



2650 FAIRVIEW RD  
COSTA MESA, CA 92626

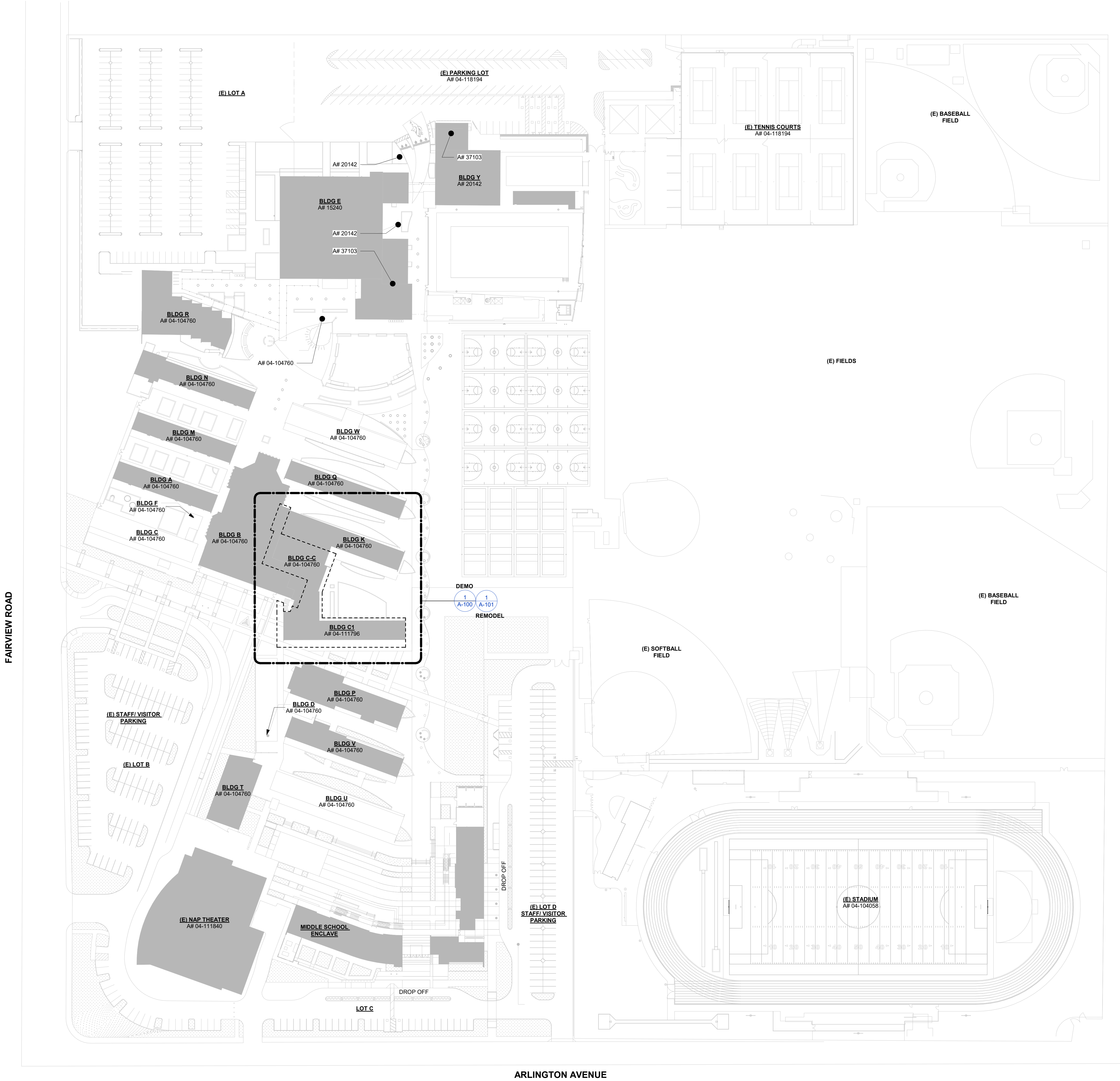
2650 FAIRVIEW RD  
COSTA MESA, CA 92626

HERMAN ANDRES  
714.693.2277

studio+

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AGENCY APPROVAL

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20250 SW Acacia Street, Suite 100, Newport Beach, California 92660 | P: 949.315.1993

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SITE PLAN LEGEND

- (E) ITEM
- (N) ITEM
- (E) BUILDINGS
- ROOF IN SCOPE OF WORK

PROJECT

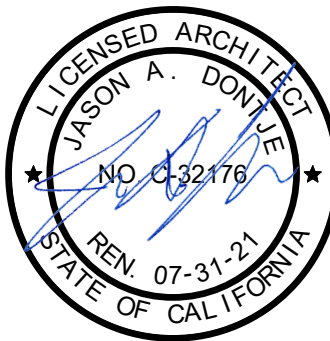
COSTA MESA HIGH SCHOOL  
ROOFING REPLACEMENT

2650 FAIRVIEW RD  
COSTA MESA, CA 92626

DATE 05/27/2020

PROJECT # CA20009

DESIGN PROFESSIONAL



TITLE  
OVERALL REMODEL SITE PLAN

SHEET #

A-001

CAMPUS SITE PLAN

1

1" = 60'-0"



AGENCY APPROVAL



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DEMOLITION ROOF PLAN LEGEND

SYMBOL	DESCRIPTION	DETAIL
---	(E) ITEM TO REMAIN	
----	ITEMS TO BE DEMOLISHED PER KEYNOTE	
(E) EQUIPMENT	(E) EQUIPMENT / PLATFORM	
	DEMO BUILT-UP ROOFING & FOAM INSULATION DOWN TO (E) CONC ROOF SURFACE	
	(E) ELEC CONDUIT, REFRIGERANT PIPING, GAS PIPING, ETC.	
	(E) SHEET MTL ENCLOSURE FOR REFRIGERANT PIPING OR CONDUIT	
	(E) ROUND/ SQUARE EXHAUST FAN/ VENTS	
	(E) VENT/ PIPE/ PENETRATION	
	(E) ROOF DRAIN	

DEMOLITION ROOF PLAN NOTES

1. PROTECT IN PLACE (E) CONDITIONS UNLESS SPECIFICALLY INDICATED OTHERWISE.

KEYNOTE LEGEND

NUMBER	PROVIDE WORK / ITEM
02.01	DEMO (E) SKYLIGHT AND PROTECT ROOF CURB FOR (N) SKYLIGHT
02.03	DEMO ABANDONED (E) HVAC VENT & PATCH ROOF OPENING (13/A-300)
02.04	DEMO (E) MECHANICAL PLATFORM
02.05	DEMO ROOF MOUNTED CONDUIT & PULL BOX WHERE OCCUR
02.06	DEMO (E) DUCT - GAP BELOW CONC ROOF STRUCTURE & INFILL OPENING (13/A-300)
02.07	DEMO (E) WALKWAY PADS, TYP.
02.10	RELOCATE (E) CONDENSATE LINE, SEE MECHANICAL FOR ADDITIONAL INFORMATION
02.11	DEMO ROOF DRAIN
02.12	DEMO (E) GAS PIPING AND RELATED VALVES & PRESSURE REGULATOR ON ROOF TO BE REMOVED
02.13	DEMO MTL DRIP EDGE & GUTTER WHERE OCCURS - PROTECT IN PLACE DOWNSPOUTS

PROJECT

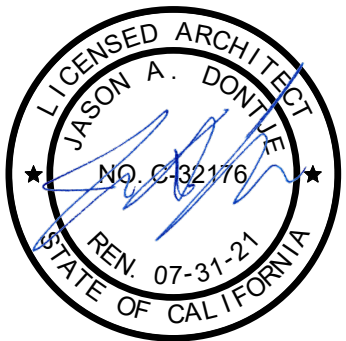
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ROOFING REPLACEMENT

2650 FAIRVIEW RD  
COSTA MESA, CA 92626

DATE 05/27/2020

PROJECT # CA20009

DESIGN PROFESSIONAL



TITLE  
DEMOLITION ROOF PLAN

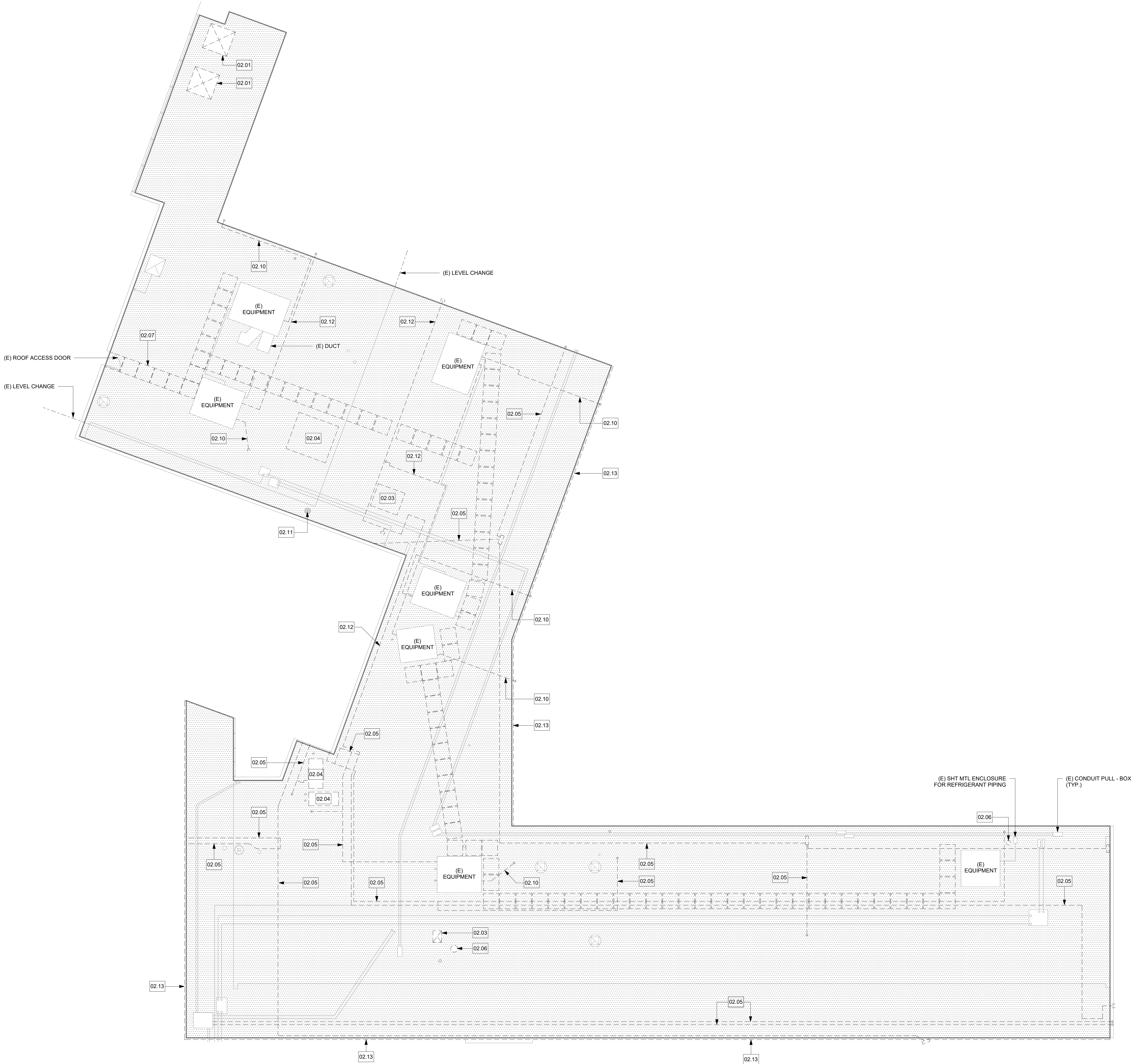
SHEET #

A-100

ENLARGED DEMOLITION ROOF PLAN

1

1/8" = 1'-0"





AGENCY APPROVAL

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REMODEL ROOF PLAN LEGEND

SYMBOL	DESCRIPTION	DETAIL
—	(E) ITEM	
---	(N) ITEM	
---	(N) ROOF RIDGE/VALLEY	
(E) EQUIPMENT	(E) EQUIPMENT / PLATFORM	4 / A-300 SIM.
(N) MODIFIED BITUMEN ROOF	(N) MODIFIED BITUMEN ROOF	
(E) ELEC CONDUIT, REFRIGERANT PIPING, GAS PIPING, ETC.	(E) ELEC CONDUIT, REFRIGERANT PIPING, GAS PIPING, ETC.	5 / A-300
(E) SHEET MTL ENCLOSURE OR REFRIGERANT PIPING	(E) SHEET MTL ENCLOSURE OR REFRIGERANT PIPING	3 / A-300
(E) ROUND/ SQUARE EXHAUST FAN/ VENTS	(E) ROUND/ SQUARE EXHAUST FAN/ VENTS	4 / A-300 SIM.
(E) VENT/ PIPE/ PENETRATION	(E) VENT/ PIPE/ PENETRATION	3 / A-300
(E) ROOF DRAIN	(E) ROOF DRAIN	8 / A-300

REMODEL ROOF PLAN NOTES

- ALL CONDUIT & PIPING SHALL BE SUPPORTED AT 8'-0" O.C. MAX PER DETAIL.
- ALL WOOD USED IN PROJECT SHALL BE FIRE RETARDANT TREATED (FRT)

KEYNOTE LEGEND

NUMBER	PROVIDE WORK / ITEM
07.01	3'X3' ROOF WALKWAYS PADS
07.02	ROOF CRICKET, TYP.
07.03	MODIFIED BITUMEN ROOFING
07.04	DUCT PENETRATION
08.01	SKYCO OR EQUAL MILL FINISH AL SKYLIGHT W/ WHITE POLYCARBONATE SINGLE-DOME AND 1/2" DIA STL FALL PROTECTION BARS 6 / A-300
22.01	REINSTALL ROOF DRAIN 8 / A-300

PROJECT

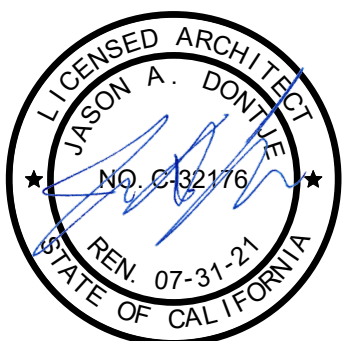
COSTA MESA HIGH SCHOOL  
ROOFING REPLACEMENT

2650 FAIRVIEW RD  
COSTA MESA, CA 92626

DATE 05/27/2020

PROJECT # CA20009

DESIGN PROFESSIONAL



TITLE  
REMODEL ROOF PLAN

SHEET #

A-101

ENLARGED REMODEL ROOF PLAN

1

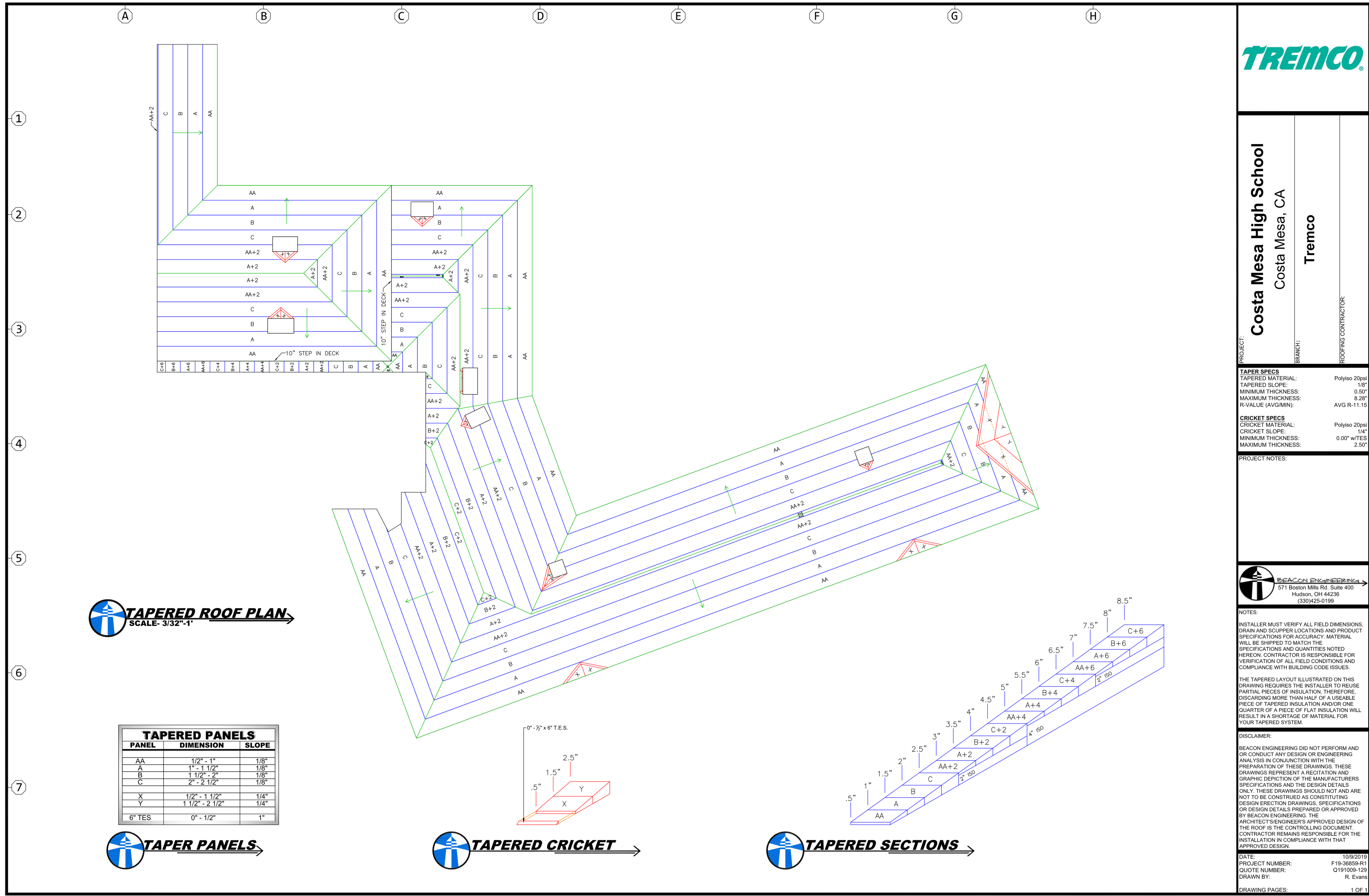
1/8" = 1'-0"



AGENCY APPROVAL

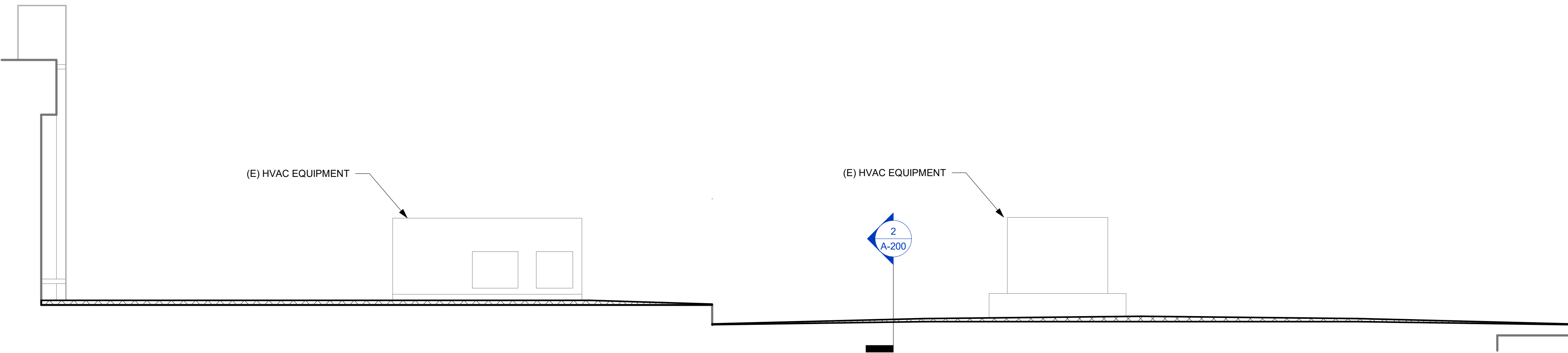
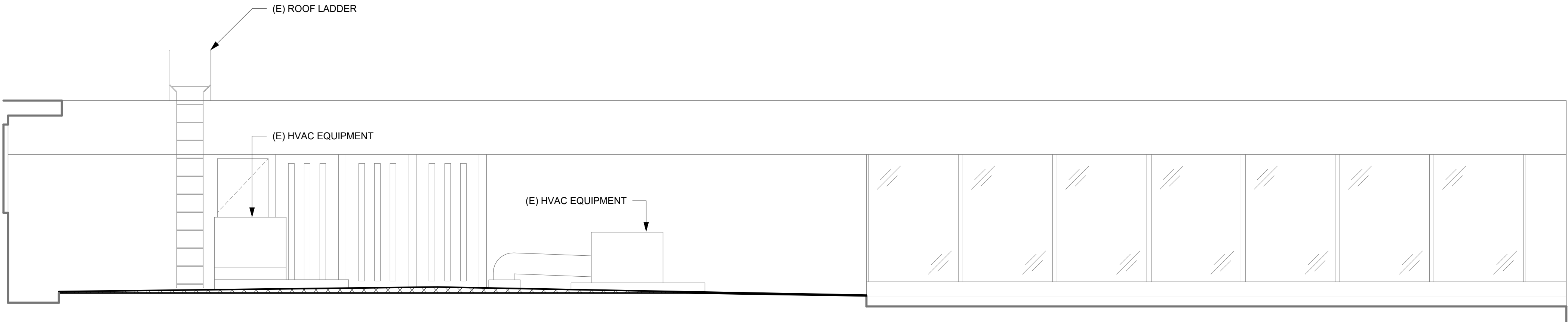
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THIS DRAWING IS PROVIDED FOR REFERENCE ONLY - THE SELECTED CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE APPROPRIATE SUBMITTAL AND SHOP DRAWINGS AS REQUIRED FOR THE SCOPE OF WORK.

TAPER PLAN - FOR REFERENCE ONLY 3  
12" = 1'-0"

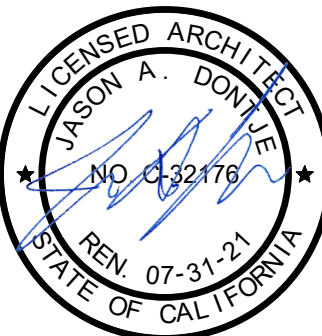


PROJECT

COSTA MESA HIGH SCHOOL  
ROOFING REPLACEMENT

2650 FAIRVIEW RD  
COSTA MESA, CA 92626

DATE 05/27/2020  
PROJECT # CA20009  
DESIGN PROFESSIONAL



TITLE  
SECTIONS

SHEET #

A-200



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## MEP COMPONENT ANCHORAGE NOTE

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 2019 CBC, SECTION 1616A.1.18 THROUGH 1616A.1.26 AND ASCE 7-10 CHAPTER 13, 26 AND 30.

- ALL PERMANENT EQUIPMENT AND COMPONENTS.
- TEMPORARY OR MOVABLE 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.
- 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 NEED NOT DEMONSTRATE DESIGN COMPLIANCE WITH THE REFERENCES NOTED ABOVE. 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:

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

## PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTE

PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-10 SECTION 13.3 AS DEFINED IN ASCE 7-10 SECTION 13.6.5, 13.6.6, 13.6.7, 13.6.8, 13.6.7, 13.6.8, 13.6.7, AND 2019 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. WHEN BRACING AND ATTACHMENTS ARE BASED ON A PRE-APPROVED INSTALLATION GUIDE (e.g., OSHPD OPM FOR 2013 CBC OR LATER), COPIES OF THE BRACING SYSTEM INSTALLATION GUIDE OR MANUAL SHALL BE AVAILABLE ON THE JOBSITE PRIOR TO THE START OF AND DURING THE HANGING AND BRACING OF THE DISTRIBUTION SYSTEMS. THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURE TO SUPPORT THE HANGER AND BRACE LOADS.

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

- MP□MD□PP□E□ - OPTION 1: DETAILED ON THE APPROVED DRAWINGS WITH PROJECT SPECIFIC NOTES AND DETAILS.
- MP□MD□PP□E□ - OPTION 2: SHALL COMPLY WITH THE APPLICABLE OSHPD PRE-APPROVAL (OPM #) #0043-13.

## APPLICABLE CODES

BUILDING OCCUPANCY CLASSIFICATION: -

THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF:

- CODE
- 2019 California Administrative Code (CAC)  
Part 1, Title 24, California Code of Regulations (CCR)
- 2019 California Building Code (CBC)  
Part 2, Title 24, CCR, Based on the 2015 International Building Code (IBC)
- 2019 California Electrical Code (CEC)  
Part 3, Title 24, CCR, Based on the 2014 National Electrical Code (NEC)
- 2019 California Mechanical Code (CMC)  
Part 4, Title 24, CCR, Based on the 2015 Uniform Mechanical Code (UMC)
- 2019 California Plumbing Code (CPC)  
Part 5, Title 24, CCR, Based on the 2015 Uniform Plumbing Code (UPC)
- 2019 California Energy Code  
CCR, TITLE 24, PART 6
- 2019 California Fire Code (CFC)  
Part 9, Title 24, CCR, Based on the 2015 International Fire Code (IFC)
- 2019 California Green Building Standard Code (CALGreen),  
CCR, TITLE 24, PART 11
- 2019 California Referenced Standards Code  
CCR, TITLE 24, PART 12
- 2019 California Public Safety  
CCR, TITLE 19, DIVISION 1-STATE FIRE MARSHAL

## GENERAL NOTES

- CONTRACTOR SHALL VERIFY EXACT LOCATION OF EXISTING LINES, LATERALS AND WYES BEFORE STARTING. SHOULD IT BE NECESSARY TO REROUTE LINES DUE TO CONDITIONS FOUND ON THE SITE OR IF INDICATED P.O.C. CANNOT BE MADE TO THE LINES AS FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE INSTALLING ANY WORK WHICH MAY BE AFFECTED.
- OFFSET PIPES AS REQUIRED TO CLEAR MECHANICAL DUCTWORK.
- FURNISH AND INSTALL A SHUT-OFF VALVE, PLUG COCK OR STOP AT EACH PIECE OF EQUIPMENT FURNISHED BY OTHERS REQUIRING DRAIN, WASTE, WATER, ETC.
- SEAL AND FLASH ALL PENETRATIONS THROUGH ROOF WATER TIGHT.
- CONTRACTOR SHALL COORDINATE OTHER PROJECTS CURRENTLY UNDER CONSTRUCTION, AND/OR PROJECTS OUT TO BID SCHEDULED FOR CONSTRUCTION WITH THE SCHOOL DISTRICT TO AVOID ANY CONFLICTS OR INTERRUPTIONS WITH RELATED EQUIPMENT EITHER TO BE DEMOLISHED OR REPLACED.
- UNLESS OTHERWISE NOTED, ALL CONDENSATE AND GAS DROPS SHALL BE CONCEALED IN WALLS.
- THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT ALL OFFSETS, BENDS, SPECIAL FITTINGS AND LOCATIONS ARE NOT EXACTLY LOCATED. THE CONTRACTOR SHALL LOCATE ALL OFFSETS, BENDS, AND SPECIAL FITTINGS TO SUIT JOB SITE CONDITIONS. THEREFORE THE CONTRACTOR SHALL MAKE HIMSELF FULLY AWARE OF ALL EXISTING CONDITIONS AND LOCATE ALL REQUIRED SPECIAL FITTINGS TO SUIT EXISTING CONDITIONS.
- THIS CONTRACTOR SHALL COMPLY WITH ALL CONTRACT DOCUMENTS IN LAYING OUT HIS WORK AND EQUIPMENT. HE SHALL COORDINATE THE WORK OF THIS SECTION WITH THE WORK OF OTHER TRADES AND ALL JOB CONDITIONS.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, CHARGES, AND INCIDENTAL COSTS NECESSARY FOR EXECUTION AND COMPLETION OF WORK, INCLUDING ALL CHARGES BY STATE, COUNTY AND LOCAL GOVERNMENT AGENCIES.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL TRADES AT THE SITE. ANY COSTS TO INSTALL WORK TO ACCOMPLISH SAID COORDINATION WHICH DEFERS FROM THE WORK AS SHOWN ON THE PLANS SHALL BE INCURRED BY THE CONTRACTOR. ANY DISCREPANCIES, AMBIGUITIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT DURING BID TIME FOR CLARIFICATION. ANY SUCH CONFLICTS NOT CLARIFIED PRIOR TO BID SHALL BE SUBJECT TO THE INTERPRETATION OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- AFTER ALL REQUIREMENTS OF THE SPECIFICATIONS AND/OR THE DRAWINGS HAVE BEEN FULLY COMPLETED, REPRESENTATIVES OF THE OWNER WILL INSPECT THE WORK. THE CONTRACTOR SHALL PROVIDE COMPETENT PERSONNEL TO DEMONSTRATE THE OPERATION OF ANY ITEM OR SYSTEM TO THE FULL SATISFACTION OF EACH REPRESENTATIVE. FINAL ACCEPTANCE OF THE WORK WILL BE MADE BY THE OWNER AFTER RECEIPT OF APPROVAL AND RECOMMENDATION OF ACCEPTANCE FROM EACH REPRESENTATIVE.
- WHEREVER A DISCREPANCY IN QUANTITY OR SIZE OF MECHANICAL EQUIPMENT MATERIAL ARISES ON THE DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTED ON DRAWINGS AND/OR IN THE SPECIFICATION TO ENSURE COMPLETE AND OPERABLE SYSTEMS.
- ALL PIPING INSULATION AND SEALING MATERIALS SHALL HAVE FLAME SPREAD RATING NOT EXCEEDING 25 AND SMOKE DEVELOPED RATING NOT EXCEEDING 50.
- BEFORE ORDERING ANY PIECE OF EQUIPMENT, THE CONTRACTOR SHALL PROVIDE EQUIPMENT SUBMITTALS AND SHOP DRAWINGS WITH EQUIPMENT DIMENSIONS, AND SITE CLEARANCE AVAILABLE. WHERE REQUIRED BY SPACE LIMITATIONS HAVE UNITS SHIPPED IN SECTIONS.
- SANITARY VENTS THRU ROOF TO BE 10'-0" FROM ANY AND ALL FRESH AIR INTAKES, FAN DISCHARGE OR HEATING EQUIPMENT.
- ALL PIPE BRANCH CONNECTIONS SHALL OFF-SET. NO "BULL HEAD" CONNECTIONS WILL BE ALLOWED.
- ALL EXISTING PLUMBING LINES SHOWN ARE TAKEN FROM EXISTING DRAWINGS WHICH INDICATE APPROXIMATE LOCATION ONLY. THE CONTRACTOR IS TO INCLUDE IN HIS BID TO PERFORM FIELD INVESTIGATION TO PIN POINT THE EXACT LOCATION AS REQUIRED FOR DEMOLITION OR MAKING NEW CONNECTION.
- INTERRUPTION OF EXISTING SERVICES: THE CONTRACTOR'S ATTENTION IS CALLED TO THE PRESENCE OF EXISTING, CONDUIT, PIPING, ETC. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER AND APPROVED REPAIR OF ANY AND ALL DAMAGE BY HIM OR HIS CAUSED WORK TO EXISTING BUILDINGS, CONDUIT, PIPING, PLANTS, ETC. NEW WORK AND INSTALLATIONS SHALL BE MADE WITH MINIMAL INTERRUPTIONS OF SERVICES TO EXISTING BUILDINGS ANY INTERRUPTIONS REQUIRED SHALL BE SCHEDULED TO MINIMIZE INCONVENIENCE TO THE OWNER, AND AT TIMES AS APPROVED IN ADVANCE BY THE ARCHITECT. NEW WORKS INSTALLATIONS SHALL NOT IMPAIR THE PROPER FUNCTIONING OF THE EXISTING FACILITY. THE COMPLETED PROJECT SHALL BE A PROPERLY FUNCTIONING ENTITY THROUGHOUT. FURNISH ALL LABOR AND MATERIALS REQUIRED TO RELOCATE, REMOVE, REINSTALL, RECONNECT, REPLACE, ETC. ANY EXISTING PIPING TO ACCOMMODATE THE WORK, MATERIALS SHALL BE AS SPECIFIED UNLESS OTHERWISE APPROVED IN WRITING BY THE ARCHITECT. CONTRACTOR SHALL INCLUDE IN HIS BID ANY EXTRA WORK REQUIRED TO MINIMIZE SHUTDOWN TIME.
- WHERE EQUIPMENT IS NOTED AND/OR SHOWN TO BE REMOVED AND/OR RELOCATED, THIS REMOVAL AND/OR RELOCATION SHALL INCLUDE ALL PIPING, SUPPORT, TRIM, ETC. CONSIDERED TO BE A FUNCTIONING PART OF THE ITEM.
- ALL EXISTING PIPING AND EQUIPMENT THAT IS REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
- CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING ROOFS, WALLS, FLOORS AND CEILING OPENED DURING CONTRUCTION TO MATCH EXISTING.
- ALL UTILITIES BEING REMOVED FOR THE PROJECT SHALL BE REMOVED BACK TO ITS SOURCE.
- UNLESS SPECIFICALLY SHOWN ON THESE PLANS NO STRUCTURAL MEMBER SHALL BE CUT, DRILLED NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER AND THE DISTRICT STRUCTURAL ENGINEER FROM THE DIVISION OF THE STATE ARCHITECT.
- ALL PIPING AND RELATED VALVES AND FITTINGS TO BE DEMOLISHED SHALL BE DISPOSED AND REMOVED FROM THE PROJECT SITE.
- ALL PIPING SHOWN TO BE DEMOLISHED AND/OR REMOVED SHALL BE CAPPED OFF AT THE POINT OF DEMOLITION AND CLEAR FROM INTERFERENCE FROM NEW WORK BEING INSTALLED.
- ANY DISCREPANCIES ARISE BETWEEN THE PLUMBING DRAWINGS AND OTHER DISCIPLINES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID AND CONSTRUCTION.
- PROVIDE INSULATION FOR ALL CONDENSATE DRAIN INDOOR.
- CONTRACTOR TO COORDINATE ALL EXISTING GAS PIPING, SANITARY VENT PIPING AND STORM DRAIN PIPING TO REMAIN WITH ROOFING CONTRACTOR. PATCH AND REPAIR AROUND ALL PIPING AND PROVIDE NEW ROOF FLASHING AND RELATED WATER PROOFING AS NEEDED.

## LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	G	GAS LINE
	MPG	MEDIUM PRESSURE GAS
		DIRECTION OF FLOW
	SOV	SHUT-OFF VALVE
	SOV/GC	SHUT-OFF VALVE OR GAS COCK IN YARD BOX
	GC	GAS COCK
	BV	BALANCING VALVE
		RISER UP
		RISER DOWN
	ABV	ABOVE
	BEL	BELOW
	CLG	CEILING
	CONT	CONTINUATION
	COTG	CLEANOUT TO GRADE
	DN	DOWN
	(E)	EXISTING
	FLR	FLOOR
	FFE	FINISH FLOOR ELEVATION
	I.E.	INVERT ELEVATION
	POC	POINT OF CONNECTION
	FC	FAN COIL
	VTR	VENT THRU ROOF
	YB	YARD BOX
	HB	HOSE BIBB
		PLUMBING FIXTURE IDENTIFICATION
		POINT OF DISCONNECT
		POINT OF CONNECTION

## PIPE MATERIAL SCHEDULE

SERVICE	ABBR:			REMARKS
GAS PIPING	(G) (MPG)	OUTSIDE	SCHEDULE 40 BLACK STEEL WITH MALLEABLE SCREWED FITTINGS.	
CONDENSATE DRAIN	(CD)	OUTSIDE	"CORZAN" CPVC SCHEDULE 80, ASTM D2241-2009 AND FITTING, ASTM D 2467-2006. PAINTED W/UV INHIBITOR FOR EXPOSED OUTDOOR PIPE.	PROVIDE THERMAL EXPANSION/CONTRACTION EVERY 30 FEET
CONDENSATE DRAIN	(CD)	INSIDE	COPPER TYPE ACR 1/2" TO ASTM B-88, B-280 SILVER SOLDER FITTINGS: ASME B16.18, CAST COPPER ALLOY, B16.22 WROUGHT COPPER BRONZE.	

## GAS PRESSURE REGULATOR SCHEDULE

NO.	SERVICE	LOCATION	MANUFACTURER MODEL	SIZE (INCH)	PRESSURE SET POINT		REMARKS
					INLET	OUTLET	
	NATURAL GAS	ON ROOF	ELSTER AMERICAN METER 1813C-1	3/4" INLET / OUTLET	5 PSI	8"W.C.	OPERATING LOAD IS 144 CFH. MAXIMUM CAPACITY IS 1200 CFH. 9/16"ORIFICE. 0.60 SPECIFIC GRAVITY. PROVIDE SHUT-OFF VALVES AND PIPE REDUCER AS REQUIRED.
	NATURAL GAS	ON ROOF	ELSTER AMERICAN METER 1813C-114	1" INLET / 1 1/4"OUTLET	5 PSI	8"W.C.	OPERATING LOAD IS 320 CFH. MAXIMUM CAPACITY IS 2500 CFH. 9/16"ORIFICE. 0.60 SPECIFIC GRAVITY. PROVIDE SHUT-OFF VALVES AND PIPE REDUCER AS REQUIRED.
	NATURAL GAS	ON ROOF	ELSTER AMERICAN METER 1813C-34	3/4" INLET / OUTLET	5 PSI	8"W.C.	OPERATING LOAD IS 125 CFH. MAXIMUM CAPACITY IS 1200 CFH. 1/2"ORIFICE. 0.60 SPECIFIC GRAVITY. PROVIDE SHUT-OFF VALVES AND PIPE REDUCER AS REQUIRED.
	NATURAL GAS	ON ROOF	ELSTER AMERICAN METER 1813B-2	2" INLET / OUTLET	5 PSI	8"W.C.	OPERATING LOAD IS 40 CFH. 1/4"ORIFICE. 0.60 SPECIFIC GRAVITY. PROVIDE SHUT-OFF VALVES AND PIPE REDUCER AS REQUIRED.

\*\*\* THE MODEL NUMBER AND SIZE OF THIS REGULATOR HAS NOT BEEN CONFIRMED. THE MODEL SPECIFIED IS FOR BIDDING PURPOSES ONLY. THE TOTAL LOAD RELATED ON THIS MPG LINE HAS NOT BEEN DETERMINED. SEE REMODEL KEY NOTES #2 ON SHEET P-101

## SHEET INDEX

S.NO.	SHEET No.	SHEET TITLE
1	P-0.1	PLUMBING GENERAL NOTES AND LEGEND
2	PD-100	PLUMBING ENLARGED DEMOLITION ROOF PLAN
3	P-101	PLUMBING ENLARGED REMODEL ROOF PLAN
4	P-4.1	PLUMBING DETAILS

AGENCY APPROVAL

studio+

20250 SW Acadia Street, Suite 100, Newport Beach, California 92660 | P: 949.315.1993

These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or component part is not identified on every sheet. Any user's reliance on a single or select few sheet(s) of the drawings without consideration for the information included in the entire set of drawings will be at the user's sole risk and shall not form the basis for a request for additional compensation or time.

NUMBER PROVIDE WORK / ITEM

PROJECT

**COSTA MESA HIGH SCHOOL  
ROOFING REPLACEMENT**

**2650 FAIRVIEW RD  
COSTA MESA, CA 92626**

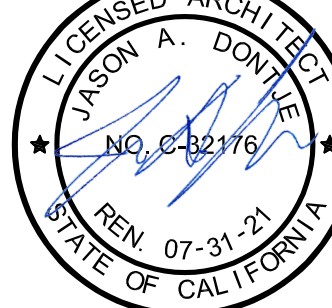
**oed optimum  
energy  
design**

Consulting Engineers  
5200 E. La Palma Ave  
Anaheim, CA 92807  
Telephone (714) 693-2277

DATE **05/27/2020**

PROJECT # **CA20009**

DESIGN PROFESSIONAL



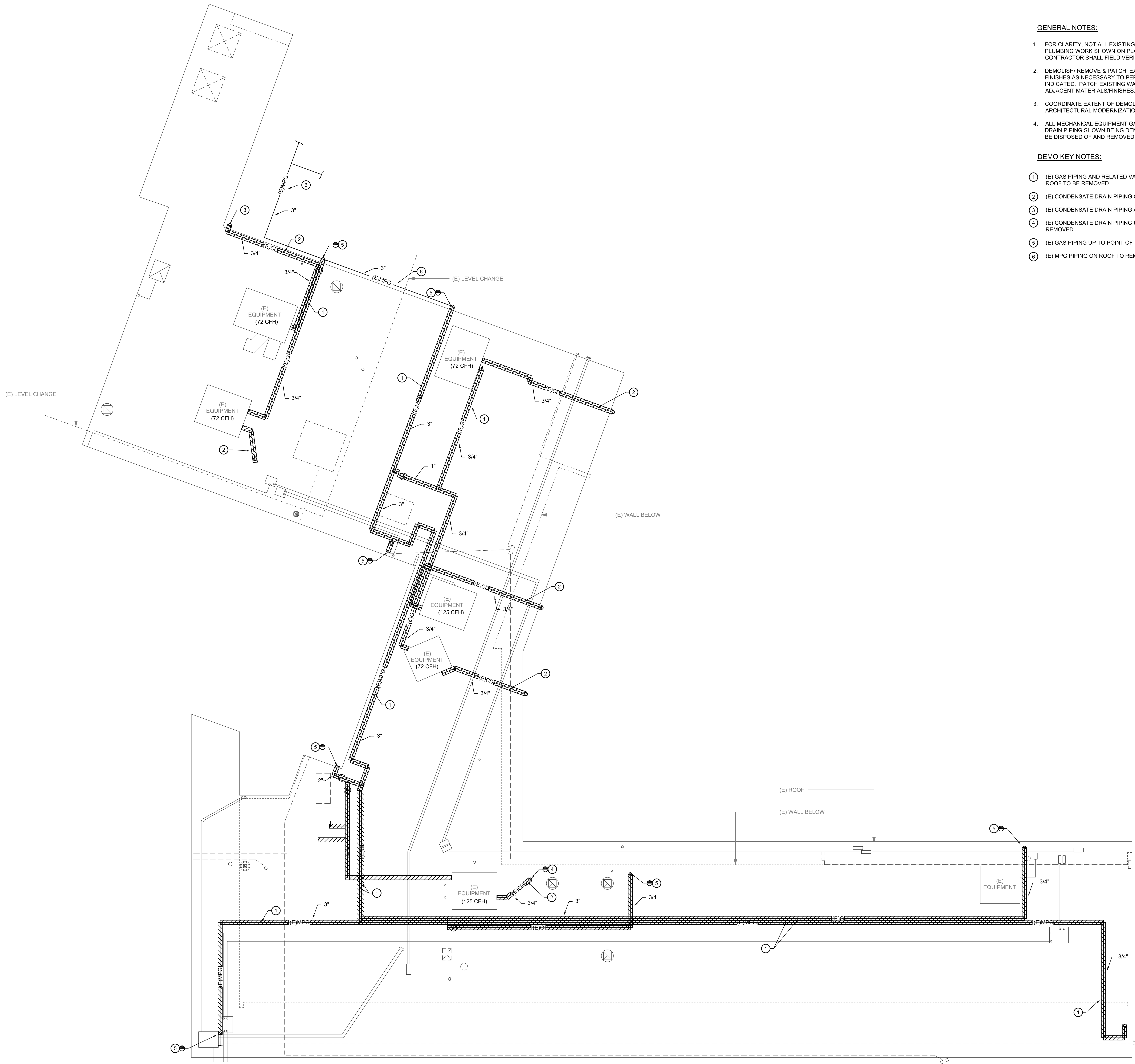
**TITLE  
PLUMBING GENERAL NOTES,  
LEGEND AND SCHEDULE**

SHEET #

**P-0.1**

1  
1/8" = 1'-0"





GENERAL NOTES:

- FOR CLARITY, NOT ALL EXISTING WORK IS SHOWN ON PLAN. PLUMBING WORK SHOWN ON PLAN IS DIAGRAMATIC. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
- DEMOLISH/ REMOVE & PATCH EXISTING MATERIALS, ITEMS, OR FINISHES AS NECESSARY TO PERFORM NEW WORK WHERE INDICATED. PATCH EXISTING WALL/FLOOR/ROOF TO MATCH ADJACENT MATERIALS/FINISHES.
- COORDINATE EXTENT OF DEMOLITION/ REMOVAL WITH ARCHITECTURAL MODERNIZATION PLANS.
- ALL MECHANICAL EQUIPMENT GAS PIPING AND CONDENSATE DRAIN PIPING SHOWN BEING DEMOLITION OR REMOVED SHALL BE DISPOSED OF AND REMOVED FROM THE PROJECT SITE.

DEMO KEY NOTES:

- (E) GAS PIPING AND RELATED VALVES & PRESSURE REGULATOR ON ROOF TO BE REMOVED.
- (E) CONDENSATE DRAIN PIPING ON ROOF TO BE REMOVED.
- (E) CONDENSATE DRAIN PIPING AT ROOF DRAIN TO BE REMOVED.
- (E) CONDENSATE DRAIN PIPING UP TO POINT OF DEMOLITION TO BE REMOVED.
- (E) GAS PIPING UP TO POINT OF DEMOLITION TO BE REMOVED.
- (E) MPG PIPING ON ROOF TO REMAIN

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NUMBER	PROVIDE WORK / ITEM
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PROJECT

COSTA MESA HIGH SCHOOL  
ROOFING REPLACEMENT

2650 FAIRVIEW RD  
COSTA MESA, CA 92626

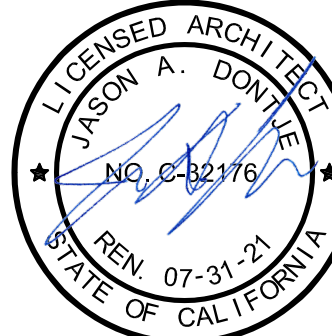


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Telephone (714) 693-2277

DATE 05/27/2020

PROJECT # CA20009

DESIGN PROFESSIONAL



TITLE  
PLUMBING ENLARGED  
DEMOLITION ROOF PLAN

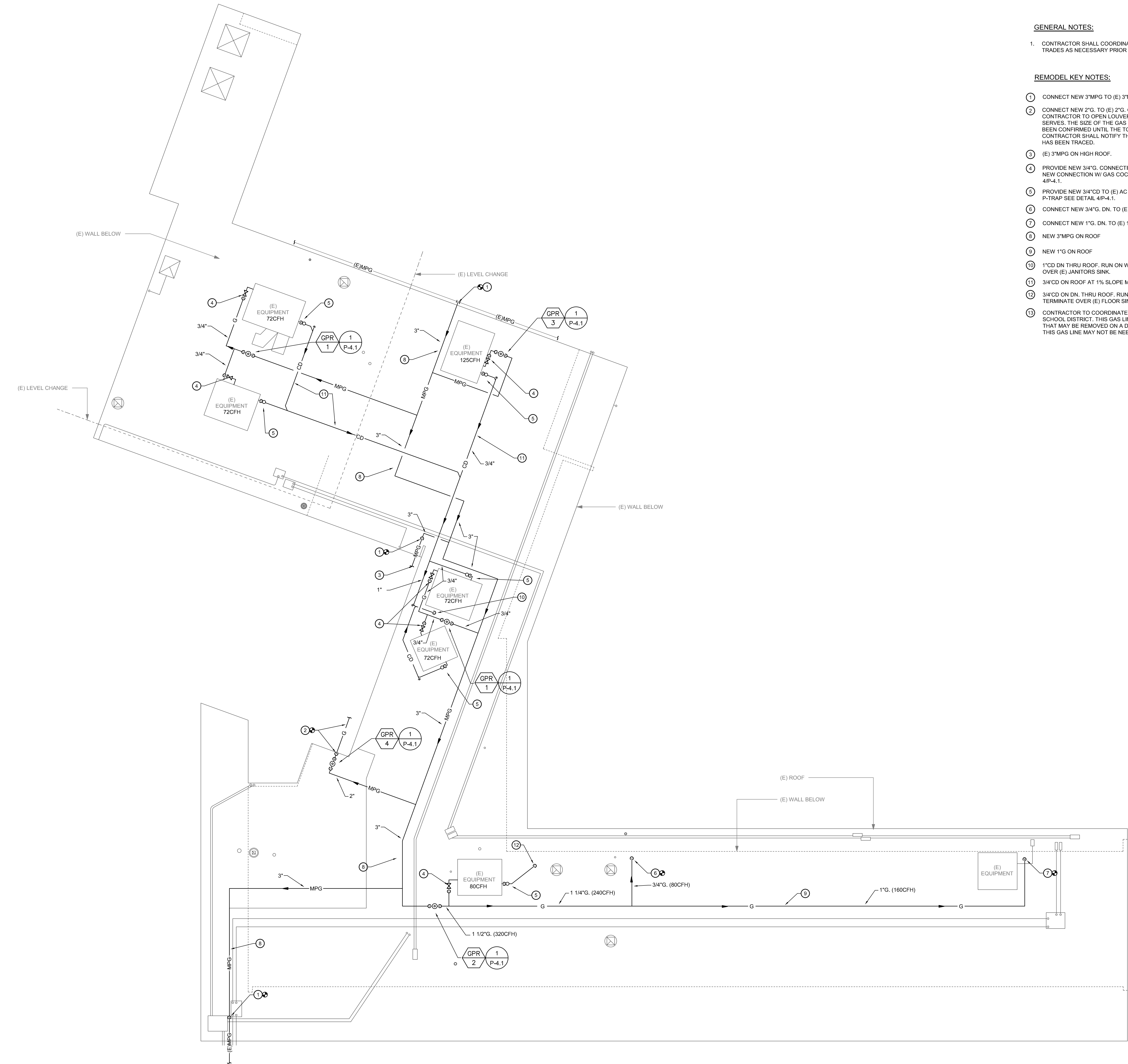
SHEET #

1  
1/8" = 1'-0"

PD-100

PLUMBING ENLARGED DEMOLITION ROOF PLAN





GENERAL NOTES:

1. CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES AS NECESSARY PRIOR TO INSTALLATION.

REMODEL KEY NOTES:

1. CONNECT NEW 3"MPG TO (E) 3"MPG ON ROOF.
2. CONNECT NEW 2"G. TO (E) 2"G. ON ROOF AT (E)LOUVER ON WALL. CONTRACTOR TO OPEN LOUVER TO VERIFY WHAT 2"G. LINE CURRENTLY SERVES. THE SIZE OF THE GAS PRESSURE REGULATOR (GPR-4) HAS NOT BEEN CONFIRMED UNTIL THE TOTAL CFH LOAD HAS BEEN DETERMINED. CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER ONCE GAS LINE HAS BEEN TRACED.
3. (E) 3"MPG ON HIGH ROOF.
4. PROVIDE NEW 3/4"G. CONNECTION TO (E) AC UNIT ON ROOF. PROVIDE NEW CONNECTION W/ GAS COCK, UNION AND DIRT LEG. SEE DETAIL 4P-4.1.
5. PROVIDE NEW 3/4"CD TO (E) AC UNIT ON ROOF. PROVIDE NEW VENTED P-TRAP SEE DETAIL 4P-4.1.
6. CONNECT NEW 3/4"G. DN. TO (E) 3/4"G. BEL. ROOF.
7. CONNECT NEW 1"G. DN. TO (E) 1"G. BEL. ROOF.
8. NEW 3"MPG ON ROOF
9. NEW 1"G ON ROOF
10. 1"CD DN THRU ROOF. RUN ON WALL OF JANITORS ROOM AND TERMINATE OVER (E) JANITORS SINK.
11. 3/4"CD ON ROOF AT 1% SLOPE MIN.
12. 3/4"CD ON DN. THRU ROOF. RUN ON WALL OF MECHANICAL ROOM AND TERMINATE OVER (E) FLOOR SINK.
13. CONTRACTOR TO COORDINATE RECONNECTION TO (E) GAS LINE WITH SCHOOL DISTRICT. THIS GAS LINE IS CONNECTED TO AN (E) FURNACE THAT MAY BE REMOVED ON A DIFFERENT PROJECT. RECONNECTING TO THIS GAS LINE MAY NOT BE NEEDED.

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NUMBER	PROVIDE WORK / ITEM
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PROJECT

**COSTA MESA HIGH SCHOOL  
ROOFING REPLACEMENT**

2650 FAIRVIEW RD  
COSTA MESA, CA 92626

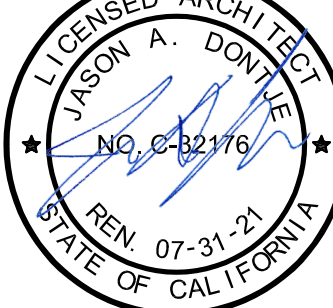


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DESIGN PROFESSIONAL



TITLE  
**PLUMBING ENLARGED  
REMODEL ROOF PLAN**

SHEET #

**P-101**

PLUMBING ENLARGED REMODEL ROOF PLAN

1

1/8" = 1'-0"



