAL														
	CIRCUIT BREAKER NUMBER OF POLES AMPS FRAME AMPS TRIP KAIC RATING	D	DEDICATED	V	VOLTAGE														
	ELECTRICAL METER	E ELEC	EXISTING ELECTRICAL	W WP W/	WIRE WEATHERPROOF WITH														
	GROUND	GFI GND, G	GROUND FAULT INTERRUPTER GROUND																
	TRANSFORMER	KAIC KVA	KILO AMPERE INTERRUPTING CAPACITY KILOVOLT-AMPERE																
ELECTRICAL FEEDERS		RACEWAYS			<div><table><tr><th colspan="2">SHEET INDEX</th></tr><tr><th>Sheet Number</th><th>Sheet Title</th></tr><tr><td>E.001</td><td>ELECTRICAL SYMBOLS, ABBREVIATIONS &amp; LEGEND</td></tr><tr><td>E.100</td><td>ELECTRICAL SITE PLAN</td></tr><tr><td>E.200</td><td>ELECTRICAL POWER PLAN</td></tr><tr><td>E.301</td><td>SINGLE LINE DIAGRAM &amp; PANEL SCHEDULES</td></tr><tr><td>E.400</td><td>ELECTRICAL DETAILS</td></tr></table></div> <div></div>	SHEET INDEX		Sheet Number	Sheet Title	E.001	ELECTRICAL SYMBOLS, ABBREVIATIONS & LEGEND	E.100	ELECTRICAL SITE PLAN	E.200	ELECTRICAL POWER PLAN	E.301	SINGLE LINE DIAGRAM & PANEL SCHEDULES	E.400	ELECTRICAL DETAILS
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E.301	SINGLE LINE DIAGRAM & PANEL SCHEDULES																		
E.400	ELECTRICAL DETAILS																		
— — — — —	UNDERGROUND ELECTRICAL CONDUIT.		MULTI OUTLET SURFACE MOUNTED RACEWAY.  WIRING OR CONDUIT CONCEALED IN WALL OR CEILING.  CONDUIT HOMERUN TO PANELBOARD. TEXT INDICATES ELECTRICAL PANELBOARD DESIGNATION AND CIRCUIT NUMBER(S).																



3817 Ray Street San Diego, Ca 92104  
e info@obrarchitecture.com  
w obrarchitecture.com  
t 619.564.7586  
f 619.568.3636

ANNE ROSENTHAL-HALL  
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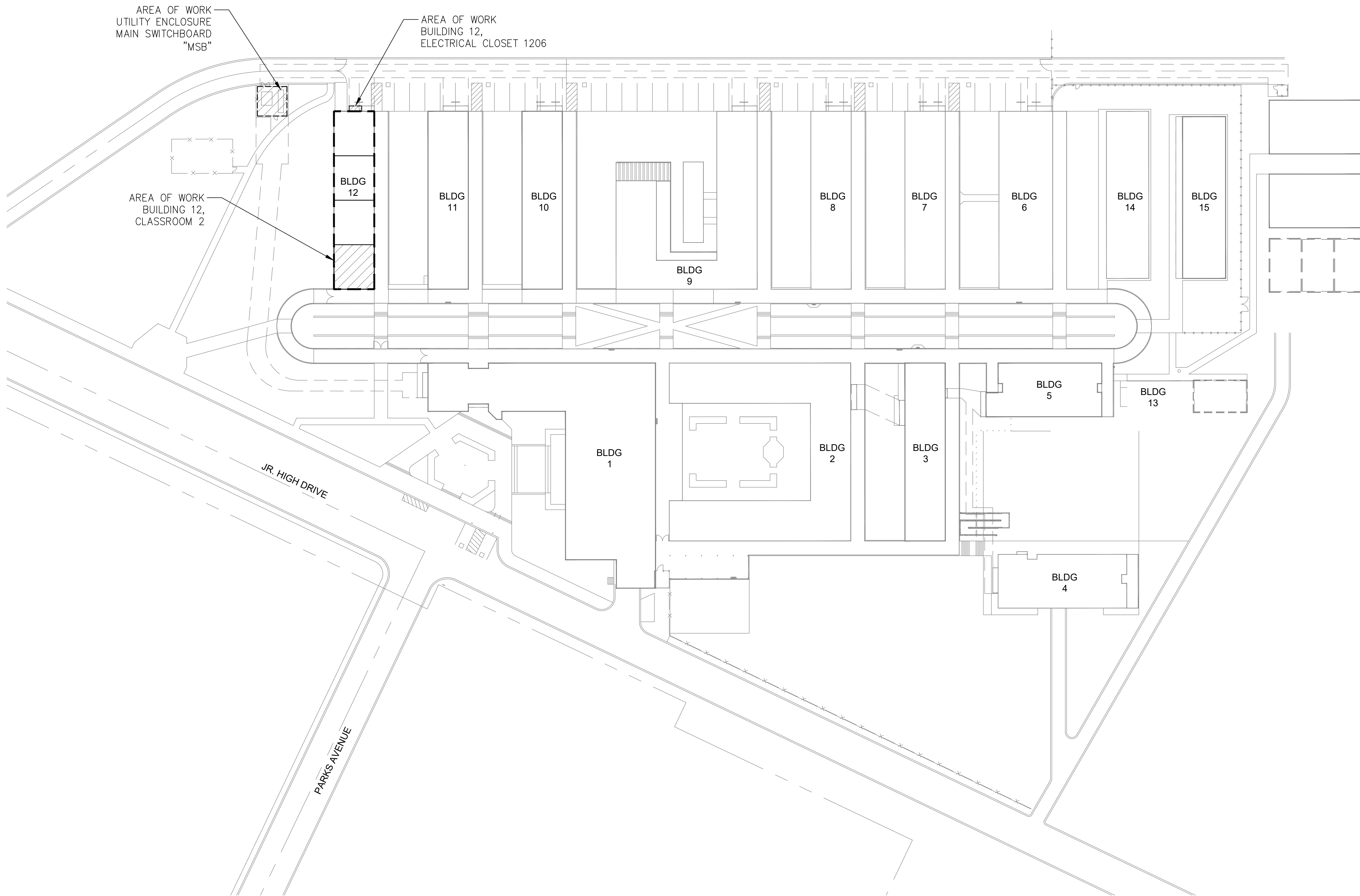
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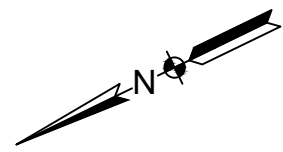
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E.001





ELECTRICAL SITE PLAN  
1" = 40'-0"



**EPI** THE ENGINEERING PARTNERS, INC.  
CONSULTING ENGINEERS  
9565 WAPLES STREET, SUITE 100  
SAN DIEGO, CA 92121  
(858) 824-1761 FAX (858) 824-1768  
EPI PROJECT #140-77E



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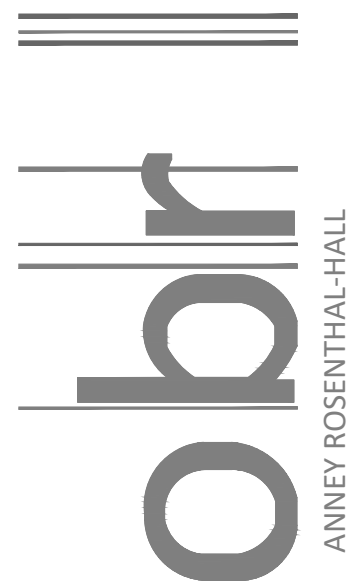
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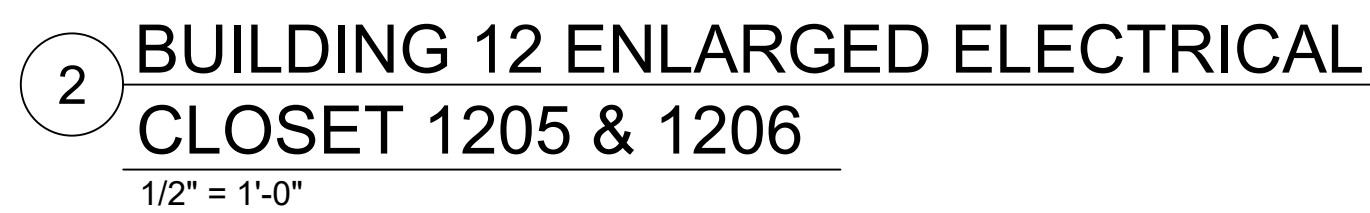
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e info@obrarchitecture.com  
w obrarchitecture.com  
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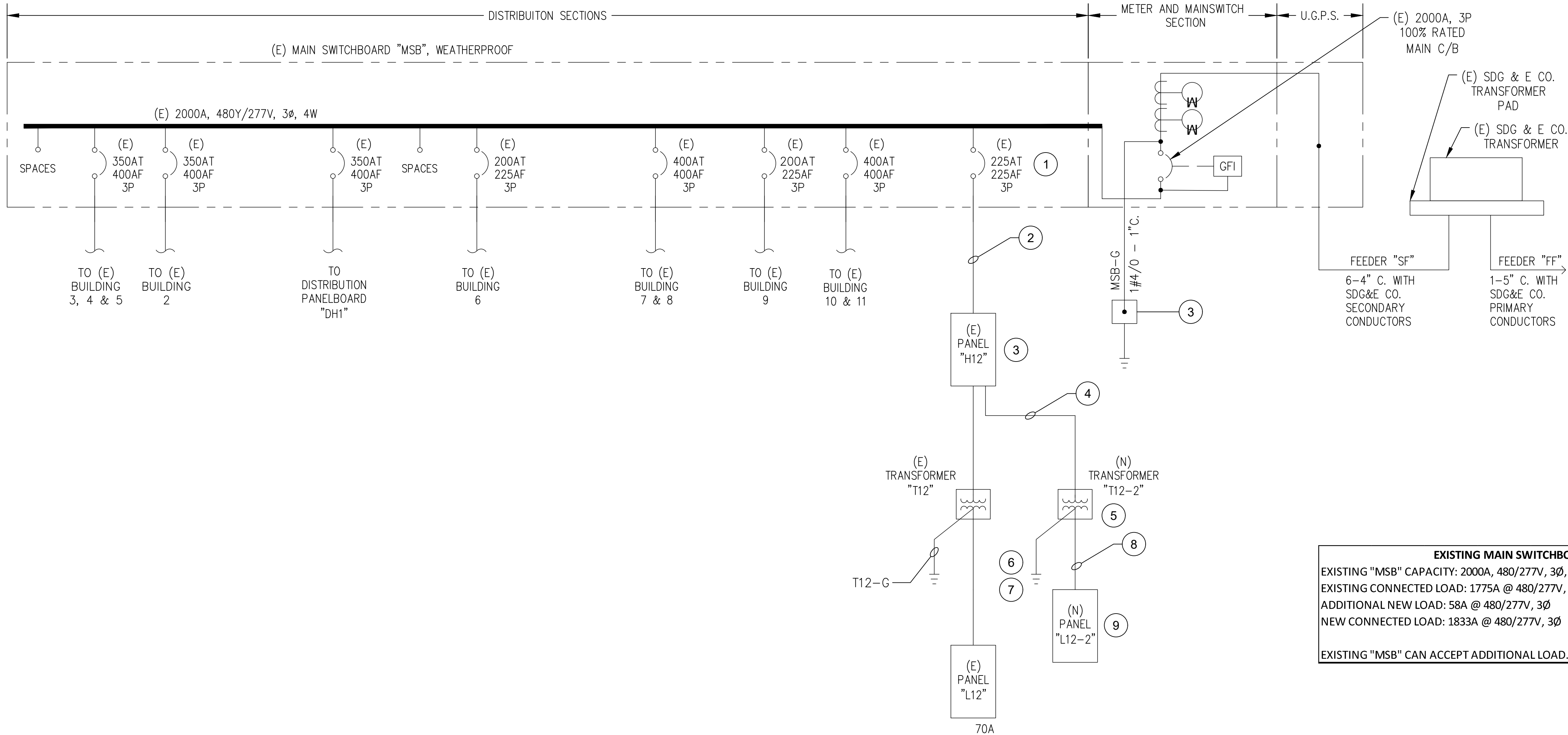
1 WALL-MOUNT ON CENTER AT 16-7/16" AFF USING SQUARE D WALL MOUNTING BRACKET #7400WMB18K20K. CONTRACTOR TO PROVIDE ANY REQUIRED ADDITIONAL PARTS (RODS, NUTS UNISTRUT, ETC.).

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Sheet No.	

## E.200







- SHEET KEYNOTES**
- 1 AT MAIN SWITCHBOARD "MSB" IN SITE UTILITY ENCLOSURE, REMOVE EXISTING 175AT/225AF/3P CIRCUIT BREAKER AND PROVIDE 225AT/225AF/3P CIRCUIT BREAKER. MATCH EXISTING BREAKERS WITH REGARD TO STYLE AND AIC RATING. SEE SHEET E.100 FOR "MSB" LOCATION.
  - 2 BETWEEN EXISTING "MSB" AND PANELBOARD "H12", REMOVE EXISTING 4#2/0, 1#6 GND FROM EXISTING 3" CONDUIT AND PROVIDE 4#4/0, 1#4 GND IN EXISTING 3" CONDUIT. SEE SHEET E.100 AND E.200 FOR DEVICE LOCATIONS.
  - 3 EXISTING PANELBOARD "H12", 225A, 480/277V, 3Ø, 4W. SEE DETAILS 1 & 2 ON SHEET E.200 FOR LOCATION AND PANELBOARD SCHEDULE ON SHEET E.301 FOR CIRCUITING INFORMATION.
  - 4 PROVIDE 3/4"C., 3#6, #10 GND.
  - 5 PROVIDE WALL- MOUNTED TRANSFORMER "T12-2", 45 KVA, 480-208/120V, 3Ø, 4W. SEE DETAIL 4/E.200 FOR DEVICE LOCATION AND MOUNTING INFORMATION.
  - 6 PROVIDE #4/0 SERVICE GROUNDING CONDUCTOR.
  - 7 SEE GROUNDING DETAIL ON SHEET E.400.
  - 8 PROVIDE 1-1/2"C., 4#1/0, #6 GND.
  - 9 PROVIDE PANELBOARD "L12-2", 225A, 208/120V, 3Ø, 4W. SEE DETAIL 3/E.200 FOR DEVICE LOCATION, DETAIL 2/E.400 FOR MOUNTING DETAIL, AND PANELBOARD SCHEDULE ON THIS SHEET FOR CIRCUITING INFORMATION.

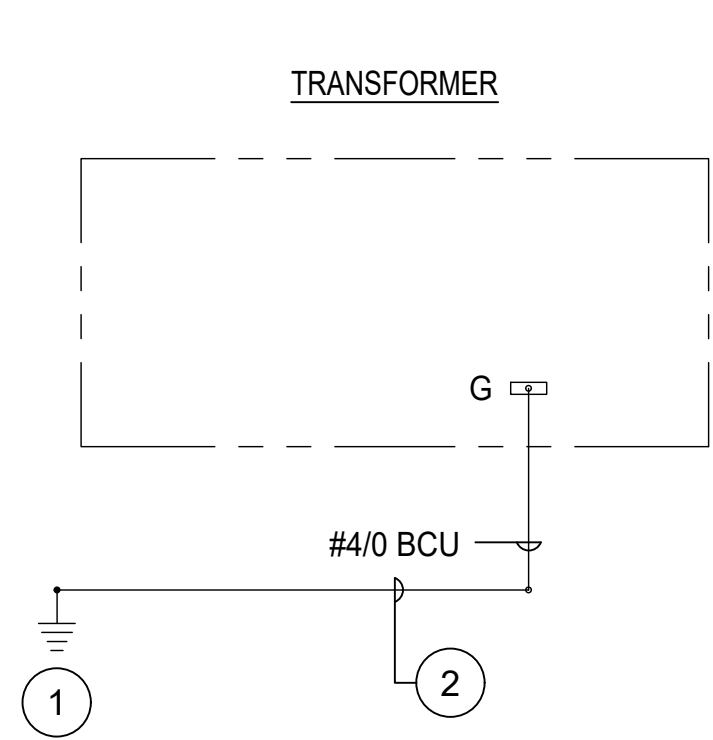
(N) PANEL L12-2				LOCATION: INTERIOR BLDG 12, ROOM 2								Bus Rating: 225A		208Y/120V, 3ø, 4W			
				MAIN: 125A										MOUNTING: RECESSED			
				PANEL MIN A.I.C. RATING = 10 KAIC													
LOCATION	VOLTAMPS			CIR	BRK	A	B	C	BRK	CIR	VOLTAMPS			LOCATION			
	øA	øB	øC								øA	øB	øC				
COOKTOP 1	5500			1	50	*			20	2				SPARE			
		5500		3	2P		*		20	4				SPARE			
OVEN 1			4150	5	50			*	20	6				SPARE			
	4150			7	2P	*				8				SPACE			
COOKTOP 2		5500		9	50		*			10				SPACE			
			5500	11	2P			*	20	12			540	NORTH WALL RECEPTS			
OVEN 2	4150			13	50	*				14				SPACE			
		4150		15	2P		*			16				SPACE			
REFRIGERATOR			1800	17	20			*	20	18			540	NORTH WALL RECEPTS			
SPARE				19	20	*				20				SPACE			
SPARE				21	20		*		20	22				SPACE			
ISLAND STATION GFI RECS			360	23	20			*		24			41	CP-1			
SPACE				25		*				26				SPACE			
SPACE				27		*				28				SPACE			
ISLAND STATION GFI RECS			360	29	20		*		*	30				SPACE			
øA = 13800				øB = 15150				øC = 13291									
TOTAL CONNECTED VA = 42 KVA																	
+ 25% LCL = KVA																	
TOTAL 42 KVA																	
CONNECTED LOAD = 117 A																	
MINIMUM FEEDER SIZE = 117 A																	

(E) PANEL H12 - NEW WORK		LOCATION: ELEC CLOSET 1206										BUS RATING: 225A		480Y/277V, 3ø, 4W		MOUNTING: SURFACE	
		MAIN: 225A														JOB#	
		PANEL DEVICE MIN A.I.C. RATING =															
LOCATION	VOLTAMPS			CIR	BRK	A	B	C	BRK	CIR	VOLTAMPS			LOCATION			
	øA	øB	øC								øA	øB	øC				
ELEC ROOM LIGHTS	1274			1	20	*			20	2	1274			LIGHTS ROOM 3			
SPARE				3	20		*		20	4		1274		LIGHTS ROOM 2			
SPARE				5	20			*	20	6				SPARE			
LIGHTS ROOM 5	1274			7	20	*			20	8				SPARE			
LIGHTS ROOM 4		1274		9	20		*		20	10				SPARE			
SPARE				11	20			*	20	12				SPARE			
CU 12-1	3573			13	20	*			20	14	3573			CU12-3			
		3573		15		*			20	16		3573					
			3573	17	3P			*	20	18			3573				
CU12-2	3573			19	20	*			20	20	3573			CU12-4			
		3573		21		*			20	22		3573					
			3573	23	3P			*	20	24			3573				
TRANSFORMER T-12	15000			25	70	*			26					SPACE			
		15000		27		*			28					SPACE			
			15000	29	3P			*	20+	30			2500	WH-1			
(N) TRANSFORMER T-12-2	15000			31	60+	*			32					SPACE			
		15000		33		*			34					SPACE			
			15000	35	3P			*	36					SPACE			
SPACE				37		*			38					SPACE			
SPACE				39		*			40					SPACE			
SPACE				41			*		42					SPACE			
øA = 48114				øB = 46840						øC = 46792							
TOTAL CONNECTED VA = 142 KVA																	
+ 25% LCL = KVA																	
TOTAL 142 KVA																	
CONNECTED LOAD = 171 A																	
MINIMUM FEEDER SIZE = 171 A																	
NOTES: EXISTING CONNECTED LOAD IS 113A @ 480/277V, 3ø. ADDITIONAL LOAD OF 58A @ 480/277V, 3ø IS TO BE ADDED TO THE PANELBOARD. RESULTANT CONNECTED LOAD WILL BE 171A @ 480/277V, 3ø. THE PANELBOARD IS CAPABLE OF ACCEPTING THE ADDITIONAL LOAD.																	
+=PROVIDE CIRCUIT BREAKER AS INDICATED IN EXISTING SPACE. MATCH EXISTING BREAKERS WITH REGARD TO STYLE AND AIC RATING.																	

**SINGLE LINE DIAGRAM & PANEL SCHEDULES**

SCALE: NONE

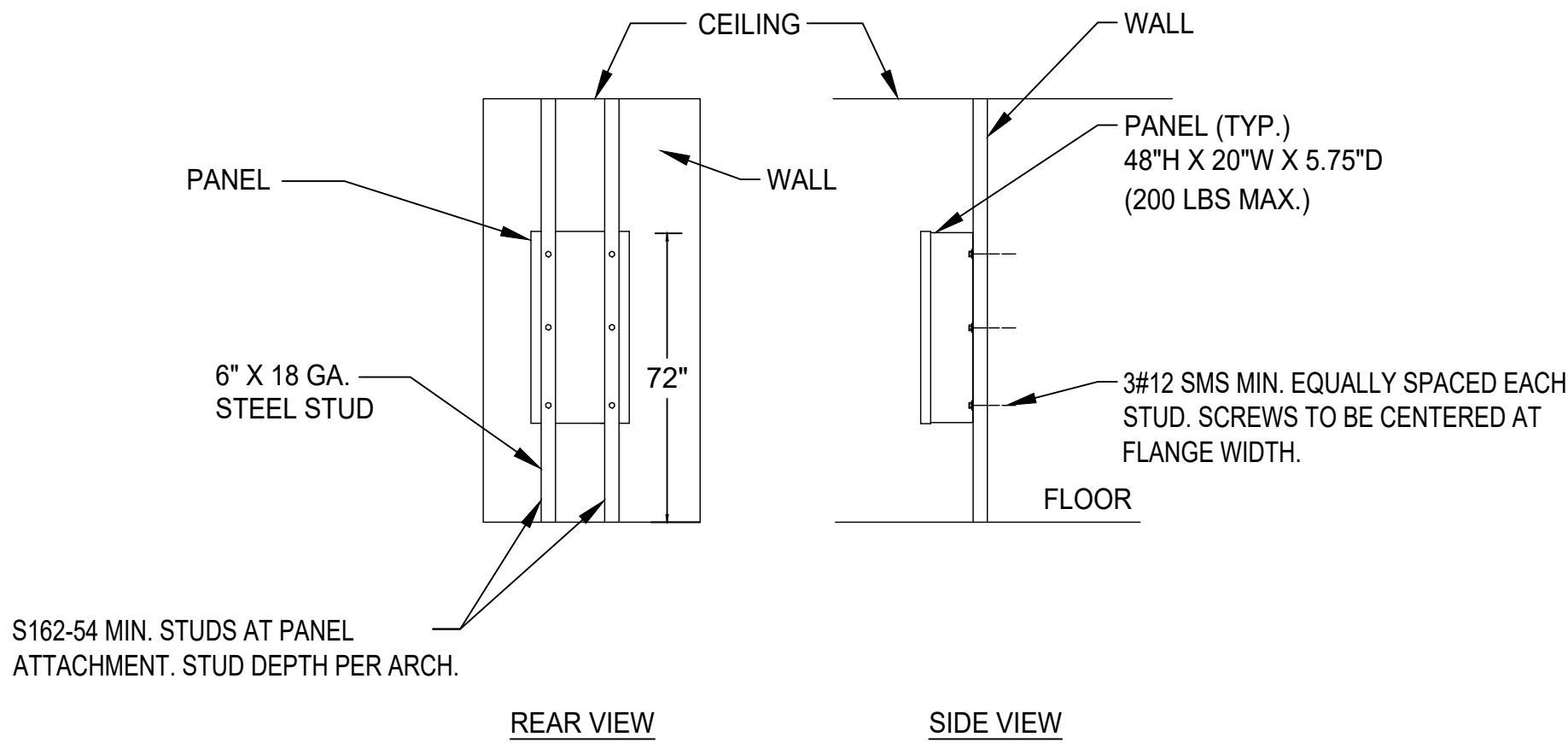




KEYNOTES

- 1 GROUND ROD PER CEC 250. 3/4" DIA. X 10'-0" LONG.  
2 #4/0 BARE COPPER (BCU) GROUND LOOP.

1  
E.400  
GROUNDING DIAGRAM (TYPICAL)  
SCALE: NOT TO SCALE



NOTE:  
HEX HEAD BOLT MATERIAL SHALL CONFORM WITH SAE 1541.

2  
E.400  
WALL-MOUNTED EQUIPMENT MOUNTING DETAIL  
SCALE: NOT TO SCALE