JOHNSON STUDENT CENTER BUILDING DEMOLITION

SANTA ANA COLLEGE

100% CONSTRUCTION DOCUMENTS
SEPTEMBER 5, 2018

PROJECT DIRECTORY

OWNER
Rancho Santiago Community College District
2323 North Broadway
Santa Ana, CA, 92706
Tel. (714) 480-7530

Contacts: **Carri Matsumoto, Assistant Vice Chancellor, Facility Planning, District Construction & Support Services**
Darryl Taylor, Director of Facilities
Allison Coburn, Project Manager

ARCHITECT
Hill Partnership, Inc,
115 22nd Street, Newport Beach, CA 92663
Tel. (949) 675-6442 Fax. (949) 675-4543

Contacts: **Larry Frapwell, Principal**
Julia D. Jones, Associate

CIVIL ENGINEER
HALL & FORMAN, INC.
17782 17th Street, Suite #200, Tustin CA 92780
Tel. (714) 665-4549
Contacts: **Linda Sandusky, Project Manager**

ELECTRICAL AND PLUMBING ENGINEER
P2S ENGINEERING, INC.
5000 East Spring Street, 8th Floor, Long Beach, CA 92660
Tel. (562) 497-2999 Fax (562) 497-2990
Contacts: **Kirk Anglin, Project Manager**
Melissa Klug, Project Engineer

CAMPUS MAP SCALE 1" = 100'-0" 1

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BUILDING 'U' RECORD DRAWINGS
FOR REFERENCE ONLY
A#28861 BOOKSTORE : ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL.

A#40279 BOOKSTORE ELEVATOR: ARCHITECTURAL, STRUCTURAL AND ELECTRICAL.

A#42364 STUDENT CENTER ADDITION: ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL.

A#49550 JOHNSON STUDENT CENTER: ARCHITECTURAL, STRUCTUAL, MECHANICAL AND ELECTRICAL.

APPLICABLE CODES

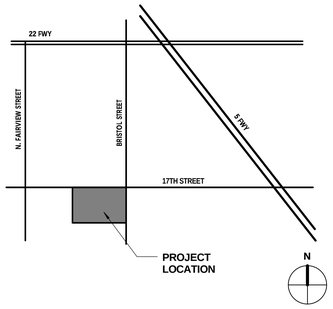
PART 1 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 C.C.R.
PART 2 2016 CALIFORNIA BUILDING CODE, TITLE 24 C.C.R.
(2015 INTERNATIONAL BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMENDMENTS)
PART 3 2016 CALIFORNIA ELECTRICAL CODE, TITLE 24 C.C.R.
(2014 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)
PART 4 2016 CALIFORNIA MECHANICAL CODE, TITLE 24 C.C.R.
(2015 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
PART 5 2016 CALIFORNIA PLUMBING CODE, TITLE 24 C.C.R.
(2015 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
PART 6 2016 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R.
PART 7 *CURRENTLY VACANT*
PART 8 2016 CALIFORNIA HISTORICAL BUILDING CODE, TITLE 24 C.C.R.
PART 9 2016 CALIFORNIA FIRE CODE, TITLE 24 C.C.R.
(2015 INTERNATIONAL FIRE CODE OF THE INTERNATIONAL CODE COUNCIL)
PART 10 2016 CALIFORNIA EXISTING BUILDING CODE, TITLE 24 C.C.R.
(2015 INTERNATIONAL EXISTING BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMENDMENTS)
PART 11 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE), TITLE 24 C.C.R.
PART 12 2016 CALIFORNIA REFERENCED STANDARDS CODE, TITLE 24 C.C.R.

PROJECT DESCRIPTION

SUMMARY OF SCOPE

- THE PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING JOHNSON CENTER BUILDING, SLAB ON GRADE IN ITS ENTIREY AND SURROUNDING SITE.

VICINITY MAP



HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949. 675. 6442

CONSULTANTS

SEALS / APPROVALS

PROJECT TITLE
JOHNSON STUDENT CENTER BUILDING DEMOLITION
1530 West 17th Street, Santa Ana, CA 92706

RANCHO SANTIAGO Community College District
2323 NORTH BROADWAY
SANTA ANA, CA 92706

SUBMITTALS

#	DATE	DESCRIPTION
	12/01/2015	90%CD SUBMITTAL
	03/25/2016	100%CD SUBMITTAL
	09/05/2018	BID SUBMITTAL

PROJECT IDENTIFICATION Project Number

THESE DRAWINGS ORIGINALLY CREATED IN AUTODESK REVIT V. 2014

THE ORIGINAL SIZE OF THIS SHEET IS 30' X 42'.

DRAWN BY LP

CHECKED BY LP

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SHEET TITLE
TITLE SHEET

SHEET NUMBER
G0.01

CONSTRUCTION DOCUMENTS

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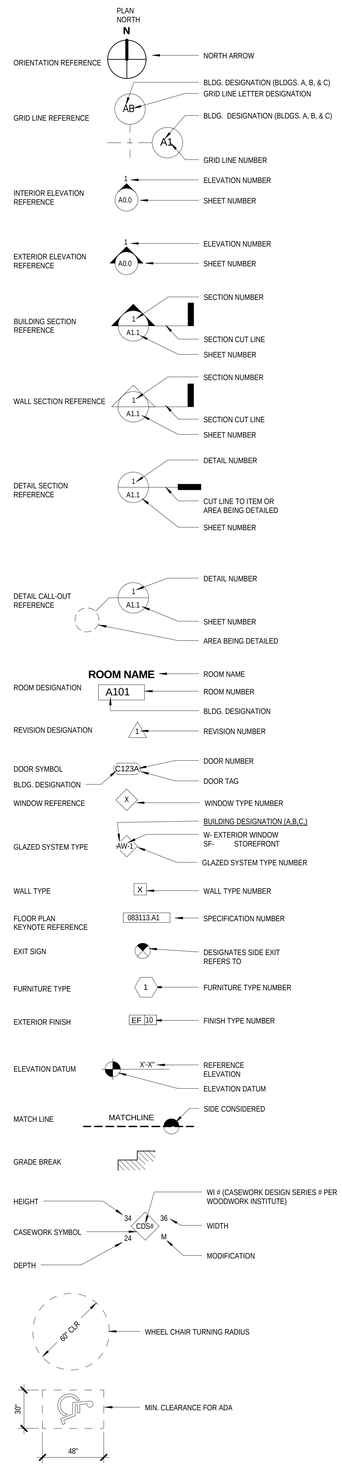
GENERAL NOTES

1. ALL CONSTRUCTION AND WORKMANSHIP SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND STANDARDS.
2. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE ASSIGNMENT OF ALL WORK SHOWN IN THESE DRAWINGS AND SPECIFICATIONS TO PRIME CONTRACTORS (HEREINAFTER REFERRED TO INTERCHANGEABLY AS "CONTRACTOR OR CONTRACTORS") UNLESS SPECIFICALLY NOTED OTHERWISE.
3. THESE DRAWINGS, WHEN USED WITH THE PROJECT SPECIFICATIONS, SHALL CONSTITUTE THE SUM OF THE CONTRACT DOCUMENTS . CONTRACTOR SHALL REFERENCE ALL DRAWINGS AND SPECIFICATIONS CONCURRENTLY. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AS REFERRED TO IN THE GENERAL CONDITIONS OF THE PROJECT SPECIFICATIONS.
4. CONTRACTOR SHALL NOT BREAK SETS. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, WHAT IS REQUIRED BY ANY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.
5. DISCREPANCIES IN THE CONTRACT DOCUMENTS; IN THE EVENT OF ERROR, OMISSION, AMBIGUITY, OR CONFLICT WITHIN THE DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL BRING THE MATTER TO THE ARCHITECT'S ATTENTION IN A TIMELY MANNER, FOR ARCHITECT'S AND OWNER'S DETERMINATION AND DIRECTION IN ACCORDANCE WITH PROVISIONS OF THE GENERAL CONDITIONS.
6. NOT USED
7. CONSTRUCTION DIMENSIONS INDICATED ARE BASED ON RECORD DRAWINGS AND GENERAL FIELD OBSERVATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD (REPORT ANY INCONSISTENCIES IMMEDIATELY TO THE ARCHITECT PRIOR TO CONSTRUCTION) AND MAKE ALLOWANCES / TOLERANCES FOR ADJOINING / LAPPING MATERIALS PRIOR TO FABRICATION. CONFIRM WITH ARCHITECT FOR SIGNIFICANT DIFFERENCES.
8. DISTRICT RECORD DRAWINGS ARE AVAILABLE FOR REVIEW. ARCHITECT AND DISTRICT MAKE NO WARRANTIES AS TO THE SUITABILITY OF RECORD DRAWINGS OR ANY PARTICULAR PURPOSE. NO WORK SHOWN ON RECORD DRAWINGS IS INCLUDED IN THE WORK OF THIS CONTRACT.
9. DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF SAID WORK.
10. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND ENGINEERS SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND HIS ENGINEERS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND HIS ENGINEERS, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO DURING OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS. BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
11. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK.
12. WRITTEN DIMENSIONS SHALL BE USED FOR LAY-OUT. DO NOT SCALE DRAWINGS.
13. ALL DIMENSIONS ARE TO FACE OF FINISH WHERE NOTED, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE. ALL DIMENSIONS NOTED AS "CLEAR" SHALL BE TO FACE OF FINISH. ALL DOOR OPENINGS ARE OFFSET 4" FROM THE INSIDE CORNER U.O.N.
14. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.
15. THE CONTRACTOR SHALL PROVIDE COORDINATION BETWEEN ALL SUBCONTRACTORS AND TRADES.
16. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE JOB SITE PRIOR TO BID SUBMITTAL TO DETERMINE ANY PROBLEMS HE WILL HAVE IN PERFORMING THE WORK. THE BID SHALL INCLUDE THE COST OF THE RESOLUTION OF ALL PROBLEMS.
17. ANY CONDITIONS NOT COVERED BY THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR OR DISTRICT PRIOR TO BIDDING.
18. THESE DRAWINGS WERE PREPARED IN A MANNER CONSISTENT WITH EXISTING PROFESSIONAL STANDARDS AND WITH THE UNDERSTANDING THAT THESE DRAWINGS WOULD BE USED SOLELY BY QUALIFIED AND EXPERIENCED CONTRACTORS AND/OR DESIGN PROFESSIONALS FOR USE IN THE CONSTRUCTION OF THIS SPECIFIC PROJECT ONLY. THE DETAILS INDICATED ON THESE PLANS REPRESENT GENERAL TYPICAL DETAILS REQUIRED FOR COMMUNICATING THIS PROJECT'S DESIGN INTENT TO SUCH AND MAY NOT INCLUDE ALL THE DETAILS NECESSARY FOR THE FINAL COMPLETION OF THIS PROJECT.
19. DETAILS MARKED TYPICAL ON DRAWINGS ARE INTENDED FOR TYPICAL CONDITIONS ON THE ENTIRE PROJECT AND ARE APPLICABLE TO APPLY WHERE SIMILAR CONDITIONS OCCUR.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER.
21. THE ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANYONE ON THE PROJECT IF THAT PERSON IS KNOWLEDGEABLE OF ANY DISCREPANCIES, OMISSIONS OR AMBIGUITY IN THE DRAWINGS OR SPECIFICATIONS UNTIL THE ARCHITECT OR ENGINEER HAS BEEN NOTIFIED, HAS CORRECTED THE DISCREPANCY, OR MORE CLEARLY EXPLAINED THE INTENT OF THE DRAWINGS OR SPECIFICATIONS.
22. THE CONTRACTOR SHALL COOPERATE WITH ALL OTHER CONTRACTORS WHO MAY BE PERFORMING WORK ON BEHALF OF SANTA ANA COLLEGE) AND WORKMEN WHO MAY BE EMPLOYED BY SANTA ANA COLLEGE ON ANY WORK IN THE VICINITY OF THE WORK TO BE DONE UNDER THIS CONTRACT; AND THE CONTRACTOR SHALL CONDUCT HIS/HER OPERATIONS AS TO INTERFERE TO THE LEAST POSSIBLE EXTENT WITH THE WORK OF OTHER SUCH CONTRACTORS OR WORKMEN.
23. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., DURING DEMOLITION AND CONSTRUCTION, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER.
24. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL SECURE THE AREA SO THAT NO UNAUTHORIZED PERSONNEL OR CHILDREN SHALL GAIN ACCESS TO THE PROJECT AREA OR PROJECT STAGING AREAS.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE EXISTING BUILDING(S) FROM WEATHER DAMAGE DURING CONSTRUCTION. ALL DAMAGE SHALL BE REPAIRED TO THE SATISFACTION OF THE SCHOOL DISTRICT AND PAID FOR BY THE CONTRACTOR.
26. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SECURING HIS/HER EQUIPMENT, SUPPLIES, TOOLS, ETC.
27. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK. ANY DAMAGE TO UTILITIES SHALL BE REPORTED TO THE CONSTRUCTION MANAGER IMMEDIATELY.
28. THE CONTRACTOR SHALL SAFEGUARD THE OWNERS PROPERTY DURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION OR BETTER.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISHED SURFACES CLEAN AT THE COMPLETION OF THE WORK AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY WHENEVER POSSIBLE, PREVIOUS TRENCH CUTS SHALL BE USED TO MINIMIZE PAVEMENT CUTS.
30. WORKMANSHIP SHALL BE OF THE HIGHER QUALITY AND NOT LESS THAN THE MINIMUM STANDARDS AS EXPECTED OF THE APPLICABLE TRADE OR PROFESSION, COMPLETELY FINISHED, SAFE, NEAT THROUGHOUT AND PERFORMED BY COMPETENT AND EXPERIENCED WORKMEN. CONSTANT SUPERVISION OF WORK BY CONTRACTOR SHALL BE MAINTAINED.
31. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN CBC TABLES 307.1(1) AND 307.1(2)
32. CONTRACTOR'S ACCESS SHALL BE APPROVED BY CLIENT, INCLUDING MATERIAL STORAGE AND VEHICLE PARKING. CONTRACTOR SHALL LIMIT STORAGE AND PARKING TO THE DESIGNATED AREAS.
33. ITEMS OF A MECHANICAL OR ELECTRICAL NATURE MAY NOT NECESSARILY APPEAR ON THE ARCHITECTURAL DRAWINGS. SEE THE APPROPRIATE DRAWINGS FOR ITEMS OF THIS NATURE.
34. CONSUMPTION OF ALCOHOLIC BEVERAGES OR USE OF CONTROLLED SUBSTANCES IS PROHIBITED ON DISTRICT PROPERTY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENFORCING THIS PROHIBITION FOR EMPLOYEES, SUBCONTRACTORS AND THEIR EMPLOYEES, OR OTHER PERSONS RELATED TO THE PROJECT THROUGH OR BY THE CONTRACTOR.
35. AT NO TIME DURING CONSTRUCTION AND UNDER THIS CONTRACT SHALL THE CONTRACTOR PLACE, OR CAUSE TO BE PLACED, ANY MATERIALS AND/OR EQUIPMENT, ETC., AT A LOCATION THAT WOULD IMPEDE OR IMPAIR ACCESS TO OR FROM THE PRESENT FACILITIES, WITHOUT PRIOR DISTRICT APPROVAL.
36. THE CONTRACTOR SHALL EXERCISE MAXIMUM DUST AND NOISE CONTROL DURING CONSTRUCTION HOURS, AND MUST COMPLY FULLY WITH SANTA ANA COLLEGE CONSTRUCTION GUIDELINES.
37. THE WORK AREA SHALL BE CLEANED AND ALL CONSTRUCTION DEBRIS AND DEMOLISHED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR AT A LEGAL DUMP. AT THE CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL LEAVE THE WORK AREA AND SITE CLEAN AND IN THE SAME CONDITION AS PRIOR TO THE CONSTRUCTION OF THIS PROJECT.
38. CONTRACTOR SHALL MAKE SITE VISITS AND SURVEY EXISTING CONDITIONS DURING BID PERIOD.
39. CONTRACTOR SHALL SUBMIT THE FINAL COMPACTION REPORT(S) AND SOILS ENGINEER'S INSPECTION REPORT TO THE INSPECTOR OF RECORD PRIOR TO LAYING THE CRUSHED AGGREGATE BASE (C.A.B.).
40. WHERE WORK IMPACTS TURF AND PLANTED AREAS IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING AND RETURN THE AREA TO ITS ORIGINAL CONDITION.
41. COMPENSATION INSURANCE MUST BE ON FILE BEFORE A PERMIT CAN BE ISSUED.
42. A CALIFORNIA STATE DIVISION OF INDUSTRIAL SAFETY PERMIT IS REQUIRED FOR EXCAVATION FIVE OR MORE FEET IN DEPTH AND FOR THE DEMOLITION OR CONSTRUCTION OF BUILDINGS OVER 36 FEET IN HEIGHT.
43. UPON CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE THE COLLEGE WITH MANUFACTURER'S SAFETY DATA LITERATURE (MSDS) FOR ALL HAZARDOUS MATERIALS BROUGHT ON SITE TO PERFORM THE WORK UNDER THIS CONTRACT. WARRANTIES AND GUARANTEES SHALL ALSO BE INCLUDED WITH THIS SUBMITTAL.
44. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR CHANGE ORDER SIGNED BY ARCHITECT. AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR.
45. A PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER, SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PAR

SYMBOLS



ABBREVIATIONS

A.B.	ANCHOR BOLT		
A.C.	ASPHALT CONCRETE	M.B.	MACHINE BOLT
A.D.	AREA DRAIN	M.C.	MEDICINE CABINET
A/C	AIR CONDITIONING	M.O.	MASONRY OPENING
ABS.	ABSOLUTE	MAS.	MASONRY
ABV.	ABOVE	MAT'L	MATERIAL
ACC	ACCESSIBLE	MAX.	MAXIMUM
ACOU.	ACOUSTIC	MECH.	MECHANICAL
A.C.T.	ACOUSTIC TILE CEILING	MEMB.	MEMBRANE
ADJ.	ADJUSTABLE	MFG.	MANUFACTURING
ADJA.	ADJACENT	MFR.	MANUFACTURER
A.F.F.	ABOVE FINISHED FLOOR	MIN.	MINIMUM
AGGR.	AGGREGATE	MIR.	MIRROR
AHU	AIR HANDLER UNIT	MISC.	MISCELLANEOUS
ALT.	ALTERNATE	MTL.	METAL
ALUM.	ALUMINUM	M.D.	METAL DECK
ANOD.	ANODIZED	MUL	MULLION
APL	ASSUMED PROPERTY LINE		
ARCH.	ARCHITECTURAL	(N)	NEW
ASPH.	ASPHALT	N.G.	NATURAL GRADE
AVG.	AVERAGE	N.I.C.	NOT IN CONTRACT
		N.T.S.	NOT TO SCALE
B.M.	BEAM	NO.	NUMBER
B.O.	BOTTOM OF	NOM.	NOMINAL
B.U.R.	BUILT-UP ROOFING		
B.O.D.	BASIS OF DESIGN	O.C.	ON CENTER
BD.	BOARD	O.D.	OUTSIDE DIAMETER
BLDG.	BUILDING	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED"
BLK.	BLOCK	O.I.	ORNAMENTAL IRON
BLKG.	BLOCKING	OV	OVEN
		OFF.	OFFICE
C. B.	CATCH BASIN	OPNG.	OPENING
C. BD.	CHALKBOARD	OPP.	OPPOSITE
C.I.P.	CAST IN PLACE		
C.J.	CONTROL JOINT	P. LAM.	PLASTIC LAMINATE
C.O.	CLEAN OUT	P.I.P.	POURED IN PLACE
C.T.	CERAMIC TILE	P.L.	PROPERTY LINE
CAB	CABINET	P.P.	PIPE PENETRATION
CEM	CEMENT	P.T.D.	PAPER TOWEL DISPENSER
CER.	CERAMIC	PERF.	PERFORATED
CL	CENTERLINE	PERP.	PERPENDICULAR
CLG.	CEILING	PH	PANIC HARDWARE
CLKG.	CAULKING	PHS	PHASE
CLO.	CLOSET	PLAST.	PLASTER
CLR.	CLEAR	PLUMB.	PLUMBING
CMU	CONCRETE MASONRY UNIT	PLYWD.	PLYWOOD
CNTR.	COUNTER	PORC.	PORCELAIN
COL.	COLUMN	PREFAB.	PREFABRICATED
CONC.	CONCRETE	PSF	POUNDS PER SQUARE FOOT
CONST.	CONSTRUCTION	PSI	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS	PTN.	PARTITION
CONTR.	CONTRACTOR	PVC	POLY-VINYL CHLORIDE
CORR.	CORRIDOR		
CTR.	CENTER	Q.T.	QUARRY TILE
CTSK.	COUNTERSUNK	QTY.	QUANTITY
D.	DEEP, DEPTH	R.	RISER
D.F.	DRINKING FOUNTAIN	R.C.P.	REFLECTED CEILING PLAN
D.S.	DOWN SPOUT	R.D.	ROOF DRAIN
D.S.P.	DRY STANDPIPE	R.H.	ROBE HOOK
D/W	DISHWASHER	R.O.	ROUGH OPENING
DBL.	DOUBLE	RAD.	RADIUS
DEMO	DEMOLITION	REF	REFRIGERATOR
DEPT.	DEPARTMENT	REINF.	REINFORCED
DET.	DETAIL	REQ'D	REQUIRED
DIA. ( )	DIAMETER	RESIL.	RESILIENT
DIAG.	DIAGONAL	REV.	REVISION
DIM.	DIMENSION	RM	ROOM
DN	DOWN		
DR.	DOOR	S.C.	SOLID CORE
		S.C.D.	SEAT COVER DISPENSER
E.A.	EXPANSION ANCHOR	S.D.	SOAP DISPENSER
E.F.	EXHAUST FAN	S.F.	SQUARE FEET
E.J.	EXPANSION JOINT	S.N.D.	SANITARY NAPKIN DISPENSER
EA.	EACH	S.N.R.	SANITARY NAPKIN RECEPTACLE
EL	ELEVATION	S.S.	STAINLESS STEEL
ELECT.	"ELECTRIC, ELECTRICAL"	SCHED.	SCHEDULE
ELEV.	ELEVATOR		
EQ.	EQUAL	SD.	SMOKE DETECTOR
EQUIP.	EQUIPMENT	SECT.	SECTION
EST.	ESTIMATE	SHR.	SHOWER
EWC	ELECTRIC DRINKING WATER COOLER	SHT'G.	SHEATHING
EXIST., (E)	EXISTING	SIM.	SIMILAR
EXT.	EXTERIOR	SL.	SLOPE
		SLDG.	SLIDING
F.E.	FIRE EXTINGUISHER	SPECS	SPECIFICATIONS
F.E.C.	FIRE EXTINGUISHER CABINET	SPKR.	SPEAKER
F.F.	FINISH FLOOR	SQ. IN.	SQUARE INCHES
F.G.	FINISH GRADE	STC	SOUND TRANSMISSION CLASS
F.O.	FACE OF	STL.	STEEL
F.O.B.	FACE OF BLOCK	STOR.	STORAGE
F.O.C.	FACE OF CONCRETE	STRL.	STRUCTURAL
F.O.F.	FACE OF FINISH	SUSP.	SUSPENDED
F.O.M.	FACE OF MASONRY	SYM	SYMMETRICAL
F.O.S.	FACE OF STUDS	SYS.	SYSTEM
F.R.P.	FIBERGLASS REINFORCED PANEL	T.B.	TACKBOARD
FA	FIRE ALARM	T & G	TONGUE AND GROOVE
FAB.	FABRICATE	T.O.	TOP OF
FD	FLOOR DRAIN	T.O.B.	TOP OF BEAM
FDN.	FOUNDATION	T.O.C.	TOP OF CURB
FHC	FIRE HOSE CABINET	T.O.F.	TOP OF FOOTING
FIN.	FINISH	T.O.J.	TOP OF JOIST
FL	FLOOR	T.O.M.	TOP OF MASONRY
FLG.	FLOORING	T.O.P.	TOP OF PARAPET
FLUOR.	FLUORESCENT	T.O.R.	TOP OF ROOF
		T.O.S.	TOP OF STEEL
G.I.	GALVANIZED IRON	T.O.W.	TOP OF WALL
GA.	GAUGE	T.S.	TUBE STEEL
GALV.	GALVANIZED	T.V.	TELEVISION OUTLET
GAR.	GARAGE	TEL.	TELEPHONE
GB.	GRAB BAR	TH.	THRESHOLD
GL	GLASS	THD.	THREADED
GLB	GLUE LAMINATED BEAM	THK.	THICK
GYP. BD.	GYPSUM BOARD	THRU	THROUGH
GYP.	GYPSUM	TRANS.	TRANSFORMER
		TYP.	TYPICAL
H.B.	HOSE BIBB		
H.C.	HOLLOW CORE	U.O.N.	UNLESS OTHERWISE NOTED
H.M.	HOLLOW METAL	UR.	URINAL
HDBD.	HARDBOARD		
HDW.	HARDWARE	V.I.F.	VERIFY IN FIELD
HGT.	HEIGHT	VCT	VINYL COMPOSITION TILE
HOR.	HORIZONTAL	VERT.	VERTICAL
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING"	VEST.	VESTIBULE
HW	HOT WATER	W.B.	WHITEBOARD
		W.H.	WATER HEATER
I.D.	INSIDE DIAMETER	W.I.	WROUGHT IRON
INCL.	"INCLUDE, INCLUSIVE"	W.S.P.	WET STAND PIPE
INSUL.	INSULATION	W.S.	WINDOW SHADE
INT.	INTERIOR	W/C	WATER CLOSET
IOR	INSPECTOR OF RECORD	W/O	WITHOUT
		WCT	WAINSCOT
JAN.	JANITOR	WD.	WOOD
JST.	JOIST	WT.	WEIGHT
		W/	WITH
KIT.	KITCHEN	YD.	YARD
L.R.	LIVING ROOM		
LAM	LAMINATE		
LAV	LAVATORY		
LT.	LIGHT		
LTG.	LIGHTING		

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949. 675. 6442

CONSULTANTS

SEALS / APPROVALS

REGISTERED PROFESSIONAL ENGINEER
LEE PARKER JONES
No. C 11360
EXP. 1-31-19
CIVIL
STATE OF CALIFORNIA

PROJECT TITLE

JOHNSON STUDENT CENTER
BUILDING DEMOLITION
1530 West 17th Street, Santa Ana, CA 92706

RANCHO SANTIAGO
Community College District

2323 NORTH BROADWAY
SANTA ANA, CA 92706

SUBMITTALS

#	DATE	DESCRIPTION
	12/01/2015	90%CD SUBMITTAL
	03/25/2016	100%CD SUBMITTAL
	09/05/2018	BID SUBMITTAL

PROJECT IDENTIFICATION Project Number

THESE DRAWINGS ORIGINALLY CREATED IN AUTODESK REVIT V. 2014

THE ORIGINAL SIZE OF THIS SHEET IS 30' X 42".

DRAWN BY LP

CHECKED BY LP

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SHEET TITLE

GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS

SHEET NUMBER

G0.02

CONSTRUCTION DOCUMENTS

EARTHWORK NOTES TO CONTRACTOR:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PLANS THOROUGHLY PRIOR TO MOBILIZATIONS. IT IS ALSO THE GRADING CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CIVIL OF RECORD IF ONSITE DISCREPANCIES ARE OBSERVED THAT WOULD AFFECT THE EARTHWORK.
2. THE EXISTING TOPOGRAPHY SHALL BE UTILIZED AS THE BASIS FOR ALL EARTHWORK COMPUTATIONS. SAID TOPOGRAPHY SHALL BE PRESUMED TO BE ACCEPTABLE TO ALL INTERESTED PARTIES UNLESS A DEVIATION IS FOUND PRIOR TO THE START OF GRADING IN ANY SPECIFIC AREAS, ANY DEVIATION SO DETERMINED SHALL BE PROMPTLY TRANSMITTED TO ALL INTERESTED PARTIES.
3. THE CONTRACTOR IS REQUIRED TO ESTIMATE THE QUANTITIES OF GRADING WORK TO BE DONE AND INCLUDE ALL COSTS THEREFROM WITHIN HIS BID, AND NO ADDITIONAL ALLOWANCE WILL BE MADE WITHOUT PRIOR CONSENT FROM THE OWNER.
4. OFF-SITE DISPOSAL OF EXCAVATION MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN HIS BID. THE CONTRACTOR SHALL HOLD THE OWNER AND ENGINEER HARMLESS AS A RESULT OF ANY CLAIMS ARISING FROM THE ACTIONS ENROUTE OR AWAY FROM THE SITE.
5. ANY EXPORT OR IMPORT REQUIRED TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

* SEWER DEMOLITION NOTES:

1. IF CONNECTION OF EXISTING SEWER SERVICING BLDG "L" TO PROPOSED SEWER ALONG EAST SIDE OF BLDG "U" HAS NOT BEEN ESTABLISHED, CONTRACTOR IS TO PROTECT IN PLACE THE EXISTING SEWER MAIN WITHIN BUILDING 'U' DURING DEMOLITION OF BUILDING 'U' UNTIL SUCH TIME THAT ALL SEWER LATERALS EASTERLY OF BUILDING 'U' HAVE BEEN CONNECTED TO THE PROPOSED SEWER SYSTEM OF THE "QUAD / INFRASTRUCTURE RENOVATION" PROJECT. IF CONFLICTS OCCUR DURING DEMOLITION, CONTRACTOR IS TO REROUTE EXISTING SEWER AS REQUIRED.

PROTECTION NOTES

30	PROTECT IN PLACE EXISTING FIRE HYDRANT
31	PROTECT IN PLACE UNTIL NEW CONNECTION CAN BE ESTABLISHED
32	PROTECT PCC SIDEWALK IN PLACE AND REPLACE IF DAMAGED
33	PROTECT MANHOLE
34	PROTECT ELECTRICAL VAULT
35	PROTECT AREA DRAIN
36	PROTECT IN PLACE EXISTING STORM DRAIN
37	PROTECT IN PLACE EXISTING SEAT WALLS AND ASSOCIATED LANDSCAPING AND HARDSCAPING
38	PROTECT EXISTING MONUMENT
39	PROTECT EXISTING TREE

DEMOLITION NOTES

1	EXISTING BUILDING TO BE DEMOLISHED (REMOVED) IN ITS ENTIRETY. REMOVE/DEMO EXISTING SLAB ON GRADE (SOG) IN ITS ENTIRETY CUT/CLEAR STEEL REINFORCEMENT T TOP OF EXISTING CAPS/GRADE BEAMS TO REMAIN. PROVIDE ENGINEERED FILL AS REQUIRED. REFER TO CIVIL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. SEPARATE DEMOLISHED MATERIAL PER LEED GREEN BUILDING RATING SYSTEM WASTE MANAGEMENT.
2	REMOVE EXISTING STUND DIAPHRAGM
3	REMOVE EXISTING CONRETE CULVERT/STORM DRAIN LINE AND CAP AT BOUNDARY LINE
4	REMOVE EXISTING SEAT WALLS IN THEIR ENTIRETY INCLUDING FOOTINGS, WITHIN THE DEMOLITION BOUNDARY
5	REMOVE EXISTING STAIRS IN THEIR ENTIRETY, INCLUDING ALL FOOTINGS
6	REMOVE EXISTING POLE LIGHT AND BASE AT THIS LOCATION. REFER TO ARCHITECT PLANS FOR FULL DESCRIPTION OF LIGHTING FIXTURES AND BASES
7	REMOVE ALL EXISTING PAVING AND ASSOCIATED REBAR/CONCRETE WITHIN DEMOLITION BOUNDARY
8	REMOVE ALL EXISTING TREES AND LANDSCAPING WITHIN THE DEMOLITION BOUNDARY, INCLUDING ALL ROOTS, ROOT BALLS BEYOND TREE CANOPY.
9	REMOVE ALL EXISTING BOLLARDS WITHIN DEMOLITION BOUNDARY
10	REMOVE EXISTING MANHOLE
11	REMOVE ALL EXISTING C.L. FENCING WITHIN DEMOLITION BOUNDARY
12	REMOVE EXISTING ELECTRICAL EQUIPMENT
13	REMOVE/DEMO EXISTING SHED IN ITS ENTIRETY INCLUDING FOOTINGS, GRADE BEAMS, AND CAPS AS NOTED ON ARCHITECTURAL PLANS. LEVEL AND COMPACT SURFACE GENERAL AREA
14	REMOVE ALL ELEVATORS IN THEIR ENTIRETY INCLUDING ELEVATOR PITS AND THEIR FOOTINGS

AERIAL SURVEY LEGEND

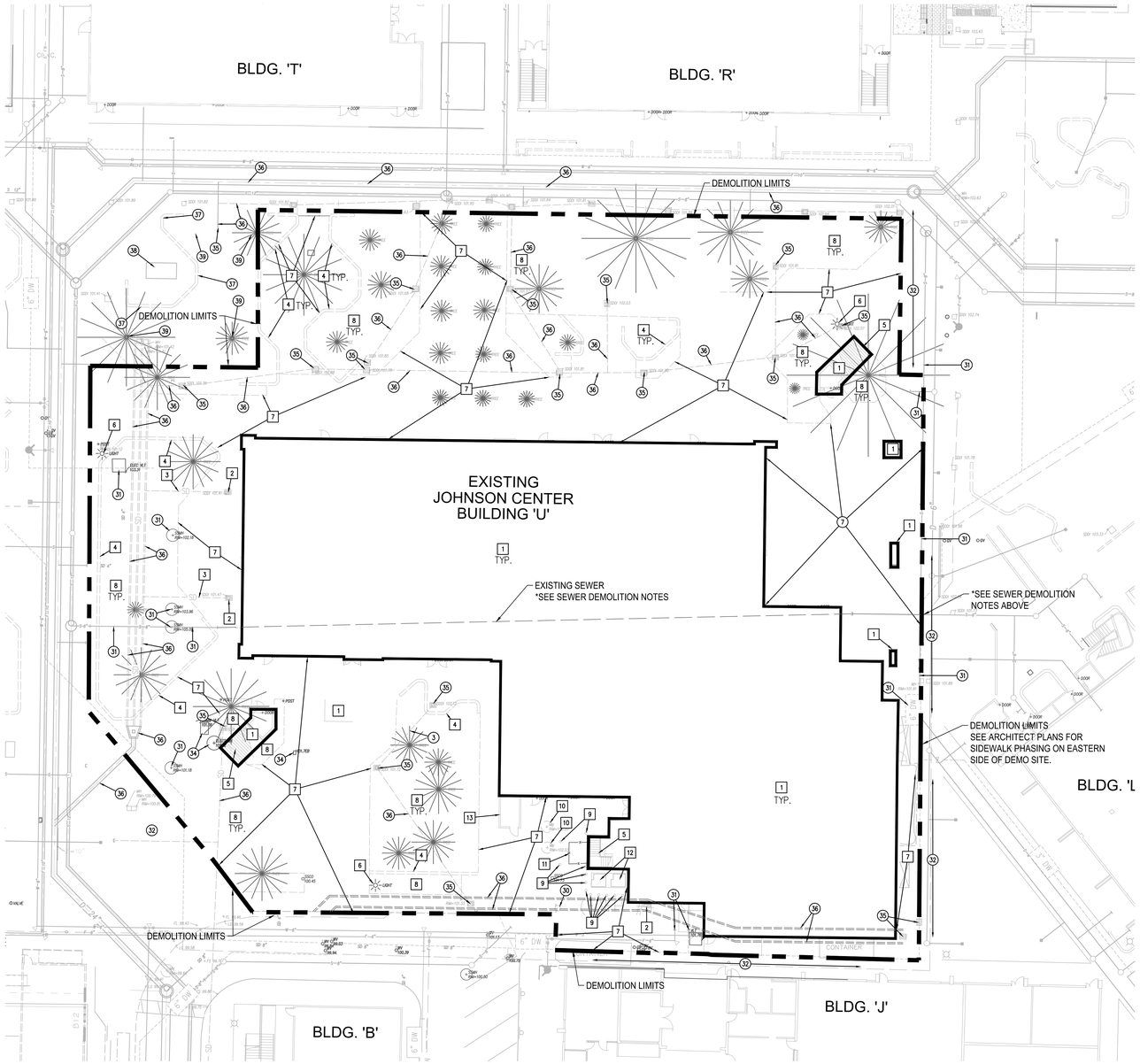
CONC	CONCRETE
ASPH	ASPHALT
	TREE
	BUSH
	PALM TREE
U/O	UNIDENTIFIED OBJECT
	LIGHT STANDARD
TS	TRAFFIC SIGNAL
	STREET LIGHT
	SIGN (10')
	SIGN (5')
LS	LARGE SIGN POST
CB	CATCH BASIN
DI	DROP INLET
LP	LIGHT POLE
M	PARKING METER
DI	DROP INLET
RRS	R.R. SIGNAL
S	SIGN
F/H	FIRE HYDRANT
	POWER POLE
	TRANSFORMER BOX
	GUYWIRE/ANCHOR
M	METER
	POST (NO LABEL)
V	VALVE
MH	MANHOLE
	HANDICAP
UB	UTILITY BOX
SP	STAND PIPE
	FENCE
	RETAIN WALL/FENCE
	RETAINING WALL
	TREE LINE-DRIP LINE
	BRUSH LINE
×24.0	SPOT GRADE
	STORM DOOR MANHOLE
	WATER VALVE
	SEWER MANHOLE
	SIGN
	UTILITY POLE
	GUY ANCHOR
	MANHOLE
	SEWER CLEANOUT
	ELECTRIC PULL BOX
	CATV PULL BOX
	WATER METER BOX

ABBREVIATIONS

ASPH	ASPHALT SURFACE
ATM	BANKING MACHINE
BRK	BRICK SURFACE
BWL	BRICK WALL
CD	CURB DOOR
COL	COLUMN/PILLAR
CONC	CONCRETE SURFACE
DC	DETECTOR CHECK
DNE	DO NOT ENTER
ECB	ELECT. CONTROL BOX
EG	EDGE OF GUTTER
ELM	EL. METER
EOC	EDGE OF CONCRETE
EVT	ELECT. VAULT
FDC	FIRE DETECTOR CHECK
FL	FLOW LINE
FF	FINISHED FLOOR
FR	FIRE RISER
FS	FINISHED SURFACE
GWC	GWC SIGNAGE
ICV	IRR. CONTROL VALVE
LKD	LOCKED (NO ACCESS)
MKR	MARKER
MOW	MOW STRIP
MTR	METER
NG	NATURAL GROUND
PG	PLAYGROUND AREA
PKNG	PARKING
PLT	PLANTER
PR	PILLAR
PT	PICNIC TABLE
RMP	RAMP
RW	RETAINING WALL
S	SANITARY SEWER
SB	SPEED BUMP
SCR	SCREEN WALL
SCO	SEWER CLEANOUT
SD	STORM DOOR
SDR	STORM DOOR RISER
SPDL	SPEED LIMIT SIGN
ST	STEP/STOOP
STR	STAIRCASE
T	TELEPHONE
TC	TOP OF CURB
TG	TOP OF GRATE
TVT	TEL. VAULT
W	WATER
WL	WALL
WVT	WATER VAULT
???	ORIGIN/DESTINATION UNKNOWN

FIELD SURVEY LEGEND

AIR RELEASE VALVE	STREET LIGHT
BLOW OFF	STREET LIGHT PULL BOX
BOLLARD	STORM DOOR MAN HOLE
CABLE TELEVISION PULL BOX	TELEPHONE MANHOLE
DOOR	TELEPHONE PULL BOX
ELECTRIC METER	TREE
ELECTRICAL MANHOLE	TRAFFIC SIGNAL
ELECTRICAL PULL BOX	TRAFFIC SIGNAL PULL BOX
FIRE DEPARTMENT CONNECTION	VENT
FIRE HYDRANT	WATER METER
GAS VALVE	WATER MAN HOLE
GAS METER	WATER VALVE
GUY WIRE	UTILITY POLE
IRRIGATION CONTROL VALVE	SPOT GRADE
PARKING LIGHT	
MAILBOX	
MANHOLE	
PALM TREE	
PARKING METER	
SEWER MAN HOLE	
SEWER CLEAN OUT	
SIGN	



scale 1"= 20' feet

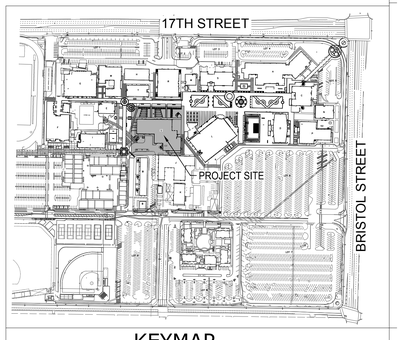
EXISTING SITE AND DEMOLITION PLAN SCALE 1" = 20'-0" 1

GRADING NOTES:

1. EXISTING CONCRETE, BASE ROCK, AND REBAR TO BE REMOVED. SEPARATE DEMOLISHED MATERIAL PER LEED GREEN BUILDING RATING SYSTEM WASTE MANAGEMENT. BASE ROCK UNDER CONCRETE CAN BE REUSED AS GENERAL FILL IF APPROVED BY SOILS ENGINEER. ALL EDGES TO BE SAWCUT WITH A CLEAN EDGE, OR JOINT TO JOINT, PANEL TO PANEL. FOR BID PURPOSES, CONTRACTOR SHALL ASSUME 4" OF CONCRETE OVER 6" OF BASE CONCRETE AT HARDSCAPE.SIDEWALK.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CBC AND THE CITY OF CERRITOS GRADING ORDINANCE AND ANY SPECIAL REQUIREMENTS.
3. CUT SLOPES SHALL BE NO LONGER THAN 2 HORIZONTAL TO 1 VERTICAL.
4. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM RELATIVE COMPACTION OF 90%. TESTING SHALL BE IN ACCORDANCE WITH ASTM TEST METHODS D1556, D2937, D2922, AND D3017.
5. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND COMPACTED TO 90% RELATIVE DENSITY.
6. ANY EXISTING IRRIGATION LINES SHALL BE REMOVED OR CAPPED AT LIMITS OF DEMOLITION AND BACKFILLED PER DIRECTION OF THE OWNER'S REPRESENTATIVE.
7. ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SITE GEOTECHNICAL ENGINEER PER THE GRADING CODE.
8. THE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT TESTS AND INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, POLITICIZATIONS, AND CODE WITHIN THEIR PURVIEW. ENGINEERED FILL SHALL BE TESTED FOR STRUCTURAL CAPACITY.
9. THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS WHEN AN EXCESS OF 5,000 CUBIC YARDS OF EARTH IS MOVED ON PUBLIC ROADWAYS FROM THE SITE OF EARTH GRADING OPERATION.

GENERAL NOTES:

1. PROTECT ALL SEWER, WATER, GAS, ELECTRIC AND STORM DRAIN LINES, VALVES, VAULTS, CLEAN OUTS, MANHOLES, ETC. UNLESS OTHERWISE NOTED.
2. PROTECT ALL ITEMS OUTSIDE OF DEMOLITION AREA DURING JOHNSON CENTER BUILDING DEMOLITION AND CONSTRUCTION
3. ADJUST VALVES, CLEANOUTS, AND MANHOLES AS REQUIRED
4. REMOVE INTERFERING SECTIONS OF LANDSCAPING AS REQUIRED.
5. REFER TO MEP FOR DEMOLITION AND PROTECTION OF EXISTING GAS, ELECTRIC, AND TELEPHONE UTILITIES.
6. AFTER COMPLETION OF DEMOLITION AND CLEARING, LAY 2" THICK CRUSHED ~~AGGREGATE BASE "C.A.B."~~ OVER ENTIRE DEMOLITION AREA. AGGREGATE SIZE BETWEEN 3/4"-1" GRAVEL.
7. GRADING OF CLEARED SITE TO BE DETERMINED DURING FINAL SITE IMPORT AFTER LEVELING AND COMPACTION OF ANY EXCAVATIONS. DEMOLITION AREA PERIMETER TO BE GRADED TO JOIN AND MATCH EXISTING ELEVATIONS. REFER TO SHEET C2.00 FOR FINAL GRADING.
8. REFER TO ATTACHED AS-BUILT DRAWINGS FOR FURTHER INFORMATION ON BUILDING FOUNDATION REINFORCEMENTS, PILES, AND FOOTING DEPTHS - REFERENCE ONLY.



KEYMAP

hpi architecture
www.hpiarchitecture.com
architecture | planning | interiors
115 twenty second street, newport beach
california 92663 phone: 949.675.6442

CONSULTANTS

Hall & Foreman
A Division of David Evans and Associates, Inc.
17782 17TH STREET, SUITE 200 • TUSTIN, CA 92780 • 714-665-4500

REGISTERED ARCHITECT JUSTICE & FOREPAUGH NO. C 11360 STATE OF CALIFORNIA

SEALS / APPROVALS

REGISTERED PROFESSIONAL ENGINEER ROBIN CURT HOGAN No.26229 Exp.3/31/16 CIVIL STATE OF CALIFORNIA

IDENTIFICATION STAMP

PROJECT TITLE

JOHNSON STUDENT CENTER DEMOLITION
1530 West 17th Street, Santa Ana, CA 92706

RANCHO SANTIAGO Community College District
2323 NORTH BROADWAY
SANTA ANA, CA 92706

SUBMITTALS

#	DATE	DESCRIPTION
	3/25/2016	100% CD SUBMITTAL
	5/15/2017	100% CD SUBMITTAL
	7/05/2017	100% CD SUBMITTAL
	09/05/2018	BID SET

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SHEET TITLE

EXISTING SITE AND DEMOLITION PLAN

SHEET NUMBER

C1.00

N

CONSTRUCTION DOCUMENTS

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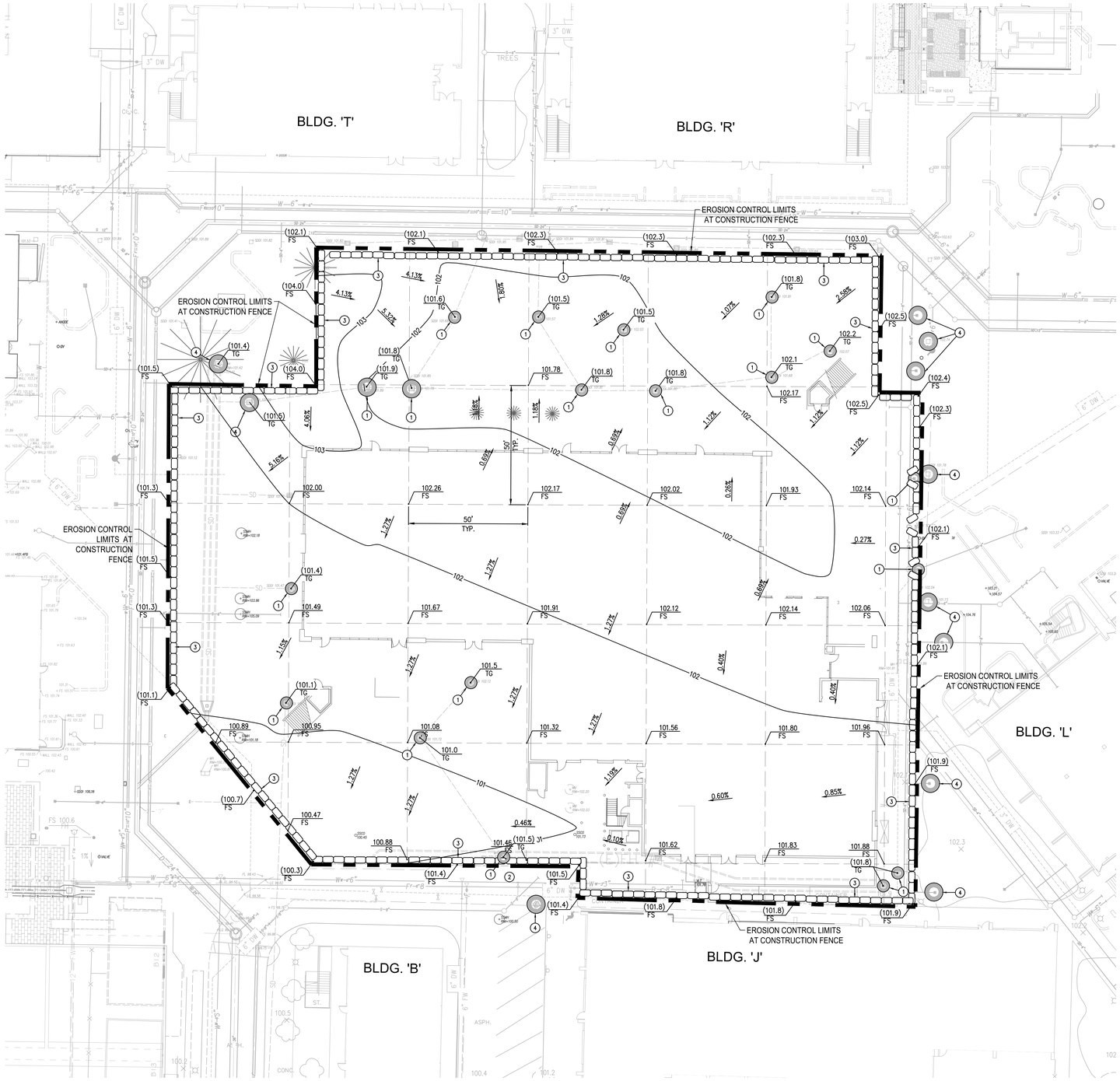
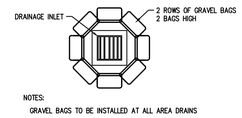


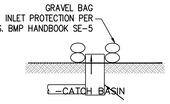
EROSION CONTROL NOTES

1	INSTALL GRAVEL BAG DRAINAGE INLET PROTECTION PER CASQA BMP SE-10
2	CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER DETAIL HEREON
3	INSTALL GRAVEL BAGS: 2 HIGH MINIMUM
4	INSTALL TEMPORARY GEI WORKS STORM DRAIN COVER OR CURB INLET FILTER (OR EQUAL) FOR SEDIMENT CONTROL PER MANUFACTURER'S STANDARDS.



PERMANENT DRAINAGE INLET GRAVEL BAG CHECK DAM (1)
1"=4'

* 10 X 12 WEAVE
* 950 DENIER
* 1200 HOURS UV RATING
* MILKWHITE COLOR
* 1000 PER BALE



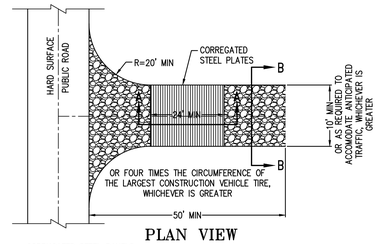
INLET GRAVELBAGGING (ELEVATION)
N.T.S.

GENERAL NOTES:

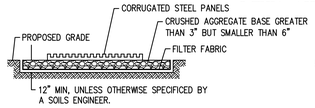
1. CONTRACTOR SHALL PROTECT ALL BASINS THROUGHOUT THE PROJECT UNTIL THE SITE HAS BEEN STABILIZED
2. SLOPES SHALL BE STABILIZED PER LANDSCAPE PLANS. IF NO STABILIZATION IS SPECIFIED, INSTALL (TENCATE) MIRAMESH OR EROSION PROTECTION OR APPROVED EQUAL.
3. IF INLET IS TO BE REMOVED, PROVIDE GRAVEL BAG PROTECTION UNTIL INLET IS REMOVED IN IT'S ENTIRETY AND REMOVAL OR STUB OF EXISTING STORM DRAIN LINE IS PROVIDED.

GRAVELBAG SPEC. NOTES

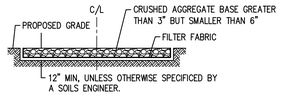
15"x30" POLYPROPYLENE GRAVELBAGS
WOVEN POLYPROPYLENE – CONSTRUCTED TO RESIST SPLITS AND LEAKAGE. WITH ANTISKID DESIGN.



PLAN VIEW

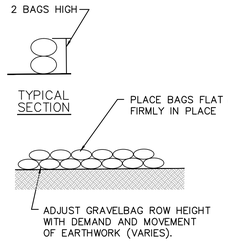


SECTION A–A



SECTION B–B

STABILIZED CONSTRUCTION ENTRANCE/EXIT (2)
NTS



TYPICAL GRAVELBAG DETAIL (3)

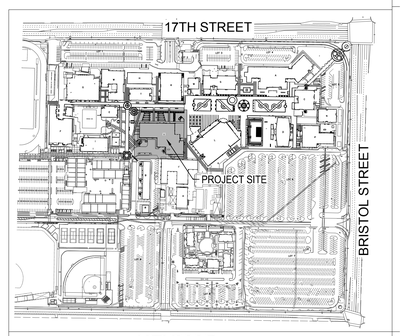
NOTICE TO CONTRACTOR:

CONTRACTOR IS TO BE MADE AWARE THAT EXISTING PILE CAPS ARE TO REMAIN AFTER BUILDING DEMOLITION AND MAY IMPACT WITH PROPOSED GRADING AS SHOWN ON THIS PLAN.

CONTRACTOR SHALL NOTIFY DISTRICT OF ANY DEVIATIONS FROM GRADING PLANS REQUIRED TO GRADE SITE AS SHOWN.

20 0 20 40
scale 1"= 20' feet

EROSION CONTROL PLAN SCALE 1" = 20'-0" (1)



KEYMAP

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architecture | planning | interiors
115 twenty second street, newport beach
california 92663 phone: 949.675.6442

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SHEET TITLE

EROSION CONTROL & GRADING PLAN

SHEET NUMBER

C2.00

N

CONSTRUCTION DOCUMENTS

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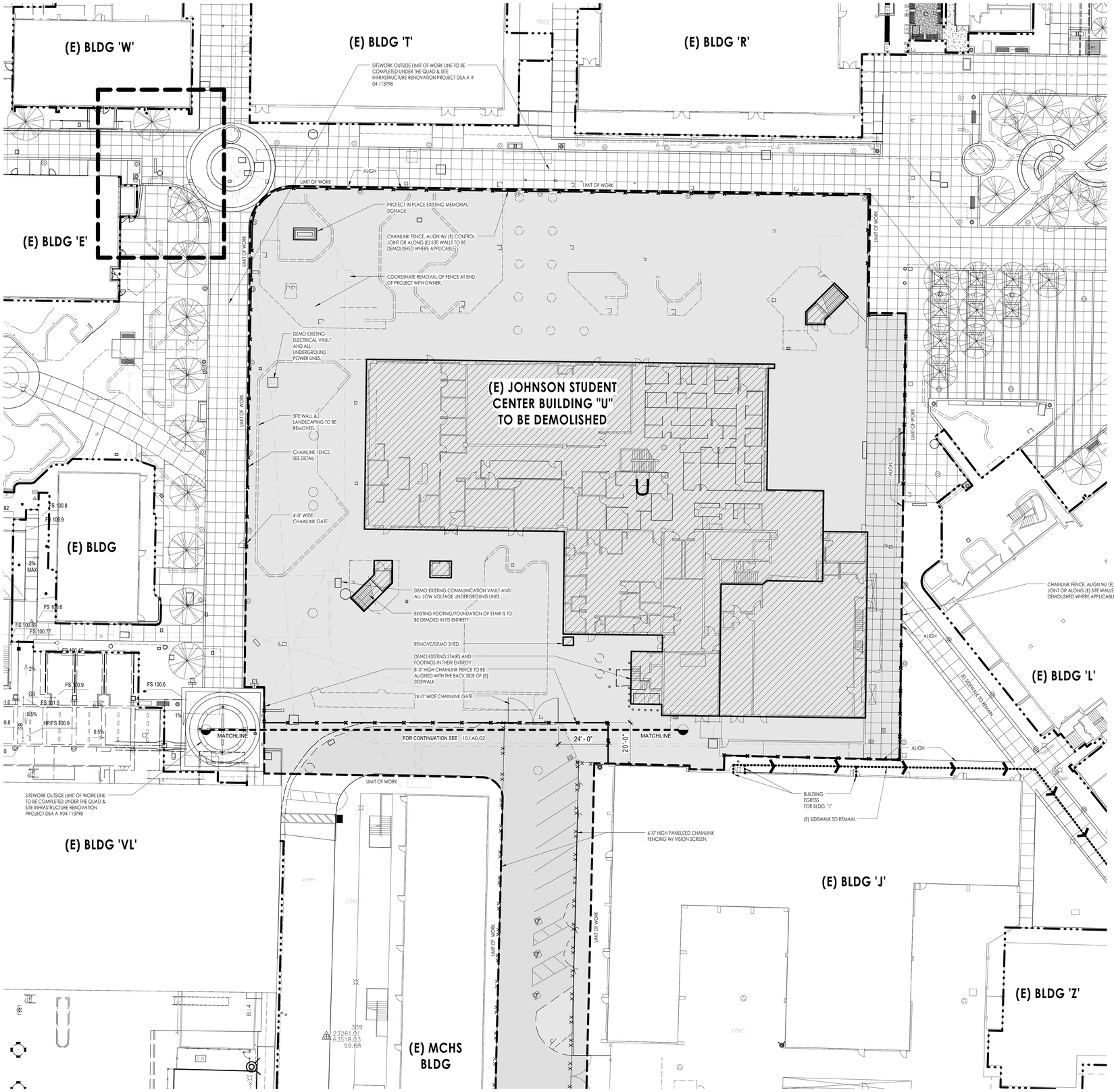

SITE DEMOLITION PLAN - BUILDING AREA

SCALE 1" = 20'-0"

1

DEMOLITION GENERAL NOTES

1. CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH CFC CHAPTER 14 "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION" COMPLIANCE WITH NFPA 241 IS REQUIRED AS REFERENCED IN CHAPTER 14.

CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH CBC CHAPTER 33 "SAFEGUARDS DURING CONSTRUCTION".

2. THE EXISTING JOHNSON STUDENT CENTER BUILDING IS TO BE DEMOLISHED IN ITS ENTIRETY - REFER TO CIVIL, PLUMBING AND ELECTRICAL DRAWINGS FOR DEMOLITION SITE PLANS. DEMOLISH EXISTING BUILDING FOUNDATIONS BELOW GRADE AND CAP ALL EXISTING UTILITY LINES U.O.N. OUTSIDE OF THE NEW SITE SCOPE OF WORK LINE, UNLESS NOTED OTHERWISE.

3. GENERAL CONTRACTOR IS REQUIRED TO REVIEW AND COMPLY WITH "ASBESTOS AND LEAD PAINT SURVEY REPORT (PROVIDED IN BID DOCUMENTS) FOR THE EXISTING JOHNSON STUDENT CENTER BUILDING. THE INSPECTOR AND SCHOOL DISTRICT SHALL BE NOTIFIED WHEN ABATEMENT BEGINS AND ENDS.

4. PATCH, REPAIR, REPAVE AND REPLANT EXISTING HARDSCAPE AND LANDSCAPE AS NEEDED AT SITE PERIMETER AREAS WHERE DEMOLITION WORK AFFECTS THE EXISTING SITE CONDITION OUTSIDE OF THE LIMIT OF WORK LINE.

5. DEMOLITION WORK SHOWN ON THE DRAWINGS IS DIAGRAMMATIC (DEMO WORK IS ANYTHING WITHIN THE TEMPORARY FENCE SHOWN U.O.N.). ALL SITUATIONS MAY NOT BE SHOWN. FOR BIDDING PURPOSES REFER TO EXISTING BUILDING PLANS AS INCLUDED AS REFERENCE ONLY. DEMOLITION WORK SHALL INCLUDE DEMOLITION OF EXISTING STRUCTURES AS NOTED WITHIN THE CONSTRUCTION DOCUMENTS AS WELL AS THE DEMOLITION WORK REQUIRED TO PROVIDE A CLEAN LAY-DOWN AREA, FREE OF ANY BUILDINGS, HARDSCAPE, LANDSCAPE AND ANY/ALL UTILITIES AS NOTED TO BE DEMOED.

6. A REPRESENTATIVE OF RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT SHALL REVIEW ALL ITEMS REMOVED AND SELECT WHICH ITEMS ARE TO BE RETURNED TO THE DISTRICT. ALL REMAINING ITEMS SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE. REMOVE AND DELIVER TO CLIENT ALL CAMERAS, WAPs, AND NETWORK GEAR.

7. ITEMS WHICH ARE KNOWN TO BE A PART OF THE DEMOLITION SCOPE OF WORK MAY HAVE BEEN REMOVED PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL GIVE CREDIT TO RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT FOR THE REMOVAL COST OF SUCH ITEMS.

8. THE COLLEGE OR THE COLLEGE'S REPRESENTING CONTRACTOR SHALL FOLLOW THE PROCEDURES AND REGULATIONS SET FORTH BY C.F.C. SECTION 8707 CONCERNING ASBESTOS REMOVAL.

EXCAVATION OR FILLS FOR BUILDINGS OR STRUCTURES SHALL BE SO CONSTRUCTED OR PROTECTED THAT THEY DO NOT ENDANGER LIFE OR PROPERTY. SLOPES FOR PERMANENT FILLS SHALL BE NOT BE STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE). CUT SLOPES FOR PERMANENT EXCAVATIONS SHALL NOT BE STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE) UNLESS SUBSTANTIATING DATA JUSTIFY STEEPER CUT SLOPES ARE SUBMITTED.
CBC SECTION 3304

9. EXISTING FOOTINGS OR FOUNDATIONS WHICH MAY BE AFFECTED BY ANY EXCAVATION SHALL BE UNDERPINNED ADEQUATELY OR OTHERWISE PROTECTED AGAINST SETTLEMENT AND SHALL BE PROTECTED AGAINST LATERAL MOVEMENT.
CBC SECTION 3304.1.2

10. THE REQUIREMENTS FOR PROTECTION OF ADJACENT PROPERTY AND DEPTH TO WHICH PROTECTION IS REQUIRED SHALL BE AS DEFINED IN SEC. 832, CIVIL CODE. CBC SECTION 3307

11. THE WORK OF DEMOLISHING ANY BUILDING SHALL NOT BE COMMENCED UNTIL THE REQUIRED PEDESTRIAN PROTECTION STRUCTURES ARE IN PLACE. CBC SECTION 3303.2

12. APPROVAL OF THE SAFETY PRECAUTIONS REQUIRED FOR BUILDINGS BEING CONSTRUCTED, ALTERED OR DEMOLISHED MAY BE REQUIRED BY THE FIRE MARSHAL IN ADDITION TO OTHER APPROVALS REQUIRED FOR SPECIFIC OPERATIONS OR PROCESSES ASSOCIATED WITH SUCH CONSTRUCTION, ALTERATION OR DEMOLITION. C.F.C. SEC. 33.

13. A SUITABLE FIRE HOSE, SHALL BE MAINTAINED AT THE DEMOLITION SITE. SUCH HOSE SHALL BE CONNECTED TO AN APPROVED SOURCE OF WATER (NEAREST FIRE HYDRANT) AND SHALL NOT IMPEDE FIRE DEPARTMENT USE OF HYDRANTS. C.F.C. CHAPTER 33, 3304.2. CONTRACTOR TO COORDINATE AND PROCURE WATER METER, AND UPON COMPLETION OF WORK OWNER TO COMPENSATE FOR WATER USAGE.

14. DEMOLITION OPERATIONS INVOLVING CUTTING AND WELDING SHALL BE IN ACCORDANCE WITH SECTION C.F.C. CHAPTER 35.

15. COMBUSTIBLE WASTE MATERIAL, TRASH, AND RUBBISH SHALL NOT BE ACCUMULATED. SUCH MATERIAL SHALL BE REMOVED FROM THE SITE AS OFTEN AS NECESSARY TO MINIMIZE THE HAZARDS THEREFROM. "COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL NOT BE DISPOSED OF BY BURNING ON THE SITE UNLESS APPROVED." C.F.C. SEC. 1404.

16. PROVIDE A QUALIFIED PERSONNEL WHILE BUILDING IS BEING DEMOLISHED WHICH IS HAZARDOUS IN NATURE. QUALIFIED PERSONNEL SHALL BE PROVIDED TO SERVE AS AN ON-SITE FIRE WATCH. THE SOLE DUTY OF FIRE WATCH PERSONNEL SHALL BE TO WATCH FOR THE OCCURRENCE OF FIRE. C.F.C. CHAPTER 33 AND 35.

17. EGRESS ROUTES SHALL BE MAINTAINED. WHERE FIRE RESISTIVE CONSTRUCTION TEMPORARY EQUIVALENT PROVISIONS ARE REQUIRED. C.F.C. CHAPTER 33, SEC. 3311

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING AND SITE UTILITIES INFORMATION.

2. CONTRACTOR IS TO PROVIDE TEMPORARY PEDESTRIAN PROTECTION.

3. CONTRACTOR IS TO PROVIDE TEMPORARY CONSTRUCTION GATES AT ALL ENTRANCES TO THE PROJECT.

4. REFER TO PLUMBING AND ELECTRICAL SITE PLANS FOR ADDITIONAL SITE UTILITIES WORK.

5. ALL ITEMS SHOWN OR NOTED ARE EXISTING, UNLESS INDICATED OTHERWISE AS NEW.

6. PROVIDE TEMPORARY 6' HIGH CHAIN LINK FENCE ENCLOSURE W/ LOCKABLE GATES AS REQUIRED FOR CONSTRUCTION ACCESS AT CONTRACTORS STAGING AREA AND AROUND ALL CONSTRUCTION SITES AS DICTATED BY THE PHASING SCHEDULE.

7. WHERE REMOVAL OF CONCRETE WALKS, MOWSTRIPS, CURB, AND GUTTERS IS REQUIRED TO INSTALL UNDERGROUND UTILITIES, REMOVE THE CONCRETE WORK TO NEAREST EXPANSION OR CONTROL JOINT (SAWCUT ONLY IF REQUIRED). MOWSTRIPS, CURBS, AND GUTTERS MUST BE REMOVED IN MINIMUM LENGTHS OF 6'-0" IF DISTANCE BETWEEN EXISTING JOINTS IS 1'-0" OR MORE. REPLACE REMOVED WORK W/ REINFORCED CONCRETE TO MATCH EXISTING WORK IN PROFILE, JOINT LAYOUT, AND FINISH.

8. COORDINATE THE REMOVAL, RELOCATION, OR MODIFICATION OF EXISTING IRRIGATION LINES WITH DISTRICT PRIOR TO ANY TRENCHING, CLEARING AND GRUBBING, OR OTHER SITE EXCAVATION REQUIRED.

9. REPAIR EXISTING IRRIGATION SYSTEMS DAMAGED DURING THE EXECUTION OF THIS CONTRACT. REPLACE PLANT MATERIALS DAMAGED OR DECLINING IN HEALTH, SUFFERING DIEBACK THAT HAVE LOST FORM AND SIZE OR THAT DIE DURING THE DEMOLITION PERIOD WITH THE SAME SPECIES OR EQUAL OR GREATER VALUE.

10. REPAIR ASPHALT OR CONCRETE PARKING LOTS, SPEED BUMPS, AND PAINTED CROSSWALKS DAMAGED BY THE EXECUTION OF THIS CONTRACT TO ORIGINAL OR BETTER CONDITION. REPAIR CROSSWALK AND SPEED BUMP STRIPING THEIR FULL LENGTHS ACROSS ROADWAYS.

11. PROTECT AND SAFEGUARD FROM DAMAGE ALL EXISTING FINISHES AND WORK TO REMAIN.

12. WHERE EXISTING UTILITIES ARE INDICATED IN THE GENERAL VICINITY OF WORK, VERIFY THE EXACT LOCATION BY POTHOLE METAL DETECTION OR ELECTRICAL CURRENT DETECTION PRIOR TO START OF WORK. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

13. DETERMINE AND COORDINATE ACTUAL LOCATION OF ASPHALT AND CONCRETE PAVING REMOVAL OR TUNNELING REQUIRED WITH THE FINAL APPROVED ROUTING OF NEW UNDERGROUND UTILITIES. DEVIATIONS WILL RESULT IN NO ADDITIONAL EXPENSE TO THE OWNER.

LEGEND - DEMOLITION SITE PLAN

PATH OF TRAVEL

LIMIT OF WORK LINE

8'-0" HIGH CONSTRUCTION CHAINLINK FENCE AND GATES, REFER TO PLANS AND SPECIFICATIONS

6'-0" HIGH CONSTRUCTION CHAINLINK FENCE AND GATES, REFER TO PLANS AND SPECIFICATIONS

EXISTING HARDSCAPE CONCRETE, BASE ROCK, AND REBAR TO BE REMOVED. EXISTING LANDSCAPE / IRRIGATION TO BE REMOVED IN ITS ENTIRETY. ANY / ALL SITE WALLS AND THEIR FOOTINGS TO BE REMOVED IN THEIR ENTIRETY. SEPARATE DEMOLISHED MATERIAL PER LEED GREEN BUILDING RATING SYSTEM WASTE MANAGEMENT. BASE ROCK UNDER CONCRETE CAN BE REUSED AS GENERAL FILL IF APPROVED BY SOILS ENGINEER. ALL EDGES TO BE SAWCUT WITH A CLEAN EDGE, OR JOINT TO JOINT, PANEL TO PANEL. FOR BID PURPOSES, CONTRACTOR SHALL ASSUME 6" OF CONCRETE OVER 6" OF BASE CONCRETE AT HARDSCAPE/SIDEWALK.

REMOVE ALL TREES, SHRUBS, AND GRASS INCLUDING ALL ROOT MASS UNLESS OTHERWISE SPECIFIED. COORDINATE WITH DISTRICT REPRESENTATIVE PRIOR TO REMOVING ANY TREES AND ANY IRRIGATION CONTROLS, VALVES, SENSORS, ETC.

EXISTING BUILDING TO BE DEMOLISHED (REMOVED) IN ITS ENTIRETY. REMOVE/DEMO EXISTING SLAB ON GRADE (SOG) IN ITS ENTIRETY. CUT/SHEAR STEEL REINFORCEMENT TO TOP OF EXISTING CAPS/PILES & GRADE BEAMS TO REMAIN. PROVIDE ENGINEERED FILL AS REQUIRED. REFER TO CIVIL DRAWINGS. REFER TO CIVIL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. SEPARATE DEMOLISHED MATERIAL PER LEED GREEN BUILDING RATING SYSTEM WASTE MANAGEMENT.

DENOTES EXISTING AC PAVEMENT TO BE PROTECTED IN PLACE FROM DAMAGE, U.N.O.

HPI architecture

www.hpiarchitecture.com

115 22nd street
Newport Beach, CA 92663

o: 949. 675. 6442

CONSULTANTS

SEALS / APPROVALS

PROJECT TITLE

JOHNSON STUDENT CENTER BUILDING DEMOLITION
1530 West 17th Street, Santa Ana, CA 92706

RANCHO SANTIAGO Community College District

2323 NORTH BROADWAY
SANTA ANA, CA 92706

SUBMITTALS

#	DATE	DESCRIPTION
	12/01/2015	90%CD SUBMITTAL
	03/25/2016	100%CD SUBMITTAL
	09/05/2018	BID SET

PROJECT IDENTIFICATION Project Number

THESE DRAWINGS ORIGINALLY CREATED IN AUTODESK REVIT V. 2014

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

DRAWN BY LP

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SHEET TITLE

SITE DEMOLITION PLAN - BUILDING AREA

SHEET NUMBER

A0.01

CONSTRUCTION DOCUMENTS

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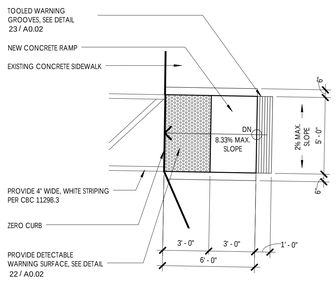
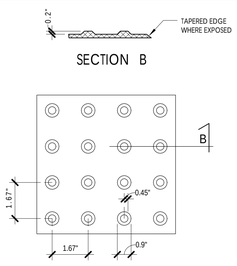
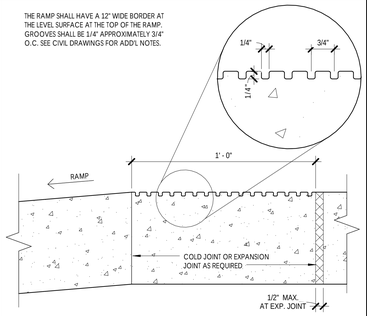


ENLARGED CURB RAMP SCALE 1/4" = 1'-0" **21**

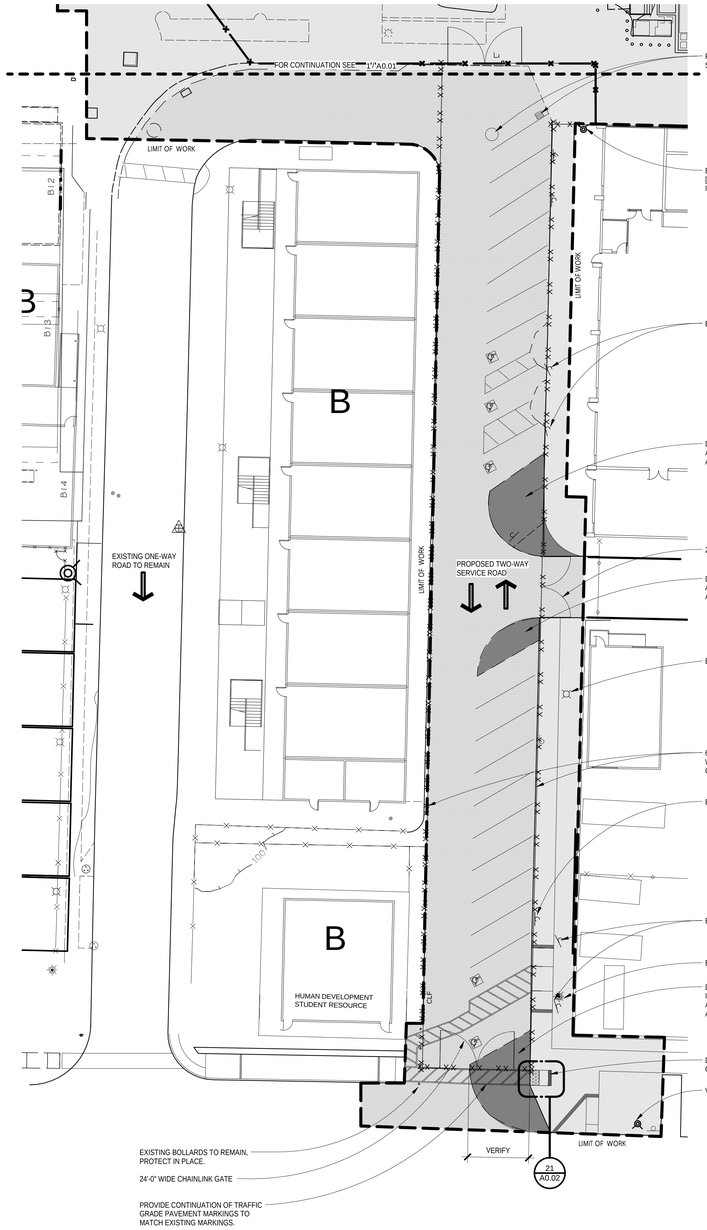


TRUNCATED DOME DETAIL SCALE 3" = 1'-0" **22**

THE RAMP SHALL HAVE A 12" WIDE BORDER AT THE LEVEL SURFACE AT THE TOP OF THE RAMP. GROOVES SHALL BE 1/4" APPROXIMATELY 3/4" O.C. SEE CIVIL DRAWINGS FOR ADD'L NOTES.



GROOVED BOARDER DETAIL SCALE 3" = 1'-0" **23**



SITE DEMOLITION PLAN - SERVICE ROAD SCALE 1" = 20'-0" **10**

DEMOLITION GENERAL NOTES

1. CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH CFC CHAPTER 14 "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION" COMPLIANCE WITH NFPA 241 IS REQUIRED AS REFERENCED IN CHAPTER 14.

CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH CBC CHAPTER 33 "SAFEGUARDS DURING CONSTRUCTION".

2. THE EXISTING JOHNSON STUDENT CENTER BUILDING IS TO BE DEMOLISHED IN ITS ENTIRETY - REFER TO CIVIL, PLUMBING AND ELECTRICAL DRAWINGS FOR DEMOLITION SITE PLANS. DEMOLISH EXISTING BUILDING FOUNDATIONS BELOW GRADE AND CAP ALL EXISTING UTILITY LINES U.O.N. OUTSIDE OF THE NEW SITE SCOPE OF WORK LINE, UNLESS NOTED OTHERWISE.

3. GENERAL CONTRACTOR IS REQUIRED TO REVIEW AND COMPLY WITH "ASBESTOS AND LEAD PAINT SURVEY REPORT (PROVIDED IN BID DOCUMENTS) FOR THE EXISTING JOHNSON STUDENT CENTER BUILDING. THE INSPECTOR AND SCHOOL DISTRICT SHALL BE NOTIFIED WHEN ABATEMENT BEGINS AND ENDS.

4. PATCH, REPAIR, REPAVE AND REPLANT EXISTING HARDSCAPE AND LANDSCAPE AS NEEDED AT SITE PERIMETER AREAS WHERE DEMOLITION WORK AFFECTS THE EXISTING SITE CONDITION OUTSIDE OF THE LIMIT OF WORK LINE.

5. DEMOLITION WORK SHOWN ON THE DRAWINGS IS DIAGRAMMATIC (DEMO WORK IS ANYTHING WITHIN THE TEMPORARY FENCE SHOWN U.O.N.). ALL SITUATIONS MAY NOT BE SHOWN. FOR BIDDING PURPOSES REFER TO EXISTING BUILDING PLANS AS INCLUDED AS REFERENCE ONLY. DEMOLITION WORK SHALL INCLUDE DEMOLITION OF EXISTING STRUCTURES AS NOTED WITHIN THE CONSTRUCTION DOCUMENTS AS WELL AS THE DEMOLITION WORK REQUIRED TO PROVIDE A CLEAN LAY-DOWN AREA, FREE OF ANY BUILDINGS, HARDSCAPE, LANDSCAPE AND ANY/ALL UTILITIES AS NOTED TO BE DEMOED.

6. A REPRESENTATIVE OF RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT SHALL REVIEW ALL ITEMS REMOVED AND SELECT WHICH ITEMS ARE TO BE RETURNED TO THE DISTRICT. ALL REMAINING ITEMS SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE. REMOVE AND DELIVER TO CLIENT ALL CAMERAS, WAPs, AND NETWORK GEAR.

7. ITEMS WHICH ARE KNOWN TO BE A PART OF THE DEMOLITION SCOPE OF WORK MAY HAVE BEEN REMOVED PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL GIVE CREDIT TO RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT FOR THE REMOVAL COST OF SUCH ITEMS.

8. THE COLLEGE OR THE COLLEGE'S REPRESENTING CONTRACTOR SHALL FOLLOW THE PROCEDURES AND REGULATIONS SET FORTH BY C.F.C. SECTION 8107 CONCERNING ASBESTOS REMOVAL.

EXCAVATION OR FILLS FOR BUILDINGS OR STRUCTURES SHALL BE SO CONSTRUCTED OR PROTECTED THAT THEY DO NOT ENDANGER LIFE OR PROPERTY. SLOPES FOR PERMANENT FILLS SHALL BE NOT BE STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE). CUT SLOPES FOR PERMANENT EXCAVATIONS SHALL NOT BE STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORZONTAL (50% SLOPE) UNLESS SUBSTANTIATING DATA JUSTIFY STEEPER CUT SLOPES ARE SUBMITTED.
CBC SECTION 3304

9. EXISTING FOOTINGS OR FOUNDATIONS WHICH MAY BE AFFECTED BY ANY EXCAVATION SHALL BE UNDERPINNED ADEQUATELY OR OTHERWISE PROTECTED AGAINST SETTLEMENT AND SHALL BE PROTECTED AGAINST LATERAL MOVEMENT.
CBC SECTION 3304.1.2

10. THE REQUIREMENTS FOR PROTECTION OF ADJACENT PROPERTY AND DEPTH TO WHICH PROTECTION IS REQUIRED SHALL BE AS DEFINED IN SEC. 832, CIVIL CODE. CBC SECTION 3307

11. THE WORK OF DEMOLISHING ANY BUILDING SHALL NOT BE COMMENCED UNTIL THE REQUIRED PEDESTRIAN PROTECTION STRUCTURES ARE IN PLACE. CBC SECTION 3303.2

12. APPROVAL OF THE SAFETY PRECAUTIONS REQUIRED FOR BUILDINGS BEING CONSTRUCTED, ALTERED OR DEMOLISHED MAY BE REQUIRED BY THE FIRE MARSHAL IN ADDITION TO OTHER APPROVALS REQUIRED FOR SPECIFIC OPERATIONS OR PROCESSES ASSOCIATED WITH SUCH CONSTRUCTION, ALTERATION OR DEMOLITION. C.F.C. SEC. 33.

13. A SUITABLE FIRE HOSE, SHALL BE MAINTAINED AT THE DEMOLITION SITE. SUCH HOSE SHALL BE CONNECTED TO AN APPROVED SOURCE OF WATER (NEAREST FIRE HYDRANT) AND SHALL NOT IMPEDE FIRE DEPARTMENT USE OF HYDRANTS. C.F.C. CHAPTER 35, 3504.2. CONTRACTOR TO COORDINATE AND PROCURE WATER METER, AND UPON COMPLETION OF WORK OWNER TO COMPENSATE FOR WATER USAGE.

14. DEMOLITION OPERATIONS INVOLVING CUTTING AND WELDING SHALL BE IN ACCORDANCE WITH SECTION C.F.C. CHAPTER 35.

15. COMBUSTIBLE WASTE MATERIAL, TRASH, AND RUBBISH SHALL NOT BE ACCUMULATED. SUCH MATERIAL SHALL BE REMOVED FROM THE SITE AS OFTEN AS NECESSARY TO MINIMIZE THE HAZARDS THEREFROM. "COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL NOT BE DISPOSED OF BY BURNING ON THE SITE UNLESS APPROVED." C.F.C. SEC. 1404.

16. PROVIDE A QUALIFIED PERSONNEL WHILE BUILDING IS BEING DEMOLISHED WHICH IS HAZARDOUS IN NATURE. QUALIFIED PERSONNEL SHALL BE PROVIDED TO SERVE AS AN ON-SITE FIRE WATCH. THE SOLE DUTY OF FIRE WATCH PERSONNEL SHALL BE TO WATCH FOR THE OCCURRENCE OF FIRE. C.F.C. CHAPTER 33 AND 35.

17. EGRESS ROUTES SHALL BE MAINTAINED. WHERE FIRE RESISTIVE CONSTRUCTION TEMPORARY EQUIVALENT PROVISIONS ARE REQUIRED. C.F.C. CHAPTER 33, SEC. 3311

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING AND SITE UTILITIES INFORMATION.

2. CONTRACTOR IS TO PROVIDE TEMPORARY PEDESTRIAN PROTECTION.

3. CONTRACTOR IS TO PROVIDE TEMPORARY CONSTRUCTION GATES AT ALL ENTRANCES TO THE PROJECT.

4. REFER TO PLUMBING AND ELECTRICAL SITE PLANS FOR ADDITIONAL SITE UTILITIES WORK.

5. ALL ITEMS SHOWN OR NOTED ARE EXISTING, UNLESS INDICATED OTHERWISE AS NEW.

6. PROVIDE TEMPORARY 6' HIGH CHAIN LINK FENCE ENCLOSURE W/ LOCKABLE GATES AS REQUIRED FOR CONSTRUCTION ACCESS AT CONTRACTOR'S STAGING AREA AND AROUND ALL CONSTRUCTION SITES AS DICTATED BY THE PHASING SCHEDULE.

7. WHERE REMOVAL OF CONCRETE WALKS, MOWSTRIPS, CURB, AND GUTTERS IS REQUIRED TO INSTALL UNDERGROUND UTILITIES, REMOVE THE CONCRETE WORK TO NEAREST EXPANSION OR CONTROL JOINT (SAWCUT ONLY IF REQUIRED). MOWSTRIPS, CURBS, AND GUTTERS MAY BE REMOVED IN MINIMUM LENGTHS OF 6'-0" IF DISTANCE BETWEEN EXISTING JOINTS IS 1'-0" OR MORE. REPLACE REMOVED WORK W/ REINFORCED CONCRETE TO MATCH EXISTING WORK IN PROFILE, JOINT LAYOUT, AND FINISH.

8. COORDINATE THE REMOVAL, RELOCATION, OR MODIFICATION OF EXISTING IRRIGATION LINES WITH DISTRICT PRIOR TO ANY TRENCHING, CLEARING AND GRUBBING, OR OTHER SITE EXCAVATION REQUIRED.

9. REPAIR EXISTING IRRIGATION SYSTEMS DAMAGED DURING THE EXECUTION OF THIS CONTRACT. REPLACE PLANT MATERIALS DAMAGED OR DECLINING IN HEALTH, SUFFERING DIEBACK THAT HAVE LOST FORM AND SIZE OR THAT DIE DURING THE DEMOLITION PERIOD WITH THE SAME SPECIES OR EQUAL OR GREATER VALUE.

10. REPAIR ASPHALT OR CONCRETE PARKING LOTS, SPEED BUMPS, AND PAINTED CROSSWALKS DAMAGED BY THE EXECUTION OF THIS CONTRACT TO ORIGINAL OR BETTER CONDITION. REPAIR CROSSWALK AND SPEED BUMP STRIPING THEIR FULL LENGTHS ACROSS ROADWAYS.

11. PROTECT AND SAFEGUARD FROM DAMAGE ALL EXISTING FINISHES AND WORK TO REMAIN.

12. WHERE EXISTING UTILITIES ARE INDICATED IN THE GENERAL VICINITY OF WORK, VERIFY THE EXACT LOCATION BY POTHOLE METAL DETECTION OR ELECTRICAL CURRENT DETECTION PRIOR TO START OF WORK. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

13. DETERMINE AND COORDINATE ACTUAL LOCATION OF ASPHALT AND CONCRETE PAVING REMOVAL OR TUNNELING REQUIRED WITH THE FINAL APPROVED ROUTING OF NEW UNDERGROUND UTILITIES. DEVIATIONS WILL RESULT IN NO ADDITIONAL EXPENSE TO THE OWNER.

LEGEND - DEMOLITION SITE PLAN

PATH OF TRAVEL

LIMIT OF WORK LINE

8'-0" HIGH CONSTRUCTION CHAINLINK FENCE AND GATES, REFER TO PLANS AND SPECIFICATIONS

6'-0" HIGH CONSTRUCTION CHAINLINK FENCE AND GATES, REFER TO PLANS AND SPECIFICATIONS

EXISTING HARDSCAPE CONCRETE, BASE ROCK, AND REBAR TO BE REMOVED. EXISTING LANDSCAPE / IRRIGATION TO BE REMOVED IN ITS ENTIRETY. ANY / ALL SITE WALLS AND THEIR FOOTINGS TO BE REMOVED IN THEIR ENTIRETY. SEPARATE DEMOLISHED MATERIAL PER LEED GREEN BUILDING RATING SYSTEM WASTE MANAGEMENT. BASE ROCK UNDER CONCRETE CAN BE REUSED AS GENERAL FILL IF APPROVED BY SOILS ENGINEER. ALL EDGES TO BE SAWCUT WITH A CLEAN EDGE, OR JOINT TO JOINT, PANEL TO PANEL FOR BID PURPOSES, CONTRACTOR SHALL ASSUME 6" OF CONCRETE OVER 6" OF BASE CONCRETE AT HARDSCAPE/SIDEWALK.

REMOVE ALL TREES, SHRUBS, AND GRASS INCLUDING ALL ROOT MASS UNLESS OTHERWISE SPECIFIED. COORDINATE WITH DISTRICT REPRESENTATIVE PRIOR TO REMOVING ANY TREES AND ANY IRRIGATION CONTROLS, VALVES, SENSORS, ETC.

EXISTING BUILDING TO BE DEMOLISHED (REMOVED) IN ITS ENTIRETY. REMOVE/DEMO EXISTING SLAB ON GRADE (SOG) IN ITS ENTIRETY. CUT/SHEAR STEEL REINFORCEMENT TO TOP OF EXISTING CAPS/PILES & GRADE BEAMS TO REMAIN. PROVIDE ENGINEERED FILL AS REQUIRED, REFER TO CIVIL DRAWINGS. REFER TO CIVIL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. SEPARATE DEMOLISHED MATERIAL PER LEED GREEN BUILDING RATING SYSTEM WASTE MANAGEMENT.

AREA HAS EXISTING SHALLOW UNDERGROUND UTILITIES. DEMO, CUT/CAP BACK TO BOUNDARY OF DEMO SITE U.O.N. DEMO ALL SITE WALLS IN THEIR ENTIRETY. PROTECT IN PLACE EXISTING COMM VAULT AND ITS UNDERGROUND LINES FROM DAMAGE. NO STAGING OF HEAVY DEMOLITION EQUIPMENT IN THIS AREA.

DENOTES EXISTING AC PAVEMENT TO BE PROTECTED IN PLACE FROM DAMAGE, U.N.O.

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949. 675. 6442

CONSULTANTS

SEALS / APPROVALS

PROJECT TITLE

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2323 NORTH BROADWAY
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SUBMITTALS

#	DATE	DESCRIPTION
	12/01/2015	90%CD SUBMITTAL
	03/25/2016	100%CD SUBMITTAL
	09/05/2018	BID SET

PROJECT IDENTIFICATION Project Number

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DRAWN BY LP

CHECKED BY LP

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SHEET TITLE

SITE DEMOLITION PLAN - SERVICE ROAD

SHEET NUMBER

A0.02

CONSTRUCTION DOCUMENTS

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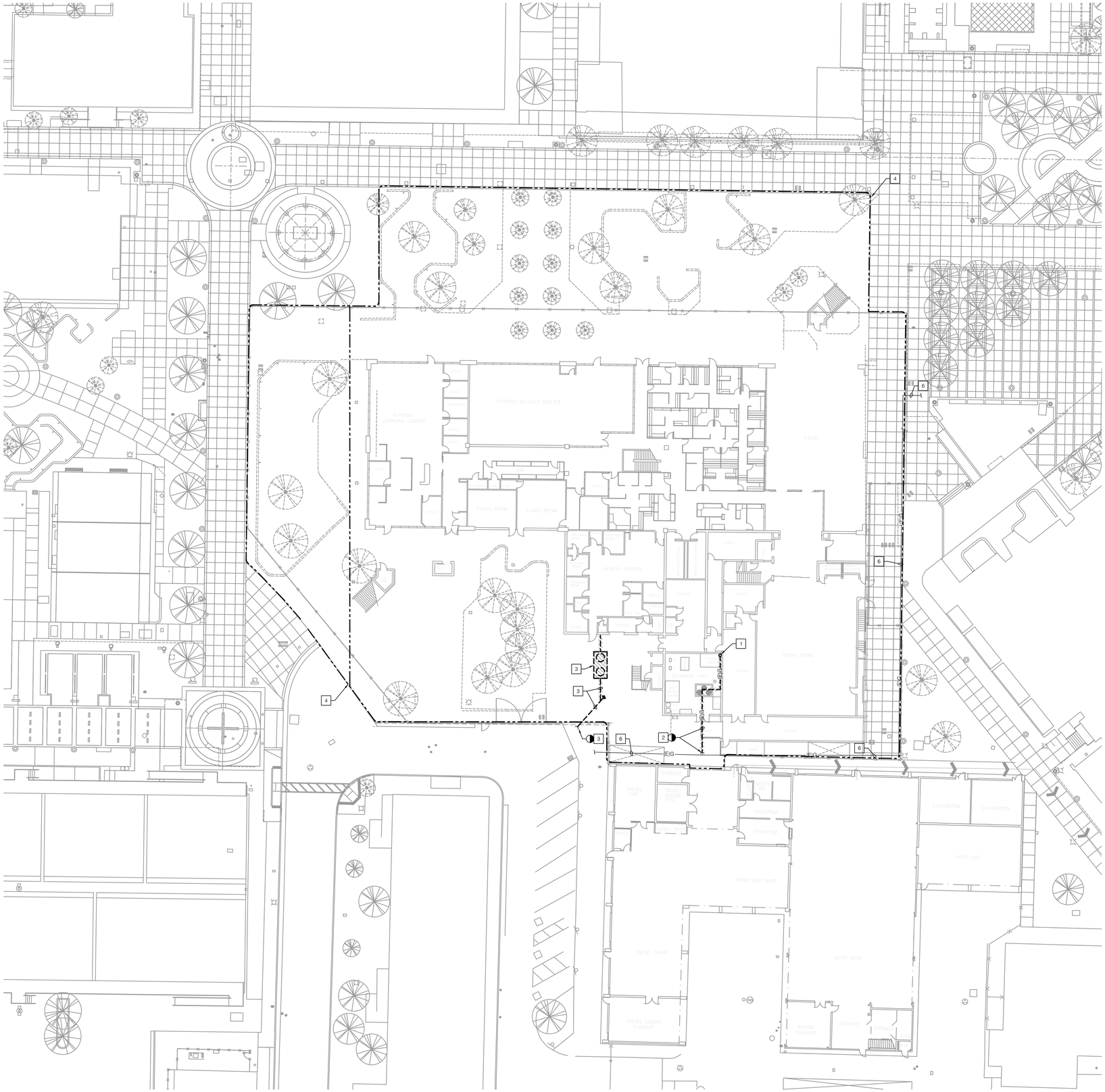

GENERAL DEMOLITION NOTE

PRIOR TO ANY DEMOLITION OF THE PLUMBING FIXTURES OR PIPING SYSTEMS, THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL AS-BUILT DOCUMENTATION AVAILABLE FROM THE COLLEGE. DOCUMENTATION INCLUDES BUT NOT LIMITED TO C-BELOW AS-BUILTS & WESTBERGWHITE QUAD AND INFRASTRUCTURE PLANS.

NOTES

1. EXISTING GAS PRESSURE REGULATOR AND RELATED ACCESSORIES TO BE REMOVED AND DISPOSED OF.
2. EXISTING GAS PIPING BELOW GRADE TO BE REMOVED AND DISPOSED OF. PROVIDE AIR TIGHT CAP AT MAIN BRANCH.
3. EXISTING GREASE INTERCEPTOR AND RELATED ACCESSORIES TO BE REMOVED AND DISPOSED OF. PROVIDE AIR TIGHT CAP AS INDICATED AT DEMOLITION BOUNDARY.
4. LINE INDICATES BOUNDARY OF DEMOLITION WORK.
5. NOT USED.
6. EXISTING GAS MAIN BELOW GRADE SERVING MULTIPLE BLDGS. SHALL REMAIN AND BE PROTECTED IN PLACE.

NORTH

SCALE: 1" = 20'

0 20

hpi architecture

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115 twenty second street, newport beach
california 92663 phone: 949.675.6442

CONSULTANTS

p2s

P2S Engineering, Inc.

5000 East Spring Street, 8th Floor
Long Beach, CA 90815-5218
T 562.497.2999 F 562.497.2990

www.p2seng.com

SEALS / APPROVALS

REGISTERED PROFESSIONAL ENGINEER
MECHANICAL
STATE OF CALIFORNIA

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
FILE:
A# 0 4 -116810

AC _____ FLS _____ SS _____

DATE _____

PROJECT TITLE

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BUILDING DEMOLITION
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RANCHO SANTIAGO
Community College District

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SUBMITTALS

#	DATE	DESCRIPTION
	09/05/2018	BID SET

PROJECT IDENTIFICATION ___ Project Number

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DRAWN BY TC

CHECKED BY SCM

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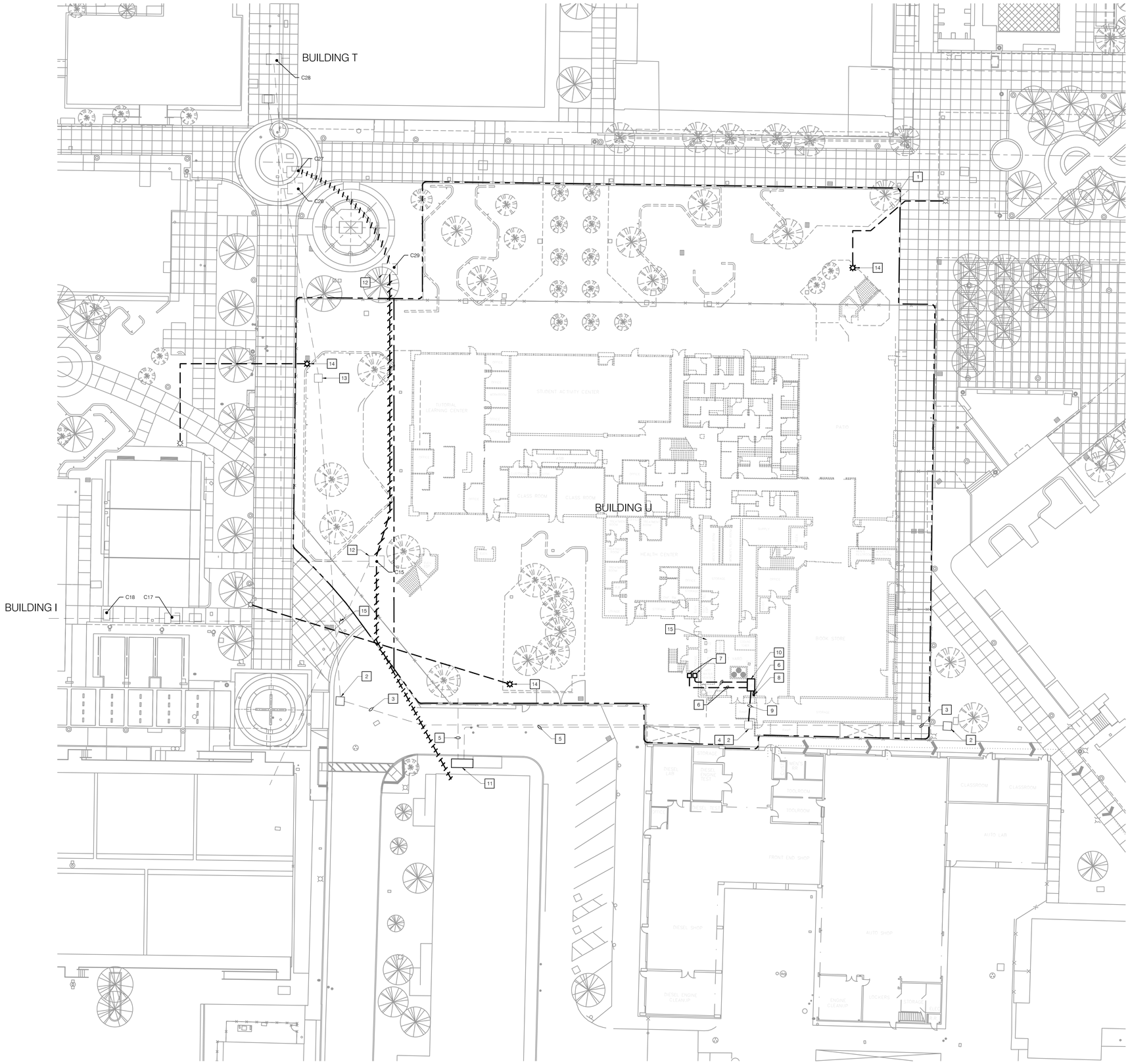
SHEET TITLE

SITE DEMOLITION PLAN

SHEET NUMBER

PD1.01

BID PACKAGE



DEMOLITION NOTES

1. WORK INCLUDED: ALL LABOR, MATERIAL, APPLIANCES, TOOLS, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY AND INCIDENTAL TO PERFORMING ALL OPERATIONS IN CONNECTION WITH THE DEMOLITION, DISPOSAL, TRANSPORTATION AND RECONNECTION OF EXISTING REMAINING EQUIPMENT/DEVICES. COMPLETE AS INDICATED IN THE CONTRACT DOCUMENTS AS SPECIFIED HEREIN.
2. THE FOLLOWING IS INTENDED TO COVER THE COMPLETE DEMOLITION, DISPOSAL, TRANSPORTATION AND RECONNECTION OF EXISTING ELECTRICAL EQUIPMENT. THE OMISSION OF EXPRESSED REFERENCE TO ANY ITEM OF LABOR OR MATERIAL FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH PRESENT PRACTICE OF THE TRADE SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING SUCH ADDITIONAL LABOR AND MATERIALS.
3. REFER TO THE CONTRACT DOCUMENTS FOR ADDITIONAL DEMOLITION REQUIREMENTS WHICH AFFECT THE PROPER EXECUTION OF THIS WORK. DIAGRAMS AND SYMBOLS SHOWING ELECTRICAL CONNECTIONS ARE DIAGRAMMATIC ONLY. WIRING DIAGRAMS DO NOT NECESSARILY SHOW THE EXACT PHYSICAL ARRANGEMENT OF THE EQUIPMENT.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL FEATURES OF THE BUILDING AND SITE WHICH MAY AFFECT THE PROPER PERFORMANCE OF THIS WORK.
5. PORTIONS OF THESE PLANS HAVE BEEN DERIVED FROM INFORMATION TAKEN FROM ORIGINAL ELECTRICAL PLANS. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR THE REMOVAL AND DISPOSAL OF ALL ELECTRICAL EQUIPMENT, LIGHTING FIXTURES, DEVICES, OUTLET BOXES, CONDUIT, WIRING, ETC. AS DEFINED HEREIN AND AS INDICATED ELSEWHERE IN THE CONTRACT DOCUMENTS.
6. IT IS UNDERSTOOD AND AGREED THAT THIS CONTRACT DOES NOT CONTEMPLATE THE HANDLING OF ASBESTOS, PCB OR ANY HAZARDOUS WASTE MATERIAL. IF ASBESTOS, PCB OR ANY HAZARDOUS WASTE MATERIAL IS ENCOUNTERED, NOTIFY THE ELECTRICAL ENGINEER IMMEDIATELY. DO NOT DISTURB, HANDLE OR ATTEMPT TO REMOVE.
7. THE SCOPE OF DEMOLITION WORK SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:
   - A. SUBMIT PROPOSED OUTAGE SCHEDULE. PROVIDE A SEQUENCE OF DEMOLITION TO INSURE THE UNINTERRUPTED USE OF OCCUPIED PORTIONS OF THE FACILITY WHICH ARE TO REMAIN OPERATIONAL DURING THE CONTRACT PERIOD.
   - B. SYSTEM OUTAGES SHALL BE PERMITTED ONLY AT TIMES APPROVED BY OWNER, IN WRITING. WORK WHICH COULD RESULT IN A ACCIDENTAL OUTAGE (BEYOND BRANCH CIRCUITS) SHALL BE PERFORMED WITH THE OWNER'S MAINTENANCE PERSONNEL ADVISED OF SUCH WORK.
     1) COORDINATE WITH THE OWNER AND DESIGNATE A PORTION OF THE FACILITY FOR SAFELY STORING ALL REMOVED AND SALVAGED MATERIALS.
   - C. ALL REMOVED MATERIALS AND EQUIPMENT WHICH IN THE OPINION OF THE OWNER/ARCHITECT ARE SALVAGEABLE, SHALL REMAIN THE PROPERTY OF THE OWNER. DELIVER SUCH SALVAGED MATERIALS AND EQUIPMENT ON PREMISES AS DIRECTED, NEATLY PILE OR STORE THEM AND PROTECT FROM DAMAGE. DO NOT REUSE MATERIALS AND EQUIPMENT UNLESS SPECIFICALLY INDICATED ON PLANS OR SPECIFIED. REMOVE FROM PREMISES AND DISPOSE OF ALL MATERIALS CONSIDERED BY THE OWNER/ARCHITECT TO BE SCRAP.
   - D. PERFORM CUTTING AND PATCHING OF THE CONSTRUCTION WORK WHICH MAY BE REQUIRED FOR THE PROPER DEMOLITION OF THE ELECTRICAL WORK. PATCHING SHALL BE OF THE SAME MATERIAL, THICKNESS, WORKMANSHIP AND FINISH AS EXISTING AND ACCURATELY MATCH SURROUNDING WORK TO THE SATISFACTION OF THE OWNER. CUTTING OF STRUCTURAL MEMBERS SHALL NOT BE DONE WITHOUT FIRST OBTAINING APPROVAL FROM THE OWNER AND/OR STRUCTURAL ENGINEER OF RECORD.
     1) PATCHING OF OPENINGS IN RATED PARTITIONS, BARRIERS, FLOORS, CEILINGS,ETC. SHALL BE EXECUTED USING UL AND NEPA FIRE STOP MATERIAL EQUAL TO THE FIRE RATINGS OF THE PENETRATED SURFACE.
     2) WHERE MATERIALS AND EQUIPMENT HAVE BEEN REMOVED AND NOT REPLACED THE EXPOSED SURFACE SHALL BE PAINTED TO MATCH SURROUNDING SURFACE COLOR.
   - E. AS INDICATED, DISCONNECT AND REMOVE EXISTING ELECTRICAL EQUIPMENT, DISCONNECT SWITCHES, RECEPTACLES, MOUNTING HARDWARE AND ASSOCIATED RACEWAYS, CONDUCTORS AND OUTLET BOXES. WHERE OUTLET BOXES ARE FLUSH AND CONDUITS ARE CONCEALED IN EXISTING REMAINING WALLS, REMOVE WIRING AND ABANDON CONDUIT IN PLACE.
   - F. EXCEPT AS NOTED OTHERWISE DISCONNECT AND REMOVE EXISTING FIRE ALARM SYSTEM EQUIPMENT, DEVICES, MOUNTING HARDWARE AND ASSOCIATED RACEWAYS, CONDUCTORS AND OUTLET BOXES. WHERE OUTLET BOXES ARE FLUSH AND CONDUITS ARE CONCEALED IN EXISTING REMAINING WALLS, REMOVE WIRING AND ABANDON CONDUITS IN PLACE.
   - G. WHERE INDICATED BY THE DRAWINGS REMOVE EXISTING ELECTRICAL DISTRIBUTION EQUIPMENT INCLUDING SWITCHBOARDS, DISTRIBUTION BOARDS, PANELBOARDS, MOTOR CONTROL CENTERS, TRANSFORMERS, LOAD CENTERS, ETC. MODIFICATIONS TO THE MAIN SWITCHBOARD SHALL NOT TAKE PLACE UNTIL THE SERVING UTILITY POWER COMPANY IS NOTIFIED. COMPLY WITH ALL POWER OUTAGE RESTRICTIONS INDICATED ELSEWHERE IN THE CONTRACT DOCUMENTS.
   - H. EXCEPT AS NOTED OTHERWISE REMOVE EXISTING TIMESWITCHES CONTACTORS, RELAYS AND ASSOCIATED CONDUITS AND CONDUCTORS CONTROLLING HVAC SYSTEMS.
   - I. REFER TO THE DRAWINGS FOR ALL EQUIPMENT TO BE RELOCATED AND REUSED.
   - J. WHERE FIXTURES, EQUIPMENT, DEVICES, ETC. ARE SPECIFIED BY THE CONTRACT DOCUMENTS FOR REMOVAL, THE CONTRACTOR SHALL REMOVE ALL CIRCUIT CONDUCTORS/CABLING BACK TO THE NEAREST REMAINING JUNCTION BOX AND/OR POINT OF TERMINATION.
   - K. RELOCATION AND/OR REMOVAL OF EXISTING EQUIPMENT, DEVICES, OUTLET BOXES, CONDUIT, WIRING, ETC. MAY AFFECT THE OPERATION OF EXISTING, REMAINING ELECTRICAL EQUIPMENT /DEVICES. THE CONTRACTOR SHALL PROVIDE ADDITIONAL MATERIALS AS REQUIRED TO MAINTAIN AND/OR RESTORE CONTINUITY OF SERVICE TO EXISTING, REMAINING ELECTRICAL/DEVICES.
   - L. PROVIDE ALL NECESSARY DEMOLITION TO REMOVE EXISTING UNUSED RACEWAYS, CONDUCTORS, CABLING, OUTLET BOXES, RECEPTACLES, SWITCHES, EQUIPMENT, ETC.

NOTES

1. LINE INDICATES BOUNDARY OF DEMOLITION WORK.
2. (E) ELECTRICAL MANHOLES TO REMAIN AND PROTECTED IN-PLACE.
3. (E) UNDERGROUND ELECTRICAL CONDUIT TO REMAIN AND BE PROTECT IN-PLACE.
4. SPLICE LOOP FEED SERVING SWITCH TO BE DEMOLISHED TO BYPASS SWITCH AND KEEP EXISTING CAMPUS LOOP OPERATIONAL.
5. UNDERGROUND ELECTRICAL CONDUIT ADDED AS PART OF CAMPUS INFRASTRUCTURE PROJECT. IF THIS HAS BEEN INSTALLED PRIOR TO DEMOLITION PHASE, PROTECT IN-PLACE.
6. REMOVE (E) CONDUIT AND WIRING SERVING (E) SERVICE TRANSFORMERS.
7. REMOVE (2) PAD MOUNTED TRANSFORMERS.
8. REMOVE MEDIUM VOLTAGE TRANSFORMER ON THE SECOND FLOOR.
9. REMOVE (E) CONDUIT AND WIRING SERVING (E) MEDIUM VOLTAGE SWITCH..
10. REMOVE MEDIUM VOLTAGE SWITCH.
11. LOCATION FOR FUTURE SF6 SWITCH TO SERVE NEW JOHNSON CENTER BUILDING.
12. DEMOLISH EXISTING COMMUNICATION VAULT AND ALL THAT IT FEEDS. CONFIRM THERE ARE NO ACTIVE CABLES PRIOR TO DEMOLITION.
13. DEMO EXISTING RAISED ELECTRICAL VAULT.
14. DEMOLISH EXISTING LIGHT POLES SHOWN. ABANDON EXISTING CONDUIT FEEDING LIGHT POLES IN PLACE AND REMOVE EXISTING CONDUCTORS BACK TO UPSTREAM LIGHT POLE.
15. CONTRACTOR TO COORDINATE FIBER OPTIC CABLE DISCONNECTION IN BUILDING "U" SECOND FLOOR, ROOM U215 ELEC, FIBER TERMINATION PANEL, WITH D4 CONTRACTORS PRIOR TO PERFORMING WORK. CONTRACTOR TO PULL BACK DISCONNECTED 6 MM/62.5µ FIBER OPTIC CABLE TO VAULT C15. PROVIDE FIRE WATCH IF FIRE ALARM SYSTEM IS OFFLINE DURING WORK.

NORTH

SCALE: 1" = 20'

0 20

hpi architecture
www.hpiarchitecture.com
architecture | planning | interiors
115 twenty second street, newport beach
california 92663 phone: 949.675.6442

CONSULTANTS

p2s
P2S Engineering, Inc.
5000 East Spring Street, 8th Floor
Long Beach, CA 90815-5218
T 562.497.2999 F 562.497.2990
www.p2seng.com

SEALS / APPROVALS

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DATE _____

PROJECT TITLE

JOHNSON STUDENT CENTER
BUILDING DEMOLITION
1530 West 17th Street, Santa Ana, CA 92706

RANCHO SANTIAGO Community College District
2323 NORTH BROADWAY
SANTA ANA, CA 92706

SUBMITTALS

#	DATE	DESCRIPTION
	09/05/2018	BID SET

PROJECT IDENTIFICATION Project Number

THESE DRAWINGS ORIGINALLY CREATED IN AUTODESK REVIT V. 2014

THE ORIGINAL SIZE OF THIS SHEET IS 30" X 42".

DRAWN BY TC

CHECKED BY SCM

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SHEET TITLE

SITE DEMOLITION PLAN
ELECTRICAL

SHEET NUMBER

ED1.01

BID PACKAGE

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