

Pacific Grove Unified School District
435 Hillcrest Avenue, Pacific Grove, CA 93950
PGAS Building F Demolition & Utility Relocation
Notice to Bidders - Addendum 02

Addendum Date: 10/15/2026

Addendum by: Ausonio Incorporated/Brailsford & Dunlavey

Attn: All Bidders

You are hereby notified of the following Additions/Deletions/Revisions to the Project Manual/Specifications and Drawings for this project, identified as Addendum 02.

Addendum 02 documents shall take precedence over the bidding documents previously issued.

Bidders shall acknowledge receipt and inclusion of Addendum 02 on their Bid Proposal.

AD02-01: Bid Walk Sign-in and Agenda

Sign-in form and agenda from bid walk are attached as Exhibit A

AD02-02: Pre-Bid Questions & Answers (through 10/8/2026)

Pre-Bid questions and answers are attached as Exhibit B

AD02-03: Building F As-Builts

As-builts for existing Building F conditions attached as Exhibit C

AD02-04: Utility Routing

New electrical and gas line routes outlined and attached as Exhibit D

AD02-05: Existing Junction Boxes

Site-plan of existing junction boxes with pictures attached as Exhibit E

Attachments:

Exhibit A: Bid Walk Sign-in and Agenda

Exhibit B: Pre-Bid Questions & Answers

Exhibit C: Building F As-Builts

Exhibit D: Utility Routing

Exhibit E: Existing Junction Boxes

[END OF ADDENDUM 02]

EXHIBIT A



Pacific Grove Unified School District

Pacific Grove Adult School

Attendance

(831) 238-8639 FAX (831) 645-1304

DATE: October 1st, 2026

PROJECT: PGAS Building F Demolition and Utility Relocation

MEETING: Pre-Bid Conference and Site Walk

TIME: 3:00pm – 4:00pm

PLACE: Front of school

Pre-Bid Meeting Sign In Sheet

Name	Company	Contact Number	Email Address
Enrique De La Campa	American Integrated Services	707-580-8477	edelaCampa@americanintegrated.com
Kenny Padilla	Tomblason Inc.	831-422-9696	SteveL@tomblasoninc.com
GREG FILICE	Kent Construction	408-210-5229	gflice@kentconstruction.com
Rod Hayes	Ciari Plumbing CO	408-296-6010	Rod@ciariplumbing.com
PAUL PEREZ / DEPEREZ	Sentry Plum	831-377-1787	DPEREZ@SentryPlum.com
Tom Schell	EASTERN CONCRETE CORP	805-748-8210	tbenson@buildwitheastern.com
Frank Ross	RUBICON BUILDERS	707-360-1717	ESTIMATE@RUBICONBUILD.COM
Julio Sayes	Resource Env	562-658-8180	Mairax@resource-env.com
Rodriguez Gutierrez	Coastwide Env.	831-800-6465	rodrigo@coastwide.net
EFREN RUIZ	DMC COMMERCIAL	831-578-3518	bids@dmcmp.com
Jaime Angeles	Puebb Construction	831-905-1798	jaimiepuebloconstruction.net

Attendance

(831) 238-8639 FAX (831) 645-1304

PROJECT: PGAS Building F Demolition and Utility Relocation

TIME: 3:00pm – 4:00pm

PLACE: Front of school

Pre-Bid Meeting Sign In Sheet

[illegible]

PGUSD – PGAS Building F Demolition and Utility Relocation Pre-Bid Conference Agenda

Thursday, October 1, 2026

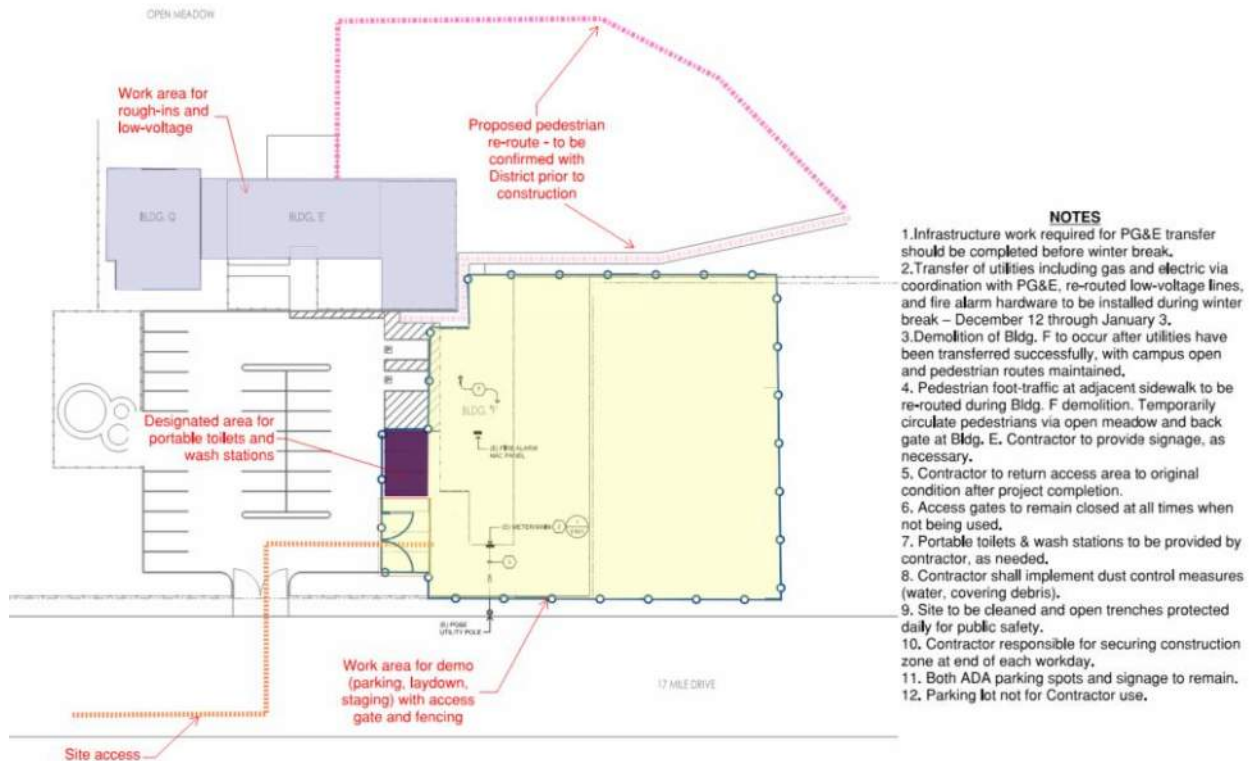
Bids due Thursday, October 22, 2026 at 2:00 pm

1. Introductions:
 - Owner: Pacific Grove Unified School District
 - Architect: HGHB
 - Construction Manager: Ausonio, Inc.
 - Dustin Conner, Program Manager
 - Suzanne Mainguy, Project Manager
 - Sofia Cuevas, Project Engineer
 - Inspector of Record: Chris Sanders
2. Bid Documents available at <https://www.pgusd.org/Parents--Community/Facilities/BID-OPPORTUNITIES/index.html>.
3. Project Overview: Including but not limited to:
 - a. Scope of Work
 - b. **30-Day Per Diem:** The bid proposals require a daily rate of compensation for general overhead and administrative costs/expenses associated with or arising out of Compensable Delays, if any. The proposed per diem compensable delay rate multiplied by thirty (30) days will be applied to the total bid as part of basis of award.
 - c. Temporary Generator Allowance
4. Bid/Project Schedule
 - a. All pre-bid questions should be emailed to jill@ausonio.com by October 8, 2026 at 5:00 pm.
 - b. Addendum to be issued October 15, 2026.
 - c. Bids due at 2:00 pm on October 22, 2026.
 - d. Lowest bid will be submitted to Board for approval on November 5, 2026.
 - e. Notice to Proceed issued on or around November 5, 2026.
 - f. Pull planning session to be scheduled upon bid award.
 - g. Construction to start on or around November 16, 2026.
 - h. Substantial completion to be achieved by February 4, 2027.
5. Bid Forms Required to be submitted with Bid Proposal:
 - a. Bid Bond
 - b. List of Subcontractors (fully filled out)
 - c. Statement of Bidder Qualifications
 - d. Non-collusion Affidavit
 - e. Drug Free Workplace Certification
 - f. Certificate of Workers Compensation Insurance

6. Contracting Requirements

- Prevailing Wage
- Contract Time: All work shown in the contract drawings and noted in the specifications are required to be completed within **79** calendar days from Notice to Proceed. (Section 007313 - Special Conditions Item 14)
- Liquidated damages listed in Section 007313 - Special Conditions Item 16
- Fingerprinting Requirements in Criminal Records Check Certification - Section 004527

7. Contractor Site Access and Parking



8. Work coordination

- Secure site from public use on a daily basis.
- Winter break to occur December 12, 2026 – January 3, 2027. Transfer of utilities to occur during this period.
- Infrastructure work required for PG&E transfer to be completed prior to winter break.
- Contractor to coordinate with PG&E for meter relocation.
- Contractor to proceed with Bldg. F demolition after successful utility transfer has been completed.
- Contractor to return access area to original condition after project completion.
- Contractor to provide signage as needed for pedestrian re-routing.

9. Questions and Discussion

10. Site Walk

EXHIBIT B

PGAS Bldg. F Demo & Utility Relocation - Pre-Bid Questions & Answers

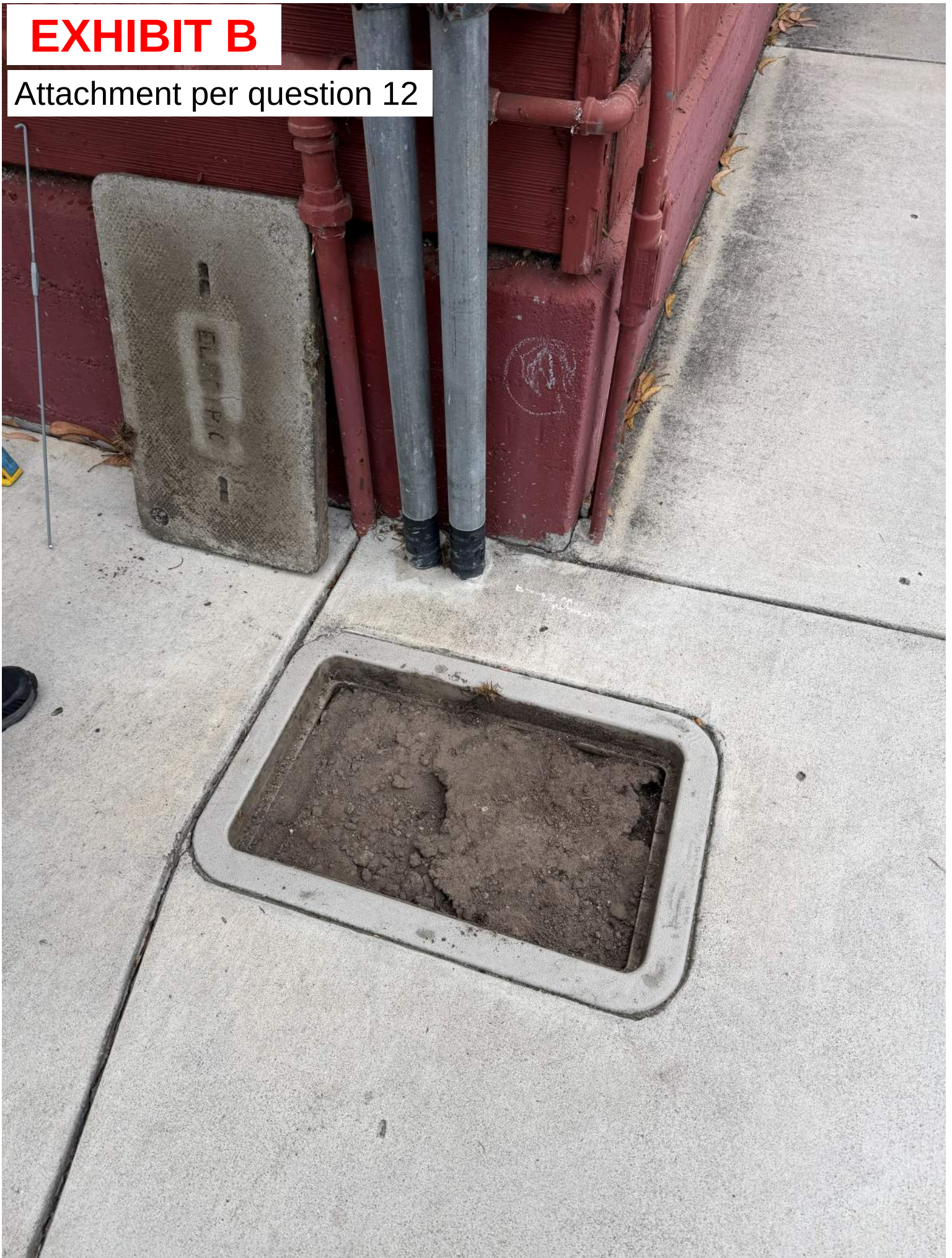
	Question	Response
1	Please provide an engineer's estimate for this project.	\$230,000
2	Statement of Qualifications, Section 4, requests references for only those projects that fall within the DSA K-12 category. Eastern is new to California and light on DSA experience. I am the senior leader in the Monterey County area, and have personally spent 20 years in DSA school construction and can provide professional references. Will that satisfy this question and illustrate that Eastern is a qualified and responsible bidder?	DSA references that fulfill the associated answer fields in Section 4 of the Statement of Qualifications may be provided. Per Instruction to Bidders, Section 22, failure to fill an answer field could deem the bid unresponsive.
3	Response to Section 4 does not appear to be part of the mandatory essential requirements to bid the project. Is that correct?	Please provide references as required in the Statement of Qualifications. Per Instruction to Bidders, Section 22, failure to fill an answer field could deem the bid unresponsive.
4	For Section 7, please confirm it is not a requirement that projects to have been completed in CA.	Section 7 of the Statement of Qualifications does not require that projects have been completed in California. Note: default EMR for a new company is 1.
5	Is there any other broader District level prequalification process required to bid the project?	No, prequalification is not required.
6	Will this be a Prevailing Wage job?	Yes.
7	What is the anticipated construction start date?	21-Dec-26
8	Will you provide a plan holders list and/or pre-bid meeting attendance sheet?	Included as part of Addendum 02
9	Would it be possible to get the As-Built drawings on Building F?	Available as-builts attached as exhibit C.
10	The Christy box at the north of Bldg. F will remain in the sidewalk where it is now?	Yes, to remain. See note 6/E201.
11	Will the box be cleaned of dirt and foreign matter by others prior to wire work to be done in the box?	Contractor responsible for cleaning the dirt out of the box.
12	Will the box be replaced or hardened to prevent filling once again with dirt/water (see pic attached)?	Box will remain.
13	Full access to bldgs. E and Q will be available during the winter break work window (12/12/26 - 1/3/27)? Full access to the fire alarm control unit in the main building will also be required (programming/testing, etc.). Is final testing with State officials expected to be done during this winter break period?	Contractor required to install fire alarm devices and complete testing within winter break window (December 19-January 3), when class is not in session. Access to buildings will be made available.
14	Sealed bids are due October 22. The notice header lists 433 Hillcrest Avenue. Notice paragraph 1 and the Instructions list 435 Hillcrest Avenue. Which address receives the sealed bid?	435 Hillcrest Avenue at the Pacific Grove Unified School District Office
15	The Instructions require a Site Visit Certification with the bid. That form is not in the manual. Is the October 1 job-walk sign-in sufficient?	Site Visit Certification is not required with bid.
16	Where Addendum 01 sheet A1.1 and sheet C1 differ, which governs? A1.1 says remove foundations and slabs "if intended." Please confirm whether the Building F slab and footings are removed, and what finish is required on the pad. Spec 017310 says saw-cut and remove the slab. Section 312000 is referenced and is not in the manual.	Yes, Bldg. F slabs and footings to be removed entirely. Existing native soil to be uniformly graded after building demolition.
17	Sheet C1 says the gas meter remains for a future PG&E relocation. Addendum 01 sheet P1.1 says coordinate removal of the existing gas meter and cap and abandon the gas piping below grade. Which governs?	PG&E coordination required. Refer to sheet P1.1, Construction Note 1 for new meter location. PG&E to install gas line from POC of existing gas line to new meter location shown on P1.1. Contractor to provide all other related scope items per sheet P1.1.
18	Special Conditions item 7 says hazardous materials will be removed under a separate contract. Spec 017310 says they have been removed. Please confirm abatement of the materials in the M3 report (floor tile and mastic, transite flue, and lead-containing paint) is excluded from this contract.	Abatement must be performed by contractor and scope must be included in bid proposal. Contractor to provide notice to MBARD. M3 Environmental will be hired directly by the district as a third party abatement monitoring company to observe abatement activities.
19	Please confirm the M3 report labeled Building 9908 is Building F. If abatement is excluded, is the \$5 million pollution liability still required?	Yes, Building 9908 is Building F. Hazardous materials identified in the M3 report shall be abated as part of project. Pollution liability insurance is required.

EXHIBIT B

20	Special Conditions item 14.b gives the winter-break switchover as December 19 through January 3. Section 011000 and the site logistics plan give December 12. Which dates govern? Please confirm the 79 calendar days are counted from the Notice to Proceed.	Winter break is December 19-January 3. Yes, 79 calendar days are counted from Notice to Proceed.
21	Are PG&E fees for the meter relocation and gas transfer paid by the District or the Contractor? Special Conditions 5.a and 5.d conflict on who obtains and pays for permits and fees. If PG&E does not complete the switchover during the winter break, through no fault of the Contractor, is that delay excusable?	PGUSD to pay PG&E fees for meter relocation and gas transfer. Contractor and district will work through contract extensions per Section 7 of General Conditions.
22	Allowance 1 is shown as \$10,000, and the line is captioned "Proposed Rate per 100 Square Feet." Please confirm it is a fixed \$10,000 lump sum, entered as printed.	Lump sum allowance. "Proposed rate per 100 square feet" does not apply.
23	Bid security is 10 percent. The notice says a performance bond "may be required." Proposal section 3 requires a 100 percent performance bond. Please confirm it is required.	Both performance and payment bond are required.
24	Rain days are referenced to Section 012000 and no table is included. Please provide the monthly rain days.	The anticipated monthly weather days are provided in Section 012000, Article 1.05 (Provisions for Weather-Related Delays), which lists allotted weather delay days per month. Please see Article 1.05 for the procedure for evaluating time extensions, and Special Conditions Item 15 and General Conditions Article 7.4.1.
25	Please also confirm whether a Construction General Permit and SWPPP are required, or whether sheets C3 and C4 are enough.	Sheets C3 and C4 show the DSA-approved erosion and sediment control layout and details. Site is under an acre, so state stormwater compliance/reporting is not required.
26	Bid Proposal section 3 says the agreement is signed within 5 calendar days. Notice paragraph 9.A says the 7th calendar day. Which governs?	The required documents are to be executed and submitted within 7 days after the Notice of Intent has been issued.
27	Sheet E301 indicates that the existing meter main is to be relocated to a new location. Please confirm whether the school will be closed during this work. To minimize the duration of the required power shutdown, we recommend considering a new meter main at the proposed location rather than relocating the existing equipment. Please advise.	Yes, this scope of work is anticipated to be completed over winter break, during the school's closure. Meter re-locations are determined by PG&E. Scope of work to be completed per plans.
28	Please confirm whether PG&E construction drawings have been issued for this project and provide them if available.	PG&E design is currently being reviewed by PG&E Engineering. These drawings are anticipated to be released by mid-November.
29	Does not appear that all Addendum 01 attachments are listed on the title sheet. Please list all Addendum 01 attachments included in bid documents.	Addendum 01 attachments are as follows: Exhibit A - A1.1 and P0.1, 0.2, 0.3, 1.1 Exhibit B - PGUSD Adult School Demolition Fiber Re-route.

EXHIBIT B

Attachment per question 12



DEMOLITION LEGEND

- 1. REMOVE EXISTING WALL OPENING CASING AND TRIM.
- 2. CUT NEW ROUGH OPENING IN EXISTING WALL FOR DOOR AS INDICATED.
- 3. REMOVE EXISTING PARTITIONS TO THE EXTENT INDICATED.
- 4. REMOVE EXISTING RAISED PLATFORM, INCLUDING TREADS, RISERS, BRICK PEDESTALS, WALL BASE, TRIM, AND DROPPED SOFFITS. AFTER REMOVAL OF PLATFORM, CLEAN EXISTING CONCRETE SLAB OF DUST AND DEBRIS PRIOR TO INSTALLATION OF NEW FLOOR FINISH MATERIAL.
- 5. REMOVE CURTAINS AND CURTAIN RODS.
- 6. REMOVE EXISTING BASE CABINET AND SINK.
- 7. CUT NEW ROUGH OPENING IN EXISTING 2 x 6 PARTITION FOR FULL WIDTH OF NEW STAGE OPENING. FINISHED HEIGHT OF OPENING SHALL BE 11'-0" ABOVE EXISTING FINISHED FLOOR.
- 8. REMOVE EXISTING DOOR AND ASSOCIATED FRAME, TRIM, AND ROUGH FRAMING. PRESERVE DOOR AND HARDWARE FOR REINSTALLATION.
- 9. REMOVE EXISTING DOOR AND HARDWARE. PRESERVE FOR REINSTALLATION.
- 10. REMOVE EXISTING SLIDING DOORS, FRAMES, AND HARDWARE.
- 11. REMOVE EXISTING BASE CABINETS AND WALL CABINETS.
- 12. REMOVE EXISTING SCULLERY COUNTER, SINKS, PAPER TOWEL DISPENSER AND OTHER ASSOCIATED ACCESSORIES.
- 13. SEE MECHANICAL AND ELECTRICAL SHEETS FOR ADDITIONAL DEMOLITION WORK.

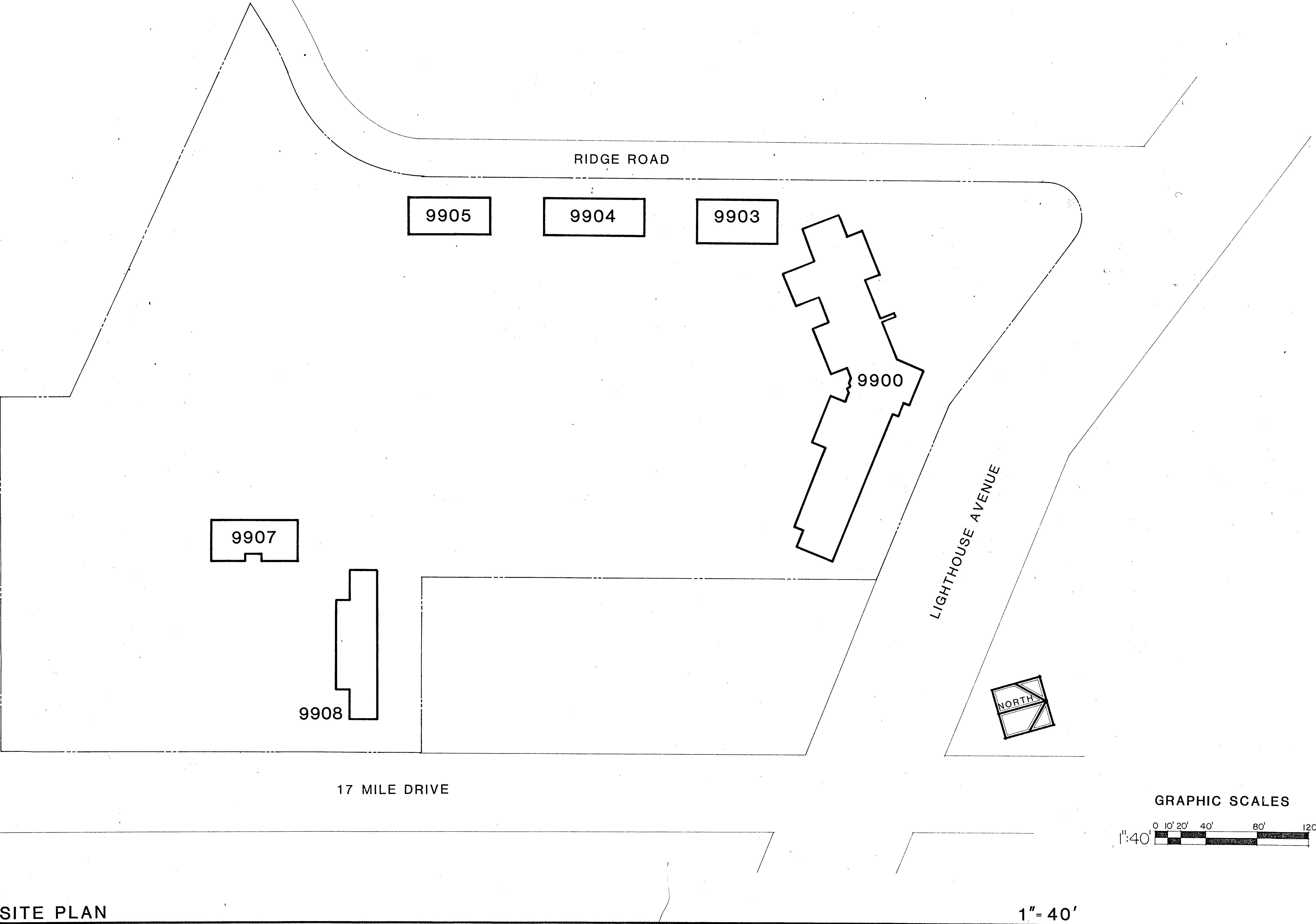
REMODELING LEGEND

- A. CLOSE WALL OPENING TO THE EXTENT INDICATED WITH WOOD STUDS AND FINISH WITH GYPSUM WALL BOARD TO MATCH EXISTING FINISH THICKNESS. FINISHED INFILL WALL THICKNESS SHALL MATCH EXISTING FINISHED WALL THICKNESS.
- B. NEW ROUGH FRAMING FOR DOOR OR CASE OPENING AS INDICATED.
- C. NEW CARPET.
- D. NEW SOLID CORE 3'-0" x 6'-8" x 1-3/8" THICK WOOD DOOR, FRAME, AND TRIM. HARDWARE SHALL BE AS FOLLOWS:
1-1/2 PAIR BALL BEARING BUTT HINGES, 4" x 4"
PLY SCHLAGE D70PO CLASSROOM LOCK OR APPROVED EQUAL
1 BASE MOUNTED DOOR STOP
1 CLOSER
- E. NEW WOOD DOOR FRAME AND TRIM. REINSTALL EXISTING DOOR AND HARDWARE. NOTE NEW DIRECTION OF DOOR SWING AS INDICATED.
- F. NEW 2 x 4 WOOD STUD PARTITION WITH NEW GYPSUM BOARD FINISH TO UNDERSIDE OF ROOF DECK. SCRIBE PARTITION TO FIT AROUND EXISTING TRUSS AS REQUIRED.
- G. NEW 2 x 4 WOOD STUD PARTITION WITH NEW GYPSUM BOARD FINISH TO UNDERSIDE OF AND CENTERED ON BEAM. THE WALL OPENING AS INDICATED SHALL BE 3'-0" WIDE x HEIGHT OF BOTTOM OF EXISTING BEAM ABOVE FINISH FLOOR AND SHALL BE DRY WALL CASED.
- H. NEW 2 x 4 WOOD STUD PARTITION WITH STUDS FLAT AND NEW GYPSUM BOARD FINISH TO UNDERSIDE OF EXISTING CEILING. SCRIBE ENDS OF NEW PARTITION TO FIT TO EXISTING WALL AS REQUIRED.
- J. NEW 2 x 4 WOOD STUD PARTITION WITH NEW GYPSUM BOARD FINISH TO UNDERSIDE OF EXISTING CEILING. SCRIBE ENDS OF NEW PARTITION TO FIT TO EXISTING WALL AS REQUIRED.
- K. NEW 2 x 6 STUD PARTITION TO UNDERSIDE OF EXISTING TRUSS. NEW GYPSUM BOARD FINISH ON EACH SIDE OF PARTITION SHALL EXTEND TO UNDERSIDE OF ROOF DECK TO CONCEAL EXISTING TRUSS. PROVIDE BLOCKING AND/OR FURRING AS REQUIRED AROUND TRUSS.
- L. NEW WALL BASE OF HEIGHT, COLOR, AND MATERIAL TO MATCH EXISTING.
- M. NEW 5/8" GYPSUM BOARD SOFFIT 8'-0" ABOVE FINISH FLOOR WHERE INDICATED.
- N. REPAIR ROOF AND CEILING TO MATCH EXISTING WHERE EXISTING KITCHEN EXHAUST FAN AND HOOD ARE TO BE REMOVED. (SEE MECHANICAL DRAWINGS.)
- P. CONSTRUCT NEW STAGE PLATFORM; CONSTRUCT NEW RAMP FROM PLATFORM TO EXIT DOOR AS INDICATED.
- Q. FURR OUT WALL AROUND AND ABOVE NEW STAGE OPENING AS INDICATED. FINISH WITH GYPSUM BOARD TO MATCH FINISH TEXTURE OF EXISTING ADJACENT WALL SURFACES.
- R. INSTALL NEW 6 x 16 HEADER AND ROUGH FRAMING AT NEW STAGE OPENING. CASE OPENING WITH GYPSUM BOARD TO MATCH FINISH TEXTURE OF EXISTING ADJACENT WALL SURFACES.
- T. REFINISH WALL SURFACES AS REQUIRED WITH GYPSUM BOARD TO MATCH EXISTING WALL THICKNESS AND FINISH TEXTURE.
- U. REPAIR OR REPLACE CHAIN WINDOW-OPERATING MECHANISMS AS REQUIRED TO RESTORE WINDOW OPERABILITY.
- V. REPLACE EXISTING TRELLIS BETWEEN BUILDINGS 9903 AND 9904 WITH NEW PAINTED WOOD FRAMED TRELLIS TO MATCH EXISTING.

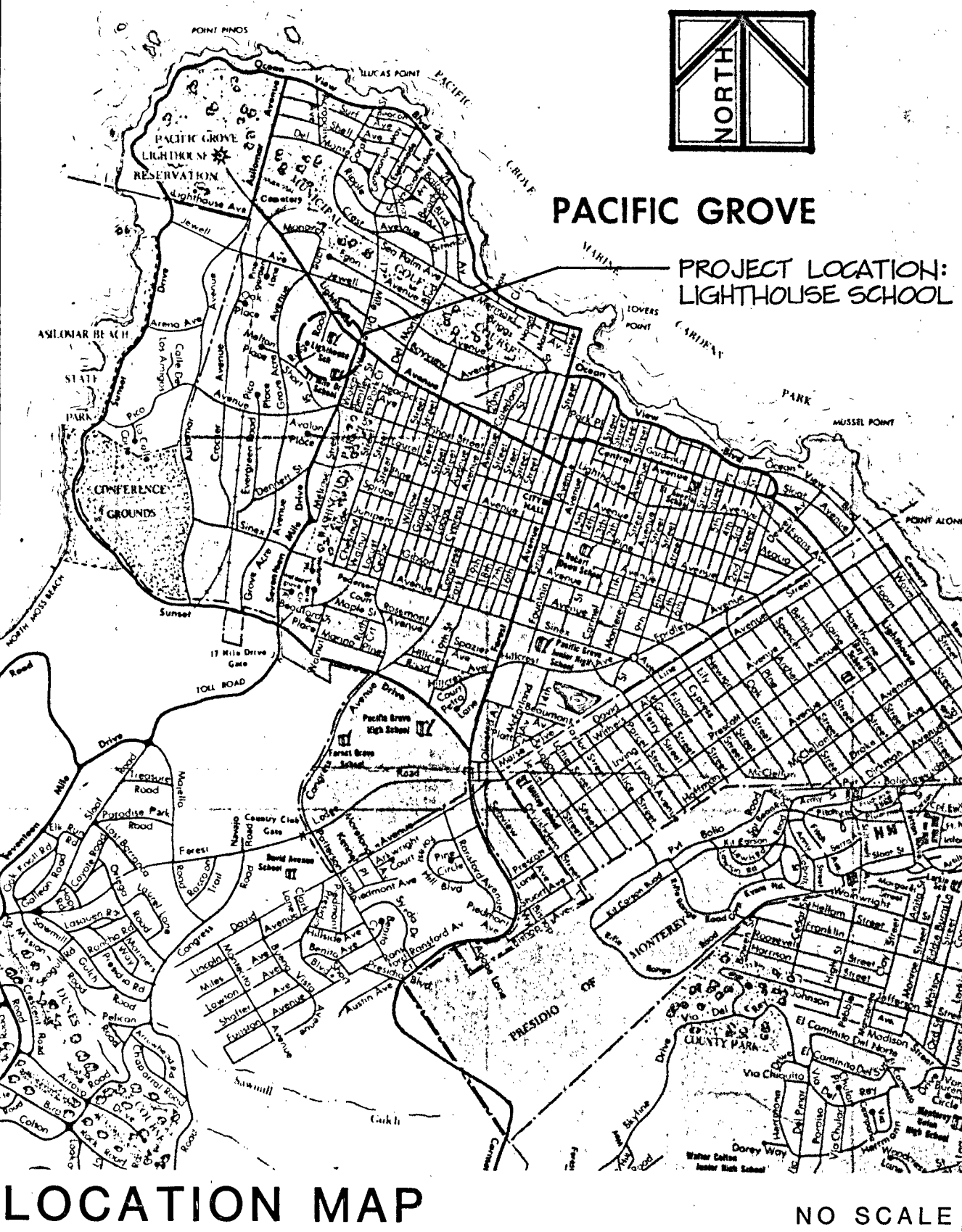
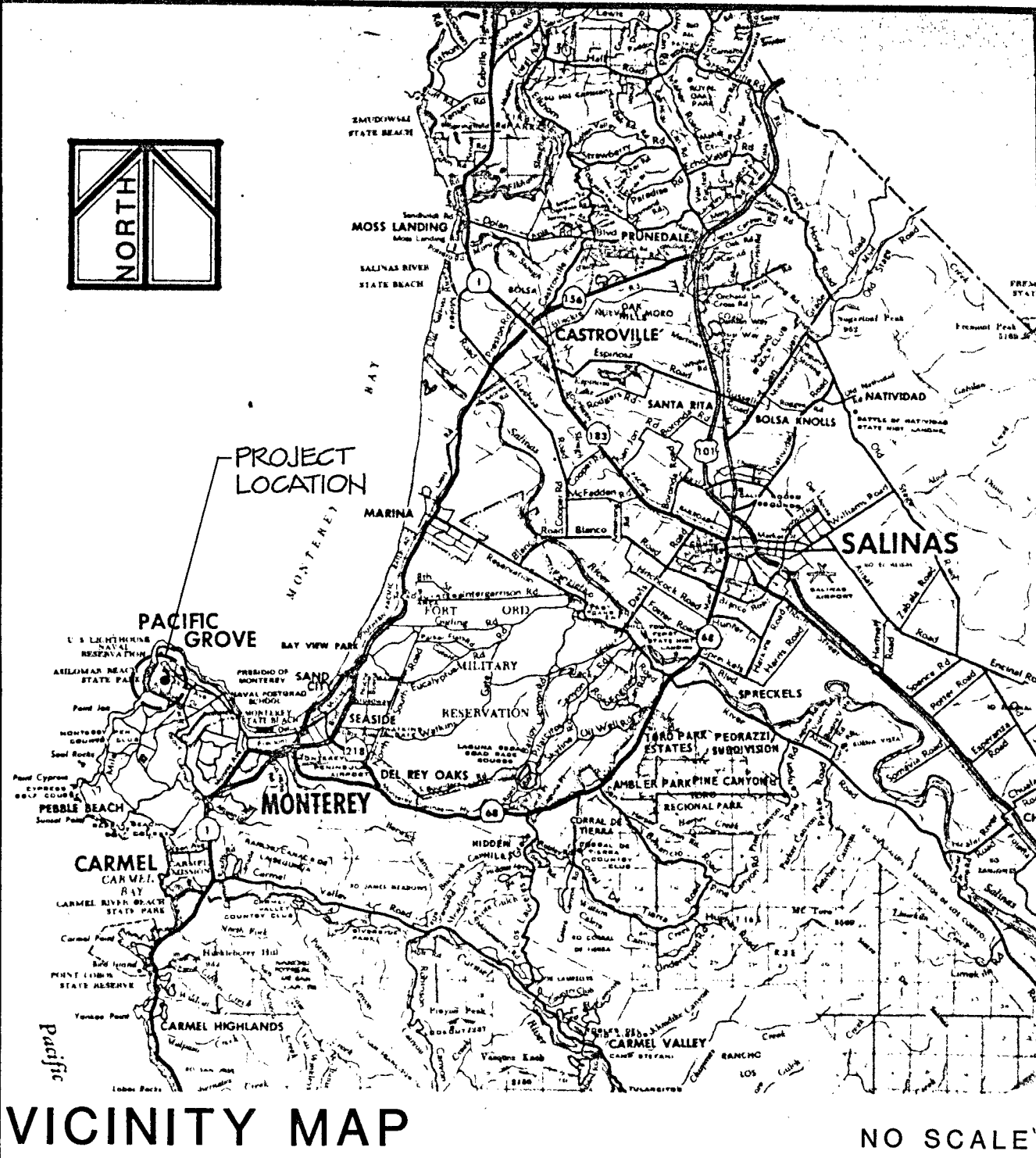
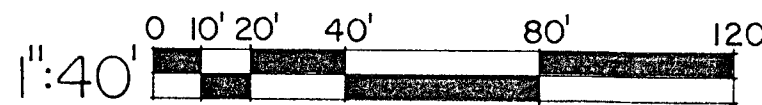
MATERIALS LIST

- ROUGH CARPENTRY**
- WOOD STUDS SHALL BE "STUD" GRADE.
FURRING, BLOCKING AND PLATES SHALL BE "STANDARD" GRADE.
HEADERS AND STAGE PLATFORM FRAMING SHALL BE DOUGLAS FIR # 1.
SLEEPERS AND TRELLIS FRAMING SHALL BE PRESURE-TREATED DOUGLAS FIR # 1.
PLYWOOD STAGE SUBFLOOR SHALL BE C-DX, TONGUE & GROOVE, 3/4" THICK.
- FINISH CARPENTRY**
- "PRESWOOD" WALL BASE AT NEW PARTITIONS TO MATCH EXISTING IN BUILDING 9900.
3/4" x 5-1/2" WOOD BASE WITH OAK SHOE MOULD AT NEW PARTITIONS TO MATCH EXISTING IN BUILDINGS 9903, 9904 AND 9905.
DOOR TRIM SHALL BE PINE.
- ROOFING**
- MATERIALS FOR MINOR ROOF REPAIR SHALL MATCH EXISTING. (MINOR ROOF REPAIR OCCURS WHERE EXISTING RANGE HOOD, FAN AND OUT ARE TO BE REMOVED IN BUILDING 9903 - SEE MECHANICAL DRAWINGS, SHEET M-2.)
- DOORS**
- NEW DOORS SHALL BE 3'-0" x 6'-8" x 1-3/8" THICK, SOLID CORE, 20-MINUTE LABEL, PAINT GRADE FACE VENEER.
- DOOR HARDWARE**
- 1-1/2 PAIR BALL BEARING BUTT HINGES, 4" x 4" PER LEAF.
1 PLY SCHLAGE D70PO CLASSROOM LOCK OR APPROVED EQUAL PER LEAF.
1 BASE MOUNTED DOORSTOP PER LEAF.
1 CLOSER PER LEAF.
ALL HARDWARE FINISHES SHALL MATCH EXISTING.
- WINDOW HARDWARE**
- REPAIR OR REPLACE CHAIN WINDOW-OPERATING MECHANISMS TO MATCH EXISTING AS REQUIRED TO RESTORE WINDOW OPERABILITY IN BUILDING 9900.
- FINISHES**
- GYPSUM BOARD:**
5/8" TYPE "X" GYPSUM BOARD - 1 LAYER EACH FACE OF NEW ONE-HOUR RATED PARTITIONS.
1/2" GYPSUM BOARD AT ALL OTHER NEW PARTITIONS.
- RESILIENT FLOORING AND WALL BASE:**
BUILDING 9903 - NEW STAGE PLATFORM:
12" x 12" x 1/8" THICK VINYL ASBESTOS TILE.
4" HIGH RUBBER OR VINYL WALL BASE.
1/8" THICK RUBBER STAIR COVE RISERS.
MEDIUM GAUGE BUTT-TYPE RUBBER STAIR NOSING.
SQUARE NOSE.
1/8" THICK RUBBER LANDING TILE ON RAMP.
- BUILDING 9907:**
4" HIGH RUBBER BASE AT NEW PARTITIONS TO MATCH EXISTING.
- CARPET:**
CARPET WITH "CLASS A" FLAME SPREAD RATING TO MATCH EXISTING (BUILDING 9900, ROOM 3 AND ROOM 4).
- PAINTING:**
INTERIOR WOOD DOORS, TRIM AND MILLWORK:
1 COAT INTERIOR ENAMEL UNDERCOAT
2 COATS INTERIOR SEMI-GLOSS ENAMEL
- EXTERIOR WOOD (TRELLIS):**
1 COAT EXTERIOR LATEX BASE PRIMER COAT FOR WOOD
2 COATS EXTERIOR LATEX PAINT FOR WOOD SURFACES
- GYPSUM BOARD AND PLASTER (NEW):**
1 COAT LATEX BASE PRIMER COAT
1 COAT INTERIOR, FLAT, LATEX BASE PAINT
- PARTICLE BOARD AND PLASTER (EXISTING):**
1 COAT INTERIOR, FLAT, LATEX BASE PAINT
1 COAT "PYRO-PLASTIC" AT PARTICLE BOARD ONLY

SITE PLAN



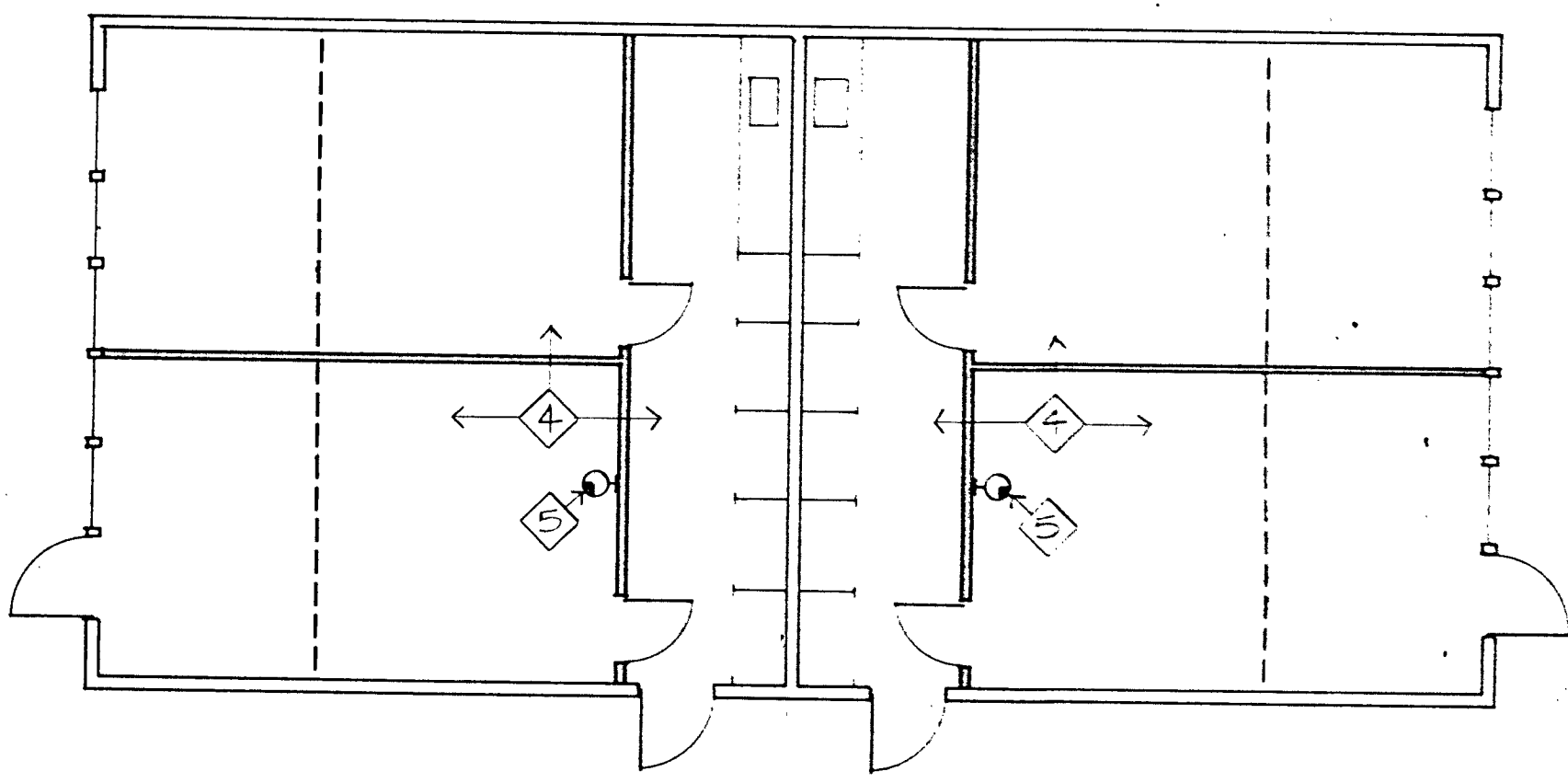
GRAPHIC SCALES



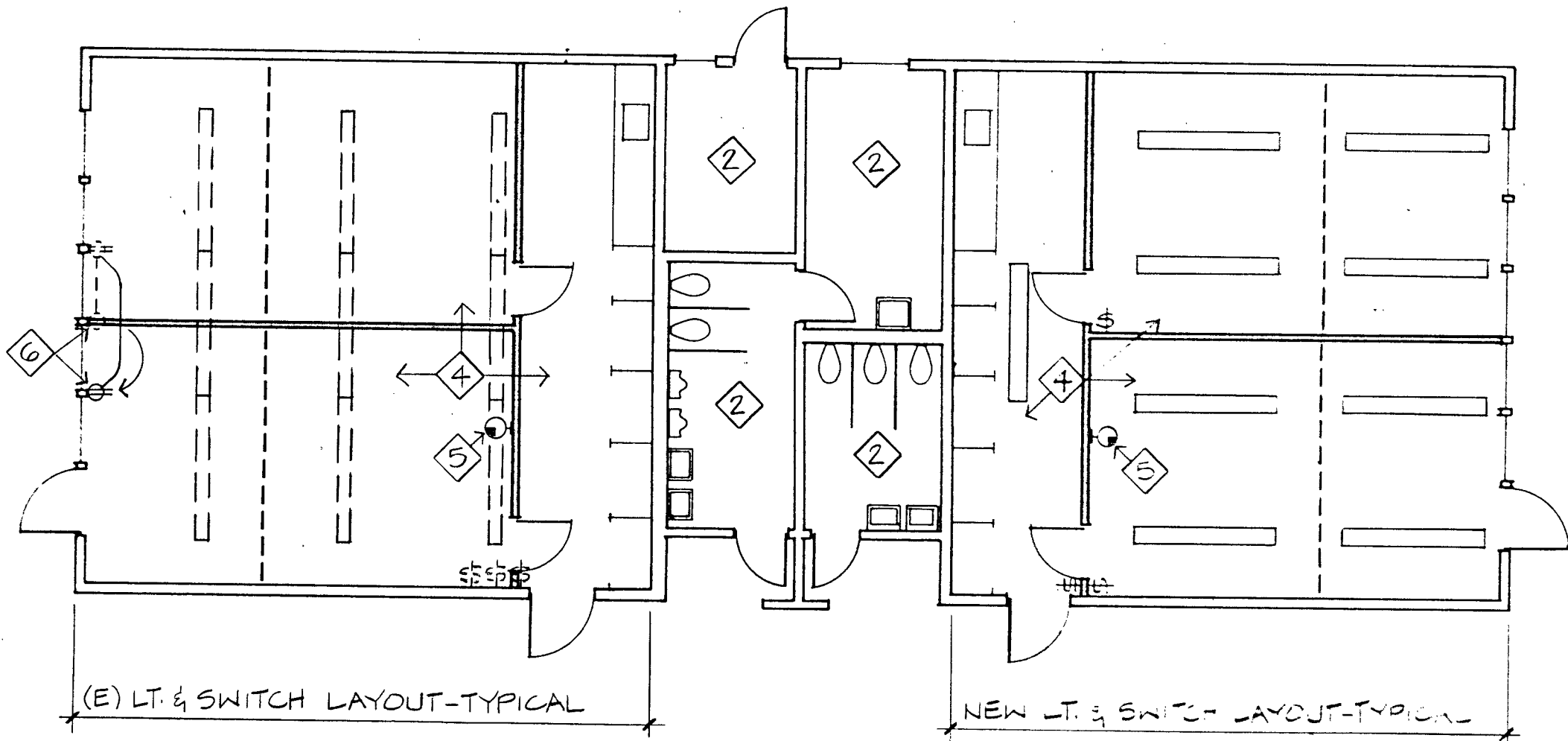
SCOPE OF WORK:

- MODIFY EXISTING CLASSROOMS OF LIGHTHOUSE SCHOOL TO FUNCTION AS LANGUAGE CLASSROOMS FOR THE DEFENSE LANGUAGE INSTITUTE. MODIFICATIONS SHALL INCLUDE THE FOLLOWING:
1. MINOR DEMOLITION INCLUDING PARTITIONS, DOORS, RAISED PLATFORM, TRELLIS, CAFETERIA SERVICE LINE, WALL AND BASE CABINETS IN BUILDINGS 9900, 9903, 9904, 9905, 9907, and 9908.
 2. SUBDIVISION OF EXISTING SPACES WITH NEW PARTITIONS TO CREATE CLASSROOMS IN BUILDINGS 9900, 9904, 9905, and 9907.
 3. INSTALLATION OF DOORS TO MODIFIED SPACES AS REQUIRED IN BUILDINGS 9900, 9903, 9904, 9905, and 9907.
 4. CONSTRUCTION OF RAISED STAGE PLATFORM IN BUILDING 9903.
 5. RECONSTRUCTION OF EXTERIOR TRELLIS BETWEEN BUILDINGS 9903 AND 9904.
 6. RESTORATION TO FUNCTIONABILITY OF CLEARSTORY WINDOWS IN BUILDINGS 9900, 9904, AND 9905.
 7. MODIFICATION OF EXISTING PLUMBING, MECHANICAL, AND LIGHTING SYSTEMS AS REQUIRED IN BUILDINGS 9900, 9903, 9904, 9905, 9907, and 9908.
 8. RE-PAINT ALL INTERIOR SURFACES PREVIOUSLY PAINTED AND ALL NEW WORK IN ALL BUILDINGS. DO NOT PAINT ACOUSTICAL TILE CEILINGS.

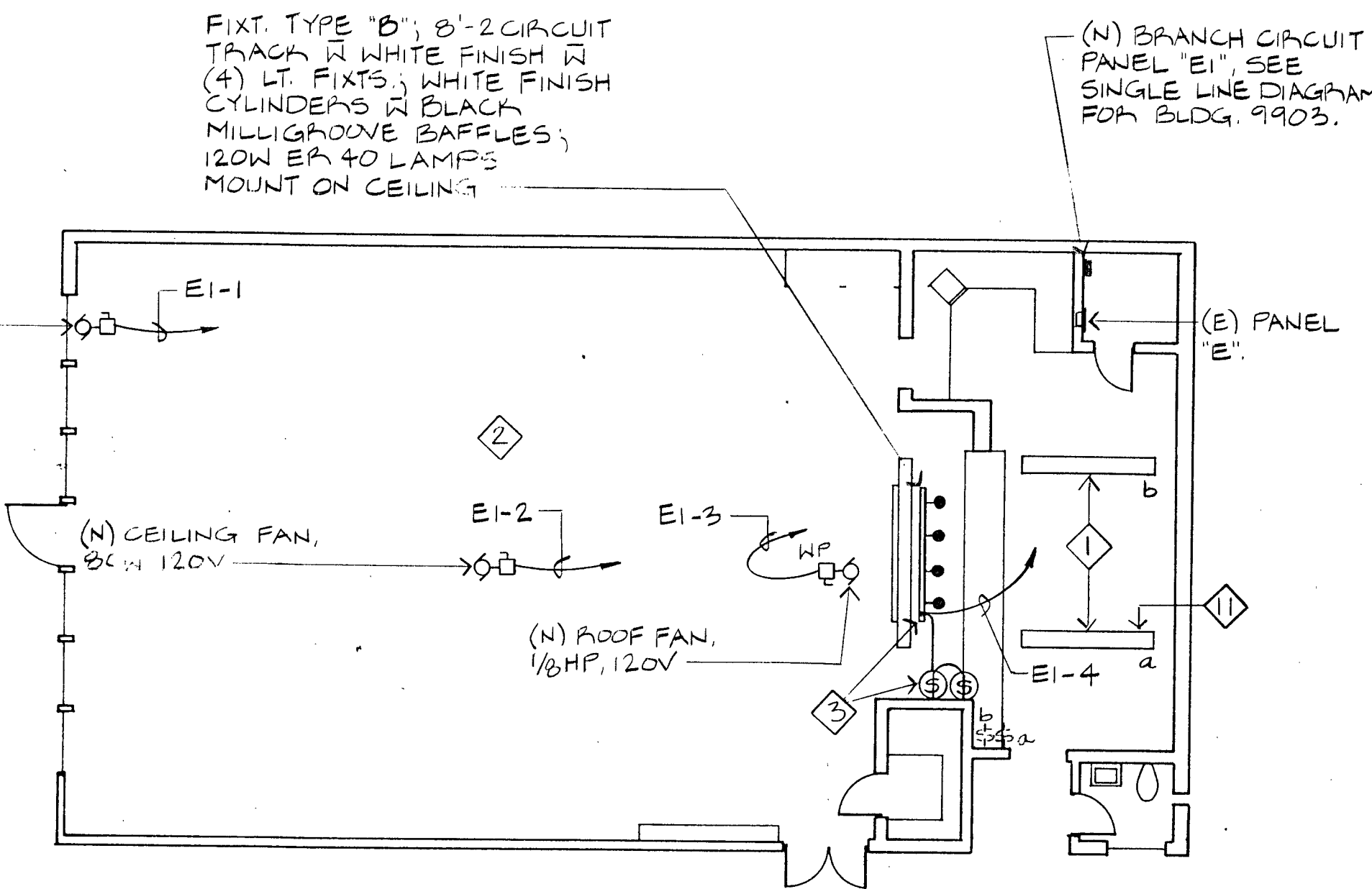
REVISION	DATE	DESCRIPTION	BY
DIRECTORATE OF ENGINEERING AND HOUSING U. S. ARMY FORT ORD, CALIFORNIA			
ENGINEERED BY: RKW	CLASSROOM MODIFICATIONS, LIGHTHOUSE SCHOOL, PACIFIC GROVE, CA.		
DRAWN BY: TS	EC-10599-4P		
CHECKED BY: BG	SUBMITTED:		
APPROVAL RECOMMENDED:		DATE:	
CHIEF ENGINEER PLANS & REAL PROPERTY		DEPUTY DIRECTOR FACILITIES ENGINEERING	
COLONEL DIRECTOR, FACILITIES ENGINEERING		SCALE AS NOTED	SHEET 11 OF 8
		DRAWING NUMBER F-2983	



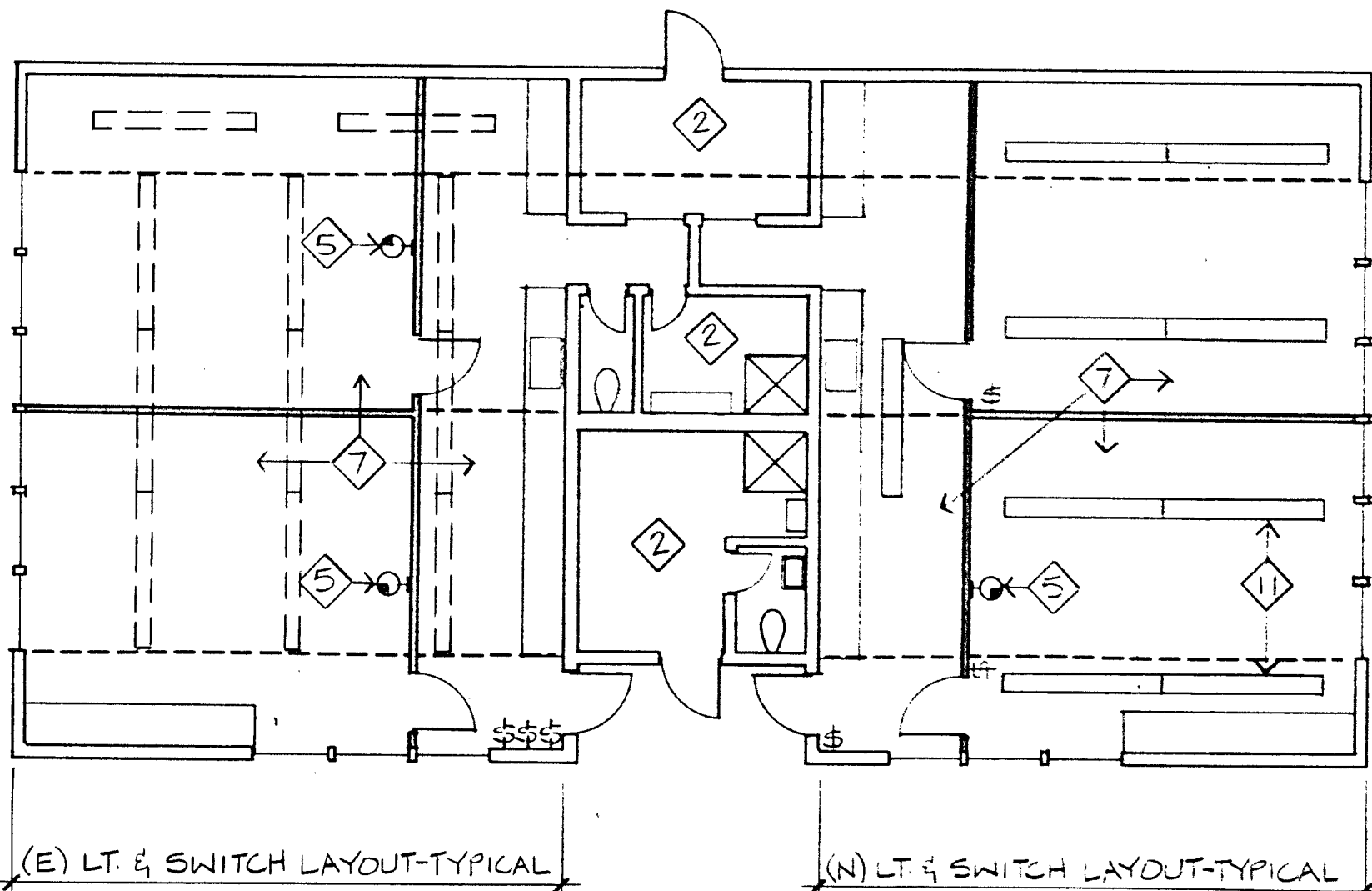
9905-ELEC. PLAN
1/8"=1'-0"



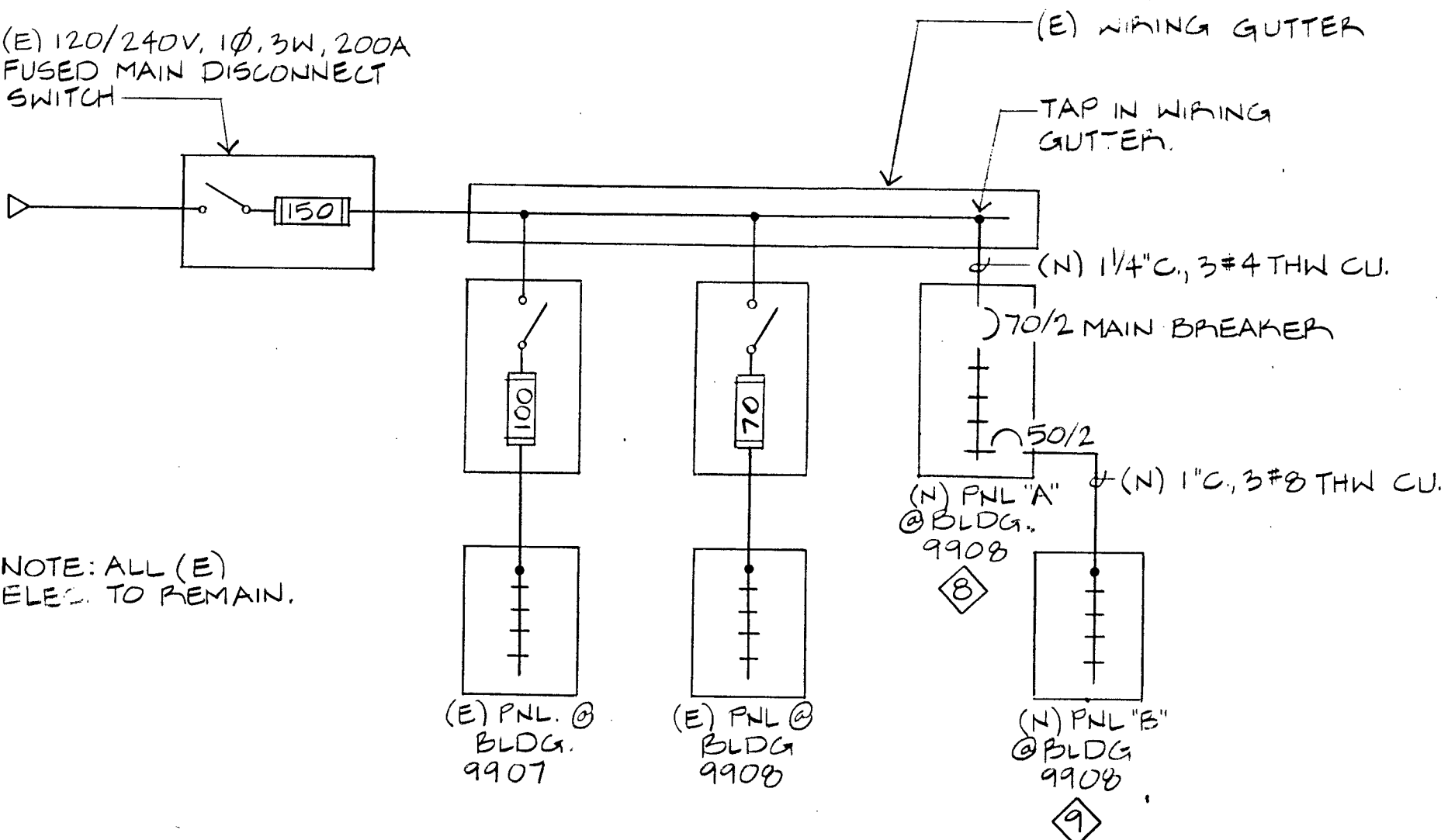
9904-ELEC. PLAN
1/8"=1'-0"



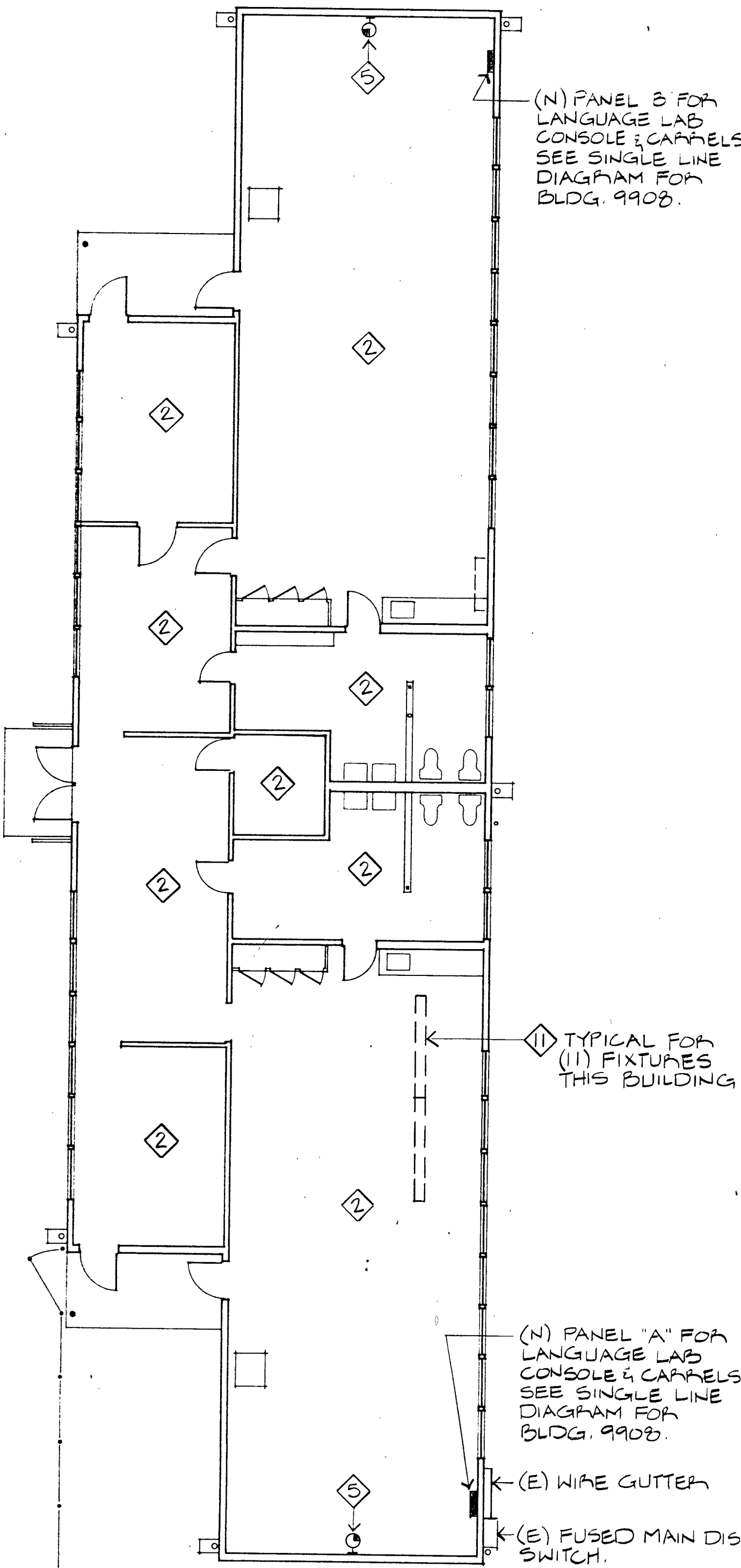
9903-ELEC. PLAN
1/8"=1'-0"



9907-ELEC. PLAN
1/8"=1'-0"



SINGLE LINE DIAGRAM - BLDG 9908
NO SCALE



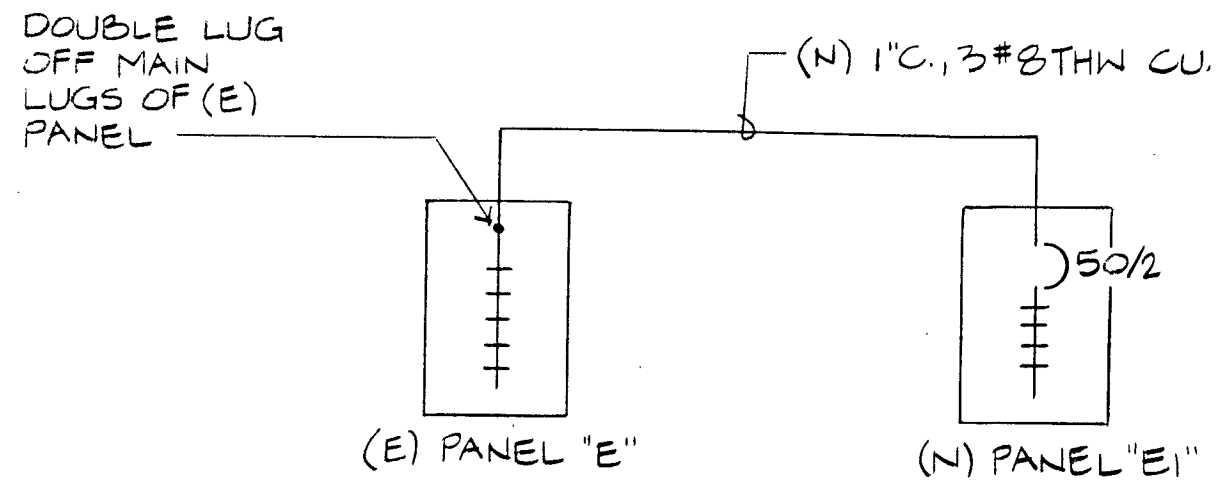
9908-ELEC. PLAN
1/8"=1'-0"

SCOPE OF WORK

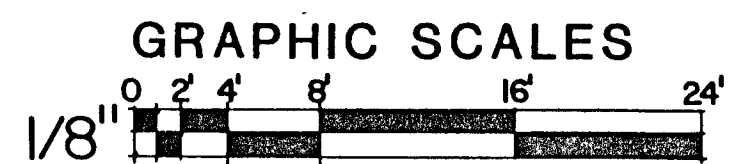
- SCOPE OF WORK
(THIS SHEET)
- REVISE (E) LIGHTS TO (N) LAYOUT. REMOVE (E) AND ADD (N) SWITCHES AS INDICATED ON PLANS. BUILDINGS #9903, 9904, 9905, AND 9907.
 - ADD TWO (N) WALL MOUNTED, BATTERY OPERATED CLOCKS. BUILDINGS #9904 AND 9905.
 - ADD THREE (N) WALL MOUNTED, BATTERY OPERATED CLOCKS. BUILDING #9907.
 - ADD (N) BRANCH CIRCUIT ELECTRICAL PANELS AS INDICATED ON PLANS. BUILDINGS #9903 AND 9908.
 - ADD (N) LIGHTS AND SWITCHES. BUILDING #9903.
 - CONNECT (N) MECHANICAL EQUIPMENT. BUILDING #9904.
 - RELOCATE (E) DUPLEX RECEPTACLE AND RECONNECT. BUILDING #9904.
 - REPAIR A TOTAL OF 14 (E) LT. FIXT. BLDG 9903, 9907 & 9908.

SHEET NOTES

- REARRANGE (E) LT. FIXTS. AS SHOWN. REUSE (E) LT. SWITCHES.
- EXISTING LT. FIXTS. & SWITCHES TO REMAIN "AS IS".
- INSTALL (N) TRACK LIGHTING & DIMMER SWITCHES.
- REVISE (E) LIGHTING (SEE BLDG. 9904 FOR TYPICAL (E) & (N) LT. FIXT. LAYOUTS). REMOVE (E) SWITCHES & INSTALL (N) SWITCHES AS INDICATED ON PLANS.
- INSTALL (N) WALL MTD. QUARTZ, BATTERY OPERATED CLOCK, MIN. 10" ROUND, WHITE FACE, BLACK MARKINGS, RED SECOND HAND, STEEL CASE, GLASS OR PLASTIC LENS, PROVIDE (N) ALKALINE BATTERIES OF REQUIRED TYPE.
- RELOCATE (E) SURFACE MOUNTED DUPLEX RECEPTACLE. EXTEND SURFACE CONDUIT & WIRING TO RELOCATED OUTLET.
- REVISE (E) LIGHTING AS INDICATED ON PLANS. REMOVE (E) SWITCHES & INSTALL (N) SWITCHES AS INDICATED.
- PANEL "A", 100A, 120/240V, 1Ø, 3W, 20A/2P MAIN BARR. (12) 1-POLE SPACES, (5) 20A/1POLE QO BRANCH CIRCUIT BREAKERS, (1) 50A/2P SUBFEED BARR., SQUARE D CO. TYPE "QO" OR EQUAL.
- SAME AS PANEL "A" (SEE NOTE 8) EXCEPT MAIN LUGS ONLY AND NO 20A/2P SUBFEED BARR.
- SAME AS PANEL "A" (SEE NOTE 8) EXCEPT 50A/2P MAIN BARR. & NO 30A/2P SUBFEED BREAKER.
- REPAIR (E) LT. FIXT.



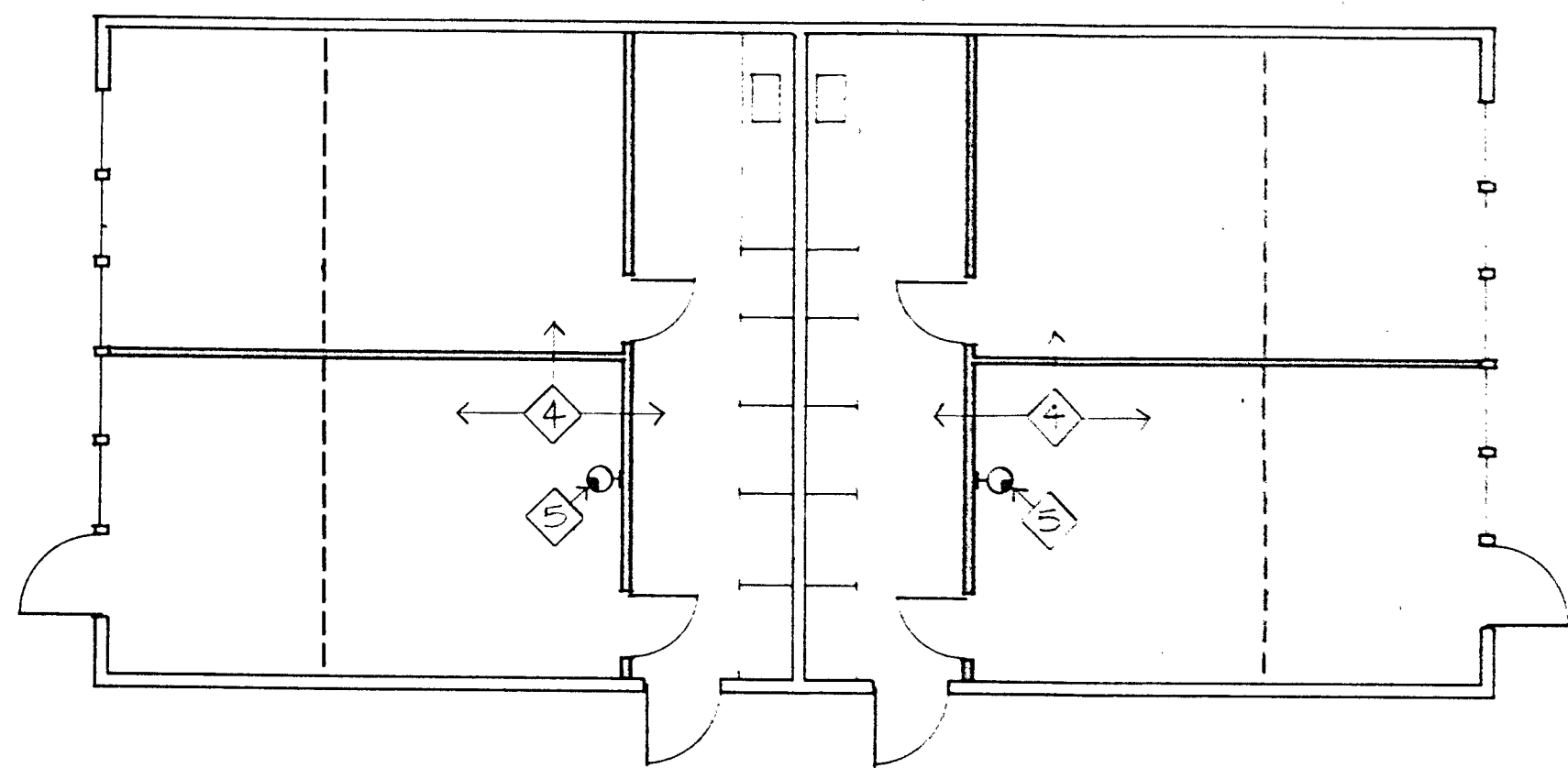
SINGLE LINE DIAGRAM - BLDG. 9903
NO SCALE



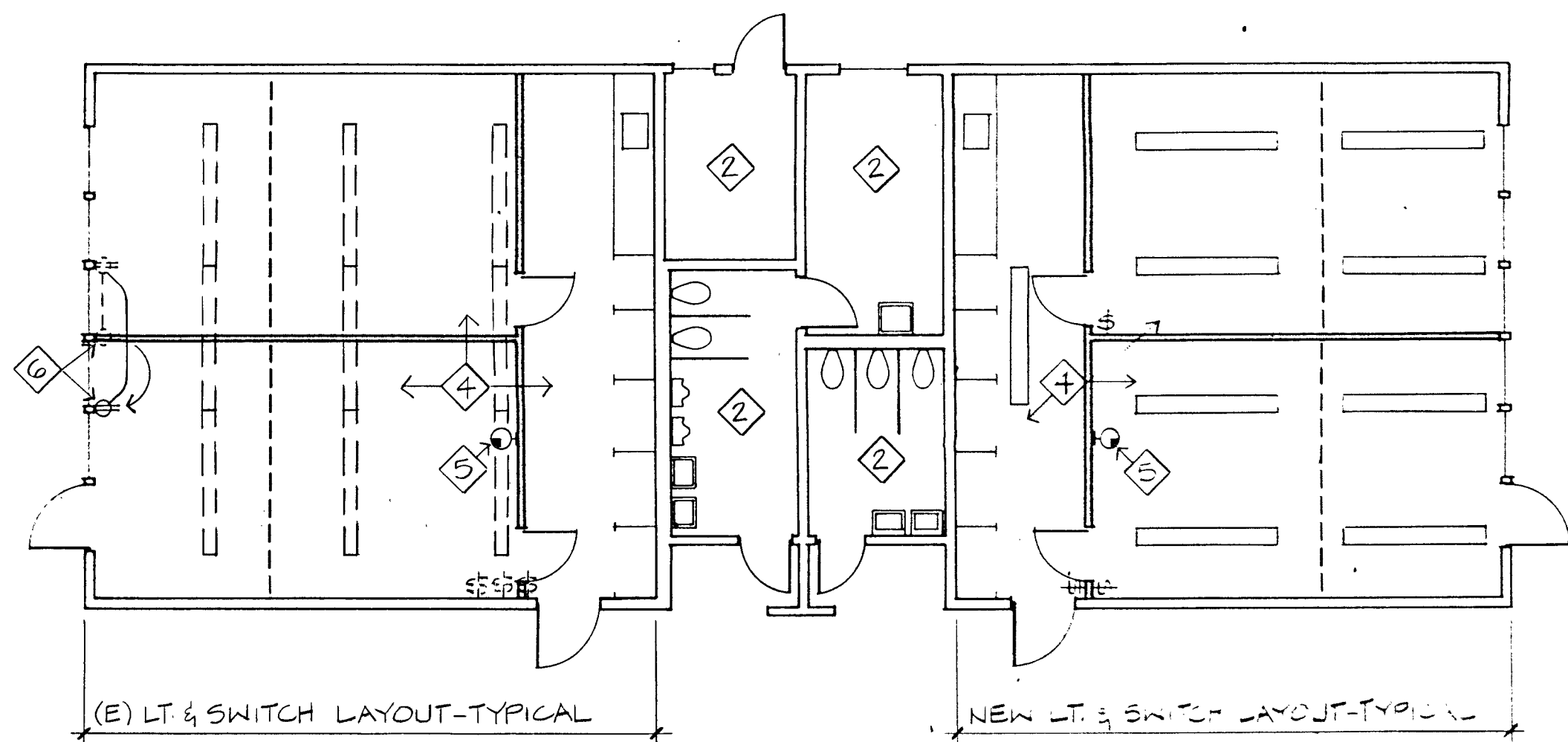
FEHR ENGINEERING COMPANY
157 SARGENT COURT
MONTEREY, CA 93940
TELE (408) 373-3135
CONSULTING ELECTRICAL ENGINEERS
FE JOB No. 04102

SATISFACTORY TO
NAME
DATE

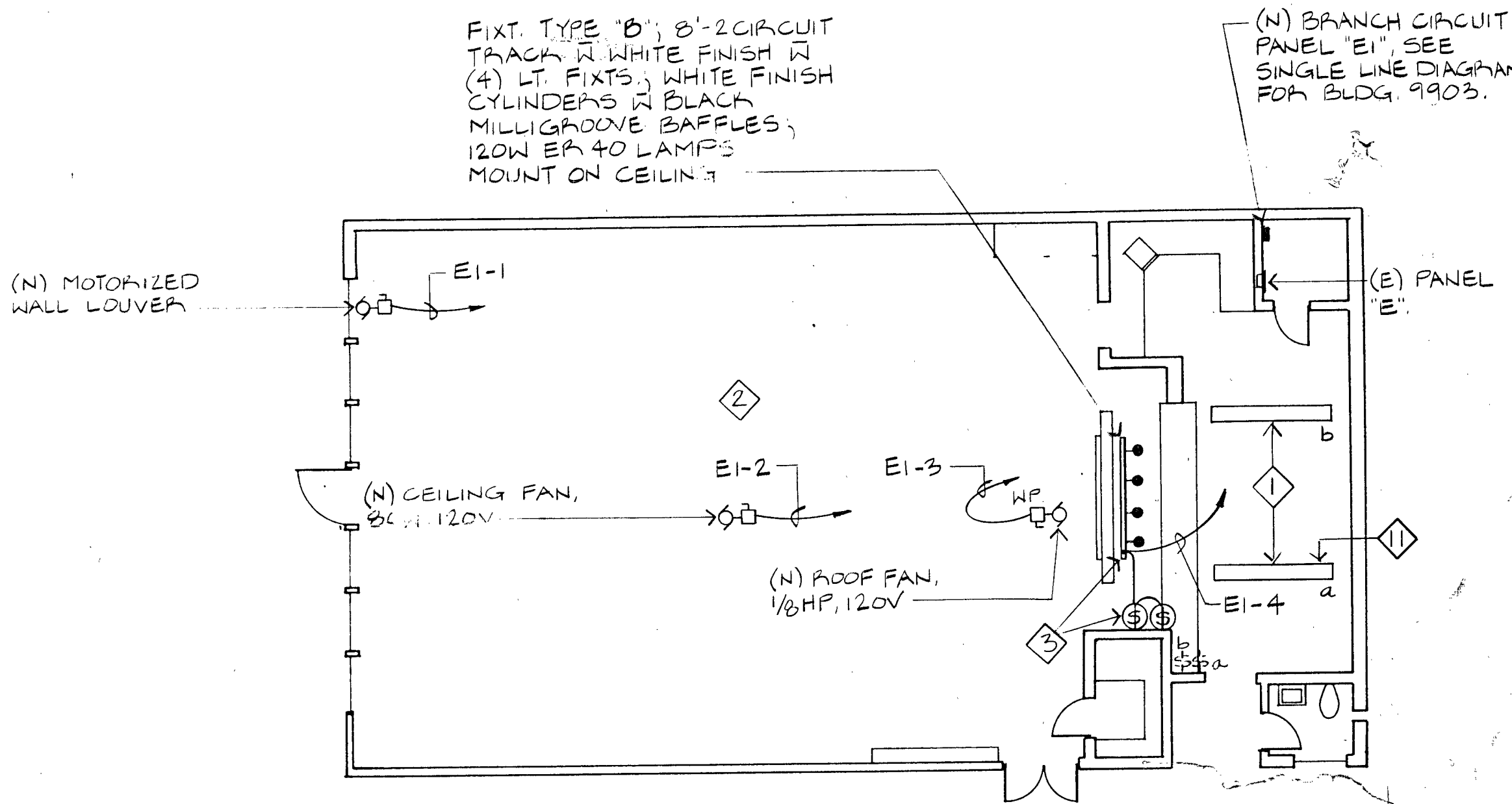
REVISION	DATE	DESCRIPTION	BY
DIRECTORATE OF ENGINEERING AND HOUSING U. S. ARMY FORT ORD, CALIFORNIA			
ENGINEERED BY C.W.D.	CLASSROOM MODIFICATIONS, LIGHTHOUSE SCHOOL, PACIFIC GROVE, CA.		
DRAWN BY B.D.	EC-10599-4P		
CHECKED BY G.L.O.	SUBMITTED: _____ APPROVAL RECOMMENDED: _____ DATE: _____		
CHIEF ENGINEER, PLANS & REAL PROPERTY		DEPUTY DIRECTOR, FACILITIES ENGINEERING	
COLONEL		CORPS OF ENGINEERS DIRECTOR, FACILITIES ENGINEERING	
SCALE AS NOTED		SHEET E2 OF 8	
DRAWING NUMBER		F-2983	



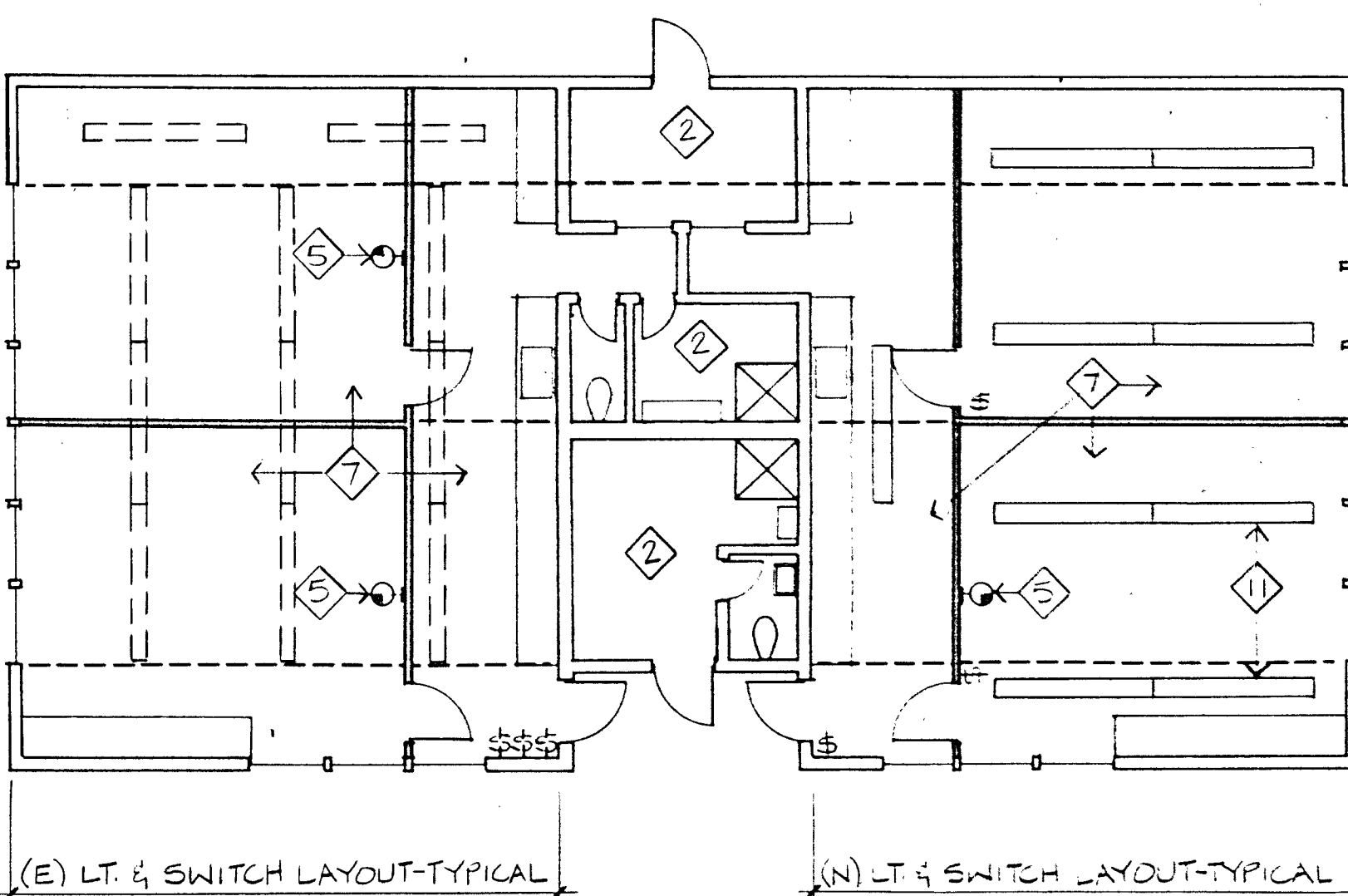
9905-ELEC. PLAN
1/8"=1'-0"



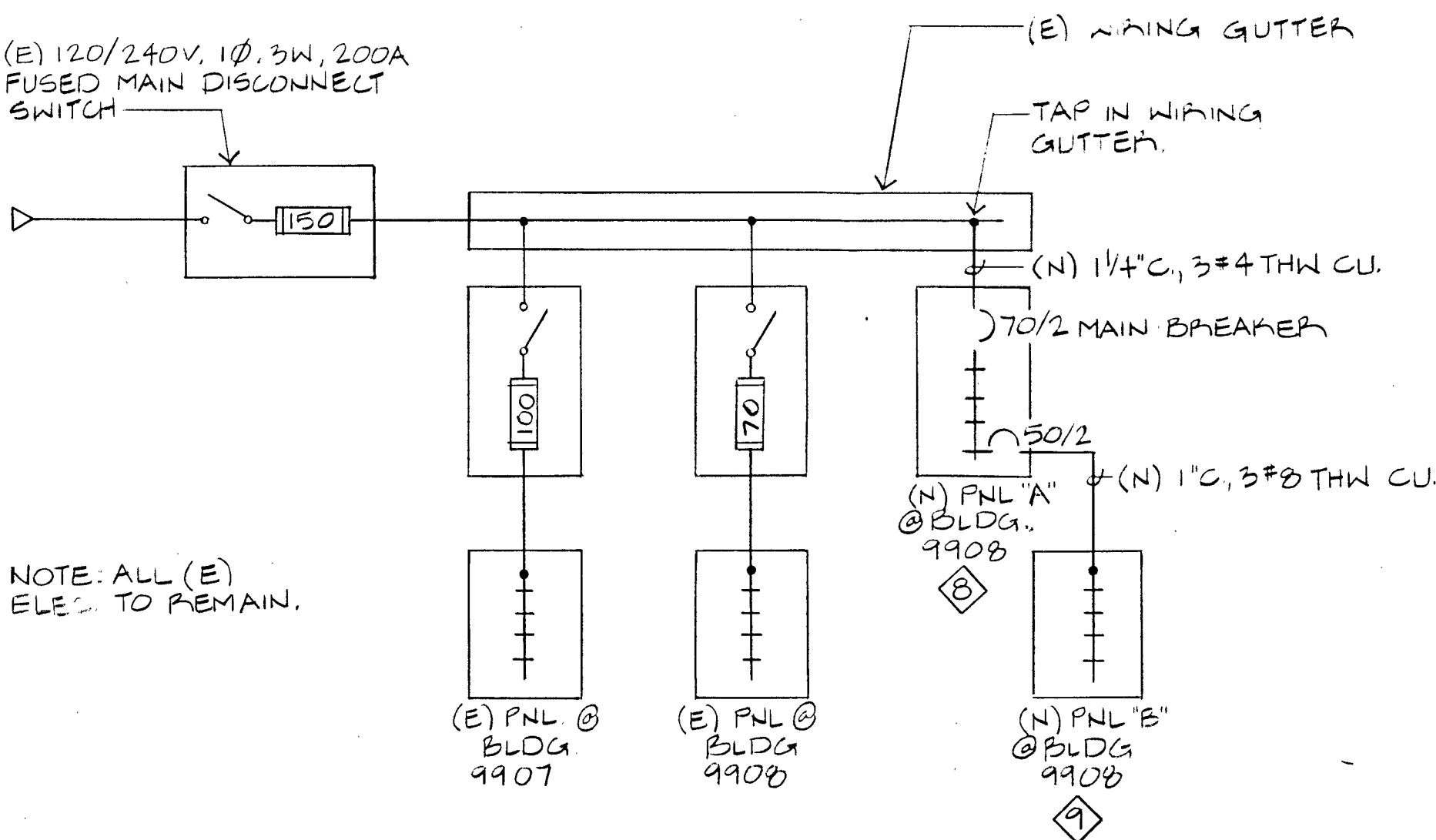
9904-ELEC. PLAN
1/8"=1'-0"



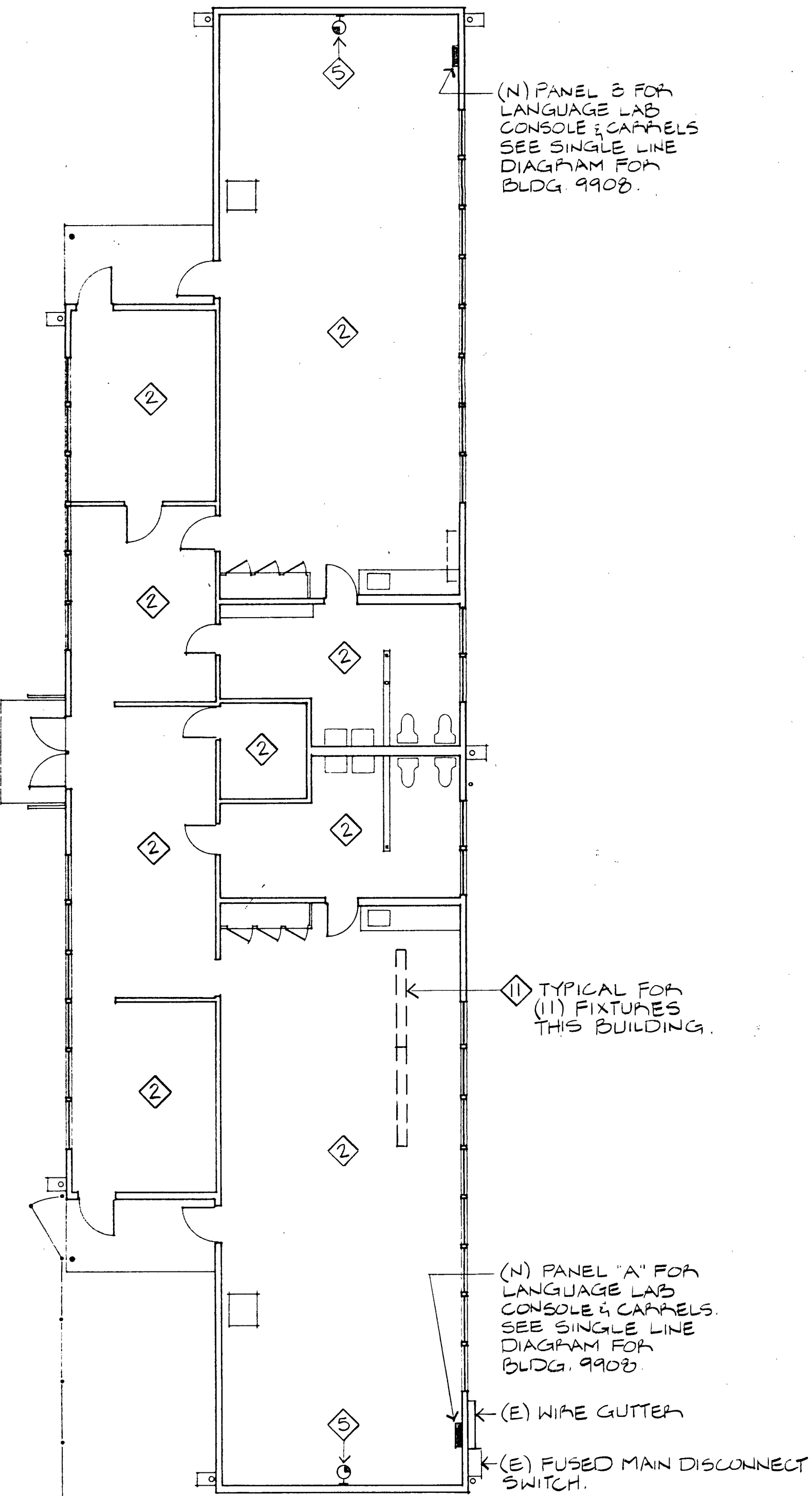
9903-ELEC. PLAN
1/8"=1'-0"



9907-ELEC. PLAN
1/8"=1'-0"



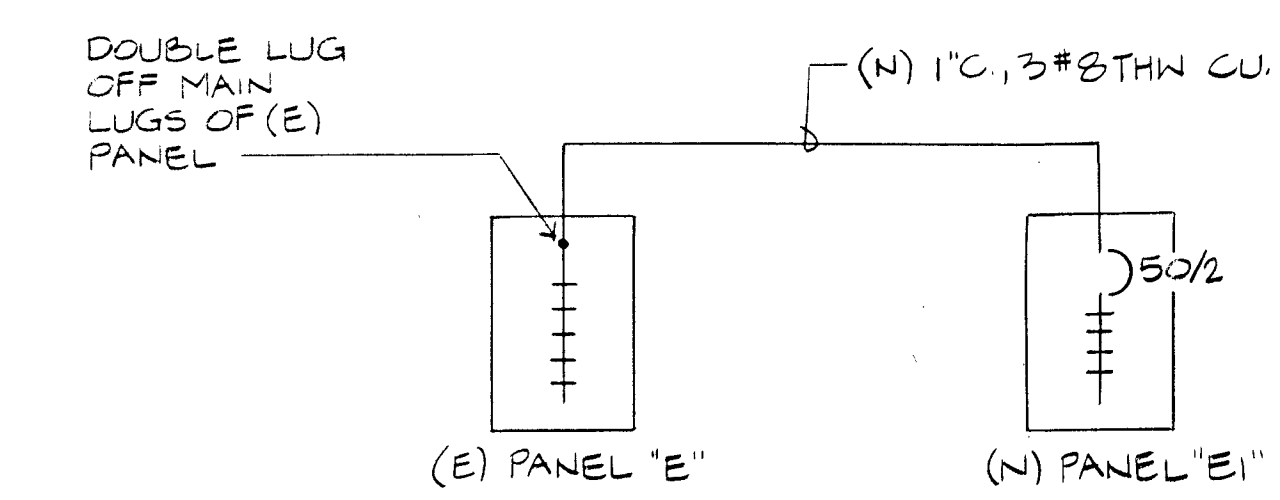
SINGLE LINE DIAGRAM - BLDG 9906
NO SCALE



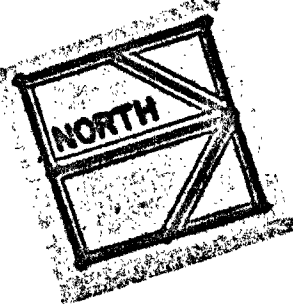
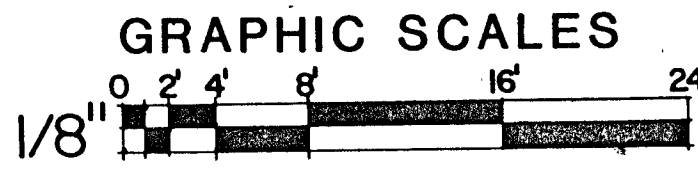
9908-ELEC. PLAN
1/8"=1'-0"

SCOPE OF WORK SHEET NOTES

- SCOPE OF WORK (THIS SHEET)
- REVISE (E) LIGHTS TO (N) LAYOUT. REMOVE (E) AND ADD (N) SWITCHES AS INDICATED ON PLANS. BUILDINGS #9903, 9904, 9905, AND 9907.
 - ADD TWO (N) WALL MOUNTED, BATTERY OPERATED CLOCKS. BUILDINGS #9904 AND 9905.
 - ADD THREE (N) WALL MOUNTED, BATTERY OPERATED CLOCKS. BUILDING #9907.
 - ADD (N) BRANCH CIRCUIT ELECTRICAL PANELS AS INDICATED ON PLANS. BUILDINGS #9903 AND 9908.
 - ADD (N) LIGHTS AND SWITCHES. BUILDING #9903.
 - CONNECT (N) MECHANICAL EQUIPMENT. BUILDING #9903.
 - RELOCATE (E) DUPLEX RECEPTACLE AND RECONNECT. BUILDING #9904.
 - REPAIR A TOTAL OF 14 (E) LT. FIXT. BLDG. 9903, 9907 & 9908.
- SHEET NOTES
- REARRANGE (E) LT. FIXTS. AS SHOWN. REUSE (E) LT. SWITCHES.
 - EXISTING LT. FIXTS. & SWITCHES TO REMAIN "AS IS".
 - INSTALL (N) TRACK LIGHTING & DIMMER SWITCHES.
 - REVISE (E) LIGHTING (SEE BLDG. 9904 FOR TYPICAL (E) & (N) LT. FIXT. LAYOUTS). REMOVE (E) SWITCHES & INSTALL (N) SWITCHES AS INDICATED ON PLANS.
 - INSTALL (N) WALL MTD. QUARTZ, BATTERY OPERATED CLOCKS, MIN. 10" ROUND, WHITE FACE, BLACK MARKINGS, RED SECOND HAND, STEEL CASE, GLASS OR PLASTIC LENS. PROVIDE (N) ALKALINE BATTERIES OF REQUIRED TYPE.
 - RELOCATE (E) SURFACE MOUNTED DUPLEX RECEPTACLE. EXTEND SURFACE CONDUIT & WIRING TO RELOCATED OUTLET.
 - REVISE (E) LIGHTING AS INDICATED ON PLANS. REMOVE (E) SWITCHES & INSTALL (N) SWITCHES AS INDICATED.
 - PANEL "A", 100A, 120/240V, 1Ø, 3W, 200A MAIN BRK. (12) 1-POLE SPACES, (3) 2ØA/1ØLE QO BRANCH CIRCUIT BREAKERS, (1) 5ØA/2Ø SUBFEED BRK., SQUARE D CO. TYPE "QO" OR EQUAL.
 - SAME AS PANEL "A" (SEE NOTE 8) EXCEPT MAIN LUGS ONLY AND NO 5ØA/2Ø SUBFEED BRK.
 - SAME AS PANEL "A" (SEE NOTE 8) EXCEPT 5ØA/2Ø MAIN BRK. & NO 5ØA/2Ø SUBFEED BREAKER.
 - REPAIR (E) LT. FIXT.



SINGLE LINE DIAGRAM - BLDG. 9903
NO SCALE



FEHR ENGINEERING COMPANY
157 SARGENT COURT
MONTEREY, CA 93940
TELE (408) 373-3135
CONSULTING ELECTRICAL ENGINEERS
FE JOB No. 04182

ENGINEERED BY GND		CLASSROOM MODIFICATIONS, LIGHHOUSE SCHOOL, PACIFIC GROVE, CA.	
DRAWN BY BD		EC-10599-4P	
CHECKED BY GLO		APPROVAL RECOMMENDED	
SUBMITTED		DATE	
SATISFACTORY TO		SCALE AS NOTED	
NAME		SHEET E2 OF 8	
AGENCY		DRAWING NUMBER F-2983	

CODE ANALYSIS

BUILDING ID.	BUILDING USE	APPLICATION NUMBER	OCC. GROUP	CONST. TYPE	STORIES	ACTUAL AREA	ALLOWABLE AREA	AREA INC. CBC, SECT. 506
A	CLASSROOMS	5533	E	V B	1/19'	13,398 s.f.	BASIC-9500	15,580 s.f.
B	MULTI-PURPOSE	10472	A-3	V B	1/26'	2,317 s.f.	BASIC-6,000	10,140 s.f.
C	CLASSROOMS	10472	E	V B	1/19'	2,421 s.f.	BASIC-9500	
D	CLASSROOMS	10472	E	V B	1/19'	1,937 s.f.	BASIC-9500	
E	CLASSROOMS	14,762	E	V B	1/19'	2,346 s.f.	BASIC-9500	
F	CLASSROOMS	4747	E	V B	1/19'	3,352 s.f.	BASIC-9500	
G	CLASSROOM	01-110303	E	V B	1/19'	969 s.f.	BASIC-9500	

BUILDING 'A'
Aa = At+(Atxlf)
Aa = 9,500+(9500x0.64)
Aa = 15,580 s.f.
If = (F/P-0.25)W/30
If = (660.54/740.86-0.25)29.7/30
If = .62

BUILDING 'B'
Ba = At+(Atxlf)
Ba = 6,000+(6,000x0.69)
Ba = 10,140 s.f.
If = (F/P-0.25)W/30
If = (188.59/201.00-0.25)29.7/30
If = .69

NEW MODULAR CLASSROOMS

BUILDING 'A' CBC SECTION 505:
W FACTOR CALCULATION

WALL NUMBER	LENGTH x CLEARANCE	SUM
1	20.00ft. x 30ft =	600.00 S.F.
2	2.50ft. x 21ft =	52.00 S.F.
3	30.50ft. x 30ft =	915.00 S.F.
4	18.60ft. x 30ft =	48.00 S.F.
5	12.19ft. x 30ft =	36.70 S.F.
6	40.36ft. x 30ft =	1210.00 S.F.
7	12.19ft. x 30ft =	365.00 S.F.
8	64.00ft. x 30ft =	1920.00 S.F.
9	23.89ft. x 30ft =	716.00 S.F.
10	28.27ft. x 30ft =	848.00 S.F.
11	5.75ft. x 30ft =	172.00 S.F.
12	10.75ft. x 30ft =	322.00 S.F.
13	2.50ft. x 30ft =	75.00 S.F.
14	127.50ft. x 30ft =	3,825.00 S.F.
15	12.00ft. x 22ft =	264.00 S.F.
16	15.00ft. x 30ft =	450.00 S.F.
17	8.67ft. x 30ft =	260.00 S.F.
18	72.00ft. x 30ft =	2160.00 S.F.
19	12.67ft. x 30ft =	380.00 S.F.
20	40.50ft. x 30ft =	1,215.00 S.F.
21	14.40ft. x 30ft =	432.00 S.F.

WALL NUMBER	LENGTH x CLEARANCE	SUM
20	14.40ft. x 30ft =	432.00 S.F.
21	40.33ft. x 30ft =	1209.00 S.F.
22	19.72ft. x 30ft =	591.00 S.F.
23	15.00ft. x 30ft =	450.00 S.F.
24	17.25ft. x 30ft =	517.50 S.F.
	04.00ft. x 23ft =	92.00 S.F.
	650.54 ft	19,159.60

BUILDING 'B' CBC SECTION 505: W FACTOR CALCULATION

WALL NUMBER	LENGTH x CLEARANCE	SUM
A	35.67ft. x 30ft =	1,070.00 S.F.
B	65.00ft. x 30ft =	1,950.00 S.F.
C	16.17ft. x 30ft =	485.00 S.F.
D	6.75ft. x 22ft =	149.00 S.F.
	65.00ft. x 30ft =	1,950.00 S.F.
TOTAL	188.59	5,604.00

PARKING ANALYSIS

ACCESSIBLE PARKING PER CBC11B-6
PARKING LOT NUMBER: 1
79 PARKING SPACES TOTAL
3 ACCESSIBLE PARKING SPACES REQUIRED.
3 ACCESSIBLE PARKING SPACES PROVIDED.
PARKING LOT NUMBER: 2
34 PARKING SPACES TOTAL
2 ACCESSIBLE PARKING SPACES REQUIRED.
2 ACCESSIBLE PARKING SPACES PROVIDED.
PARKING LOT NUMBER: 3
4 PARKING SPACES TOTAL
1 ACCESSIBLE PARKING SPACE REQUIRED.
1 ACCESSIBLE PARKING SPACE PROVIDED.
PARKING LOT NUMBER: 4
1 PARKING SPACE TOTAL
1 ACCESSIBLE PARKING SPACE REQUIRED.
1 ACCESSIBLE PARKING SPACE PROVIDED.

CODE NOTES

1. PATH OF TRAVEL INDICATED IS BARRIER FREE ACCESS WITHOUT ANY ABRUPT CHANGES EXCEEDING 1/2" AT 1:2 MAXIMUM SLOPE EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL.
2. PATH OF TRAVEL SHALL BE SLIP RESISTANT WITH MAXIMUM CROSS SLOPE NOT TO EXCEED 2%.
3. NO PATH OF TRAVEL SLOPE SHALL EXCEED 5% UNLESS THEY ARE DESIGNATED AS A RAMP.
4. OPENINGS IN GRATING LOCATED IN SURFACE ON ANY PEDESTRIAN WAY IN PATH OF TRAVEL SHALL BE LIMITED TO 1/2" IN THE DIRECTION OF TRAVEL FLOW.
5. CONTRACTOR TO VERIFY THAT ALL BARRIERS IN PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT. AND PATH OF TRAVEL COMPLIES WITH 2007 CBC.

LEGEND

- ▶ NON ACCESSIBLE ENTRANCE
- ▶ ACCESSIBLE ENTRANCE
- PROPERTY LINE
- ASSUMED PROPERTY LINE ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL
- FIRE DEPARTMENT ACCESS ROUTE
- [Hatched Box] EXISTING NON ACCESSIBLE RESTROOMS
- B BOYS RESTROOM
- G GIRLS RESTROOM
- S STAFF RESTROOM
- [Solid Box] DESIGNATES EXISTING BUILDINGS
- [Solid Box] DESIGNATES NEW BUILDING
- [Circle with X] EXISTING FIRE HYDRANT
- [Hatched Box] ACCESSIBLE BOYS & GIRLS TOILETS
- [Hatched Box] ACCESSIBLE MENS & WOMENS TOILETS
- [Circle with 19] INDICATE WALL NUMBER FOR AREA INCREASE CALCULATIONS.
- [Circle with P] ACCESSIBLE PARKING STALL
- S.S. --- SANITARY SEWER LINE
- [Circle with M] MANHOLE



Holewinski Blewens Fedele & Lukes, Architects

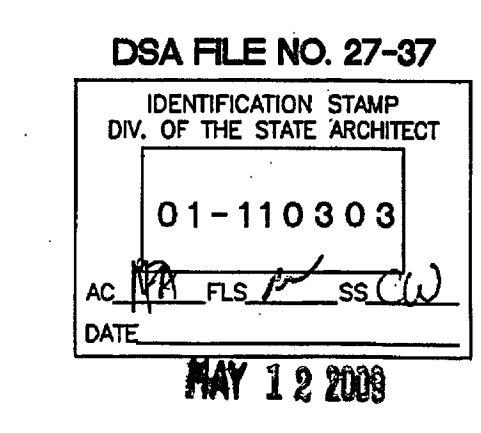
380 Main Street
Salinas, California 93901
831/ 757-8001
HBFArchitects.com



Richard J. Fedele
Thomas R. Lukes
C12691
C8982

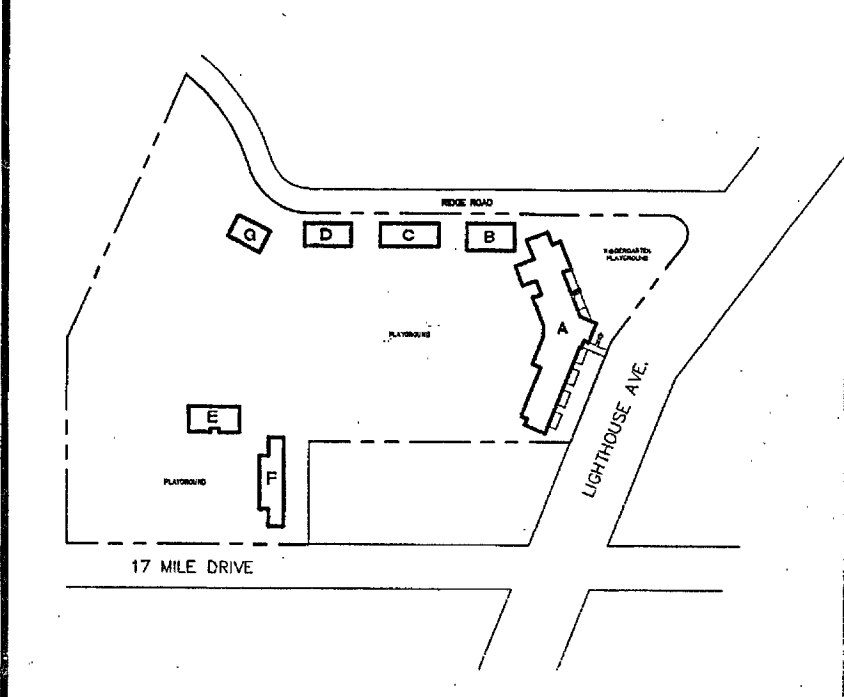
Consultants:

Agency Approvals:



Revisions

No.	Description	Date



Pacific Grove Adult Education
MODERNIZATION
1025 LIGHTHOUSE AVENUE
PACIFIC GROVE, CA 93950

CAMPUS SITE PLAN AND
CODE ANALYSIS

Drawn by:

Checked:

Approved:

Project No.
07026.02

Date
MAY 12, 2009

Drawing No.
GO.2

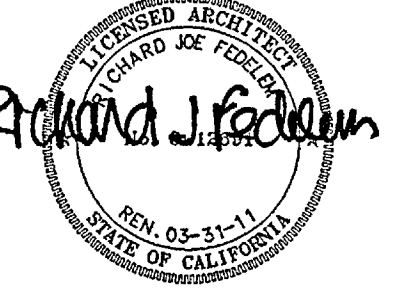
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36 PROPOSED SITE PLAN

1"=40'-0"

HBF
Holewinski Blevens Fedele & Lukes, Architects

380 Main Street
Salinas, California 93901
831/757-8001
HBFarchitects.com



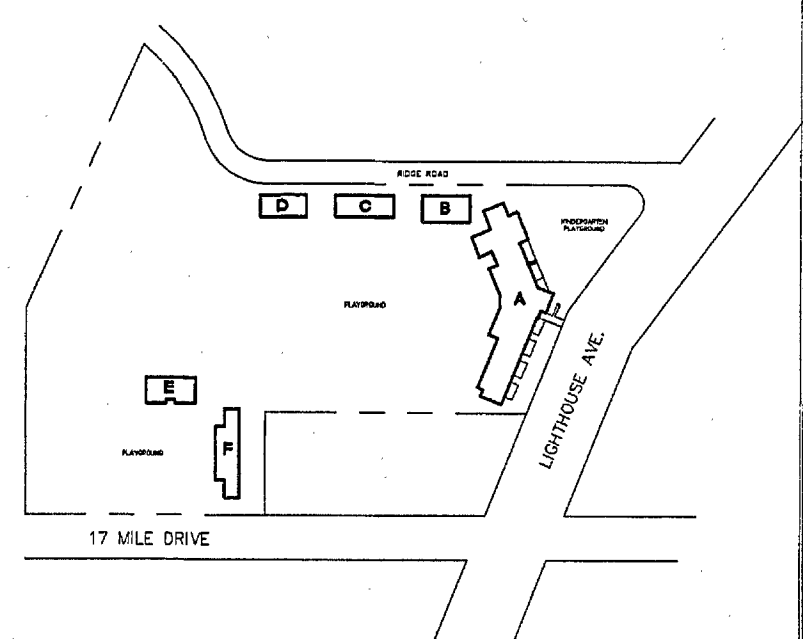
Richard J. Fedele C12691
Thomas R. Lukes C6952

Consultants:
AXIOM ENGINEERS
LEE & ASSOCIATES
CONSULTING ENGINEERS
No. M24908
EXP. SEPT. 30, 2009
email: mail@axiomengineers.com

AE Project #: 20080071
2511 Garden Road, Suite A-140
Monterey, California 93940-5378

Agency Approvals:
DSA FILE NO. 27-37
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
01-10303
AC MA FLS SS CA
DATE MAY 12 2009

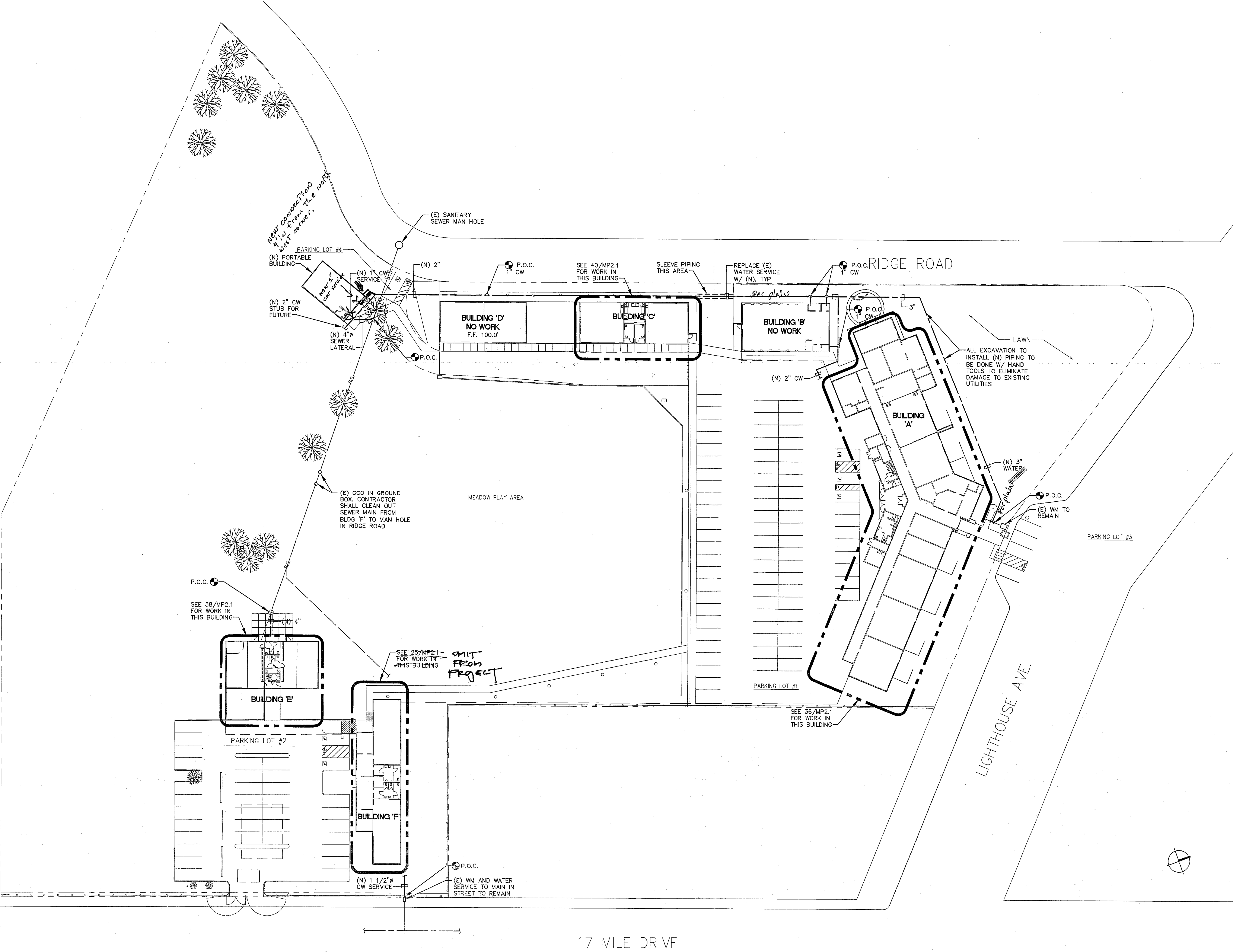
Revisions		
No.	Description	Date



Pacific Grove Adult Education
MEASURE 'D'
MODERNIZATION
1025 LIGHTHOUSE AVENUE
PACIFIC GROVE, CA 93950

SITE PLAN -
MECHANICAL/PLUMBING

Drawn by: CADD
Checked: FS
Approved: WME
Project No. 07026.02
Drawing No. MP1.1
Date: MAY 12, 2009





IF THIS SHEET IS NOT 30" X 42", IT IS A REDUCED PRINT. SCALE ACCORDINGLY

H3FL

Holewinski Blevens Fedele & Lukes, Architects

380 Main Street,
Solinas, California 93901
831/ 757-8001
H3FLarchitects.com



Richard J. Fedele
Thomas R. Lukes

C12691
C6982

Consultants:



tel: (831) 649-8000
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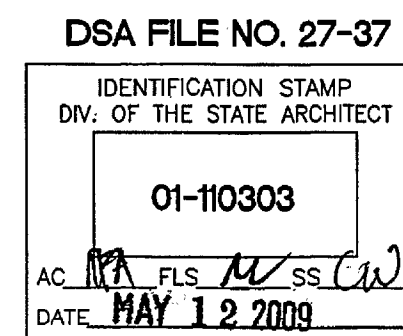
email: mail@axiomengineers.com

AXIOM ENGINEERS
LEE & ASSOCIATES
CONSULTING ENGINEERS

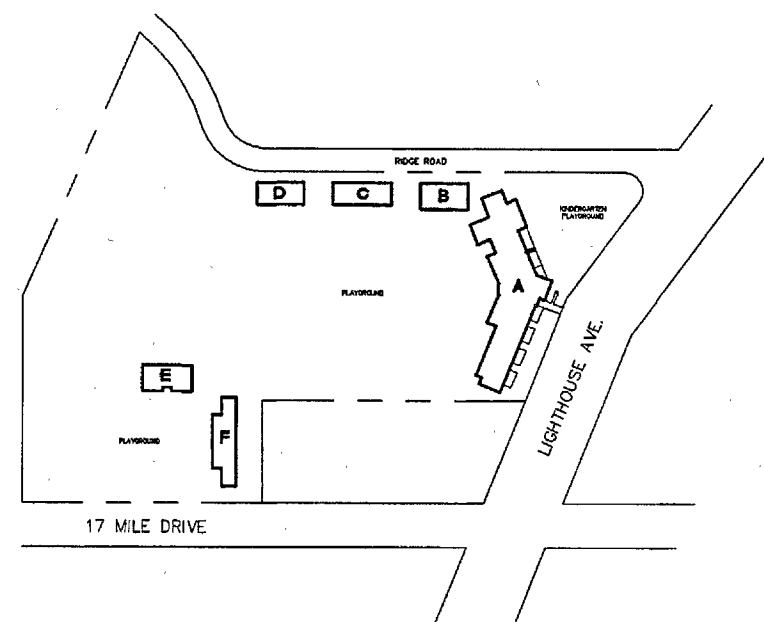
AE Project #: 20080071

2511 Garden Road, Suite A-140
Monterey, California 93940-0376

Agency Approvals:



No.	Description	Date



Pacific Grove Adult Education
MEASURE 'D'
MODERNIZATION
1025 LIGHTHOUSE AVENUE
PACIFIC GROVE, CA 93950

BUILDINGS 'A', 'C', 'E' AND 'F'
FLOOR PLANS -
MECHANICAL/PLUMBING

Drawn by: CADD

Checked: FS

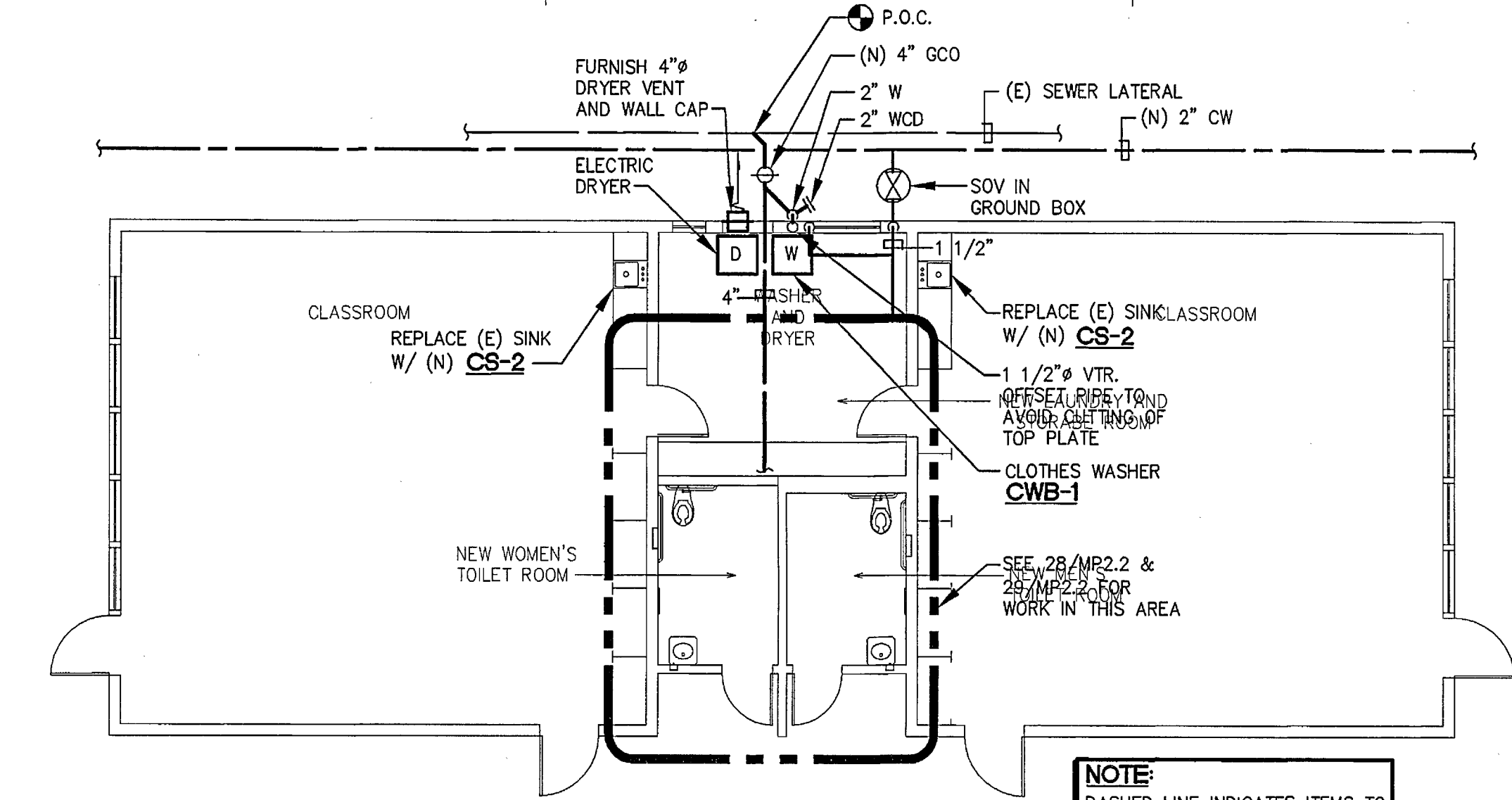
Approved: WME

Project No.
07026.02

Drawing No.

Date:
MAY 12, 2009

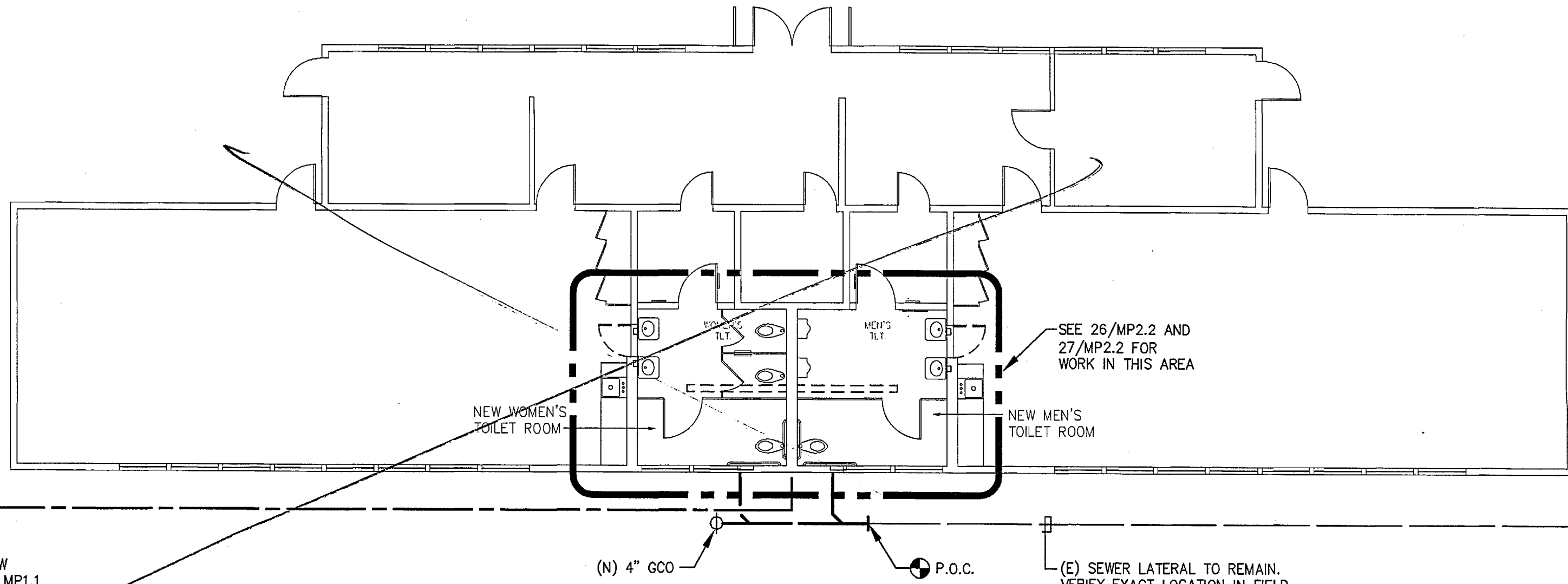
MP2.1



NOTE:
DASHED LINE INDICATES ITEMS TO
BE DEMOLISHED AND REMOVED

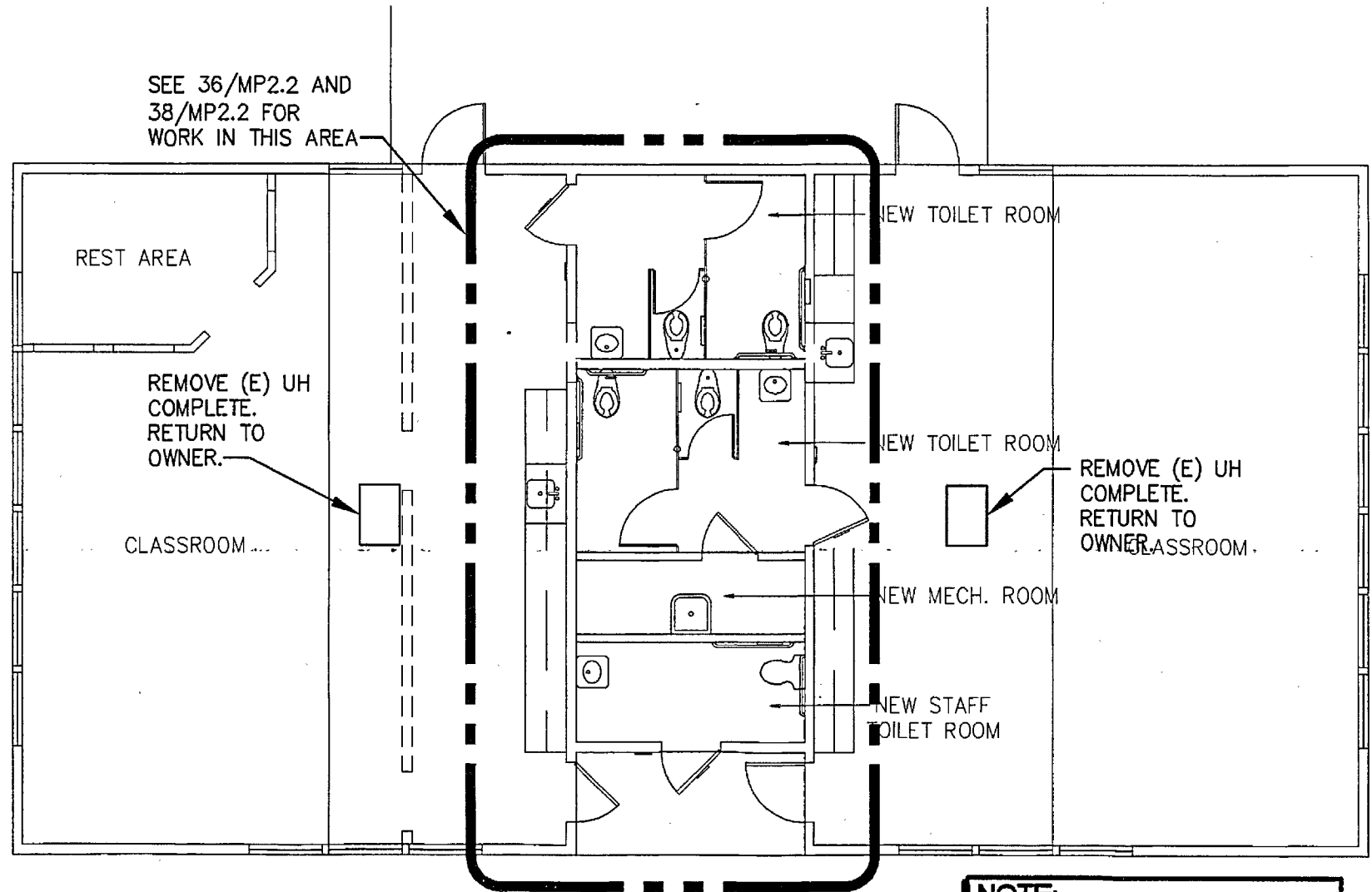
40 FLOOR PLAN - BUILDING 'C' - MECHANICAL/PLUMBING

1/8"=1'-0"



25 FLOOR PLAN - BUILDING 'F' - MECHANICAL/PLUMBING

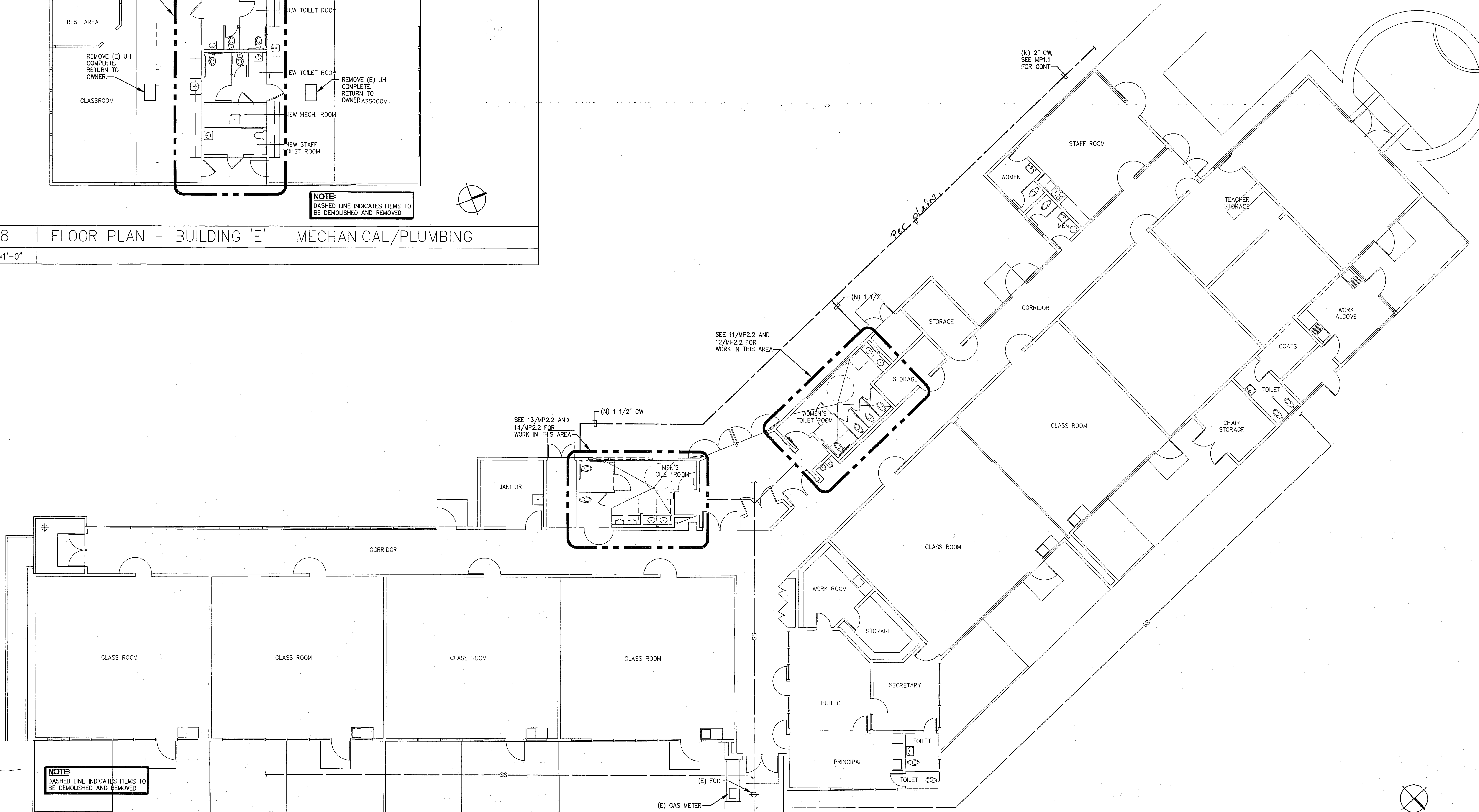
1/8"=1'-0" OMIT FROM PROJECT



NOTE:
DASHED LINE INDICATES ITEMS TO
BE DEMOLISHED AND REMOVED

38 FLOOR PLAN - BUILDING 'E' - MECHANICAL/PLUMBING

1/8"=1'-0"



NOTE:
DASHED LINE INDICATES ITEMS TO
BE DEMOLISHED AND REMOVED

36 FLOOR PLAN BUILDING 'A' - MECHANICAL/PLUMBING

1/8"=1'-0"

PANELBOARD SCHEDULE

PANEL A1											
Voltage: 208/208V, 3ø Wire: 4W Type: NEMA 1 Mount: M.L.O.						Feeding: 100A Feeding: BOTTOM Mounting: SURFACE AIC: 10,000			Feeding: 100A Feeding: TOP Mounting: SURFACE AIC: 10,000		
Load	A	B	C	Br	Ch	Ch	Br	A	B	C	Load
LIGHTING-MENS TOILET	200			201 1	2		202 1	1500	1500		EW-1
LIGHTING-WOMEN'S TOILET		180		201 3	4		202 3				EW-2
LOP1			100	201 5	6		202 5	1500	1500		EW-3
PARKING LIT	850			202 7	8		202 7	1500			EW-4
PARKING LIT		850		202 9	10		202 9				EW-5
WALKWAY LIT			250	201 11	12		202 11	1500			EW-6
WALKWAY LIT (N)	250			201 13	14		202 13				EW-7
COVERED WALKWAY LIT		180		201 15	16		202 15	1500			EW-8
COVERED WALKWAY LIT			225	201 17	18		202 17		200		EW-9
COVERED WALKWAY LIT	100			201 19	20		202 19	100			EW-10
EXH. FAN EF-1		65		151 21	22		201 21		100		RFS
SPARE				201 23	24		202 23			255	PARKING LIT
SPARE				201 25	26		202 25				PARKING LIT
SPARE				201 27	28		202 27				SPACE ONLY
SPARE				201 29	30		202 29				SPACE ONLY
	1400	1275	575					4825	4600	3455	
KVA Phase A: 6.2 KVA Phase B: 5.9 KVA Phase C: 4.0						Total Connected Load KVA: 16.1 Total Load Amperes: 45			Total Load KVA: 6.5 Total Load Amperes: 31		

PANEL C2											
Voltage: 208/208V, 3ø Wire: 4W Type: NEMA 1 Mount: M.L.O.						Feeding: 100A Feeding: TOP Mounting: FLUSH AIC: 10,000			Feeding: 100A Feeding: TOP Mounting: SURFACE AIC: 10,000		
Load	A	B	C	Br	Ch	Ch	Br	A	B	C	Load
LIGHTS-RESTROOM/LAUNDRY	240			201 1	2		202 1	1500			EW-9
SPARE				201 3	4		202 3				EW-10
SPARE				201 5	6		202 5	1500	1500		EW-11
SPARE				201 7	8		202 7				EW-12
SPARE				201 9	10		202 9	1500			EW-13
SPACE ONLY				201 11	12		202 11				EW-14
SPACE ONLY				201 13	14		202 13	360			EW-15
SPACE ONLY				201 15	16		202 15		180		EW-16
SPACE ONLY				201 17	18		202 17			110	EW-17
SPACE ONLY				201 19	20		202 19				EW-18
SPACE ONLY	240	0	0	201 21	22		202 21	3360	4180	4410	EW-19
				201 23	24		202 23				EW-20
				201 25	26		202 25				EW-21
				201 27	28		202 27				EW-22
				201 29	30		202 29				EW-23
KVA Phase A: 3.6 KVA Phase B: 4.2 KVA Phase C: 4.1						Total Connected Load KVA: 11.9 Total Load Amperes: 33			Total Load KVA: 12.9 Total Load Amperes: 62		

PANEL E2											
Voltage: 208/208V, 1ø Wire: 3W Type: NEMA 1 Mount: M.L.O.						Feeding: 100A Feeding: TOP Mounting: SURFACE AIC: 10,000			Feeding: 100A Feeding: TOP Mounting: SURFACE AIC: 10,000		
Load	A	B	C	Br	Ch	Ch	Br	A	B	C	Load
LIGHTS-TOILET ROOMS	360			201 1	2		202 1	630			FURNACE F1
EXT. LIT		100		201 3	4		202 3		830		FURNACE F2
EXT. LIT	150			201 5	6		202 5	100			EXH. FAN EF-5 & EF-6
PARKING LIGHTS		350		201 7	8		202 7		100		EXH. FAN EF-7 & EF-8
PARKING LIGHTS			350	201 9	10		202 9		180		RECEPTACLE
LOP2			100	201 11	12		202 11				WATER HEATER
SPARE				201 13	14		202 13	1500			WATER HEATER
SPARE				201 15	16		202 15				SPACE ONLY
SPARE				201 17	18		202 17				SPACE ONLY
SPACE ONLY				201 19	20		202 19				SPACE ONLY
	860	550						2610	2430		
KVA Phase A: 3.5 KVA Phase B: 3.0						Total Load KVA: 6.5 Total Load Amperes: 31			Total Load KVA: 6.5 Total Load Amperes: 31		

PANEL F2											
Voltage: 208/208V, 1ø Wire: 3W Type: NEMA 1 Mount: M.L.O.						Feeding: 100A Feeding: TOP Mounting: SURFACE AIC: 10,000			Feeding: 100A Feeding: TOP Mounting: SURFACE AIC: 10,000		
Load	A	B	C	Br	Ch	Ch	Br	A	B	C	Load
LIGHTS-MEN'S/WOMEN'S TOILETS	300			201 1	2		202 1	1500			EW-5
EXT. LIGHTS		150		201 3	4		202 3		1500		EW-6
EXT. LIGHTS	100			201 5	6		202 5	1500			EW-7
LOP3			100	201 7	8		202 7		1500		EW-8
RFS				201 9	10		202 9				EW-9
SPARE				201 11	12		202 11	1500	1500		EW-10
SPARE				201 13	14		202 13				EW-11
SPACE ONLY				201 15	16		202 15				EW-12
SPACE ONLY				201 17	18		202 17	100			EXH. FAN EF-9 & EF-10
SPACE ONLY				201 19	20		202 19				SPACE ONLY
	580	250						6100	6000		
KVA Phase A: 6.7 KVA Phase B: 6.3						Total Load KVA: 12.9 Total Load Amperes: 62			Total Load KVA: 12.9 Total Load Amperes: 62		

HBF
Holewinski Blewens Fedele & Lukes, Architects

380 Main Street
Salinas, California 93901
831/ 757-8001
HBFarchitects.com

Richard J. Fedele
Thomas R. Lukes

C12691
C8982

Consultants:

ARM CONSULTING ENGINEERS
MONTEREY BAY, INC.

Project No. 28143.00

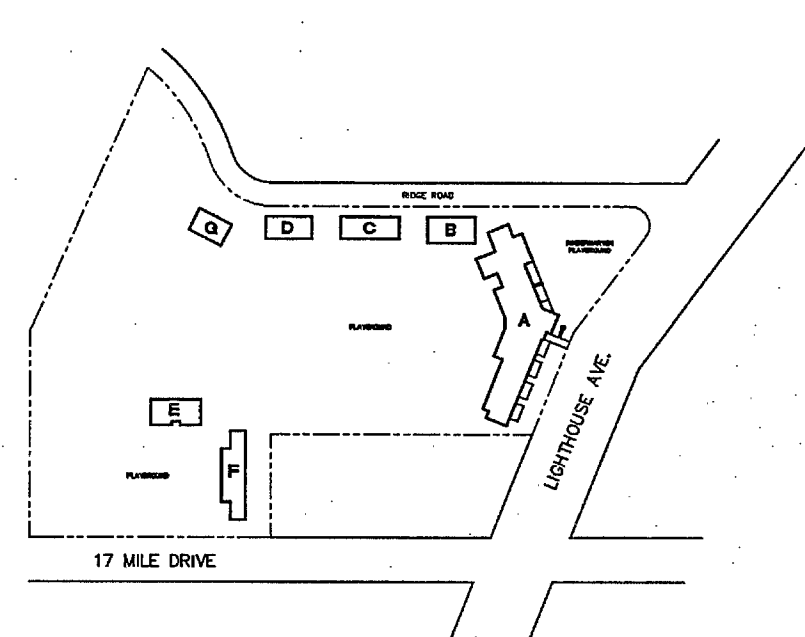
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Agency Approvals:

DSA FILE NO. 27-37
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
01-110303
AC: M.A. FLA. SS: C.W.
DATE: MAY 12 2009

No.	Description	Date



Pacific Grove Adult Education
MEASURE 'D' MODERNIZATION
1025 LIGHTHOUSE AVENUE
PACIFIC GROVE, CA 93950

SINGLE LINE DIAGRAM

Drawn by: CADD

Checked: M.P.

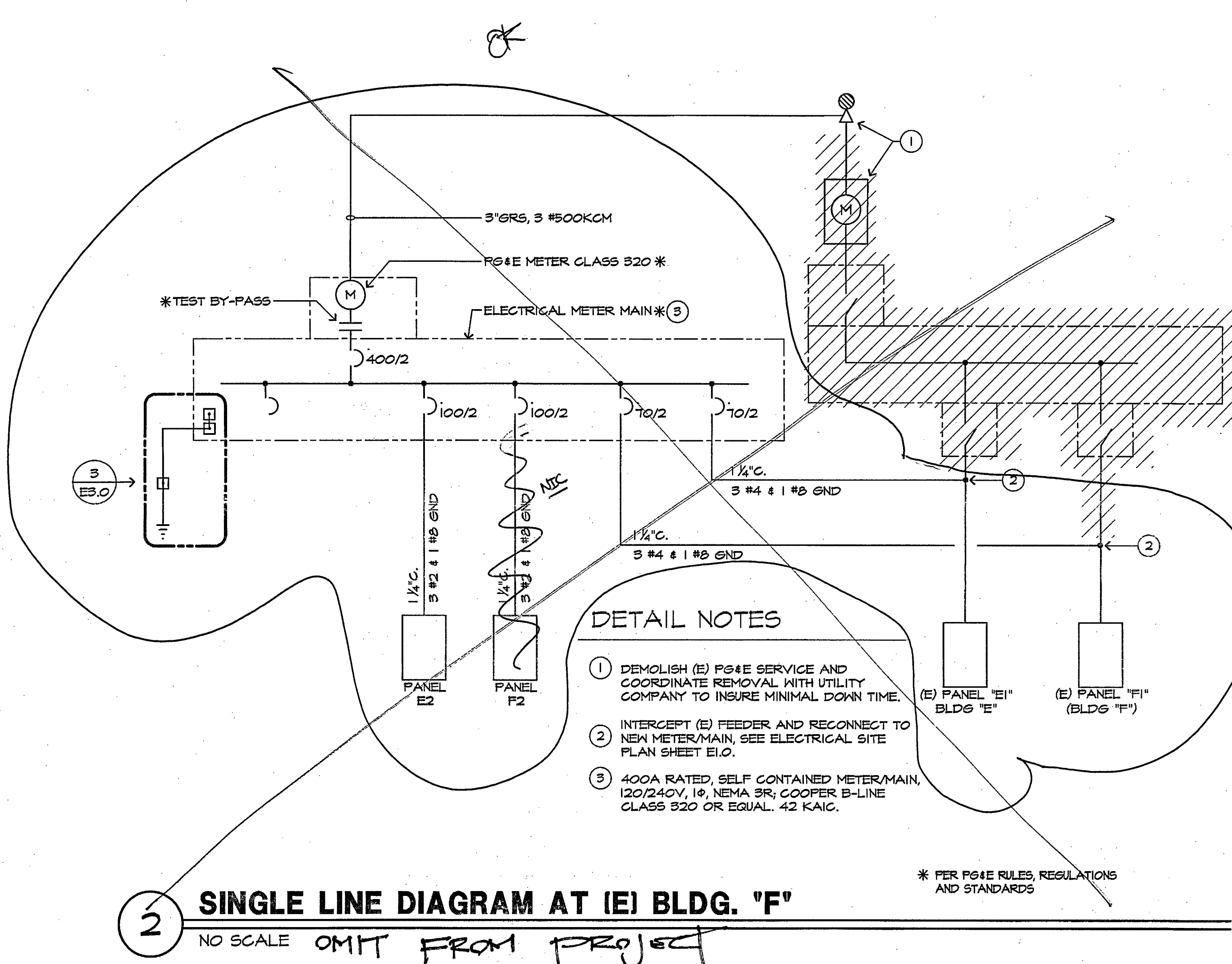
Approved: M.P.

Project No.
07026.02

Date:
MAY 12, 2009

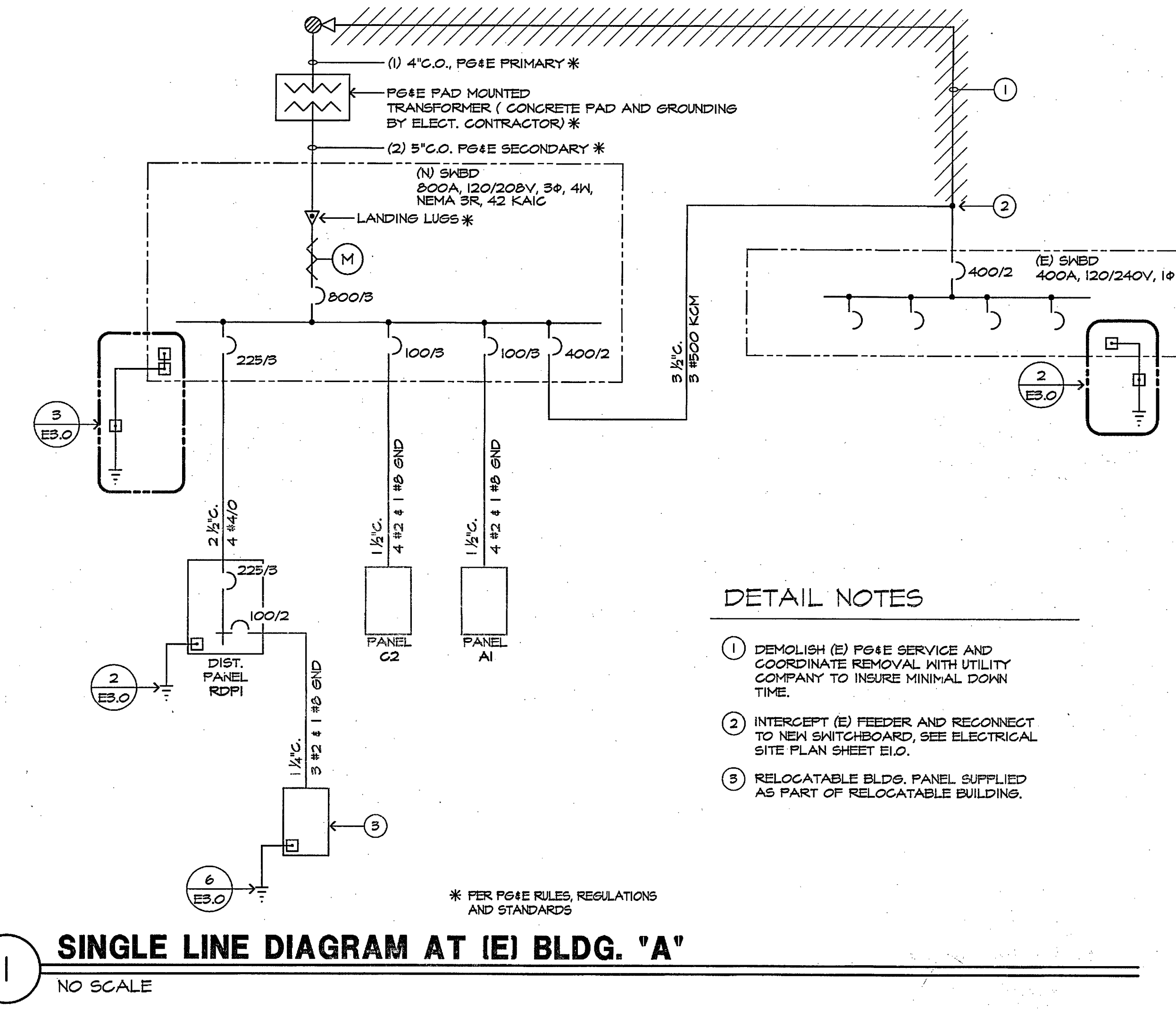
Drawing No.

E0.3



2 SINGLE LINE DIAGRAM AT (E) BLDG. 'F'

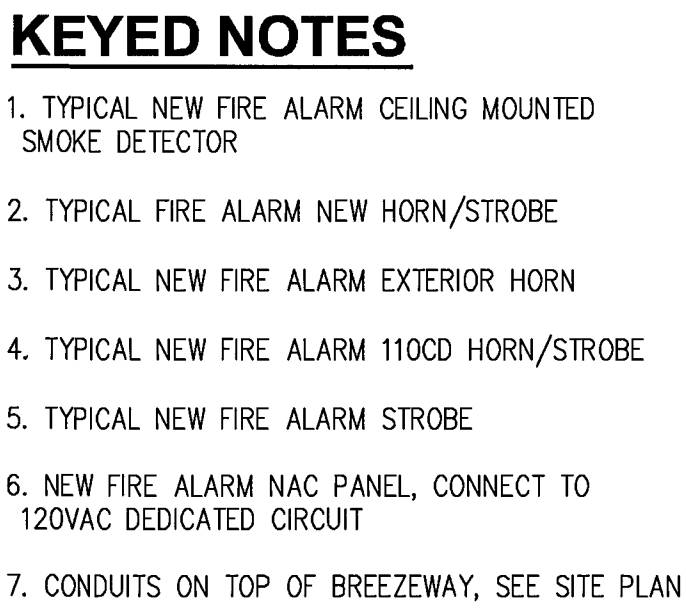
NO SCALE OMIT FROM PROJECT



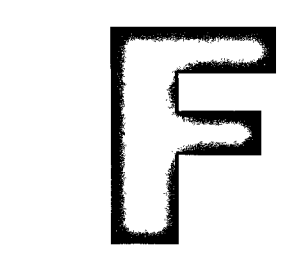
1 SINGLE LINE DIAGRAM AT (E) BLDG. 'A'

NO SCALE

30x42



BUILDINGS D AND C—FLOOR PLAN



BUILDING F—FLOOR PLAN



BUILDING E-FLOOR PLAN

Rev.	Date	Description	By

TELEMETRIX
3024 Owen Ave.
Marina, CA 93933
C7/C10-771155
(831) 582-9020

Designed By: LC	Scale: NTS
Drawn By: TFJR	Project No: 07026.02
Checked By: LC	Date: 6/29/10

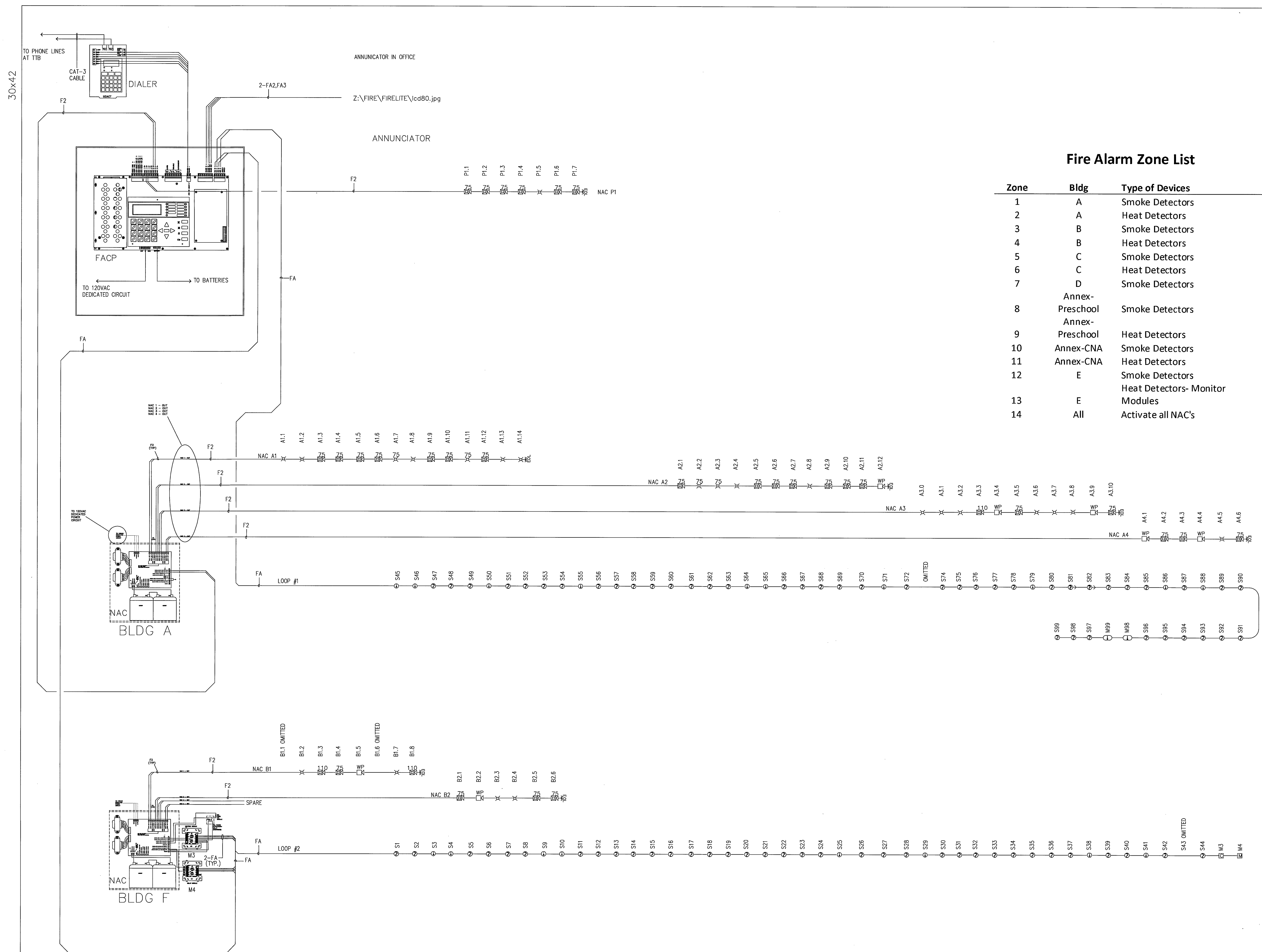
BUILDINGS C,D,E AND F FIRE ALARM FLOOR PLAN AS-BUILT DRAWING

FACILITY:
**PACIFIC GROVE
ADULT SCHOOL MODERNIZATION
FIRE ALARM SYSTEM**

DWG NO:

EF2.3

EXHIBIT C



Zone	Bldg	Type of Devices
1	A	Smoke Detectors
2	A	Heat Detectors
3	B	Smoke Detectors
4	B	Heat Detectors
5	C	Smoke Detectors
6	C	Heat Detectors
7	D	Smoke Detectors
8	Annex- Preschool	Smoke Detectors
9	Annex- Preschool	Heat Detectors
10	Annex-CNA	Smoke Detectors
11	Annex-CNA	Heat Detectors
12	E	Smoke Detectors Heat Detectors- Monitor Modules
13	E	
14	All	Activate all NAC's

Rev.	Date	Description	By

TELEMETRIX
3024 Owen Ave.
Marina, CA 93933
C7/C10-771155
(831) 582-9020

Designed By: LC	Scale: NTS
Drawn By: TFJR	Project No: 07026.02
Checked By: LC	Date: 6/29/10

FIRE ALARM RISER DIAGRAM AS-BUILT DRAWING

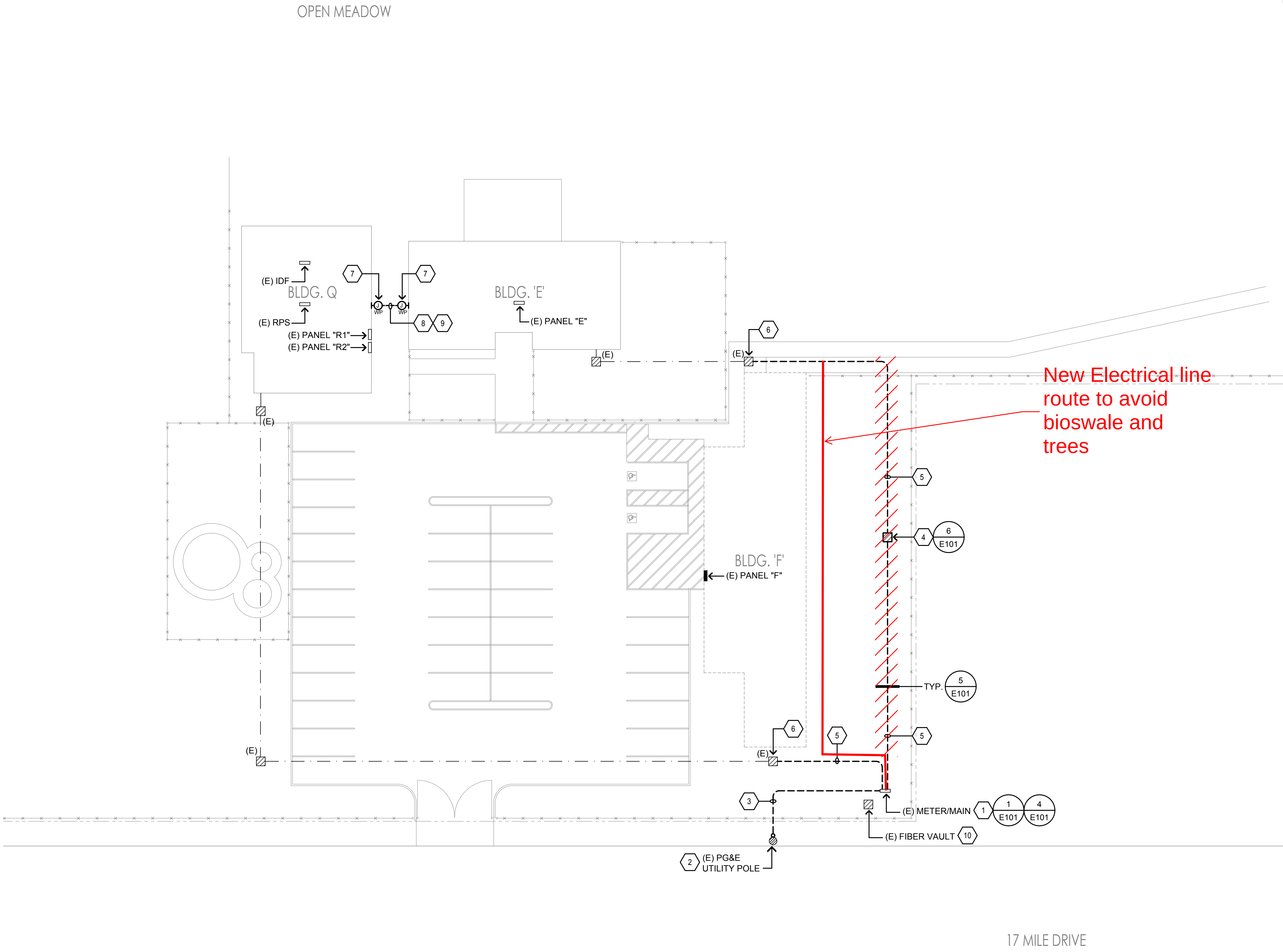
FACILITY:
**PACIFIC GROVE
ADULT SCHOOL MODERNIZATION
FIRE ALARM SYSTEM**

DWG NO:

EF5.1

EXHIBIT D

Electrical Routing



SHEET NOTES

1.

EXISTING PG&E METER/MAIN BEING RELOCATED. SEE SHEET E101 FOR REQUIREMENTS.

2.

APPROXIMATE LOCATION OF (E) UTILITY POLE W/ PG&E SECONDARY/TRANSFORMERS CONNECTIONS.

3.

PG&E SECONDARY SEE SHEET E101 FOR REQUIREMENTS.

4.

PROVIDE AND INSTALL CHRISTY #N36 PULLBOX WITH LID LABELED "ELECTRICAL".

5.

PROVIDE AND INSTALL CONDUIT AND FEEDER FROM RELOCATED METER/MAIN. SEE ELECTRICAL SINGLE LINE DIAGRAM 1/E101 FOR SIZE AND REQUIREMENTS.

6.

EXISTING PULLBOX. INTERCEPT EXISTING CONDUIT/FEEDER. SEE 1/E101 FOR REQUIREMENTS.

7.

PROVIDE AND INSTALL 24" SQ. x 12" DEEP NEMA 3R PULLCAN WITH SCREW COVER ON EXTERIOR WALL FOR TRANSITION OF SYSTEMS/FIRE ALARM CONDUITS. PAINT/FINISH CONDUITS AND PULLCAN TO MATCH BUILDING EXTERIOR. STUB SYSTEMS/FIRE ALARM CONDUITS IN/OUT OF ACCESSIBLE CEILING SPACE.

8.

PROVIDE & INSTALL (FROM EXISTING DAYCARE FACILITY BLDG. "Q");
-(1) 1-1/4"C. FOR FIRE ALARM CABLES.

9.

PROVIDE & INSTALL (FROM EXISTING IDF LOCATED IN DAYCARE FACILITY BLDG "Q");
-(1) 2"C. FOR DATA CABLES.

10.

EXISTING FIBER VAULT SERVING BUILDING "F". CONTRACTOR SHALL PULL BACK AND COIL EXISTING FIBER OPTIC CABLE. SAFE OFF FOR FUTURE USE.

NOTES:

A.

CONTRACTOR SHALL LOCATE ALL (E) UNDERGROUND UTILITIES PRIOR TO TRENCHING AND TAKE CAUTION TO AVOID DAMAGE DURING TRENCHING. HAND TRENCH IF NECESSARY. CONTRACTOR SHALL MAKE ALL REPAIRS TO DAMAGED UTILITIES AT NO CHARGE TO OWNER.

B.

ALL WIRING FOR SITE LIGHTING SHALL BE #10 AWG MINIMUM, U.O.N.

C.

ALL UTILITIES (PG&E, AT&T AND CATV) ARE SHOWN IN SCHEMATIC FORM ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS WITH UTILITY COMPANY ENGINEERED DRAWINGS PRIOR TO START OF CONSTRUCTION AND PROVIDE FACILITIES ACCORDINGLY.

D.

WHERE TRENCH NEAR TREES; CONTRACTOR SHALL HAND TRENCH TO AVOID CONFLICTS AND TREE/ROOTS DAMAGE. COORDINATE WITH ARCHITECT PRIOR TO START OF WORK.

E.

SEAL ALL EXTERIOR/INTERIOR BUILDING PENETRATIONS, CUT AND PATCH WALLS/CEILINGS FOR CONDUIT ROUTING AS NECESSARY. PAINT/FINISH EXPOSED CONDUITS/BOXES TO MATCH BUILDING FINISH. COORDINATE WITH DISTRICT & ARCHITECT FOR EXACT REQUIREMENTS.

IDENTIFICATION STAMP

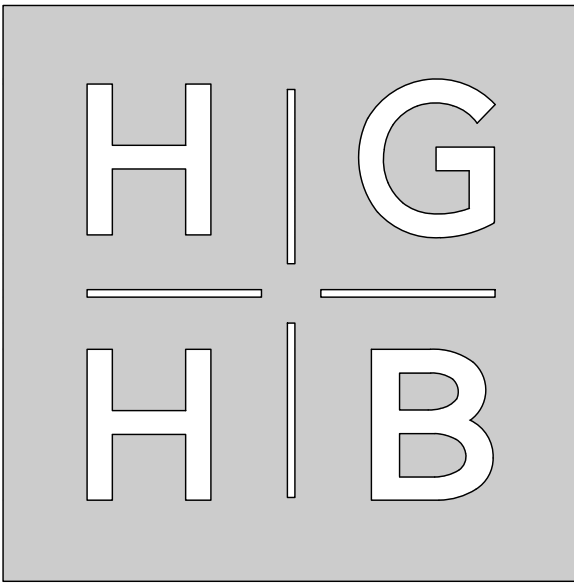
DIV. OF THE STATE ARCHITECT

APP: 01-122416 INC:

REVIEWED FOR

SS ☐ FLS ☒ ACS ☐

DATE: 11/12/2025



Architecture, Planning, Urban Design
550 Hartnell Street, Suite J
Monterey, California 93940
Tel 831.375.9594

BUILDING 'F'
DEMOLITION

PACIFIC GROVE ADULT EDUCATION
1025 LIGHTHOUSE AVE. PACIFIC GROVE, CA. 93950



AURUM CONSULTING
ENGINEERS
MONTEREY BAY, INC.

Project No. 25-123.00

404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T.831.646.3330 • F.831.646.3336 • www.acemb.com

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Drawing Title:
ELECTRICAL SITE PLAN

Scale: Sheet:

E201

Revision:

Date: March, 2025 Job Number: 1720.02

20' 0' 10' 20'

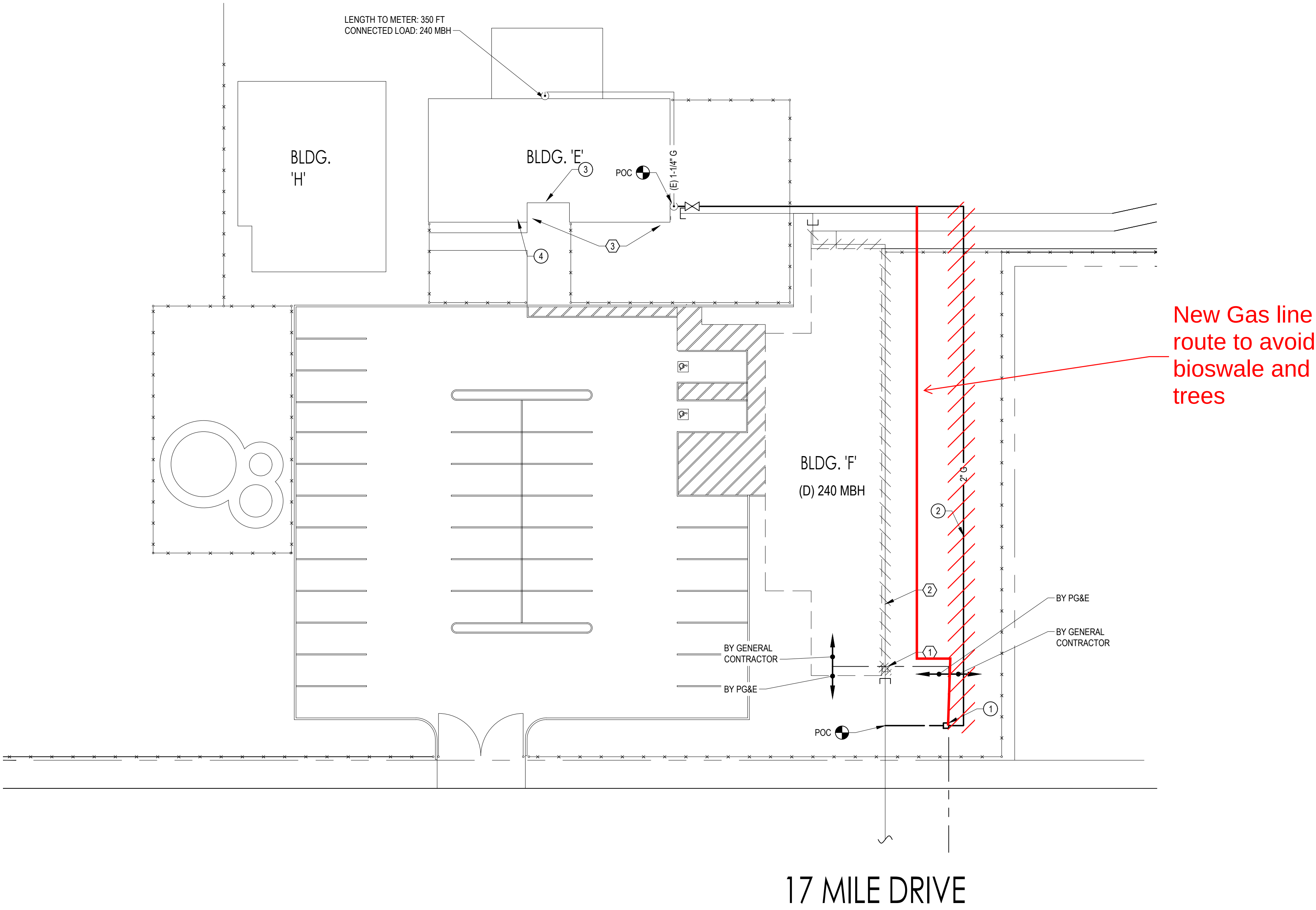
SCALE: 1"=20'-0"

NORTH

EXHIBIT D

Gas Routing

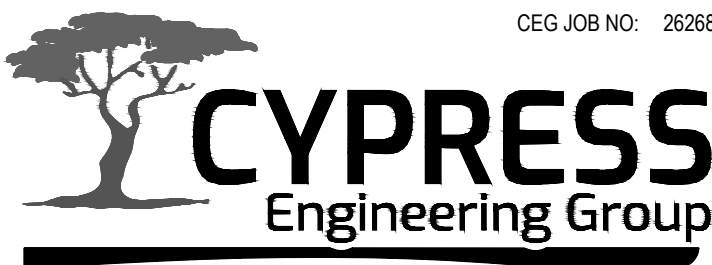
# CONSTRUCTION NOTES	# DEMOLITION NOTES	GENERAL NOTES
1. PG&E GAS METER ON HOUSEKEEPING PAD. SEE ARCHITECTS DRAWINGS FOR EXACT LOCATION AND METER PROTECTION. 2. INSTALL GAS PIPING BELOW GRADE. SEE 1/P0.1 FOR TRENCHING. 3. INSTALL GAS SHUT-OFF VALVE BELOW GRADE IN VALVE BOX. SEE B/C2 ON CIVIL DRAWINGS FOR SIMILAR, WITH METAL LID MARKED "GAS". 4. PROVIDE GAS SHUT-OFF SIGN ON BUILDING. SEE ARCHITECTS DRAWINGS FOR SIGNAGE.	1. COORDINATE THE REMOVAL OF (E) GAS METER AT BUILDING F WITH PG&E. 2. REMOVE (E) GAS PIPING ATTACHED TO EXTERIOR WALL AT BUILDING F DOWNSTREAM OF THE (E) GAS METER BACK. 3. CAP AND ABANDON (E) GAS PIPING BELOW GRADE AND ABANDON IN PLACE.	1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING AND NEW BUILDING STRUCTURES, SERVICES, AND OWNER'S PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. 2. SEE ARCHITECT'S DRAWINGS FOR PATCHING AND REPAIR OF CONCRETE, ASPHALT OR LANDSCAPING. 3. THE GENERAL ARRANGEMENT OF EXISTING PIPING. IS BASED UPON DATA FROM AS-BUILT DRAWINGS AVAILABLE AT THE TIME OF DRAWING PREPARATION. MODIFICATIONS TO EXISTING SYSTEMS MAY BE REQUIRED TO ACCOMMODATE NEW SYSTEM CONFIGURATIONS AND SHALL BE MADE BY CONTRACTOR WITHOUT EXTRA EXPENSE TO OWNER. THE DRAWINGS AND SPECIFICATIONS ARE FOR THE ASSISTANCE AND GUIDANCE OF THE CONTRACTOR, AND EXACT LOCATIONS, DISTANCES, AND ELEVATIONS WILL BE GOVERNED BY ACTUAL CONDITIONS. THE CONTRACTOR SHALL EXAMINE THE CONTRACT DOCUMENTS TO DETERMINE EXACT ROUTING AND FINAL TERMINATION FOR ALL PIPING AND DRAIN LINES. 4. SEE PLANS AND SPECIFICATIONS FOR ALL OTHER DISCIPLINES FOR ADDITIONAL SCOPE OF WORK THAT MAY NOT BE SHOWN HERE. COORDINATE WITH GENERAL CONTRACTOR TO CONFIRM ENTIRE SCOPE OF WORK HAS BEEN INCLUDED.



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BUILDING 'F' DEMOLITION

PACIFIC GROVE ADULT EDUCATION
1025 LIGHTHOUSE AVE. PACIFIC GROVE, CA. 93950



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8 Harris Court, Suite A8
Monterey, CA 93940
cypresseng.com

HVAC, Plumbing, Fire Protection
Building Commissioning
Industrial Refrigeration
Environmental Compliance
Training & Technical Support



Drawing Title:
SITE PLAN - PLUMBING

Scale:1"= 20'-0"

Sheet:

P1.1

Revision:

Date: October 2025

Job Number:

1720.02

M:\3179 - Pacific Grove Adult School\DWG\3179_C21_OR.dwg 9-10-26 01:31:46 PM Kelly

EXHIBIT D

Utility Routing

MATCHLINE
SEE SHEET C2.2

MATCHLINE
SEE SHEET C2.3

GRADING CONSTRUCTION DETAIL REFERENCES

KEYNOTE	DETAIL NAME	SYMBOL	DETAIL REFERENCE
1A	CONCRETE PAVING - PEDESTRIAN		1A / C6.03
1B	CONCRETE PAVING - VEHICULAR		1B / C6.03
2A	ASPHALT PAVING - AUTO PARKING		2A / C6.03
2B	ASPHALT PAVING - AUTO FIRE LANES		2B / C6.03
3	(N) ASPHALT PAVING TO (E) ASPHALT		3 / C6.03
4	(N) CONCRETE PAVING TO (E) CONCRETE		4 / C6.03
5	(N) CONCRETE PAVING TO (N) ASPHALT PAVING		5 / C6.03
6	BUILDING THRESHOLD (TYPICAL AT ALL EXTERIOR DOORS)		6 / C6.03
7	BOLLARD		7 / C6.03

GRADING CONSTRUCTION DETAIL REFERENCES

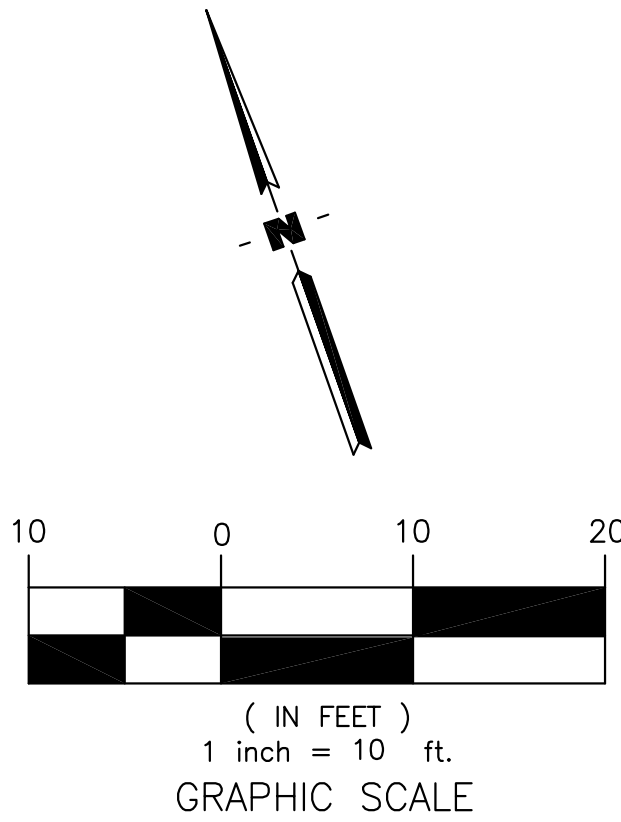
KEYNOTE	DETAIL NAME	SYMBOL	DETAIL REFERENCE
15	STORMWATER INFILTRATION BASIN		8 / C6.01
16	4" THICK - 1'-2" RIVER ROCK UNDERLAIN WITH WEED BARRIER		5 / C6.02
17	HEADERBOARD		6 / C6.02
18	CURB AND GUTTER		7 / C6.02
19	FLUSH CURB		7 / C6.02

GRADING CONSTRUCTION DETAIL REFERENCES

KEYNOTE	DETAIL NAME	SYMBOL	DETAIL REFERENCE
8	PARKING BUMPER		1 / C6.01
9	TRUNCATED DOMES		2 / C6.01
10	VERTICAL CURB		3 / C6.01
11	FLUSH VERTICAL CURB @ STORMWATER BASIN		4 / C6.01
12	CURB-CUT RAMP		5 / C6.01
13	CURB-CUT RAMP		6 / C6.01
14	CONCRETE WALL		7 / C6.01

GRADING PLAN NOTES

KEYNOTE	DETAIL NAME
1	ADJUST UTILITY BOX TO NEW FINISHED GRADE, TYP.
2	2 LF - CURB TRANSITION (0'-6")



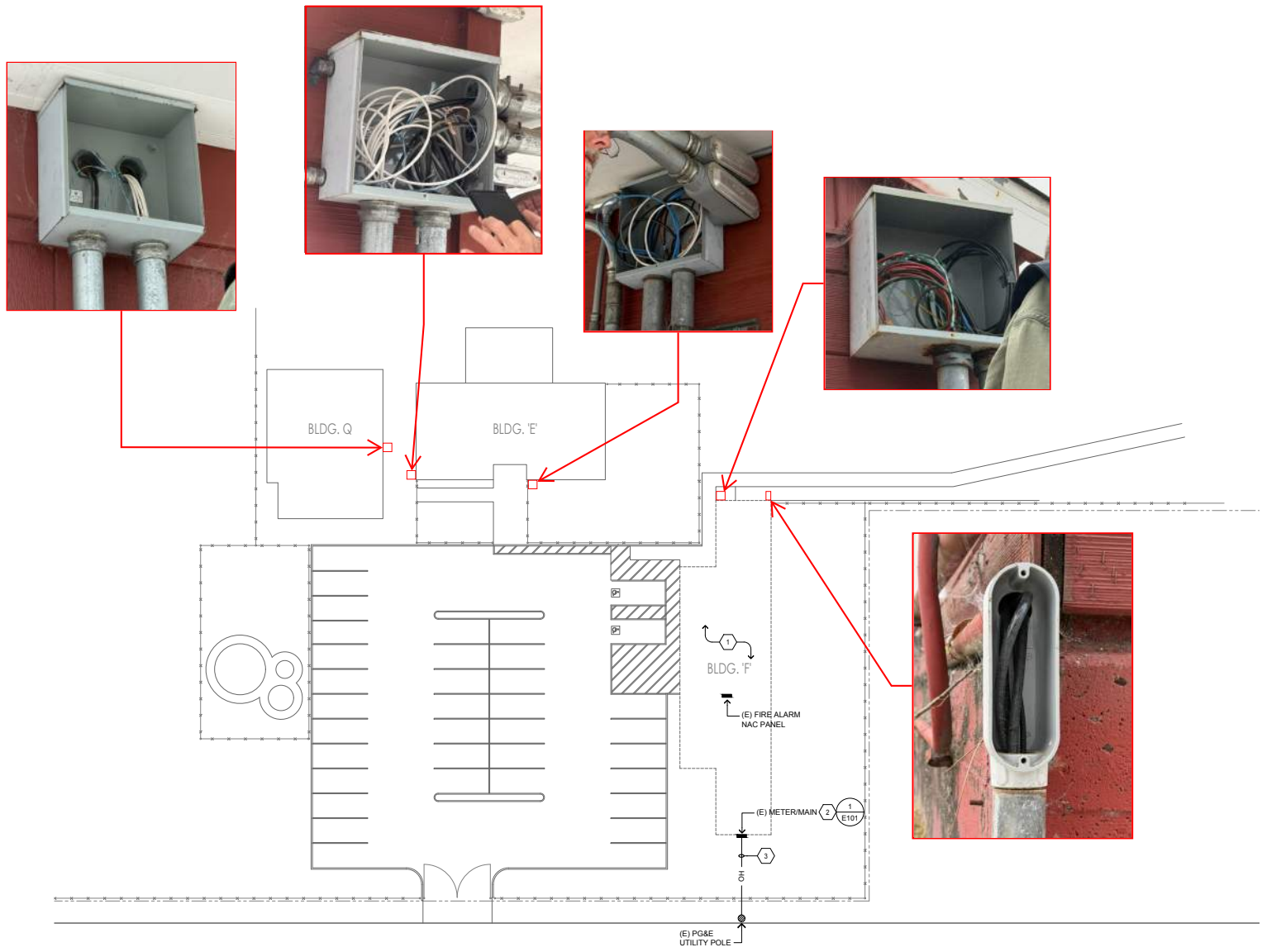
17 MILE DRIVE

Derivi
Castellanos
Architects
Central Valley
3031 W March Ln, Ste 334
Stockton, CA 95219
(209) 462-2873

FOR REFERENCE ONLY

EXHIBIT E

Existing Junction Boxes



17 MILE DRIVE