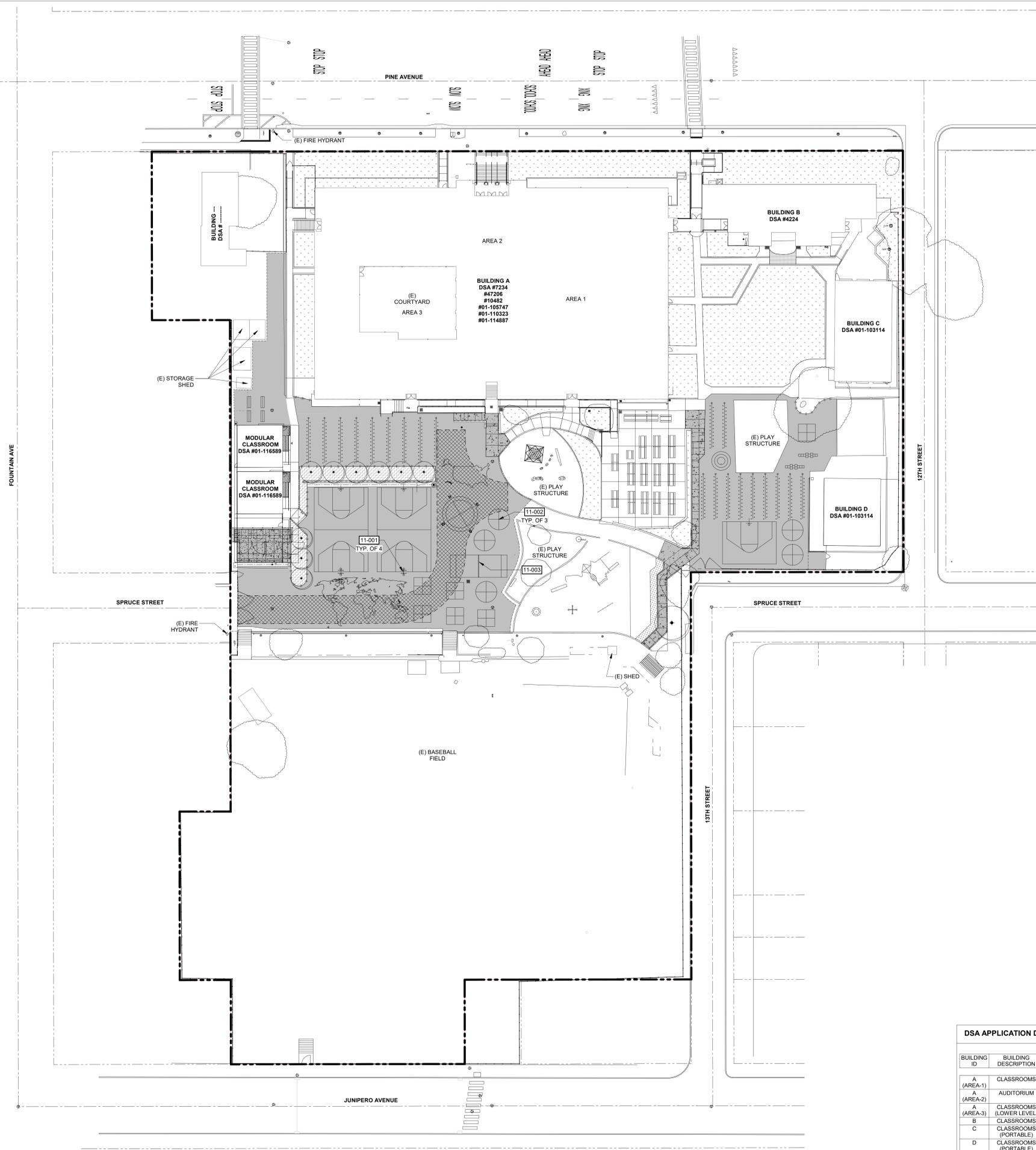


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1 LOCAL FIRE AUTHORITY ACCESS PLAN
SCALE: 1" = 30'-0"



DSA APPLICATION DATA

BUILDING ID	BUILDING DESCRIPTION	DSA APPLICATION #	SQUARE FOOTAGE	CONSTRUCTION TYPE	OCC.
A (AREA-1)	CLASSROOMS	7234, 47206	15,379 S.F.	V-N (S)	E
A (AREA-2)	AUDITORIUM	10482, 01-105747	6,908 S.F.	V-N (S)	A-2
A (AREA-3)	CLASSROOMS (LOWER LEVEL)	01-110323, 01-114887	11,955 S.F.	V-N (S)	E
B	CLASSROOMS	4224	4,211 S.F.	V-N	E
C	CLASSROOMS (PORTABLE)	01-103114	2,880 S.F.	V-N	E
D	CLASSROOMS (PORTABLE)	01-103114	1,440 S.F.	V-N	E
E1	CLASSROOMS (PORTABLE)	01-116589	960 S.F.	V-B	E
E2	CLASSROOMS (PORTABLE)	01-116589	960 S.F.	V-B	E

NOTE:
(S): SPRINKLERED BUILDING

SHEET NOTES

- REFER TO CAMPUS SITE PLAN FOR ADDITIONAL INFORMATION

GRAPHIC KEY

- AC PAVING
- (E) BLDG (E) BUILDING - NOT IN SCOPE OF WORK
- (E) CONCRETE PAVING
- CONCRETE PAVING
- (E) LANDSCAPE
- PROPERTY LINE
- (E) CHAIN LINK FENCE
- (E) WOOD FENCE
- FIRE DEPARTMENT ACCESS ROAD
- (E) FIRE HYDRANT

KEYNOTES

- 11-001 BASKETBALL POST AND BACKBOARD, SEE DETAIL 9/A.2.2
- 11-002 TETHERBALL POLE, SEE DETAIL 7/A.1.2.2
- 11-003 BALLWALL, SEE DETAIL 12/A.1.2.2

FIRE & LIFE SAFETY FORM

DSA 810
FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

Division of the State Architect (DSA) documents referenced within this publication are available on the DSA Forms or DSA Publications webpages.

To facilitate the Division of the State Architect's (DSA) fire and life safety plan review of project site conditions, DSA requires the design professional to provide the following information at time of project submittal for projects consisting of construction of a new campus, construction of new buildings, additions to existing buildings, and for site alternate design means for fire department emergency vehicle access, and fire suppression water supply. Information associated with compliance items 1 through 3 below is to be provided for all project types indicated above. Information associated with items 4 through 7 is to be completed when an alternate means is utilized. Acknowledgment by the school district and signature from the Local Fire Authority (LFA) is only required when an alternate design means is being requested.

The Project Information and Fire & Life Safety Information sections are to be completed for all projects and imaged onto the fire safety site plan. When an alternate design means is proposed, all sections on pages 1 and 2 are to be completed and imaged on the fire safety site plan.

For additional information refer to the instructions at the end of this form and DSA Policy PL 09-01: Fire Flow for Buildings.

PROJECT INFORMATION

School District/Owner: Pacific Grove Unified School District
 Project Name/School: Robert Down Elementary School
 Project Address: 485 Pine Ave., Pacific Grove, CA 93950

FIRE & LIFE SAFETY INFORMATION

1. Has a fire hydrant flow test been performed within the past 12 months? (If yes, provide a copy of the test data.)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
2. Was the fire hydrant water flow test performed as part of this LFA review?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
3. Is the project located within a designated fire hazard severity zone (FHSZ) as established by Cal-Fire? (If yes, indicate FHSZ classification below.)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Refer to the following website for FHSZ locations: Fire Hazard Severity Zones & State Responsibility Area	Moderate <input type="checkbox"/>	High <input type="checkbox"/>	Very High <input type="checkbox"/>
Wildland Interface Area (WIFA) if any designations are checked, project design must meet the requirements of CBC Chapter 7A.	WIFA <input type="checkbox"/>		

DSA DSA 810 (revised 12/2025) DEPARTMENT OF GENERAL SERVICES Page 1 of 4
DIVISION OF THE STATE ARCHITECT STATE OF CALIFORNIA

DSA 810
FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

CONDITION MEANS AND METHODS RESOLUTION	ALTERNATE ACCEPTED			
	Yes	No	N/A	NR
4. Emergency vehicle access roadways do not meet CFC requirements.				
4a. Acceptable Alternate: Emergency vehicle and personnel access as proposed by the project architect is acceptable for providing fire suppression and protection of life and property.				
5. Fire Hydrants: Number and spacing does not meet CFC requirements.				
5a. Acceptable Alternate: Number of fire hydrants and spacing as proposed by the project architect is acceptable for fire suppression and protection of life and property.				
6. Fire Hydrants: Water flow and pressure are less than CFC minimum.				
6a. Acceptable Alternate: The available flow and pressure is acceptable for providing fire suppression and protection of life and property.				
7. Location of fire department connection(s) serving fire sprinkler systems or standpipe systems does not meet CFC requirements.				
7a. Acceptable Alternate: The location of fire department connection serving the fire sprinkler system and/or standpipe system is acceptable for providing fire suppression and protection of life and property.				

School District Acceptance of Acceptable Design Alternates
 By signing this form, the school district acknowledges and accepts the proposed design as an alternate to California Building Code (CBC) and California Fire Code (CFC) minimum requirements, as indicated by one or more of the conditions indicated at items 4a, 5a, 6a or 7a, for providing fire and life safety protection of life and property.

Signature: _____ Date: _____
 Title: _____

LOCAL FIRE AUTHORITY (LFA) INFORMATION

LFA Agency Name: _____
 LFA Review Official: _____
 Title: _____ Work Phone: _____
 Work Email: _____

LFA Reviewer's Signature: _____ Date: _____

DSA DSA 810 (revised 12/2025) DEPARTMENT OF GENERAL SERVICES Page 2 of 4
DIVISION OF THE STATE ARCHITECT STATE OF CALIFORNIA

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PACIFIC GROVE UNIFIED SCHOOL DISTRICT
ROBERT DOWN ELEMENTARY SCHOOL PAVING MAINTENANCE PROJECT

485 PINE AVE
PACIFIC GROVE, CA 93950

SHEET TITLE:
FIRE LIFE SAFETY PLAN

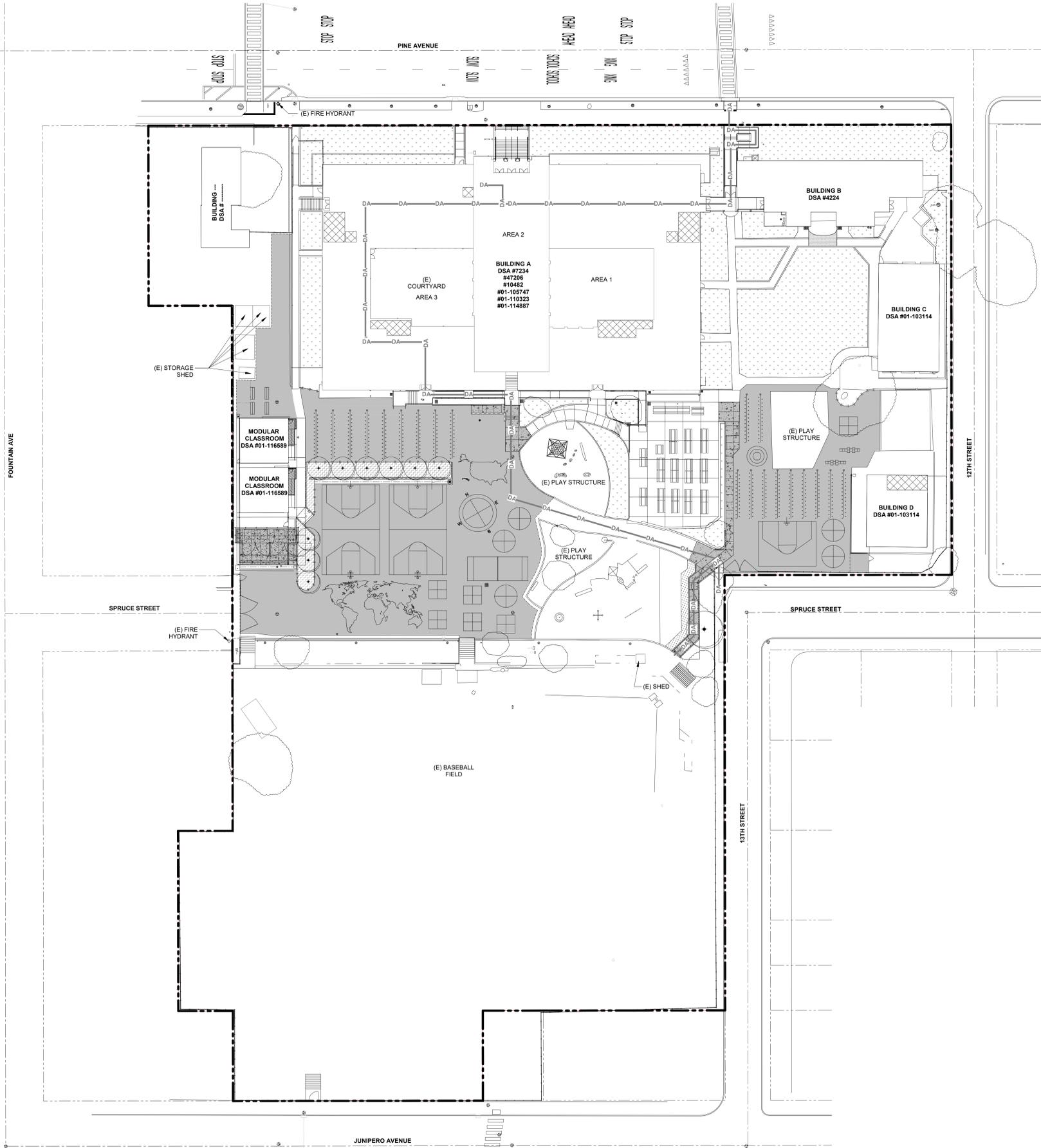
Revision Schedule

NO.	Description	Date

PROJECT # 25.052
ISSUE DATE: 12/22/2025

SHEET # **A0.10**

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1 ACCESS COMPLIANCE PLAN
SCALE: 1" = 30'-0"

SHEET NOTES

- A. THE D.A. POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR POT REQUIREMENTS FOR NEW CONSTRUCTION.
- B. ONLY D.A. POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS HAS BEEN EVALUATED TO BE COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS. COMPLIANCE OF PATHS OTHER THAN THOSE INDICATED HEREIN IS NEITHER CONFIRMED OR IMPLIED.
- C. DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NONCOMPLYING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CCD.

PATH OF TRAVEL STATEMENT

D.A. PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAXIMUM AND AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. GROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. D.A. PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM HEIGHT AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL ABOVE 27" AND BELOW 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

NOTE: DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT: THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATION, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT 1) HAVE BEEN IDENTIFIED AND 2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE SO INDICATED IN THESE CONSTRUCTION DOCUMENTS. DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NONCOMPLYING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

KEYNOTES

□

LEGEND

- AC PAVING
- (E) BLDG (E) BUILDING - NOT IN SCOPE OF WORK
- (E) RESTROOM
- (E) CONCRETE PAVING
- CONCRETE PAVING
- (E) LANDSCAPE
- PROPERTY LINE
- (E) CHAIN LINK FENCE
- (E) WOOD FENCE
- DA (E) ACCESSIBLE PATH OF TRAVEL

PARKING ANALYSIS

THE ROBERT DOWN ELEMENTARY SCHOOL SITE CONTAINS NO ON-SITE PARKING. SCOPE OF WORK DOES NOT INCLUDE ANY NEW STANDARD PARKING NO NEW PARKING. AN EXISTING ACCESSIBLE PATH OF TRAVEL FROM THE EXISTING ADMINISTRATION BUILDING IS TO REMAIN AND IS NOT AFFECTED BY NEW WORK.

EXISTING PARKING LOT	
TOTAL PARKING SPACES	0
ACCESSIBLE SPACES REQUIRED	0
STANDARD SPACES PROVIDED	0
VAN ACCESSIBLE SPACES PROVIDED	0
ACCESSIBLE SPACES PROVIDED	0

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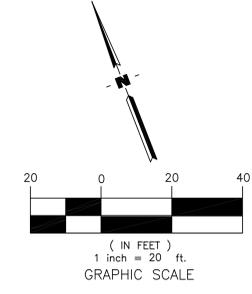
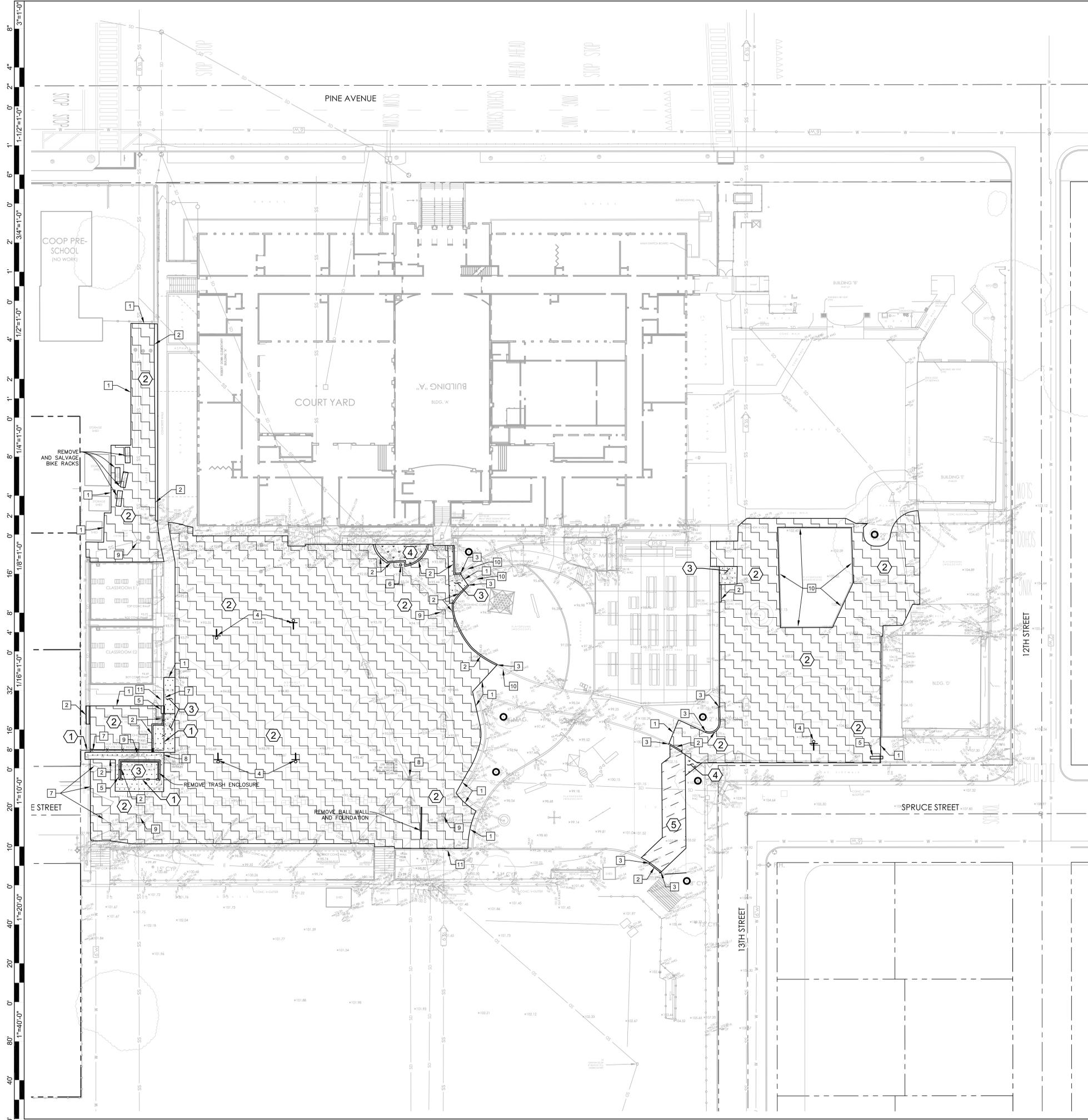
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PACIFIC GROVE UNIFIED SCHOOL DISTRICT
ROBERT DOWN ELEMENTARY SCHOOL PAVING MAINTENANCE PROJECT
 485 PINE AVE
 PACIFIC GROVE, CA 93950

SHEET TITLE:
ACCESS COMPLIANCE PLAN

Revision Schedule		
NO.	Description	Date

PROJECT # 25.052 SHEET # **A0.11**
 ISSUE DATE: 12/22/2025



DEMOLITION LEGEND

KEYNOTE	DESCRIPTION	SYMBOL
1	FENCE / GATES / FOUNDATIONS TO BE REMOVED.	X X X
2	ASPHALT PAVING & AGGREGATE BASE ROCK TO BE REMOVED. REMOVE HEADER BOARD, TYP.	[Pattern]
3	CONCRETE TO BE REMOVED. REMOVE AGGREGATE BASE.	[Pattern]
4	SHRUBS AND/OR LANDSCAPING TO BE REMOVED. GRUB OUT ALL VEGETATION / REMOVE BARK / WOOD CHIPS. REMOVE PLANTER BOXES. REMOVE ANY IRRIGATION LINES OR VALVES.	[Pattern]
5	REMOVE SYNTHETIC TURF, DRAINS AND BASE	[Pattern]
6	SAWCUT ASPHALT OR REMOVE CONCRETE TO NEAREST CONTROL JOINT	[Symbol]
7	REMOVE CURB / CURB & GUTTER / VALLEY GUTTER	[Symbol]
8	EXTENT OF REMOVAL OF CURB / CURB & GUTTER / VALLEY GUTTER	[Symbol]
9	REMOVE POLE / POST / BASKETBALL HOOPS / BOLLARD / HANDRAIL AND FOUNDATIONS	[Symbol]
10	REMOVE BENCH / RETAINING WALL / WALL & FOUNDATION	[Symbol]
11	REMOVE WATER LINES, VAULT, VALVE, METER, BOX, DRINKING FOUNTAIN CAP LINES AT EXTENT OF REMOVAL.	[Symbol]
12	POLE / POST / COLUMN / BOLLARD / HANDRAIL / FENCE / GATE TO REMAIN. PROTECT FROM DAMAGE.	[Symbol]
13	STORM LINES, DRAIN INLET, SDMH, SDDO TO REMAIN. PROTECT FROM DAMAGE. ADJUST RIM TO NEW FG.	[Symbol]
14	SS LINES, SSMH, SSCO TO REMAIN. PROTECT FROM DAMAGE. ADJUST RIM TO NEW FG.	[Symbol]
15	CURB / CURB & GUTTER / VALLEY GUTTER TO REMAIN. PROTECT FROM DAMAGE.	[Symbol]
16	BENCH / RETAINING WALL / WALL & FOUNDATION TO REMAIN. PROTECT FROM DAMAGE.	[Symbol]

NOTES:

- THE LIMITS OF DEMOLITION SHOWN HEREON ARE TO PROVIDE THE CONTRACTOR WITH A GENERAL SCOPE OF WORK. PRECISE LIMITS OF PAVEMENT REMOVAL AND GRADING SHOULD BE TAKEN FROM THE GRADING AND DRAINAGE PLAN. THE CONTRACTOR SHOULD ALSO REFERENCE LANDSCAPE ARCHITECT PLANS, ARCHITECTURAL PLANS, AND THE CONSTRUCTION DOCUMENTS FOR A COMPLETE SCOPE OF WORK. (VERIFY ALL DEMOLITION WITH THE SCHOOL DISTRICT).
 - DEMOLITION WORK SHALL CONFORM TO CAL GREEN CODE SECTIONS 5.408.3 (CONSTRUCTION WASTE REDUCTION BY AT LEAST 50%) AND 5.408.4 (EXCAVATED SOIL AND LAND CLEARING DEBRIS), AND LOCAL CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS. THE MOST STRINGENT CODE SHALL PREVAIL.
 - ALL SIGNS, POSTS, AND FOOTINGS TO BE REMOVED WITHIN THE LIMITS OF DEMOLITION UNLESS NOTED OTHERWISE.
 - REFER TO ORIGINAL DESIGN DRAWINGS, AVAILABLE FROM DISTRICT, FOR EXISTING BUILDINGS (FOOTINGS, MATERIALS, ETC.).
 - EXISTING TURF TO REMAIN. LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR IF REPLACEMENT IS REQUIRED DUE TO STAGING, CONSTRUCTION ACCESS, OR CONSTRUCTION ACTIVITY. REPAIR WITH SOD TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. TURF AREAS FENCED DURING CONSTRUCTION SHALL BE MAINTAINED (MOWED, WATERED, AND FERTILIZED) BY CONTRACTOR.
- WHERE NEW SOD IS INSTALLED, SHOVEL CUT EDGE OF EXISTING TURF VERTICAL AND STRAIGHT, AMEND SOIL AND GRADE TO RECEIVE NEW SOD FLUSH WITH EXISTING EDGES. DO NOT SCALE SOD REPAIR FROM THIS DRAWING. COORDINATE WITH GENERAL CONTRACTOR FOR EXTENT OF REPAIR REQUIRED TO RESTORE TURF DUE TO CONSTRUCTION ACTIVITY.

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PACIFIC GROVE UNIFIED SCHOOL DISTRICT
ROBERT DOWNS ELEMENTARY SCHOOL PAVING MAINTENANCE PROJECT
 6115 SUNSET DR.
 PACIFIC GROVE, CA 93950

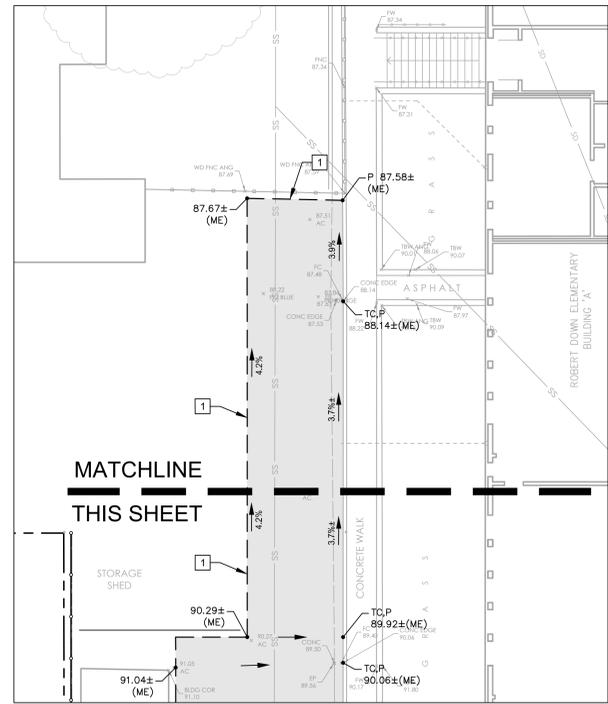
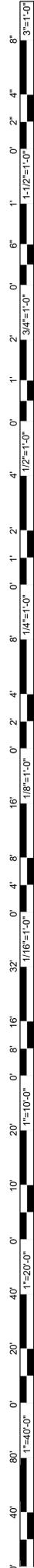
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DEMOLITION PLAN

Revision Schedule		
NO.	Description	Date

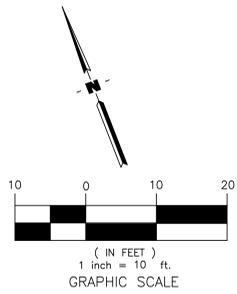
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 CEI 3263
 ISSUE DATE: 12/22/2026

SHEET #
C1.1

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MATCHLINE
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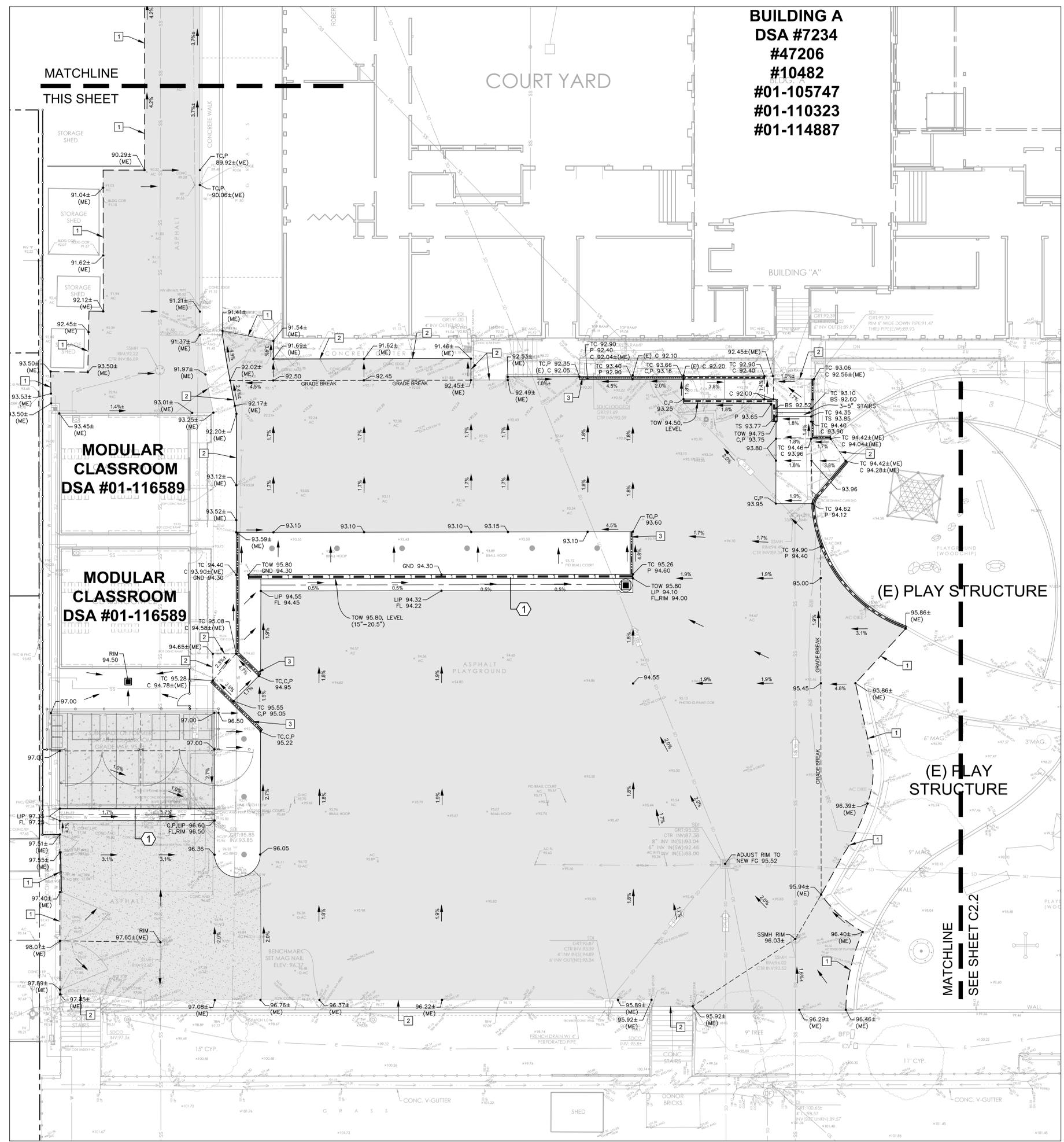


GRADING PLAN NOTES

KEYNOTE	DETAIL NAME
1	SAWCUT AND CONFORM TO (E) ASPHALT
2	CONFORM TO (E) CONCRETE AT NEAREST CONTROL JOINT
3	2 LF - CURB TRANSITION (0'-8")

GRADING CONSTRUCTION DETAIL REFERENCES

KEYNOTE	DETAIL NAME	SYMBOL	DETAIL REFERENCE
1	VALLEY GUTTER		2/C6.01



**BUILDING A
DSA #7234
#47206
#10482
#01-105747
#01-110323
#01-114887**

MATCHLINE
THIS SHEET

BUILDING "A"

(E) PLAY STRUCTURE

(E) PLAY STRUCTURE

MATCHLINE
SEE SHEET C2.2

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PACIFIC GROVE UNIFIED SCHOOL DISTRICT
ROBERT DOWN ELEMENTARY SCHOOL PAVING MAINTENANCE PROJECT
485 PINE AVE.
PACIFIC GROVE, CA 93950

SHEET TITLE:
GRADING & DRAINAGE PLAN

Revision Schedule		
NO.	Description	Date

PROJECT #
DCA 25.052
CEI 3263
ISSUE DATE:
12/22/2025

SHEET #
C2.1

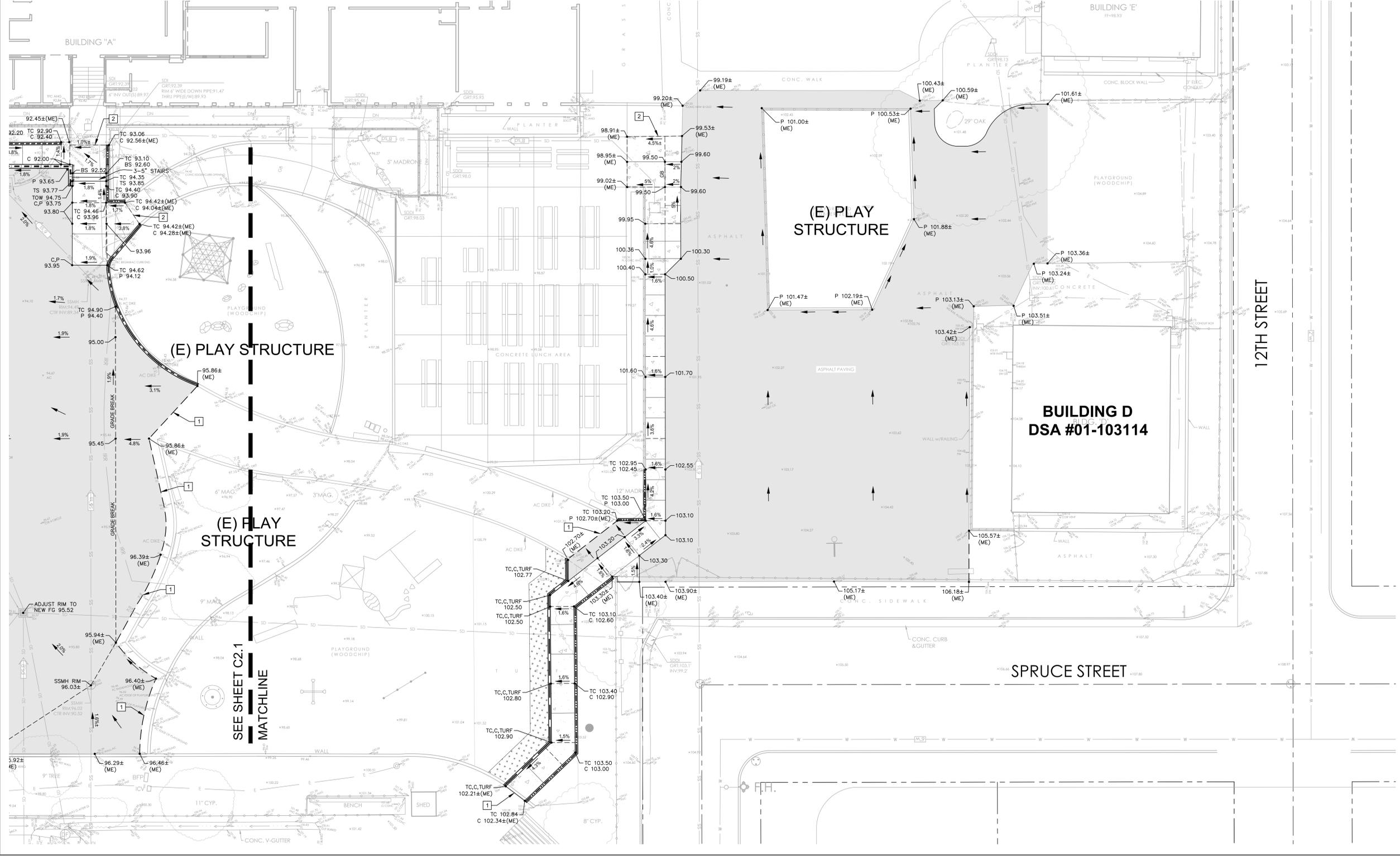
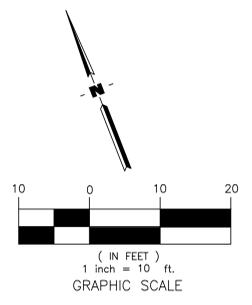
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GRADING PLAN NOTES

KEYNOTE	DETAIL NAME
1	SAWCUT AND CONFORM TO (E) ASPHALT
2	CONFORM TO (E) CONCRETE AT NEAREST CONTROL JOINT
3	2 LF - CURB TRANSITION (0' - 6")

GRADING CONSTRUCTION DETAIL REFERENCES

KEYNOTE	DETAIL NAME	SYMBOL	DETAIL REFERENCE
①	VALLEY GUTTER		2/C6.01



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PACIFIC GROVE UNIFIED SCHOOL DISTRICT
ROBERT DOWN ELEMENTARY SCHOOL PAVING MAINTENANCE PROJECT
 485 PINE AVE.
 PACIFIC GROVE, CA 93950

SHEET TITLE:
GRADING & DRAINAGE PLAN

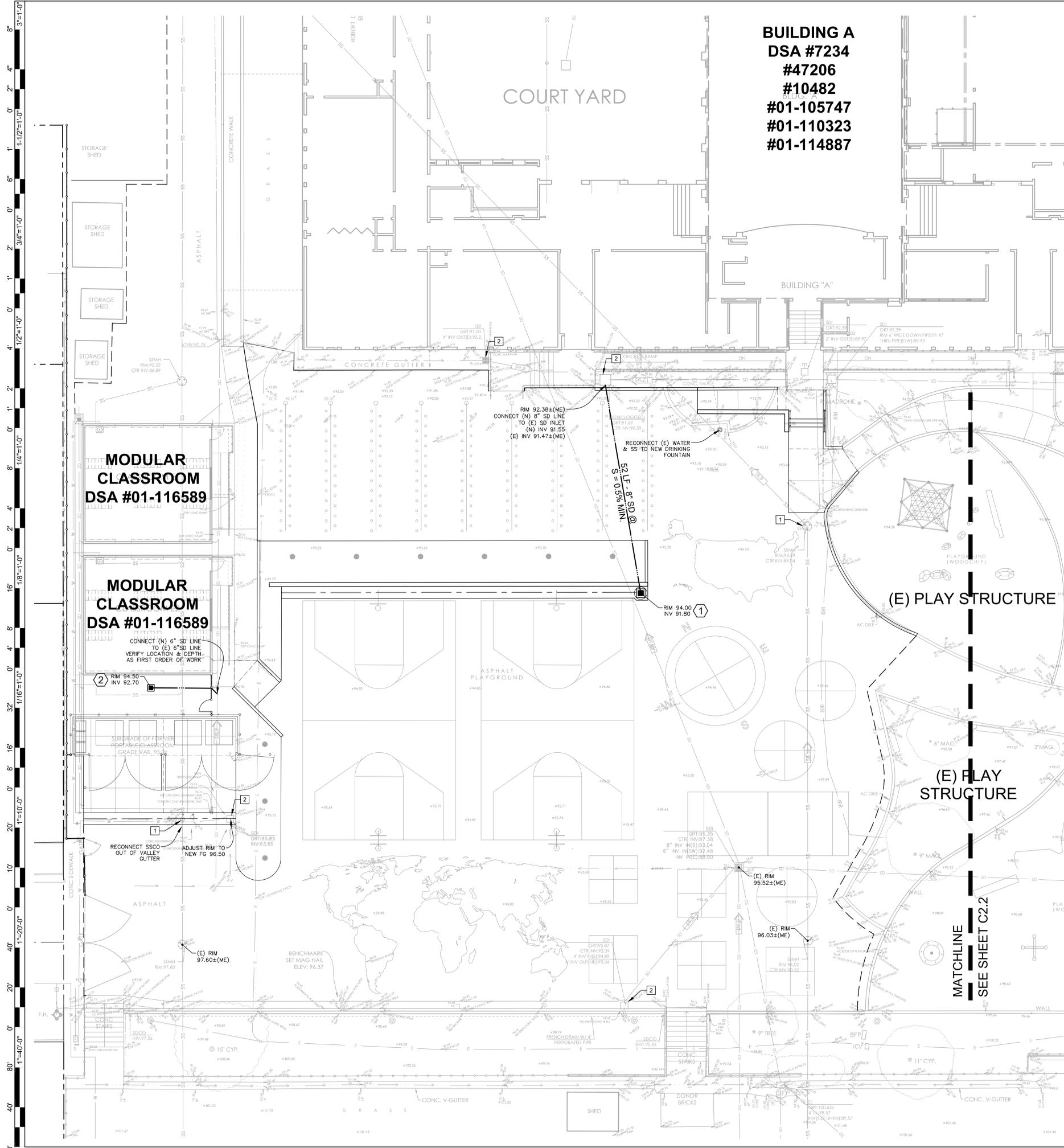
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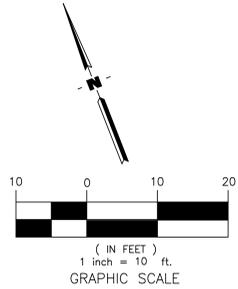
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 DCA 25.052
 CEI 3263
 ISSUE DATE:
 12/22/2025

SHEET #
C2.2

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BUILDING A
DSA #7234
#47206
#10482
#01-105747
#01-110323
#01-114887



UNDERGROUND UTILITIES CONSTRUCTION DETAIL REFERENCES

KEYNOTE	DETAIL NAME	SYMBOL	DETAIL REFERENCE
①	STORM INLET 18"		1/C6.01
②	12" STORM INLET		2/C6.01

UNDERGROUND UTILITIES PLAN NOTES

KEYNOTE	DETAIL NAME
①	ADJUST UTILITY BOX TO NEW FIELD GRADE, TYP.
②	CLEAN OUT DEBRIS & HYDROJET STORM DRAIN SYSTEM TO BE FREE FLOWING, SEE UNDERGROUND NOTE #8 / SHEET C0.1

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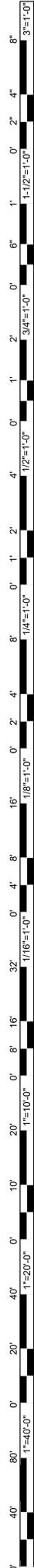
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SHEET TITLE:
UNDERGROUND UTILITIES PLAN

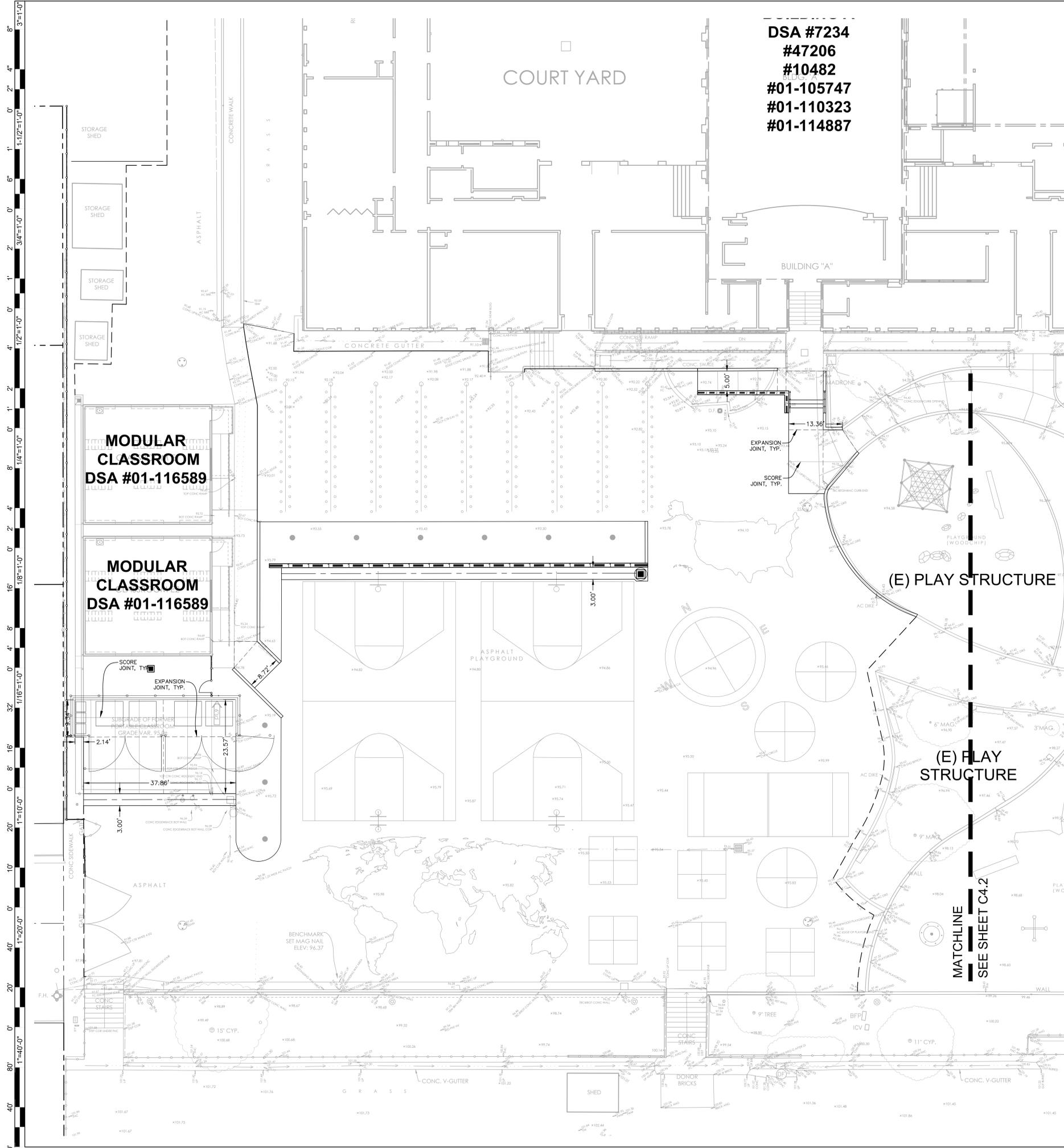
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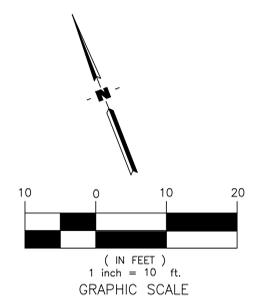
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 CEI 3263
 SHEET #
C3.1
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 12/22/2025



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DSA #7234
 #47206
 #10482
 #01-105747
 #01-110323
 #01-114887



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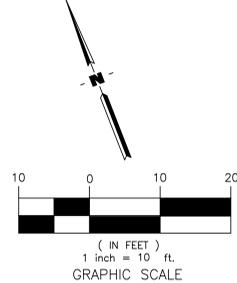
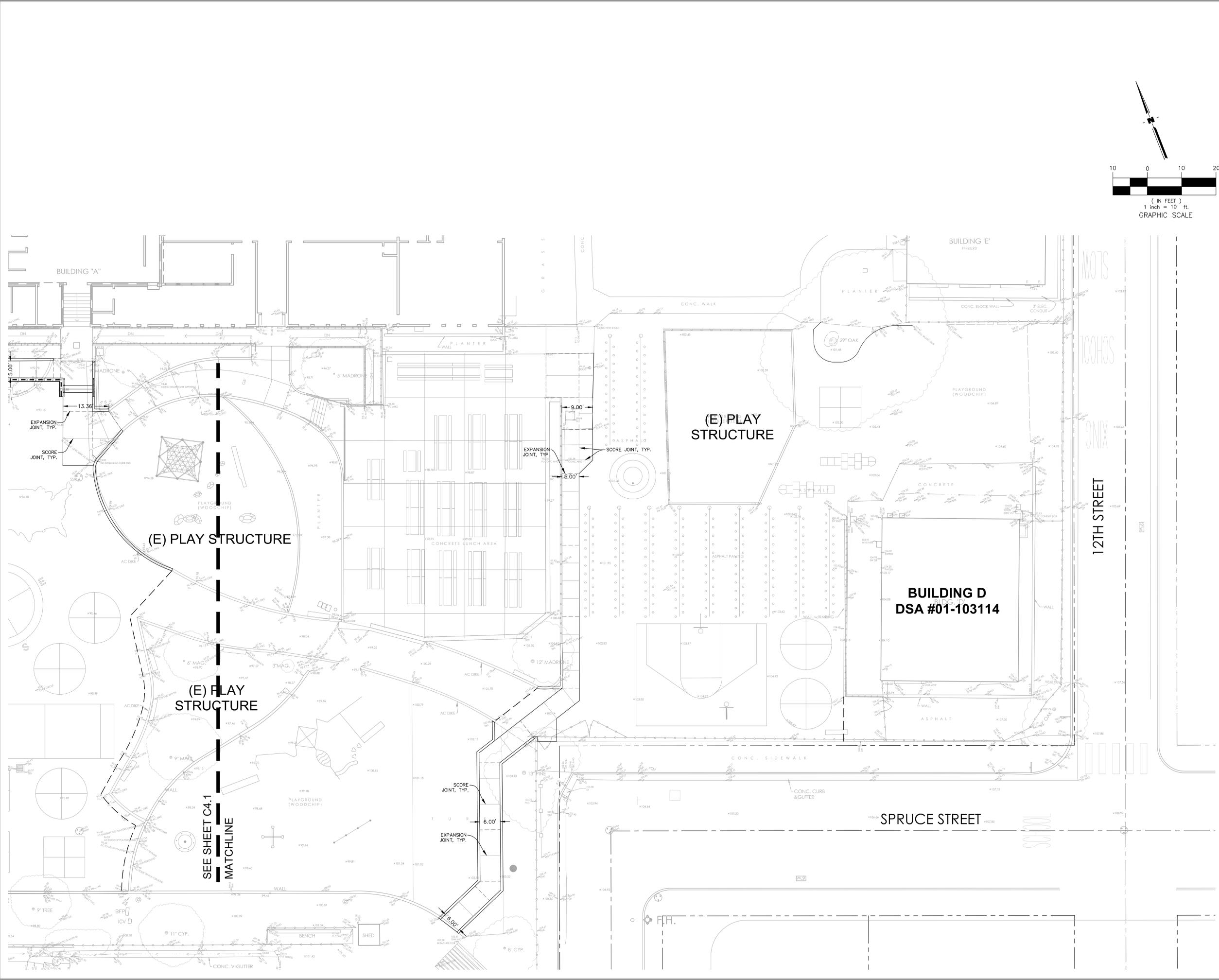
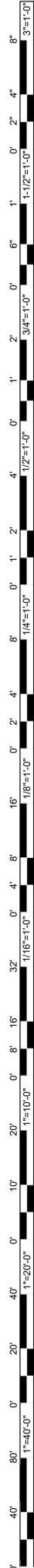
PACIFIC GROVE UNIFIED SCHOOL DISTRICT
ROBERT DOWN ELEMENTARY SCHOOL PAVING MAINTENANCE PROJECT
 485 PINE AVE.
 PACIFIC GROVE, CA 93950

SHEET TITLE:
HORIZONTAL CONTROL PLAN

Revision Schedule		
NO.	Description	Date

PROJECT #
 DCA 25.052
 CEI 3263
 SHEET #
C4.1
 ISSUE DATE:
 12/22/2025

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SEE SHEET C4.1
MATCHLINE

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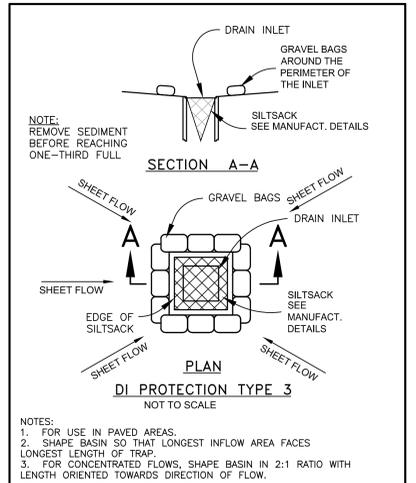
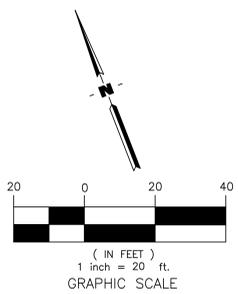
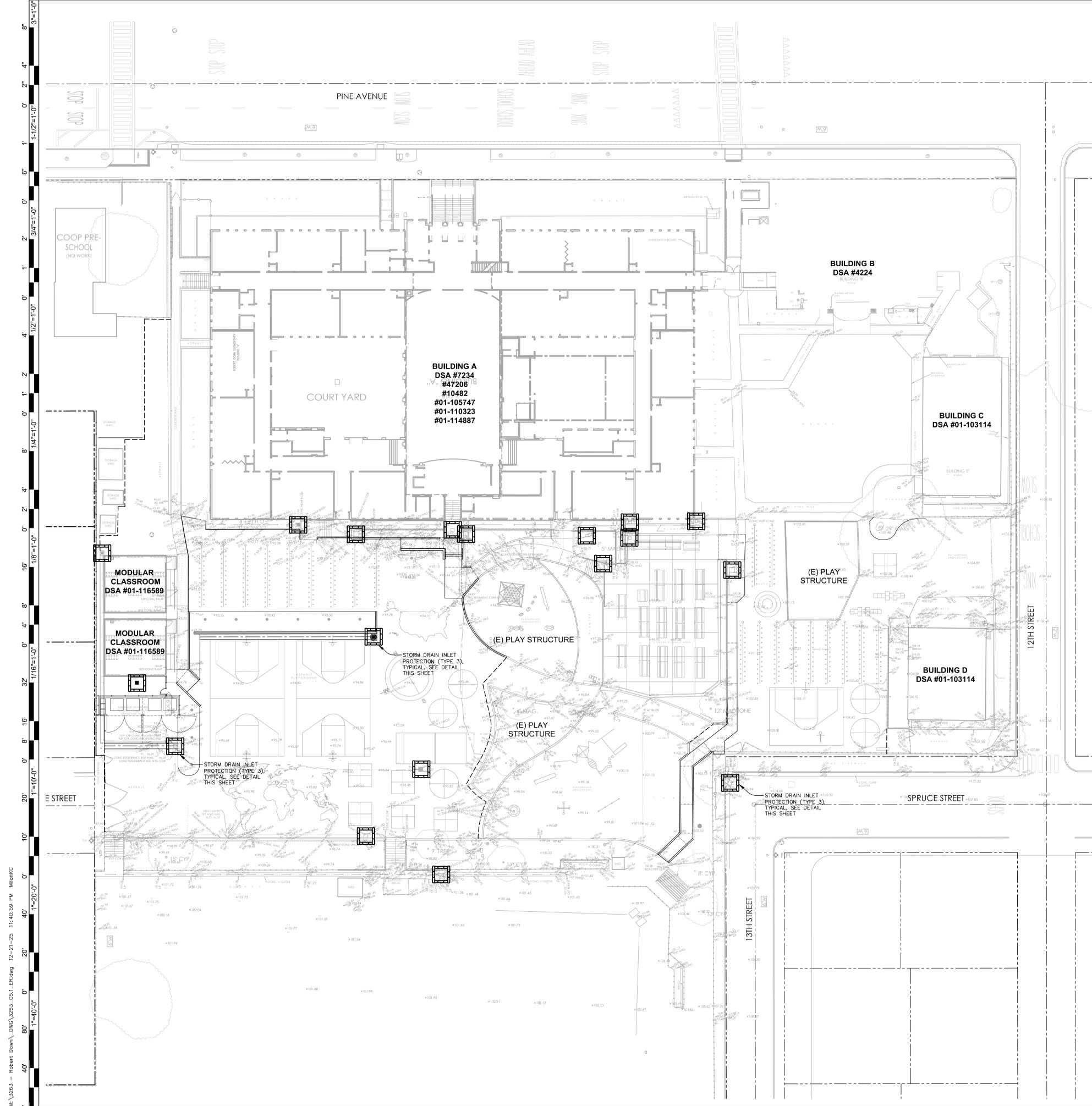
PACIFIC GROVE UNIFIED SCHOOL DISTRICT
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 PACIFIC GROVE, CA 93950

SHEET TITLE:
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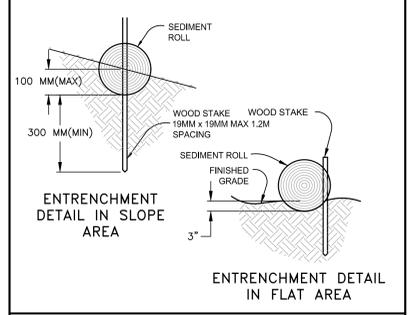
Revision Schedule		
NO.	Description	Date

PROJECT #
 DCA 25.052
 CEI 3263
 ISSUE DATE:
 12/22/2025

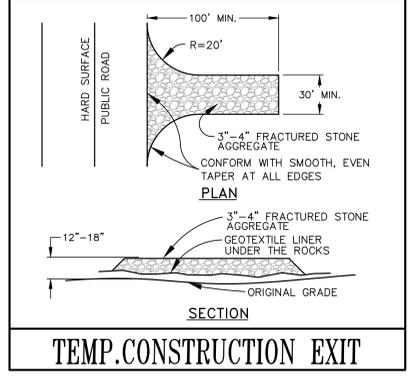
SHEET #
C4.2



STORM DRAIN INLET PROTECTION - TYPE 3



FIBER ROLLS



TEMP. CONSTRUCTION EXIT

- EROSION CONTROL NOTES:**
- 1.) EROSION CONTROL FACILITIES SHALL BE MAINTAINED IN GOOD CONDITION TO PREVENT SILTATION FROM ENTERING INLETS.
 - 2.) DUST GENERATED ON THE PROJECT SITE SHALL BE CONTROLLED BY SELECTIVE WATERING OF EXPOSED AREAS, ESPECIALLY DURING CLEARING AND GRADING OPERATIONS.
 - 3.) PAVING SHALL BE COMPLETED AS SOON AS IS PRACTICABLE TO REDUCE THE TIME THAT BARE SURFACES AND SOILS ARE EXPOSED IN AREAS WHERE CONSTRUCTION IS DELAYED FOR AN EXTENDED PERIOD OF TIME, THE GROUND SHALL BE REVEGETATED TO MINIMIZE THE GENERATION OF DUST.
 - 4.) STREET SWEEPING SHALL BE CONDUCTED TO CONTROL DUST AND DIRT TRACKED FROM THE PROJECT SITE ONTO ADJACENT STREETS.

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SHEET TITLE:
EROSION CONTROL PLAN

Revision Schedule		
NO.	Description	Date

PROJECT #
 DCA 25.052
 CEI 3263
 ISSUE DATE:
 12/22/2025

SHEET #
C5.1

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0' 40' 80' 1'-20'-0" 1'-40'-0" 1'-60'-0" 1'-80'-0" 1'-100'-0" 1'-120'-0" 1'-140'-0" 1'-160'-0" 1'-180'-0" 1'-200'-0" 2'-0" 4'-0" 6'-0" 8'-0" 10'-0" 12'-0" 14'-0" 16'-0" 18'-0" 20'-0" 22'-0" 24'-0" 26'-0" 28'-0" 30'-0" 32'-0" 34'-0" 36'-0" 38'-0" 40'-0" 42'-0" 44'-0" 46'-0" 48'-0" 50'-0" 52'-0" 54'-0" 56'-0" 58'-0" 60'-0" 62'-0" 64'-0" 66'-0" 68'-0" 70'-0" 72'-0" 74'-0" 76'-0" 78'-0" 80'-0" 82'-0" 84'-0" 86'-0" 88'-0" 90'-0" 92'-0" 94'-0" 96'-0" 98'-0" 100'-0"

3 STORM DRAIN INLET GRATES SCALE: NTS

GRATE & FRAME TO BE H-20 TRAFFIC RATED. SD-13

NOTES:
 1. FOR FRAME SIZES SEE "TYPICAL FRAME AND GRATE" PAGE.
 2. 1/2" MAXIMUM SPACING BETWEEN BEARING BARS.

AMERICAN DISABILITIES ACT (ADA), WHEEL CHAIR PROOF PEDESTRIAN GRATES

SIZE	A	B	GRATE HEIGHT	WEIGHT (LBS)	BEARING BAR QTY.
12x12	14 5/8"	11 7/8"	1 1/4"	20	18
18x18	20 5/8"	18"	1"	32	26
18x24	20 5/8"	24"	1 1/4"	54	35
24x24	26 3/4"	24"	1 1/4"	68	35
24x30	26 3/4"	30"	1 1/4"	87	44
24x36	26 3/4"	36"	1 1/4"	106	53
24x48	26 3/4"	48"	1 1/4"	133	72

AMERICAN DISABILITIES ACT (ADA), WHEEL CHAIR PROOF TRAFFIC GRATES

SIZE	A	B	GRATE HEIGHT	WEIGHT (LBS)	BEARING BAR QTY.
12x12	14 5/8"	11 7/8"	1 1/4"	20	18
18x18	20 5/8"	18"	2 1/4"	72	26
18x24	20 5/8"	24"	2 1/4"	87	35
24x24	26 3/4"	24"	2 1/4"	122	35
24x30	26 3/4"	30"	2 1/4"	156	44
24x36	26 3/4"	36"	2 1/4"	191	53
24x48	26 3/4"	48"	2 1/4"	236	72

HEEL PROOF PEDESTRIAN GRATES

SIZE	A	B	GRATE HEIGHT	WEIGHT (LBS)	BEARING BAR QTY.
12x12	14 5/8"	11 7/8"	1 1/4"	27	23
18x18	20 5/8"	18"	1"	33	42
24x24	26 3/4"	24"	1 1/4"	101	55

NOTES:
 1. GRATES ARE HOT-DIPPED GALVANIZED AFTER FABRICATION.
 2. ADDITIONAL SIZES AVAILABLE UPON REQUEST.
 3. LOCKING BOLTS INCLUDED.

Oldcastle Precast
 Northern California
 Madera Morgan Hill Pleasanton Santa Rosa Stockton Tulare
 Phone: 925-750-6500 Fax: 925-750-6500

ADA & HEEL GRATES
 FILENAME: SD-13.DWG
 REVISION MARCH 2016
 www.oldcastleprecast.com

TYPICAL GRATES
 DRAINAGE INLET
 STORM DRAIN
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1 STORM INLET 18" SCALE: NTS

VERTICAL AVAILABLE TO MEET REQUIRED DEPTH SD-2

LOCKED DOWN TRAFFIC RATED, HEEL PROOF & ADA COMPLIANT GRATE SEE DETAIL 3/06.01

VARIES 5'-0" MAX

OPTIONAL TOP HEIGHT PER PLAN

OPTIONAL VERTICAL HEIGHT PER PLAN

PIPE OPENINGS AS NEEDED IN BASE, TOP, OR VERTICAL

VERTICAL WEIGHT PER FOOT: 490 LBS.
 FLOOR WEIGHT: 420 LBS.

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DI-1818
 FILENAME: SD-2.DWG
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1'-6" X 1'-6" X VARIES (I.D.)
 DRAINAGE INLET
 STORM DRAIN
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4 STORM INLET 12" SCALE: NTS

VERTICAL AVAILABLE TO MEET REQUIRED DEPTH SD-1

LOCKED DOWN TRAFFIC RATED, HEEL PROOF & ADA COMPLIANT GRATE SEE DETAIL 3/06.01

VARIES 4'-8" MAX

OPTIONAL TOP HEIGHT PER PLAN

OPTIONAL VERTICAL HEIGHT PER PLAN

PIPE OPENINGS AS NEEDED IN BASE, TOP, OR VERTICAL

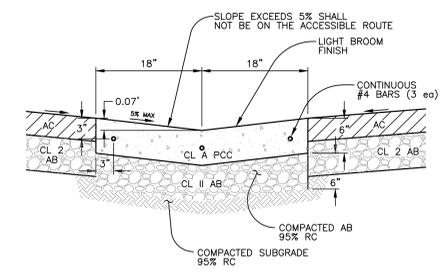
VERTICAL WEIGHT PER FOOT: 270 LBS.
 FLOOR WEIGHT: 210 LBS.

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DI-1212
 FILENAME: SD-1.DWG
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1'-0" X 1'-0" X VARIES (I.D.)
 DRAINAGE INLET
 STORM DRAIN
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2 ADA COMPLIANT VALLEY GUTTER - 36 INCH SCALE: NTS



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PACIFIC GROVE UNIFIED SCHOOL DISTRICT
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SHEET TITLE:
DETAILS

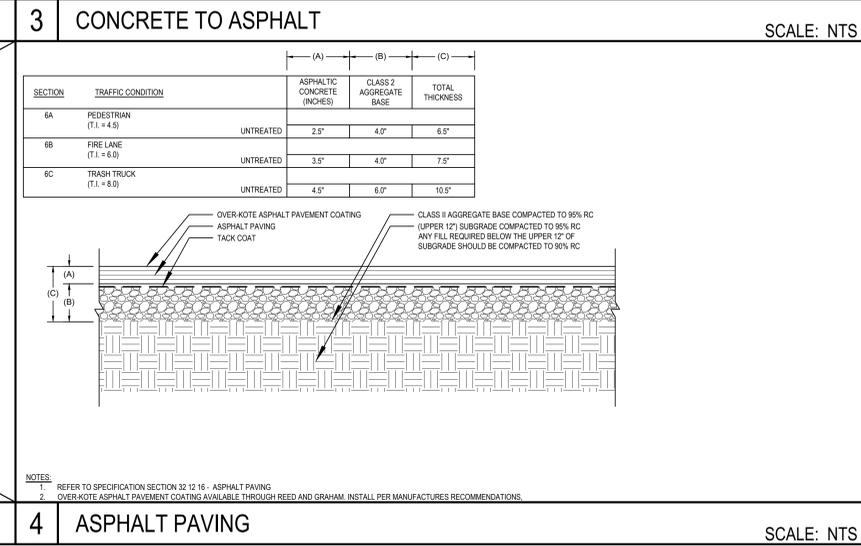
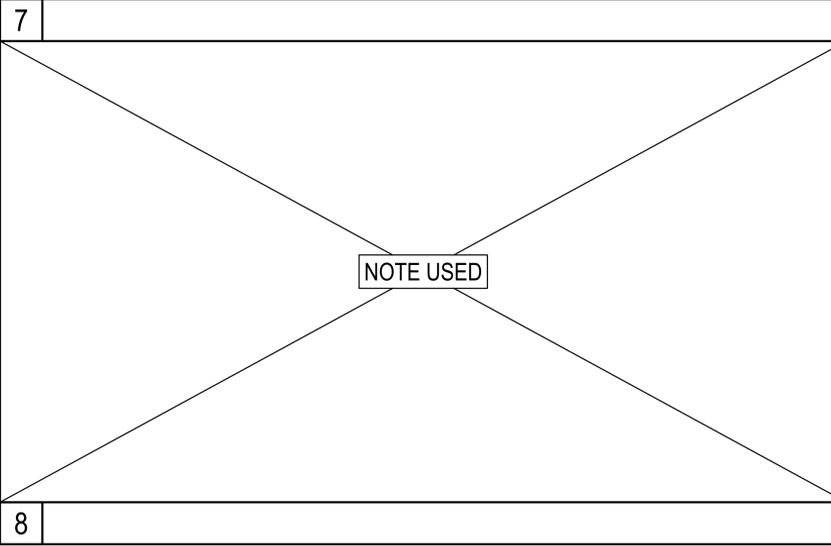
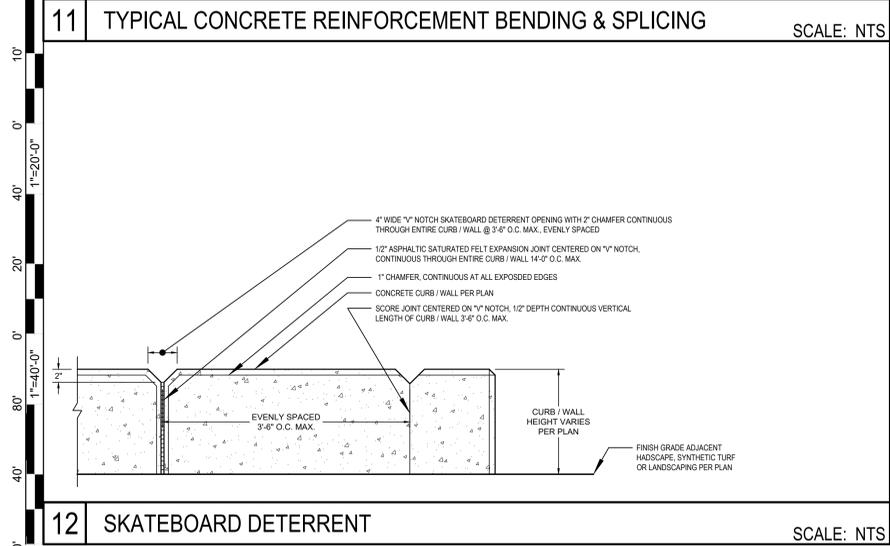
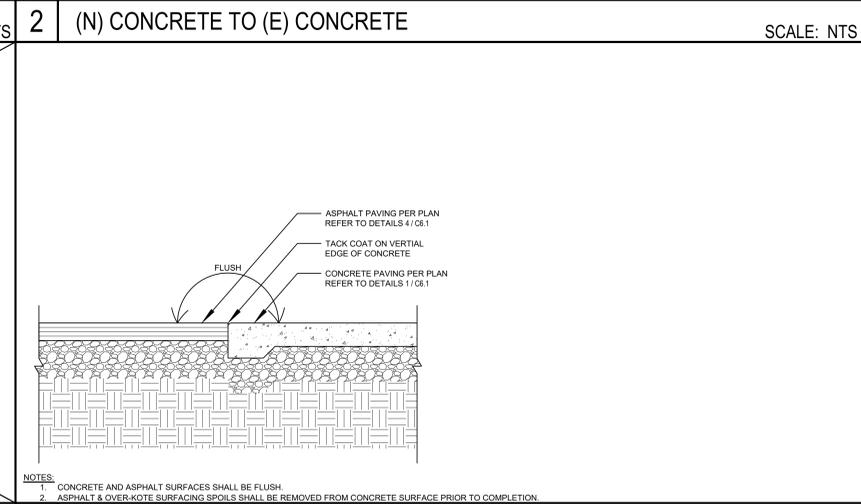
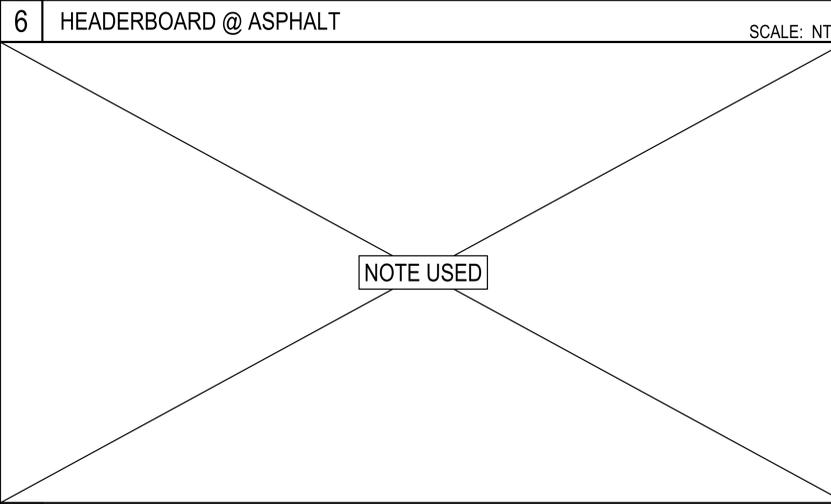
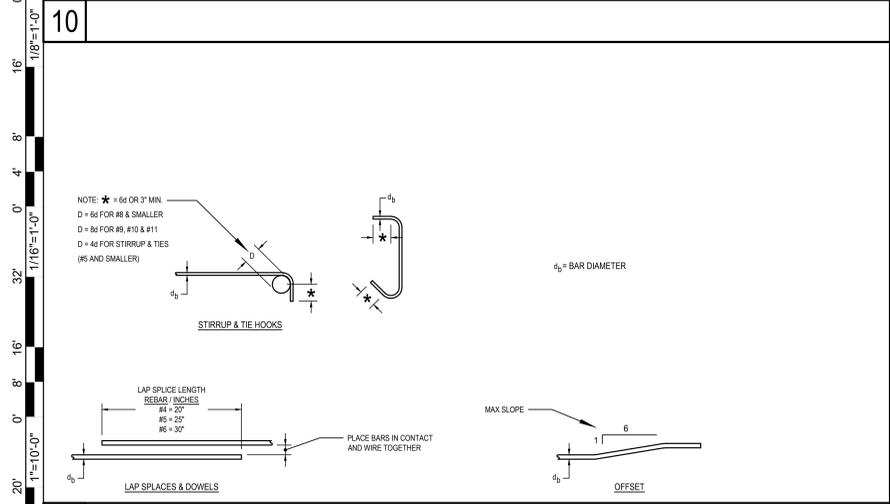
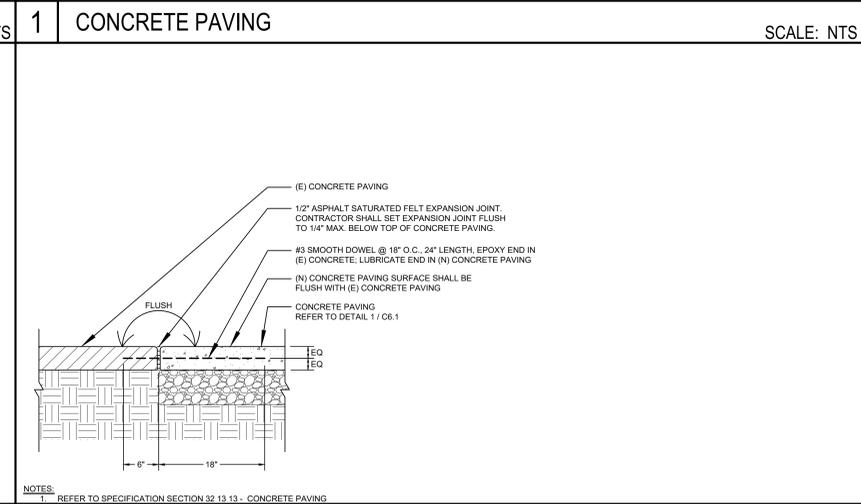
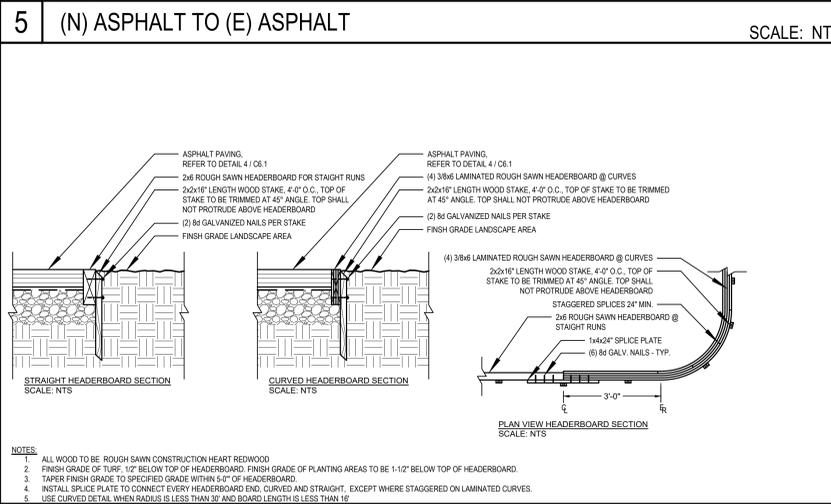
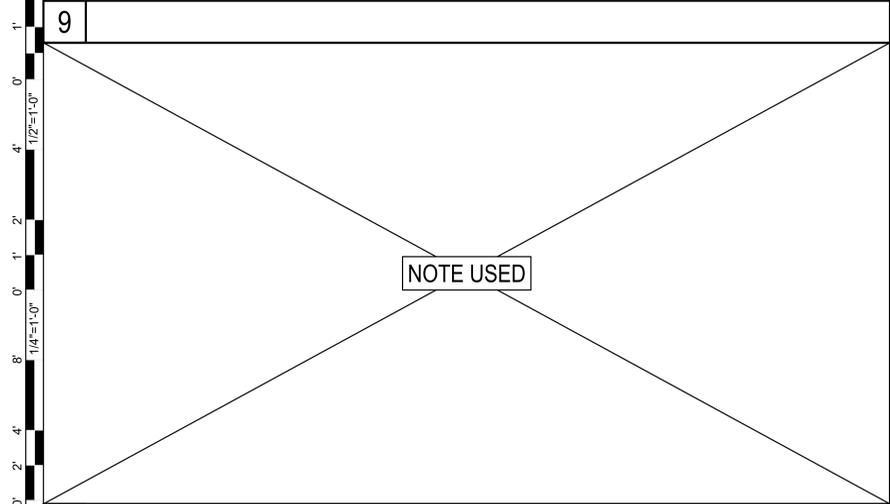
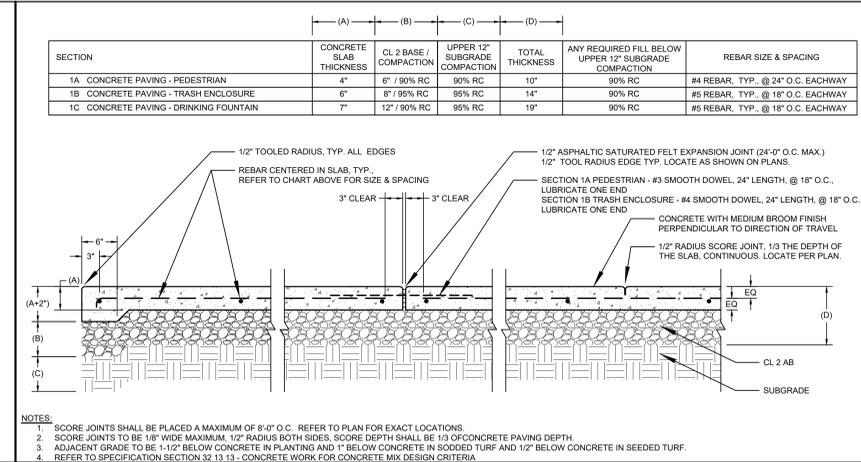
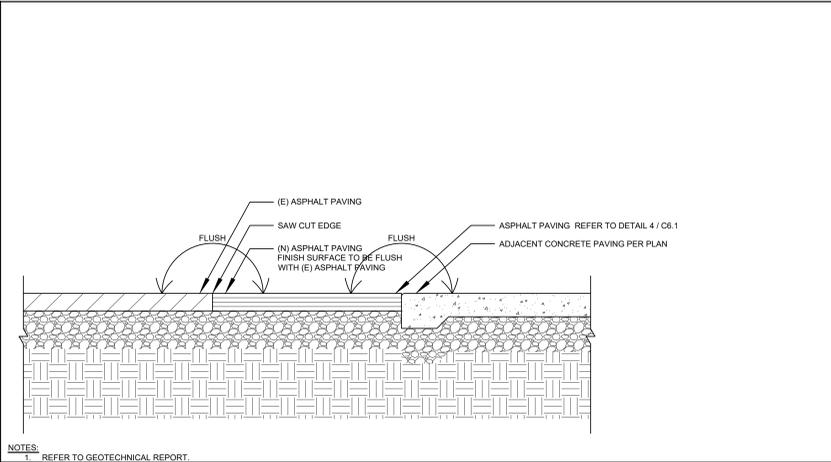
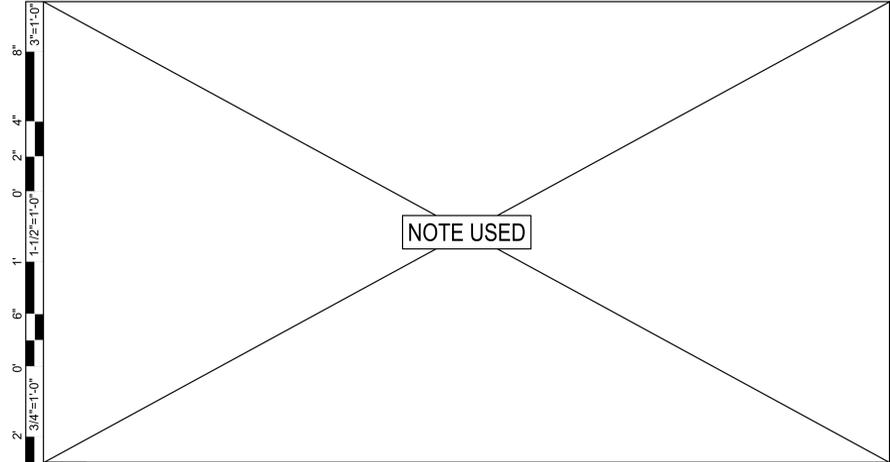
Revision Schedule		
NO.	Description	Date

PROJECT #
 DCA 25.052
 CEI 3263

ISSUE DATE:
 12/22/2025

SHEET #
C6.01

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PACIFIC GROVE, CA 93950

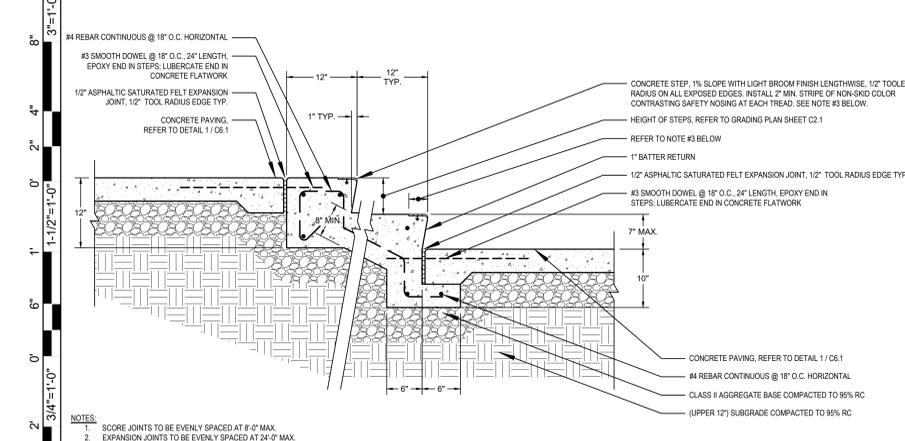
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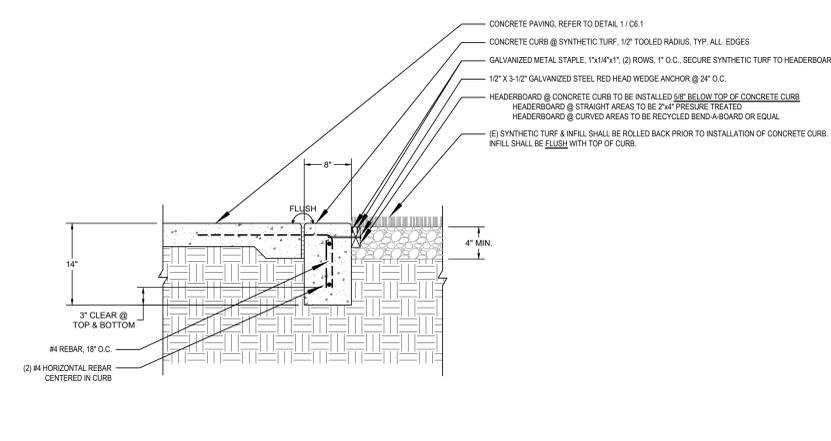
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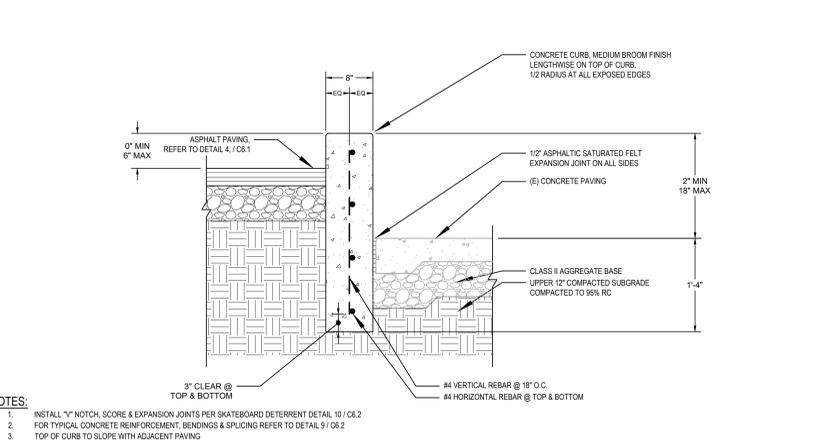
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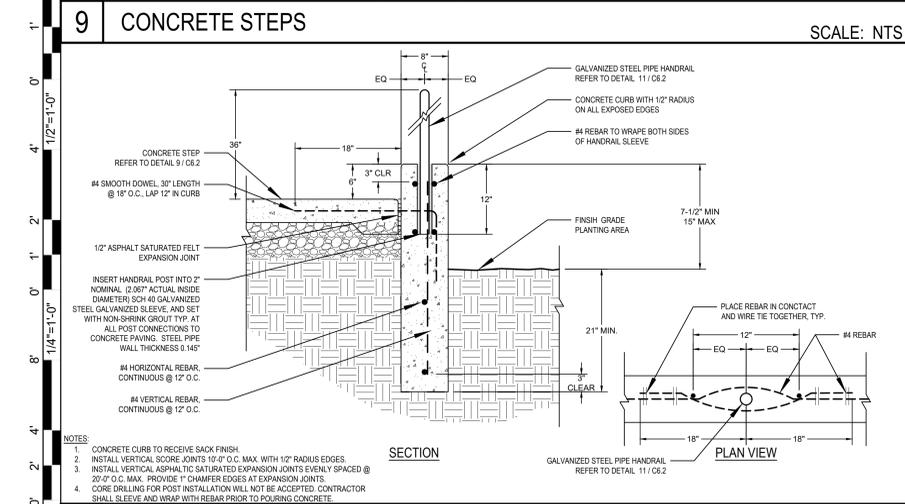
9 CONCRETE STEPS SCALE: NTS



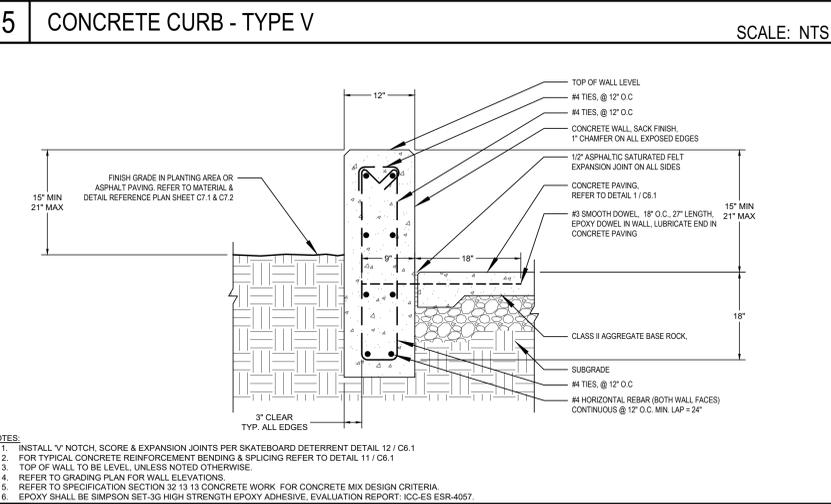
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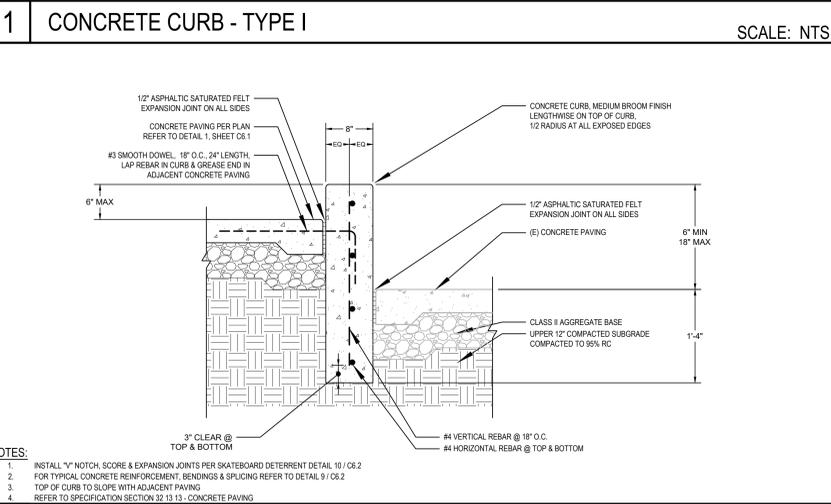
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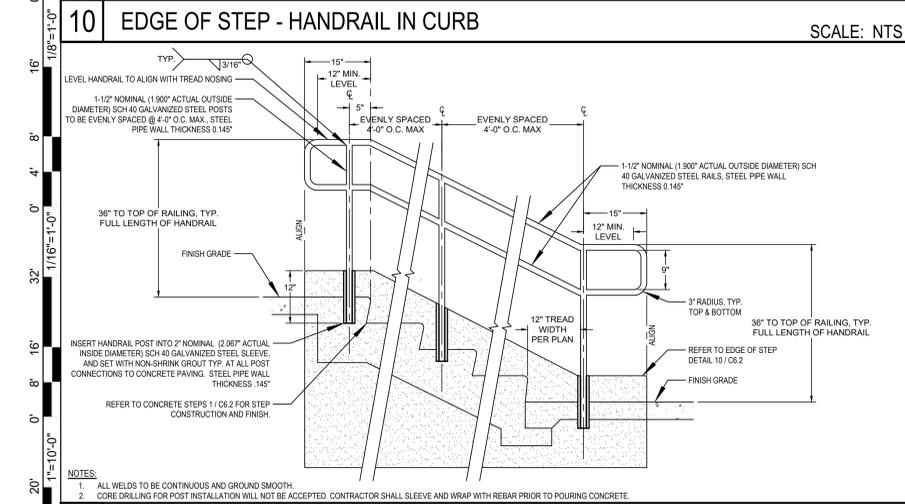
10 EDGE OF STEP - HANDRAIL IN CURB SCALE: NTS



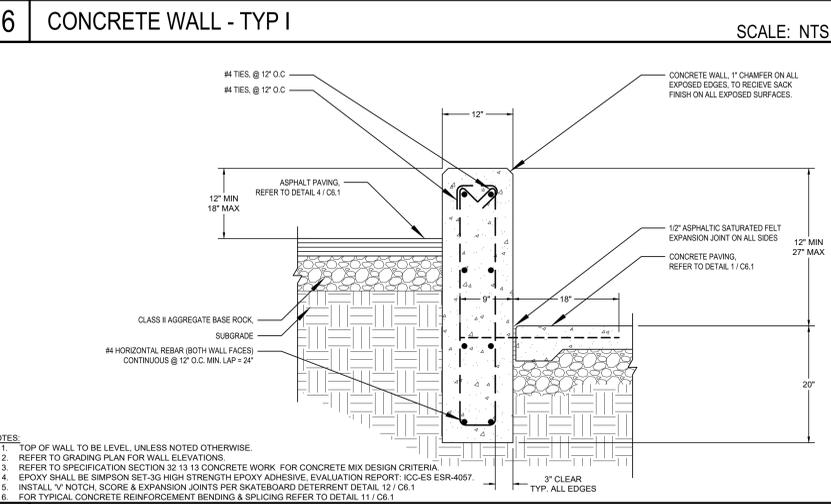
6 CONCRETE WALL - TYP I SCALE: NTS



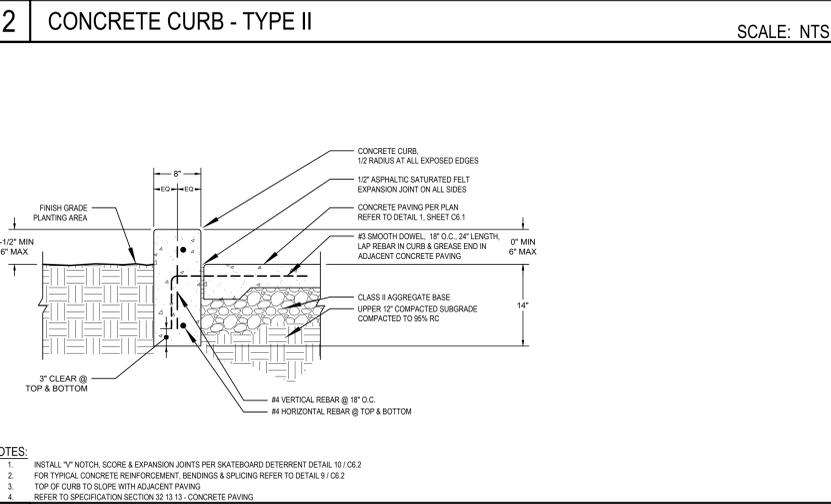
2 CONCRETE CURB - TYPE II SCALE: NTS



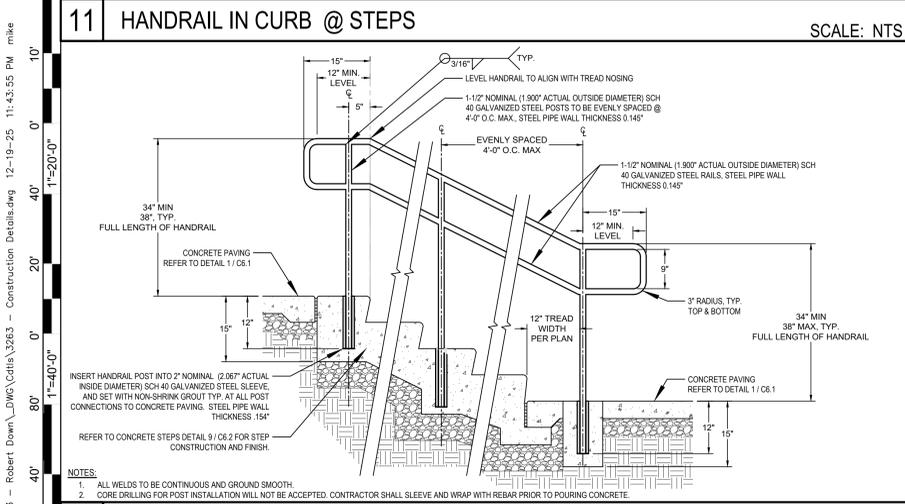
11 HANDRAIL IN CURB @ STEPS SCALE: NTS



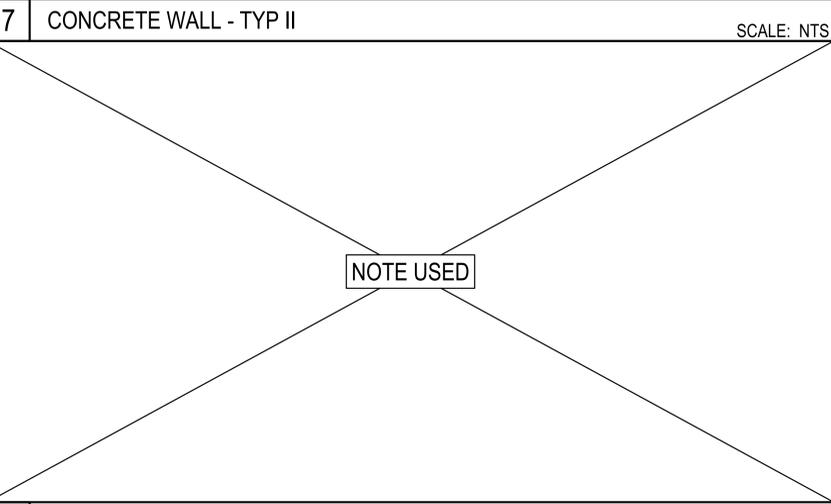
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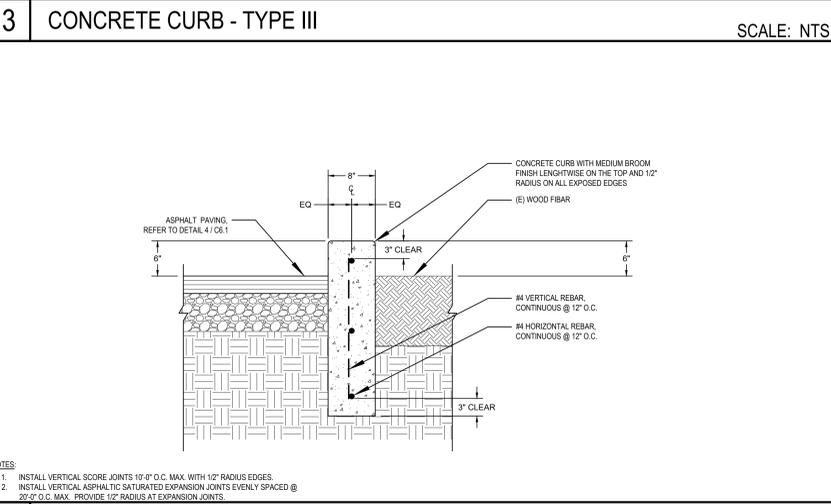
3 CONCRETE CURB - TYPE III SCALE: NTS



12 HANDRAIL IN STEPS SCALE: NTS



8 SCALE: NTS



4 CONCRETE CURB - TYPE IV SCALE: NTS

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PACIFIC GROVE UNIFIED SCHOOL DISTRICT
ROBERT DOWN ELEMENTARY SCHOOL PAVING MAINTENANCE PROJECT

485 PINE AVE.
 PACIFIC GROVE, CA 93950

SHEET TITLE:
CONSTRUCTION DETAILS

Revision Schedule		
NO.	Description	Date

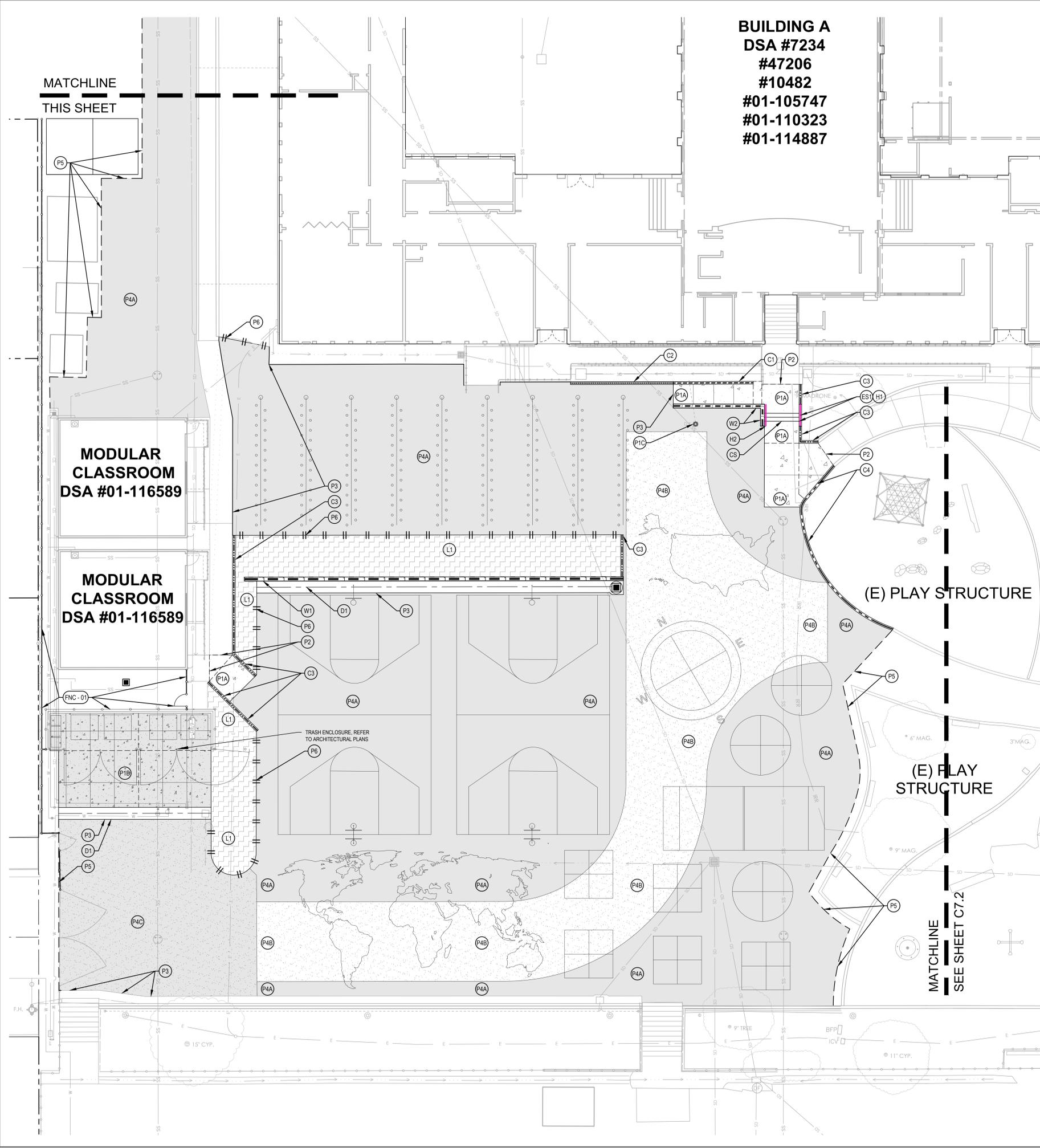
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12/22/2025

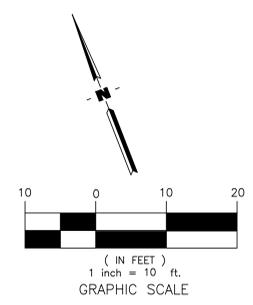
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C6.2

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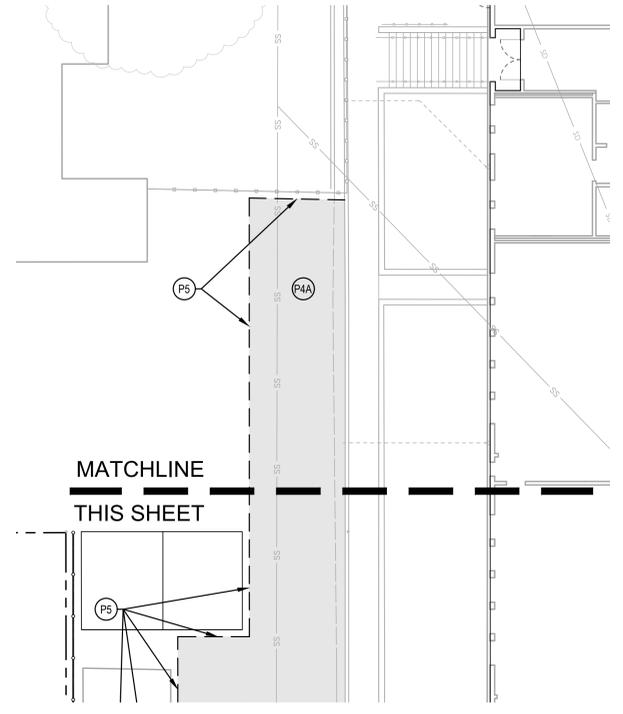


REFER TO SHEET C7.2
FOR MATERIAL &
DETAIL REFERENCE
LEGEND

MATERIAL & DETAIL REFERENCE NOTES

1. THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF EXISTING AND PROPOSED UNDERGROUND SERVICES. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 PRIOR TO BEGINNING WORK. CONTACT DISTRICT REPRESENTATIVE SHOULD ANY CONFLICTS ARISE.
3. SCORE AND EXPANSION JOINTS SHALL BE LOCATED AS INDICATED ON THIS PLAN. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS WHEN NECESSARY TO ALIGN SCORE AND EXPANSION JOINTS WITH RELATIVE ELEMENTS AS SHOWN ON THE PLAN.
4. DETAIL CALLOUTS ON PLAN ARE PROVIDED FOR CONVENIENCE AND GENERAL REFERENCE ONLY. CONTRACTOR SHALL PROVIDE QUANTITY OF PRODUCTS, ELEMENTS AND MATERIALS AS SYMBOLIZED ON PLANS, ASSOCIATED DETAILS AND SPECIFICATIONS.
5. FOR EACH CONCRETE FINISH SPECIFIED, CONTRACTOR SHALL POUR A 2'x2' SAMPLE FOR APPROVAL BY DISTRICT REPRESENTATIVE PRIOR TO INSTALLING CONCRETE PAVING.
6. CIVIL ENGINEER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. IF WORK WITHIN THIS SCOPE REQUIRES REMOVAL, RENOVATION, OR DEMOLITION OF EXISTING TO REMAIN ELEMENTS, BOTH SURFACE AND KNOWN SUBSURFACE CONDITIONS, CONTRACTOR SHALL INCLUDE IN THE BID SUFFICIENT LABOR AND MATERIALS TO RESTORE EXISTING TO REMAIN IMPROVEMENTS IN-KIND AND AS ACCEPTABLE TO DISTRICT REPRESENTATIVE.
7. CONTRACTOR SHALL COORDINATE ROUGH GRADING AND FINE GRADING TO ENSURE EXISTING SUITABLE TOPSOIL IS REMOVED, STOCKPILED AND REINSTALLED INTO ALL PROPOSED LANDSCAPE AREAS PER LANDSCAPE SPECIFICATION SECTION 32 90 00. IN THE EVENT THERE IS NOT ENOUGH EXISTING TOPSOIL, OR NO PLACE TO STOCKPILE TOPSOIL, CONTRACTOR SHALL IMPORT AND INSTALL TOPSOIL PER LANDSCAPE SPECIFICATION SECTION 32 90 00.
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING OR REPLACING, AT THEIR OWN EXPENSE, SURFACE AND SUBSURFACE SITE FEATURES TO REMAIN, INCLUDING BUT NOT LIMITED TO ANY STRUCTURES, FENCES, WALLS, PAVING SURFACES, PLANT MATERIAL AND/OR TREES DAMAGED OR DESTROYED, BOTH ON THIS PROPERTY OR THOSE PROPERTIES ADJACENT TO THIS SITE. THE DAMAGED ITEM(S) WILL BE RESTORED TO THEIR ORIGINAL CONDITION OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL ADJUST EXISTING UTILITY BOXES TO BE FLUSH WITH PROPOSED GRADES.
10. REFER TO ARCHITECTURAL PLANS FOR PLAYGROUND STRIPING AND GAME COURTS.
11. REFER TO CONSTRUCTION DETAILS ON SHEETS C6.1 - C6.2
12. REFER TO THE FOLLOWING SPECIFICATION SECTIONS:

01 56 39	TEMPORARY TREE AND PLANT PROTECTION
05 02 00	METAL RAILINGS
32 12 16	ASPHALT PAVING
32 12 36	SLURRY SEAL EXISTING ASPHALT PLAYGROUND
32 13 13	CONCRETE WORK
32 18 16	ARTIFICIAL TURF SURFACING
32 84 00	PLANTING IRRIGATION
32 90 00	LANDSCAPE PLANTING



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PACIFIC GROVE UNIFIED SCHOOL
DISTRICT
ROBERT DOWNS ELEMENTARY SCHOOL
PAVING MAINTENANCE PROJECT

6115 SUNSET DR.
 PACIFIC GROVE, CA 93950

SHEET TITLE:
MATERIAL & DETAIL REFERENCE PLAN

Revision Schedule		
NO.	Description	Date

PROJECT #
 DCA 25.054
 CEI 3263

ISSUE DATE:
 12/22/2026

SHEET #
C7.1

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MATERIAL & DETAIL REFERENCE LEGEND

PAVING DETAILS

KEYNOTE	DETAIL NAME	SYMBOL	DETAIL REFERENCE
P1A	CONCRETE PAVING - PEDESTRIAN	[Symbol]	1 / 06.1
P1B	CONCRETE PAVING - TRASH ENCLOSURE	[Symbol]	1 / 06.1
P1C	CONCRETE PAVING - DRINKING FOUNTAIN	[Symbol]	1 / 06.1
P2	(N) CONCRETE TO (E) CONCRETE	[Symbol]	2 / 06.1
P3	CONCRETE TO ASPHALT	[Symbol]	3 / 06.1
P4A	ASPHALT PAVING - PEDESTRIAN	[Symbol]	4 / 06.1
P4B	ASPHALT PAVING - FIRE LANE	[Symbol]	4 / 06.1
P4C	ASPHALT PAVING - TRASH TRUCK	[Symbol]	4 / 06.1
P5	(N) ASPHALT TO (E) ASPHALT (ASPHALT SAW CUT EDGE)	[Symbol]	5 / 06.1
P6	HEADERBOARD @ ASPHALT	[Symbol]	6 / 06.1
P7	(E) SYNTHETIC TURF TO BE ROLLED BACK AND REINSTALLED	[Symbol]	7 / 06.1

CURB & WALL DETAILS

KEYNOTE	DETAIL NAME	SYMBOL	DETAIL REFERENCE
C1	CONCRETE CURB - TYPE I	[Symbol]	1 / 06.2
C2	CONCRETE CURB - TYPE II	[Symbol]	2 / 06.2
C3	CONCRETE CURB - TYPE III	[Symbol]	3 / 06.2
C4	CONCRETE CURB - TYPE IV	[Symbol]	4 / 06.2
C5	CONCRETE CURB - TYPE V	[Symbol]	5 / 06.2
W1	CONCRETE WALL - TYPE I	[Symbol]	6 / 06.2
W2	CONCRETE WALL - TYPE II	[Symbol]	7 / 06.2
CS	CONCRETE STEPS	[Symbol]	9 / 06.2
ES1	EDGE OF STEPS - HANDRAIL IN CURB	[Symbol]	10 / 06.2
H1	HANDRAIL IN CURB @ STEPS	[Symbol]	11 / 06.2
H2	HANDRAIL IN STEPS	[Symbol]	12 / 06.2

DRAINAGE

KEYNOTE	DETAIL NAME	SYMBOL	SHEET REFERENCE
D1	VALLEY GUTTER - 24 INCH	[Symbol]	2 / 06.01

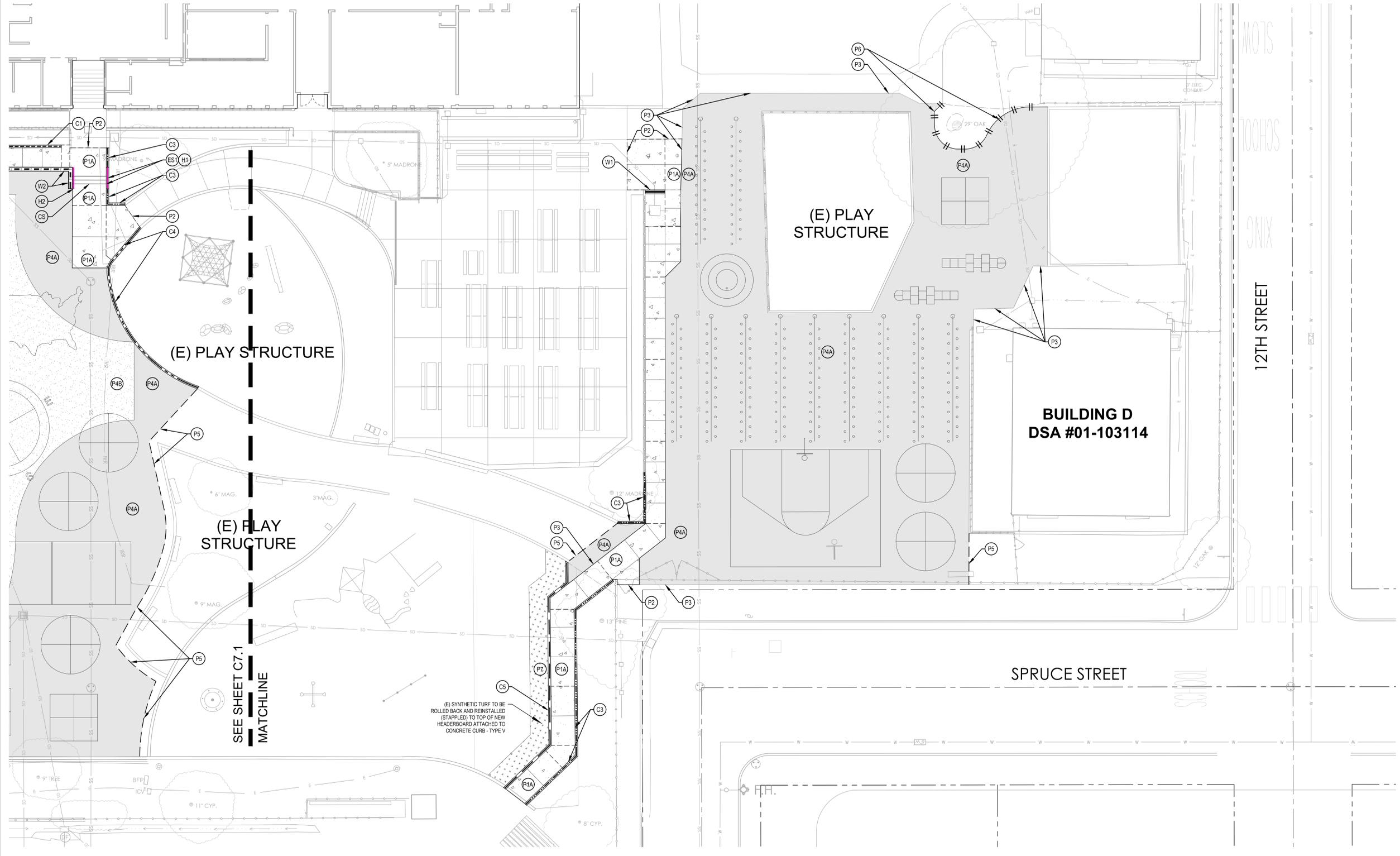
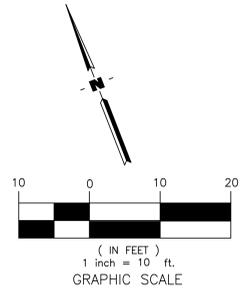
LANDSCAPE

KEYNOTE	DETAIL NAME	SYMBOL	SHEET REFERENCE
L1	BARK MULCH - 3" DEPTH REFER TO SPECIFICATION SECTION 32 00 00 - LANDSCAPE PLANTING	[Symbol]	L2-1 & L2-2

FENCING

KEYNOTE	DETAIL NAME	SYMBOL	SHEET REFERENCE
FNC-01	CHAIN LINK FENCE REFER TO ARCHITECTURAL PLANS	[Symbol]	REFERENCE

REFER TO SHEET C7.1 FOR MATERIAL & DETAIL REFERENCE NOTES



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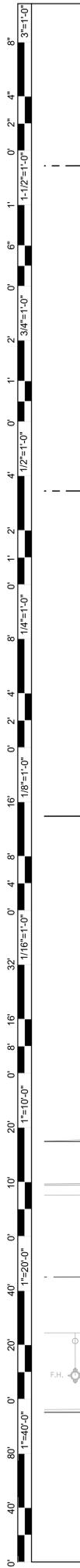
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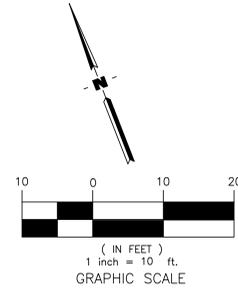
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 SHEET #
C7.2

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BUILDING A
DSA #7234
#47206
#10482
#01-105747
#01-110323
#01-114887



MODULAR CLASSROOM
DSA #01-116589

MODULAR CLASSROOM
DSA #01-116589

(E) PLAY STRUCTURE

(E) PLAY STRUCTURE

MATCHLINE
SEE SHEET L1.2

IRRIGATION POINT OF CONNECTION
 CONNECT (N) 1" IRRIGATION MAINLINE TO (E) IRRIGATION MAINLINE. FIELD VERIFY EXACT LOCATION.

IRRIGATION POINT OF CONNECTION
 CONNECT (N) 1" IRRIGATION MAINLINE TO (E) IRRIGATION MAINLINE. FIELD VERIFY EXACT LOCATION.

IRRIGATION NOTES

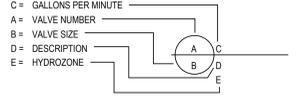
- CARROLL ENGINEERING, INC. HAS COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
- THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF EXISTING AND PROPOSED UNDERGROUND SERVICES. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 842-2444 PRIOR TO BEGINNING WORK. CONTACT DISTRICT REPRESENTATIVE SHOULD ANY CONFLICTS ARISE.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
- SCHOOL IRRIGATION SYSTEM IS DESIGNED TO OPERATE AT 75 PSI AND 100 GPM FROM THE POINT OF CONNECTION. CONTRACTOR SHALL VERIFY PRESSURE AND FLOW PRIOR TO BEGINNING OF WORK CONTACT DISTRICT REPRESENTATIVE IMMEDIATELY SHOULD CONFLICTS ARISE.
- THE IRRIGATION SYSTEM DESIGN IS DIAGRAMMATIC. WHERE PIPING, VALVES, ETC. ARE SHOWN OUTSIDE OF PLANTING AREAS, THE INTENT IS FOR PIPING, VALVES, ETC. TO BE INSTALLED WITHIN PLANTING AREAS UNLESS OTHERWISE NOTED AND DETAILED.
- CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH OTHER TRADES. CONTRACTOR TO COORDINATE AND VERIFY ALL SLEEVING, PIPING, ELECTRICAL SUPPLY, POINT OF CONNECTION, ETC.
- CONTRACTOR IS RESPONSIBLE FOR COMPLETE AND UNIFORM COVERAGE OF ALL PLANTING AND TURF AREAS. CONTRACTOR TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM OPERATING PRESSURE FOR EACH CIRCUIT. ADJUST SPRAY HEADS AND NOZZLES FOR OPTIMUM COVERAGE WHILE PREVENTING OVERSPRAY ONTO WALKWAYS AND STRUCTURES BY USE OF PRESSURE COMPENSATING DEVICES.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN TRENCHING AROUND EXISTING TREES AND SHRUBS. CONTRACTOR SHALL HAND TRENCH WHEN TRENCHING ACROSS ROOTS 2" AND LARGER TO PRESERVE ROOT SYSTEM. ROOTS SMALLER THAN 2" MAY BE TRIMMED. DO NOT TEAR ANY ROOTS.
- REMOTE CONTROL VALVES FOR TURF FIELD ARE BURIED BELOW FINISH GRADE. CONTRACTOR SHALL ENSURE (E) VALVES ARE OPERATION BEFORE DURING AND AFTER CONSTRUCTION.
- REFER TO SPECIFICATIONS SECTION 32 84 00 AND IRRIGATIONS DETAILS ON SHEET L3.1

IRRIGATION LEGEND

SYM	MODEL	MANUF.	DESCRIPTION	GPM	PSI	RAD
BUBBLERS						
11	9.00 GPM		TREE FLOOD BUBBLER IN DRAIN TUBE, TWO PER TREE	0.50	20	TRISOLE
VALVE/CONTROLLER						
			(E) WATER METER, LOCATED AT			
			(E) BACKFLOW PREVENT UNIT, LOCATED AT			
			(E) MASTER CONTROL VALVE, LOCATED AT			
			(E) FLOW SENSOR, LOCATED AT DROP OFF DRIVEWAY EXIT ON RICARDO AVENUE			
			(E) WALL MOUNTED IRRIGATION CONTROLLER TO REMAIN			
PIPING						
			(E) IRRIGATION MAINLINE, TO REMAIN			
			SCH 40 PVC NON-PRESSURIZED, PURPLE COLOR, LATERAL LINE, 1/2" DEPTH, NSF APPROVED, SIZE PER PIPE SIZE CHART, INSTALL WITH 0" OF SAND BACKFILL.			
			SCH 40 (UP TO 2 1/2") CLASS 315 (2" AND LARGER) PVC PRESSURIZED, PURPLE COLOR, MAINLINE, NSF APPROVED, SIZE PER PLAN, 24" DEPTH, INSTALL TRACER WIRE ALONG ENTIRE LENGTH OF MAINLINE & 0" OF SAND BACKFILL.			
			SCH 40 PVC SLEEVES, MIN 2" IN EACH LOCATION, SIZE AS REQUIRED. RUN CONTROL WIRE IN SEPARATE SLEEVE FROM IRRIGATION PIPES. SLEEVING SHALL BE INSTALLED AT 30" DEPTH.			
			(N) IRRIGATION CONTROL WIRES INSTALL AT 24" DEPTH.			

IRRIGATION LATERAL LINE SIZE CHART (SCH 40)

GPM	PIPE SIZE
0 - 12 GPM	1"
12.01 - 22 GPM	1 1/4"
22.01 - 30 GPM	1 1/2"
30.01 - 50 GPM	2"
50.01 - 70 GPM	2 1/2"
70.01 - 110.0 GPM	3"



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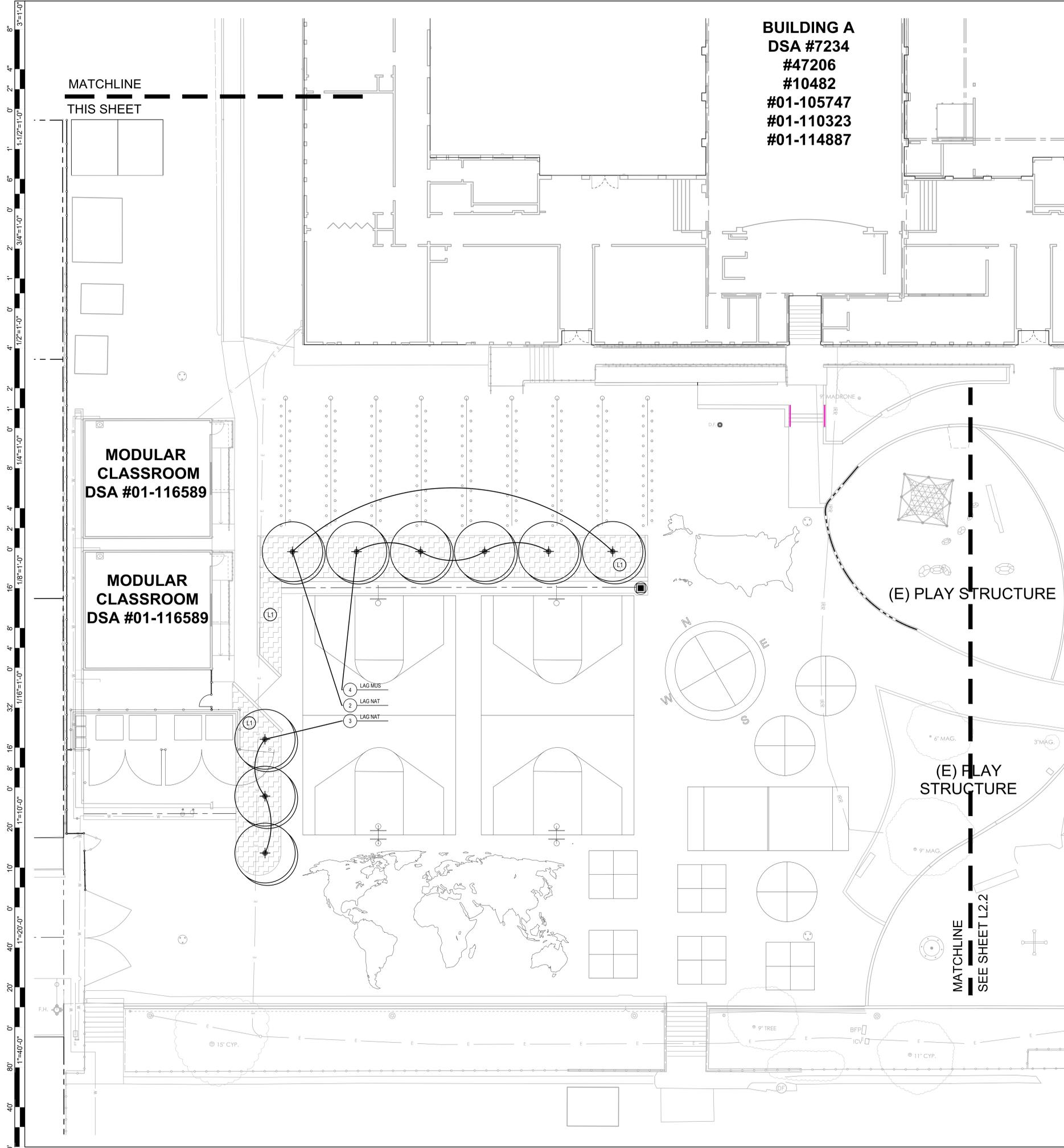
SHEET TITLE:
IRRIGATION PLAN

Revision Schedule

NO.	Description	Date

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 SHEET #
L1.1
 ISSUE DATE:
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BUILDING A
DSA #7234
#47206
#10482
#01-105747
#01-110323
#01-114887

MATCHLINE
THIS SHEET

MODULAR CLASSROOM
DSA #01-116589

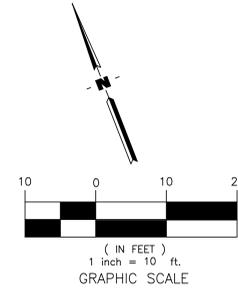
MODULAR CLASSROOM
DSA #01-116589

(E) PLAY STRUCTURE

(E) PLAY STRUCTURE

MATCHLINE
SEE SHEET L2.2

MATCHLINE
THIS SHEET



REFER TO SHEET C7.2
FOR MATERIAL &
DETAIL REFERENCE
LEGEND

PLANTING LEGEND

KEYNOTE	DETAIL NAME	SYMBOL	SHEET REFERENCE
(L1)	BARK MULCH - 3" DEPTH REFER TO SPECIFICATION SECTION 32 90 00 - LANDSCAPE PLANTING	[Symbol]	

LANDSCAPE SHADING:

AS REQUIRED PER CALGREEN 5.106.12: SHADE TREES	
5.106.12.1: SURFACE PARKING AREAS:	
TOTAL AREA OF NEW SURFACE PARKING	0 S.F.
REQUIRED SHADING OF PARKING AREAS 50%	0 S.F.
TOTAL SHADED PARKING AREA PROVIDED	0 S.F.
5.106.12.2: LANDSCAPE AREAS:	
TOTAL AREA OF NEW LANDSCAPE	1,570 S.F.
REQUIRED SHADING OF LANDSCAPE AREAS 20%	314 S.F.
TOTAL SHADED LANDSCAPE AREA PROVIDED (78.8%)	1,237.2 S.F.
5.106.12.3: HARDSCAPE AREAS:	
TOTAL AREA OF NEW HARDSCAPE	1,350 S.F.
REQUIRED HARDSCAPE AREA SHADING (20%)	270 S.F.
TOTAL SHADED HARDSCAPE AREA PROVIDED (21.5%)	295.7 S.F.

PLANTING NOTES

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2. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND PROPOSED UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 PRIOR TO DIGGING. NOTIFY DISTRICT REPRESENTATIVE IMMEDIATELY SHOULD CONFLICTS ARISE.
4. FINE GRADING, HEADERS AND IRRIGATION COVERAGE SHALL BE APPROVED BY DISTRICT REPRESENTATIVE PRIOR TO PLANTING OPERATIONS.
5. CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS. CONTRACTOR TO OBTAIN APPROVAL FROM DISTRICT REPRESENTATIVE PRIOR TO INSTALLATION.
6. PLANT MATERIAL SHALL NOT BE INSTALLED IN AN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES OR OBSTRUCT IRRIGATION SPRAY PATTERN. NOTIFY THE DISTRICT REPRESENTATIVE SHOULD CONFLICTS ARISE.
7. PRIOR TO PLANTING INSTALLATION, OBTAIN APPROVAL OF PLANT LAYOUT FROM DISTRICT REPRESENTATIVE. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT AT THE DISTRICT REPRESENTATIVE'S REQUEST.
8. AT THE DISTRICT REPRESENTATIVE'S REQUEST, UNLESS OTHERWISE NOTED, FINISH GRADE OF PLANTING AREAS SHALL BE 2" BELOW ADJACENT PAVING. TAPER 3" DEPTH BARK MULCH TOP DRESSING TO 1/2" BELOW ADJACENT PAVING (1-1/2" DEPTH) WITHIN 2' OF PAVING.
9. GROUND COVERS SHALL BE PLANTED EVENLY AND CONTINUOUSLY UNDER TREE AND SHRUB MASSES.
10. ALL PLANTING AREAS SHALL RECEIVE A 3" MIN. DEPTH BARK MULCH TOP DRESSING.
11. ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
12. ALL (E) TREES, SHRUBS AND GROUND COVERS TO REMAIN SHALL BE PROTECTED. ANY DAMAGE CAUSED BY CONTRACTOR'S WORK OR NEGLIGENCE SHALL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE DISTRICT REPRESENTATIVE.
13. CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS NECESSARY (30) THIRTY DAYS AFTER PLANTING.
14. ALL NEWLY PLANTED TREES SHALL MAINTAIN VERTICAL DISTANCE 80" AT FINISH ELEVATION ALONG CIRCULATION PATHS, TYP. §11B-307.4.
15. REFER TO PLANTING DETAILS ON SHEET L3.1
16. REFER TO SPECIFICATION SECTIONS

01 56 39	TEMPORARY TREE AND PLANT PROTECTION
32 90 00	PLANTING
32 92 00	TURF PLANTING

PLANTING PALETTE

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
TREES:				
AGO FLE	36" BOX	AGONIS FLEXUOSA	AUSTRALIAN WILLOW MYRTLE	MEDIUM
LAG MUS	36" BOX	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	MEDIUM
LAG NAT	36" BOX	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	WHITE CRAPE MYRTLE	MEDIUM

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PACIFIC GROVE UNIFIED SCHOOL DISTRICT

ROBERT DOWN ELEMENTARY SCHOOL PAVING MAINTENANCE PROJECT

485 PINE AVE.
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SHEET TITLE:
PLANTING PLAN

Revision Schedule

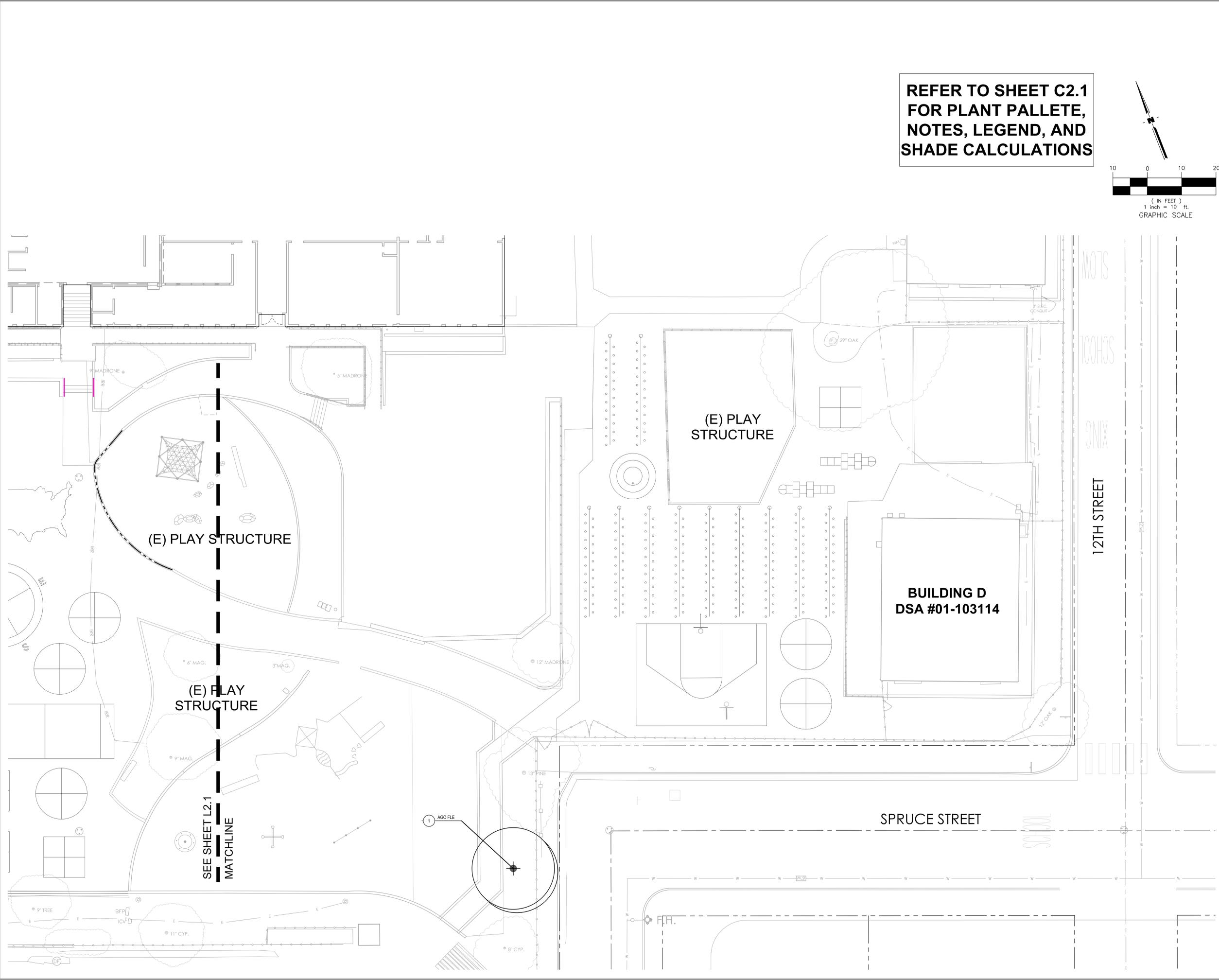
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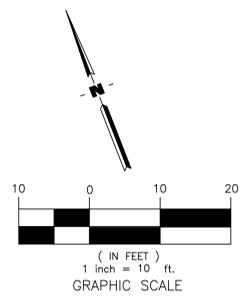
SHEET #
L2.1

ISSUE DATE:
12/22/2025

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REFER TO SHEET C2.1 FOR PLANT PALLETTE, NOTES, LEGEND, AND SHADE CALCULATIONS



SEE SHEET L2.1
MATCHLINE

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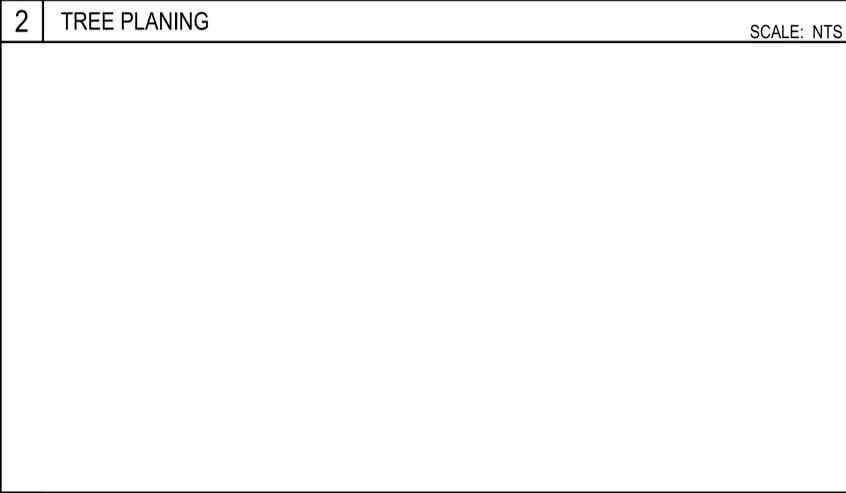
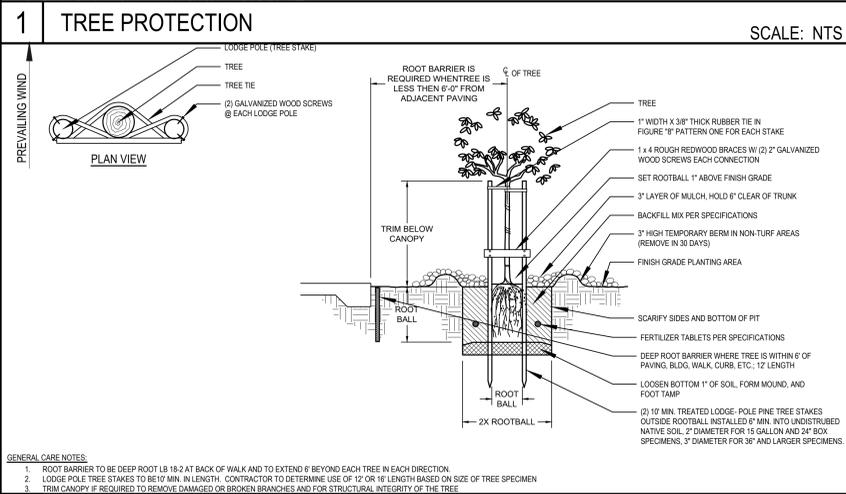
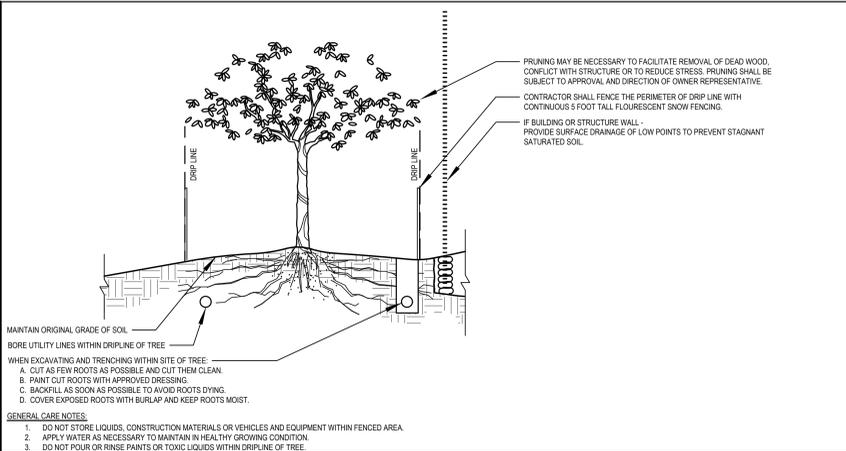
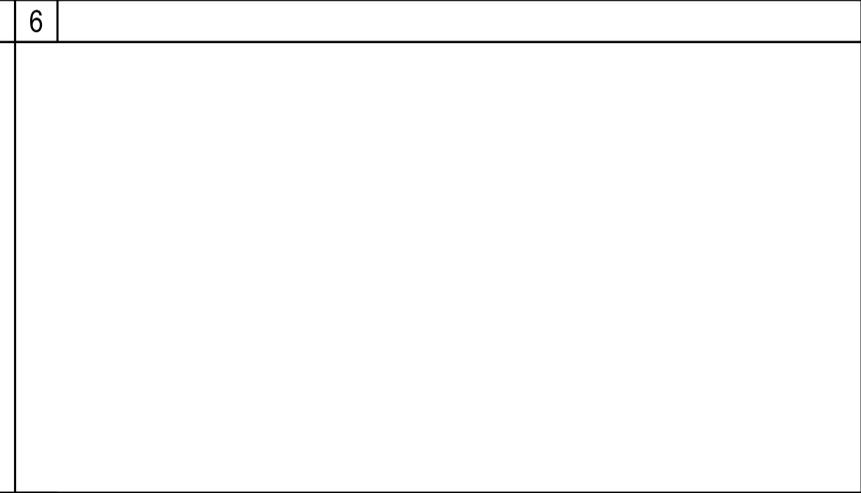
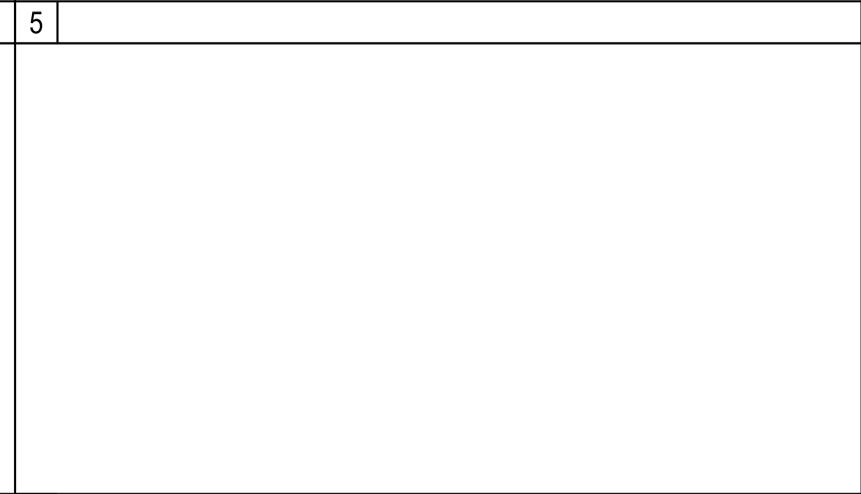
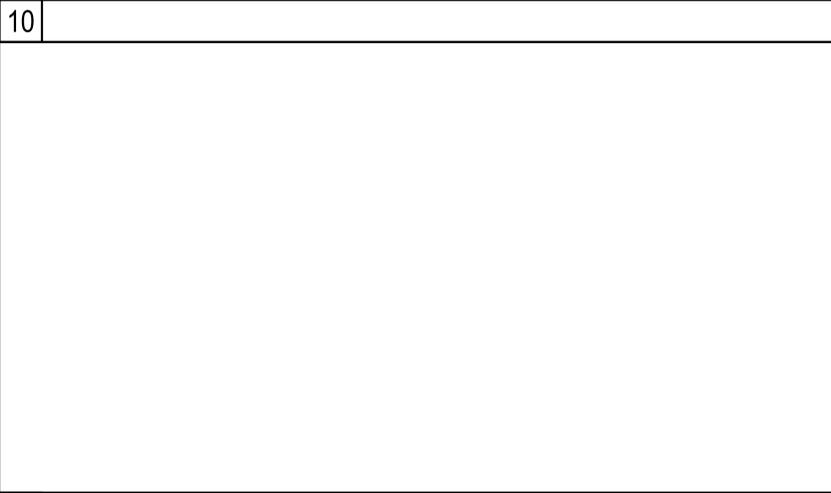
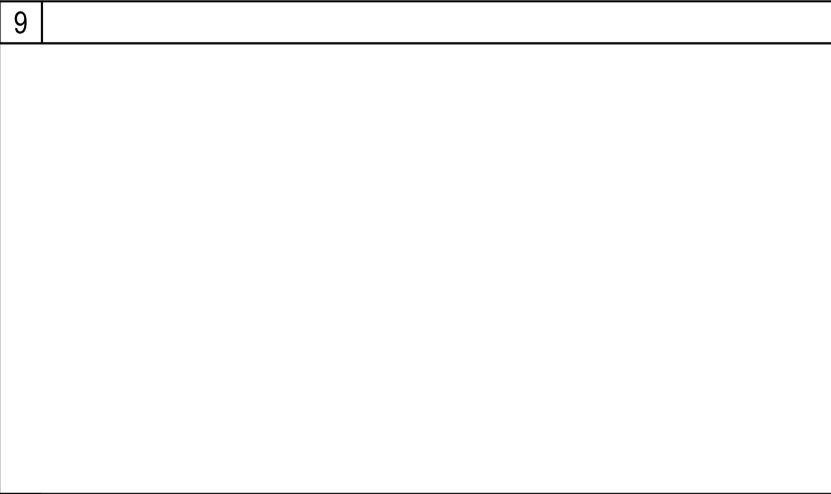
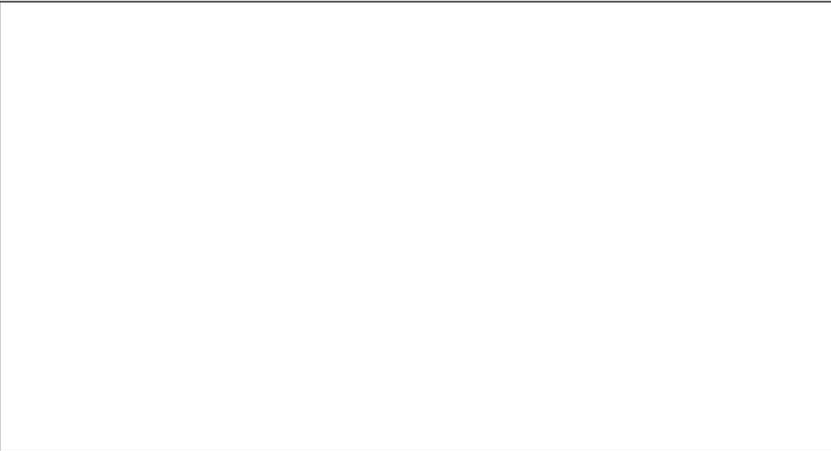
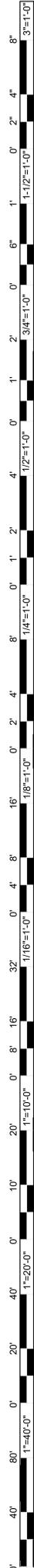
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SHEET TITLE:

PLANTING DETAILS

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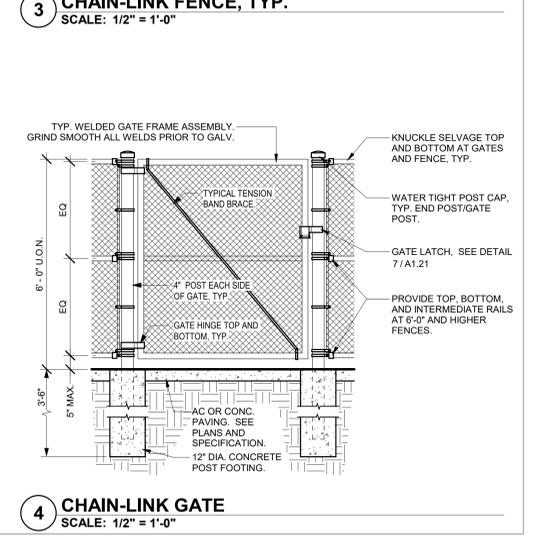
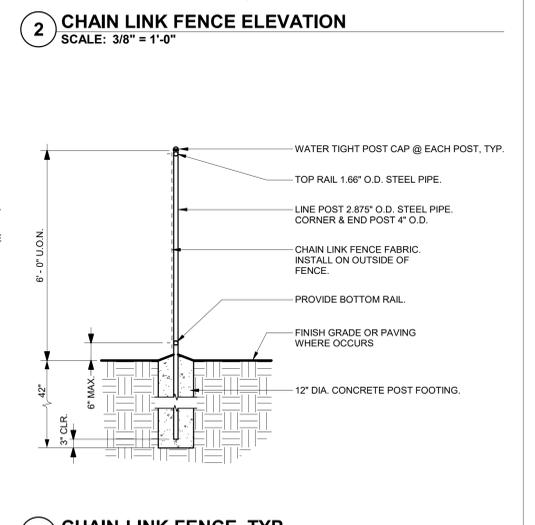
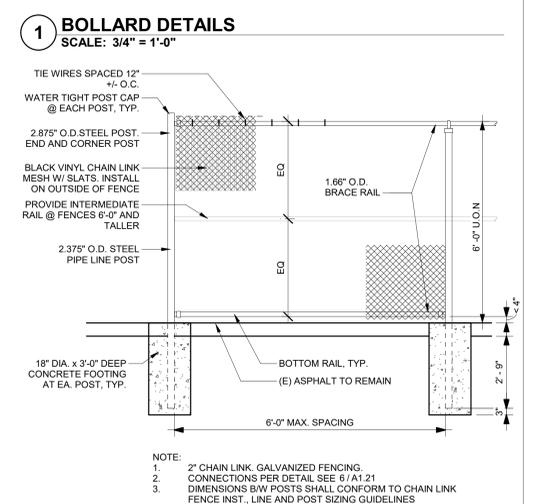
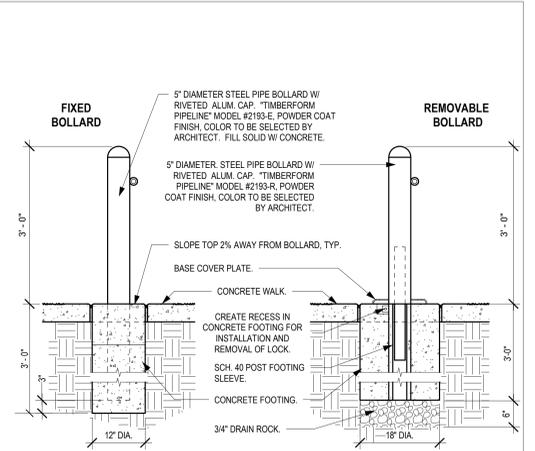
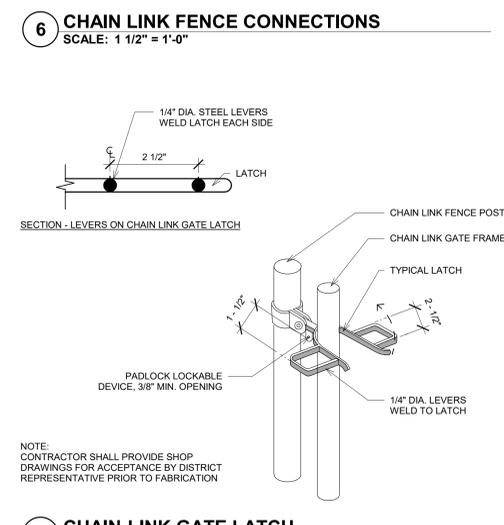
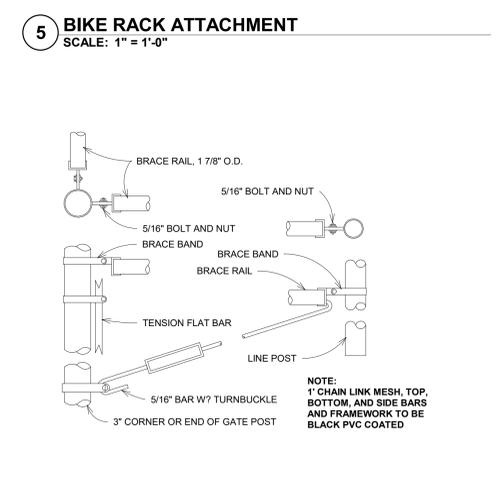
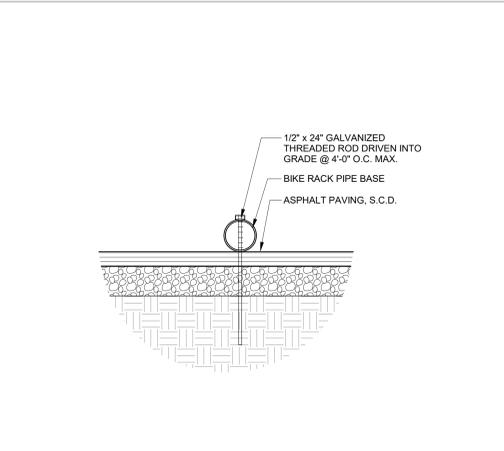
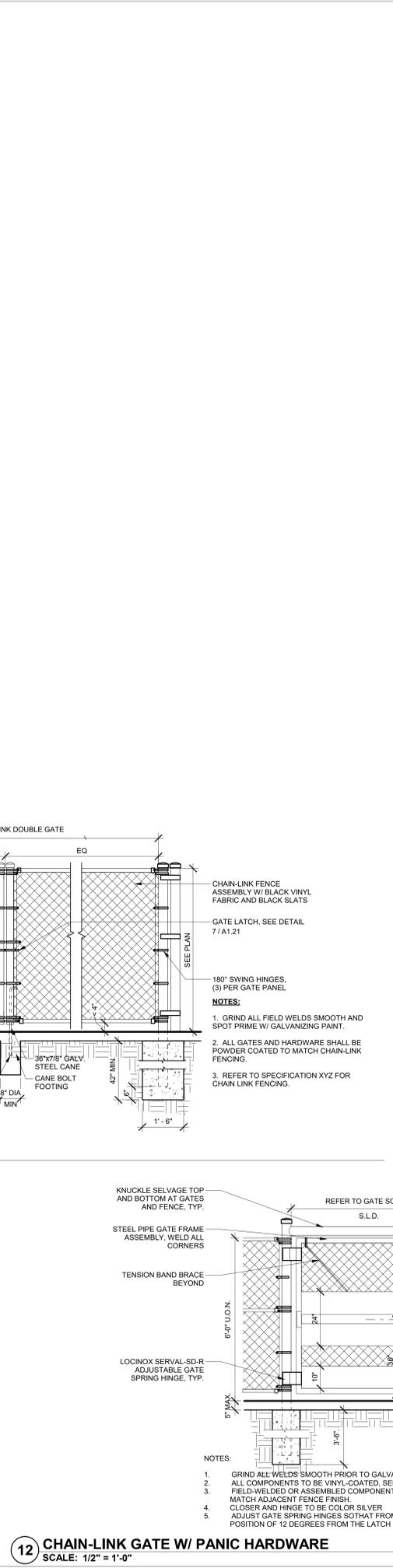
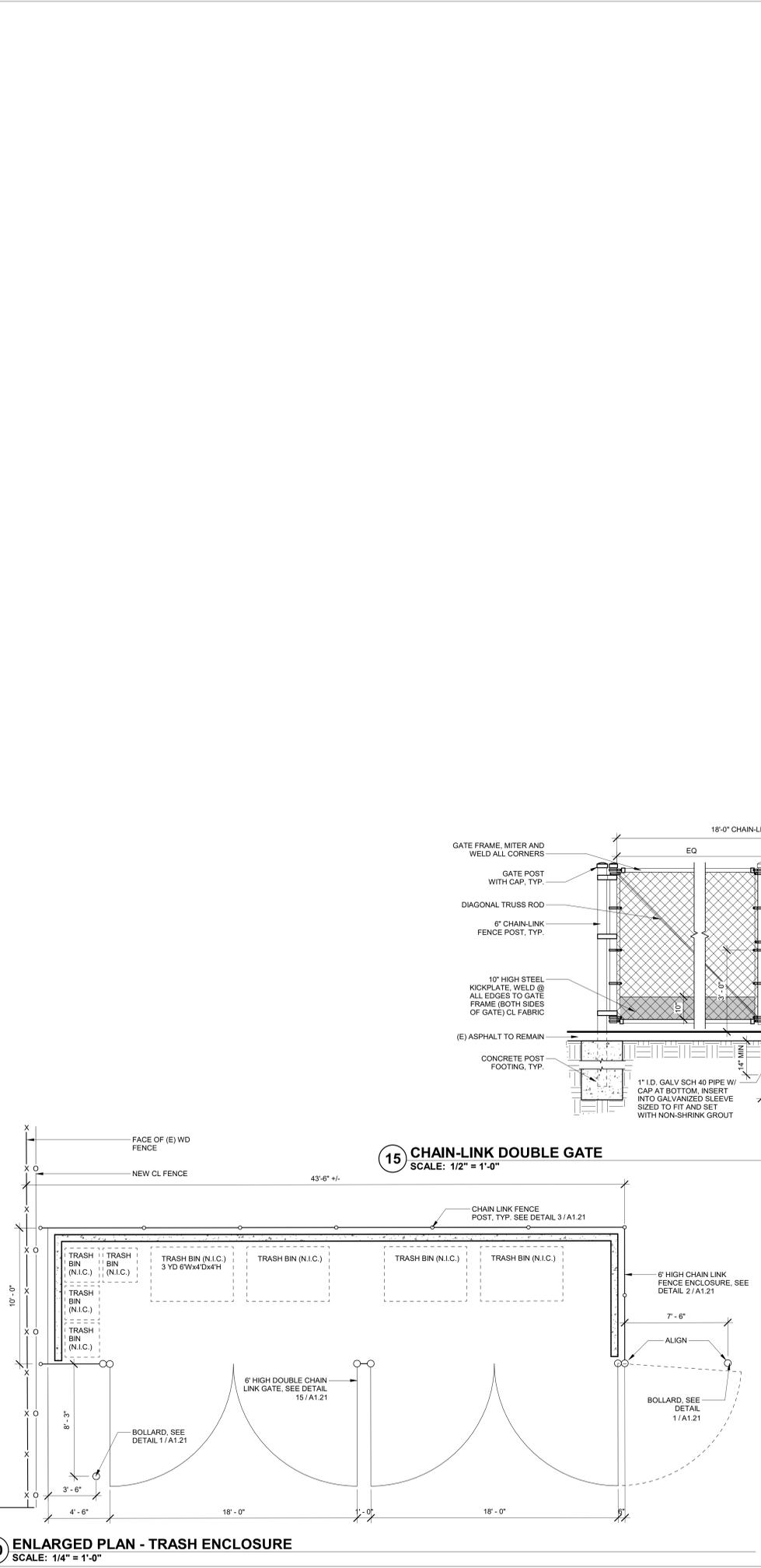
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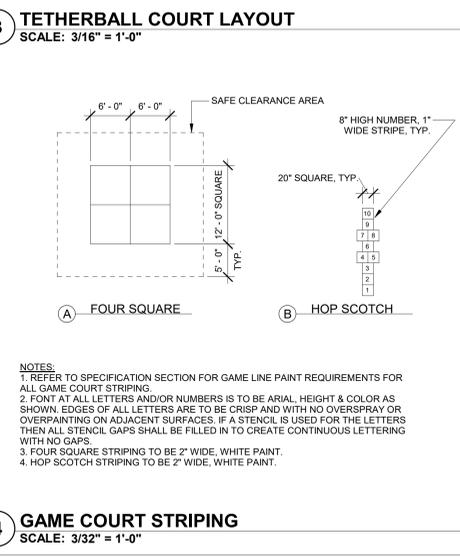
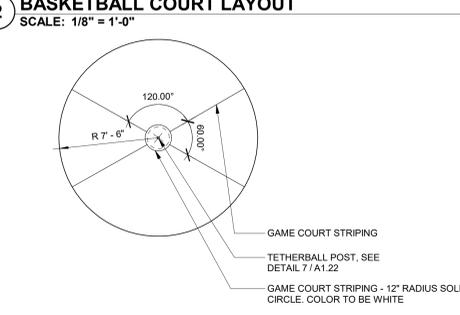
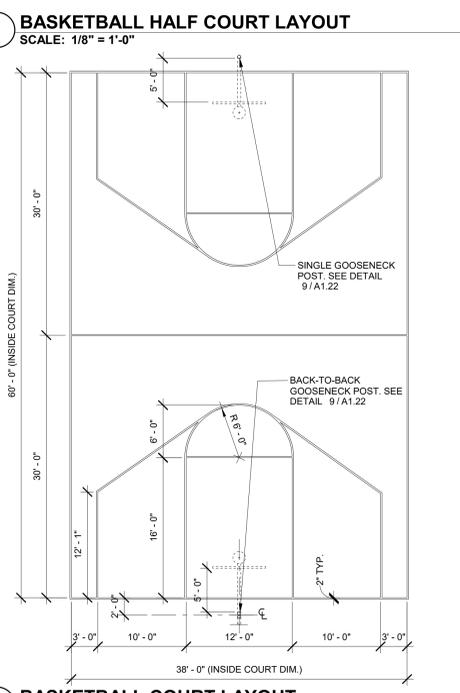
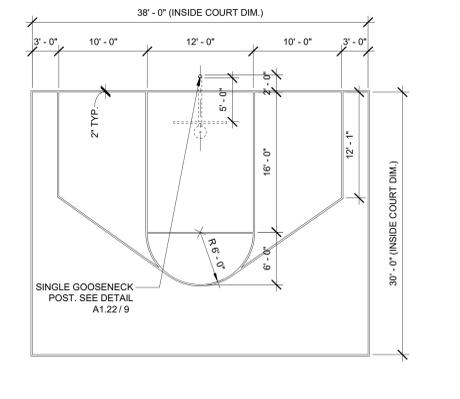
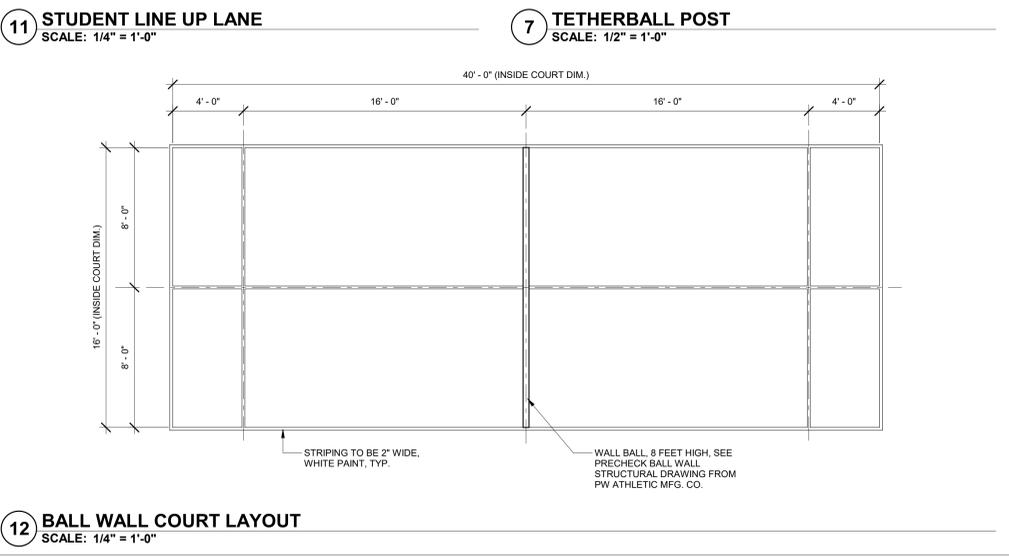
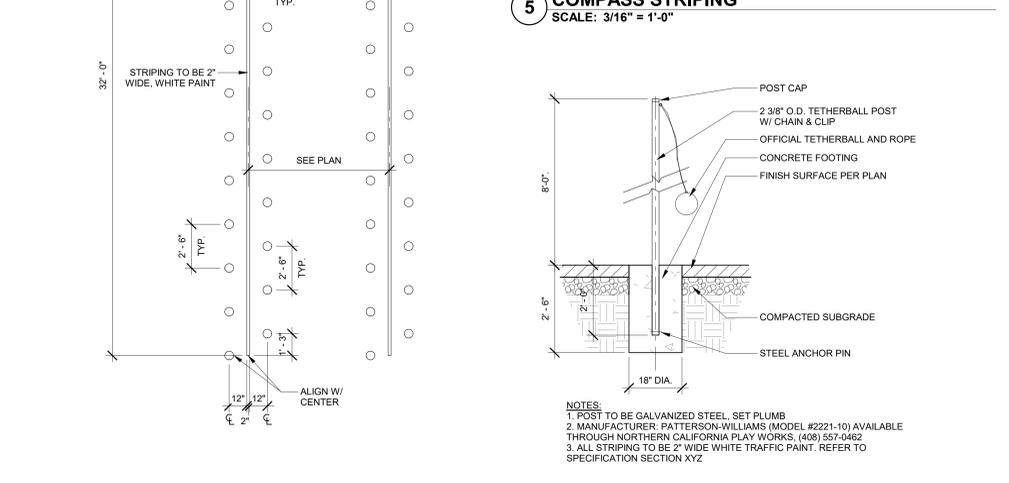
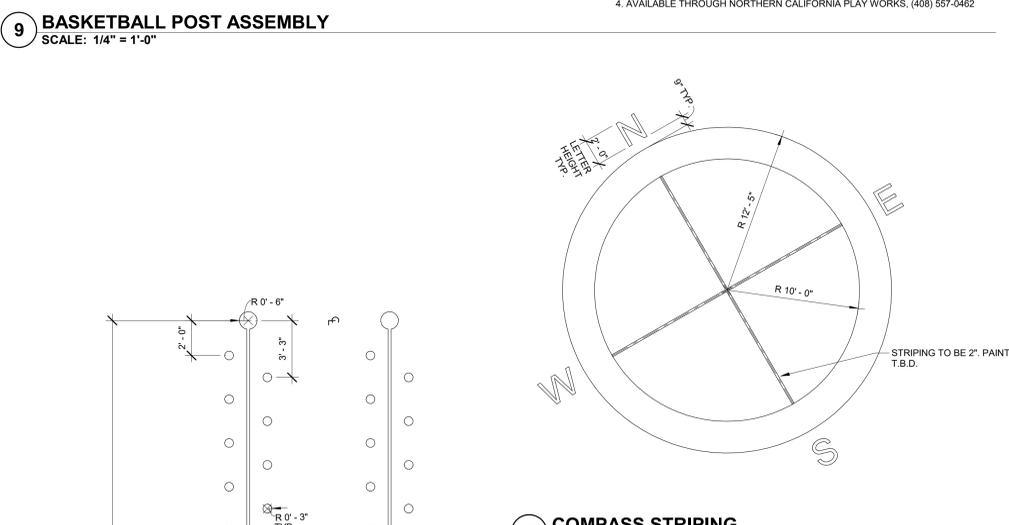
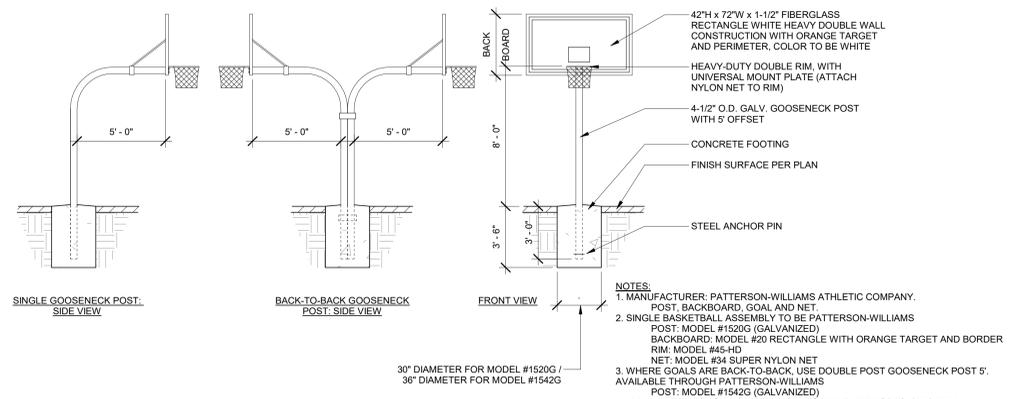
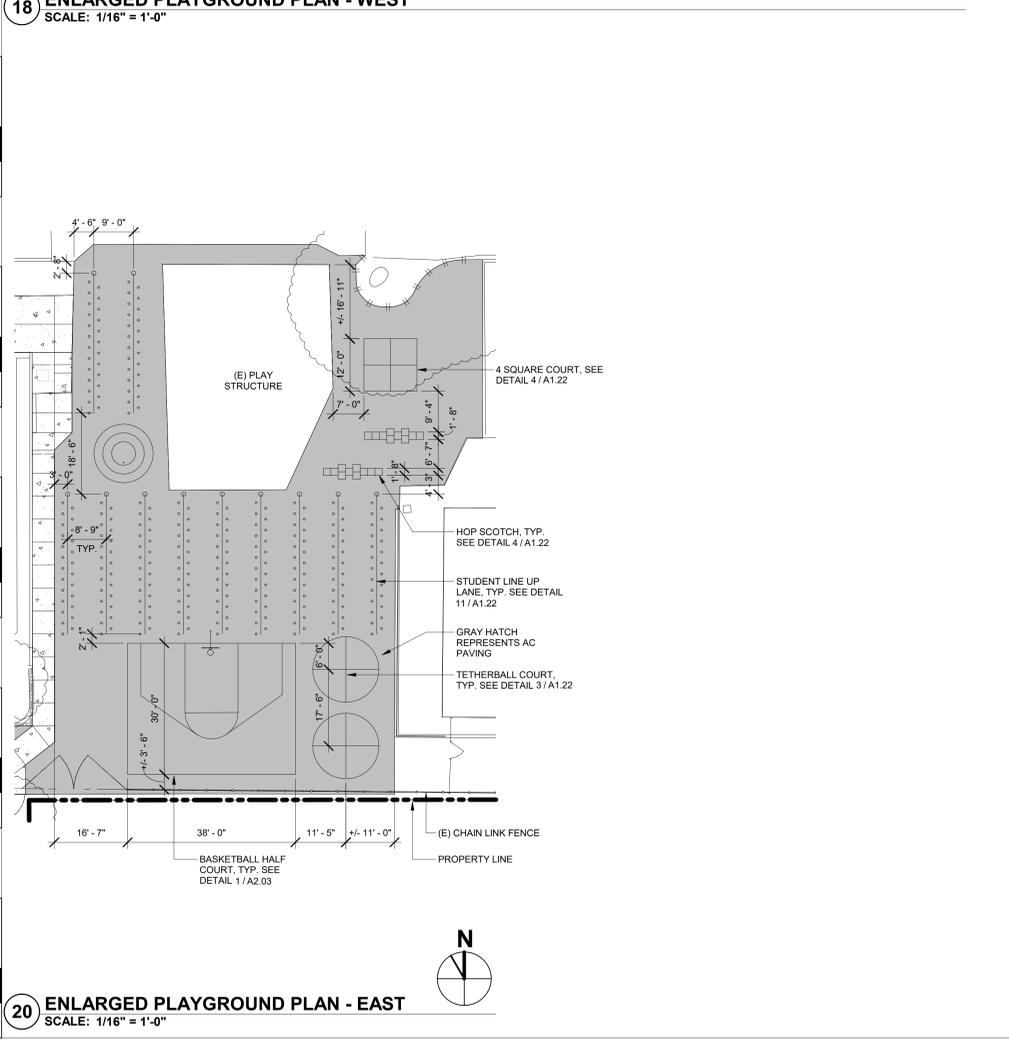
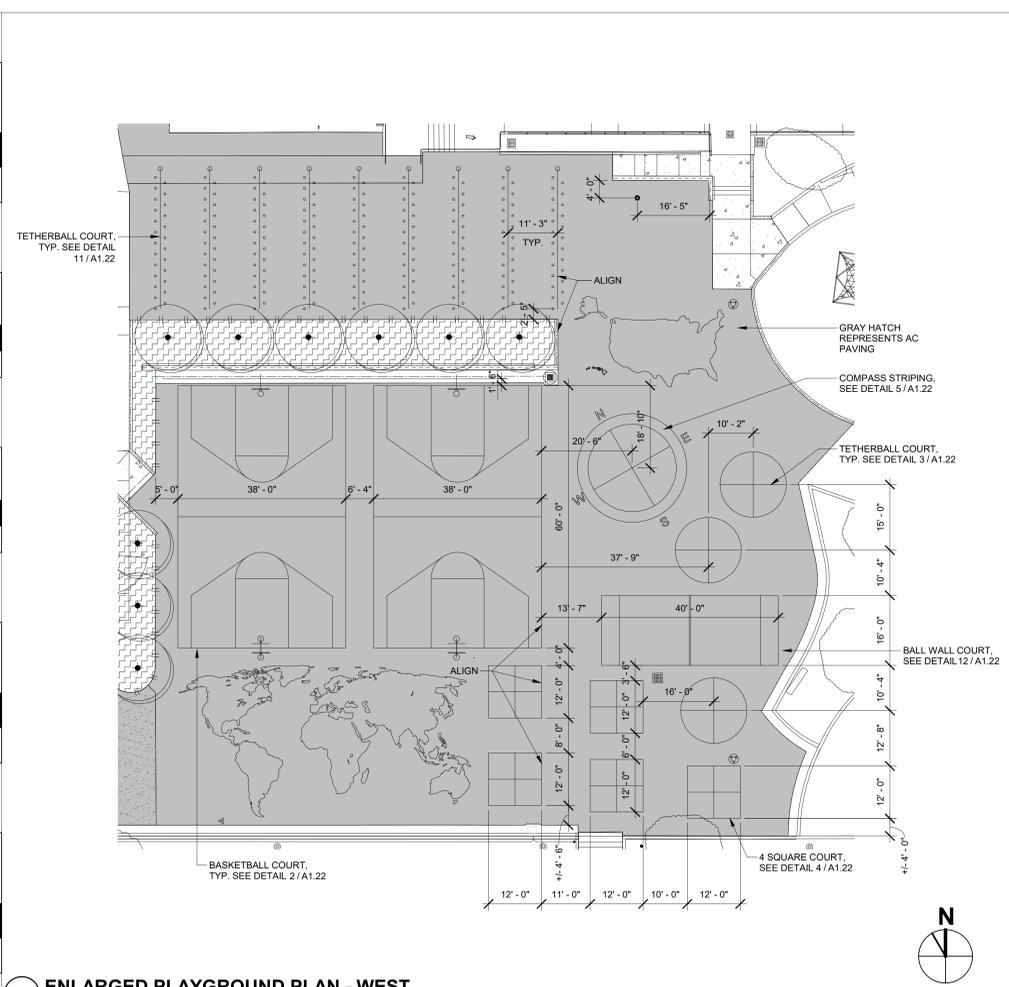
SHEET TITLE:
SITE DETAILS

Revision Schedule		
NO.	Description	Date

PROJECT # 25.052
ISSUE DATE: 12/22/2025

SHEET # **A1.21**

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Professional Seals

BID SET
3/2/26

PACIFIC GROVE UNIFIED SCHOOL DISTRICT
ROBERT DOWN ELEMENTARY SCHOOL PAVING MAINTENANCE PROJECT

485 PINE AVE
PACIFIC GROVE, CA 93950

SHEET TITLE:
SITE DETAILS

Revision Schedule		
NO.	Description	Date

PROJECT # 25.052	SHEET # A1.22
ISSUE DATE: 12/22/2025	

PROJECT DIRECTORY

OWNER
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Phone 1-800-695-0914

ARCHITECT
xxx
xxx
xxx

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**PRECHECK BALL WALL
STRUCTURE
FOR
PW ATHLETIC MFG. CO.**

SHT SHEET INDEX

S1	S1: Title Sheet
G1	G1: General Notes
S2	S2: Elevations
S3	S3: Connection Details
S4	S4: DSA 103-22 Forms

TOTAL: 5

APPLICABLE CODES

PARTIAL LIST OF APPLICABLE CODES AS OF January 1, 2023*
2022 California Administrative Code (CAC), Part 1, Title 24 CCR*
2022 California Building Code (CBC), Part 2, Title 24 CCR
(2021 International Building Cod, Vol. 1&2, and 2022 California Amendments)
2022 California Fire Code (CFC), Part 9, Title 24 CCR
(2021 International Fire Code and 2022 California Amendments)
2022 California Referenced Standards Code, Part 12, Title 24 CCR Title 19 CCR, Public Safety, State Fire Marshall Regulations
California Green Building Standards Code
California Energy Code, Sections 130.3 and 140.8

NOTES

NOTES
1. COMPLETE SPECIFICATIONS FOR THIS PC INCLUDES THE DRAWING SHEETS S1, G1, S2, S3, AND S4
THIS PC APPROVAL IS LIMITED TO THE L.A. STEELCRAFT BALL WALL AS DETERMINED ON THIS COVER SHEET AND S2. THE DISTRICT (OWNER) IS RESPONSIBLE FOR THE SUBMITTAL TO D.S.A AND THE APPROVAL BY D.S.A. OF THE SITE PLAN WHICH LOCATES THIS PC APPROVED BALL WALL ON THIS PARTICULAR SITE.
2. ALL WORK SHALL CONFORM TO THE LATEST EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) AND 2022 CALIFORNIA BUILDING CODE (CBC).
3. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY ADDENDA OR CHANGE ORDERS APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REQUIRED BY SECTION 4-338 PART 1, TITLE 24, CCR.
4. A DSA CERTIFIED PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR).
5. THE EXCAVATION OF THE FOOTINGS SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE DISTRICT (OWNER).
6. THE CONTRACTOR SHALL KEEP THE PROJECT ARCHITECT INFORMED OF CONSTRUCTION PROGRESS SO THAT CONSTRUCTION REVIEW CAN BE SCHEDULED AT THE PROPER CONSTRUCTION STAGE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL SPECIFIED INSPECTIONS AND TESTING WITH THE INSPECTION/TESTING AGENCY. SEE PAGES S4 FOR THE EXAMPLE DSA 103-22 FOR REQUIRED INSPECTIONS AND TESTING REQUIRED.
8. SPECIAL INSPECTION OF THE WELDING IS REQUIRED BY AN AWS CERTIFIED INSPECTOR EMPLOYED BY THE DISTRICT (OWNER).
9. A PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) SHALL INSPECT ALL WORK. DSA CERTIFIED INSPECTOR FOR SITE CLASS 3.
10. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE SCHOOL BOARD SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.
11. LATERAL RESISTING SYSTEM – EQUIVALENT LATERAL FORCE PROCEDURE FOUNDATION – CAST IN PLACE PIERS TESTING AND INSPECTIONS PER ATTACHED SHEET S4 EXAMPLE DSA FORM 103.
12. FIRE SPRINKLERS NOT REQUIRED.
13. BALL WALL: ASCE 7-16 NON BUILDING STRUCTURE SIGNS & BILLBOARDS WITH CANTILEVERED COLUMNS (ASCE 7-16, TABLE 15.4.2).

BASIS OF DESIGN

DESIGN DOES NOT ACCOUNT FOR FLOOD HAZARD
SITE SPECIFIC GEOTECHNICAL STUDY IS NOT REQUIRED
1. BUILDING CODE 2022 CBC
2. GRAVITY DESIGN:
SNOW LOADS 0 PSF
LIVE LOAD..... 0 PSF
DEAD LOAD..... 3 PSF
3. WIND DESIGN:
EXPOSURE C
RISK CATEGORY II
3 SECOND WIND GUST 105 MPH
MIN WIND LOADS (IBC 1609.1)..... 22.5 PSF
K_{zt}..... 1.0
4. SOILS:
SOIL BEARING PRESSURE 1,000 PSF
(FOUNDATION CONDITION: CONSTRAINED/UNCONSTRAINED)
SOIL LATERAL BEARING PRESSURE..... 100 PSF
MINIMUM FOOTING DEPTH.....18 INCHES
5. SEISMIC DESIGN
SITE CLASS A,B,C,D
RISK CATEGORY = II
REDUNDANCY = 1
S₁ = 3.73 (MAXIMUM)
S₂ = 1.3 (MAXIMUM)
SOIL CLASS..... SITE CLASS D (DEFAULT)
NOTE: UNLESS A SITE-SPECIFIC GROUND MOTION ANALYSIS IS PERFORMED, THE SM1 VALUE INCREASED BY 50 PERCENT SHALL BE LESS THAN THE DESIGN CRITERIA STATED HEREIN.
OCCUPANCY CATEGORY = II
REDUNDANCY = 1
S_{DS} = 2.487
S₁ = 1.3

NOTE: OUTSIDE OF CLASS A,B,C,D GEOTECHNICAL REPORT IS REQUIRED SEISMIC DESIGN CATEGORY = D
I_e = 1.25
R = 1.25
(ORDINARY CANTILEVERED COLUMN SYSTEM ASCE 7-16, TABLE 15.4.2)
V=Csw=(2.487)(0.175K)=0.435K MAX.
BUILDING SETBACK REQUIREMENT:
MINIMUM CLEAR DISTANCE REQUIRED BETWEEN EXISTING SITE STRUCTURE/ADJACENT SITE STRUCTURE AND BALL WALL IS TO BE AT LEAST 12'.
MINIMUM CLEAR DISTANCE REQUIRED BETWEEN FOUNDATIONS OF EXISTING SITE STRUCTURE/ADJACENT SITE STRUCTURE AND BALL WALL IS TO BE AT LEAST 10'.
NOTE: MANUFACTURER'S DATA FOR THE BOARDS, BOXES, AND EQUIPMENT TO BE MOUNTED ON THE STRUCTURE, INCLUDING WEIGHTS AND DIMENSIONS SHALL BE SUBMITTED WITH THE SITE-SPECIFIC APPLICATION.

GENERAL NOTES

1. FIRE SAFETY DURING DEMOLITION AND CONSTRUCTION SHALL COMPLY WITH CFC CHAPTER 33 AND CBC CHAPTER 33
2. COMPLY WITH CALIFORNIA GREEN BUILDING STANDARDS CODE AND THE CALIFORNIA ENERGY CODE, SECTIONS 130.3 AND 140.8.
3. MANUFACTURER'S DATA FOR THE BOARDS, BOXES, AND EQUIPMENT TO BE MOUNTED ON THE STRUCTURE, INCLUDING WEIGHTS AND DIMENSIONS SHALL BE SUBMITTED WITH THE SITE-SPECIFIC APPLICATION.
4. EACH SUBCONTRACTOR SHALL VISIT THE SITE AND INSPECT THE PREMISES TO BE IMPROVED AND SHALL VERIFY THE WORK TO BE DONE, THE EXISTING CONDITIONS, AND SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY AND ALL DISCREPANCIES PRIOR TO SUBMITTING BID AND STARTING OF ANY WORK. GENERAL CONTRACTOR SHALL NOTIFY THE OWNER OF ANY AND ALL DISCREPANCIES PRIOR TO SUBMITTING BID AND STARTING OF ANY WORK.
5. ALL WORK SHALL BE DONE IN THE BEST WORKMANLIKE MANNER AND MUST BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL LOCAL GOVERNING AGENCIES. FURTHERMORE, ALL WORK SHALL MEET WITH THE APPROVAL OF THE OWNER.
6. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND AMMTEC CONSULTANTS, PLLC, OR THEIR AGENTS SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS SHALL BE REVIEWED BY AMMTEC CONSULTANTS, PLLC, BEFORE PROCEEDING WITH FABRICATION.
7. A JOB CARD IS REQUIRED TO BE VISIBLE FROM THE STREET, IT IS UNDERSTOOD THAT IF NO JOB CARD IS OBSERVED NO INSPECTION WILL TAKE PLACE.
8. ALL MATERIALS, EQUIPMENT, AND SYSTEMS CALLED FOR ON PLANS AND IN THESE SPECIFICATIONS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S LATEST SPECIFICATIONS.
9. CONTRACTORS SHALL MAINTAIN THE PREMISES IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES AND SHALL REMOVE ALL UNUSED MATERIALS AND DEBRIS, AND LEAVE PREMISES IN A CLEAN CONDITION.
10. ANY SUBSTITUTIONS TO THE MATERIALS AND/OR EQUIPMENT SPECIFIED MUST BE APPROVED BY THE OWNER. CONTRACTOR SHALL SUBMIT REQUEST FOR SUBSTITUTIONS AT THE TIME OF BID SUBMISSION. PRIOR TO START OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH PLANS AND SPECIFICATIONS.
11. ANY DISCREPANCIES OR ERRORS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT FOR CORRECTIONS BEFORE THE WORK EFFECTED THEREBY IS BIDDED OR EXECUTED. THE WORK SHALL COMPLY IN EVERY RESPECT WITH CURRENT GOVERNING LAWS, CODES, AND LOCAL ORDINANCES. ALL AGENCIES AND UTILITY COMPANIES SHALL BE GIVEN NECESSARY NOTICES RELATING TO THE WORK. CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS OR NOTICES. ALL TESTING AND INSPECTION SERVICES SHALL BE PAID DIRECTLY BY THE OWNER.
12. SANITARY TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION (2022 CBC 3305.1)
13. PORTABLE FIRE EXTINGUISHERS SHALL COMPLY WITH (2022 CBC 906 AND THE 2022 CFC 2005 & 906)

DESIGN PARAMETERS CHECKLIST FOR DSA REVIEW

THE FOLLOWING CHECKLIST IS INTENDED TO ASSIST THE PLAN REVIEWER TO DETERMINE IF THIS PRE-CHECKED SUBMITTAL IS APPLICABLE TO THE SITE SPECIFIC CONDITIONS IN WHICH IT IS INTENDED TO BE USED. IF THIS CHECKLIST CANNOT BE COMPLETED, ADDITIONAL ENGINEERING PROVING SITE-SPECIFIC COMPLIANCE IS REQUIRED.
THIS PRE-CHECKED SUBMITTAL IS APPLICABLE UNDER THE FOLLOWING CIRCUMSTANCES:
 NONE OF THE STRUCTURAL DESIGN CRITERIA ARE EXCEEDED
 THE RISK CATEGORY IS 'II' OR LESS
 THE WIND EXPOSURE CATEGORY IS 'C' OR LESS
 THE PROJECT SITE BASIC ULTIMATE WIND SPEED IS < 105 MPH
 THE PROJECT SITE CLASS CATEGORY IS 'D' OR LESS
 THE PROJECT SEISMIC DESIGN CATEGORY IS 'E' OR LESS
 THE PROJECT SEISMIC SDS IS MAXIMUM 2.487

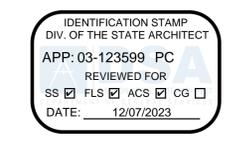
SCOPE OF WORK

BALL WALL PC FOR CONSTRUCTION MOST AREAS IN CALIFORNIA WITH A SITE SPECIFIC DSA APPROVED SITE PLAN LOCATING THE BALL WALL ON THE SCHOOL SITE FOR EACH WALL TO BE CONSTRUCTED.

COLUMN SELECTION CHECKLIST

COLUMN HEIGHTS

- 8' Column Height
- 10' Column Height
- 12' Column Height



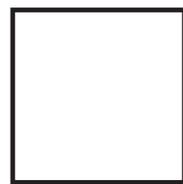
PRE-CHECK (PC) DOCUMENT
CODE: 2022 CBC
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

BID SET
3/2/26

ISSUED FOR:

6/23/23	1st Print		
10/6/23	2nd Review		

Client: xxx
Job name & #: xxx
Location: xxx



Sheet S1
Title Sheet

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Prepared By: LAH
Reviewed By: AEM
Date: 6/23/23
Revision: N/A

MATERIAL SPECIFICATIONS

1. REINFORCING STEEL: ASTM A615, Fy = 40 ksi.
2. PLATE STEEL: ASTM A36, Fy = 36 ksi
3. STRUCTURAL TUBES: ASTM A500 GRADE B, Fy= 46 ksi MIN.
5. WELDING ELECTRODES SHALL BE "GMAW \ SEMI-AUTOMATIC, GRADE ER70S-6 PER AWS A-5.18"
6. EXPOSED STEEL FASTENERS: ALL EXPOSED STEEL FASTENERS, SHALL BE STAINLESS STEEL (TYPE 304 MINIMUM), HOT-DIP GALVANIZED (ASTM A153, CLASS D MINIMUM OF ASTM F2329), OR PROTECTED WITH CORROSION-PROTECTANT COATING THAT DEMONSTRATES NO MORE THAN 2% OF RED RUST IN MINIMUM 1000 HOURS OF EXPOSURE IN SALT SPRAY TEST PER ASTM B117, ZINC PLATED FASTENERS DO NOT COMPLY WITH THIS REQUIREMENT.
(EXAMPLE PROPRIETARY COATINGS THAT DO NOT COMPLY WITH THE 1000 HOUR REQUIREMENT INCLUDE BUT ARE NOT NECESSARILY LIMITED TO: QUICK GUARD BY SIMPSON, KWIK-COTE BY HILTI, STALGARD BY ELCO, VISTACORR BY SFS INTEC, ETC.)
7. CORROSION PROTECTION
 - A. STEEL PIPE COLUMNS SHALL BE POWDER COATED WITH A TGIC POLYESTER PRIMER AND TOP COAT.

CONCRETE

1. CODES AND STANDARDS. COMPLY WITH THE FOLLOWING CODES:
 - A. ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
 - B. ACI 347, "RECOMMENDED PRACTICE FOR CONCRETE FORM WORK".
 - C. CBC 2022
2. MATERIALS SHALL CONFORM TO THE FOLLOWING:
 - A. CEMENT; ASTM C150, TYPE V, PORTLAND CEMENT.
 - B. HARD ROCK AGGREGATES: ASTM C33
 - C. WATER SHALL BE POTABLE.
 - D. AIR ENTRAINMENT: ASTM C260
 - E. FLY ASH: ASTM C618
 - F. CALCIUM CHLORIDE SHALL NOT BE USED.
 - G. CONCRETE SHALL BE LIMITED TO EXPOSURE CLASS F0, S1, W1, AND C1
 - H. NON-STRUCTURAL STEEL EMBEDDED IN CONCRETE SHALL BE GALVANIZED OR PAINTED AND DAMAGED GALVANIZED AREAS SHALL BE REPAIRED PRIOR TO EMBEDDING.
3. MIX DESIGNS:
 - A. THE MAXIMUM SLUMP SHALL BE 4" W/O PLASTICIZER ADDED.
 - B. USE PEA GRAVEL AND/OR PLASTICIZER IN CONGESTED AREAS.
 - C. LIMIT FLY ASH TO 20% OF THE TOTAL CEMENT.
 - D. ADMIXTURES AND COLORS SHALL NOT BE USED UNLESS NOTED OR SUPPORTING DATA IS APPROVED BY THE ENGINEER, ARCHITECT AND DSA.
 - E. CONCRETE MIXES SHALL BE DESIGNED BY QUALIFIED TESTING LABORATORY AND SHALL CONFORM TO ACI 318-19 SECTION 26.4.3 UNLESS NOTED OTHERWISE.
 - F. READY MIX CONCRETE SHALL CONFORM TO ASTM C-94.
 - G. CONCRETE MIXES SHALL CONFORM TO THE FOLLOWING:

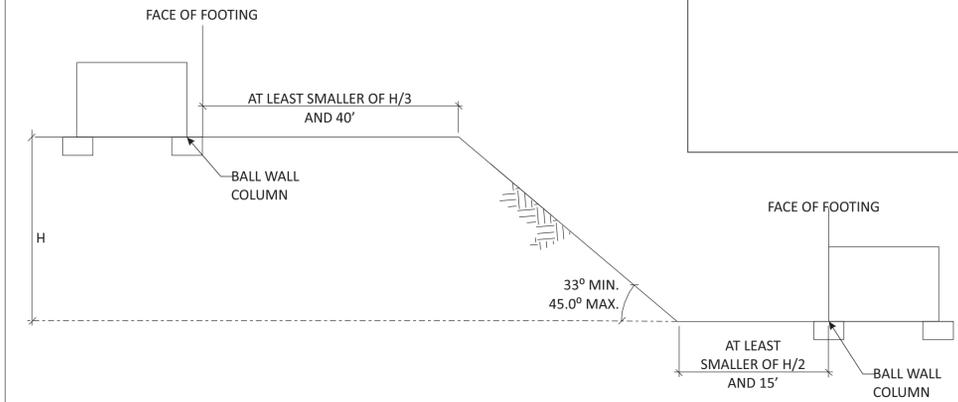
TYPE OF CONCRETE MEMBER	28 DAY STRENGTH (PSI)	MAX. W/C (RATIO)	MAX. DRY WEIGHT (PCF)	MAX. AGGREGATE SIZE (INCHES)	AIR (%)	MIN. CEMENT PER YD. (LBS)
FOOTINGS & SLABS ON GRADE*	4,500	0.45	150	3/4	3 ±1	517
 - H. CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES REQUIRED TO BE AIR ENTRAINED PER ACI 318 SECTION 19.3.3.
4. CONSTRUCTION:
 - A. MECHANICALLY VIBRATE CONCRETE DURING PLACEMENT.
 - B. CONFORM TO CBC 2022 AND ACI 304 WHEN PLACING CONCRETE. ALL SURFACES AGAINST WHICH CONCRETE WILL BE POURED SHALL BE CLEANED AND ROUGHENED
1/4", EXPOSING CLEAN AGGREGATE, SOLIDLY EMBEDDED IN THE MORTAR MATRIX.
 - C. ALL EXPOSED CONCRETE SHALL HAVE A SMOOTH FORM FINISH USING B-B PLYFORM, CLASS I, EXT-APA PLYWOOD.
 - D. ALL SLABS SHALL HAVE A TROWELED FINISH EXCEPT AS NOTED ON THE DRAWINGS.
 - E. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
 - F. IF THE CONTRACTOR DESIRES TO MAKE ANY CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON THESE DRAWINGS, HE SHALL SUBMIT DETAILS OF CHANGES TO THE ENGINEER OF RECORD AND THE DSA FOR REVIEW BEFORE STARTING WORK.
 - G. NO BRICK OR POROUS MATERIAL SHALL BE USED TO SUPPORT FOUNDATION STEEL OFF THE GROUND.
 - H. PROVIDE 1/2 INCH CHAMFER ON ALL EXPOSED CONCRETE CORNERS, UNLESS NOTED OTHERWISE.
 - I. SLAB AND FNDTN TYPICALLY REQUIRE 10 DAYS OF CURING TO ACHIEVE PROPER STRENGTH PRIOR TO INSTALLATION OF OTHER MAJOR STRUCTURAL COMPONENTS.

STRUCTURAL OBSERVATION:

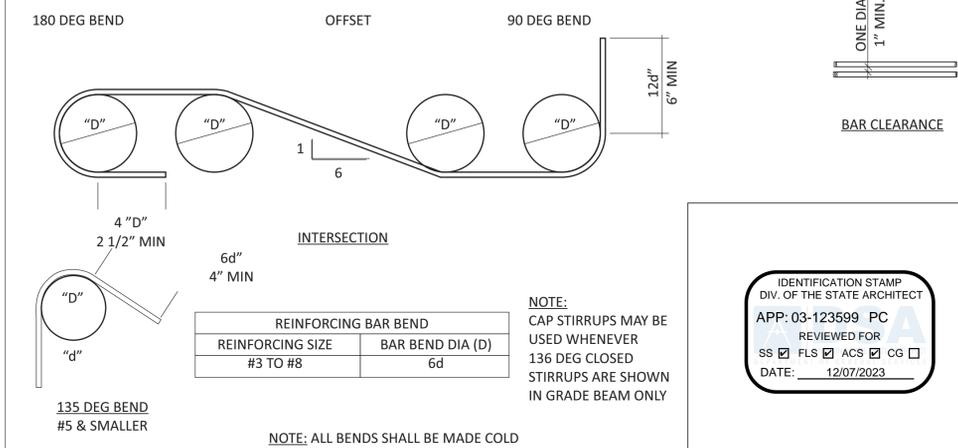
1. PER CBC 2022 CHAPTER 17A, 1704A.6 THE OWNER IS RESPONSIBLE FOR EMPLOYING A LICENSED ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR HIS DESIGNATED ENGINEER OR ARCHITECT TO MAKE SITE VISITS TO OBSERVE GENERAL COMPLIANCE WITH THE APPROVED STRUCTURAL PLANS, SPECIFICATIONS AND CHANGE ORDERS. THE ENGINEER OR ARCHITECT SHALL SUBMIT A STATEMENT IN WRITING TO THE BUILDING OFFICIAL STATING THAT THE SITE VISIT HAS BEEN MADE AND THAT ANY DEFICIENCIES NOTED HAVE BEEN CORRECTED.
2. STRUCTURAL OBSERVATION SHALL INCLUDE AND OCCUR THE FOLLOWING, IN ACCORDANCE WITH SECTION 4-333(A) OF TITLE 24, PART 1:
 - A. OBSERVATION AT THE SITE PRIOR TO PLACING CONCRETE.
 - B. OBSERVATION OF THE BALL WALL DURING FABRICATION AFTER THE MAJORITY OF STRUCTURAL ITEMS ARE IN PLACE.
 - C. OBSERVATION OF THE COMPLETED STRUCTURE PRIOR TO BEING COVERED.
3. SPECIAL INSPECTION OF IN-PLANT MANUFACTURING IS REQUIRED AND SHALL BE DOCUMENTED USING DSA 152-IP1 (IN-PLANT INSPECTOR VERIFIED REPORT).
4. THE OBSERVATION OF THE ON SITE CONSTRUCTION SHALL BE GUIDED BY THE INSTRUCTIONS GIVEN IN THE DSA APPROVED MODULAR BUILDING PLANS AND SPECS.
5. VERIFIED INTERMEDIATE AND FINAL REPORTS OF ON SITE CONSTRUCTION AND INSTALLATION ARE REQUIRED USING FORM DSA 6-AE (ARCHITECT/ENGINEER VERIFIED REPORT).
6. SEE APPROVED DSA-103 FORM FOR STRUCTURAL TESTING AND INSPECTIONS.

SITE SPECIFIC NOTES:

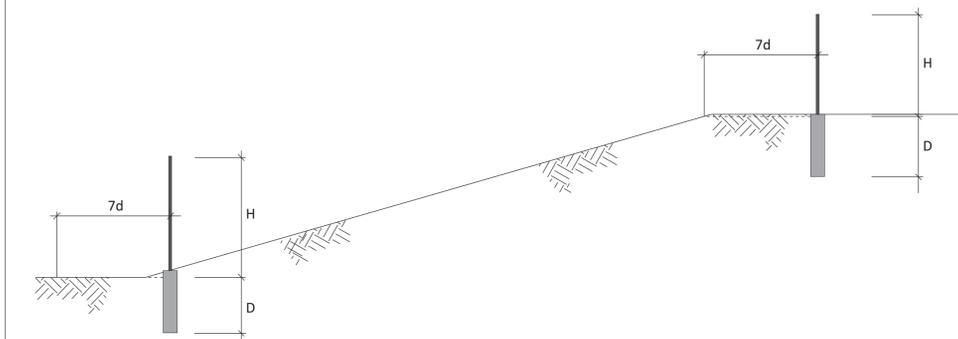
1. VERIFY SITE-SPECIFIC SUITABILITY OF THE PC INCLUDING ALL PARAMETERS IN PL 07-02 SECTION 3.
2. VERIFY SITE-SPECIFIC REQUIREMENTS OF PL-7-02 SECTION 4 ARE MET.
REVIEW THE SITE-SPECIFIC FORM DSA 103 IN COMPARISON WITH THE EXAMPLE FORM DSA 103 AND FOR ANY EXEMPTIONS FROM THE REQUIRED STRUCTURAL TESTS AND SPECIAL INSPECTION. REFER TO (PC) DESIGN CRITERIA FOR FREESTANDING SIGNS, SCOREBOARDS, AND BALL WALLS (2022 CBC), SECTION 1.3.
3. FOR THE DRILLED PIER FOUNDATIONS VERIFY THE SITE-SPECIFIC DRAWINGS COMPLY WITH THE GROUND SURFACE REQUIREMENTS DEFINED ON THE PC DRAWINGS. NOTE: ASPHALT CONCRETE IS NOT ACCEPTABLE.
5. IF STRUCTURES ARE SITED ON OR ADJACENT TO SLOPE, VERIFY THE SITE-SPECIFIC DRAWINGS COMPLY WITH THE SETBACK AND/OR PIER EMBEDMENT REQUIREMENTS DEFINED ON THESE (PC) DRAWINGS.
6. VERIFY NO PART OF SIGNS, MARQUES, ETC. OBSTRUCTS THE REQUIRED WIDTH OR VERTICAL CLEARANCE OF DESIGNATED FIRE LANES.



DETAIL G1.1



DETAIL G1.2



DETAIL G1.3

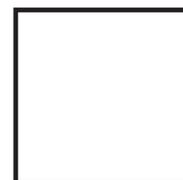
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BID SET
3/2/26

ISSUED FOR:	
6/23/23	1st Print
10/6/23	2nd Review

Client: xxx

Job name & #: xxx

Location: xxx



Sheet G1
General Notes

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Prepared By: LAH
Reviewed By: AEM
Date: 6/23/23
Revision: N/A

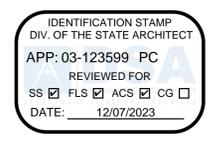
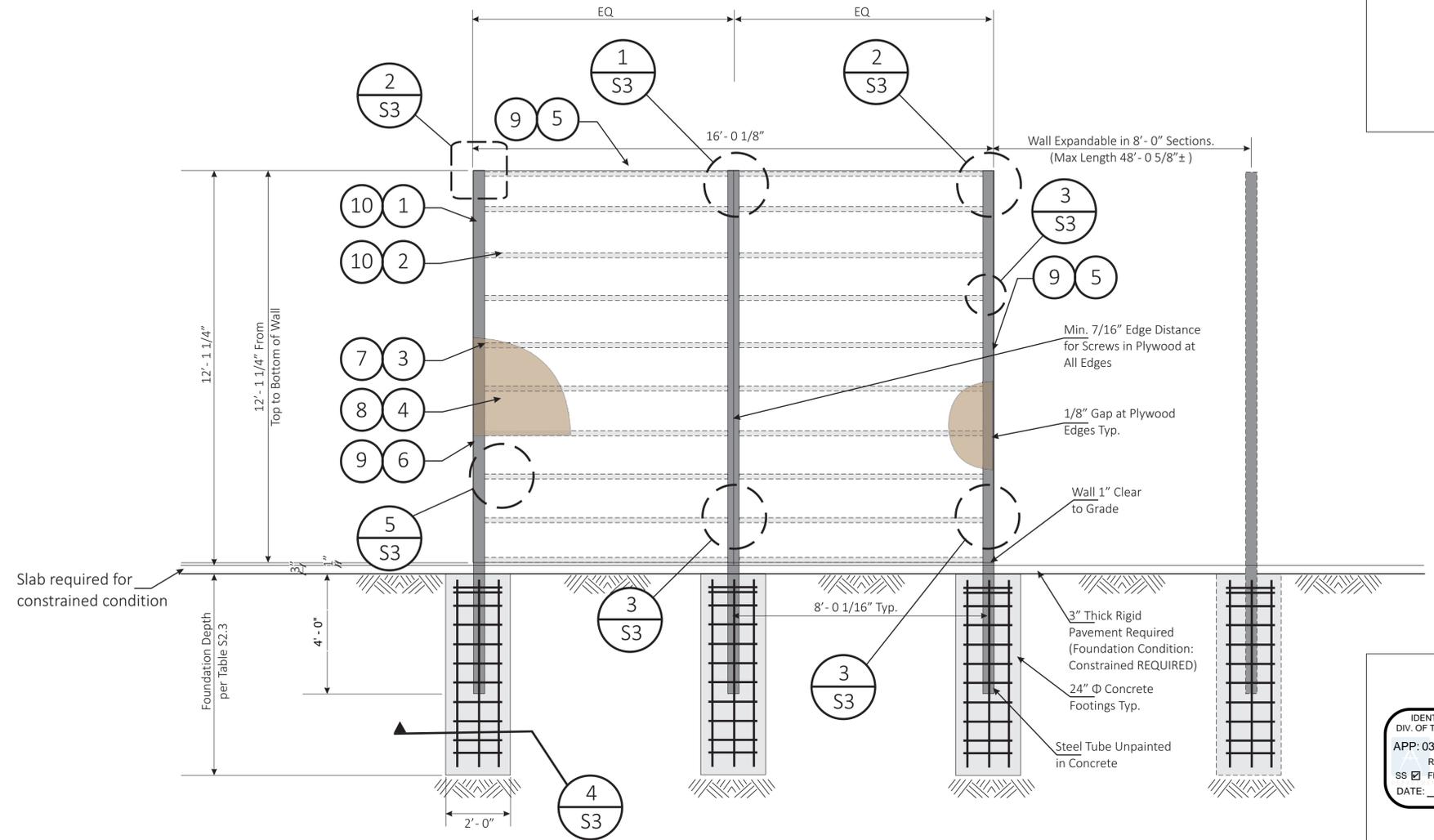
WALL PARTS TABLE S2.1				
ITEM	QUANTITY	PART NO.	DESCRIPTION	WEIGHT (LBS.)
①	3	F02BW458	HSS 4"x4"x5/16" Structural Tube x 16'-0" Long, Painted w/ Oil Base Primer. [For Wall Shown, See Column Table Below for Other Wall Conditions.]	710
			HSS 4"x4"x3/8" And HSS 4"x4"x1/2" Structural Tube x 16'-0" Long Max, Painted With Oil-Based Primer Per Table [DET. 3/S3]	[1032]
②	20	P02BW418	400S200-43 Cemo Stud x 7'-6" Long, Galvanized, at 16" On Center (ICC-ESR 3016)	206
③	40	P02BW801	1-1/2"x1-1/2"x3" 8 GA. Clip, A36 Steel, Rust Inhibiting Oil-Base Primer Paint	20
④	12	P08BW408	4'x8'x1/2" AC Exterior Plywood**, 16" OC Span Rating, Exterior Grade. (Both Sides)	576
⑤	1	F02BW160	18 GA. Sheet Metal Cap x 16'-0" Long, Galvanized	22
⑥	2	F02W121	18 GA. Sheet Metal Cap x 12'-0" Long, Galvanized	32
⑦	75	P01BW101	Strong-Point Screws: #12-24x7/8" 4 Point Zinc Plated Self Drilling Screw (ESR-3528)	5
⑧	1100	P01BW102	Prime Source Pro-Twist #8x2" Self Drilling Zinc Plated Outdoor Screw. Plywood to Frame, See Not e 6 for below for Spacing Requirement (ESR-1408)	5
⑨	75	P01BW103	Panhead No.10x1/2" Long. Plated. Cap and Sides to Plywood. (ESR-1408)	5
⑩	1	P01BW988	Tube of Silicone (Silicon Meeting Is808 & UL NO. E36952 or SCS1001, ASTM C920)	-
TOTAL WEIGHT OF ALL INCLUDED MATERIALS				1581 [1903]

Drawing Not To Scale

*Note: For 8' Height and 10' Height Use Same Design with Lower 4 Foot or 2 Foot of Wall Omitted.

** AC Exterior Plywood for Smooth Exterior Surface. (For WUI Areas Provided FRT Sheathing.)

(For WUI Areas Provide FRT Sheathing From Hoover Treated Wood Products or Approved Equal.)



BALL WALL COLUMN SIZE TABLE S2.2				
WALL HEIGHT (FT.)	WALL I.D.	WALL LENGTH (FT.)	REQUIRED COLUMN SIZE	
8	BW16-8S Thru BW48-8S	8, 16 Thru 48	HSS 4"x4"x5/16" Structural Tube x 12'-0" Long.	
10	BW16-10S Thru BW40-10S	8, 16 Thru 40	HSS 4"x4"x5/16" Structural Tube x 14'-0" Long.	
	BW48-10S	48	HSS 4"x4"x3/8" Structural Tube x 14'-0" Long.	
12	BW16-12S	8, 16	HSS 4"x4"x5/16" Structural Tube x 16'-0" Long.	
	BW24-12S	24	HSS 4"x4"x3/8" Structural Tube x 16'-0" Long.	
	BW32-12S Thru BW40-12S	32 Thru 40	HSS 4"x4"x1/2" Structural Tube x 16'-0" Long.	
	BW48-12S	N/A	Not included in this pre-check plan	

Column Notes: 1. All structural steel columns to be ASTM A500 Grade B (Fy = 46 ksi)
 2. All columns are painted with an oil-based primer.
 3. For HSS 4"x4"x3/8" and HSS 4"x4"x1/2" columns, alt. screws used to connect angles, holes must be pilot drilled.

BALL WALL FOUNDATION SIZE TABLE S2.3		
WALL HEIGHT (FT.)	CONSTRAINED FOUNDATION DEPTH (ft)	UNCONSTRAINED FOUNDATION DEPTH (ft)
8	4	6
10	4.5	6.5
12	5.5	7.5

Note:

1. Constrained Foundation is defined as a foundation that is surrounded by a minimum of 4' of concrete or 6' of asphalt
2. Unconstrained Foundation is defined as a foundation that is surrounded by native soil, not by concrete or asphalt

BID SET
3/2/26

1. There are two square steel post types, end posts and interior posts. One has "clips" on both sides and two have clips on one side only. The one with clips on both sides is the center post and the other two are the end posts. For 8 foot long wall, there are two square end steel posts.
2. Dig footings as shown on this sheet. Place the proper post into the footing hole and support them in a plumb and level position at the proper spacing. Be sure they are properly aligned and at the proper height above finished grade. The bottom of the bottom "clip" has to be 1 inch above the highest finished grade. If the posts are not plumb and tops at the same elevation, you will have problems completing the installation.
3. Pour 4500 PSI concrete (CBC §1905A.1.1) into the footing holes with reinforcement wait 36 hours before proceeding. Provide standard aggregate mix with max 1" aggregate size.
4. Attach the light gage metal studs by installing (2)-5/16" Hex A/F 4-Point Self-Drilling Screws, (ESR-3528). Through the stud into the "clips". All studs except the bottom stud should have the flat side up. (2) Screws per clip is necessary.
5. Apply a "dab" of silicone caulking to the face of the studs and column at approximately 10" on center. This is to improve the sound quality of the wall when used.
6. Attach the plywood sheets to the frame. Make sure the overlay is to the outside of the wall. Use the Pro-Twist Screws, #8x2" (ESR-1408) with plated screw spacing at 8" on center max. (4" on center min spacing)
7. Screw the sheet metal caps to the top and sides with the #10x1/2" panhead screws at 12" on center to complete the installation. (ESR-1408)
8. Paint surfaces with two coats proper paint. (Do not paint over Mill I.D. #'s until inspection has occurred.) Paint is not provided.

ISSUED FOR:	
6/23/23	1st Print
10/6/23	2nd Review

Client: XXX
 Job name & #: XXX
 Location: XXX

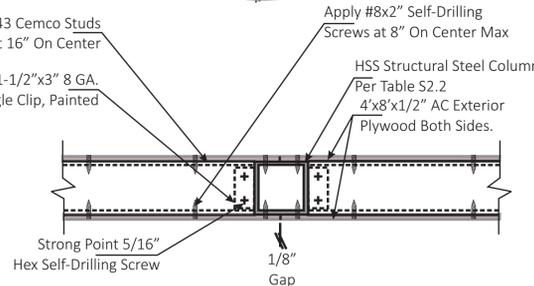
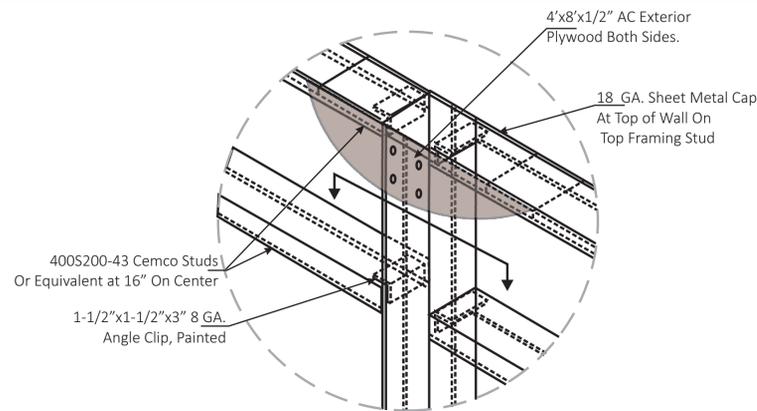
Sheet S2
 Elevations

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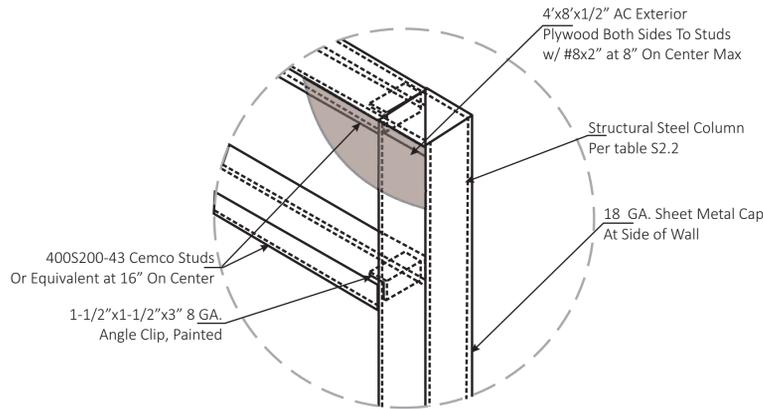
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Prepared By: LAH
 Reviewed By: AEM
 Date: 6/23/23
 Revision: N/A



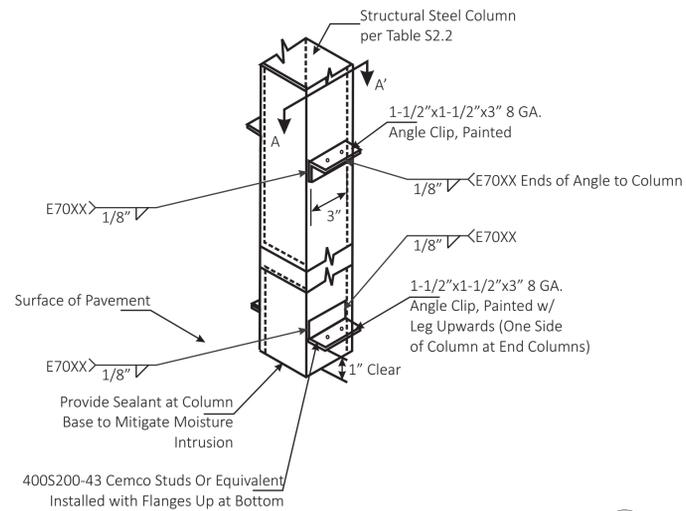
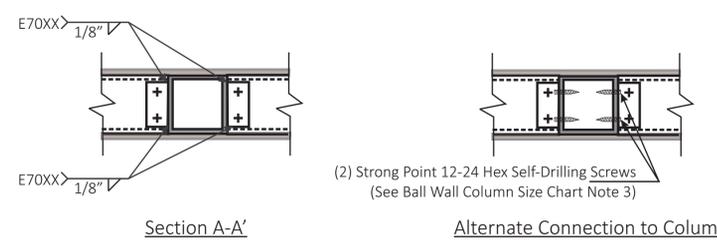
Plan View

Top Center Condition
N.T.S. 1
S3



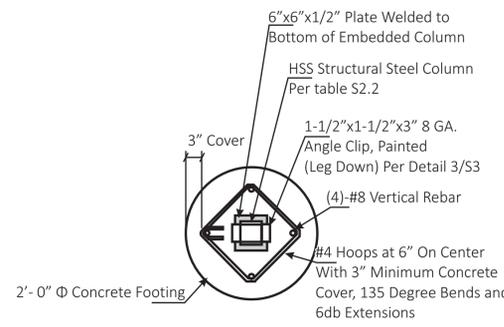
See Note 5 for Application of Silicone to Improve Sound Quality

Corner Condition
N.T.S. 2
S3

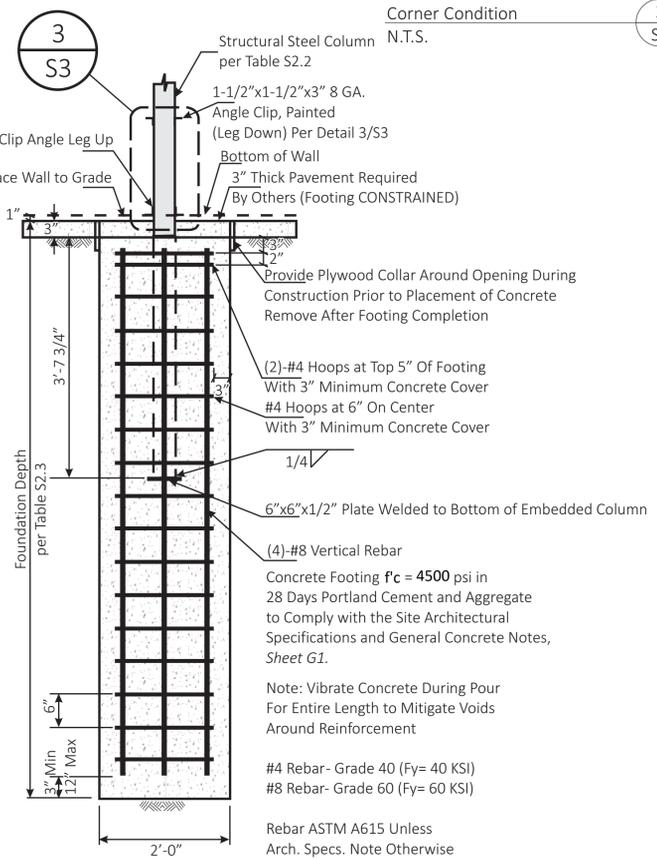


Intermediate Condition N.T.S. 3
S3 (Weld with E70XX Electrode Typ.)

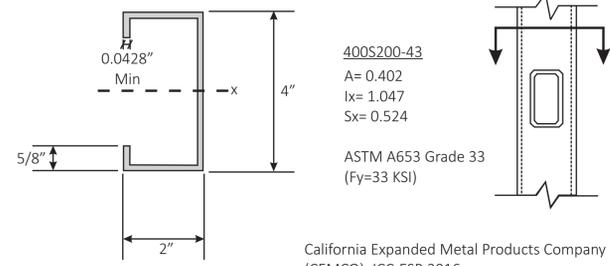
End Condition



Plan View



Footing Plan/Section 4
S3



Wall Girt/C-Stud Section 5
S3

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123599 PC
REVIEWED FOR
SS FLS ACS CG
DATE: 12/07/2023

BID SET
3/2/26

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6/23/23	1st Print
10/6/23	2nd Review

Client: XXX
Job name & #: XXX
Location: XXX

Sheet S3
Connections

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Prepared By: LAH
Reviewed By: AEM
Date: 6/23/23
Revision: N/A

DSA 103-22: LISTING OF STRUCTURAL TESTS & SPECIAL INSPECTIONS (SOILS), 2022 CBC
 Table 1705A.1, Table 1705A.2, Table 1705A.3, Table 1705A.4
 Application Number: XX-00000 School Name: School of Date Created: 2023-09-28 13:03:41
 DSA File Number: School of Increment Number: 2023-09-28 13:03:41

2022 CBC
IMPORTANT! This form is only a summary list of structural tests and some of the special inspections required for the project. Generally, the structural tests and special inspections noted on this form are those that will be performed by the Geotechnical Engineer of Record, Laboratory of Record, or Special Inspector. The actual complete test and inspection program must be performed as detailed on the DSA approved documents. The appendix at the bottom of this form identifies work NOT subject to DSA requirements for special inspection or structural testing. The project inspector is responsible for providing inspection of all facets of construction, including but not limited to, special inspections not listed on this form such as structural wood framing, high-load wood diaphragms, cold-formed steel framing, anchorage or non-structural components, etc. per Title 24, Part 2, Chapter 17A (2022 CBC).
****NOTE:** Underlined section and table references found in this document are from the CBC, or California Building Code.

KEY TO COLUMNS
 1. TYPE
 2. PERFORMED BY
 GE (Geotechnical Engineer) Indicates that the special inspection shall be performed by a registered geotechnical engineer or his or her authorized representative.
 LOR (Laboratory of Record) Indicates that the test or special inspection shall be performed by a testing laboratory accepted in the DSA Laboratory Evaluation and Acceptance (DLA) Program. See CAC Section 4-335.
 PI (Project Inspector) Indicates that the special inspection may be performed by a project inspector when specifically approved by DSA.
 SI (Special Inspector) Indicates that the special inspection shall be performed by an appropriately qualified/specialized special inspector.
 Continuous - Indicates that a continuous special inspection is required.
 Periodic - Indicates that a periodic special inspection is required.
 Test - Indicates that a test is required.

This is a sample DSA 103-22 form only. Each project will require an application to the state of California for certified DSA approval.

DSA 103-22: LISTING OF STRUCTURAL TESTS & SPECIAL INSPECTIONS (SOILS), 2022 CBC
 Table 1705A.1, Table 1705A.2, Table 1705A.3, Table 1705A.4
 Application Number: XX-00000 School Name: School of Date Created: 2023-09-28 13:03:41
 DSA File Number: School of Increment Number: 2023-09-28 13:03:41

SA. RETAINING WALLS
 Test or Special Inspection Type Performed By Code References and Notes
 a. Placement, completion and inspection of backfill. Continuous GE* 1705A.6.1. *By geotechnical engineer or his or her qualified representative. (See Appendix (and of this form) for exemptions.)
 b. Placement of soil-reinforcement and/or drainage devices. Continuous GE* *By geotechnical engineer or his or her qualified representative. (See Appendix (and of this form) for exemptions.)
 c. Segmental retaining walls, impact protection of utility, shields, connectors, etc. Continuous GE* *By geotechnical engineer or his or her qualified representative. (See Appendix (and of this form) for exemptions.)
 d. Concrete retaining walls. Provide tests and inspections per CONCRETE section below.
 e. Masonry retaining walls. Provide tests and inspections per MASONRY section below.

This is a sample DSA 103-22 form only. Each project will require an application to the state of California for certified DSA approval.

DSA 103-22: LISTING OF STRUCTURAL TESTS & SPECIAL INSPECTIONS (CONCRETE), 2022 CBC
 Table 1705A.1, ACI 318-19 Sections 26.1.2 & 26.1.3
 Application Number: XX-00000 School Name: School of Date Created: 2023-09-28 13:03:41
 DSA File Number: School of Increment Number: 2023-09-28 13:03:41

CI. PRECAST CONCRETE (IN ADDITION TO SECTION C1)
 Test or Special Inspection Type Performed By Code References and Notes
 a. Impact evaluation of precast concrete members. Continuous SI* ACI 318-19 Section 26.1.3
 b. Impact inspection of precast concrete members. Periodic SI* Table 1705A.3 Item 18. *May be performed by PI when specifically approved by DSA.
 c. For precast concrete diaphragm connections or reinforcement at joints classified as moderate or high deformability elements (MDE or HDE) in structures assigned to Seismic Design Category (S, E, F, I), inspect such connections and reinforcements in the field for:
 1. Installation of the embedment joints.
 2. Completion of the continuity of reinforcement across joints.
 3. Completion of connections in the field.
 Periodic SI Table 1705A.1, ACI 318-19 Section 26.1.3, ACI 508.5

This is a sample DSA 103-22 form only. Each project will require an application to the state of California for certified DSA approval.

DSA 103-22: LISTING OF STRUCTURAL TESTS & SPECIAL INSPECTIONS (STEEL AND ALUMINUM), 2022 CBC
 Table 1705A.1, Table 1705A.2, Table 1705A.3, Table 1705A.4, Table 1705A.5, Table 1705A.6, Table 1705A.7, Table 1705A.8, Table 1705A.9, Table 1705A.10, Table 1705A.11, Table 1705A.12, Table 1705A.13, Table 1705A.14, Table 1705A.15, Table 1705A.16, Table 1705A.17, Table 1705A.18, Table 1705A.19, Table 1705A.20, Table 1705A.21, Table 1705A.22, Table 1705A.23, Table 1705A.24, Table 1705A.25, Table 1705A.26, Table 1705A.27, Table 1705A.28, Table 1705A.29, Table 1705A.30, Table 1705A.31, Table 1705A.32, Table 1705A.33, Table 1705A.34, Table 1705A.35, Table 1705A.36, Table 1705A.37, Table 1705A.38, Table 1705A.39, Table 1705A.40, Table 1705A.41, Table 1705A.42, Table 1705A.43, Table 1705A.44, Table 1705A.45, Table 1705A.46, Table 1705A.47, Table 1705A.48, Table 1705A.49, Table 1705A.50, Table 1705A.51, Table 1705A.52, Table 1705A.53, Table 1705A.54, Table 1705A.55, Table 1705A.56, Table 1705A.57, Table 1705A.58, Table 1705A.59, Table 1705A.60, Table 1705A.61, Table 1705A.62, Table 1705A.63, 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