Autodesk Docs://25.055 PGUSD PGAS Site/25.055 PGUSD PGAS Site.rvt

3"=1'-0" 8" 4" 2" 0' | 1-1/2"=1'-0" 1' 6" 0' | 3/4"=1'-0" 2' 1' 0' | 1/2"=1'-0" 4' 2' 1' 0' | 1/4"=1'-0" 8' 4' 2' 0' | 1/8"=1'-0" 16' 8' 4' 0' | 1/16"=1'-0" 32' 16' 8' 0' | 1"=10'-0" 20' 10' 0' | 1"=20'-0" 40' 20' 0' | 1"=40'-0" 80' 40' 0'

PACIFIC GROVE UNIFIED SCHOOL DISTRICT
PACIFIC GROVE ADULT EDUCATION & CO-OP PRESCHOOL SITE IMPROVEMENT

1025 LIGHTHOUSE AVE.
PACIFIC GROVE, CA 93950

DSA FILE No. 27-H4
DSA APPLICATION No. 01-122937
OPSC PROJECT TRACKING No. 66134-39

CONSTRUCTION DOCUMENT

STANDARD ABBREVIATIONS

&	AND
#	NUMBER
%	PERCENT
AC	AIR CONDITIONING
ACC.	ACCESSORY
A.D.A.	AMERICANS with DISABILITIES ACT
A.F.F.	ABOVE FINISH FLOOR
ALT.	ALTERNATE
A.P.N.	ASSESSOR'S PARCEL NUMBER
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
B.O.C.	BACK OF CURB
C.B.C.	CALIFORNIA BUILDING CODE
CL or ℄	CENTERLINE
CLG.	CEILING
CLR.	CLEAR
CONT.	CONTINUOUS
CTR.	COUNTER
DBL.	DOUBLE
DEMO.	DEMOLITION
DEPT.	DEPARTMENT
DET.	DETAIL
DIA. or ⌀	DIAMETER
DIM.	DIMENSION
DWG.	DRAWING
E.	EAST
(E)	EXISTING
EA.	EACH
EEP	ENERGY EXPENDITURE PLAN
ELEC.	ELECTRICAL
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.F.	FINISH FLOOR
FIN.	FINISH
FL.	FLOOR
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FRP	FIBERGLASS REINFORCED PLASTIC
FT.	FOOT or FEET
GA.	GAUGE
GSM	GALVANIZED SHEET METAL
G.C.	GENERAL CONTRACTOR
GEN.	GENERAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GR.	GRADE
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIB
HDWD.	HARDWOOD
HDW.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
I.E.	FOR EXAMPLE, SUCH AS
INSUL.	INSULATION
INT.	INTERIOR or INTEGRAL
L.	LONG or LENGTH
MAX.	MAXIMUM
MECH.	MECHANICAL
M.E.P.	MECHANICAL, ELECTRICAL, PLUMBING
MFG.	MANUFACTURE or MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.R.	MOISTURE RESISTANT
N.	NORTH
(N)	NEW
N.I.C.	NOT IN CONTRACT (NO WORK)
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPP.	OPPOSITE
O.S.B.	ORIENTED STRAND BOARD
(P)	PROPOSED
PL or ⅊	PROPERTY LINE
PLAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PNL.	PANEL
P.O.T.	PATH OF TRAVEL
PT.	PAINT
P.T.D.	PAPER TOWEL DISPENSER
PVC	POLYVINYL CHLORIDE
P.U.E.	PUBLIC UTILITY EASEMENT
R.	RADIUS
R.B.	RUBBER BASE
R.D.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCE
REQ.	REQUIRED or REQUIREMENT
RES.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
R.R.	REMOVE & RELOCATE
S.A.S.M.	SELF-ADHERE SHEET MEMBRANE
S.	SOUTH
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
S.F.	SQUARE FEET or SQUARE FOOT
SHT.	SHEET
SIM.	SIMILAR
S.M.D.	SEE MECHANICAL DRAWINGS
SPEC.	SPECIFICATIONS
SQ.FT.	SQUARE FEET or SQUARE FOOT
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL or STRUCTURE
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T&B	TOP & BOTTOM
T.B.D.	TO BE DETERMINED
TEMP.	TEMPORARY
T&G	TONGUE & GROOVE
THK.	THICK
TMP.	TEMPERED
T.O.	TOP OF
TYP.	TYPICAL
U.C.	UNDER COUNTER
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W.	WEST
W.C.	WATER CLOSET
WD.	WOOD
WIND.	WINDOW
W.R.	WATER RESISTANT
WSCT.	WAINSCOT
WT.	WEIGHT
w/	WITH
w/o	WITHOUT

GENERAL NOTES

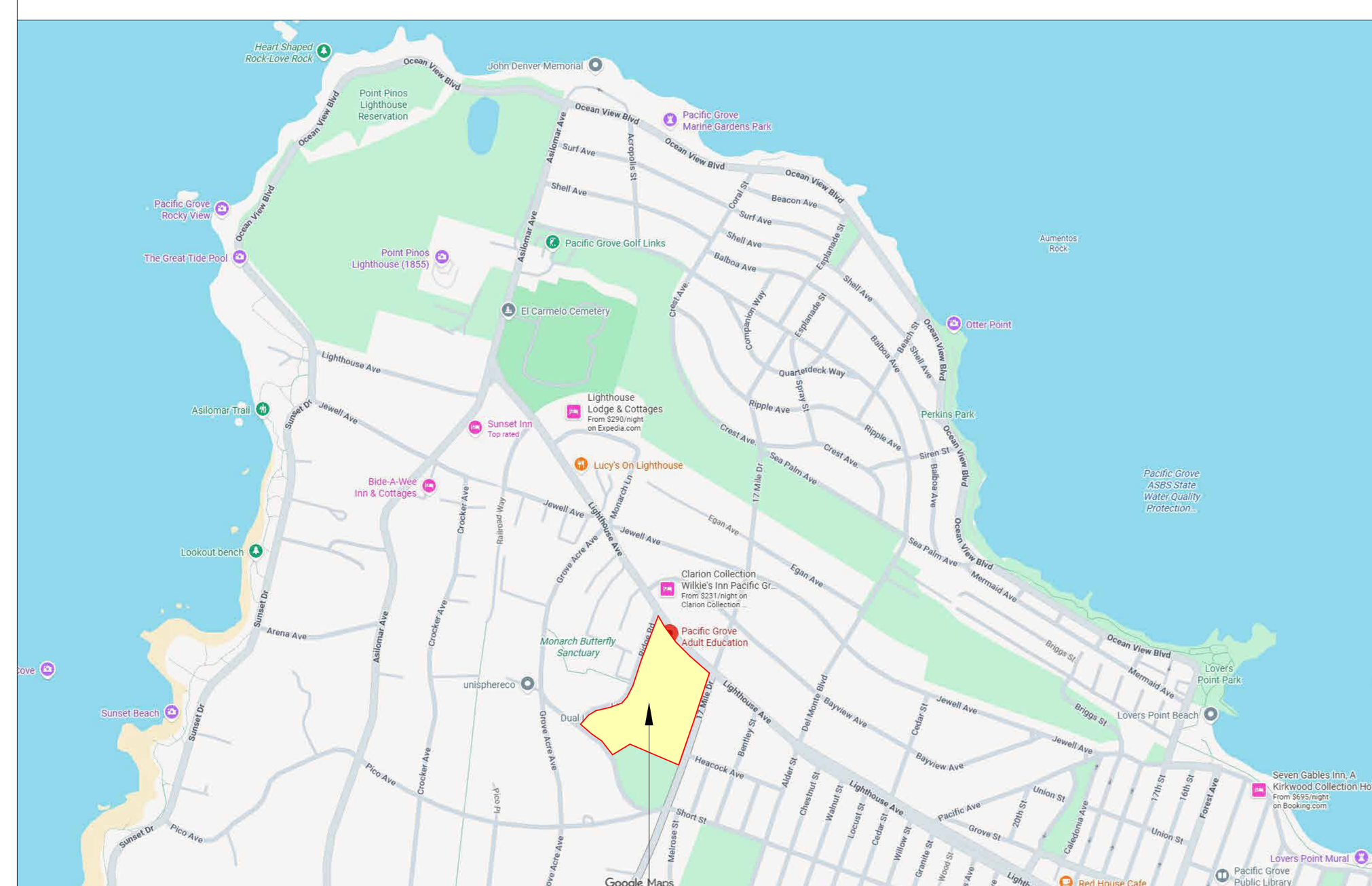
1. DO NOT SCALE THE DRAWINGS. EVERY ATTEMPT HAS BEEN MADE TO SHOW ITEMS TO SCALE, BUT NO GUARANTEE IS IMPLIED. ALWAYS INFORM THE ARCHITECT OF MISSING, INCOMPLETE, OR IMPROPER DIMENSIONS ON THE PLANS, OR WHEN EXISTING CONDITIONS DO NOT MATCH WHAT IS SHOWN ON THE PLANS. VERIFY CRITICAL DIMENSIONS.
2. DIMENSIONS TO EXISTING CONSTRUCTION ARE GIVEN TO FACE OF FINISH, UNLESS INDICATED OTHERWISE.
3. IF PROVIDED, SEE ELECTRICAL, CIVIL AND PLUMING DRAWINGS FOR RELATED WORK AND EQUIPMENT. WHERE ELECTRICAL ITEMS ARE SHOWN, AND NO DIMENSIONS OR OTHER FORMS OF LOCATION INFORMATION ARE PROVIDED, THE ARCHITECTURAL DRAWINGS SHALL GOVERN WITH RESPECT TO LOCATION.
4. SINCE THE WORK INCLUDES ALTERATIONS OF EXISTING FACILITIES, EXAMINATION OF THE EXISTING CONSTRUCTION SHALL BE MADE BY THE GENERAL CONTRACTOR AS IT RELATES TO THE WORK. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS AS REQUIRED. NO ALLOWANCE SHALL BE ALLOWED FOR ANY EXPENSE INCURRED DUE TO FAILURE OR NEGLECT TO EXAMINE AND VERIFY EXISTING CONDITIONS. ANY CONFLICTS, OMISSIONS, ETC. SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BID SUBMISSION.
5. THE PURPOSE OF THESE DOCUMENTS IS TO SHOW THE GENERAL ARRANGEMENT AND EXTENT OF NEW WORK, INCLUDING ADDITIONS, ALTERATIONS. ALL WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED TO PROVIDE A COMPLETE AND OPERABLE FINISHED PROJECT SHALL BE ASSUMED TO BE INCLUDED WITHING THE SCOPE OF THE CONTRACT.
6. ALL SCOPE INDICATED ON THESE DRAWINGS SHALL BE ASSUMED TO BE NEW AND PART OF THE CONSTRCUTION CONTRACT UNLESS IT IS SPECIFICALLY NOTED AS EXISTING (E), OR EXISTING TO REAMAIN.
7. REMOVE PORTIONS OF EXISTING CONSTRUCTION AS NECESSARY TO ACCOMMODATE NEW WORK AND REPLACE, PATCH OR REPAIR AS NEEDED. PROTECT AREA FROM DAMAGE WHICH MAY OCCUR FROM DEMOLITION, DUST, WATER, ETC. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC. AS REQUIRED DURING THE PERIOD OF CONSTRUCTION.
8. DAMAGE TO EXISTING STRUCTURES, FINISH, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.
9. THE FINAL LOCATION OF ALL ELECTRICAL AND SIGNAL EQUIPMENT, PANEL BOARDS, FIXTURES, OUTLETS, ETC. SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
10. DIMENSIONS NOTED "CLEAR" OR "CLR." MUST BE PRECISELY MAINTAINED WITHOUT TOLERANCE.
11. DO NOT SCALE DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO DEMOLITION, FABRICATION OR CONSTRUCTION. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT
12. DIMENSIONS NOTED "V.I.F." OR "VERIFY" SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF FABRICATION OR CONSTRUCTION. VERIFY ALL ROUGH OPENING DIMENSIONS, FOR FABRICATED ITEMS, WITH THE MANUFACTURER PRIOR TO CONSTRUCTION.
13. THE GROUND FLOOR LEVEL IS INDICATED AS +0.00' ON ARCHITECTURAL DWGS. REFER TO CIVIL DWGS FOR FINISH FLOOR ELEVATIONS RELATIVE TO A TOPOGRAPHIC SURVEY BENCHMARK.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL LEFTOVER MATERIALS, DEBRIS, TOOLS AND EQUIPMENT INVOLVED IN HIS OPERATIONS AT THE CONCLUSION OF THE WORK.
15. CONTRACTOR SHALL REPAIR OR REPLACE ANY FENCE, SIDEWALK, PAVING, LANDSCAPING, ELEVATOR, FLOORING OR ANY OTHER BUILDING MATERIAL OR SYSTEM DAMAGED AS A RESULT OF LABOR, MATERIAL AND EQUIPMENT DELIVERY AND HANDLING.
16. THE ARCHITECT AND CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO ASBESTOS, HAZARDOUS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE. PROFESSIONAL SERVICES RELATED OR IN ANY WAY CONNECTED WITH THE INVESTIGATION, DETECTION, ABATEMENT, REPLACEMENT, USE, SPECIFICATION, OR REMOVAL OF PRODUCTS, MATERIALS OR PROCESSES CONTAINING ASBESTOS, HAZARDOUS OR TOXIC MATERIALS ARE NOT WITHIN THE ARCHITECT'S SCOPE OF SERVICES.
17. THE INTENT OF THESE DRAWINGS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION SHALL BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS, SUCH AS DETERIORATION OR NONCOMPLIANT CONSTRUCTION, BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS, WHEREIN THE FINISHED WORK SHALL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AND WAIT FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.

ADMINISTRATIVE REQUIREMENTS

1. A COPY OF THE 2025 CALIFORNIA BUILDING CODE PARTS 1 TO 5 SHALL BE KEPT ON SITE AT ALL TIMES.
2. CHANGES TO THE APPROVED DRAWINGS OR SPECIFICATIONS SHALL BE MADE BY ADDENDA, REVISION OR CONSTRUCTION CHANGE DOCUMENT (CCD) APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REQUIRED BY THE SECTIONS 4-338 OF CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 1 (CAC 4-338)
3. TESTS AND SPECIAL INSPECTION OF MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 4-335.
4. DSA SHALL BE NOTIFIED AT THE START OF CONSTRUCTION AND PRIOR TO PLACEMENT OF CONCRETE PER SECTION 4-331.
5. A "DSA CERTIFIED" PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR.
6. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.
7. SUPERVISION OF CONSTRUCTION BY DSA SHALL BE IN ACCORDANCE WITH 4-334.
8. CONTRACTOR, INSPECTOR, ARCHITECT, AND ENGINEERS SHALL SUBMIT VERIFIED REPORTS (DSA-6) IN ACCORDANCE WITH SECTION 4-336 AND 4-343.
9. THE ARCHITECT AND THE STRUCTURAL ENGINEERS SHALL PERFORM THEIR DUTIES IN ACCORDANCE WITH SECTIONS 4-333(a) AND 4-341.
10. THE CONTRACTOR SHALL PERFORM HIS DUTIES IN ACCORDANCE WITH SECTION 4-343.
11. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS THE (RE) CONSTRUCTION OF A SCHOOL BUILDING(S) IN ACCORDANCE WITH TITLE 24, C.C.R. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID C.C.R. A CONSTRUCTION CHANGE DOCUMENT ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK.
12. DSA IS NOT SUBJECT TO ARBITRATION.
13. DIVISION OF THE STATE ARCHITECT (DSA) APPROVAL OF THIS APPLICATION DOES NOT INCLUDE FUTURE OR N.I.C. ITEMS.
14. COMPLIANCE WITH CFC CHAPTER 33 (FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION) AND CBC CHAPTER 33 (SAFETY DURING CONSTRUCTION) WILL BE ENFORCED.

a. THE CALIFORNIA ENERGY CODE SECTION 10-103 REQUIRES ACCEPTANCE TESTING ON ALL NEWLY INSTALLED LIGHTING CONTROLS, MECHANICAL SYSTEMS, ENVELOPES, AND PROCESS EQUIPMENT AFTER INSTALLATION AND BEFORE PROJECT COMPLETION. AN ACCEPTANCE TEST IS A FUNCTIONAL PERFORMANCE TEST TO HELP ENSURE THAT NEWLY INSTALLED EQUIPMENT IS OPERATING AND IN COMPLIANCE WITH THE ENERGY CODE.
b. LIGHTING CONTROLS ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED LIGHTING CONTROLS ACCEPTANCE TEST TECHNICIAN (ATT).
c. MECHANICAL SYSTEM ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED MECHANICAL ATT FOR PROJECTS SUBMITTED ON OR AFTER OCTOBER 1, 2021.
d. ENVELOPE AND PROCESS EQUIPMENT ACCEPTANCE TESTS SHALL BE PERFORMED BY THE INSTALLING CONTRACTOR, ENGINEER/ARCHITECT OF RECORD OR THE OWNER 'S AGENT.
e. A LISTING OF CERTIFIED ATT CAN BE FOUND AT: HTTPS://WWW.ENERGY.CA.GOV/PROGRAMS-AND-TOPICS/PROGRAMS/ACCEPTANCE-TEST-TECHNICIAN-CERTIFICATION-PROVIDER-PROGRAM/ACCEPTANCE.
f. THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES MUST BE CORRECTED BY THE BUILDER OR INSTALLING CONTRACTOR UNTIL THE CONSTRUCTION/INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA.
g. PROJECT INSPECTORS WILL COLLECT THE FORMS TO CONFIRM THAT THE REQUIRED ACCEPTANCE TESTS HAVE BEEN COMPLETED.

PROJECT LOCATION



PROJECT SITE

N

GENERAL LEGEND

TAGS AND MARKERS

- 0 — PLAN REFERENCE GRID
- STRUCTURAL GRID LINE
- 1 (triangle) — REVISION MARKER
- 1 — PLAN KEY NOTES
- W1 — WINDOW TAG
- 1 (diamond) — WALL TAG
- Room name / 101 — ROOM LABEL: ROOM NAME, ROOM NUMBER
- P1 — FINISH LABEL: FINISH NUMBER
- ℄ — CENTER LINE
- CASEWORK: 101 — CASEWORK NUMBER; 12" — DEPTH; 12" — HEIGHT; 12" — WIDTH
- 00-001 — KEYNOTE NUMBER, DIVISION NUMBER

ELEVATION REFERENCE

A7.11 (1, 2, 3, 4) — DETAIL NUMBER, TYP.; SHEET NUMBER

SECTION REFERENCE

1 / A12.08, SIM — SECTION NUMBER; REFERENCE LABEL WHERE OCCURS; SHEET NUMBER

DETAIL REFERENCE

1 / A12.08, SIM — DETAIL NUMBER; REFERENCE LABEL WHERE OCCURS; SHEET NUMBER

PC DETAIL REFERENCE

1 / A501, SIM — DETAIL NUMBER; REFERENCE LABEL WHERE OCCURS; SHEET NUMBER

GRAPHIC SCALE & NORTH ARROW

N — PROJECT NORTH; REFERENCES TRUE NORTH

APPLICABLE CODES AND STANDARDS

2025 CALIFORNIA ADMINISTRATIVE CODE (CAC)- PART 1, TITLE 24 CCR*
2025 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR
2025 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR
2025 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR
2025 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR
2025 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR
2025 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR
2025 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR
2025 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 CCR
TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

APPLICABLE STANDARDS
FOR A LIST OF APPLICABALE STANDARDS, INCLUDING CALIFORNIA AMMENDMENTS TO THE NFPA STANDARDS, REFER TO CBC CHAPTER 35 AND CFC CHAPTER 80

SCOPE OF WORK SUMMARY

THE SCOPE OF THIS PROJECT CONSIST OF (BUT NOT LIMITED TO) THE FOLLOWING:

1. REMOVAL AND REPLACEMENT OF ASPHALT AND CONCRETE PAVING AT THE EXISTING PARKING LOTS
2. INSTALL CHAIN LINK FENCE TRASH ENCLOSURE
3. INSTALL CHAIN LINK SECURITY FENCING AND CHAIN LINK VEHICULAR GATE

DEFERRED SUBMITTALS

NO DEFERRED SUBMITTALS

PROJECT DRAWINGS

GENERAL
A0.0 COVER SHEET
A0.10 FIRE LIFE SAFETY PLAN
A0.11 ACCESS + CAL GREEN COMPLIANCE PLAN
CIVIL
C0.1 NOTES, LEGEND & INDEX
C1.1 DEMOLITION PLAN
C2.1 GRADING & DRAINAGE PLAN
C2.2 GRADING & DRAINAGE PLAN
C2.3 GRADING & DRAINAGE PLAN
C3.1 UNDERGROUND UTILITIES PLAN
C4.1 HORIZONTAL CONTROL PLAN
C5.1 EROSION CONTROL PLAN
C6.01 DETAILS
C6.02 DETAILS
C6.03 DETAILS
LANDSACPE
L1.1 IRRIGATION PLAN
L1.2 IRRIGATION PLAN
L1.3 IRRIGATION PLAN
L2.1 PLANTING PLAN
L2.2 PLANTING PLAN
L3.1 IRRIGATION DETAILS
L4.1 PLANTING DETAILS
ARCHITECTURAL
A1.01 DEMO SITE PLAN
A1.11 CAMPUS SITE PLAN
A1.21 SITE DETAILS
A1.22 SITE DETAILS
A1.23 SITE DETAILS
ELECTRICAL
E001 ELECTRICAL SYMBOLS, ABBREVIATIONS, CODES, LIGHT FIXTURE SCHEDULE, STANDARDS, NOTES & SHEET INDEX
E002 CALIFORNIA TITLE 24 ENERGY CODE COMPLIANCE (EXTERIOR)
E200 ELECTRICAL DEMOLITION SITE PLAN & DEMOLITION NOTES
E201 ELECTRICAL SITE PLAN & DETAILS
E701 ELECTRICAL SPECIFICATIONS
Grand total: 31

PROJECT TEAM

OWNER(S): PACIFIC GROVE UNIFIED SCHOOL DISTRICT
CONTACT: JON ANDERSON
TITLE: DIRECTOR OF MAINTENANCE OPERATIONS AND TRANSPORTATION
PACIFIC GROVE, CA 93950-4398
PHONE: (831) 646-6511
E-MAIL: janderson@pgusd.org

BOARD OF EDUCATION

ELLIOT HAZEN - PRESIDENT
JENNIFER MCNARY - CLERK
BETH SHAMMAS - TRUSTEE
LAURA OTTMAR - TRUSTEE
MIKE WACHS - TRUSTEE

ARCHITECT: DERIVI CASTELLANOS ARCHITECTS
95 S. MARKET ST. SUITE 480
SAN JOSE, CALIFORNIA 95113

ARCHITECT OF RECORD: RAMON GOMEZ
PHONE: 408-320-4871 EXT. 101
E-MAIL: rgomez@dcaaia.com

PROJECT MANAGER : RONNIE LEE
PHONE: 408-320-4871
E-MAIL: rlee@dcaaia.com

CONSTRUCTION MANAGER: AUSONIO / BRAILSFORD & DUNLAVEY
CONTACT: CODY CARPINO
PHONE: 530-320-7083
E-MAIL: ccarpino@Bdconnect.com

STRUCTURAL: BASE DESIGN
582 MARKET STREET, SUITE 1402
SAN FRANCISCO, CA 94104
CONTACT: GOKHAN AKALAN
PHONE: 415-4662997
E-MAIL: gokhan@basedesigninc.com

CIVIL: CARROLL ENGINEERING, INC.
1101 S. WINCHESTER BLVD. SUITE #H-184
SAN JOSE, CA 95128-3903
CONTACT: MATT MARTUS, P.E.
PHONE: 408-261-9800 EXT. 101
E-MAIL: matt@carroll-engineering.com

LANDSCAPE: CARROLL ENGINEERING, INC.
1101 S. WINCHESTER BLVD. SUITE #H-184
SAN JOSE, CA 95128-3903
CONTACT: MIKE HARRINGTON
PHONE: 408-313-9943
E-MAIL: mike@carroll-engineering.com

ELECTRICAL: AURUM CONSULTING ENGINEERS
404 W. FRANKLIN ST., SUITE 100
MONTEREY, CA 93940
CONTACT: RILEY SCHOFIELD
PHONE: 831-646-3330 EXT. 109
E-MAIL: Riley@acemb.com

STATEMENT OF GENERAL COMPLIANCE

FOR ARCHITECTS/ENGINEERS WHO UTILIZE PLANS,
INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PREPARED BY OTHER LICENSED DESIGN PROFESSIONALS AND/OR CONSULTANTS

(Application No. 01- File No. 00-00)

☒ The drawings or sheets prepared by Structural, Civil, Landscape, Mechanical, Plumbing and Electrical Engineers
☐ This drawing, page of specifications/calculations

have been prepared by other design professionals or consultants who are licensed and/or authorized to prepare such drawings in this state. It has been examined by me for:

1) design intent and appears to meet the appropriate requirements of Title 24, California Code of Regulations and the project specifications prepared by me, and
2) coordination with my plans and specifications and is acceptable for incorporation into the construction of this project.

The Statement of General Conformance "shall not be construed as relieving me of my rights, duties, and responsibilities under Sections 17302 and 81138 of the Education Code and Sections 4-336, 4-341 and 4-344" of Title 24, Part 1. (Title 24, Part 1, Section 4-317 (b))

I find that All consultant drawings or sheets listed on the cover or index sheet:

☒ is/are in general conformance with the project design, and
☒ has/have been coordinated with the project plans and specifications.

Signature: [signature] Date: 09/10/2026

Architect or Engineer designated to be in general responsible charge

RAMON GOMEZ JR.
Print Name

C-31014 — License Number
05/31/2021 — Expiration Date

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-122937 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 09/18/2026

Derivi Castellanos Architects
Central Valley
3031 W March Ln, Ste 334
Stockton, CA 95219
(209) 462-2873
Silicon Valley
95 S Market St, Ste 480
San Jose, CA 95113
(408) 320-4871
www.dcaaia.com

Professional Seals

LICENSED ARCHITECT
RAMON GOMEZ JR.
NO. C-31014
RENEWAL DATE 05-31-2027
STATE OF CALIFORNIA

PACIFIC GROVE UNIFIED SCHOOL DISTRICT
PACIFIC GROVE ADULT SCHOOL & CO-OP PRESCHOOL SITE IMPROVEMENTS
1025 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950

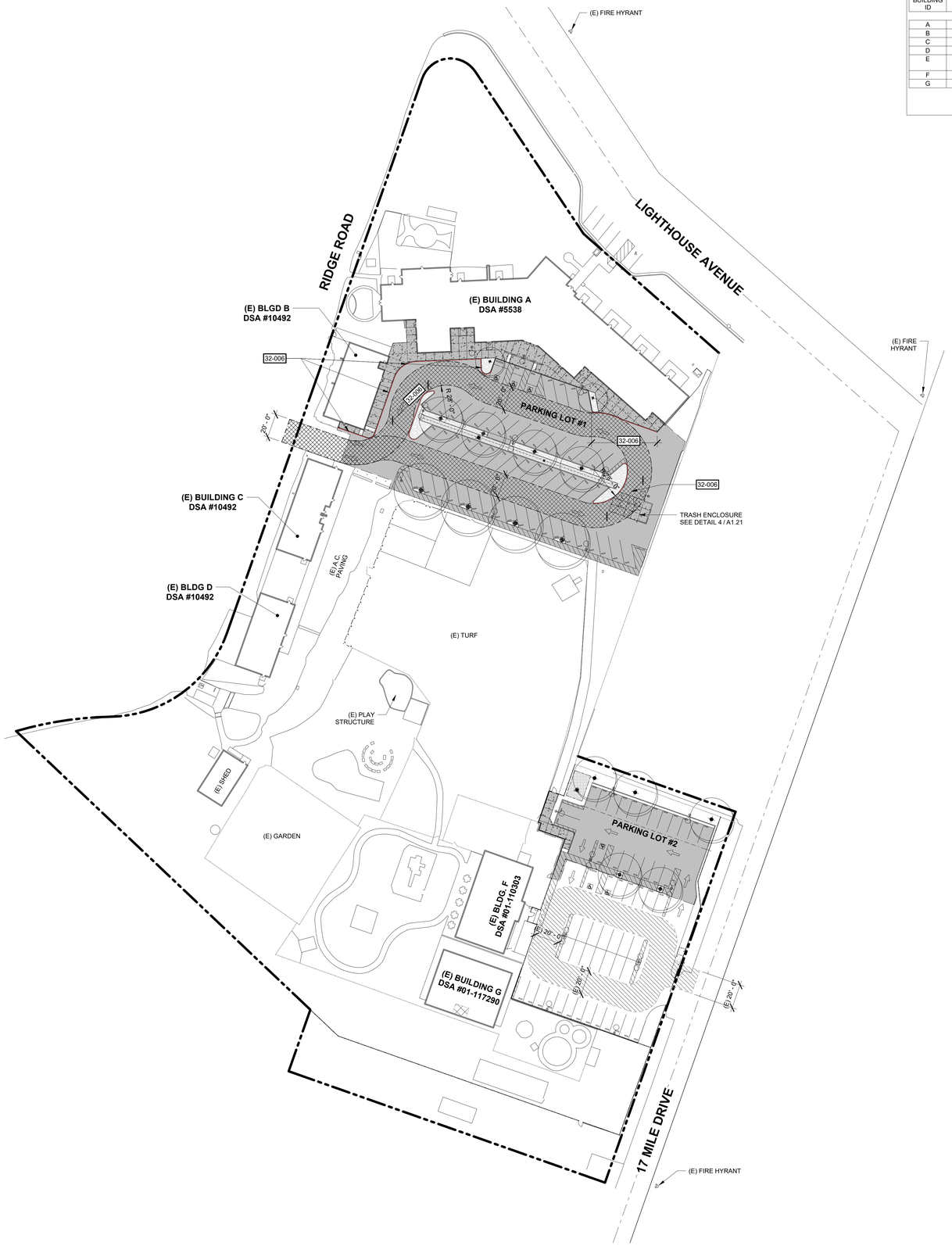
SHEET TITLE:
COVER SHEET

Revision Schedule

NO.	Description	Date

PROJECT # 25.055
ISSUE DATE: 09/10/2026
SHEET # A0.0

9/10/2026 4:05:58 PM



1 **FIRE LIFE SAFETY PLAN**
SCALE: 1" = 40'-0"

N

9/10/2026 4:06:01 PM

Autodesk Docs://25.055 PGUSD PGAS Site/25.055 PGUSD PGAS Site.rvt

DSA APPLICATION DATA

BUILDING ID	BUILDING DESCRIPTION	DSA APPLICATION #	SQUARE FOOTAGE	CONSTRUCTION TYPE	OCC.
A	CLASSROOMS	5538	13,830 S.F.	V-B	E
B	MULTI-PURPOSE	10492	2,275 S.F.	V-B	E
C	CLASSROOMS	10492	2,400 S.F.	V-B	E
D	CLASSROOMS	10492	1,950 S.F.	V-B	E
E	NON-DSA BUILDING		3,530 S.F.	V-B	S-1
F	CLASSROOMS	01-110303	2,170 S.F.	V-B	E
G	DAYCARE	01-117290	2,400 S.F	V-B	E

SHEET NOTES

A. CONTRACTOR SHALL MAINTAIN FIRE DEPARTMENT ACCESS THROUGHOUT DEMOLITION AND CONSTRUCTION

B. COMPLIANCE WITH CHAPTER 33 (FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION) ANS CBC CHAPTER 33 (SAFETY DURING CONSTRUCTION) WILL BE ENFORCED.

C. REFER TO CAMPUS SITE PLAN FOR ADDITIONAL INFO

LEGEND

- AC PAVING, REFER TO CIVIL DRAWINGS
- CONCRETE PAVING, REFER TO CIVIL DRAWINGS
- BLDG — (E) BUILDING - NOT IN SCOPE OF WORK
- (E) FIRE LANE PER DSA #01-117290
- PROPOSED FIRE LANE - PAVEMENT TO ACCOMMODATE FIRE APPARATUS PER CFC 503.2. SEE CIVIL DETAIL 2/C6.03 FOR ADD. INFO.
- PROPERTY LINE
- (E) FENCE TO REMAIN
- CHAIN LINK FENCE SEE DETAIL 3 / A1.21
- (E) FIRE HYDRANT

KEYNOTES

32-006 PAINT CURB RED WITH WHITE TEXT NOTATING "NO PARKING - FIRE LANE" @ 20'-0"MIN. O.C.

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 building(s), 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. Acknowledgement 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 access 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 access 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: Pacific Grove Adult Education
Project Address: 1025 Lighthouse 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 ☐		No ☒
2.	Was the fire hydrant water flow test performed as part of this LFA review?	Yes ☐		No ☒
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 ☐		No ☒
	Refer to the following website for FHSZ locations: Fire Hazard Severity Zones in State Responsibility Area	Moderate ☐	High ☐	Very High ☐
	Wildland Interface Area (WFA). *(If any designations are checked, project design must meet the requirements of CBC Chapter 7A.)*			WIFA ☐

DSA 810
FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

CONDITION MEANS AND METHODS RESOLUTION		ALTERNATE ACCEPTED			
		Yes	No	N/A	N/R
4.	Emergency vehicle access roadways do not meet CFC requirements.			N/A	
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.			N/A	
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.			N/A	
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.			N/A	
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 alternative 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.

Accepted by: _____ Title: _____

Signature: _____ Date: _____

LOCAL FIRE AUTHORITY (LFA) INFORMATION	
LFA Agency Name:	
LFA Review Official:	
Title:	Work Phone:
Work Email:	

LFA Reviewer's Signature: _____ Date: _____

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APP: 01-122937 INC:
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DATE: 09/18/2026

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Professional Seals

LICENSED ARCHITECT
RAMON GOMEZ JR
NO. C-31014
RENEWAL DATE
05-31-2027
STATE OF CALIFORNIA

PACIFIC GROVE UNIFIED SCHOOL DISTRICT
PACIFIC GROVE ADULT SCHOOL & CO-OP PRESCHOOL SITE IMPROVEMENTS
1025 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950

SHEET TITLE:
FIRE LIFE SAFETY PLAN

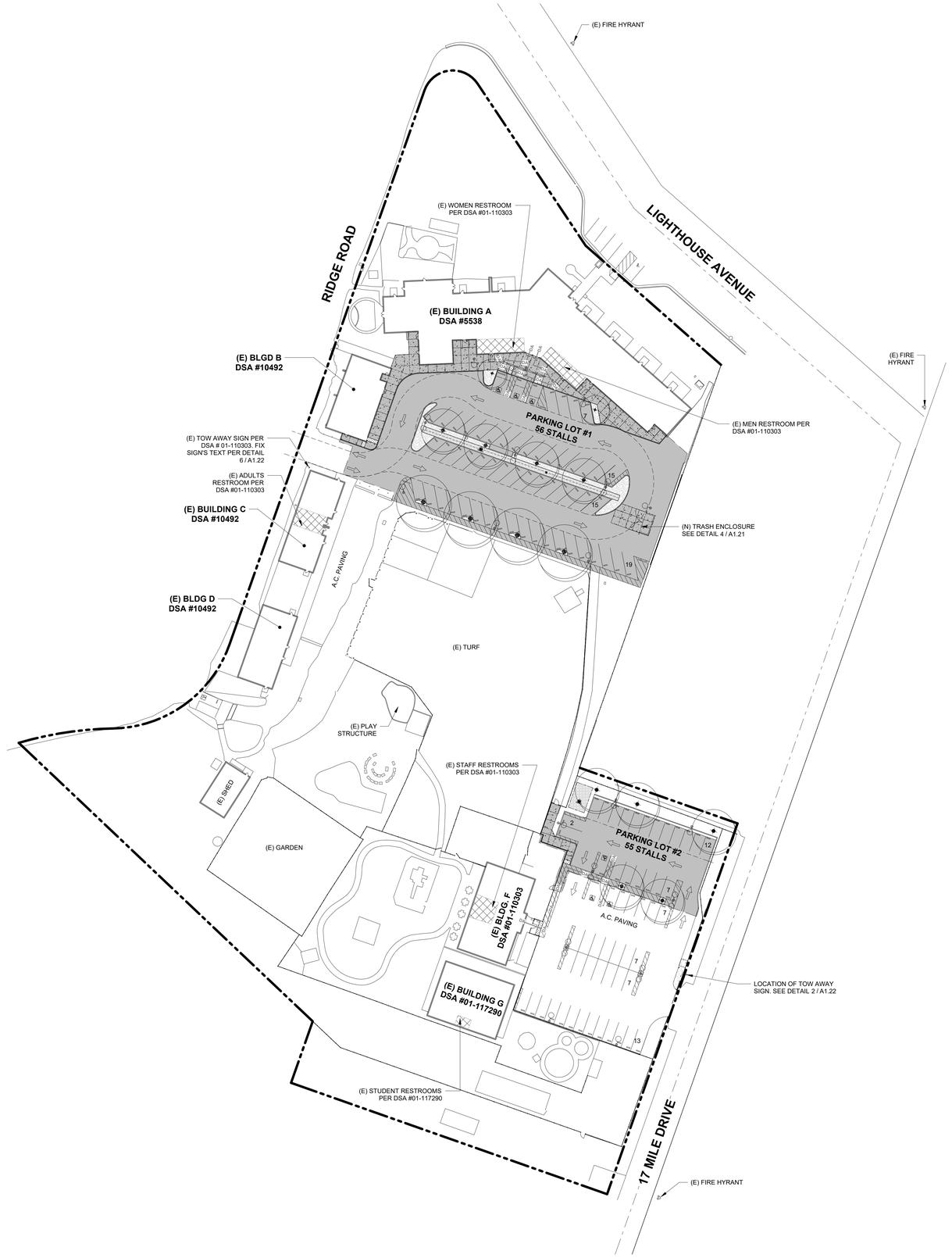
Revision Schedule

NO.	Description	Date

PROJECT # 25.055

ISSUE DATE: 09/10/2026

SHEET # A0.10



1 **ACCESS COMPLIANCE PLAN**
SCALE: 1" = 40'-0"

N

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SHEET NOTES

A. THIS SITE PLAN IS PROVIDED TO SHOW THE EXTENT OF THE SCHOOL PROPERTY AND ESTABLISH THE GENERAL AREA OF WORK ONLY. REFER TO LARGER SCALE DRAWINGS FOR DETAILED SCOPE OF WORK.

B. BOUNDARY OR PROPERTY LINES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR HORIZONTAL CONTROL OR ONSITE CONSTRUCTION LOCATING

C. ONLY ACCESSIBILITY PATH OF TRAVEL 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

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. CROSS 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 CBC COMPLIANT ARE FOUND TO BE NONCONFORMING 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,REFER TO CIVIL DRAWINGS
- CONCRETE PAVING, REFER TO CIVIL DRAWINGS
- BLDG — (E) BUILDING - NOT IN SCOPE OF WORK
- DETECTABLE WARNING SURFACE, REFER TO CIVIL DRAWINGS & DETAIL 8 / A1.22
- (E) RESTROOM
- PROPERTY LINE
- (E) FENCE TO REMAIN
- CHAIN LINK FENCE SEE DETAIL 3 / A1.21
- DA — DA — ACCESSIBLE PATH OF TRAVEL

CBC CHAPTER 11B PARKING ANALYSIS

(E) PARKING LOT #1	
TOTAL PARKING SPACES (ACCESSIBLE + STANDARD)	67
(E) PARKING LOT #2	
TOTAL PARKING SPACES (ACCESSIBLE + STANDARD)	37
(E) PARKING LOT # 1 & 2	
TOTAL (E) PARKING SPACES (ACCESSIBLE + STANDARD)	104
REPAVED PARKING LOT #1	
VAN ACCESSIBLE STALL (1 REQ'D)	1 OK
STANDARD ACCESSIBLE STALLS (2 REQ'D)	2 OK
STANDARD STALLS	53
TOTAL STALLS REPAVED PARKING LOT #1 (ACCESSIBLE + STANDARD)	56
REPAVED/EXPANDED PARKING LOT #2	
VAN ACCESSIBLE STALL (1 REQ'D)	1 OK
STANDARD ACCESSIBLE STALLS (2 REQ'D)	2 OK
STANDARD STALLS	52
TOTAL STALLS REPAVED/EXPANDED PARKING LOT #2 (ACCESSIBLE + STANDARD)	55

CAL GREEN SECTION 5.106.5.6 COMPLIANCE

TOTAL OF (E) PARKING SPACES:	**104**
TOTAL NUMBER OF PROPOSED SPACES :	**111**
NET GAIN:	**7**
PER TABLE 5.106.5.6.3.1 NUMBER OF EV CAPABLE AND EVCS:	**0**

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SHEET TITLE:
ACCESS + CAL GREEN COMPLIANCE PLAN

Revision Schedule

NO.	Description	Date

PROJECT #	SHEET #
25.055	A0.11
ISSUE DATE: 09/10/2026	

GENERAL NOTES

1. All work shall be done in accordance with the following:
   a) Applicable sections of the State of California Department of Transportation Standard Specifications, latest edition, hereinafter called "Caltrans";
   b) California Plumbing Code and California Building Code Provisions
   c) AWWA standards and specifications;
   d) City of Pacific Grove Standard Details and Specifications where applicable;
   e) These plans and details shown hereon;
   f) Standards of the United States Department of Labor, Occupational Safety and Health Administration, Office of Standards and rules of the State Division of Industrial Safety.
   g) Latest edition of the California State Code of Regulations Title 24.
   h) The Project Specifications
   i) Soils Investigation prepared by Moore Twining Associates, Inc., H46201.01–04, dated February 24, 2026.

Where conflicts exist between any of the above listed specifications, the most stringent listed specification shall prevail.

2. It is the responsibility of the Contractor to secure all permits necessary to perform the work, including but not limited to, work in the public right–of–way, grading, tree removal, and utility modifications.

3. Contractor shall supply all equipment, labor, and materials necessary to perform the work shown on this plan.

4. It shall be the responsibility of the various contractors to coordinate their work so as to eliminate conflicts and work toward the general good and completion of the entire project.

5. All workmanship and materials furnished by Contractor shall be of the kind and quality described in the specifications and shall be first class throughout. Neither final acceptance nor final payment by Owner shall relieve the Contractor of responsibility for faulty materials or workmanship.

6. In the event of any conflict of information shown in these plans or any conflict between these plans and the intent of a consistent and functional product, the Contractor shall so notify the Owner in writing, upon which notice the Owner shall resolve the conflict by the issuance of a written order, revised plans or both. The Contractor shall bear full cost and responsibility for work affected by such conflicts and performed by Contractor prior to such notice to the Owner and issuance of such order and/or revised plans.

7. Contractor shall provide adequate dust control at all times as required by Owner's representative.

8. Contractor shall exercise all necessary caution to avoid damage to any existing trees, or surface improvements, or to any existing drainage structure, water structures, sewer cleanouts, manholes, or junction boxes for underground electric, telephone, or cable TV, or storm sewer, sanitary sewer, water line, and underground utilities, which are to remain in place and shall bear full responsibility for any damage thereto.

9. All known existing utility lines are shown for information only. Contractor shall exercise all necessary caution to avoid damage to any existing utility lines or facilities to remain in place, whether or not such lines or facilities are shown on these plans, and shall bear full responsibility for any damage thereto. Contractor is advised to Contact Underground Service Alert (USA) at (800) 642–2444 or a private Underground Locater Service (at contractor's expense) and the affected utility company for marking underground lines prior to beginning work.

10. Inspection of work: The City of Pacific Grove Public Works Department will inspect all work involving conformance to encroachment permit. A representative of Owner will inspect all work, including grades and compaction of earthwork. Contractor shall notify the City of Pacific Grove Public Works at least forty eight (48) hours prior to work within the public ROW.

11. Engineer shall have no responsibility for Contractor's work methods and procedures, jobsite conditions, jobsite safety or adherence to safety procedures and requirements.

12. The Contractor agrees that, in accordance with generally accepted construction practices, the Contractor will be required to assume sole and complete responsibility for jobsite conditions during the course of construction of the project, including safety of all persons and property. This requirement shall apply continuously and not be limited to normal working hours. The contractor agrees to defend, indemnify and hold Owner and Engineer harmless from any and all liability, real or alleged, in connection with the performance of the work on this project, exempting liability arising from the sole negligence of the Engineer or Owner.

13. Parking lot striping shall be laid out in accordance with the Horizontal Control Plan, and in accordance with the City of Pacific Grove Standard specifications.

14. Contractor shall provide appropriate traffic control measures as outlined in the City of Pacific Grove specifications and as directed by the City Engineer.

GRADING AND PAVING NOTES

1. Work shall consist of all clearing, grubbing, and stripping, preparation of land to be filled, excavation, spreading, compaction and control of the fill, and all subsidiary work necessary to complete the grading to conform to the lines, grades and slopes, as shown on the accepted plans and as specified in the Geotechnical Engineering Investigation Report.

2. The contractor's attention is directed to the Limited Geotechnical Engineering InvestigationH46201.01–054 performed by Moore Twining Associates, Inc., dated February 24, 2026.

3. The Contractor's attention is directed to the City of Pacific Grove Off–Site plans for work within the ROW. Contractor shall adhere to the requirements thereof.

4. The Contractor shall notify the Soil Engineer at least forty–eight (48) hours prior to commencement of any grading operations on–site.

5. A representative of the Soils Engineer shall be on site during grading operations and shall perform such testing as deemed necessary. The representative shall observe the grading operation for conditions that should be corrected, and identify those conditions with recommended corrective measures to the Contractor.

6. In the event that any unusual conditions not covered by these notes and the Soils Investigation are encountered during grading operations, the Soils Engineer shall be immediately notified for recommendations.

7. All existing trash, debris, roots, tree remains and other rubbish shall be removed from the site so as to leave the areas that have been disturbed with a neat and finished appearance free from unsightly debris. No burning shall be permitted.

8. Contractor shall grade to the line and elevations shown on the plan within the following horizontal and vertical tolerance, in the areas indicated:

	Horizontal	Vertical
a. Building Pad Subgrade	0.50'+	0.05'+
b. Driveway and parking area subgrade preparation	0.05'+	0.05'+

9. All aggregate base material and the handling and placement thereof shall be in accordance with the Caltrans Standard Specifications. Aggregate base materials shall be Class II.

10. Compacted building pads shall extend 5 feet minimum beyond building footprint.

11. Asphalt concrete (AC) shall be Type A, 3/4" maximum aggregate size for base course and 1/2" maximum aggregate size for surface course, as specified for surface course material in the Caltrans Specification. 2" thickness may be placed in one lift.

12. SS–I emulsified asphalt paint binder conforming to the provisions of the Caltrans Specification shall be applied at the rate of 0.07+ gallons per square yard to existing asphalt concrete surface and vertical concrete surfaces to receive asphalt concrete.

13. SS–I emulsified liquid asphalt seal coat conforming to the provisions of the Caltrans Specifications shall be diluted with equal parts water and applied at the rate of 0.15+ gallons per square yard to surface of the new finished asphalt paving surface and existing asphalt paving surfaces to remain in place. Existing asphalt surfaces shall be cleaned prior to seal coat operation.

14. Contractor shall adjust all inlets, valve boxes, manhole rims, and sewer cleanouts to new finish grade.

15. Materials handling and placement of Portland Cement Concrete shall be in accordance with applicable sections of the Caltrans Standard Specifications and these plans and details shown hereon. Concrete to be Class A, 6 sack, 3000 PSI concrete.

UNDERGROUND NOTES

1. Contractor shall expose and verify location and elevation of existing utilities, including sanitary and storm sewers, and water lines before constructing new facilities. Contractor shall cap existing irrigation lines where necessary so that the remaining irrigation system will continue to be operational for the existing landscaping to remain.

2. Materials for pipe, storm water inlets and cleanouts and installation procedures shall be in accordance with applicable California Building Code sections and the City of Pacific Grove Standard Specifications, the Project Specifications and these plans and details shown hereon.

   Storm Sewer Pipe designated "SD" shall be SDR 26 PVC pipe or HDPE ADS N–12 pipe appropriate for such use. Storm Sewer Pipe designated "DIP" shall be ductile iron pipe appropriate for such use.

   Storm Sewer Pipe designated "RCP" shall be reinforced concrete pipe appropriate for such use.

   Sanitary Sewer Pipe designated "SS" shall be vitrified clay pipe or SDR 26 PVC pipe appropriate for such use.

   Water Pipe designated "WATER" or "W" shall be Schedule 80 PVC pipe appropriate for such use

   Fire Lines designated "FIRE LINE" or "F" shall be AWWA C900 PVC – DR 18 pipe appropriate for such use. Fire Service (FDC/Check Valve to building riser) designated FIRE SERVICE" or "FS" shall be AWWA C900 – DR 14. All other Fire Lines to be DR–18.

3. Ensure grates are ADA compliant for all existing inlets to remain in travelled access paths, subject to pedestrian traffic. Replace as necessary.

4. All trench excavation and backfill for sewer lines shall conform to requirements of the City of Pacific Grove Standard Specifications. Jetting of backfill materials to achieve compaction is not allowed.

5. All trenches and excavations shall be constructed in strict compliance with the applicable sections of California and Federal O.S.H.A. requirements and other applicable safety ordinances. Contractor shall bear full responsibility for trench shoring design and installation.

6. Materials for pipe and installation requirements for domestic water lines shall be in accordance with applicable California Plumbing Code sections and the City of Pacific Grove Standard Specifications and these plans and details shown hereon.

7. Soils on the site have been found to be corrosive. All buried metallic pipes, fittings and appurtenances associated with the water pipelines shall be encased in 8–mil polyethylene per AWWA C–105. All buried copper water service lines shall be encased in 6–mil polyethylene sleeve in accordance with AWWA C–105

8. Storm Drain Cleaning: Remove dirt and sediment from all drain boxes and storm drain cleanouts in project area and downstream to public storm drain mainline, use vac truck where possible. Hydrowash/jet out storm drain line until free flowing. Start at downstream inlets and work towards project area. If clogged SD line cannot be unclogged by jetting, notify engineer, pothole blocked location and repair drain line as needed.

ABBREVIATIONS

AB	AGGREGATE BASE		
AC	ASPHALT CONCRETE	LTB	LIME TREATED BASE
ACC	ACCESSIBLE	(ME)	MATCH EXISTING ELEVATION
ARCH	ARCHITECTURAL	MH	MANHOLE
BS	BOTTOM OF STEP	ML	MONUMENT LINE
BW	BACK OF WALK ELEVATION	(N)	NEW
BOW	BOTTOM OF WALL ELEVATIONS	PAV	PAVEMENT SURFACE ELEVATION
CB	CATCH BASIN	℄	PROPERTY LINE
CI	CAST IRON	PP	PERFORATED PIPE
℄	CENTER LINE	RIM	RIM ELEVATION
CLF	CHAIN LINK FENCE	RS	TOP OF RAT SLAB ELEVATION
C&G	CURB AND GUTTER	RWL	RAIN WATER LEADER
CONC	CONCRETE	S=	SLOPE
C	CONCRETE ELEVATION	SD	STORM DRAIN
DWY	DRIVEWAY	S.A.D.	SEE ARCHITECT DRAWINGS
E	ELECTRICAL	S.E.D.	SEE ELECTRICAL DRAWINGS
(E)	EXISTING	S.L.D.	SEE LANDSCAPE DRAWINGS
EBOX	ELECTRICAL BOX	S.P.D.	SEE PLUMBING DRAWINGS
EC	EDGE OF CONCRETE	SG	SUBGRADE ELEVATION
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EV	ELECTRICAL VAULT	SSCO	SANITARY SEWER CLEANOUT
F	FIRE LINE	S/W	SIDEWALK
FG	FINISH GRADE	STLT	STREET LIGHT
FNC	FENCE	T	TELEPHONE
FH	FIRE HYDRANT	TC	TOP OF CURB
FF	FINISHED FLOOR ELEVATION	TD	TRENCH DRAIN
FL	FLOW LINE	TILE	TOP OF TILE ELEVATION
FOC	FACE OF CURB	TOE	TOE OF BANK
G	GAS	TOW	TOP OF WALL ELEVATION
GB	GRADE BREAK	TP	TELEPHONE POLE
GND	GROUND ELEVATION	TR	TOP OF RAMP
JP	JOINT POLE	TS	TOP OF STEP
ICV	IRRIGATION CONTROL VALVE	TSB	TRAFFIC SIGNAL BOX
INV	INVERT	VLT	VAULT
LF	LINEAR FEET	W	WATER
LS	LANDSCAPE	WV	WATER VALVE

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LEGEND

DESCRIPTION	PROPOSED	EXISTING
PROPERTY LINE		
CENTERLINE		
CURB & GUTTER		
VERTICAL CURB		
ASPHALT EDGE / SAWCUT		
EXPANSION JOINT		
SCORE JOINT		
VALLEY GUTTER		
PERFORATED PIPE DRAIN		
RAINWATER LEADER		
STORM LINE		SD
SANITARY LINE		SS
WATER LINE		W
GAS LINE	G	
FIRE SPRINKLER	FS	
FIRE LINE	F	
FENCE		X
ROLLING FENCE		
CITY CONFORM		
ADA DROP OFF		
FIRE LANE		
CONCRETE WALL		
TYPICAL RAMP		
ACCESSIBLE RAMP		
TRUNCATED DOMES		
STORM DRAIN INLET		
PARKING BUMPER		
AREA DRAIN		
BUBBLER BOX		
END SECTION		
FLARED END SECTION		
END SECTION MITERED DRAIN GRATE		
DRY WELL CONDENSATE		
BOLLARD		
HYDRANT		
FIRE DEPARTMENT CONNECTION (FDC)		
POST INDICATOR VALVE (PIV)		
THRUST BLOCK		
SHUT OFF VALVE (SOV)		
CHECK VALVE		
BACKFLOW PREVENTER		
ELECTROLIER		
ELECTROLIER CONDUIT & CABLE W/PULL BOX		
DIRECTION & RATE OF SLOPE	0.015	
SWALE		
CONTOUR		
LIGHTING POLE		
EV CHARGING STATION		
ASPHALT PAVING – AUTO		
ASPHALT PAVING – AUTO FIRE		
CONCRETE PAVING – PEDESTRIAN		
CONCRETE PAVING – VEHICULAR		
INFILTRATION TRENCH – 1"–2" RIVER ROCK OVER 3/4" DRAIN ROCK		
1"–2" RIVER ROCK		
SLURRY SEAL		

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REGISTERED PROFESSIONAL ENGINEER
MATTHEW PAUL MARKS
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Exp. 09/30/27
STATE OF CALIFORNIA

PACIFIC GROVE UNIFIED SCHOOL DISTRICT

PACIFIC GROVE ADULT SCHOOL SITE IMPROVEMENTS

1025 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950

SHEET TITLE:
NOTES, LEGEND & INDEX

Revision Schedule

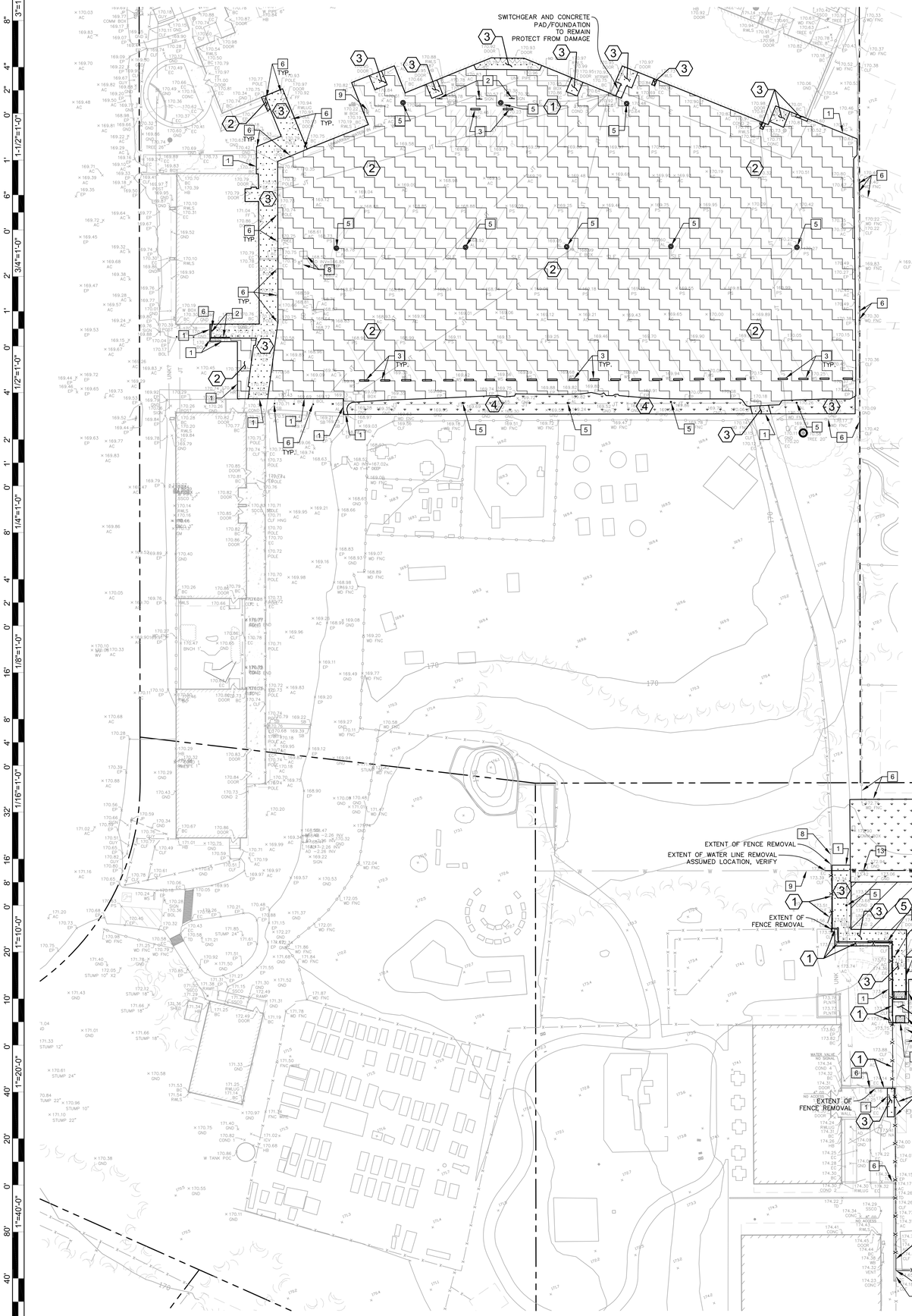
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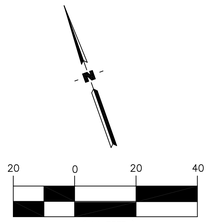
PROJECT # DCA 25.055 CEI 3179

SHEET # C0.1

ISSUE DATE: 09/10/2026

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DEMOLITION LEGEND

KEYNOTE	DESCRIPTION	SYMBOL
	TREE TO REMAIN. PROTECT FROM DAMAGE. SEE SPECIAL PROVISION 01 56 39 TREE AND PLANT PROTECTION AND LANDSCAPE DRAWINGS FOR TREE PROTECTION NOTES.	

KEYNOTE	DESCRIPTION	SYMBOL
1	FENCE / GATES/ FOUNDATIONS TO BE REMOVED	
2	ASPHALT PAVING & AGGREGATE BASE ROCK TO RE REMOVED. REMOVE HEADER BOARD, TYP.	
3	CONCRETE TO BE REMOVED. REMOVE AGGREGATE BASE.	
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.	
5	BUILDING TO BE REMOVED AS PART OF A SEPARATE CONTRACT	
	WATER LINES AND VALVE BOXES TO BE REMOVED	W

KEYNOTE	DESCRIPTION
1	SAWCUT ASPHALT OR REMOVE CONCRETE TO NEAREST CONTROL JOINT
2	REMOVE POLE / POST / SIGN / HANDRAIL AND FOUNDATION
3	REMOVE PARKING BUMPER
4	REMOVE CURB / CURB & GUTTER
5	REMOVE ELECTRICAL LINES, LIGHT POLE, FOUNDATIONS, BOXES CAP LINES AT EXTENT OF REMOVAL. (S.E.D.)
6	POLE / POST / COLUMN / BOLLARD / HANDRAIL / FENCE / GATE TO REMAIN. PROTECT FROM DAMAGE.
7	STORM LINES, DRAIN INLET, SDMH, SDCO TO REMAIN. PROTECT FROM DAMAGE. ADJUST RIM TO NEW FG.
8	SS LINES, SSMH, SSCO TO REMAIN. PROTECT FROM DAMAGE. ADJUST RIM TO NEW FG.
9	WATER LINE, VAULT, VALVE, METER, BOX, BFP TO REMAIN. PROTECT FROM DAMAGE. ADJUST RIM TO NEW FG.
10	ELECTRICAL LINES, BOX, LIGHT POLE TO REMAIN. PROTECT FROM DAMAGE. S.E.D. S.A.D.
11	CURB / CURB AND GUTTER TO REMAIN. PROTECT FROM DAMAGE.
12	EXTENT OF REMOVAL OF CURB / CURB & GUTTER.
13	REMOVE WATER LINES, VAULT, VALVE, METER BOX CAP LINES AT EXTENT OF REMOVAL.

NOTES:

1. 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 ARCHITECTURAL PLANS AND THE CONSTRUCTION DOCUMENTS FOR A COMPLETE SCOPE OF WORK. (VERIFY ALL DEMOLITION WITH THE SCHOOL DISTRICT).
2. 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.
3. ALL SIGNS, POSTS, AND FOOTINGS TO BE REMOVED WITHIN THE LIMITS OF DEMOLITION UNLESS NOTED OTHERWISE.
4. REFER TO ORIGINAL DESIGN DRAWINGS, AVAILABLE FROM DISTRICT, FOR EXISTING BUILDINGS (FOOTINGS, MATERIALS, ETC.).
5. 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

PACIFIC GROVE ADULT SCHOOL SITE IMPROVEMENTS

1025 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950

SHEET TITLE:

DEMOLITION PLAN

Revision Schedule

NO.	Description	Date

PROJECT #	SHEET #
DCA 25.055 CEI 3179	C1.1
ISSUE DATE: 09/10/2026	

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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
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 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		
17	HEADERBOARD		5 / C6.02
18	CURB AND GUTTER		6 / C6.02
19	FLUSH CURB		7 / C6.02

GRADING PLAN NOTES

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

10 0 10 20

(IN FEET)
1 inch = 10 ft.
GRAPHIC SCALE

(E) FF 170.97±

(E) FF 171.04±

UNMARKED WATER VALVE

NO ACCESS

NO SIGNAL

NO PARKING

AC SECTION 2A
AC SECTION 2B

RIDGE

MATCHLINE
SEE SHEET C2.2

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SHEET TITLE:

GRADING & DRAINAGE PLAN

Revision Schedule

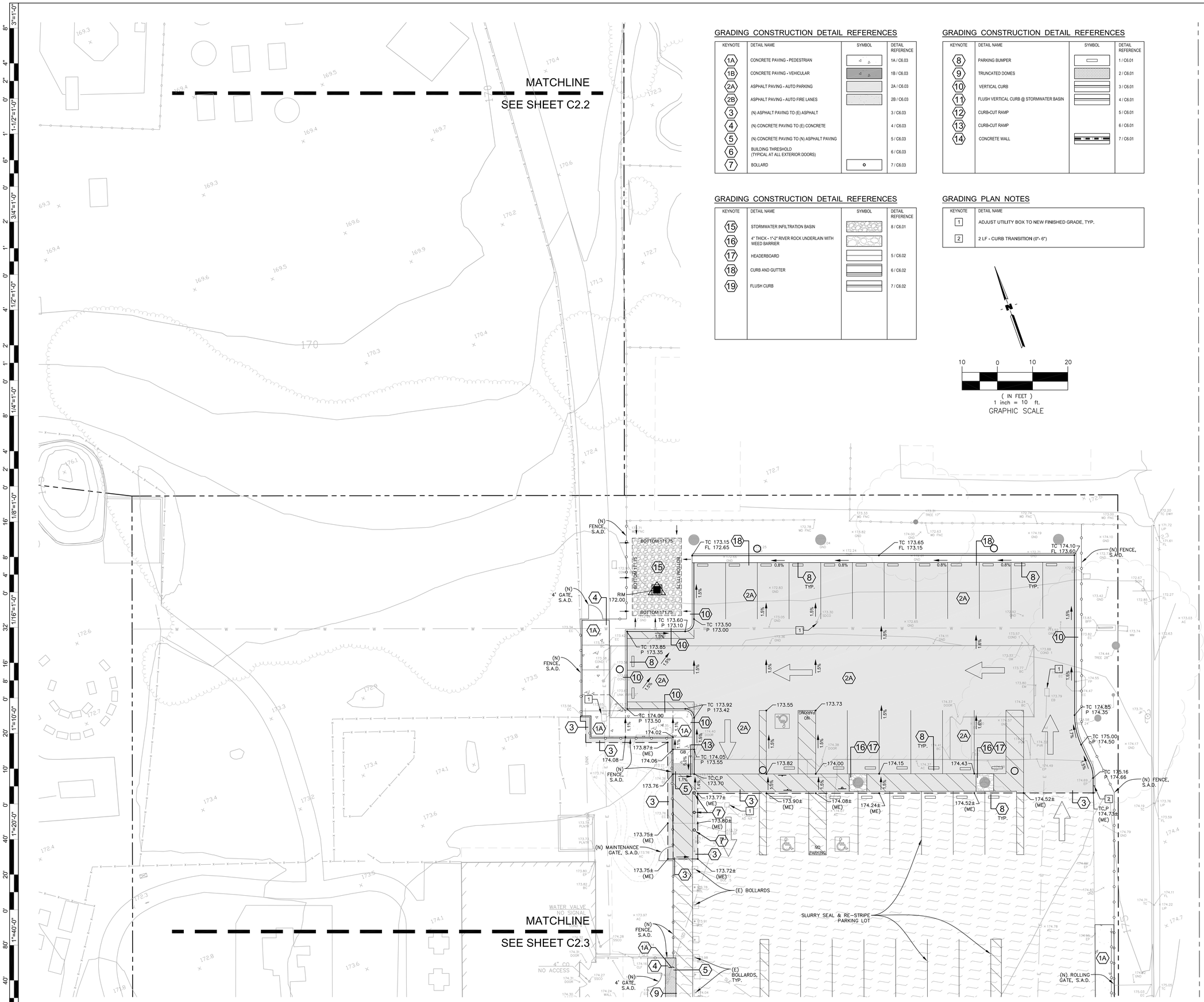
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PROJECT # DCA 25.055 CEI 3179

ISSUE DATE: 09/10/2026

SHEET # C2.1

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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
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13	CURB-CUT RAMP		6 / C6.01
14	CONCRETE WALL		7 / C6.01

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		
17	HEADERBOARD		5 / C6.02
18	CURB AND GUTTER		6 / C6.02
19	FLUSH CURB		7 / C6.02

GRADING PLAN NOTES

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

10 0 10 20

(IN FEET)
1 inch = 10 ft.
GRAPHIC SCALE

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PACIFIC GROVE UNIFIED SCHOOL DISTRICT

PACIFIC GROVE ADULT SCHOOL
SITE IMPROVEMENTS

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PACIFIC GROVE, CA 93950

SHEET TITLE:
GRADING & DRAINAGE PLAN

Revision Schedule

NO.	Description	Date

PROJECT #	SHEET #
DCA 25.055 CEI 3179	C2.2
ISSUE DATE: 09/10/2026	

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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
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13	CURB-CUT RAMP		6 / C6.01
14	CONCRETE WALL		7 / C6.01

GRADING CONSTRUCTION DETAIL REFERENCES

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

GRADING PLAN NOTES

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

10 0 10 20

(IN FEET)
1 inch = 10 ft.
GRAPHIC SCALE

SEE SHEET C2.2
MATCHLINE

17 MILE DRIVE

(N) MAINTENANCE GATE, S.A.D.
173.75± (ME)
173.72± (ME)
(E) BOLLARDS
(N) FENCE, S.A.D.
(N) 4' GATE, S.A.D.
(E) BOLLARDS, TYP.
SLURRY SEAL & RE-STRIPE PARKING LOT
(N) ROLLING GATE, S.A.D.
SLURRY SEAL & RE-STRIPE PARKING LOT MATCH EXISTING LAYOUT
(N) FENCE, S.A.D.
(N) 4' GATE, S.A.D.
TYP.
NO PARKING
WATER VALVE
NO SIGNAL
4" CO
NO ACCESS
8" CO
NO ACCESS

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PACIFIC GROVE UNIFIED SCHOOL DISTRICT

PACIFIC GROVE ADULT SCHOOL
SITE IMPROVEMENTS

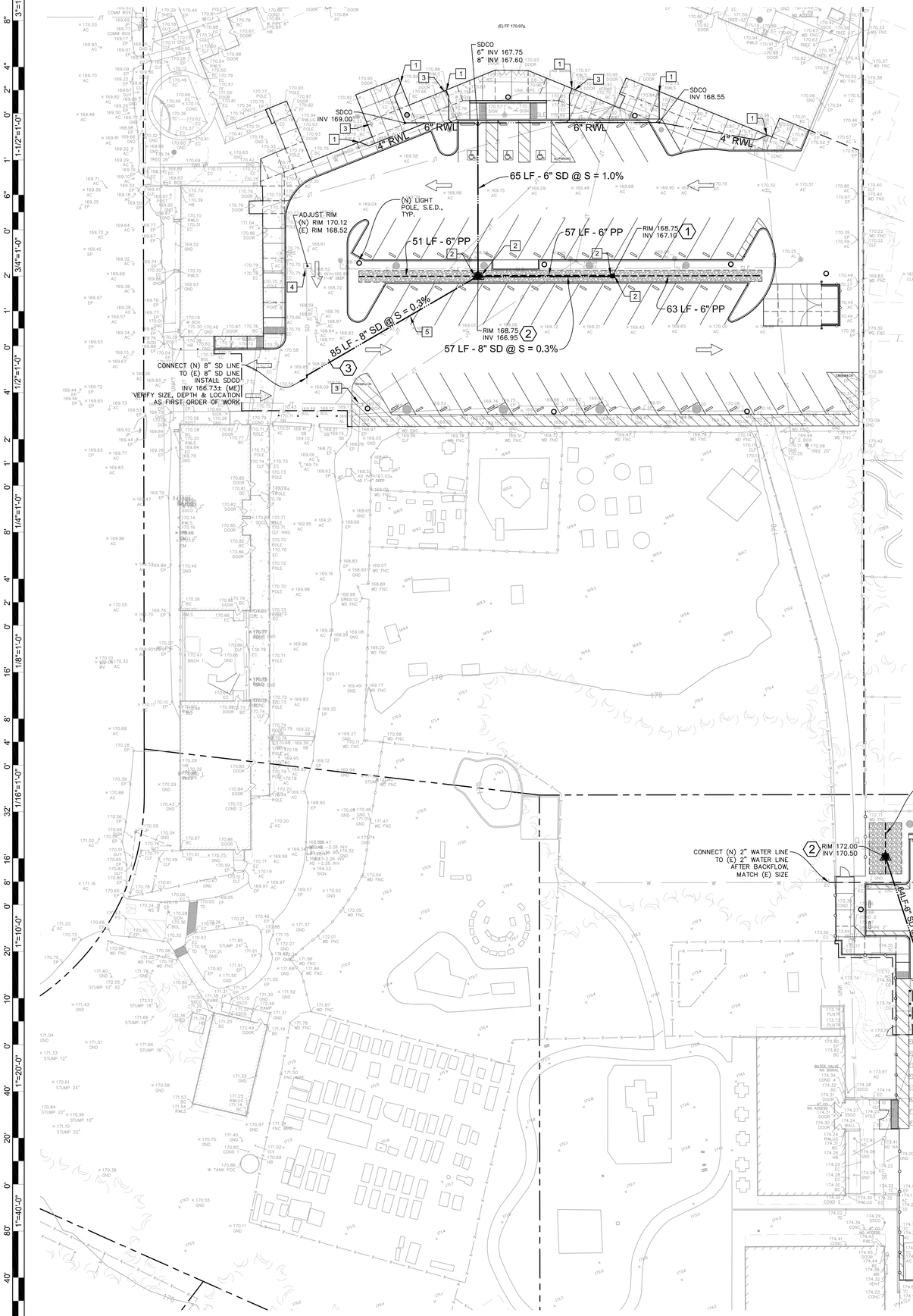
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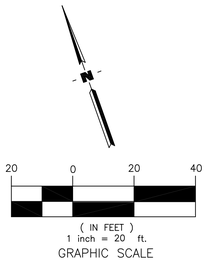
SHEET TITLE:
GRADING & DRAINAGE PLAN

Revision Schedule

NO.	Description	Date

PROJECT #	SHEET #
DCA 25.055 CEI 3179	C2.3
ISSUE DATE: 09/10/2026	





UNDERGROUND UTILITIES CONSTRUCTION DETAIL REFERENCES

KEYNOTE	DETAIL NAME	SYMBOL	DETAIL REFERENCE
1	12" STORM INLET	■	1 / C6.02
2	24" STORM INLET	■	2 / C6.02
3	UTILITY TRENCH		3 / C6.02

UNDERGROUND UTILITIES PLAN NOTES

KEYNOTE	DETAIL NAME
1	CONNECT (E) DOWNSPOUT TO UNDERGROUND SD SYSTEM S.A.D. FOR CONNECTION DETAIL
2	CONNECT 6" PP TO NEAREST SD LINE WITH 6"SD LINE @ S=1.0% MIN
3	ADJUST UTILITY BOX TO (N) FG, TYP.
4	CLEAN OUT DEBRIS & HYDROJET STORM DRAIN SYSTEM TO BE FREE FLOWING, SEE UNDERGROUND NOTE #8 / SHEET C0.1
5	CAUTION!! UNDERGROUND UTILITY LINES, SANITARY SEWER, STORM LINE, JOINT TRENCH. PROTECT FROM DAMAGE. VERIFY DEPTH & LOCATION AT CROSSING AS FIRST ORDER OF WORK

NOTE: ALL SITE UTILITY TRENCHING SHALL CONFORM TO THE REQUIRMENTS OF CBC SECTION 1809A.14 PIPES AND TRENCHES & GEOTECHNICAL INVESTIGATION.

NOTE
CONTRACTOR IS ADVISED TO VERIFY ALL INVERT ELEVATIONS AT POINTS OF CONNECTION TO EXISTING UTILITIES PRIOR TO CONSTRUCTION OF, OR EXCAVATION FOR, ALL NEW UTILITIES. IF A CONFLICT OR DESCREPANCY IS DETERMINED, THE ENGINEER SHALL BE NOTIFIED FOR DETERMINATION OF REMEDY - SEE UNDERGROUND NOTES.

RAIN WATER LEADERS (RWL)
ALL RAIN WATER LEADERS TO HAVE A MINIMUM SLOPE OF 1 PERCENT. ALL RAIN WATER LEADERS TO BE 4" UNLESS OTHERWISE NOTED. CONTRACTOR IS TO VERIFY LOCATIONS OF HEREON SHOWN POINTS OF CONNECTION AGAINST ARCHITECTURAL PLANS AND ELEVATIONS. SHOULD DISCREPANCY EXIST, ARCHITECTURAL PLANS SHALL TAKE PRECEDENCE. REFER TO ARCHITECTURAL DRAWINGS FOR DOWN SPOUT TO UNDERGROUND TRANSITION DETAILS.

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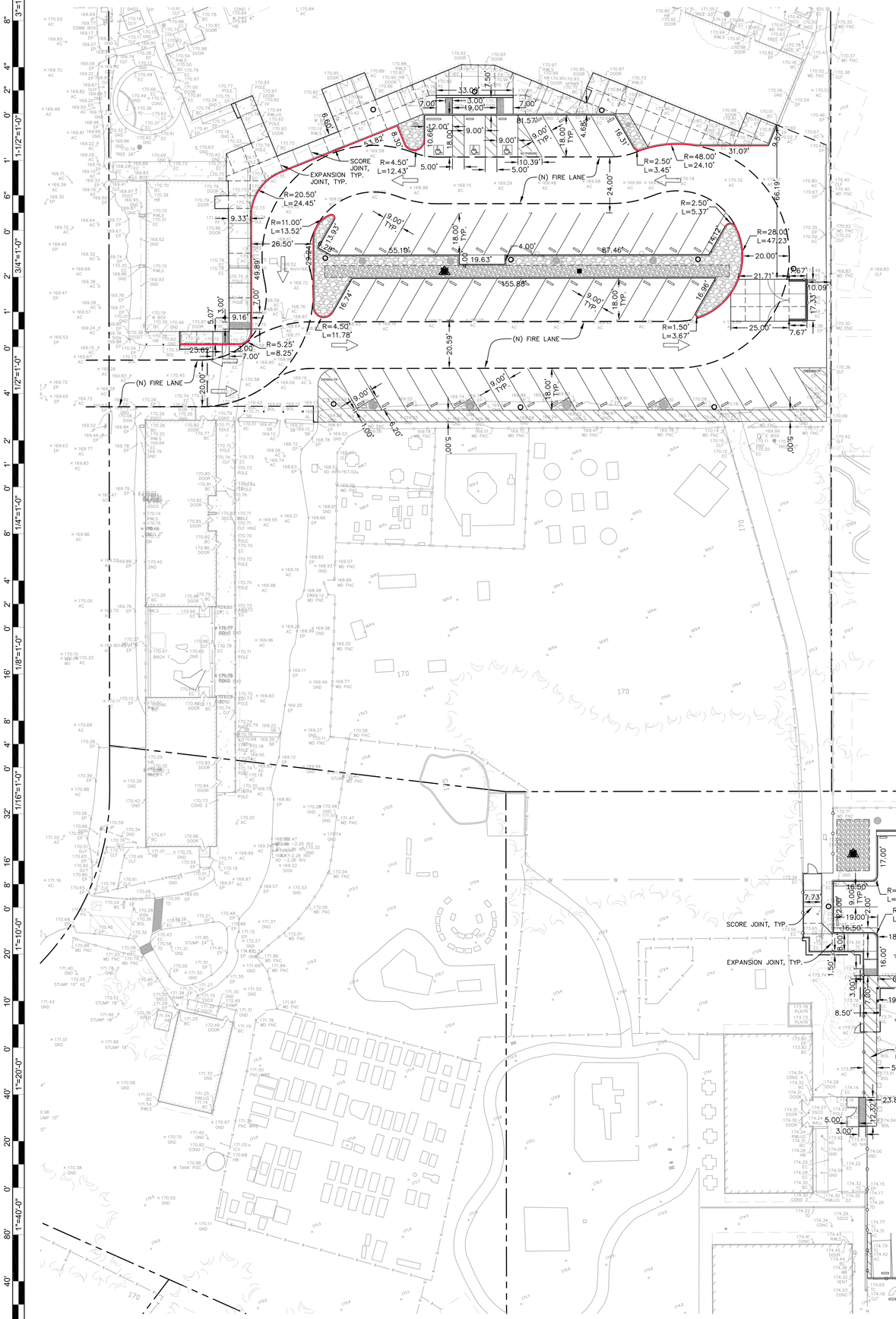
SHEET TITLE:
UNDERGROUND UTILITIES PLAN

Revision Schedule

NO.	Description	Date

PROJECT # DCA 25.055 CEI 3179
ISSUE DATE: 09/10/2026
SHEET # C3.1

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20 0 20 40

(IN FEET)
1 inch = 20 ft.
GRAPHIC SCALE

PAINT & SIGNAGE LEGEND

DETAIL NAME	SYMBOL
FIRE LANE - PAINT CURB RED - STENCIL WHITE " NO PARKING - FIRE LANE"	
PROPOSED SIGNAGE	

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SHEET TITLE:

HORIZONTAL CONTROL PLAN

Revision Schedule

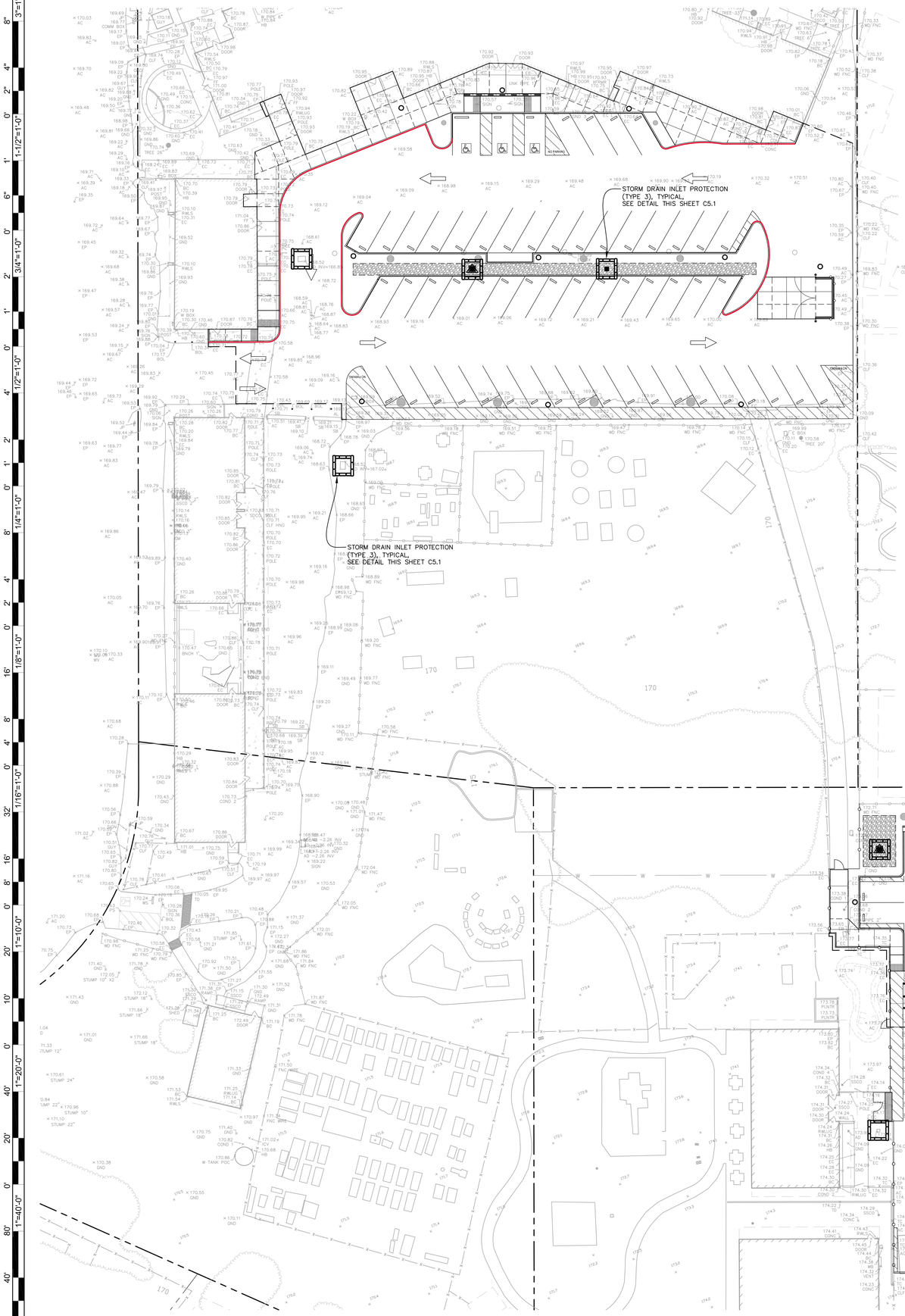
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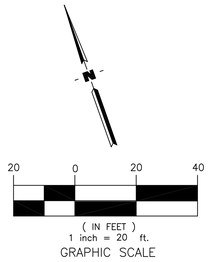
PROJECT # DCA 25,055 CEI 3179

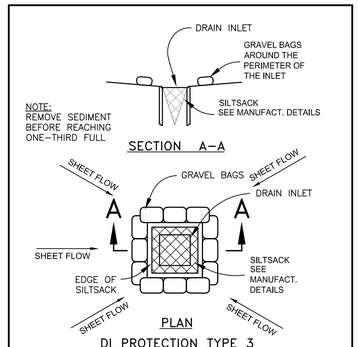
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SHEET # C4.1

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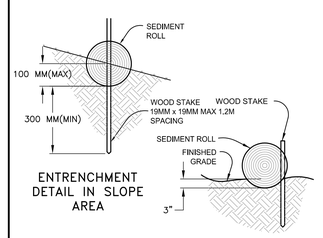




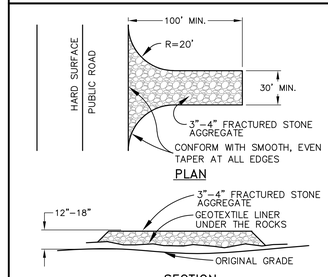
DI PROTECTION TYPE 3
NOT TO SCALE

NOTES:
1. FOR USE IN PAVED AREAS.
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP.
3. FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

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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MATTHEW PAUL MARKS
No. C 68770
Exp. 09/30/27
STATE OF CALIFORNIA
CIVIL

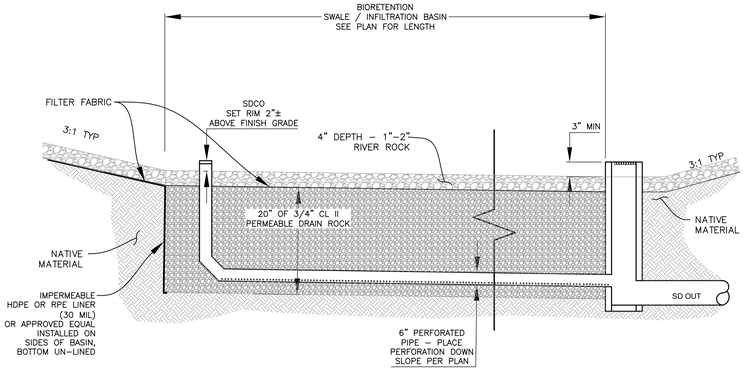
PACIFIC GROVE UNIFIED SCHOOL DISTRICT
PACIFIC GROVE ADULT SCHOOL
SITE IMPROVEMENTS
1025 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950

SHEET TITLE:
EROSION CONTROL PLAN

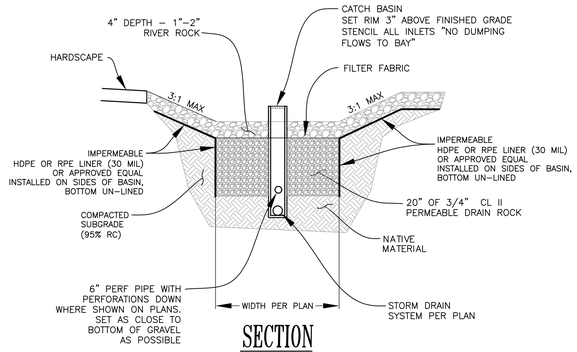
Revision Schedule

NO.	Description	Date

PROJECT # DCA 25.055 CEI 3179
SHEET # C5.1
ISSUE DATE: 09/10/2026

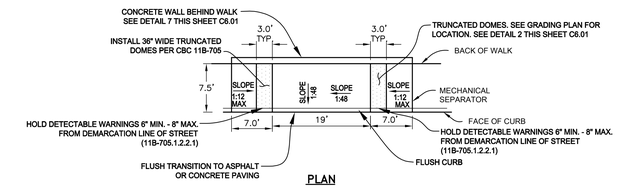


PROFILE

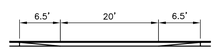


SECTION

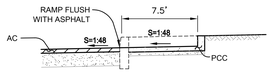
8 STORMWATER INFILTRATION BASIN SCALE: NTS



PLAN



ELEVATION

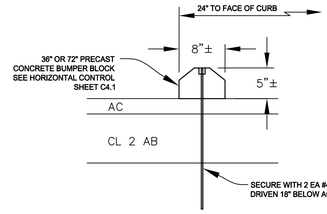


SECTION AT ASPHALT

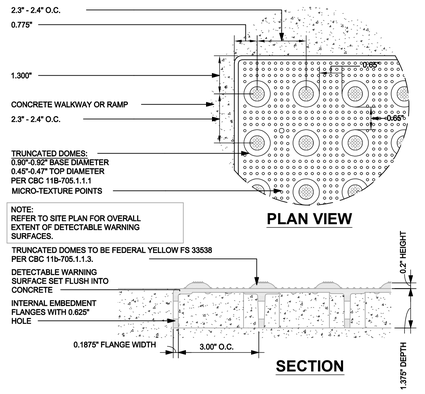
NOTES:

1. ALL SLOPED SURFACES SHALL BE ROUGH BROOM FINISH FOR MARKED CONTRAST FROM SIDEWALK FINISH.
2. SLOPES WITHIN VEHICLE PULL-UP SPACE SHALL NOT EXCEED 1:48. (11B-503.4)
3. SLOPES AT ALL CURB LANDINGS TO BE 2% MAX. IN ALL DIRECTIONS (11B-406.5.3)

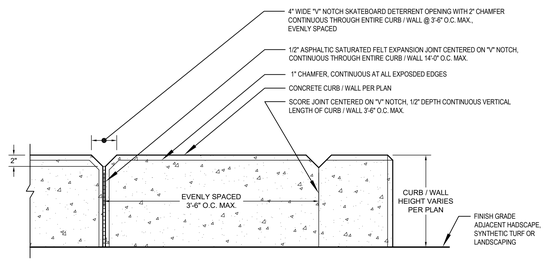
5 CURB CUT RAMP SCALE: NTS



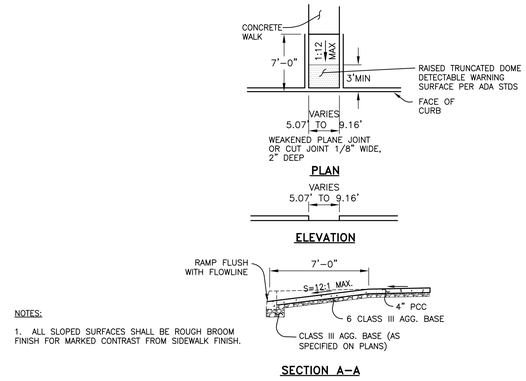
1 PARKING BUMPER SCALE: NTS



2 TRUNCATED DOMES SCALE: NTS



9 SKATEBOARD DETERRANT SCALE: NTS



PLAN

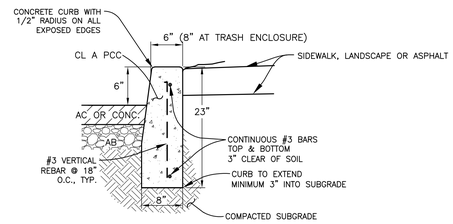
ELEVATION

NOTES:

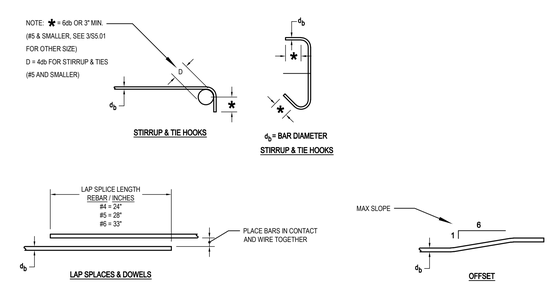
1. ALL SLOPED SURFACES SHALL BE ROUGH BROOM FINISH FOR MARKED CONTRAST FROM SIDEWALK FINISH.

SECTION A–A

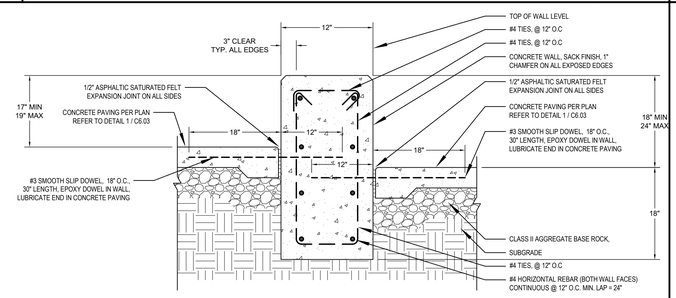
6 CURB CUT RAMP SCALE: NTS



3 VERTICAL CURB SCALE: NTS



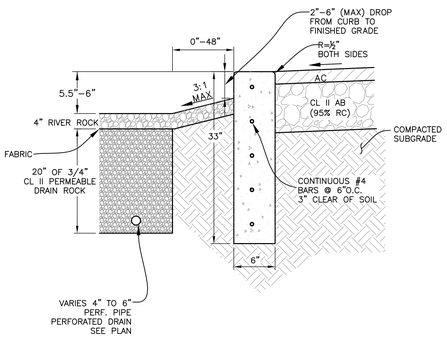
10 REBAR SCALE: NTS



NOTES:

1. INSTALL "V" NOTCH, SCORE & EXPANSION JOINTS PER SKATEBOARD DETERRENT DETAIL 9 / C6.01
2. FOR TYPICAL CONCRETE REINFORCEMENT BENDING & SPLICING REFER TO DETAIL 10 / C6.01
3. TOP OF WALL TO BE LEVEL, UNLESS NOTED OTHERWISE.
4. REFER TO CIVIL PLANS FOR GRADES.
5. REFER TO SPECIFICATION SECTION 32 13 13 CONCRETE PAVING FOR CONCRETE MIX DESIGN CRITERIA.
6. CONCRETE COLOR TO BE LAMP BLACK PER SPECIFICATIONS.

7 CONCRETE WALL SCALE: NTS



4 FLUSH VERTICAL CURB @ STORMWATER BASIN SCALE: NTS

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-122937 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 09/18/2026

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CIVIL
STATE OF CALIFORNIA

PACIFIC GROVE UNIFIED SCHOOL DISTRICT

PACIFIC GROVE ADULT SCHOOL SITE IMPROVEMENTS

1025 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950

SHEET TITLE:

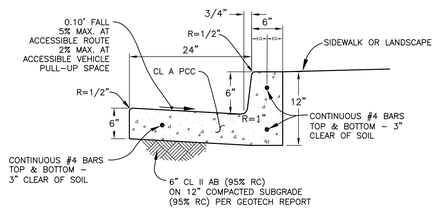
DETAILS

Revision Schedule

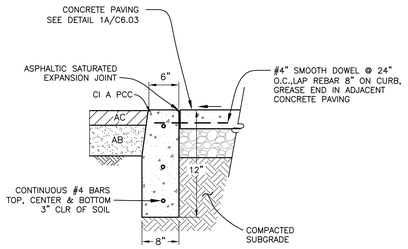
NO.	Description	Date

PROJECT #	SHEET #
DCA 25.055 CEI 3179	C6.01
ISSUE DATE: 09/10/2026	

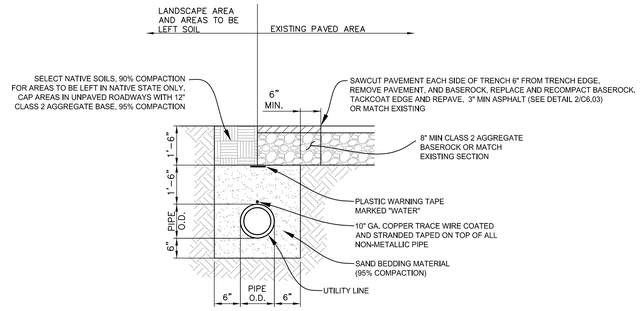
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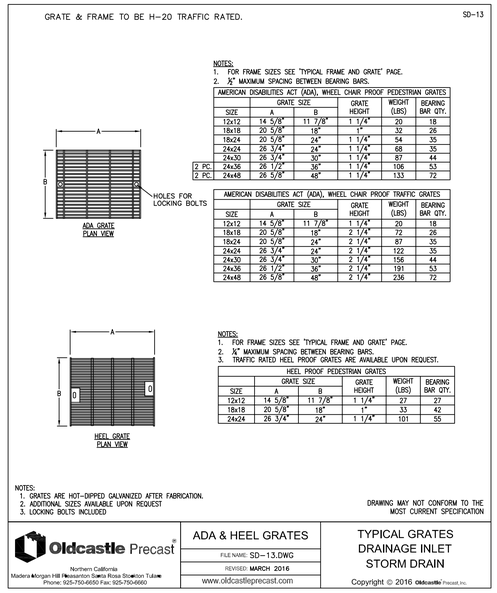
6 CURB AND GUTTER SCALE: NTS



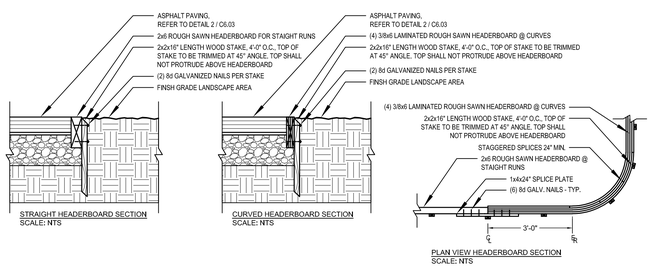
7 FLUSH VERTICAL CURB SCALE: NTS



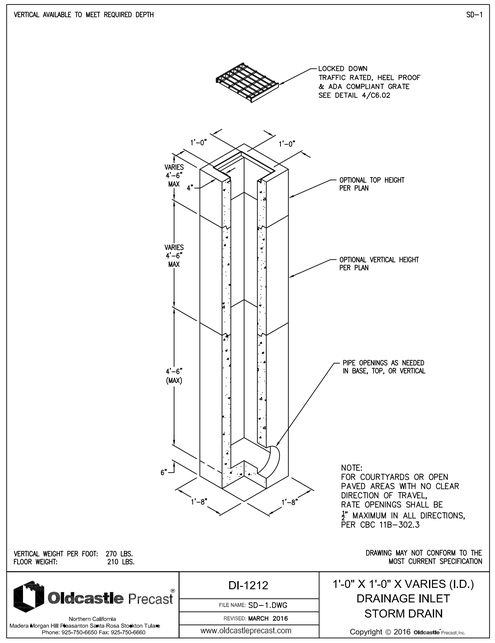
3 UTILITY TRENCH SCALE: NTS



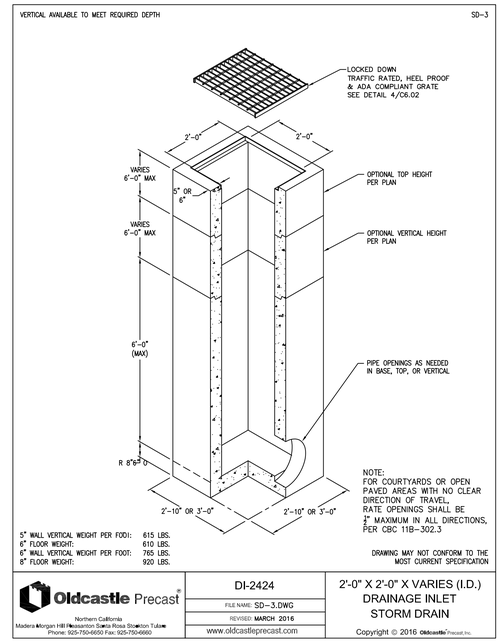
4 STORM INLET GRATES SCALE: NTS



5 HEADERBOARD @ ASPAHLT SCALE: NTS



1 STORM INLET 12" SCALE: NTS



2 STORM INLET 24" SCALE: NTS

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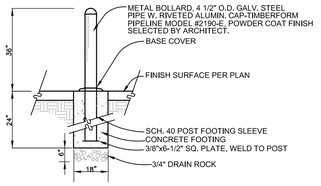
SHEET TITLE:
DETAILS

Revision Schedule

NO.	Description	Date

PROJECT # DCA 25.055 CEI 3179
ISSUE DATE: 09/10/2026
SHEET # C6.02

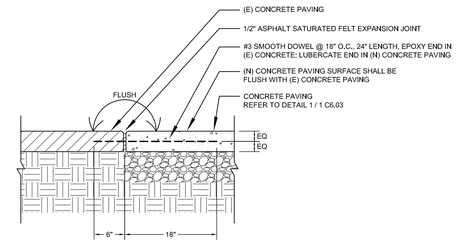
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NOTES:
1.COLOR TO BE SELECTED BY ARCHITECT.
2.INSTALL PER MANUFACTURER RECOMMENDATIONS.

7 BOLLARD

SCALE: NTS

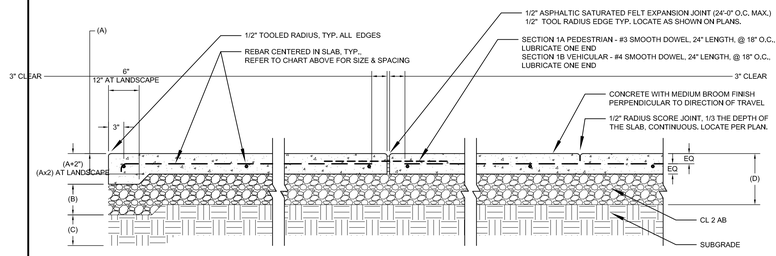


NOTES:
1. REFER TO SPECIFICATION SECTION 32 13 13 - CONCRETE PAVING

4 (N) CONCRETE TO (E) CONCRETE

SCALE: NTS

SECTION		(A) CONCRETE SLAB THICKNESS	(B) CL 2 BASE / COMPACTION	(C) UPPER SUBGRADE COMPACTION	CHEMICALLY TREATED	(D) TOTAL THICKNESS	ANY REQUIRED FILL BELOW UPPER SUBGRADE COMPACTION	REBAR SIZE & SPACING
1A	CONCRETE PAVING - PEDESTRIAN UNTREATED SUBGRADE	4"	6" / 95% RC	12"/95% RC	--	10"	95% RC	#5 REBAR, TYP., @ 24" O.C. EACHWAY
1B	CONCRETE PAVING - VEHICULAR AND FIRE LANE UNTREATED SUBGRADE	6"	8" / 95% RC	12"/95% RC	--	14"	95% RC	#5 REBAR, TYP., @ 24" O.C. EACHWAY



NOTES:
1. REFER TO GEOTECHNICAL REPORT.
TITLE: GEOTECHNICAL ENGINEERING AND GEOLOGIC HAZARDS REPORT
PACIFIC GROVE ADULT SCHOOL
LIGHTHOUSE AVENUE AND 17 MILE DRIVE
DATE: FEBRUARY 24, 2026
FILE NO: H46201.01-04
2. SCORE JOINTS SHALL BE PLACED A MAXIMUM OF 8'-0" O.C. REFER TO PLAN FOR EXACT LOCATIONS
3. SCORE JOINTS TO BE 1/8" WIDE MAXIMUM, 1/2" RADIUS BOTH SIDES, SCORE DEPTH SHALL BE 1/3 OFCONCRETE PAVING DEPTH
4. ADJACENT GRADE TO BE 1-1/2" BELOW CONCRETE IN PLANTING AND 1" BELOW CONCRETE IN SODDED TURF AND 1/2" BELOW CONCRETE IN SEEDED TURF
5. REFER TO SPECIFICATION SECTION 32 13 13 - CONCRETE WORK FOR CONCRETE MIX DESIGN CRITERIA
5. CONTRACT SHALL INSTALL 1/2" SATURATED FELT EXPANSION JOINT ADJACENT TO BUILDINGS THAT ARE TO RECIEVE NEW CONCRETE PAVING

1 CONCRETE PAVING

SCALE: NTS

NOTES:
1. CONCRETE AND ASPHALT SURFACES SHALL BE FLUSH.
2. ASPHALT & OVER-KOTE SURFACING SHALL BE REMOVED FROM CONCRETE SURFACE PRIOR TO COMPETION.

5 (N) CONCRETE TO (N) ASPHALT

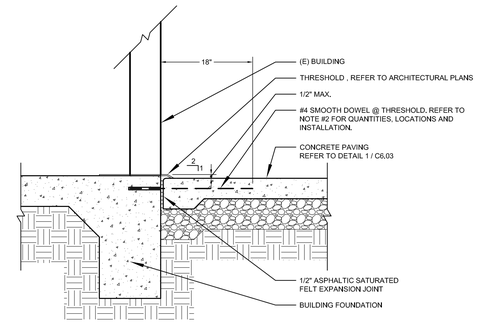
SCALE: NTS

SECTION	TRAFFIC CONDITION	(A) ASPHALTIC CONCRETE (INCHES)	(B) CLASS 2 AGGREGATE BASE	(C) CHEMICAL SUBGRADE TREATMENT	(D) TOTAL THICKNESS
2A	AUTO PARKING & HARDCOURTS (T.I.= 5.0) (UNTREATED)	3.0"	6"	--	9.0"
2B	DRIVE AISLE FIRE LANES (UNTREATED) (T.I.= 6.5)	3.5"	9.5"	--	13.0"

NOTES:
1. REFER TO GEOTECHNICAL REPORT.
TITLE: GEOTECHNICAL ENGINEERING AND GEOLOGIC HAZARDS REPORT
PACIFIC GROVE ADULT SCHOOL
LIGHTHOUSE AVENUE AND 17 MILE DRIVE
DATE: FEBRUARY 24, 2026
FILE NO: H46201.01-04
2. REFER TO SPECIFICATION SECTION 32 12 16 - ASPHALT PAVING
3. OVER-KOTE ASPHALT PAVEMENT COATING AVAILABLE THROUGH REED AND GRAHAM. INSTALL PER MANUFACTURES RECOMMENDATIONS.
4. ANY ASPHALT USED ALONG FIRE APPARATUS LANE IS DESIGNED TO WITHSTAND THE IMPOSED LOAD OF A 75,000 LB FIRE APPARATUS AS RECOMMENDED BY CFC APPENDIX D102.1

2 ASPHALT PAVING

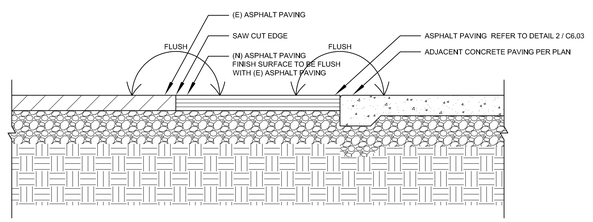
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NOTES:
1. CONCRETE PAVING SHALL SLOPE AWAY FROM BUILDING PER GRADING & DRAINAGE PLAN.
2. AT ALL THRESHOLDS, CONTRACTOR SHALL INSTALL (3) #4 SMOOTH DOWELS @18" O.C., 24" LENGHTH LUBERCATE END IN (N) CONCRETE PAVING AND EPOXY END IN BUILDING SLAB. EPOXY SHALL BE SIMPSON SET-XP HIGH STRENGTH EPOXY ADHESIVE. EVALUATION REPORT: ICC-ES ESR-2508. NO PULL TEST REQUIRED.

6 THRESHOLD @ EXISTING BUILDING

SCALE: NTS



NOTES:
1. REFER TO GEOTECHNICAL REPORT.

3 (N) ASPHALT TO (E) ASPHALT

SCALE: NTS

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SHEET TITLE:

DETAILS

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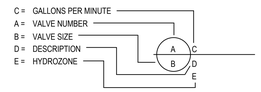
PROJECT #	SHEET #
DCA 25,055 CEI 3179	C6.03
ISSUE DATE: 09/10/2026	

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IRRIGATION LEGEND (SEE SHEET L3.1 FOR IRRIGATION DETAILS)

SYM	MODEL	MANUF.	DESCRIPTION	GPM	PSI	RAD
BUBBLERS						
⊘	PCN-50	HUNTER	TREE FLOOD BUBBLER IN DRAIN TUBE, TWO PER TREE	0.50	30	TRICKLE
VALVES/CONTROLLER						
	-	-	(E) WATER METER, LOCATED ON 17 MILE DRIVE			
	2 LF009M2QT	WATTS	(E) 2" IRRIGATION BACKFLOW PREVENT UNIT			
Ⓜ		-	2" MASTER CONTROL VALVE - NORMALLY OPEN			
F1		-	1" FLOW SENSOR			
	PRO-HC (EXISTING TO REMAIN)	HUNTER	(E) WALL MOUNTED IRRIGATION CONTROLLER TO REMAIN.			
Ⓘ	IPS	AQUA	BRONZE BALL VALVE, LINE SIZE			
⊕	EFB-CP-PRS-D	RAINBIRD	BRASE PRESSURE COMPENSATING REMOTE CONTROL VALVE, SIZE PER PLAN, INSTALL WYE STRAINER FILTER FOR FLOWS BELOW 5.00 GPM PER MANUFACTURES RECOMENDATIONS. INSTALL IN VALVE BOX			
⊛	HQ-44LRC	HUNTER	QUICK COUPLING VALVE WITH RUBBER LOCKING CAP, PROVIDE MATCHING QUICK COUPLING KEY (1 PER COUPLING VALVE) TO DISTRICT REPRESENTATIVE.			
S			IRRIGATION SPLICE BOX WITH LOCKABLE LID			
PIPING						
			(E) IRRIGATION MAINLINE TO REMAIN			
			SCH 40 PVC NON-PRESSURIZED, WHITE COLOR, LATERAL LINE. 18" DEPTH. NSF APPROVED, SIZE PER PIPE SIZE CHART. INSTALL WITH 6" OF SAND BACKFILL.			
			SCH 40 (UP TO 2 1/2"), CLASS 315 (3" AND LARGER) PVC PRESSURIZED, PURPLE WHITE, MAINLINE, NSF APPROVED, SIZE PER PLAN, 24" DEPTH. INSTALL TRACER WIRE ALONG ENTIRE LENGTH OF MAINLINE & 6" 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.			

C = GALLONS PER MINUTE
A = VALVE NUMBER
B = VALVE SIZE
D = DESCRIPTION
E = HYDROZONE



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"

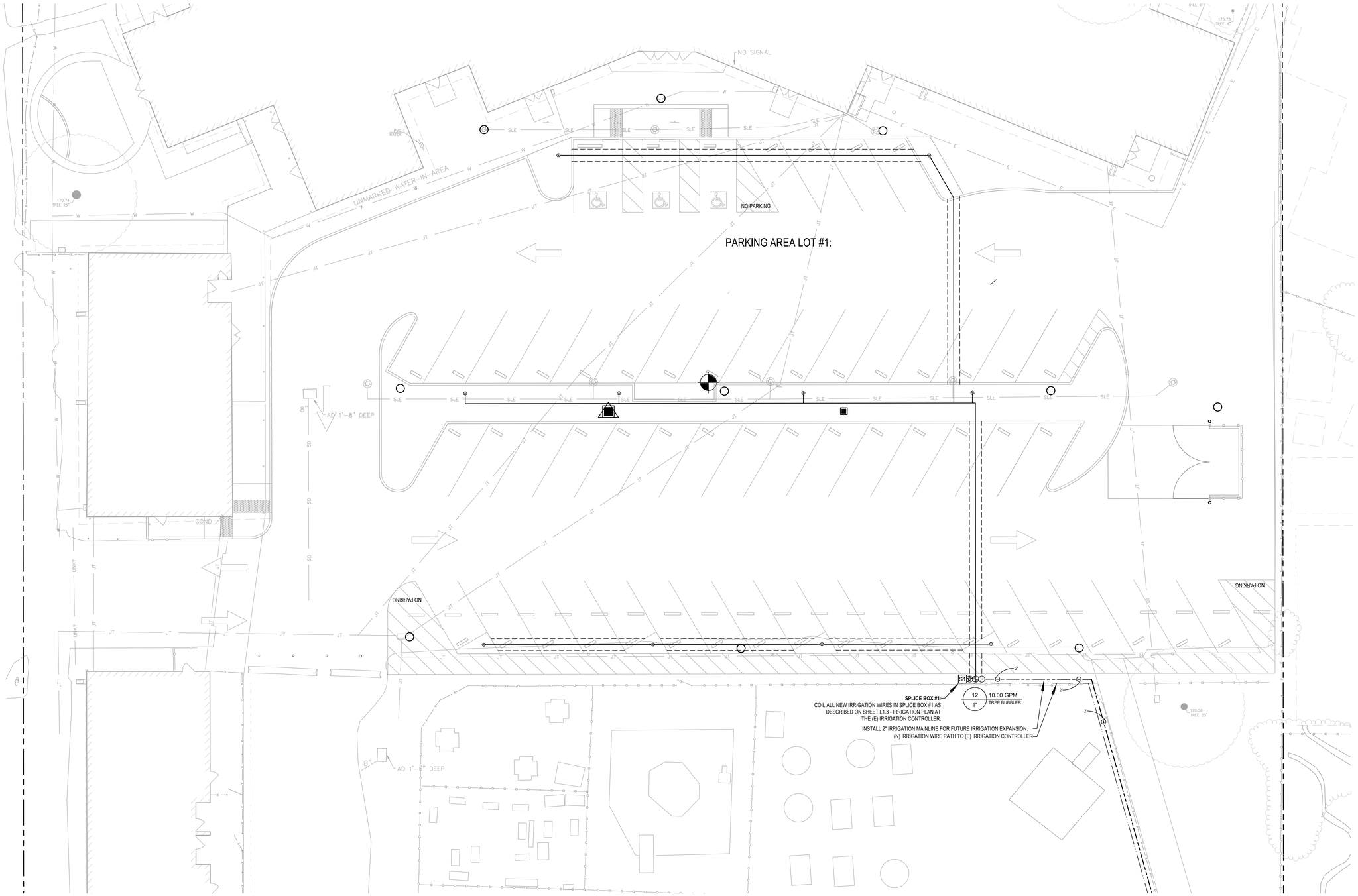
IRRIGATION NOTES

1. 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.

   MATTHEW PAUL MARTUS, CALIFORNIA PE 68770
2. 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.
3. 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.
4. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
5. 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.
6. 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.
7. CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH OTHER TRADES. CONTRACTOR TO COORDINATE AND VERIFY ALL SLEEVING, PIPING, ELECTRICAL SUPPLY, POINT OF CONNECTION, ETC.
8. 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.
9. 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.
10. REMOTE CONTROL VALVES FOR TURF FIELD ARE BURIED BELOW FINISH GRADE. CONTRACTOR SHALL ENSURE (E) VALVES ARE OPERATION BEFORE, DURING AND AFTER CONSTRUCTION.
11. REFER TO SPECIFICATIONS SECTION 32 84 00 AND IRRIGATIONS DETAILS ON SHEET L3.1

10 0 10 20

(IN FEET)
1 inch = 10 ft.
GRAPHIC SCALE



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PACIFIC GROVE ADULT SCHOOL
SITE IMPROVEMENTS

1025 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950

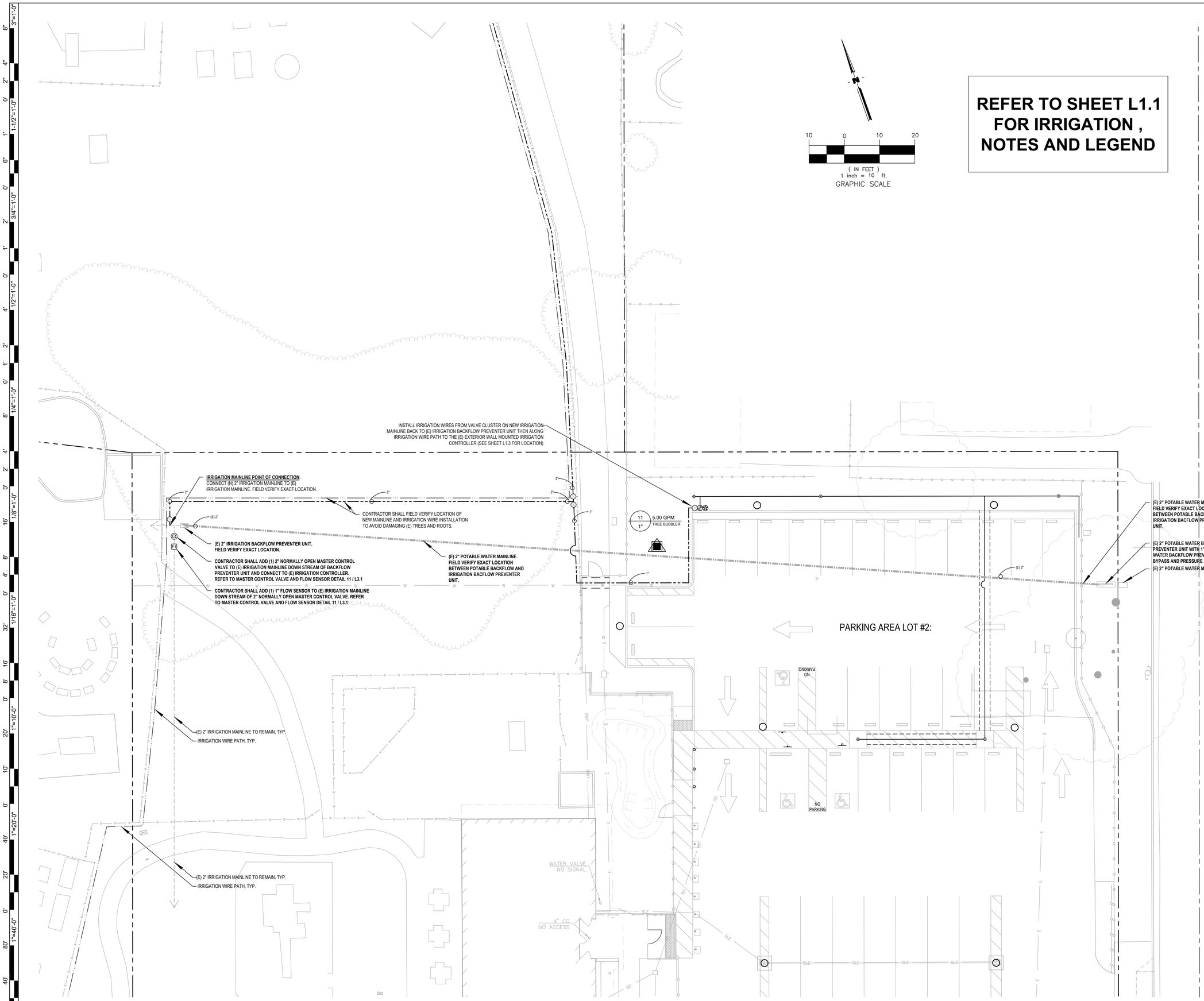
SHEET TITLE:
IRRIGATION PLAN

Revision Schedule

NO.	Description	Date

PROJECT # DCA 25.055 CEI 3179
ISSUE DATE: 09/10/2026
SHEET # L1.1

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SHEET TITLE:
IRRIGATION PLAN

Revision Schedule

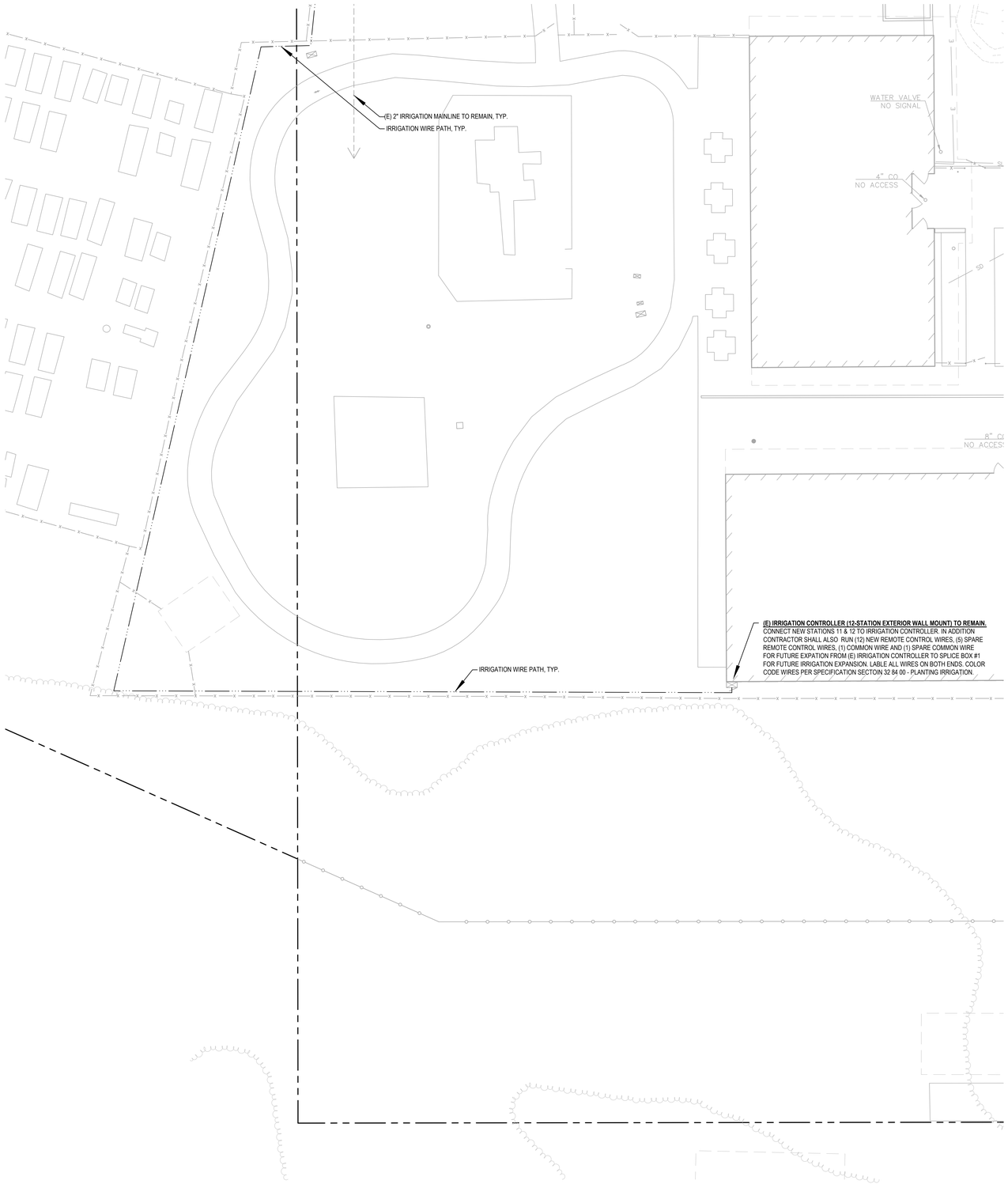
NO.	Description	Date

PROJECT # DCA 25.055 CEI 3179
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SHEET # L1.2

REFER TO SHEET L1.2 FOR CONTINUATION

REFER TO SHEET L1.1 FOR IRRIGATION , NOTES AND LEGEND





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PROJECT #	SHEET #
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ISSUE DATE: 09/10/2026	

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PLANTING NOTES

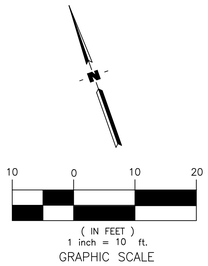
1. THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL BECOME FAMILIAR 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 L4.1
16. REFER TO SPECIFICATION SECTIONS
    - 01 56 39 TEMPORARY TREE AND PLANT PROTECTION
    - 32 90 00 PLANTING

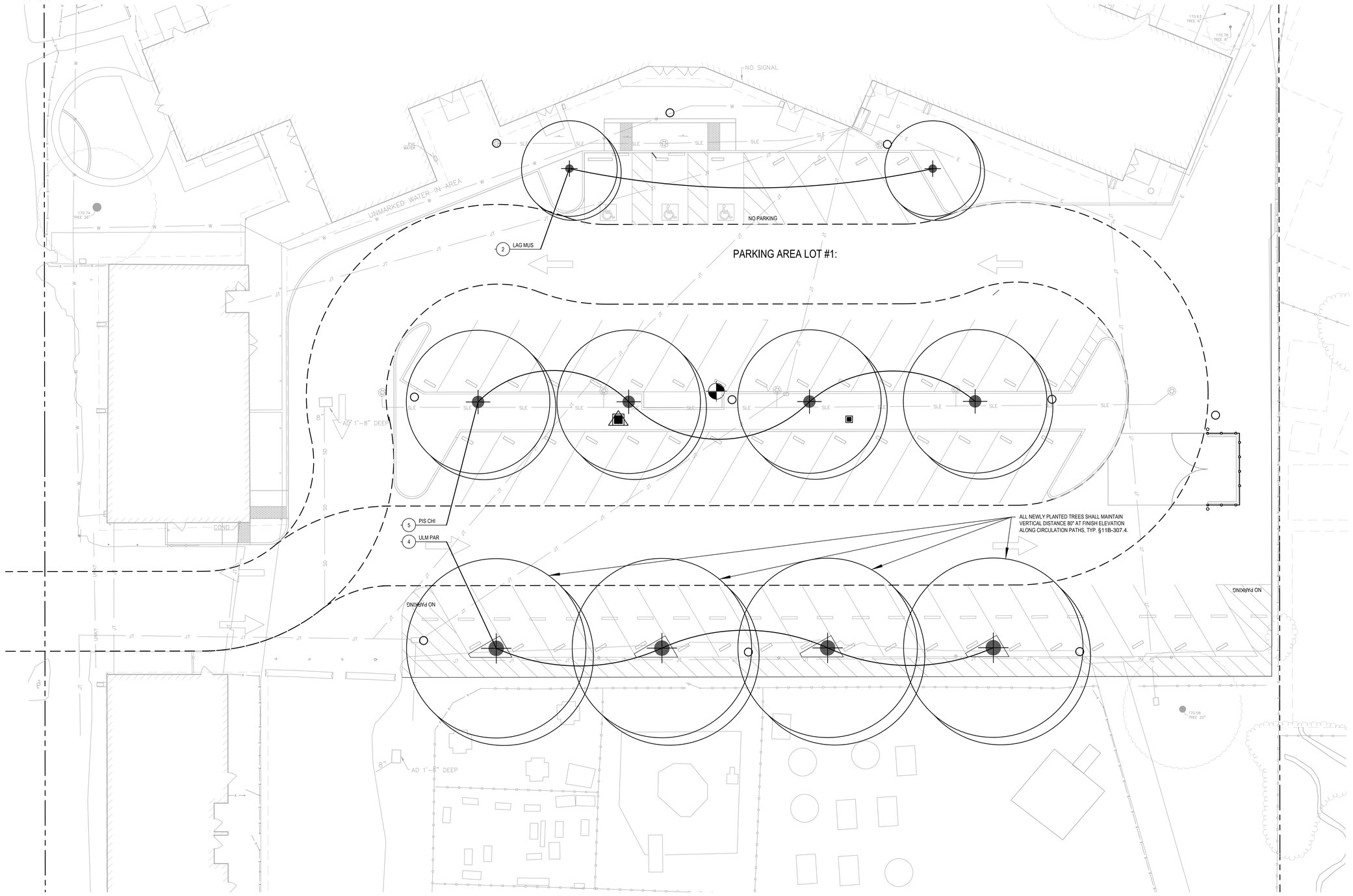
PLANTING PALETTE

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
TREES:				
LAG MUS	36" BOX	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	MEDIUM
PIS CHI	36" BOX	PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	MEDIUM
ULM PAR	36" BOX	ULMUS PARVIFOLIA ' DRAKE'	DRAKE CHINESE EVERGREEN ELM	MEDIUM

LANDSCAPE SHADING:

AS REQUIRED PER CALGREEN 5.106.12: SHADE TREES	
5.106.12.1: SURFACE PARKING AREA LOT #1:	
TOTAL AREA OF NEW SURFACE PARKING	10,685 S.F.
REQUIRED SHADING OF PARKING AREAS 50%	5,343 S.F.
TOTAL SHADED PARKING AREA PROVIDED (51.1%)	5,458 S.F.
5.106.12.1: SURFACE PARKING AREA LOT #2:	
TOTAL AREA OF NEW SURFACE PARKING	3,204 S.F.
REQUIRED SHADING OF PARKING AREAS 50%	1,602 S.F.
TOTAL SHADED PARKING AREA PROVIDED (55.8%)	1,788 S.F.
5.106.12.2: LANDSCAPE AREAS:	
TOTAL AREA OF NEW LANDSCAPE	0 S.F.
REQUIRED SHADING OF LANDSCAPE AREAS 20%	0 S.F.
TOTAL SHADED LANDSCAPE AREA PROVIDED (0%)	0 S.F.
5.106.12.3: HARDSCAPE AREAS:	
TOTAL AREA OF NEW HARDSCAPE	5,047 S.F.
REQUIRED HARDSCAPE AREA SHADING (20%)	1,009 S.F.
TOTAL SHADED HARDSCAPE AREA PROVIDED (42.8%)	2,162 S.F.





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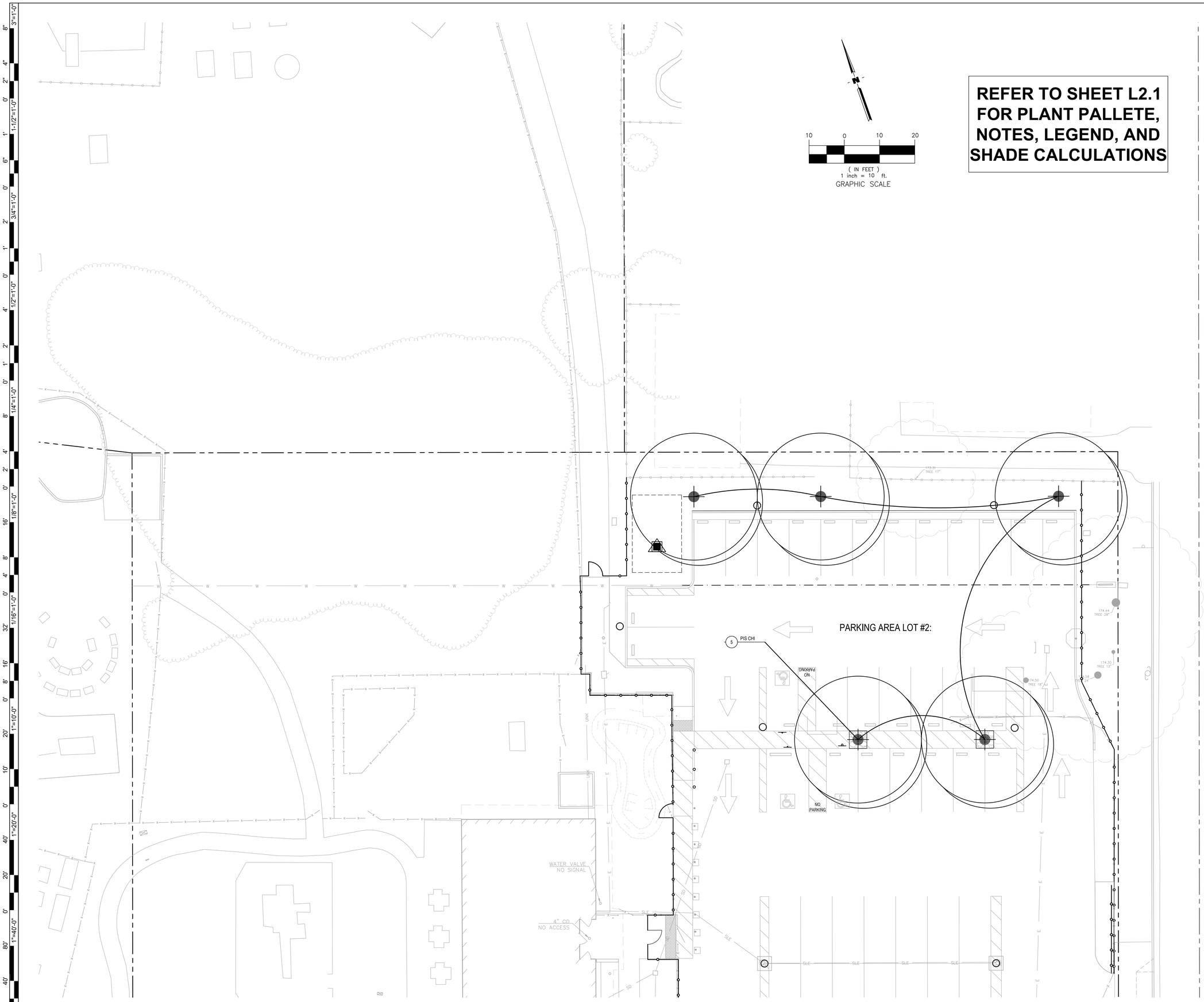
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PROJECT # DCA 25.055 CEI 3179	SHEET # L2.1
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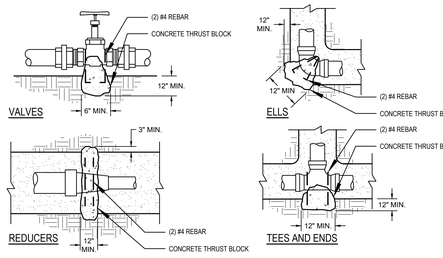
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PLANTING PLAN

Revision Schedule

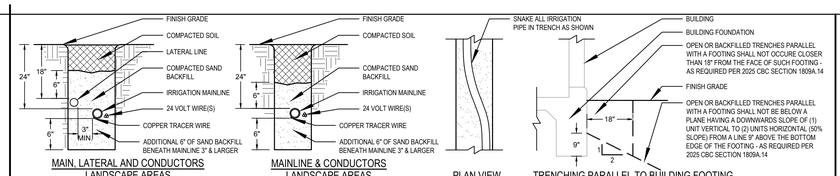
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ISSUE DATE: 09/10/2026	



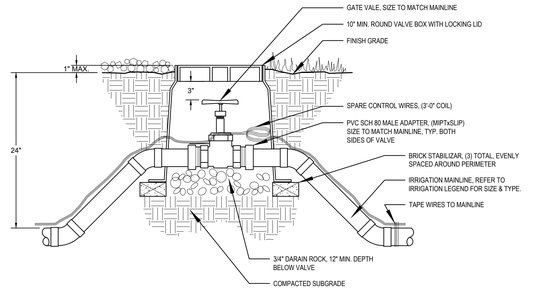
NOTES:
1. THRUST BLOCKS SHALL NOT PROTRUDE HIGHER THAN 1/2 THE DISTRANCE FROM THE BOTTOM OF THE TRENCH TO FINISH GRADE. DO NOT COVER ENDS OF FITTINGS OR BOLTS WITH CONCRETE.
2. CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 2000PSI.
3. THRUST BLOCKING IS REQUIRED ON 3" AND LARGER PIPE WHERE:
   a. PIPE CHANGES DIRECTION
   b. PIPE CHANGES SIZES
   c. PIPE STOPS OR DEAD ENDS
   d. THRUST DEVELOPS @ VALVES
   e. THRUST DUE TO HIGH PRESSURE IS EXPECTED

9 THRUST BLOCK — SCALE: NTS



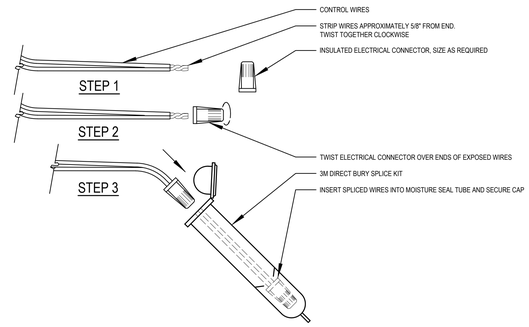
NOTES:
1. TAPE AND BUNDLE CONTROL WIRES TO IRRIGATION MAINLINE AT 10'-0" INTERVALS.
2. LAYIRRIGATION SUPPLY LINE ON NATIVE SOIL BED. BACKFILL WITH SAND, COMPACT BY FLOODING.
3. PROVIDE SLEEVES FOR ALL IRRIGATION LINES AND WIRES BENEATH PAVING.

5 TRENCHING — SCALE: NTS

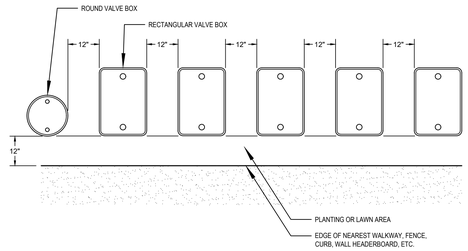


NOTES:
1. VALVE BOX SHALL BE SIZED AND INSTALLED TO ALLOW FREE MOVEMENT OF BALL VALVE HANDLE. DO NOT CUT VALVE HANDLE.
2. CONTRACTOR SHALL RUN SPECIFIED QUANTITY OF SPARE CONTROL WIRES THROUGH EACH BALL VALVE BOX AND COIL 3' LOOP FOR FUTURE USE.

1 GATE VALVE — SCALE: NTS

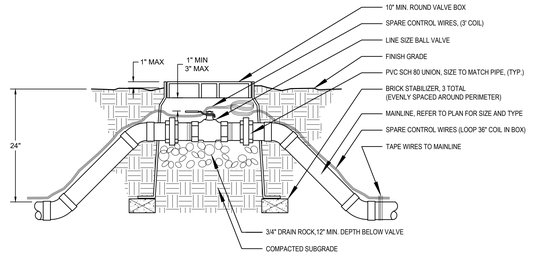


10 WIRE SPLICING — SCALE: NTS



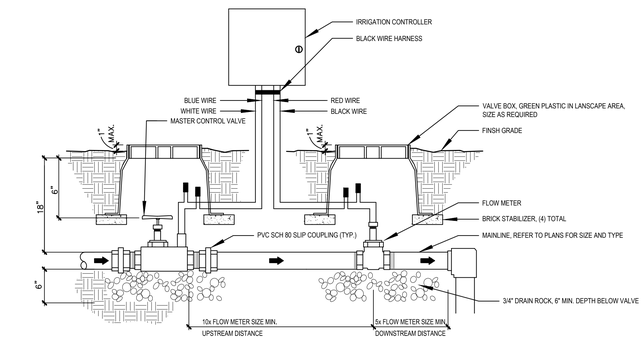
NOTES:
1. SET BOXES PARALLEL AND PERPENDICULAR TO NEAREST EDGE AND EACH OTHER.
2. CENTER BOXES OVER ENCLOSED VALVES.
3. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING BOX.
4. VALVE BOXES IN SHRUB PLANTING AREAS SHALL BE GREEN.
5. VALVE BOXES SHALL BE SET 1" MAX. ABOVE FINISH GRADE OF SOIL.

6 VALVE BOX ALIGNMENT — SCALE: NTS



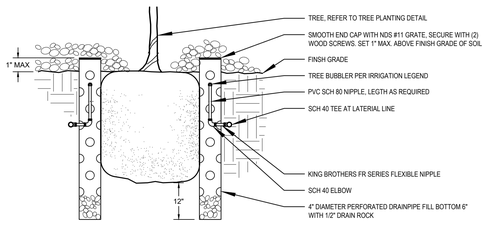
NOTES:
1. VALVE BOX SHALL BE SIZED AND INSTALLED TO ALLOW FREE MOVEMENT OF BALL VALVE HANDLE. DO NOT CUT VALVE HANDLE.
2. CONTRACTOR SHALL RUN SPECIFIED QUANTITY OF SPARE CONTROL WIRES THROUGH EACH BALL VALVE BOX AND COIL 3' LOOP FOR FUTURE USE.
3. CONTRACTOR SHALL INSTALL AN UPSTREAM FILTRATION DEVICE WHENEVER THE GALLONS PER MINUTE DOES NOT EXCEED 5.00 GPM.

2 BALL VALVE — SCALE: NTS

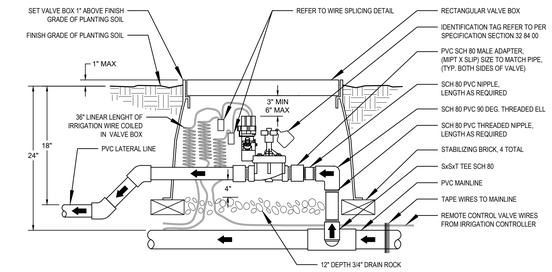


11 MASTER CONTROL VALVE AND FLOW SENSOR — SCALE: NTS

12

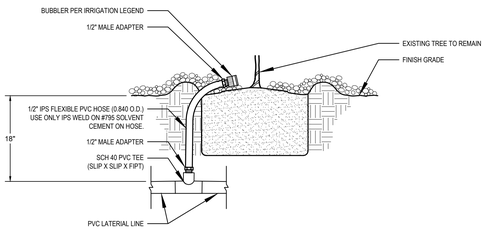


7 TREE BUBBLER — SCALE: NTS



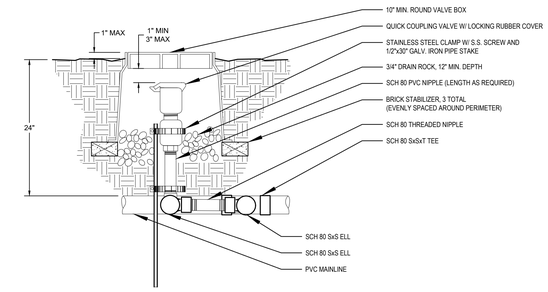
NOTES:
1. LIMIT ONE REMOTE CONTROL VALVE PER VALVE BOX.
2. NO EARTH FILL INSIDE BOX OR TOUCHING VALVE.
3. USE TEFLON PASTE PIPE THREAD SEALANT ON THREADED CONNECTIONS.
4. EACH CONTROL VALVE TO HAVE MANUAL BLEED AND FLOW CONTROL.
5. ADJUST EACH CONTROL VALVE TO OPTIMUM FLOW AS REQUIRED BY THE BUBBLER, POP-UP SPRAY HEAD OR TURF ROTOR.

3 REMOTE CONTROL VALVE — SCALE: NTS



NOTES:
1. FLEXIBLE TUBING NOT TO EXTEND MORE THAN 1-1/2" ABOVE FINISH GRADE OF SOIL.
2. INSTALL AND ADJUST BUBBLER TO APPLY WATER ON ROOTBALL OF EACH TREE.
3. CONTRACTOR SHALL INSTALL CHECK VALVES AS REQUIRED ON SLOPES TO MINIMIZE RUN-OFF AND AVOID POUNDING OF WATER FROM LOW HEAD RUN-OFF.

8 TREE BUBBLER @ (E) TREE — SCALE: NTS



NOTES:
1. USE TEFLON PASTE PIPE THREAD SEALANT FOR THREADED CONNECTIONS.

4 QUICK COUPLER — SCALE: NTS

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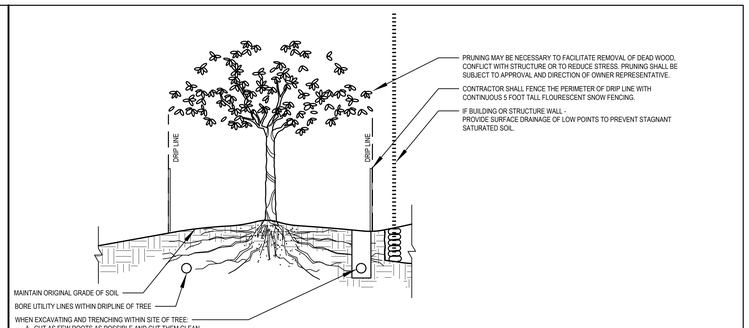
IRRIGATION DETAILS

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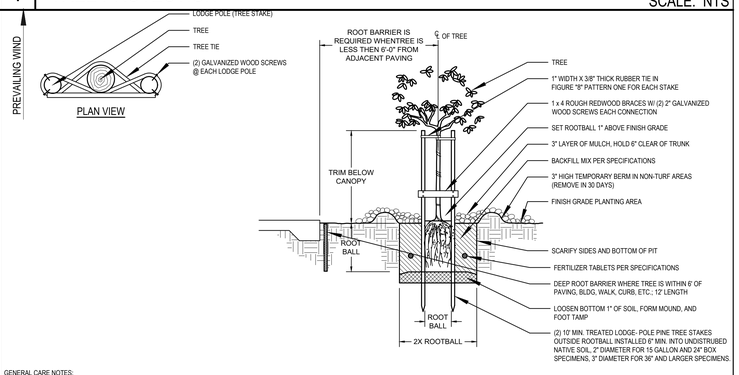


GENERAL CARE NOTES:

1. DO NOT STORE LIQUIDS, CONSTRUCTION MATERIALS OR VEHICLES AND EQUIPMENT WITHIN FENCED AREA.
2. APPLY WATER AS NECESSARY TO MAINTAIN IN HEALTHY GROWING CONDITION.
3. DO NOT POUR OR RINSE PAINTS OR TOXIC LIQUIDS WITHIN DRIPLINE OF TREE.

1 TREE PROTECTION

SCALE: NTS



GENERAL CARE NOTES:

1. ROOT BARRIER TO BE DEEP ROOT LB 18-2 AT BACK OF WALK AND TO EXTEND 6' BEYOND EACH TREE IN EACH DIRECTION.
2. LODGE POLE TREE STAKES TO BE10' MIN. IN LENGTH. CONTRACTOR TO DETERMINE USE OF 12' OR 16' LENGTH BASED ON SIZE OF TREE SPECIMEN
3. TRIM CANOPY IF REQUIRED TO REMOVE DAMAGED OR BROKEN BRANCHES AND FOR STRUCTURAL INTEGRITY OF THE TREE.

2 TREE PLANING

SCALE: NTS

9 | 5 | 1

10 | 6 | 2

11 | 7 | 3

12 | 8 | 4

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DATE: 09/18/2026

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REGISTERED PROFESSIONAL ENGINEER
MATTHEW PAUL MARES
No. C 68770
Exp. 09/30/27
STATE OF CALIFORNIA

PACIFIC GROVE UNIFIED SCHOOL DISTRICT

PACIFIC GROVE ADULT SCHOOL
SITE IMPROVEMENTS

1025 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950

SHEET TITLE:

PLANTING DETAILS

Revision Schedule

NO.	Description	Date

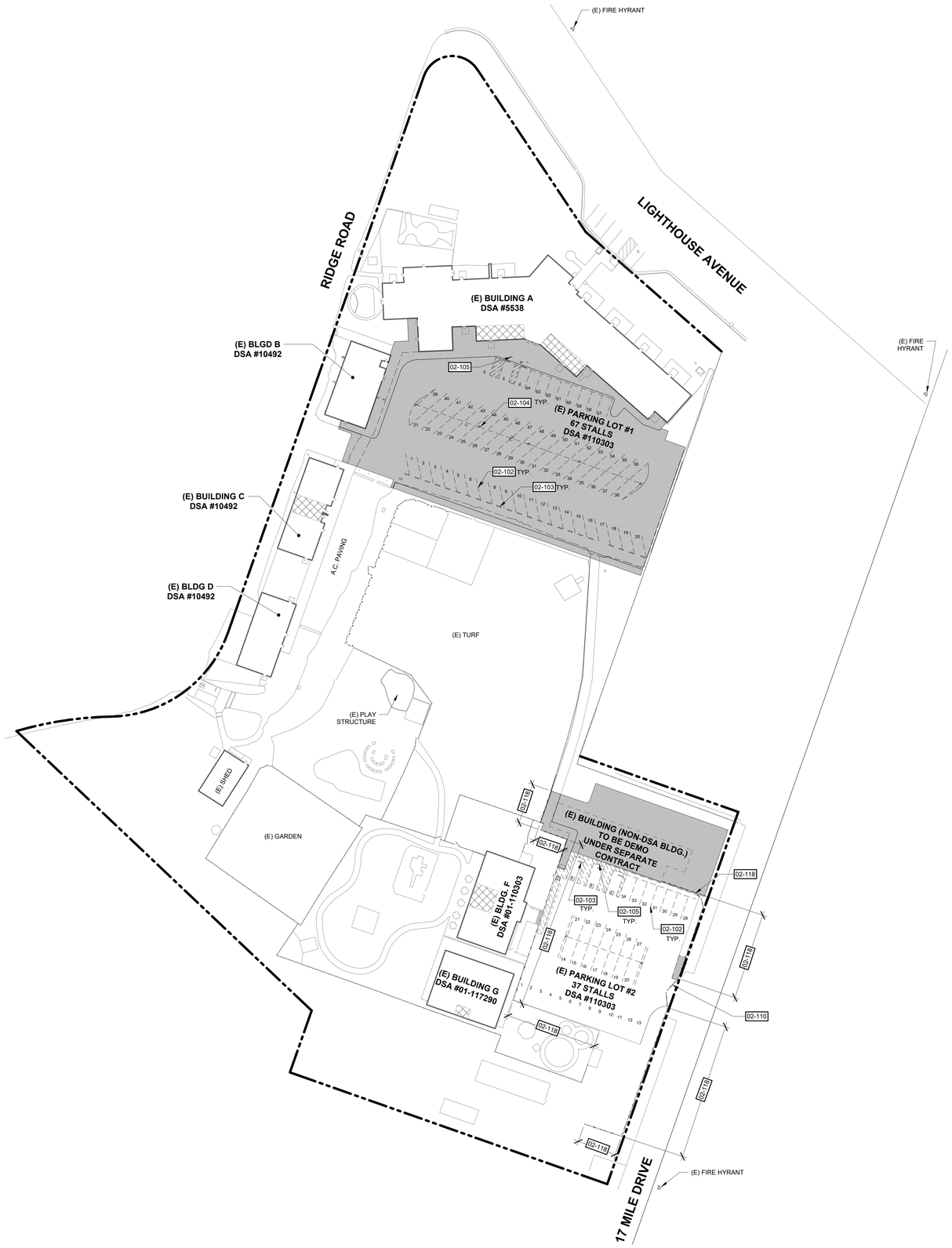
PROJECT # DCA 25.055 CEI 3179

SHEET # L4.1

ISSUE DATE: 09/10/2026

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1 **DEMO CAMPUS SITE PLAN**
SCALE: 1" = 40'-0"

SHEET NOTES

A. NO DEMOLITION SHALL BEGIN UNTIL PLANS, INCLUDING THE DEMOLITION WORK HAVE BEEN APPROVED BY DSA. SAFE OFF ALL UTILITIES, AS REQUIRED FOR DEMOLITION AND NEW WORK . SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION

KEYNOTES

02-102	REMOVE (E) PARKING STRIPING
02-103	REMOVE (E) WHEEL STOP
02-104	REMOVE (E) LIGHT POLE AND CONCRETE BASE. SEE ELEC. DWGS FOR ADDITIONAL INFO.
02-105	REMOVE (E) SIGNAGE AND POST
02-110	REMOVE (E) CHAINLINK GATE
02-118	REMOVE (E) CHAIN LINK FENCING, POST AND FOOTINGS

LEGEND

	REMOVE (E) AC PAVING, (E) CONC. PAVING, AND/OR (E) LANDSCAPING AS REQUIRED FOR NEW WORK. PROTECT (E) UTILITIES TO REMAIN. COORDINATE WITH CIVIL DRAWINGS
(E) BLDG	(E) BUILDING - NOT IN SCOPE OF WORK
	(E) RESTROOM
	PROPERTY LINE
	EXISTING ITEMS TO BE REMOVED

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LICENSED ARCHITECT
RAMON GOMEZ JR.
NO. C-31014
RENEWAL DATE
05-31-2027
STATE OF CALIFORNIA

PACIFIC GROVE UNIFIED SCHOOL DISTRICT
PACIFIC GROVE ADULT SCHOOL & CO-OP PRESCHOOL SITE IMPROVEMENTS
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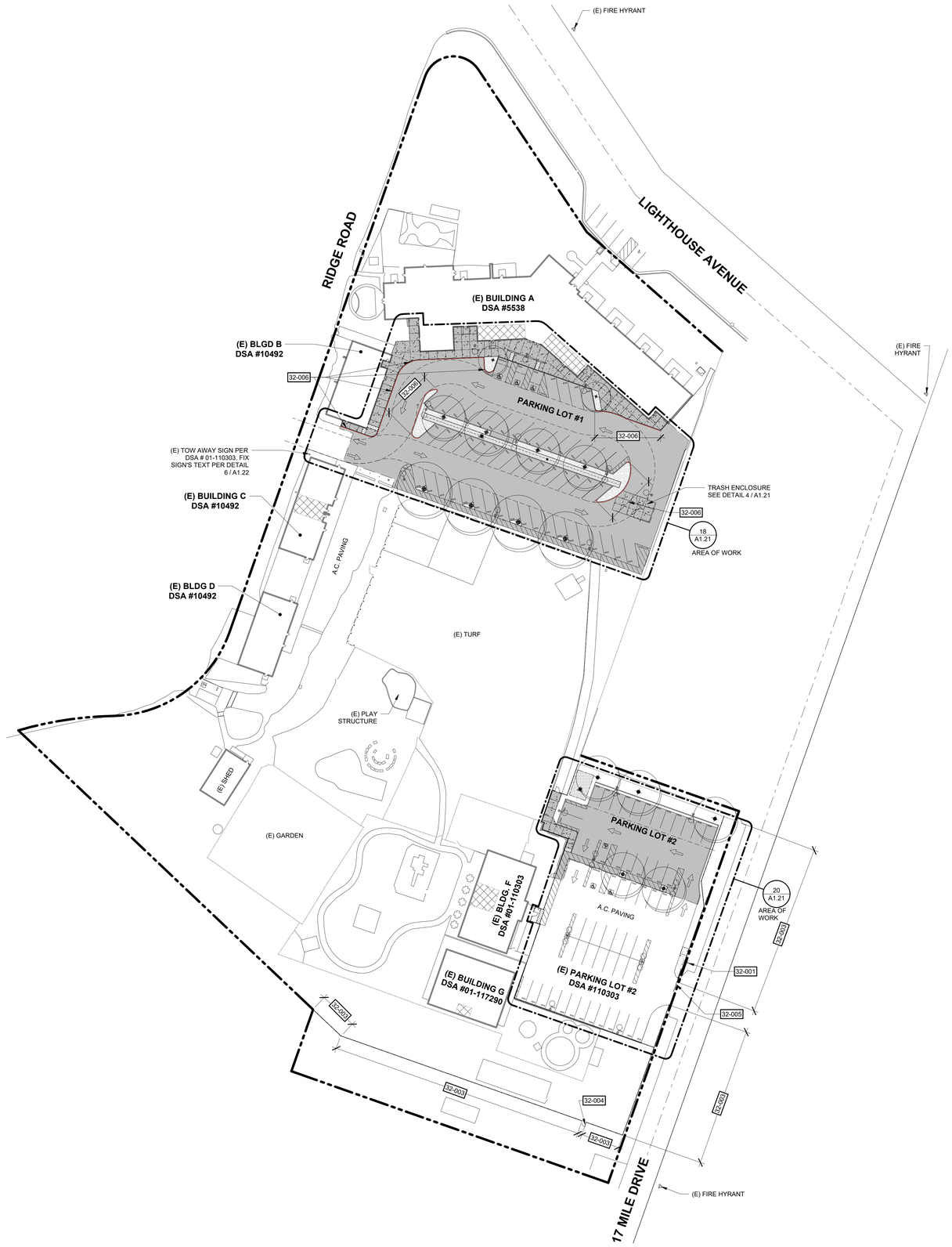
SHEET TITLE:
DEMO SITE PLAN

Revision Schedule

NO.	Description	Date

PROJECT #	SHEET #
25.055	A1.01
ISSUE DATE: 09/10/2026	

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

N

SHEET NOTES

A. THIS SITE PLAN IS PROVIDED TO SHOW THE EXTENT OF THE SCHOOL PROPERTY AND ESTABLISH THE GENERAL AREA OF WORK ONLY. REFER TO LARGER SCALE DRAWINGS FOR DETAILED SCOPE OF WORK.

B. BOUNDARY OR PROPERTY LINES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR HORIZONTAL CONTROL OR ONSITE CONSTRUCTION LOCATING

C. ONLY ACCESSIBILITY PATH OF TRAVEL 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

D. SEE CIVIL DRAWINGS FOR ADDITIONAL SCOPE OF WORK

KEYNOTES

32-001	INSTALL TOW AWAY SIGN PER DETAIL 2/A1.22
32-003	6' HIGH BLACK VINYL CHAIN LINK FENCING. SEE CIVIL DWG. & DETAIL 2&3/A1.21
32-004	3'-0"W x 6'-0"H BLACK VINYL CHAIN LINK MAN GATE PER 11/A1.21
32-005	20'-0" CLR. BLACK VINYL CHAIN LINK ROLLING GATE PER 11/A1.23
32-006	PAINT CURB RED WITH WHITE TEXT NOTATING "NO PARKING - FIRE LANE" @ 20'-0"MIN. O.C.

LEGEND

- AC PAVING, REFER TO CIVIL DRAWINGS
- CONCRETE PAVING, REFER TO CIVIL DRAWINGS
- BLDG — (E) BUILDING - NOT IN SCOPE OF WORK
- DETECTABLE WARNING SURFACE, REFER TO CIVIL DRAWINGS & DETAIL 8 / A1.22
- (E) RESTROOM
- (E) FENCE TO REMAIN
- CHAIN LINK FENCE. SEE DETAIL 3 / A1.21
- PROPERTY LINE

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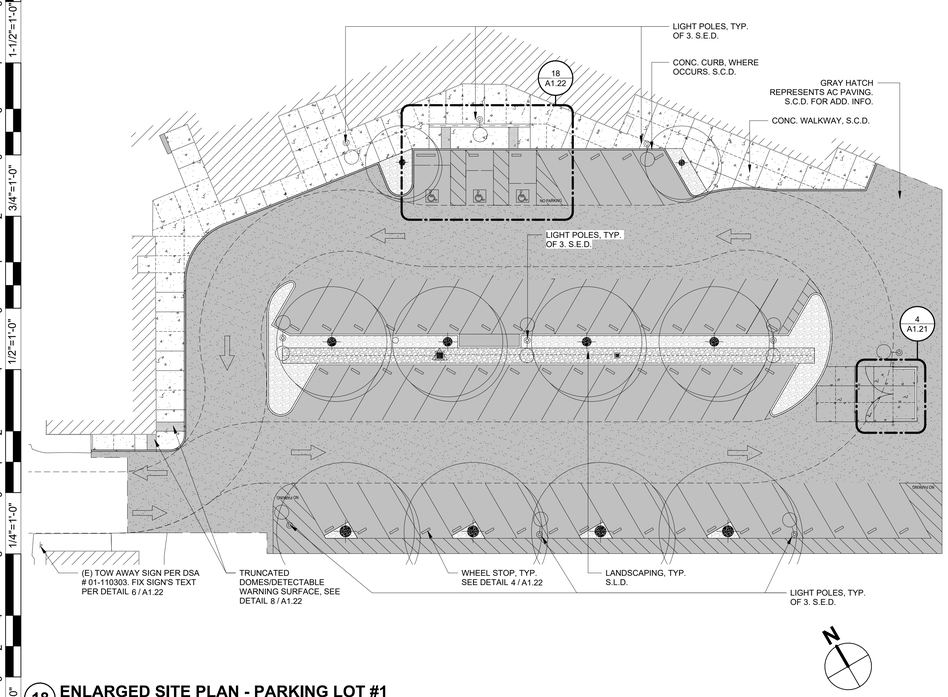
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CAMPUS SITE PLAN

Revision Schedule

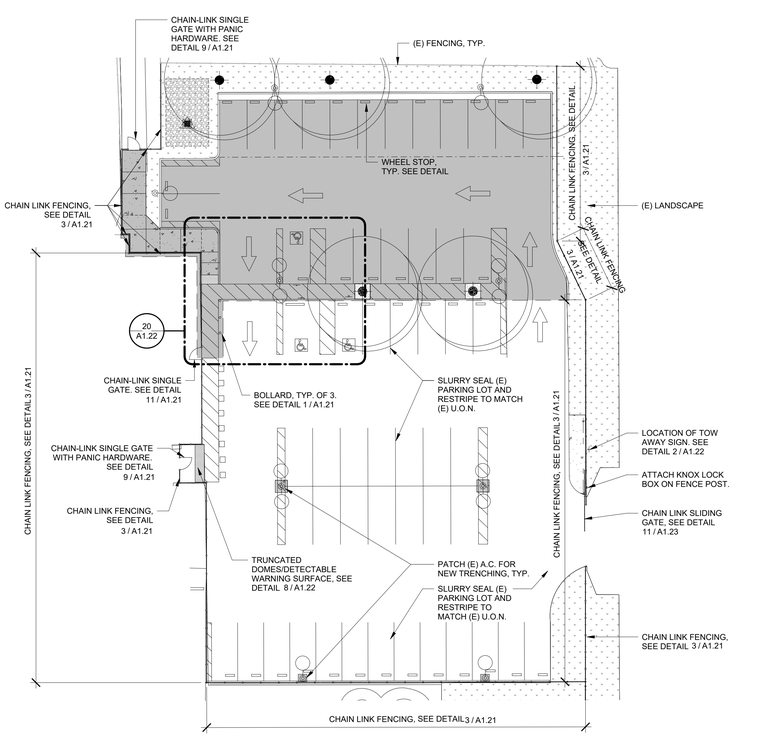
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PROJECT #	SHEET #
25.055	A1.11
ISSUE DATE: 09/10/2026	

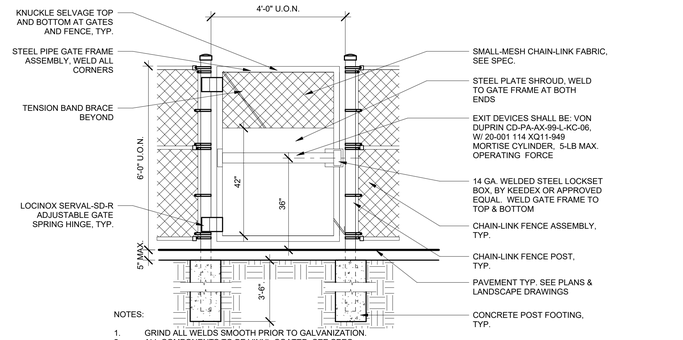
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18 ENLARGED SITE PLAN - PARKING LOT #1
SCALE: 1" = 20'-0"

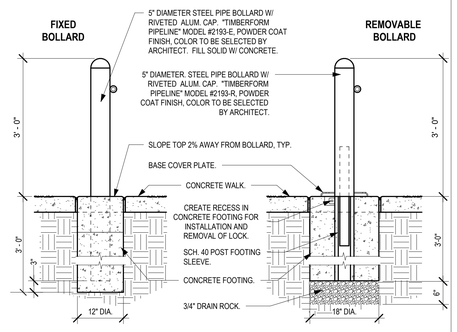


20 ENLARGED SITE PLAN - PARKING LOT #2
SCALE: 1" = 20'-0"

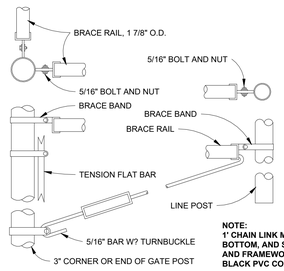


NOTES:
1. GRIND ALL WELDS SMOOTH PRIOR TO GALVANIZATION.
2. ALL COMPONENTS TO BE VINYL-COATED, SEE SPEC.
3. FIELD-WELDED OR ASSEMBLED COMPONENTS (GATE FRAME, GATE POST FRAME) TO BE GALVANIZED & PAINTED TO MATCH ADJACENT FENCE FINISH
4. CLOSER AND HINGE TO BE COLOR SILVER
5. ADJUST GATE SPRING HINGES SOTHAT FROM A 90 DEGREEE OPEN POSITION, THE TIME REQUIRED TO MOVE THE GATE TO AN OPEN POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MIN.

9 CHAIN-LINK GATE W/ PANIC HARDWARE
SCALE: 1/2" = 1'-0"

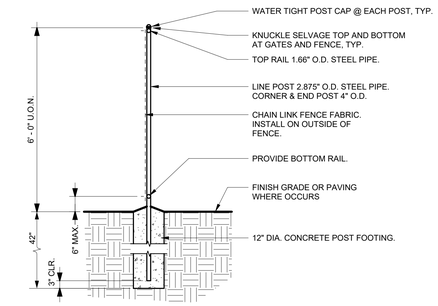


1 BOLLARD DETAILS
SCALE: 3/4" = 1'-0"

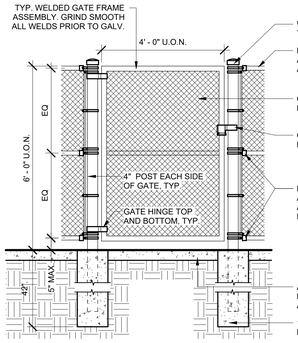


NOTE:
1' CHAIN LINK MESH, TOP, BOTTOM, AND SIDE BARS AND FRAMEWORK TO BE BLACK PVC COATED

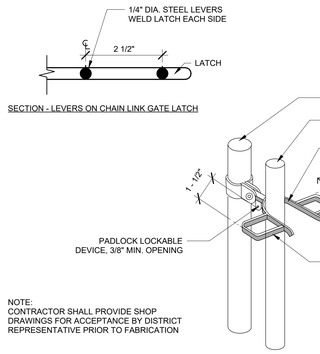
6 CHAIN-LINK FENCE CONNECTIONS
SCALE: 1 1/2" = 1'-0"



2 CHAIN-LINK FENCE, TYP.
SCALE: 1/2" = 1'-0"

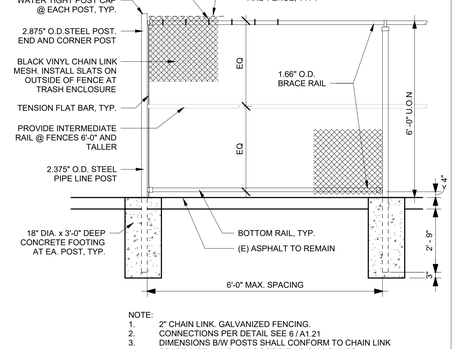


11 CHAIN-LINK MAINTENANCE GATE
SCALE: 1/2" = 1'-0"



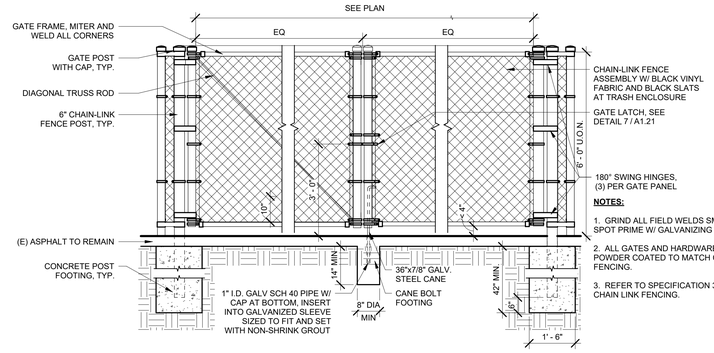
NOTE:
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ACCEPTANCE BY DISTRICT REPRESENTATIVE PRIOR TO FABRICATION

7 CHAIN-LINK GATE LATCH
SCALE: 6" = 1'-0"



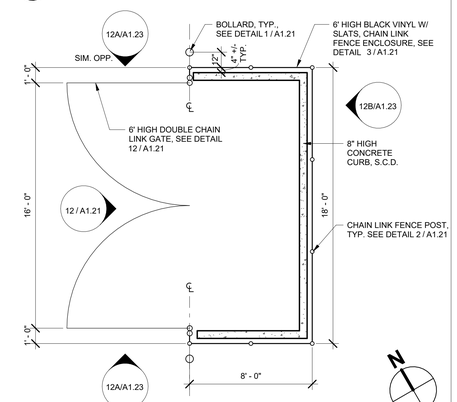
NOTE:
1. 2" CHAIN LINK. GALVANIZED FENCING.
2. CONNECTIONS PER DETAIL SEE 6 / A1.21
3. DIMENSIONS B/W POSTS SHALL CONFORM TO CHAIN LINK FENCE INST., LINE AND POST SIZING GUIDELINES

3 CHAIN LINK FENCE ELEVATION
SCALE: 3/8" = 1'-0"



NOTES:
1. GRIND ALL FIELD WELDS SMOOTH AND SPOT PRIME W/ GALVANIZING PAINT.
2. ALL GATES AND HARDWARE SHALL BE POWDER COATED TO MATCH CHAIN-LINK FENCING.
3. REFER TO SPECIFICATION 32 31 13 FOR CHAIN LINK FENCING.

12 CHAIN-LINK DOUBLE GATE (TRASH ENCLOSURE WEST ELEVATION)
SCALE: 1/2" = 1'-0"



4 ENLARGED PLAN - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

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SHEET TITLE:
SITE DETAILS

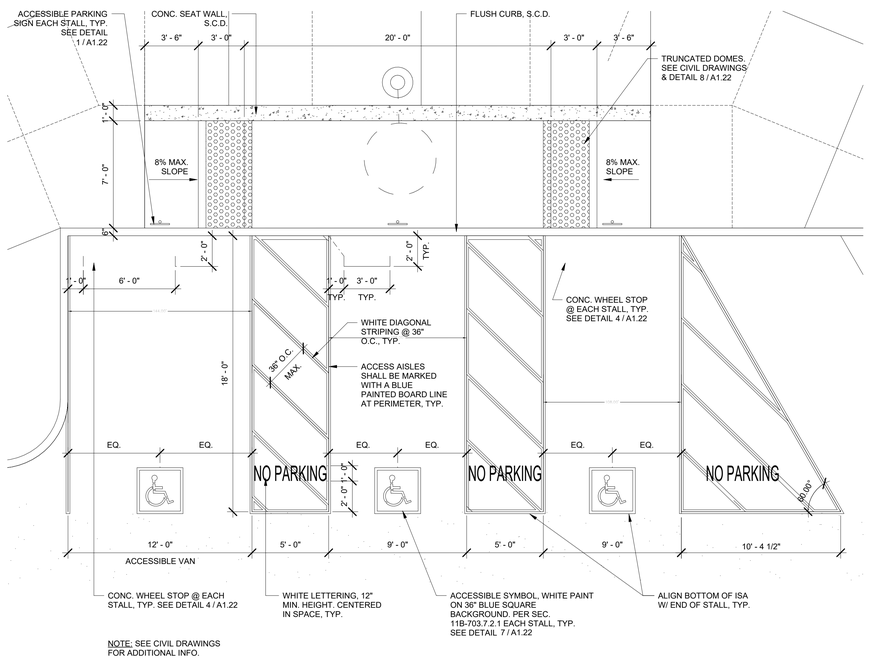
Revision Schedule

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PROJECT #	SHEET #
25.055	A1.21
ISSUE DATE: 09/10/2026	

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NOTE: SEE CIVIL DRAWINGS FOR ADDITIONAL INFO.

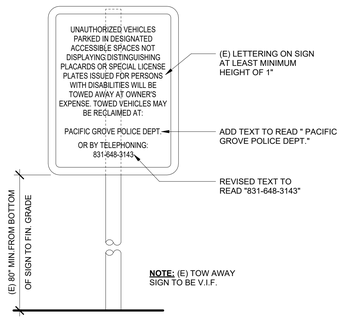
18 ENLARGED ACCESSIBLE PARKING #1
SCALE: 1/4" = 1'-0"

NOTE: SEE CIVIL DRAWINGS FOR ADDITIONAL INFO.

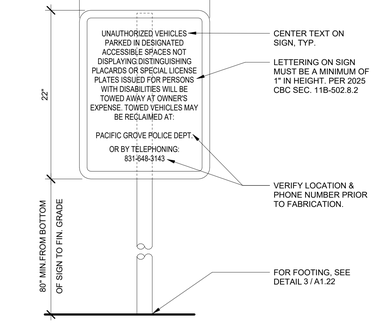
20 ENLARGED ACCESSIBLE PARKING #2
SCALE: 1/4" = 1'-0"



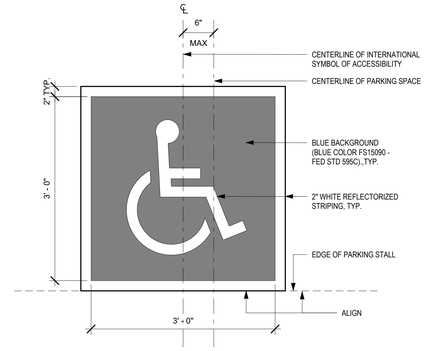
1 ACCESSIBLE PARKING SIGN
SCALE: 1" = 1'-0"



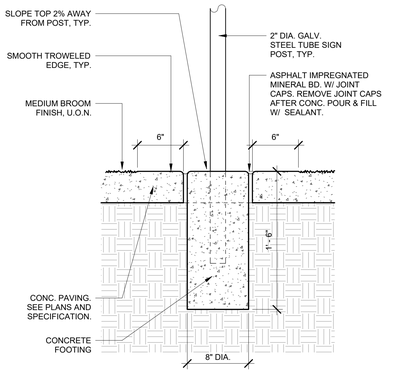
6 (E) TOW AWAY SIGN
SCALE: 1 1/2" = 1'-0"



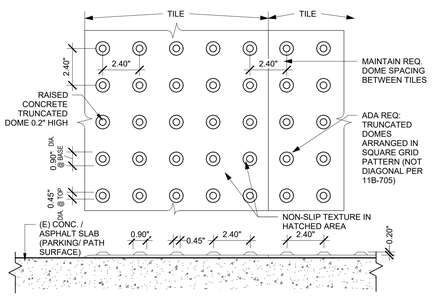
2 TOW AWAY SIGN
SCALE: 1 1/2" = 1'-0"



7 ACCESSIBLE SYMBOL
SCALE: 1" = 1'-0"

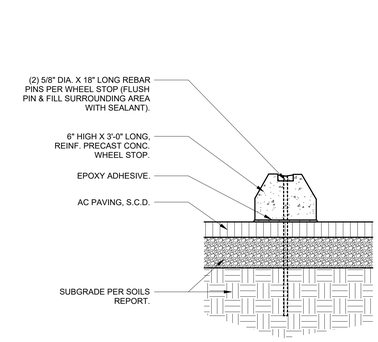


3 SITE SIGN FOOTING DETAIL
SCALE: 1 1/2" = 1'-0"



NOTES:
1. PAVERS SHALL VITRIFIED POLYMER COMPOSITE MODULAR DETECTABLE WARNING PAVERS CAST IN PLACE BY ARMOR-TILE TACTILE SYSTEMS OR APPROVED EQUAL
2. INTEGRAL COLOR TO BE FEDERAL YELLOW #33538.
3. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS AND DETAILS.
4. CONTRACTOR SHALL SELECT PAVER MODULE TO BEST FIT THE AREA SHOWN ON PLANS.

8 DETECTABLE WARNING SURFACE
SCALE: 3" = 1'-0"



4 CONCRETE WHEEL STOP
SCALE: 1 1/2" = 1'-0"

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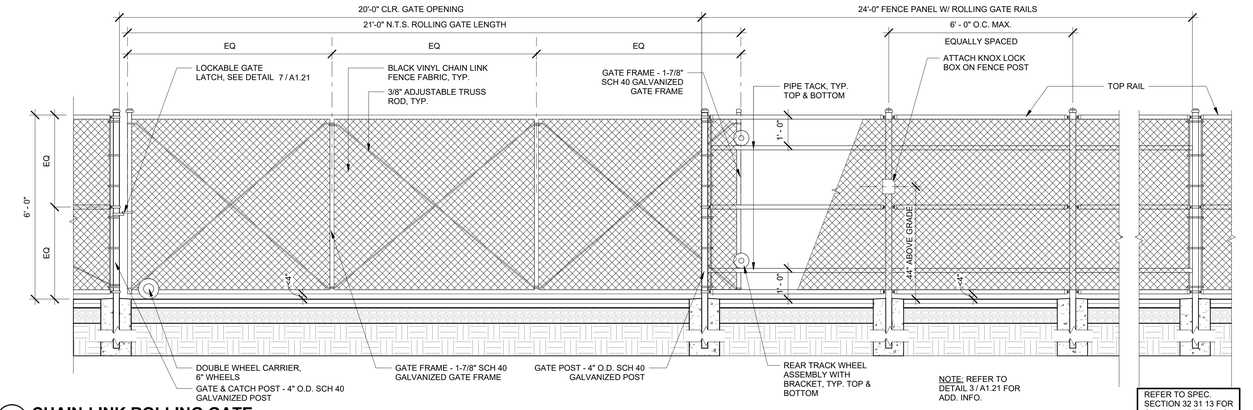
SHEET TITLE:
SITE DETAILS

Revision Schedule

NO.	Description	Date

PROJECT #	SHEET #
25.055	A1.22
ISSUE DATE: 09/10/2026	

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11 CHAIN-LINK ROLLING GATE
SCALE: 1/2" = 1'-0"

A. TRASH ENCLOSURE NORTH/SOUTH ELEVATION

B. TRASH ENCLOSURE EAST ELEVATION

12 TRASH ENCLOSURE ELEVATION
SCALE: 1/2" = 1'-0"

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GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. MATERIALS AND EQUIPMENT SHALL BE U.L. LISTED AND LABELED FOR THE APPLICATION.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTION FEES REQUIRED BY THIS CONTRACT WORK.
3. CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING AND ALLOW FOR ALL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK NOTED AND CALLED OUT ON ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN INFORMATION AND BE FAMILIAR WITH ALL OTHER TRADES WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN OTHER TRADES ON PROJECT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY AND SHALL PROVIDE INSURANCE COVERAGE AS NECESSARY FOR LIABILITY AND PERSONAL, PROPERTY DAMAGE, TO FULLY PROTECT THE OWNER, ARCHITECT AND ENGINEER FROM ANY AND ALL CLAIMS RESULTING FROM THIS WORK.
5. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AT THE PROJECT SITE INDICATING ALL MODIFICATIONS TO ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL AT THE CONCLUSION OF THE PROJECT PROVIDE ACCURATE "AS-BUILT" DRAWINGS ACCEPTABLE TO THE ARCHITECT.
6. ALL MATERIALS PROVIDED TO THE PROJECT SHALL BE NEW. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL INCIDENTAL MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.
7. CONTRACTOR SHALL PROVIDE TO THE ARCHITECT A CONSTRUCTION SCHEDULE OF ELECTRICAL WORK. THE CONSTRUCTION SCHEDULE SHALL IDENTIFY ALL SIGNIFICANT MILESTONES WITH COMPLETION DATES.
8. CONTRACTOR SHALL PROVIDE ALL REQUIRED "CUTTING, PATCHING, EXCAVATION, BACKFILL AND REPAIRS" NECESSARY TO RESTORE DAMAGED SURFACES TO EQUAL OR BETTER THAN ORIGINAL CONDITIONS EXISTING AT START OF WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.
10. ALL ELECTRICAL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF. EXTERIOR CONDUITS RUN INTO BUILDINGS SHALL BE INSTALLED WITH FLASHING, CAULKED AND SEALED. CONDUITS FOR EXTERIOR ELECTRICAL DEVICES SHALL BE RUN INSIDE BUILDING UNLESS OTHERWISE NOTED ON DRAWINGS.
11. ALL CONDUITS UNLESS OTHERWISE NOTED ON DRAWINGS SHALL HAVE AS A MINIMUM: TWO (2) #12s WITH ONE (1) #12 GROUND. "TICK" MARKS SHOWN ON CIRCUITRY ARE FOR ROUGH ESTIMATING ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODE.
12. ALL BRANCH CIRCUITS SHALL HAVE INDIVIDUAL NEUTRALS. SHARED NEUTRALS ON MULTIWIRE CIRCUITS IS NOT ALLOWED.
13. ALL 120/277V LIGHT SWITCHES AND WALL OCCUPANT SENSORS SHALL HAVE A NEUTRAL INSTALLED TO THE DEVICE BOX EXCEPT WHERE A CONDUIT OR SURFACE RACEWAY SYSTEM IS INSTALLED.
14. COORDINATE ALL CONDUIT RUNS, ELECTRICAL EQUIPMENT AND PANELS WITH ALL OTHER WORK TO AVOID CONFLICTS.
15. SEE ARCHITECTURAL DOCUMENTS FOR EXACT PLACEMENT OF LIGHTING FIXTURES AND DEVICES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING TYPES FROM ARCHITECTURAL DOCUMENTS AND PROVIDE AND INSTALL ALL REQUIRED FIXTURE MOUNTING HARDWARE. PROVIDE AND INSTALL U.L. LISTED FIRE STOP ENCLOSURES FOR ALL RECESSED FIXTURES IN FIRE RATED CEILINGS.
16. CONTRACTOR SHALL PROVIDE IN EVERY NEW EMPTY CONDUIT A DRAW STRING FOR USE IN FUTURE CONSTRUCTION.
17. ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. CUT AND PATCH EXISTING WALLS WHERE NECESSARY. WHERE IT IS NECESSARY TO CUT OR BORE EXISTING STRUCTURAL WALLS FOR NEW ELECTRICAL WORK OBTAIN PERMISSION FROM THE ARCHITECT PRIOR TO STARTING WORK. REUSE EXISTING CONDUIT WHERE POSSIBLE.
18. WHERE IT IS NOT POSSIBLE TO REUSE EXISTING CONDUIT OR RUN NEW CONCEALED CONDUIT USE NON-METALLIC SURFACE RACEWAY AND BOXES. ROUTING OF ALL NON-METALLIC RACEWAYS SHALL BE APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UNDERGROUND SYSTEMS (GAS, WATER, TELEPHONE, ELECTRICAL, SEWER, ETC.). THE CONTRACTOR SHALL REPAIR & PAY ALL EXPENSES FOR DAMAGE TO EXISTING UNDERGROUND SYSTEMS AS A RESULT OF NEW WORK. REPAIR TO DAMAGED UNDERGROUND SYSTEMS SHALL BE TO THE OWNERS SATISFACTION WITHOUT EXTRA EXPENSE TO THE OWNER.
20. EXISTING WIRING SHOWN HAS BEEN TAKEN FROM OLD PLANS AND IS ASSUMED TO BE CORRECT. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS AND MAKE ADJUSTMENTS TO SUIT ACTUAL CONDITIONS AND TO MEET THE INTENT OF THE CONTRACT DOCUMENTS.
21. WHERE NON-METALLIC SHEATHED CONDUCTORS ARE FOUND, THE CONTRACTOR SHALL REMOVE TO FULLEST EXTENT PER THE GENERAL DEMOLITION NOTES AND REPLACE WITH CONDUIT. METAL CLAD CABLE WILL BE PERMITTED ON A CASE-BY-CASE BASIS ONLY BY WRITTEN APPROVAL FROM THE ARCHITECT.
22. ALL INSTALLATION OF EXPOSED SURFACE MOUNTED RACEWAY IN PUBLIC AREAS SHALL BE REVIEWED BY ARCHITECT BEFORE ROUGH-IN. CONTRACTOR IS TO DETERMINE THE ACCESSIBILITY OF ATTIC, FURRED SPACE, HOLLOW MULLIONS, ETC. IN EACH AREA AND REVIEW WITH ARCHITECT. IF SYSTEM CAN BE ROUTED CONCEALED EITHER BY FISHING OR ACCESSIBILITY, CONTRACTOR IS TO DO SO. IF INACCESSIBILITY IS DETERMINED, CONTRACTOR SHALL INSTALL SURFACE MOUNTED RACEWAY IN THE MOST AESTHETICALLY PLEASING MEANS AS DETERMINED BY THE ARCHITECT. NO ALLOWANCE FOR ADDITIONAL COMPENSATION DUE TO ROUTING AS DIRECTED BY THE ARCHITECT WILL BE MADE.

LIGHT FIXTURE SCHEDULE

FIXTURE NOTES:

1. ALL LED LIGHT FIXTURE DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.
2. ALL LED LIGHT MODULES SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).
3. ALL LED DRIVERS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED SPACES.
4. EXIT SIGNS , EMERGENCY LIGHTS AND LIGHT FIXTURES WITH EMERGENCY BATTERY BACK-UP SHALL SUPPLY A MINIMUM DURATION OF 90 MINUTES OF POWER IN THE EVENT OF A POWER OUTAGE/FAILURE.
5. ALL RECESSED LIGHT FIXTURES SHALL BE U.L. APPROVED FOR ZERO CLEARANCE INSULATION COVER WHEN INSTALLED IN INSULATED CEILINGS.

TYPE	DESCRIPTION	LAMPS	MANUFACTURER	MOUNTING
XA	18" DIA POLE MOUNTED LED LUMINAIRE WITH DUAL YOKE MOUNT BRACKET; DOS-LR-DBC-2, CLEAR GLASS LENS, TYPE 3 DISTRIBUTION, 6869 LUMENS PER FIXTURE, 17' POLE, TEXTURED BLACK FINISH; CONFIRM WITH ARCHITECT, 120V ELECTRONIC DRIVER.	(2) 55W LED 4000K	LUMEC LIGHTING DOS SMALL .	2 / E201
XA1	SAME AS FIXTURE "XA" BUT WITH (1) FIXTURE HEAD.	(1) 55W LED 4000K	LUMEC LIGHTING DOS SMALL .	2 / E201
XA2	SAME AS FIXTURE "XA1" BUT WITH HOUSE SIDE SHIELD OPTION, 5120 LUMENS.	(1) 55W LED 4000K	LUMEC LIGHTING DOS SMALL .	2 / E201

ELECTRICAL SYMBOLS & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

- FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE
- EMERGENCY OR NIGHT LIGHT
- STRIP FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE
- LUMINAIRE - RECESSED - SEE SCHEDULE
- RECESSED WALL WASHER
- LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE
- LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE
- LUMINAIRE - WALL MOUNTED SEE SCHEDULE
- BOLLARD OR PATH LIGHT - SEE SCHEDULE
- EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE
- TRACK LIGHTING - SEE SCHEDULE
- EMERGENCY LIGHT
- DIGITAL DUAL TECHNOLOGY OCC. SENSOR
- LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED
- DRC DIMMER ROOM CONTROLLER
- PC PLUG LOAD CONTROLLER
- RC ROOM LIGHTING CONTROLLER
- LCP LIGHTING CONTROL PANEL
- INV LIGHTING EMERGENCY INVERTER
- DL DIGITAL DAYLIGHT SENSOR
- $ SINGLE POLE SWITCH ★★
- $a SINGLE POLE SWITCH, ★★ a = CIRCUIT CONTROLLED
- $3 THREE WAY SWITCH★★
- $4 FOUR WAY SWITCH★★
- $M MANUAL MOTOR STARTER
- $K KEY OPERATED SWITCH★★
- $D LIGHTING DIMMER★★
- $ DIGITAL ON/OFF SWITCH ★★
- $D DIGITAL DIMMER SWITCH ★★
- $DMS DIGITAL MULTI SCENE LIGHTING SWITCH ★★
- $D2 DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR★★
- WALL OCCUPANCY SENSOR ★★
- $2 DOUBLE SWITCHED WALL OCCUPANCY SENSOR ★★
- DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR ★★
- $D2 2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR ★★

- SECURITY DOOR CONTACTS
- MD SECURITY MOTION DETECTOR
- SC CCTV CAMERA
- KP SECURITY SYSTEM KEYPAD
- DOOR BELL PUSHBUTTON
- DOOR CHIME WITH LED
- RECEPTACLE - DUPLEX ★
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- GFCI CONVENIENCE RECEPTACLE - DUPLEX★
- GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- RECEPTACLE DOUBLE DUPLEX★
- HALF SWITCHED DUPLEX RECEPTACLE ★
- SINGLE RECEPTACLE★
- DUPLEX RECEPTACLE - CEILING MOUNTED
- HC LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE ★
- C LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE ★
- FLOOR MOUNTED DUPLEX RECEPTACLE
- FLOOR MOUNTED BOX
- POWER OUTLET - SEE PLANS FOR NEMA TYPE★
- POWER POLE
- WALL TELEPHONE OUTLET ★★
- [#] VOICE/DATA WALL OUTLET ★
- [#] VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- [#] SURFACE MOUNTED VOICE/DATA WALL OUTLET ★
- [#] SURFACE MOUNTED VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- WIRELESS ACCESS POINT (WAP) - CEILING MOUNTED
- WIRELESS ACCESS POINT (WAP) - WALL MOUNTED - FIELD VERIFY HEIGHT
- [#] VOICE/DATA OUTLET - FLOOR MOUNTED
- TV OUTLET ★
- [#] VOICE/DATA OUTLET - CEILING MOUNTED
- S INTERIOR SPEAKERS CEILING MOUNTED
- S INTERIOR SPEAKERS WALL MOUNTED
- C CLOCK +8'-0" AFF U.O.N. VERIFY BEFORE INSTALLATION

- PANELBOARD - FLUSH MOUNTED
- EQUIPMENT PANEL - FLUSH MOUNTED
- PANELBOARD - SURFACE MOUNTED
- EQUIPMENT PANEL - SURFACE MOUNTED
- M METER W/ CURRENT TRANSFORMER
- J/HJ JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES
- SPD SURGE PROTECTIVE DEVICE
- MOTOR CONNECTION
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFGR'S NAMEPLATE DATA
- COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFGRS NAMEPLATE DATA
- MAGNETIC STARTER - NEMA SIZE INDICATED NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED
- CIRCUIT BREAKER
- GROUND ROD WITH GROUNDWELL BOX
- GROUND ELECTRODE
- NORMALLY OPEN CONTACT
- NORMALLY CLOSED CONTACT
- TRANSFORMER - SEE SINGLE LINE FOR SIZE
- PULLBOX
- ERMS
- FLEX CONDUIT WITH CONNECTION
- CONDUIT - UP
- CONDUIT - DOWN
- E CONDUIT EMERGENCY SYSTEM
- LV LOW VOLTAGE WIRING
- SURFACE METAL OR NON-METALLIC RACEWAY
- CONDUIT - CONCEALED IN WALLS OR CEILING
- CONDUIT - EXISTING
- CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4"MIN.
- CAPPED OR STUB-OUT CONDUIT
- CONDUIT CONTINUATION
- #10 CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.
- 2 SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET
- 3 SCHEDULE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET

- X DETAIL NOTE REFERENCE SYMBOL SEE ASSOCIATED NOTE ON SAME DETAIL
- X / XXX DETAIL NUMBER / DETAIL OR SECTION REFERENCE / SHEET NUMBER
- FXXX FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL
- X / X INDICATES QUANTITY OF TELEPHONE OUTLETS
- X / X INDICATES QUANTITY OF DATA OUTLETS

ABBREVIATIONS

A	AMPERE	GND, G	GROUND	OFCI	OWNER FURNACED CONTRACTOR INSTALLED
AFF	ABOVE FINISHED FLOOR	GRS	GALVANIZED RIGID STEEL	PA	PUBLIC ADDRESS
ALUM/AL	ALUMINUM	HT	HEIGHT	PB	PULL BOX
ARCH	ARCHITECT	IC	INTERCOM	PF	POWER FACTOR
AWG	AMERICAN WIRE GAUGE	IDF	INTERMEDIATE DISTRIBUTION FRAME	PH	PHASE
BKR	BREAKER			PIR	PASSIVE INFRARED
C	CONDUIT	INCAND	INCANDESCENT	PNL	PANEL
CATV	CABLE TV	INV	LIGHTING EMERGENCY INVERTER	PV	PHOTOVOLTAIC
CB	CIRCUIT BREAKER	JB	JUNCTION BOX	PVC	POLYVINYL CHLORIDE
CCTV	CLOSED CIRCUIT TV	KV	KILOVOLT	PWR	POWER
CKT	CIRCUIT	KVA	KILOVOLT AMPERES	(R)	RELOCATE
CL	CENTER LINE	KW	KILOWATT	(RP)	REMOVABLE POLE
CLG	CEILING	LCP	LIGHTING CONTROL PANEL	RECPT'S	RECEPTACLES
C.O.	CONDUIT ONLY	LTG	LIGHTING	REQD	REQUIRED
CTR	CENTER	LV	LOW VOLTAGE	REQMT'S	REQUIREMENT(S)
D	DIMMER	KCM	THOUSAND CIRCULAR MILS	SHT	SHEET
DIM	DIMENSION	M.B.	MAIN CIRCUIT BREAKER	SLD	SINGLE LINE DIAGRAM
DIST	DISTRIBUTION	MCA	MINIMUM CIRCUIT AMPS	STC	SYSTEMS TERMINATION
(E)	EXISTING	MDF	MAIN DISTRIBUTION FRAME		CABINET
EC	ELECTRICAL CONTRACTOR	MECH	MECHANICAL	SW	SWITCH
(EL)	EVENING LIGHT	MH	METAL HALIDE	SWBD	SWITCHBOARD
EM	EMERGENCY	MLO	MAIN LUGS ONLY	TTB	TELEPHONE TERMINAL BACKBOARD
EMT	ELECTRICAL METALLIC TUBING	MPOE	MAIN POINT OF ENTRANCE	TYP	TYPICAL
ERMS	ENERGY REDUCTION MAINTENANCE SWITCH	MTD	MOUNTED	UON	UNLESS OTHERWISE NOTED
EQUIP	EQUIPMENT	MTG	MOUNTING	UG	UNDERGROUND
EV	ELECTRICAL VEHICLE	MOCP	MAXIMUM OVER CURRENT PROTECTION	V	VOLT
FA	FIRE ALARM	(N)	NEW	VD	VOLTAGE DROP
FACP	FIRE ALARM CONTROL PANEL	NIC	NOT IN CONTRACT	W	WATT
FC	FOOT CANDLE	NIEC	NOT IN ELECTRICAL CONTRACT	W/	WITH
FIN	FINISH	(NL)	NIGHT LIGHT	WP	WEATHERPROOF
FL	FLOOR	NO.	NUMBER	XFMR	TRANSFORMER
FLA	FULL LOAD AMPS	NOM	NOMINAL		
FLUOR	FLUORESCENT	NTS	NOT TO SCALE		
(F)	FUTURE	OAH	OVERALL HEIGHT		
GC	GENERAL CONTRACTOR	OC	ON CENTER		
GFCI	GROUND FAULT INTERRUPTING	OH	OVERHEAD		

★ +15" A.F.F. TO BOTTOM OF BOX, U.O.N.
★★ +48" A.F.F. TO TOP OF BOX, U.O.N.

[#] NUMBER IN BRACKETS DENOTES NUMBER OF CABLE DROPS WHEN MORE THAN (2).

EQUIPMENT ANCHORAGE

M/E/P COMPONENT ANCHORAGE NOTES:

ALL MECHANICAL, PLUMBING, AND ELECTRICAL COMPONENTS SHALL BE ANCHORED AND INSTALLED PER THE DETAILS ON THE DSA-APPROVED CONSTRUCTION DOCUMENTS. THE FOLLOWING COMPONENTS SHALL BE ANCHORED OR BRACED TO MEET THE FORCE AND DISPLACEMENT REQUIREMENTS PRESCRIBED IN THE 2025 CBC SECTIONS 1617A.1.18 THROUGH 1617A.1.26 AND ASCE 7-22 CHAPTERS 13, 26, AND 30:

1. ALL PERMANENT EQUIPMENT AND COMPONENTS.
2. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT THAT IS PERMANENTLY ATTACHED (e.g. HARD WIRED) TO THE BUILDING UTILITY SERVICES SUCH AS ELECTRICITY, GAS OR WATER. "PERMANENTLY ATTACHED" SHALL INCLUDE ALL ELECTRICAL CONNECTIONS EXCEPT PLUGS FOR 110 / 220 VOLT RECEPTACLES HAVING A FLEXIBLE CABLE.
3. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT WHICH IS HEAVIER THAN 400 POUNDS OR HAS A CENTER OF MASS LOCATED 4 FEET OR MORE ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT IS REQUIRED TO BE RESTRAINED IN A MANNER APPROVED BY DSA.

THE FOLLOWING MECHANICAL AND ELECTRICAL COMPONENTS SHALL BE POSITIVELY ATTACHED TO THE STRUCTURE, BUT NEED NOT BE DETAILED IN THE PLANS. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING AND CONDUIT. FLEXIBLE CONNECTIONS MUST ALLOW MOVEMENT IN BOTH TRANSVERSE AND LONGITUDINAL DIRECTIONS.

A. COMPONENTS WEIGHTING LESS THAN 400 POUNDS AND HAVE A CENTER OF MASS LOCATED 4 FEET OR LESS ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT.

B. COMPONENTS WEIGHTING LESS THAN 20 POUNDS, OR IN THE CASE OF DISTRIBUTED SYSTEMS, LESS THAN 5 POUNDS PER FOOT, WHICH ARE SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A WALL.

THE ANCHORAGE OF ALL MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS SHALL BE SUBJECT OF THE APPROVAL OF THE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE OR STRUCTURAL ENGINEER DELEGATED RESPONSIBILITY AND ACCEPTANCE BY DSA. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH ABOVE REQUIREMENTS.

MEP DISTRIBUTION SYSTEM BRACING NOTE FOR PIPING, DUCTWORK, AND ELECTRICAL CONDUIT

PIPING, DUCTWORK AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7 SECTION 13.3 AS DEFINED IN ASCE 7 SECTION 13.6.5, 13.6.6, 13.6.7, 13.6.8 AND 2025 CBC SECTIONS 1617A.1.24, 1617A.1.25 AND 1617A.1.26.

THE METHOD OF SHOWING BRACING AND ATTACHMENTS TO THE STRUCTURE FOR THE IDENTIFIED DISTRIBUTION SYSTEM ARE AS NOTED BELOW. THE MEP DESIGN PROFESSIONAL ENGINEER RESPONSIBLE FOR CONTENT ON THESE SHEETS HAS VERIFIED THAT THE DESIGN METHODS IDENTIFIED BELOW ARE IN ACCORDANCE WITH DSA IR 16-13.

MECHANICAL PIPING (MP), MECHANICAL DUCTS (MD), PLUMBING PIPING (PP), ELECTRICAL DISTRIBUTION SYSTEMS (E):

MP ☐ MD ☐ PP ☐ E ■ - OPTION 1: PROJECT-SPECIFIC DESIGN.

MP ☐ MD ☐ PP ☐ E ☐ - OPTION 2: DESIGN BASED ON OSHPD OSP, WITHIN PROJECT SUBMITTAL.

MP ☐ MD ☐ PP ☐ E ☐ - OPTION 3: DESIGN BASED ON OSHPD OSP, DEFERRED SUBMITTAL.

APPLICABLE CODES & STANDARDS

CODES:

1. 2025 CALIFORNIA ADMINISTRATIVE CODE C.A.C., PART 1, TITLE 24, C.C.R.
2. 2025 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, PART 2, VOL. 1 & 2 BASED ON THE 2024 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS.
3. 2025 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON THE 2023 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS.
4. 2025 CALIFORNIA PLUMBING CODE (CPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2024 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS.
5. 2025 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6.
6. 2025 CALIFORNIA FIRE CODE (CFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2024 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
7. 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
8. 2025 CALIFORNIA WILDLAND - URBAN INTERFACE CODE (CWUIC) C.C.R., TITLE 24, PART 7 BASED ON THE 2024 WILDLAND - URBAN INTERFACE CODE (IWUIC) WITH CALIFORNIA AMENDMENTS.
9. 2025 CALIFORNIA EXISTING BUILDING CODE (CEBC) C.C.R., TITLE 24, PART 10 BASED ON THE 2024 INTERNATIONAL EXISTING BUILDING CODE (IEBC) WITH CALIFORNIA AMENDMENTS.
10. 2025 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
11. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
12. NATIONAL FIRE ALARM CODE (NFPA 72) 2025.
13. CITY OF PACIFIC GROVE ORDINANCES, CODES AND REGULATIONS.

STANDARDS:

1. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
2. ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
3. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
4. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
5. NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
6. UNDERWRITER LABORATORIES (UL)
7. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

SHEET INDEX

E001	ELECTRICAL SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES, STANDARDS, NOTES & SHEET INDEX.
E002	CALIFORNIA TITLE 24 ENERGY CODE COMPLIANCE (EXTERIOR)
E200	ELECTRICAL DEMOLITION SITE PLAN & DEMOLITION NOTES.
E201	ELECTRICAL SITE PLAN & DETAILS.
E701	ELECTRICAL SPECIFICATIONS.

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-122937 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 09/18/2026

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Professional Seals

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/27
ELECTRICAL
STATE OF CALIFORNIA

PACIFIC GROVE UNIFIED SCHOOL DISTRICT
PACIFIC GROVE ADULT SCHOOL & CO-OP PRESCHOOL SITE IMPROVEMENTS
1025 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950

SHEET TITLE:
ELECTRICAL SYMBOLS, ABBREVIATIONS, CODES, LIGHT FIXTURE SCHEDULE, STANDARDS, NOTES & SHEET INDEX

Revision Schedule

NO.	Description	Date

PROJECT #	SHEET #
25.055	E001
ISSUE DATE: 09/10/2026	

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.2, §140.7, and §141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in §160.5, §170.2(e)6, §180.1(a) and §180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.		
Project Name: Pacific Grove Unified District	**Report Page:**	**(Page 1 of 8)**
Project Address: 1025 Lighthouse Ave, Pacific Grove, 93950	**Date Prepared:**	2026-08-27T14:45:16-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Pacific Grove	04	Total Illuminated Hardscape Area (ft²)	58142
02	Climate Zone	3			
03	Outdoor Lighting Zone per Title 24 Part 1 §10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval		
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
● School or Classroom					

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 / §170.2(e)6 or §141.0(b)2L / § 180.2(b)4Bv for alterations.

My Project Consists of:

01	02		
☒ New Lighting System	Must Comply with Allowances from §140.7 / §170.2(e)6		
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	○ Yes	○ No
03	04	05	
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method	
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%			

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Pacific Grove Unified District	**Report Page:**	**(Page 4 of 8)**
	Date Prepared:	2026-08-27T14:45:16-04:00

G. SHIELDING REQUIREMENTS (BUG)

This table includes fixtures of >=6,200 initial lumens indicated on Table F as needing to comply with Shielding Requirements. Maximum lumens can be found in Title 24, Part 11, Section 5.106.8.

01	02	03	04	05	06	07	08	09	10	11	12	
Name or Item Tag	Complete Luminaire Description	Backlight Rating[2]			Uplight Rating[2]			Glare Rating (Lumens)[2]			Field Inspector	
		Mounting Height[1]	Max Allowable Backlight Rating [3]	Backlight Rating Per Design	Lighting type	Max Allowable Uplight Rating [3]	Uplight Rating Per Design	Mounting Height[1]	Max Allowable Glare Rating [3]	Glare Rating Per Design	Pass	Fail
XA	(2) 18"Dia. Pole Mounted LED Luminaire	2 MH from property line	No Limit	B1	Area Lighting	U0	U0	Front hemisphere is 1 - 2 MH from prop line	G1	G1	☐	☐
XA1	18"Dia. Pole Mounted LED Luminaire	Back hemisphere is 1 - 2 MH from prop line	B4	B1	Area Lighting	U0	U0	Front hemisphere is 1 - 2 MH from prop line	G1	G1	☐	☐

[1] *FOOTNOTES: Mounting Height is labeled MH in this table.*
[2] *Authority Having Jurisdiction may ask for Luminaire cut sheets or other documentation to confirm luminaire type, uplight ratings and glare ratings used for compliance per §130.2(b)/ §160.5(c)*
[3] *BUG ratings with a lower number than the 'Max Allowable' are compliant. Ex. If Max Allowable is Bug Rating B4, then B0, B1, B2 and B3 are all compliant.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Pacific Grove Unified District	**Report Page:**	**(Page 7 of 8)**
	Date Prepared:	2026-08-27T14:45:16-04:00

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	Parking Lot1: "XA"; Parking Lot1: "XA1"; Parking Lot1: "XA2"

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CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
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C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) §140.7 / §170.2(e)6 or §141.0(b)2L / § 180.2(b)4Bv												Compliance Results		
01		02		03		04		05		06		07	08	09
General Hardscape Allowance §140.7(d)1 / §170.2(e)6 (See Table I)	+	Per Application §140.7(d)2 / §170.2(e)6 (See Table J)	+	Sales Frontage §140.7(d)2 (See Table K)	+	Ornamental §140.7(d)2 / §170.2(e)6 (See Table L)	+	Per Specific Area §140.7(d)2 / §170.2(e)6 (See Table M)	OR	Existing Power Allowance §141.0(b)2L / § 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
1,764.98	+	---	+	---	+	---	+	---	OR	---	=	1,764.98	≥	1,485	COMPLIES
Shielding Compliance (See Table G for Details)															COMPLIES
Controls Compliance (See Table H for Details)															COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Pacific Grove Unified District	**Report Page:**	**(Page 5 of 8)**
	Date Prepared:	2026-08-27T14:45:16-04:00

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off §130.2(c)1 / §160.5(c)	Auto-Schedule §130.2(c)2 / §160.5(c)	Motion Sensor §130.2(c)3 / §160.5(c)	Field Inspector	
				Pass	Fail
Parking Lot1: "XA"	Astronomical Timer	Provided	NA: Not permitted by Health or Life Safety Statute/Ordinance/Regulation	☐	☐
Parking Lot1: "XA1"	Astronomical Timer	Provided	NA: Not permitted by Health or Life Safety Statute/Ordinance/Regulation	☐	☐
Parking Lot1: "XA2"	Astronomical Timer	Provided	NA: Not permitted by Health or Life Safety Statute/Ordinance/Regulation	☐	☐

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Pacific Grove Unified District	**Report Page:**	**(Page 8 of 8)**
Project Address: 1025 Lighthouse Ave, Pacific Grove, 93950	**Date Prepared:**	2026-08-27T14:45:16-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Eldridge O. Bell	
Company: Aurum Consulting Engineers, Monterey	Signature Date:
Address: 404 W. Franklin St., Suite 100	CEA/AEA/ECC Certification Identification (if applicable):
City/State/Zip: Monterey, CA 93940	Phone: (831) 646-3330

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Person Name:	Responsible Person Signature:
Eldridge O. Bell	
Responsible Person Scope:	
Company: Aurum Consulting Engineers, Monterey	Date Signed: 05/20/2026
Address: 404 W. Franklin St., Suite 100	License: E17789 Exp: 06/30/28
City/State/Zip: Monterey, CA 93940	Phone: (831) 646-3330

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Pacific Grove Unified District	**Report Page:**	**(Page 3 of 8)**
	Date Prepared:	2026-08-27T14:45:16-04:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §140.7 / §170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires [2]	Luminaire Status[3]	Excluded per §140.7(a) / §170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output §130.2(b) /§160.5(c)1 [4]	Field Inspector	
										Pass	Fail
XA	(2) 18"Dia. Pole Mounted LED Luminaire	☐ Linear	55	Mfr. Spec	14	New	☐	770	Provided	☐	☐
XA1	18"Dia. Pole Mounted LED Luminaire	☐ Linear	55	Mfr. Spec	9	New	☐	495	Provided	☐	☐
XA2	18"Dia. Pole Mounted LED Luminaire	☐ Linear	55	Mfr. Spec	4	New	☐	220	NA: < 6200 lumens	☐	☐
							Total Design Watts:	1485			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) / §160.5(b)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by §130.2(b)/ §160.5(c)*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Pacific Grove Unified District	**Report Page:**	**(Page 6 of 8)**
	Date Prepared:	2026-08-27T14:45:16-04:00

I. LIGHTING POWER ALLOWANCE (per §140.7 /§170.2(e))

This table includes areas using allowance calculations per §140.7 /§170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

01					
	"Use it or lose it" Allowance (select all that apply) (select all that apply)				
☒ General Hardscape Allowance Table I (below)	☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M	

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
Parking Lot1	34571	0.021	725.99	796	0.2	159.2	885.19
Parking Lot 2	23571	0.021	494.99	674	0.2	134.8	629.79
					Initial Wattage Allowance for Entire Site (Watts):		250
					Instances of Initial Wattage Allowance (LZ 0 only)[1]		
					Total General Hardscape Allowance (Watts):		1764.98

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-122937 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 09/18/2026

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Professional Seals

ELDRIDGE O. BELL
No. E17789
EXP. 6/30/28
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
ELECTRICAL

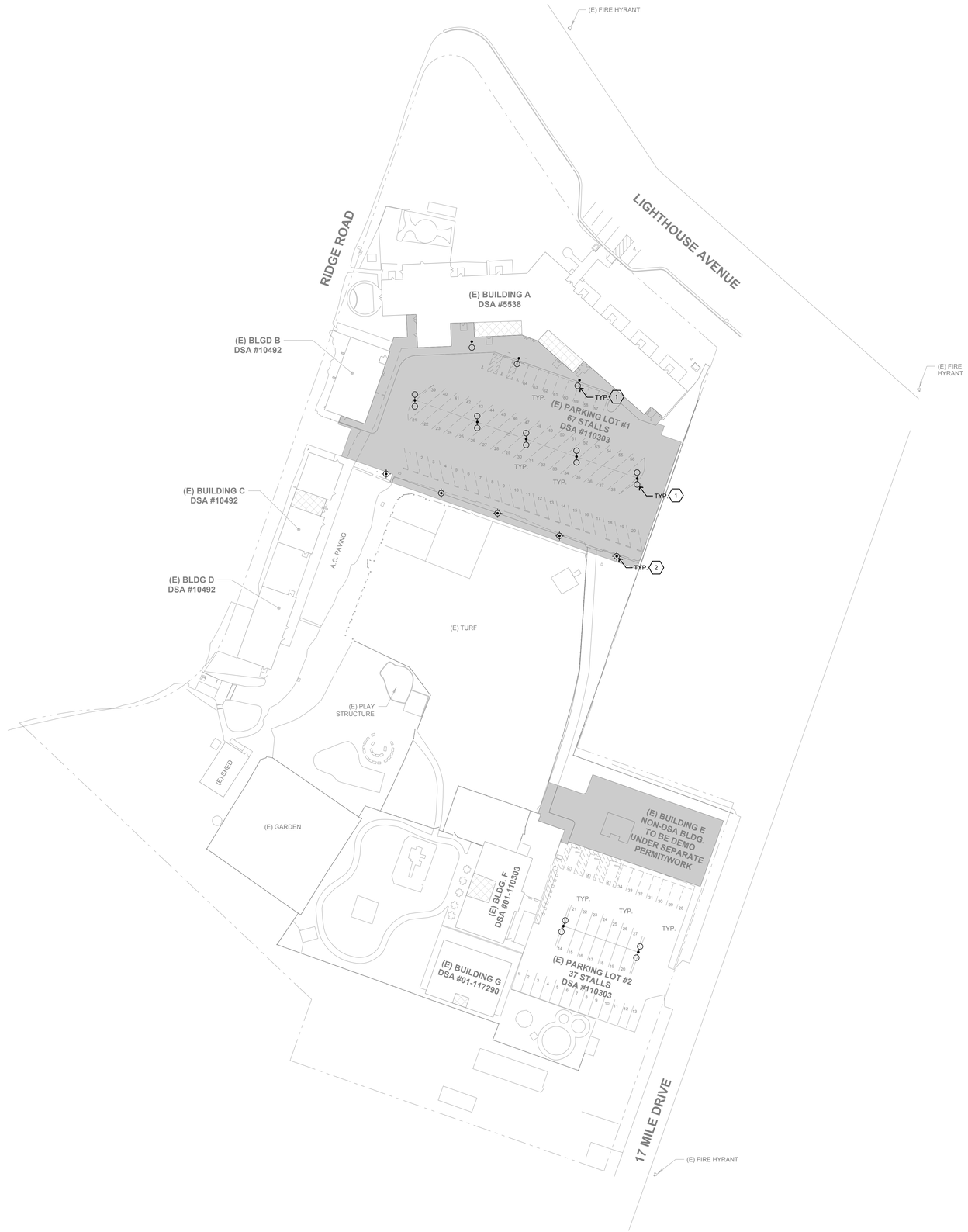
PACIFIC GROVE UNIFIED SCHOOL DISTRICT
PACIFIC GROVE ADULT SCHOOL & CO-OP PRESCHOOL SITE IMPROVEMENTS
1025 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950

SHEET TITLE:
CALIFORNIA TITLE 24 ENERGY CODE COMPLIANCE (EXTERIOR)

Revision Schedule

NO.	Description	Date

PROJECT # 25.055
ISSUE DATE: 09/10/2026
SHEET # E002



SHEET NOTES

1. CONTRACTOR SHALL DEMOLISH EXISTING POLE LIGHT FIXTURE AND CONCRETE BASE PER GENERAL DEMOLITION NOTES BELOW. PRESERVE AND PROTECT EXISTING LIGHTING CIRCUIT HOMERUN TO BE EXTENDED TO NEW LIGHT LOCATION. SEE SHEET E201 FOR NEW WORK.
2. CONTRACTOR SHALL DEMOLISH EXISTING BOLLARD LIGHT FIXTURE AND CONCRETE BASE PER GENERAL DEMOLITION NOTES BELOW. PRESERVE AND PROTECT EXISTING LIGHTING CIRCUIT HOMERUN TO BE EXTENDED TO NEW LIGHT LOCATION. SEE SHEET E201 FOR NEW WORK.

GENERAL DEMOLITION NOTES

A. CONTRACTOR SHALL FIELD VERIFY EXTENT OF ELECTRICAL DEMOLITION AND QUANTITIES OF ELECTRICAL TO BE REMOVED AS DICTATED BY THE REQUIREMENTS OF THE PROJECT.

B. REMOVAL SHALL INCLUDE WIRING, RACEWAY, BOXES, SWITCHES, LIGHT FIXTURES, ETC. AS INDICATED ON THE PLANS AND AS REQUIRED BY THESE DEMOLITION NOTES.

C. RACEWAYS ASSOCIATED WITH ELECTRICAL BEING DEMOLISHED WHICH ARE CONCEALED IN EXISTING REMAINING WALLS MAY BE ABANDONED IN PLACE. REMOVE WIRING FROM CONDUIT.

D. RACEWAYS ASSOCIATED WITH ELECTRICAL BEING DEMOLISHED WHICH ARE EXPOSED SHALL BE REMOVED.

E. WHERE REMOVAL OF EQUIPMENT OR WIRING IS INDICATED, IT SHALL INCLUDE ALL ASSOCIATED WIRING BACK TO LAST ACTIVE REMAINING OUTLET, DEVICE, FIXTURE OR PANEL.

F. ELECTRICAL CONTRACTOR SHALL INSURE THAT ALL REMAINING ACTIVE CIRCUITS, DEVICES, OUTLETS, LIGHT FIXTURES, ETC. HAVE NOT BEEN DISCONNECTED OR MADE INOPERATIVE DURING DEMOLITION. ELECTRICAL CONTRACTOR SHALL RESTORE ALL INTERRUPTED OR DISCONNECTED CIRCUITS TO OPERATION.

G. ELECTRICAL CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL REMOVED ELECTRICAL EQUIPMENT AND MATERIAL.

H. NO REMOVED EQUIPMENT OR MATERIAL SHALL BE REUSED AS PART OF NEW WORK, U.O.N.

I. EXISTING REMAINING CONCEALED RACEWAYS MAY BE REUSED FOR NEW WORK PROVIDED THEY MEET ALL REQUIREMENTS OF THE SPECIFICATION FOR NEW WORK.

J. EXISTING FLUSH OUTLETS MAY BE REUSED FOR NEW WORK PROVIDED THEY MEET ALL REQUIREMENTS OF THE SPECIFICATION FOR NEW WORK, MEET THE REQUIREMENTS OF THE CURRENT C.E.C. FOR VOLUME AND COINCIDE WITH LOCATION SHOWN FOR THE NEW WORK.

K. FLUSH OUTLET BOXES IN EXISTING WALLS TO REMAIN MAY BE ABANDONED IN PLACE. REMOVE DEVICES AND WIRING, PLUG OPENING AND PROVIDE AND INSTALL A BLANK DEVICE PLATE.

L. EXISTING WIRING SHOWN HAS BEEN TAKEN FROM OLD PLANS AND IS ASSUMED TO BE CORRECT. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS AND MAKE ADJUSTMENTS TO SUIT ACTUAL CONDITIONS AND TO MEET THE INTENT OF THE CONTRACT DOCUMENTS.

M. WHERE TELEPHONE, COMPUTER DATA, FIBER OPTICS, FIRE ALARM OR OTHER COMMUNICATIONS OUTLETS OR WIRING IS TO BE DEMOLISHED IT SHALL BE REMOVED BACK TO THE NEXT TERMINAL POINT. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH OWNER OR OWNER'S REPRESENTATIVE TO HAVE EQUIPMENT AND WIRING DESIGNATED FOR REMOVAL OR PRESERVATION PRIOR TO REMOVAL OF OUTLET BOXES, CONDUIT OR WIRING BY ELECTRICAL CONTRACTOR.

N. COORDINATE WITH OWNER PRIOR TO START OF DEMOLITION TO MINIMIZE POWER INTERRUPTIONS, WORK MAY HAVE TO OCCUR DURING NON-REGULAR BUSINESS HOURS. COORDINATE IN WRITING WITH OWNER ONE WEEK PRIOR TO PLANNED POWER INTERRUPTIONS.

SCALE: 1"=40'-0"

NORTH

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-122937 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 09/18/2026

Derivi Castellanos Architects

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REGISTERED PROFESSIONAL ENGINEER
EDRIDGE O. BELL
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ELECTRICAL
STATE OF CALIFORNIA

PACIFIC GROVE UNIFIED SCHOOL DISTRICT

PACIFIC GROVE ADULT SCHOOL & CO-OP PRESCHOOL SITE IMPROVEMENTS

1025 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950

SHEET TITLE:
ELECTRICAL DEMOLITION SITE PLAN & DEMOLITION NOTES

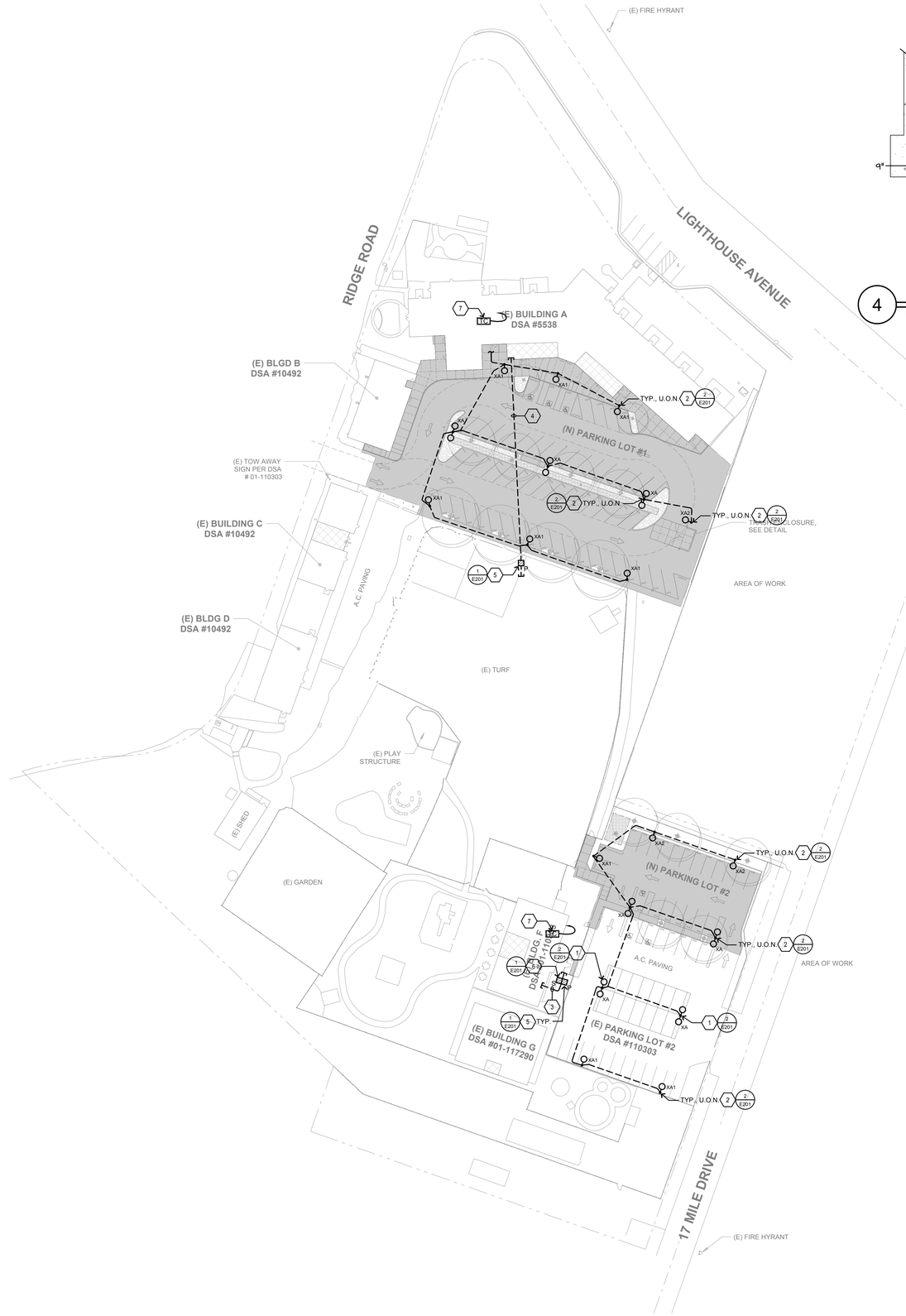
Revision Schedule

NO.	Description	Date

PROJECT #	SHEET #
25.055	E200
ISSUE DATE: 09/10/2026	

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5 ELECTRICAL SITE PLAN

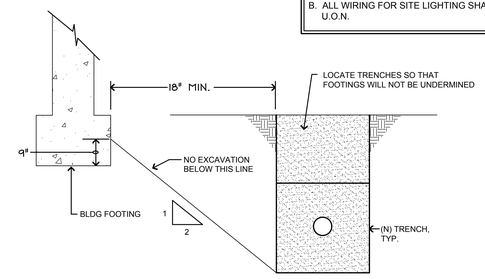
SCALE: 1"=40'-0"

40' 0' 20' 40'

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.

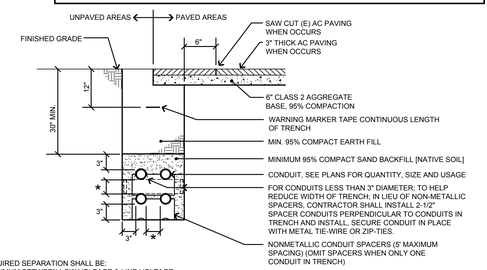


4 TRENCH NEAR BLDG FOOTING

NO SCALE

SHEET NOTES

1. CONTRACTOR SHALL INSTALL NEW POLE LIGHT FIXTURE IN SAME LOCATION. PROVIDE AND INSTALL NEW CONCRETE BASE. SPLICE AND EXTEND CIRCUITS TO NEW POLE LIGHT FIXTURE.
2. CONTRACTOR SHALL INSTALL NEW POLE LIGHT FIXTURE IN NEW LOCATION SHOWN. PROVIDE AND INSTALL NEW CONCRETE BASE IN NEW LOCATION. SPLICE AND EXTEND CIRCUITS FROM PREVIOUS FIXTURE LOCATION TO NEW LOCATION.
3. PROVIDE AND INSTALL 1" C.O. FOR POWER AND 1 1/2" C.O. FOR DATA TO FUTURE GATE KEYPAD LOCATION. STUB CONDUIT INTO ACCESSIBLE CEILING SPACE AT BUILDING F AND HOMERUN TO (E) IDF AND NEAREST ELECTRICAL PANEL. WHERE TRENCHING AT PAVING AT FIRE LANE OCCURS, PAVING TO BE ALL WEATHER SURFACE.
4. PROVIDE AND INSTALL (2) 4" C.O. SPARE FOR FUTURE WORK. STUB UP AT BUILDING "A".
5. PROVIDE AND INSTALL CHRISTY #N16 CONCRETE PULLBOX. LABEL LID "ELECTRICAL".
6. PROVIDE AND INSTALL CHRISTY #N16 CONCRETE PULLBOX. LABEL LID "SECURITY".
7. CONTRACTOR SHALL PROVIDE AND INSTALL TIMECLOCK FOR PARKING LOT LIGHTING CONTROL IN NEAREST AVAILABLE UTILITY/STORAGE ROOM IN BUILDING. HOMERUN DEDICATED 20A CIRCUIT TO NEAREST PANEL WITH AVAILABLE SPACE TO PROVIDE AND INSTALL NEW 20A/1P BREAKER. NEW BREAKER SHALL MATCH EXISTING IN TYPE AND AIC. INTERCEPT EXISTING LIGHTING CIRCUIT HOMERUN TO SPLICE AND EXTEND TO NEW TIMECLOCK FOR CONTROL. FIELD VERIFY EXACT LOCATION.



★ = REQUIRED SEPARATION SHALL BE:
12" MINIMUM BETWEEN LOW VOLTAGE & LINE VOLTAGE
CONDUITS LIKE SYSTEMS REQUIRE 3" SEPARATION

1809A. 14 PIPES AND TRENCHES:

UNLESS OTHERWISE RECOMMENDED BY THE SOILS REPORT, OPEN OR BACKFILLED TRENCHES PARALLEL WITH A FOOTING SHALL NOT BE BELOW A PLANE HAVING A DOWNWARD SLOPE OF 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL (50 PERCENT SLOPE) FROM A LINE 9 INCHES (229 MM) ABOVE THE BOTTOM EDGE OF THE FOOTING, AND NOT CLOSER THAN 18 INCHES (457 MM) FROM THE FACE OF SUCH FOOTING.

WHERE PIPES CROSS UNDER FOOTINGS, THE FOOTINGS SHALL BE SPECIALLY DESIGNED. PIPE SLEEVES SHALL BE PROVIDED WHERE PIPES CROSS THROUGH FOOTINGS OR FOOTING WALLS AND SLEEVE CLEARANCES SHALL PROVIDE FOR POSSIBLE FOOTING SETTLEMENT, BUT NOT LESS THAN 1 INCH (25 MM) ALL AROUND PIPE.

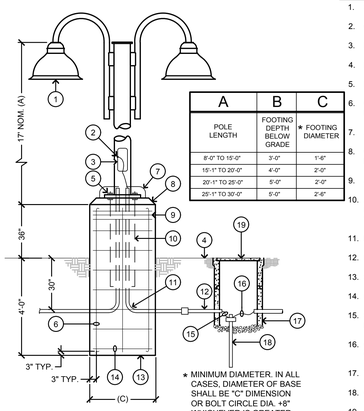
EXCEPTION: ALTERNATE TRENCH LOCATIONS AND PIPE CLEARANCES SHALL BE PERMITTED WHEN APPROVED BY REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND THE ENFORCEMENT AGENT.

NOTES:

1. SAW CUT, TRENCH & BACKFILL FOR NEW CONDUITS. PATCH WALKWAY TO MATCH (E) SURROUNDING SURFACES. CARE SHALL BE TAKEN TO PROTECT EXISTING TREES. RESEED OR RESOD (E) DISTURBED PLANTED AREAS TO ARCHITECT'S SATISFACTION.
2. BASE MATERIAL TO BE REPLACED TO THE DEPTH OF EXISTING BASE AND COMPACTED TO A MIN. 95% RELATIVE COMPACTION. A.C. MAY BE SUBSTITUTED FOR BASE MATERIAL. WHEN USED AS BACKFILL, CLASS 100-E-100 P.C.C. MAY BE SUBSTITUTED FOR BASE MATERIAL.

3 TYPICAL TRENCH SECTION

NO SCALE



A	B	C
POLE LENGTH	FOOTING DEPTH BELOW GRADE	★ FOOTING DIAMETER
8'-0" TO 15'-0"	3'-0"	1'-6"
15'-1" TO 20'-0"	4'-0"	2'-0"
20'-1" TO 25'-0"	5'-0"	2'-0"
25'-1" TO 30'-0"	5'-0"	2'-6"

★ MINIMUM DIAMETER. IN ALL CASES, DIAMETER OF BASE SHALL BE "C" DIMENSION OR BOLT CIRCLE DIA. +8" WHICHEVER IS GREATER.

DETAIL NOTES:

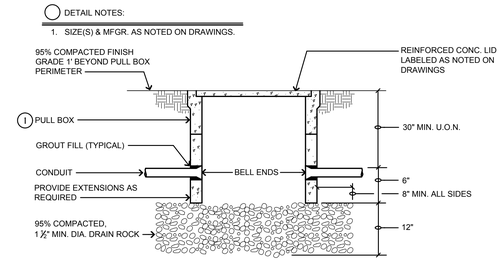
1. SHEPARDS HOOK MOUNTED FIXTURE.
2. GROUND BOND LUG IN POLE.
3. HANDHOLE WITH GASKET COVER.
4. FINISHED GRADE.
5. LEVEL NUTS.
6. 6 #4 VERTICAL BARS EQUALLY SPACED; HOOK ENDS.
7. ANCHOR BOLTS & BASE COVER.
8. GROUT FILLED WITH 1" x 45 DEGREES BEVEL AT EDGE.
9. 3 #3 TIES IN UPPER 5" OF BASE.
10. ANCHOR BOLT; QUANTITY & SIZE PER POLE MFR. FURNISHED WITH POLE. ANCHOR BOLTS SHALL BE WITHIN VERTICAL REBAR CAGE.
11. PVC ELBOW & RISER.
12. BRANCH CIRCUIT PVC CONDUIT.
13. 3000 P.S.I. AT 28 DAYS CONC. FOOTING.
14. #2 HORIZ. TIES AT 9" O.C. LAP END.
15. #8 COPPER GROUND FROM POLE TO GROUND ROD.
16. CONNECT BRANCH CIRCUIT EQUIPMENT GROUNDING CONDUCTOR TO GROUND ROD.
17. TYPICAL PULLBOX INSTALLATION, SEE 1/E201.
18. GROUND ROD, MIN 8' IN SOIL.
19. CHRISTY #N16, LID LABELED "LIGHTING"

2 FIXTURE TYPE "XA" & "XA1" MOUNTING DETAIL

NO SCALE

DETAIL NOTES:

1. SIZE(S) & MFGR. AS NOTED ON DRAWINGS.



1 TYPICAL PULLBOX DETAIL

NO SCALE

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-122937 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 09/18/2026

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Professional Seals

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/27
ELECTRICAL
STATE OF CALIFORNIA

PACIFIC GROVE UNIFIED SCHOOL DISTRICT
PACIFIC GROVE ADULT SCHOOL & CO-OP PRESCHOOL SITE IMPROVEMENTS
1025 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950

SHEET TITLE:
ELECTRICAL SITE PLAN & DETAILS

Revision Schedule

NO.	Description	Date

PROJECT #	SHEET #
25.055	E201
ISSUE DATE: 05/20/2026	

SECTION 26 05 00

GENERAL ELECTRICAL REQUIREMENTS

PART 1 - GENERAL

1.01 Description of Work:
A. Furnish and install all required in-place equipment, conduits, conductors, cables and any miscellaneous materials for the satisfactory interconnection and operation of all associated electrical systems.

1.02 Submittals:
A. As specified in Division 01. Submit to the Architect shop drawings, manufacturer's data and certificates for equipment, materials and finish, and pertinent details for each system specified. Information to be submitted includes manufacturer's descriptive literature of catalogued products, equipment, drawings, diagrams, performance and characteristic curves as applicable, test data and catalog cuts. Obtain written approval before procurement, fabrication, or delivery of the items to the job site.
B. Proposed substitutions of products will not be reviewed or approved prior to awarding of the Contract.
C. Substitutions shall be proven to the Architect or Engineer to be equal or superior to the specified product. Architect's decision is final. The Contractor shall pay all costs incurred by the Architect and Engineer in reviewing and processing any proposed substitutions whether or not a proposed substitution is accepted.
D. If a proposed substitution is rejected, the contractor shall furnish the specified product at no increase in contract price.
E. If a proposed substitution is accepted, the contractor shall be completely responsible for all dimensional changes, electrical changes, or changes to other work which are a result of the substitution. The accepted substitution shall be made at no additional cost to the owner or design consultants.

1.03 Quality Assurance:
A. Codes: All electrical equipment and materials, including installation and testing, shall conform to the latest editions of the following applicable codes:
1. California Electrical Code (CEC).
2. Occupational Safety and Health Act (OSHA) standards.
3. All applicable local codes, rules and regulations.
4. Electrical Contractor shall posses a C-10 license and all other licenses as may be required. Licenses shall be in effect at start of this contract and be maintained throughout the duration of this contract.
B. Variances: In instances where two or more codes are at variance, the most restrictive requirement shall apply.
C. Standards: Equipment shall conform to applicable standards of American National Standards Institute (ANSI), Electronics Industries Association (EIA), Institute of Electrical and Electronics Engineers (IEEE), and National Electrical Manufacturers Association (NEMA).
D. Underwriter Laboratories (UL) listing is required for all equipment and materials where such listing is offered by the Underwriters Laboratories. Provide service entrance labels for all equipment required by the NEC to have such labels.
E. The electrical contractor shall guarantee all work and materials installed under this contract for a period of one (1) year from date of acceptance by owner.
F. All work and materials covered by this specification shall be subject to inspection at any and all times by representatives of the owner. Work shall not be closed in or covered before inspection and approval by the owner or his representative. Any material found not conforming with these specifications shall, within 3 days after being notified by the owner, be removed from premises; if said material has been installed, entire expense of removing and replacing same, including any cutting and patching that may be necessary, shall be borne by the contractor.

1.04 Contract Documents:
A. Drawings: The Electrical Drawings shall govern the general layout of the completed construction.
1. Locations of equipment, panels, pullboxes, conduits, stub-ups, ground connections are approximate unless dimensioned; verify locations with the Architect prior to installation.
2. The general arrangement and location of existing conduits, piping, apparatus, etc., is approximate. The drawings and specifications are for the assistance and guidance of the contractor, exact locations, distances and elevations are governed by actual field conditions. Accuracy of data given herein and on the drawings is not guaranteed. Minor changes may be necessary to accommodate work. The contractor is responsible for verifying existing conditions. Should it be necessary to deviate from the design due to interference with existing conditions or work in progress, claims for additional compensation shall be limited to those for work required by unforeseen conditions as determined by the Architect.
3. All drawings and divisions of these specifications shall be considered as whole. The contractor shall report any apparent discrepancies to the Architect prior to submitting bids.
4. The contractor shall be held responsible to have examined the site and compared it with the specifications and plans and to have satisfied himself as to the conditions under which the work is to be performed. He shall be held responsible for knowledge of all existing conditions whether or not accurately described. No subsequent allowance shall be made for any extra expense due to failure to make such examination.

1.05 Closeout Submittals:
A. Manuals: Furnish manuals for equipment where manuals are specified in the equipment specifications or are specified in Division 01.

1.06 Coordination:
A. Coordinate the electrical work with the other trades, code authorities, utilities and the Architect.
B. Contractor shall pay all inspection and other applicable fees and procure all permits necessary for the completion of this work.
C. Where connections must be made to existing installations, properly schedule all the required work, including the power shutdown periods.
D. When two trades join together in an area, make certain that no electrical work is omitted.

1.07 Job Conditions:
A. Operations: Perform all work in compliance with Division 01
1. Keep the number and duration of power shutdown periods to a minimum.
2. Show all proposed shutdowns and their expected duration on the construction schedule. Schedule and carry out shutdowns so as to cause the least disruption to operation of the Owner's facilities.
3. Carry out shutdown only after the schedule has been approved, in writing, by the owner. Submit power interruption schedule 15 days prior to date of interruption.
B. Construction Power: Unless otherwise noted in Division 01 of these specifications, contractor shall make all arrangements and provide all necessary facilities for temporary construction power from the owner's on site source. Energy costs shall be paid for by the Owner.

1.08 Safety and Indemnity:
A. The Contractor is solely and completely responsible for conditions of the job site including safety of all persons and property during performance of the work. This requirement will apply continually and not be limited to normal working hours. The contractor shall provide and maintain throughout the work site proper safeguards including, but not limited to, enclosures, barriers, warning signs, lights, etc. to prevent accidental injury to people or damage to property.
B. The Contractor performing work under this Division of the Specifications shall hold harmless, indemnify, and defend the Owner, the Engineer, their consultants, and each of their officers, agents and employees from any and all liability claims, losses, or damage arising out of or alleged to arise from bodily injury, sickness, or death of a person or persons and for all damages arising out of injury to or destruction of property arising directly or indirectly out of or in connection with the performance of the work under this Division of the Specifications, and from the Contractor's negligence in the performance of the work described in the construction contract documents, but not including liability that may be due to the sole negligence of the Owner, the Engineer, their Consultants or their officers, agents and employees.
C. If a work area is encountered that contains hazardous materials, the contractor is advised to coordinate with the owner and it's abatement consultant for abatement of hazardous material by the Owner's Representative. "Hazardous materials" means any toxic substance regulated or controlled by OSHA, EPA, State of California or local rules, regulations and laws. Nothing herein shall be construed to create a liability for Aurum Consulting Engineers regarding hazardous materials abatement measures, or discovery of hazardous materials.

1.09 Access Doors:
A. The contractor shall install access panels as required where floors, walls or ceilings must be penetrated for access to electrical, control, fire alarm or other specified electrical devices. The minimum size panel shall be 14" x 14" in usable opening. Where access by a service person is required, minimum usable opening shall be 18" x 24".

1.10 All boxes and enclosures for emergency circuits shall be permanently marked with a readily visible red spray painted mark.

PART 2 - PRODUCTS

2.01 Nameplates:
A. Identify each piece of equipment and related controls with a rigid laminated engraved plastic nameplate. Unless otherwise noted, nameplates shall be melamine plastic 0.125 inch thick, white with black center core. Surface shall be matte finish. Corners shall be square. Accurately align lettering and engrave into the core. Minimum size of nameplates shall be 0.5 by 2.5 inches unless otherwise noted. Where not otherwise specified, lettering shall be a minimum of 0.25 inch high normal block style. Engrave nameplates with the inscriptions indicated on the Drawings and, if not so indicated, with the equipment name. Securely fasten nameplates in place using two stainless steel or brass screws.

2.02 Finish requirements:
A. Equipment: Refer to each electrical equipment section of these Specifications for painting requirements of equipment enclosures. Repair any final paint finish which has been damaged or is otherwise unsatisfactory, to the satisfaction of the Architect.
B. Wiring System: In finished areas, paint all exposed conduits, boxes and fittings to match the color of the surface to which they are affixed.

PART 3 - EXECUTION

3.01 Workmanship:
A. All electrical equipment and materials shall be installed in a neat and workmanship manner in accordance with the "NECA-1 Standard Practices For Good Workmanship in Electrical Contracting". Workmanship of the entire job shall be first class in every respect.

3.02 Equipment Installations:
A. Provide the required inserts, bolts and anchors, and securely attach all equipment and materials to their supports.
B. Do all the cutting and patching necessary for the proper installation work and repair any damage done.
C. Earthquake restraints: all electrical equipment, including conduits equal to or greater than 2.5 inches in diameter, shall be braced or anchored to resist a horizontal force acting in any direction as per CBC section 1617A.1.24 Title 24, part 2 and ASCE7, section 13.6.5.
D. Structural work: All core drilling, bolt anchor insertion, or cutting of existing structural concrete shall be approved by a California registered structural consulting engineer prior to the execution of any construction. At all floor slabs and structural concrete walls to be drilled, cut or bolt anchors inserted, the contractor shall find and mark all reinforcing in both faces located by means of x-ray, pach-ometer, or prof-ometer. Submit sketch showing location of rebar and proposed cuts, cores, or bolt anchor locations for approval.

3.03 Field Test:
A. Perform equipment field tests and adjustments. Properly calibrate, adjust and operationally check all circuits and components, and demonstrate as ready for service.
B. Operational Tests: Operationally test all circuits to demonstrate that the circuits and equipment have been properly installed and adjusted and are ready for full-time service. Demonstrate the proper functioning of circuits in all modes of operation, including alarm conditions.

3.04 Records:
A. Maintain one copy of the contract Drawing Sheets on the site of the work for recording the "as built" condition. After completion of the work, the Contractor shall carefully mark the work as actually constructed, revising, deleting and adding to the Drawing Sheets as required. As built Drawings shall be delivered to the Architect within ten (10) days of completion of construction.

3.05 Clean Up:
A. Upon completion of electrical work, remove all surplus materials, rubbish, and debris that accumulated during the construction work. Leave the entire area neat, clean, and acceptable to the Architect.

3.06 Mechanical and Plumbing Electrical Work:
A. The requirements for electrical power and/or devices for all mechanical and plumbing equipment supplied and/or installed under this Contract shall be coordinated and verified with the following:
1. Mechanical and Plumbing Drawings.
2. Mechanical and Plumbing sections of these Specifications.
3. Manufacturers of the Mechanical and Plumbing equipment supplied.
B. The coordination and verification shall include the voltage, ampacity, phase, location and type of disconnect, control, and connection required. Any changes that are required as a result of this coordination and verification shall be a part of this Contract.
C. The Electrical Contractor shall furnish and install the following for all mechanical and plumbing equipment:
1. Line voltage conduit and wiring.
2. Disconnect switches.
3. Manual line motor starters.
D. Automatic line voltage controls and magnetic starters shall be furnished by the Mechanical and/or Plumbing Contractor and installed and connected by the Electrical Contractor. When subcontracted for by the Mechanical and/or Plumbing Contractor, all line voltage control wiring installed by the Electrical Contractor shall be done per directions from the Mechanical and/or Plumbing Contractor.
E. All low voltage control wiring for Mechanical and Plumbing equipment shall be installed in conduit. Furnishing, installation and connection of all low voltage conduit, boxes, wiring and controls shall be by the Mechanical and/or Plumbing Contractor.
F. Manual motor starters, where required, shall have toggle type operators with pilot light and melting alloy type overload relays, SQUARE D COMPANY, Class 2510, Type FG-1P (surface) or Type FS-1P (flush) or ITE, WESTINGHOUSE or GENERAL ELECTRIC equal.

SECTION 26 05 26

GROUNDING

PART 1 - EXECUTION

1.1 Grounding and Bonding:
A. Grounding and bonding shall be as required by codes and local authorities.
B. All electrical equipment shall be grounded, including, but not limited to, panel boards, terminal cabinets and outlet boxes.
C. The ground pole of receptacles shall be connected to their outlet boxes by means of a copper ground wire connecting to a screw in the back of the box.
D. A green insulated copper ground wire, sized to comply with codes, shall be installed in all conduit runs.
E. All metal parts of pull boxes shall be grounded per code requirements.
F. All ground conductors shall be green insulated copper.

SECTION 26 05 42

CONDUITS, RACEWAYS AND FITTINGS

PART 1 - EXECUTION

1.01 Conduit, Raceway and Fitting Installation:
A. For conduit runs exposed to weather provide hot dipped galvanized rigid metal (GRS).
B. For conduit run underground, in concrete or masonry block wall and under concrete slabs, install minimum ½" size nonmetallic (PVC) with PVC elbows. Where conduits transition from underground or under slab to above grade install wrapped rigid metal (GRS) elbows and risers.
C. For conduit runs concealed in steel or wood framed walls or in ceiling spaces or exposed in interior spaces above six feet over the finished floor, install EMT.
D. Flexible metal conduit shall be used only for the connection of recessed lighting fixtures and motor connections unless otherwise noted on the Drawings. Liquid-tight steel flexible conduit shall be used for motor connections.
E. The minimum size raceway shall be 1/2-inch unless indicted otherwise on the Drawings.
F. Installation shall comply with the CEC.
G. From pull point to pull point, the sum of the angles of all of the bends and offset shall not exceed 360 degrees.
H. Conduit Supports: Properly support all conduits as required by the NEC. Run all conduits concealed except where otherwise shown on the drawings.
1. Exposed Conduits: Support exposed conduits within three feet of any equipment or device and at intervals not exceeding NEC requirements; wherever possible, group conduits together and support on common supports. Support exposed conduits fastened to the surface of the concrete structure by one-hole clamps, or with channels. Use conduit spacers with one-hole clamps.
a. Conduits attached to walls or columns shall be as unobtrusive as possible and shall run parallel or at right angles to building lines.
b. Group exposed conduits together. Arrange such conduits uniformly and neatly.
2. Support all conduits within three feet of any outlet box, coupling, bend or fixture.
3. Support conduit risers in shafts with Unistrut Superstrut, or approved equal, channels and straps.
I. Moisture Seals: Provide in accordance with NEC paragraphs 230-8 and 300-5(g).
J. Where PVC conduit transitions from underground to above grade, provide rigid steel 90's with risers. Rigid steel shall be hall-lap wrapped with 20 mil tape and extend minimum 12" above grade.
K. Provide a nylon pull cord in each empty raceway.
L. Provide galvanized rigid steel factory fittings for galvanized rigid steel conduit.
M. Slope all underground raceways to provide drainage; for example, slope conduit from equipment located inside a building to the pull box or manhole located outside the building.
N. Conduits shall be blown out and swabbed prior to pulling wires.

SECTION 26 05 19

LINE VOLTAGE WIRE AND CABLE

PART 1 - PRODUCTS

1.01 Conductors:
A. Conductors shall be copper, type THHN/THWN/MTW oil and gasoline resistant, 90°C, 600 volt rated insulation.
B. Conductors shall be stranded copper.
C. Minimum power and control wire size shall be No. 12 AWG unless otherwise noted.
D. All conductors used on this Project shall be of the same type and conductor material.

1.02 Terminations:
A. Manufacturer - Terminals as manufactured by T&B, Burndy or equal.
B. Wire Terminations - Stranded conductors shall be terminated in clamping type terminations which serve to contain all the strands of the conductor. Curling of a stranded conductor around a screw type terminal is not allowed. For screw type terminations, use a fork type stake-on termination on the stranded conductor. Use only a stake-on tool approved for the fork terminals selected.
C. End Seals - Heat shrink plastic caps of proper size for the wire on which used.

1.03 Tape:
A. Tape used for terminations and cable marking shall be compatible with the insulation and jacket of the cable and shall be of plastic material.

PART 2 - EXECUTION

2.01 Cable Installation:
A. Clean Raceways - Clean all raceways prior to installation of cables as specified in Section 26 05 42 - Conduits Raceway and Fittings.
B. All wiring including low voltage wiring shall be installed in conduit, U.O.N.
C. All feeder conductors shall be continuous from equipment to equipment. Splices in feeders are not permitted unless specifically noted or approved by the Electrical Engineer.
D. All branch circuit wiring shall be run concealed in ceiling spaces, walls, below floors or in crawl spaces unless noted otherwise.

2.02 Cable Terminations and Splices:
A. Splices - UL Listed wirenuts.
B. Terminations - Shall comply with the following:
1. Make up and form cable and orient terminals to minimize cable strain and stress on device being terminated on.
2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.
3. Non-metallic - sheathed cable (Romex): Type "NM", 600 volts rated with insulated copper conductors, No. 12 AWG minimum size with internal copper ground wire.
4. Non-Metallic Shielded Cable (Romex) - Residential units only.

2.03 Circuit and Conductor Identification:
A. Color Coding - Provide color coding for all circuit conductors. Insulation color shall be white for neutrals and green for grounding conductors. Conductor colors shall be as follows:

VOLTAGE	208/120V	240/120V	480/277V
Phase A	Black	Black	Brown
Phase B	Red	Red	Orange
Phase C	Blue	Blue	Yellow
Neutral	White	White	Grey
Ground	Green	Green	Green

B. Color coding shall be in the conductor insulation for all conductors #10 AWG and smaller; for larger conductors, color shall be either in the insulation or in colored plastic tape applied at every location where the conductor is readily accessible.
C. Circuit Identification - All underground distribution and service circuits shall be provided with plastic identification tags in each secondary box and at each termination. Tags shall identify the source transformer of the circuit and the building number(s) serviced by the circuit.

2.04 Field Tests:
A. All systems shall test free from short circuits and grounds, shall be free from mechanical and electrical defects, and shall show an insulation resistance between phase conductors and ground of not less than the requirements of the CEC. All circuits shall be tested for proper neutral connections.
B. Insulation Resistance Tests: perform insulation resistance tests on circuits with #2 AWG and larger conductors to be energized with a line-to-neutral voltage of 120 volts or more. Make these tests before all equipment has been connected. Test the insulation with a 500Vdc insulation resistance tester with a scale reading 100 megohms. The insulation resistance shall be 2 megohms or more. Submit results for review.
C. Contractor shall torque all termination of feeders/circuits terminations where required per CEC and manufacturer labeling requirements at point of connection.

SECTION 26 05 33

OUTLET, JUNCTION AND PULL BOXES

PART 1 - PRODUCTS

1.01 Outlet boxes, Junction and Pull boxes
A. Standard Outlet Boxes: Galvanized, steel, knock-out type of size and configuration best suited to the application indicated on the Drawings. Minimum box size shall be 4 inches square (octagon for most light fixtures) by 1-1/2 inches deep with mud rings as required. Boxes used with conduit 1" or larger shall be minimum 2" deep.
B. Switch boxes: Minimum box size shall be 4 inches square by 1-1/2 inches deep with mud rings as required. Install multiple switches in standard gang boxes with raised device covers suitable for the application indicated.
C. Conduit bodies: Cadmium plated, cast iron alloy. Conduit bodies with threaded conduit hubs and neoprene gasketed, cast iron covers. Bodies shall be used to facilitate pulling of conductors or to make changes in conduit direction only. Splices are not permitted in conduit bodies. Crouse-Hinds Form 8 Condulets, Appleton Form 35 Unilets or equal.
D. Sheet Metal Boxes: Use standard outlet or concrete ring boxes wherever possible; otherwise use a minimum 16 gauge galvanized sheet metal, NEMA I box sized to Code requirements with covers secured by cadmium plated machine screws located six inches on centers. Circle AW Products, Hoffman Engineering Company or equal.
E. Flush Mounted Pull boxes and Junction boxes: Provide overlapping covers with flush head cover retaining screws, prime coated.

PART 2 - EXECUTION

2.01 Outlet Boxes
A. General:
1. All outlet boxes shall finish flush with building walls, ceilings and floors except in mechanical and electrical rooms above accessible ceiling or where exposed work is called for on the Drawings.
2. Install raised device covers (plaster rings) on all switch and receptacle outlet boxes installed in masonry or stud walls or in furred, suspended or exposed concrete ceilings. Covers shall be of a depth to suit the wall or ceiling finish.
3. Leave no unused openings in any box. Install close-up plugs as required to seal openings.
B. Box Layout:
1. Outlet boxes shall be installed at the locations and elevations shown on the drawings or specified herein. Make adjustments to locations as required by structural conditions and to suit coordination requirements of other trades.
2. Locate switch outlet boxes on the latch side of doorways.
3. Outlet boxes shall not be installed back to back nor shall through-wall boxes be permitted. Outlet boxes on opposite sides of a common wall shall be separated horizontally by at least one stud or vertical structural member.
4. For outlets mounted above counters, benches or backsplashes, coordinate location and mounting heights with built-in units. Adjust mounting height to agree with required location for equipment served.
5. On fire rated walls, the total face area of the outlet boxes shall not exceed 100 square inches per 100 square feet of wall area.
C. Supports:
1. Outlet Boxes installed in metal stud walls shall be equipped with brackets designed for attaching directly to the studs or shall be mounted on specified box supports.
2. Fixture outlet boxes installed in suspended ceiling of gypsum board or lath and plaster construction shall be mounted to 16 gauge metal channel bars attached to main ceiling runners.
3. Fixture outlet boxes installed in suspended ceilings supporting acoustical tiles or panels shall be supported directly from the structure above where pendant mounted lighting fixture are to be installed on the box.
4. Fixture Boxes above tile ceilings having exposed suspension systems shall be supported directly from the structure above.
5. Outlet and / or junction boxes shall not be supported by grid or fixture hanger wires at any locations.

2.02 Junction And Pull Boxes
A. General:
1. Install junction or pull boxes where required to limit bends in conduit runs to not more than 360 degrees or where pulling tension achieved would exceed the maximum allowable for the cable to be installed. Note that these boxes are not shown on the Drawings.
2. Locate pull boxes and junction boxes in concealed locations above accessible ceilings or exposed in electrical rooms, utility rooms or storage areas.
3. Install raised covers (plaster rings) on boxes in stud walls or in furred, suspended or exposed concrete ceilings. Covers shall be of a depth to suit the wall or ceiling finish.
4. Leave no unused openings in any box. Install close-up plugs as required to seal openings.
5. Identify circuit numbers and panel on cover of junction box with black marker pen.
B. Box Layouts:
1. Boxes above hung ceilings having concealed suspension systems shall be located adjacent to openings for removable recessed lighting fixtures.
C. Supports:
1. Boxes installed in metal stud walls shall be equipped with brackets designed for attaching directly to the studs or shall be mounted on specified box supports.
2. Boxes installed in suspended ceilings of gypsum board or lath and plaster construction shall be mounted to 16 gauge metal channel bars attached to main ceiling runners.
3. Boxes installed in suspended ceilings supporting acoustical tiles or panels shall be supported directly from the structure above.
4. Boxes mounted above suspended acoustical tile ceilings having exposed suspension systems shall be supported directly from the structure above.

SECTION 26 27 26

DEVICES WIRING

PART 1 - PRODUCTS

1.01 Switches:
A. Switches shall be rated 20 amperes to 120/277 volts ac. Units shall be flush mounted, self-grounding, quiet operating toggle devices. Handle color shall be as selected by the Architect.
1. Manufacturer: Hubbell #HBL1221 Series, Leviton #1221 Series
B. Timed switches: Shall be as designed by Paragon Electric Company # ET2000T or Watt Stopper TS-400 rated for the voltage specified on drawings. Time out shall be adjustable from 5 minutes up to 12 hours. Unit shall be provided with warning alarm.

1.02 Plates:
A. General - Plates shall be of the style and color to match the wiring devices, and of the required number of gangs. Plates shall conform with NEMA WD 1, UL 514 and FS W-P-455A. Plates on finished walls shall be non-metallic or stainless steel. Plates on unfinished walls and on fittings shall be of zinc plated steel or case metal and shall have rounded corners and beveled edges.
B. Non-Metallic: Plates shall be plain with beveled edges and shall be nylon or reinforced fiberglass.
C. Stainless Steel: Plates shall be .040 inches thick with beveled edges and shall be manufactured from No. 430 alloy having a brushed or satin finish.
D. Cast Metal: Plates shall be cast or malleable iron covers with gaskets so as to be moisture resistant or weatherproof.
E. Blank Plates: Cover plates for future telephone outlets shall match adjacent device wall plates in appearance and construction.

PART 2 - EXECUTION

2.01 Installation of Wiring Devices:
A. Interior Locations: In finished walls, install each device in a flush mounted box with washers as required to bring the device mounting strap level with the surface of the finished wall. On unfinished walls, surface mount boxes level and plumb.
B. Mounting Heights: Adjust boxes so that the front edge of the box shall not be farther back from the finished wall plane than 1/4-inch. Adjust boxes so that they do not project beyond the finished wall. Height of device shall be as follows:
1. Receptacles 15 Inches from finished floor to bottom of box unless otherwise noted on the drawings.
2. Toggle Switches 48 Inches from finished floor to top of box.
C. Receptacles:
1. Ground each receptacle using a grounding conductor, not a yoke or screw contact.
2. Install receptacles with connections spliced to the branch circuit wiring in such a way that removal of the receptacle will not break neutral continuity and branch circuit power will not be lost to other receptacles in the same circuit.

2.02 Installation of Wall Plates:
A. General - Plates shall match the style of the device and shall be plumb within 1/16-inch of the vertical or horizontal.
B. Interior Locations, Finished Walls: Install non-metallic plates so that all four edges are in continuous contact with the finished wall surfaces. Plaster filling will not be permitted. Do not use oversized plates or sectional plates.
C. Interior Locations, Unfinished Walls: Install stainless steel or cast metal cover plates.
D. Exterior Locations: Install cast metal plates with gaskets on wiring devices in such a manner as to provide a rain tight weatherproof installation. Cover type shall match box type. Cover shall be [Lockable] outdoor extra-duty "in-use" type.
E. Future Locations: Install blank cover plates on all unused outlets.
F. Labeling: All switch and receptacle plates shall be labeled on the top portion of the plate with the panelboard and circuit number serving that device. Lettering shall be 1/16" minimum high, black color, on clear Mylar tape.

2.03 Tests:
A. Receptacles:
1. After installation of receptacles, energize circuits and test each receptacle to detect lack of ground continuity, reversed polarity, and open neutral condition.

SECTION 26 28 16

CIRCUIT BREAKERS

PART 1 - PRODUCTS

1.01 Circuit Breaker: Each circuit breaker shall consist of the following:
A. A molded case breaker with an over center toggle-type mechanism, providing quick-make, quick-break action. Each circuit breaker shall have a permanent trip unit containing individual thermal and magnetic trip elements in each pole. Multipole circuit breakers shall have variable magnetic trip elements which are set by a single adjustment to assure uniform tripping characteristics in each pole. Circuit breakers shall be of the bolt-on type unless otherwise noted.
B. Breaker shall be calibrated for operation in an ambient temperature of 40°C.
C. Each circuit breaker shall have trip indication by handle position and shall be trip-free.
D. Three pole breakers shall be common trip.
E. The circuit breakers shall be constructed to accommodate the supply connection at either end of the circuit breaker. Circuit breaker shall be suitable for mounting and operation in any position.
F. Breakers shall be rated as shown on Drawings.
G. Circuit breaker and/or Fuse/circuit breaker combinations for series connected interrupting ratings shall be listed by UL as recognized component combinations for use in the end use equipment in which it is installed. Any series rated combination used shall be marked on the end use equipment per CEC section 110-22.
H. Breakers shall be UL listed. Circuit breakers shall have removable lugs.
I. Lugs shall be UL listed for copper and aluminum conductors.
J. Breakers shall be UL listed for installation of mechanical screw type lugs.
K. Circuit breakers serving HACR rated loads shall be HACR type. Circuit breakers serving other motor loads shall be motor rated.
L. Breakers indicated as "current limiting " (CL), shall be of the non-fused type; Square D I-Limiter, Westinghouse Limi-R, or ITE Sentron only.

SECTION 26 51 00

LIGHTING

PART 1 - GENERAL

1.01 Description of Work:
A. The work of this section consists of providing a lighting system complete, including fixtures, lamps, hangers, reflectors, glassware, lenses, auxiliary equipment, ballasts and sockets.

1.02 Related Work:
A. See the following specification sections for work related to the work of this section:
1. 26 05 00 General Electrical Requirements.
2. 26 05 42 Conduit, Raceway and Fittings.
3. 26 05 19 Line Voltage Wire and Cable.
4. 26 05 33 Outlet, Junction and Pull Boxes.

1.03 Submittals: In accordance with Division 01.
A. Submit descriptive data, photometric curves for each fixture configuration proposed.
B. Submit shop drawings showing proposed methods for mounting lighting fixtures.
C. Seismic Requirements: Submit:
1. Sketch or description of the anchorage system.
D. Submit Operation and Maintenance Data per Division 01.

1.04 Warranty: High Intensity Discharge lamps which fail within the first year after final acceptance shall be replaced by the Contractor with the warranty clause of the General Provisions.

PART 2 - PRODUCTS

2.01 Fixtures
A. Fixtures shall be of the types, wattage's and voltages shown on the Drawings and be UL classified and labeled for the intended use.
B. Substitutions will not be considered unless the photometric distribution curve indicates the proposed fixture is equal to or exceeds the specified luminaire.
C. Luminaire wire, and the current carrying capacity thereof shall be in accordance with the CEC.
D. Luminaires and lighting equipment shall be delivered to the project site complete, with suspension accessories, aircraft cable, stems, canopies, hickeys, castings, sockets, holders, ballasts, diffusers, frames, and related items, including support and braces.

2.02 LED Power Supplies / Drivers:
A. Power Supplies and Drivers shall be of the types shown on the drawings. Drivers shall be CBM certified and bear the UL label. Drivers shall be the high power factor type and have a 10% maximum total harmonic distortion.
B. All Drivers for fixtures installed outdoors shall provide reliable operation at 0°F at 90% of the nominal line voltage.
C. Drivers shall be Sound Rated A+ or will be rejected and shall be replaced at no expense to the Owner.

2.03 Light Sources:
A. All LED sources shall be new at the time of acceptance; been fabricated within 12 months before installation per the date code on the module; and shall be CREE, General Electric, Osram /Sylvania, Phillips, or approved equal.
B. Unless otherwise noted on the drawings, Light Engines shall have the highest available efficacy, 3500°K, and 85 CRI minimum.

[2.04 Ballasts:
A. Ballasts shall be of the types shown on the drawings. Ballasts shall be CBM certified and bear the UL label. Magnetic ballasts shall be the high power factor type. Electronic ballasts shall be suitable for lamps specified by Advance, Magnetek/Universal, Motorola or approved equal. Electronic ballast shall be CBM certified and have a 10% maximum total harmonic distortion.
B. All ballasts for fixtures installed outdoors shall provide reliable starting of lamps at 0°F at 90% of the nominal line voltage.
C. Ballasts producing excessive noise (above 36 dB) or vibration will be rejected and shall be replaced at no expense to the Owner.]

[2.05 Lamps:
A. Lamps shall be new at the time of acceptance and shall be General Electric, Osram /Sylvania, Phillips, or approved equal.
B. Unless otherwise noted on the drawings, lamps shall be third generation T8, 3500°K, and 85 CRI minimum.
1. Third Generation: Also known as High-Performance, Higher Lumen, or Super, the third generation of 32 Watt T8 lamps offers 3,100 lumens and a long-life rating of 24,000 hours. Efficacy is high, with lumens per watt in the range of 94 to 100. CRI is 82 to 86.]

PART 3 - EXECUTION

3.01 Installation:
A. General:
1. All fixtures and luminaires shall be clean and light engines shall be operable at the time of acceptance.
2. Install luminaires in accordance with manufacturer's instructions, complete with power supply/driver, light source and controls, ready for operation as indicated.
3. Align, mount, and level the luminaires uniformly.
4. Avoid interference with and provide clearance for equipment. Where an indicated position conflicts with equipment locations, change the location of the luminaire by the minimum distance necessary.
B. Mounting and Supports:
1. Mounting heights shall be as shown on the Drawings. Unless otherwise shown, mounting height shall be measured to the centerline of the outlet box for wall mounted fixtures and to the bottom of the fixture for suspended fixtures and to the bottom of the fixture for all other types.
2. Luminaire supports shall be anchored to structural members.
3. Pendant stem mounted luminaires shall be provided with ball aligners to assure a plumb installation and shall have a minimum 45 degree clear sway from horizontal in all directions. Sway bracing shall be installed as required to limit the movement of the fixture. Fixtures shall be allowed to sway a maximum of 45° without striking any object.
4. Fixture supports shall be designed to resist earthquake forces of seismic area.
5. Refer to fixture mounting details on drawings for installation requirements.
6. Pendant cable mounted luminaries shall be provided with fully adjustable stainless steel aircraft cable hangers unless otherwise noted on the Drawings.

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-122937 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 09/18/2026

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PACIFIC GROVE UNIFIED SCHOOL DISTRICT
PACIFIC GROVE ADULT SCHOOL & CO-OP PRESCHOOL SITE IMPROVEMENTS
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SHEET TITLE:
ELECTRICAL SPECIFICATIONS

Revision Schedule

NO.	Description	Date

PROJECT # 25.055
ISSUE DATE: 09/10/2026
SHEET # E701

Autodesk Docs://25.055 PGUSD PGAS Site/25.055 PGUSD PGAS Site.rvt
5/18/2026 9:43:57 AM
3/8"=1'-0" 1/2"=1'-0" 1/4"=1'-0" 1/8"=1'-0" 1/16"=1'-0" 1-1/2"=1'-0" 3/4"=1'-0" 1"=10'-0" 1"=20'-0" 1"=40'-0"